

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **January 8, 2026**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Tyson Eyre, Commissioner
Nicole Kunze, Commissioner
Beau Jones, Commissioner
Ken Roberts, Commissioner
Stephen Su'a-Filo, Commission Alternate
Lindsay Gehman, Commission Alternate

Members Absent: Gregory Jackson, Commissioner

Others Present: Brittney Harris, Planner; Gary Ellis, City Engineer; Kim Struthers, Community Development Director; Craig Chambers, Assistant City Attorney; Kate Morgan, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

As there is no current Commission Chair, Kim Struthers and Craig Chambers opened the meeting and welcomed the gathered body.

2. Election of Chair and Vice Chair

Motion: Commissioner Eyre moved to nominate Commissioner Roberts as the temporary Commission Chair. Commissioner Kunze seconded.

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

Motion passed unanimously.

Commissioner Roberts opened the floor to nominations for the 2026 Commission Chair.

Motion: Commissioner Jones nominated Commissioner Eyre for the position of Commission Chair for the year 2026. Commissioner Kunze seconded.

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

Motion passed unanimously.

Commissioner Eyre took over chair duties from Commissioner Roberts and opened the floor for nominations for the 2026 Commission Vice Chair.

Motion: Commissioner Jones nominated Commissioner Kunze for the position of Commission Vice Chair for the year 2026. Commissioner Roberts seconded.

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

Motion passed unanimously.

3. Review and acceptance of the Planning Commission By-Laws

City staff recommended postponing this item until the end of the meeting to make the meeting easier for the gathered public. Craig Chambers explained that the Commission is not required to adopt the By-Laws at the first meeting of the year.

Motion: Commissioner Roberts moved to postpone the item to the end of the meeting. Commissioner Jones seconded.

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

Motion passed unanimously.

4. Regular Agenda

4.7) Public hearing and consideration of JDH Development's request for approval of the HadCo HQ Concept Plan located at 1450 West and 1850 North.

Brittney Harris explained that the applicant for this item asked that it be postponed. Commissioner Eyre polled the gathered body to see if any of the public present were there for item 4.7. There were none.

Motion: Commissioner Kunze moved to postpone the item and the public comment period until the applicant is available to present. Commissioner Roberts seconded.

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

Motion passed unanimously.

4.1) Public hearing and consideration of Joseph Lambert's request for approval of the Sand Ohana Concept Plan located at 2727 Sandalwood Drive in the TOD zone and requesting an exception to the architectural requirements and a reduction in the number of required parking spaces.

Brittney Harris presented the item. She shared the design of the building and pointed out where private roads would connect. This falls within the TOD design requirements. The building doesn't meet the glass requirements for the sides of the building, and the developers are asking for an exception to that. They are additionally asking for a reduction in parking spaces.

Commissioner Jones asked how many parking spaces were being reduced. He expressed his concerns with the large number of exceptions being requested in DRC comments. Kim Struthers explained that the planning department will work through many of the exceptions in DRC, as the majority of them are utility related. The applicant want to know what kinds and how many exceptions the Planning Commission is amenable to before resubmitting their proposal. Brittney Harris explained that the applicant is using the allowed 50% reduction in parking spaces in the TOD, which will bring them to 150 stalls in total.

Joseph Lambert, the applicant, was present. He explained that they added glass to the front and the back of the building to make up for the lack of glass on the sides. The code requires every side of a building that fronts a street to have a certain amount of glass, but since the building fronts four streets, that is difficult to achieve. The applicant has added glazing to the sides of the building, but doesn't want to add windows, as they would negatively impact the use of the volleyball courts inside through additional light and glare.

Commissioner Jones explained his concerns over parking by discussing the Sand Bar, a similar business in Salt Lake City that constantly has parking problems. Lambert explained that Sand Bar has less than 50 parking stalls, and that Ohana Sand will have more than three times that based on the 150 stalls they're planning on creating. They are also open to talking to their neighboring businesses about the possibility of using stalls in adjacent lots if demand becomes too high.

Commissioner Eyre opened and closed public comment.

Commissioner Eyre asked what would happen to a project that had two opposing design standards, rather than cooperating design standards like this project. Struthers explained that the more restrictive design standards would be applied to the project.

Motion: Commissioner Roberts moved to approve the item with the findings that extra glass has been added to the ends of the building, and that the number of parking spaces fits the standards of the TOD zone. He included all DRC comments. Commissioner Jones seconded.

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

Motion passed unanimously.

4.2) Public hearing and consideration of Gardner Companies' request for approval of the Sky View East Plat Amendment adding 13 lots at approximately Timpanogos Highway and Center Street.

Brittney Harris presented the item. She clarified that 13 lots are being added, not ten as indicated on the original agenda. This property was previously brought before the commission to be subdivided, and it is now being subdivided further.

Chase Peterson was present, representing Garner Companies. He explained that ten lots will be added to the east side of the project and three to the west side.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Kunze moved to approve the item with the findings that the proposed subdivision is a legal subdividing of land and does not include any improvements, and that the proposed subdivision meets the requirements of the development code. She included all DRC comments. Commissioner Jones seconded.

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

Motion passed unanimously.

4.3) Public hearing and consideration of Gardner Companies' request for approval of the Sky View West Plat Amendment adding 2 lots at approximately Timpanogos Highway and Center Street.

Brittney Harris presented the item. It is the same type of item as the last, this project is just on the other side of Center Street.

Chase Peterson was present representing Gardner Companies. He had no additional comment.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Jones moved to approve the item with the findings that the proposed subdivision is a legal subdividing of land and that it meets the requirements of the development code. He included all DRC comments. Commissioner Roberts seconded.

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

Motion passed unanimously.

4.4) Public hearing and consideration of Gardner Companies request for approval of the Primary Children's Plat Amendment adding an additional lot for the Children's Center of Utah located at Miller Campus Drive and Waterbury Drive.

Brittney Harris presented the item. This is a similar item to the last two. The plot is being subdivided from the rest of Primary Children's property.

Commissioner Roberts asked if there was already a building on the plot. There is one under construction.

Chase Peterson was present, representing Gardner Companies. He had no additional comment.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Gehman moved to approve the item with the findings that this does meet the requirements of the development code. She included all DRC comments. Commissioner Roberts seconded.

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

Motion passed unanimously.

4.5) Public hearing and consideration of Brian Blatter's request for approval of the elevens Subdivision Plat Amendment, consolidating two lots back to one located at 627 West 1200 North.

Brittney Harris presented the item. This property was previously subdivided in 2022. The applicant wants to recombine the lots so that a garage may be built on one of them. It meets all requirements of the R-1-Flex zone.

Brian Blatter, the applicant, was present. He explained that he may ask for the lots to be subdivided again in the future if a home is built next to the garage.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Jones moved to approve the item with the findings that the proposed subdivision does meet the requirements of the development code. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

4.6) Public hearing and consideration of Gary Knapp's request for approval of the Rockwell Station Concept Plan for an office building located at 200 West Main Street.

Brittney Harris presented the item. The main concern from DRC is that there is no parking zoned on the site. This is technically allowed, as there is no minimum required parking due to the Historic Main Street design standards. The applicant has considered renting 30 spaces from the Legacy Center overflow parking. A payment in lieu of parking as a way to generate funds for a parking structure would be a good project for the city to look into in the future, but it is not currently an option.

Commissioner Eyre clarified that the lot on which the building will be constructed is currently a parking lot. This exacerbates the parking concerns.

Commissioner Kunze asked if business offices are needed in the downtown area. Harris explained that the city isn't responsible for market studies. As far as Kim Struthers is aware, micro office suites are in fairly high demand at the moment. The developers are considering having retail space on the street level based on suggestions from the city. Commissioner Kunze clarified that nothing developed would be residential.

Commissioner Roberts asked how often the parking lot is currently utilized, considering the food trucks that are frequently parked there. Struthers explained that one alternative could be installing angled parking on nearby streets. Commissioner Roberts shared his concern that the building would cause office workers to utilize all-day parking along main street as opposed to customers parking for a short time in front of a bakery for example.

Commissioner Eyre asked how often the Legacy Center parking lot is at maximum capacity. Kim Struthers explained that it gets filled at large events like Junior Jazz games, but otherwise it is largely empty. He explained that this could be a good step towards revitalizing Main Street and encouraged the Commission to get creative and be flexible. Struthers discussed a city parking analysis conducted in the area a couple years ago. The highest recorded usage was in the 80% range, and the lot never hit 100% capacity. The parking capacity will be there for this project; it just won't be the most convenient parking situation in the city.

Commissioner Eyre asked if this was on the edge of the Historic Main Street design district. The district extends further to the west.

Brian Milton was present representing the applicant. He discussed the draft agreement he has worked up with Marlin Eldred, the city's Economic Development Director, for renting the parking spaces from the Legacy Center. He is also on board with installing angled parking on city streets.

Commissioner Jones asked a clarifying question about the number of expected tenants. The developers plan on each shown office to house only a single person. Commissioner Eyre further clarified that the intent is to have a multi-tenant building.

Commissioner Eyre asked why no residential units were considered for this project. Milton explained that while past projects involving residential units were successful, they were also difficult. It is more worthwhile for the developer to focus on purely commercial development. Commissioner Eyre mentioned that he'd like to see the intent of the mixed-use zone matched more closely.

Commissioner Roberts has concerns over workers in the building parking in front of nearby businesses like the Lehi Bakery. Milton explained that office renters would be required to park in the rented lot. He sees this as a step towards encouraging a "park and walk" attitude in downtown.

Commissioner Kunze asked Milton if he feels the 30 rented stalls will be sufficient. Milton confirmed that he does, as the figure is based off the number of units being rented and calculated

by city staff. Commissioner Kunze asked if the decision was based off code. It wasn't, but Milton argued that the Planning Commission has discretion when it comes to parking. He is paying for city parking on the annualized lease, and will be paying maintenance fees, etc.

Milton emphasized that the design of the building is meant to look as period as possible while hitting all the design requirements.

Commissioner Eyre asked city staff if mixed-use zones have requirements for variations of uses. Kim Struthers explained that Eyre's reading of the intent of the code is correct, but that a mixed-use is not required for each individual project that comes forth in the zone. There are no minimum parking requirements in a mixed-use zone, but regular parking standards are used as a guideline typically.

Commissioner Jones asked if any part of the plan doesn't meet code requirements. The plan meets all code requirements.

Commissioner Eyre opened and closed public comment.

Commissioner Jones still had concerns over parking. He shared that between taking away existing parking and not having stalls immediately available, he doesn't believe the area will have sufficient parking. Commissioner Eyre argued that parking for this building would likely be at different peak times than surrounding businesses, which would alleviate some of that stress.

Commissioner Roberts shared the math he had run in his head. This project would eliminate 14 currently available stalls. He asked if the city could create 14 replacement stalls. Brittney Harris confirmed that there would be space in the surrounding streets.

Commissioner Gehman asked if the rented stalls from the Legacy Center would be limited to use for the business. She shared her concerns over the change in parking but acknowledged that this is a change the city wants to work toward.

Commissioner Kunze mentioned Porter's Place as an example of a practice run.

Milton explained that the parking stalls would still be first-come-first-serve, but they wouldn't be exclusive to the business. He offered to push the number of rented stalls up to 40 if the Commission preferred. He liked the idea of angled parking on two sides of the building and thinks it would enhance the project.

Commissioner Jones shared that he feels his hands are tied. He asked staff to put together a mixed-use code training for the next work session to discuss potential parking requirements to add to the code for that zone.

Motion: Commissioner Jones moved to approve the item with the findings that it is consistent with Lehi City's development code. He included all DRC comments. He recommended that the developer continue working with the city to ensure that parking is sufficient. Commissioner Kunze seconded.

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

Motion passed unanimously.

4.8) Public hearing and recommendation of JDH Development's request for review of the Clark Meadows Subdivision Concept Plan, an 11-lot residential project located at 9227 W 7750 N (Approximately 1800 W 1300 S) with a request for an exception in the form of density in lieu to allow flexibility on setbacks.

Brittney Harris presented the item. This is in the R-1-22 zone. The proposal includes dedicating the dry creek land to the city and installing the ten foot trail that is on the General Plan. All the lots will be larger than 1/3 acre, even if most don't meet the 1/2 acre designated by the zone. The plan also provides some open space in lieu. There is another property nearby that made a similar deal for density in lieu, so there is precedent.

Commissioner Roberts asked about the other surrounding properties. Most of the land surrounding the development is large lots that haven't yet been subdivided.

Commissioner Gehman asked why lot 3 was colored differently than the others. It has an existing home on it.

Commissioner Eyre asked how many lots would be allowed if the city didn't approve the exception. The developer would still be able to develop 11 lots, but they would be slightly bigger, and the city would have to buy back the dry creek land and install the trail itself.

The applicant, Austin Cooper, was present. He explained that he picked up this project from a previous developer

Commissioner Eyre opened public comment.

Annette Gong lives to the North of the property. She wants to know who will be in charge of owning and maintaining the open space. She doesn't think another park is needed in the area, especially if it reduces the size of lots. She is concerned about animal rights and the historic character of the property. She doesn't think the tradeoff is appropriate and would prefer it if Lehi developed into a destination town. She also had questions about the preexisting home on lot 3.

Warren Johnson liked the original plan better than the plan presented tonight. He is worried about putting small lots on the roadside and much prefers the three large lots in the previous plan. He urged the Planning Commission to follow the General Plan. He is also in favor of developing downtown Lehi to be a destination town.

Andrew Ward lives on the northwest border of the development. He thinks that the zoning should match the General Plan. He worries that continually making these concessions will essentially change the zone. He wants to know why the developer is insisting on eleven lots rather than planning nine and making the ditch and trail improvements. He was adamant that developers follow city code. He also shared that he thinks the open space is unnecessary. He has traffic concerns about speeding in the area.

Brittney Harris shared the online comments.

Stephanie ward is against the project.

Natalie Crump is against flexible easements.

Brian Morgan is in favor of the development and wants to require the developer to put in sidewalks.

Justin Crump is against the project.

Andrew Ward thinks that only the 10 lots allowed in the General Plan should be allowed to develop.

Commissioner Eyre closed public comment.

Cooper returned to the stand to address public concerns. He explained that the existing home will remain standing and in the possession of its current owner. He explained that the annexation was done by a previous company. He would be happy to make eleven lots that follow code if that's what the city prefers.

Commissioner Kunze asked if the high water table in the area was a concern. The developers are planning on raising ground to need, but no issues or impact on the homes is foreseen.

Commissioner Roberts asked who would maintain the open space. It will be deeded to the city.

Commissioner Kunze asked about the possibility of installing a sidewalk on 1300. It is a part of development that will be required by code.

Commissioner Roberts asked if any plans with fewer lots had been seen by the applicant. Cooper has not. Additionally, no previous concept plans were submitted to the city.

Commissioner Eyre asked about the alternative base layout where all lots reached the required 1/2 acre. Harris explained that the trail and ditch improvements will need to be made either way. If the city doesn't offer density in lieu, it will be responsible for purchasing the land and installing the improvements itself. Commissioner Jones asked what the ballpark cost of this would be. Gary Ellis estimated a cost of about \$300,000 if the city did the improvements.

Commissioner Eyre explained for the gathered public that the Planning Commission is a recommending body, and that this item will be taken to the City Council in a future meeting. He also explained the differences between a concept plan and a site plan.

Commissioner Eyre shared that he struggles with taking away animal rights, especially for properties that historically has allowed them. He acknowledges that animal rights are less in demand as time goes on, but he is still uncomfortable with getting rid of those opportunities. He shared that historically this is a common type of agreement the city makes to utilize infrastructure benefits that would otherwise be more expensive for the city to develop.

Commissioner Jones discussed the tradeoffs between the two plans presented. His main conflict is over whether the city should offer density in lieu or take on the trail and ditch improvements itself.

Commissioner Roberts shared his positive feelings about the trails networks. He doesn't like the change in lot size but acknowledged that the lots would match the surrounding development.

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

Vote: Commissioner Gehman, yes. Commissioner Jones, yes. Commissioner Eyre, no. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed with four in favor and one against.

4.9) Public hearing and consideration of Big-O Tires' request for conditional use approval of an exception to the setback limit for the Big-O Tires Concept Plan located at 4193 West Orinda Drive.

Brittney Harris presented the item. The setback exceeds the limit by about 11 feet in order to allow for an extra-wide drive aisle and parking.

Commissioner Kunze asked about the eight redline comments and staff concerns. Harris explained that many of them are recommendations and information from city staff to aid in the development of a site plan. The only concerns the city has are the conditional use and the setback.

Commissioner Kunze asked why 30 trees per acre is required for the business. It is a requirement in the city code. Staff is currently working with parks in order to make this requirement more reasonable and attainable.

David Clayton was present representing the applicant. He has designed several Big-O Tires stores. The setbacks are designed to accommodate for making the building as compact as possible. They also want to accommodate pedestrians and foot traffic. The building will be moving slightly in the upcoming site plan to accommodate employee bike parking and potential equipment storage.

Commissioner Eyre asked why the drive aisle lined up on the north side of the building, but not the east. Clayton explained that it is an extra-large drive aisle intended to be used for large vehicles, but that it will generally be open. Commissioner Eyre explained his worries about creating a pinch point when trucks come in to collect trash. Clayton said that he would be happy to adjust the location of the garbage receptacles to make collection easier. The main purpose of the large drive aisle is to appeal to customers with large or fleet vehicles.

Commissioner Roberts asked for clarification on what the conditional use being asked for was. It is to allow an auto business on the lot.

Commissioner Eyre opened and closed public comment.

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

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

Motion passed unanimously.

4.10) Public Hearing and recommendation of Malakas LLC's request for amendment to the ProSteel Customs Development Agreement.

Brittney Harris presented the item. This development agreement was approved last year with the tenant of the property. The property owner wants to adjust it so that their name is included in the agreement.

Dusty Yates, the applicant, was present. He noted that U-Hauls have been removed from the agreement. He also mentioned the work he's done on the park strip in response to complaints received.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Roberts moved to give a positive recommendation to the Lehi City Council. He included all DRC comments. Commissioner Gehman seconded.

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

Motion passed unanimously.

4.11) Public hearing and recommendation of Kenneth Glod's request for review of the Cold Spring Ranch Area Plan Amendment to allow Short-Term Rentals.

Brittney Harris presented the item. It has come before the Commission due to enforcement issues. The two ways to come into compliance are to stop the activity or petition to change the code, and the applicant opted for the latter. This proposal would allow short-term rentals in residential areas of the Cold Spring Range Area Plan. All short-term rentals would need to conform to Lehi's code regulating them, including one non-street parking space per room rented, a curfew, and quiet hours.

Craig Chambers clarified that the city is not responsible for enforcing CCNRs, as they are private agreements between parties (HOAs and residents in this case).

Kenneth Glod, the applicant, was present. He shared that he never received complaints from neighbors regarding his short-term rental. He followed the city's general guidelines and code when making his Airbnb policy.

Commissioners Eyre and Jones clarified that short-term rentals are broadly allowed in any residential area in Lehi where it is not specifically regulated against. The Cold Spring Ranch Area Plan is one such area that prohibits them. Craig Chambers explained that as short-term rentals are not explicitly outlined in the area plan's allowed uses, they are assumed to be a non-allowed use.

Commissioner Kunze asked how this came to the city's attention. Harris explained that the city had received complaints about short-term rentals in the area.

Commissioner Eyre opened public comment.

Brianna Higgin lives in Cold Spring Ranch. She was operating a short-term rental based on city-wide information rather than her specific area plan. She wasn't aware it was an issue until she received a letter telling her to take down her listing. She has concerns over the conflicting codes and how those create problems for homeowners. She is in favor of the amendment and thinks it would be beneficial to the community while increasing property rights in the area.

Bruce Hillary lives in a townhome in Cold Spring Ranch. He signed the CCNR with the awareness that short-term rentals were not allowed, and he thinks the agreement should be honored. He has worries about having strangers in his neighborhood and feels less secure with short-term rentals in the area. He also shared concerns about parking and noise. He asked what roles the present city staff filled in the city.

Riley Perry is the HOA president but clarified that he is speaking as an individual and not on behalf of the HOA or the board. He is opposed to the amendment, arguing that the area is not designed to support short-term rentals as the majority of homes in the area are townhomes. He had additional concerns about parking. He argued that if ADUs aren't allowed in an area then neither should short-term rentals. He mentioned that as far as he is aware, none of the short-term rentals in the area have halted operations after receiving their letters. He has also seen several which list HOA amenities for use, which is not allowed. Enforcement through the HOA has been ineffectual. He argued that the amendment was poorly noticed. He stated that creating a short-term rental wouldn't be an opportunity for the vast majority of the community. If this passes, he recommends limiting it to low density residential areas. He reemphasized that the community was not built with the infrastructure to support short-term rentals.

Sheila Malen lives in Cold Spring Ranch. She was previously on the HOA board. She drew a similar connection between ADUs and short-term rentals as Perry did previously, arguing that many of these short-term rentals were technically unapproved ADUs. She explained that the CCNRs that were signed by members of the area are connected to the Area Plan, meaning that any amendments to the area plan will subsequently change all related governing documents for the area. She explained that in order to change the governing documents through the HOA, 66% of homeowners need to be in agreement. She sees this amendment as a way to change governing documents through a back door without that otherwise required majority approval.

Nick Hicken sees this as an HOA dispute that should be dealt with on a personal level rather than at a city level. He said that there was language in the CCRN that would allow short-term rentals if they complied with code. He also shared that as far as he is aware, ADUs and short-term rentals are mutually exclusive. He thinks that short-term rentals will cause fewer parking issues than long-term rentals.

Kendra Byne lives in Cold Spring Ranch. She argues that there is a demand for short-term rentals in the area for families visiting Primary Children's nearby. She shared that she has only had positive experiences with short-term renters.

Morgan Cotter lives in Cold Spring Ranch. He argued that requiring short-term rentals to be owner-occupied circumvents property value issues that are typically associated with Airbnbs. He thinks that allowing rentals will be beneficial for the nearby hospital and argued that there is language in the CCNR that indicates that short-term rentals may be allowed under certain circumstances.

Brittney Harris gave an overview of the many online comments. The Commission assured the gathered public that they had read through all online comments before the meeting. This was a contentious item with many people in favor of the amendment and many against. There was a lot of concern over housing affordability, and parking concerns. Some individuals shared their positive experiences with short-term rentals in the area. Much of what was commented online has been brought up in person as well.

Commissioner Eyre closed public comment.

Kenneth Glod returned to the stand to address community concerns raised in the public comments period. He shared that he doesn't understand the argument that short-term rentals increase danger when long-term rentals are allowed. He assured the Commission that his listing was taken down as soon as he received the letter asking him to. He thinks that providing parking for guests is part of being a good short-term rental landlord. He didn't feel like the HOA gave him an opportunity to discuss and resolve the issue. He argues that the majority of the complaints are indicative of individual bad business practices rather than a reflection of short-term rentals as a whole.

Commissioner Gehman shared that she can see all sides of the issue. She believes only a small fraction of the population would be able to implement a short-term rental.

Commissioner Roberts asked what the cutoff between a short-term and long-term rental is. Short-term rentals deal with periods of 30 days or less. Commissioner Roberts asked if a tandem parking space would qualify for the parking requirement. It would not. Commissioner Roberts asked if there were any regulations on the number of people allowed to sleep in a rented room. There is no city code regulating this. Commissioner Roberts asked if the amendment would bring the area into conformance with the rest of the city. Harris explained that unless they are prohibited, short-term rentals are allowed anywhere in the city. She thinks it is inevitable that this amendment comes up again when dealing with other area plans.

Commissioner Jones clarified that all short-term rentals will be owner-occupied units.

Commissioner Kunze doesn't think that there will be a large increase in the number of short-term rentals if this passes. She argued that passing the amendment will remove the need to police one's neighbors over their renting practices. She also explained that she understands that the area was not designed with the infrastructure to support short-term rentals.

Motion: Commissioner Jones moved to give a positive recommendation to the Lehi City Council with conditions with the findings that the amendment is consistent with the General Plan and aligns Cold Springs Ranch with city-wide residential land use policy when applied to owner-occupied STRs, which are regulated in Chapter 12. Non-owner-occupied STRs will remain prohibited. HOA rules may impose additional restrictions that do not come before this body or the City Council. He included all DRC comments. Commissioner Roberts seconded.

Vote: Commissioner Gehman, yes. Commissioner Jones, yes. Commissioner Eyre, no. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed with four in favor, one against.

Gary Ellis, Kim Struthers, and Brittney Harris introduced themselves to the public and explained their roles in the city.

4.12) Public hearing and consideration of Century Communities' request for review for the Chiu Property Concept Plan, a 219-unit development located at approximately 600 South 2900 West.

Motion: Commissioner Eyre moved to take a three minute recess. Commissioner Gehman seconded.

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

Motion passed unanimously. The meeting adjourned at 10:05 P.M.

The meeting reconvened at 10:10 P.M.

Brittney Harris presented. There are 53 single family homes and 166 townhomes in the development. The area is currently zoned as A-5, while the General Plan has it designated as VLDR and ESA. Much of the land will be left as open space as it is undevelopable wetlands. There will be trail connections to the Jordan River Trail System.

Commissioner Eyre asked about a planned road approximately where one area with developed homes will be, and if it would have an impact on the plan. It will be lined up with an existing stub road, but UDOT is still evaluating where the connection will line up with Pioneer Crossing.

Tom Romney was present representing the various groups bringing the project to the Commission. He understands that this is a big ask, especially considering that only 25 units would be allowed under the VLDR zoning. The development is approximately seven minutes away from both Redwood Road and I-15. He noted two trailheads and the approximate location

of the Pioneer Crossing connection road as far as he is aware. The surrounding properties are zoned for Heavy Commercial and VLDR. The project works out to about 3.9 units per acre, which doesn't meet the VLDR zoning, but would meet LDR zoning. He explained that the wetlands will limit the amount of development, and as they don't want to relocate them, they intend to dedicate them in their entirety to the city as open space. The city will get 48% of the development, 8% of which has been developed and improved. The landowner has provided several easements to the city in the past. Romney explained that the utilities will be doable if they are given the go-ahead. The plan is to buffer adjacent developments by placing single family homes next to them that will gradually shift into townhomes. All units will be for sale, not for rent.

Motion: Commissioner Roberts moved to extend the meeting past 10:30 P.M. until all items have been heard. Commissioner Gehman seconded.

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

Motion passed unanimously.

Commissioner Kunze asked if there were any other potential ideas for the property. This project has been in the works for a while. It is a difficult project to plan due to environmental concerns. They took advice from the landowner and based it around the floodplain. This is concept plan E, F, or G.

Commissioner Eyre opened and closed public comment.

Commissioner Gehman asked if density is granted based on the total parcel or on the developable land only. Kim Struthers explained that it is based on the General Plan's density designation, which was the guiding principle used in determining the 25 permitted units.

Commissioner Jones shared his appreciation for the thought that went into the project's design, as well as his discomfort for the gap between allowed units and asked-for units. He doesn't think the larger lots are feasible for younger families to acquire. Romney explained that the majority of units will be townhomes because that is what families can afford. The plan was also created with the understanding that Saratoga Springs plans on having a major commercial hub put in nearby. Romney explained that Lehi is getting harder to develop as the city approaches buildout. He argued that the open space would be more valuable to the city than dividing the property into five acre lots that will be privately owned indefinitely.

Commissioner Eyre also feels like this is a big ask with many factors out of the city's control. Romney promised that the plan can be tweaked as needed.

Commissioner Roberts asked what the plan was for the open space. It will largely be left wild as it is part of the floodplain. Commissioner Roberts shared concerns over isolating neighborhoods in this development.

Commissioner Eyre explained that the developer would be better off talking to the City Council for the feedback they are looking for.

Commissioner Jones brought up the last election cycle which revealed discontent over development and growth.

Commissioner Roberts is worried about the proximity to commercial property in Saratoga Springs.

Commissioner Eyre reemphasized his worry over the number of units. He doesn't personally agree with the 25 unit limit, but he doesn't feel that he can speak for City Council.

Commissioner Jones asked the applicant if there was any more specific feedback they were looking for. They were content with what the Commission presented.

Motion: Commissioner Jones moved to give a negative recommendation to the Lehi City Council with the findings that the proposed concept is not consistent with Lehi City's Development Code and does not conform to the goals and policies of the General Plan. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

4.13) Public hearing and recommendation of Lehi City's request for a Development Code Amendment to Chapter 20, Home Occupations, adding Adult Daycare.

Brittney Harris presented the item. Child daycares are already allowed in the code, and a resident asked for an amendment to include adult daycares. The requirements will be the same for other daycares. A mandatory annual fire safety inspection has been added to city code.

Commissioner Roberts asked if this is something residents are considering. Harris explained that they have met with one person who wanted to run an adult daycare out of their home.

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 development code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. She included all DRC comments. Commissioner Gehman seconded.

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

Motion passed unanimously.

The Commission discussed moving the approval of the By-Laws to the next meeting, which they ultimately agreed to do.

5. City Business

Commissioner Eyre asked Commissioners Su'a-Filo and Gehman to introduce themselves. Commissioner Su'a-Filo asked some clarifying questions about the role of a Commission Alternate. Commissioner Gehman shared that she is on the PARC tax committee.

The next meeting will be on January 22, 2026.

6. 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 10:57 p.m.

Approved: January 22, 2026

Attest:

Tyson Eyre, Commission Chair

Kate Morgan, Deputy City Recorder