



Lehi Planning Commission Meeting Agenda November 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 minutes from the October 2, 2025 meeting.
[pz ws 10.02.25.docx](#)
 - 2.2. Approval of minutes from the October 9, 2025 meeting.
[pz 10.09.25.docx](#)
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)
[Downtown Revitalization.pdf](#)
 - 3.2. Public hearing and recommendation of Jordan Lee's request for review of the Lee Zone Change on .50-acres located at 1035 West Main Street, changing the zoning from RA-1 (residential/agriculture) to Commercial.
[Lee ZC 1.pdf](#)
[Lee ZC 2.pdf](#)
 - 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.
[Platinum Peak 1.pdf](#)
[Platinum Peak 2.pdf](#)
 - 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).

[Gurney ZC 1.pdf](#)

[Gurney ZC 2.pdf](#)

- 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.

[Gurney Concept 1.pdf](#)

[Gurney Concept 2.pdf](#)

- 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.

[Sky View Sign 1.pdf](#)

[Sky View Sign 2.pdf](#)

- 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.

[Collective 1.pdf](#)

[Collective 2.pdf](#)

- 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.

[Hammond DA 1.pdf](#)

[Hammond DA 2.pdf](#)

- 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.

[JDH DA 1.pdf](#)

[JDH DA 2.pdf](#)

- 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.

[Water's Edge DA 1.pdf](#)

[Water's Edge DA 2.pdf](#)

4. City Business

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.