

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **January 22, 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
Lindsay Gheman, Commission Alternate
Stephen Su'a-Filo, Commission Alternate

Members Absent: Beau Jones, Commissioner
Ken Roberts, Commissioner

Others Present: Kim Struthers, Community Development Director; Katie Bussell, 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 December 4, 2025 meeting.

2.2) Approval of minutes from the January 8, 2026 meeting.

Commissioner Kunze noted a needed correction in the minutes from December 4th, correcting the name of William Harris who spoke during the public comment period on several items.

Motion: Commissioner Kunze moved to approve both sets of minutes with the noted correction. Commissioner Gehman seconded.

Vote: Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Jackson, yes. Commissioner Gehman, yes. Commissioner Su'a-Filo, yes.

Motion passed unanimously.

3. Regular Agenda

3.1) Public hearing and consideration of James Whitmore's request for conditional use approval of the SAJ Lehi RV Storage located at approximately 4300 North Digital Drive

Katie Bussell presented the item. The property is zoned for light industrial and does not have utilities. Setbacks meet code. There are 12 redline comments, which mainly focus on technical updates to the site.

James Whitmore, the applicant, was present. He asked if he would need a special permit for the eight-foot concrete fence he plans to install. Bussell explained that eight-foot fences are typically required for the zone the property is in, and it is part of the submitted site plan, so no additional steps are needed. Whitmore explained that he hopes the construction will improve the land and clean up the appearance of the property.

Commissioner Eyre opened and closed public comment.

Commissioner Jackson shared that he feels this has been through the Commission enough times that no further discussion is needed.

Motion: Commissioner Jackson moved to approve the item with the findings that the proposed plans meet the code requirements of a 20-foot setback and a masonry fence, and that the plans are in order after several rounds through the Commission. He included all DRC comments. Commissioner Su'a-Filo seconded.

Vote: Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Jackson, yes. Commissioner Gehman, yes. Commissioner Su'a-Filo, yes.

Motion passed unanimously.

3.2) Public hearing and recommendation of JDH Development's request for an exception for a required trail connection to a master planned trail and to meet the block length; the exception is requested due to grade on Vivian Estates Phase 2B located at approximately 2600 North and 600 East.

Katie Bussell presented the item. The plan has been previously approved by City Council with an included trail connection. The applicant has requested that it be removed, due to the steep grading on the site.

Austin Cooper was present, representing JDH Development. He shared some pictures that highlighted the steepness of the grade. He explained that the installation of 600 East impacted the build site and made the trail connection significantly more difficult to include. He explained that the grade in places may go over the maximum allowed 8%. He also shared concerns about the trail connecting perpendicularly with a busy street.

Commissioner Su'a-Filo asked if Lehi City installed 600 E. City staff explained that Lehi City installed the road, and that the developer was asked to put a hold on construction until it was completed. Rather than the planned straight route, the road cut into the planned lots, and caused the changes in slope where the trail was planned. Kim Struthers explained that the city worked

with the developers, and that it was a long process that went through many iterations. He suggested stairs as an option that may work with the steep slope.

Commissioner Su'a-Filo asked how the trail system would be accessed without the included connection. Cooper explained that people would have to exit the development and go around it to access the trail.

Commissioner Eyre asked if the primary concern was the engineering challenge. Cooper affirmed that it was. He explained that in the initial concept, the trail was asphalt. Stairs would have to be made of concrete and would be more expensive to build and maintain.

Commissioner Kunze asked if there was any other connections provided in lieu of the trail, as it is a connectivity requirement. Cooper explained that there is not anything provided in lieu. He also explained that he feels the city has taken quite a bit from the developer with how the installation of 600 E worked out. Creating the trail will cut into each adjacent lot and render about 100 square feet of each lot unusable. JDH is already unsure about the ability to build homes on certain lots and may have to combine lots to make them functional.

Commissioner Jackson asked if the concern was the financial impact, or the impact on the lots. Cooper explained that from an engineering standpoint, JDH can't make the trail make sense. Installing it in a better space will render different lots unusable and would result in needing to shift utilities. Commissioner Jackson admitted that Lehi is responsible for the issues with installation, but that he was also uncomfortable with ignoring connectivity standards. JDH has met with the city and has discussed possibilities of reimbursement from the city.

Commissioners Jackson and Su'a-Filo asked city staff their opinions on the images depicting the slope. Staff confirmed that the pictures are accurate to the slope on site.

Commissioner Eyre shared his positive experiences living next to the trail system. He is very defensive of connectivity standards, as his neighborhood has bad connectivity and it severely limits how much use the trails get. He thinks that removing the access will hurt the neighborhood and the community. He likes the idea of a staircase.

Commissioner Jackson reemphasized that this is a result of the city's actions in installing 600 E.

Commissioner Gehman agreed that stairs are the best solution. She argued that stairs would make the trail less accessible than if it were sloped. Commissioner Eyre argued that stairs would be more accessible than not having any access at all. City code does not require trails to be ADA compatible.

The Commission consulted Gary Ellis. Ellis explained that initially a 40-foot wall was planned along 600 E but has since been lowered and/or eliminated. He explained that HadCo was compensated for the loss of land that resulted from the 600 E installation. He mentioned that other trails in the area will be up to 6%, so 8% is not an absurd ask. The city recommends installing the trail at a diagonal, in order to keep it mostly flat. Cooper explained that putting the trail in that location would cause lots and utilities to shift. Ellis also recommended some improvements be made to separate the trail from the street. Commissioner Jackson asked what

would be more expensive for the city, footing the bill for shifting utilities or for stair installation and maintenance. Ellis didn't have an exact answer but assumed the costs would be similar.

Commissioner Jackson asked what the developer would prefer if Lehi City is footing the bill. JDH would prefer installing stairs, as it would not delay construction on lots that would otherwise need utilities moved. Cooper isn't sure what the cost would be, as he hasn't run the numbers.

Commissioner Eyre opened public comment.

There was one online comment from Montaigne Hamilton. She thinks the connectivity standards are not needed in this situation, as there is nothing to connect to, but she worries that allowing an exception will set a precedent.

Commissioner Eyre closed public comment.

Commissioner Jackson is in favor of installing stairs and retaining walls to maintain the buildability of adjacent lots. Commissioner Su'a-Filo argued that stairs would create undue maintenance responsibilities for the city, and money down the drain. He doesn't like the idea of adding an ongoing cost to the city.

Commissioner Gehman shared that she would like trails to be accessible, even if its not required by code. She also understood that it would create issues for the city and/or the developer if this standard is upheld. She shared that she would almost prefer not to have a connection in that case.

Gary Ellis explained that, given the grade, normal outdoor stairs would be about what is required for the site anyway. Wide landings would be needed, which would make the stairs marginally more accessible.

Commissioner Eyre mentioned that the property has been devalued, but that the city has already remediated the cost. He sees this as a connectivity standards issue.

Commissioner Jackson felt the city should be the entity to put connectivity in, as it is the fault of the city that the issues have been created. He views it as part of the social contract between the city and its residents.

Commissioner Eyre mentioned other properties where the Commission required pedestrian access, even in cases where road connections were excepted.

Motion: Commissioner Jackson moved to give a negative recommendation to the Lehi City Council with the findings that the proposed trail is a part of the connectivity standards that the city does not want to compromise on, and that it can be achieved in a safe manner by installing stairs on the 8% grade. He recognizes that Lehi City created the situation and has a responsibility to the citizens to meet the promised standards. He included all DRC comments. Commissioner Su'a-Filo seconded.

Vote: Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Jackson, yes. Commissioner Gehman, yes. Commissioner Su'a-Filo, yes.

Motion passed unanimously.

4. City Business

There will be no Planning Commission meeting on January 29th, as it is a fifth Thursday. The work session of February 5th is cancelled due to scheduling conflicts. The next Planning Commission meeting will be February 12, 2026.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Jackson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:50 p.m.

Approved: February 12, 2026

Attest:

Tyson Eyre, Commission Chair

Kate Morgan, Deputy City Recorder