



ORDINANCE NO: 47-2022



ENT 125802:2022 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Dec 19 3:16 pm FEE 0.00 BY KR  
RECORDED FOR LEHI CITY CORPORATION

**ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY  
GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR AREA IN THE  
SKYE ADDTION LEHI-DRAPER MUNICIPAL BOUNDARY LINE ADJUSTMENT**

WHEREAS, on August 23, 2022, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on August 4, 2022, to review and make a recommendation on the General Plan Amendment located north of Texas Instruments providing land use designations for the area including Environmentally Sensitive Area (ESA), Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR) as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on August 23, 2022, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map to include the land uses Environmentally Sensitive Area (ESA), Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR).

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to add land uses Environmentally Sensitive Area (ESA), Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR) on this property. The total amendment will include approximately 1,035-acres of property located north of Texas Instruments, more specifically shown on Exhibit "A" attached hereto.

PART II:

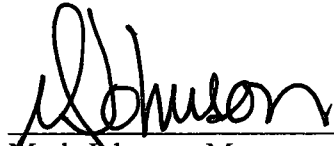
If a provision of this Ordinance 47 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

A. 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.

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

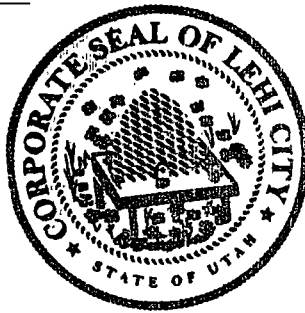
D. This Ordinance shall take effect immediately after being posted or published as required by law.

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

  
\_\_\_\_\_  
Mark Johnson, Mayor

ATTEST

  
\_\_\_\_\_  
Teisha Wilson, City Recorder



## Exhibit A

A portion of Sections 21, 22, 27 and 28 of Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point on the existing Lehi City/Draper City Municipal Boundary, being the Northeast Corner of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along said Municipal Boundary Line the following sixteen (16) courses: thence N89°51'16"W along the Section Line 1447.16 feet; thence S00°02'37"E 1674.43 feet; thence S14°00'50"E 21.61 feet; thence S75°59'46"W 1253.90 feet; thence S00°01'27"E 660.44 feet to the Quarter Section Line; thence N89°50'30"W along the Quarter Section Line 2658.08 feet to the West Quarter Corner of said Section 28; thence N00°10'43"E along the Section Line 1328.17 feet; thence S89°54'27"W 2658.57 feet; thence S00°19'35"E 586.75 feet; thence N72°05'00"W 316.80 feet; thence N64°12'00"W 1094.28 feet; thence N70°40'31"W 46.13 feet; thence N25°00'00"W 452.10 feet; thence N33°45'50"W 520.08 feet; thence N32°15'00"W 374.88 feet; thence N09°15'00"W 249.54 feet; thence along the Draper City Municipal Boundary Line the following three (3) courses: East 4710.10 feet to a point on the East line of Section 20, T4S, R1E, SLB&M (said point being 1.14 chains north of the Southeast Corner of said Section 20); thence N0°13'47"E along the Section Line 2564.86 feet to the West 1/4 Corner of Section 21, T4S, R1E, SLB&M; thence N0°13'28"E along the Section Line 1346.52 feet to the south line of that Record of Survey prepared by Stantec Engineering on file in the office of the Utah County Surveyor as Survey No. 12-154; thence N89°59'41"E along said survey line 3420.94 feet to a found rebar and cap set in concrete monument; thence S0°00'19"E along said survey line and in part along the west line of **MAPLE HOLLOW 10, 11, & 13 AT SUNCREST** subdivision 715.98 feet; thence along the southerly line of **MAPLE HOLLOW 10, 11, & 13 AT SUNCREST** subdivision the following two (2) courses: N89°59'41"E 2900.00 feet; thence N73°56'41"E 899.58 feet to a found rebar and cap set in concrete monument, said point being the northwest corner of the Alpine Joint Venture LTD property as defined by that Record of Survey prepared by Wilding Engineering on file in the office of the Utah County Surveyor as Survey No. 16-134 (said point being monumented with a found rebar and cap set in concrete); thence along said survey line the following three (3) courses: S19°19'38"E 3047.04 feet to a found brass cap stamped "M17" set in concrete; thence N61°40'44"E 697.56 feet to a found brass cap stamped "M18" set in concrete; thence N65°46'11"E 516.99 feet to the westerly right-of-way line of Highland Boulevard as described by Deed Entry No. 153953:2002 in the official records of the Utah County recorder; thence along said right-of-way line along the arc of a non-tangent curve to the right 32.13 feet with a radius of 623.00 feet through a central angle of 02°57'16", chord: S05°15'26"E 32.12 feet to the existing Lehi City/Draper City Municipal Boundary; thence along said Municipal Boundary Line the following seven (7) courses: thence S66°30'00"W 515.64 feet; thence S62°15'00"W 989.34 feet; thence S62°30'00"W 304.92 feet; thence S53°15'00"W 1310.10 feet; thence S38°15'00"W 630.96 feet; thence S77°15'00"W 955.02 feet; thence N00°02'17"W 1133.33 feet to the point of beginning.

Contains: ±1,035.49 Acres  
±45,106,123 Sq. Ft.

Exhibit B

