

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
May 1, 2019

The following items are discussed in these minutes:

- Amending Section 17-8-2(F), Hillside Developments, of the Orem City Code - Continued
- Vacating Lot 1 of Royalty Ranch Estates Plat H and approving the Final Plat of Royalty Ranch Estates Plat J - Approved
- Amending multiple Sections and Appendix VV of the Orem City Code by updating landscaping requirements in all zones – Positive Recommendation to City Council
- Amending Section 22-5-3(A) and the Zoning Map by changing the zoning located generally at 759 E Timpanogos Parkway (Abbey Lane) from PD-6 to the PRD zone - Continued

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; Jason W. Bench, Planning Division Manager; Grant Allen, Planner; Emily Guffin, Long Range Planner; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Ryan L. Clark, Development Services Director; Jenna Albers, Long Range Planner and Sam Kelly, City Engineer; Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from April 17, 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. Cook, 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; Jason W. Bench, Planning Division Manager; Grant Allen, Planner; Emily Guffin, Long Range Planner; 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: Ryan L. Clark, Development Services Director; Jenna Albers, Long Range Planner and Sam Kelly, City Engineer

Chair Spencer announced that **Agenda Item 3.1** was to be continued.

Agenda Item 3.1 is a request by Development Services to request the City amend 17-8-2(F) of the Orem City Code “Section 7010 of the Uniform Building Code,” and adding Chapter 18, Sections 1803 and 1804 of the International Building Code.

Planning Commission Action: Mr. Cook moved to continue amending 17-8-2(F) of the Orem City Code “Section 7010 of the Uniform Building Code,” and adding Chapter 18, Sections 1803 and 1804 of the International Building Code to the May 22, 2019 meeting. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl

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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 Shane Adams to request the Planning Commission approve vacating Lot 1 of Royalty Ranch Estates Plat H and approving the Final Plat of Royalty Ranch Estates Plat J located generally at 924 East 200 South in the R8 zone.



Staff Presentation: The applicant seeks to add a garage on the deep lot to the south of the current lot. Accessory structures are not allowed on a separate lot. The applicant is combining the current lot with the deep lot.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve vacating Lot 1 of Royalty Ranch Estates Plat H and approving the Final Plat of Royalty Ranch Estates Plat J located generally at 924 East 200 South 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. Crystal Adams introduced herself. Mr. Moulton asked if there was a particular reason the Public Utility Easement (PUE) was not vacated. Ms. Adams said they tried but were told there was a utility there so the easement needed to be there. Roger Dudley said there may be a utility line that goes around the original lot. Mr. Bench said right now it does not encumber what the applicant is proposing to do, but it may need to be vacated in the future.

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. Moulton moved to approve vacating Lot 1 of Royalty Ranch Estates Plat H and approving the Final Plat of Royalty Ranch Estates Plat J located generally at 924 East 200 South in the R8 zone. Mr. Spencer 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. Bench to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Development Services to request the Planning Commission forward a positive recommendation to the City Council to amend Sections 22-2, 22-6-10(F)(5); 22-6-10(G)(7); 22-7-12, 22-8-8(B)(4); 22-8-9, 22-9-7; 22-11-13(D)(5)(a); 22-11-16(E)(8)(a); 22-11-22(E)(1)(b); 22-11-23(B)(6)(b); 22-11-24(E)(18); 22-11-27(O)(6)(a); 22-11-28(N)(Landscaping)(a); 22-11-29(M)(3),(6)(a); 22-11-33(P)(7); 22-11-35(L)(5)(a); 22-11-36(F)(11)(a); 22-11-42(G)(6)(a); 22-11-43(F)(9)(a); 22-11-44(G)(5)(a); 22-11-45(H)(5); 22-11-46(G)(5)(c); 22-11-47(H)(4)(c); 22-11-50(F)(10)(a); 22-11-51(H)(8)(a); 22-11-52(H)(10)(a); 22-11-53(H)(8)(a); 22-11-54(H)(9)(a); 22-11-56(H)(12)(a); 22-11-60(H)(10)(a); 22-11-61(I)(3)(a); 22-12-2(J)(5)(a); 22-12-7(O)(9)(a); 22-14-13; 22-14-7(B)(1); 22-14-14(A)(3); 22-15-2 and enacting Appendix VV of the Orem City Code by updating landscaping requirements in all zones.

Staff Presentation: Orem staff has been coordinating with various committees and residents regarding landscape ordinance changes since the beginning of 2018. During March of 2018, the Beautification Commission and Natural Resources Stewardship Committee reviewed research that was gathered by the Brigham Young University student team and initial language for the ordinance. Residents were polled through Imagine Orem survey post and in person surveys conducted at University Place Mall. The questions polled residents regarding the various landscape elements, both currently in the code and ones they desired to be added, and the percentages of vegetation that should

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be included in landscaping. Furthermore, an additional survey was conducted at the Utah Water Conservation District on April 4, 2018; polling residents before and after the meeting. On April 18, 2018 the Planning Commission held a work session to review the survey findings, a draft of the proposed code updates, and review the process used by the BYU team.

Orem staff proceeded forward with the public information gathered and ordinance language, making changes from June through August of 2018. The Beautification Commission reviewed the ordinance language and approved it during the August 27, 2018 meeting. Natural Resources Stewardship Committee also reviewed the proposed ordinance during the December 6, 2018 meeting.

Planning Commission gave feed back to the proposed ordinance at the January 16, 2019 work session. Resulting in a final round of staff edits in preparation for the proposed ordinance to go to Planning Commission and later City Council.

Updates in the code will make the language concise and consistent throughout the code. Also, the updates will reduce vegetation coverage in landscaped areas from 70 percent to 50 percent. Appendix VV provides a list of native, drought-tolerant plant species. The intent is to provide residents the option of including xeriscaping on their property if they so choose.

Recommendation: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Sections 22-2, 22-6-10(F)(5); 22-6-10(G)(7); 22-7-12, 22-8-8(B)(4); 22-8-9, 22-9-7; 22-11-13(D)(5)(a); 22-11-16(E)(8)(a); 22-11-22(E)(1)(b); 22-11-23(B)(6)(b); 22-11-24(E)(18); 22-11-27(O)(6)(a); 22-11-28(N)(Landscaping)(a); 22-11-29(M)(3),(6)(a); 22-11-33(P)(7); 22-11-35(L)(5)(a); 22-11-36(F)(11)(a); 22-11-42(G)(6)(a); 22-11-43(F)(9)(a); 22-11-44(G)(5)(a); 22-11-45(H)(5); 22-11-46(G)(5)(c); 22-11-47(H)(4)(c); 22-11-50(F)(10)(a); 22-11-51(H)(8)(a); 22-11-52(H)(10)(a); 22-11-53(H)(8)(a); 22-11-54(H)(9)(a); 22-11-56(H)(12)(a); 22-11-60(H)(10)(a); 22-11-61(I)(3)(a); 22-12-2(J)(5)(a); 22-12-7(O)(9)(a); 22-14-13; 22-14-7(B)(1); 22-14-14(A)(3); 22-15-2 and enact Appendix VV of the Orem City Code.

Chair Spencer asked if the Planning Commission had any questions for Mr. Bench. Mr. Spencer asked if Mr. Bench knew what artificial turf looks like ten years on. Mr. Bench said the ordinance specifies the specifications of the artificial turf and it has to be installed per manufacturer instructions. Mr. Staker said he would think the quality Mr. Bench described is at least twenty years. Mr. Bench said there is a lot of technology now, but like any landscape it will have to be refreshed over time.

Mr. Spencer asked how the fifty percent will be enforced. Mr. Bench said it will be on a complaint basis, staff will not drive around the city. The Neighborhood Preservation Unit (NPU) would go out and educate on what can and cannot be done, it will be case by case. Mr. Spencer asked if Appendix VV is part of the ordinance. Mr. Bench said it will be part of the ordinance as a reference document. It is not a required plant list just a short list of drought tolerant plants.

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.

Angela Moulton said this is something that has been discussed for a couple of years. She would encourage the City to lower the percentage. Utah is a desert and the population is growing. There needs to be a way to lower the water usage. In her opinion the fifty percent does not go far enough. There is a need to find ways as a City and a community to educate people on the best ways to maintain our yards with a minimum amount of water. If a sprinkler system is needed, that is using too much water. Residents could have a yard in the back yard and in the front have nice landscaping with minimum water usage. The water is being wasted and running down the street. The public needs to be educated on how they can limit the amount of water they use and make sure there are resources available for them to really limit the amount of water used. She would like to eventually see that percentage lower than the fifty percent getting to a point where the water usage is limited, especially in the front yards.

Mr. Spencer asked what the City's water situation is and where does it come from. Mr. Bench said the city has plenty of water to go around. The City has wells that supplement the water that comes through our system from the aquifer. The majority of the City's water comes from Central Utah Water. The City has eight current wells and is

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looking to drill another one. The City in the early days, 1930's and 1940's, did a great service for the citizens today because they planned ahead and acquired all the water rights that they could, so we now have enough water to meet our needs. The majority of water use is for landscaping. Part of this ordinance is to conserve this valuable resource even though we have plenty now.

Mr. Bench said the City is replacing all the water meters with smart meters to save money. The City is always looking for ways to save water. There is an ability to use this ordinance to an advantage and use xeriscape, waterwise or drip irrigation system. The City is committed to doing that over time.

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. Cochran moved to forward a positive recommendation to City Council to amend Sections 22-2, 22-6-10(F)(5); 22-6-10(G)(7); 22-7-12, 22-8-8(B)(4); 22-8-9, 22-9-7; 22-11-13(D)(5)(a); 22-11-16(E)(8)(a); 22-11-22(E)(1)(b); 22-11-23(B)(6)(b); 22-11-24(E)(18); 22-11-27(O)(6)(a); 22-11-28(N)(Landscaping)(a); 22-11-29(M)(3),(6)(a); 22-11-33(P)(7); 22-11-35(L)(5)(a); 22-11-36(F)(11)(a); 22-11-42(G)(6)(a); 22-11-43(F)(9)(a); 22-11-44(G)(5)(a); 22-11-45(H)(5); 22-11-46(G)(5)(c); 22-11-47(H)(4)(c); 22-11-50(F)(10)(a); 22-11-51(H)(8)(a); 22-11-52(H)(10)(a); 22-11-53(H)(8)(a); 22-11-54(H)(9)(a); 22-11-56(H)(12)(a); 22-11-60(H)(10)(a); 22-11-61(I)(3)(a); 22-12-2(J)(5)(a); 22-12-7(O)(9)(a); 22-14-13; 22-14-7(B)(1); 22-14-14(A)(3); 22-15-2 and enact Appendix VV of the Orem City Code. Mr. Cook 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 announced that **Agenda Item 4.1** was to be continued.

Agenda Item 4.1 is a request by Scott McQuarrie to request the City rezone approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone.

Planning Commission Action: Mr. Staker moved to continue rezoning approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone to the May 22, 2019 meeting. Ms. Jensen 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.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion and moved to approve the minutes of April 17, 2019. 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.

Mr. Bench wanted to remind everyone of Orem's birthday bash this Saturday, May 4th. Bring your families.

Adjourn: Chair Spencer called for a motion and moved to adjourn. 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.

Adjourn: 5:05 p.m.

Jason Bench
Planning Commission Secretary

Approved: May 22, 2019

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