



Lehi Planning Commission Meeting

Agenda

April 23, 2026

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

1. Call to Order
2. Consent Agenda
 - 2.1. Approval of minutes from the March 12, 2026 meeting.
[pz 03.12.26.docx](#)
 - 2.2. Approval of minutes from the March 26, 2026 meeting.
[pz 03.26.26.docx](#)
3. Regular Agenda
 - 3.1. Public hearing and consideration of Golden West Advertising's request for conditional use approval for a pylon sign for Smith's located at 3808 West Hardman Way. (Tabled from the March 12th meeting)
[Smith's Pylon Sign 1.pdf](#)
[Smith's Pylon Sign 2.pdf](#)
 - 3.2. Public hearing and consideration of Dan Beavers' request for approval of the LifeTime Fitness Site Plan exception to the 40% maximum EIFS/Stucco requirement located at 240 East Traverse Terrace Drive. (Tabled from the March 26th meeting) **WITHDRAWN**
 - 3.3. Public hearing and consideration of Holden Rockwell's request for approval of a conditional use for the Skull Valley Plat B Flag Lot located at 208 East 200 South
[Skull Valley 1.pdf](#)
[Skull Valley 2.pdf](#)
 - 3.4. Public hearing and consideration of Perry Homes' request for approval of the Bull River

Road Preliminary subdivision including 3 single family lots located at 425 West Bull River Road in the R-1-10 zone.

[Bull River 1.pdf](#)

[Bull River 2.pdf](#)

- 3.5. Public hearing and recommendation of Perry Commercial's request for review of a concept for an amendment to the Traverse Mountain Area Plan, moving units out of West Canyon and adding them to locations near Timpanogos Highway.

[Traverse Mtn 1.pdf](#)

[Traverse Mtn 2.pdf](#)

- 3.6. Public hearing and recommendation of Mike Greene's request for review of the Greene Zone Change on 1.57 acres located at 2001 West 1500 North, changing the zoning from A-1 to R-1-22.

[Greene 1.pdf](#)

[Greene 2.pdf](#)

- 3.7. Public hearing and consideration of Jeffrey White's request for approval of a conditional use for the conversion of an existing accessory building into a detached ADU located at 1420 North 4200 West.

[White 1.pdf](#)

[white 2.pdf](#)

- 3.8. Public hearing and recommendation of Symphony Development's request for preliminary subdivision review of an update to Heritage Meadows, now a 14-lot residential development located at 1250 West 800 North, including density in lieu for connectivity.

[Heritage Meadows 1.pdf](#)

[Heritage Meadows 2.pdf](#)

- 3.9. Public hearing and consideration of James DeSpain's request for approval of an exception for a second portion of his yard to have an 8-foot fence located at 295 West 400 South.

[DeSpain 1.pdf](#)

[DeSpain 2.pdf](#)

- 3.10. Public hearing and recommendation of Jacob Hansen's request for review of an amendment to the Hansen Tennis Facility Development Agreement, allowing for signage as part of the project.

[Hansen Tennis Club DA Revision 1.pdf](#)

[Hansen Tennis Club DA Revision 2.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