

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **May 14, 2026**, in the **Lehi City Hall** located at **131 North 100 East**.

Members Present: Tyson Eyre, Commission Chair
Nicole Kunze, Commission Vice Chair
Stephen Su'a-Filo, Commissioner
Gregory Jackson, Commissioner
Beau Jones, Commissioner

Members Absent: Ken Roberts, Commissioner
Lindsay Gehman, Commission Alternate

Others Present: Gary Ellis, City Engineer; Katie Bussell, City Planner; Nate Purser, Assistant City Attorney; Kate Morgan, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Eyre welcomed everyone to the meeting, and excused Commissioner Jackson.

2. Consent Agenda

2.1) Approval of minutes from the April 2, 2026 meeting.

2.2) Approval of minutes from the April 23, 2026 meeting.

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

Vote: Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Su'a-Filo, yes.

Motion passed unanimously.

3. Regular Agenda

3.1) Public hearing and recommendation of Symphony Development's request for preliminary subdivision review of an update to Heritage Meadows, now a 15-lot residential development located at 1250 West and 800 North, including density in lieu for connectivity. (Tabled from the April 23, 2026 meeting).

Commissioner Kunze joined the meeting.

Russ Wilson, the applicant, was present.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Jackson moved to recommend approval with the findings that it is in accordance with the General Plan and the goals of the city. He included all DRC comments. Commissioner Jones seconded.

Vote: Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Su'a-Filo, no.

Motion passed with four in favor, one against.

3.2) Public hearing and consideration of Michael Southwick's request for preliminary subdivision approval of Southwick Estates Plat A, a 2-lot residential development located at 477 North 200 West.

The commission discussed setbacks. The plat has been readjusted since the DRC meeting, and all zoning requirements are still met.

Tony Trane was present, representing the applicant.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Jones moved to approve the item with the proposed subdivision does meet the requirements of Lehi City's Development Code in regard to subdivision approvals. He included all DRC comments. Commissioner Jackson seconded.

Vote: Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Su'a-Filo, yes.

Motion passed unanimously.

3.3) Public hearing and consideration of Gardner's request for a plat amendment to the View 21 East Plat Amendment, splitting one lot into two, located at 3543 West 1940 North.

Dane Dennison was present representing Gardner Group.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Su'a-Filo moved to approve the item with the inclusion of all DRC comments. Commissioner Jones seconded.

Vote: Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Su'a-Filo, yes.

Motion passed unanimously.

3.4) Public hearing and consideration of Grow Development's request for a plat amendment to the Gardner Point Phase 1 Parcel H Plat Amendment, adding an additional lot located at 3625 West 1500 North.

The Commission discussed the purpose of the lots, which will all be commercial.

The applicant was not present.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Kunze moved to approve the item with the findings that the proposed subdivision meets the requirements of the Development Code. She included all DRC comments. Commissioner Su'a-Filo seconded.

Vote: Commissioner Jones, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Su'a-Filo, yes.

Motion passed unanimously.

4. City Business

The next meeting will be held May 28.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:17 p.m.

Approved: June 11, 2026

Attest:

Tyson Eyre, Commission Chair

Kate Morgan, Deputy City Recorder