

# Planning Commission Minutes

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54

**CITY OF OREM**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**SEPTEMBER 16, 2015**

The following items are discussed in these minutes:

**BRODERICK BUILDING – APPROVED**

**ORCHARD HEIGHTS – APPROVED**

**OREM-FORD SUBDIVISION, PLAT B - APPROVED**

**STUDY SESSION**

**PLACE –** Orem City Main Conference Room

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

**Those present:** Carl Cook, Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton, Planning Commission members; Bill D. Bell, Development Services 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; Steve Earl, Legal Counsel; and David Spencer, City Council Liaison

**Those excused:** Lynnette Larsen, and Michael Walker, Planning Commission members; Jason W. Bench, Planning Director; and Loriann Merritt, Minutes Secretary

The Commission and staff briefly reviewed agenda items and minutes from September 2, 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 asked Carlos Iglesias, Planning Commission member, to offer the invocation.

**Those present:** Carl Cook, Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton, Planning Commission members; Bill D. Bell, Development Services Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksdales, Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; and David Spencer, City Council Liaison

**Those excused:** Lynnette Larsen, and Michael Walker, Planning Commission members; Jason W. Bench, Planning Director; and Loriann Merritt, Minutes Secretary

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

**AGENDA ITEM 3.1** is a request by Stephen Hopkins to approve the site plan of the **BRODERICK BUILDING** at 1192 North Industrial Park Drive in the M2 zone.

**Staff Presentation:** Mr. Spencer said the applicant is proposing to construct a new warehouse and shop building. Currently the site is vacant. The PD-36 zone, which is planned for an office building development, is to the north of the proposed building site.

**DRAFT “Planning Commission minutes for January 21, 2015”**

1 The proposed building is one (1) story with approximately 6,153 square feet. The building is twenty-five  
2 (25) feet tall at its highest point and finished with siding, stone veneer and a corrugated metal roof. There  
3 are also several garage door entrances and windows.



5 As per code requirements for warehouse buildings there are a total of  
6 twelve (12) parking spaces are required and included on the site plan.

8 A six (6) foot chain link fence with sight obscuring slats will be  
9 provided on the north, south and west sides of the property.

11 The applicant is proposing to install 3,924 square feet of landscaping  
12 on the site. The landscape plan includes thirteen (13) trees along  
13 street frontages as required by code. City code requires seventy  
14 percent (70%) of the required landscaping to be live growth. Live

15 growth must be live vegetation under two feet at maturity (bushes, lawn, etc.). Bark mulch will also be  
16 installed around the proposed shrubs and bushes. Gravel will also be installed on the east portion of the  
17 property along Industrial Park Drive. In order to meet the requirement bushes and plants are being proposed  
18 as part of the overall landscaping plan. By code a total of 2,747 square feet of landscaping is required to be  
19 considered live growth, and a total of 2,757 square feet is proposed.

21 The location of the dumpster is on the south west side of the site behind the sight obscuring fence as  
22 required by City code.

24 The applicant is proposing accesses on both 1200 North and Industrial Park Drive. The existing curb and  
25 gutter will be removed along Industrial Park Drive and be replaced with a high back curb which will follow  
26 along the right of way on 1200 North and connect to existing curb on 1200 North. A portion of 1200 North  
27 will also be paved on the north side of the site. There are no traffic issues with this project.

29 **Recommendation:** Based on compliance with all applicable City codes, staff recommends the Planning  
30 Commission approve the site plan of the Broderick Building at 1192 North Industrial Park Drive in the M2  
31 zone.

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

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

39 **Planning Commission Action:** Ms. Buxton said she is satisfied that the Planning Commission has found  
40 this request complies with all applicable City codes. She then moved to approve the site plan of the  
41 Broderick Building at 1192 North Industrial Park Drive in the M2 zone. Mr. Cook seconded the motion.  
42 Those voting aye: Carl Cook, Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton. The  
43 motion passed unanimously.

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

47 **AGENDA ITEM 3.2** is a request by Harold Irving to approve the site plan and preliminary plat of **ORCHARD**  
48 **HEIGHTS** at 200 East 1200 South in the PD-46 zone.

50 **Staff Presentation:** Mr. Stroud said the applicant recently received rezone approval of the subject  
51 property. The property was rezoned by the City Council from the R6.5 zone to the PD-46 zone in July  
52 2015. The applicant now requests site plan and preliminary plat approval of Orchard Heights. The proposed  
53 development is in conformance with the approved concept plan.

55 The approved density is up to 12 units per acre. The applicant proposes 36 units on 3.52 acres which is  
56 10.52 units per acre.

**DRAFT “Planning Commission minutes for January 21, 2015”**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56

The approved maximum height is 30 feet. This is a reduction of the previous zone which permitted 35 feet.



The applicant’s residential units will be built at 30 feet. The surrounding properties may build to 35 feet.

The completion of 200 East is needed for the full density buildout. The approved development agreement limits the total number of units to 14 if the developer cannot get the 200 West street dedication from the current owner. Staff and the applicant do not foresee a problem with obtaining the property just that it will take time to acquire.

The exterior finishing materials will be brick, stone, stucco, and cement fiber board siding. Wood and vinyl siding is prohibited except for trim or soffits. Vinyl fences are permitted and will be around the perimeter of the development.

The proposed site plan and building elevations do not deviate from the plans as approved by the City Council.

**Recommendation:** The Development Review Committee has determined this request complies with the PD-46 zone. The Project Coordinator recommends the Planning Commission approve the site plan and preliminary plat of Orchard Heights at 200 East 1200 South in the PD-46 zone.

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

Chair Moulton asked if there were any anticipated problem acquiring the land for 200 East from the LDS Church. Mr. Stroud said that the applicant provided emails between the developer and the LDS Church and they indicated the project is moving forward and there are no concerns at this time. He noted that if the road is not completed, the development would be limited to 14 units.

Mr. Cook asked if there are any differences between the site plan and the concept plan. Mr. Stroud said the only difference is one guest stall was relocated.

Chair Moulton invited the applicant to come forward. Dave Irving introduced himself.

Ms. Jeffreys asked what would be in the open space. Mr. Irving said the open space will have a tot lot below Units 1-3, the remaining area will be a retention area.

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 approve the site plan and preliminary plat of Orchard Heights with 36 units at 200 East 1200 South in the PD-46 zone. Vice Chair Iglesias seconded the motion. Those voting aye: Carl Cook, Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.3** as follows:

**AGENDA ITEM 3.3** is a request by Larry Terry to vacate Orem-Ford Subdivision, Plat A and approve the final plat of **OREM-FORD SUBDIVISION, PLAT B** at 1420 South Sandhill Road in the HS zone

**Staff Presentation:** Mr. Stroud said the applicant, representing Brent Brown Toyota, would like to construct an architectural feature along the west property line of the Brent Brown dealership. Because there is an existing public utility easement (PUE) the easement must be vacated prior to building permit approval.

**DRAFT “Planning Commission minutes for January 21, 2015”**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

A revised plat has been submitted showing removal of the westerly PUE and a portion of the south PUE. A new PUE has been requested by one of the easement holders to accurately reflect the location of the installed utility. Two water line easements in favor of Orem City have also been added to the new plat.



**Recommendation:** The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission vacate Orem-Ford Subdivision Plat A and approve the final plat of Orem-Ford Subdivision Plat B at 1420 South Sandhill Road in the HS zone.

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

Mr. Cook asked where the previous easements were recorded. Mr. Stroud delineated them on the new plat.

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:** Chair Moulton said he has found that neither the public nor any person will be materially injured by vacating Orem-Ford Subdivision Plat A, and that there is good cause for the vacation. He then moved to:

1. Vacate Orem-Ford Subdivision, Plat A, and
2. Approve the final plat of Orem-Ford Subdivision, Plat B with one lot at 1420 South Sandhill Road in the HS zone.

Ms. Buxton seconded the motion. Those voting aye: Carl Cook, 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 September 2, 2015. Mr. Cook moved to approve the meeting minutes for September 2, 2015. Ms. Jeffreys seconded the motion. Those voting aye: Carl Cook, Becky Buxton, Carlos Iglesias, Karen Jeffreys, and David Moulton. The motion passed unanimously.

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

**Adjourn: 4:45 p.m.**

---

Jason Bench  
Planning Commission Secretary

Approved: