

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 17, 2016**

The following items are discussed in these minutes:

PD-21 PERTAINING TO SIGNAGE – RECOMMENDED APPROVAL

PD-40 PERTAINING TO ORDER OF DEVELOPMENT – RECOMMENDED APPROVAL

LOTT’S LOTS SUBDIVISION – APPROVED

SUNLAND HILLS – APPROVED

KELLER WILLIAMS REZONE – RECOMMENDED APPROVAL

STUDY SESSION

PLACE – Orem City Main Conference Room

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

Those present: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton, Planning Commission members; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksedale, Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Sam Lentz, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Becky Buxton, Karen Jeffreys, and Michael Walker Planning Commission members; Bill D. Bell, Development Services Director; City Engineer; Cliff Peterson

The Commission and staff briefly reviewed agenda items and minutes from February 3, 2016 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 Larsen called the Planning Commission meeting to order and asked Mr. Moulton, Planning Commission member, to offer the invocation.

Those present: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton, Planning Commission members; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksedale, Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Sam Lentz, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Becky Buxton, Karen Jeffreys, and Michael Walker Planning Commission members; Bill D. Bell, Development Services Director; City Engineer; Cliff Peterson

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

AGENDA ITEM 3.1 is a request by Ben Lowe to **AMEND SECTION 22-11-33(Q) OF THE OREM CITY CODE PERTAINING TO SIGNAGE REQUIREMENTS IN THE PD-21 ZONE** at 1200 South Geneva Road.

Staff Presentation: Mr. Stroud said the PD-21 zone is divided into three distinct areas with each owned by a separate entity. Area 1 is the existing Wolverine Crossing adjacent to Geneva Road, which also includes Holiday Inn, Subway and the CNG station next to University Parkway. Area 2 is Parkway Lofts, which is owned by the applicant and is currently under construction. Area 3 is the remaining vacant ground along University Parkway owned by Nelson Brothers.

“Planning Commission minutes for February 17, 2016”

From the Code: the PD-21 zone “is created for the purpose of providing student housing and other high-density residential housing in a mixed-use village, recognizing the present and future demand for student housing in the vicinity of Utah Valley State College. The objective of the PD-21 Zone is to create a mixed residential and commercial use village with a safe, comfortable and pleasant environment such as might be found in older European town villages.”



Because of the internal location of Area 2 in the PD-21 zone, the applicant requests a change to the sign code to allow greater visibility of the project. Current signs permitted in Area 2 besides window and canopy signs are two wall signs and one monument sign along 1000 South. In addition, the current code allows two monument signs (not yet constructed) along University Parkway in Area 3. This area is not under control of the applicant, however.

Proposed changes are as follows:

- Fourteen permanent flagpole signs with rigid construction up to 22 feet high and 25 square feet in area located in Area 2
- Two additional wall signs in Area 2
- A directional sign to differentiate between Wolverine Crossing (Area 1) and Parkway Lofts (Area 2) with a maximum height of 5 feet and 30 square feet of area
- Relocating one of the currently allowed monument signs along University Parkway (Area 3) to either Area 1 or Area 2
- Reducing monument sign height from 16 feet high to 8 feet high and from 150 square feet to 100 square feet in area (applies to all areas)

A neighborhood meeting was held by the applicant on November 23, 2015. One property owner spoke at the meeting and made a comment about through traffic across his property.

Advantages

- Provides greater visibility to Parkway Lofts which is located on the interior of the PD-21 zone.
- Meets the purpose and objective of the PD-21 zone.

Disadvantages

- Removes one potential monument sign from Area 3 which is not under control of the applicant. However, Area 3 will still be permitted one monument sign

Recommendation: The Development Review Committee has determined this request complies with the purpose and objective of the PD-21 zone. The project coordinator recommends the Planning Commission amend Section 22-11-33(Q) of the Orem City Code pertaining to signage in the PD-21 zone at 1200 South Geneva Road.

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

Chair Larsen asked if this applied to Area 2 only. Mr. Stroud said this would take away one of the monument signs from Areas 1 or 3 and give to Area 2. Chair Larsen then asked if Areas 1 or 3 wanted to do something similar, they would have to come in with their plan. Mr. Stroud said yes. He also indicated these areas may lose a sign, but since the businesses are operating they already have their signs.

Chair Larsen invited the applicant to come forward. Ben Lowe introduced himself.

Mr. Lowe said originally they added into the text the ability for their project to have a cross street 35' architectural sign and the ability to have Area 2 to do a 27' interior sign. When Nelson Brothers came through and amended their text, they brought in an older version and so the current sign package was taken out because it was not redlined. It probably was not legally changed and so that needs straightened out.

“Planning Commission minutes for February 17, 2016”

Because of the large Wolverine Crossing sign, they thought it would not be tasteful to have another big sign. They changed the sign package, and are okay with losing the signs that Nelson Brothers got rid of as long as they can have these signs. If tonight’s proposal is not acceptable, they request the old package be reinstated. They want the monument sign along University Parkway to be used by their project, which was originally their request.

Mr. Iglesias asked where the 14 interior signs will be. Mr. Lowe said there will be three in the middle in front of the clubhouse, three flags on 1000 South, three on the entrance to the project from 1250 South and the rest scattered throughout the project.

Chair Larsen said there is a directional monument sign at the end of 1250 South and to the east there will be 6-7 more flag signs. Mr. Lowe said that when Nelson Brothers came through and submitted their plan their buildings are exceptionally tall and blocked their buildings. They are trying to bring the signs out as far as possible in order to make sure the entry is visible. They, along with Wolverine Crossing are confused about where the different projects are located and desire to have signage that will be helpful.

Mr. Lowe indicated they are reducing the size of the monument signs. The sizes allowed were too big and not tasteful. The sign package is high end and fits well with the type of architecture.

Chair Larsen said she was concerned about the flagpole idea. She likes the fact that it will be a hardscaped and back lit. Mr. Lowe said it is an internal LED illumination that is a slow color changing backdrop. It is the most expensive sign they have ever seen in this type of project. Mr. Iglesias added that it is sturdy and will not blow with the wind. The initial concern was the amount of flagpoles, but this looks good. Mr. Lowe said it is hard to keep up with the maintenance of flags and so this is a better solution.

Chair Larsen 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 Larsen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Iglesias said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then recommended the City Council amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva Road. Mr. Cook seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton. The motion passed unanimously.

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

AGENDA ITEM 3.2 is a request by Julie Smith to **AMEND SECTION 22-11-53(H)(21) OF THE OREM CITY CODE PERTAINING TO THE ORDER OF DEVELOPMENT IN THE PD-40 ZONE** at 470 South State Street.

Staff Presentation: Mr. Stroud said the Code states: “The purpose of the PD-40 zone is to allow development of a high-density residential apartment complex and mixed use development which maintains the street-level commercial character of State Street.”



The approved text of the PD-40 zones requires the applicant to construct the commercial building adjacent to State Street prior to the construction of the second residential building. The concept plan of the PD-40 zone shows three residential buildings accessed from Orem Boulevard and one mixed-use building with commercial access from State Street and residential access from Orem Boulevard.

The applicant proposes a code change to allow construction of the mixed-use building and the second residential building at the same time. The City Council required this in the ordinance to guarantee that the

“Planning Commission minutes for February 17, 2016”

development would follow the concept plan and that commercial development would remain along State Street. So long as the commercial building is built in conjunction with the second residential building, the intent of that particular requirement of the ordinance is maintained.

The developer and City Council signed a development agreement at the time the property was rezoned to the PD-40 zone. This development agreement should be amended to state that the second residential building shall not be issued a certificate of occupancy prior to the commercial building receiving a certificate of occupancy. Recommending approval of the text change should be subject to the amended development agreement. The proposed changes are as follows:

22-11-53(H)

21. Order of Development. The commercial/mixed-use building shown in Area B of the concept plan must be constructed either 1) before a second building may be constructed in Area A or 2) concurrent with the second building in Area A and before construction of a third building in Area A. This is to ensure that there will be commercial development in the PD-40 zone

Advantages

- The time-frame of project build-out is decreased
- Meets the purpose of the PD-40 zone

Disadvantages

- None identified

Recommendation: The Development Review Committee has determined this request complies with the purpose of the PD-40 zone. The project coordinator recommends the Planning Commission amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street.

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

Chair Larsen asked if the tot lot and fencing would need to be done before the next building. Mr. Stroud said yes. Mr. Earl said the current ordinance amendment allows the second residential building concurrent with the commercial building, but not the third residential building. Chair Larsen asked if the third building could be under construction at the same time. Mr. Stroud said the Planning Commission could recommend that the City Council approve that.

Chair Larsen invited the applicant to come forward. Julie Smith introduced herself.

Ms. Smith said the reason this is being brought forward is because the south building, which was part of the arson has financing and Mr. Peay would like to move forward with that building. He has pulled the permit for the commercial building on State Street and work begins on Friday. He would like to start the south building while he has all the employees on site. Currently, there are no tenants for the commercial.

Mr. Moulton asked if it would be useful to build all three at the same time. Mr. Smith said Mr. Peay has not mentioned that he wanted to do the third building. It would be risky to go ahead with the last building and so he is being cautious at this time.

Chair Larsen 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 Larsen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Cook 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 Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street. Mr. Moulton seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton. The motion passed unanimously.

“Planning Commission minutes for February 17, 2016”

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

AGENDA ITEM 3.3 is a request by Julie Smith to vacate Lots 2, 3, 4, and 5 of Mountain Valley Estates, Plat A and approve the preliminary and final plat of **LOTT’S LOTS SUBDIVISION, PLAT A** at 1860 North 860 West in the R8 zone.

Staff Presentation: Mr. Spencer said the applicant is proposing to create a nineteen (19) lot single family subdivision. Currently, six (6) of the proposed single family lots are occupied by a home. The proposed Lot 17 (Lot 2, Mountain Valley Estates, Plat A) will have an existing overhead power line easement removed as the power lines will be relocated to allow a larger building area for that lot. Also, the proposed Lots 15 and 16 (Lots 3 and 4, Mountain Valley Estates, Plat A) will have a temporary turn around easement removed from their property as the proposed road connections will provide adequate fire and utility truck access. A public street and storm drain easement will be removed from the proposed Lot 14 (Lot 5, Mountain Valley Estates, Plat A). The proposed Lot 14 includes a new street and public utility easement (PUE) for the future street and utility connections with the completion of 880 West at the time the remainder of Lot 14 develops. Drainage easements are required on Lots 1, 2, and 3 in order to meet the drainage requirements for the subdivision.



Street connections will be made connecting 800 West to 860 West, which connection is required by the Street Transportation Master Plan. A future connection will be made connecting 880 West through Lot 14 (Pead property) when that property develops. A temporary turn-around easement is located on Lot 5 for the south portion of the subdivision. The turn-around for the north side of the development includes part of the private drive for the PRD zone which will be constructed at the same time as the proposed single family development.

A neighborhood meeting was held on August 31, 2015 regarding the subdivision as well as the adjacent PRD rezone. Citizens were concerned with the traffic on 800 West, citing speed specifically.

All proposed lots meet the minimum requirements of the R8 zone.

Recommendation: Based on the compliance with all applicable City codes staff recommends the Planning Commission vacate Lots 2, 3, 4, and 5 of Mountain Valley Estates, Plat A and approves the preliminary and final plat of Lott’s Lots Subdivision, Plat A, at 1860 North 860 West in the R8 Zone.

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

Chair Larsen asked if the turnaround on Lot 5 connects to 880 West will be removed. Mr. Spencer said when the street connection is made, the easement will go away and it will be used as part of their yard. Mr. Spencer said that Lots 3, and 16 have an asphalt drive that the sidewalk is connected through. Once the easement is removed, then the owner can go back through and landscape the area.

Mr. Iglesias said there will be a driveway in the first turn on 840 West and 1860 North to access the home. Mr. Spencer said there is a maintained access and nothing will change. There will be a sidewalk across their property.

Chair Larsen invited the applicant to come forward. Paul Washburn introduced himself.

Mr. Washburn said this is a nice infill project and the developer is anxious to move forward. The majority of the project will be for senior housing. The little driveways will be either six or eight inch slabs that will be incorporated into a driveway.

“Planning Commission minutes for February 17, 2016”

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

Ron Sing, Orem, said he appreciated receiving a notice. He expressed concern that the width of the road is too narrow. Mr. Sing asked Mr. Spencer the width of the road. Mr. Spencer said the width of the road is 32 feet from curb to curb. Mr. Sing then said the new subdivision will be just as narrow. He also expressed about special education school buses have to go into this area. The road is six feet wider on 60 West.

Chair Larsen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Mr. Spencer said the road width is standard for sub local residential road. It has been approved on several subdivisions that have been approved over the last few years. It is a narrower street and is intended to slow the traffic down. It is a street design that has been adopted by the City. Mr. Goodrich indicated the sub local street standard is used in residential areas if the projection for the amount of traffic volume on the street is 800 vehicles or less per day. That street is narrow, but a narrower space will cause lower speeds. It is so narrow that if there is a vehicle parked on each side of the road you cannot fit a full size pickup coming each direction down the road without taking turns. The City went to this standard because there are so many complaints that people were driving faster than 25 miles per hour. The developer chose to do this design and the City required a Traffic Report, which shows it meets the standards.

Chair Larsen said on the turns it is a little wider, which should allow for some turning. Mr. Goodrich said the curves do provide more area for a turning vehicle, and it helps to get the necessary frontage that is needed in order to not have flag lots. Chair Larsen said that most of the traffic through this area is probably local. If you were accessing I-15 you would use 800 West. Mr. Goodrich said that 800 West is a collector road. Local roads dump onto collector roads. The roads in this subdivision are even smaller than the local roads. Mr. Cook asked what the asphalt is for a 32 foot road. Mr. Goodrich said the 32 feet is to the back of the curb.

Mr. Goodrich indicated he had been with Orem City for 10 years. Before that he worked for Sandy City for 11 years. In Sandy the local streets had 27 feet of asphalt, which is one foot less than Orem’s sub local streets. They were much lower speed streets. There are benefits and drawbacks. Mr. Iglesias wondered if there was any increase of accidents on the smaller street. Mr. Goodrich said there have been no accident studies done. In Sandy they found that the speeds were lower when they had the parks strips against the road. Chair Larsen asked if this would have a separated sidewalk with a park strip. Mr. Goodrich said this development has the five foot sidewalk, which will be easier for two people to walk along.

Mr. Cook asked if this will be built to 32 feet regardless of what is to the north and will transition into it. Mr. Goodrich said they have inspectors who will make sure that from the back of curb to back of curb is 32 feet.

Chair Larsen called for a motion on this item.

Planning Commission Action: Mr. Moulton said he has found that neither the public nor any person will be materially injured by vacating Lots 2, 3, 4, and 5 of Mountain Valley Estates, Plat A and that there is good cause for the vacation. He then moved to:

1. Vacate Lots 2, 3, 4, and 5 of Mountain Valley Estates, Plat A;
2. Approve the preliminary plat of Lott’s Lots Subdivision; and
3. Approve the final plat of Lott’s Lots, Plat A with 19 lots at 1860 North 860 West.

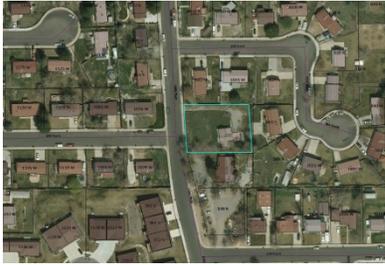
Chair Larsen seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton. The motion passed unanimously.

Chair Larsen introduced **AGENDA ITEM 3.4** as follows:

AGENDA ITEM 3.4 is a request by Howie Nelson to reapprove the preliminary plat of Sunland Hills Subdivision, Plat at 616 North 1060 West in the R6 zone.

“Planning Commission minutes for February 17, 2016”

Staff Presentation: Mr. Spencer said the proposed subdivision was approved on March 20, 2013 by the Planning Commission. The final plat was not recorded and approval for the plat has since expired. Preliminary plats are valid for two (2) years after they receive approval. There are no changes to the original plat that was approved.



The subject parcel was rezoned from the R7.5 zone to the R6 zone for the purpose of a two (2) lot subdivision in 2013. Under the previous zone of R7.5, a multiple-lot subdivision was not possible because of the lot size requirements of the flag lot ordinance. The requests the City reapprove the two (2) lot subdivision which includes a single deep lot. The existing home will be removed and two single-family homes will be constructed. Each home will use the same driveway to access 1060 West.

Recommendation: Based on the compliance with all applicable City codes staff recommends the Planning Commission approve the preliminary plat of Sunland Hills Subdivision Plat A at 616 North 1060 West in the R6 zone.

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

Chair Larsen asked if the driveway on the flag lot have to be a certain width. Mr. Spencer indicated that if the deep lot drive is accessing more than two lots, it is required to be over 24 feet. If it accesses one or two lots then the minimum requirement is 20 feet. In this case they are utilizing the 20 foot drive for the flag lot.

Chair Larsen said the space is out of Lot 1, which is why the building lot is 7896 square feet. Mr. Spencer said the drive will be an easement for Lot 2.

Mr. Cook asked if it still meets all the requirements of the City. Mr. Spencer said yes.

Chair Larsen invited the applicant to come forward. Howie Nelson introduced himself.

Mr. Nelson said this was approved before, but he did not move forward on it. He is now ready to subdivide and build two single family residences.

Mr. Moulton asked if the grading will change and will the retaining wall remain. Mr. Nelson said it will be removed. The grade is will stay the same.

Chair Larsen asked if the current home will be torn down. Mr. Nelson said yes.

Mr. Iglesias asked if it is common to see flaglots with a net less than 8,000 square feet. Mr. Spencer said the property is zoned R6, which means minimum lot size requirement is 6000 square feet. Lot 1 is not considered a deep lot, because it accesses the main street. The deep lot would be Lot 2 and the size requirement is 125% of the minimum. The minimum is 6000 square feet, and the deep lot requirement would be 7500 square feet. The R7.5 and R8 zones are larger lots and the deep lot will be larger as well.

Chair Larsen noted this was not a public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Some residents from the audience wanted to make sure the homes would be built as single family homes and the old home is demolished. Chair Larsen said her understanding they would be single family homes.

Mr. Earl said when it came before the Planning Commission before the owner did state the intent was to tear down the house. There was no actual requirement placed on them for when it had to happen. It had to be done before a new home was built on the property. There is no contract between the City and the owner. The only thing that happened was that the property was rezoned to R6, which would give them the ability to have two lots on the property. The Planning Commission is redoing what happened last time. The lots

“Planning Commission minutes for February 17, 2016”

meet the minimum ordinance requirements; the Planning Commission has to approve it. The owner will only be able to build two single family homes on the property and the old house will need to be torn down before they can build the new homes. The old plan expired so they had to come in and get the new plan approved.

Chair Larsen called for a motion on this item.

Planning Commission Action: Mr. Cook 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 of Sunland Hills, Plat A with two lots at 616 North 1060 West. Mr. Moulton seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton. The motion passed unanimously.

Chair Larsen introduced **AGENDA ITEM 4.1** as follows:

AGENDA ITEM 4.1 is a request by Boyd Brown to **AMEND THE GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION ON APPROXIMATELY 0.47 ACRES FROM LOW DENSITY RESIDENTIAL (LDR) TO REGIONAL COMMERCIAL (RC) AND AMEND SECTION 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY ZONING APPROXIMATELY 1.83 ACRES OF PROPERTY LOCATED AT 1045 NORTH 1200 WEST FROM THE PD-22 AND R8 ZONES TO THE HIGHWAY SERVICES (HS) ZONE.**

Staff Presentation: Mr. Spencer said the applicant proposes to construct a new office building with 21,500 square feet. As shown on the proposed site plan, there are two (2) existing properties involved in the request.



The first is located on 1200 West directly north of BJ’s Plumbing at 1045 North and is currently zoned PD-22, which zoning includes the Northgate Development area. By removing the property from the PD-22 zone and zoning the property HS the following conditions will exist:

- The finishing materials for the existing building do not have to match the Tuscan color scheme and architectural requirements of the PD-22 zone.
- The finishing materials acceptable in the HS zone include: brick, fluted block, colored textured block, glass, synthetic stucco and wood.
- No retail component is required with the proposed building (although this requirement would not affect the amount of retail in the proposed building)
- The parking requirement changes from one (1) stall per 200 square feet in the PD-22 zone to one (1) stall per 250 square feet in the HS zone. For 21,500 square feet the HS zone requires twenty-two (22) less stalls than the PD-22 zone.

Second, a portion of the proposed site plan is currently zoned R8 and has a Land Use designation of Low Density Residential (LDR). As part of the application, the applicant requests that the vacant residential lot, excluding the drive access from the cul-de-sac, be changed so the General Plan is Regional Commercial and both the lot on 1200 West and the residential lot be rezoned to the HS zone. A new subdivision will be required at site plan approval showing the stem portion of the residential property being deeded to the adjacent property owners. This part of the existing residential property will not be included in the rezone or general plan amendments and will become part of the residential subdivision. No access from the residential neighborhood to the proposed office building is allowed.

There will be considerable grading on the property because of the existing slope and the proposed grading plan indicates that the church property located to the east, and the Advanced Automotive property will be impacted. Written consent from both these users is required in order to execute the proposed grading plan. The additional grading will provide the necessary parking for the project. According to the Orem City

“Planning Commission minutes for February 17, 2016”

Engineering department, grading on the site is allowed because the existing slope is man-made, and the proposed retaining wall will be required to have a geotechnical and geological report detailing the design of the wall. Section 17-8-2 states that hillsides in their natural state are subject to the Hillside Development ordinance. Formal approval of the grading plan will be required prior to site plan approval.

A neighborhood meeting was held on December 10, 2015, at the City Center with three (3) people in attendance. At the meeting the proposed site plan was shown and the need for the residential lot for parking discussed. The two (2) adjacent neighbors were concerned with the existing residential access they use to access their backyards, and whether or not the project would be accessed through the residential neighborhood. The project will not be accessed through the subdivision, and the stem of the flag lot will be deeded to the adjacent property owners to maintain their backyard access.

The initial request from the applicant was to zone the proposed property to the PD-22 zone. The applicant later requested to zone the property to HS. Another neighborhood meeting was held on February 11, 2015 to discuss the General Plan change as well as the updated zoning information.

The traffic study for the project showed that by rezoning the residential property to a commercial use, it allows for a larger building and the increase on trip generation is minimal (extra 44 trips a day).

Advantages

- The amendment increases the options for locating a large office building at the proposed location because of parking and retail requirements of the HS zone.
- The applicant is proposing to move their building closer to the road to provide a more pedestrian friendly environment and to improve the look of the 1200 West corridor.
- The proposed office building promotes a high quality of commercial development and takes advantage of the proximity to I-15 as outlined in the HS zone.

Disadvantages

- There are fewer architectural requirements in the HS zone than the PD-22 zone, although the HS zone does include architectural standards for finishing materials.

Recommendation: Based on the advantages of the proposed amendments staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the General Plan by changing the Land Use designation on approximately 0.47 acres from Low Density Residential (LDR) to Regional Commercial (RC) and amend Section 22-5-3(A) and the Zoning Map of the City of Orem by zoning approximately 1.83 acres of property located at 1045 North 1200 West from the PD-22 and R8 zones to the HS zone.

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

Mr. Moulton asked if there will be any runoff issues. Mr. Stroud said that is a site plan issue. There are stringent storm water requirements that will have to be met at site plan.

Mr. Cook asked if the reduction of parking is that because there is not a retail component. Mr. Spencer said the HS zone allows for fewer parking standards. One parking stall per 250 square feet is the required minimum throughout the City. The PD-22 zone did have a higher parking standard. Staff feels this parking standard does fit the intended use.

Chair Larsen noted the BJ Plumbing and Advance Automotive set further off of 1200 West. This will be closer to 1200 West. She wondered if down the road when 1200 West is widened that this will be too close. Mr. Goodrich said the widening of 1200 West will be widened on the west side of the street. There is a power line corridor on the east side of the road and there is an “S” curve at 1200 North.

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

“Planning Commission minutes for February 17, 2016”

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

Planning Commission Action: Chair Larsen 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 the General Plan by changing the Land Use designation on approximately 0.47 acres from Low Density Residential (LDR) to Regional Commercial (RC) and amend Section 22-5-3(A) and the zoning map of the City of Orem by zoning approximately 1.83 acres of property located at 1045 North 1200 West from the PD-22 and R8 zones to the Highway Services (HS) zone. Mr. Iglesias seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton. The motion passed unanimously.

MINUTES: The Planning Commission reviewed the minutes from the previous meeting. Chair Larsen then called for a motion to approve the minutes of January 6, 2016. Mr. Cook moved to approve the meeting minutes for January 6, 2016. Mr. Iglesias seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton. The motion passed unanimously.

ADJOURN

Chair Larsen called for a motion to adjourn. Mr. Cook moved to adjourn. Chair Larsen seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton. The motion passed unanimously.

Adjourn: 5:33 p.m.

Jason Bench
Planning Commission Secretary

Approved: March 2, 2016