



ORDINANCE NO: 44-2023



ENT 34830-2025 PG 1 of 8
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 12 04:06 PM FEE 0.00 BY TM
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 13, 2023, 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 August 8, 2023, 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 13, 2023, 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 Area Plan together with all the attached exhibits, maps and supporting documents designated as the "Thanksgiving Point Area Plan" dated August 8, 2023, 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 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.

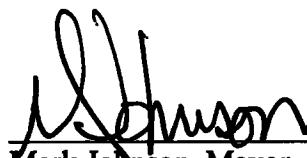
SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance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

SECTION 4. If a provision of this Ordinance 44 -2023 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.

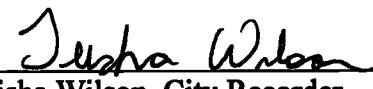
SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 8th day of August 2023.



Mark Johnson, Mayor

ATTEST



Teisha Wilson, City Recorder



LEHI CITY, UTAH

Resort Community Legal Description

Thanksgiving Point Institute Property

Beginning at intersection of the west line of the I-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 $0^{\circ}01'17''$ East 63.82 feet along the section line and South $89^{\circ}58'43''$ 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 South $41^{\circ}44'00''$ East 1713.63 feet along the west line of the I-15 Frontage Road; thence South $49^{\circ}35'37''$ 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 $59^{\circ}00'51''$ East and the long chord bears South $15^{\circ}00'22''$ West 421.20 feet with a central angle of $31^{\circ}57'33''$), along the northwest line of said 2300 West Street;

thence South $0^{\circ}58'24''$ East 667.30 feet along the west line of said 2300 West Street; thence North $90^{\circ}00'00''$ 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 $0^{\circ}00'00''$ East and the long chord bears North $64^{\circ}39'08''$ West 491.47 feet with a central angle of $50^{\circ}41'45''$) along the north line of said Ashton Boulevard;

thence North $39^{\circ}18'15''$ 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 $50^{\circ}41'45''$ East and the long chord bears North $20^{\circ}23'06''$ West 274.95 feet with a central angle of $37^{\circ}50'17''$), along the northeast line of said Ashton Boulevard;

thence North $1^{\circ}27'59''$ 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 $88^{\circ}32'01''$ East and the long chord bears North $44^{\circ}17'01''$ East 45.84 feet with a central angle of $91^{\circ}29'59''$);

thence South $89^{\circ}58'00''$ 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 $0^{\circ}02'00''$ East and the long chord bears North $68^{\circ}48'00''$ East 383.90 feet with a central angle of $42^{\circ}28'00''$); along the south line of said Executive Parkway;

thence North $47^{\circ}34'00''$ 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 $42^{\circ}26'00''$ East and the long chord bears South $87^{\circ}05'00''$ East 28.46 feet with a central angle of $90^{\circ}42'00''$) to the point of beginning. Area 97.50 Acres.

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Thanksgiving Point Business Park / Retail Property Description

Beginning at intersection of the west line of the I-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 574.00 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 I-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 I-15 Frontage Road;

thence South 89°57'57" East 36.09 feet along the west line of said I-15 Frontage Road;

thence South 44°38'11" East 281.23 feet along the west line of said I-15 Frontage Road;

thence South 89°57'57" East 14.06 feet along the west line of said I-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;

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thence North $89^{\circ}44'51''$ West 1993.14 feet;
thence North $0^{\circ}58'26''$ West 546.34 feet;
thence South $87^{\circ}27'44''$ West 193.97 feet;
thence South $1^{\circ}47'20''$ East 9.57 feet;
thence South $87^{\circ}33'52''$ West 463.56 feet;
thence South $0^{\circ}10'05''$ West 3.29 feet;
thence South $89^{\circ}10'40''$ 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 $48^{\circ}11'45''$ East and the long chord bears North $40^{\circ}33'15''$ West 342.49 feet with a central angle of $2^{\circ}30'00''$), along the east line of said Denver & Rio Grande Railway right-of-way;
thence North $39^{\circ}18'15''$ West 5279.14 feet along the east line of said Denver & Rio Grande Railway right-of-way;
thence North $40^{\circ}05'30''$ East 1130.20 feet along the north line Thanksgiving Point Business Park Plat "A";
thence North $40^{\circ}01'45''$ East 162.73 feet;
thence North $86^{\circ}48'47''$ 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 $72^{\circ}59'26''$ West and the long chord bears South $9^{\circ}29'28''$ East 586.66 feet with a central angle of $15^{\circ}02'13''$), along the west line of the I-15 Frontage Road;
thence South $1^{\circ}58'21''$ East 68.14 feet along the west line of said I-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 $01^{\circ}58'21''$ East 70.02 feet along the west line of said I-15 Frontage Road;
thence South $01^{\circ}58'21''$ East 10.32 feet along the west line of said I-15 Frontage Road;
thence Southeasterly 278.82 feet along the arc of a 225.00 foot radius curve to the left, (center bears North $88^{\circ}01'39''$ East and the long chord bears South $37^{\circ}28'21''$ East 261.32 feet with a central angle of $71^{\circ}00'00''$) along the west line of said I-15 Frontage Road;
thence South $72^{\circ}58'21''$ East 124.10 feet along the west line of said I-15 Frontage Road;
thence South $0^{\circ}10'52''$ East 299.17 feet;
thence South $89^{\circ}56'48''$ East 568.78 feet to the west line of the I-15 Frontage Road;
thence Southeasterly 80.47 feet along the arc of a 1095.92 foot radius curve to the right, (center bears South $44^{\circ}03'35''$ West and the long chord bears South $43^{\circ}50'12''$ East 80.45 feet with a central angle of $4^{\circ}12'25''$) along the west line of said I-15 Frontage Road;
thence South $41^{\circ}44'00''$ East 811.82 feet along the west line of said I-15 Frontage Road;
thence South $89^{\circ}58'00''$ East 13.41 feet along the west line of said I-15 Frontage Road;
thence South $41^{\circ}44'00''$ East 85.67 feet along the west line of said I-15 Frontage Road to the point of beginning. Area 267.50 Acres.

APR 24 2007

100-4337

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 160.51 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 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)

COME E 78.85 FT FR W ¼ COR. SEC. 36 T4S R1W 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"E 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 16'3"E 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 DEG 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 556'24" 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 DEG 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" B 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 DEG 53'46" E 106.42 FT; S 41 DEG 54'35" E 177.82 FT; 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 DEG 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 DEG 23'54" W 590.61 FT; N 16 DEG 17'58" W 251.45 FT; N 35 DEG 13'44"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 55'18"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 88 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 DEG 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.

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Thanksgiving Point Golf Course (West Side of Jordan River)

COM N 63.47 FT & E 108.61 FT FR W ¼ COR. SEC. 36 T4S R1W 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.

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