



Lehi Planning Commission Meeting Agenda July 9, 2026

7:00 PM - Lehi City Council Chambers, (131 N. 100 E., Lehi, UT 84043)

1. Call to Order
2. Consent Agenda
 - 2.1. Approval of the minutes from the June 4, 2026 meeting
[pz ws 06.04.26.docx](#)
 - 2.2. Approval of the minutes from the June 11, 2026 meeting
[pz 06.11.26.docx](#)
3. Regular Agenda
 - 3.1. Consideration of Trademark Visual's request for conditional use approval of two pylon signs for The Collective commercial development located at 3700 North Morning Vista Road and requesting an exception for greater height and sign area. (Tabled from 6/11/26 meeting)
[The Collective 1.pdf](#)
[The Collective 2.pdf](#)
 - 3.2. Public hearing and consideration of Andrew Ward's request for approval of an exception for an 8-foot fence located at 1337 S 1880 W.
[Ward Fence 1.pdf](#)
[Ward Fence 2.pdf](#)
 - 3.3. Public hearing and consideration of JDH Development's request for approval of Vivian Estates Phase 5A preliminary subdivision including 2 single family lots located at 2070 North 600 East in the RA-1 Zone.
[Vivian Estates 5A 1.pdf](#)
[Vivian Estates 5A 2.pdf](#)
 - 3.4. Public hearing and consideration of JDH Development's request for approval of the Vivian

Estates 5B preliminary subdivision including 10 single family lots located at approximately 600 East and 300 East.

[Vivian Estates 5B 1.pdf](#)

[Vivian Estates 5B 2.pdf](#)

- 3.5. Public hearing and consideration of Kevin and Sarah Gordon's request for approval of the Lehi Childcare Facility Site Plan located at 808 North 2300 W and requesting exceptions for buffering standards and building footprint size.

[Childcare 1.pdf](#)

[Childcare 2.pdf](#)

- 3.6. Public hearing and recommendation of Symphony Home's request for review of the Fox Trail Subdivision Concept Plan, now requesting nine lots and a development agreement, located at 2850 West 1500 North.

[Fox Trail Subdivision Concept 1.pdf](#)

[Fox Trail Subdivision Concept 2.pdf](#)

- 3.7. Public hearing and recommendation of Gardner-Plumb Group's request for review of an amendment to the Gardner Plumb Development Agreement, requesting to transfer 124 equivalent residential units from the northern portion of the development agreement to the southern.

[Gardner Plumb Dev. Agree. Amendment 1.pdf](#)

[Gardner Plumb Dev. Agree. Amendment 2.pdf](#)

- 3.8. Public hearing and recommendation of Lehi City's request for review of a comprehensive Development Code Amendment to Chapter 23, Signs updating requirements and simplifying the text.

[Ch 23 Signs DCA 1 Updated.pdf](#)

- 3.9. Public hearing and recommendation of Lehi City's request for review of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual adding Section 3.08- Temporary Construction Site Safety Measures for commercial and residential construction projects.

[Temporary Construction Site Design Standards 1.pdf](#)

- 3.10. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 11 Development Application requirements, updating requirements for site plans, infrastructure site plans, preliminary and final subdivisions.

[CHAPTER 11 Application Updates 1.pdf](#)

- 3.11. Public hearing and recommendation of Lehi City's request for review of updates to the Lehi Storm Water Management Plan 2026.

[Lehi Storm Water Managment Plan 2026-1.pdf](#)

3.12. Public hearing and recommendation of Lehi City's request for review of an amendment to Chapter 38 updating requirements for the Mixed-Use Zone.

[Ch 38-1.pdf](#)

4. City Business

5. Adjournment

- Public is invited to attend all open meetings
- In compliance with the Americans with Disabilities Act, the City of Lehi will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 385-201-2269
- This Agenda has been posted in accordance with Utah Code §§ 63G-30-102
- Agendas may be amended up to 24 hours prior to a meeting
- A Closed Meeting may be called to order pursuant to Utah Code §§ 52-4-204 & 52-4-205
- The order of agenda items may change to accommodate the needs of the legislative body, staff, or the public
- Electronic participation may be permitted for one or more members of the legislative body and staff