

Minutes of the Regular Session of the Planning Commission Meeting held Thursday, November 7 13, 2025, in the Lehi City Hall located at 153 North 100 East.

Members Present: Gregory Jackson, Commission Chair
Brent Everett, Commission Vice Chair
Tyson Eyre, Commissioner
Nicole Kunze, Commissioner
Emily Lockhart, Commissioner
Beau Jones, Commission Alternate
Ken Roberts, Commission Alternate

Others Present: Kim Struthers, Community Development Director; Caden Petersen, 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 Jackson welcomed everyone to the meeting.

Commissioner Lockhart recused herself from item 3.1, and Commissioner Jones took her place for the beginning of the meeting

2. Consent Agenda

2.1) Approval of minutes from the October 2, 2025 meeting.

2.2) Approval of minutes from the October 9, 2025 meeting.

Commissioner Eyre requested that line 291 in the October 9th meeting be changed from the word “swindled” to “mislead” as it better communicates his feeling on the matter without the negative connotations. Craig Chambers explained that legally, as the word “swindled” was used in the meeting, it will have to remain, but that a clarifying addition can be made.

Motion: Commissioner Everett moved to approve the minutes with the clarifying addition. Commissioner Kunze seconded.

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

Motion passed unanimously.

3. Regular Agenda

3.1) Public Hearing and Recommendation of the Downtown Revitalization Plan and State Street Station Area Plan including parts of Main Street and State Street (tabled at the October 23, 2025 meeting).

Kim Struthers introduced Caden Petersen from the planning department. Petersen presented the item. He explained that this has been a joint project with input from many parties, including the city, the public, and independent contractors.

Commissioner Kunze asked if the plan has been updated since the last meeting. It has been adjusted based on DRC comments. Struthers explained that many attempts have been made to solicit public feedback, but that there weren't as many responses as the city would have liked.

Sam Taylor began his presentation of the plan with the changes that have been made since the last meeting. Based on feedback from DRC, unit counts have been changed from exact numbers to "up to" counts. The Station Area land use map better matches the concept. The green loop bike and trail concept has been better integrated into the plan. Minor grammatical revisions have also been made.

A variety of community input has been gathered so far, including an initial survey (statistically valid with 542 responses), a technical committee, an advisory committee, focus interviews with business owners in the area, public open house meetings, a project website with a space to leave comments, and a draft plan review and questionnaire (with 54 responses). Based on this, Taylor explained that residents are eager for more restaurants, parks, and entertainment options, and want to make the area into a family-friendly community hub. People are overall in support of mixed-use development in the area. There were split opinions on transportation and parking options.

Taylor explained that the plan has been adjusted and fine-tuned based on these responses. The community desire for mixed-use dining and retail in the downtown area will need increased foot traffic to be viable, which is why housing is suggested to be developed in the area as well. While there is currently ample parking in the area, it isn't as convenient as residents would like. Main Street walkability was favored by the public, but engineering design and analysis will need to be utilized to balance traffic flow. Optimally, regional traffic will be redirected to other routes as development occurs. Taylor urged the Commission to remember that this is a long-term gradual plan that will allow for ongoing evaluation and adjustments as it is implemented.

Commissioner Eyre asked if there was a generally accepted definition of statistically relevant. There are generally accepted definitions and methods to determine if a survey or study is relevant. Commissioner Eyre shared his concerns over the fact that only 0.5% of Lehi was represented in the survey. Kim Struthers explained that Y2, the analytics company hired to do the study, is a reputable company that specializes in this kind of statistical analysis.

Commissioner Jones asked staff if they had enough time to look over the plan. They felt that they had.

Commissioner Jackson 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 Station Area Plan meets the requirements for Station Area Plan in the state code, the proposed Station Area Plan helps Lehi City to meet one of our moderate income housing goals, the proposed Station Area Plan envisions how to make the future transit successful, while also considering the needs of vehicle and active transportation networks, and it reflects the feedback given by residents, landowners, elected officials, and city staff. She included all DRC comments. Commissioner Eyre seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.2) Public hearing and recommendation of Jordan Lee's request for review of the Lee Zone Change on 0.50 acres located at 1035 West Main Street, changing the zoning from RA-1 (residential/agriculture) to Commercial.

Commissioner Lockhart rejoined the quorum, replacing Commissioner Jones. She explained that as she had talked to the public about the Downtown Revitalization Plan, she was unable to participate in that item's discussion or motion.

Caden Petersen presented the item. The zone change matches the General Plan's zone designation. The goal is to encourage commercial development in the area.

Commissioner Everett asked for the zoning of the lot across the street. It is designated neighborhood commercial, and there is another neighborhood commercial zoned lot adjacent to the property.

The applicant, Robert Lee, was present. He said that he was mistaken about the surrounding zoning, as he thought it was all commercial. He also explained that the main purpose behind the rezoning is so that he can run his business. Kim Struthers explained that he was not mistaken, as the General Plan does list the area as neighborhood commercial, but the current zoning is commercial. There are discrepancies between the current zoning and what is listed on the General Plan. The Commission discussed the specifics of the zoning of the surrounding area.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Eyre moved to give a positive recommendation to the City Council with the findings that the change will bring consistency with the General Plan, and that the consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties will be brought into conformance with the general plan. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner

Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.3) Public hearing and consideration of Lyndon Dangerfield's request for conditional use approval of the Platinum Peak flag lot to be located at 850 North 1200 East.

Caden Petersen presented the item. The lot meets all requirements for a flag lot. The applicant will need to remove part of the garage that is currently on the property and provide a one-car garage to replace it.

Commissioner Everett asked if the replacement garage would need to be enclosed, or if it could be a car port. Kim Struthers said that according to city code, at least one parking spot will need to be enclosed.

The applicant, Lyndon Dangerfield, was present. He shared details about the planned garage renovations and said that he is looking into other options for additional parking in the back. He only intends to building one single-family home on the new lot.

Commissioner Jackson opened public comment.

Mike Bailey lives in the area. He is unhappy with the zoning change, and the subdividing of the property. He doesn't like the idea of a home on the flag lot, as it would be surrounded by fields. He asked the Commission to require the house to face west to avoid facing into other people's yards.

Commissioner Jackson closed public comment.

Commissioner Jackson asked Struthers to discuss the orientation of the potential home, and what the city has the power to require. Struthers explained that reasonable conditions can be imposed, orientation of the home being one of them. The lot is large enough that fencing and landscaping aren't required by the city code.

Commissioner Jackson reopened public comment.

Keith Palm lives just north of the property. He wanted the Commission to require installing an opaque fence to protect his horse.

Commissioner Jackson closed public comment.

Commissioner Kunze asked if a fence would be a reasonable requirement. Struthers explained that it would likely fall within that realm. The plot is adjacent to agricultural zoning, which usually requires a fence. Craig Chambers explained that as long as the Commission can articulate why it is a protection of the individual and the surrounding property, it could be a requirement.

Commissioner Lockhart asked if plans were in place for the second home. They are not currently. Dangerfield said that orienting the house to the West makes the most sense to him. Other approved flag lots in the area have oriented houses the same way, and he feels comfortable

with that being part of the conditions. He explained that he is required to put in agricultural fencing to the south, but not to the north.

Commissioner Lockhart asked about agricultural rights for the R-1-8 zone. Struthers explained that property owners in the zone are allowed to keep whatever animals have been there historically as a grandfathered-in right. The right is forfeited if the property goes without animals for a year. Smaller animals are allowed in an R-1-8 zone.

Commissioner Jackson mentioned that he feels there's no legal ground for imposing a fence to the north. Commissioner Lockhart shared that she is worried about impinging on surrounding property rights.

Commissioner Jackson reopened public comment.

Keith Palm returned to the stand to explain that he has paid for the fence that has been put up already and wants the applicant's help financially with completing it. Commissioner Jackson explained that the commission is trying to understand what their rights are as a body and what they are legally allowed to enforce.

Lyndon Dangerfield explained that the fence that is currently up has been in place for decades, and he doesn't see a reason why it would need to be replaced. He understands the desire for a new fence but doesn't think it should be a requirement for the new lot to be created. He thinks the conversation would be better held one-on-one as neighbors than involving the city immediately.

Commissioner Jackson closed public comment.

Commissioner Jackson suggested that the Commission require the house to face westward. He doesn't feel comfortable imposing a fence on the applicant.

Motion: Commissioner Everett moved to give approval with the condition that the home to yet be constructed will face west to be consistent with other flag lot builds in the neighborhood with the findings that the proposed flag lot meets the requirements of the code, that the proposed flag lot will provide additional housing in Lehi City, and that the public comments suggest they would like the house to face the west. He included all DRC comments.

Commissioner Lockhart asked Commissioner Everett to include that the property won't meet code unless the garage is renovated.

Amended Motion: Commissioner Everett moved to give approval with the condition that the home to yet be constructed will face west to be consistent with other flag lot builds in the neighborhood with the findings that the proposed flag lot meets the requirements of the code, that the proposed flag lot will provide additional housing in Lehi City, that the property will be code compliant once the garage renovations take place, and that the public comments suggest they would like the house to face the west. He included all DRC comments.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.4) Public Hearing and recommendation of Symphony Development’s request for review of the Gurney Property Zone Change on 8.62 acres located at approximately 1200 West 800 North, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture).

Caden Petersen presented the item in conjunction with item 3.5, as they are a joint proposal. The zone change meets the General Plan requirements.

3.5) Public hearing and consideration of Symphony Development’s request for approval of the Gurney Property Concept, a 12-lot single family residential subdivision located at approximately 1200 West 800 North.

Caden Petersen presented the item. No exceptions are being asked for, but the applicant would like feedback from the Commission.

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

Commissioner Everett shared that he appreciated seeing a larger lot size.

Commissioner Lockhart asked why the development is being made with large lots. Wilson explained that they have a slightly different business model than most developers as they build move-up housing. He mentioned Colledge Farms as an example of subdivision Symphony had developed. Commissioner Lockhart asked if there would be any amenities or an HOA. There is no plan for an HOA, but there is discussion with the nearby church about the maintenance of a park strip.

Commissioner Jackson opened and closed public comment for both items.

Commissioner Eyre asked about pedestrian crossings over the canal, and if another would be installed. Struthers said there is no planned bridge. The current crossing is a result of a connection issue for a different subdivision. This development doesn’t trigger the same connectivity requirements and will not be required to connect to the larger trail system.

The commission discussed the appeal of larger lots being developed.

Item 3.4 Motion: Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that it fits within the existing General Plan, that it is consistent with the character of the surrounding area, that it is consistent and compatible with the goals and policies of the General Plan and with the uses of nearby and adjoining properties, and that the size of the property is suitable for the use. He included all DRC comments. Commissioner Eyre seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Item 3.5 Motion: Commissioner Eyre moved to approve the concept plan with the findings that the proposed concept is consistent with the Lehi City Development Code, and that the proposed concept does conform to the goals and policies of the General Plan. He included all DRC comments.

Commissioner Everett asked that the motion be made contingent upon approval of the zone change in item 3.4 by the City Council.

Item 3.5 Amended Motion: Commissioner Eyre moved to approve the concept plan on the condition that the Gurney Property Zone Change is approved by the Lehi City Council, with the findings that the proposed concept is consistent with the Lehi City Development Code, and that the proposed concept does conform to the goals and policies of the General Plan. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3.6) Public hearing and consideration of Austin Cope’s request for conditional use approval of two Sky View Development pylon signs with an exception for additional height located at approximately Timpanogos Highway and Center Street.

Caden Petersen presented the item. Exceptions are being asked for both height and size, due to the speed of Timpanogos Highway and the raised overpass.

Commissioner Everett clarified that the sign doesn’t meet code or the suggested pre-determined exceptions in code.

The applicant, Austin Cope, was present. She explained that Timpanogos Highway is a 55 mph road with freeway-style exits. She provided a packet for the council (appendix A) to show what the signs would look like from the road if the height of 53 feet was approved. The anchor tenant will receive the largest portion of the sign, with other tenants listed below. Making the sign shorter would reduce visibility. There are even more visibility issues westbound.

Commissioner Eyre asked legal about signage precedent, and how it could affect this case. Craig Chambers explained that each case is individual, and reasonable conditions can be imposed as long as they are articulated.

Kim Struthers brought up other large pylon signs in the city, one of which was 70 feet tall.

Commissioner Kunze clarified that two signs were being asked for.

Commissioner Eyre shared his overall negative view on signage, and his opinion that the commission approved oversizing more often than they should. He also assured the applicant that his vote would be in accordance to code.

Commissioner Jackson opened public comment.

Ken Roberts spoke against the sign. He doesn't like the idea of larger signs along the road. He thinks the primary customer base will be people who live in the area and who will know which stores are present without the signage. He mentioned that the road is more of a local commuter road than a freeway where the sign might make more sense.

There were two online comments.

Abram Nielsen wants city code to be followed.

Lauren Henry feels the height is justified considering the road.

Commissioner Jackson closed public comment.

Commissioner Everett argued that making the signs larger wouldn't improve safety. He agrees with Roberts that residents will know what is there. He also thinks it unfairly favors Target (the anchor tenant) over other tenants. He thinks the highway shouldn't be treated the same as the freeway. He would like to see the city get rid of lighted signs and get back to dark skies.

Commissioner Eyre asked if the signs are backlit. They are.

Cope provided a second packet with an example of the sign at a height of 40 feet (appendix B). She explained that the smaller sign is acceptable, but not ideal.

Commissioner Jackson echoed the opinion that the development would primarily service residents, and thus the large sign was likely not necessary. He felt fine with the 40 foot sign.

Motion: Commissioner Lockhart moved to approve the exception at no height higher than 40 feet for both signs with the findings that the requested height of 40 feet for the pylon signs is justified based on the speed of traffic and the height of the overpass structure and due to the terrain that causes the code to place that sign in an obstructed view allowing it to go up to 40 feet, and it gives the development more ability to market their store placements.

Commissioner Eyre asked Commissioner Lockhart to include the exception for square footage that was being asked for.

Amended Motion: Commissioner Lockhart 384 moved to approve the exception at no height higher than 40 feet for both signs and the exception to the square footage with the findings that the requested height of 40 feet for the pylon signs is justified based on the speed of traffic and the height of the overpass structure and

due to the terrain that causes the code to place that sign in an obstructed view allowing it to go up to 40 feet, and it gives the development more ability to market their store placements. Commissioner Kunze seconded the motion.

Vote: Commissioner Everett, no. Commissioner Lockhart, yes. Commissioner Eyre, no. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed three to two with Commissioners Everett and Eyre against.

3.7) Public hearing and consideration of Center Cal’s request for approval of the Collective Site Plan exception to the tree requirement located at approximately Timpanogos Highway and Morning Vista Road.

Caden Petersen presented the item. Parks staff agrees that that applicant has planted as many trees as can be managed for the site. All other landscaping requirements have been met.

Commissioner Everett stated that the project was 199 trees short of what it should be. He asked if city code was flawed or if the development was poorly planned. Kim Struthers agreed that 30 trees per acre is an aggressive requirement, and that it may need to be revisited, as many projects are unable to meet it. This particular project is having trouble due to grading and retaining walls. Commissioner Everett argued that the project was initiated with the knowledge of the grade, and at the expense of following the tree code. A difference of 199 trees is an egregious example and makes him question if code is reasonable.

Faw Montoya was present, representing Center Cal. He explained that a lot of time has been spent with city staff trying to make the site work. There is a 90 foot height difference between one side of the lot and the other. He mentioned a park being created at the joint of the buildings intended to be a community gathering place. He also shared that the trees selected for the project are larger than are required.

Commissioner Jackson opened and closed public comment, noting that Abram Nielsen’s previous comment applies here as well.

Commissioner Everett said that larger trees being planted is nice, but that they don’t fit the spirit of the code, as the smaller required trees would eventually grow into larger trees. He argued that the lot is not of adequate size if the tree code can’t be met, and he doesn’t think the inclusion of a park makes up the need for trees. He said that the development is likely overparked. Kim Struthers explained that the lot is overparked, but not severely. The overparking is due to the parking requirements of tenants. Montoya shared that the development is 5-10 spaced off of code requirements for parking, but that Whole Foods, a tenant, requires more spots than the code does. Montoya also argued that the easements are factored into lot size, but are unplatable areas, causing further issues when attempting to meet regulation.

Commissioner Eyre agreed that the tree requirements are aggressive and work better on small lots than on large ones. He appreciates and likes the current tree code but understands the challenges.

Commissioner Jackson shared that he thinks the development is going in a good direction, and

that the city may need to reconsider code. He likes the design of the parking lot and how the trees have been integrated. He is inclined to give an approval and investigate code further.

Motion: Commissioner Eyre moved to approve with the findings that the applicant met all other landscaping requirements for the site, and that the proposed site plan still meets the plant covering and other landscaping requirements. He included all DRC comments. Commissioner Lockhart seconded.

Vote: Commissioner Everett, no. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed four to one with Commissioner Everett against on the grounds that the code needs to be reviewed.

3.8) Public hearing and recommendation of Justin Hammond’s request for review of the Hammond Development Agreement on a light office warehouse project located at approximately 600 West State Street.

Caden Petersen presented the item. A zone change was previously requested, and the City Council moved for a development agreement to be made instead. He shared the specifics of the agreement.

Commissioner Kunze asked staff if the only ingress/egress was on State Street. The only access is on 600 W. She worries about the narrowness of the road and potential issues with large trucks coming in and out.

The applicant, Justin Hammond, was present. He wants to build something that fits in with other buildings in the area. He mentioned that 600 W has been recently widened by the city.

Commissioner Everett asked about the use of the land. The current plan is to build an office warehouse.

Commissioner Lockhart asked why the initial request had been for a Heavy Commercial zone change. Hammond explained that the development agreement was a mutual decision between himself and the city. He would prefer the property to not be zoned for Heavy Commercial development if he is unable to build the office warehouse.

Commissioner Kunze asked about potential deliveries and traffic. The applicant isn’t sure how much there will be yet. He will be one of the tenants, but there will be three others that have not been decided.

Commissioner Eyre mentioned a residential home to the southeast that will be receiving a lot of light from the ingress/egress. He asked if there were any plans to deal with that. Hammond provided an example of what the entrance would look like (Appendix C).

Commissioner Jackson mentioned that the hours of usage for the driveway likely wouldn’t be too disruptive to the home, as they would be normal business hours.

Commissioner Kunze asked about the turnaround at the entrance, and if that was taken into consideration with the size of vehicles coming in and out. Commissioner Eyre asked about the existing trees on the property line. The plan is to maintain the trees if possible, as Hammond likes the landscaping and the separation they provide.

Commissioner Jackson opened public comment.

Dennis Spoonover owns the property, as well as the adjacent lots. He explained that many of the worries from the Commission have already been discussed and addressed. A Rhinorock wall will be installed to cut down on light spillage, and it will be installed two feet behind the property line to avoid destroying the trees. Additionally, he's talked to the tenants of one of his lots who use it as a church, and they would appreciate the extra parking the development would provide on Sunday. He emphasized that 600 W would be the only place where ingress/egress occurred.

Commissioner Jackson closed public comment.

Commissioner Everett asked if additional landscaping would be put in if the trees had to be removed. Hammond explained that there wasn't a lot of space for landscaping, and if it was a requirement, he would revert back to plan he had for the mixed-use lot.

Commissioner Jackson shared that he thinks this is the best option for development on the property, and that it is very well thought through.

Commissioner Eyre shared concerns over garbage trucks and asked for clarification on the path they would have to take. Hammond explained that finer details would be worked out at a later date. Commissioners Jackson and Eyre both recommended it be taken into consideration.

Motion: Commissioner Eyre 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. He included all DRC comments.

Commissioner Everett asked that a finding be included that this use would be consistent with surrounding zoning.

Amended Motion: Commissioner Eyre 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, and that this use under this development agreement would be consistent with the neighboring use of mixed-use. He included all DRC comments. Commissioner Everett seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, no. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed four to one with Commissioner Lockhart against.

3.9) Public hearing and recommendation of John Hadfield's request for review of the JDH

Property Development Agreement adding 30 residential units to the West Project Development Agreement, affecting 2146 West and 2198 West Stockton Lane.

Caden Petersen presented the item. It was previously approved in 2022 with the east agreement and will increase the viability of the development.

Mark Scales was present, representing JDH Development. He had no additional comments.

Commissioner Eyre asked if this was the same property presented earlier as a different project. It is the same property with a different developer. Commissioner Eyre asked about the possibility of a pedestrian crossing over the railway. The railway crossing is not a part of this project.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that adding residential units to this area will provide people with close access to restaurants, trail, and regional road access, that the proposed development agreement amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. She included all DRC comments. Commissioner Eyre seconded.

Vote: Commissioner Everett, no. Commissioner Lockhart, no. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed three to two with Commissioners Everett and Lockhart against.

3.10) Public hearing and recommendation of Bob Perdue’s request for review of the Water’s Edge Development Agreement allowing 330 ERUs for residential and a hotel located at approximately 1350 East Interstate Plaza Drive.

Caden Petersen presented the item. The development will have a required pathway to a nearby commercial development. It may not be the best development option for the transit adjacent area.

Bob Perdue, the applicant, was present. He said that the City Council preferred a development agreement over a zoning change, as they felt mixed-use zoning would give too much flexibility to the developer.

Commissioner Lockhart asked if there had been any progress in discussions with American Fork. Perdue explained that American Fork is happy with where the access road connects now, and are in favor, but haven’t officially approved it yet. He is also waiting on feedback from Walmart, who are currently more focused on their project of adding a fueling station, but are also in favor of the project.

Commissioner Eyre asked about another stub road in the plan. It is currently a permanent easement, so there will be a connection. There are three planned access points.

Perdue went over the changes to the plan that have occurred since it was last presented. He explained that the hotel’s plumbing fixtures decrease the number of residential units allowed due

to infrastructure limits. He is hoping to put in a three star hotel, as most of the hotels in the area are two star hotels. He is not confident that he can attract an investor for a four star hotel on the property.

Commissioner Jackson opened public comment.

Evan Howlett talked about her experience driving in the area. She feels the parking lot is an especially difficult place to drive through, and she is nervous about adding more entrances. She mentioned also that she frequently has a hard time turning right out of the parking lot due to large trucks in traffic.

Commissioner Jackson closed public comment.

Commissioner Everett shared that he can't see anything alleviating the traffic in the area and acknowledges that this development will likely make it worse. Commissioner Jackson shared that he sees the traffic as part of the growing pains that come as areas develop.

Commissioner Eyre clarified that the connectivity standards are in place to provide options to developers and to keep residents safe in case of emergency.

Commissioner Lockhart expressed discomfort with the comment from City Council that a development agreement would allow the city greater control over the property and property owner. She thinks they were acting outside the scope of what government is entitled to. Commissioner Eyre disagreed. He said he understood her sentiment but argued that zoning is a form of control that the city exerts over developers and property owners. He views zoning as a way to limit what is allowed to be developed, and development agreements as a way to allow more flexibility within that.

Commissioner Lockhart said that she would have allowed the developer to work within a TOD. She shared that she thinks the General Plan should be respected, and that this development agreement weakens the TOD concept. Commissioner Jackson emphasized that the duty of the Commission is to work within the bounds of what the City Council has decided. He thinks that the agreement makes the most sense and is the most beneficial for both the property owner and the city in this case. Commissioner Lockhart argued that as a recommending body, they have ultimately no control and cannot stand in the way of City Council.

Commissioner Everett appreciated the walkability of the development.

Commissioner Lockhart shared that development agreements are hard to enforce, and that she feels that this agreement is an attempt to go around a self-inflicted barrier on the part of the City Council. Commissioner Jackson recommended putting that in a motion while approving the agreement.

Commissioner Eyre feels that the agreement is viable and reasonable if the hotel is allowed to be a three star establishment.

Motion: Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that City Council requested and allowed this

path to be taken to come into an agreement with the landowner, that the landowner has done his due diligence on connectivity patterns as well as looking at the feasibility and possibility of developing the land, that the proposed development agreement requires trail and road connections that will benefit the development and surrounding areas, and that the proposed development agreement allows for residential and commercial development within the utility constraints of the area. He included all DRC comments. Commissioner Everett seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, no. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, no.

Motion passed three to two with Commissioners Lockhart and Kunze against.

4. City Business

The December 4th meeting will be a regular session rather than a work session. The meeting on December 11th is cancelled. There will be a joint Christmas dinner with the City Council in the new building at 4:30 on December 16th, which will be followed by the City Council meeting for December.

Commissioner Everett asked if there was an update on a suggested traffic route that wasn't being followed. Struthers isn't certain what happened with public works and the agreement that was made.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Eyre seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:46 p.m.

Approved: December 4, 2025

Attest:

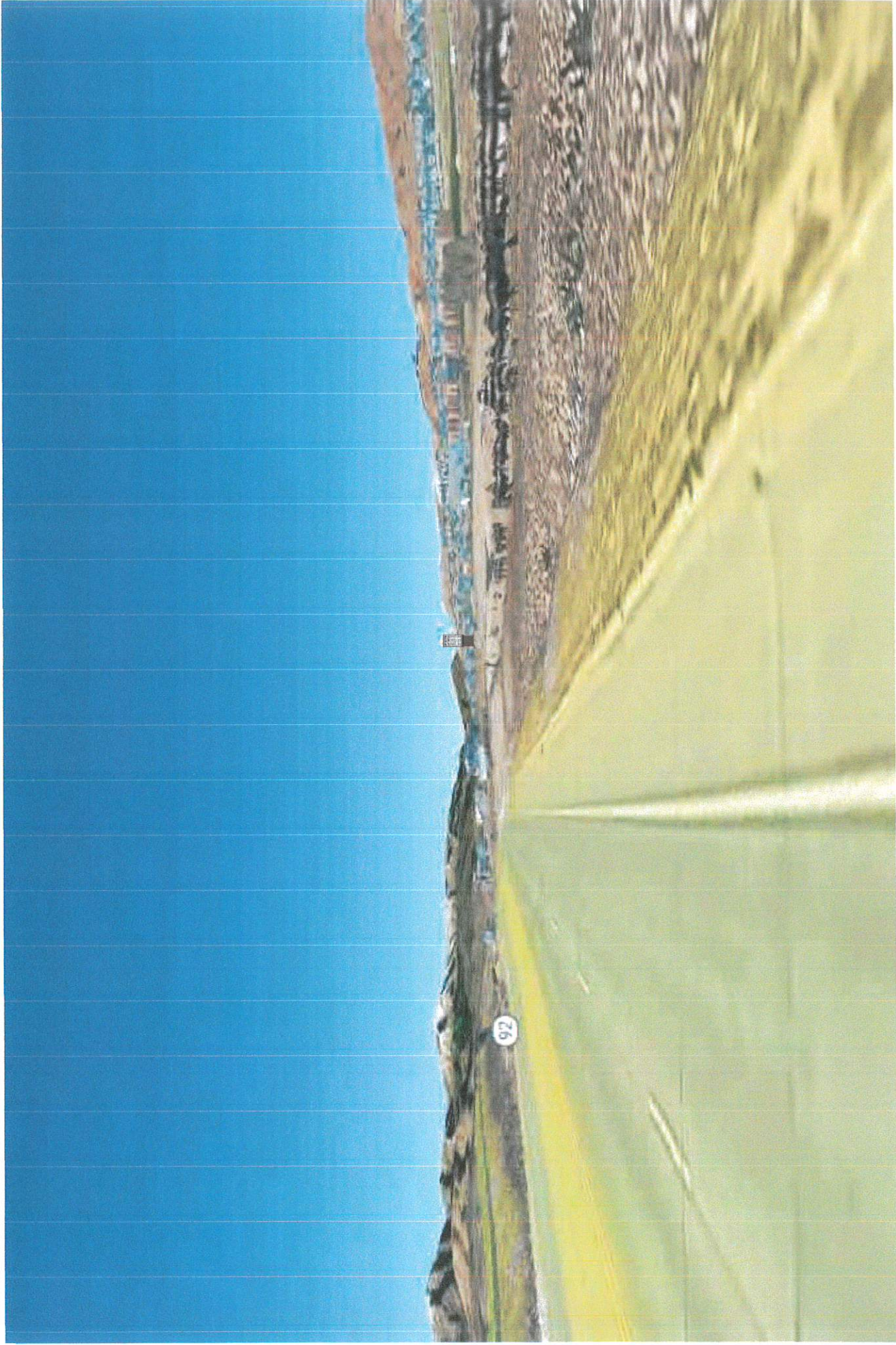
Gregory Jackson, Commission Chair

Kate Morgan, Deputy City Recorder

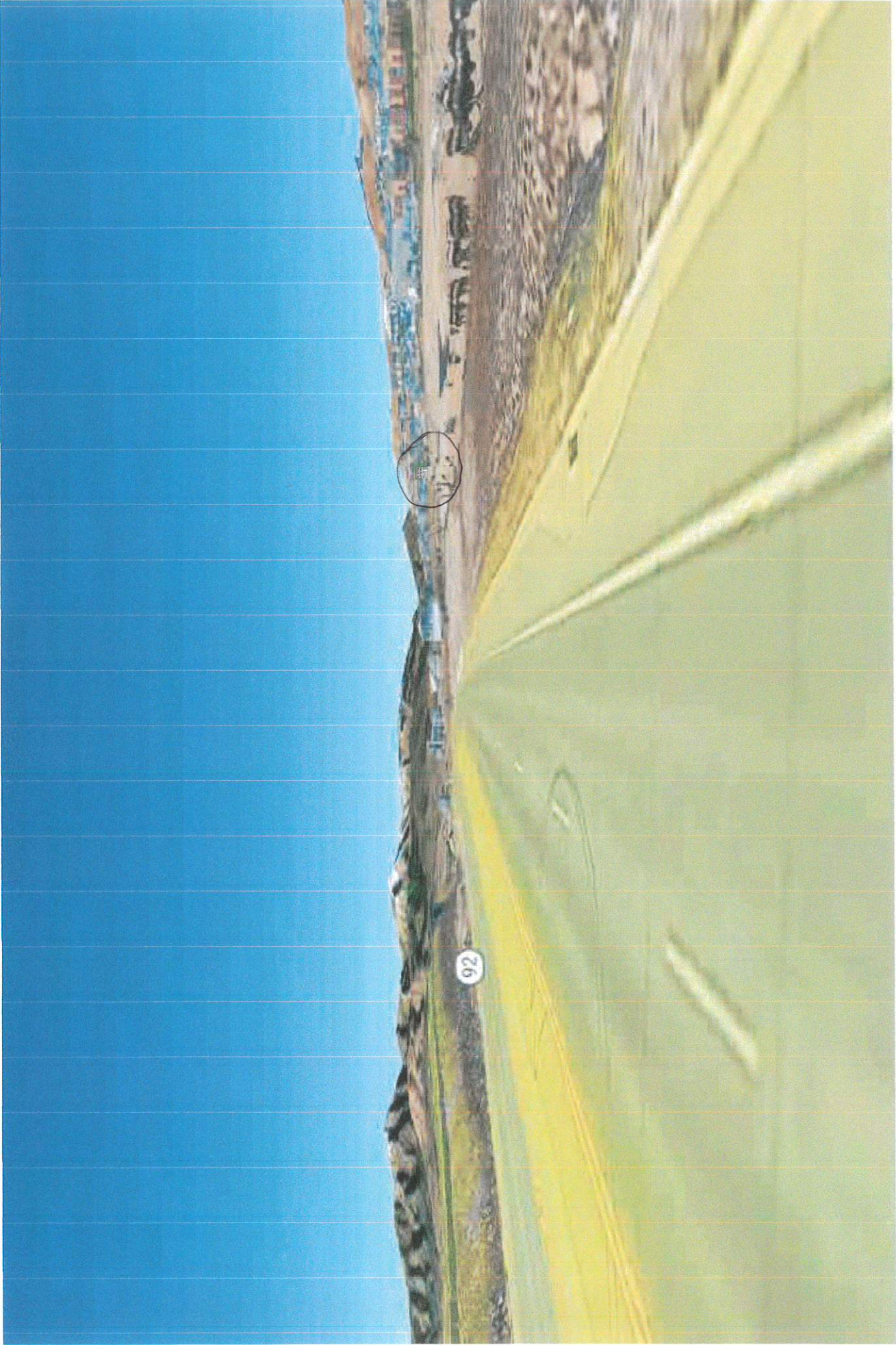
Appendix A



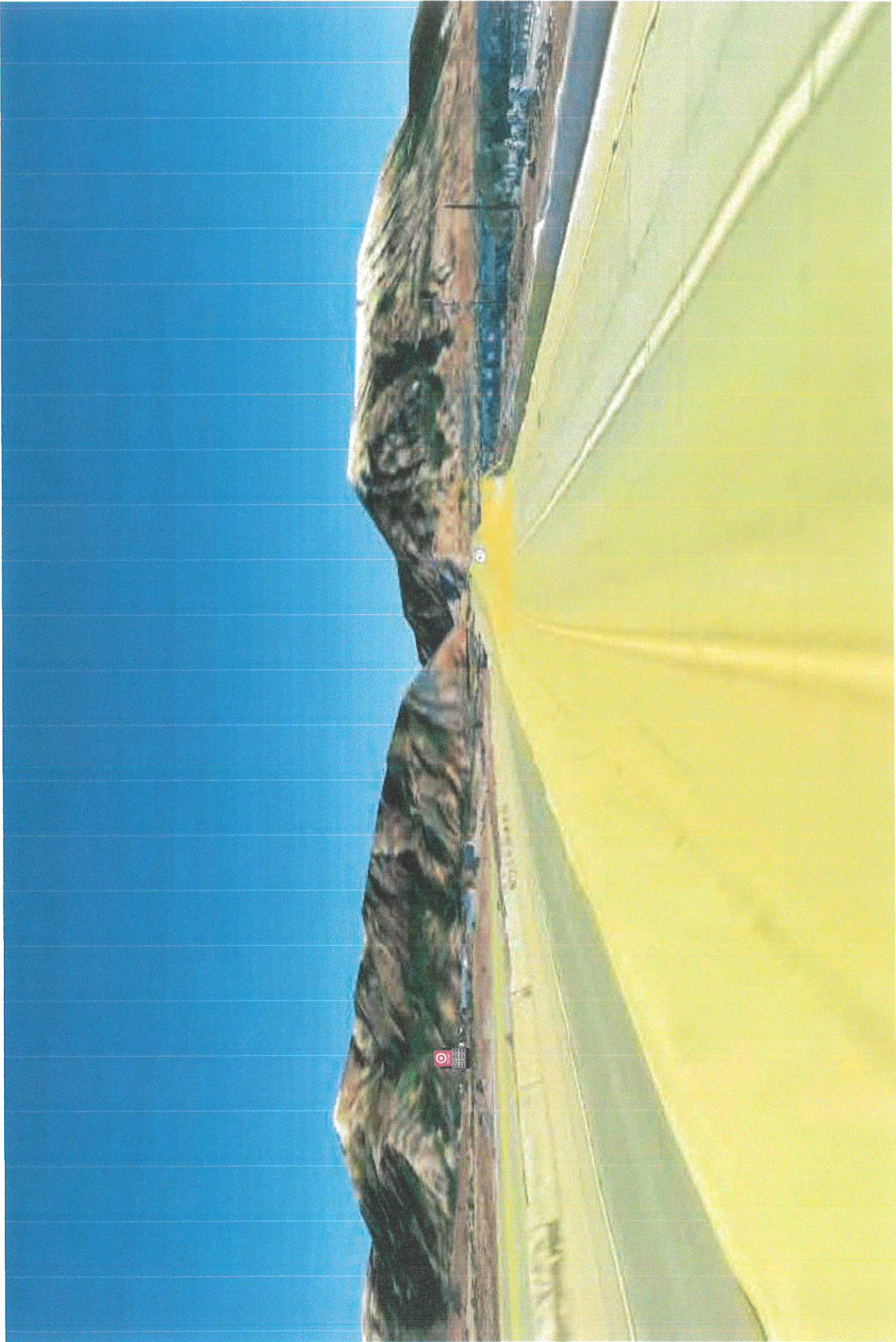
EASTBOUND 300' FROM EXIT LANE (SIGN 53')



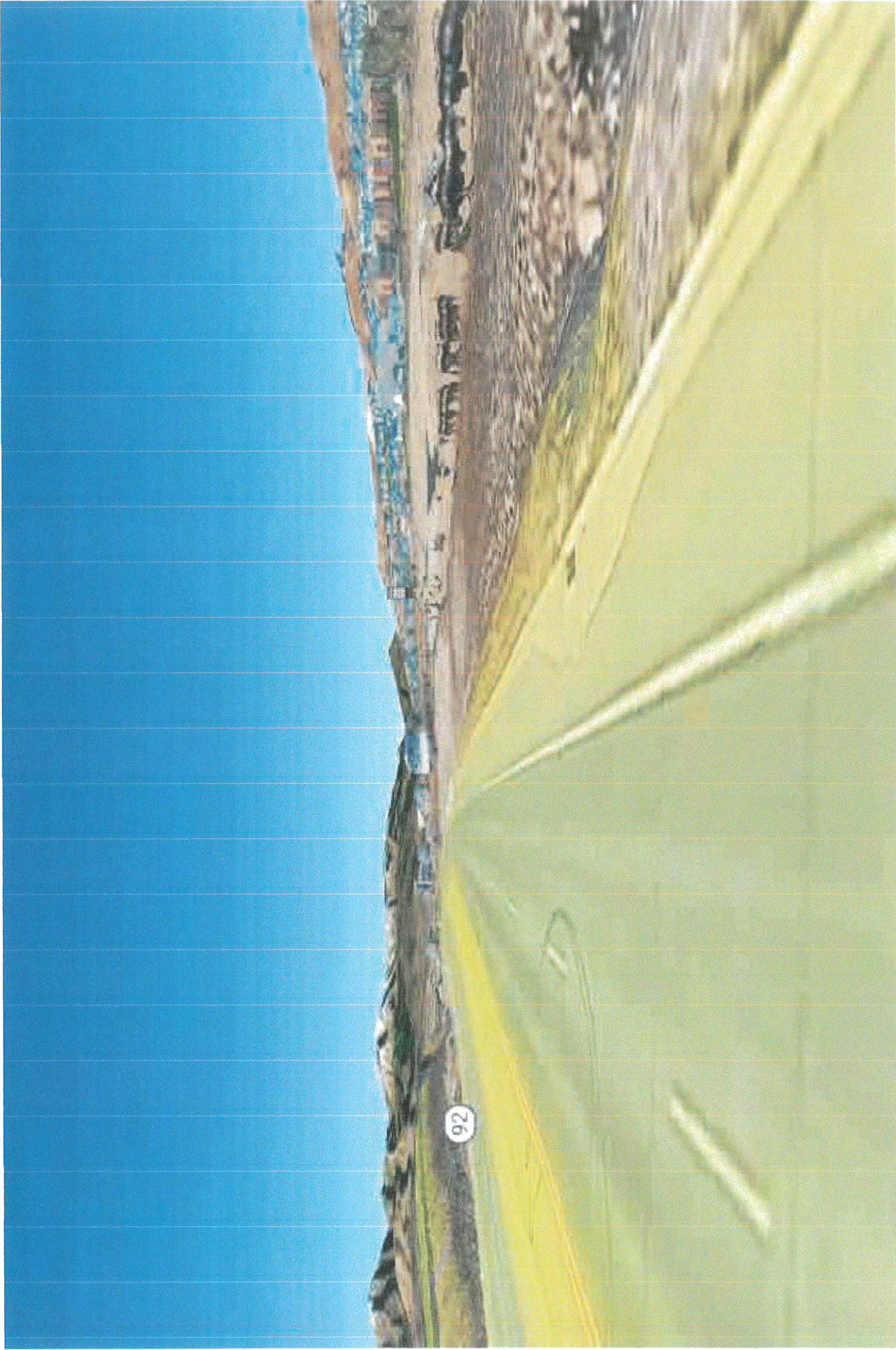
WESTBOUND 300' FROM EXIT LANE (SIGN 53')



WESTBOUND 300' FROM EXIT LANE (SIGN 25')



EASTBOUND 300' FROM EXIT LANE (SIGN 40')



WESTBOUND 300' FROM EXIT LANE (SIGN 40')

Exhibit "B"

Approximate Building Placement

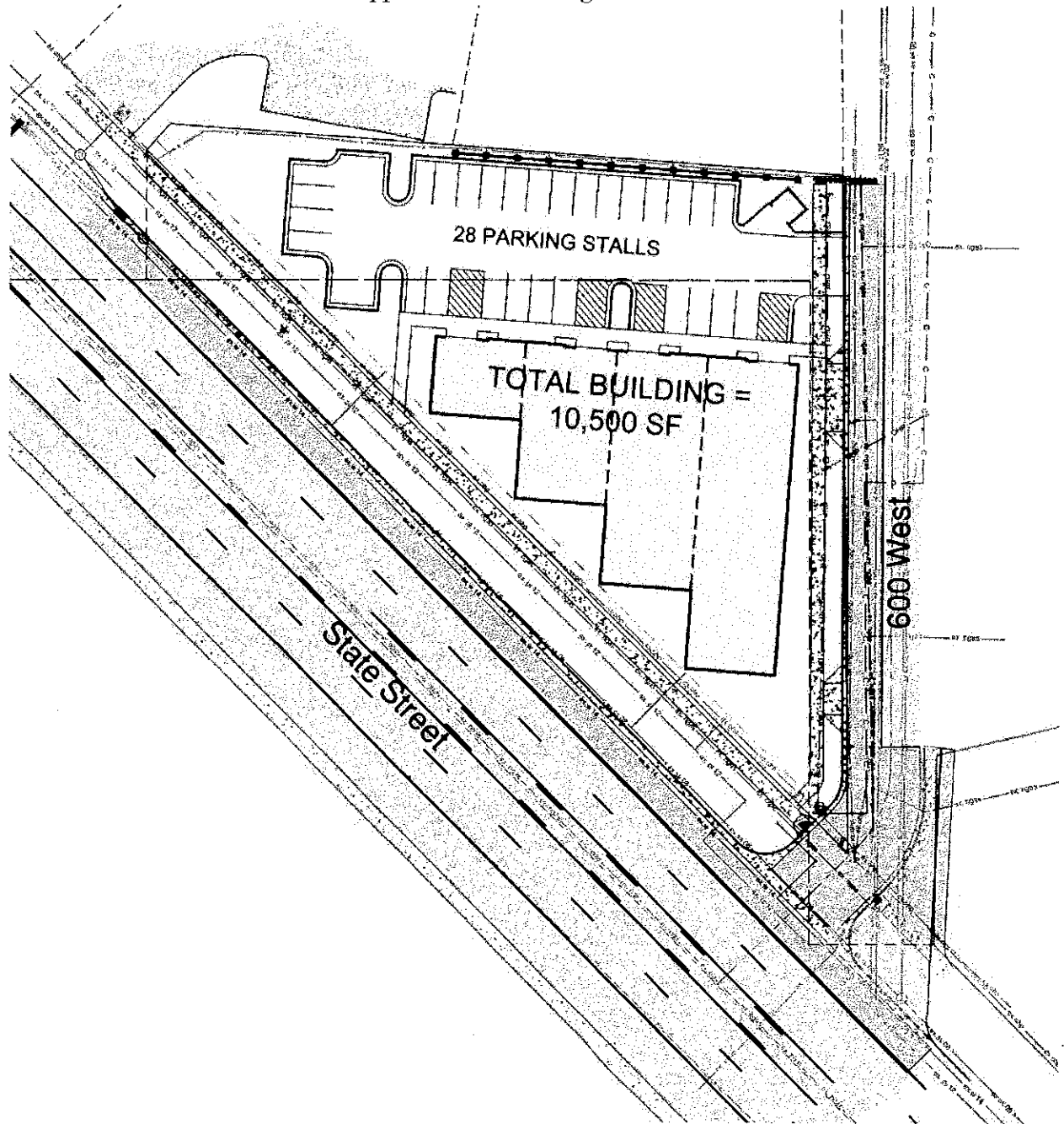


Exhibit "A"

Property Legal Description

COM S 89 DEG 55' 44" W 254.66 FT & N 49.82 FT FR N 1/4 COR. SEC. 8, T5S, R1E, SLB&M.; N 42 DEG 10' 51" E 13.31 FT; S 85 DEG 48' 9" E 258.83 FT; S 0 DEG 34' 9" E 259.87 FT; N 45 DEG 4' 35" W 380.84 FT TO BEG. AREA 0.827 AC.