



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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **September 25, 2025**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Gregory Jackson, Commission Chair
Tyson Eyre, Commissioner
Nicole Kunze, Commissioner
Emily Lockhart, Commissioner
Ken Roberts, Commission Alternate

Members Absent: Brent Everett, Commission Vice Chair
Beau Jones, Commission Alternate

Others Present: Mike West, Planning Manager; Brittney Harris, Planner; Gary Ellis, City Engineer; Craig Chambers, Assistant City Attorney; Nate Purser, Assistant City Attorney; Teisha Wilson, 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 August 28, 2025 meeting

Motion: Commissioner Eyre moved to approve the minutes as presented. Commissioner Lockhart seconded.

Vote: Commissioner Roberts, 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 Austin Cooper's request for review of R-1-22 (residential/agriculture) zoning for the JDH Olson Annexation, approximately 5.08 acres located at approximately 1500 South 1100 West.

Katie Bussell presented the item. The planning commission must determine if the requested zoning for the annexation complies with the General Plan. The designation of R-1-22 fits the General Plan designation as very-low-density residential agriculture.

The applicant was present but had no additional comments.

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 application does conform with the goals and policies of the General Plan. Commissioner Kunze seconded.

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

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

Motion passed unanimously.

3.2) Public hearing and recommendation of Jordan Lee's request for review of the Lee General Plan Amendment on 0.50-acres located at 1035 West Main Street, changing the land designation from MDR (medium density residential) to Commercial.

Katie Bussell presented the item. She explained that other projects in the area have had zone changes to a non-residential use. The applicant is seeking a zone for office/warehouse use.

Robert Lee was representing the applicant. He stated that they intend to have an office space for their real estate/property management company, and a warehouse with indoor storage for equipment for lawn care and handyman services.

Commissioner Jackson opened the public hearing. There were no comments. Commissioner Jackson closed the public hearing.

Motion: Commissioner Roberts moved to give a positive recommendation to the City Council for the Lee General Plan amendment on 0.50 acres located at 1035 West Main Street, changing the land use designation from MDR (medium density residential) to Commercial, with the findings that it won't negatively impact the neighbors; that it's consistent with the General Plan, that the site is physically suitable in terms of the design, location, shape and operation for what Mr. Lee has said, and include all Development Review Committee Comments. Commissioner Eyre seconded the motion.

Commission Eyre requested that the findings of consistency with the General Plan be removed because it's not in conformance with the General Plan.

Commissioner Jackson noted that there were no concerns from the public.

Amended Motion: Commissioner Roberts amended the motion to include Commissioner Eyre's comments. Commissioner Eyre seconded the amended motion.

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

Motion passed four in favor, one against.

3.3) Public hearing and consideration of Life Time Fitness' request for approval of the Life Time Fitness Concept plan seeking an exception to having parking between the building and the street located at approximately 300 East Traverse Terrace Drive.

Katie Bussel presented the item. The applicant would rather place the building closer to the highway. It is adjacent to a planned trail corridor. The intent of the code is met as the building will be accessible via trail.

Commissioner Eyre asked if the trail went through an underpass. He asked why the road tapers at that point. It is to lessen the distance for pedestrians.

Commissioner Lockhart asked if the applicant was overparked. Bussel said the applicant would likely be able to speak on that.

The applicant, Dan Beavers, was present. He clarified that the crossing is at grade, not an underpass. He explained that the project is over what the city requires, but to his knowledge there is no maximum limit to parking. The number of slots is to maintain consistency with other Life Time Fitness centers.

Beavers showed the floorplan of the building. There would be one entrance to the North that all clients would use. He explained that they are trying to engage more with the green space than with the street. The orientation is due in part to grading issues.

Commissioner Lockhart asked if there was a plan for bike parking. He explained that there will be bike parking along the greenway, as well as a northeast corner of the building. Commissioner Lockhart asked if an exception had been requested for the bike requirement. It has not. Beavers plans on meeting the minimums.

Commissioner Eyre asked if the layout is necessary or if the pool and building could be swapped. It is laid out intentionally to streamline pedestrian access. Swapping them would require the interior of the building to be flipped as well.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to give approval with the findings that the concept exception will still allow pedestrian access to the building, that the concept is consistent with the Lehi City Development Code and conforms with

the goals and policies of the General Plan. She included all DRC comments. Commissioner Eyre seconded.

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

Motion passed unanimously.

3.4) Public Hearing and Consideration of Jonny Warner's request for approval of a conditional use for Warner Transport & Dirt Storage located at 7491 W 8179 N (approximately 800 E 850 S).

Katie Bussell presented the item. The intent of the applicant is to use the house on the property as an office, while partitioning off the rest of the lot to hold fill material, which is a conditional use in a light industrial zone. The applicant is still working through DRC comments.

Jonny Warner, the applicant, was present. He explained that previously they had not been following all rules and guidelines on the parcel, and that they are dedicated to following those and creating an improved space. He wants to make it an accessible area for the city and the residents by opening up an alternative to a similar business on the other side of the city.

Commissioner Lockhart asked about what issues there were previously, and the steps taken to come into compliance. One issue was zoning, which he is trying to rectify tonight. His neighbor's biggest concerns were dust and oil spills. He has since gotten a water tank and on paper has promised to run it a minimum of four times a day but plans on watering as often as the tank fills. They plan on containing oil to prevent spills. Commissioner Lockhart appreciated the plan and asked if employees were properly trained. Warner is planning on having a meeting with his employees as soon as they are on the lot. Additionally, he will be taking speeding concerns very seriously and plans on dealing with any complaints immediately. Commissioner Lockhart asked about hours of operation. Warner plans on his employees showing up at 6:00 a.m. and the business will go until 7:00 p.m. He clarifies that employees would park in front of the house, and it likely wouldn't be used as an office. Semi-trucks and dump trucks will be on the east side of the property. Between the business and the nearest neighbor will be Warner's residence. There will be a twelve-foot wall, and different materials will be divided by concrete walls, providing an additional layer of buffering.

Commissioner Eyre asked about Warner's business model. There will be third parties hauling materials in. Commissioner Eyre asked if there was a designated haul route. There is nothing official, but Warner has one picked out. His ideal main route would come off Pioneer Crossing to Center Street, drive to 700 South, and then to the business. This is the route they used previously before they had to move off the lot. Commissioner Eyre requested a formal haul route be implemented that his employees are trained on, as well as a plan to give to customers.

Warner shared that he thinks that having a concrete recycling facility in the city will be beneficial, as the nearest one is in Pleasant Grove currently.

Commissioner Jackson explained that as this is an administrative item, it will pass as long as the Commission can guarantee quality of life for neighbors. As he sees it, Warner is largely in

compliance already. Warner shared that he feels that he is being asked a lot for a small developer and would appreciate some lenience.

Commissioner Kunze asked about the timeline for the thirty trees. Warner said that he could take care of it by next week if that's what the commission would prefer.

Commissioner Jackson asked staff if the DRC comments were requirements for this approval, or if they were made with a more long-term evolution of the business in mind. They were put in place with a long-term vision in mind.

Commissioner Roberts asked if it would be open to larger companies in addition to residents. It will. Commissioner Roberts requested that Warner let his bigger customers know about the proper haul routes.

Commissioner Lockhart asked if the future use for concrete would have to be reapplied for or if it was included in today's item. Struthers clarified that the intent was to approve everything tonight. Warner clarified that the facility will only be recycling concrete, not manufacturing it.

Commissioner Jackson opened public comment.

Kenneth Glade was supportive of the applicant. He thinks the city is being hypocritical by requiring dust mitigation. He had additional comments about Strata Industries.

There was one online comment from Loraina Beale who lives adjacent to the property. She is mostly in support. She states that she will not be consenting to any reduced buffering, but she thinks requiring thirty trees is excessive. She also doesn't see the point of requiring curb and gutter when there are no storm drains. She is concerned about groundwater contamination, but her conversations with the applicant assure her that Warner will be taking care to mitigate that. She shared concerns over dust mitigation.

Commissioner Jackson closed public comment.

Kim Struthers said that concrete recycling would likely fall under the current conditional use being asked for, as there is no specific concrete recycling use in code. Commissioner Lockhart requested that it be mentioned specifically in the motion. The commission discussed what would happen in the future if Warner wanted to branch out into concrete manufacturing.

Commissioner Eyre thanked Warner and Glade for their comments on consistency. Struthers addressed the comments on Strata by saying that water had recently been dedicated on their property that would help mitigate dust. Commissioner Lockhart asked if Struthers knew if payments had been made. Struthers was uncertain.

Motion: Commissioner Eyre moved to approve the conditional use request including the storage of rocks, gravel, and topsoil in a light industrial zone as is permitted as a conditional use in the Lehi City table of uses. He included all DRC comments and the findings that the proposed use at the proposed location will not be detrimental to property or improvements in the vicinity, that 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, that the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties in the area.

Commissioner Lockhart asked that concrete recycling be added to the motion, but not concrete manufacturing.

Amended Motion: Commissioner Eyre moved to approve the conditional use request including the storage of rocks, gravel, and topsoil in a light industrial zone as is permitted as a conditional use in the Lehi City table of uses. Additionally, it includes concrete recycling. Concrete manufacturing is not permitted and if the applicant wishes to expand into concrete manufacturing, he may come before the Planning Commission again after having properly noticed his desire to make the change. He included all DRC comments and the findings that the proposed use at the proposed location will not be detrimental to property or improvements in the vicinity, that 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, that the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties in the area. Commissioner Lockhart seconded.

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

Motion passed unanimously.

3.5) Public hearing and recommendation of Perry Developments' request for review of the Bull River Road General Plan Amendment on 1.48 acres located approximately 400 West Bull River Road changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential).

Katie Bussell presented the item. The current designation would allow for four total homes, while the proposed designation would allow for 17 units. The submitted layout has 14 units.

Lindsay Neeve, representing Perry Homes, was present. She mentioned that she's looked into different amendments that have been petitioned for the plot, and that the throughline was fears of impacting residents in the adjacent neighborhood, specifically their view of the corridor. She argued that the layout presented provides more protection for existing residents than a development that only contained four units and ADUs. She explained that she held a meeting with homeowners who had concerns, and that their primary concerns were traffic. In the development there is no vehicular access, with the potential of not having a pedestrian access point either. This would also prevent parking concerns for the neighborhood. She provided a visual aid of the potential view as opposed to the view that would result from the current density allowance. She shared that she is willing to reduce the number of units to 12 if needed. The

development would meet the city's standards for affordable housing, and Perry Homes is willing to make stipulations that enforce ownership rather than rentals.

Commissioner Eyre asked how the developer was planning on restricting properties to owner-occupancy. Neeve stated that they can require it on the first sale, but what happens after that is beyond Perry. The development would be under an HOA.

Commissioner Jackson opened public comment.

Allen Hall lives South of the property. He doesn't trust Perry Homes. He thinks that if preserving the view was a major concern they would build ramblers. He argued that the amendment is inconsistent with the development code. The development will be adjacent to the cul-de-sac he lives in, and he feels like there is density encroachment by having it so close to low density residential property. He also worried about introducing high turnover rate and instability in the neighborhood. His property is adjacent to where the development would be, and he feels like there will be privacy issues due to this. He worries about circulation and parking deficiencies as well.

Marshall Gary shared that restricting pedestrian access would reduce the ability of people to get around, especially children. He thinks it would be a clumsy move, and that if parking is an issue, it should be addressed directly. He shared that building more parking invites more traffic, and that providing access to alternative methods of transportation would help with the problem more. He argued that traffic stems from parking, not the other way around.

Matt Sandrine lives in the same neighborhood as Allen Hall. He has the same concerns that Allen has. He shared that the foot access that is currently there is highly used, and that cutting it off will restrict that amenity.

Matt Burgess also lives in the neighborhood. He is concerned over traffic and pedestrian safety. He argued that people live in the neighborhood partly due to the zoning, and that changing that would be unfair.

Dave McAllister lives adjacent to the property. He shared concerns with his neighbors. He wonders why this property wasn't developed with the rest of the neighborhood. He thinks it should remain low density.

Melissa McAllister lives adjacent to the property. She shared that Perry Homes originally promised that the property would be a park, and not high density housing. She is concerned about decreasing home value.

Kurt Dowell lives down the street from the cul-de-sac. He is worried about parking in the cul-de-sac. He would like a fence installed if homes are developed. He doesn't think there should be a pedestrian walkway if high density housing is built.

Breanna Wood lives down the street as well. She mentioned that children in the neighborhood currently use the lot as a bike park. She would like to see the land developed as a park. She also thinks that the land down Bull River Road where there is already high density housing would be a better location.

Jamie Anderson lives in the cul-de-sac. He worries about installing an island of high density housing in a low density area. He worries about children and traffic.

Scott Collins lives in a nearby cul-de-sac. He urges a denial of the request. He clarified that many neighbors couldn't attend the meeting that Perry Homes set up, and that there are many concerns that are unaddressed. If the high density housing goes through, he requests that Bull River Road be widened. He also expressed mistrust of Perry Homes due to past conversations. He has concerns over drainage. He mentioned that there have been attempts to develop commercial on the property, which have been turned down by the city council due to many of the same reasons that have come up during the discussion.

Corrine Collins lives in a nearby cul-de-sac. She echoes the feelings of mistrust toward Perry Homes. She is not opposed to development of the property as long as it stays low density. She worries about schools being overcrowded. She also echoed safety concerns for kids. She sees no benefit to the public.

Kenneth Glade is a Lehi resident. He is concerned over incompatibility in zoning districts. He went on a tangent related to item 3.6 and was asked to stay on topic.

Callie Laniger is a Lehi resident. She feels it is unfair to change the density after the rest of the land has been developed. She is worried about getting home from school if Bull River Road gets any busier.

There were four online comments.

Mark Stillings feels like Perry Homes is only trying to maximize profits, and that it shouldn't be allowed by the city.

Scott M.T. is opposed as it changes the makeup of the neighborhood and will increase traffic. He also has concerns over additional foot traffic.

Layne and Lana Simmons own a home nearby that will be affected by the zone change. They have traffic and parking concerns.

Jared Peterson is also against the rezoning. He thinks the existing general plan should be followed. He doubts that the townhomes would be attainable or affordable if they are approved.

Commissioner Jackson closed public comment.

Lindsay Neeve returned to the stand to address questions and comments. She clarified that there would be no vehicular access through the cul-de-sac. She explained that the visuals she is showing are accurate and not intended to deceive. She can't speak to Perry Homes' past, as she wasn't part of the company at the time. She explained that it may not be immediately beneficial to the existing neighborhood, but that it will help fulfil the statewide goal to create varied housing (including affordable and attainable housing) throughout the state. She discusses that this is the aspect of the general code the company is trying to follow. She argued that high-density uses are a typical transition from low density to commercial zones.

Commissioner Kunze asked why the land wasn't developed with the rest of the land. As far as Neeve can tell, Perry acquired the land pre-subdivided. Commissioner Jackson asked when Perry acquired the property. Neeve didn't know. Commissioner Jackson asked if a park was promised in the past. Neeve can't speak to that personally, but she didn't see anything in the old plans for a park, just commercial options. She said that Perry Homes isn't doing this for a money grab and also argued that building high density housing wouldn't affect surrounding property values.

Commissioner Jackson asked Neeve to speak on potential drainage issues. Neeve explained that Perry Homes is happy to incorporate and accommodate for drainage based on engineering reports they have received.

Commissioner Roberts asked for clarification on how many homes the developer was willing to go down to. Neeve said that Perry Homes is willing to go down to twelve units. Commissioner Roberts asked why a plan for four residential homes wasn't brought in. Neeve explained that she was looking for what would be the best outcome. She thinks that in regarding infrastructure and landscaping, the townhomes suit the area better.

Commissioner Eyre discussed his discomfort with allowing a 200% increase (when potential ADUs aren't taken into consideration), as it feels like an overreach to him. It would create a change in the character of the neighborhood. He clarified that the anyone in the city is allowed to ask for a change in density, not just developers. It is a land right within the code, not something exclusive.

Commissioner Lockhart asked Gary Ellis for more information on Bull River Road. Ellis explained that the road is marked as a residential road on the master plan. It doesn't have the curb and gutter built out on either side yet and it is currently more of a ribbon road. He can't speak to whether any traffic studies have been conducted on it. Commissioner Roberts clarified that Perry Homes would be responsible for curb and gutter on the South side of the street and asked who would be responsible for the North side. It would fall on the city. Commissioner Roberts asked if there were plans to finish that. Ellis said that there likely were, but not any time soon. Commissioner Lockhart mentioned that the city doesn't own the North side of the street and that there likely are complications due to different governmental entities.

Commissioner Jackson explained that the city doesn't choose which proposals are submitted, as the ability to submit a proposal like this is a constitutional right. He clarified how often Perry Homes is able to come before the city with concepts. He explained the difference between an administrative and a legislative item. He discussed how the plan is both in code conformance in some way and out of code conformance in other ways, specifically in regard to ADUs. Commissioner Eyre added that the Commission doesn't take property value into consideration. He also shared that historically in Lehi building new high density homes has not decreased the land value of surrounding properties.

Commissioner Lockhart discussed the General Plan, and how the creation of islands of density goes against that. She thinks the threshold for changing the General Plan should be very high, as it is what residents rely on.

Motion: Commissioner Lockhart moved to give a negative recommendation to the Lehi City Council with the findings that the proposed amendment is not in

conformance with the purposes, intent, and provisions of the General Plan and its various elements, and the proposed amendment is not consistent with the land uses of nearby and adjoining properties. She included all DRC comments. Commissioner Roberts seconded.

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

Motion passed unanimously.

Commissioner Lockhart urged the gathered residents to make their opinions known with their city representatives. Commissioner Jackson suggested citizens contact their state legislators to return control to municipalities.

3.6) Public hearing and recommendation of Lehi City's request for review of the Starter Home Attainable Residential (SHAR) ordinance creating an opportunity for the development of small single-family homes.

Motion: Commissioner Eyre moved to take a five minute restroom break. Commissioner Lockhart seconded.

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

Motion passed unanimously

The Planning Commission took a brief recess at approximately 9:07. The meeting resumed at approximately 9:13.

Commissioner Jackson requested a brief history of the evolution of the SHAR for the gathered citizenry. Kim Struthers explained that the state requires all cities to have a moderate income housing plan, and that one of Lehi's goals was implementing some kind of overlay zone that would help with the creation of affordable housing. Previously it was known as the Critical Housing Overlay Zone (CHOZ). The city was going to identify different areas in which the overlay zone could be applied in order to increase density above what the general plan had. One of the original goals was to maintain owner-occupancy. The intermediate draft, the Affordable Housing Overlay Zone (AHOZ), started discussing practical ways to limit the price of homes by limiting the size of buildings and lots. The current iteration is trying to incorporate as much of the feedback as has been given up to this point.

Commissioner Lockhart clarified that all previous iterations have been unanimously negatively recommended.

Commissioner Kunze asked what the time requirement was from the state to meet our moderate income housing goals. Struthers explained that the city reports annually to the state. He thinks that as long as the state can see that the city is making progress and talking about the issue, the city will be okay. He doesn't think there is a timeline. Struthers clarified that the city is trying to make a bottom-up solution rather than having the state mandate a top-down approach.

Katie Bussell presented the SHAR in its current form. It is a voluntary ordinance that would only be allowed in R-3, R-2, R-1-Flex, R-1-8, R-1-10, and R-1-12 zones. It would grant a 150% density bonus, so long as the lots meet all the requirements of the SHAR: that the lots are less than 6000 sq ft, that the homes are less than 1200 sq ft without a basement or less than 1000 sq ft with a basement, that the homes shall be owner-occupied, and that the homes be sold for \$400,000 or less. Applicants will submit concept plans that will be reviewed by city staff and then city council. If the council approves the concept plan, they will direct staff to write a development agreement, the concept plan and development agreement will go through planning commission and city council.

Commissioner Lockhart asked for clarification on zoning specifics. Anything 12,000 sq ft or less can apply for it.

Commissioner Kunze asked if there were any undeveloped areas that could be used for this. Bussell explained that there are.

Commissioner Lockhart clarified that it was quarter acre lots that would be allowed for the benefit of those here for previous items. She asked what the rights were for an overlay as opposed to normal zoning. Struthers explained that applicants would have to go through a development agreement process rather than just using the allowed zoning. Commissioner Lockhart worries that developers will use this as a green light. She asked how the city could prevent developers from using this if needed. Struthers explained that the ordinance requires a development agreement, which the city has no obligation to sign. He describes it as more of a potential tool than a built in aspect of development.

Commissioner Roberts asked if the ordinance would duplicate legislation on the books for PRD/PUD. Struthers explained that the SHAR has a different purpose despite having a similar function.

Commissioner Eyre mentioned that he doesn't love the way that the verbiage used in the report analysis for density bonuses, but he is fine with the way it's written in code. He asked if ADUs could be limited on the properties, especially considering state code. Struthers explained that the lots have to be under 6000 sq ft as state code mandates ADUs be allowed on lots 6000 sq ft and up. Commissioner Eyre also had some issues with rounding up to the nearest whole number rather than just rounding to the nearest whole number.

Commissioner Roberts asked why ADUs wouldn't be allowed. Struthers explained that the city is allowed to approve ADUs on lots smaller than 6000 sq ft, and that the city wouldn't approve ADUs for SHAR lots.

Commissioner Lockhart asked how the SHAR would intersect with the established density map of the city, and if it would be compromised. Struthers explained that densities are determined by utilities, and that they plan for maximum capacity. Now they are working off the assumption that at least half the lots that are allowed to have ADUs will once the city is built out. The overlay may be rejected based off a utility shortage. Commissioner Lockhart worried about the increased impact fee that would be put on developers, and that it would discourage developers from using the tool. Gary Ellis stated that he wasn't sure the impact fees would be increased. He explained

that there has been extensive testing done by the engineering department, and that is part of why the zones that were selected were included.

Commissioner Eyre asked if the SHAR could be stacked with a PDU. Struthers explained that intent-wise, no, but that it should be stated explicitly in code. It would be difficult to achieve. Commissioner Eyre asked if the SHAR was limited to detached single-family homes. It is.

Commissioner Jackson opened public comment.

Kenneth Glade stated that he liked the idea of just giving lip service to the state rather than making concrete progress towards state-mandated goals. He mentioned a statement Brittney Harris had made over a year ago regarding a previous and outdated version of the SHAR. He sees the overlay as the city assisting developers in stealing property value from current landowners. He opposed the idea of a housing authority. He thinks the SHAR is an example of city employees only caring about future residents rather than current residents.

Laura Stevens is a Lehi resident. She thinks the only upside of implementing the SHAR would be the increased chance to receive help from UDOT. She thinks the target price of \$400,000 wouldn't be maintainable in the long run with inflation. She also argues that \$400,000 is not affordable. She worries that developers will not have to be open about whether they are using SHAR or not. She worries that this will decrease the amount of leverage the city has to build and maintain infrastructure.

Larry Hadfield worries that there are houses larger than 6000 sq ft in Lehi, which would be the entire lot. He thinks requiring 20% open space is contradictory when there are parks nearby. He worries that the whole city will become smaller lots. He shared a story about vandalism in his neighborhood. He doesn't think the lot size is big enough for a family.

Marshall Gary challenged everyone present to challenge their own thinking and learn more. He mentioned that he's been learning a lot about housing. He suggested the city look at what other municipalities are doing and learn from them. He suggested looking into incremental development. He worries that the ordinance is too restrictive and that it won't be practical or scalable. He asked why attached units couldn't participate. He asked about setback requirements. He asked why they were only for sale rather than working to create low rents. He wanted to know where the price point of \$400,000 would come from and worried that it would be too concrete. He thinks a percentage would make more sense. He worries that there will be too many applicants and that the required public hearings will be too large of an obstacle for smaller or individual developers.

There were two online comments.

Megalyne Sayre said that this would be a godsend to people trying to get out of apartments.

Leah Ludlam said that the proposal was amazing and would help with economic diversity in the city.

Commissioner Jackson closed public comment. He expressed his gratitude to everyone for commenting. He warned Kenneth Glade that his comments bordered on slander. He expressed his appreciation for Brittney Harris.

Commissioner Eyre asked where a planned community would fit into the ordinance. If a home in a planned community was destroyed, would the landowner be able to take advantage of this during reconstruction? Katie Bussel explained that the SHAR will only apply to specific residential zones. Commissioner Eyre mentioned that that alone wipes out huge portions of the city for availability. He asked if in a zone where the SHAR was permitted a homeowner could use this to develop their own property. Kim Struthers explained that the property would need to be big enough to be subdivided. Commissioner Eyre asked about the possibility in general. He asked if it was for developers or also for current owners. He shared that he doesn't disagree with the sentiment of the comment that value is being stolen by developers through this tool, but he challenges the thought process, as it is available to everyone for use, not just developers.

Commissioner Lockhart discussed a comment about how these things are handled under the table. She mentioned that a state law recently passed that required all development agreements to come before planning commission. From her discussion with the sponsor of the bill, the intent was to create an additional public hearing for development agreements in order to increase transparency. She explained that the development agreement would also then have to go to city council, which is also an open public meeting. She wanted to clarify the process for those who may be confused by it. She also discussed the comment about how the goals are tied to infrastructure funding. She mentioned that many people are confused as to why Lehi is bringing this up, and she says that the infrastructure funding is a major part of it. She argued that it would be better for Lehi to seek other ways of attaining the funding or find other sources of funding rather than pass something that is so challenging for so many residents.

Commissioner Jackson really doesn't like the deed restrictions. They are a deal breaker for him.

Commissioner Eyre mentioned that the SHAR likely wouldn't see a lot of use in R-2 and R-3 zones, as those zones would give them higher density anyway. He thinks including them is silly. Effectively, he only sees the R-1 zones as being feasible and regularly used. He also worries about having to change the \$400,000 price point constantly. He likes the ambition of the project but doesn't feel like it's ready.

Commissioner Roberts has an issue with the price point as well. He loves the thought of creating a tool like this but feels like this will be ineffective.

Commissioner Jackson pointed out that the project has always felt geared toward developers and wondered if it was more geared toward homeowners if it would be more appealing.

Commissioner Kunze didn't think that developers would take advantage of the ordinance, as there is no guarantee that they will make money. She agreed that a percentage would be better than a fixed price point. She also likes the spirit of the project.

Commissioner Eyre mentioned that if the point was to only appease the state legislatures, the city would pass something unusable rather than keep working on it.

Commissioner Lockhart agreed that perpetual deed restrictions would be unenforceable unless the city was prepared to spend a lot of money in order to police where people live. She sees this as an increase of government power and an overreach.

Motion: Commissioner Lockhart moved to give a negative recommendation to the Lehi City Council with the findings that it is not in conformance with the general plan. She included all DRC comments. Commissioner Eyre seconded.

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

Motion passed unanimously.

4. City Business

Kim Struthers shared that the Utah Chapter Fall Conference of the American Planning Association is coming up on October 9-10 in Salt Lake City.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Roberts seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:15 p.m.

Approved: October 23, 2025

Attest:

Gregory Jackson, Commission Chair

Kate Morgan, Deputy City Recorder