

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **April 23, 2026**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Tyson Eyre, Commission Chair
Nicole Kunze, Commission Vice Chair
Beau Jones, Commissioner
Ken Roberts, Commissioner
Lindsay Gheman, Commissioner

Members Absent: Stephen Su'a-Filo, Commission Alternate
Gregory Jackson, Commissioner

Others Present: Mike West, Planning Manager; 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 Eyre welcomed everyone to the meeting, and excused Commissioner Jackson.

2. Consent Agenda

2.1) Approval of minutes from the March 12, 2026 meeting.

2.2) Approval of minutes from the March 26, 2026 meeting.

Commissioner Roberts noted that item 3.2 on the March 26, 2026 meeting was missing a second on the motion.

Motion: Commissioner Jones moved to approve the minutes with the noted correction. Commissioner Roberts seconded.

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

Motion passed unanimously.

3. Regular Agenda

3.1) Public hearing and consideration of Golden West Advertising's request for conditional use approval for a pylon sign for Smith's located at 3808 West Hardman Way. (Tabled from the March 12th meeting)

Commissioner Eyre noted that items 3.2 and 3.8 have been pulled from the agenda.

Mike West presented the item. Since the last time this item was seen, the store has begun construction. Previously 70 feet was asked for, but the applicant has brought it down to 50 feet. He showed the submitted drawings that display how the signs will look next to the road.

Rick Magnus was present representing Golden West Advertising. He explained that the freeway has also begun construction since the last time this item was seen. He argued that in order to give drivers enough time to make it safely to their exits, the sign needs to be seen from over a half a mile away. He explained that the original sign was 70 feet tall with an area of 900 square feet. The new design is 50 feet tall with an area of 400 square feet. This is above the maximum allowed height in code, but below the maximum area allowed. He went through the submitted drawings again.

Commissioner Roberts appreciated that the exits were highlighted in the diagrams this time. He discussed some of the larger signs in the city and shared that he likes the new design.

Commissioner Eyre asked if any part of the sign would have an electronic video component. The fuel gauge will be changeable, but it is not a video feed. Commissioner Eyre shared his appreciation for the work that has gone into this new proposal.

Commissioner Eyre opened public comment.

Hannah Horton commented online. She thinks the large size is not needed and would like to see the item denied.

Tyler Mabbey commented online. He is against the sign.

Theresa Smyth commented online. She would like to know where the 25 foot pylon will be located.

Commissioner Eyre closed public comment.

Rick Magnus returned to the stand. He said that the 25 foot pylon will be located on 3600. It is not up for approval as part of the item, as it is code compliant. He assured the Commission that public comments had been heard and listened to.

Commissioner Jones appreciated the work put into downsizing the sign. He felt comfortable passing the item, as he felt it was a good compromise between keeping signage small and allowing businesses to advertise.

Commissioner Roberts asked how the sign would be lit. Magnus explained that the lighting is LED and code compliant.

Motion: Commissioner Jones moved to approve the item with the findings that at the proposed location the sign will not be detrimental or injurious 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 this Code, that the property on which the 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 and the area. Commissioner Gehman seconded.

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

Motion passed unanimously.

3.2) Public hearing and consideration of Dan Beaver's request for approval of the LifeTime Fitness Site Plan exception to the 40% maximum EIFS/Stucco requirement located at 240 East Traverse Terrace Drive. (Tabled from the March 26th meeting)

This item was withdrawn from the agenda.

3.3) Public hearing and consideration of Holden Rockwell's request for approval of a conditional use for the Skull Valley Plat B Flag Lot located at 208 East 200 South.

Mike West presented the item. It is zoned R-2, which is consistent with the General Plan's designation as medium density residential. The lots meet the flag standard requirement. West explained that the code only allows a flag lot in cases where one lot is being subdivided into two lots. The additional lot shown on the diagrams is preexisting and was shown for context only.

Holden Rockwell, the applicant, was present online. He explained that the additional lot was included in the diagrams to show an easement.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Roberts moved to approve the item with the findings that it will not be detrimental or injurious to the property, that it will be located in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code. He included all DRC comments. Commissioner Jones seconded.

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

Motion passed unanimously.

3.4) Public hearing and consideration of Perry Homes's request for approval of the Bull River Road Preliminary Subdivision including 3 single family lots located at 425 West Bull River Road in the R-1-10 zone.

Mike West presented the item. All lots meet the frontage and size requirements. There is no road connection, so a pedestrian connection is required. This requirement is met by the inclusion of a sidewalk.

Commissioner Eyre asked a clarifying question about the frontage.

Lindsay Nieb was present, representing Perry Homes. She had no additional comment.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Jones moved to approve the item with the findings that it meets the requirements for the zoning and Lehi City's Development Code. He included all DRC comments. Commissioner Gehman seconded.

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

Motion passed unanimously.

3.5) Public hearing and recommendation of Perry Commercial's request for review of a concept for an amendment to the Traverse Mountain Area Plan, moving units out of West Canyon and adding them to locations near Timpanogos Highway.

Mike West presented the item. He began by going over the process for Area Plan amendments. The proposal will not increase the overall density. The developer is trying to move units from West Canyon down to a more urbanized and infrastructure-supported area near Timpanogos Highway.

Commissioner Eyre asked if there were still plans to install another entrance to the north of Thanksgiving Point. The entrance is planned and is in the master plan. The initial Area Plan had a much heavier density. It is better for public safety if more units are moved out of West Canyon.

Commissioner Eyre asked what would happen to the land initially designated for the units. West said that the developer would likely be able to answer that, but that as far as he is aware it will provide more open space in the area for the development that is still happening. Commissioner Eyre clarified that this would not add any increased density.

Commissioner Kunze asked for a map of all the individual areas up for the transfer.

Commissioner Gehman asked if there were any outcomes where the units in Center Canyon were maxed out and needed to be moved back to West Canyon. Mike West explained that there is flexibility built into the amendment that would allow that.

Matt Swain was present representing Perry Companies. He noted that this initiated by staff as a way to get density out of West Canyon. They would also like the density flexibility as it will allow them to work with the market. As such, the exact number of moving units is not yet determined.

Commissioner Kunze asked where the additional park space would end up in the new areas when the units are moved. Swain explained that a park is already required in the new areas. The developer is open to making it bigger and relocating it. They are also open to dedicating unused open space in West Canyon to the city. Commissioner Eyre disliked the uncertainty of both propositions. He clarified for the applicant that hard figures would be needed in future presentations if this is approved tonight.

Commissioner Kunze asked if the half acre park is all that is required. Mike West explained that five acres of open space was the original requirement for this area, and that four and a half acres were turned into Triumph Park. This is the half acre that's left of that requirement.

Commissioner Gehman asked if there was any designation between "open space" and usable open space. She admitted that there is a lot of open space in the West Canyon area, but notes that it largely won't be usable. Mike West explained that the Area Plan currently requires "park space" which will be amenitized. There will also be open space, which can be used by the city for conservation easements, or things like bike and walking trails. Swain clarified again that they are open to increasing the amenitized open space.

Commissioner Roberts asked what the development in West Canyon would look like. They will likely develop large single family lots based on the topography, but they are guided by the market. The development in Central Canyon will be highly dense, with mostly vertical residential units. The unit size will be much smaller and on much smaller acreage. Commissioner Roberts asked if the market is still demanding high density housing. Swain affirmed that the trend is heading that way based on the expense of construction. There is always a market for larger lots like in West Canyon, but they hope to hit the markets on different timelines. Commissioner Roberts asked why the units are being moved now after so much work has been put into West Canyon. Swain explained that they are looking long term and want to make good developments that work with the market. They are looking for flexibility. They want to make a compromise with the city. Commissioner Roberts asked if there would be room for 400 half acre lots in West Canyon. Swain said they would not all be half-acres, and there may be high-end townhomes as well. There will be a mix of product types.

Commissioner Eyre asked about the timeline on West Canyon's development. Swain redirected the Commission to Geneva Rock. Perry has not had communication from them on a timeline.

Commissioner Eyre asked why this concept plan will be seen by the City Council, as they don't usually see concept plans. West explained that items that will ultimately be approved by Council, like an Area Plan Amendment are typically seen by them in preliminary stages.

Commissioner Eyre opened the public comment period and set a time limit of two minutes per comment.

Rob Ludlow has been actively involved in this project throughout its history. He thinks the proposal is unacceptable and unravels an agreement previously made with citizens. He sees this as a density grab. When the current Area Plan was proposed in 2011, several compromises were made that this current deal is trying to undo. The city intentionally brought density out of Central Canyon, and the density was compartmentalized. The Area Plan locks density in and will not

allow transfer. He also pointed out the massive sand and gravel contract with Geneva Rock in which West Canyon was mined to create a pad for the allotted development. He sees the mass grading as a blatant money grab that lets Perry avoid putting in infrastructure while profiting off of natural resources in an already populated area. He pointed out the increase from 250 units to 827 units in Central Canyon. He argues that the open space in West Canyon is no longer usable due to the mining, which makes this an unfair trade. Additionally, open space should be next to populated areas, which moving units out of West Canyon would prevent. He pointed out that the developer runs the HOA but doesn't pay dues. He strongly recommends that the amendment be denied.

Zach Zabriski lives in Central Canyon. He moved in for the view lots and picked this neighborhood as he liked it best because of the lot sizes and the promised proximity to a park. The park was relocated and he worries about losing his view lot. He thinks that Perry Homes is being disingenuous by asking for this amendment. He does not trust them. He is against the amendment.

Drew Armstrong lives in Central Canyon. He has concerns over if the city has invested in infrastructure in West Canyon that may be abandoned if the developer is granted this flexibility. He likes the idea of moving density closer to transportation corridors, but he wants to maintain the single-family lot feel of the neighborhood.

Erin Effington lives in the Crossing neighborhood to the west. She is upset about the environmental damage done in West Canyon and thinks the units should not be moved after. She mentioned the Do Not Exceed clause in the Area Plan. She noted that the density would be increased 300-400% in Central Canyon. She thinks the developer needs to be responsible for the financial burden of developing West Canyon.

Marian Ludlow was present for the original plan decision. She said the districts were a huge part of having this Area Plan allowed in the first place. She also thinks the city needs to hold them to the West Canyon units, as the mining operation wouldn't have been approved if development wasn't happening in the area. She argues that if this amendment had been in the original plan, the Area Plan wouldn't have been approved. She urges the Commission to hold Perry to the Area Plan.

Montagne Hamilton lives in Traverse Mountain. He thinks the city needs to prioritize the established vested rights, rather than allowing Perry to change those rights. He is open to change but has seen nothing in the proposal that would justify this happening. He would like to see a traffic study or a similar study that would support the developer's arguments if the Commission chooses to go through with this amendment. He urges caution when changing entitlements.

Angie Parket is a longtime resident. She encouraged the Commission to come on a hike to see what Perry has done to West Canyon. She emphasized that the mountain that used to be there is gone. She urged the Commission to require the developers to mitigate the damages done and the dust problems that have resulted from the mass grading. She thinks that Perry Homes has not been a good neighbor and thinks that the mining operation was a front as she suspects that Perry never had any intentions of doing development in West Canyon.

Josh Coleman recommended that the Commission look at a map of the nearby high-density housing. He discussed the lack of open space in the area, and worried about putting more high-density units in an area that already has a great deal of high-density housing. He feels that Perry Homes is renegeing on the promises they made with the original Area Plan.

Ryan Kingle has lived in the area since 2017. He argues that the fact that everyone showed up is a sign that the amendment should not go through, especially since the project is in early stages.

Shanna Coleman lives in the area. She pointed out the high traffic in the area with the two schools. She thinks the half acre park should not be put in by the intersection. She noted traffic concerns over the Whole Foods being constructed.

Brian Effington mentioned the slow timeline on the park construction, and how it has caused him to mistrust Perry Homes. He wants more park space if the units are allowed to be moved. He is concerned about property values going down. He is in favor of sticking to the Area Plan.

Brian Utell lives in the area. He stated that there are already five apartment complexes in the area. He is worried about overcrowding in high-density housing with up to four times as many people living in apartments than should be allowed. He has water conservation concerns with population increase. He is worried that allowing more low-income people to live in the city will increase violent crime. He asked if Perry would be reimbursing people who were promised a view that will disappear if more construction goes in.

Paul Randstrom lives close to one of the parcels being considered tonight. He is not anti-high-density or anti-development, but the increased high-density will affect his quality of life. He is especially worried about tall apartment buildings. He feels the developer is only after profit.

Clint Jorgenson lives near the potential developments. Based on his experience with development and cost analysis, he feels that the developer is only after profit, as they would have had the information before submitting the original plan.

There were many comments online. One mentioned buffering that should be considered. Traffic, quality of life, and pedestrian safety were all major concerns. There was one comment in support.

Commissioner Eyre closed the public comment.

Commissioner Jones asked West how much the density of the designated areas would be increased if units are moved. West explained that 1100 units are allowed in the Area Plan, and that they can reach the max potential in several, but not all, of the designated plots. This is a potential increase of 577 units for area A1.

Commissioner Eyre addressed some of the comments. He asked staff about the existing infrastructure in West Canyon. Gary Ellis said that there are no utilities in the area, and that any infrastructure would need to be installed by Perry. Commissioner Eyre mentioned view lots and explained that a view is not a property right, or something the Planning Commission can affect. He mentioned that the process is not out of order, and that a concept plan is not designed to be

heavily detailed. The process is being properly followed, and the presentation is not out of order. He is interested in hiking up to see West Canyon.

Commissioner Gehman asked if the potential increased housing units would decrease the amount of commercial property in the area. West explained that some of the commercial space could be taken away depending on how many residential units are relocated. The commercially designated area is still not a guarantee that any particular type of commercial development will happen, just that it is allowed. Commissioner Gehman asked if the transit station is still being planned in the area. West confirmed that there are stations at Adobe, the hospital, and one more confirmed in the area.

Matt Swain returned to the stand. He shared his experience seeing growth around his home. He explained that the driving force of the discussion is where the density would best fit. He explained that the numbers haven't been run on the cost of infrastructure. He stated that the moving of the units is primarily to increase resident proximity to infrastructure, shopping, and parks. He explained that Perry is open to rearranging density based on needs and wants of residents and the city. Ultimately this decision is completely up to the Lehi City Council.

He clarified a few things about the riverbend property. They are considering a mixed-use project down the SR-92 corridor with the developer of that property. He clarified that the park is not going in the location shown, the diagram is only to show the required size. Perry is open to a larger improved park than what is required. He emphasized that Perry is only here for fact finding currently, and that if this doesn't get approved, they will continue with the Area Plan as it stands.

Commissioner Eyre asked if Perry Homes was in a position to cut ties with Geneva and the mining operation if this was approved. Swain did not have the answer at the time. He emphasized that Geneva has the rights to do what they are doing. He has no details on the contract currently. Swain thinks that these two need to be seen as two separate items. Commissioner Eyre disagreed as the projects are linked to each other.

Swain emphasized the point of this discussion is to decide if the city wants the density in West Canyon, Central Canyon, or some middle point.

Commissioner Jones felt this is a hard decision. His main reason in supporting this is due to staff recommendation that the unit transfer happen. He went over the staff reasoning for the unit transfer, which can be found in the agenda packet. However, after seeing the hard numbers and hearing the public comment, he thinks that the ask is astronomically high. He would be more open to a middle-ground approach.

Commissioner Gehman agreed with Commissioner Jones. She sympathized with the citizens that have spoken tonight. She liked the idea of promoting walkability and saw this as a potential step towards putting transit and connection points in place. She commiserated with the difficulty in rewinding the mining operation.

Commissioner Roberts would like to see less development in the canyon and more where there are roads and planned transit. He is in favor of a middle-ground plan as well. He also shared an

interest in seeing the mitigation acreage increasing. He thinks it is wiser as a city to put population closer to the amenities but is worried about the size of the ask.

Commissioner Gehman would like to see more of a focus on homeownership over renting, which will help with home affordability. She would prefer condos to apartments if those are going in.

Commissioner Kunze noted that changing this doesn't feel like this benefits the residents, and that it only benefits Perry. She appreciated the residents' attendance and their understanding of the Area Plan. She was in favor of honoring the agreements that have already been made.

Commissioner Eyre appreciated the comments from the Ludlows, and their explanation of the history of the area. He felt it would be disingenuous to ignore the discussion and compromise that went into the original plan. He likes the idea of spreading out density rather than centralizing it in only one location as there are consistent issues in areas that are exclusively high-density. He felt that the amendment should be given a negative recommendation.

Motion: Commissioner Jones moved to give a negative recommendation to the Lehi City Council with the findings that it is not consistent with the Lehi City Development Code, and that the proposed concept does not conform to the goals and policies of the General Plan. He included all DRC comments and recommended that the developer come back with a modified plan that transitions some density out of West Canyon. Commissioner Kunze seconded the motion.

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

Motion passed unanimously.

3.6) Public hearing and recommendation of Mike Greene's request for review of the Greene Zone Change on 1.57 acres located at 2001 West 1400 North, changing the zoning from A-1 to R-1-22.

Mike West presented the item. The zoning is allowed in the General Plan Zoning Designation.

The applicant, Mike Greene, was present. He intends to eventually create a flag lot on the property.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the zone change will not significantly impact the character of the surrounding area, that the zone change is consistent with the goals and policies of the General Plan, that the zone change is consistent and compatible with the land uses of nearby and adjoining properties, that the property and use will be suitable based on the existing uses identified by the General Plan, and that the zone change will provide an overall community benefit. She included all DRC comments. Commissioner Roberts seconded.

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

Motion passed unanimously.

3.7) Public hearing and consideration of Jeffrey White's request for approval of a conditional use for the conversion of an existing accessory building into a detached ADU located at 1420 North 4200 West.

Mike West presented the item. It will be a one bedroom dwelling above a garage. There will be additional parking space available.

Commissioner Roberts asked for the height of the windows.

Jeff White, the applicant, was present. The building was originally his workshop, but he is converting it to provide a place for his parents or adult children to move into. The largest window is four feet wide on the west side of the building. There is another window that is two feet wide. There is no residential space on the bottom floor of the building.

Commissioner Eyre opened public comment.

There was one online comment that requested that the ADU not be used for short term rentals.

Commissioner Eyre closed public comment.

Craig Chambers advised the Commission that they could limit the building's use as a short term rental only if they were able to articulate why it should be limited based on facts. He doesn't advise enforcing a condition without evidence.

Jeff White returned to the stand and explained that as far as he is aware, he is not asking for any special exceptions.

Motion: Commissioner Roberts moved to approve the item with the findings that the proposed use at the proposed location will not be detrimental or injurious 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 this Code, and that the property on which the use 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 and the area. He included all DRC comments. Commissioner Gehman seconded.

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

Motion passed unanimously.

3.8) Public hearing and recommendation of Symphony Development's request for preliminary subdivision review of an update to Heritage Meadows, now a 14-lot residential development located at 1250 West 800 North, including density in lieu for connectivity.

This item was tabled at the request of the applicant.

Motion: Commissioner Gehman moved to table the item. Commissioner Eyre seconded.

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

Motion passed unanimously.

The item will likely be back at the next meeting. It will be renoticed.

3.9) Public hearing and consideration of James DeSpain's request for approval of an exception for a second portion of his yard to have an 8-foot fence, located at 295 West 400 South

Mike West presented the item. The applicant has previously asked for an eight foot fence on two sides of the property. They would like to match the fence on those sides. The railroad is nearby, so the fence is desired for noise reduction, privacy, and aesthetic consistency.

Commissioner Gehman asked why the maximum allowed fence height without approval in code is six feet. Mike West explained that the figure was taken from planning best practices. Building a taller fence also requires a permit.

James DeSpain, the applicant, was present. The original plan was to plant trees, but he changed his mind after putting in the back fences.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Jones moved to approve the item with the findings that the proposed 8-foot fence will allow the applicant added enjoyment of their backyard, provide privacy from railroad corridor, and will match the east and west side fences that were approved due to grading issues, and that the 8-foot fence will not have a negative impact on the neighborhood or community. He included all DRC findings. Commissioner Roberts seconded.

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

Motion passed unanimously.

3.10) Public hearing and recommendation of Jacob Hansen's request for review of an amendment to the Hansen Tennis Facility Development Agreement, allowing for signage as part of the project.

Mike West presented the item. This will enable the applicant to have a wall sign on the building and a monument sign out on the street. The applicant proposed uplighting, but DRC would prefer downlighting if possible.

Jacob Hansen, the applicant, was present. He explained that this was an oversight in the original agreement. He specified that they don't want anything super bright, just visible. He is open to putting it on a pedestal and using downlighting. He thinks the approved lighting on the building will be sufficient for the wall signage.

West clarified that the development agreement mentions uplighting, meaning it has already been approved. He said that the Commission could recommend using downlighting in their motion.

Commissioner Eyre 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 Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. She recommended that lighting be code-compliant. She included all DRC comments. Commissioner Gehman seconded.

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

Motion passed unanimously.

4. City Business

The next meeting will be a work session on April 7, 2026.

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 9:35 p.m.

Approved: May 14, 2026

Attest:

Tyson Eyre, Commission Chair

Kate Morgan, Deputy City Recorder