

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
APRIL 1, 2015**

The following items are discussed in these minutes:

SUPERIOR STORAGE – APPROVED

TELOS REZONE – RECOMMEND APPROVAL

STUDY SESSION

PLACE – Orem City Main Conference Room

At 3:30 p.m. Chair Moulton called the Study Session to order.

Those present: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, and Derek Whetten, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Brandon Stocksdale, Planner; Steve Earl, Legal Counsel; and David Spencer, City Council Liaison

Those excused: Lynnette Larsen and Michael Walker, Planning Commission members; Clinton Spencer, GIS Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; and Loriann Merritt, Minutes Secretary

The Commission and staff briefly reviewed agenda items and minutes from March 18, 2015 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

PLACE - Orem City Council Chambers

At 4:30 p.m. Chair Moulton called the Planning Commission meeting to order and offered the invocation.

Those present: Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Brandon Stocksdale, Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; David Spencer, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Lynnette Larsen, Michael Walker and Derek Whetten, Planning Commission members; Clinton Spencer, GIS Planner

Chair Moulton introduced **AGENDA ITEM 3.1** as follows:

AGENDA ITEM 3.1 is a request by Steve Brendle to approve the site plan and final plat of **SUPERIOR STORAGE** at 1030 North State Street in the C2 zone

Staff Presentation: David Stroud said currently the property is vacant. The applicant is proposing to construct a new indoor storage building with two commercial units included on the site. A similar request was approved by the Planning Commission in January of 2012, but the building was never built. The applicant is also required to record a final plat, SBS Subdivision, including the necessary easements for the project. It is currently four (4) lots of record (lots that have never been subdivided).

The required plat is named SBS Orem and includes two (2) lots. Lot 1 is 1.53 acres and contains the property for the proposed site plan. Lot 2 is contains an existing building and is 0.48 acres. Both proposed lots meet the minimum requirements for the C2 zone.

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The proposed building will include 82,795 square feet. There are a total of 546 storage units in the building. Sixty-two (62) units are exterior and the other 484 (89% of the total units) units are climate controlled interior units. By ordinance, the climate controlled units must account for at least forty (40) percent of the total units. City code also requires the second floor level to be eighty (80) percent of the main floor. The proposed building has equal square footages on both the main and second level.



The building has three (3) stories and is thirty-six (36) feet tall at its highest point. The third story is located towards the State Street side of the building and away from the residential side. The portion of the building that is adjacent to residential is twenty-one (21) feet tall. The setback from residential is required to be the height of the building, and the applicant has provided a twenty-one (21) foot setback adjacent to the residential properties. The building will be finished with stucco and stone veneer as well as roof line variations. The building also has windows and door openings on all sides to give the appearance of an office building as required by ordinance. No garage doors face State Street as required by code.

As per code requirements for indoor storage units one (1) space per 200 units is required. The building has 546 units which require three parking spaces. There is also 1,500 square feet of available office space in the building which requires another six (6) parking spaces. The applicant has provided nine (9) parking spaces to meet the requirement. Three (3) bicycle stalls are also provided.

A seven (7) foot tall masonry wall will be constructed on the west and northern side of the proposed building. A six (6) foot masonry wall will be built along the south boundary of the property.

A twenty (20) foot wide bermed landscape strip will be installed along the State Street frontage and includes six (6) trees. The retention basin for the project is also included in the landscape strip. The location of the dumpster is on the southern side of the site and is enclosed as per code requirements.

A neighborhood meeting was held by the applicant on January 22, 2015. There were no attendees.

Recommendation: Based on compliance with the ordinance, staff recommends the Planning Commission approve the site plan and final plat approval of Superior Storage at 1030 North State Street in the C2 zone.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Vice Chair Iglesias asked about parking. Mr. Stroud indicated it is one stall per 200 units. Mr. Bench said those renting units will be able to park inside and the retail parking will be out front.

Ms. Jeffreys asked about the entrance from the street. Mr. Stroud said there is one entrance to the north, which will loop around the project.

Chair Moulton asked if there is a wall adjacent to the residential. Mr. Stroud said yes.

Ms. Jeffreys asked if the building on Lot 2 is staying. Mr. Stroud said Lot 2 is in the subdivision and the building will remain.

Chair Moulton invited the applicant to come forward. Steven Brendle introduced himself.

Mr. Brendle said the wall is a seven-foot precast concrete wall. There will be two gates, one at each end of the building. On the west side where the elevator is located there is more parking. Eighty percent of the units are climate controlled and the rest are drive up. He indicated he will be on site and will make sure it is maintained well and will be clean.

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Ms. Jeffreys asked if he owned other storage units. Mr. Brendle said he owns a similar facility in Midvale, Utah.

Chair Moulton asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Vice Chair Iglesias said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to approve the preliminary plat and site plan of Superior Storage at 1030 North State Street. Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.2** as follows:

AGENDA ITEM 3.2 is a request by Travis Davis to **AMEND ARTICLE 22-5-3(A) AND THE ZONING MAP OF OREM CITY BY CHANGING THE ZONE ON APPROXIMATELY 3.29 ACRES AT 648 SOUTH GENEVA ROAD FROM THE R20 ZONE AND THE C1 ZONE TO THE C2 ZONE.**

Staff Presentation: David Stroud said Telos operates two facilities in the City and desire to expand to vacant property along Geneva Road. The mission of Telos is as follows:



“At Telos we help teenage boys dealing with depression, anxiety, substance abuse, addiction, social problems, and learning differences. Our caring staff use proven clinical therapies coupled with the power of healing relationships to promote deep, lasting change. Our aim is to help our teen’s live principle-based lives characterized by insightful choices. Telos is a place where boys can find clarity, healing, and direction.”

To expand Telos’ facilities, the subject property must be zoned to the correct designation for the proposed use. The property owned by Telos is zoned R20 and C1 with the Community Commercial land use designation. Changing the R20 zone to the C1 zone would suffice for transitional treatment such as the use at 870 West Center Street. However, Telos will have commercial/retail uses at the new location as well as a building taller than the maximum height in the C1 zone of 48 feet. These retail uses will be used to assist the boys by providing work responsibilities. Retail is not permitted in the C1 zoned so the C2 zone is needed.

The applicant proposes a 65,000 square foot building with a gym facility inside. Retail uses may also be located in the building. The building will also house boys involved in the Telos therapy and recovery program, similar to the use on Center Street. The overall height of the building on the west side is 60 feet and the east side 48 feet. The maximum height of a building in the C2 zone is 60 feet. Should the rezone be approved by the City Council, the Planning Commission will then consider the site plan at a meeting in the future.

At this time, the site plan specifics of the Telos building are not contemplated, only the proposed use. However, all uses in the C2 zone should be considered if the rezone is approved, any use permitted in the C2 zone may be located to this property. Based on the location on Geneva Road and the uses around the subject property, staff supports this request.

Advantages

- Expansion of an existing use remains in the City and not to a neighboring municipality
- Develops vacant lots next to a utility substation and along Geneva Road which may discourage other uses

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Disadvantages

- None identified

Recommendation: The Development Review Committee has determined this request complies with all applicable City Codes. The Project Coordinator recommends the Planning Commission recommend to the City Council approval of the request to amend Section 22-5-3(A) and the zoning map of Orem City by changing the zone on approximately 3.29 acres at 648 South Geneva Road from the R20 zone and C1 zone to the C2 zone.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Ms. Jeffreys asked if Orem City owned the substation. Mr. Stroud said that property is owned by Utah Power.

Chair Moulton invited the applicant to come forward. Travis Hughes introduced himself.

Mr. Hughes said that Telos current facility treats youth and young adults. There is a continuing need for young adults and youth who have not developed life skills to be able to live on their own. Telos uses athletics to treat the young adults with problems of depression, addictions to games, etc. The new location is near Utah Valley University and has a school feel in the architecture.

Vice Chair Iglesias said there are not classrooms in the floor plans. Mr. Hughes said at this time there are no plans for classrooms in this building. However, there is enough room for some in the future. Vice Chair Iglesias said he has participated in their triathlon.

Mr. Stroud asked what the reason for the C2 zone was. Mr. Hughes indicated the allowed height of the building was part of the issue. He indicated that Telos may put in a Subway shop or a Triathlon Shop in the future that will be run by the boys. Mr. Stroud said that C2 does coincide with the General Plan which is General Commercial.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Jeffreys said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to recommend the City Council amend Article 22-5-3(A) and the zoning map of Orem City by changing the zone on approximately 3.29 acres at 648 South Geneva Road from the C1 zone and R20 zone to the C2 zone. Vice Chair Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

MINUTES: The Planning Commission reviewed the minutes from the previous meeting. Chair Moulton then called for a motion to approve the minutes of March 18 2015. Chair Moulton moved to approve the meeting minutes for March 18, 2015 as corrected. Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

ADJOURN: Chair Moulton called for a motion to adjourn. Ms. Jeffreys moved to adjourn. Chair Moulton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

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Adjourn: 5:22 p.m.

Jason Bench
Planning Commission Secretary

Approved: