

**CITY OF OREM**  
**PLANNING COMMISSION MEETING MINUTES**  
**JUNE 17, 2015**

The following items are discussed in these minutes:

**CLIMATE CONTROLLED STORAGE UNITS – APPROVED**  
**VERIZON CUP – RECOMMENDED 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, Lynnette Larsen, David Moulton, and Michael Walker, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksdales, Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; and Steve Earl, Legal Counsel

**Those excused:** Derek Whetten, Planning Commission member; David Spencer, City Council Liaison; and Loriann Merritt, Minutes Secretary

The Commission and staff briefly reviewed agenda items and minutes from June 3, 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, Lynnette Larsen, David Moulton, and Michael Walker, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksdales, Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; and Steve Earl, Legal Counsel

**Those excused:** Derek Whetten, Planning Commission member; David Spencer, City Council Liaison; and Loriann Merritt, Minutes Secretary

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

**AGENDA ITEM 3.1** is a request by Development Services to **AMEND SECTION 22-8-17(7) OF THE OREM CITY CODE AS IT PERTAINS TO CLIMATE CONTROLLED STORAGE UNITS.**

**Staff Presentation:** Mr. Stroud said the current City Code permits up to four (4) climate controlled storage unit facilities in the C2 zone. A non-climate controlled storage unit development, the typical style that is constructed, is not permitted in the C2 zone. At the present time, two (2) locations have been approved for climate controlled storage units with one having construction completed. OBOK Storage at 450 West 1600 North was approved in 2012 and received final building approval in 2013. The second is Superior Storage at 1030 North State Street which received site plan approval in April 2015. The applicant is currently

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working toward submitted for building permit approval. Site plan approval of a commercial development is valid for two years. This text change does not affect Superior Storage.

Personal storage units have not been permitted in the C2 zone for many years. However, the Code was amended in 2010 to allow indoor climate controlled storage units in the C2 zone. The current language of the Code states that no more than four (4) locations in the C2 zone may be used to locate climate controlled storage units.

The C2 zone is “*established to promote commercial and service users for general community shopping.*” Permitting climate controlled storage units in the C2 zone takes away potential retail locations. The C2 zone is designed for uses that capture the traveling public, which storage units do not fulfill. Customers don’t usually drive by a storage unit business and decide to stop as is often done with retail or restaurant uses. Storage units are best suited to manufacturing or industrial zoned locations. The proposed amendment is as follows:

### 22-8-17 Additional Provisions for Specific Uses

- (7) No more than ~~four~~ two (4~~2~~) climate-controlled storage buildings may be located in the C2 zone. ~~A site plan application for a climate controlled storage building may not be approved if the cumulative total of (1) existing climate controlled storage buildings, (2) approved and currently valid site plans for climate controlled storage buildings, and (3) valid site plan applications for climate controlled storage buildings filed before the proposed application, in the C2 zone, is four or greater. A site plan application for a climate controlled storage building that has not been placed on a Planning Commission agenda within six months after it is accepted by the City shall be null and void.~~

#### Advantages

- Increases potential locations of retail uses
- Indoor climate controlled storage may still be located in the M1, M2, and CM zones

#### Disadvantages

- None determined.

**Recommendation:** The Development Review Committee recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-8-17(7) as it pertains to climate controlled storage units in the C2 zone.

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

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 Section 22-8-17(7) pertaining to climate controlled storage units in the C2 zone. Vice Chair Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

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

**AGENDA ITEM 3.2** is a request by Pete Simmons to amend conditional use permit approval of **VERIZON WIRELESS** at 1545 South State Street in the C2 zone.

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**Staff Presentation:** Mr. Stroud said the City Council approved a conditional use permit in September 2014 to locate a Verizon wireless facility at 1545 South State Street. The approved site consisted of a new tower and an equipment shelter. The City Council approved the use with the condition that Verizon provide at least two additionally commercially viable co-location spots on the pole structure.



The approved shelter resembles a small garage or residential storage shed. Instead of the shelter, Verizon now requests a platform structure to protect the equipment. The platform will protect the equipment from above but the sides will expose the equipment as there are no walls with the platform. The nearest residential structure is over 300 feet to the east. This is the only requested change on the site.

**Recommendation:** The Development Review Committee recommends the Planning Commission forward a positive recommendation to the City Council concerning the amended conditional use permit of Verizon at 1545 South State Street in the C2 zone.

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

Mr. Walker asked about the fencing. Mr. Stroud said there is no specific requirement on the type of fence. This is a seven-foot chain link.

Chair Moulton invited the applicant to come forward. Pete Simmons introduced himself.

Ms. Buxton asked why the change. Mr. Simmons says that Verizon is implementing this change in all their facilities throughout the United States. They are finding that the shelter manufacturers have not been able to keep up with the demand of shelters. The best thing is doing the platforms. Ms. Jeffreys asked if this will be a disadvantage. Mr. Simmons said it is different, but as time goes on and equipment changes, using outdoor equipment saves money and time. The outdoor equipment is more weather resistant. Ms. Buxton asked if there is a problem with vandalism. Mr. Simmons said he has not seen much vandalism in his eight years. Most of the other carriers do outdoor equipment and some cities require that.

Vice Chair Iglesias asked if a child/teenager were to hop the fence, is there anything that would electrocute them. Mr. Simmons said no. Vice Chair Iglesias asked if there is any heat from the units. Mr. Simmons said there is no heat from the equipment.

Mr. Walker asked if they are required to have a fence. Mr. Simmons said that most cities require fencing and they support that.

Mr. Earl asked if putting slats in the fence would increase security. Mr. Simmons said slats would create a closed environment and police departments in most cities do not want closed areas for safety reasons.

Ms. Larsen said because this is visible from State Street, she wondered if requiring a building in order to hide the equipment and give a better look from the street. Mr. Earl said the applicant could put in a hedge. Ms. Larsen said that she hoped that there will be new buildings in the future which could cover up the structure. Ms. Buxton said the platform is smaller than the building.

Ms. Jeffreys noted that in the past she had never noticed the poles until she was given a map of where they were located. Ms. Larsen said that in conjunction with the redevelopment of State Street, she wanted something that was pleasing to look at.

Ms. Larsen asked how long it takes to get a shelter. Mr. Simmons said he was unaware of the time. He said that Verizon has been doing outdoor equipment for a while.

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Mr. Walker asked if there is another carrier on the tower. Mr. Simmons said that other carriers will not come aboard until the pole is up.

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 made for a motion on this item.

**Planning Commission Action:** Chair Moulton said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council amend the conditional use permit of Verizon Wireless at 1545 South State Street. Mr. Walker seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. Those voting nay: Lynnette Larsen. The motion passed.

**MINUTES:** The Planning Commission reviewed the minutes from the previous meeting. Chair Moulton then called for a motion to approve the minutes of June 3, 2015. Mr. Walker moved to approve the meeting minutes for June 3, 2015. Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

**DIRECTOR’S UPDATE:** Mr. Bell thanked the Planning Commission for their service. He noted that staff appreciates that they can count on the members for coming to the meetings.

**ADJOURN**

Chair Moulton moved to adjourn. Ms. Larsen seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

**Adjourn: 4:50 p.m.**

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Jason Bench  
Planning Commission Secretary

Approved: