

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
OCTOBER 5, 2016**

The following items are discussed in these minutes:

**NORTHGATE VILLAGE, PLAT J – APPROVED
DAVIES OFFICE BUILDING REZONE – RECOMMENDED APPROVAL
SECTION 14-1-4 & 14-3-3 SIGN ZONE F – RECOMMENDED APPROVAL
LAKEVIEW ANNEXATION #2 – RECOMMENDED APPROVAL**

STUDY SESSION

PLACE – Midtown 360, 360 South State Street

At 3:15 p.m. The Joint City Council and Planning Commission took a tour of Midtown 360.

Those present: Mayor Brunst, Debby Lauret, Sam Lentz, Mark Seastrand, Brent Sumner, City Council members; Becky Buxton, Carlos Iglesias, Karen Jeffreys, 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 Stocksdales, Long Range Planner; Cliff Peterson, Private Development Engineer; Steve Earl, Legal Counsel; Ryan Clark, Economic Director, Kathi Beckett, Management Analyst; and Loriann Merritt, Minutes Secretary

Those excused: Carl Cook, and Lynnette Larsen, Planning Commission members; Christian Kirkham, Long Range Planner; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer

The City Council and Planning Commission and staff toured Midtown 360 and returned at 4:30 pm with no action taken at this time. The Planning Commission reviewed agenda items and adjourned at 4:55 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

PLACE - Orem City Council Chambers

At 5:00 p.m. Chair Larsen called the Planning Commission meeting to order and asked Carlos Iglesias, Planning Commission member, to offer the invocation.

Those present: Becky Buxton, Carlos Iglesias, Karen Jeffreys, 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 Stocksdales, Long Range Planner; 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: Carl Cook, and Lynnette Larsen, Planning Commission members; Christian Kirkham, Long Range Planner; Sam Kelly, City Engineer

Vice Chair Walker introduced **AGENDA ITEM 3.1** as follows:

AGENDA ITEM 3.1 is a request by Boyd Brown to vacate Lot 39, Lot 40 and Lot 59 of Hampton Hills Subdivision, Plat I and approve the final plat of **NORTHGATE VILLAGE SUBDIVISION, PLAT J** at 1069 North 1160 West in the R8 and HS zones.

Staff Presentation: Mr. Stroud said the applicant recently received plat approval of a two-lot subdivision which included Lot 40 (proposed Lot 2) and Lot 59 (proposed Lot 1) of Hampton Hills Subdivision Plat I.

“Planning Commission minutes for October 5, 2016”

Lot 59 is a deep lot accessed by a driveway stem which also provides access to the back of Lot 40. The stem portion was originally approved to be included as part of Lot 40. Instead of the entire stem going to Lot 40, it will now be split with half going to Lot 40 and half to Lot 39 (proposed Lot 3) Because Lot 39 was not included on the previously approved plat, a new plat is required to be approved by the Planning Commission.



Recommendation: The Development Review Committee determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission vacate Lot 39, Lot 40, and Lot 59 of Hampton Hills Subdivision Plat I and approve the final plat of Northgate Village Subdivision Plat J at 1002 North 1200 West in the R8 zone and HS zone.

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

Vice Chair Walker 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, Vice Chair Walker closed the public hearing and asked if the Planning Commission had any more questions for staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Jeffreys said she has found that neither the public nor any person will be materially injured by vacating Lot 39, Lot 40 and Lot 59 of Hampton Hills Subdivision, Plat I and that there is good cause for the vacation. She then moved to:

1. Vacate Lot 39, Lot 40 and Lot 59 of Hampton Hills Subdivision, Plat I; and
2. Approve the final plat of Northgate Village Subdivision, Plat J with three lots at 1069 North 1160 West.

Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. The motion passed unanimously.

Vice Chair Walker introduced **AGENDA ITEM 3.2** as follows:

AGENDA ITEM 3.2 is a request by Danny Mason to (1) **AMEND THE OREM GENERAL PLAN LAND USE MAP BY CHANGING THE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL AT 1000 EAST 800 NORTH;** (2) **AMEND SECTION 22-5-3(A) AND THE ZONING MAP OF THE OREM CITY CODE BY REZONING PROPERTY FROM THE R8 ZONE TO THE PD-4 ZONE AT 1000 EAST 800 NORTH,** (3) **AMEND SECTION 22-19-1(A) AND THE APPENDIX OF THE OREM CITY CODE BY ENACTING APPENDIX “RR,”** AND (4) **AMEND SECTION 22-11-16 OF THE OREM CITY CODE PERTAINING TO DEVELOPMENT STANDARDS OF THE PD-4 ZONE.**

Staff Presentation: Mr. Stroud said that the owners of the subject property recently received subdivision approval on a portion of property they own with the remainder to potentially be developed in the future with a commercial use. This remainder property is located along 800 North which is ideally suited for commercial development. A commercial use comprised of two offices has become viable but several changes must be made before a site plan can be reviewed by the Planning Commission.



The property is currently identified in the General Plan as Medium Density Residential and zoned R8. The first request is to change the General Plan designation to Community Commercial and rezone the property to the PD-4 zone. The PD-4 zone currently exists as the Orchard Shopping Center to the west.

“Planning Commission minutes for October 5, 2016”

The second request is to amend the City Code Appendix by enacting Appendix “RR” which will identify the PD-4 with Area “A” and Area “B”. This distinction is needed as the proposed text amendments will limit the types of uses in Area “B”. The concept plan and building elevation of Area “B” will also be included in the appendix. All new site plans shall substantially conform to the concept plan as contained in Appendix “RR”.

The last request is to amend Section 22-11-16 as it pertains to development standards in the PD-4 zone. Appendix RR will also be listed as the location of the concept plan and building elevations of any PD-4 development.

The first change is to specify that only office uses (SLU 6530) are permitted in Area B. All retail services in the PD-4 zone will be located in Area A. The possibility of new retail development in the proposed Area A is minimal as the remaining square footage is needed to park the existing uses. Redevelopment can occur with the removal of an existing building or structure.

The setback to a street or residentially zoned property is proposed to be reduced from 40 feet to 30 feet. The existing Harmon’s building is approximately 60 feet to the residential property to the south while the proposed office building will be setback approximately 70 feet. The change in the setback will bring the east building closer to 1000 East and to 800 North.

The maximum area of the PD-4 zone is proposed to increase from nine acres to twelve acres to account for the addition of the subject property.

At the time of initial PD-4 approval, there was concern of main entrances to a building that may face a residential zone. The text currently prohibits the front of any building to face a residential zone. The text is proposed to be amended to still require this of a retail building but not for an office building.

That last change includes 1000 East as a location to provide access to the PD-4 zone. A neighborhood meeting was held on June 9, 2016, with several neighbors in attendance. Overall response from those at the meeting appears to be positive. Minutes of the meeting are attached. The proposed amendments are as follows:

22-11-16. PD-4 at 800 North 800 East

B. **Permitted Uses.** The following shall be permitted uses within [Area A of](#) the PD-4 zone:

<u>Standard Land Use Code</u>	<u>Category</u>
5330	Limited Price Variety Store
5394	Musical Instruments
5410	Groceries and/or food – retail
5440	Candy & other confectionary products
5600	Clothing, Apparel, & Accessories
5710	Furniture & home furnishings
5730	Music Supplies
5810	Restaurants
5931	Antiques
5932	Gold & Silver
5941	Books
5943	Office Supplies
5945	Newspapers / Magazines
5946	Cameras & Photographic Supplies
5949	Video rentals
5951	Sporting Goods
5952	Bicycles
5970	Computer Goods & Services
5996	Optical Goods

“Planning Commission minutes for October 5, 2016”

6120	Security and commodity brokers, dealers, and exchanges
6150	Real estate agent, broker, and associated services
6231	Beauty and barber Shops
6233	Massage Therapy
6251	Apparel repair, alterations, laundry/dry cleaning services (pick up only)
6291	Catering Services
6320	Consumer and mercantile credit reporting services; adjustment and collection services
6330	Travel arranging service
6331	Private Postal Services
6332	Blueprinting and photocopying
6334	Stenographic services and other duplicating & mailing, NEC*
6342	Locksmithing
6350	News syndicate
6392	Business and management consulting services
6510	All medical and other professional services
6514	Chiropractors & Osteopaths
6591	Engineering and architectural
6599	Interior design
7425	Gymnasiums & Athletic Clubs
7426	Health spas

The following shall be permitted uses within Area B of the PD-4 zone:

6530 Professional office

E. Site Development Standards.

1. **Building Setback.** The building setback from any dedicated street right-of-way or adjacent residential property line shall be ~~forty-three~~ forty feet (40') ~~except however, a portion of an irregular shaped building may encroach into the setback area provided the following criteria are met:~~

a. ~~The square footage of the portion of the building that encroaches into the setback area shall not exceed the total square footage of the area that is located between the forty foot setback line and those portions of the building that are set back more than forty feet from the street.~~

b. ~~In no case shall any building or portion thereof be closer than thirty feet (30') to any dedicated street right-of-way or residential.~~

2. **Maximum Area.** The maximum area of the development site shall be ~~nine~~ nine (9) acres.

5. **Building Orientation.** No building ~~containing a retail use~~ shall face south. For buildings containing a retail use, the only building accesses permitted toward the ~~north and~~ south residential zones shall be emergency accesses only as required by the Uniform Building and Fire Codes.

15. **Vehicular Accesses.** Vehicular accesses to the site shall be from 800 North Street, ~~and~~ 800 East Street, and 1000 East Street. Deceleration lanes shall be provided at all entrances to the site from dedicated streets. No vehicular or pedestrian access is permitted from 700 North Street.

24. **Site Plan.** A new site plan shall substantially conform to the concept plat contained in Appendix “RR”.

Recommendation: The Development Review Committee recommends the Planning Commission forward a positive recommendation to the City Council to (1) amend the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial at 1000 East 800 North; (2) amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; (3) amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix “RR”; and (4) amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone.

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

Ms. Jeffreys asked about parking on Area B. Mr. Stroud said that Area B will park by itself. There are cross access easements into The Orchards, but the offices will have enough room for parking.

“Planning Commission minutes for October 5, 2016”

Mr. Moulton asked if the entrance from 800 North is existing by the gas pumps. Mr. Stroud said yes. It will be widened if necessary.

Vice Chair Walker asked why the maximum area of development is changing from nine to twelve acres. Mr. Stroud said the PD-4 has a maximum acreage at nine acres, which is what is currently there. This increases it three acres to include this lot.

Mr. Iglesias said this is a separate owner. He asked if the current owners agreed with this addition. Mr. Stroud said the owners of The Orchard are fine with the office use. They are providing a shared entrance. He noted there will be a development agreement between the City and the applicant that will be signed prior to this going to the City Council.

Vice Chair Walker asked if the third lane on 800 North near 1000 East will extend further out on 800 North. Mr. Goodrich said that is a right turn lane onto 1000 East. The turn lane along 800 North will be widened to accommodate the new entrances along the office building. Vice Chair Walker asked if there are any future plans from Utah Department of Transportation (UDOT) to widen 800 North any more. Mr. Goodrich said it may be 20-30 years out.

Vice Chair Walker invited the applicant to come forward. Danny Mason introduced himself.

Mr. Iglesias asked if he is alright with the agreement with the City. Mr. Mason said he is fine with the agreement overall.

Vice Chair Walker said the buildings are very nice looking. Mr. Mason said there is a need for Class “A” office buildings in Orem City.

Vice Chair Walker 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, Vice Chair Walker 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: Mr. Moulton said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then recommended the City Council (1) amend the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial at 1000 East 800 North; (2) amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North, (3) amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix “RR,” and (4) amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone. Mr. Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. The motion passed unanimously.

Vice Chair Walker introduced **AGENDA ITEM 3.3** as follows:

AGENDA ITEM 3.3 is a request by Development Services to **AMEND SECTION 14-1-4 AND SECTION 14-3-3 OF THE OREM CITY CODE PERTAINING TO SIGN DEVELOPMENT STANDARDS AND AMEND THE SIGN ZONE MAP OF THE OREM CITY CODE BY DESIGNATING PROPERTY GENERALLY AT 56 NORTH STATE AND 85 NORTH 400 EAST AS SIGN ZONE F.**

Staff Presentation: David Stroud said that Karl Hirst, Orem City Recreation Director, would like to install an electronic message center (EMC) monument sign to serve the Orem Senior Friendship Center and City Center. The sign is proposed to be located on the northwest corner of the Center Street and 400 East intersection.

“Planning Commission minutes for October 5, 2016”

The current R8 zone of the property prohibits an EMC monument sign while a static monument sign is permitted. Because of the current use of the property and the proposed location of the sign, an EMC sign is practical. For such a sign to be permitted, changes need to be made to Article 14 of the City Code.

The first change is to amend Section 14-3-3 of the Code to create standards of Sign Zone F. The standards are proposed to permit a monument sign up to eight (8) feet high and fifty (50) square feet with EMC capabilities. The sign must also comply with the existing design standards of a monument sign.

The next change is to amend Section 14-1-4 and the sign zone map to designate property between Center Street and 100 North and west of 400 East as Sign Zone F. This property is generally the City Center Park and Senior Friendship Center. The proposed changes are as follows:

14-3-3

Electronic Message Center (EMC) Signs:

1. A sign permit is required for an EMC sign.
2. EMC signs shall not be flashing signs.
3. EMC signs may have motion.
4. Brightness on EMC signs shall not exceed 0.3 lumens above ambient light.
5. EMC signs are only allowed as part of a monument sign, pole sign, wall sign or legal billboard.
6. EMC signs are permitted in the PO, C1, C2, C3, HS, CM, M1, M2, commercial PD zones, ~~and~~ on any billboard, or when expressly permitted in a specific sign zone.

Sign Zone “F”

1. Freestanding monument signs up to eight (8) feet high and fifty (50) square feet are permitted in the “F” zone.
2. Electronic message center (EMC) signs are permitted in the “F” zone.

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Recommendation: The Development Review Committee recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 14-1-4 and Section 14-3-3 of the Orem City Code pertaining to sign development standards and amend the sign zone map of the Orem City Code by designating property generally at 56 North State and 85 North 400 East as Sign Zone F.

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

Ms. Jeffreys asked if the sign will be eight feet. Mr. Stroud said that is the maximum height. The City may not go to that height. Monument signs are required to be built on a base and the interior support structure cannot be visible. The base is included in the height of the sign. The sign will be smaller than eight feet.

Ms. Buxton asked if the sign is 50 square feet, will it be divided in half if they use both sides. Mr. Stroud said they can have 50 feet per side. Mr. Hirst will decide the positioning of the sign.

Mr. Moulton asked if the light will dim at night. Mr. Stroud said with the EMC lights those things can be controlled by computer. The sign can also advertise City events.

Vice Chair Walker 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, Vice Chair Walker closed the public hearing and asked if the Planning Commission had any more questions for staff. When none did, he 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 recommend the City Council amend Section 14-1-4 and Section 14-3-3 of the Orem City Code pertaining to sign development standards and amend the sign zone map of the Orem City Code by designating property generally at 56 North State and

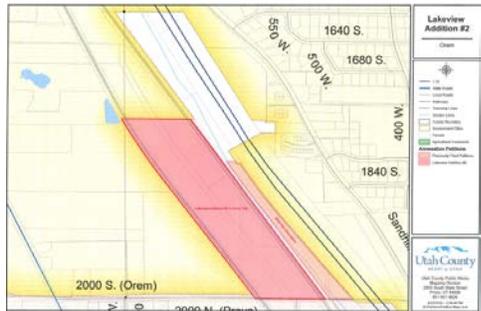
“Planning Commission minutes for October 5, 2016”

85 North 400 East as Sign Zone F. Ms. Jeffreys seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. The motion passed unanimously.

Vice Chair Walker introduced **AGENDA ITEM 3.4** as follows:

AGENDA ITEM 3.4 is a request by Paul Washburn to recommend the City Council designating **25.53 ACRES GENERALLY AT 650 WEST 2000 SOUTH AS LIGHT INDUSTRIAL ON THE GENERAL PLAN LAND USE MAP AND M1 ON THE ZONING MAP OF THE OREM CITY CODE.**

Staff Presentation: On June 29, 2016, Paul Washburn filed an application with the city for the annexation of 25.53 acres from Utah County into Orem. All property owners in the proposed annexation area support annexing at this time. This annexation is in line with the city’s current Annexation Policy Plan in the General Plan which outlines the eventual annexation of the County land north of 2000 South and west of I-15 to Utah Lake. The City Council accepted the petition for consideration on July 12, 2016 and the petition was certified by the City Recorder, City Attorney, County Clerk, and County Surveyor on August 9, 2016. A thirty day protest period was held between August 9, 2016 and September 8, 2016; no protests were received, the



annexation petition will now proceed to the City Council for final approval. There were no protests filed against the petition.

A resolution concerning control of 2000 South was reached by Provo and Orem in July 2015; Orem will have control of the road east of the railroad tracks and Provo will control west of the tracks to the future intersection with the future Lakeview Parkway. The properties in this area will be accessed by a single road located between the railroad tracks on 2000 South. The Southwest Area Annexation Land Use Plan specifies the land uses for the annexation area and that this area would be designated with industrial land uses. This area will be subject to the Southwest Area Impact Fees to assist in making necessary infrastructure improvements in the Southwest Annexation Area, as approved in August 2015.

Staff has met with property owners concerning current Utah County zoning violations on the properties. Staff met with the property owners, Utah County zoning administrators, and Utah County Health Department officials on September 29, 2016 to begin the process of removing the residents, animals, illegal structures, and businesses from the properties before the annexation process into the City of Orem is completed. Property owners agreed to clean up the properties before the annexation is accepted into the City of Orem by the City Council. The City and Utah County staff will be following up with the cleanup progress during the month of October as the application moves forward.

The proposed zoning designation for the property is M1 to allow for light industrial development in this narrow piece of land located between the two railroad tracks. The geography of the area limits access to a single point on 2000 South which would discourage other uses such as retail or residential development. The M1 zone will provide for appropriate development suited to the site, including potential warehousing or light manufacturing uses. It is anticipated this will have minimal impacts on existing adjacent developments as the area is buffered by the existing railroad tracks on the east and west boundaries of the property and the existing industrial uses to the east adjacent to I-15. The recommended General Plan land use designation is light industrial (LI) as outlined in the Southwest Area Annexation Land Use Plan.

Advantages

- This area has been identified in the General Plan’s Annexation Declaration for future annexation into Orem City.
- Provides improved access to land that may not be otherwise accessible for development between the two railroad tracks.

“Planning Commission minutes for October 5, 2016”

- Impact fee-based development puts infrastructure improvement costs on the developer, limiting the City’s financial liability.

Disadvantages

- Current uses are in violation of Utah County zoning and proposed City of Orem zoning uses in the M1 zone. Clean up of the site should be completed before City Council approval.

Recommendation: The Development Review Committee has determined this request complies with all applicable requirements for consideration. Staff believes the Planning Commission should recommend amending the Orem General Plan by designating approximately 25.53 acres with the Industrial land use, amending Section 22-5-3(A) and the zoning map of the City of Orem by applying the M1 zone on approximately 25.53 acres located generally at 650 West 2000 South.

Vice Chair Walker asked if the Planning Commission had any questions for Mr. Stocksdale.

Vice Chair Walker asked if the impact fees are only sewer and water. Mr. Stocksdale said there were five impact fees that were studied and adopted by the City Council. They are:

1. Culinary water
2. Storm water
3. Fire Services
4. Park Services; and
5. Sewer.

Mr. Stocksdale said the City recently annexed in 225 acres and this will add another 25 acres. This is the last large area that would come in the City and there will need to be a sustainable way to fund those improvements.

Vice Chair Walker asked if the Planning Commission approved this annexation would the land clean up need to be part of the recommendation. Mr. Earl said it does not matter, staff intends on basing the recommendation to the City Council on whether the property is cleaned up. It is scheduled to go before the City Council on October 25.

Mr. Stocksdale said staff and Utah County have met with the property owners and they are aware of what is needed. Neighborhood Preservation officers will follow up on a weekly basis.

Mr. Iglesias asked if the landowners are new to land ownership and have no regard for the code. Mr. Stocksdale said he will not speak for property owners. He indicated these are some concerns that staff and the County have had.

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

Mr. Washburn said there is no question the site is not what it should be. He noted that none of the current owners were involved in the building of the structures. A few years ago these properties started an annexation request. The City was trying to figure the impact fees and asked them to withdraw until the process was complete. The property is in an agriculture zone in Utah County. One of the structures on-site was given a permit for animal stalls. The owner did not get the permit, but the person renting the property did. The applicant definitely built something different than what they applied for from the County. He researched who had received permits and who did not. One person said they went to the County and asked questions and thought that was permission to build. Since the meeting last Thursday with staff and the County, every property has been contacted by the County. The owners are anxious to get the property into the City. There is no water or sewer, thus not much can be done with the property. The best thing for the property is to get into the City. The owners have created a committee to make sure things get done. They have worked out sewer and water line placements. They have also worked with Mr. Goodrich to create a safe road through the development. They are aware the cleanup needs to be done before the City Council meeting.

“Planning Commission minutes for October 5, 2016”

Ms. Jeffreys asked how many owners are involved. Mr. Washburn said there are about seven owners. Mr. Iglesias asked if any owners lived here. Mr. Washburn said there are a couple local owners, however they are not onsite daily.

Mr. Moulton asked if the separate properties are shaped in a way they will be okay for businesses. Mr. Washburn said yes. He noted they will need to have boundary line adjustments to make the properties parallel with the road.

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

Ken Merrill, Orem, said his brother law is one of the owners and lives in Arizona. He is new to property ownership. All of the tenants on his brother’s property have agreed to vacate the property. Mr. Merrill said some of the other neighbors may have a little more difficult time getting people off their property. He wondered if the City could require a cash bond that could go towards legal action, if necessary. He just did not want this thrown away because of a few people who are holding out. Mr. Earl said he did not think a cash bond would work, but indicated staff will work with the property owners. The Planning Commission does not need to worry about that.

Vice Chair Walker said it makes sense to bring this property into Orem City. Mr. Stocksdale said these owners wanted to be in the first annexation, but there was a missed step and they were not able to be included.

Mr. Moulton indicated this should be done, but the properties needs to be in compliance and this is the right use.

Vice Chair Walker called for a motion on this item.

Planning Commission Action: Ms. Buxton 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 designate 25.53 acres generally at 650 West 2000 South as Light Industrial on the General Plan land use map and M1 on the zoning map of the Orem City Code. Vice Chair Walker seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. The motion passed unanimously.

The Planning Commission wished Mr. Stocksdale the best in his new job.

ADJOURN: Vice Chair Walker moved to adjourn. Mr. Moulton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. The motion passed unanimously.

Adjourn: 5:53 p.m.

Jason Bench
Planning Commission Secretary

Approved: October 19, 2016