

## LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held on Thursday, February 3, 2011 in the Lehi City Planning Department conference room.

Members Present: Kerry Schwartz, Carolyn Player, Marilyn Schiess, Kordel Braley, Ed James, Carolyn Nelson, Derek Byrne, Janys Hutchings

Members Absent: None

Others: Kim Struthers, Noreen Edwards, Christie Hutchings, Frankie Christofferson, Brad Kenison, Council member Mark Johnson

Meeting began at 5:35 p.m.

### 1. DISCUSSION OF FUTURE ADOBE PROJECT.

Jonathan Francom, John Bankhead with Adobe and Brian Childs, the Architect, were present for this discussion.

Jonathan Francom introduced Adobe and gave some back ground on the project and the Omniture acquisition.

Brian Childs went through the building design. He stated that they are anticipating about 3,000 employees with about 2,400 cars. There will be some amenities with this project: a basketball court, café, atrium, gym and open space. The first building will span Cabela's Blvd. There will be about 200,000 sq ft of office space in each of the three buildings. The parking will have landscaping with some deck parking.

John Bankhead said that they are working with UTA to get a shuttle from the Frontrunner station to this site. They are working with Trax and Traverse Mountain as well on the stop for the Trax. That stop is in the 15 year plan for Trax.

Brian Childs said that the building in phase 1 will have 260,000 sq ft with about 1,100 employee capacity.

Discussed the urban design impact of the proposed 4 story building crossing Cabela's Blvd which will be the main visual entrance into Traverse Mountain at the west entrance. Concern was expressed about the design pallet being foreign to the design standards of Traverse Mountain and Cabela's. Discussed the proposed 4 columns holding up the building span and that it looks more like a decades old freeway undercrossing design rather than a 'gateway' to Traverse Mountain. Discussed whether the span could be free of column supports or somehow incorporate any supports into the architectural structure of the building.

Kim Struthers said that we are working with them to allow flexibility on the setbacks for that building to be able to span the road. Right now the setback requirement is 25'.

### 2. DISCUSSION OF SITE PLAN IMPROVEMENT REQUIREMENTS.

Lorin Powell talked about how we don't want to lose the capability to do something with these Conditional Uses and Site Plans. He said he talked to Ken Rushton about what we can and cannot do. He

said with Conditional Uses and Zone Changes we can require them to bring things into code if we want to. It allows us that opportunity.

**3. DISCUSSION OF JOINT WORK SESSION RESULTS.**

Not discussed due to lack of time.

*Janys Hutchings moved to adjourn. Second by Ed James. Motion carried unanimous.*

Meeting ended at 7:10 p.m.

Date Approved \_\_\_\_\_

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_