



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
April 03, 2019

*This meeting may be held electronically
to allow a Commission member to participate.*

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

Training for new Planning Commission Members

Training

Presenter: Steve Earl

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION BY INVITATION
3. 4:30 PM SCHEDULED ITEMS

3.1. PUBLIC HEARING – Conditional Use Permit approval for an accessory structure located at 1387 North 430 East in the PD14 Zone.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the conditional use permit for an accessory structure located at 1387 North 430 East in the PD-14 Zone.

Presenter: Grant Allen

[SR_Rasmussen_Garage.docx](#)

[Map_Rasmussen Garage_2019.04.pdf](#)

[Vicinity Map.pdf](#)

[Elevations.pdf](#)

[Elevations Page 2.pdf](#)

[Site Plan \(2\).pdf](#)

[20190326_1_MailerFront.pdf](#)

[20190326_1_MailerBack.pdf](#)

[20190326_1_Labels.docx](#)

[Rasmussen Meeting Minutes - Detached Structure.pdf](#)

[Rasmussen Meeting Sign In Sheet.pdf](#)

3.2. SITE PLAN – Site Plan approval of the Library Hall Auditorium located generally at 56 North State Street in the City Center District – Civic Zone.

Staff recommends the Planning Commission approve the site plan of the Library Hall Auditorium

located generally at 56 North State Street in the City Center District – Civic Zone.

Presenter: Grant Allen

[SR_StaffRep_Library_Hall_2019.04.03.docx](#)

[Map_Library Hall_2019.04.pdf](#)

[Vicinty Map.pdf](#)

[Site Plan - 3.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan - L1.pdf](#)

[Elevations.pdf](#)

[Floor Plan.pdf](#)

[OLH_Entry.pdf](#)

[OLH_Entry \(1\).pdf](#)

[OLH_Street.pdf](#)

[Lobby_Dark.pdf](#)

[Theater_Dark_02_People.pdf](#)

3.3. PUBLIC HEARING - Amending a portion of Appendix A of the Orem City Code pertaining to Standard Land Use Codes 6371 Climate Controlled Storage Units, 6372 Personal Storage Units, and 6377 Vault Storage Units by changing the uses from “permitted” to “not permitted” in the M1 zone.

Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend a portion of Appendix A of the Orem City Code pertaining to Standard Land Use Codes 6371 Climate Controlled Storage Units, 6372 Personal Storage Units, and 6377 Vault Storage Units by changing the uses from “permitted” to “not permitted” in the M1 zone.

Presenter: Emily Guffin

[SR_M1_Storage_Units.docx](#)

[Map_Zoning.pdf](#)

[Exhibit A_Report_Storage.docx](#)

4. MINUTES REVIEW AND APPROVAL

4.1. March 20, 2019 Planning Commission Minutes

Review and Approve

[2019-03-20.pcmmin - DRAFT.docx](#)

5. ADJOURN

Next meeting scheduled for Wednesday, April 17, 2019

ACCESS TO THE MEETING IS THROUGH THE NORTH (NEAR LIBRARY) DOORS ONLY

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.

**If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions, please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)**

This agenda is also available on the City's webpage at orem.org

Item #: 3.1	Planning Commission April 03, 2019	
Prepared By: Grant Allen		
Applicant: Dave Rasmussen	PUBLIC HEARING – Conditional Use Permit approval for an accessory structure located at 1387 North 430 East in the PD-14 Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 44 property owners within 500ft of the property.

SITE INFORMATION:

- Neighborhood Chair: **Cregg Jacobsen**
- General Plan Designation: **Low Density Residential**
- Current Zone: **PD-14**
- Acreage: **1.23**
- Neighborhood: **Windsor**

ACTION:

The Planning Commission shall forward a recommendation to the City Council.

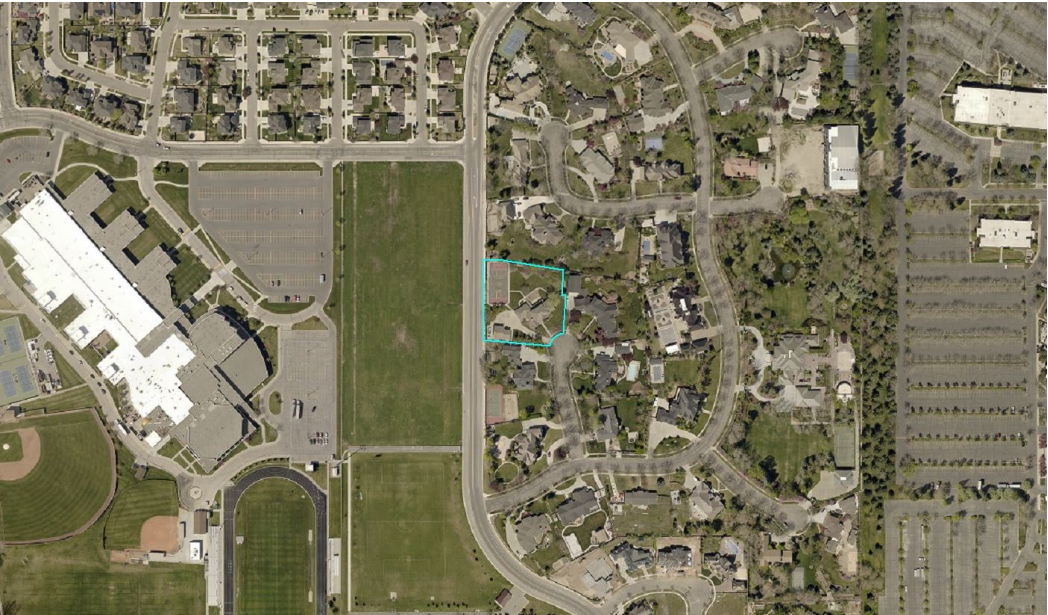
REQUEST: The applicant requests the City Council approve the conditional use permit for an accessory structure containing 7,300 square feet located at 1387 North 430 East in the PD-14 Zone.

BACKGROUND: The applicant is removing an existing basketball court and adding an accessory structure that will contain a basketball court, garage, and storage area. The lot contains a total area of 53,579 square feet (sf) or 1.23 acres. The accessory building contains a total building area of 7,300 sf on two levels.

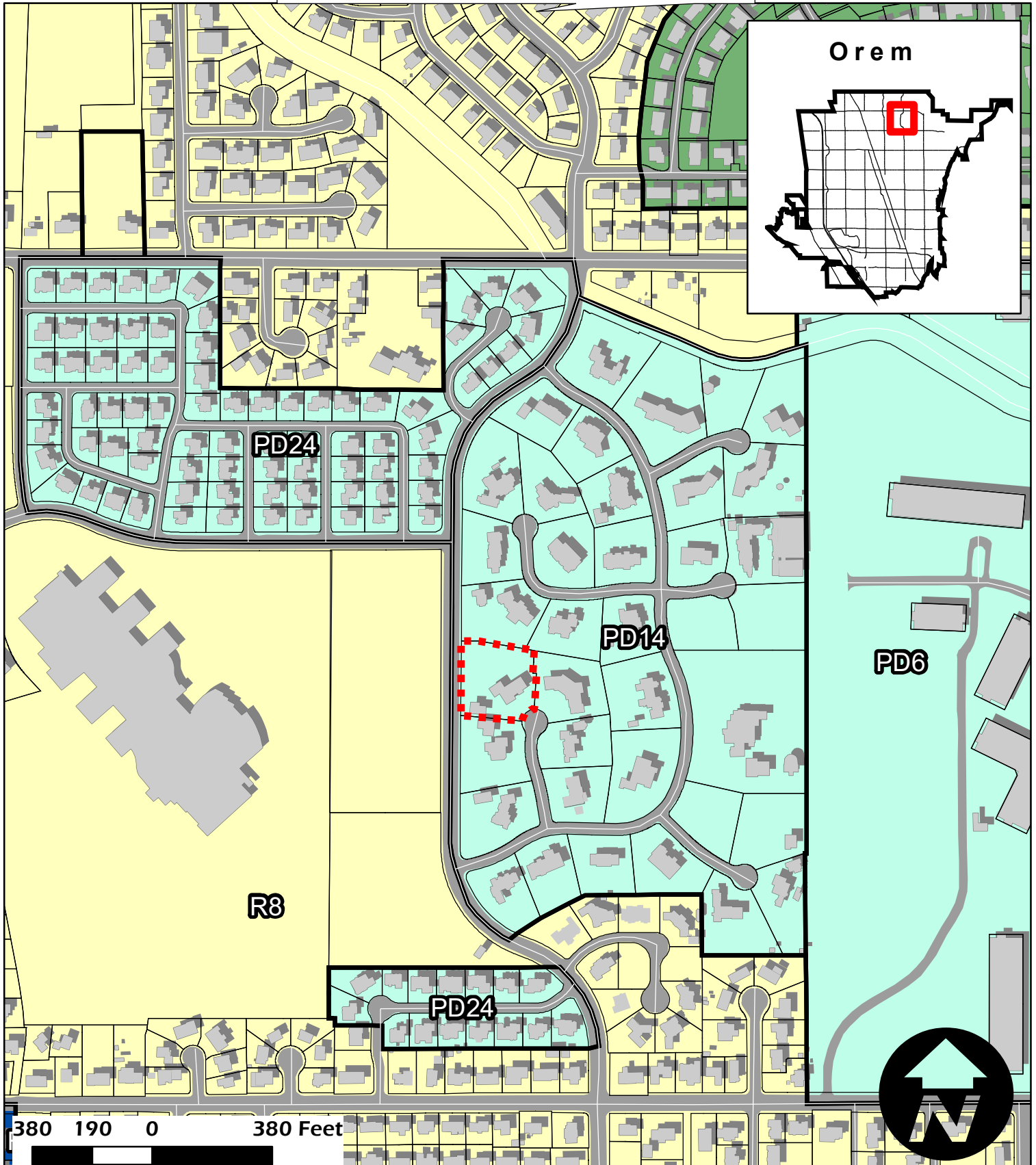
The ordinance requires a conditional use permit for accessory structures in the PD-14 zone 1,000 sq feet or greater. Accessory structures cannot be more than 33% of the area of the parcel; this structure is 14 % of the lot at 7,300 sf. The structure is within height requirement of the ordinance at 22 feet, 4.5 inches.

The proposed elevations consist of stucco siding and brick that will match the nearby existing building. The proposed landscaping and overall plan comply with the requirements of the PD14 zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the conditional use permit for an accessory structure located at 1387 North 430 East in the PD-14 Zone.



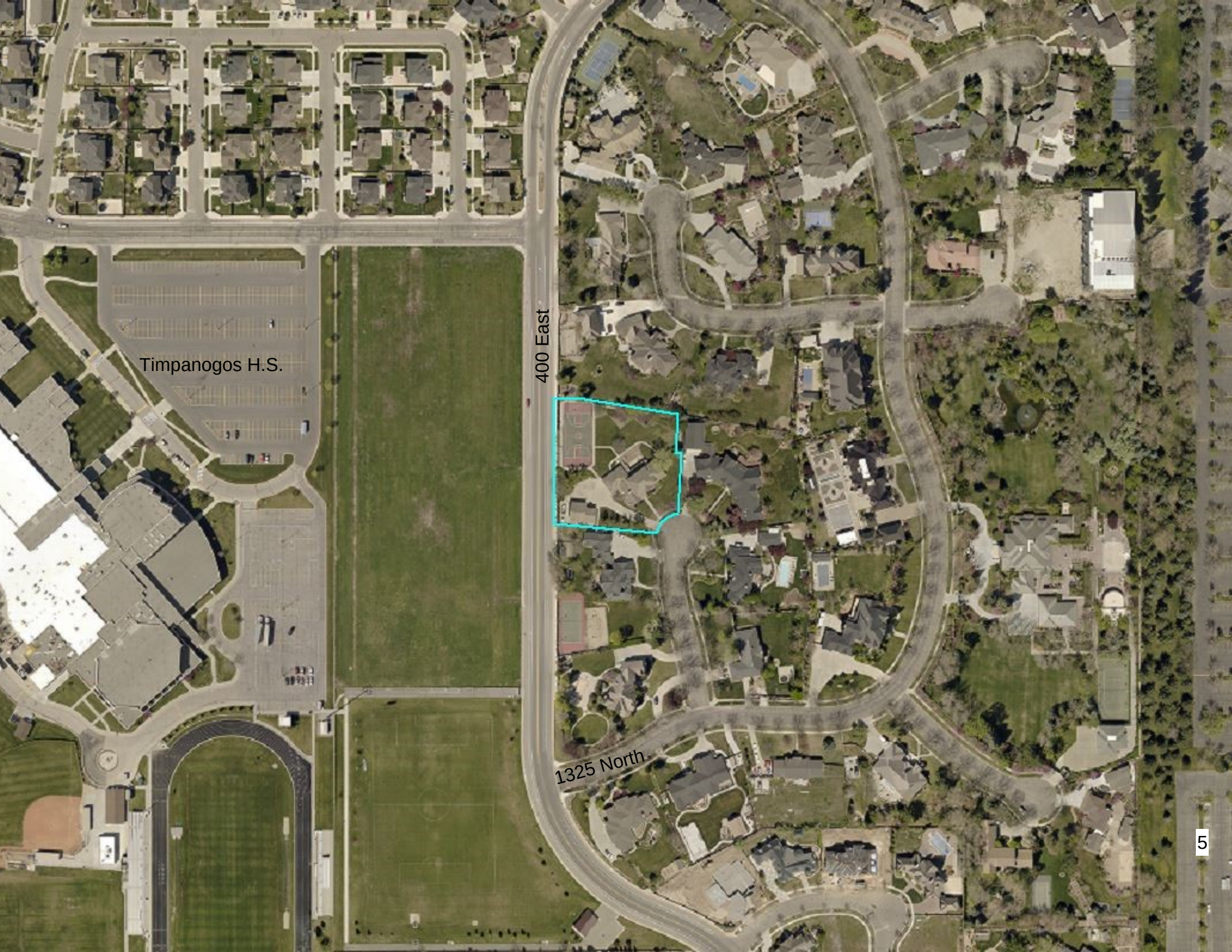
Rasmussen Garage



◆ Rasmussen Garage
PD14 Zone
1.23 Acres

NEIGHBORHOOD
Windsor
Cregg Jacobsen

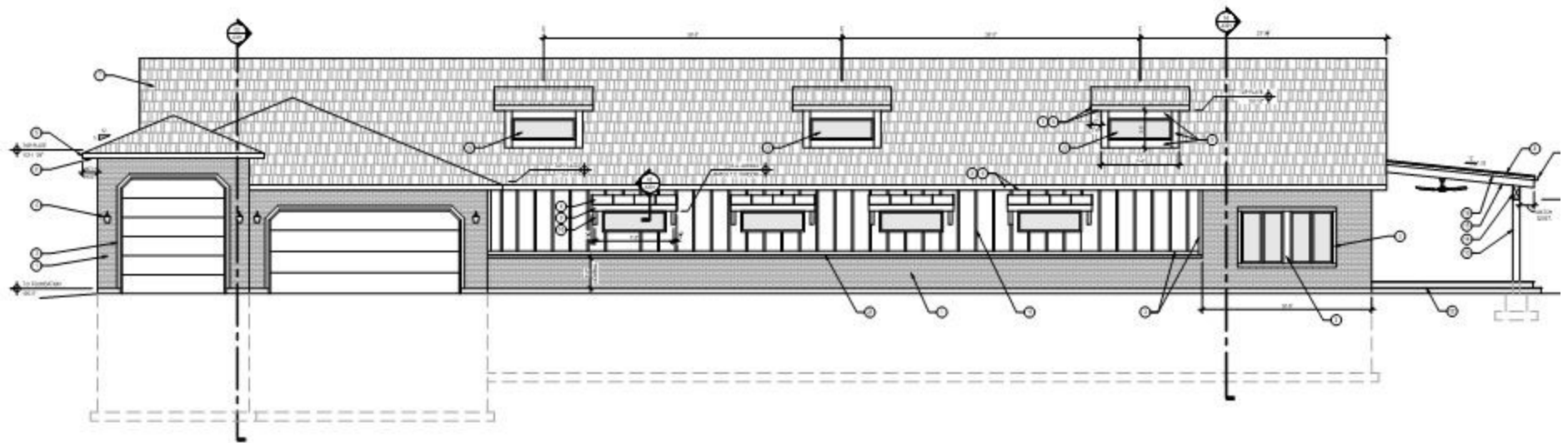
Legend
 Parcels selection
 Parcels
 Buildings



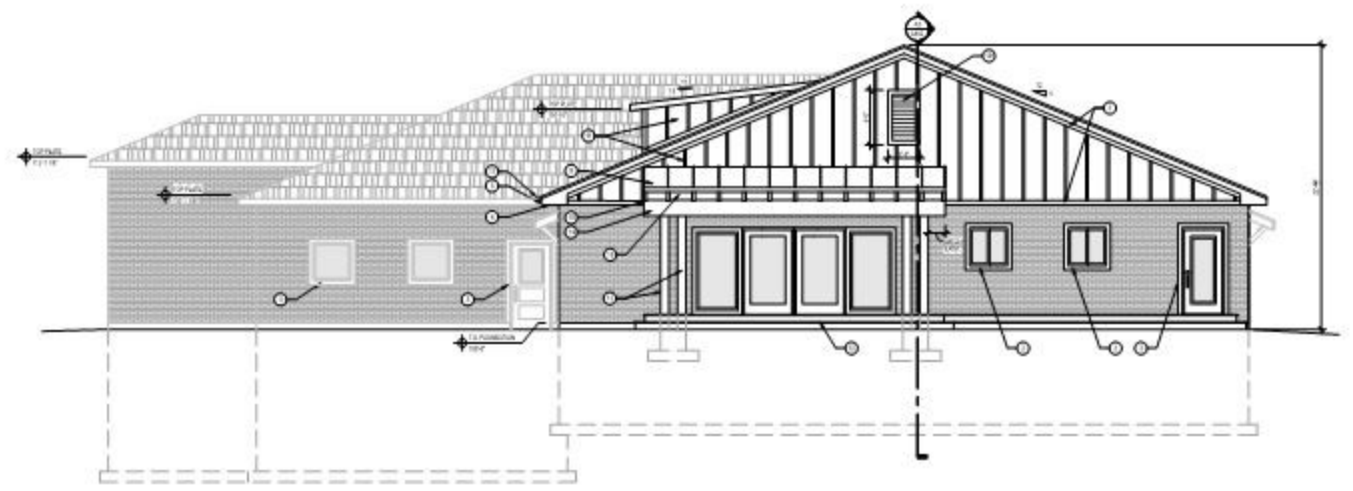
Timpanogos H.S.

400 East

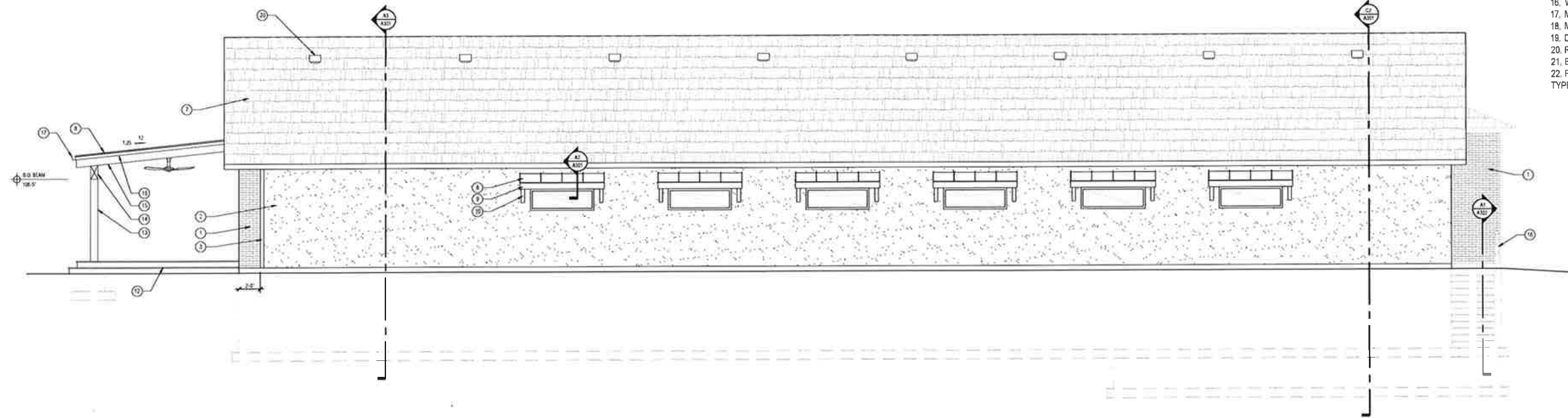
1325 North



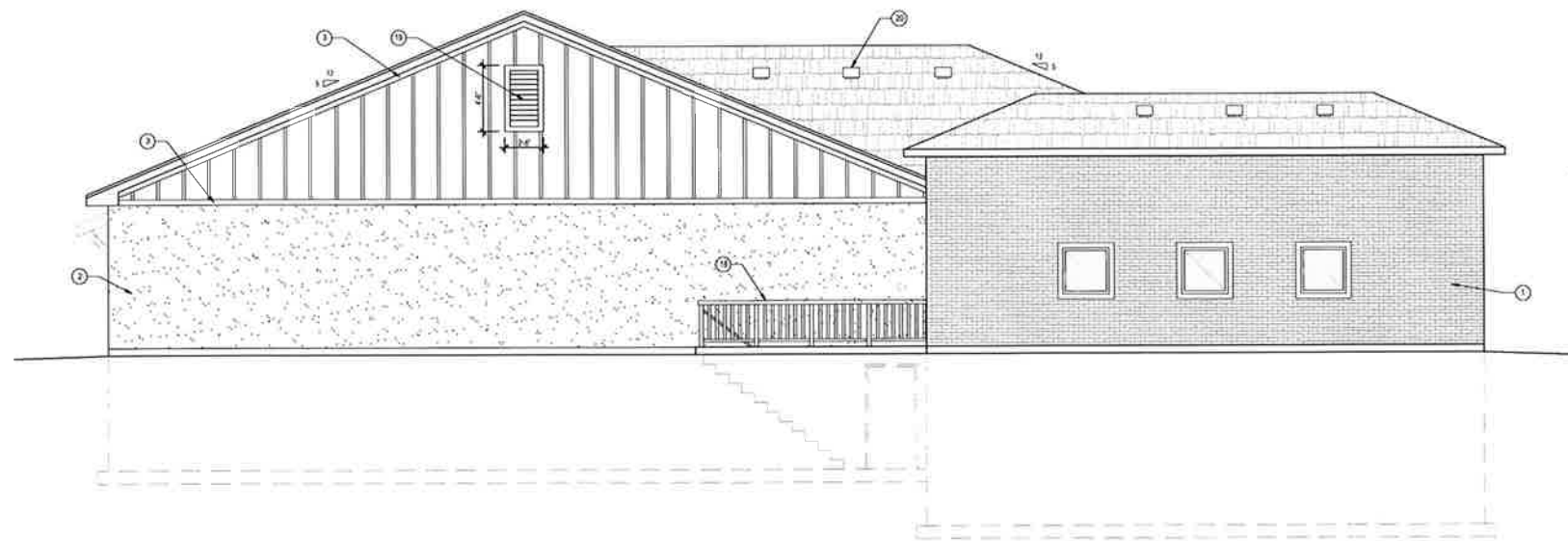
SECTION POSITION
SCALE 1/8" = 1'-0"



This drawing is the property of JSH Designs, LLC. It is to be used for the project and location specified only. Any other use without the written permission of JSH Designs, LLC is prohibited. JSH Designs, LLC is not responsible for any errors or omissions in this drawing.



B1 WEST ELEVATION
A202 SCALE 3/16" = 1'-0"



A2 SOUTH ELEVATION
A202 SCALE 3/16" = 1'-0"

KEY NOTES:

1. BRICK
2. STUCCO
3. CEMENT BOARD TRIM
4. LIGHT FIXTURE
5. ALUMINUM FASCIA
6. ALUMINUM SOFFIT (VENTED)
7. ASPHALT SHINGLES
8. STANDING SEAM METAL ROOFING
9. WOOD FASCIA
10. WOOD KNEE BRACE
11. BOARD & BATTEN SIDING
12. COMPOSITE DECKING
13. WOOD POST
14. WOOD BEAM
15. WOOD RAFTERS
16. WOOD FASCIA
17. METAL RAIN GUTTER AND DOWNSPOUT
18. METAL GUARDRAIL
19. DECORATIVE WALL VENT
20. ROOF VENT PER IRC REQUIREMENTS
21. BRICK ROWLOCK CAP
22. FAUX DORMER WINDOW, SEE WINDOW TYPES ON SHEET A101

DAVE & AUBREE RASMUSSEN
DETACHED STRUCTURE
1387 N. 430 E. OREM, UTAH 84097



P. 801-722-9021
3029 N. MEADOW VIEW DRIVE
LEHI, UT 84043

PROJECT NUMBER

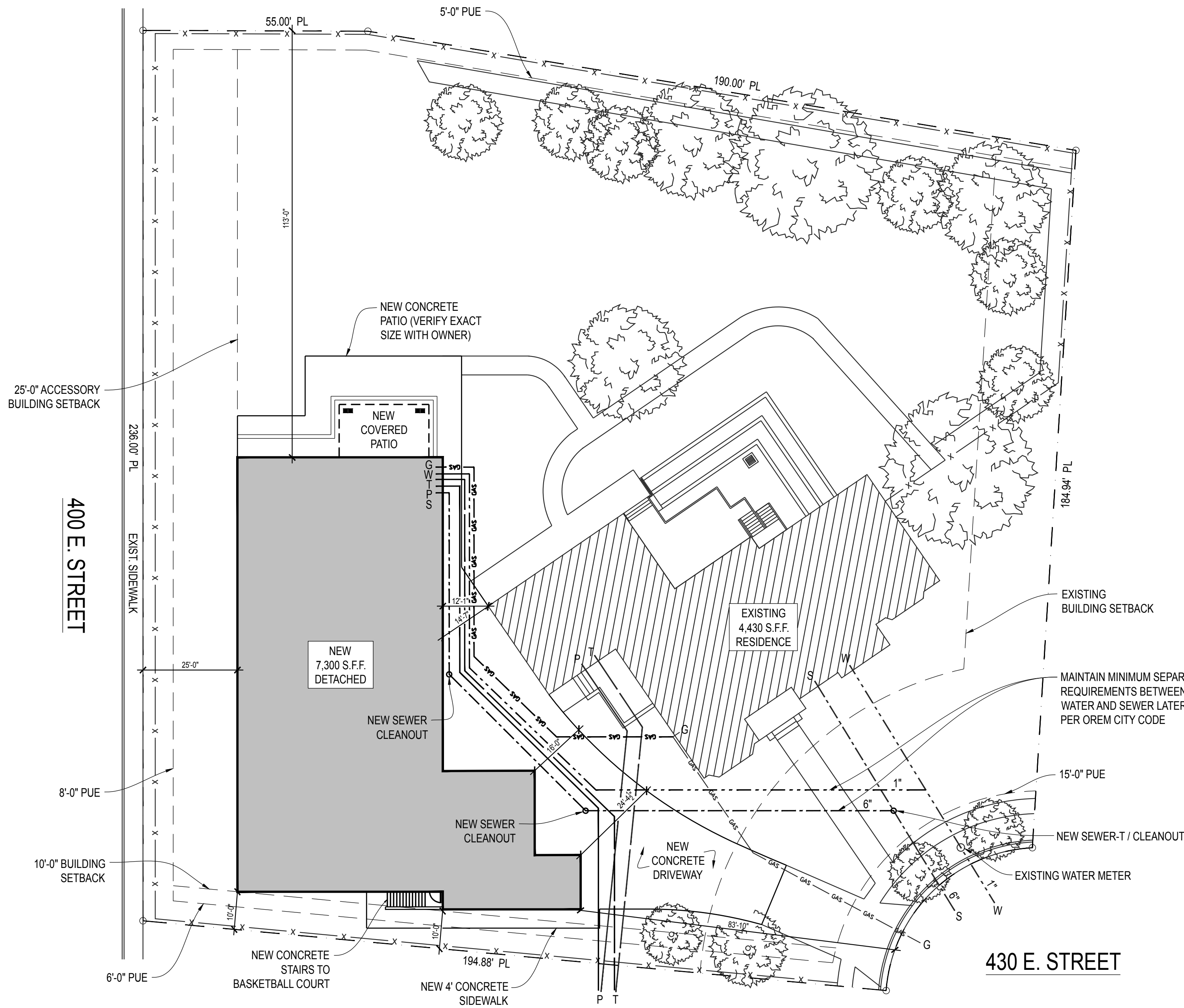
PERMIT SET
(11.18.18)

ELEVATIONS

DRAWING NUMBER

A202

This drawing, as an instrument of professional service, is the property of JSH DESIGNS, INC. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of JSH DESIGNS, INC. Unauthorised use will be prosecuted to the fullest extent of the law. Copyright © 2018 by JSH DESIGNS, INC.

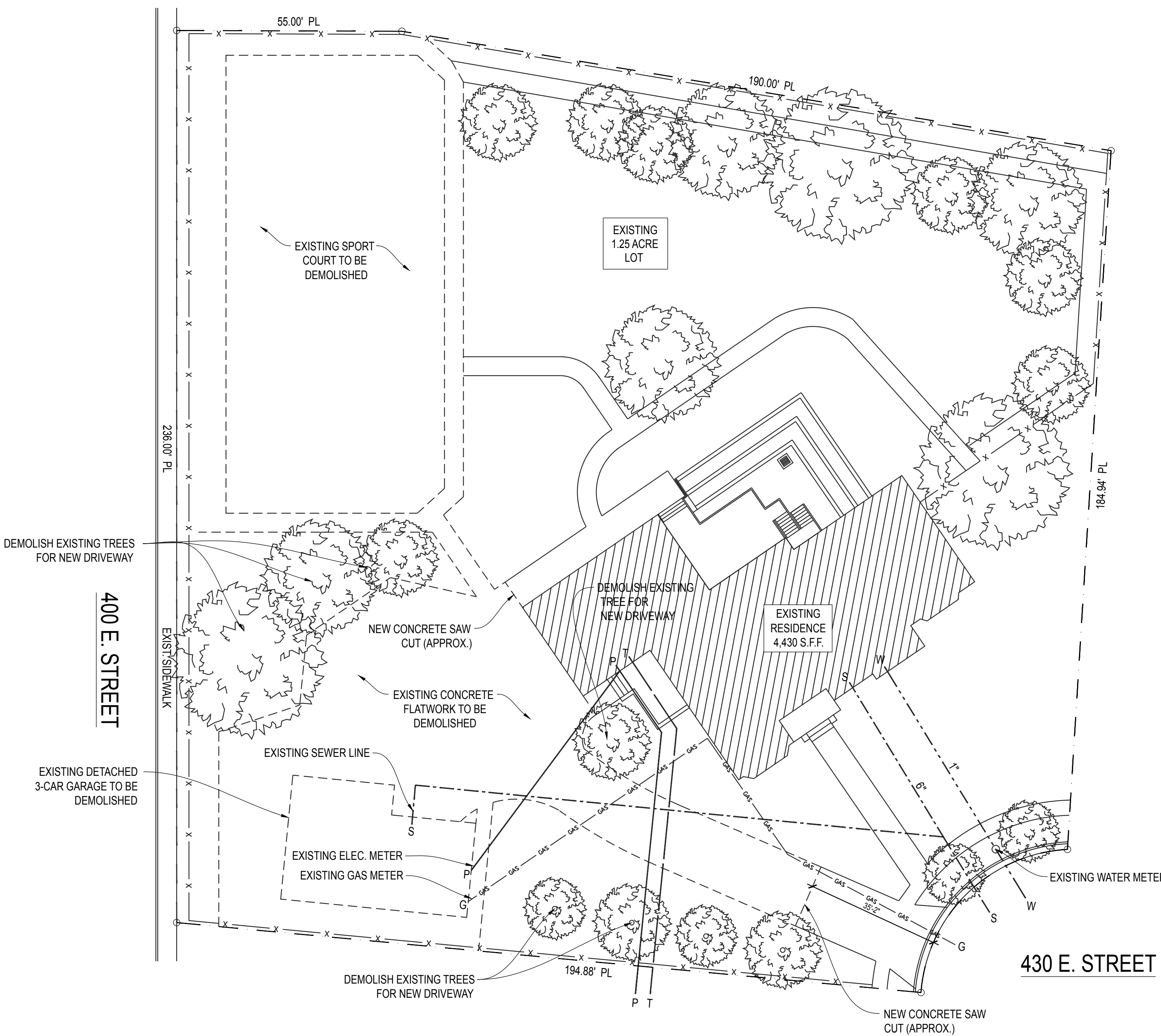


SITE CALCULATIONS - ACCESSORY BUILDING	
EXISTING ZONING:	PD-14
EXISTING AREA:	1.25 ACRES
ALLOWABLE AREA (33% OF TOTAL):	= 17,968.50 SQ. FT.
ACTUAL AREA OF NEW STRUCTURE:	= 7,300.00 SQ. FT.
MINIMUM SETBACK (SIDE) FACING A STREET:	25 FT.
MINIMUM SETBACK (SIDE) NOT ADJACENT TO A STREET:	10 FT.
EXISTING PLUMBING FIXTURE COUNT:	25
NEW PLUMBING FIXTURE COUNT:	6

UTILITIES LEGEND		UTILITY NOTE:
W	DOMESTIC WATER	FOLLOW OREM CITY AND UTILITY COMPANY REQUIREMENTS AS APPLICABLE FOR ANY EXISTING UTILITY LINES ABANDONED IN PLACE.
S	SANITARY SEWER	
G	NATURAL GAS	
P	POWER	
T	TELECOM	

SEWER NOTE:
PROVIDE SEWER CLEANOUTS AT EVERY CORNER / INTERSECTION ALONG LATERAL ROUTE.

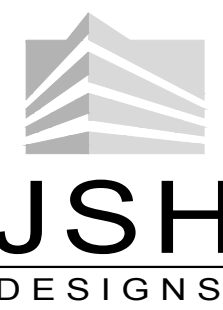
UTILITIES LEGEND	
W	DOMESTIC WATER
S	SANITARY SEWER
G	NATURAL GAS
P	POWER
T	TELECOM



A4
AS101
EXISTING SITE & DEMOLITION PLAN
SCALE: 1" = 20'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

DAVE & AUBREE RASMUSSEN
DETACHED STRUCTURE
1387 N. 430 E. OREM, UTAH 84097



P: 801-722-9021
3029 N. MEADOW VIEW DRIVE
LEHI, UT 84043

PROJECT NUMBER

PERMIT SET
(11.18.18)

SITE PLAN

DRAWING NUMBER

AS101

For more information, contact
Grant at (801) 229- or
GRAllen@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Apr 9, 2019 6:00 pm
Planning Commission Wed, Apr 3, 2019 4:30 pm

Applicant requests City Council approve a conditional use permit located 1387 North 430 East for an accessory structure containing 7,300 square feet.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BOARD OF EDUCATION OF ALPINE DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

For more information, contact
Grant at (801) 229- or
GRAllen@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Apr 9, 2019 6:00 pm
Planning Commission Wed, Apr 3, 2019 4:30 pm

Applicant requests City Council approve a conditional use permit located 1387 North 430 East for an accessory structure containing 7,300 square feet.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BOARD OF EDUCATION OF ALPINE DISTRICT
--OR CURRENT RESIDENT--
1450 N 200 EAST
OREM, UT 84057

For more information, contact
Grant at (801) 229- or
GRAllen@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Apr 9, 2019 6:00 pm
Planning Commission Wed, Apr 3, 2019 4:30 pm

Applicant requests City Council approve a conditional use permit located 1387 North 430 East for an accessory structure containing 7,300 square feet.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

For more information, contact
Grant at (801) 229- or
GRAllen@orem.org



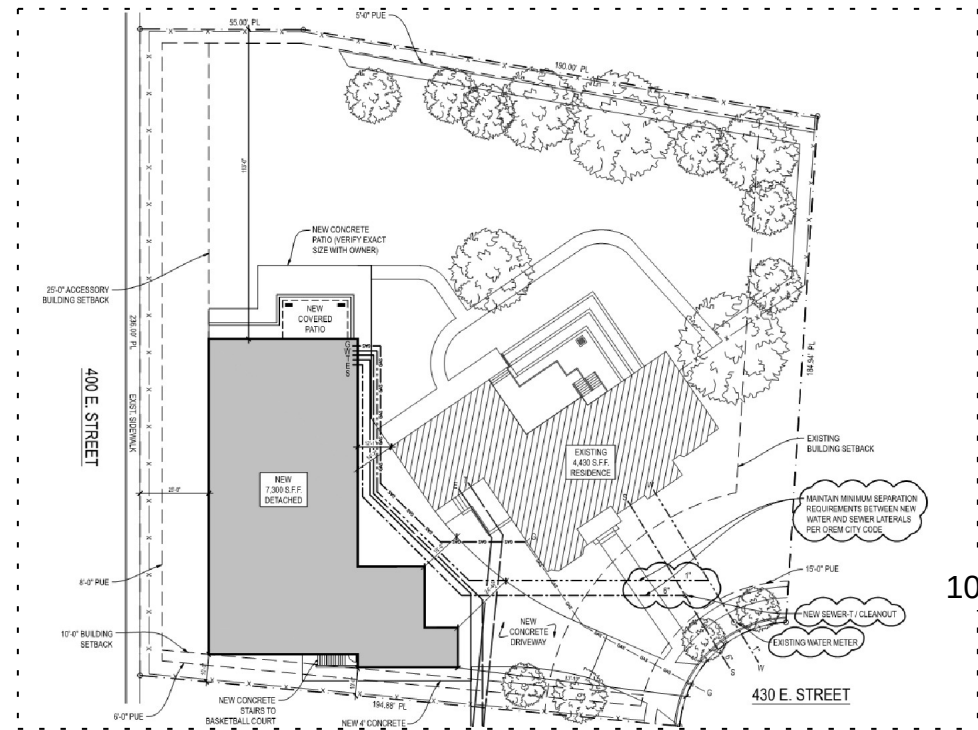
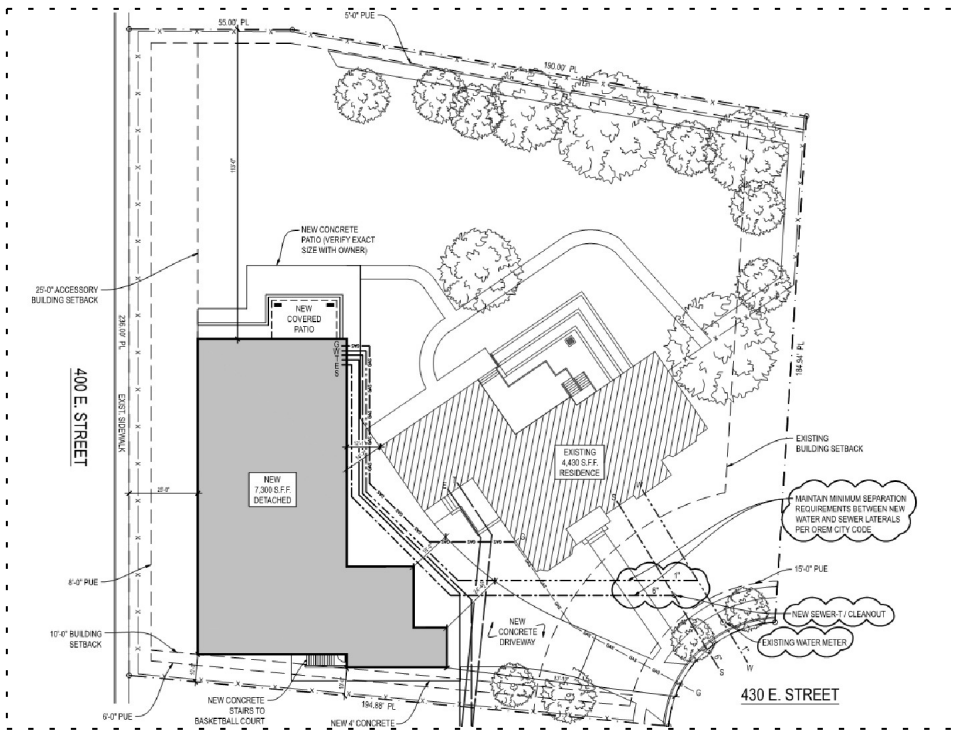
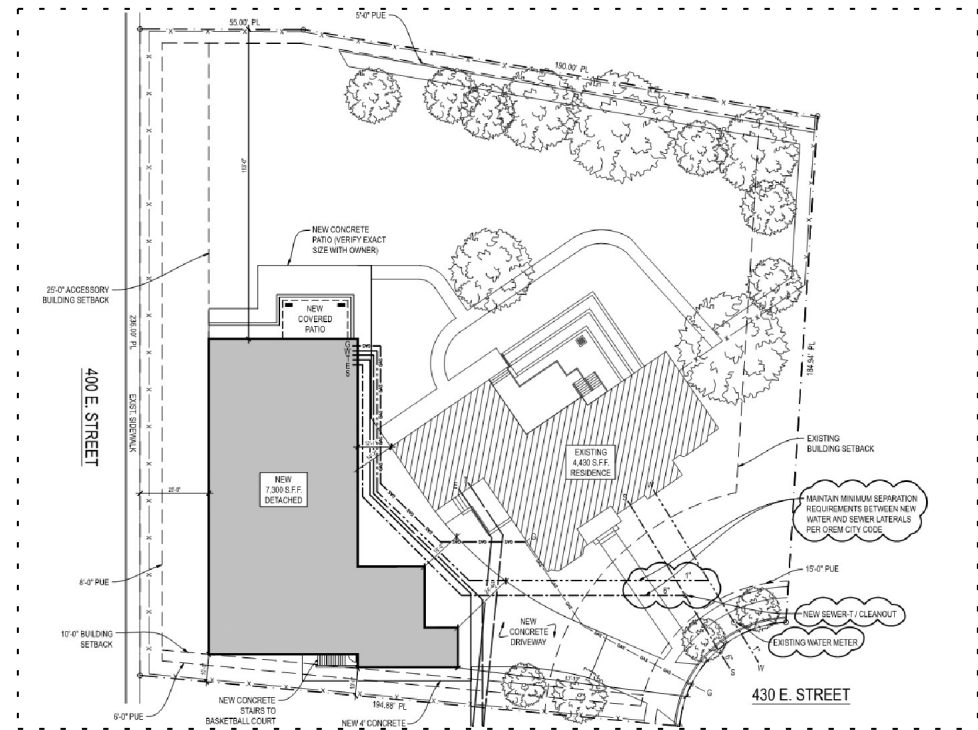
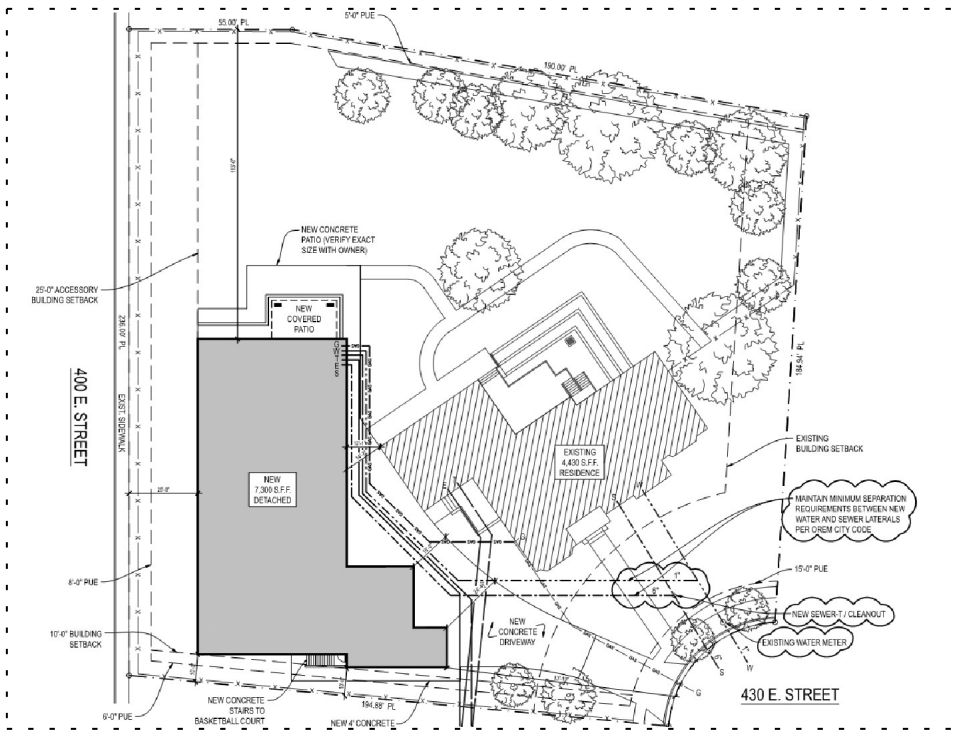
City Council Chambers, 56 N State Street

City Council Tue, Apr 9, 2019 6:00 pm
Planning Commission Wed, Apr 3, 2019 4:30 pm

Applicant requests City Council approve a conditional use permit located 1387 North 430 East for an accessory structure containing 7,300 square feet.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

FRYE, MICHAEL BURTON & HEIDI LYNETTE
1440 N 300 E
OREM, UT 84057



BASTIAN, BRUCE W
PO BOX 755
OREM, UT 84059

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

CORP OF THE PRES BISHOP LDS
CHURCH
50 E NORTH TEMPLE
SALT LAKE CITY, UT 84150

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

BOARD OF EDUCATION OF ALPINE
DISTRICT (ET AL)
60 E SOUTH TEMPLE # 1800
SALT LAKE CITY, UT 84111

MESSMER, KENNETH L & LINDA S
(ET AL)
--OR CURRENT RESIDENT--
412 E 1325 NORTH
OREM, UT 84097

TUTTLE, MARY JANE HANSON &
BYRON LYNN
422 E 1450 N
OREM, UT 84097

LEWIS, BRANDON & NATALYN
424 E 1325 N
OREM, UT 84097

PHILLIPS, GARN G & MARIAM P
425 E 1200 N
OREM, UT 84097

SIEVERS, A KENT & DEBRA C
432 E 1450 N
OREM, UT 84097

BOYLE, DAVID CHRISTOPHER
437 E 1450 N
OREM, UT 84097

PFISTER, THOMAS W & MICHELLE M
444 E 1325 N
OREM, UT 84097

HOLLISTER, JAMES E & VIRGINIA G
445 E 1450 N
OREM, UT 84097

HENDERSON, CINDY O & JEFFREY B
(ET AL)
463 E 1450 N
OREM, UT 84097

WILSON, CONNIE W
464 E 1320 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BOARD OF EDUCATION OF ALPINE
DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

BINGHAM, NINA K
1333 N 430 E
OREM, UT 84097

HANSEN, JONATHAN K
1340 N 430 E
OREM, UT 84097

LEONARDSON, MELISSA S
1351 N 450 E
OREM, UT 84097

SKA INVESTMENTS LLC
%PAULSON, DAVID
1362 N 430 E
OREM, UT 84097

MAYBERRY, KEVIN L & LISA L (ET
AL)
1365 N 430 E
OREM, UT 84097

TEMKIN, CIMBRIA S & CIMBRIA S
1384 N 430 E
OREM, UT 84097

BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
1384 N 450 EAST
OREM, UT 84097

SORENSEN, KIETH S & CHRISTINE B
1387 N 430 E
OREM, UT 84097

CHAI, MAUI & KARA
1415 N 450 E
OREM, UT 84097

KREUTZKAMP, CHARLES ALLEN &
CAROLINE
1435 N 450 E
OREM, UT 84097

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
1436 N 450 EAST
OREM, UT 84097

FRYE, MICHAEL BURTON & HEIDI
LYNETTE
1440 N 300 E
OREM, UT 84057

LYMAN, DAVID SHAY
1443 N 350 E
OREM, UT 84057

SUTHERLAND, DONALD JAMES B &
KAREN M
1444 N 350 E
OREM, UT 84057

BOARD OF EDUCATION OF ALPINE
DISTRICT
--OR CURRENT RESIDENT--
1450 N 200 EAST
OREM, UT 84057

BLOCKER, MICHAEL P
1456 N 350 E
OREM, UT 84057

HORTON, CHAD & ANNALEE
1457 N 350 E
OREM, UT 84057

SEOW, ANTHONY S & JUEL L
1459 N 430 E
OREM, UT 84097

COLLINGS, ROBERT P & ANA
1480 N 430 E
OREM, UT 84097

O'BRIEN, DENNIS & ROCHELLE
1481 N 430 E
OREM, UT 84097

JACKMAN, BRADLEY JAY & VICKI
LYNN (ET AL)
1495 N 450 E
OREM, UT 84097

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

Minutes from Neighborhood Meeting 3/6/19 6pm

Project Overview:

- a. Proposed structure will replace demolished garage
- b. One-story structure; will not exceed the height of the home; height will not exceed that of the original garage
- c. Structure will include basketball court, and garage
- d. Structure will be white painted brick to match style of home

Questions:

- 1. Setbacks? 25' from the curb
- 2. Is the structure "rentable"/will someone be living here? No
- 3. What is the height of new structure?
- 4. Is there a dumpster on site? Yes, dumpster will be kept on property and out of cul-de-sac

MEETING SIGN-IN SHEET

Project: Rasmussen Detached Garage Neighborhood Meeting

Project: 3/6/2019

Meeting Location: ION Solar Office

[illegible]

Item #: 3.2	Planning Commission April 03, 2019	
Prepared By: Grant Allen		
Applicant: Orem Development Services	SITE PLAN – Site Plan approval of the Library Hall Auditorium located generally at 56 North State Street in the City Center District – Civic Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair:
Bob Davis
- General Plan Designation:
City Center
- Current Zone: **CCD-CIV**
- Acreage: **35.144**
- Neighborhood: **Cascade**

ACTION:

The Planning Commission is the final approving authority regarding this request.

REQUEST: The Development Services Department requests the City approve the site plan of the Library Hall Auditorium located generally 56 North State Street in the City Center District – Civic Zone.

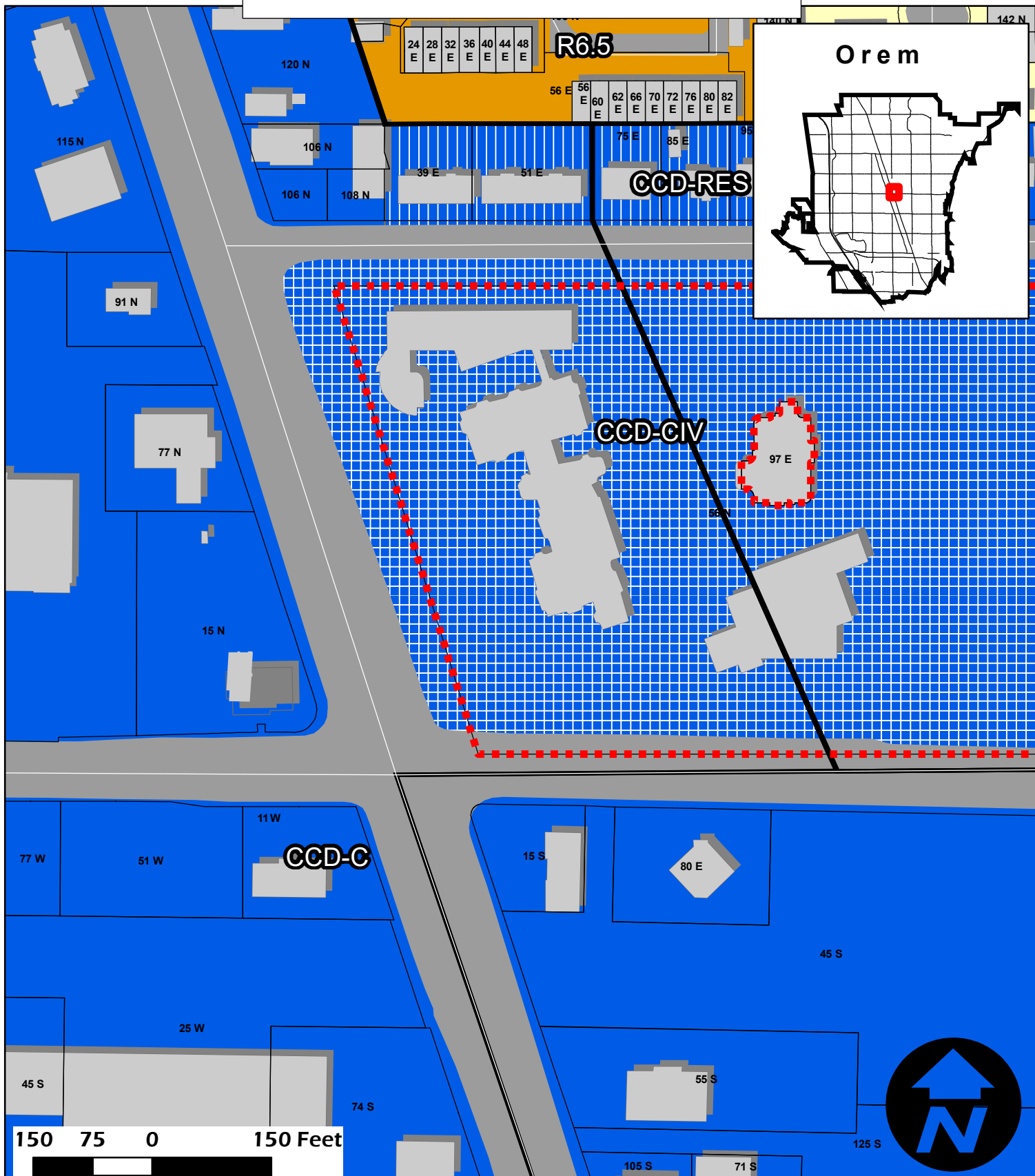
BACKGROUND: The site contains a total area of 35.144 acres. The Library Hall addition contains a 500 seat auditorium, meeting rooms, office space, lobbies, and connects to the existing library building. The proposed addition is 20,872 sf, on one level. Parking for Library Hall is provided by the existing parking areas (858 stalls) located on the City Center campus.

The proposed elevations consist of brick veneer walls with aluminum metal panel system, and glass windows. The overall height of the structure is 31 feet. The proposed landscaping and overall plan comply with the requirements of the City Center District – Civic Zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of the Libray Hall Auditorium located generally at 56 North State Street in the City Center District – Civic Zone.



Library Hall Auditorium

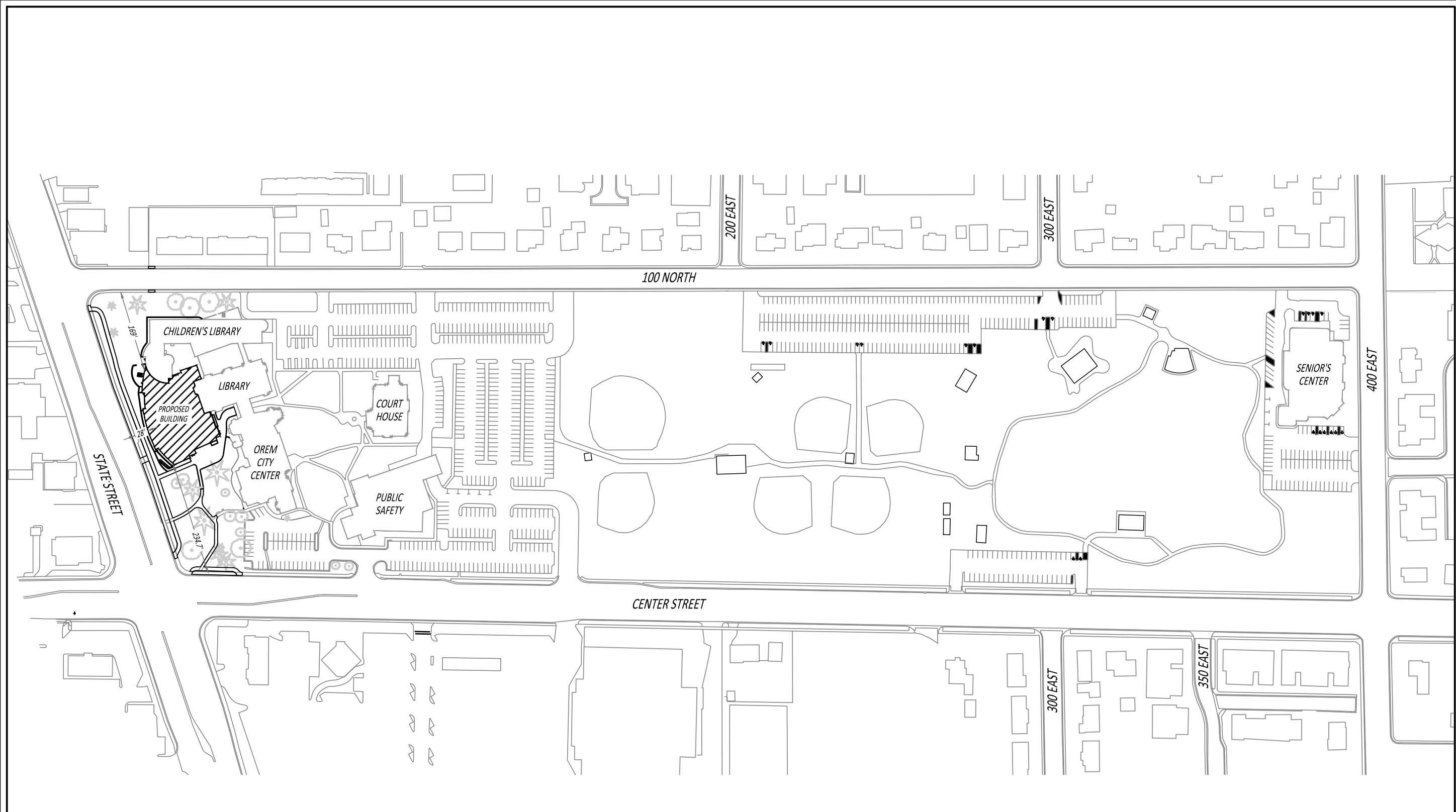


◆ Library Hall Auditorium
City Center District Zone
35.144 Acres

NEIGHBORHOOD
Cascade
Bob Davis

Legend
 Parcels selection
 Parcels
 Buildings





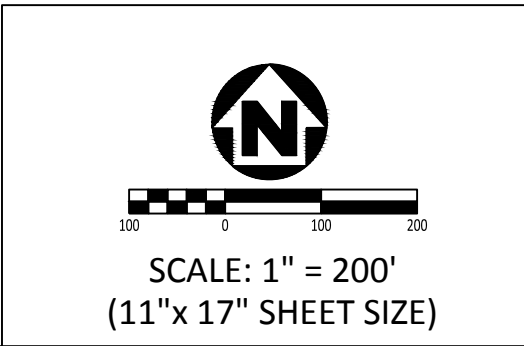
NOTES:

- FOR REFERENCE ONLY
- SITE WORK BY OTHERS, TREE REMOVAL BY OTHERS, FINAL PLAN IN DESIGN
- BUILDING CONTRACTOR RESPONSIBLE FOR ALL EXCAVATION, CLEAR AND GRUB, UTILITY CONNECTIONS, ETC., AS SHOWN IN THE LIMITS ON SHEET 3.1

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL
TOTAL AREA	1,530,873	35.144	100%
PROPOSED BUILDING AREA	20,872	0.479	1.36%
EXISTING BUILDING AREA	170,216	3.908	11.12%

FIXED SEAT COUNT	449 FIXED SEATS, 68 FOLDING CHAIRS 1 STALL PER 4 SEATS IS REQUIRED		
EXISTING BUILDINGS	1 STALL PER 250 SQUARE FEET		
TOTAL STALLS REQUIRED	811 STALLS		
EXISTING PARKING STALLS	820 STALLS	38 HANDI	858 TOTAL

SQUARE FOOTAGE AND FIXED SEAT
METHOD FOR PARKING CALCULATION



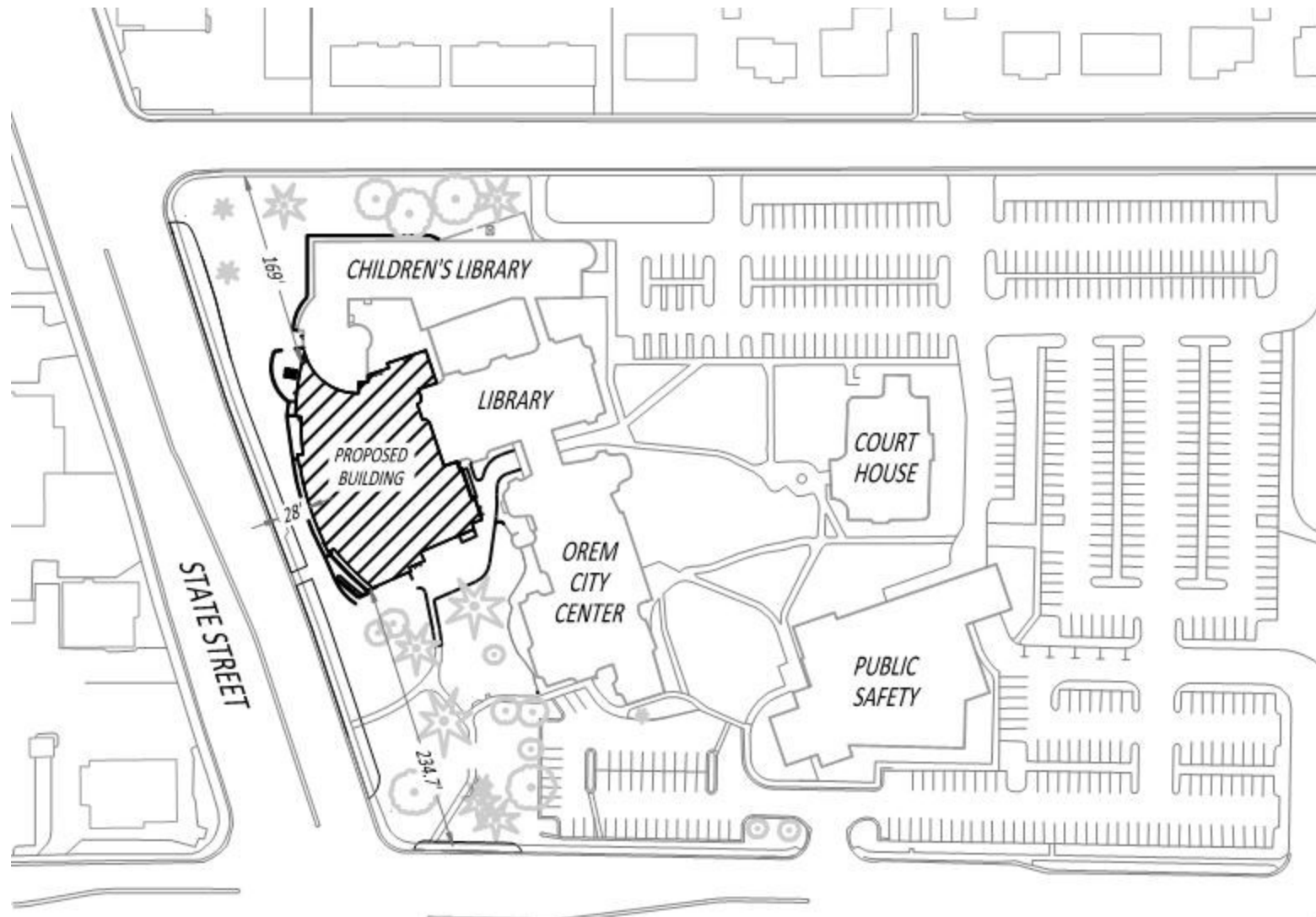
CITY OF OREM
DEVELOPMENT SERVICES
ENGINEERING DIVISION
56 NORTH STATE ST
OREM, UT 84057

APPROVAL RECOMMENDED
MARCH 2019
MARCH 2019
MARCH 2019
DESIGN
CG & TB
CG
TB
CHECKED
REV
DATE
BY
DESCRIPTION
DATE
APPROVED
DATE
CITY ENGINEER
DEVELOPMENT SERVICES DIRECTOR

LIBRARY AUDITORIUM
*
X:\MISC\2018 LIBRARY AUDITORIUM\DWG\BASE_01 02 19

SITE PLAN

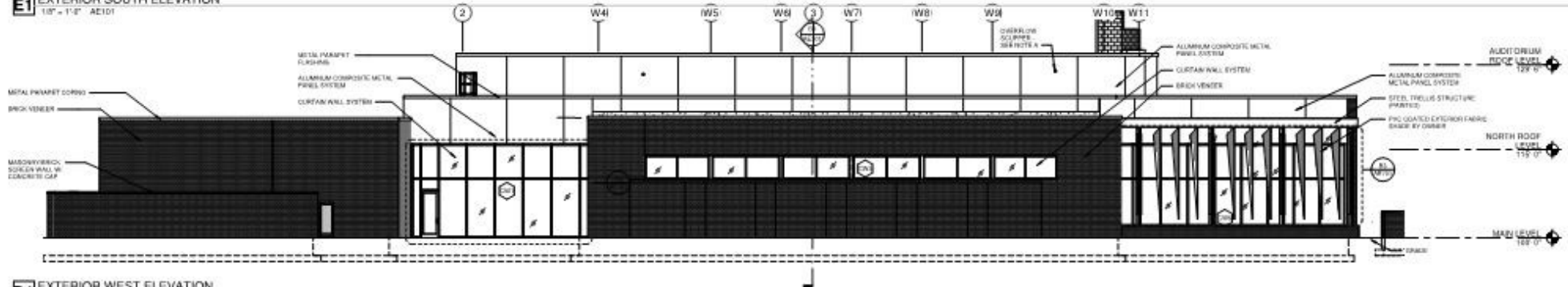
3



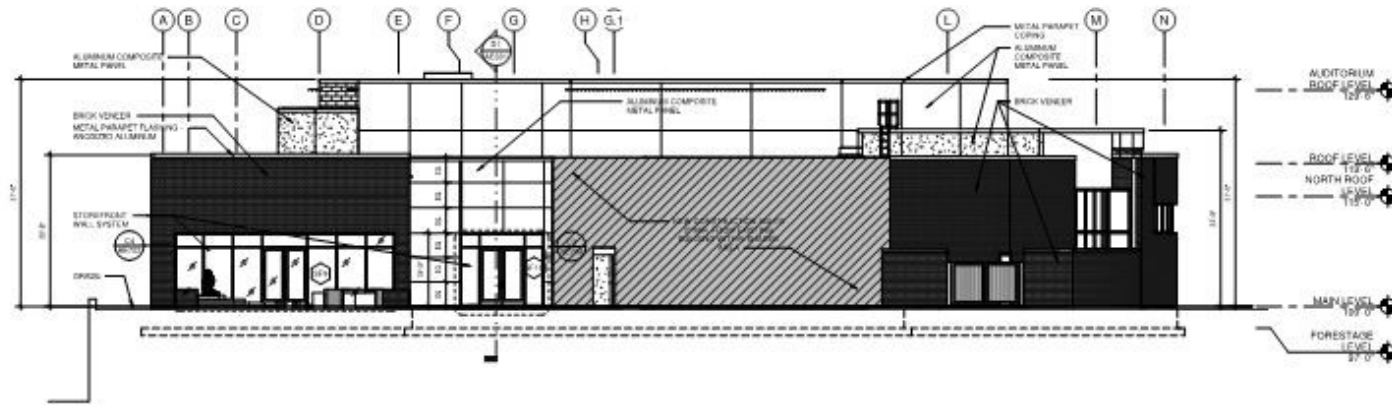
- A. Roof overhangs support to be above ceiling plane or interior space. Exact location of roof overhang support to be determined by structural engineer & design team in accordance with local code.
- B. All exterior coping shall be precast.



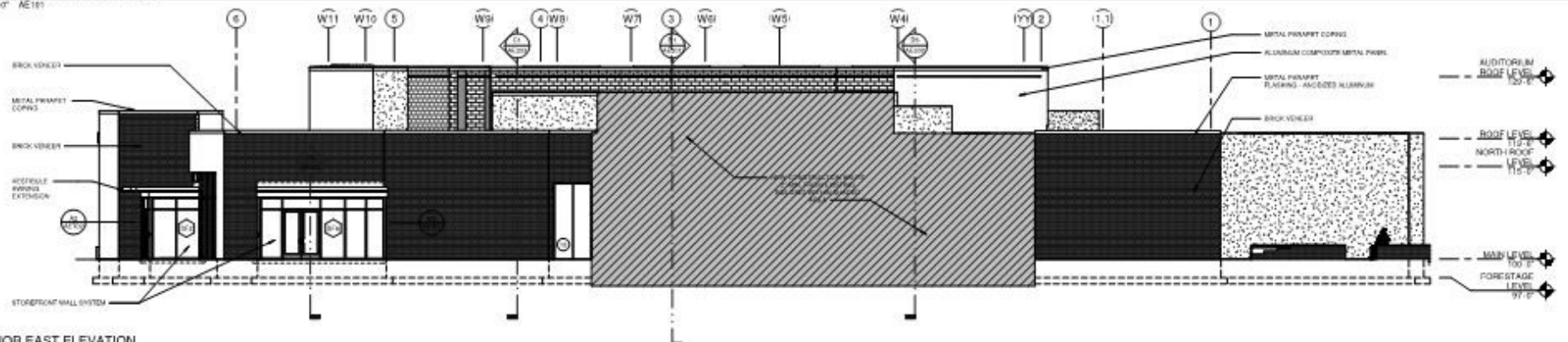
E1 EXTERIOR SOUTH ELEVATION
1/8" = 1'-0" AE101



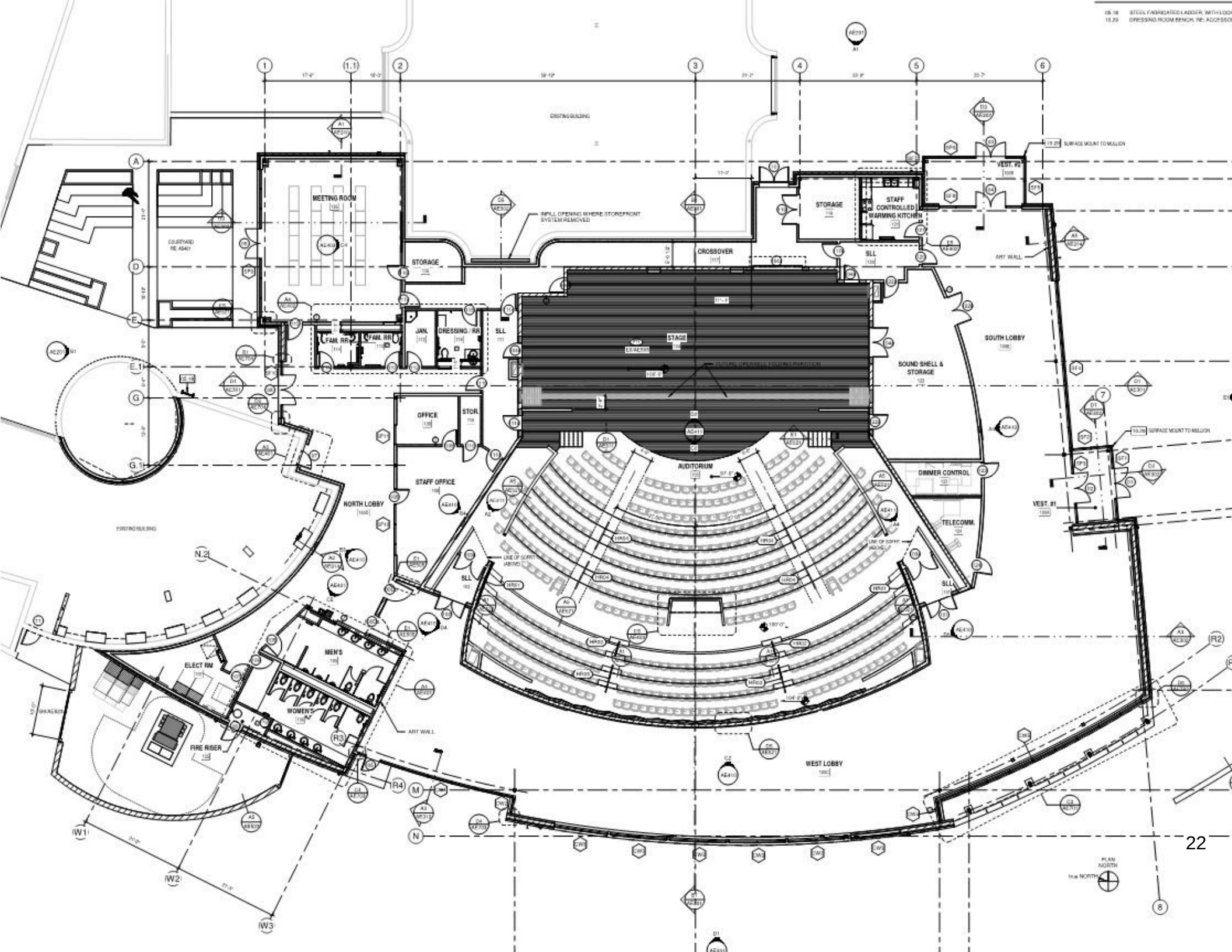
D1 EXTERIOR WEST ELEVATION
1/8" = 1'-0" AE101



B1 EXTERIOR NORTH ELEVATION
1/8" = 1'-0" AE101



A1 EXTERIOR EAST ELEVATION
1/8" = 1'-0" AE101





OREM CITY CENTER
50 NORTH STATE STREET

CITY HALL
LIBRARY HALL
PUBLIC LIBRARY
COURTHOUSE
PUBLIC SAFETY









Item #: 3.3	Planning Commission April 3, 2019	
Prepared By: Emily Guffin		
Applicant: Development Services Department, City of Orem	PUBLIC HEARING – Amending a portion of Appendix A of the Orem City Code pertaining to Standard Land Use Codes 6371 <i>Climate Controlled Storage Units</i> , 6372 <i>Personal Storage Units</i> , and 6377 <i>Vault Storage Units</i> by changing the uses from “permitted” to “not permitted” in the M1 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair: N/A
- General Plan Designation: **General Industrial**
- Current Zone: **M1**
- Acreage: N/A
- Neighborhood: **Citywide**

ACTION:

The Planning Commission shall forward a recommendation to the City Council.

REQUEST: The applicant requests the City amend a portion of Appendix A of the Orem City Code pertaining to Standard Land Use Codes 6371 *Climate Controlled Storage Units*, 6372 *Personal Storage Units*, and 6377 *Vault Storage Units* by changing the uses from “permitted” to “not permitted” in the M1 zone.

BACKGROUND: The applicant is requesting the removal of three permitted uses in the M1 zone. The three uses that are requested to be removed are *Climate Controlled Storage Units*, *Personal Storage Units*, and *Vault Security Storage*.

Currently, SLU Code 6371 *Climate Controlled Storage Units* are permitted in the M1, M2, and CM zones. A total of two (2) *Climate Controlled Storage Units* are permitted in the C2 zone. SLU Code 6372 *Personal Storage Units* are permitted in the M1 and M2 zones. SLU Code 6377 *Vault Security Storage* is permitted in the M1, M2, and CM zones.

The City currently has a total of nineteen (19) storage facilities. Of these nineteen, none is located within the M1 zone. The total area of these storage facilities is 1.5 million square feet. With an estimated population of 100,171 in the City, this breaks down to 14.97 square feet of storage space per person. This number is considerably higher than the national average of 5.40 square feet per person. These two facts alone present a strong argument for eliminating storage units from the M1 zone. Exhibit A provides more detail and is attached hereto and incorporated herein by reference.

RECOMMENDATION: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend a portion of Appendix A of the Orem City Code pertaining to Standard Land Use Codes 6371 *Climate Controlled Storage Units*, 6372 *Personal Storage Units*, and 6377 *Vault Storage Units* by changing the uses from “permitted” to “not permitted” in the M1 zone.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5 / ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6371	Climate Controlled Storage Units * See Section 22-8-17(A)	N	N	N	N	N	N	N	N	N	N	P	N	N	N	P	P	N
6372	Personal Storage Units	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
6377	Vault Security Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N

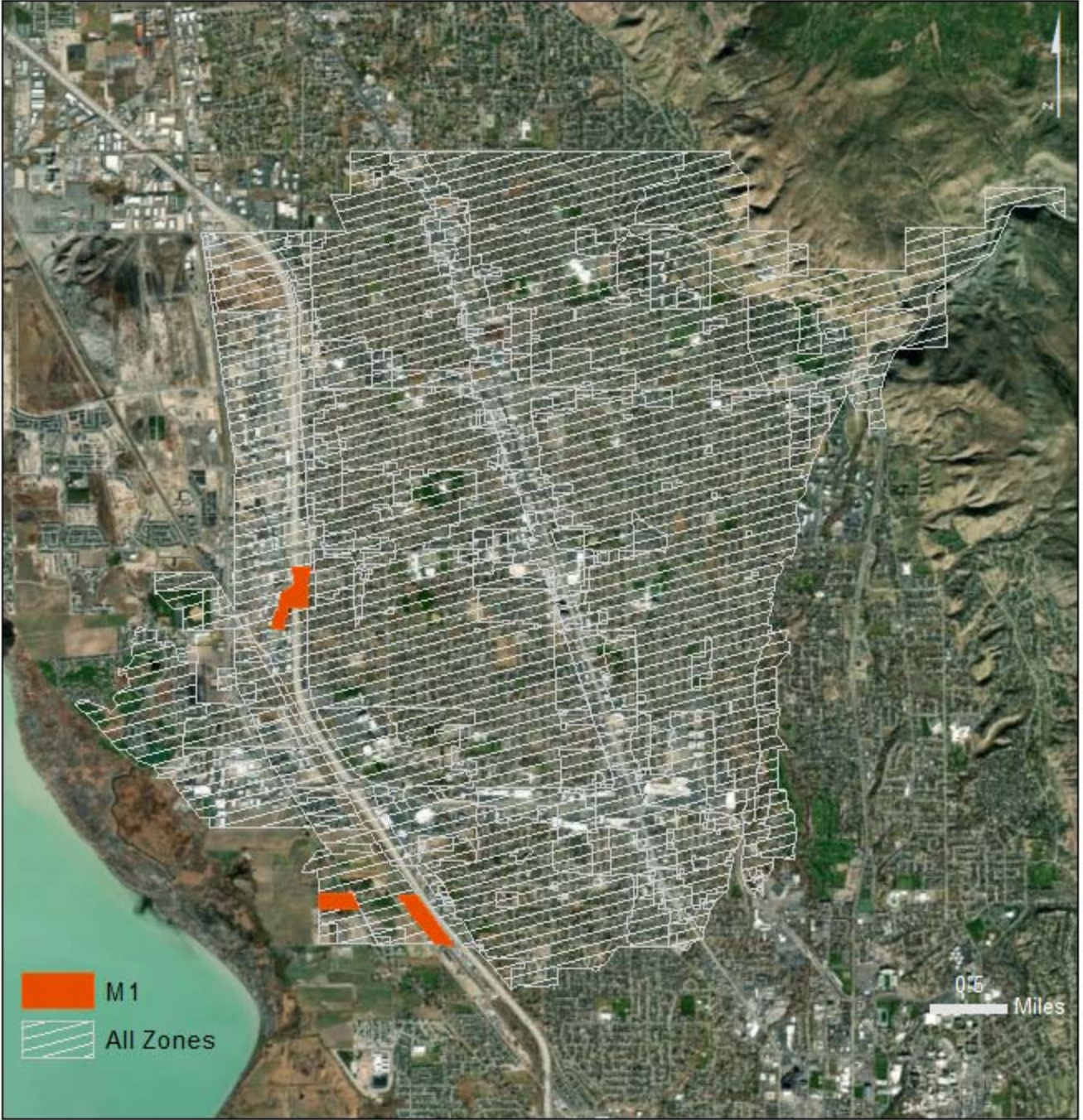


Exhibit “A”

City of Orem Storage Unit Statistics:

How does the number and size of storage facilities in the City of Orem compare to national averages?

Prepared by Emily Guffin, Long Range Planner
City of Orem

Storage units can be a difficult business to plan for because they are classified as commercial businesses but generate minimal foot traffic and create a dead zone in the middle of neighborhoods. Because of this, there is often controversy related to the development of new storage facilities. The City of Orem permits both personal storage units and climate controlled storage units in its M1 and M2 zones. It also permits climate controlled storage units in the CM zone and a total of two (2) climate controlled storage units in its C2 zone. However, due to the issues highlighted above, the City is considering eliminating the development of storage facilities in its M1 zone. In order for this to occur, the City needs to ensure that there is adequate storage availability in other zones, such as the M2 zone, and that the elimination of storage facilities within the M1 zone would not decrease storage unit availability per person significantly below the national average. This report quantifies the existing storage facilities within the City by both square footage and zone location and compares these numbers to national standards. Other key facts about storage facility availability and demand in both the City of Orem and the U.S. are also discussed. Figure 1, below, shows a map of the storage facilities within the City. Table 1 shows a summary of storage unit facilities within City zoning districts.

Figure 1: Map of Storage Facilities within City Limits.

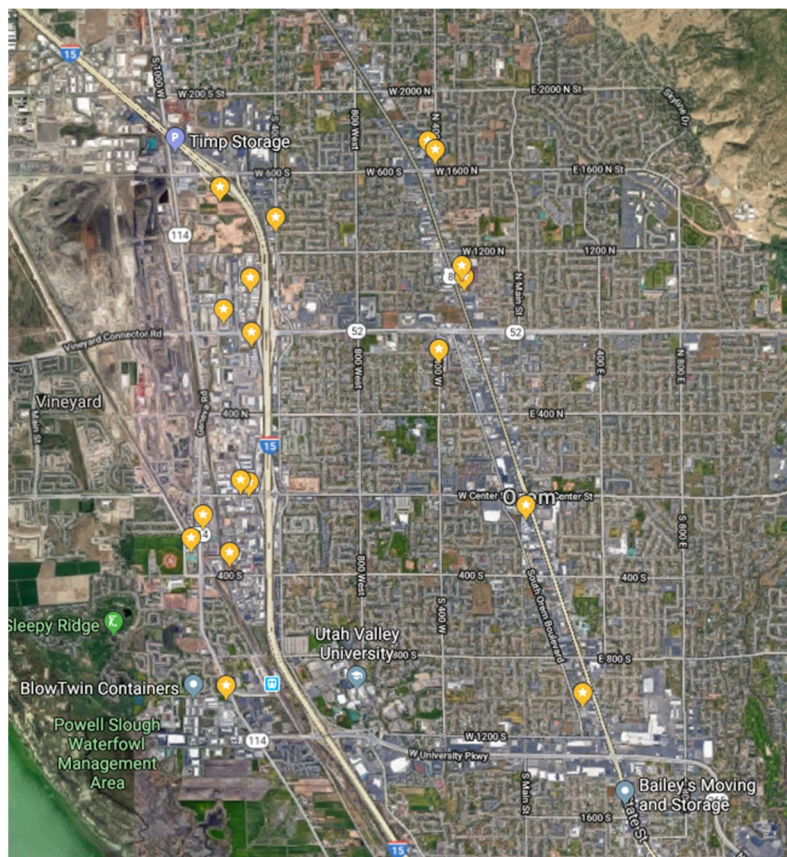
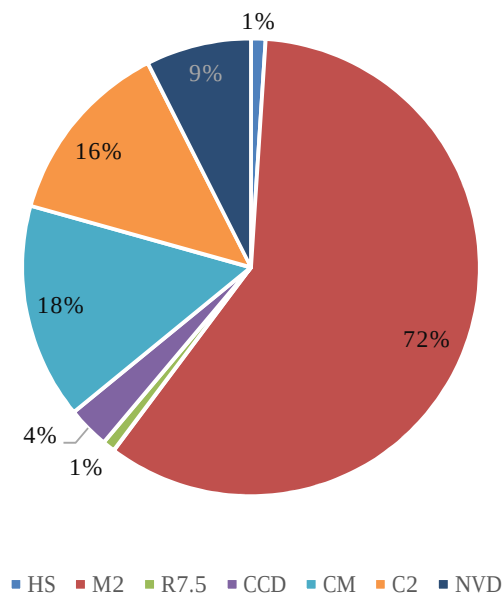


Table 1: Summary of Storage Unit Facilities within Orem City zoning districts

	Zone	Building Area
A-1 Security Storage	HS	15,350
Alamo Business Park and Storage	M2	17,303
Stor'em Self Storage	M2	188663
Alpine Storage	M2	316,243.24
JW Storage	R7.5	13200
Extra Space Storage	M2	57500
Security First Storage	M2	15100
Geneva Self Storage	M2	130,873.10
Storage Corner	M2	40,000
High Horizons Self Storage	CCD-C	44660
Parkway Storage Center	CM	228,572
Orem Storage	C2	44200
Spare Space Storage Orem	M2	26300
Self Storage	C2	88,781
State Street Storage	NVD-C	30,758
Obok Storage	NVD-E	81,000
Superior Storage	C2	62,238
1735 S State	C2	3,200
BC Storage	M2	96,720

The majority of these storage facilities are located within the M2 zone. No storage facilities are located within the M1 zone. See Figure 2 below.

Figure 2: Percentage of storage facilities within each zoning district



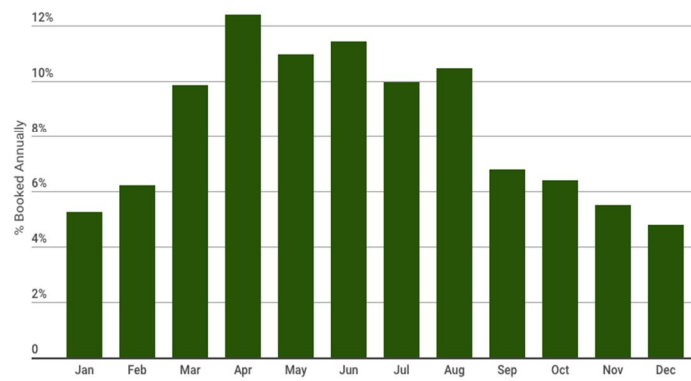
The total number of storage facilities in the U.S. is between 44,149 and 52,000.¹ Small companies own the majority of these storage facilities; only 18% of storage facilities in the U.S. are owned by the six largest public companies (Public Storage, Extra Space Storage, CubeSmart, Life Storage, U-Haul, and National Storage Affiliates Trust.)² The total amount of rentable self-storage space in the U.S. is 1.7 billion square feet, which breaks down to 5.4 square feet per person.³ Approximately 9.4% of households in the U.S. rent a self-storage unit.⁴

The total area of storage facilities in the City of Orem is 1.5 million square feet. With an estimated population of 100,171, this breaks down to 14.97 square feet of storage space per person. This number is considerably higher than the national average of 5.40 square feet per person.

Figures 1 and 2 show storage demand by month in the state of Utah and the City of Orem. These charts show that storage demand is considerably higher in Orem than in the state of Utah, especially during spring time months. However, it is unlikely that these increased demands warrant the extra 10 square feet person above the national average that is currently available in the City.

Storage Demand by Month in Utah

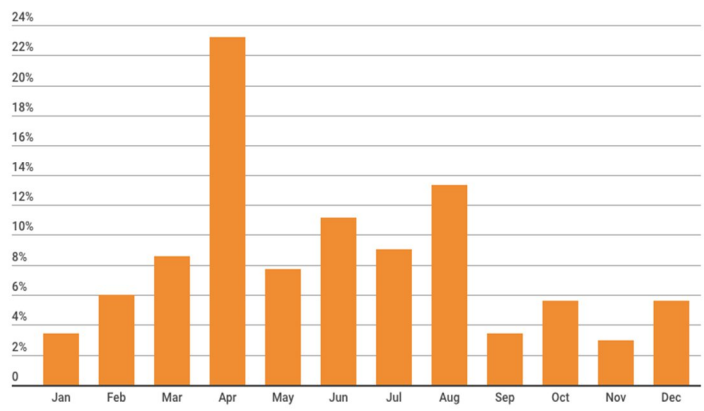
The share of storage unit bookings by month in Utah.



Source: <https://www.sparefoot.com/utah-storage.html>

Storage Demand by Month in Orem

Orem's share of storage unit bookings by month.



Source: <https://www.sparefoot.com/utah-storage.html>

Figure 3 shows the average price of a storage unit in five different Utah cities: Salt Lake City, Orem, Ogden, Layton, and Murray. While the costs do vary, the differences are not significant and do not point to a reason for Orem's exceptional availability of storage space per person.

¹ Self-Storage Almanac, 2018; Self Storage Association, 2018

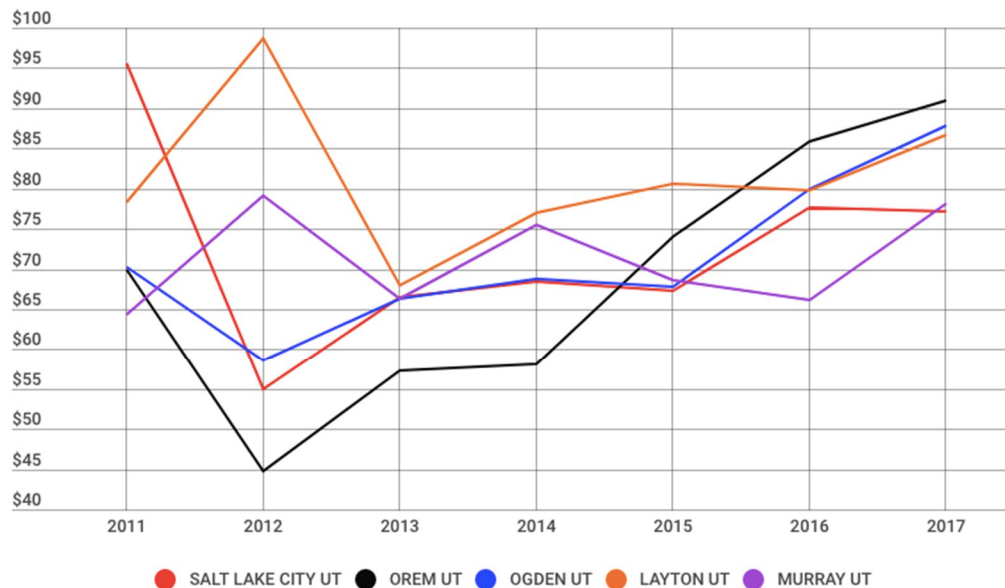
² Self-Storage Almanac, 2018

³ Self-Storage Almanac, 2019

⁴ SSA Self Storage Demand Study, 2017

Average Price of a Storage Unit in Top Utah Cities

The average price consumers have paid for a storage unit over the past few years in Salt Lake City, Orem, Ogden, Layton, and Murray.



Source:

<https://www.sparefoot.com/utah-storage.html>

Summary

As this report shows, the majority of storage facilities in the City of Orem are located within the M2 zone. In fact, none of these storage facilities are located within the M1 zone. In addition, the current availability of storage units per person within the City is significantly higher than the national average (14.97 square feet of storage space per person in Orem vs. to 5.40 square feet per person in the U.S.). These two facts alone present a strong argument for eliminating storage units from the M1 zone.

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
March 20, 2019

The following items are discussed in these minutes:

- Site Plan - Telos Storage Building & Skate Park – Approved
- Public Hearing – Telos U Facility, Vacating Plat A and approving the Final Plat of Telos U Facility, Plat A Amended - Approved
- Public Hearing – Amending Section 22-11-17(B) of the Orem City Code by adding Standard Land Use Code 7425 Gymnasiums and Athletic Clubs and Standard Land Use Code 7426 Health Spas – Positive Recommendation to City Council
- Plat Amendment – Vacating Parvenu Plaza Plat A and approving the Final Plat of Timp Retail Plaza Plat A – Approved
- Public Hearing – Amending Section 22-24-1(D), 22-24-1(F) and 22-24-1(F)(6)(b) of the Orem City Code – Positive Recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

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

Those present: Carl Cook, Camille Jensen and Barry Roberts, 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; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel and Cheryl Vargas, Minutes Secretary

Those excused: Mickey Cochran, David Moulton, Ross Spencer and Mike Staker, Planning Commission members; Sam Kelly, City Engineer and Debby Lauret, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from March 6, 2019 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. Mr. Cook called the Planning Commission meeting to order and asked Mr. Roberts, Planning Commission member, to offer the invocation.

Those present: Carl Cook, Camille Jensen and Barry Roberts, 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; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel and Cheryl Vargas, Minutes Secretary

Attending Remotely via Telephone: Mickey Cochran and Ross Spencer, Planning Commission members

Those excused: David Moulton and Mike Staker, Planning Commission members; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer and Debby Lauret, City Council Liaison

Mr. Cook asked Ms. Guffin to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Jeremy Terry to request the City approve the revised site plan of Telos Storage Building & Skate Park located generally 870 W Center Street in the C1 Zone.

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

DRAFT Planning Commission minutes for March 20, 2019



Staff Presentation: The storage building, and skate park area contains a total of 6,341 square feet (sf) or 0.15 acres of the overall site plan for Telos. The storage building contains a total building area of 2,757 sf on one level. Parking for the nearby building currently has 64 existing stalls and applicant is adding 4 more adjacent to the storage building and skate park area.

The proposed elevations consist of stucco siding which match the existing Telos building. The overall height of the structure is eighteen feet. The proposed landscaping and overall plan comply with the requirements of the C1 zone.

There will be a 7' wrought iron fence installed surrounding the skate park portion of the site.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Telos Storage Building & Skate Park located generally at 870 W Center Street in the C1 Zone.

Mr. Cook asked if the Planning Commission had any questions for Ms. Guffin.

Mr. Cook invited the applicant to come forward. Rolland Lee, Ridgeline Design Architects and Jeremy Terry, Ensign Development Group introduced themselves. Ms. Jensen asked if the skate park was just for the residents of Telos. Mr. Terry said yes, Telos residents only and during break times and after school. It will not be running all night long. Mr. Lee said there is a fence, so Telos can lock it down and there will be no access after hours. Mr. Spencer asked if it will be lit up and used in the dark. Mr. Lee said no, it will only be used during daylight hours. Mr. Spencer asked how many will be using it. Mr. Lee said not every kid at Telos will have the need for a skate park and it is not a very large space. He did not think more than five to ten at a time.

Mr. Cook said he has seen trailers parked on the grass where this building will be going, will those trailers be inside the storage building or parked in the parking spaces. Mr. Terry said all those trailers will go away so it will look a lot better.

Mr. 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.

When no one came forward, Mr. 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. Cook moved to approve the site plan of Telos Storage Building & Skate Park located generally at 870 W Center Street in the C1 Zone. Ms. Jensen seconded the motion. Those voting aye: Carl Cook, Camille Jensen, Barry Roberts and Ross Spencer (remotely). The motion passed unanimously.

Mr. Cook asked Mr. Allen to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Craig LaMont to request the City approve the plat amendment of Telos U Facility, Plat A and approving the final plat of Telos U Facility, Plat A Amended generally located at 600 South Geneva Road in the C2 Zone.



Staff Presentation: The applicant is expanding their facility and desires to vacate the original plat and approve a final plat which will include the new parcel to the north. The plat crosses city boundaries between the City of Orem and the City of Vineyard, so the plat will need to be approved by both Cities. Any future site plan will also require both cities to approve the amended site plan.

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

DRAFT Planning Commission minutes for March 20, 2019

Planning Commission vacate Telos U Facility, Plat A and approve the final plat of Telos U Facility, Plat A Amended generally located at 600 South Geneva Road in the C2 Zone.

Mr. Cook asked if the Planning Commission had any questions for Mr. Allen. Mr. Cook asked if the county was OK with this plat crossing city boundaries into Vineyard. Mr. Bench said yes, the County Tax Assessor said they would figure that out when they build the building and which part is in Vineyard and which part is in Orem.

Mr. Cook invited the applicant to come forward. Craig LaMont introduced himself. He had nothing to add to Mr. Allen's presentation.

Mr. 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, Mr. 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. Jensen moved to approve the vacation of Telos U Facility, Plat A and approve the final plat of Telos U Facility, Plat A Amended generally located at 600 South Geneva Road in the C2 Zone. Mr. Roberts seconded the motion. Those voting aye: Carl Cook, Camille Jensen, Barry Roberts and Ross Spencer (remotely). The motion passed unanimously.

Mr. Cochran joined the meeting via telephone

Mr. Cook asked Ms. Albers to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Aaron Hodgdon to request the City amend Section 22-11-17(B) of the Orem City Code by adding Standard Land Use Code 7425 *Gymnasiums & Athletic Clubs* and Standard Land Use Code 7426 *Health Spas* as permitted uses in the PD-5 zone.



Staff Presentation: The applicant is requesting adding two new permitted uses in the the PD-5 zone. The two uses they are requesting be added are Gymnasiums & Athletic Clubs and Health spas.

Currently, SLU Code 7425 *Gymnasiums & Athletic Clubs* are permitted in the C2, C3, HS, M1, M2, and CM zones. SLU Code 7426 *Health Spas* are permitted in the C2, C3, M1, and M2 zones.

Recommendation: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend 22-11-17(B) of the Orem City Code by adding Standard Land Use Code 7425 *Gymnasiums & Athletic Clubs* and Standard Land Use Code 7426 *Health Spas* as permitted uses in the PD-5 zone.

Mr. Cook asked if the Planning Commission had any questions for Ms. Albers.

Mr. Cook invited the applicant to come forward. Tucker White introduced himself. He said the building is currently being used as Ashley furniture. They will subdivide it to use part of it as a gym.

Mr. 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, Mr. 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. Cook moved to forward a positive recommendation to City Council to amend 22-11-17(B) of the Orem City Code by adding Standard Land Use Code 7425 *Gymnasiums & Athletic Clubs* and

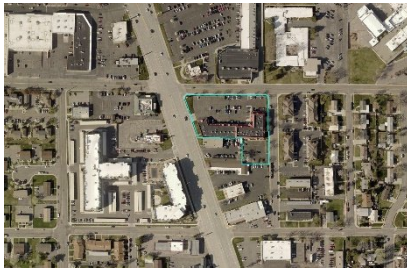
A complete video of the meeting can be found at www.orem.org/meetings

DRAFT Planning Commission minutes for March 20, 2019

Standard Land Use Code 7426 *Health Spas* as permitted uses in the PD-5 zone. Mr. Roberts seconded the motion. Those voting aye: Mickey Cochran (remotely), Carl Cook, Camille Jensen, Barry Roberts, and Ross Spencer (remotely). The motion passed unanimously.

Mr. Cook asked Mr. Allen to introduce **Agenda Item 3.4:**

Agenda Item 3.4 is a request by Paul Washburn to request the City approve the plat amendment of Lot 1, Parvenu Plaza, Plat A and approving the final plat of Timp Retail Plaza, Plat A (Convertible Space Commercial Condominium) located generally at 1405 South State Street in the Hub District Zone.



Staff Presentation: The applicant is converting the existing commercial building to a commercial condominium. They are vacating Lot 1 of Parvenu Plaza, Plat A, Amended. The convertible space commercial condominium will be on Lot 1 of new plat. Lot 2 is on the northwest corner of the of site and will be developed as a future pad site.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 of Parvenu Plaza, Plat A and approve the final plat of Timp Retail Plaza, Plat A (Convertible Space Commercial Condominium) located generally at 1405 South State Street in the Hub District Zone.

Mr. Cook asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer asked what is a commercial condominium. Mr. Bench said it is breaking the building up into multiple units so they can be sold as individual units. The tenants could own their space instead of renting it.

Mr. Cook invited the applicant to come forward. Paul Washburn introduced himself. He said this is a very successful strip project in south Orem. The owners are members of different family groups and have tenants that would like to buy their spaces. The owners are trying to decide how to divide the space between themselves. This will accommodate that and allows a tenant to come in and determine the amount of space needed for their business.

Mr. Cook 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. Roberts moved to approve the vacation of Lot 1 of Parvenu Plaza, Plat A and approve the final plat of Timp Retail Plaza, Plat A (Convertible Space Commercial Condominium) located generally at 1405 South State Street in the Hub District Zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran (remotely), Carl Cook, Camille Jensen, Barry Roberts, and Ross Spencer (remotely). The motion passed unanimously.

Mr. Cook asked Mr. Bench to introduce **Agenda Item 3.5:**

Agenda Item 3.5 is a request by Development Services to request the City amend Sections 22-24-1(D) and 22-24-1(F) of the Orem City Code pertaining to design standards within the City Center District.

Staff Presentation: The Development Services Department request the City amend two sections of the City Center District zone.

D. Default Standards.

Default Standards. With respect to the CCD-C, CCD-E and CCD-Civ zones, the standards of the C2 zone (including the "Zone Development Standards for the State Street Corridor Area" where applicable) shall apply to any regulation not specifically addressed in this Section 22-24-1. With respect to the CCD-Res (A & B) zones, the standards of the PRD zone shall apply to any regulation not specifically addressed in this Section 22-24-1. To the extent there is any conflict between the standards contained in this Section 22-24-1 and other provisions of the City Code, the provisions of this Section 22-24-1 shall control.

1 **F. Design Standards.**

2
3 2. **Setbacks.** Except as otherwise provided below, there are no minimum setbacks in the CCD zones.

4 a. **Maximum Setbacks.** Except as otherwise provided herein, the ground level story of all buildings shall
5 be set back no more than ten feet from the back of a required sidewalk. However, buildings may be set back an
6 additional ten feet (for a total of twenty feet) from the back of a required sidewalk if the entire additional setback
7 area is utilized as a “space open to the public” such as a plaza or outdoor dining area that is designed to be utilized
8 by the public on a regular basis. A “space open to the public” as described herein must meet the definition provided
9 in Section 22-2-1. An illustration of the maximum setback as well as the additional ten foot setback for a space open
10 to the public is provided below.

11
12 d. **Exception to Maximum Setback Requirement.** Except as otherwise provided herein, no building may
13 be constructed on a lot that has frontage on a public street unless the building complies with the maximum setback
14 requirements set forth above.

15 i. Notwithstanding the above, a building that does not meet the maximum setback requirements
16 may be constructed on a parcel if at least 50% of that parcel’s street frontage is occupied by a building(s)
17 facade that is located within twenty feet (20’) of the back of required sidewalk.

18 ii. A lot where less than fifty percent (50%) of the street frontage is occupied by a building(s)
19 facade located within twenty feet (20’) of the back of required sidewalk may not be subdivided in such way
20 that creates a new lot. (1) that has no street frontage, or (2) where the percentage of the street frontage of
21 the original lot included in the new lot is less than the percentage of the area of the original lot included in
22 the new lot. For example, if a lot has 200 feet of street frontage and 40,000 square feet of area, a lot that is
23 subdivided off the original lot that has 50 feet of street frontage (25% of the total frontage of the original
24 parcel) may not have a total lot area greater than 10,000 square feet (25% x 40,000). The intent of this
25 requirement is to prevent circumvention of the maximum setback requirement. This example is
26 demonstrated in the following graphics:

27 iii. The width of one required street access (up to a maximum of thirty feet (30’)) may be
28 subtracted from the total parcel width when calculating the 50% frontage occupancy requirement.

29 iv. A building that does not meet the maximum setback requirements may be constructed before
30 the 50% frontage occupancy requirement is met provided that buildings that will bring the lot into
31 compliance with the 50% frontage occupancy requirement are constructed concurrently with the building
32 that does not meet the maximum setback requirement.

33 v. The maximum setback requirements do not apply to detached, single-family dwellings.

34 vi. Where at least twenty-five percent (25%) of the perimeter of a building addition is connected to
35 an existing building in the CCD-Civ zone, the following exceptions apply:

36 (i) only forty-five percent (45%) of an applicable building façade is required to comply
37 with the maximum setback requirement; and

38 (ii) where the building addition is on a lot that has frontage on both State Street and a
39 State Street Connector Street, the building addition is only required to comply with the maximum
40 setback (with respect to 45% of the applicable façade) from either State Street or a State Street
41 Connector Street.

42
43
44 **6. Entrances.**

45 a. All primary buildings in the CCD-C, CCD-E and CCD-Civ zones shall have at least one entrance
46 intended for public, daily customer, and/or resident use oriented toward a public street, public open space, or a
47 privately-owned “space open to the public”, with first priority assigned to State Street, and second priority assigned
48 to all other public streets.

49 b. Lots within the CCD-C zone with frontage on both State Street and Center Street shall have an entrance
50 on the corner where the two streets meet. However, this requirement shall not apply for building additions that meet
51 the elements of subsection 22-24-1(F)(2)(d)(vi).

52 c. Corner entrances at street intersections are encouraged throughout the CCD zones. An example of a
53 desirable corner entrance is shown in the following image
54

DRAFT Planning Commission minutes for March 20, 2019

Recommendation: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Sections 22-24-1(D) and 22-24-1(F) of the Orem City Code pertaining to design standards within the City Center District.

Mr. Cook asked if the Planning Commission had any questions for Mr. Bench. Mr. Spencer asked if this change will make someone mad. Mr. Bench said no, this only applies to the City Center District. In the future they may look at other options, but now it only affects this particular part of the ordinance. It is technical, but this allows the Library Hall to be built the way that it is proposed. Forty-five percent of the building meets the standard, but this allows the flared ends to be outside of the standard because it ties back into the City Center.

Mr. 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, Mr. 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 forward a positive recommendation to City Council to amend Sections 22-24-1(D) and 22-24-1(F) of the Orem City Code pertaining to design standards within the City Center District. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran (remotely), Carl Cook, Camille Jensen, Barry Roberts and Ross Spencer (remotely). The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Mr. Cook then called for a motion to approve the minutes of March 6, 2019. Mr. Cook moved to approve the meeting minutes for March 20, 2019. Mr. Roberts seconded the motion. Those voting aye: Mickey Cochran (remotely), Carl Cook, Camille Jensen, Barry Roberts and Ross Spencer (remotely). The motion passed unanimously.

Mr. Clark wanted to extend an invitation to everyone to Orem's Centennial Birthday party coming up on May 4th starting at 5:00 p.m. The entertainment will be Hale Center Theater, Scera, there will be dance companies performing, a band and fireworks. Come join the fun. It will be at University Place in the Orchard Park next to H&M and Forever 21.

Adjourn: Mr. Cook called for a motion to adjourn and moved to adjourn. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran (remotely), Carl Cook, Camille Jensen, Barry Roberts and Ross Spencer (remotely). The motion passed unanimously.

Adjourn: 4:59 p.m.

Jason Bench
Planning Commission Secretary

Approved: