

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **February 12, 2026**, in the **Lehi City Hall** located at **153 North 100 East**.

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

Members Absent: Lindsay Gheman, Commission Alternate
Stephen Su'a-Filo, Commission Alternate

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 January 22, 2025 meeting.

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

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

Motion passed unanimously.

3. Regular Agenda

3.1) Public hearing and recommendation of Flagship Homes' request for review of the TH-5 (transitional holding) zoning for the Kirkham Estates Annexation on 7.24 acres located at approximately 500 East 700 South (7611 W 8170 N).

This item was withdrawn from the agenda.

A citizen asked what would happen to the area's zoning. Kim Struthers explained that it would remain a TH-5 holding zone.

3.2) Public hearing and recommendation of Adam Albrecht's request for review of the Parker Zone Change on 2.4 acres located at 300 North Palomino Way changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).

Jacob Curits presented the item. The zone change is consistent with the General Plan's designation of the area.

The applicant was not present.

Commissioner Eyre opened public comment.

There was one comment online from Shawn and Jennifer Lewis. They have concerns over potential complications in sewer and water utilities along 300 N.

Commissioner Eyre closed public comment.

Gary Ellis explained that there are two sewage lines that drain out of the area. The lines are 8 inches, which can handle hundreds of homes. He doesn't foresee it being an issue.

Commissioner Eyre asked if either sewer line could be tapped into for future development. They will both be available.

Commissioner Jackson shared that the sewage concerns are valid, but not the issue being evaluated at this meeting.

Motion: Commissioner Jackson moved to approve the zone change with the findings that it is consistent with the General Plan, that development concerns would be met by developers per the city's usual functions, and that it eliminates a currently existing island that is out of line with the General Plan. He included all DRC comments. Commissioner Kunze seconded.

Commissioner Roberts asked that the motion be amended to recommend approval, rather than granting approval.

Amended Motion: Commissioner Jackson moved to give a positive recommendation to the Lehi City Council with the findings that the zone change is consistent with the General Plan, that development concerns would be met by developers per the city's usual functions, and that it eliminates a currently existing island that is out of line with the General Plan. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

3.3) Public hearing and recommendation of Grow Development's request for review of the 1450 West 1220 North Zone Change on 5.25 acres located at 1450 West 1220 North changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).

Jacob Curtis presented items 3.3 and 3.4 in conjunction. The zoning change reflects the zoning designation in the General Plan.

3.4) Public hearing and consideration of Grow Development's request for approval of the 1450 West 1220 North Concept, an 8-lot residential development located at 1450 West 1220 North.

All eight lots fit code requirements. The applicant is looking for feedback on the layout.

Boyd Brown was present, representing Grow Development. He had no additional comment.

Commissioner Eyre clarified that the applicant is looking for feedback. Brown explained that they are trying to keep the existing home on one of the lots, and that they have had some layout difficulties with road placement.

Commissioner Roberts asked if any trails would be installed on the property. There are none planned.

Commissioner Eyre opened public comment for item 3.3.

Danny Gutierrez is in the process of building a subdivision nearby. He explained that the was required to widen a road beyond typical city requirements and wants to have a discussion with the city and Boyd to ensure the roadways work well. He worries about ending up with three roads in the same small area.

Mark Peacock lives on 1220 North to the west of the property. He has no problems with the zone change and appreciates the larger lots. He is concerned about an irrigation ditch on the north end of the property which turns a corner and runs down to his property. He has been burning this ditch to maintain it for some time. He worried that buildings would be built too close to the property line for him to continue maintaining the ditch in this manner. He recommends having it piped. He also shared concerns over construction vehicles using 1220 North, as he feels it is too narrow. He asked if sewage would be extended north.

James Cortessi owns property in the area. He verified that the irrigation ditch will flood the properties if it is not properly maintained.

Danny Gutierrez returned to the stand to speak on the irrigation ditch. He agrees that piping is likely the best solution. There are a few exit points that can catch water and bring it down through the subdivision.

Commissioner Eyre closed public comment for item 3.3.

Gary Ellis spoke on the state of the roads. Each development must meet city requirements for road connections. 1220 will be required to be widened and improved with the development. Ellis went on to explain that as long as required distances between intersections are met, developers are welcome to put their road connections anywhere. There will be a required road stub to the north of this development. The sewer is on 1220 and will flow to the west. It will not need to connect to the sewer line on 1700 west. The storm drains will need to connect to 1700 west, but the city will work with the developer on installing those.

Commissioner Eyre mentioned that comments on ditches come up frequently and that it is an important issue for citizens. He asked if piping the ditch would be the city's or the developer's responsibility. The city would be responsible, as it is on property the developer doesn't own.

Kim Struthers explained that the city provides contact information for Lehi Irrigation to developers, but that the company doesn't sit in on city DRC meetings. There is frequently coordination between the city, the company, and developers on ongoing projects. Commissioner Eyre asked if Lehi Irrigation was notified of this item. Struthers explained that they weren't, as contact isn't required until a primary plat is submitted.

Commissioner Jackson discussed the powers that the Planning Commission and the City hold to enforce infrastructure creation and maintenance. He asked staff what they considered to be the best path forward.

Kim Struthers mentioned that berming has been used in other developments to prevent flooding. Gary Ellis recommended asking the developer to extend setbacks to allow burning to continue. Commissioner Eyre asked if that would be in the city's power. Nate Purser said he'd look into it.

Commissioner Eyre clarified that the city can only require a developer to improve a ditch if the ditch is on the property they are developing.

Commissioner Roberts noted that based on the submitted concept plan, there would only be one lot affected, as the others have a road separating them from the ditch. He asked if there was a possibility that Lehi Irrigation Company would pipe the ditch. Staff was unsure.

Commissioner Jackson clarified that both items are in line with the General Plan.

Motion for item 3.3: Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that the proposed amendment on the character of the surrounding area is consistent with the goals and policies of the General Plan, that it is suitable for the uses requested, and that it will be an overall benefit to the community. He included all DRC comments. Commissioner Roberts seconded.

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

Motion passed unanimously.

Jacob noted that this development will be coming before the Commission again before development, as only the concept has been submitted.

Commissioner Eyre invited the applicant to address concerns before continuing to the public comment section of item 3.4. Boyd explained that he is aware of the ditch and wants to work with the city and Lehi Irrigation Company to come up with a solution that works.

Commissioner Roberts asked about existing outbuildings on the plan. Boyd said they will be demolished.

Commissioner Eyre opened public comment for item 3.4.

Bart Peacock shared frustration over his assumed responsibility of the irrigation ditches, as he didn't create them. He explained that he will need a way to access the ditch to do maintenance.

Commissioner Eyre closed public comment for item 3.4.

Commissioner Eyre asked if there were any legal protections for irrigation and how it functions. Gary Ellis mentioned that this problem hasn't come up yet. Based on the site plan, he feels it should be accessible from the planned road. He is unaware of any easements but assumes there must be easements associated with irrigation.

Commissioner Jackson commiserated with Peacock and emphasized that his concerns have been heard. He explained that the city can't delegate anything in this instance, as the ditch isn't on the property in question. Commissioner Jackson asked Boyd if he would be working towards solutions with the neighbors. Boyd explained that he is willing to work with people, but that he can't guarantee anything. He doesn't feel obligated to make improvements that aren't on his property, and he feels it is too early in the process for him to commit to anything specific.

Commissioner Eyre asked if fill would need to be brought in for the plots. Boyd explained that there hasn't been enough engineering done on the site to know for sure, but he thinks it is likely.

Commissioner Kunze asked if the developer knew who owned the property the ditch was on. Boyd said that it belonged to Mr. DuBois, and that he will likely be easy to work with as he intends to develop similar subdivisions in the area.

Commissioner Jones echoed Commissioner Jackson's earlier statements to Peacock. He explained that this must be approved, as it meets code.

Motion for item 3.4: Commissioner Jones moved to approve the item with no modifications with the findings that it is consistent with Lehi City's Development Code, and that the proposed concept does conform to the goals and policies of the General Plan. He included all DRC comments.

Commissioner Jackson asked for a recommendation that the developer engage with the neighbors to come to an agreement on the solution for the ditch concerns brought up.

Amended Motion for item 3.4: Commissioner Jones moved to approve the item with no modifications with the findings that it is consistent with Lehi City's Development Code, and that the proposed concept does conform to the goals and policies of the General Plan, and with the recommendation that the developer continue to engage with neighboring properties as the concept is developed. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

3.5) Public hearing and recommendation of Lawrence Snow's request for review of a zone change on 0.66 acres located at 151 East 1450 North changing the zoning from TH-5 (transitional holding) to R-1-Flex (residential).

Jacob Curtis presented the item. The zone change is consistent with the designation of the General Plan. The applicant wants to demolish the existing home and build a new one. The zone change will enable them to acquire a building permit.

Lawrence Snow was present and had no further comments.

Commissioner Eyre opened and closed public comment.

Commissioner Jackson verified with staff that the item conformed to both city code and the General Plan.

Motion: Commissioner Jackson moved to give a positive recommendation to the Lehi City Council with the findings that everything meets code and is consistent with the General Plan. He included all DRC comments. Commissioner Jones seconded.

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

Motion passed unanimously.

3.6) Public hearing and consideration of Kairos Land Development's request for approval of the Belmont Flex Suites Concept Plan, a non-residential development located at 1552 North Boston Street with an exception for building setbacks.

Jacob Curtis presented the item. The use is permitted in this zone and the maximum setback is being extended to include module parking in front of the building. Staff has no concerns over this exception. The applicant is looking specifically for feedback on the number of parking spaces required, as there are multiple contradictory codes they are working under.

Dustin Carr was present representing Kairos Land Development along with his partner Jonas. An updated parking plan was presented to the Commission, which has been attached to these

minutes as “Appendix A.” Carr emphasized that they want to make the parking code compliant. The main driver behind this extended setback is the ten foot easement for utilities along the front of the property. Carr explained that there is a lot of industrial development in the area, as well as a general lack of small warehouse space in Lehi City. The developer is considering adding mezzanines in certain units to increase storage area.

Carr explained that the gross size of the building is what is used to calculate parking spaces. He explained that if only the rentable space was measured, there would be enough difference to put them in a smaller parking bracket.

Commissioner Roberts asked how tall the building would be. Carr said the plan currently puts them at around 20 feet.

Commissioner Eyre opened and closed the public comment.

Commissioner Jackson asked staff’s thoughts on parking. Kim Struthers doesn’t think the ask is unreasonable. He considers the issue to be largely self-regulating, as people who require more parking space will likely see a full lot and find somewhere else to rent. He also thinks that it would be in line with similar projects in the city. He explained that Boston Street could be a possible unofficial source of overflow parking.

Commissioner Eyre asked about the residential condos located to the east. There isn’t a road leading through, but there is a pedestrian connection.

Commissioner Eyre asked if there was rear access for trucks. There will not be. Truck usage would be rare, if existent at all. Commissioner Eyre noted the location of the garbage cans and asked the applicant to keep garbage trucks in mind when making changes to the plan.

Commissioner Jackson said that the presentation passes his personal test for what he wants to see out of a concept plan.

Commissioner Eyre asked about setbacks for the adjacent residential properties. He asked if the road counted as part of a setback. Struthers explained that 20 feet is as tall as the building can get without shrinking the footprint. The back area of the plan couldn’t be used, as it is required for the landscape buffer between the building and the residential properties.

Commissioner Roberts asked if there were any anticipated problems regarding people parking on the residential street and using the pedestrian access path to get to the building. Struthers said that the city hasn’t had any complaints of similar activity yet, and he doesn’t see it becoming an issue as there is a lot of surrounding open space that could be used for parking.

Commissioner Kunze asked some clarifying questions, locating the property within the city.

Motion: Commissioner Kunze moved to approve the item with the exceptions for setbacks with the findings that the proposed concept is consistent with the Lehi City Development Code, and with the goals and policies of the General Plan. She included all DRC comments.

Commissioner Roberts requested including that required parking will be based off of net square footage, rather than gross square footage.

Amended Motion: Commissioner Kunze moved to approve the item with the exceptions for setbacks with the findings that the proposed concept is consistent with the Lehi City Development Code, and with the goals and policies of the General Plan. Parking requirements will be based off of the net square footage of the building, rather than the gross square footage. She included all DRC comments. Commissioner Jackson seconded.

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

Motion passed unanimously.

3.7) Public hearing and consideration of Daryl Hodgson's request for approval of a flag lot located at 645 West 2100 North in the RA-1 (residential/agriculture) zone.

Jacob Curtis presented the item. This item has been approved before, but the approval has since expired.

Daryl Hodgson, the applicant, was present. He explained that there were delays and distractions that prevented the construction from taking place earlier, but that they are now ready to divide the lots and build a new house.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Roberts moved to approve the item with the findings that it meets the requirements for a flag lot, that it won't be close to existing homes, that it will be located and conducted in a manner in compliance with the goals and policies of Lehi City. He included all DRC comments. Commissioner Jackson seconded.

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

Motion passed unanimously.

3.8) Public hearing and consideration of Symphony Homes' request for preliminary subdivision approval of Heritage Meadows, a 13-lot residential development located at 1250 West 800 North.

Jacob Curtis presented the item. All lots meet city requirements. The applicant is considering a trail connection with a bridge, which would require updated plans. The applicant would like to get the current plans approved in order to weigh both options.

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

Commissioner Eyre opened public comment.

Joshua Lutz lives to the west of the development. He likes the idea of more neighbors. He said that the waste ditch trail is used frequently, and that the bridge connection in his neighborhood is used often. He thinks it should be required for this new development. He got 16 signatures in his neighborhood in support of a bridge with the potential of higher density in exchange.

There was one online comment from Kara Traveler. She is in support of the development as long as a bridge goes in, as she sees it as a major benefit to the neighborhood.

Commissioner Eyre closed public comment.

Commissioner Jackson shared his appreciation for Lutz's comment. Commissioner Eyre clarified that density in lieu is not the only option available to the city.

Commissioner Roberts asked if there would be a connection to the church. The developer is not planning on having a connection to the church. The church has no plans to connect or open up the existing fence, despite stubbing a sidewalk out towards the development. Commissioner Eyre asked for clarification on that potential process. The right of way would interact with the sidewalk stub. As far as Kim Struthers is aware, connecting the sidewalks is not required in city code.

Commissioner Roberts asked about the likelihood of a bridge. The developers are looking into it with the help of city staff. They are currently sorting through bids.

Commissioner Eyre shared that he is against going below 1/2 acre lots, but he thinks that it should be discussed further as the plans evolve.

Commissioner Jones clarified that this is required to be approved, as it is an administrative item that meets city code.

Motion: Commissioner Jones moved to approve the item with the findings that it does meet the requirements of Lehi City's Development Code with regard to subdivision approvals. He included all DRC comments. He recommends that the developer strongly consider putting a bridge connection in. Commissioner Roberts seconded.

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

Motion passed unanimously.

3.9) Public hearing and recommendation of Lehi City's request for review of a zone change on 0.91-acres located at 498 North 900 East changing the zoning from R-1-Flex (residential) to R-1-8 (residential).

Jacob Curtis presented the item. This would ensure compliance with zoning requirements. The subdivision meets lot size requirement for both zones, and changes in the Development Code in the last six to nine months allow for the R-1-8 zone.

Commissioner Roberts clarified that there is no developer involved in this item. Curtis explained that the city is covering the process of moving the zone change forward as the city noticed a discrepancy late in the process that wasn't flagged earlier. The developers of the property are aware of this, and their plans have been approved up to this point.

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 zone is consistent with the LDR General Plan designation, the intent of the previous zone change and subdivision were for three lots, and this zone change will allow for the same number of lots and will now be in compliance. Commissioner Jones seconded.

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

Motion passed unanimously.

3.10) Public hearing and recommendation of Lehi City's request for a Development Code amendment to Chapter 5, Table of Uses (nonresidential) and Chapter 39 to add Automobile Accessories and Installation.

Jacob Curtis presented the item. This amendment will allow opportunities for less impactful auto businesses in the city.

Commissioner Eyre likes that this potentially will cut down on bureaucracy. Curtis explained that the City Council has given staff instructions to amend the code in ways that assist small businesses, and that the Commission will likely be seeing more of this type of amendment.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that the amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. Commissioner Roberts seconded.

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

Motion passed unanimously.

4. City Business

4.1) Review and Acceptance of the Planning Commission Bylaws for 2026

Kim Struthers presented the bylaws.

Motion: Commissioner Jackson moved to accept the bylaws as presented.
Commissioner Roberts seconded.

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

Motion passed unanimously.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Jackson moved to adjourn the meeting. Commissioner Roberts seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:57 p.m.

Approved: February 26, 2026

Attest:

Tyson Eyre, Commission Chair

Kate Morgan, Deputy City Recorder