

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **May 28, 2026**, in the **Lehi City Hall** located at **131 North 100 East**.

Members Present: Tyson Eyre, Commission Chair
Nicole Kunze, Commission Vice Chair
Gregory Jackson, Commissioner
Ken Roberts, Commissioner
Lindsay Gehman, Commissioner
Stephen Su'a-Filo, Commission Alternate

Members Absent: Beau Jones, Commissioner

Others Present: Gary Ellis, City Engineer; Kim Struthers, Community Development Director; Jacob Curtis, 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 Jones.

2. Regular Agenda

2.1) Public hearing and recommendation of Terry Bishop's request for review of the Bishop Development Agreement, allowing to increase the number of lots in a subdivision to 13, for a 7-acre parcel located at 2424 West 900 North.

Jacob Curtis presented the item. Previously, the Commission approved a zone change. The City Council denied it and sent it back with instructions to enter into a development agreement instead.

Terry Bishop, the applicant, was present. He thanked staff for their work in creating the agreement.

Commissioner Eyre opened and closed public comment.

The Commission discussed the reasoning behind the number of lots and the explanation for the original zone change.

Motion: Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the Development Code amendment will

protect migratory birds in Lehi, that the Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.

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

Motion passed unanimously.

3.2) Public hearing and recommendation of Lehi City's request review of amendments to the Lehi City Development Code Chapter 35, Community Forestry, adding requirements for trees affected by migratory birds and clarifying the City's recommended public tree planting list.

Jacob Curtis presented the item. Minor changes to wording have been made, and a paragraph referencing federal and state laws protecting birds was added.

Jessica Smith, the applicant and an urban forester for Lehi City, was present.

Commissioner Eyre opened and closed public comment.

The Commission discussed the particulars of how this would affect development if it were invoked.

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 Gehman, yes. Commissioner Jackson, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3.3) Public hearing and recommendation of Lehi City's request for review of an amendment to Chapter 26 of the Development Code, Accessory Uses updating the requirements for Detached Accessory Dwelling Units (DADUs) to meet 2026 State Legislation.

Jacob Curtis presented the item. This update brings City Code into compliance with State Code.

Commissioner Eyre opened public comment.

Polo Su'a-Filo spoke. He is against the small lot size but understands that the purpose is to comply with State Code.

Marshall Gary spoke. He appreciates that this makes it easier to create DADUs, even though he is not in favor of the State forcing cities to change code. He asked the Commission if the city was in favor of DADUs or against them. He shared some recommendations from his reading list that

inform his opinions on this. He discussed incremental development, and provided a link to the Strong Towns website that offers resources to homeowners hoping to do incremental development on their properties (Exhibit A). He noted his confusion over the requirements for on-street vs. off-street parking.

Commissioner Eyre closed public comment.

City staff discussed the changes made, and sizing and setback issues that can arise from creating DADUs in small lots.

The Commission discussed the need to represent all citizens, who have varying opinions of DADUs. They then discussed the requirements for ADUs, including contents and height setbacks.

Motion: Commissioner Roberts moved to give a positive recommendation to the Lehi City Council with the findings that it will bring the city into compliance with State Code, that it will add clarity to the requirements for ADUs, and that it conforms to the general intent and purposes of the General Plan. He included all DRC comments. Commissioner Kunze seconded.

Commissioner Eyre asked for the formatting to be revisited.

Amended Motion: Commissioner Roberts moved to give a positive recommendation to the Lehi City Council with the findings that it will bring the city into compliance with State Code, that it will add clarity to the requirements for ADUs, and that it conforms to the general intent and purposes of the General Plan. He included all DRC comments. He requested that staff make formatting readjustments to help clarify the text. Commissioner Kunze seconded.

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

Motion passed unanimously.

3. City Business

Staff is trying to schedule tours of the sanctuary for the June 4, 2026 work session. There will be one regular meeting in June, which will be held on the 11th. The July work session has been cancelled.

4. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Roberts moved to adjourn the meeting. Commissioner Jackson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:39 p.m.

Approved: June 11, 2026

Attest:

Tyson Eyre, Commission Chair

Kate Morgan, Deputy City Recorder