



ORDINANCE NO: 46-2022



ENT 123651:2022 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 09 11:37 am FEE 0.00 BY AR
RECORDED FOR LEHI CITY CORPORATION

**AN ORDINANCE APPROVING AND ADOPTING THE SKYE AREA
PLAN FOR PROPERTY LOCATED AT APPROXIMATELY SR-92 AND
CENTER STREET**

WHEREAS DR HORTON (“Developer”), developer of approximately 844 acres located at approximately SR-92 and Center Street and further described by the legal description attached as Exhibit “A”, have applied for an Area Plan approval; and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the Developers’ proposals for the Skye Area Plan; all as set forth in that certain area plan designated as the Skye Area Plan, a copy of which has been filed with the office of the Lehi City Planning Department;

WHEREAS, following a public hearing on August 4, 2022, the Lehi City Planning Commission reviewed the proposed Area Plan and forwarded a recommendation that the City Council adopt the proposed request; and

WHEREAS, on August 23, 2022, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of August 4, 2022, 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 an Area Plan Designation is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (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:

SECTION 1. The Area Plan together with all the attached exhibits, maps and supporting documents designated as the “Skye Area Plan” dated August 23, 2022, copies of which are on file with the Planning Division of the Community Development Department, is hereby adopted as the Area Plan for the development of Skye. Said project is described on attached Exhibits A and B.

SECTION 2. Unless specifically modified by the Skye Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design

Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

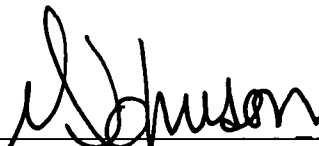
SECTION 4. If a provision of this Ordinance -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

SECTION 5. 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.

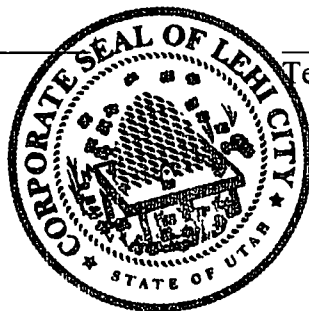
SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.


Approved and Adopted by the City Council of Lehi City this 23rd day of August 2022.

ATTEST



Mark Johnson, Mayor





Teisha Wilson, City Recorder

Exhibit A
Legal Description for the Skye Area Plan

AREA PLAN BOUNDARY

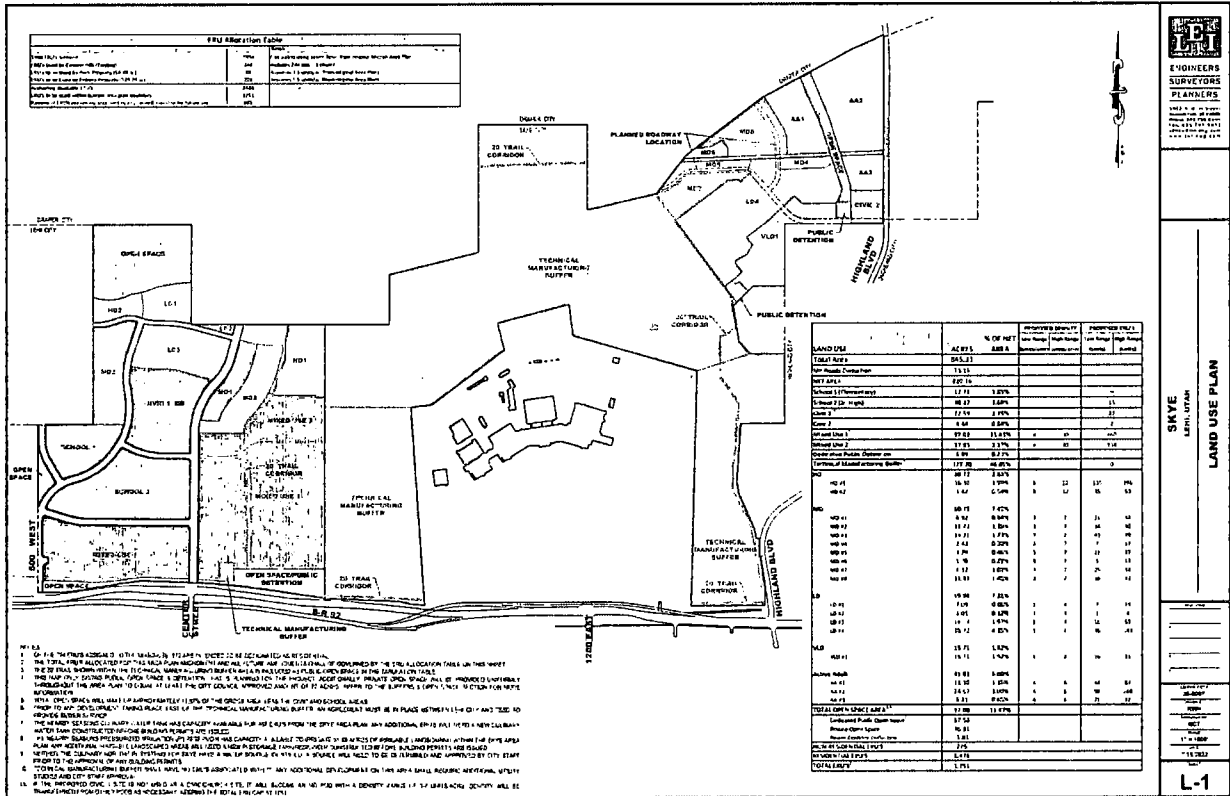
A portion of Sections 27, 28, 29, 32, 33, & 34, Township 4 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the existing Draper City Corporate Limits, being the Northeast Corner of Section 28, T4S, R1E, S.L.B.&M.; thence $S0^{\circ}01'27''E$ along the section line and limits of Draper City 1,133.33 feet; thence $N77^{\circ}15'00''E$ along said limits of Draper City 30.76 feet to a common point between the Corporate Limits of Draper and Lehi City; thence along said limits of Draper and Lehi City the following two (2) courses: $N77^{\circ}15'00''E$ 924.26 feet; thence $N38^{\circ}15'00''E$ 630.96 feet; thence along the Draper City Limits the following four (4) courses: $N53^{\circ}15'00''E$ 1,310.10 feet; thence $N62^{\circ}30'00''E$ 304.92 feet; thence $N62^{\circ}15'00''E$ 989.34 feet; thence $N66^{\circ}30'00''E$ 498.00 feet; thence $S0^{\circ}10'09''W$ 1,149.28 feet; thence $S0^{\circ}07'04''W$ 1,327.82 feet to a point on the Highland City Corporate Limits; thence along said Highland City limits $S89^{\circ}50'18''W$ 1,322.45 feet to a point on the 1/4 section line of Section 27 and also being a common point between the Corporate Limits of Highland and Lehi City; thence $S0^{\circ}03'31''W$ along said Highland and Lehi City limits 828.16 feet; thence along a parcel owned by Lehi City described in Deed Entry #21542:2004 of the official records of Utah County the following five (5) courses: $N89^{\circ}59'45''W$ 421.17 feet; thence $S45^{\circ}00'15''W$ 374.57 feet; thence $S9^{\circ}32'30''E$ 475.44 feet; thence $S41^{\circ}14'22''E$ 221.15 feet; thence $S89^{\circ}59'45''E$ 460.73 feet to a common line between the corporate limits of Highland and Lehi City; thence along said Highland and Lehi City limits the following six (6) courses: $S0^{\circ}02'53''W$ 929.33 feet; thence $S89^{\circ}49'14''W$ 581.72 feet; thence $S3^{\circ}50'00''W$ 759.58 feet; thence along the arc of a 398.77 foot radius curve to the left 195.96 feet through a central angle of $28^{\circ}09'21''$ (chord: $S10^{\circ}14'40''E$ 193.99 feet); thence $S24^{\circ}19'21''E$ 490.99 feet; thence $S9^{\circ}40'00''E$ 809.49 feet; thence $S0^{\circ}00'53''E$ 219.56 feet to a point on the northerly right-of-way of SR 92; thence $S89^{\circ}41'46''W$ along said SR 92 right-of-way 991.12 feet; thence along a parcel owned by IM Flash Technologies described in Deed Entry #27515:2006 of the official records of Utah County the following eight (8) courses: $N1^{\circ}24'55''E$ 3,122.95 feet; thence $N74^{\circ}13'59''W$ 1,731.40 feet; thence $N7^{\circ}33'40''W$ 420.33 feet; thence $S75^{\circ}22'03''W$ 982.07 feet; thence $S14^{\circ}37'57''E$ 368.81 feet; thence $S53^{\circ}05'43''W$

1,215.74 feet; thence S83°28'30"W 283.68 feet; thence S4°02'30"E 2,637.05 feet to a point on the northerly line of the SR 92 right-of-way line; thence along said northerly line the following eleven (11) courses: N85°20'47"W 195.38 feet; thence N76°45'45"W 151.45 feet; thence N87°29'10"W 1,003.38 feet; thence N81°39'33"W 810.94 feet; thence along the arc of a 9520.00 foot radius curve to the left 1,033.41 feet through a central angle of 6°13'21" (chord: N84°46'13"W 1,033.41 feet); thence N87°52'54"W 624.68 feet; thence S82°16'46"W 411.05 feet; thence S81°44'55"W 256.74 feet; thence S79°17'24"W 151.12 feet; thence S83°06'15"W 292.19 feet; thence S89°59'46"W 306.36 feet; thence North 2,240.15 feet; thence S89°56'34"E 742.01 feet; thence N0°03'14"W 2,675.52 feet to a common point between the corporate city limits of Draper and Lehi City; thence along said Draper and Lehi City line the following five (5) courses: S89°51'57"E 1,332.63 feet; thence S0°10'49"W 1,343.28 feet; thence S89°50'25"E 2,657.75 feet; thence N0°01'09"W 683.12 feet; thence N76°00'00"E 1,248.44 feet; thence N0°01'47"W 1,674.53 feet; thence S89°50'13"E 1,447.16 feet to the point of beginning.

Contains: 844.30± Acres

Exhibit B Land Use Plan



SKYE
ENGINEERS
SURVEYORS
PLANNERS

SKYE
ENGINEERS
SURVEYORS
PLANNERS
LAND USE PLAN

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