

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
December 5, 2018

The following items are discussed in these minutes:

Final Plat and Lot Vacation – Riverside Estates - Approved

Site Plan – Scera Park Elementary - Approved

Plat Amendment for West Bank Industrial Park Plat H including a vacation of Lots 1,2 & 4 - Approved

Plat Amendment for Meadowlark Lane Plat B including a vacation of Meadowlark Lane Amended Plat A – Approved

Preliminary plat of Hidden Acre Plat C including the vacation of Hidden Acre Plat B - Approved

Amending portion of Section 22-24-1, City Center District Zone – Positive Recommendation to City Council

Approving 2019 Planning Commission meeting schedule - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Division Manager; Kristina Haycock, Planner; Christian Kirkham and J. Kirby Snideman, Long Range Planners; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Steve Earl, Legal Counsel; Mark Seastrand, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Carlos Iglesias, Planning Commission member; Paul Goodrich, Transportation Engineer

The Commission and staff briefly reviewed agenda items and minutes from the November 7, 2018 meeting. They also heard a presentation by Mr. Snideman on the progress of the Imagine Orem: Geneva Road Area-Wide Plan 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 Cook called the Planning Commission meeting to order and asked Ms. Jeffreys, Planning Commission member, to offer the invocation.

Those present: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Division Manager; Kristina Haycock, Planner; Christian Kirkham and J. Kirby Snideman, Long Range Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel; Mark Seastrand, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Carlos Iglesias, Planning Commission member; Paul Goodrich, Transportation Engineer; Cliff Peterson, Private Development Engineer

Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Corbin Church for the City to approve the final plat of Riverside Estates, including a vacation of Lot 6, Plat “A” High River Estates Lot 6 at 1100 South Carterville Road, located in the R20 zone.



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Staff Presentation: The applicant is a current resident in Orem but is looking to build a new home. He purchased the parcels shown on the map below and is re-platting them to create a four-lot subdivision that will tear down the existing homes on the south but keep the one on the north. Three lots will be deep lots accessible by a private road owned by the applicant while the fourth will have frontage on Carterville.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the final plat of Riverside Estates, including a vacation of Lot 6, Plat “A” High River Estates Lot 6 at 1100 South Carterville Road, located in the R20 zone.

Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

Chair Cook invited the applicant to come forward. Roger Dudley introduced himself and had nothing to add to Ms. Haycock’s presentation.

Chair Cook asked if the Planning Commission had any questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Moulton moved to approve the final plat of Riverside Estates, including a vacation of Lot 6, Plat “A” High River Estates Lot 6 at 1100 South Carterville Road, located in the R20 zone. Ms. Jeffreys seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Alpine School District for site plan approval for Scera Park Elementary located at 450 South 400 East in the R6.5 zone.



Staff Presentation: Scera Park Elementary is currently a one-story structure that was built in 1962. Due to the consolidation with Hillcrest Elementary, Alpine School District is rebuilding the school to be twice as large.

Architecture: The proposed two-story structure contains approximately 96,000 square feet. The proposed finishing materials include brick, metal, and soffit panels as shown on the elevations. The building height is thirty-five feet (35’ – 0”), the highest the R6.5 zone allows.

Parking: The project requires seventy-six (76) parking stalls based on the requirement of two (2) parking stalls for every teaching stall. ($2 \times 38 = 76$ stalls required). The site plan contains one hundred and fifty (150) spaces.

Dumpster: The dumpster is in the northwest corner of the project and enclosed as required by code.

Landscaping: The overall landscape plan complies with applicable City Codes.

Transportation/Engineering: No Concerns.

Recommendation: Staff recommends the Planning Commission approve the site plan for Scera Park Elementary located at 450 South 400 East in the R6.5 zone.

Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

Chair Cook invited the applicant to come forward. Mark Babbitt introduced himself and had nothing to add to Ms. Haycock’s presentation.

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

John Healy said he owns property adjacent to the school. He is concerned that there are proposed trees and landscaping behind his home. He would like to ask that two of the trees not be planted. The public has had no chance to comment on this project. These trees will totally block the view of the playground and this would have a big impact on his lot.

Mr. Babbitt said they can adjust the planting of those trees, that is not a problem.

Chair Cook closed the public meeting 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. Staker moved to approve the site plan for Scera Park Elementary located at 450 South 400 East in the R6.5 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Devin Rhoton, Rough Country Properties, for the City to approve the plat amendment for West Bank Industrial Park Plat "H" including a vacation of Lots 1, 2, & 4 of West Bank Industrial Park Plat "E" located at 920 North Geneva Road in the M2 Zone.



Staff Presentation: Currently, the West Bank Industrial Park is split into three lots, only one of which has any parking. The applicant is requesting permission to rearrange the property lines, so each building is with their associated parking.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment for West Bank Industrial Park Plat "H" including a vacation of Lots 1, 2, & 4 of West Bank Industrial Park Plat "E" located at 920 North Geneva Road in the M2 Zone.

Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

Chair Cook invited the applicant to come forward. Roger Dudley introduced himself and had nothing to add to Ms. Haycock's presentation.

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

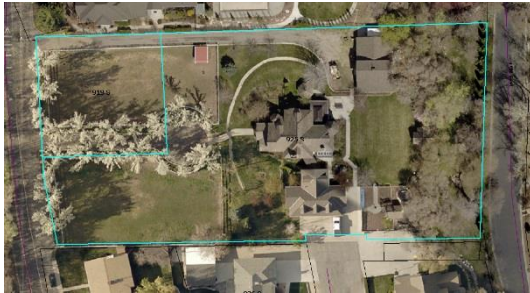
When no one came forward, Chair Cook closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cochran moved to approve the plat amendment for West Bank Industrial Park Plat "H" including a vacation of Lots 1, 2, & 4 of West Bank Industrial Park Plat "E" located at 920 North Geneva Road in the M2 Zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.4:**

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Agenda Item 3.4 is a request by Gene Robison for the City to approve the plat amendment for Meadowlark Lane Plat “B” including a vacation of Meadowlark Lane Amended Plat “A” located at 919 South Carterville Road in the R20 Zone.



Staff Presentation: The applicant built the home on lot 1 in 1991 and has lived on the property ever since. In 2011 he subdivided a small 13,000 square foot parcel off in case he ever wanted to sell. He is back now to expand the parcel to 35,000 square feet. He does not have any plans to sell or build on the parcel but is simply preparing for the future should he or his children ever want to sell or build a home on the lot.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff

recommends the Planning Commission approve the plat amendment for Meadowlark Lane Plat “B” including a vacation of Meadowlark Lane Amended Plat “A” located at 919 South Carterville Road in the R20 Zone.

Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

Chair Cook invited the applicant to come forward. Gene Robison introduced himself and had nothing to add to Ms. Haycock’s presentation.

Chair Cook 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 Cook 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. Spencer moved to approve the plat amendment for Meadowlark Lane Plat “B” including a vacation of Meadowlark Lane Amended Plat “A” located at 919 South Carterville Road in the R20 Zone. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.5:**

Agenda Item 3.5 is a request by Jason and Karen Welch for the City to approve the primary plat of Hidden Acre, Plat “C”, including the vacation of Hidden Acre Plat “B” at 1676 South 800 East, located in the R7.5 zone.



Staff Presentation: 1676 South 800 East is currently being used as a single-family residence. The owners, who are also the applicants, would like the subdivide to keep the home on the front and create a deep lot. The applicants plan to build a new home in the back where they will move, allowing their adult children to live in the front home. The preliminary plat has already been approved, but a vacation of the previous plat was not.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. The Project Coordinator recommends the Planning Commission approve the plat amendment of Hidden Acre, Plat “C”, including the vacation of Hidden Acre Plat “B” at

1676 South 800 East, located in the R7.5 zone.

Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

Chair Cook invited the applicant to come forward. Karen Welch introduced herself and had nothing to add to Ms. Haycock’s presentation.

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

Ralph Pinkham wanted to know how many homes are planned to be built there and would they be multiple residences. There are enough multiple residences in Orem. He has a single-family home and does not want his home imposed upon. The street is a race track. He asked if speed bumps would be put in to control people from speeding.

Ms. Haycock said this property is zoned for a single-family residence. The owners are planning on building one home in the back and their children will live in the front. Mr. Cook said to clarify, one home will be built on Lot 5 that does not currently exist.

Stephanie Albach lives across the street and asked Ms. Haycock to speak to the easement. Ms. Haycock said there was a requirement to widen the easement and all widening will occur on Lot 6. Ms. Albach said Lot 1 has special needs kids. Lot 4 has children that play in that area. She said there are three people that use her easement and it creates a lot of traffic. She then asked which way the home would face. Ms. Haycock said she did not know which way the home would face. Lots 1 and lot 4 already have access to this easement, Lot 5 will now be added. Ms. Albach asked why Lot 5 had to be added into the easement. Ms. Haycock said they could tear down part of their home to add an easement, but they did not want to do that. Mr. Bench said the City does allow four deep lots, so this fits into the ordinance and makes sense as there will only be three lots using it.

Chair Cook 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: Ms. Jeffreys moved to approve the preliminary plat of Hidden Acre, Plat “C”, including the vacation of Hidden Acre Plat “B” at 1676 South 800 East, located in the R7.5 zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Mr. Kirkham to introduce **Agenda Item 3.6:**

Agenda Item 3.6 is a request by Development Services for the Planning Commission to amend portions of Section 22-24-1 (City Center District Zone).

Staff Presentation: The City Council adopted the City Center District on June 19, 2018. Subsequently, the City Council adopted the other four districts (North Village District, Canyon Crossing District, Arts District, and the HUB District) on October 9, 2018.

Because of the additional review and scrutiny of the recently adopted districts, staff requests minor amendments to the City Center District to match the language adopted in the four new districts. Many sections of the five State Street districts are intended to have the same language throughout the districts, so minor adjustments are needed to make the City Center District ordinances consistent.

In addition, a definition of “Development Activity” is added to the definition section of the Orem City Code. The proposed definition was included in the Arts District. This definition will be applicable for structures that create commercial gross leasable floor area or residential units.

The amended ordinances are part of the staff report for your review.

Recommendation: The Development Services Department requests the Planning Commission forward a positive recommendation to the City Council amending portions of Sections 22-24-1 (City Center District Zone).

Chair Cook asked if the Planning Commission had any questions for Mr. Kirkham and then asked if the additional accesses were included in the other Districts. Mr. Kirkham said yes, that is included in the other four districts. Mr.

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Cook asked if the new definition for Development Activity applies to the other State Street Districts as well as the City Center District. Mr. Kirkham said that definition applies to all the other State Street corridor districts.

Mr. Staker asked if the fifteen percent requirement was just for expanding the foot print and not interior remodeling. Mr. Kirkham said this specifically talks about exterior walls. Only when they expand, or tear down exterior walls would they have to replace a pole sign with a monument sign.

Mr. Kirkham said in the residential PD Zone, the type of development that the City is trying to plan for is row home or town home development.

Chair Cook 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 Cook 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 moved to forward a positive recommendation to the City Council amending portions of Section 22-24-1 (City Center District Zone). Ms. Jeffreys seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Planning Commission Action, Agenda Item 4.1 is the 2019 Planning Commission meeting calendar: The Planning Commission reviewed the calendar and Chair Cook moved to approve the 2019 meeting calendar. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cook then called for a motion to approve the minutes of November 7, 2018. Mr. Cochran moved to approve the meeting minutes for November 7, 2018. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Mr. Bell said the City did a city-wide project with Siemens to conserve energy. The City has gone through the first year on that program. The street lights were changed out to LEDs and the lighting in the facilities and parks was changed. Siemens made an evaluation in June that showed the City had done better than was projected. It is anticipated that the City will continue to save money yearly. This is a fifteen-year project and there will be an evaluation each year for fifteen years. The City will pay for this project in the savings, using no new money.

Mr. Bench said the annual selection of Planning Commission Chair and Vice-Chair will be done at the January 16, 2019 meeting.

Adjourn: Chair Cook called for a motion to adjourn. Mr. Spencer moved to adjourn. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Adjourn: 5:15 p.m.

Jason Bench
Planning Commission Secretary

Approved: January 16, 2019