

# Skye Area Plan

(Second Amendment)



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# **Skye Area Plan**

2<sup>nd</sup> Amendment

## **Section 1 – Introduction**

- Executive Summary
- Introduction & Narrative
- Boundary Description & Map

## Skye Area Plan – Amendment #2

### Executive Summary

#### History

1. Micron created an Area Plan which was approved by Lehi City in 2012. However, Micron never moved forward with developing or platting the approved Area Plan Development.
2. Micron worked with the Alpine School District and sold them land to build an Elementary School and a Middle school within the approved Area Plan. The schools were built between 2017 and 2021.
3. Micron sold most of the land that was included in the approved Area Plan and included all vested density (ERU's) to D.R. Horton in 2021.
4. When DR Horton acquired the property, the property was in three jurisdictional boundaries, Lehi City, Draper City and Utah County. D.R. Horton is working to have the entire property annexed into Lehi City.
  - a. D.R. Horton annexed the Utah County parcel into Lehi which was recorded in April of 2022. This portion of land that was contemplated to be a part of the Area Plan is now in Lehi City.
  - b. D.R. Horton coordinated with Lehi and Draper to adjust the boundary line between the two cities and so that the rest of the property that was sold to D.R. Horton by Micron is in Lehi City. This "Boundary Adjustment Plat" was approved by both cities and was recorded on December 19, 2022.
5. In the end of 2021, Micron sold the rest of its property (including the Technical Manufacturing Buffer portions of the Area Plan) and the manufacturing plant to Texas Instruments. The plant and much of this property is not part of the Area Plan.
6. The Micron Area plan was amended and approved in August of 2022 and recorded in December of 2022. Amendment #1 renamed the Micron Area Plan to be called the Skye Area Plan.

#### Purpose of the Amendment

The purpose of this amendment is to add the remaining portion of the land (approximately 877 acres) that D.R. Horton originally purchased from Micron and that was, at the time, in Draper City's boundary into the current Skye Area Plan. As this land is added to the area plan, several sections of the area plan will have some modifications, A general list of the modifications that this amendment addresses are listed as follows:

1. Officially modify the total acres in the Area Plan from approximately 844 acres to 1,727 acres and, include the planning and utility design of this additional acreage
2. Officially modify the total ERU count from 2436 to 2736
3. Modify the approved local road cross sections
4. Update the fiscals to include the additional density
5. Update the utility, land use, geotechnical, traffic and transportation, and fiscal sections
6. Allow for ADUs per city and state law



## Process and Procedure to this Second Amendment to the Area Plan

This currently proposed amendment will take place in the following steps

1. Concept Plan Approval: This was granted by Lehi City Council in August of 2022.
2. Lehi City DRC approval/recommendation.  
Approval Date: \_\_\_\_\_
3. Lehi City Planning Commission approval/recommendation.  
Approval Date: \_\_\_\_\_
4. Lehi City Council Approval.  
Approval Date: \_\_\_\_\_
5. Recording of the Second Amendment to the Area Plan:  
Approval Date: \_\_\_\_\_

## Skye Area Plan Amendment #2

### Introduction & Narrative

#### The Master Plan

D.R. Horton is pleased to have the opportunity to present a narrative of the development approach for its master-planned community in Lehi, Utah called the Skye Area Plan.

Our goal is to create a master-planned, resort style residential community with some high-quality office, professional, retail, and other mixed-use commercial areas. The entire area will be well-connected by trails, walkways and open space corridors that will allow access to both commercial and professional areas and to the foothills and other open space and native areas. The residential development area will be a well-planned cohesive community with a variety of home products and price points.

The site of approximately 1,727 acres is ideally situated in the “Silicon Slopes” area along the growing economic corridor framed by Salt Lake City and Provo. The location of this development allows for quick access to I-15 and SR 92 providing realistic commutes from and to both Salt Lake and Utah Counties. The master planned development will be an incredible place to work and live. It could easily be argued that there is no better or more centralized place to work or live in the metropolitan areas of the State of Utah.

Utah’s population today stands at approximately 3.3 million. Forecasts indicate that Utah is poised for continued rapid growth over the next several decades. Given Lehi’s ideal location described above, and the physical attributes of the site, this development will strengthen Lehi’s identification as a leading tech-industry and residential community destination. It will also provide homes for the many talented people and their families that work here now or in the future.

The master planning of this development contemplates the existing grades, landscape attributes and surrounding land uses to create an amazing place to live and work. The gem amenity of this development will be the trail systems and connectivity to residential, commercial, and natural/native areas of the land. The plan also allows for connectivity with adjacent properties to the North, West, and East. We are committed to these design concepts, as we are convinced that they will assure that we achieve an appropriately scaled, cohesive “workplace neighborhood” that is socially engaging, visually attractive, while providing a backdrop



for a high quality of life. The plan respects and enhances the natural landscape, fits with existing streets and intersections, and promotes walking and connection with adjacent trails.

### **Commercial Building Construction**

The building and construction materials used for the commercial buildings will be those materials which are typically utilized in class “A” properties and considered environmentally sustainable. The construction process for these buildings will prioritize strategies and tactics that minimize the impact on the environment, improve the surroundings and enhance the workplace experience for building tenants. All buildings will be LEED designed and implement state of the art technology in energy efficiency. Architectural designs will reflect a timeless quality, preserving the value of individual buildings and other properties within the project with the use of materials that are environmentally friendly as well as aesthetically pleasing. Supporting parking areas will be heavily and sustainably landscaped, pervious where possible, sloped or terraced to minimize grading, and where slope permits tucked under buildings. Walkway easements will be utilized to allow ease of walking to and from the “social heart” for all occupants of the project. Commercial buildings will capitalize on this site’s pristine location and be built and situated in a way that enhances tenants’ views of the surrounding area’s beauty, while simultaneously adding to that beauty.

### **Residential Construction**

The plan envisions a wide variety of product types and designs, that will attract a diverse community of residents in various stages of life and income. Residential products of apartments, townhouses, active adult homes, small cottage-size single family homes and larger more custom homes will all be available within the development. The developer will control the architecture, materials, and colors to achieve compatibility and harmony with the over-all design of the community. In addition, water wise landscaping will be incorporated in the landscape design for common areas as well as on private residential lots.

### **Roadways and Access**

Access to the site is primarily off SR-92 which borders to the South. Access points will be located at 500 West, Center Street, and Highland Boulevard (note - Highland Blvd., unlike the other addressing streets, is within Highland City) in addition, there will be access to adjacent properties to the West. There will not be any vehicular connectivity to Draper to or from the north but, there will be access to the neighboring property to the west.

### **Community Features**

Given the variety of planned land uses in the project and the availability of community resources, achieving a highly functioning cohesive community will be easily achievable and will truly set the community apart. The resources need to address the need and market demand for a variety of housing options and price points. It also needs to address the educational, recreational, civic, and service needs of the community. To meet these needs, the Area Plan envisions the following facilities. First, approximately 43 acres has already provided for the development of a Middle School and an Elementary School. An additional 27 acres or so has been allocated for church/civic sites that will be a great benefit to the community. Approximately 70 acres will be dedicated to commercial, retail, office and mixed-use developments as the market demands in that area. Examples of these mixed-uses could include small grocery and pharmacy facilities, restaurants, dry cleaning/laundry, banks, misc. retail, and professional services such as lawyers, doctors, and accountants. There will be many types of residential home products for all sizes and types of families in all stages of life.



There will be both private and public parks, amenities and open space planned and developed throughout the community including a HOA owned community clubhouse.

### **Trail Corridors and Open space**

A series of trails and trail corridors will follow existing site features such as natural drainage corridors and existing vegetation areas and along newly designed streets. The trail corridors will be dedicated to the City of Lehi and reserved for public access and use. The trails will lead to recreation areas, trails, and zones for native habitat. Landscaping and planting will be focused on native plantings and water-wise conservation practices. In total, over 500 acres of land will be dedicated as open space with a combination of both private and public amenities. Trail systems and corridors will tie all these spaces together and will also allow access to new trailheads that lead into the amazing foothills and natural space to the north of the development. Approximately 379 acres will remain as a technical manufacturing buffer for the purpose of providing space and to house the utilities for the currently Texas Instruments-owned plant operation. The public will not have access to this area for recreational purposes except for designated public trail corridors that may run through the restricted open space as shown on the area plan.





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**LEGAL DESCRIPTION**  
**PREPARED FOR DR HORTON**  
**Job No. 2020-0067**  
(January 11, 2023)

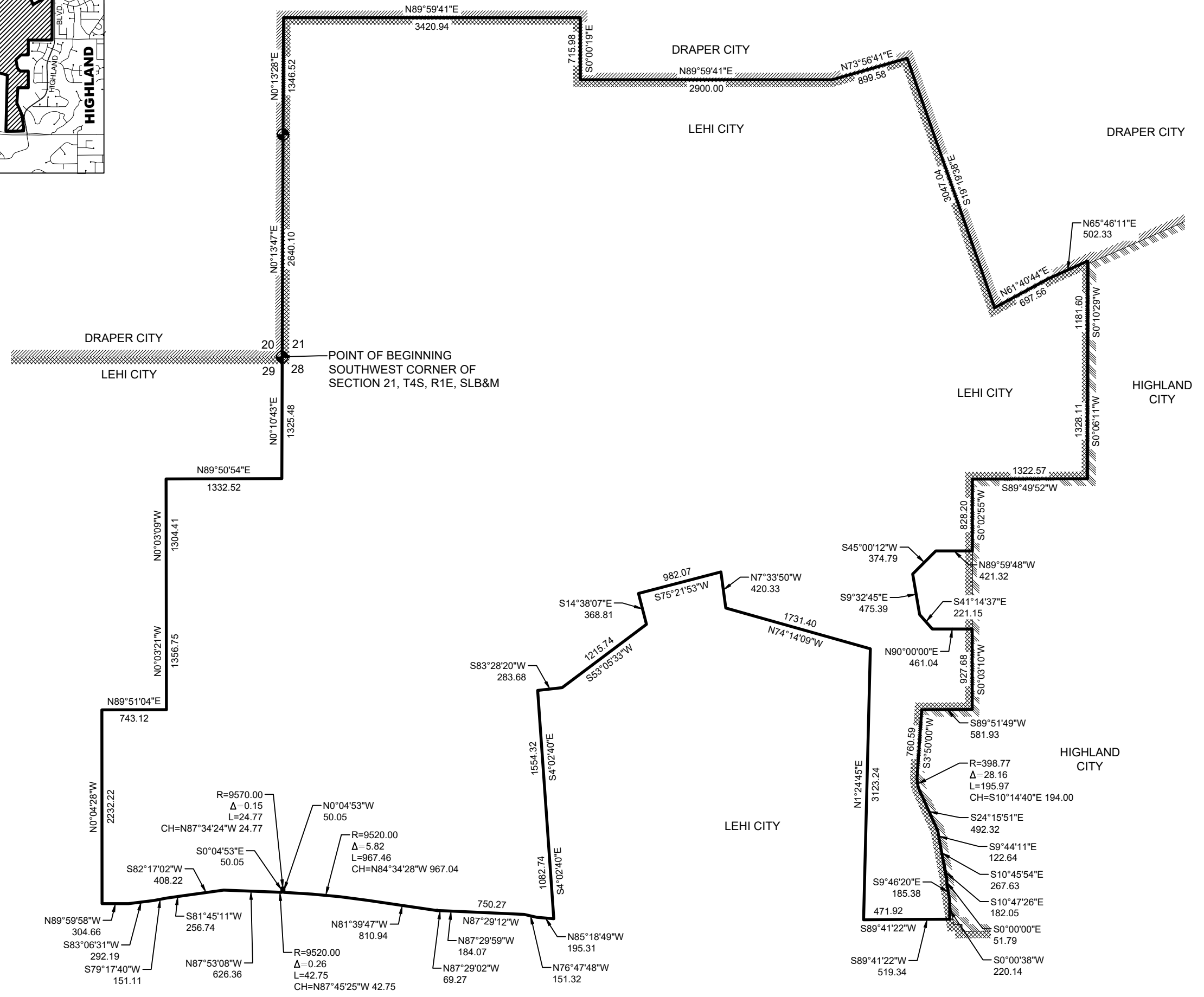
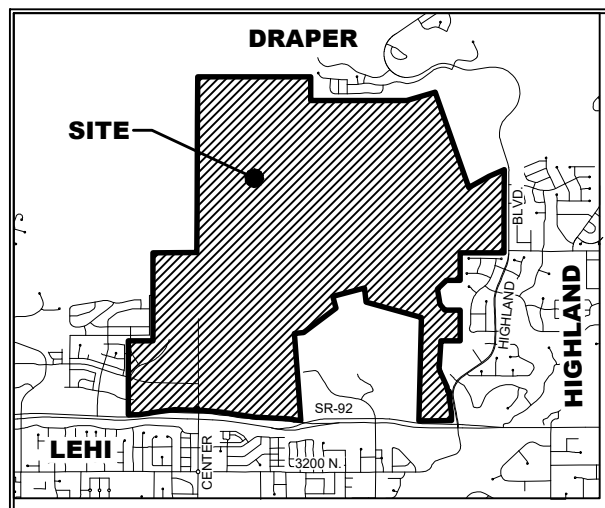
**MICRON AREA PLAN BOUNDARY**

A portion of Sections 21, 22, 27, 28, 29, 32, 33 and 34 of Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

Beginning at the Southwest Corner of Section 21, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence N00°13'47"E along the section line 2,640.10 feet to the West Quarter Corner of Section 21; thence N00°13'28"E along the section line 1,346.52 feet; thence N89°59'41"E 3,420.94 feet to a point on the boundary of Maple Hollow 10, 11, & 13 at Suncrest; thence along said boundary the following three (3) courses: S00°00'19"E 715.98 feet; thence N89°59'41"E 2,900.00 feet; thence N73°56'41"E 899.58 feet; thence S19°19'38"E 3,047.04 feet; thence N61°40'44"E 697.56 feet; thence N65°46'11"E 502.33 feet; thence S00°10'29"W 1,181.60 feet; thence S00°06'11"W 1,328.11 feet to the north line of Phase 7, Dry Creek Highlands Subdivision; thence along the boundary of Phase 7, 8 & 6, Dry Creek Highlands Subdivisions the following two (2) courses: thence S89°49'52"W 1,322.57 feet; thence S00°02'55"W 828.20 feet; thence N89°59'48"W 421.32 feet; thence S45°00'12"W 374.79 feet; thence S09°32'45"E 475.39 feet; thence S41°14'37"E 221.15 feet; thence East 461.04 feet to the west line of Phase 4, Dry Creek Highlands Subdivision; thence S00°03'10"W along said line 927.68 feet; thence S89°51'49"W 581.93 feet; thence S03°50'00"W 760.59 feet; thence along the arc of a non-tangent curve to the left 195.97 feet with a radius of 398.77 feet through a central angle of 28°09'24", chord: S10°14'40"E 194.00 feet; thence S24°15'51"E 492.32 feet; thence S09°44'11"E 122.64 feet; thence S10°45'54"E 267.63 feet; thence S10°47'26"E 182.05 feet; thence N10°47'26"W 182.05 feet; thence S10°47'26"E 182.05 feet; thence South 51.79 feet; thence S09°46'20"E 185.38 feet; thence S00°00'38"W 220.14 feet to the right-of-way line of Timpanogos Highway; thence along said right-of-way line the following two (2) courses: thence S89°41'22"W 519.34 feet; thence S89°41'22"W 471.92 feet; thence N01°24'45"E 3,123.24 feet; thence N74°14'09"W 1,731.40 feet; thence N07°33'50"W 420.33 feet; thence S75°21'53"W 982.07 feet; thence S14°38'07"E 368.81 feet; thence S53°05'33"W 1,215.74 feet; thence S83°28'20"W 283.68 feet; thence S04°02'40"E 1,554.32 feet; thence S04°02'40"E 1,082.74 feet to the right-of-way line of Timpanogos Highway; thence along said right-of-way line the following seventeen (17) courses: thence N85°18'49"W 195.31 feet; thence N76°47'48"W 151.32 feet; thence N87°29'12"W 750.27 feet; thence N87°29'59"W 184.07 feet; thence N87°29'02"W 69.27 feet; thence N81°39'47"W 810.94 feet; thence along the arc of a curve to the left 967.46 feet with a radius of 9,520.00 feet through a central angle of 05°49'21", chord: N84°34'28"W 967.04 feet; thence N00°04'53"W 50.05 feet; thence along the arc of a non-tangent curve to the left 24.77 feet with a radius of 9,570.00 feet through a central angle of 00°08'54", chord: N87°34'24"W 24.77 feet; thence S00°04'53"E 50.05 feet; thence along the arc of a non-tangent curve to the left 42.75 feet with a radius of 9,520.00 feet through a central angle of 00°15'26", chord: N87°45'25"W 42.75 feet; thence N87°53'08"W 626.36 feet; thence S82°17'02"W 408.22 feet; thence S81°45'11"W 256.74 feet; thence S79°17'40"W 151.11 feet; thence S83°06'31"W 292.19 feet; thence N89°59'58"W 304.66 feet; thence N00°04'28"W 2,232.22 feet to the south line of Phase 1, Canyon Hills Subdivision; thence N89°51'04"E along said line 743.12 feet; thence N00°03'21"W along the east line of Phase 1, 3 and 8, Canyon Hills Subdivision 1,356.75 feet; thence N00°03'09"W 1,304.41 feet; thence N89°50'54"E 1,332.52 feet to the west line of Section 28, T4S, R1E, SLB&M; thence N00°10'43"E along the section line 1,325.48 feet to the point of beginning.

Contains: ± 1,727.94 acres.

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture



**LEI**  
 - A Utah Corporation -  
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**SKYE**  
 LEHI, UTAH  
**BOUNDARY EXHIBIT**

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #: **2020-0067**  
 DRAWN BY: **RWH**  
 DESIGNED BY: **BCT**  
 SCALE: **1" = 1200'**  
 DATE: **01/10/2023**

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