

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 21, 2016**

The following items are discussed in these minutes:

**RIESKE SUBDIVISION, PLAT A – APPROVED
COUNTRY ESTATES, PLAT H – APPROVED
WESTWOOD ACRES, PLAT F – APPROVED
SUMMERTREE, PLAT D – APPROVED
HUNTER TOWNHOMES - APPROVED**

STUDY SESSION

PLACE – Orem City Main Conference Room

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

Those present: Becky Buxton, Carl Cook, Karen Jeffreys, Lynnette Larsen, and David Moulton, and Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City Planner; Brandon Stocksdale, Long Range Planner; Christian Kirkham, Long Range Planner; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Sam Lentz, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Carlos Iglesias, Michael Walker, Planning Commission members; Sam Kelly, City Engineer; Steve Earl, Legal Counsel;

The Commission and staff briefly reviewed agenda items and minutes from September 7, 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 Karen Jeffreys, Planning Commission member, to offer the invocation.

Those present: Becky Buxton, Carl Cook, Karen Jeffreys, Lynnette Larsen, and David Moulton, and Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City Planner; Brandon Stocksdale, Long Range Planner; Christian Kirkham, Long Range Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Sam Lentz, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Carlos Iglesias, Michael Walker, Planning Commission members; Steve Earl, Legal Counsel

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

AGENDA ITEM 3.1 is a request by Mark Davis to vacate Lot 1 of Rieske Subdivision, Plat A and approve the preliminary plat and final plat of **RIESKE SUBDIVISION, PLAT E** at 819 East 40 North.

Staff Presentation: Mr. Stroud said the applicant owns a large corner lot that contains enough square footage to subdivide the lot into two lots. There is an existing house which will remain but modifications will be made to bring the structure into setback compliance. The vacant lot will be available for a single-

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family dwelling and is 8,300 square feet. The lot with the house is 10,130 square feet. Access to 800 East will be eliminated with a new access located on 40 North.



The Planning Commission previously approved Rieske Subdivision, Plat E in 2014. Preliminary plat approval is good for two years and the initial approval expired in June 2016.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission vacate Lot 1 of Rieske Subdivision Plat A and approve the preliminary plat and final plat of Rieske Subdivision Plat E at 819 East 40 North in the R8 zone.

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

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 staff. When none did, she 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 Lot 1 of Rieske Subdivision, Plat A and that there is good cause for the vacation. He then moved to:

1. Vacate Lot 1 of Rieske Subdivision, Plat A;
2. Approve the preliminary plat of Rieske Subdivision; and
3. Approve the final plat of Rieske Subdivision, Plat E with two lots at 819 East 40 North.

Ms. Jeffreys seconded the motion. Those voting aye: Becky Buxton, Carl Cook, Karen Jeffreys, 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 Derek Whetten to vacate lots 39 and 40 of Country Estates Subdivision, Plat E and approve the preliminary plat and final plat of **COUNTRY ESTATES SUBDIVISION, PLAT H** at 1580 West 600 South in the R8 zone.

Staff Presentation: Mr. Stroud said the applicant requests the City vacate two lots and replat the property into six lots. Two houses exist on the property with the north house to be removed. The south house will be reoriented to provide access from 1580 West. The two existing driveways accessing Geneva Road will be removed. Five lots will then be available for single-family development.



The buildable area on each lot is smaller than the average R8 lot but is sufficient to construct a home. In the R8 zone, a single-story home must be at least 1,000 square feet excluding the garage. A two-story home is required to have 650 square feet on the main floor and 550 square feet on the second floor. Each lot in the proposed subdivision can meet the minimum dwelling square footage requirement.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission vacate Lot 39 and Lot 40 of Country Estates Subdivision Plat E and approve the preliminary plat and final plat of Country Estates Subdivision Plat H at 1580 West 600 South in the R8 zone.

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

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 staff. When none did, she called for a motion on this item.

Planning Commission Action: Ms. Buxton said she has found that neither the public nor any person will be materially injured by vacating Lots 39 and 40 of Country Estates Subdivision, Plat E that there is good cause for the vacation. She then moved to:

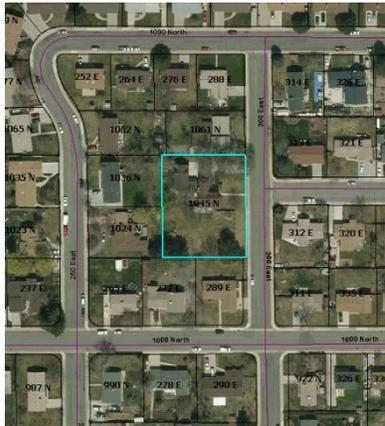
1. Vacate Lots 39 and 40 of Country Estates Subdivision, Plat E;
2. Approve the preliminary plat of Country Estates Subdivision, Plat H; and
3. Approve the final plat of Country Estates Subdivision, Plat H with six lots at 1580 West 600 South.

Chair Larsen seconded the motion. Those voting aye: Becky Buxton, Carl Cook, Karen Jeffreys, Lynnette Larsen, and David Moulton. The motion passed unanimously.

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

AGENDA ITEM 3.3 is a request by Gary Thorn to vacate Lot 3 of Westwood Acres Subdivision, Plat E and approve the preliminary plat and final plat of **WESTWOOD ACRES SUBDIVISION, PLAT F** at 1045 North 300 East in the R8 zone.

Staff Presentation: Mr. Stroud said



the applicant represents the owners of the Melvin Jones estate which contains a single-family dwelling on a 26,648 square foot lot. The location of the existing house, which will remain, allows for the lot to be subdivided creating one additional lot for a single-family dwelling. The proposed subdivision meets all applicable zoning and subdivision standards.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission vacate Lot 3 of Westwood Acres Subdivision Plat E and approve the preliminary plat and final plat of Westwood Acres Subdivision Plat F at 1045 North 300 East in the R8 zone.

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

Chair Larsen asked if the existing patio will be removed Mr. Stroud said it may be partially removed. He noted that concrete flatwork can go over the easement.

Mr. Cook asked if the setback is ten feet. Mr. Stroud said the two sides in the R8 zone need to equal 20 feet, with one side being eight feet with an attached garage. If there is not an attached garage, the two sides need to be 24 feet with one side being ten feet. This site meets that requirement

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 staff. When none did, she called for a motion on this item.

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Planning Commission Action: Mr. Cook said he has found that neither the public nor any person will be materially injured by vacating Lot 3 of Westwood Acres Subdivision, Plat E that there is good cause for the vacation. He then moved to:

1. Vacate Lot 3 of Westwood Acres Subdivision, Plat E;
2. Approve the preliminary plat of Westwood Acres Subdivision; and
3. Approve the final plat of Westwood Acres Subdivision, Plat F with two lots at 1045 North 300 East.

Mr. Moulton seconded the motion. Those voting aye: Becky Buxton, Carl Cook, Karen Jeffreys, 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 Woudley Real Estate to vacate Lot 1 of Summertree Subdivision, Plat C and approve the final plat of **SUMMERTREE SUBDIVISION, PLAT D** at 70 West 350 South in the R7.5 zone.

Staff Presentation: Mr. Stroud said the subject property is one lot and contains two fourplex structures. In 1993, two lots were combined into one lot which is the current Summertree Subdivision Plat C. The applicant now requests the lot be split back into two lots with each having a single fourplex. The lots will not be replatted to the dimensions prior to the 1993 split but will meet current zoning regulations concerning size and setbacks of the R7.5 zone.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission vacate Lot 1 of Summertree Subdivision Plat C and approve the final plat of Summertree Subdivision Plat D at 70 West 350 South in the R7.5 zone.



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

Chair Larsen asked if each separate property meet their own parking requirements. Mr. Stroud noted staff has verified that sewer and water laterals did not cross over the new property lines, but exists on each property.

Mr. Cook asked if the applicant is required to have similar access easements on Lot 1. Mr. Stroud said that Lot 1 is not required to use the covered parking. Mr. Cook said there is access on the south side of Lot 2 and the west side of Lot 1. He wondered what is the purpose of the cross-parking agreement. Mr. Stroud said that Lot 1 has plenty of parking behind the building. There is plenty of parking on the site.

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 staff. When none did, she called for a motion on this item.

Planning Commission Action: Ms. Buxton said she has found that neither the public nor any person will be materially injured by vacating Lot 1 of Summertree Subdivision, Plat C, and that there is good cause for the vacation. She then moved to:

1. Vacate Lot 1 of Summertree Subdivision, Plat C; and
2. Approve the final plat of Summertree Subdivision, Plat D at 70 West 350 South.

Ms. Jeffreys seconded the motion. Those voting aye: Becky Buxton, Carl Cook, Karen Jeffreys, Lynnette Larsen, and David Moulton. The motion passed unanimously.

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Chair Larsen introduced **AGENDA ITEM 3.5** as follows:

AGENDA ITEM 3.5 is a request by Dave Hunter to approve the preliminary plat and site plan of **HUNTER TOWNHOMES** at 925 East 1400 South in the PRD zone.

Staff Presentation:



he applicant recently received rezone approval on the subject property from R7.5 to PRD. The concept plan and building elevations were approved at the time of rezone and are now part of the appendix of the City Code. The applicant also applied for and the City Council granted text amendments to increase the building height, allowable second floor square footage, and reduction of landscaping. The proposed site plan meets all applicable PRD zone development requirements.

The applicant proposes ten units configured as two fourplexes and one twinhome at a density of 6.6 units per acre. The PRD permits a maximum density of seven units per acre.

The proposed structures will be two stories at 28 feet 6 inches above grade with a maximum permitted height of 30 feet. Because the structures will have two stories, basements are not permitted. Elevation materials consist of stone, stucco, and lap siding.

The landscape requirements of the PRD zone require two trees and eight shrubs per unit. Total landscaping is 34,768 square feet with the minimum number of trees and shrubs proposed.

Access will be provided from two driveways on 1400 South. Each unit is required 2.5 stalls which is a minimum of 25 stalls. Two stalls in each garage count towards the requirement with an additional eight guest stalls for a total of 28 parking stalls. The applicant will also dedicate property to increase the diameter of the 1400 South cul-de-sac.

Recommendation: The Development Review Committee recommends the Planning Commission approve the preliminary plat and site plan of Hunter Townhomes at 925 East 1400 South in the PRD zone.

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

Chair Larsen asked about the sidewalk going around the turn around. Mr. Stroud said it is required to have a sidewalk adjacent to a public street.

Chair Larsen asked if the turnaround is good enough for emergency vehicles. Mr. Stroud said yes.

Chair Larsen invited the applicant to come forward. Todd Dudley introduced himself.

Chair Larsen asked is that is a detention area to the north.

Mr. Dudley said the center area is a detention basin. If it overflows, there will be one to the east that will be piped out to University Parkway.

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 for Hunter Townhomes with 10 units at 925 East 1400 South. Mr. Cook seconded the motion. Those voting aye: Becky Buxton, Carl Cook, Karen Jeffreys, Lynnette Larsen, and David Moulton. The motion passed unanimously.

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MINUTES: The Planning Commission reviewed the minutes from the previous meeting. Chair Larsen then called for a motion to approve the minutes of September 7, 2016. Mr. Moulton moved to approve the meeting minutes for September 7, 2016. Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Carl Cook, Karen Jeffreys, Lynnette Larsen, and David Moulton. The motion passed unanimously.

ADJOURN: Chair Larsen moved to adjourn. Mr. Cook seconded the motion. Those voting aye: Becky Buxton, Carl Cook, Karen Jeffreys, Lynnette Larsen, and David Moulton. The motion passed unanimously.

Adjourn: 4:47 p.m.

Jason Bench
Planning Commission Secretary

Approved: October 19, 2016