

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
June 26, 2019

The following items are discussed in these minutes:

- Public Hearing – Plat amendment of TPPE, LC Commercial plat and site plan for Evelyn Orem Creative Park located at 1340 W 760 North – Approved
- Site Plan – Approval of University Place Office, Parking Structure and Anchor located at 500 E Park Avenue – Approved
- Public Hearing – Adoption of the Stonewood/Lakeridge and the Orem/Sharon/Hillcrest Neighborhood Plans in Appendix Z of the Orem General Plan – Positive Recommendation to City Council
- Preliminary Plat – Approval of Victoria Park Plat F located at 660 E 700 North – Continued to July 10, 2019

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Vice-Chair Staker called the Study Session to order.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts 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: Ross Spencer, Planning Commission member; Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from June 5, 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. Vice-Chair Staker called the Planning Commission meeting to order offered the invocation.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts 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: Ross Spencer, Planning Commission member; Sam Kelly, City Engineer

Agenda Item 3.4 is a request by Susan Harding for the Planning Commission to approve the preliminary plat of Victoria Park, Plat F located at 660 East 700 North in the R8 zone.

Planning Commission Action: Per the applicant's request before the meeting, Mr. Cook moved to continue the preliminary plat of Victoria Park Plat F located at 660 East 700 North in the R8 zone to the July 10, 2019 Planning Commission meeting. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Vice-Chair Staker asked Mr. Allen to introduce **Agenda Item 3.1:**

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

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Agenda Item 3.1 is a request by Eric Budge for the Planning Commission to approve the plat amendment of TPRE, L.C. Commercial plat and site plan for Evelyn Orem Creative Park located at 1340 West 760 North in the M2 Zone.

Staff Presentation: The applicant is seeking to develop this site with two office warehouse structures containing a total of 19,400 square feet of warehouse space and 4,430 square feet of office space.



The applicant is amending the plat to change the Limited Common parking, adjusting for the layout of the proposed structures. Parking in the M2 zone requires 1 stall per 750 square feet of warehouse space and 1 stall per 250 square feet of office space. The parking provided for the new structures is 51 stalls, surpassing the minimum required 45 stalls.

Both structure heights are within height requirement of the ordinance at 23 feet and 36 feet. The proposed elevations consist of concrete block walls that will match the nearby existing building to the north. The proposed landscaping and overall plan comply with the requirements of the M2 zone.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment of TPRE, L.C. Commercial plat and site plan for Evelyn Orem Creative Park located at 1340 West 760 North in the M2 Zone.

Vice-Chair Staker asked if the Planning Commission had any questions for Mr. Allen.

Vice-Chair Staker invited the applicant to come forward. Eric Budge introduced himself but had nothing to add to Mr. Allen's presentation.

Vice-Chair Staker 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, Vice-Chair Staker 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 approve the plat amendment of TPRE, L.C. Commercial plat and site plan for Evelyn Orem Creative Park located at 1340 West 760 North in the M2 Zone. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Vice-Chair Staker asked Mr. Allen to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by University Mall Shopping, LC for the Planning Commission to approve the site plan of University Place Office, Parking Structure and Retail Anchor located generally at 500 East Park Avenue in the PD34 zone.



Staff Presentation: The applicant is seeking to build a 5-story parking structure with 273 parking stalls, with a 3-story 70,000 square foot office building on top of the parking structure. They are demolishing an existing anchor (207,537 square feet) and rebuilding a 195,000 square foot anchor.

The parking structure will have an architectural skin on the exterior of the parking structure to ensure a seamless façade for the office structure on top. The parking, landscaping comply with the requirements of the PD34 zone.

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

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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 University Place Office, Parking Structure and Retail Anchor located generally at 500 East Park Avenue in the PD34 zone.

Vice-Chair Staker asked if the Planning Commission had any questions for Mr. Allen.

Vice-Chair Staker invited the applicant to come forward. Kathy Olson introduced herself but had nothing to add to Mr. Allen's presentation.

Vice-Chair Staker 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, Vice-Chair Staker 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 University Place Office, Parking Structure and Retail Anchor located generally at 500 East Park Avenue in the PD34 zone. Mr. Roberts seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Vice-Chair Staker asked Ms. Guffin to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Development Services for the Planning Commission to forward a positive recommendation to City Council to adopt the Stonewood and Lakeridge Neighborhood Plan and the Orem, Sharon, and Hillcrest Neighborhood Plan in Appendix "Z" of the Orem General Plan.

Staff Presentation: The Stonewood and Lakeridge Neighborhood Plan and the Orem, Sharon, and Hillcrest Neighborhood Plan were created by participating neighborhood residents and Orem City planning staff. It was developed to record residents' visions for the neighborhood and potential ways to achieve those visions, as well as residents' concerns about how the neighborhood is currently developing. While neighborhood plans are not designed to solve all problems immediately, they allow the local community to influence planning in their neighborhood and guide future development in a way that is cohesive with the neighborhood character.

The creation of these two plans was guided by two advisory committees – one for the Stonewood and Lakeridge neighborhood and one for the Orem, Sharon, and Hillcrest neighborhood. These advisory committees met eight times over the past several months to hear from city staff members in each department, formulate a vision statement to reflect their aspirations for the future of the neighborhood, and list goals to achieve those aspirations. Many of the themes for the neighborhoods' vision statements included maintaining the single-family, residential character of the neighborhood and ensuring that the neighborhoods stay safe, clean, and family-friendly. Other themes included working to increase pedestrian and bicycle safety and implementing new bike routes as well as looking into new and innovative public transit options that can help reduce the increased traffic congestion the neighborhoods have been experiencing. Lastly, residents expressed desire in ensuring that new development is constructed in a way that respects residents' desires and limited to areas on the State Street and University Parkway corridors.

The plan document itself contains seven different sections: current demographics, land use, transportation, economic development, public works, neighborhood preservation, and implementation strategies. Each of these sections addresses the neighborhood's current conditions, future projects, and goals for achieving the neighborhood's vision statement.

Public participation was a key component of this process. In addition to the eight advisory committee meetings that were held, two neighborhood open houses were also held. Notices for these open houses were sent to every resident in the neighborhood and the meetings had over one hundred residents in attendance. Those who participated in the planning process represented a wide range of community stakeholders who may be impacted by decisions regarding development within these neighborhoods, including property owners, business owners and tenants, and residents.

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

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Recommendation: The Development Services Department requests the Planning Commission forward a positive recommendation to City Council to adopt the Stonewood and Lakeridge Neighborhood Plan and the Orem, Sharon, and Hillcrest Neighborhood Plan in Appendix “Z” of the Orem General Plan.

Vice-Chair Staker asked if the Planning Commission had any questions for Ms. Guffin. Mr. Cochran said he was involved in the first plan. This has come so far and the participation from the residents in the neighborhoods is commendable.

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

Greg Carlisle. He said Ms. Guffin has incorporated a lot of the ideas from the neighborhood meetings into the plan. He said it took a half hour to an hour to read this plan. He is wondering if City Council will read this and what can the residents expect them to do with it. This is fantastic but now what. It is hard to get people to come out and participate. Mr. Carlisle’s profession is public relations. There is all this information and there are so many ideas, he asked how do these things get done, how does it work with the City, how does it work with the citizens. There has been a lot of time invested in the plan and something needs to be done and a few things accomplished.

Ms. Lauret, City Council liaison, said the City Council takes these plans very seriously. She has been an integral part of two of them. They always ask staff if this is congruent with the neighborhood plan when projects come before the City Council. These people live here and know their neighborhood. It is not just public relations, but a working document and it will help with updating the City Plan. Mr. Staker said it helps to know what the neighbors and residents in each area want so Planning Commission members can keep that in mind when making decisions. Mr. Bench said this is one of nine plans. Staff will actively pursue these goals over time and will reference it to the City Council. It will be an active and integral plan, and not just be put on the shelf.

Jeanne Walker. She was not able to attend the last meeting. She does not know what is in the plan and has not read through it, so she does not know what was decided at the meeting. She is concerned about traffic on 800 East and what it will do to her property values. She asked if any changes were in the works. Traffic flow is not as good as it could be, and she asked if the road will be widened. Mr. Bench gave her a copy of the plan for her to reference.

When no one else came forward, Vice-Chair Staker 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 the City Council to adopt the Stonewood and Lakeridge Neighborhood Plan and the Orem, Sharon, and Hillcrest Neighborhood Plan in Appendix “Z” of the Orem General Plan. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Vice-Chair Staker then called for a motion and moved to approve the meeting minutes for June 5, 2019. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Mr. Clark said he wanted to thank the Commission members for taking time out of their busy work schedules and daily activities to be here and make an impact and contribute to the development here in the City.

Adjourn: Vice-Chair Staker called for a motion to adjourn. Mr. Cook moved to adjourn. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Adjourn: 4:55 p.m.

Jason Bench
Planning Commission Secretary

Approved: July 10, 2019

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