



153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **April 24, 2025**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Gregory Jackson, Commission Chair
Brent Everett, Commission Vice Chair
Nicole Kunze, Commissioner
Emily Lockhart, Commissioner
Beau Jones, Commission Alternate

Members Absent: Tyson Eyre, Commissioner
Ken Roberts, Commission Alternate

Others Present: Kim Struthers, Community Development Director; Katie Bussell, Planner; Gary Ellis, City Engineer; Luke Seegmiller, Traffic Engineer; Craig Chambers, Assistant City Attorney; Sherrie Benson, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Jackson welcomed everyone to the meeting. He expressed the need to keep the meeting concise and to the point. The Commission opted to use timed comments from both applicants and the public in order to keep decorum.

2. Consent Agenda

2.1) Approval of minutes from the April 10, 2025 meeting.

Motion: Commissioner Everett moved to approve the minutes as presented.
Commissioner Jones seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3. Regular Agenda

Commissioner Jackson asked to take care of item 3.11 first

3.11) Public hearing and consideration of AWA Engineering’s request for approval of a Plat Amendment for Hardman Lehi subdivision Plat B located at approximately 2100 North 3600 West, subdividing lot 8 into 6 new parcels.

Katie Bussell presented the item. It is for a commercial subdivision and will help facilitate a future grocery store as well as other businesses. Each individual lot will be assessed by the DRC when site plans are submitted. This property meets all requirements of the Gardener-Plumb development agreement. This is an administrative item and must be approved if it meets code.

Bussell shared that there were two online comments in favor of the opportunity for a new grocery store in the area.

Rick Magnus was present, representing AWA Engineering. He thanked city staff for their assistance.

Commissioner Jackson opened and closed public comment. He clarified that this doesn’t guarantee a grocery store as the city doesn’t control who moves into developing areas.

Motion: Commissioner Everett moved to approve the item with the findings that the proposed subdivision meets all requirements of the development code. He included all DRC comment. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.1) Consideration of Swig’s request for Conditional Use approval for a drive-thru located in an existing building at 1678 East Timpanogos Highway. (Tabled at the March 13, 2025 meeting).

Katie Bussell presented the item. The queuing study has been conducted, and the traffic engineers have had time to review it.

Commissioners Everett and Jackson both asked for Luke Seegmiller’s analysis of the queuing study. Seegmiller explained that the study found that as there is no direct access to Timpanogos Highway and as there are multiple other Swig locations nearby the queue will be reduced. He is uncomfortable with the results of the study, as they did not focus on the use of the drive thru itself. He suggested adding conditions if the Commission opts to approve the item. He gave several options for how to reduce queuing issues should they arise. He mentioned that the location plans on having staff outside helping to direct traffic and take orders. He worries that market forces that aren’t currently present will show up rapidly and cause the issues Planning Commission is trying to avoid.

Commissioner Jackson asked city staff if the Commission would be within its rights to deny the item. Craig Chambers confirmed that it would. Commissioner Jackson clarified that he asked so that the Commission was fully aware of their options.

Commissioner Lockhart asked city staff if the business would still meet parking requirements if certain stalls were removed for a double drive thru. Kim Struthers said that it depends on the size of the building, but that there was some overpark available. He looked into it while the Commission called for the applicant.

Erik Noble was present representing Swig. He assured the Commission that the current drive-thru would fulfil the needs of the store now. He thinks it is unreasonable to base a decision off of what may happen in the future because he can't anticipate the future market. He is open to modifying in the future. He also plans on having employees outside directing traffic. He also addressed an issue that Planning Commission had previously brought up, assuring them that trash collection happened before the store opened, and that there would be no interference from the queue at that time.

Commissioner Lockhart explained that the main concern right now is balancing the safety of citizens with market forces. She worries that emergency services may not be able to get access to the building if there are problems with queuing later on. She is in favor of requiring double stacking if the building can still meet parking requirements. Commissioner Jackson agreed with her assessment and said that he is in favor of imposing some kind of trigger where an employee has to go out and help direct traffic in addition.

Commissioner Kunze asked where the double stacking would be implemented. Commissioner Jackson explained that the queue would only be double stacked for about three car lengths before joining into a single lane. Commissioner Jones stated that he didn't feel the double stacked lanes wouldn't help that much.

Commissioner Everett said that he is in favor of revisiting the issue in a year to see if there were any issues or complaints. Legal clarified that it was not in the Commission's rights to do that. Commissioner Jackson said that if the conditions proved to be undue, the applicant could come back and be reevaluated.

Commissioner Lockhart asked if the trash receptacle only served the one lot, or if it was shared. City staff was unsure. Commissioner Lockhart said there needed to be communication with those who pick up the trash if any changes are made.

Commissioner Jackson said that there were three minimum conditions he needed to agree to a motion: that Swig has to accommodate any changes of trash pickup, that there must be a double stacked queue, and that traffic guidance must start as soon as the queue exceeds thirteen cars.

Motion: Commissioner Lockhart moved to approve the request with the following three conditions: first that once the queuing line exceeds thirteen vehicles there will be an employee directing traffic, second that if there is any change to the operational agreement for trash, Swig accommodates and ensures that the trash company can come and pick up no matter the time, third that parking stalls be eliminated as long as they continue to meet the parking requirement and have a double-stacked queue, with the findings that these are reasonable conditions and that with these conditions the proposed use of the proposed location will not be detrimental or injurious to the property or

improvements in the vicinity. She included all DRC comments. Commissioner Everett seconded the motion.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.2) Public hearing and recommendation of BreAnn & Mitchell Beckstrom's request for a review of a Development Code amendment to Chapter 20, Home Occupations, to address landscape and construction companies.

Katie Bussell presented the item. The amendment seeks to create a new conditional use allowance for home occupations on unique residential properties over an acre in size and where the home occupation is applied for by the property owner who must be a current resident of the home. It would allow for smaller vehicles and materials of home occupations to be stored on the property. Currently the storage of construction equipment and materials is prohibited in code. There were six redline comments from the DRC.

The applicants, BreAnn and Mitch Beckstrom, were present. The process of applying for a home occupation license is pretty simplistic in Lehi and takes about an hour. They would like to see the process approved across the board. Prohibited home occupations aren't currently disclosed in the application process.

Commissioner Jackson opened and closed public comment. There were two online comments in favor of the item.

Commissioner Everett expressed his worry over forming code for an individual purpose. He worries that expanding the code will open doors for businesses that should be located in a different zone.

Commissioner Jones asked staff what the code would look like in practice. As far as he understood, it was designed to make operating a business from one's home easier, but he wanted examples of what kinds of materials would be allowed under the new code. Bussell explained that it would mainly apply to small construction companies. Businesses would still need to comply with all nuisance regulations. Anything more heavy duty (like CDL or semi-trailers) would still be prohibited. Commissioner Jones clarified with city staff that they would still need to come through Planning Commission to get approval for the conditional use. Commissioner Lockhart expressed her support of the code change for this reason. Commissioner Kunze asked what triggered the change. Kim Struthers explained that there was a complaint, and that the Beckstroms were unaware that they were violating code until the complaint came through. He also went over some of the nuisance regulations being implemented.

Commissioner Jackson shared that he thinks it is asinine to prevent citizens from implementing home businesses that have limited foot traffic, like electricians. He and Commissioner Lockhart also pointed out that there is still bureaucracy that will have to be gone through. Commissioner Kunze shared that she doesn't want to punish the applicants for trying to assist in correcting code.

Motion: Commissioner Jones moved to recommend approval to the Lehi City Council on the grounds that the proposed development code amendment is in conformance with the purposes, intent, and provisions of the general plan and its various elements. He included all DRC comments. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.3) Public hearing and consideration of Fieldstone Homes’s request for review of the Salt Spring General Plan Amendment on 13.32 acres of property located at approximately 500 East 950 South, changing the land use designation from VLDRA (very low-density residential agriculture) to HDR (high density residential).

Katie Bussell presented the item. This is in conjunction with a proposal to annex the same property into Lehi City from an existing county island. The applicant plans on building single-family homes, and the zone change would increase the number of units that could be built. The DRC included six redline comments and was especially concerned with utilities and the fact that this change may set precedent for other areas to switch to higher density zoning than previously planned.

Commissioner Kunze asked if the zone change had to happen before the annexation or if it could be done the other way around. Kim Struthers said that the general plan will have to be changed because of zoning no matter what. Annexations usually stay in the transitional holding zone until they are rezoned. The general plan will have to be changed if they want to increase density at all.

Randy Smith was present representing Fieldstone Homes. He explained that they applied to the annexation before they applied for the general plan amendment, but that personal scheduling caused them to be addressed on the same day. He walked through how the amendment is in line with the general plan. He wants to build seven units an acre to provide mid-range housing. He mentioned that this could help Lehi City meet goals set by the state and HB37.

Commissioner Jackson opened public comment.

Cody Mortenson is a Lehi resident. His nine-year-old son is going through leukemia treatments and under doctor’s orders cannot be close to a construction site. He lives about 100 feet away from the development. He is worried about harm to his child or being forced out of his home in order to protect his child.

Brent Shelby is a Lehi resident who lives near the development. He chose to live in the area because of the VLDRA. He thinks the zone change is a drastic change to the General Plan and should not be implemented. He is skeptical of the developer’s willingness to do less than the maximum allowed homes if a development agreement is reached.

Jason Woffinden is a lifelong Lehi resident. He disagrees with a lot of things the city does. He is worried about traffic hazards being created and amplified by higher-density housing. He thinks that the Commission would be acting against a previous decision made by City Council a decade ago if they allow this general plan amendment.

Jen Fossum is a Lehi resident who lives nearby. She has frequent traffic trouble. She has lodged a complaint about Pioneer Crossing to UDOT and has been denied, as have many of her neighbors. She worries that more housing will cause overflow at city events.

Richard Hawley is a Lehi resident. He brought up the last DRC comment that approval may set a precedent for similar zone changes in the area. He is worried about the fact that there is only one ingress and egress, and that an increase in traffic will cause problems in the area.

Ryan Johnson is a Lehi resident. He thinks the change is too severe, and that the general plan is being misinterpreted to justify a buffer zone. He is also skeptical of the developer's willingness to do lower density than the maximum allowed.

Candace Clark is a Lehi resident who moved in specifically to be in a low-density area. She mentions that the schools in the area are already overtaxed and at capacity.

Mike Warner is a Lehi resident. He doesn't feel like the project has been planned or thought through. He is worried about the area being cut off between the railroad tracks and Pioneer Crossing.

Josh Bingham is a Lehi resident. As someone who works in real estate, he says the area is going to be developed one way or another. He shared that his work with Fieldstone Homes has been better than other developers. He wants to know specifically why the density is set at seven per acre. He doesn't think that the area should be high-density but should instead be developed into something else like soccer fields or open green space.

Justin Ack is concerned with traffic and light and noise pollution. He also worries about losing the rural identity of the area.

Jay Bowdine is a longtime Lehi resident. He has enjoyed the development that has happened in the area so far, but he is worried that further development would cause traffic problems.

Jessie Fevere is a teacher and Lehi resident. She is worried about overcrowding. She is also worried about her ability to get out of the neighborhood once development happens, as well as access for emergency services.

Jackie Warner is a Lehi resident. She is worried about the increase in cars and traffic that would result from development.

Katie Bussell shared the eleven online comments. Ten were opposed and one was in favor.

Commissioner Jackson closed public hearing.

Randy Smith addressed questions from the public. He shared his condolences and empathy with Cody Mortenson. He clarified for the public that the developer would be restricted by the Development Agreement regardless of what the area was zoned as. He confirmed that there will be more traffic. He mentioned that it is his responsibility to maintain and shore up infrastructure for the development. He doesn't think full schools are a good reason to not build housing in an area. He thanked the residents for keeping their concerns impersonal.

Commissioner Jackson encouraged the citizens to call their elected state representatives and tell them to put pressure on UDOT to fix traffic problems. He also mentioned that school boards are a separate governing body, and that they would be the ones to address overfull schools, not the Planning Commission.

Commissioner Lockhart argued that the public depends on the General Plan and thus her standards for General Plan Amendments are very high. She thinks that zone changes unfairly treat citizens who would previously be able to plan on what to do with their land. Commissioner Jones also feels as though the item should be denied as it is such a drastic change. Commissioner Kunze agrees and mentions that it is not in compliance with the area around it.

Luke Seegmiller discussed the funding given by UDOT for projects on Pioneer Crossing including flex lanes and anticipation of changing lights once other projects are completed.

Commissioner Jackson shared a personal anecdote about his connection to Lehi and how the city has changed over the years. He explained that if Fieldstone wants to use the land as it is currently zoned there is nothing the Commission could do, so development is coming to this area regardless of the specific decision made tonight.

Randy Smith explained that his main reason for asking for rezoning is to reduce cost of building and reduce price for consumers. He explains that he is pro-family. He wants families to be able to purchase houses and build lives and careers in the community.

Commissioner Everett thanked Commissioner Jackson for his anecdote.

Motion: Commissioner Everett moved to recommend a denial to the Lehi City Council with the findings that the proposed General Plan Amendment is not consistent with the land use and zoning of nearby and adjoining properties, that the proposed General Plan Amendment will have a substantial adverse effect on surrounding property, that this would create an island of HDR in an area that has planned to remain as larger lots and that approving this change would create a precedent that may influence future similar changes on other surrounding properties, that there is currently a lack of power infrastructure in the area and it is not sized to accommodate HDR. He included all DRC comment. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.4) Public hearing and consideration of Fieldstone Homes’s request for review of TH-5 (transitional holding) zoning on the Salt Spring Annexation, 13.32 acres of property located at approximately 500 East 950 South.

Katie Bussell presented the item. The proposed zone would allow the area to be annexed into the city but restricts development until a zone change occurs and water rights are dedicated. This is just to annex the property out of the county and into the city. The final density is still being decided.

Randy Smith was present representing Fieldstone Homes. The seller of the property wanted to maintain water rights until development occurred.

Commissioner Jackson opened public comment.

Katie Bussell summarized the online comments. There were four comments opposed to the item, but they were mainly concerned with the General Plan Amendment.

Commissioner Jackson closed public comment.

Commissioner Everett clarified that this is the temporary holding zone used for annexations and will have no effect on the future zoning of the land. Commissioner Jackson also emphasized that development would be happening on the land regardless of what zoning was decided upon.

Motion: Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that the proposed application does conform to the goals and policies of the General Plan. He included all DRC comment. Commissioner Everett seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.5) Public hearing and recommendation of Caden Hazard’s request for review of R-1-22 (residential/agriculture) zoning on the Clark Meadows Annexation, 7.2 acres of property located at approximately 1800 West 1300 South.

Katie Bussell presented the item. The General Plan designates this property as VLDRA. R-1-22 zoning would correspond with the VLDRA designation. This is being done as a resolution because the property is part of an existing county island.

The applicant, Caden Hazard, was present. He said that his request matches the general plan and that he hoped the Commission would pass it.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that it conforms with the designation of the

General plan and that it conforms with the goals and policies of the General Plan. She included all DRC comments. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.6) Public hearing and consideration of Edge Home’s request for preliminary subdivision approval of the Lehi Main Street development, an 83-lot single-family home subdivision located at approximately 2500 West Main Street.

Katie Bussell presented the item. The development is part of the Walt-Plumb Development Agreement, and all provisions have been met. All lots will be a minimum of 12,000 square feet with 100 foot frontages. There are two currently existing accesses for the subdivision, and a road stub. A trail connection has been integrated.

Commissioner Everett asked about a previous City Council decision. Brittney clarified that the zoning was approved as part of an earlier development agreement. Commissioner Thomas clarified that the item doesn’t currently meet the code, but that it would be a requirement to approve the item once it does. Brittney assured the Commission that a building permit will not be issued until all code concerns were addressed.

Brandon Watson was present representing Edge Homes. The item was presented before to City Council a year before trying to change the zoning to LDR. The zoning was eventually changed to VLDR. The number of lots is fewer than permitted by the development agreement.

Commissioner Jackson opened public comment.

Colton Smith is a longtime Lehi resident who lives adjacent to the new development. He mentioned a piece of property owned by Cindy Yates that had previously been integrated into the plan. She was given a lowball offer and told that the development would go in regardless of whether they purchase her property or not. He has concerns over the road stub near her property at 2300 and wants to know when Edge Homes will be expected to finish that access. He is also concerned about how this can go through without purchasing her lot. He shared a fault in the traffic report, sharing that the part of 700 is owned by a Richard Shue who is no longer doing real estate. He worries that the road will be annexed into Saratoga Springs based on past actions from people associated with Richard Shue. He thinks that three roads should be mandatory for the development to go through.

Dusty Yates, the son of Cindy Yates, says that they would love to sell the plot to Edge Homes and would love to have a new access point. He asked Lehi City to give Edge Homes a little leniency. He says that increased density on the lot would encourage Edge Homes to go through with the deal. He thinks it can be a win-win situation.

Steve Gockley lives nearby. He mentioned a towing company operating on 2300 West, that causes issues with the single lane road. He has nothing against the development, but thinks there

needs to be more connecting roads, and that the current roads need to be widened to accommodate the new housing units.

Robert Pratt lives nearby. He brought up traffic concerns at the last meeting for this item. He is still concerned over increased traffic using residential roads that aren't built to handle it.

Katie summarized the two online comments. Both were opposed.

Commissioner Jackson closed public comment.

Watson clarified that the development agreement only requires Edge Homes to install a road stub, not finish the connection. He suggested the city use MAG funds to complete the road and put in a traffic signal. It will take the developers at least two years of construction before the first residents move into completed houses. Gary Ellis confirmed the funding dedicated to widening 2300 West will go towards putting new signals in. He has looked into getting funds early and plans on having the signal put in within the year.

Craig Chambers explained that while the city doesn't own the road at 700 South, as it was put in as part of the Willow's plat to match the required density, it does have a utility easement under the road. The current landowner (Richard Shue) couldn't close the road, and the city would fight him on that. He argues that since the road has been used publicly for the last decade, it would be hard for the owners to do anything against the better interest of the city. Commissioner Lockhart asked clarifying questions as to whether Saratoga Springs could purchase the road given the opportunity. Chambers explained that they technically could, but he sees no reason why they would do that.

Commissioner Jackson emphasized that his main concern is making sure the proposal is according to code. He is more interested in tabling it for a few weeks rather than pass it if it needs to be adjusted to match code still. Craig Chambers explained that the road stub is required, but there's nothing in the development agreement that requires them to connect it to 2300. There will be a prescribed public use of the road regardless of who owns it.

Commissioner Jackson asked the developers for their explanation of what was happening with Cindy Yate's property. Watson explained that the property has been under contract since January, and that it's a difficult piece of property to deal with due to a Rocky Mountain Power easement. They would have needed to put ten single-family units in the two acres, and that is not a possibility.

Commissioner Lockhart asked clarifying questions about the orientation of the roads.

Luke Seegmiller clarified that 700 S would be well below capacity.

Commissioner Jackson clarified that there is no timeline for the completion of the road stub. Commissioner Lockhart asked if the stubbed road was possible to complete or if there would be easement issues. There shouldn't be any issues with Cindy Yates completing the road when she develops her property. The property they were initially planning on stubbing into is going to become a substation, making building the road there impossible.

Commissioner Kunze clarified that the Commission is not allowed to deny this item.

Commissioner Lockhart expressed frustration with the changes made to the maps since the last time this item came before the Commission. The developer clarified that Rocky Mountain Power historically allows roads to be built underneath their easements.

Luke Seegmiller clarified that the developers have already met the requirements for access.

Motion: Commissioner Kunze moved to give final approval based on a development agreement that meets all the requirements. She included all DRC comments. Commissioner Everett seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.7) Public hearing and consideration of Mark Jenkins’s request for approval of the Fabian House 2 Concept Plan, requesting an exception for the parking lot setbacks, located at 585 East 200 South.

Katie Bussell presented the item. The proposed use is to add an extension onto the building for a school. They would like to allow street parking along 200 South. They currently have 29 spaces. They will also need an exception for the parking lot.

Cory Fabian, the applicant, was present. The parking setback will allow them seven extra parking spaces. The property is adjacent to the Karl Malone Basketball Training Center. She thinks that it was granted an exception based on her limited knowledge and argued that it would be aesthetically congruent for the area.

Commissioner Jackson opened and closed public comment.

Commissioner Everett asked about the access to the parking lot. Katie clarified that there would be an access that connected to Karl Malone. Fabian explained that there would be a parking agreement between the two businesses.

Fabian mentioned that the issue being addressed is the exception to the front setback.

Commissioner Everett asked about the trash collection and storage for the facility. Fabian admitted that they don’t have the arrangement figured out yet. She uses a dumpster at her other location and would be open to dumpsters or bins. They are also looking at an agreement with Karl Malone.

Commissioner Kunze asked about access points. There will be two parking accesses, one in the back that connects to Karl Malone, and one at the front of the building. Fabian explained that the only thing the easement being approved today would do is allow them to build an additional seven parking spots.

Commissioner Everett mentioned that he is worried about a street drop-off/pick-up that stops parking. Fabian explained that she would never allow that to happen. She also explained that Karl Malone has opposite hours of the school which would give ample parking, and that most of her drop-offs and pick-ups are staggered. Commissioner Everett asked if there would be a designated area for drop-offs. Fabian said that when the plan was first submitted, they did have space for a circular driveway, but that it wouldn't meet easements. Luke Seegmiller shared that he feels that all of the proposed parking plans are safe, and he feels comfortable with them. Commissioner Everett was still concerned with drop-offs happening in the street if people are parked on the shoulder.

Motion: Commissioner Jones moved to approve the request with the findings that the concept is consistent with the Lehi City Development Code, consistent with adjoining properties, and that it conforms to the goals and policies of the general plan. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Motion: Commissioner Lockhart moved to extend the meeting until 10:40. Commissioner Everett seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.8) Public hearing and consideration of Fibertel's request for conditional use approval of a comcast line to be run in the Traverse Mountain Area.

Katie Bussell presented the item. The fiber line will be underground.

Commissioner Jackson asked if this was the city's fiber. Bussell clarified that it is not the city's fiber, which runs north of the project. This is a separate private entity.

Carey Whiting was present representing Fibertel along with representatives for Comcast.

Commissioner Jackson opened and closed public comment. There was one online comment in favor.

Commissioner Jones's only concern was the digging that would be needed to put the cables in.

Motion: Commissioner Everett moved to provide approval for the request with the findings that the proposed use on the proposed location will not be detrimental or injurious to property or improvements in the vicinity, that the proposed use will not be located or conducted in a manner that is not in compliance with the goals

and policies of the general plan, and that it is in compliance with the general plan and the purposes of the code. He included all DRC comments. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.9) Public hearing and consideration of RKF Properties’ request for approval of the 7-Eleven Concept Plan, requesting exceptions for the setbacks, located at approximately 3600 West and Waterbury Drive.

Katie Bussell presented the item. The requested exception is to increase the maximum setback from 50 feet to 90 feet. There will be a large landscaping buffer between the building and the road, and the applicant has expressed interest in moving their seating area behind the building in the buffer to increase capacity.

Mike McFarland was present representing RKF Properties. He appreciated the help from DRC.

Commissioner Jackson opened and closed public comment.

Commissioner Everett asked if the exception would improve the design standard and quality. McFarland thinks that moving the seating area to the back would create a much more relaxing environment away from traffic. The architectural elements of the main building would also be more visible from the main road.

Commissioner Lockhart asked if the patio in the back would be big enough. McFarland said that this is a concept plan, and they are open to suggestions from the city. Commissioner Lockhart suggested making a more family-friendly environment because it’s in a relatively safe location and there will be a lot of foot traffic from kids. She clarified that this was her opinion and not a requirement. McFarland thanked her for her feedback.

Commissioner Everett suggested moving the garbage receptacle away from the seating area. He appreciates that it was included in the concept plan.

Motion: Commissioner Kunze moved to approve the request with the findings that the concept is consistent with the Lehi City Development Code, that the proposed concept is consistent with the Holbrook Farms Area Plan, and that it conforms with the goals and policies of the General Plan. She included all DRC comments. The applicant is encouraged to keep walkable community in mind during the design process. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Motion: Commissioner Everett moved to take a five minute recess.
Commissioner Kunze seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.10) Public hearing and consideration of Valkyrie Signs’s request for conditional use approval of the Starbucks pylon sign located at 2255 North 1200 West in the Commercial zone.

Katie Bussell presented the item. The sign meets the requirements and they are not asking for an exception for height.

The applicant, Scott Mansfield, was present. He had no additional comments.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to approve the request with the findings that the pylon sign meets all regulations and is not requesting an exception, that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity, and that everything is in compliance. She included all DRC comments. Commissioner Jones seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.12) Public hearing and consideration of CIR Engineering’s request for approval of a Plat Amendment for Skyline Properties Subdivision located at approximately 1645 North Boston Street, combining lots 3 and 4 into one lot.

Katie Bussell presented the item. This will help with the construction of an industrial building. It meets all requirements of the light industrial zone.

The applicant was present. Commissioner Everett asked why the request is being made. They are building an office warehouse for K2 Electric.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Everett moved to approve the request with the findings that it meets the requirements of the development code. He included all DRC comments. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.13) Public hearing and consideration of Paul Olsen’s request for preliminary plat approval of Olsen Farmstead, a 2-lot subdivision located at approximately 600 South Center Street.

Katie Bussell presented the item. Both lots meet the requirement of the R-A-1 zone.

Mike Newallman was present representing the applicant.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Jones moved to approve the request with the findings that the proposed subdivision does meet the requirements of Lehi City Development Code in regard to subdivision approvals. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.14) Consideration of Gardner Company’s request for approval of an extension of time for the Cold Spring Business Park site plan located at 4105 West Cold Spring Drive.

Katie Bussell presented the item. The applicant has asked for an 18 month extension; the code usually only allows a 12 month extension.

Commissioner Everett asked if the current agreement had lapsed. Bussell confirmed that it hasn’t but that they couldn’t give the 18 month extension based on what was in the code.

A representative of Gardner Company was present.

Commissioner Everett asked if the business environment had been studied enough already. The representative explained that tariffs have caused issues and slowed down the process. They don’t want to put out a warehouse that goes unfilled. They would feel safer with the exception.

Motion: Commissioner Everett moved to approve the extension as requested with the findings that this will enable a better product with the uncertainty of today’s world, and that the property is of suitable size. He included all DRC comments

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

4. City Business

There will be a work session on May 1, 2025.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Everett moved to adjourn the meeting. Commissioner Lockhart seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:40 p.m.

Approved: May 22, 2025

Attest:

Gregory Jackson, Commission Chair

Kate Morgan, Deputy City Recorder