

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
JANUARY 6, 2016**

The following items are discussed in these minutes:

DEER HORN ESTATES – APPROVED
NEWPORT BUSINESS PARK – APPROVED
FARLEY SUBDIVISION – APPROVED
VERIZON WIRELESS – RECOMMEND APPROVAL
LOTT’S LOTS REZONE – RECOMMEND 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, 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 Stocksdale, Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; and Polly Millet, Minutes Secretary

Those excused: Becky Buxton, Karen Jeffreys, Planning Commission members

The Commission and staff elected a new Chair and Vice Chair; Lynnette Larsen – Chair & Michael Walker – Vice Chair. The Commission and staff then briefly reviewed agenda items and minutes from December 9, 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 Larsen called the Planning Commission meeting to order and asked Mr. Walker, Planning Commission member, to offer the invocation.

Those present: Carl Cook, Carlos Iglesias, 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 Stocksdale, Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; David Spencer, City Council Liaison and Polly Millet, Minutes Secretary

Those excused: Becky Buxton, Karen Jeffreys, Planning Commission members

Chair Larsen and David Stroud introduced **AGENDA ITEM 3.1** as follows:

AGENDA ITEM 3.1 is a request by Ivory Homes to approve the preliminary plat of **DEER HORN ESTATES SUBDIVISION** at 950 West 600 South in the R8 zone.

Staff Presentation: Mr. Stroud said the applicant requests the City approve a sixteen-lot subdivision on three large underdeveloped parcels. A house, which will be removed, is currently located on one of the parcels. The proposed subdivision will be for single-family dwellings with an average lot size of 12,100 square feet.

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Located on the north side of the proposed subdivision is a stub connection to 925 West. This street will be routed through the subdivision and connect to 600 South. By ordinance, the applicant held a neighborhood meeting to inform the residents of the proposed continuation of 925 West. The meeting was held on November 19 with several neighbors in attendance. There were no major concerns brought up the neighbors. Full right-of-way improvements along 600 South will be completed.



Recommendation: The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission approve the preliminary plat of Deer Horn Estates Subdivision at 950 West 600 South in the R8 zone.

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

Chair Larsen invited the applicant to come forward. Brian Prince from Orem introduced himself.

Mr. Prince asked if there were any questions about this item. Mr. Stroud said that neighbors had concerns on an increase in traffic on 600 south. Owners will have a right to develop their lots according to R8 zone requirements.

Mr. Prince said that the process has been positive and the neighbors to their neighborhood meeting. Chair Larsen asked if the homes would all be built at the same time. Mr. Prince said they would not be. They made the quantity of homes larger than previously proposed last year.

Chair Larsen 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. Moulton said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to approve. Mr. Iglesias seconded. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

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

AGENDA ITEM 3.2 is a request by Mike Green to approve the site plan of **NEWPORT BUSINESS PARK** at 257 South Vineyard Road in the M2 zone.

Staff Presentation: Mr. Stroud said Newport Business Park currently has a single building with a total of 18,000 square feet. A second phase was approved to the site in 2004 but the amended site was never completed. Site plan approval is valid for two years which means the previous approval has expired.



The applicant proposes to add three buildings to the site with similar architectural features as the existing building. The new buildings will increase the site square footage by 17,000 square feet. The new square footage is comprised of six office/warehouse units and one storage building and will build-out the site.

The proposed buildings will be constructed of similar materials and the elevation of existing building. An artistic rendering of the new buildings have been included.

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Sidewalks are required and will be installed along the Vineyard Road frontage and will terminate at the north end of the site. At this location, pedestrians will cross the street to pick up the sidewalk along the Eastlake Subdivision. The property north of this lot on the east side of the road is under ownership of the City and the railroad. A future continuation of the sidewalk adjacent to the railroad right-of-way has not been determined as this time.

Recommendation: The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission approve the amended site plan of Newport Business Park at 257 South Vineyard Road in the M2 zone.

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

Mr. Cook asked how much parking there will be. Mr. Stroud said they will have 116, and 63 are required.

Chair Larsen invited the applicant to come forward. Mike Green from Orem introduced himself.

Mr. Moulton asked if there were any tenants. Mr. Green said no. Chair Larsen asked about parking with the city fields. She asked if there will be any problems or special enforcement. Mr. Green said that it has always been a problem, but that their site has plenty of parking.

Chair Larsen 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 approve, Mr. Walker Seconded. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

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

AGENDA ITEM 3.3 is a request by Taralyne Larsen to approve the preliminary plat of **FARLEY SUBDIVISION** at 233 South 400 West in the R8 and R7.5 zones.

Staff Presentation: Mr. Stroud said the applicant requests the City approve a two-lot preliminary plat subdivision. The current lot of record is the location of two dwellings, which will remain. The preliminary plat divides the lot of record into two lots but the applicant will then request staff approval of a one-lot final plat. The final plat will contain the larger of the two dwellings. The remainder of the parcel will exist as a lot of record until such time as a subdivision is requested.



Recommendation: The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission approve the preliminary plat of Farley Subdivision at 233 South 400 West in the R8 and R7.5 zones.

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

Mr. Moulton asked why the property lines were shaped the way they are. Mr. Stroud said they don't know why.

Chair Larsen invited the applicant to come forward. Gabe Adams from Orem introduced himself.

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Mr. Cook asked the applicant if the 53 foot wide piece in the parcel will be a problem to subdivide. Mr. Stroud said that piece of parcel will just have to be taken care of down the road to be added with the north lot or connected with the south lot. Mr. Adams said that the house was willed to his wife and the farm land was to be split 50/50. It will eventually be willed so that there won't be an appendage.

Chair Larsen 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. Walker said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to approve. Mr. Cook has seconded. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

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

AGENDA ITEM 3.4 is a request by Verizon Wireless to amend the conditional use permit of **VERIZON WIRELESS** to expand a wireless facility at 1243 South 400 West in the PD-5 zone.

Staff Presentation: Mr. Stroud said in May 2007, T-Mobile was granted conditional use permit approval to locate the wireless structure at the above referenced address. This location is immediately west of the building housing Hobby Lobby. The structure was completed and now carries two sets of antennae. The City Council approved the conditional use permit with the following conditions:

1. The pole is designed to accommodate two additional carriers;
2. The previous monopole request at Westmore Elementary is abandoned;
3. The arms are limited to two feet in length; and
4. The cell tower is located as shown on the approved site plan



The applicant now requests amended conditional use permit approval to increase the size of the enclosure. The additional space is needed to locate Verizon equipment. Additional antennae are proposed to be added to the tower as well as two microwave dishes. This will bring the total number of providers on the structure to three.

The applicant requests the requirement of two-foot arms be removed. To get the proper coverage the "...antennae have to be offset from the tower to get the correct azimuths..." To get the correct coverage, the arms need to be longer than two feet. From the center of a two-foot pole, the antennae will be out approximately seven feet. This makes the arms approximately four feet when the mounting bracket to the pole and the antennae mounts are considered. If the antennae were brought in closer to the pole, the coverage is compromised. The location on the pole will determine antennae coverage. Since Verizon will be lowest, the antennae design is different than those located higher.

The expansion on the ground amounts to approximately 300 square feet. The expansion area will be surrounded with the same block construction as the existing wall. One parking stall is lost with the expansion. The site has excess parking with regard to the minimum number of stalls required so the loss of a stall does not make the site non-conforming.

Recommendation: The Development Review Committee has determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission forward a positive recommendation to the City Council to amend the conditional use permit at 1243 South 400 West in the PD-zone.

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

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Chair Larsen invited the applicant to come forward. Daniel Thurgood from Murray introduced himself.

Verizon is moving away from closed shelters, they no longer need as much equipment so they use individual cabinets. Their goal is to bring the shelter sizes down from 26 feet to 8 feet. It would be accessible to everyone.

Mr. Walker asked how much higher the pole is from the wall. Mr. Thurgood said 3-4 feet. Mr. Earl asked if the request to eliminate the 2 foot requirement is applicable to the whole pole or not. Mr. Thurgood said that Verizon is the only carrier that needs this change at this point. The concern in 2007 was the visual impact. Mr. Stroud said that he has seen antenna sizes reduced over time. Mr. Thurgood said that the tallest would be about 8 feet tall and 1-2 foot wide.

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 moved to approve. Mr. Moulton has seconded. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

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

AGENDA ITEM 4.1 is a request by Julie Smith to amend **SECTION 22-5-3(A) AND THE ZONING MAP OF THE CITY OF ORME BY ZONING APPROXIMATELY 1.70 ACRES OF PROPERTY LOCATED GENERALLY 1860 NORTH 860 WEST FROM THE R8-ASH TO THE PRD ZONE.**

Staff Presentation: Mr. Spencer said the applicant proposes to construct a new planned residential development (PRD) with four (4) twin homes and a single unit for a total of nine (9) units. The property is currently part of a family farm and is located east of Aspen Elementary School. An additional application has been submitted by the applicant to create a single family subdivision adjacent to the proposed rezone. The density for this project is 5.29 units per acre which is under the seven units per acre as allowed in the City PRD ordinance. According to the proposed concept plan, the units will be accessed by a private drive. The private drive accesses 860 West, which will be constructed with the proposed PRD and subdivision.

A neighborhood meeting was held on August 31, 2015 at the City Center with sixteen (16) people in attendance. At the meeting, building styles, unit size, and senior accessibility were discussed. Concerns regarding excessive traffic speeds on 800 West and how this project would affect that were also discussed.

As part of this project 860 West will be extended south to the Pead property which is part of Mountain Valley Estates Subdivision, Plat A. The proposed single family subdivision shows the street connecting through to the south with the proposed subdivision and a future connection across the Pead property when that property develops. The private drive for the proposed PRD will serve as a turnaround for trucks and fire department equipment. Sidewalks will also be located on both sides of the proposed private street.

Advantages

- The development increases the options for housing, while still maintaining an attractive residential use.
- The design of the homes fits into the existing neighborhoods

Disadvantages

- None identified.

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Recommendation: Based on the advantages of the proposed amendments staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-5-3(A), and the zoning map of Orem City by zoning approximately 1.70 acres of property located generally 1860 North 860 West from the R8-ASH zone to the PRD zone.

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

Chair Larsen asked what lots 1, 2, and 3 would be. Clint said they are for future subdivisions. 850 West will be stubbed until future property develops.

Mr. Walker asked if the hammerhead would be in the development. Clint said that there will be a couple of hammerheads for fire trucks.

Mr. Cook asked if 860 West was constructed as part of this development.

Mr. Spencer said that the applicant intends on working on both projects.

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

Mr. Washburn said this is an infield project and they have worked with multiple property owners. They feel they can put together a project that will benefit the city and neighborhood. Chair Larsen asked about the time line of the project. Mr. Washburn said they plan to develop all of their plans once weather gets better.

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.

Mr. Walker asked Mr. Washburn if there would be an HOA. Mr. Washburn said that they intend on having an HOA to manage the exterior of the project. Single family homes will be in charge of their own lots. Chair Larsen asked if anyone could buy the 9 units and Mr. Washburn said the units were designed for people in their late 50's and early 60's.

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

MINUTES: The Planning Commission reviewed the minutes from the previous meeting. Mr. Moulton moved to approve the meeting minutes for December 9, 2015. Mr. Cook seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

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

Adjourn: 5:12 p.m.

Jason Bench
Planning Commission Secretary

Approved: January 20, 2016