

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
July 10, 2019

The following items are discussed in these minutes:

- Public Hearing – Vacating Lot 19 of Cascade Estates Plat A and approving Cascade Estates Plat C located at 897 E 680 North – Approved
- Public Hearing – Plat Amendment approval of Pinehurst Plaza Retail Condominiums located at 432 W 800 North – Approved
- Preliminary Plat – Approval of Victoria Park Plat F located at 660 E 700 North – Continued to August 7, 2019
- Conditional Use Permit – Approval for the Smith Residence Remodel located at 1311 S 1100 East – Positive Recommendation to City Council
- Site Plan – Approval of Lumber Liquidators Addition and Improvements located at 168 E University Parkway – Positive Recommendation to City Council
- Site Plan – Approval of Baxter Gardens located generally at 195 E 1600 North - Approved

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, 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; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Barry Roberts and David Moulton, Planning Commission members; Sam Kelly, City Engineer; Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from June 26, 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 offered the invocation.

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

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

Agenda Item 3.1 is a request by Brian Zimmerman to request the Planning Commission approve vacating lot 19 of Cascade Estates Plat A and approve Cascade Estates Plat C located generally at 897 East 680 North in the R8 zone.



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

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Staff Presentation: The applicant is seeking to vacate 3 feet of the 8 feet public utility easement on the north boundary of his property. He has contacted all five utility companies and provided letters supporting the vacation. A five-foot public utility will remain.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate lot 19 of Cascade Estates Plat A and approve Cascade Estates Plat C located generally at 897 East 680 North in the R8 zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen, there were none.

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. Cochran moved to approve vacating lot 19 of Cascade Estates Plat A and approve Cascade Estates Plat C located generally at 897 East 680 North in the R8 zone. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, 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 WX4 LLC to request the Planning Commission approve the Plat Amendment for Pinehurst Plaza Retail Condominiums located generally at 432 West 800 North in the C3 zone.



Staff Presentation: The applicant is seeking to amend the Pinehurst Plaza Retail Condominiums plat. The purpose is to adjust the unit boundaries to match what is actually built. Unit J, K, and L are the only units being adjusted. No changes to the structure will be made. The plat complies with the requirements of the C3 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 Pinehurst Plaza Retail Condominiums located generally at 432 West 800 North in the C3 zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen, there were none.

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 approve the Plat Amendment for Pinehurst Plaza Retail Condominiums located generally at 432 West 800 North in the C3 zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Susan Harding to request the Planning Commission approve the preliminary plat of Victoria Park Plat F located at 660 East 700 North in the R8 zone.

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

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Staff Presentation: The applicant is requesting the city approve the preliminary plat for 2 lots. The fire code requires a turnaround for 660 East street due to the length. In 2018, owners applied for preliminary plat approval. The proposal that was forwarded at the time to Planning Commission included a 96' turnaround as was required by Staff. The applicant requested on August 1, 2018, the item be continued indefinitely to consult with the City Engineer as to other options for the property.

As of the writing of this staff report, staff is still working to resolve the turnaround issue. No resolution has been reached, however, Staff is continuing to work with the applicant regarding a proposed solution. Without a resolution to the turnaround issue, Staff has determined it would not comply with the fire code requirements.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code subject to resolving the turnaround issue. Staff recommends the Planning Commission consider the preliminary plat of Victoria Park Plat F located at 660 East 700 North in the R8 zone.

Planning Commission Action: Per the applicants 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 August 7, 2019 Planning Commission meeting. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.4:**

Agenda Item 3.4 is a request by Kimble Smith to request the Planning Commission forward a positive recommendation to the City Council to approve the Conditional Use Permit for the Smith Residence accessory structure located generally at 1311 South 1100 East in the PD18 zone.



Staff Presentation: The applicant is proposing a new accessory structure on their lot with a footprint of 2,625 square feet. The PD18 zone requires a conditional use when an accessory structure is 1,000 square feet in area or greater.

The structure will be two stories tall and enclose a recreation room, two storage rooms, two porches, and a loft space. The proposed structure complies with the requirements of the PD18 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 of Smith Residence Remodel located generally at 1311 South 1100 East in the PD18 zone.

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

Chair Spencer invited the applicant to come forward. Kimble Smith, owner and Wes Holcomb, contractor introduced themselves. Mr. Spencer asked if there were an impact on the neighborhood from this structure. Mr. Kimble said no, there was a neighborhood meeting and no one showed up. Everyone they have talked to has had a positive reaction.

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.

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

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Planning Commission Action: Ms. Jensen moved to forward a positive recommendation to the City Council to approve the conditional use permit of Smith Residence Remodel located generally at 1311 South 1100 East in the PD18 zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.5:**

Agenda Item 3.5 is a request by Pascal Meyer to request the Planning Commission forward a positive recommendation to the City Council approving the Site Plan of Lumber Liquidators Addition & Improvement located generally at 168 East University Parkway in the PD-5 zone.



Staff Presentation: The applicant is seeking to build a single story addition, measuring at 6,056 square feet. The addition will follow the outline of the current enclosed area attached to the building. The addition complies with the requirements for the PD-5 zone. Building materials include split face CMU block, and E.I.F.S (stucco system). The elevations are consistent with the existing shopping center. The PD-5 zone requires City Council approval for all site plan.

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 for the site plan of Lumber Liquidators Addition & Improvement located generally at 168 East University Parkway in the PD5 zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Allen said they did hold a neighborhood meeting and the concerns were store hours and delivery truck hours. Lumber Liquidators responded with store hours and delivery truck hours.

Chair Spencer invited the applicant to come forward. Sue Jagodzinski, property owner and Pascal Meyer, architect introduced themselves. Mr. Spencer said the neighbors have mentioned they are concerned about truck deliveries and he wondered where the deliveries would be made. Ms. Jagodzinski said delivery trucks will come down the east side of the building to the back. Mr. Spencer asked if Orem has an ordinance for noise. Mr. Bench said yes, and the earliest deliveries can be made is 7:00 a.m.

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. Staker moved to forward a positive recommendation to the City Council for the site plan of Lumber Liquidators Addition & Improvement located generally at 168 East University Parkway in the PD5 zone. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.6:**

Agenda Item 3.6 is a request by the Baxter Family Trust to request the Planning Commission approve the site plan for Baxter Gardens located generally at 195 East 1600 North in the PRD zone.



Staff Presentation: The applicant recently received approval to amend the PRD concept plan from 6 units and is seeking site plan approval to build 10 single story units with heights of 26 feet, 28 feet and 24 feet for the 3 different floor plan variations. The 10 units will be a density of 6.02 units per acre, below the maximum 7 units per acre allowed.

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

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The turnaround provided has an easement in favor of the city of Orem, if the property to the west is ever to develop. The landscaping plan shows trees, grass and shrubs, and conforms to the requirements of the PRD zone.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Baxter Gardens located generally at 195 East 1600 North in the PRD zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen, there were none.

Chair Spencer invited the applicant to come forward. Roger Dudley, Dudley & Associates, Inc., introduced himself and had nothing to add to Mr. Allen's presentation.

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.

Martin Wright said he was curious about easements on the property because the plans did not seem to show any, including utility easements. Mr. Cochran said the dotted lines around the properties were the easements. Mr. Allen pointed out on the monitors where the easements were.

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. Spencer moved to approve the site plan for Baxter Gardens located generally at 195 East 1600 North in the PRD zone. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, 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 June 26, 2019. Mr. Cochran moved to approve the meeting minutes for June 26, 2019. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Ross Spencer and Mike Staker. The motion passed unanimously.

Adjourn: Chair Spencer called for a motion to adjourn. Mr. Cook moved to adjourn. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Ross Spencer and Mike Staker. The motion passed unanimously.

Adjourn: 4:50 p.m.

Jason Bench
Planning Commission Secretary

Approved: August 7, 2019