



Lehi Planning Commission Meeting Agenda April 24, 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 April 10, 2025 meeting.
[pz 04.10.25.docx](#)
3. Regular Agenda
 - 3.1. Consideration of Swig's request for Conditional Use approval for a drive-thru located in an existing building at 1678 East Timpanogos Highway. (Tabled at the March 13, 2025 meeting)
[Swig Drive Thru 1.pdf](#)
[Swig Drive Thru 2.pdf](#)
 - 3.2. Public hearing and recommendation of BreAnn & Mitchell Beckstrom's request for review of a Development Code amendment to Chapter 20, Home Occupations, to address landscape and construction companies.
[Chapter 20.pdf](#)
 - 3.3. Public hearing and recommendation of Fieldstone Homes' request for review of the Salt Spring General Plan Amendment on 13.32 acres of property located at approximately 500 East 950 South, changing the land use designation from VLDRA (very low-density residential agriculture) to HDR (high density residential).
[Salt Spring GP 1.pdf](#)
[Salt Spring GP 2.pdf](#)
 - 3.4. Public hearing and recommendation of Fieldstone Homes' request for review of TH-5 (transitional holding) zoning on the Salt Spring Annexation, 13.32 acres of property located at approximately 500 East 950 South.
[Salt Spring Annexation 1.pdf](#)
[Salt Spring Annexation 2.pdf](#)

- 3.5. Public hearing and recommendation of Caden Hazard's request for review of R-1-22 (residential/agriculture) zoning on the Clark Meadows Annexation, 7.2 acres of property located at approximately 1800 West 1300 South.
[Clark Meadows 1.pdf](#)
[Clark Meadows 2.pdf](#)
- 3.6. Public hearing and consideration of Edge Home's request for preliminary subdivision approval of the Lehi Main Street development, an 83-lot single-family home subdivision located at approximately 2500 West Main Street.
[Lehi Main Street 1.pdf](#)
[Lehi Main Street 2.pdf](#)
- 3.7. Public hearing and consideration of Mark Jenkins' request for approval of the Fabian House 2 Concept Plan, requesting an exception for the parking lot setbacks, located at 585 East 200 South.
[Fabian House 1.pdf](#)
[Fabian House 2.pdf](#)
- 3.8. Public hearing and consideration of Fibertel's request for conditional use approval of a comcast line to be run in the Traverse Mountain Area.
[Fibertel.pdf](#)
- 3.9. Public hearing and consideration of RFK Properties' request for approval of the 7-Eleven Concept Plan, requesting exceptions for the setbacks, located at approximately 3600 West and Waterbury Drive.
[7-Eleven 1.pdf](#)
[7-Eleven 2.pdf](#)
- 3.10. Public hearing and consideration of Valkyrie Signs' request for conditional use approval of the Starbucks pylon sign located at 2255 North 1200 West in the Commercial zone.
[Starbuck's sign 1.pdf](#)
[Starbuck's sign 2.pdf](#)
- 3.11. Public hearing and consideration of AWA Engineering's request for approval of a Plat Amendment for Hardman Lehi Subdivision Plat B located at approximately 2100 North 3600 West, subdividing lot 8 into 6 new parcels.
[Hardman 1.pdf](#)
[Hardman 2.pdf](#)
- 3.12. Public hearing and consideration of CIR Engineering's request for approval of a Plat Amendment for Skyline Properties Subdivision located at approximately 1645 North Boston Street, combining lots 3 and 4 into one lot.
[Skyline 1.pdf](#)
[Skyline 2.pdf](#)

3.13. Public hearing and consideration of Paul Olsen's request for preliminary plat approval of Olsen Farmstead, a 2-lot subdivision located at approximately 600 South Center Street.

[Olsen Farmstead 1.pdf](#)

[Olsen Farmstead 2.pdf](#)

3.14. Consideration of Gardner Company's request for approval of an extension of time for the Cold Spring Business Park site plan located at 4105 West Cold Spring Drive.

[Cold Spring Business Park 1.pdf](#)

[Cold Spring Business Park 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.