

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
March 6, 2019

The following items are discussed in these minutes:

Preliminary Plat – approval of JEM Estates, Plat J located at 157 N 600 West – Approved

Public Hearing – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem – Positive Recommendation

Public Hearing: Amending Section 22-5-3(A) and the Zoning Map of the City of Orem from the PD-6 zone to the C-1 (Commercial) zone – Positive Recommendation

Vacate Timpanogos Research & Technology Plat C and approving the final plat of Timpanogos Research & Technology Plat L - Approved

STUDY SESSION

Place: City Council Conference Room

At 4:30 p.m. Chair Spencer called the Study Session to order.

Those present: Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Grant Allen, Planner; Jenna Albers and Emily Guffin, Long Range Planners; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Kathi Beckett, Economic Development Analyst/Project Manager; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Mickey Cochran, Planning Commission member; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer

The Commission and staff briefly reviewed agenda items and minutes from February 20, 2019 meeting and adjourned at 4:55 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Spencer called the Planning Commission meeting to order and asked Mr. Cook, Planning Commission member, to offer the invocation.

Those present: Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Grant Allen, Planner; Jenna Albers and Emily Guffin, Long Range Planners; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Kathi Beckett, Economic Development Analyst/Project Manager; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Mickey Cochran, Planning Commission member; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Kaye Macdonald to request the Planning Commission approve the preliminary plat of JEM Estates, Plat J located at 157 North 600 West in the R8 zone.



Staff Presentation: The applicant desires to subdivide the current parcel. Two homes are currently located on the one large lot. The applicant desires

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to subdivide the lot to create two legal lots each containing an existing dwelling. The proposed plat complies with all applicable requirements.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of JEM Estates Plat J located at 157 North 600 West in the R8 zone.

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

Chair Spencer invited the applicant to come forward. Tom Macdonald representing JEM Estates, introduced himself. They would like to split the one lot into two lots so that in the future, one could be sold.

Chair Spencer opened the public meeting 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 Spencer 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. Moulton moved to approve the preliminary plat of JEM Estates, Plat J located at 157 North 600 West in the R8 zone. Mr. Cook seconded the motion. Those voting aye: Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Development Services to request the City amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 0.2 acres of property located generally at 246 West 1400 South from the R8 zone to the PD-5 zone.



Staff Presentation: The City acquired the property and is requesting the property be rezoned to the PD-5 zone. The purpose of the rezone is to add the property to the commercial zone. The home will be removed and the land converted to parking area as outlined on the proposed concept plan. As part of the required improvements a masonry wall along 1400 South will be added together with a landscaping buffer along 1400 south. These improvements will be required at the time of site plan approval.

Recommendation: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 0.2 acres of property located generally at 246 West 1400 South from the R8 zone to the PD-5 zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Moulton asked in a situation like this with a zone change, does the zone go all the way to the sidewalk or does it stop at the fence. Mr. Bench said it will go to the sidewalk. Usually it goes to the center of road, but in this case it will match what is existing now, which is the sidewalk.

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

John Aland – he wanted clarification in terms of the timing once the zone change is made and the new wall is built. Mr. Clark said in April, he is hoping to take documents to the City Council for approval to get an agreement in place to do the land transaction. Then there would need to be site plan approval with parties on the other side. Realistically it could be a year and a half before any type of construction is completed. The home will not be demolished until it is under contract. The walls would not come down until the site plan is approved and construction begins.

A complete video of the meeting can be found at www.orem.org/meetings

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Mr. Aland said one of his concerns not voiced at the neighborhood meeting is the parcel where the Japanese restaurant is owned is currently owned by the RDA and the wall to the west of the home is dilapidated and falling apart. He would appreciate a recommendation to the City Council to fix the issue and not just build a third mismatching wall. He also does not believe the existing wall meets setback requirements. Mr. Bench said that will be taken care of on the site plan. Mr. Aland would like to see a new wall built.

Mr. Spencer asked who owned the wall. Mr. Earl said the commercial property owner will have the responsibility to build a new wall. Mr. Aland said the problem now is it is split between two properties and neither one of them cares about it or the property. Mr. Bench said part of this process will be to make sure the owners understand the maintenance requirements on that and be able to maintain it going forward.

Mr. Cook said when this goes to site plan review, it opens everything up along that side. Mr. Bench said if it is not in compliance, it will have to be looked at. Mr. Staker asked if the wall is not at the required height, could it be added to. Mr. Bench said it could if the wall could structurally support it.

Chair Spencer 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. Staker moved to forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 0.2 acres of property located generally at 246 West 1400 South from the R8 zone to the PD-5 zone. Mr. Moulton seconded the motion. Those voting aye: Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.3:**

Mr. Cook said he needed to recuse himself on this item because he works for both of the entities associated with this particular item.

Agenda Item 3.3 is a request by David Schiess to request the City rezone approximately 5.12 acres of property located generally at 764 North Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the C-1 (Commercial) zone.



Staff Presentation: The applicant desires to separate from the current research and technology park and maintain property independently. The applicant and Canyon Park agree with the proposed rezone. The proposed plat is required to fix a discrepancy at the County regarding the existing plat. The plat can be approved independently of the rezone request.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive

recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 5.12 acres of property located generally at 764 North Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the C-1 (Commercial) zone.

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Timpanogos Research & Technology Plat C and approving the final plat of Timpanogos Research & Technology Park Plat L located generally at 764 North Timpanogos Parkway in the current PD-6 Zone.

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

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Chair Spencer invited the applicant to come forward. Philip Jensen and David Schiess introduced themselves. They had nothing to add to Mr. Allen's presentation.

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

Dave Noble – he is highly pleased with this proposal and wishes to support it. The pie shaped piece of property to the northwest is now an eye sore, the current owner parks large trucks and garbage receptacles there. He is looking forward to that being removed. He has never heard a complaint about the Vivint organization and they take good care of their property.

Mr. Schiess wanted to clarify that it is Unicity.

Chair Spencer 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 send a positive recommendation to the City Council amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 5.12 acres of property located generally at 764 N Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the C-1 (Commercial) zone; and

for the Planning Commission to approve vacating Timpanogos Research & Technology Plat C and approving the final plat of Timpanogos Research & Technology Park Plat L located generally at 764 N Timpanogos Parkway in the current PD-6 zone. Mr. Staker seconded the motion. Those voting aye: Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion to approve the minutes of February 20, 2019. Mr. Moulton moved to approve the meeting minutes for February 20, 2019. Mr. Spencer seconded the motion. Those voting aye: Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

Mr. Clark said regarding Canyon Park Technology Center, on May 28 there will be a tour with the City Council and he would like to invite the Planning Commission members. He and Mr. Bench had the opportunity to go there and visit their \$9 million reinvestment. They are doing some nice work renovating the older spaces into new very nice spaces. They have completed the indoor amenities package for their tenants with an amazing gym facility and should have the outdoor amenity package completed by the tour in May.

Adjourn: Chair Spencer called for a motion to adjourn. Mr. Staker moved to adjourn. Ms. Jensen seconded the motion. Those voting aye: Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

Adjourn: 5:23 p.m.

Jason Bench
Planning Commission Secretary

Approved: March 20, 2019