



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
April 17, 2019

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

4:00 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

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– Vacating Hearthstone Plat A and approving the final plat of
Hearthstone Plat C located at 1129 East 920 North in the R12 zone.**

Staff recommends the Planning Commission vacate Hearthstone Plat A and approve the final plat of
Hearthstone Plat C generally located at 1129 East 920 North in the R-12 zone.

Presenter: Grant Allen

[3.1_StaffRep_Hearthstone_Plat_C_2019.04.17.docx](#)

[Map_Hearthstone_Plat_C_2019.04.17.pdf](#)

[Vicinity_Map.pdf](#)

[Hearthstone Plat C-Site Plan.pdf](#)

**3.2. PUBLIC HEARING – Approval of Il Centro Piazza Condominiums, 8th Supplemental Plat
located generally at 825 North 900 West in the PD22 zone**

Staff recommends the Planning Commission approve the plat amendment of the Il Centro Piazza
Condominiums, 8th Supplemental Plat located generally at 825 North 900 West in the PD-22 zone.

Presenter: Grant Allen

[3.2_StaffRep_Il_Centro_Piazza_Condominiums_2019.04.17.docx](#)

[Map_Il_Centro_Piazza_Condominiums_2019.04.pdf](#)

[Vicinity_Map.pdf](#)

[Exhibit_A.pdf](#)

[Exhibit A_2.pdf](#)

**3.3. PUBLIC HEARING – Vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approving
the Final Plat of Rawlings Subdivision Amended Plat B; and Vacating 3, 4, 5, 6, and 7 of
Rawlings Subdivision Plat A and approving the Final Plat of Rawlings Subdivision
Amended Plat C located generally at 1085 West 400 South in the R8 zone.**

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

Staff recommends the Planning Commission approve vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat B; and vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South in the R8 zone.

Presenter: Grant Allen

[3.3_StaffRep_Rawlings_Meadows_Plats_B___C_2019.04.17.docx](#)

[Map_Rawlings_Meadows_Plats_B___C_2019.04.pdf](#)

[Vicinity_Map.pdf](#)

[Exhibit_A.pdf](#)

[Exhibit_B.pdf](#)

4. MINUTES REVIEW AND APPROVAL

4.1. **April 3, 2019 Planning Commission Minutes**

Review and Approve

[2019-04-03.pcmmin - DRAFT.docx](#)

5. ADJOURN

Next meeting scheduled for Wednesday, May 1, 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 17, 2019	
Prepared By: Grant Allen		
Applicant: Jennifer Gale	PUBLIC HEARING – Vacating Hearthstone Plat A and approving the final plat of Hearthstone Plat C located at 1129 East 920 North in the R12 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:
- General Plan Designation:
Low Density Residential
- Current Zone: **R12**
- Acreage: **0.36**
- Neighborhood: **Canyon View**

ACTION:

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

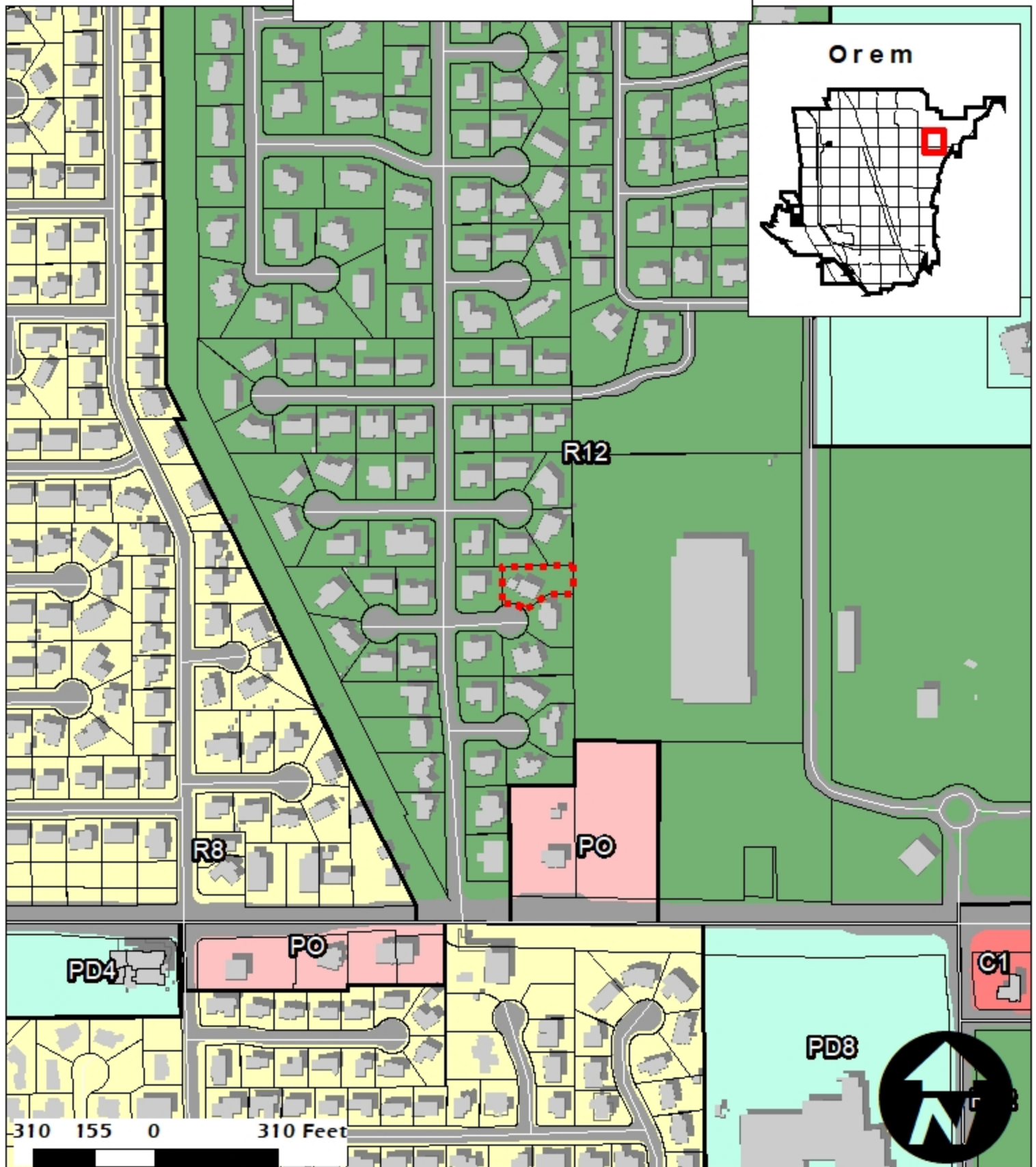
REQUEST: The applicant requests the Planning Commission approve the plat amendment of Hearthstone Plat A and approve the final plat of Hearthstone Plat C generally located at 1129 East 920 North in the R12 zone.

BACKGROUND: The applicant currently owns both parcels. The applicant desires to adjust the lot line between lots 1 and 2 through vacating the original plat and approve the final plat with the lot line adjustments. 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 vacate Hearthstone Plat A and approve the final plat of Hearthstone Plat C generally located at 1129 East 920 North in the R12 zone.



Hearthstone Plat C



◆ **Hearthstone Plat C**
R12 Zone
0.36 Acres

NEIGHBORHOOD
Canyon View

Legend
Parcels selection
Parcels
Buildings



1032 E

1048 E

1062 E

1076 E

1088 E

1116 E

1132 E

1148 E

1045 E

1061 E

1075 E

1087 E

1115 E

1131 E

1147 E

1044 E

1060 E

1080 E

1114 E

1130 E

1146 E

1059 E

1073 E

1085 E

1113 E

1129 E

1144 E

1029 E

1040 E

1058 E

1072 E

1084 E

1112 E

1128 E

1030 E

893 N

1111 E

1127 E

925 N

1029 E

1043 E

1055 E

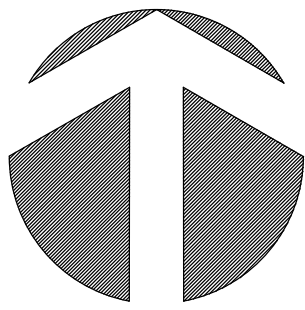
877 N

861 N

1110 E

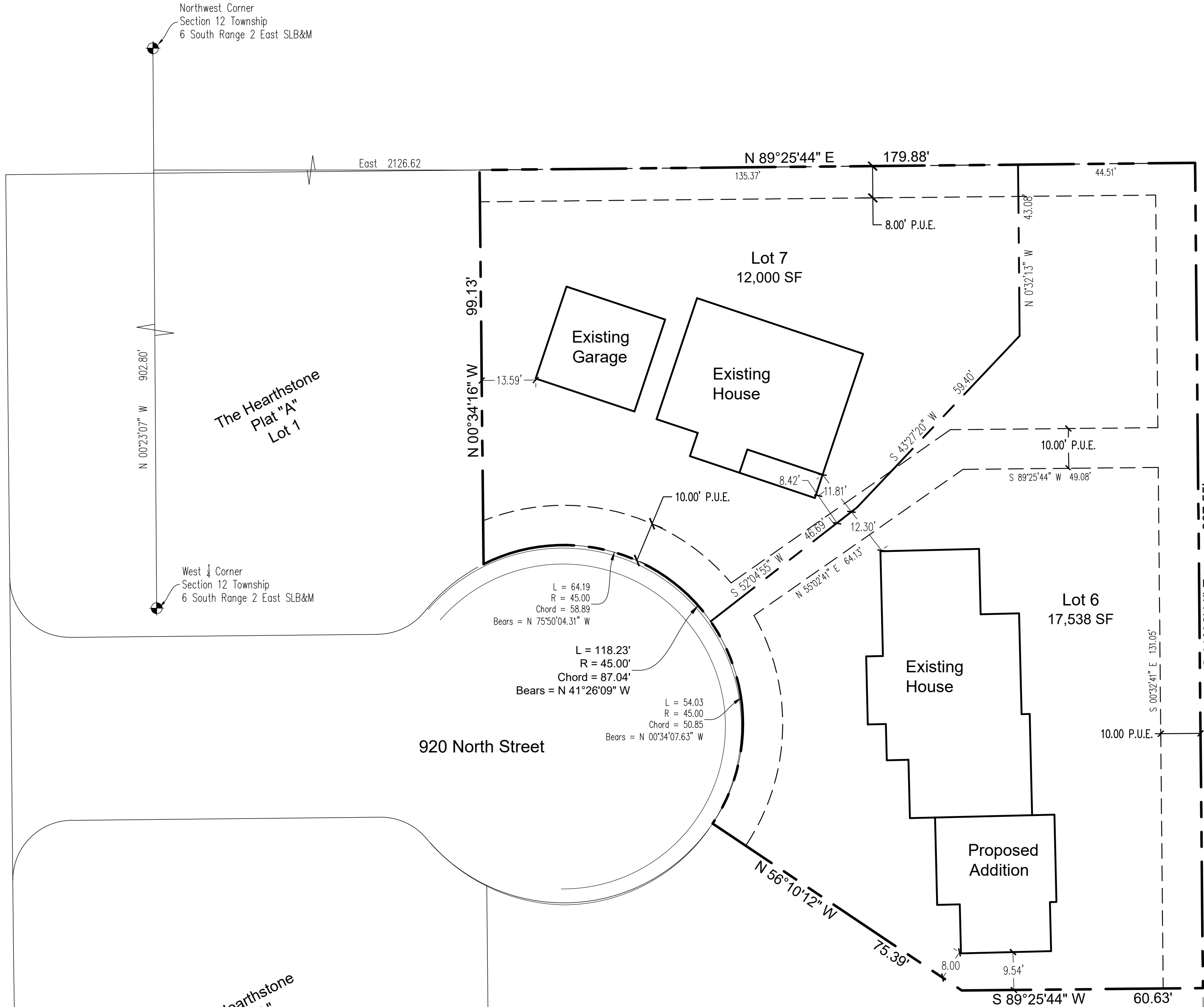
1126 E

1142 E



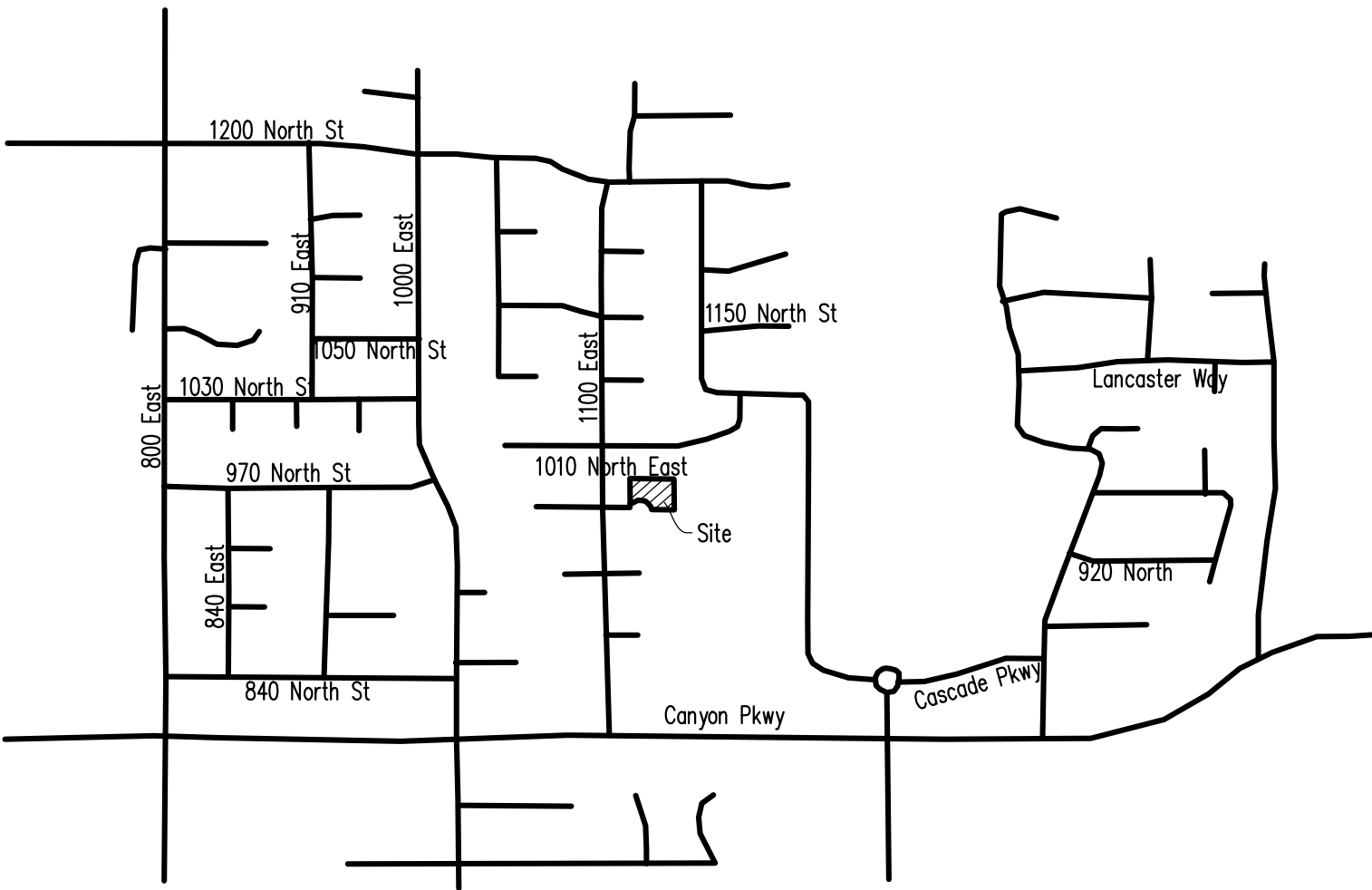
NORTH
1" = 20'

1100 East Street

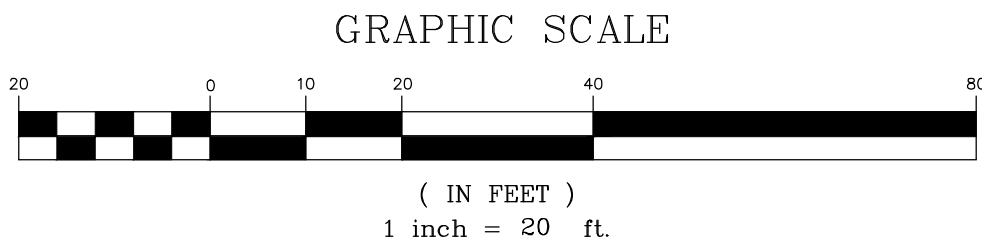


The Hearthstone
Plat "A"
Lot 5

The Hearthstone
Plat "A"
Lot 4



Vicinity Map



Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 2 & 3 The Hearthstone Plat "A". Lots 2 & 3 The Hearthstone Plat "A" is hereby vacated

Approved as to Form

City Attorney Date

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 142809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 00°23'07" West along the Section line 902.80 feet and East 2126.62 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°25'44" East 179.88 feet; thence South 00°32'41" East 207.55 feet; thence South 89°25'44" West 60.63 feet; thence North 56°10'12" West 75.39 feet; thence along the arc of a 45.00 foot radius curve to the left 118.23 feet (chord bears North 41°26'09" West 87.04 feet); thence North 00°34'16" West 99.13 feet to the point of beginning.

AREA=29,537 sq. ft. or 0.68 acre

Basis of Bearing North 00°23'07" West along the Section line

Date

Surveyor

(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20____.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

On the ____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Number _____ NOTARY PUBLIC

My Commission Expires _____ Printed Name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this ____ day of _____, A.D. 20____.

Approved: _____ City Engineer Approved: _____ City Recorder

Planning Commission Approval

Approved this ____ day of _____, 20____, by the Orem City Planning Commission.

Director-Secretary Chairman, Planning Commission Resolution No.

Conditions of Approval

Plat " C "

The Hearthstone

Including a vacation of Lots 2, 3 The Hearthstone Plat "A"

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

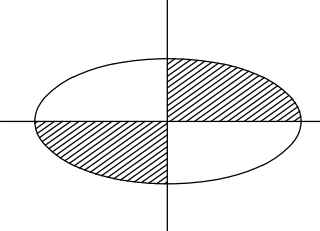
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

PREPARED BY



DUDLEY AND ASSOCIATES INC.

Item #: 3.2	Planning Commission April 17, 2019	
Prepared By: Grant Allen		
Applicant: Paul Washburn	PUBLIC HEARING – Approval of Il Centro Piazza Condominiums, 8 th Supplemental Plat located generally at 825 North 900 West in the PD-22 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:
Brian & Lisa Kelly
- General Plan Designation:

Regional Commercial

- Current Zone: **PD22**
- Acreage: **0.09**
- Neighborhood:
Timpview

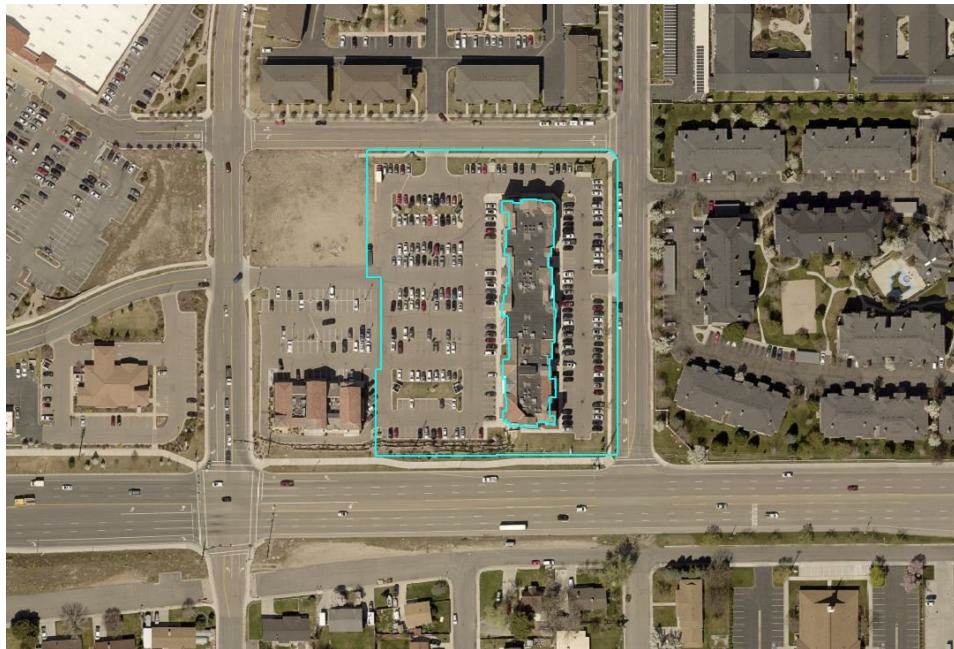
ACTION:

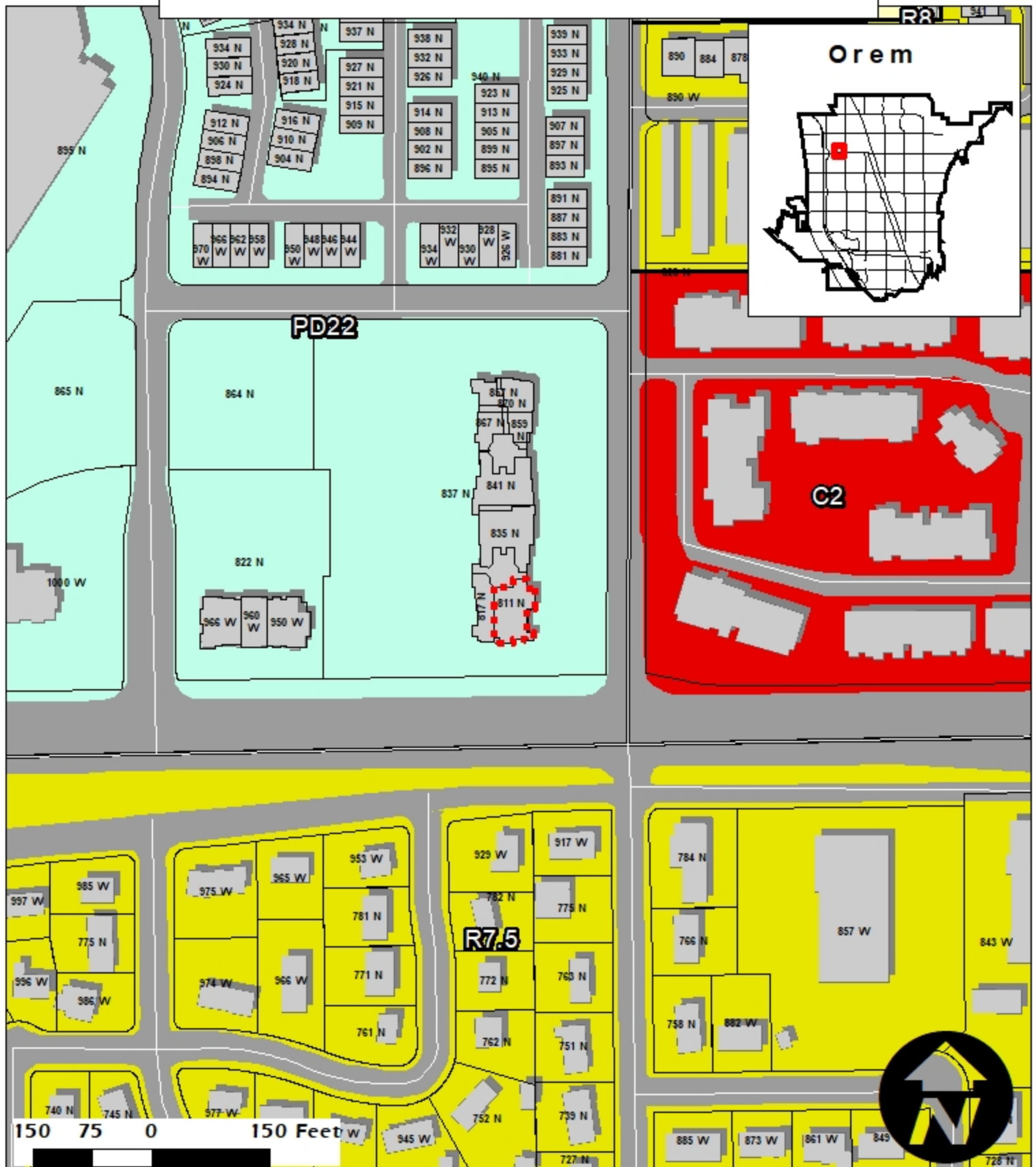
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests the Planning Commission approve the amended plat of Il Centro Piazza Condominiums, 8th Supplemental Plat located generally at 824 North 900 West in the PD-22 zone.

BACKGROUND: The applicant is modifying the line between units 308 and 309 of the 3rd floor condominiums. No other changes are proposed. 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 plat amendment of Il Centro Piazza Condominiums, 8th Supplemental Plat located generally at 825 North 900 West in the PD-22 zone.

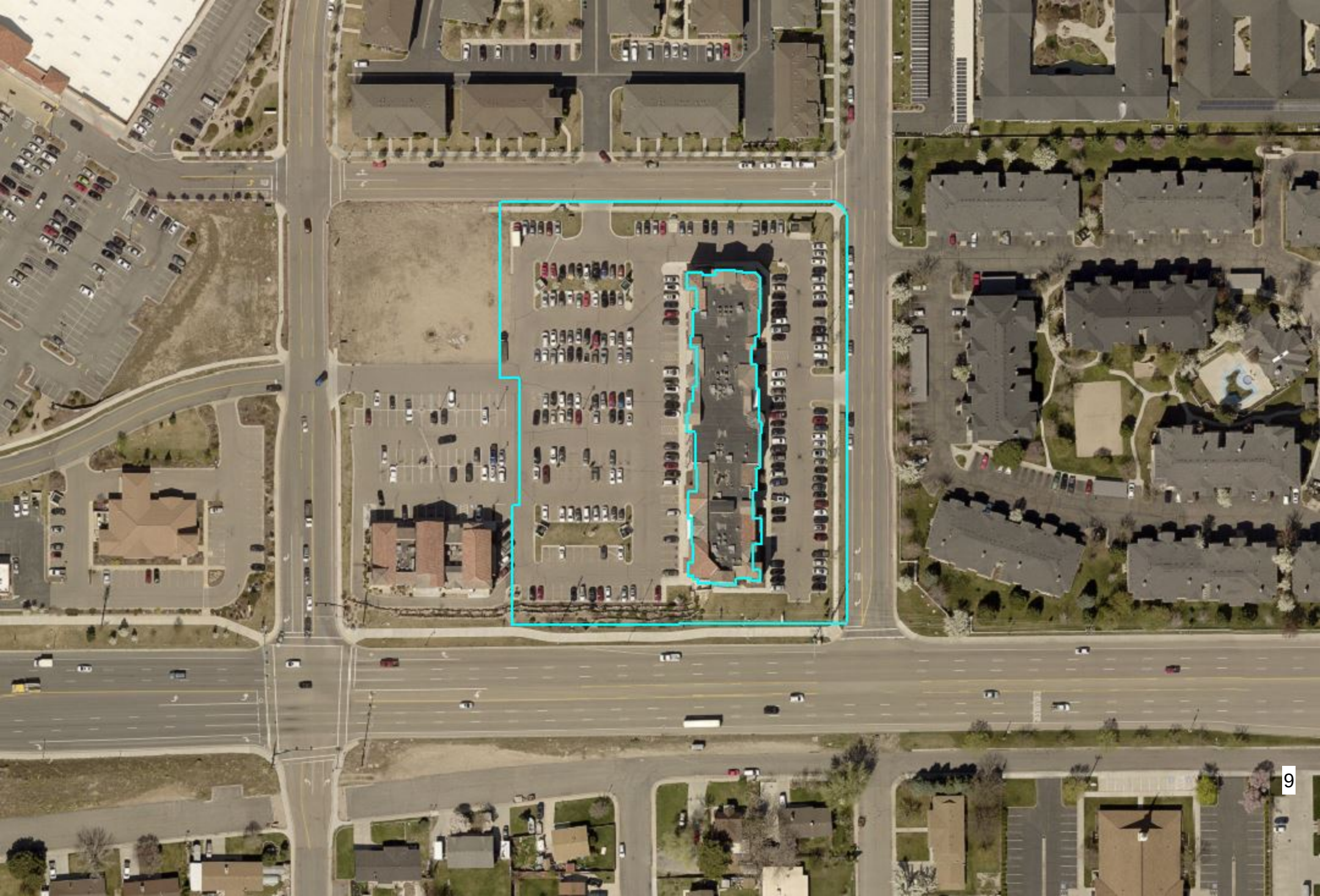


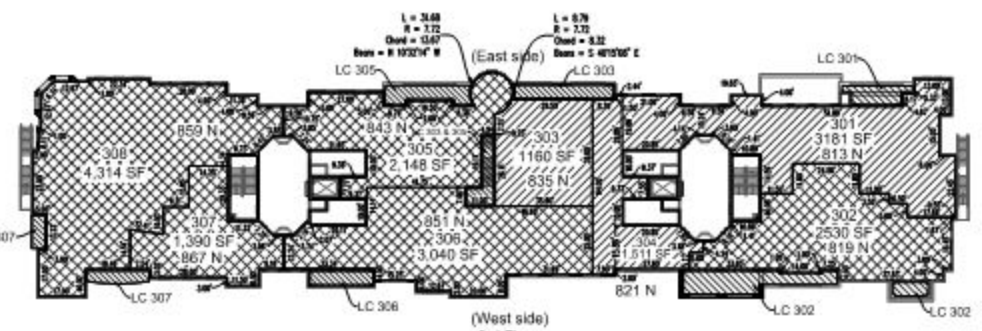
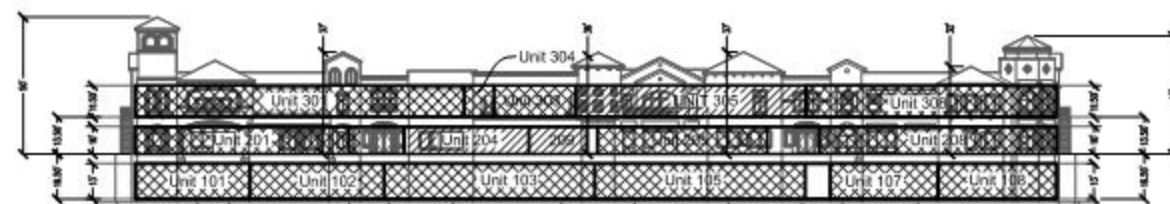
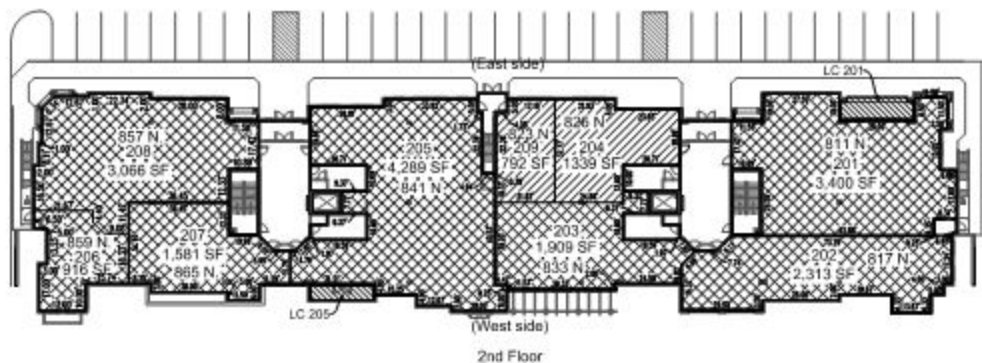
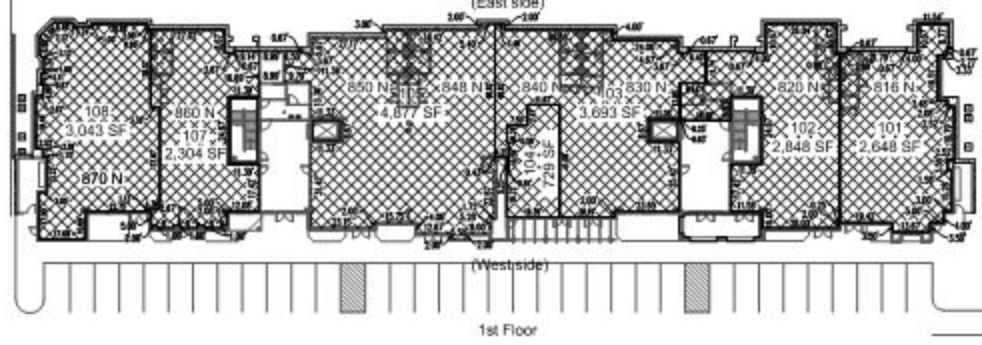


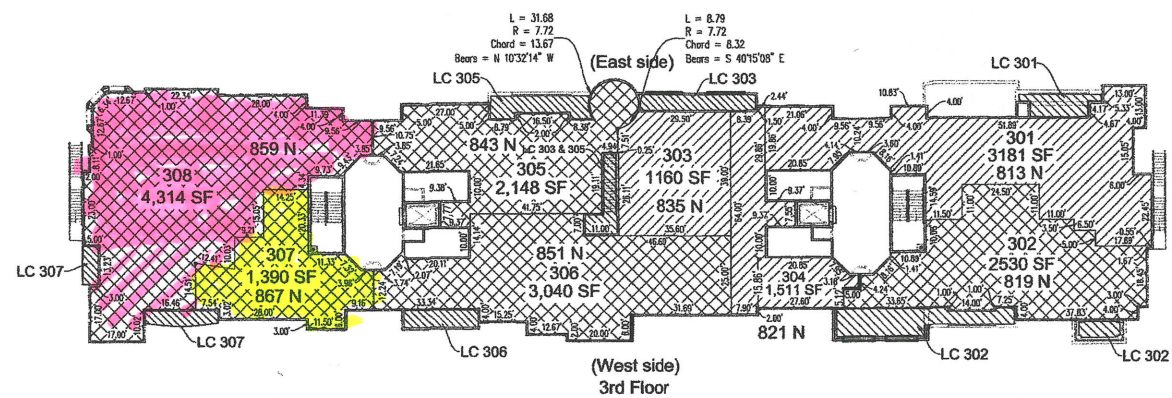
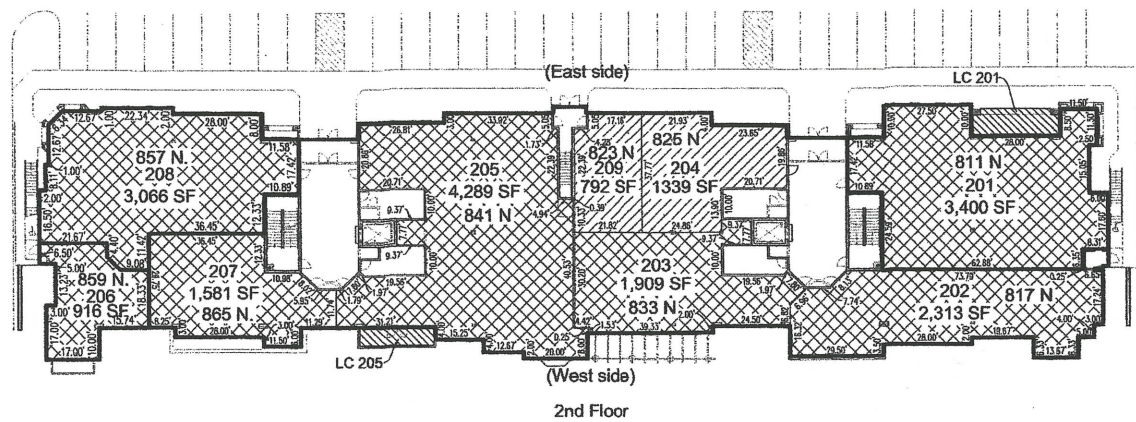
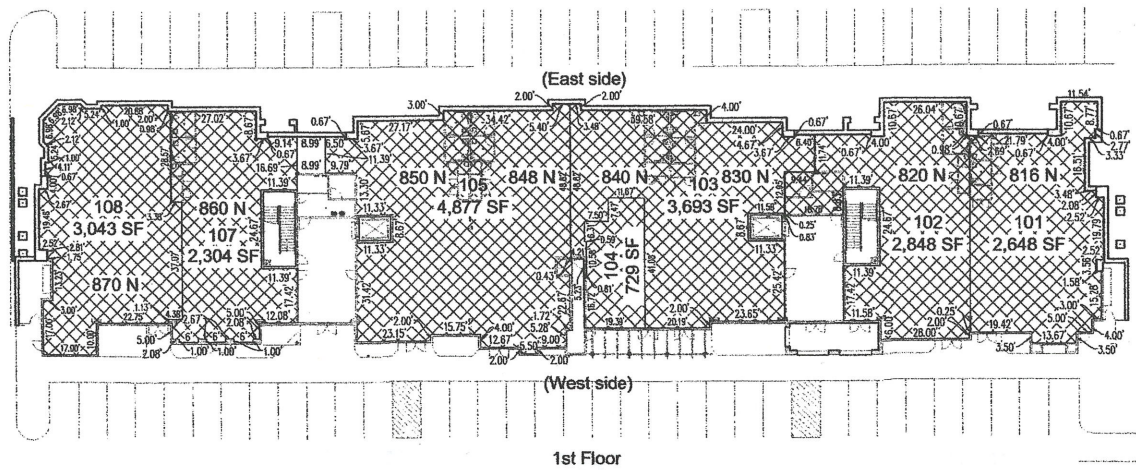
Il Centro Piazza Condominiums
PD22 Zone
0.09 Acres

NEIGHBORHOOD
Timpview
Brian & Lisa Kelly

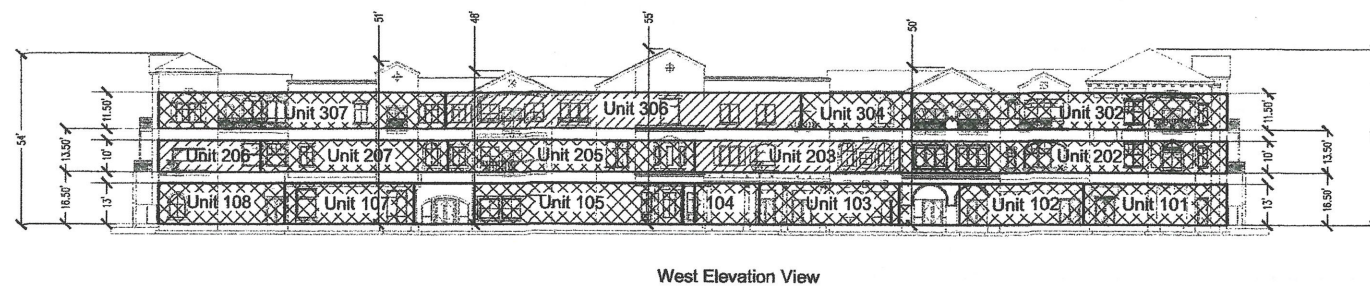
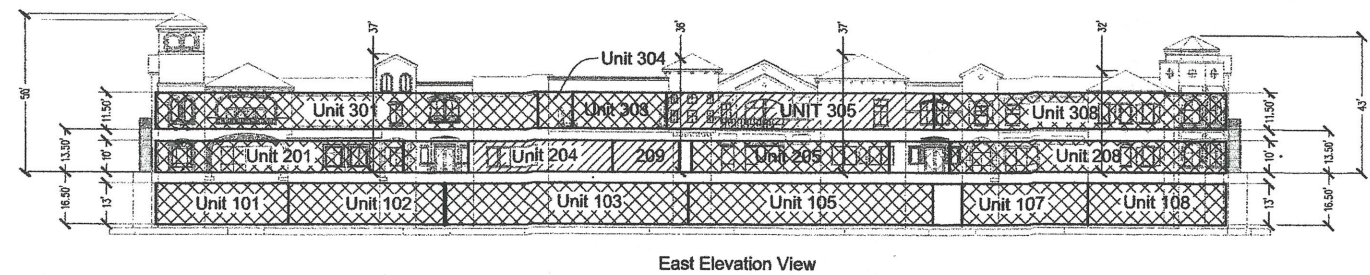
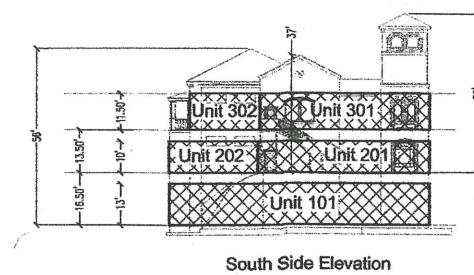
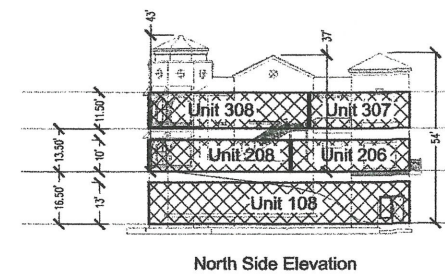
Legend
Parcels selection
Parcels
Buildings







- New Private Area
- Existing Private Area
- Limited Common Area
- Common Area



Eighth Supplemental Record of Survey Map
II Centro Piazza Condominiums
A Convertible Space Condominium

PREPARED BY

DUDLEY AND ASSOCIATES INC.

ENTRY No. _____
STATE OF UTAH _____ COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ MAP _____
Fee _____ COUNTY RECORDER _____

RECEIVED

MAR 25 2019

By _____ Sheet 2 of 2
CITY OF OREM

Item #: 3.3	Planning Commission April 17, 2019	
Prepared By: Grant Allen		
Applicant: Richmond American Homes	PUBLIC HEARING – Vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approving the Final Plat of Rawlings Subdivision Amended Plat B; and Vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approving the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South in the R8 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:

Shaun Heaton

- General Plan Designation:

Low Density Residential

- Current Zone: R8
- Acreage: N/A
- Neighborhood: **Sunset Heights East**

ACTION:

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

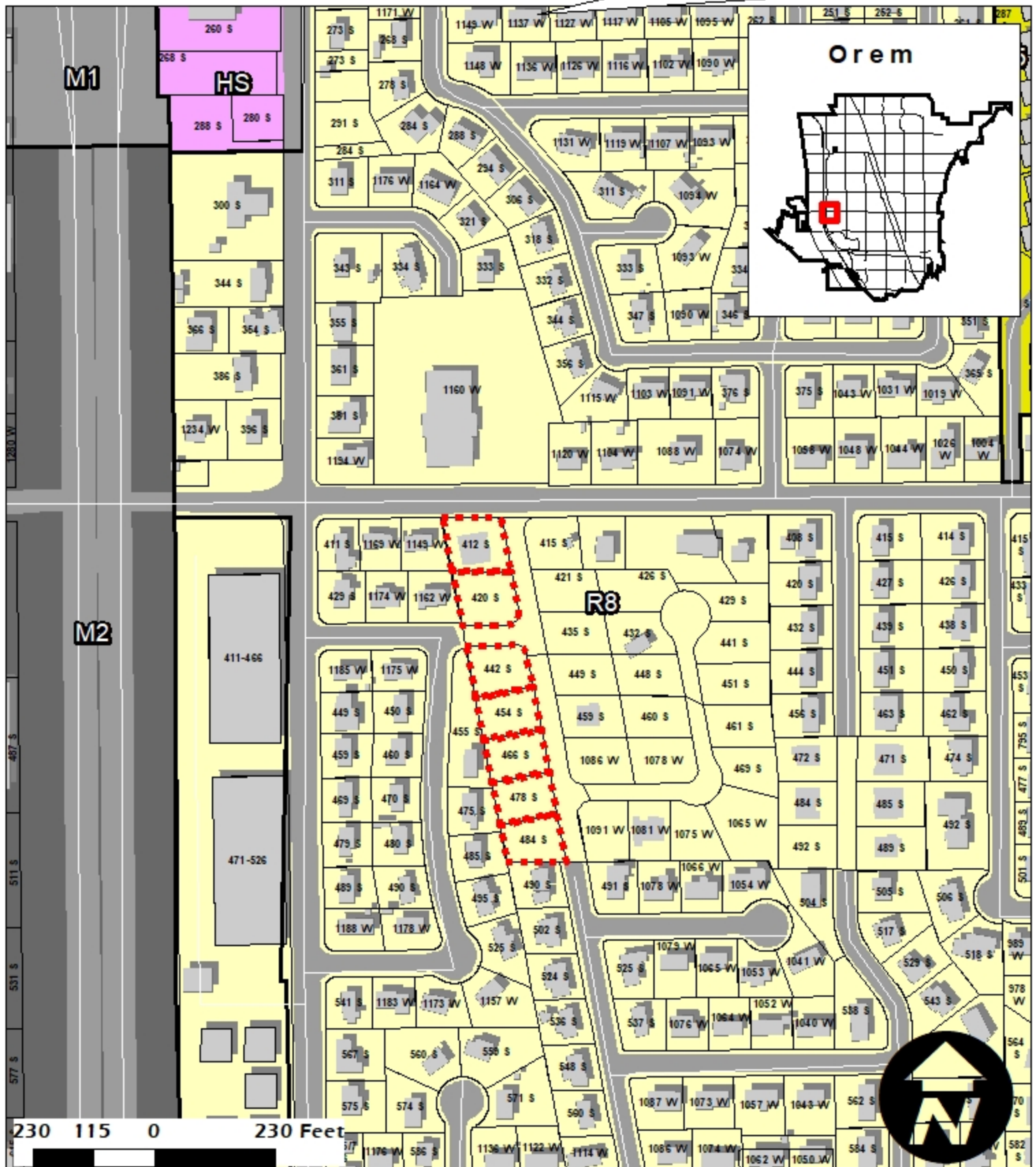
REQUEST: The applicant requests the Planning Commission approve vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approving the Final Plat of Rawlings Subdivision Amended Plat B; and Approving Vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approving the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South in the R8 zone.

BACKGROUND: There was a discrepancy discovered at the county when the previous plat was recorded. The applicant is correcting the discrepancy and adjusting the lot lines to meet existing lots and fence lines along the boundary between Rawlings subdivision lots 1-7 and properties to the west. 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 vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat B; and vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South in the R8 zone.



Rawlings Subdivision Amended Plat B & C



◆ Rawlings Subdivision Amended Plat B & C
R8 Zone
N/A Acres

NEIGHBORHOOD
Sunset Heights East
Shaun Heaton

Legend
 ■ Parcels selection
 □ Parcels
 ■ Buildings



NORTH QUARTER CORNER SECTION 21
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

400 SOUTH (PUBLIC)

NORTHEAST CORNER SECTION 21
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING:

SECTION LINE $S89^{\circ}29'10''W - 2660.17'$

2389.93'

270.24'

P.O.B.

33.00' SOUTH

N89°29'10"E - 106.22'

"NO ACCESS"

Existing Fence

MC DANIEL, HARLEY &
REBECCA
821 E 2250 N
LEHI UT 84043

1
11807 SF
0.27 AC

20' P.U.E. &
SIDEWALK
EASEMENT

N 89°59'23" W - 113.23'

S 89°59'23" E - 113.23'

DUNES PLAT A

PINNOCK ORVILLE &
PAULINE
1102 W 430 S
OREM UT 84058

2
11623 SF
0.27 AC

8' P.U.E.

N 10°56'11" W - 22.60'

22.60'

430 SOUTH (PUBLIC)

Existing Fence

RAWLING SUBDIVISION
PLAT "A"
LOT 3

RAWLING SUBDIVISION
PLAT "A"
LOT 31

RAWLING SUBDIVISION
PLAT "A"
LOT 30

RAWLING SUBDIVISION
PLAT "A"
LOT 4

RAWLING SUBDIVISION
PLAT "A"
LOT 29

STATE PLANE COORDINATES

PT	NORTHING	EASTING
A	712738.55	1937661.68
B	712707.68	1937931.83
C	712708.94	1938038.01
D	712692.53	1938048.89
E	712533.47	1938078.00
F	712504.16	1938056.37
G	712502.88	1938034.94
H	712502.88	1937971.46

GRID FACTOR = 0.999706087

NOTE:
1. DISTANCES IN PARENTHESIS ARE GRID DISTANCES.

2. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

3. ANY WATER LATERALS MOVED AFTER PAVEMENT SHALL HAVE A \$5,000 ROAD CUT FEE.

4. THE CANAL COMPANY VACATES THEIR RIGHT TO THE EXISTING PRESCRIPTIVE EASEMENT UPON RECORDATION OF THE PLAT AND CONSTRUCTION OF THE NEW CANAL PIPING.

5. OREM CITY VACATES THE DRAINAGE EASEMENT ENTRY NO. 4365 DEC. 22, 1977 UPON RECORDATION OF THE FINAL PLAT.

6. ALL LOTS SUBJECT TO A 20' PUE & SIDEWALK EASEMENT ALONG ALL STREETS AND AN 8' PUE ALONG THE BACK OF LOTS ALONG THE OUTSIDE BOUNDARY.

Curve	Radius	Arc Length	Chord	
			Delta	Direction
C1	25.00	20.24	46°23'11"	S 33°33'42" E
C2	25.00	40.63	90°34'01"	S 36°24'54" W
C3	181.00	21.49	6°48'05"	S 86°35'58" W

LEGEND

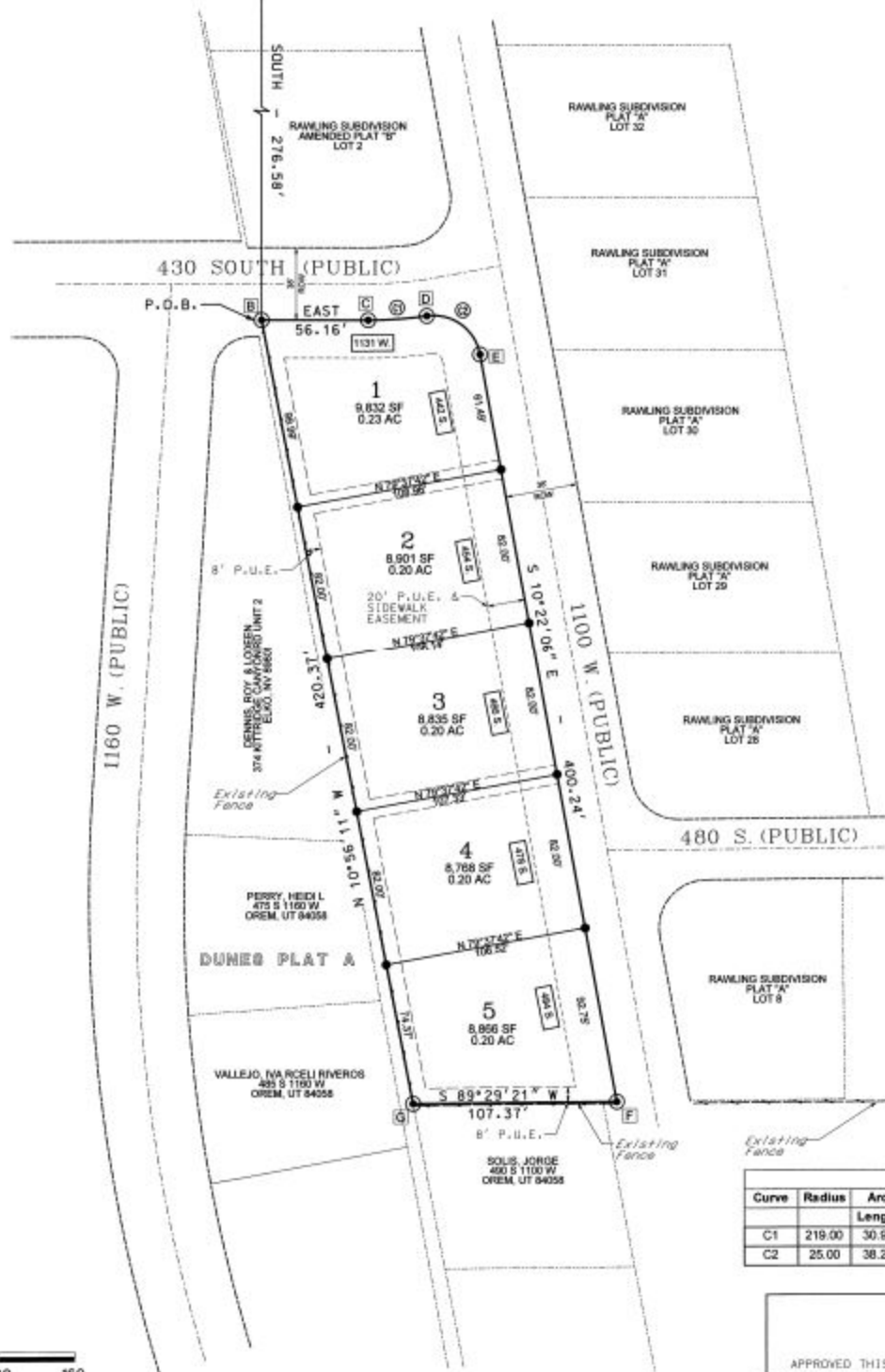
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- 20' PUE / SIDEWALK EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- 5/8" x 24" REBAR & PLASTIC CAP
- SECTION CORNER
- SUBDIVISION BERRY CORNER
- EXISTING FENCE

SCALE (FEET)

0 30 60 90 120

15
CONDITIONS OF Approval

317.23' 2389.93'



- NOTE:
1. DISTANCES IN PARENTHESIS ARE GRID DISTANCES.
2. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
3. ANY WATER LATERALS MOVED AFTER PAVEMENT SHALL HAVE A \$5,000 ROAD CUT FEE.
4. THE CANAL COMPANY VACATES THEIR RIGHT TO THE EXISTING PRESCRIPTIVE EASEMENT UPON RECORDATION OF THE PLAT AND CONSTRUCTION OF THE NEW CANAL PIPING.
5. OREM CITY VACATES THE DRAINAGE EASEMENT ENTRY NO. 43851 DEC. 22, 1977 UPON RECORDATION OF THE FINAL PLAT.
6. ALL LOTS SUBJECT TO A 20' PUE & SIDEWALK EASEMENT ALONG ALL STREETS AND AN 8' PUE ALONG THE BACK OF LOTS ALONG THE OUTSIDE BOUNDARY.

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- 20' PUE/ SIDEWALK EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- 5/8" x 24" REBAR & PLASTIC CAP
- SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- EXISTING FENCE

STATE PLANE COORDINATES

PT	NORTHING	EASTING
A	712738.55	1937661.68
B	712464.90	1937978.80
C	712464.10	1938034.94
D	712467.07	1938065.75
E	712446.03	1938093.85
F	712053.24	1938165.86
G	712052.28	1938058.53

GRID FACTOR = 0.999706087

Curve	Radius	Arc Length	Delta	Chord Length	Chord Direction
C1	219.00	30.92	08°05'10"	30.89	N 85°57'20" E
C2	25.00	38.28	87°43'13"	34.65	S 54°13'43" W

APPROVED AS TO FORM

APPROVED THIS _____ DAY OF _____, A.D. 20____

WEST UNION CANAL COMPANY

APPROVED AS TO FORM

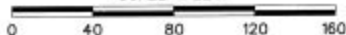
APPROVED THIS _____ DAY OF _____, A.D. 20____

CITY ATTORNEY



CONDITIONS OF APPROVAL

SCALE (FEET)



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
April 3, 2019

The following items are discussed in these minutes:

Conditional Use Permit for an accessory structure at 1387 N 430 East – Positive Recommendation to City Council

Site Plan – Library Hall Auditorium located at 56 N State Street – Approved

Public Hearing – Amending a portion of Appendix A of the Orem City Code pertaining to SLU codes 6371, 6372 and 6377 – Positive Recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

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

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and 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; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from March 20, 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. Chair Spencer called the Planning Commission meeting to order and asked Mr. Moulton, Planning Commission member, to offer the invocation.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and 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; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Sam Kelly, City Engineer

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

Agenda Item 3.1 is a request by Dave Rasmussen to request 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.

DRAFT Planning Commission minutes for April 3, 2019

1



Staff Presentation: 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.

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

Chair Spencer invited the applicant to come forward. Wes Holcombe introduced himself. Mr. Cook asked what the finish on the top gable of the structure was. Mr. Holcombe said it is going to be board-and-batten that will match the board-and-batten on the house. Mr. Spencer asked if there will be trees between this building and the wall. Mr. Holcombe said yes, there will be trees planted.

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.

When no one came forward, 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. Cook moved to 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. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and 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 approve the site plan of the Library Hall Auditorium located generally 56 North State Street in the City Center District – Civic Zone.



Staff Presentation: 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.

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

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer asked what kind of trees were going to be planted to replace the trees that were removed. Mr. Bench said there is a list of approved trees for the City Center District they will be required to use in the park strip. The type of interior trees to be planted will be up to the urban forester. Mr. Clark said the new trees trunks will be two-three inches in diameter when they are first planted. Mr. Moulton said the City has needed this for a long time and he is glad to see it happening.

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 site plan of the Library Hall Auditorium located generally at 56 North State Street in the City Center District – Civic Zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Ms. Guffin to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Development Services and the City of Orem to request 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.

Staff Presentation: 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.

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

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

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1 Land Use Codes 6371 *Climate Controlled Storage Units*, 6372 *Personal Storage Units*, and 6377 *Vault Storage*
2 *Units* by changing the uses from “permitted” to “not permitted” in the M1 zone.

3
4 Chair Spencer asked if the Planning Commission had any questions for Ms. Guffin. Mr. Spencer said this was
5 discussed in the pre-meeting that this is to hopefully attract other uses to this zone that will benefit the City more.

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

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

12
13 **Planning Commission Action:** Mr. Cochran moved to forward a positive recommendation to City Council to
14 amend a portion of Appendix A of the Orem City Code pertaining to Standard Land Use Codes 6371 *Climate*
15 *Controlled Storage Units*, 6372 *Personal Storage Units*, and 6377 *Vault Storage Units* by changing the uses from
16 “permitted” to “not permitted” in the M1 zone. Mr. Spencer seconded the motion. Those voting aye: Mickey
17 Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion
18 passed unanimously.

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20 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for
21 a motion to approve the minutes of March 20, 2019. Mr. Cook moved to approve the meeting minutes for March 20,
22 2019. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David
23 Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

24
25 **Adjourn:** Chair Spencer called for a motion and moved to adjourn. Mr. Cochran seconded the motion. Those voting
26 aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker.
27 The motion passed unanimously.

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29 **Adjourn:** 4:48 p.m.

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Jason Bench
Planning Commission Secretary

Approved: