

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **March 26, 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
Stephen Su'a-Filo, Commissioner

Members Absent: Lindsay Gheman, Commission Alternate
Gregory Jackson, Commissioner

Others Present: Kim Struthers, Community Development Director; Brittney Harris, 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 Eyre welcomed everyone to the meeting.

2. Consent Agenda

2.1) Approval of minutes from the March 5, 2026 meeting.

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

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

Motion passed unanimously.

Commissioner Eyre excused Commissioner Jackson.

3. Regular Agenda

3.1) Public hearing and recommendation of X Development's request for review of a Development Code Amendment to Table 05.030-B and Chapter 39 adding a Flex Commercial Building use. (Tabled from the March 12th meeting)

Brittney Harris presented the item. The applicant originally wanted to amend the light warehouse use in the code, but staff suggested a new use instead. This use will cater to small warehouse businesses with storefronts included. It is recommended for light industrial and commercial zones, but not for mixed-use. Commissioner Roberts asked why mixed-use is not one of the recommended allowed zones. Harris explained that its geared more towards warehouse uses.

Jason Woll was present, representing X Development. They feel there is a need for uses that contain a warehouse component but also have a heavy retail focus. Design elements were included to make the buildings more approachable, and Woll gave examples of business that might fit this use.

Commissioner Eyre asked what the benefit of rebranding office warehouse as flex commercial would be. Woll explained that it would incorporate more customer-facing businesses.

Commissioner Roberts asked some logistical questions about the area of storefronts versus the area of warehouse space.

Carla Mata, with X Development, explained that there are currently no exact examples in Lehi of the type of project they would like to allow, as the businesses that this amendment would cater to are currently spread across large areas with warehouse storage in one location and retail in another.

Commissioner Eyre opened and closed public comment.

Commissioner Su'a-Filo mentioned his personal experience with a type of business in American Fork that would benefit from this amendment. Commissioner Roberts agreed that he can see the need.

Mata explained that ideally, developers will be able to build additional smaller businesses around warehouses to create a more cohesive retail area.

Commissioner Jones shared that he likes and appreciates the proposal. He mentioned staff comments that say this warrants an amendment.

Commissioner Roberts feared that this could be utilized by large-scale warehouses with storefronts, but other than that, he was in favor. He acknowledged that that wasn't the applicant's goal with the amendment.

Motion: Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that this proposed amendment will provide more commercial opportunity in the city, it will preserve the character of the relevant commercial areas, and that it is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. He included all DRC comments. Commissioner Roberts seconded.

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

Motion passed unanimously.

3.2) Public hearing and recommendation of Slay Holdings LLC's request for R-1-Flex (residential) zoning on the Slay Holdings Annexation, 4 acres of property located at approximately 2300 West 300 South.

Brittney Harris presented the item. It is consistent with the General Plan. There is open space in the middle of the property, as it is unbuildable due to overhead power lines.

The applicant, Shane Yates, was present. He had no additional comments.

Commissioner Su'a-Filo asked if the applicant had secured water rights. He does not have them yet; they will need to be put in later.

Commissioner Eyre opened and closed public comment.

Commissioner Jones asked engineering about the connecting roads along the southern side of the property. The road will go through the property and will end up directly in front of an existing drive.

Commissioner Su'a-Filo asked what the commission has done historically when water rights aren't in order. Kim Struthers explained that ordinances aren't recorded until water is turned in. There is typically a two year window after the ordinance is signed allotted to the applicant.

Motion: Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that it does conform to the goals and policies of the General Plan. He included all DRC comments. Commissioner Roberts seconded.

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

Motion passed unanimously.

3.3) Public hearing and recommendation of Gary Cooper's request for R-1-Flex (residential) zoning on the Cedar Hollow Holdings Annexation, 15.31 acres of property located at approximately 400 South Center Street.

Brittney Harris presented the item. It is very similar to the last item, but as it is over ten acres, the density is slightly increased. A variety of lot sizes is required, which will require a mix of uses.

Tony Trane was present, representing the applicant. He clarified that the flex part of the zoning doesn't increase density by much. They selected this zoning as they are trying to build a church on the property.

Commissioner Eyre clarified that no multi-family housing will be built. Commissioner Su'a-Filo clarified that water rights were in order.

Commissioner Eyre opened public comment.

Jay Bodine lives to the north. He thought the zoning designation was unclear. He has concerns over a PUD or PRD being applied to get extra density in the future.

Bart Christofferson lives to the north. He is excited for this project to be approved as the power improvements will remove a power line going over his property, which will allow him to build a home. He hopes there will be bigger lots.

Merrill Carson lives to the west. He wanted to know if the zoning applies to the whole piece of property or if the church would be zoned separately.

Cammie Unity lives to the southeast. She shared concerns over PRD/PUDs, and the subsequent traffic they would cause.

Thea Thomas lives to the north. She didn't know how the mandated different lot sizes would be managed. She had concerns over property values going down.

Jay Bodine returned to share his concerns over potential traffic, as he sees only two possible outlets.

There was one online comment from Thea Thomas, who shared her traffic concerns.

Commissioner Eyre closed public comment.

Trane addressed the questions raised. He stated that there is no intent to put in a PRD, and that once the church is built, there will be no way to have a PRD approved. There will be three outlet points developed, not just two. He explained that there is a difference between "flex" and "high density."

Commissioner Roberts asked for clarification on the access points.

Harris explained that churches are permitted in any residential zone and that the entire lot would be zoned R-1-Flex. She explained that PUDs and PRDs can be proposed in any zone, and that if one were proposed, it would have to be noticed again and come through the commission as its own project. She explained that the overall density of the property doesn't increase. She went on to state that lot sizes are determined and sent to the city to be checked before they are approved. This allows the city to ensure that the diversity of lot sizes is maintained.

Trane emphasized that it wouldn't make any sense to do a PRD on the property, as there would be no gain. The developer wants to match the surrounding lots.

Motion: Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed application conforms with the goals and policies of the General Plan. She included all DRC comments. Commissioner Roberts seconded.

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

Motion passed unanimously.

3.4) Public hearing and consideration of Dan Beavers' request for approval of the LifeTime Fitness Site Plan exception to the 40% maximum EIFS/Stucco requirement located at 240 East Traverse Terrace Drive.

Brittney presented the item. A concept of the layout has already been seen, and an exception has been granted for the orientation of the building. This exception will allow for larger amounts of stucco edifice than permitted in code. This material is limited in code as it is generally a cheaper material that degrades faster and it can create large imposing walls with very little variation.

Dan Beavers, the applicant, was present. He argued that the building will prioritize pedestrian scale, which he sees as the ultimate goal of the code. The design is similar to the Skye Area Plan and is one of three Utah clubs that will be introduced. Beavers went over the materials they plan to use, and how the design is geared towards pedestrian engagement. He provided examples of other clubs that LifeTime has built recently and discussed how it fit with the Skye Area Plan zoning requirements.

Commissioner Roberts asked why the club planned for Holladay looked different than the Herriman and Lehi clubs. Beavers explained that they were working with a much smaller site, and changes had to be made. The Lehi and Herriman clubs are the same prototype.

Commissioner Kunze asked if other retailers would be renting out space in the building. Other amenities are provided in the building, but they are all under the LifeTime umbrella of businesses.

Beavers said the materials were chosen based on the building's steel structure. Bricks would be too heavy and may look oppressive. Metal plating is cost prohibitive, and window placement is determined by indoor activity.

Commissioner Jones described the building as a nice monolith. He explained that the EIFS maximum was a way to keep the community looking nice. Beavers explained that they will be owner-operators of the building and will be maintaining it as part of their business model.

Commissioner Eyre brought up Sanctuary, a luxury apartment complex that asked for the same exception. He argued that the stucco on that building was specifically stylized to make it more appealing, and that the LifeTime club hasn't met his bar on that stylization.

Commissioner Su'a-Filo asked for the percentages of EIFS to other materials for each side. They vary from about 50/50 to 70/30.

Commissioner Kunze asked questions about the orientation of the building. There are few other buildings nearby, and most people are seeing it from the back from the highway.

Commissioner Eyre opened public comment.

Carly Johnson spent eight years in Las Vegas, which has LifeTime clubs, and thinks that this will be an asset to the city. She affirmed that it is a luxury service and thinks it will attract money. She thinks the gym is beautiful and that it will benefit the community.

Bruce Alfin thinks it looks like a nice warehouse. He thinks the east side is fine, but the south side facing the highway needs work. He said that promises aren't worth anything unless they're written in a contract.

Commissioner Eyre closed public comment.

Beavers addressed the community's concerns. He said that they have been in business for 30 years with very few locations closing, so the company will likely be the owner-operator for a long time. He explained that he is more open to emphasizing certain sides of the building as a change than a blanket requirement for all facades.

Commissioner Eyre asked legal if the Commissioner could give per-façade approval or exceptions. Craig Chambers said that this item is written as an entire request.

Commissioner Roberts asked if the Skye Area Plan had a stucco requirement. The 40% limitation is from the General Nonresidential code, and there is no more specific instruction in the area plan.

Commissioner Eyre felt the south side at least should meet the code. He noted that the east and west sides aren't as visible and may not need to be held to the same standard. Commissioner Kunze felt the building was highly visible from all sides, as it is located at the top of a hill.

Commissioner Roberts asked how quickly an applicant could reapply for an exception. Kim Struthers said that an applicant can reapply as long as the exception is significantly different than the last submitted.

Commissioner Jones preferred not to do a partial pass. Commissioner Eyre said that he would like to give the application some specific guidelines if that was the case. Commissioner Su'a-Filo shared that he thinks the request is too large to justify giving the exception. Struthers recommended tabling the item. Beavers asked for a conditional approval. Commissioner Eyre asked if that would work procedurally. Harris said that as long as the specifications were very clear, it would work. Chambers noted that the item should be postponed, rather than tabled.

Commissioners Su'a-Filo and Jones both recommended holding to code as a strategy to avoid future meetings.

Commissioner Eyre emphasized that this was not a reflection on LifeTime. He doesn't feel the request to change the standard has met the bar for approval. He gave personal feedback, explaining that he is fine with the state of the east and west facades, but not the south.

The Commission debated specific numbers to give the applicant as guidelines, landing generally on 55% as a maximum, with the caveat that meeting the 55% will not guarantee a pass.

Commissioner Eyre floated the idea of requiring the south façade to match the percentages on the north.

Motion: Commissioner Jones moved to postpone the item to the April 23rd meeting, with the feedback that the next submission be closer to 55% maximum EIFS, with the understanding that there is no guaranteed pass if it doesn't meet code. He included all DRC comments. Commissioner Roberts seconded.

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

Motion passed unanimously.

3.5) Public hearing and recommendation of Terry Bishop's request for a General Plan Amendment on 7.1 acres located at 2424 West 900 North changing the designation from Very-Low Density Residential Agriculture (VLDRA) to Very-Low Density Residential (VLDR).

Brittney Harris presented the item and explained that this proposal would change the requirement from 1/2 acre lots to 1/3 acre lots. The surrounding lots are closer to 1/3 acres due to dedicated open space through the development. Once roads are included, the density will not be increased by much.

Commissioner Jones clarified that the applicant is not asking for the maximum 17 permitted lots. Only plans for 11 or 13 lots were submitted. Harris explained that it would be very difficult to get more lots than what is shown in the plans.

Jarron Davis was present, representing the Bishop family. He explained what has happened since the property was first seen last December. They are asking for one additional lot over 12 to deal with the hardship of the road connections. They want to prevent abrupt angles. They would prefer to have a deal that locks them in on 13 lots and no more. He mentioned that the water rights have already been procured.

Commissioner Eyre opened public comment.

Robert Allred lives to the west of the property. He is highly in favor of this plan and thinks it will nicely match what is near. He thinks this will be an asset to the area.

Bill Clement lives on the east. He thinks this is a great subdivision and supports it. He likes the size of the lots.

Brook Brill came to the stand with her child Hendricks. Over the past six years they've watched the animals being cared for on the property, and they're happy to see the plans for the new subdivision.

Jeremy asked what the curb and gutter situation would be. He wants them to be consistent.

Bruce Allfin is to the south. He thinks the 13 lot proposal is consistent with both adjacent neighborhoods. He thinks that this is a good plan.

Austin Beck lives to the south. He thinks the 13 lot plan is fine and would be opposed to a 17 lot plan.

Carly Jonshon lives to the north. She loves the proposed plan. She has confidence in either layout and thinks it will finish off the neighborhood super well.

Katie Beckham lives to the south. She has concerns over bigger roads. She thinks that one of the access points should be removed, and that the plot would work better as a single cul-de-sac.

Casey Williams lives in the neighborhood. He is in favor of the project and thinks it fits with the community. He wants no more than the proposed 13 lots.

Andrea Egbert lives to the west. She has concerns about the road change, as she lives very close to where the jog in the road would be.

Nate Scausen lives to the west. His kids will miss the livestock kept on the land. He also has concerns over the road's consistency. He wants there to be no more than 13 lots.

Jamie Bennich supports the plan.

Commissioner Eyre closed the public hearing.

Gary Ellis addressed the road width concerns. The new city standards have a 60 foot right of way rather than a 50 foot right of way. The road will gradually taper out rather than abruptly getting wider. Kim Struthers noted that the width of pavement will increase to 34 feet from 32 feet, and that park strips will be seven feet wide rather than five feet.

Jarron Davis thanked the community for their support.

Commissioner Eyre explained that some requests are beyond the powers of the Planning Commission, but that they can be requested from City Council, who has the ultimate say in this approval. He also clarified that only the General Plan Amendment is on the agenda for the night.

Motion: Commissioner Su'a-Filo moved to give a positive recommendation to the Lehi City Council including all staff-recommended findings and the DRC comments.

Commissioner Jones asked to insert a clause recommending a 13 lot limit to the City Council. Commissioner Eyre disagreed that it should be in the motion as it doesn't relate to the General Plan. Commissioner Jones thinks it relates to the General Plan. Brittney Harris suggested a development agreement recommendation.

Amended Motion: Commissioner Su'a-Filo moved to give a positive recommendation to the Lehi City Council including all staff-recommended findings and the DRC comments. They also recommended that the City Council

arrange a development agreement with the applicant that locked them into the 13 planned lots.

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

Motion passed unanimously.

3.6) Public hearing and recommendation of Georgetown Development's request for a General Plan Amendment on 2.8 acres located at 41 East 900 North changing the designation from Low Density Residential (LDR) to Mixed-Use (MU).

Brittney Harris presented the item. A portion of the zone is designated as an ESA, as it is part of the 100 year floodplain. Any development would have to follow FEMA requirements. The Mixed-Use density would be determined from the mixed-use/TOD map. The area is about 1/4 mile from a future transit station, which puts it in the high-density transit support zone.

Staff informed the Commission that the area is no longer designated as an ESA as of recent updates from FEMA.

Brandom Mills was present representing Georgetown Development. This project belongs to his uncle. Due to the location on a floodplain, basements are not feasible. Under different scenarios, the property could fit seven single family lots, or 30 townhomes. The plan they are putting forth will have 10 live/work units at the front of the property and 10 regular units toward the back.

Commissioner Kunze asked about the success of similar projects in Pleasant Grove. They are working well and currently include a barbershop, an optical shop, a phone repair store, a stamp shop, a nail salon, a preschool, and a photo studio.

Commissioner Eyre asked if the projects would be phased. The developer would prefer to do it all at once.

Commissioner Kunze asked about the potential added traffic impact based on past projects. The impact has been insubstantial. Live/work units eliminate commutes, and the layout of the land means everything will front the 1900 N frontage road.

Commissioner Roberts shared his concerns about children that might use or play on the frontage road. He asked about the footprint of the retail space.

Commissioner Eyre reminded everyone that only the General Plan Amendment is being considered tonight.

Commissioner Eyre opened public comment.

Blake Entrican lives to the northwest. He thinks the placement is strange. He has concerns over increasing traffic in a place with lots of children. He doesn't think a Mixed-Use island makes sense when the surrounding area is all residential.

The applicant's wife was in favor of the project.

Bill Hereth left an online comment in favor of the project.

There were several online comments against the item, which mentioned fears of increased traffic and mismatched densities.

Commissioner Eyre closed public comment.

Commissioner Jones asked what the difference in the density change would be. The requested zoning would allow seven units per acre, which would be the equivalent of R-2 zoning. This would approximately double what is allowed currently (four single family homes).

Commissioner Jones could see both sides of the issue. The increased density makes sense if the transit station is coming soon, but he doesn't like arbitrarily increasing density. Commissioner Kunze agreed but argued that the property is a strange shape and right next to a frontage road. The design makes sense with the circumstances of the property. Commissioner Roberts agreed for the most part. He loves the project but doesn't know if the location is correct. He likes the idea of integrating more commercial development near neighborhoods. He also brought up that the timeline on the transit station is uncertain at this point. Commissioner Eyre shared that this may be a good opportunity to develop a safer path for children to use in the area, even as it introduces conflicts and impact points. He thinks the curb and gutter improvements may add to the neighborhood.

The Commission asked to see the Mixed-Use table. Harris brought it up. She explained that exact units can be determined by the City Council.

Commissioner Jones agreed that residential units along a frontage road didn't make a lot of sense. He isn't sure what else would fit on the property. Commissioner Eyre suggested neighborhood commercial. Commissioner Kunze argued that neighborhood commercial would create more stress in the community than mixed-use zoning would. Commissioner Jones struggled with the ask of almost doubling the density. Commissioner Roberts noted that the portion of the frontage road being discussed isn't very busy.

Commissioner Jones felt that a negative recommendation would be the most appropriate considering the doubled density. The only thing preventing his motion is that he is unsure what else would go there.

Motion: Commissioner Jones moved to give a negative recommendation to the Lehi City Council with the findings that the amendment is not in conformance with the goals, intent, and purpose of the General Plan, that it is inconsistent with the current land uses and zoning. He included all DRC comments. Commissioner Roberts seconded.

Commissioner Eyre asked for clarification on a DRC comment from Kim Struthers. The comment was from a previous iteration of the project.

Vote: Commissioner Jones, yes. Commissioner Su’a-Filo, yes. Commissioner Eyre, no. Commissioner Kunze, no. Commissioner Roberts, no.

Motion failed, three to two, with Jones and Su’a-Filo in favor.

Commissioner Jones asked why the nay votes were cast. Commissioner Eyre likes the project and thinks that there are opportunities in the area, especially with a smaller development like this. Commissioner Kunze agreed and shared that she thinks Lehi would benefit from more projects like this. Commissioner Su’a-Filo also likes it. Commissioner Eyre clarified that if it was a block further into the neighborhood, he might feel different, but this project makes sense along the frontage road and would create a sort of development buffer.

Commissioner Roberts noted that the only thing holding him back was a lack of similar development in the area.

Motion: Commissioner Roberts moved to give a positive recommendation to the Lehi City Council with the findings that the development is within the TOD density, the proposed amendment would provide a buffer to I-15, the amendment would encourage creative acts of travel and could decrease automobile trips, and that the amendment is in conformance with the purposes, intent, and provisions of the General Plan. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Jones, no. Commissioner Su’a-Filo, no. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed three to two, Jones, and Su’a-Filo against.

4. City Business

There will be a work session on April 2. There will be no meeting on April 9, as it is spring break. The meeting on April 23 will take place in the new Lehi Civic Center.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Su’a-Filo moved to adjourn the meeting. Commissioner Kunze seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:30 p.m.

Approved: April 23, 2026

Attest:

Tyson Eyre, Commission Chair

Kate Morgan, Deputy City Recorder