



Lehi Planning Commission Meeting Agenda February 12, 2026

7:00 PM - Lehi City Council Chambers, (153 N. 100 E., Lehi, UT 84043)

1. Call to Order
2. Consent Agenda
 - 2.1. Approval of the minutes from the January 22, 2026 meeting.
[pz 01.22.26.docx](#)
3. Regular Agenda
 - 3.1. Public hearing and recommendation of Flagship Homes' request for review of 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). WITHDRAWN
 - 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).
[Parker Zone Change 1.pdf](#)
[Parker Zone Change 2.pdf](#)
 - 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).
[1450 W Zone Change 1.pdf](#)
[1450 W Zone Change 2.pdf](#)
 - 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.
[1450 W Concept 1.pdf](#)
[1450 W Concept 2.pdf](#)
 - 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).

[Snow Zone Change 1.pdf](#)

[Snow Zone Change 2.pdf](#)

- 3.6. Public hearings 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.

[Belmont 1.pdf](#)

[Belmont 2.pdf](#)

- 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.

[Hodgson 1.pdf](#)

[Hodgson 2.pdf](#)

- 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.

[Heritage 1.pdf](#)

[Heritage 2.pdf](#)

- 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).

[498 N Zone Change 1.pdf](#)

[498 N Zone Change 2.pdf](#)

- 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.

[Chapt 5 & 39.pdf](#)

4. City Business

- 4.1. Review and Acceptance of the Planning Commission Bylaws for 2026

[BY-LAWS2026 Draft.docx](#)

5. Adjournment

- Public is invited to attend all Planning Commission Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.