

CITY OF OREM
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.



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.

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

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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.

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.

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

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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.

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.

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

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	~~NP~~	P	P	N
6372	Personal Storage Units	N	N	N	N	N	N	N	N	N	N	N	N	N	~~NP~~	P	N	N
6377	Vault Security Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	~~NP~~	P	P	N

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.

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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. Cochran moved to 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. 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.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion to approve the minutes of March 20, 2019. Mr. Cook moved to approve the meeting minutes for March 20, 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.

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: 4:48 p.m.

Jason Bench
Planning Commission Secretary

Approved: April 17, 2019