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**ORDINANCE NO: 27-2020**

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT  
AND ZONING DISTRICT MAP AMENDMENT FOR NEW STAR COMMERCIAL  
DEVELOPMENT FROM COMMERCIAL TO HEAVY COMMERCIAL**

WHEREAS, Aki Miyagi, authorized agent for the owner of property located at approximately 333 Millpond Drive and further described by Exhibit “A”, has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as Heavy Commercial; and

WHEREAS, following a public hearing on April 23, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on May 12, 2020, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of April 23, 2020; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

**PART I:**

The Zone District Designation and the Zoning District Map of the property described on Exhibit “A” are hereby amended to Heavy Commercial.

**PART II:**

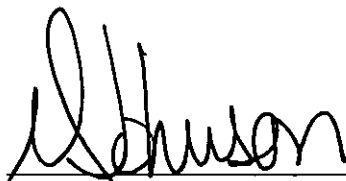
A. If a provision of this Ordinance 27-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

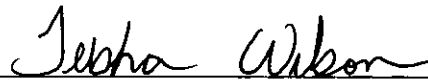
D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 12<sup>th</sup> day of May 2020.

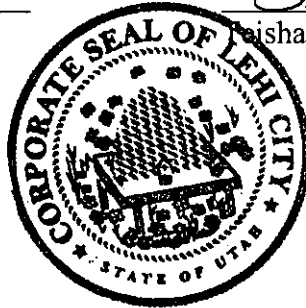


Mark Johnson, Mayor

ATTEST



Jaisha Wilson, City Recorder



## EXHIBIT "A"

## NEW STAR COMMERCIAL DEVELOPMENT ZONE CHANGE

**BOUNDARY DESCRIPTION**

Commencing North 1565.53 feet and West 17.63 feet from the Southeast Corner of Section 16, Township 5 south, Range 1 West Salt Lake Base and Meridian; thence North 04°56'02" East 306.91 feet; thence North 88°36'39" West 623.75 feet; thence North 05°03'51" East 439.02 feet; thence northerly 160.98 feet along the arc of a 249.86 feet non-tangent radius curve to the left, having a central angle of 36°54'52", (chord bears North 13°22'58" West 158.21 feet); thence North 31°49'56" West 158.12 feet; thence North 58°41'48" East 217.20 feet; thence South 38°07'24" East 64.40 feet; thence West 0.90 feet; thence South 37°13'33" East 76.14 feet; thence South 52°08'48" West 27.02 feet; thence southeasterly 857.00 feet along the arc of a 3467.00 feet non-tangent radius curve to the left, having a central angle of 14°09'46", (chord bears South 44°56'05" East 854.82 feet); thence South 53°13'26" East 76.43 feet; thence South 04°56'04" West 366.71 feet; thence North 23°21'10" West 0.67 feet; thence South 04°56'40" West 11.58 feet; thence North 43°57'00" East 243.02 feet; thence South 07°37'00" West 260.80 feet; thence South 71°13'31" West 392.18 feet; thence North 08°30'58" East 208.06 feet; thence South 85°03'23" East 3.50 feet to the POINT OF BEGINNING.

Containing 499067.50 square feet or 11.46 acres, more or less.

The above described entire tract of land contains 499067 square feet or 11.46 acres more or less. Containing 3 Lots.

