

**ISSUE**

Andrade Christensen – Requests approval of a Zone Change on approximately 12.518 acres of property located at approximately 1500 North 2950 West from a TH-5 (transitional holding) to an R-1-22 (single-family residential agriculture) Zone.

A. Ordinance Approving

**BACKGROUND**

<b>Applicant:</b>	ATC Development (Andrade Christensen)	
<b>Requested Action/Purpose:</b>	Review and recommendation for a zone district map amendment	
<b>Location:</b>	Approximately 1500 North 2950 West	
<b>Project Area:</b>	12.518 acres	
<b>Existing Zoning:</b>	A-5	
<b>Proposed Zoning:</b>	R-1-22	
<b>Existing General Plan Land Use Designation</b>	VLDRA	
<b>Adjacent Zoning and Land Use:</b>	<i>North:</i>	RA-1 Newly approved Brailsford Subdivison
	<i>South:</i>	Jordan River Jordan River
	<i>East:</i>	TH-5 Residential/agricultural
	<i>West:</i>	TH-5 Agricultural/undeveloped
<b>Date of Last DRC Review:</b>	January 20, 2016	

**HISTORY**

9/26/2008 – This property was annexed to a TH-5 Zone as a part of the Holbrook Annexation

**ANALYSIS**

The applicant is requesting an amendment to the Zone District Map from TH-5 to R-1-22. The requested zoning is consistent with the General Plan Land Use Map designation of VLDRA. Prior to recordation of the zone change, a water dedication will be required.

**RECOMMENDATION**

**Planning Division Staff Recommendation:**

Planning Division Staff recommends **APPROVAL** of the proposed zone change, as the request is consistent with the General Plan Land Use Map designation of VLDRA, including the requirement for a water dedication to be made prior to recording. If approved as requested, the suggested motion would authorize the mayor to sign the ordinance changing the zone designation from TH-5 to R-1-22.

**Planning Commission Recommendation:**

The Planning Commission reviewed this proposed zone change on February 11, 2016 at a public hearing and made the following recommendation:

*Janys Hutchings moved to recommend approval of Andrade Christensen's request for a Zone Change on approximately 12.518 acres of property located at approximately 1500 North 2950 West from a TH-5 to an R-1-22 zone seeing it meets with the General Plan and the Concept does not affect the health, safety, welfare or morals of the City. Second by Jared Peterson. Motion carried unanimous.*

There was no public comment received for this item.

**Andrade Christensen Zone Change  
DRC Comments**

Andrade Christensen – Requests review of a Zone Change on approximately 12.518 acres of property located at approximately 1500 North 2950 West from a TH-5 to an R-1-22 zone.

DRC Members Present: Brent Thomas, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Mike Howell, Ross Dinsdale, Craig Barratt

Representatives of the Applicant: None Present.

Date of Plans Reviewed: 1/14/16

Time Start: 1:45 PM

Time End: 1:50 PM

**DRC COMMENTS:**

***Consistency with the elements of the Lehi City General Plan.***

This area has a Very Low Density Residential Agricultural (VLDR) designation on the General Plan. As per the General Plan Land Use Text:

**Very Low Density Residential/Agricultural (VLDR)**

The purpose of the Very Low Density Residential/Agricultural (VLDR) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDR is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDR designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDR areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

***Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.***

From the Lehi City General Plan Land Use Element the following goals and policies related to residential development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.
2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.
3. Promote variety in commercial spaces, densities, and locations.

**DRC GENERAL COMMENTS:**

1. As a condition of recording the zone change ordinance, and prior to submission of a preliminary subdivision application, the owner/developer needs to complete the required water dedication for the R-1-22 Zone. The rate is .79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 11, 2016.

**Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.**



**ORDINANCE NO. 17-2016**

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT  
AND ZONING DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT  
APPROXIMATELY 1500 NORTH 2950 WEST**

WHEREAS, Andrade Christensen, owner of approximately 12.518 acres of property located at approximately 1500 North 2950 West and further described by the legal description attached as Exhibit “A”, has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the current zone designation of the property is TH-5 (Transitional Holding) and said applicant seeks to have said parcel designated as R-1-22 (single-family residential); and

WHEREAS, following a public hearing on February 11, 2016, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded a recommendation that the City Council adopt the proposed amendments; and

WHEREAS, on March 8, 2016, 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 February 11, 2016 and the recommendation of the Planning Commission; 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 from TH-5 (Transitional Holding) to R-1-22 (single-family residential). However, this ordinance shall not be published and take effect until the water dedication requirement has been met as required in Sec. 27-040-G of the Lehi City Development Code.

PART II:

A. If a provision of this Ordinance #17-2015 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 8<sup>th</sup> day of March 2016.

ATTEST

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Bert Wilson, Mayor

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Marilyn Banasky, City Recorder

## Exhibit "A"

### Legal Description for Andrade Christensen Zone Change

A.P.N.: **58-026-0059**

BEGINNING AT A POINT EAST 977.01 FEET AND SOUTH 292.34 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING LOCATED ON AN EXISTING FENCE LINE; THENCE ALONG AN EXISTING FENCE NORTH 88°48'12" WEST 634.55 FEET TO THE POINT OF BEGINNING, THENCE ALONG AN EXISTING FENCE LINE SOUTH 00°15'45" WEST 449.16 FEET; THENCE ALONG AN EXISTING FENCE LINE NORTH 89°41'50" EAST 34.16 FEET; THENCE ALONG AN EXISTING FENCE LINE SOUTH 00°19'18" EAST 228.14 FEET; THENCE ALONG AN EXISTING FENCE LINE SOUTH 00°07'49" WEST 237.26 FEET; THENCE NORTH 88°39'25" WEST 38.34 FEET; ALONG AN EXISTING FENCE LINE; THENCE NORTH 65°06'40" WEST 51.92 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 43°30'57" WEST 129.85 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 65°14'56" WEST 163.73 FEET; THENCE NORTH 67°06'53" WEST 255.82 FEET; THENCE NORTH 00°36'31" EAST 626.73 FEET; THENCE NORTH 17°25'06" EAST 308.47 FEET; THENCE NORTH 84°55'08" EAST 196.41 FEET; THENCE NORTH 59°28'37" EAST 31.42 FEET; THENCE SOUTH 89°51'20" EAST 155.63 FEET; THENCE NORTH 89°48'53" EAST 26.55 FEET; THENCE SOUTH 00°10'59" EAST 324.20 FEET; THENCE SOUTH 88°48'12" EAST 21.45 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO UTAH COUNTY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON AN EXISTING FENCE LINE; SAID POINT BEING LOCATED SOUTH 1193.45 FEET AND EAST 376.16 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; SAID POINT HAVING UTAH STATE PLANE COORDINATES OF X+1,889,949.54 FEET BASED ON THE LAMBERT CONFORMAL PROJECTION, UTAH CENTRAL ZONE; THENCE NORTH 88°39'25" WEST 38.35 FEET; THENCE NORTH 65°06'40" WEST 51.92 FEET; THENCE NORTH 43°30'57" WEST 129.85 FEET; THENCE SOUTH 56°13'47" EAST 210.34 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING: BEGINNING AT A POINT EAST 331.87 FEET AND NORTH 43.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID POINT BEING LOCATED ON THE EXISTING SOUTH RIGHT OF WAY FENCE LINE OF UTAH CO. ROAD 9600 NORTH; THENCE ALONG SAID FENCE LINE NORTH 89°48'53" EAST 663.15 FEET; THENCE SOUTH 00°06'10" WEST 346.53 FEET; THENCE NORTH 89°53'50" WEST 663.14 FEET THENCE NORTH 00°06'10" EAST 343.19 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH AND LESS AND EXCEPTING THOSE PORTIONS DESCRIBED IN BOUNDARY LINE AGREEMENT, RECORDED JANUARY 22, 2004, AS ENTRY NO. 7375:2004.