

**CITY OF OREM  
PLANNING COMMISSION MEETING MINUTES  
JUNE 15, 2016**

The following items are discussed in these minutes:

**ROCKY MOUNTAIN POWER – APPROVED**

**STUDY SESSION**

**PLACE –** Orem City Main Conference Room

**At 4:00 p.m.** Chair Larsen called the Study Session to order.

**Those present:** Becky Buxton, Carl Cook, 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; Brandon Stocksdale, Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Sam Lentz, City Council Liaison and Loriann Merritt, Minutes Secretary

**Those excused:** None

The Commission and staff briefly reviewed agenda items and minutes from June 1, 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 Vice Chair Walker, Planning Commission member, to offer the invocation.

**Those present:** Becky Buxton, Carl Cook, 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; Brandon Stocksdale, 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:** None

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

**AGENDA ITEM 3.1** is a request by Kathleen Hoffman to amend the site plan of Rocky Mountain Power Vineyard Substation at 660 South Geneva Road in the R20 zone.

**Staff Presentation:** Mr. Stroud said Rocky Mountain Power must expand the Vineyard substation to handle the increase power demand of Orem and Vineyard. Because the expansion is more than ten percent of the existing site, the Planning Commission must approve the proposal.



The existing enclosure will expand up to twenty feet in each direction to accommodate the new equipment to be installed. A twenty-foot landscape strip will be installed along Geneva Road as measured from the west side of the sidewalk. The code requires an eight-foot masonry wall to be installed along the perimeter of the parcel and at least twenty feet back from the front property line. The plan shows the

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masonry wall in this location but the applicant has requested the City Council approve a fence modification to eliminate the wall along the perimeter in favor of only surrounding the immediate area used to house the utility equipment.

Access from Geneva Road will be provided by a paved 75-foot drive approach and then follow with gravel to the gates of the enclosure.

The Planning Commission must act on the site plan without regard to the wall modification. The City Council is set to hear the wall modification request on June 21, 2016.

**Recommendation:** The Development Review Committee recommends the Planning Commission approve the amended site plan of the Rocky Mountain Power Vineyard substation at 660 South Geneva Road in the R20 zone.

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

Chair Larsen invited the applicant to come forward. George Humbert introduced himself.

Chair Larsen asked if the fence can be moved in the future. Mr. Humbert indicated they were concrete panels and would need to be replaced, but they could move the fence.

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:** 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 of Rocky Mountain Power at 660 South Geneva Road. Mr. Iglesias seconded the motion. Those voting aye: Carl Cook, Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. 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 June 1, 2016. Mr. Moulton moved to approve the meeting minutes for June 1, 2016. Ms. Buxton seconded the motion. Those voting aye: Carl Cook, Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

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

**Adjourn: 4:36 p.m.**

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Jason Bench  
Planning Commission Secretary

Approved: July 20, 2016