



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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **July 31, 2025**, in the **Lehi City Hall** located at **153 North 100 East**.

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

Members Absent: Ken Roberts, Commission Alternate

Others Present: Kim Struthers, Community Development Director; Jacob Curtis, Planner;
Gary Ellis, City Engineer; Craig Chambers, Assistant City Attorney; Kate Morgan, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Jackson welcomed everyone to the meeting.

2. Consent Agenda

2.1) Approval of minutes from the June 12, 2025 meeting.

2.2) Approval of minutes from the July 10, 2025 meeting.

Motion: Commissioner Everett moved to approve both sets of minutes as they have been presented. Commissioner Lockhart seconded.

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

Motion passed unanimously.

3. Regular Agenda

3.1) Public Hearing and recommendation of Symphony Homes' request for review of the Colledge Farms Plat F zone change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 5.2-acres at approximately 3850 West 1500 North.

Jacob Curtis presented the item. The change conforms with the general plan designation and will facilitate a future subdivision.

The commission decided to hear the first two items together, as they are related.

3.2) Public hearing and recommendation of Symphony Homes' request for review of the Colledge Farms Planned Residential Development (PRD) Plat F Concept Plan, a 9-lot subdivision located at approximately 2850 West 1500 North including one lot as density in lieu. (Tabled from the July 10th meeting).

Jacob Curtis presented the item. The way the lot is zoned would only allow seven lots to be created. Due to road connections, an additional lot has been allowed as density in lieu, but the developer is asking for one more additional lot. Symphony Homes developed an adjacent subdivision in 2024 in which two lots were combined into one, and they would like to move the additional lot over to this development.

Commissioner Everett asked if the developer or the purchaser combined the lots in the previous development. Jared Schmitt, representing the applicant, clarified it was the developer that combined the lots.

Commissioner Kunze asked what the road improvements on 1500 North would entail. Gary Ellis explained that there would be a curb, and a right-of-way installed. The applicant would be reimbursed for these.

Jared Schmitt shared a presentation with the Commission. He explained that road improvements would include sidewalks, curb, and right-of-way, and that the current plans are to assign them to the HOA (of the existing neighborhood, which they hope to include this new development in) for maintenance. He displayed the subdivision adjacent to the property and explained that they are planning on matching the style to integrate into the current neighborhood. The previous subdivision was approved for 98 lots but reduced to 97 on behest of a client. He showed examples of the homes built there as well as the amenities in the area. They are asking for additional lots in order to make them a more traditional shape. Commissioner Eyre asked if there was an eight-lot plan developed. The applicant only prepared seven- and nine-lot plans.

Commissioner Kunze asked about the land to the east. It is owned by the LDS church.

Commissioner Jackson opened public comment.

Candace Jones lives on property that abuts the new development. She appreciates the things Symphony Homes has done for the area, but she has concerns about the development code. She thinks the road connection is unnecessary as it will create extra traffic. She would prefer a pedestrian sidewalk. Additionally, she is concerned about the current lack of amenities and doesn't think they justify giving the developer extra lots. She requested a traffic study for the area and offered to answer questions for the council as a resident of the area.

Dean Haymore is a Utah County resident who is on the Toquerville Planning Commission. He is also Candace Jones's father. He has traffic concerns, especially in regard to children in the neighborhood. He thinks there needs to be a lighted safety crossing installed. He asked where the

setback line started for the property, as he worries that backyards are being reduced too much if they are decided from the easement. He doesn't think that attempting to reduce accessory buildings is a valid goal, as they are already being built in lots similar to those the developer is proposing. Additionally, he is upset that no traffic study has been conducted.

There was one online comment from Cassie Meiners, who also opposed the road connection and the lack of traffic study. She proposed a double cul-de-sac. She also agrees that the amenities are insufficient and is against adding additional homes in the area they serve.

Commissioner Jackson closed public comment.

Commissioner Eyre asked for clarification on the setbacks. The line in the plan is not an easement, it's a survey line. Kim Struthers explained that as this is a concept plan, utilities information is not required.

Commissioner Eyre clarified the connectivity requirements, explaining that they are heavily vetted and are in place for emergency and safety reasons as well as traffic dispersal. The road connection is a requirement that he supports.

Commissioner Lockhart asked about a previous request for higher density that was denied. Struthers confirmed that it was the same parcel, but that this request conforms with the general plan's density designation, while the previous request wanted to increase to high-density levels.

Commissioner Jackson asked the developer about the insufficient amenities. Brian Kartchner, CEO of Symphony Homes explained that he has done developments similar to this one with more homes per the same amount of amenities. He thinks that the amenities are sufficient and that nine additional lots won't overload them. Commissioner Everett asked why the amenities justify the extra lot. Kartchner said he can't speak on if the amenities are being overused currently, and that he worries about adding costs to residents by overbuilding amenities.

Commissioner Eyre asked about the previous combined lots. Kartchner explained that one resident wanted a larger yard, so two lots were combined into one on their behalf. Commissioner Eyre argued that as it was a business decision on the part of the company, and they still made money off the sale of the lot, it doesn't justify granting an extra lot now. Commissioner Everett agreed. Kartchner argued that overall density should be considered.

Commissioner Lockhart asked what improvements to the road justify the additional lot. Gary Ellis clarified that paving the road was the only included road improvement, but that it was a master plan road, which will require more right-of-way than what is typical.

Jacob Curtis mentioned that the subdivision is a unique case in which there are only single family homes, so amenities requirements are different. The only requirement was having 20% open space; the pool they built was not a requirement for the development, thus while heavily used, the amenities are overbuilt according to city standards.

Kim Struthers explained that the road needs to be widened no matter what, the city can either let developers do it or do it themselves.

Motion for item 3.1: Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that it is consistent with the goals and policies of the general plan, that it is consistent and compatible with the general plan land uses of nearby and adjoining properties, that the property subdivision zone change is suitable in size for the uses requested and there is a suitability for the existing uses identified by the general plan. He included all DRC comments. Commissioner Eyer seconded the motion.

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

Motion passed unanimously.

Commissioner Lockhart asked for clarification about the justification, or lack thereof, for the additional lot. Commissioner Everett explained that because combining the lots on the previous development was a business decision, not a city decision, the city has no obligation to take it into consideration. Commissioner Jackson agreed for the most part and added that he doesn't want to set precedent for density swaps. Commissioner Everett didn't think the nine lot plan was justified. Commissioner Lockhart mentioned that if this had been included in the original master plan, she would understand the argument, but since this is a separate area plan, she doesn't think they are comparable. Commissioner Eyre said that this example is relatively insignificant in the grand scheme of things, but he is against setting precedent. Commissioner Everett wondered why an 8-lot plan wasn't prepared and presented to the council.

Motion for item 3.2: Commissioner Eyre moved to give a negative recommendation to the Lehi City Council with the findings that the proposed concept is not consistent with the Lehi City development code and that the proposed concept does not conform with the goals and policies of the general plan. He included all DRC comments. The Commission is specifically giving a negative recommendation to the 9-lot plan, the bonus density granted for road improvements is something the Commission agrees with. Commissioner Everett seconded.

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

Motion passed unanimously.

3.3) Public hearing and consideration of Symphony Homes' request for approval of the Lehi Terrace Plat Amendment removing two lots from the Lehi Terrace Subdivision located at approximately 2900 North and 1080 West.

Jacob Curtis presented the item.

Jared Schmitt was present, representing Symphony Homes. He had no additional comment.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Eyre moved to approve the proposed plat amendment with the findings that the proposed plat amendment decreases overall density and still complies with the requirements of the community, and that the proposed subdivision does meet the requirements of the development code. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

3.4) Public hearing and consideration of Steven Kelly's request for approval of exceptions to the building elevations for the Ember Hotel site plan located at 26 East Main Street.

Jacob Curtis presented the item. Two exceptions are being requested: to allow siding with a historic-style mural where the wall is visible, rather than having it be brick, and lowering the glass requirement to 36% rather than 50%, as there are concerns with fire and power equipment.

The applicant, Steven Kelly, was present. He explained that the power boxes are located close to the front of the building on one side, and thus that glass needs to be fire grade, and can't match the initial design. He can't make the current windows larger as they are located where the shower units are in the hotel. He also showed how most of the side of the building is obscured by another building. He showed an example of what the wall would look like without the brick exterior of the rest of the building.

Commissioner Lockhart clarified that the side of the building that is mostly obscured is due to a previous Planning Commission decision.

Commissioner Everett asked if it was possible to put any more glass on the street-facing side of the building. Kelly explained that due to the location of walls in the hotel, and code requirements for awnings, there is currently no way to get more glass on the first floor of the building. Commissioner Everett asked if there could be more glass on upper floors of the building. Glass requirements only apply to first floors.

Kim Struthers explained that getting power to the building was difficult. The next door neighbors wouldn't grant an easement, so the power has to come from across the street.

Commissioner Kunze argued that she interprets the glass requirement as a way to break up the front façade of a building, and she feels that the parking lot entrance arch does that well enough without adding more glass.

The architect, Mr. Gilford, was present. He asked commission to consider the use of the building as a hotel, and to understand that larger windows in the bathrooms will become a privacy issue.

Commissioner Lockhart asked about the signage of the building. In addition to the mural, there will be other signs on the building, but Kelly was hoping that the mural would help convince the Commission that the exception is justified.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to approve the exceptions for glass and brick with the findings that the proposed use at the proposed location will not be detrimental to property or improvements in the vicinity and will not be detrimental to public health, safety, general welfare, or convenience, the proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of the code, and that the property on which the use or building is proposed to be established is of adequate size and dimensions to permit constructions of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area. She included all DRC comments. The applicant has exceeded standards in other aspects. The exceptions are also being granted due to the nature of privacy that should be understood under a hotel use, as well as for fire safety. Commissioner Eyre seconded.

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

Motion passed unanimously.

3.5) Public hearing and consideration of Enterprise Mobility's request for approval of the Enterprise Concept Plan located at 1552 North Boston Street, requesting an exception to have parking between the building and the street.

Jacob Curtis presented the item.

Commissioner Kunze asked which street the exception is for. It is only for Boston Street.

The applicant, Scott, was present. He explained that there are two reasons the exception is being requested. First, the setup in the plan allows for vehicles to be returned, rented, and taken care of in-house more efficiently by separating the areas. Second, it is safer, as it minimizes traffic near pedestrians and situations in which cars would need to be backed up.

Commissioner Jackson opened public comment.

There was one online comment from Madison Heiner. She thinks the business should find a different location if their business model doesn't fit the lot without an exception.

Commissioner Jackson closed public comment.

The Commission discussed the orientation of the lot.

Commissioner Everett asked the hours of operation for the business. They will be open 8AM-5:30PM. Cleaning will take place for up to an hour after close.

Commissioner Everett shared his appreciation of the public comment but stated that he likes the use for the area, and that a lot of the parts of the plan appeal to him. Commissioner Jackson

shared his opinion that code exceptions should be granted for projects that go above and beyond but happen to not check a particular box.

Commissioner Lockhart asked about particular parking stalls and if they were part of the exception. They were. Commissioner Everett asked if the business would be fenced. It will be.

The Commission considered granting only one of the exceptions. Commissioner Everett argued that the exception on the west would be good for the neighborhood, as it separates them from the business somewhat. After discussion, staff and the applicant explained that the arrangement of the parking spaces was intentional so as to keep them away from adjacent homes. The code allows for parking along the side by homes as long as the minimum twelve foot buffer is met. Commissioner Everett asked for more clarification on the locations of buildings and parking stalls.

City staff explained that there is precedent for the exceptions by showing a collision repair shop that is adjacent to the property.

The Commission agreed that the carwash building should swap places with the customer service building so it would be closer to Boston Street and protect residents from unwanted noise.

Motion: Commissioner Eyre moved to approve the exception to the parking standard, allowing parking between the street on both 1500 North and Boston Street, as well as the setback exception, noting that the access shown on the concept to 1500 North will not be granted, and that there will be some readjustment to the location of the building, the commission offers a strong recommendation to consider the layout with a heavy preference from the commission to put the carwash away from the residential side and towards Boston Street as they consider the future layout of the plan. He included all DRC comments. He included the findings that the proposed concept, while not being consistent with the Lehi City Development Code would allow for the applicant to build their business in a way that keeps safety in mind as well as mobility for traffic flow, that the proposed concept does conform to the goals and policies of the General Plan. Commissioner Kunze seconded.

Vote: Commissioner Lockhart, no. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed four-to-one, with Commissioner Lockhart against.

3.6) Consideration and recommendation of DR Horton's request for review of revisions to Inverness Preliminary Plat D adding 12 lots from Inverness Plat 6.

Jacob Curtis presented the item. Flexibility to move lots around previously was granted. Lots had to be rearranged due to grading issues on the property.

Landon Larson was present representing DR Horton.

Commissioner Lockhart asked about the changes to the plan being made. Townhomes are being relocated to another area that also contains townhomes.

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 the proposed revised preliminary subdivision meets the requirements of the Skye Area Plan, the proposed subdivision meets the requirements of the Lehi City Development Code in regard to subdivision approvals. She included all DRC comments. Commissioner Everett seconded.

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

Motion passed unanimously.

3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 19, Renewable Energy System Regulations, to remove references and requirements for being a conditional use.

Jacob Curtis presented the item. This is part of the ongoing overhaul of code to get rid of conditional uses. The biggest changes are to wind power facilities. The chapter is rarely used.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that this is in conformance with the purposes intent and provisions of the General Plan and its various elements, and that this is part of a longstanding effort to clean up code, bring it up to date, and eliminate things that are superfluous and/or tied to conditional uses that don't need to be tied to conditional uses. He included the one DRC comment. Commissioner Kunze seconded.

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

Motion passed unanimously.

3.8) Public hearing and recommendation of Lehi City's request for a review of a Development Code amendment to Table 05.040-A Residential Bulk and Intensity, reducing the setback for remodels and additions in the RA-1 and R-1-15 zones.

Jacob Curtis presented the item. Very minor changes have been made. Superscripts have been added to indicate allowances to certain zones. This is on the behest of City Council.

Commissioner Lockhart asked why setbacks can be changed or ignored after certain periods of time. Kim Struthers explained that it encourages people to age in place by providing flexibility

for people who may otherwise need to move. Commissioner Lockhart asked if this change was being made for a single applicant. Struthers explained that it is not; the goal was to make setbacks more equitable across zones. He clarified that this part of code doesn't get utilized very often.

The commission discussed if the determined waiting periods made sense in relation to the stated goals of the change. Commissioner Eyre asked if the setbacks are dependent on the type of addition. They are not. Commissioner Lockhart doesn't think the argument of aging in place is valid if the setbacks change after two years. Commissioner Everett clarified that the change is to adjust all zones to the same requirements. Commissioner Jackson suggested more research and a work session overview.

Commissioner Lockhart recommended changing setbacks so that they are consistent. The council discussed the merits of changing the code versus completely overhauling it. City staff mentioned that changing setbacks may encourage the construction of detached ADUs. Commissioner Lockhart argued that arbitrary setbacks are a violation of landowner rights. She thinks that setbacks should have firm reasoning behind them. The commission discussed the origin of setbacks (New York City, where they were implemented to ensure sunlight still made it to the street with the advent of skyscrapers), and their current purpose.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to give a negative recommendation to the Lehi City Council with the findings that while the intent to conform with other areas of the code is appreciated, this update is not needed, doesn't solve problems, and creates more questions than it answers. She recommends staff and City Council to look at setbacks overall, with the intent to keep them the same from the beginning in order to be consistent in what rights are allotted to property owners. Commissioner Lockhart seconded the motion.

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

Motion passed unanimously.

3.9) Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 12, to add requirements for retaining walls.

Jacob Curtis gave a brief overview of the item before turning it over to Gary Ellis. The goal is to increase safety. The biggest change is that rock and boulder walls are no longer allowed if they are over four feet tall. Up until now, the city has had no specifications or guides for developers to consult before building.

Commissioner Lockhart asked if the code applies to retaining walls under four feet. It does not. Walls are measured from the base to the height of the retained earth.

Commissioner Kunze asked if there had been any issues with retaining walls. There have been in Traverse Mountain. Gary Ellis explained that there is worry over improperly constructed walls, especially when it comes to earthquakes, landslides, and erosion.

Commissioner Everett asked why landscaping walls were not allowed to be more than four feet. Ellis explained that there needed to be a line drawn somewhere, and it ended up at four feet. Anything taller will need to be approved for a building permit. Commissioner Everett didn't like adding restrictions to walls built for aesthetic purposes, but understood regulating walls built for structural stability. Ellis clarified that four feet is the standard code for surrounding cities.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed development code amendment will increase the safety of development on and near hillsides by requiring higher levels of engineering with retaining walls, 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 Kunze seconded.

Vote: Commissioner Lockhart, yes. Commissioner Everett, no. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed four-to-one, with Commissioner Everett against.

4. City Business

There will be a work session on August 7th, which will focus on the SHAR overlay zone. There will be a historical marker unveiling on August 7th at 7:00 p.m. Commissioner Everett will be absent.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Lockhart seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:00 p.m.

Approved: August 28, 2025

Attest:

Gregory Jackson, Commission Chair

Kate Morgan, Deputy City Recorder