

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, February 24, 2011 in the Lehi City Council Chambers.

Members Present: Ed James, Derek Byrne, Kordel Braley, Kerry Schwartz, Marilyn Schiess, Carolyn Player, Janys Hutchings (came in at 7:15 p.m.)

Members Absent: Carolyn Nelson – excused

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

Meeting began at 7:00 p.m.

CONSENT AGENDA

3.1 APPROVAL OF MINUTES FROM THE FEBRUARY 3, 2011 WORK SESSION.

Ed James commented that there was discussion from him that was not included in the minutes for the work session. He would like added in: 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.

Derek Byrne moved to approve the items on the Consent agenda with the additions by Ed James and the change by Carolyn Player. Second by Carolyn Player. Motion carried unanimous.

3.2 APPROVAL OF MINUTES FROM THE FEBRUARY 10, 2011 REGULAR MEETING.

Ed James said that there was discussion from him that was not included in the minutes for the meeting. He would like added in: He commented that the new Land Use Element should include a discussion on sustainable land uses to accommodate an additional 50-60,000 new residents in the city. He also said that the study should identify land use components and relationships that identify a major business, cultural and 'gathering place' center and identify neighborhood nodes. These types of land use nodes should also relate to the major transportation corridors and hubs being proposed in the city.

Carolyn Player said on page 1 it should say 'gun safe' instead of 'gun case' under Wesley Norris's comment.

Derek Byrne moved to approve the items on the Consent agenda with the additions by Ed James and the change by Carolyn Player. Second by Carolyn Player. Motion carried unanimous

REGULAR AGENDA**4.1 ADOBE SYSTEMS, INC – REQUESTS APPROVAL OF A PRELIMINARY SITE PLAN FOR THE ADOBE PROFESSIONAL OFFICE CAMPUS LOCATED AT APPROXIMATELY 3500 NORTH EAST FRONTAGE ROAD IN AN EXISTING COMMERCIAL ZONE.**

Christie Hutchings presented the request and stated that because of the size and scope of this project the applicants have asked that it be split into preliminary site plan and final site plan. We should see the final site plan on the 24th. The site plan currently show 876 parking spaces which is in excess for what is required on this phase. There is over 653,700 sq ft of landscaping so they are in excess for that as well. The elevations of the building would have to be approved by the Planning Commission because they are asking for exceptions in building materials especially since this project doesn't have any masonry or stucco; it uses more metal and flat concrete so it's still durable just not what is in the ordinance.

Ed James said that the other item related to this is the subdivision so if we recommend approval of the site plan - how does that tie in the elevations for the City?

Christie Hutchings said that City Council looked at Adobe at their last meeting for the 'air space' ordinance. She said that they want to get some grading started and they have to have some approvals to do that but this is just the preliminary site plan.

Kim Struthers said that in a recent subdivision submittal they had rearranged the lots a little so at this time we would recommend denying the subdivision without prejudice and they can come back. The platting of the property isn't critical in their approval right now. They will be doing it in two plats – phase 3 will be future building.

Derek Byrne asked about the parking.

Christie Hutchings said that the parking would have to be evaluated as each phase comes in.

John Bankhead with Adobe was present for the request and stated that parking shows about 2200 total stalls on site.

Derek Byrne asked about the parking being quite a distance away from some of the buildings and if there will be security for the parking.

John Bankhead said that Adobe has strict security with cameras.

Ed James said at the work session he made comments about the bridging. He is concerned about the design standards of Traverse Mountain and the City Design Standards.

John Bankhead said that they have submitted that with the final site plan – they have made some changes.

Kordel Braley asked about the parking. He said that he figures they would need at least 900 parking stalls.

Christie Hutchings said that parking is figured only for the office space not the whole building.

Kordel Braley said that even though the other spaces are not counted as office space, surely there is some use that requires additional parking.

John Bankhead said that about 65% of the people are actually on site; we aimed for 80%. He said that they're looking at about 1100 employees for phase 1. The concern on the bridging element was the scale of the columns and if we even need the columns there. We relooked at it and structurally it is extremely cost prohibitive.

Ed James said that the bridging and the building didn't match – that is a significant entryway.

John Bankhead said that the firm in San Francisco would prefer to do it without bridging elements going down to the road so they think this is a great solution. We've tried to make the columns so they tie a little bit more into the building. He said that since the work session we tried to thicken them up with shaped walls. He said they added up-lights with detail in the sidewalk and landscaping. We've tried to spruce up the underneath side of that structure.

Kordel Braley is concerned with the access roads coming out onto Traverse Mountain Blvd. The main concern is with the road narrowing. He said a lot of people will be coming in and making a left turn and yet the turn lane ends before you get to that point: is it possible to turn this into a 3 lane road. He is concerned with the site distance with the railroad tracks and the bridge structure.

Bob Elder, Civil Engineer with Ensign Engineering, explained that they looked at the site distance in the field. He also explained the reason for the lanes.

John Bankhead said that the traffic study has been turned in. We want all the employees to access either side of the site; we really only want visitors to come in under that bridge. We will be using signage to try to mitigate the traffic on Cabela's Blvd. We can look at a right-in right-out at Cabela's Blvd from the south side.

Kerry Schwartz asked about the grading.

Bob Elder said there is probably close to 100,000 yards or more cut and fill to balance the two sites. He said they're trying to minimize the amount of haul off. The future phase 3 can be used to stock pile if we need to.

John Bankhead said that the site basically balances out.

Bob Elder said there are some soils that we need to be careful about. There is a retaining wall on that back side. We've been working with UTA on the grading along their property.

Discussed the grade and how they will do the cut and fill. Discussed terracing the site.

Jany's Hutchings asked about trucks crossing and high volume traffic times.

John Bankhead said they talked to Cabela's and we are working with them on the high traffic times and on the site grading, but more particularly the building element across the road. We've been working with the City as well.

Kordel Braley asked what can be changed later on if we were to approve the preliminary site plan.

Kim Struthers said that it's similar to a preliminary subdivision; unless they radically start changing things between now and final (which we haven't noticed changes on). There may need to be some minor tweaks.

Kordel Braley moved to grant final approval of Adobe Systems Inc's request for Preliminary Site Plan for the Adobe Professional Office Campus located at approximately 3500 North East Frontage Road in an existing Commercial zone including DRC comments and with the findings that the proposed site plan is not detrimental to public health, safety or welfare of Lehi City and that it meets the requirements of the Code; we also grant an exception to the Design Standards as presented today and include that the issues with the traffic concerns on Cabela's Blvd be taken care of before Final Site Plan approval. Second by Carolyn Player.

Ed James asked if Kordel would consider amending the motion to include some sort of verbiage for the gateway – that is the most significant visual that we have and we would like to see some creative alternative solutions for the gateway.

Kordel Braley amended his motion to include that this is a body of several individuals and that there may be some commissioners with more concerns about one thing or another and he would like them to take that into consideration such as giving consideration on the pillars and recognizing that there are some varying opinions; also with the finding of fact that the substitute materials are still durable even though they are not spelled out in the Development Code and that this approval is contingent on the City Council approving the Development Code change. Second by Carolyn Player stands. Motion carried unanimous.

PUBLIC HEARINGS

5.1 ANDREW BYBEE – REQUESTS REVIEW AND RECOMMENDATION FOR THANKSGIVING PARK PLAT D, A 3-LOT COMMERCIAL SUBDIVISION INCLUDING A VACATION OF LOT 2, THANKSGIVING PARK PLAT C, LOCATED AT 2802 WEST EXECUTIVE PARKWAY IN AN EXISTING RESORT COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this is for a 3-lot subdivision.

Andrew Bybee was present for the request.

Kordel Braley asked about note #2 on the plat about shared access.

Andrew Bybee said this is an interim subdivision until the next building is planned and then they'll come back in and change it again. Lot 2 has been there as a meets and bounds description and the little corner ended up in lot 1 of the other subdivision.

Marilyn Schiess asked if this is one of the 3 buildings that we approved to be there.

Andrew Bybee said we approved 5 as an overall site plan.

Public Hearing closed at 8:01 p.m.

Janys Hutchings moved to recommend approval of Andrew Bybee's request for Thanksgiving Park Plat D, a 3-lot commercial subdivision including a vacation of lot 2, Thanksgiving Park Plat C, located at 2802 West Executive Parkway in an existing Resort Community zone finding that it does fit in with the Development Code and also with the project at Thanksgiving Point and include any DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

5.2 ADOBE SYSTEMS, INC – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE, TABLE 05.040B, AMENDING THE MINIMUM FRONT AND SIDE YARD SETBACKS IN THE COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this needs to be done to allow the building on the road way. They're leaving the 25feet in but adding a clause – or as approved by DRC and Planning Commission.

Kordel Braley asked if there would be any reason to add this into the other sections of the code as well.

Kim Struthers said that Adobe originally drafted their own proposal of this and it was tailored for this site but as Planning Staff we decided that we wanted this in other commercial zones but we wanted to leave it as a discretionary thing. On the table it calls out front and side – this would probably be a side yard.

Ed James said it needs to be tied to some kind of site design or otherwise it leaves it wide open.

Discussed what we are allowing exception to in this case.

Kim Struthers said that the air space easement should cover this but essentially the building does come up to a zero setback and goes right up to the street and then the air space easement takes it. Kim said we can add a finding of fact as we exercise that discretion on each site plan.

Public Hearing closed at 8:11 p.m.

Ed James moved to recommend approval of Adobe Systems, Inc's request for an amendment to the Lehi City Development Code, Table 05.040B, amending the minimum front yard and side yard setbacks in the Commercial zone. Second by Marilyn Schiess. Motion carried unanimous.

Jany's Hutchings asked if we need to say somewhere for future Planning Commissions that they need to say findings of fact.

5.3 ADOBE SYSTEMS, INC – REQUESTS REVIEW AND RECOMMENDATION FOR ADOBE SUBDIVISION, A 3-LOT COMMERCIAL SUBDIVISION INCLUDING AN AMENDMENT TO TRAVERSE MOUNTAIN PLAT C, LOCATED AT APPROXIMATELY 3500 NORTH EAST FRONTAGE ROAD IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Kerry Schwartz asked where we should go with this. Can we deny it without prejudice or can we approve it since it was advertised as a 3-lot.

Brad Kenison said that there are two separate plats that are 3 lots. He said they discussed vacating and then rededicating the road and then they decided to do two lots on the west and 1 lot on the east.

John Bankhead said we are happy to do it either way.

Kim Struthers said that with the final site plan approval we would have to have it contingent on the subdivision being approved.

Discussed the advertising.

Kordel Braley moved to deny without prejudice Adobe Systems, Inc’s request for Adobe Subdivision, a 3-lot commercial subdivision including an amendment to Traverse Mountain Plat C, located at approximately 3500 North East Frontage Road in an existing Commercial zone. Second by Ed James. Motion carried unanimous.

CITY BUSINESS

Kim Struthers said that FYI - we got the census numbers back and we dropped to 47,407. The previous was about 48,000. We didn’t hit our 50,000 like we hoped. He said the other FYI is the survey; it’s not up and going on line yet. Also we just received word in the last couple weeks that we have been approved through MAG to do a bicycle and pedestrian study – shared use roadways, etc.

Mark Johnson said that the response for the City Council on what to do about site plans is that they don’t know either. He approached them and said Planning Commission needs direction and that was their answer. James Dixon said it just needs to be done. Mark said he brought up the case with the Big Easy and how the church backed off because they couldn’t afford to put in curb and gutter – we’re still discussing that as well.

Extensive discussion was held on site plan improvements.

ADJOURN

Carolyn Player moved to adjourn. Second by Janys Hutchings. Motion carried unanimous.

Meeting ended at 8:37 p.m.

Date Approved_____

Chairman_____

Secretary_____