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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **February 26, 2026**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Tyson Eyre, Commission Chair
Lindsay Gheman, Commissioner
Stephen Su'a-Filo, Commissioner
Beau Jones, Commissioner
Ken Roberts, Commissioner

Members Absent: Nicole Kunze, Commission Vice Chair
Gregory Jackson, Commissioner

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

2. Consent Agenda

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

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

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

Motion passed unanimously.

3. Regular Agenda

3.1) Public hearing and consideration of Cascade Collision's request for approval of a Plat Amendment for Lehi Plaza Plat B located at 1115 East Main Street adding one additional commercial lot.

Commissioner Su'a-Filo arrived and joined the Commission on the stand.

Jacob Curtis presented the item. The amendment adds one additional lot. There are no included improvements.

Commissioner Roberts asked which lot was being added. He clarified that the entire plat is owned by the same person.

The applicant was not present.

Commissioner Eyre opened and closed public comment.

Commissioner Jones asked if the Commission has any issues with the item. There were none.

> **Motion:** Commissioner Jones moved to approve the item with the findings that the commercial subdivision is a legal subdividing of land, that it meets the requirements of the commercial zone, and that it meets the requirements of the development code. He included all DRC comments. Commissioner Gehman seconded.
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> **Vote:** Commissioner Jones, yes. Commissioner Gehman, yes. Commissioner Eyre, yes. Commissioner Su'a-Filo, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.2) Public hearing and recommendation of JDH Development's request for review of the Vivian Estates Phase 5 Zone Change on 11.58 acres located at approximately 2125 North 600 East, changing the zoning from TH-5 (transitional holding) to RA-1 (residential/agriculture).

Jacob Curits presented the item. This will match the zoning to the rest of the Vivian Estates Development.

Austin Cooper was present representing JDH Development. He had no additional comments.

Commissioner Eyre opened and closed public comment.

Commissioner Su'a-Filo asked the Commission if they saw any issues with the item. All Commissioners affirmed that they saw nothing wrong with the item.

> **Motion:** Commissioner Roberts moved to give a positive recommendation to the Lehi City Council with the findings that it fits with the General plan, and that it will allow the property to develop in a similar way to its surroundings. He included all DRC comments. Commissioner Jones seconded.
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> **Vote:** Commissioner Jones, yes. Commissioner Gehman, yes. Commissioner Eyre, yes. Commissioner Su'a-Filo, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.3) Public hearing and consideration of Symphony Homes request for preliminary subdivision approval of Fox Trail, an 8-lot single-family residential subdivision located at 1500 North 2850 West.

Jacob Curtis presented the item. The concept has been before the Commission before. Flexibility in lot sizes was granted due to the widening of 1500 N, an adjacent road. The project still meets the base density.

Russ Wilson was present, representing Symphony Homes. He had no additional comment.

Commissioner Eyre opened public comment.

Paul Jones lives adjacent to the development. He thanked Symphony Homes and the city for working together on the project to ensure it works best for everyone involved. He explained that there is still frustration in the community that six of the lots will be under the half acre dictated by the zoning. He would like to see the connectivity revisited, as it is the cause of the lot shrinkage. He doesn't know if the road is necessary as there is a nearby road two houses down.

Steven Hansen commented online. He lives adjacent to the development. He likes this plan better than previous plans that have been brought for this plot of land. He recommends hardscaping over landscaping for parking strips and would like to see the cattle fence replaced with a residential fence.

Paul Jones also had an online comment, that echoed his arguments shared in person.

Commissioner Eyre closed public comment.

Commissioner Eyre asked Kim Struthers to explain the connectivity standards. Struthers explained that the development meets the block length, which is maintained at approximately 400-420 feet. The primary function of the connectivity standards are to ensure emergency access. He mentioned that they are also for pedestrian convenience. The new road would make access easier for those without cars. Struthers went on to explain that when connectivity standards are ignored, roads that aren't intended to be collector roads become collector roads and cause problems for people who live along them. Commissioner Eyre explained that the commission can't waive the connectivity standards without a compelling reason, as they are part of the city code.

Commissioner Su'a-Filo asked what the lot sizes for the surrounding properties were. Struthers explained that the Colledge Farms PRD is to the south. Many of the lots are smaller than what is required by zoning, as the PRD allowed the developer to exchange open green space for density in lieu. Most of them are about 0.45 acres.

Commissioner Eyre clarified that the lots are allowed to be below the required half acre because of the road widening. One additional lot was also granted due to the improvements on 1500 N.

Commissioner Jones asked if the lots would meet code if the road weren't widened. Gary Ellis and Struthers agreed that it wouldn't be likely.

Commissioner Su'a-Filo shared that he doesn't see a way for the developer to keep eight lots without arranging them in the way presented.

Curtis explained that the Commission should be viewing this as a standard development as the Lehi City Council has granted the density change.

Commissioner Su'a-Filo asked the applicant if there was any way to get eight 22,000 square foot lots. Wilson explained that he thinks it would be possible if connectivity standards weren't required. He discussed different iterations the plan has been through that were unworkable due to traffic and driveway placement issues.

Commissioner Jones shared that he was conflicted. He doesn't see this as a huge change but is worried about knowing where the line should be drawn.

Commissioner Eyre asked legal what standing the Commission has to approve or deny the plan knowing that the additional eighth lot shrinks the lot size below what is required by code. Struthers explained that the Commission is within their power to approve.

Commissioner Gehman clarified that the connectivity is required.

Commissioner Jones asked if one lot could be dissolved and reabsorbed into the other lots to increase the average square footage. Staff explained that that is not a decision that can be made by the Commission.

Commissioner Roberts commiserated with Commissioner Jones's earlier comments on feeling conflicted. He shared that he thinks this is the best use and arrangement for the plot of land. Commissioner Jones agreed but emphasized that he doesn't like that the lot sizes have shrunk. Commissioner Roberts pointed out that that is a result of the City Council's decision.

Commissioner Eyre stated that he isn't considering lot size as a factor at all, as it's been approved by the City Council.

> **Motion:** Commissioner Su'a-Filo moved to approve the item with the findings that the proposed subdivision does meet the requirements of the Lehi City Development Code in regard to subdivision approvals. He included all DRC comments. Commissioner Roberts seconded.
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> **Vote:** Commissioner Jones, no. Commissioner Gehman, yes. Commissioner Eyre, yes. Commissioner Su'a-Filo, yes. Commissioner Roberts, yes.
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> Motion passed with four in favor, one against.

3.4) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment adding Chapter 12-D, Flood Damage Prevention, in compliance with FEMA.

Jacob Curtis presented the item. Shelbey Brewer was supposed to present this item, but she was sick. This update is in response to FEMA's recent remapping of the area and their request that

whatever ordinance in place be updated. Lehi didn't previously have an ordinance for flood damage prevention, so this will be a new addition to the code. This item will need to be adopted by summer.

Kim Struthers further explained that if the city applies for aid in the event of a flood, the government would require this ordinance to be in place before providing it. Commissioner Eyre asked if this would protect the city or the residents. Struthers thinks it is mostly to enable federal aid on the municipal level.

Commissioner Gehman asked if the code would be retroactive or only apply going forward. Struthers thinks it will only impact projects going forward.

Commissioner Eyre asked if additions to current buildings would need to meet these standards if they have been grandfathered in with the old code requirements. Ellis explained that if the upgrade is more than 50% of the value of the home, it would need to meet the new standards.

Commissioner Eyre opened and closed public comment.

Commissioner Jones explained that he would be happy to approve or table the item if the rest of the Commission would like to hear the official presentation from Brewer. The Commission felt confident about the chapter especially since Brewer will be able to present to the City Council which has the final say.

> **Motion:** Commissioner Jones moved to give a positive recommendation 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. He included all DRC comments. Commissioner Gehman seconded.
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> **Vote:** Commissioner Jones, yes. Commissioner Gehman, yes. Commissioner Eyre, yes. Commissioner Su'a-Filo, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.5) Public hearing and recommendation of Lehi City's request for review of a Development code Amendment to Chapter 37, removing the exception for the maximum setback if there is a module of parking allowed.

Jacob Curtis presented the item. This is in response to a recent item that came before the Commission for approval. This will simplify design requirements and eliminate conflicting design standards.

Commissioner Eyre asked if this would eliminate all limitations on maximum setback. Curtis explained that only one module is allowed, and that the dimensions of a parking module are outlined in code so there will still be limits. Struthers explained that it would allow approximately 62 feet of setback. Commissioner Eyre is concerned about not setting a maximum limit.

Commissioner Su'a-Filo asked what surrounding cities have in place for this kind of regulation. Struthers explained that there is a spectrum across codes. Some cities rarely allow parking in front of buildings.

Commissioner Roberts likes the idea of maintaining a maximum setback in code. There was general agreement.

Commissioner Eyre opened and closed public comment.

> **Motion:** Commissioner Roberts moved to recommend approval to the Lehi City Council with the recommendation that a maximum setback of 85 feet be included, with the findings that it fits with the purpose, intent, and provisions of the development code. He included all DRC comments.

Commissioner Jones requested that staff be the recommenders for maximum setbacks.

> **Amended Motion:** Commissioner Roberts moved to recommend approval to the Lehi City Council with the recommendation that a maximum setback to be determined by city staff, with the findings that the amendment fits with the purpose, intent, and provisions of the Development Code. He included all DRC comments. Commissioner Jones seconded.
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> **Vote:** Commissioner Jones, yes. Commissioner Gehman, yes. Commissioner Eyre, yes. Commissioner Su'a-Filo, yes. Commissioner Roberts, yes.
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> Motion passed unanimously.

3.6) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 35, Urban Forestry, creating a limit on rock mulch.

Jacob Curtis presented the item. This amendment would impose limits on rock mulch used in commercial and multi-family residential zoned areas. This is in response to concerns raised regarding long-term maintenance of rock mulch as well as heat impacts on trees in park strips. No more than 60% of the total landscaping of a plot can be rock mulch if this amendment passes. Additionally, it encourages the use of native plants and encourages single-family developments to limit their use of rock mulch.

Commissioner Roberts asked if churches would be considered commercial property. They are non-residential development, so the code would apply to them. Curtis explained that the Commission could be more specific in their recommendation and mention churches and schools explicitly.

The Planning Department previously had the limit at 30%, but discussion with the Public Works and Parks Departments pushed it up to 60%.

Commissioner Su'a-Filo asked if this would have a negative impact on state funding that is provided as a reward for xeriscaping. Struthers said it isn't likely, as this is a requirement based on a specific material. The state's primary goal is getting rid of large areas of unused turf.

Commissioner Su'a-Filo asked why the allowed amount was pushed to 60% from 30%. Ellis explained that with right of way considerations, 30% felt too low for many projects. Commissioner Eyre asked if 30% would be reasonable if the right of ways were carved out. Ellis explained that it's not an exact science, as it's more of a property rights issue than anything else.

Curtis clarified for the Commission that this is a first step in the right direction, and not a final destination for the code.

Commissioner Eyre opened public comment.

Montane Hamilton commented online. She feels that the code change is confusing and haphazard. She is in favor of a lower percentage and likes the original 30% more than the 60%. She offered several changes that could be made, including more emphasis on native plants, backyard regulations, side lawn requirement changes, limitations on required amounts of lawn, and limits on turf in institutional lots.

Commissioner Eyre closed public comment.

Commissioner Eyre asked if 100% rock mulch would be possible with the current code. Struthers explained that 50% would need plant coverage.

Commissioner Roberts asked why right of ways would need to be carved out. Ellis explained that it was for city maintenance reasons. Rock mulch is much easier to work around than plants when significant digging/excavating is being done.

Commissioner Roberts thinks that 60% is too high. Gehman suggested 45%, as it's between the original 30% and the current 60%. Commissioner Eyre feels that he doesn't know enough to say if 60% is a good regulation or not. Commissioner Jones recommended 50% as a possible figure. Commissioner Su'a-Filo felt that staff should be the ones to recommend a figure. He hasn't heard a strong argument for 60% tonight but didn't feel comfortable choosing one himself. He thinks the number feels like a rushed decision.

Commissioner Gehman shared that she would also like more reasoning for the percentage of allowed rock mulch, as the city will have to defend it at some point. Ellis explained that 60% was chosen as it wouldn't limit developers too severely and would leave them with some amount of flexibility. The city would like to maintain property rights.

Curtis and Ellis went over the meetings in DRC and one-on-one that lead to choosing 60%.

> **Motion:** Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that the proposed Development Code Amendment seeks to get ahead of challenges that come from too much rock mulch in landscaping, that it allows flexibility for city projects, and that it is in

conformance with the purposes, intent, and provisions of the General Plan and it's various elements. He included all DRC comments. Commissioner Eyre seconded.

Vote: Commissioner Jones, yes. Commissioner Gehman, yes. Commissioner Eyre, yes. Commissioner Su'a-Filo, no. Commissioner Roberts, no.

Motion passed with three in favor, two against.

4. City Business

There will be a Planning Commission Work session on March 5, 2026 at 5:30 P.M. There will be presentations from legal and planning, and it will conclude with a tour of the new civic center.

Only one General Plan amendment has been submitted so far.

A representative from the Skyridge Theater Department invited the Commission to see the school's production of *Water for Elephants*.

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 Jones seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:20 p.m.

Approved: March 12, 2026

Attest:

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Tyson Eyre, Commission Chair

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Kate Morgan, Deputy City Recorder