



Lehi Planning Commission Meeting Agenda March 13, 2025

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 February 27, 2025 meeting.
[pz 02.27.25 DRAFT.docx](#)
3. Regular Agenda
 - 3.1. Public hearing and recommendation of Lehi City's request for review of the North Lehi Station Area Plan, including areas half a mile around the future Trax station at approximately 3200 West Traverse Mountain Blvd.
[North Lehi Station Area Plan.pdf](#)
 - 3.2. Public Hearing and consideration of Mint Architecture's request for approval of a Plat Amendment for Exchange Phase 16 located at approximately 1500 North 3600 West, subdividing Parcel A for first phase of development.
[Exchange 16 Plat Amendment 1.pdf](#)
[Exchange 16 Plat Amendment 2.pdf](#)
 - 3.3. Public Hearings and consideration of Bronsin Hauter's request for approval of a Plat Amendment for Oak Creek Hollow Plat B located at 969 East Oak Creek Drive, dividing lot 8 of Oak Creek Hollow Plat A in two.
[Oak Creek Hollow 1.pdf](#)
[Oak Creek Hollow 2.pdf](#)
 - 3.4. Public hearing and recommendation of James Whitmore's request for review of the Whitmore General Plan Amendment on 2.41-acres located at approximately 4150 North Digital Drive, changing the land use designation from Commercial to Light Industrial.
[Whitmore GP 1.pdf](#)
[Whitmore GP 2.pdf](#)
 - 3.5. Public hearing and recommendation of DR Horton's request for review of the Inverness East

Side Grading permit on approximately 197 acres.

[Inverness Grading 1.pdf](#)

[Inverness Grading 2.pdf](#)

- 3.6. Public hearing and consideration of Swig's request for Conditional Use approval for a drive-thru located in an existing building at 1678 East Timpanogos Highway.

[Swig Drive Thru 1.pdf](#)

[Swig Drive Thru 2.pdf](#)

- 3.7. Public hearing and recommendation of Gardner-Plumb's requests for review of the Skye Area Plan Amendment, adding two uses to the Table of Uses.

[Skye Area Plan.pdf](#)

- 3.8. Public Hearing and consideration of Gallow & Company's request for approval of exceptions to the Cyprus Credit Union Site Plan and conditional use approval for a drive-thru located at 2501 North 1200 West in the Commercial zone.

[Cyprus CU 1.pdf](#)

[Cyprus CU 2.pdf](#)

- 3.9. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 39, clarifying dwelling units are to be occupied by one family and that townhomes and condos can only have one kitchen facility.

[Dev Code Chapt 39.pdf](#)

4. City Business

- 4.1. Discussion of ESA overlay zone.

- 4.2. Discussion of Conditional Use permits.

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.