



ORDINANCE NO: 44-2024

ENT 50804 = 2024 PG 1 of 9
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 30 03:41 PM FEE 0.00 BY AS
RECORDED FOR LEHI CITY

**AN ORDINANCE APPROVING AND ADOPTING THE THANKSGIVING
POINT AREA PLAN AMENDMENT**

WHEREAS, it has become necessary to comprehensively amend the Thanksgiving Point Area Plan; 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 proposals for the Thanksgiving Point Area Plan; all as set forth in that certain area plan designated as the Thanksgiving Point Area Plan, a copy of which has been filed with the office of the Lehi City Planning Division;

WHEREAS, following a public hearing on July 11, 202~~3~~⁴, the Lehi City Planning Commission reviewed the proposed Area Plan Amendment and forwarded a positive recommendation that the City Council adopt the proposed request; and

WHEREAS, on July 23, 2024, 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 July 11, 2024, 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 Amendment 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 amended Area Plan together with all the attached exhibits, maps and supporting documents designated as the “Thanksgiving Point Area Plan” dated July 23, 2024, 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 Thanksgiving Point.

SECTION 2. Unless specifically modified by the Thanksgiving Point Area Plan, the owner of the Subject Property (Mike Ballard) 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.

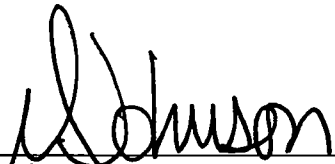
SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance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

SECTION 4. If a provision of this Ordinance 44 -2024 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 July, 2024.



Mark Johnson, Mayor

ATTEST



~~Teisha Wilson, City Recorder~~
Sherrie Benson, Deputy City Recorder

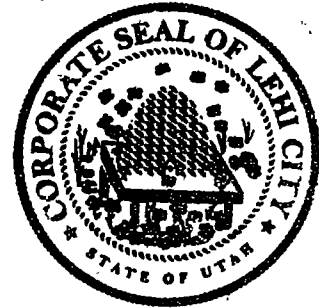


Exhibit A

Thanksgiving Point Institute Property

Beginning at intersection of the west line of the 1-15 Frontage Road and the south line of Thanksgiving Point Business Park Plat "A" as found and on file at the Utah County Recorders Office, Map No. 8411 , said point being South 0°01'17" East 63.82 feet along the section line and South 89°58'43" West 83.23 feet from the East Quarter Comer of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 41°44'00" East 1713.63 feet along the west line of the 1-15 Frontage Road; thence South 49°35'37" West 460.65 feet along the northwest line of said 2300 West Street; thence Southwesterly 426.71 feet along the arc of a 765.00 foot radius curve to the left, (center bears South 59°00'51" East and the long chord bears South 15°00'22" West 421.20 feet with a central angle of 31°57'33"), along the northwest line of said 2300 West Street; thence South 0°58'24" East 667.30 feet along the west line of said 2300 West Street; thence North 90°00'00" West 617.98 feet along the north line of said Ashton Boulevard; thence Northwesterly 507.88 feet along the arc of a 574.00 foot radius curve to the left, (center bears North 0°00'00" East and the long chord bears North 64°39'08" West 491.47 feet with a central angle of 50°41'45") along the north line of said Ashton Boulevard; thence North 39°18' 15" West 1643.66 feet along the Northeast line of said Ashton Boulevard; thence Northerly 280.01 feet along the arc of a 424.00 foot radius curve to the right, (center - bears North 50°41'45" East and the long chord bears North 20°23'06" West 274.95 feet with a central angle of 37°50'17"), along the northeast line of said Ashton Boulevard; thence North 1°27'59" West 513.57 feet along the east line of said Ashton Boulevard; thence Northeasterly 51.10 feet along the arc of a 32.00 foot radius curve to the right, (center bears North 88°32'01" East and the long chord bears North 44°17'01" East 45.84 feet with a central angle of 91°29'59");

thence South 89°58'00" East 851.74 feet along the south line of said Executive Parkway; thence Northeasterly 392.83 feet along the arc of a 530.00 foot radius curve to the left, (center bears North 0°02'00" East and the long chord bears North 68°48'00" East 383.90 feet with a central angle of 42°28'00"); along the south line of said Executive Parkway; thence North 47°34'00" East 338.42 feet along the southeasterly line of said Executive Parkway; thence Easterly 31.66 feet along the arc of a 20.00 foot radius curve to the right, (center bears South 42°26'00" East and the long chord bears South 87°05'00" East 28.46 feet with a central angle of 90°42'00") to the point of beginning. Area 97.50 Acres.

Thanksgiving Point Business Park / Retail Property Description

Beginning at intersection of the west line of the 1-15 Frontage Road and the south line of Thanksgiving Point Business Park Plat "A" as found and on file at the Utah County Recorders Office, Map No. 8411 , said point being South 0°01'17" East 63.82 feet along the section line and South 89°58'43" West 83.23 feet from the East Quarter Corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence Westerly 31.66 feet along the arc of a 20.00 foot radius curve to the right, (center bears South 48°15'59" West and the long chord bears North 87°05'00" West 28.46 feet with a central angle of 90°42'00");

thence South 47°34'00" West 338.42 feet along the southeasterly line of said Executive

Parkway;

thence Southwesterly 392.83 feet along the arc of a 530.00 foot radius curve to the left, (center bears North 89°58'00" West and the long chord bears South 68°48'00" West 383.90 feet with a central angle of 42°28'00"); along the south line of said Executive Parkway;

thence North 89°58'00" West 851.74 feet along the south line of said Executive Parkway; thence Southwesterly 51.10 feet along the arc of a 32.00 foot radius curve to the right, (center bears South 0°02'00" West and the long chord bears South 44°17'01" West 45.84 feet with a central angle of 91°29'59");

thence South 1°27'59" East 513.57 feet along the east line of said Ashton Boulevard;

thence Southerly 280.01 feet along the arc of a 424.00 foot radius curve to the right, (center bears North 88°32'02" East and the long chord bears South 20°23'06" East 274.95 feet with a central angle of 37°50'17"), along the northeast line of said Ashton Boulevard;

thence South 39°18' 15" East 1643.66 feet along the Northeast line of said Ashton Boulevard; thence Southeasterly 507.88 feet along the arc of a J74.00 foot radius curve to the left, (center bears North 50°41'45" East and the long chord bears South 64°39'08" East 491.47 feet with a central angle of 50°41'45") along the north line of said Ashton Boulevard;

thence South 90°00'00" East 617.98 feet along the north line of said Ashton Boulevard; thence North 0°58'24" West 667.30 feet along the west line of said 2300 West Street;

thence Northeasterly 426.71 feet along the arc of a 765.00 foot radius curve to the left, (center bears North 89°01'36" East and the long chord bears North 15°00'22" East 421.20 feet with a central angle of 31°57'33"), along the northwest line of said 2300 West Street;

thence North 49°35'37" East 460.65 feet along the northwest line of said 2300 West Street; thence South 41°44'00" East 1702.57 feet along the west line of said 1-15 Frontage Road; thence

Southeasterly 292.33 feet along the arc of a 5769.58 foot radius curve to the left, (center bears North 48°16'00" East and the long chord bears South 43°11'05" East 292.30 feet with a central angle of 2°54'11") along the west line of said I-15 Frontage Road;

thence South 44°38'11" East 385.23 feet along the west line of said I-15 Frontage Road; thence South 00°06'36" East 36.60 feet along the west line of said 1-15 Frontage Road; thence South 89°57'57" East 36.09 feet along the west line of said 1-15 Frontage Road; thence South 44°38'11" East 281.23 feet along the west line of said 1-15 Frontage Road; thence South 89°57'57" East 14.06 feet along the west line of said 1-15 Frontage Road; thence South 44°38'11" East 262.61 feet along the west line of said I-15 Frontage Road; thence South 21°57'46" West 489.72 feet;

thence South 00°00'00" West 247.12 feet;

thence South 0°49'35" West 1.19 feet;

1-15 FRONTAGE ROAD

thence North 89°44'51" West 1993.14 feet;
 thence North 0°58'26" West 546.34 feet;
 thence South 87°27'44" West 193.97 feet; thence South 1°47'20" East 9.57 feet; thence South
 87°33'52" West 463.56 feet; thence South 0°10'05" West 3.29 feet;
 thence South 89°10'40" West 196.43 feet to the east line of the Denver & Rio Grande Railway right-
 of-way;
 thence Northwesterly 342.52 feet along the arc of a 7850.00 foot radius curve to the
 left, (center bears North 48°11'45" East and the long chord bears North 40°33'15" West 342.49 feet
 with a central angle of 2°30'00"), along the east line of said Denver & Rio Grande Railway right—of-
 way;
 thence North 39°18'15" West 5279.14 feet along the east line of said Denver & Rio Grande Railway
 right-of-way;
 thence North 40°05'30" East 1130.20 feet along the north line Thanksgiving Point Business Park
 Plat "A".
 thence North 40°01'45" East 162.73 feet; thence North 86°48'47" East 1228.96 feet;
 thence Southeasterly 588.35 feet along the arc of a 2241.83 foot radius curve to the
 right, (center bears South 72°59'26" West and the long chord bears South 9°29'28" East 586.66 feet
 with a central angle of 15°02'13"), along the west line of the 1-15 Frontage Road;
 thence South 1°58'21" East 68.14 feet along the west line of said 1-15 Frontage Road to the north
 line of Club House Drive as called for in a Quit Claim Deed recorded as Entry No. 20838 on
 February 22, 1999, in Book 4983, Page 393 of the Official Records;
 thence South 01°58'21" East 70.02 feet along the west line of said I-IJ Frontage Road; thence South
 01°58'21" East 10.32 feet along the west line of said 1-15 Frontage Road;
 thence Southeasterly 278.82 feet along the arc of a 225.00 foot radius curve to the left, (center
 bears North 88°01'39" East and the long chord bears South 37°28'21" East 261.32 feet with a central
 angle of 71°00'00") along the west line of said 1-15 Frontage Road;
 thence South 72°58'21" East 124.10 feet along the west line of said I-15 Frontage Road; thence
 South 0°10'52" East 299.17 feet;
 thence South 89°56'48" East 568.78 feet to the west line of the 1-15 Frontage Road; thence
 Southeasterly 80.47 feet along the arc of a 1095.92 foot radius curve to the right,
 (center bears South 44°03'35" West and the lone chord bears South 43°50'12" East 80.45 feet with a
 central angle of 4°12'25") along the west line of said I-15 Frontage Road;
 thence South 41°44'00" East 811.82 feet along the west line of said 1-15 Frontage Road; thence
 South 89°58'00" East 13.41 feet along the west line of said 1-15 Frontage Road; thence South
 41°44'00" East 85.67 feet along the west line of said 1-15 Frontage Road to the
 point of beginning. Area 267.50 Acres.

Thanksgiving Point Gardens and Golf Course (Between Railroad and Jordan River)

COM S 847.87 FT & W 310.16 FT FR SE COR. SEC. 36, T4S, R1W, SLB&M.; S 81 DEG 2'5" W 352.18 FT; S 72 DEG 37'26" W 359.8 FT; S 68 DEG 14'41" W 254.41 FT; S 7 DEG 22'28" E 67.38 FT; S 79 DEG 54'29" W 360.58 FT; N 15 DEG 26'46" W 98.18 FT; N 54 DEG 42'20" W 109.01 FT; N 43 DEG 16'41" W 513.54 FT; N 20 DEG 50'54" W 528.01 FT; N 41 DEG 28'37" W 266.55 FT; N 64 DEG 21'10" W 170.16 FT; S 74 DEG 57'58" W 103.14 FT; S 51 DEG 14'57" W 90.67 FT; N 49 DEG 4'32" W 59.9 FT; N 53 DEG 34'44" E 228.58 FT; N 25 DEG 28'39" W 54.42 FT; ALONG A CURVE TO R (CHORD BEARS: N 9 DEG 22'58" E 169.23 FT, RADIUS=148 FT) ARC LENGTH = 180.15 FT; N 45 DEG 0'0" E 89.55 FT; ALONG A CURVE TO R (CHORD BEARS: N 47 DEG 28'59" E 21.54 FT, RADIUS=248 FT) ARC LENGTH = 21.55 FT; ALONG A CURVE TO L (CHORD BEARS: N 3 DEG 43'47" E 21.68 FT, RADIUS=15 FT) ARC LENGTH = 24.23 FT; N 42 DEG 32'31" W 108.24 FT; N 48 DEG 44'29" E 56.04 FT; S 42 DEG 32'30" E 125.45 FT; ALONG A CURVE TO L (CHORD BEARS: S 76 DEG 37'46" E 16.91 FT, RADIUS=15 FT) ARC LENGTH = 17.96 FT; ALONG A CURVE TO R (CHORD BEARS: N 79 DEG 37'29" E 89.34 FT, RADIUS=250 FT) ARC LENGTH = 89.92 FT; E 233.68 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 40'51" E 16.8 FT, RADIUS=208 FT) ARC LENGTH = 16.80 FT; N 4 DEG 3'13" W 147.26 FT; N 45 DEG 0'6" W 229.25 FT; S 54 DEG 57'50" W 134.37 FT; N 77 DEG 54'54" W 28.56 FT; ALONG A CURVE TO R (CHORD BEARS: S 32 DEG 18'52" W 30.85 FT, RADIUS=59 FT) ARC LENGTH = 31.21 FT; S 47 DEG 27'36" W 156.51 FT; ALONG A CURVE TO L (CHORD BEARS: S 2 DEG 28'2" W 21.14 FT, RADIUS=15 FT) ARC LENGTH = 23.46 FT; S 42 DEG 32'30" E 5.18 FT; S 48 DEG 44'29" W 223.46 FT; S 33 DEG 22'17" E 37.89 FT; S 52 DEG 16'35" W 109.26 FT; S 38 DEG 1'2" W 62.12 FT; S 73 DEG 2'46" W 93.35 FT; S 89 DEG 22'17" W 49.22 FT; ALONG A CURVE TO L (CHORD BEARS: S 2 DEG 33'21" E 52.25 FT, RADIUS=432 FT) ARC LENGTH = 52.28 FT; ALONG A CURVE TO R (CHORD BEARS: S 3 DEG 56'48" W 160.25 FT, RADIUS=463 FT) ARC LENGTH = 161.06 FT; ALONG A CURVE TO R (CHORD BEARS: S 43 DEG 19'14" W 93.14 FT, RADIUS=95 FT) ARC LENGTH = 97.34 FT; S 37 DEG 9'31" E 185.83 FT; S 51 DEG 14'57" W 285.73 FT; N 47 DEG 0'37" W 81.6 FT; N 10 DEG 14'22" W 154.42 FT; N 2 DEG 53'41" E 431.63 FT; N 6 DEG 30'29" E 159.13 FT; N 1 DEG 48'7" W 355.1 FT; N 12 DEG 57'43" W 222.18 FT; N 28 DEG 16'43" W 184.1 FT; N 39 DEG 43'32" W 193.55 FT; N 49 DEG 55'56" W 368.05 FT; N 53 DEG 30'44" W 160.11 FT; N 33 DEG 22'15" W 330.51 FT; N 16 DEG 37'24" W 725.16 FT; N 27 DEG 21'10" W 272.62 FT; N 57 DEG 2'33" W 161.28 FT; N 65 DEG 35'23" W 198.39 FT; N 82 DEG 16'29" W 105.43 FT; S 78 DEG 44'5" W 222.06 FT; S 67 DEG 25'31" W 101.87 FT; S 59 DEG 59'0" W 308.28 FT; S 30 DEG 51'52" W 122.89 FT; S 16 DEG 7'42" W 183.65 FT; S 6 DEG 45'7" W 140.96 FT; S 18 DEG 8'6" W 48.24 FT; N 31 DEG 14'25" W 323.43 FT; N 25 DEG 57'1" W 206.98 FT; N 34 DEG 43'23" W 1066.83 FT; N 48 DEG 32'6" W 268.99 FT; N 24 DEG 41'12" W 209.63 FT; N 48 DEG 11'1" W 217.94 FT; N 51 DEG 1'46'30" W 67.43 FT; N 67 DEG 28'7" W 229.39 FT; S 39 DEG 21'17" W 173.95 FT; S 60 DEG 48'30" W 142.13 FT; N 58 DEG 30'56" W 99.66 FT; N 4 DEG 42'1" E 140.78 FT; N 14 DEG 58'0" E 348.95 FT; N 7 DEG 26'43" E 382.02 FT; N 2 DEG 30'14" W 521.36 FT; N 12 DEG 30'51" W 266.96 FT; N 7 DEG 40'54" W 242.17 FT; N 10 DEG 9'24" E 75.6 FT; N 21 DEG 50'49" E 117.09 FT; N 59 DEG 25'19" E 286.49 FT; N 33 DEG 17'32" E 286.49 FT; N 33 DEG 17'32" E 217.62 FT; E 507.1 FT; S 39 DEG 18'15" E 2392.48 FT; S 40 DEG 21'14" E 2728.8 FT; S 39 DEG 18'15" E 4243.51 FT; ALONG A CURVE TO L (CHORD BEARS: S 40 DEG 19'21" E 282.62 FT, RADIUS=7950 FT) ARC LENGTH = 282.63 FT TO BEG.

AREA 300.649 AC,

Thanksgiving Point Gardens and Golf Course (West Side of Jordan River)

COM E 78.85 FT FR W Ü4 COC SEC. 36 T4S RIW SLB&M.; S 89 DEG 58'1"E 719.17 FT; S 31 DEG 52'48"E 123.12 FT; S 11 DEG 39'50"Y 262.3 FT; S 15 DEG 38'57" w-E182.36 FT; S 28 DEG 17'19"E 157.49 FT; S 26 DEG 53'35" E 225.36 FT; S 23 DEG 4'1"E 195.29 FT; S 47 DEG 29'31"E 126.19 FT; S 49 DEG 15'28"E 240.06 FT; S 50 DEG 1'35" E 144.88 FT; S 52 DEG 47'56"E 119.15 FT; S 39 DEG 38'26"E 96.96 FT; S 28 DEG 18'20" E 122.12 FT; S 20 DEG 55'7" E 104.63 FT; S 4 DEG 11'45" E 226.36 FT; S 14 DEG 21'6"E 221.2 FT; S 1 DEG i 6'3'W 131.75 FT; S 5 DEG 53'42" W 130.95 FT; S 4 DEG 53'35" W 140.26 FT; S 7 DEG 10'58" W 135.59 FT; S 4 DEG 16'39" E 194.75 FT; S 16 DEO 20'54" E 146.22 FT; S 37 DEG 47'2" E 65.41 FT; S 56 DEG 1'52" E 66.5 FT; S 80 DEG 47'16"E 136.23 FT; N 81 DEG 50'5" E 99.42 FT; N 66 DEG 26'6" E 61.23 FT; N 52 DEG 55'24" E 102.23 FT; N 44 DEG 19'35" E 163.11 FT; N 40 DEG 17'16"E 101.21 FT; N 43 DEG 58' 46" E 75.31 FT; N 56 DEO 48'54" E 22.46 FT; N 68 DEG 51'19" E 18.98 FT; N 77 DEG 55'24" E 15.58 FT; N 81 DEG 26'51" E 15.06 FT; S 81 DEG 58'31" E 14.82 FT; S 50 DEG 8'51" E 14.89 FT; S 36 DEG 24'26" E 10.3 FT; S 29 DEG 59'48" E 50.32 FT, S 13 DEG 4'2" E 278.65 FT; S 22 DEG 59'44" E 97.72 FT, S 28 DEG 52'6" E 141.02 FT; S 47 DEG 5' 56" E 32.36 FT; S 24 DEG 15'28" E 127.33 FT; S 55 DEO 53'46" E 106.42 FT; S 41 DEG 54'35" E 177.82 fit; S 60 DEG 36'21" E 79.16 FT; S 46 DEG 51'27" E 19.24 FT; S 33 DEG 4'34" E 53.83 FT; S 43 DEG 22'29" E 43.53 FT; S 58 DEO 56'21"E 42.32 FT; S 41 DEG 10'5" E 79.18 FT; S 33 DEG 30'33"E 126.2 FT; S 67 DE(I 23'54" W 590.61 FT; N 16 DEG 17'58" W 251.45 FT; N 35 DEG I3'44"W 716.19 FT; N 89 DEG 35'35"W 581.25 FT; N 50 DEG 21'9" W 274.81 FT; N 59 DEG 30'1"W 219.99 FT; N 0 DEG 9'5" W 456.67 FT; N 89 DEG S5'18"W 52.72 FT; N 0 DEG 4'8" W 329.17 FT; N 45 DEG 57'46"W 165.1 FT; N 1 DEG 0'28" E 114.51 FT; N 8b DEG 47'16"W 121.58 FT; N 45 DEG 45'7"W 467.35 FT; N 13 DEG 28'44"W 397.08 FT; N 1 DEG 56'29" W 196.16 FT; N 30 DEG 45'52" W 153.78 FT; N 16 DEG 18'35" W 484.38 FT; S 88 DEG 0'27" W 567.05 FT; N 0 DQG 6'45" E 383.55 FT; N 12 DEG 19'17" E 83.55 FT; N 20 DEG 32'54" E 70.72 FT; N 31 DEG 2'56" E 71.18 FT TO BEG. AREA 64.657 AC.

Thanksgiving Point Golf Course (West Side of Jordan River)

COM N 63.47 FT & E 108.61 FT FR W/ COR. SEC. 36 T4S RIW SLB&M.; N 39 DEG 41'19" E 2.59 FT; N 54 DEG 58'51" E 78.65 FT; N 60 DEG 23'34" E 100.27 FT; N 60 DEG 48'59" E 85.16 FT; N 70 DEG 34'8" E 100.03 FT; N 77 DEG 34'20" E 84.03 FT; S 76 DEG 10'14" E 80.11 FT; S 59 DEG 47'38" E 86.93 FT; S 42 DEG 31'9" E 171.86 FT; W 673.05 FT TO BEG. AREA 1.803 AC.

Exhibit B

