

Section 1 – Introduction

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- Introduction & Narrative
- Boundary Description & Map
- Development Design & Guidelines

Micron Area Plan – Skye Area Plan

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 is currently working 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. Once this is complete, D.R. Horton will work with Lehi City to amend the area plan again to include this additional property.
 - c. The Project has now been re-named Skye
5. In the end of 2021, Micron sold the rest of its property and the manufacturing plant to Texas Instruments. This property is not part of the Area Plan.

Purpose of the Amendment

With the current area plan being 10 years old, it is outdated and does not capture the best use of the land for the area or for the city. The school site locations have changed and the buffer (restricted open space from the old Area Plan) between the existing manufacturing plant and the new development has been enlarged. The amendment of the Area Plan will transfer many of the approved ERU's that were designated as commercial use to a residential use. It will also only use a portion of the vested ERU's in the current Area Plan with the intent to use the excess ERU's in the future after bringing in additional land (that is currently in Draper) into the Area Plan.

It is important to note that the proposed amendment will maintain the same acreage in the area plan while the unit count is being decreased. As such, the amended area plan will include a decrease in the overall density. It is anticipated that there will be a second amendment to the area plan that will "bring in" to the area plan additional acreage and additional ERU's will be planned and included at that time. Where applicable, utility and traffic planning and design in this current amendment have been upsized and or designed in anticipated of the additional acreage and ERUs.

Process and Procedure to Amend 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 2021.
2. Annex Utah County unincorporated land on the east side of the property into Lehi City limits:
This was completed and recorded in April 2022.
3. Lehi City DRC Area Plan Amendment approval/recommendation.
Approval Date: [July 27, 2022](#)
4. Lehi City Planning Commission approval/recommendation.
Approval Date: [August 4, 2022](#)
5. Lehi City Council Approval.
Approval Date: [August 23, 2022](#)

Recorded December 9, 2022

In the future, a second amendment is planned that will include the following steps:

1. Adjust the boundary line between Draper and Lehi which will move the remainder of D.R. Horton's land from Draper into Lehi City limits.
2. Concept Plan Approval.
3. Lehi City DRC Area Plan Amendment approval/recommendation.
4. Lehi City Planning Commission approval/recommendation.
5. Lehi City Council Approval.

Skye Area Plan Introduction/Narrative

The Vision

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. There is a currently approved area plan called the Micron Area Plan for this specific location that we are proposing to amend.

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 as well as to the foothills and other 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 845 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.

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.

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.

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, around 91 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.



LEGAL DESCRIPTION

PREPARED FOR

SKYE AREA PLAN

UTAH COUNTY, UTAH

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 $S53^{\circ}05'43''W$

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



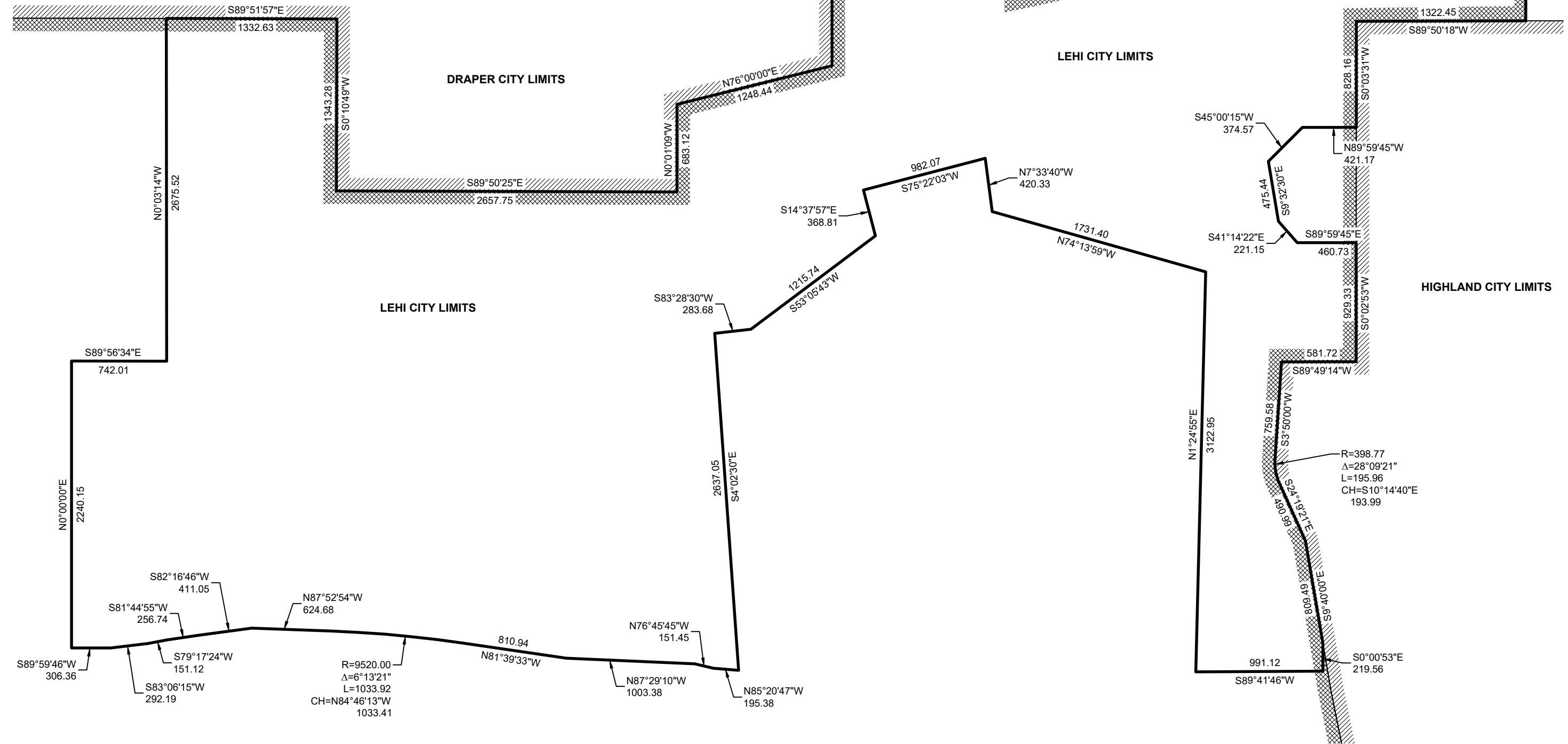
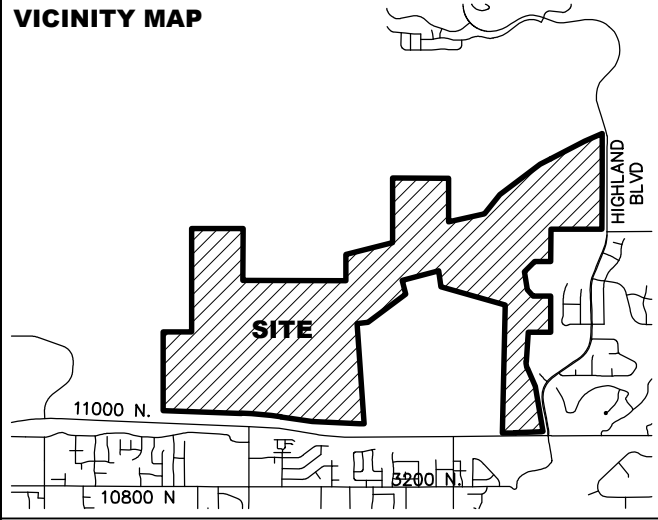
ENGINEERS
SURVEYORS
PLANNERS

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

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

Sky Area Boundary Map



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SKYE AREA PLAN
LEHI, UTAH
BOUNDARY EXHIBIT

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2011-0066

DRAWN BY:
RWH

DESIGNED BY:
RWH

SCALE:
1" = 800'

DATE:
04/12/2022