LEHI CITY

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **March 12, 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; Katie Bussell, Planner; Gary Ellis, City Engineer; Nate Purser, Assistant City Attorney; Kate Morgan, Deputy City Recorder.

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**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 February 26, 2026 meeting.**

**Motion:** Commissioner Jones moved to approve the minutes as presented. 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. Regular Agenda**

**3.1) Public hearing and consideration of John Allred's request for approval of a conditional use for the conversion of an existing accessory building into a detached ADU located at 409 West 900 North.**

Katie Bussell presented the item. The structure was built in 1980 and thus requires a conditional use permit.

Commissioner Kunze asked if there were setback requirements between ADUs and homes. Bussell explained that there are requirements for new builds, but that this is an existing structure, so they don't apply.

The applicant, John Allred, was present. He explained that they had just had the property resurveyed, and that the information has been sent to the city. He and his neighbors have agreed to quit claim deeds and a fence line. He explained that the utilities will come from the west side of the house and clarified that there are six feet between the ADU and the existing home.

Commissioner Eyre opened and closed public comment.

Commissioner Su'a-Filo shared that he has no concerns with the item.

> **Motion:** Commissioner Roberts moved to approve the item with the findings that it is an existing building with good setbacks that will add to the neighborhood and that it will help the family. He included all DRC comments. Commissioner Su'a-Filo seconded.
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> **Vote:** Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
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> Motion passed unanimously.

**3.2) Public hearing and consideration of AWA Engineering's request for approval of a conditional use for a drive-thru for the Goldenwest Credit Union located at 520 West Main Street.**

Katie Bussell presented the item. The drive-thru is part of Phase 2 of the development. It is expected to generate minimal additional traffic, and accesses will continue to operate at acceptable levels with the credit union in place.

Commissioner Su'a-Filo asked if Engineering had any concerns about sightlines turning onto Main Street. Gary Ellis explained that Luke Seegmiller, Lehi's former traffic engineer, looked over the plans and was okay with them.

Commissioner Eyre asked if a physical barrier would be installed to prevent left turns. A median will be installed.

Rick Magnus was present, representing AWA Engineering. He thanked city staff for their help, as it has been a difficult lot to develop considering the size and location. The drive-thru will allow the bank to bring their building forward and conform with the downtown overlay. He also said that he thinks this is a great location for an ATM.

Commissioner Roberts asked if any historical features would be added to the site. Magnus explained that this application will not add any historical features, but a previous application resulted in enhanced elevation on the building, meaning that all four sides will be treated with more than one material and will have interesting features.

Commissioner Su'a-Filo asked if the traffic study anticipated any concerns with turning left from Main Street or any blockages around 500 West. Magnus explained that there will be no queuing or stacking on Main Street, as they will use the flow of the traffic circle to file people into an alternate entrance.

Commissioner Eyre opened and closed public comment.

Commissioner Jones shared that he feels good about the site, and is happy with how it turned out, as this is a tricky piece to develop.

> **Motion:** Commissioner Jones moved to approve the item with the findings that at the proposed location the proposed use will improve the vicinity, that it 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 being used is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it won't be detrimental to adjoining properties in the area. He included all DRC comments.
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> **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 consideration of Kylene Pace's request for conditional use approval to keep horses on 2.5 acres of property located at 3154 North 4200 West.**

Katie Bussell presented the item. City code allows for two horses per half acre of property. They will be kept in a corral over 600 square feet that will be cleaned weekly. There is no setback.

Kylene Pace, the applicant, was present. She noted that the adjacent property is zoned residential/agriculture and has horses. There is also an equestrian community being developed nearby.

Commissioner Kunze asked how many horses she intended to have. Pace said that she plans on six, and possibly a donkey.

Commissioner Eyre opened and closed public comment.

Commissioner Jones felt that the item was reasonable and followed all code. He likes the item a lot and would like to see more of this type of item at Planning Commission.

> **Motion:** Commissioner Kunze moved to approve the item with the findings that the proposed use will improve the vicinity and will be conducted in a manner in compliance with the goals and policies of the Lehi General Plan. She included all DRC comments. Commissioner Su'a-Filo seconded.
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> **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 Golden West Advertising's request for conditional use approval for two pylon signs for Smiths located at 3808 West Hardman Way.**

Katie Bussell presented the item. She clarified that the Commission will only be considering the 70 foot pylon sign at this meeting. The applicant is requesting additional square footage and height due to the future 2100 N freeway.

Commissioner Eyre asked if the Commission has the power to deny the item. Bussell explained that the Commission needs to determine if the 70 foot height exception is justified.

Commissioner Roberts clarified that the signage area being asked for is 900 square feet, while the maximum allowed in code is 600 square feet.

Commissioner Su'a-Filo asked how many other businesses will be on the property, other than the Smith's. There will be either five or six additional parcels, which could be split into multiple businesses.

Commissioner Kunze asked how high the signage is for Primary Children's Hospital. Bussell explained that it is about 70 feet tall, but that the hospital is exempt from the city's signage code due to its institutional use. There is also a 70 foot flagpole across the street.

Rick Magnus was present, representing AWA Engineering, the applicant, and Smith's Marketplace. He mentioned previous signs that have been given approval. He explained that the additional square footage and height are being asked for in anticipation of a planned overpass. Once the overpass is installed, a normal sign will be completely blocked. Additionally, there are power poles in the way. Magnus presented some examples of what signs would look like once installed. He explained that there would be pricing for gas displayed on the sign, as well as three other businesses. Magnus argued that the size of the sign was a safety precaution, as a taller and larger sign would give people more time to navigate towards the business on a high-speed road.

Commissioner Eyre clarified the orientation of the sign. Commissioner Kunze clarified that the sign would be both wider than the power poles, and well under the wires.

Commissioner Roberts asked who the Smith's intended customer base would be. Magnus hopes that people on the freeway will see it and come in to shop. They have a themed sign plan for the freeway. Commissioner Roberts asked if the primary demographic was Holbrook Farms, or another smaller development. He doesn't foresee locals from nearby cities seeing the sign from the road and deciding to go grocery shopping. Magnus explained that the sign will signal to people picking up groceries at Smith's where the store is located. He emphasized that a normal sign would not be seen at freeway speeds. Commissioner Roberts shared his skepticism, he doesn't think people will circle back around to hit this particular Smith's.

Magnus explained that the freeway and overpass haven't yet been submitted for bid or designed, but that growth seems to be heading in that direction.

Commissioner Eyre shared his dislike of signage and explained that he thinks the size being asked for is ridiculous. He doesn't feel like there is a need for it now, even if it may be needed in the future. Commissioner Kunze agreed that this won't be an issue for years to come. She thinks that the issue should be dealt with when it actually occurs.

Commissioner Eyre asked Legal for advice. Craig Chambers explained that the additional height is what is being asked for, and whether that is allowed or not is up to the Planning Commission.

Commissioner Su'a-Filo asked for examples of other signs this size. Kim Struthers mentioned the Holy Cross Hospital, Edna's, the Outlet Mall, and the Macey's on Main Street (which is about 40 feet tall) as examples.

Commissioner Eyre opened public comment.

There were several online comments. Most of the concerns were about the height and the potential impact on the character of the nearby neighborhood. Two comments were against the idea, and one asked a clarifying question on the location.

Commissioner Eyre closed public comment.

Commissioner Roberts clarified that signs can be up to 25 feet tall without approval from the Planning Commission.

Commissioner Su'a-Filo said that this would likely be his new grocery store once it is constructed. Commissioner Eyre argued that a lot of people from Saratoga Springs will likely be using this Smith's as well.

Commissioner Roberts argued that signs aren't as valuable these days given the advent of cell phone navigation. Commissioner Eyre argued that signs do have a place as a safety feature but agrees that this sign feels egregious. The business will have several years to establish itself before the height of the sign becomes a real problem.

Magnus explained that creating signage is expensive and asked if the item could be tabled so he could come up with options the Planning Commission would like more.

Commissioner Su'a-Filo mentioned that passing this would be a part of his commute, and that he already has a hard time with the way the hospital signage in the area. He likes the idea of tabling the item. Commissioner Roberts agreed. He asked if making the sign shorter would decrease the square footage of the sign. It would, as they want the sign to be proportional. Commissioner Eyre appreciated the willingness to look for better options.

Craig Chambers requested that the Planning Commission move for a continuance, rather than a tabling. The best upcoming date for this item is April 23$^{rd}$.

> **Motion:** Commissioner Kunze moved to grant a continuance to the April 23$^{rd}$ meeting so the developer can come up with other signage options. Commissioner Jones 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 Windy City Development LLC's request for review of the Spring Meadow Villas Concept, a 72-lot single family PUD (Planned Unit Development) located at 1630 South 500 East.**

Commissioner Eyre opened the public comment for the previous item 3.5 (which was delayed to be heard at another meeting), and seeing that there was none, closed it.

Katie Bussell presented this item. The allowable density would usually be ten less than presented, but in exchange improvements have been made including additional landscaping, a power corridor dedication, trail construction, and dedication of future right-of-way along the Pony Express and Vinyard connector. Bussell explained that PUDs may be allowed in any zoning if they receive approval from Planning Commission and City Council.

Commissioner Jones asked if there was a figure that would help to quantify what is being given to the city monetarily. Gary Ellis explained that he wasn't involved in the discussion, but to his understanding, Pony Express Parkway will be taking a significant chunk of property, and that combined with the trail improvements and road widening along 1630 South, means that there is quite a bit of monetary value that the developer is putting in. Staff doesn't create itemized value lists.

Commissioner Eyre noted that a lot of green space is being dedicated. He asked if the land was unbuildable. Commissioner Su'a-Filo shared that it is mostly wetlands. Commissioner Eyre asked if there were plans to amenitize the space along the lake. The area is mostly wetland and floodplain, which the city would like to preserve. It is technically an amenity, but there will be no active leisure areas developed along the lake. Commissioner Eyre asked if there is an outline of the main Pony Express Parkway thoroughfare. It will be similar to what is shown on the plan. Commissioner Eyre expressed surprise at how close to the lake it runs.

Commissioner Roberts asked if residents would have any way to get across Pony Express on foot. Ellis explained that there is a trail crossing planned that will go under the road and connect to a park. Commissioner Roberts asked if the road to the south of the property will be a two lane road. It will initially be developed as a two lane road that goes to three lanes at intersections, but it is scheduled to be a five lane road when it is fully developed.

Tony Trane was present representing Windy City Development. They have been waiting for road plans, and new information has come in from FEMA, which requires them to look for road solutions in conjunction with the city. He mentioned an earlier struggle that the city helped them through when incorporating a variety of lot sizes. A box culvert will be installed, and the trail will go all the way through to the park. He mentioned the power corridor, which is an interesting feature, but also causes a lot of issues. More specific information on the improvements being made will come with the preliminary plat. He thinks the open space is a very cool feature for the area.

Commissioner Eyre asked if the area is graded. With the exception of roads, the grading is complete. The area is too low to allow for basements. The breakdown of lots and justification can be found in the submitted narrative.

Commissioner Jones expressed interest in approving the item with modifications tonight. He likes that there is no housing on the left side of the road, and he's a big fan of the trail connection. He would prefer to only grant 4-8 extra lots rather than 10 in order to add some variety to lot size.

Commissioner Eyre opened public comment.

West Adie lives at 500 E. 1630 S. He hadn't received any noticing documentation. He felt that the development goes beyond what was initially advertised. He noted that there is already less wildlife in the area than there used to be.

Natalie Woodhouse lives in the Spring Creek Ranch neighborhood to the east. She also had concerns over wildlife. She cited Chapter 12 of the development code, which deals with conservation. She shared her concerns over the mature trees to the South being removed, and over light pollution driving away wildlife. She asked if the open space would be open to the public or if it would be HOA restricted. She shared her opinion that there is not enough space to put in both the Pony Express Parkway and a river walk trail. She also shared that the zoning has not been updated on the website since a recent change, and that the entire area is still zoned as ESA.

David Packard lives in Spring Creek Ranch and is on the HOA board. He had concerns over the mature trees to the south as well and emphasized the desire to preserve unique features in the land. He mentioned children playing in the area and wanted to know if Spring Creek Ranch Park would be expanded. He also shared that the current HOA may be open to merging with the new HOA for the development. He thanked the commissioners for their time and service.

Brent Collin owns property to the west. He wanted to know how far away from the fenceline the properties are going to be. He is concerned about children coming onto his property and would like a privacy fence.

There were eight online comments. Seven were against the project, one was in favor. Wildlife concerns, traffic concerns, and the amenities impact on Spring Creek Ranch were brought up in the online comments.

Commissioner Eyre closed public comment.

Trane explained that many of the comments were anticipated by the developer, and that they are working closely with the city to balance the needs and wants of all parties. A right-to-farm analysis will be done to help determine future steps, and the developer wants to work to preserve those agricultural rights. He explained that all lots will be developed on non-floodplain land, and the ESA will be preserved. They have been working with FEMA to ensure this. He also clarified that there is plenty of space between the road and the lake for a trail. The project will dedicate 500 feet of green space, and there will be more space between the end of that dedicated zone and the lake itself. A trail connection has been installed, though it may need to be adjusted. He stated his appreciation for the Spring Creek Ranch neighborhood and thanked them for their feedback and cooperation.

Commissioner Eyre asked what would happen to the fully grown trees on the south of the property. Trane said that he can't promise that no trees will be pulled, but that the developer would like to maintain them. Some may be pulled to help clean up the area. Commissioner Eyre asked if the trail would be controlled by the HOA. Trane assured the commission that all open space in the plan would be available to the general public. There is currently no HOA planned. Commissioner Eyre clarified for those gathered that the city doesn't get involved with HOAs, so merging will be up to the residents and the HOA in the Spring Creek Ranch neighborhood.

Trane emphasized that he thinks this is the best approach to this particular plot of land. He assured the commission that the expenses on the improvements would be well over the cost of the ten additional granted lots. Exact details will be worked through in the creation of the preliminary plat.

Commissioner Roberts asked if a fence would be installed along the south end of the property. Trane explained that a fence will be needed to the west, but that they do not intend to fence the south side, as that would result in trees being pulled unnecessarily. Commissioner Roberts asked if the pickleball courts in Spring Creek Park are lit. They are not.

Commissioner Eyre addressed the zoning concerns, explaining that a zone change has gone through the legal process, even if it the GIS doesn't reflect the update yet.

Commissioner Su'a-Filo noted that the current City Council likely wouldn't be a fan of the density in lieu arrangement, and that they may wish for the city to pay for the improvements instead. He asked if the developers had worked with the Timpanogos Special Service District (TSSD). They have. There is no exact alignment for the road as of yet.

Gary Ellis explained that Trane is juggling a lot of different pieces in this presentation, and that he thinks he's done a good job of communicating everything to the Commissioners. He spoke in favor of density in lieu, explaining that it is a very helpful tool for the city. He is surprised that only ten lots were offered, considering all the improvements. He thinks the exchange is a fair value for the city.

Commissioner Eyre asked if the developers were concerned about eminent domain regarding the unknown road alignment. Trane shared his opinion that the developers can make it work.

Commissioner Eyre asked if the final plat would be submitted before the exact road location is decided. The developer is working with Brad Kenison, the city engineer, to decide on the location now. They intend to find the alignment before the plat is submitted.

Trane explained that they opted for only ten lots in lieu because that was the number that an adjacent development was granted (even though it was smaller). The developer thinks the tradeoff is fair.

Commissioner Jones thanked Ellis for his comments on density in lieu.

**Motion:** Commissioner Jones moved to give a positive approval to the Lehi City Council with the findings that the proposed concept is consistent with Lehi City's Development Code, and that it conforms to the goals and policies of the General Plan. He included all DRC comments. Commissioner Su'a-Filo seconded.

**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 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.**

This item was withdrawn and will be heard at the March 26th Planning Commission Meeting.

**3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to both Table of Uses and to Chapter 12 to convert conditional uses to permitted uses based on preexisting supplementary requirements.**

Katie Bussell presented the item. This is the first of several phases updating the residential and nonresidential tables of uses. This amendment prioritizes conditional uses that already have preexisting conditions in the code.

Commissioner Eyre clarified that the goal of this amendment is to remove conditional uses. Bussell explained that this will help streamline approval processes. Craig Chambers explained that staff looked into reasonable conditions that would be applied in the case of a conditional use and changed the requirements to include those. Commissioner Eyre asked if any items would be removed from the Planning Commission's purview, or if they would come before the Commission as a permitted use. The amendment will cut down the number of items that need to be seen, unless exceptions are being asked for.

Commissioner Jones asked if the complete removal of helipads would make them unauthorized in any zone. Bussell explained that helipads are being removed entirely from the Table of Uses, but that they can still be allowed as an accessory use for hospitals. City staff clarified that if something that contradicts the Table of Uses is in the code, the code overrules the Table of Uses. The Table of Uses also allows accessory uses incidental to an authorized use.

Commissioner Eyre opened and closed public comment.

**Motion:** Commissioner Roberts moved to give a positive recommendation to the Lehi City Council with the findings that the proposed amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

**3.8) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 12 to require the buffering and screening requirements for existing residential homes in non-residential zones.**

Katie Bussell presented the item. The buffer currently relies on the zoning rather than the use.

Commissioner Jones asked how the city will account for meeting code requirements when installing street walls. Imposing buffering requirements wouldn't allow certain buildings to go up to the property line. It will create gaps as an unintended consequence. Staff was directed to create this amendment by City Council.

Kim Struthers recommended carving out the historic design district as an exception.

Commissioner Eyre opened and closed the public hearing.

Commissioner Roberts asked for instruction on how to carve out exceptions in amendments. He likes the idea of parking lots behind buildings with paths that lead to the front.

**Motion:** Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the request that staff continue to consider the question of how to account for meeting the requirements when creating a street wall. Commissioner Roberts seconded.

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

Motion passed unanimously.

**4. City Business**

There is a planning conference in Bryce in the second week of April. There are a couple of General Plan amendments that will come before Planning Commission soon.

The city has received the Certification of Occupancy for the new Civic Center. The April 14th City Council meeting will be the first meeting in the new building.

Commissioner Jones asked for more information on the mechanics of item 3.5. He asked if the in-lieu appropriations were financially appropriate. The Commission discussed how City Council can use closed meetings to discuss purchasing real estate, as well as their power to use development agreements. Craig Chambers explained that in-lieu appropriations are policy based.

Commissioner Eyre asked for guidance on if an if/then motion is acceptable.

Commissioner Jones asked if in-lieu items put before the Commission have the approval of city staff. Gary Ellis confirmed that they typically do, and if they do not it is made clear in the DRC.

Kim Struthers discussed the difficulty of putting hard numbers on the value of land and development at any given point. City staff went over the process of determining how many in-lieu lots are awarded.

## 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 9:23 p.m.

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| Approved: April 23, 2026 | Attest: |
| ______________________________ | ______________________________ |
| Tyson Eyre, Commission Chair | Kate Morgan, Deputy City Recorder |