CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
August 21, 2019

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

3:30 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. PRELIMINARY PLAT- The applicant requests the Planning Commission approve the preliminary plat of Abbey Road located at 759 East Timpanogos Parkway in the PD6 zone.
The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Abbey Road located at 759 East Timpanogos Parkway in the PD6 zone.
Presenter:Grant Allen
3.1_SR.J_Abbey Road Prelim Plat_2019.08.21.docx
Map_Abbey_Road_Town_Homes_2019.05.01.pdf
Site Plan & Landscape Plan- Abbey Road.pdf
Elevations_-_Abbey_Road.pdf
20190808_1_MailerFront.pdf
20190808_1_MailerBack.pdf
20190808_1_Labels.docx
Public meeting Strawberry Abbey.pdf
Abbey Road - Meeting Minutes - 04-30-2018.docx

3.2. SITE PLAN – Site Plan approval of the Fitness Center Project located generally at 580 West 165 South in the R8 zone.
The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of for the Fitness Center Project located at 580 West 165 South in the R8 zone.
Presenter:Grant Allen
3.2_SR.J_Fitness Center Site Plan_2019.08.21.docx
Map_Fitness_Center_2019.08.21.pdf
Fitness Center Project_ Site plan, Landscaping, Facades.pdf

3.3. PUBLIC HEARING – Amending Appendix U of the Orem City Code by updating the tree requirements in all zones.

Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Appendix U of the Orem City Code.

Presenter:Jenna Albers

3.3_SR.J_2019 Appendix U Update_2019.08.21.docx
Appendix U Update 2019.pdf

3.4. PUBLIC HEARING – Amending Section 22-6-10(I) and Standard Land Use Code 4832 Water Storage Tanks in Appendix A of the Orem City Code pertaining to water storage tanks.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend 22-6-10(I) and SLU Code 4832 of the Orem City Code pertaining to water storage tanks.

Presenter:Grant Allen

SR.J_Section 22-6-10(I)_SLU 4832.docx
Ordinance-WaterStorageTanks (1).pdf

4. 5:00 PM SCHEDULED ITEMS

4.1. PUBLIC HEARING – The applicant requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

Staff recommends the Planning Commission forward a negative recommendation to the City Council to amend the Orem City General Plan Map of Orem City on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

Presenter:Jason Bench

SR.J_Elmcrest Farm GP Amendment.docx
Elmcrest_Map_areaPC.pdf
Elmcrest Farms Concept Plan_GP Amendment.pdf
Existing General Plan Map.pdf
Proposed Elmcrest GP Amendment.pdf
Southwest Service Area Map.pdf
CC Impact Fee minutes_August 2015pdf
CC Minutes August 2015_GP and Rezone SW area.pdf
Example Single Family Elevation.pdf
Example Elmcrest_Towns_Elevation_2.pdf
20190808_1_MailerFront.pdf
20190808_1_MailerBack.pdf
20190808_1_Labels.docx

5. MINUTES REVIEW AND APPROVAL

5.1. August 7, 2019 Planning Commission Minutes
Review and Approve
2019-08-07.pcmin-DRAFT.docx

6. ADJOURN

Next meeting scheduled for Wednesday, September 4, 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

3

Item #: 3.1	**Planning Commission** August 21, 2019	OREM
Prepared By: Jenna Albers		
Applicant: Scott McQuarrie	**PRELIMINARY PLAT** – Preliminary Plat approval of Abbey Road located at 759 East Timpanogos Parkway in the PD6 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
- Noticed 67 property owners within 1000ft of the property.

SITE INFORMATION:

- General Plan Designation: **PS**
- Current Zone: **PD6**
- Acreage: **7.89**
- Neighborhood: **Windsor**

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

REQUEST: The applicant requests the Planning Commission approve the preliminary plat of Abbey Road located at 759 East Timpanogos Parkway in the PD6 zone.

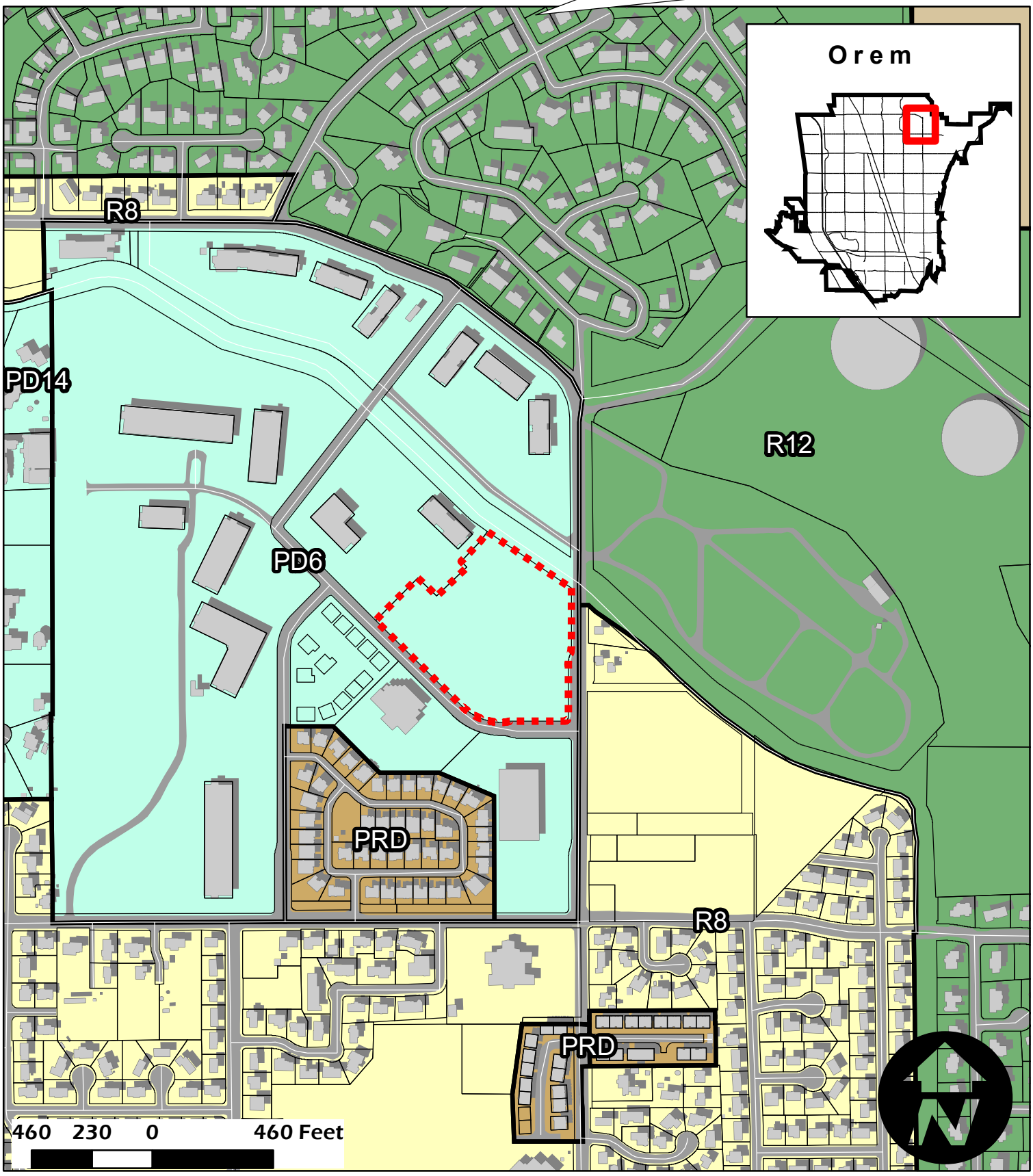
BACKGROUND: The applicant is requesting the city approve the preliminary plat for all three phases of the development. The development will have a total of 32 lots. Phase 1 and 2 have nine lots. Phase 3 has fourteen lots. Density for this project is 4.03 units per acre.

The property was rezoned to PRD on June 18, 2019.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Abbey Road located at 759 East Timpanogos Parkway in the PD6 zone.



Abbey Road Town Homes



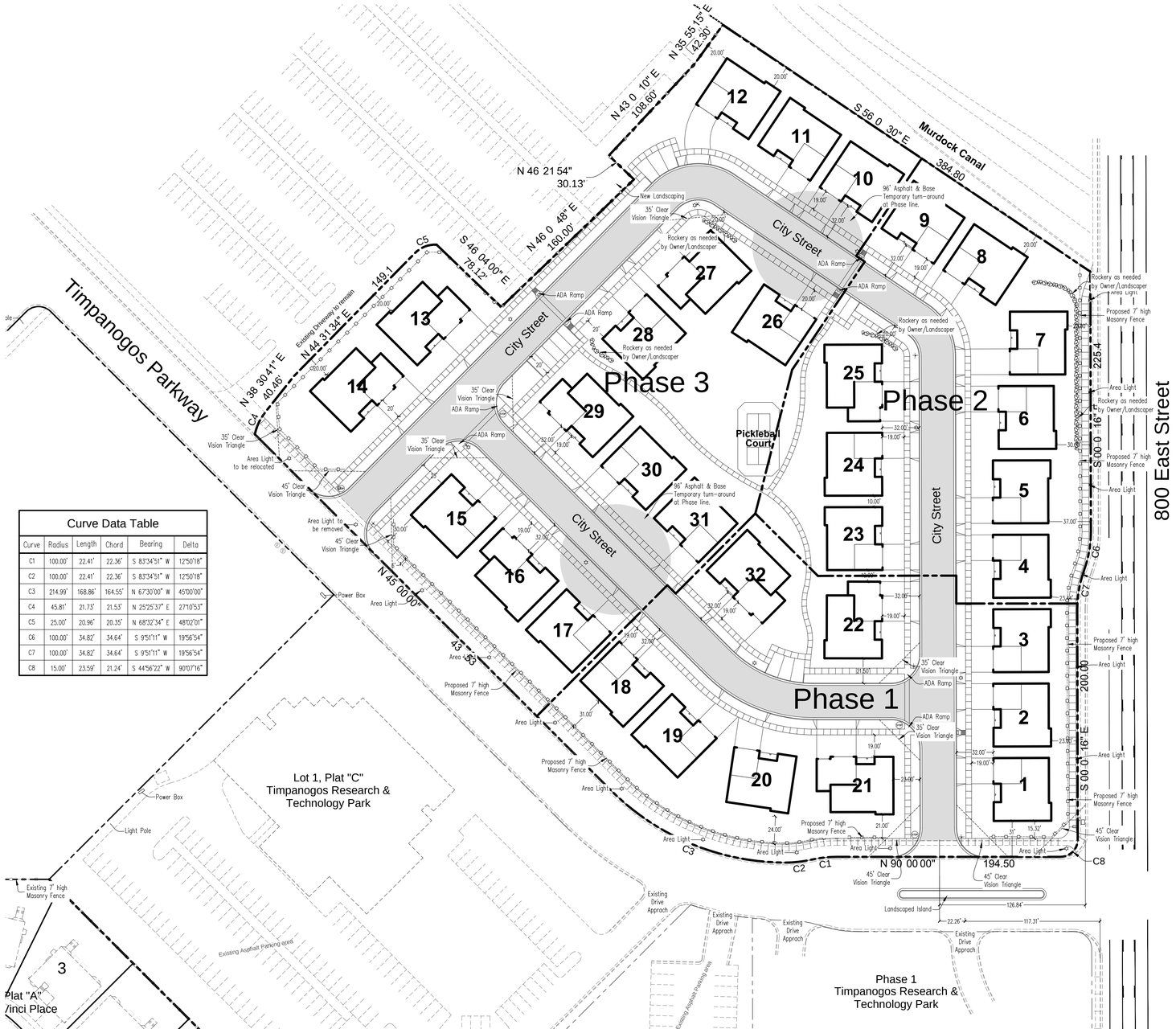
Abbey Road Town Homes
PD6 Zone
7.89 Acres

NEIGHBORHOOD
Windsor

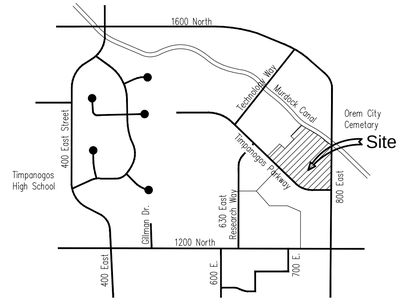
Legend
Parcels selection
Parcels
Buildings

Abbey Road
Planned Residential Development

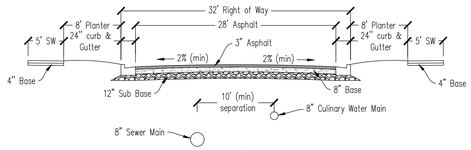
NORTH
1" = 50'



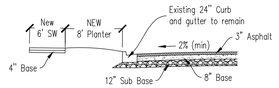
Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	100.00'	22.41'	22.36'	S 83°34'51" W	12°50'18"
C2	100.00'	22.41'	22.36'	S 83°34'51" W	12°50'18"
C3	214.99'	168.86'	164.55'	N 67°30'00" W	45°00'00"
C4	45.81'	21.73'	21.53'	N 25°25'37" E	27°10'53"
C5	25.00'	20.96'	20.35'	N 68°32'34" E	48°02'01"
C6	100.00'	34.82'	34.64'	S 9°51'11" W	19°56'54"
C7	100.00'	34.82'	34.64'	S 9°51'11" W	19°56'54"
C8	15.00'	23.59'	21.24'	S 44°56'22" W	90°07'16"



Vicinity Map



Local Road Cross Section



800 East Cross Section

Owner/Developer:

OBM/SCOTT LTD
2750 North University Ave Suite #100
Provo, Utah 84064
801-
scott@rsmcq.com

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Phase 2 Site Data:

Zone = PRD
Total Area = 345,316 sq. ft. 7.93 Acres

Total number of Lots = 32
Density = 4.03 Units/Acre

Notes:

The westerly parking lot demolition and re-construction plans will addressed and reviewed during the Site Plan process.

There is an existing water meter that serves existing landscaping that will be addressed during the Site Plan process.

All intersection sight triangles and fencing details will be reviewed and approved in the site plan approval process.

96' temporary turn around is to be recorded in a easement that can be vacated in future development phases.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Abbey Road
Orem Utah

Preliminary Plat

Revisions

Date	7-31-2019
Scale	1" = 50'
By	TD
Tracing No.	L -

Sheet No.
C - 2.0



0' 40' 80' 160'

SCALE: 1" = 40' - 0" on 24" x 36" Sheet

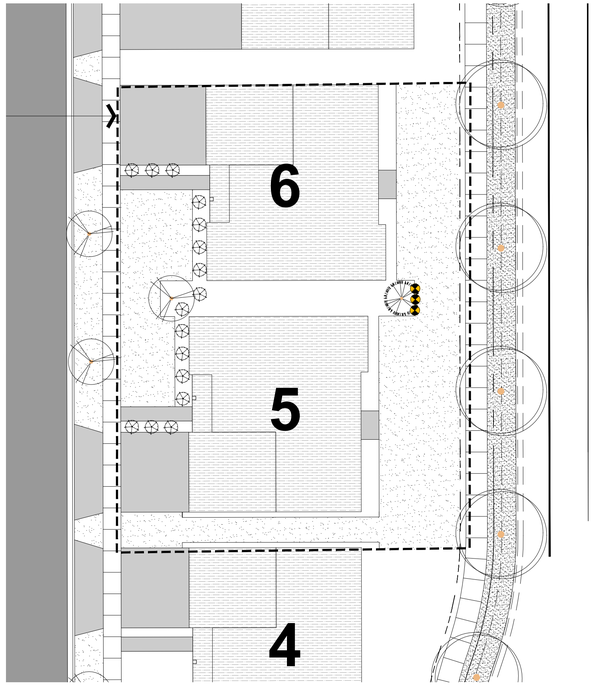
LANDSCAPE LAYOUT PLAN

OVERALL TREE SCHEDULE

LARGE DECIDUOUS TREE	2" CALIPER MIN.	35
MEDIUM DECIDUOUS TREE	2" CALIPER MIN.	57

TYPICAL PLANT SCHEDULE 2 HOUSE TYP

MEDIUM DECIDUOUS TREE	2" CALIPER MIN.	1
EVERGREEN TREE	5 gallon minimum size	1
MEDIUM EVERGREEN SHRUB	5 gallon minimum size	16



TYPICAL 2 HOUSE VIEW

0' 20' 40' 80'

SCALE: 1" = 20' - 0" on 24" x 36" Sheet

NORTH

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (lf and sf) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

northland
Landscape Architecture + Land Planning
2230 N. University Pkwy. Bldg. 9C - Provo, UT 84604
801.763.0179 office 801.763.0180 fax www.northland-design.com

DATE: 15 JUNE 2015

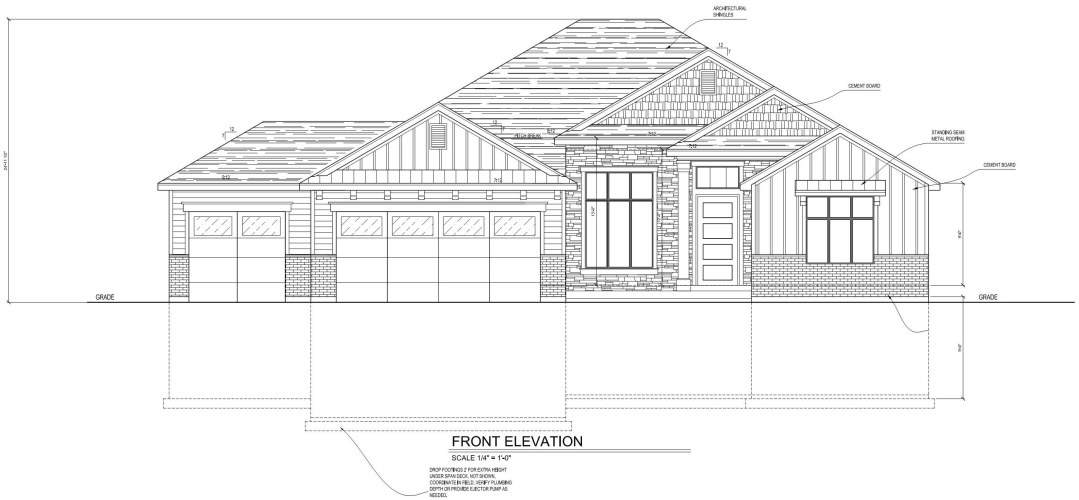
Abbey Road PRD

OREM, UTAH

LICENSED LANDSCAPE ARCHITECT
314615
Jeremy S. Fillmore
STATE OF UTAH

CITY SUBMITTAL SET

LL100



FRONT ELEVATION

SCALE 1/4" = 1'-0"

DROP FOOTINGS 2' FOR EXTRA HEIGHT UNDER SPAN DECK, NOT SHOWN. COORDINATE IN FIELD. VERIFY PLUMBING DEPTH OR PROVIDE EJECTOR PUMP AS NEEDED.



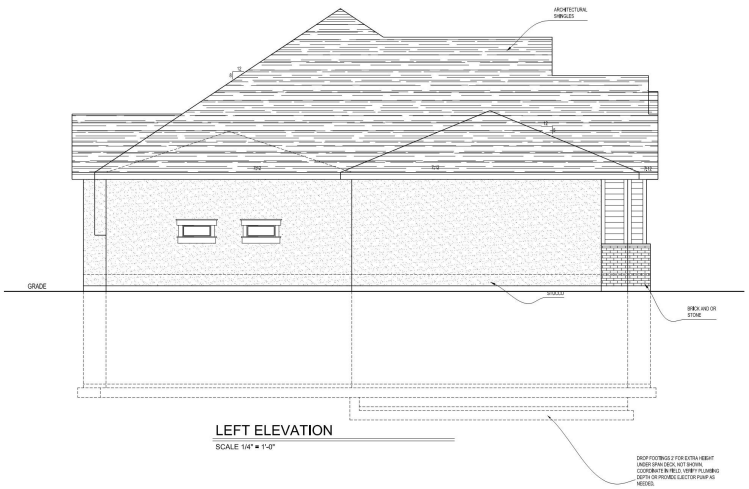
BACK ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

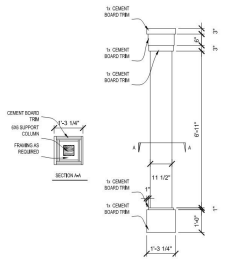
SCALE 1/4" = 1'-0"

DROP FOOTINGS 2' FOR EXTRA HEIGHT UNDER SPAN DECK, NOT SHOWN. COORDINATE IN FIELD. VERIFY PLUMBING DEPTH OR PROVIDE EJECTOR PUMP AS NEEDED.

ATTIC VENTING			
4388	/ 150	=	29.12
SOFFIT VENTING			
4388	/ 300	=	14.56

TURTLE BACK VENTS NOT SHOWN ON PLAN

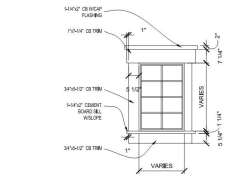
STRUCTURAL DESIGN CRITERIA	
GOVERNING CODE	2015 IRC & IBC
SOIL BEARING PRESSURE (Assumed - Field Verify)	1,500 PSF
WIND IBC GUST EXPOSURE RISK CATEGORY	115 MPH 3 SEC C II
SEISMIC DESIGN CATEGORY IMPORTANCE FACTOR	D 1.0
ROOF LOADS DEAD SNOW	20 PSF 30 PSF
FLOOR LOADS DEAD LIVE	20 PSF 40 PSF



PORCH COLUMN DETAIL

A / 1

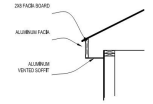
Scale: 1/2" = 1'-0"



WINDOW AND DOOR TRIM DETAIL

B / 1

Scale: 1/2" = 1'-0"



FASCIA AND SOFFIT DETAIL

C / 1

Scale: 1/2" = 1'-0"

PAGE DRAFTING & DESIGN
CUSTOM HOME DESIGN & DRAFTING SERVICES
EAGLE MOUNTAIN, UTAH 84005
EDWIN@PAGEDRAFTING.COM

VERSION INFORMATION:

2016
BONNEVILLE 3
BASEMENT

TOTAL SQUARE FEET:	4500
FINISHED:	4500
UNFINISHED:	0

ELEVATIONS

STAMP: EDWIN WILLIAM PAGE, LICENSED ARCHITECT, 334445, 09/14/2018

VERSION: V1.0

DATE: 9-13-18

COMMENTS OF VERIFICATION:

LOT#

PAGE# 1 OF 4

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

Planning Commission
Wed, Aug 21, 2019
4:30 pm

The applicant (Scott McQuarrie) requests the city approve the site plan for Abbey Road located generally at 759 East Timpanogos Parkway in the PRD zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MOUNTAIN STATES TELEPHONE AND
TELEGRAPH CO THE
1801 CALIFORNIA MBC # 3130
DENVER, CO 80202

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

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SAM LENTZ
882 W 1720 N
OREM, UT 84057

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

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JAMANACO LLC
1686 N 250 E
OREM, UT 84057

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

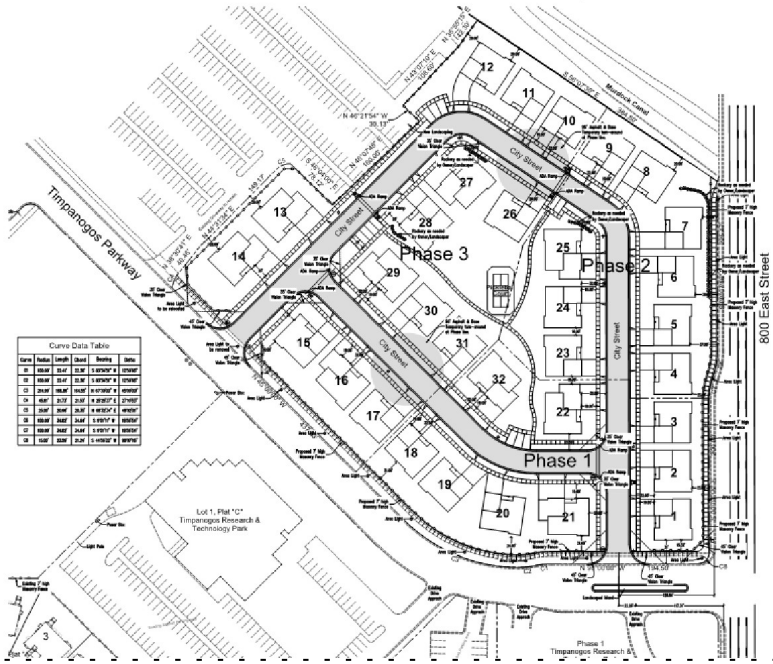
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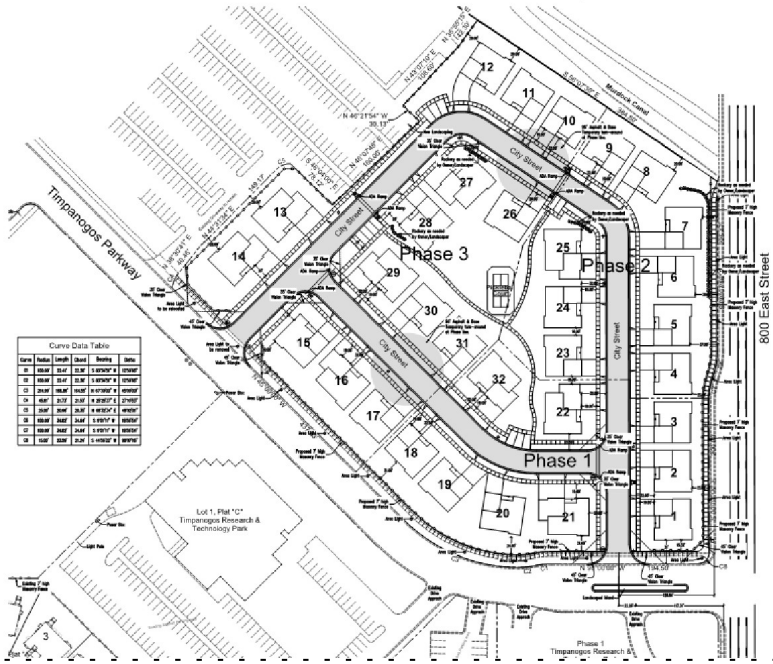
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

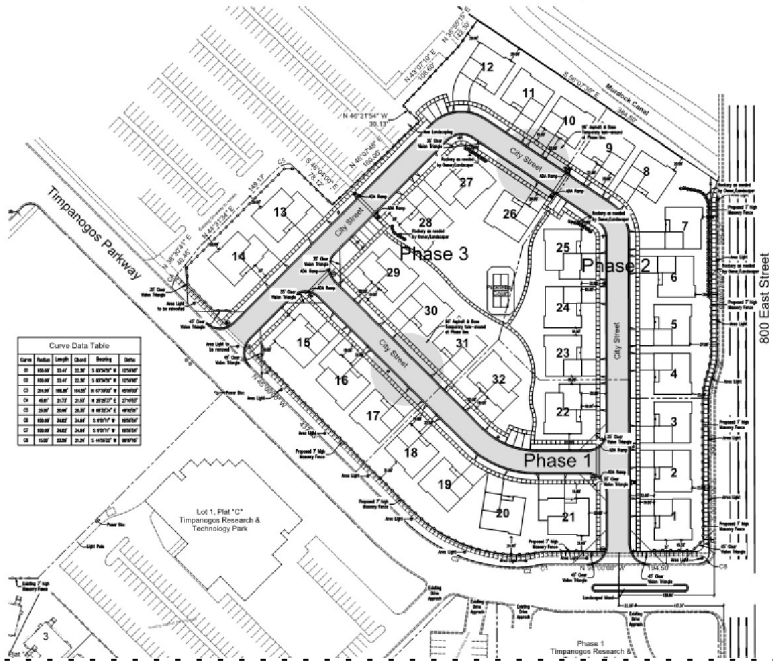
Abbey Road
Planned Residential Development



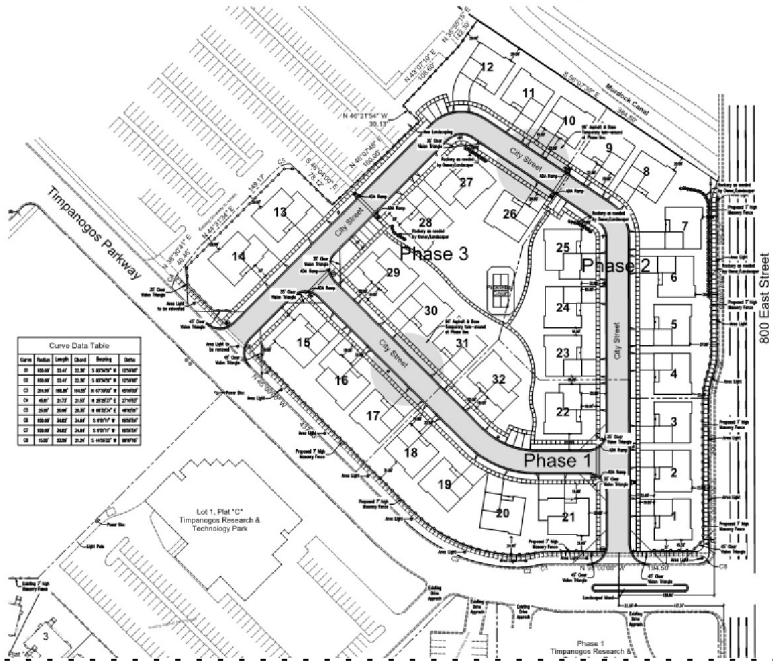
Abbey Road
Planned Residential Development



Abbey Road
Planned Residential Development



Abbey Road
Planned Residential Development



OREM CITY CORPORATION
--OR CURRENT RESIDENT--
MURDOCK CANAL
OREM, UT 84097

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

COMMON AREA
100 E CENTER ST
PROVO, UT 84604

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
601 E TIMPANOGOS PKWY
OREM, UT 84097

STUBBS, MARK & JAN
621 E 1280 N
OREM, UT 84097

DOCKENDORF, THOMAS A & NANCY
629 E 1280 N
OREM, UT 84097

PUGMIRE, DONALD & JOLENE
633 E 1280 N
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BILLS, V ANNETTE (ET AL)
%V ANNETTE BILLS TRUST
649 E 1280 N
OREM, UT 84097

HAWLEY, DON B
663 E 1280 N
OREM, UT 84097

ASHWORTH, RACHEL C
683 E 1280 N
OREM, UT 84097

BARE, JOHN A
684 E 1280 N
OREM, UT 84097

BURRELL, LETHA GRACE
687 E 1280 N
OREM, UT 84097

ROWE, LYNN B & KAREN C (ET AL)
688 E 1280 N
OREM, UT 84097

HUNT, DAVID A & SHARON M (ET AL)
693 E 1280 N
OREM, UT 84097

SMITH, SANDRA E
694 E 1280 N
OREM, UT 84097

GRENNY, GUY W & JOHANNA
697 E 1280 N
OREM, UT 84097

699 ASSOCIATES LLC
--OR CURRENT RESIDENT--
699 E 1220 NORTH
OREM, UT 84097

NEWSOME, MICHAEL B & LINDA M (ET AL)
700 E 1280 N
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
701 E TIMPANOGOS PKWY
OREM, UT 84097

MOORE, ROY (ET AL)
705 E 1280 N
OREM, UT 84097

HAYWARD, LANELL B
707 E 1220 N
OREM, UT 84097

ALBRECHT, STERLING J & NANCY B
710 E 1280 N
OREM, UT 84097

DILLENBECK, VERNON R & BETH W
713 E 1280 N
OREM, UT 84097

JAMANACO LLC
--OR CURRENT RESIDENT--
720 E TIMPANOGOS PKWY
OREM, UT 84097

MYERS, SHIRLEY JOAN
737 E 1280 N
OREM, UT 84097

1201 N 800 E LLC
--OR CURRENT RESIDENT--
742 E TIMPANOGOS PKWY
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
750 E TECHNOLOGY AVE
OREM, UT 84097

UVTF OREM LLC (ET AL)
--OR CURRENT RESIDENT--
759 E TIMPANOGOS PKWY
OREM, UT 84097

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PARKWAY MAIL STOP 109
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

1201 N 800 E LLC
1201 N 800 E
OREM, UT 84097

NAVIDI, SHIRINE
1242 N 740 E
OREM, UT 84097

HAYWARD, LANELL B
--OR CURRENT RESIDENT--
1243 N 740 EAST
OREM, UT 84097

OREM CITY OF MUNICIPAL BUILDING AUTHORTIY
--OR CURRENT RESIDENT--
1254 N 800 EAST
OREM, UT 84097

MAY, RUTH
1258 N 740 E
OREM, UT 84097

OREM CITY OF MUNICIPAL BUILDING AUTHORITY OF THE (ET AL)
--OR CURRENT RESIDENT--
1266 N 800 EAST
OREM, UT 84097

TAYLOR, JOSEPH C & LORENA C
1270 N 740 E
OREM, UT 84097

OREM CITY MUNICIPAL BUILDING AUTHORITY OF THE
--OR CURRENT RESIDENT--
1288 N 800 EAST
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1301 N RESEARCH WAY
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1303 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1306 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1310 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1314 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1320 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1326 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1329 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1330 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1334 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1338 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1342 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1343 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1346 N STRAWBERRY LN
OREM, UT 84097

OREM CITY OF MUNICIPAL BUILDING AUTHORITY
--OR CURRENT RESIDENT--
1354 N 800 EAST
OREM, UT 84097

JAMANACO LLC
1686 N 250 E
OREM, UT 84057

MOUNTAIN STATES TELEPHONE
AND TELEGRAPH CO THE
1801 CALIFORNIA MBC # 3130
DENVER, CO 80202

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

STRAWBERRY FIELDS
DEVELOPMENT LLC
2474 N UNIVERSITY AV
PROVO, UT 84604

UVTF OREM LLC (ET AL)
2750 N UNIVERSITY AV # 100
PROVO, UT 84604

699 ASSOCIATES LLC
%LISONBEE, DAVID
4485 STAFFORD CT
PROVO, UT 84604

CANYON PARK OWNER II LLC
18881 VON KARMAN AV STE 400
IRVINE, CA 92612

Strawberry Fields Public Meeting and Abbey Road

4-30-2018
6:10 Pm

CHATWIN HOMES

Table 1

Signature	Print Name and Phone Number	Address
Rachel C Ashworth	Rachel C Ashworth	683 E 1280 N - 801 225-6397
J & Stastny	John Shelby Stastny 801 669-8174	652 E 1220 N
M & Stastny	Mary Ellen Stastny 801 669 8174	652 E 1220 N
L Hayward	LaNell Hayward 801 426-8873	707 E 1220 N
Walker	JOSEPH WALKER 801-310-9940	677 E 1220 N
Marleen Walker	Marleen Walker 801-717-7934	677 E 1220 N
Beth Dillenbeck	Beth Dillenbeck 801-225-7641	713 E. 1280 N.
Vern Dillenbeck	VERN Dillenbeck (801) 225-7641	713 E 1280 N.
David Hunt	David Hunt 801-696-1535	693 E 1280 N.
Shirley Myers	Shirley Myers	737 E 1280 N 503 548-0395
Don Hawley	Don Hawley	663 E 128 N 801 443-4842
Jan Noble	Jan Noble 801-607-1646	683 E 1220 N
Ann Barlow	Ann Barlow 801-412-3385	702 E 1220 N
Bob Barlow	Bob Barlow 801-597-3700	702 E 1220 N
Richard & Carol Lynn Allen	Richard + Carol Lynn Allen	705 E 1280 N
Cheryl Page	Cheryl Page 801 376 1718	636 E. 1280 N.
Dockendorf	THOMAS DOCKENDORF 801-367-9412	624 E 1280 N
Cal Candland	Calvin Candland 801 691 0559	665 E 1220 N Orem
Dave Noble	683 E. 1220 N. Orem 801-607-1646	

Minutes of the Meeting Regarding the Abbey Road Parcel dated 04-30-2018

These are the minutes from the meeting which was held on April 30th, 2018 in accordance with the requirements of our submittal to the city for the Abbey Road subdivision, formerly known in part as Strawberry Fields.

The meeting was led by the developers of Abbey Road, which include Scott McQuarrie, Mark Horne, and Rick Chatwin. The discussion began by reviewing various development options for the property which included office condos, retail, mixed-use, medium to high density residential, or a single and twin home residential. We presented various site plans based on the different land uses. The attendees voted on the various options and they made their preference clear by voting 100% in favor of the single family and Twin FUD layout, and they would happily come to any city meetings and talk to any city officials expressing that support. They also expressed their intent to sign against any of the other proposed uses.

With the clear direction expressed by the neighbors, which was also a direction acceptable to the developers, the balance of the meeting was focused on design and amenities associated with the layout. The neighbors suggested that in addition to the central common grass park area, that we include one or two pickle ball courts. They were also in favor of only having sidewalk on one side of the street if it would allow the park area to be enlarged and if there was an access sidewalk that went from the street, through the park, accessing the street in at least two locations, if not more.

Item #: 3.2	**Planning Commission** August 21, 2019	OREM
Prepared By: Jenna Albers		
Applicant: Orem City	**SITE PLAN** – Site Plan approval of the Fitness Center Project located generally at 580 West 165 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
- Noticed 268 property owners within 1000ft of the property.

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **4.91**
- Neighborhood: **Orem Park**

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

REQUEST: The applicant requests the Planning Commission approve the site plan for the Fitness Center Project located at 580 West 165 South in the R8 zone.

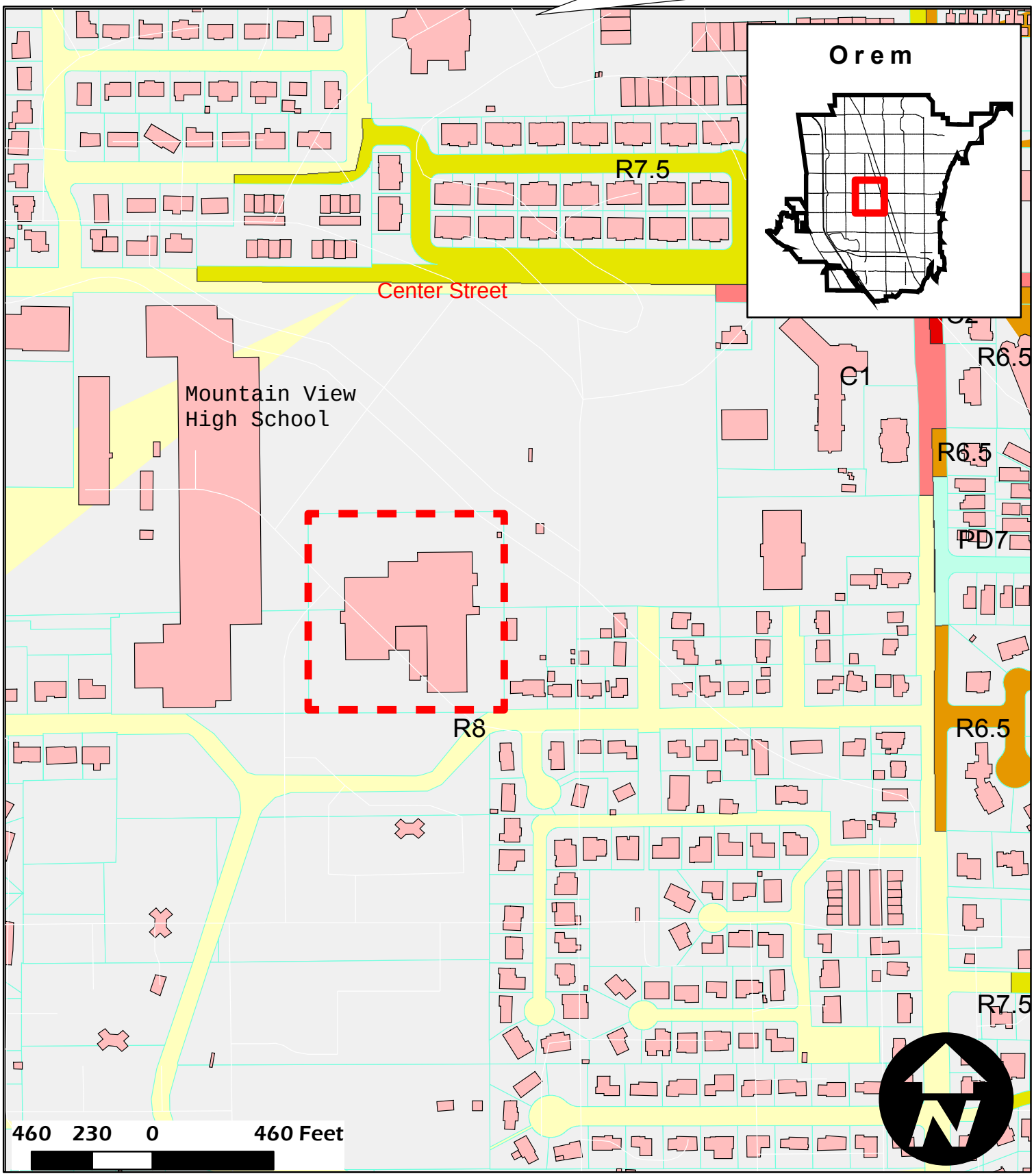
BACKGROUND: The applicant is seeking to build a new fitness center for the community. The existing recreation center will be separated into two parts; the pool building which will be preserved and updated, and the existing recreation portion which will be replaced with the new structure. The City issued the demolition permit on August 5, 2019.

The new building will be oriented to the North. The façade will be mainly glass with some wood and composit paneling. The new finished building, not including the existing pool building, will be 35 feet tall, two stories, and about 82,000 square feet. On site parking will be increased from the current 325 stalls to 679 stalls, this includes the Mountain View High School parking.Parking will be shared through an agreement between Orem City and the Alpine School District. Vehicle circulation on the parcel will be changed with the addition of a side road on the west side of the pool building.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of for the Fitness Center Project located at 580 West 165 South in the R8 zone.



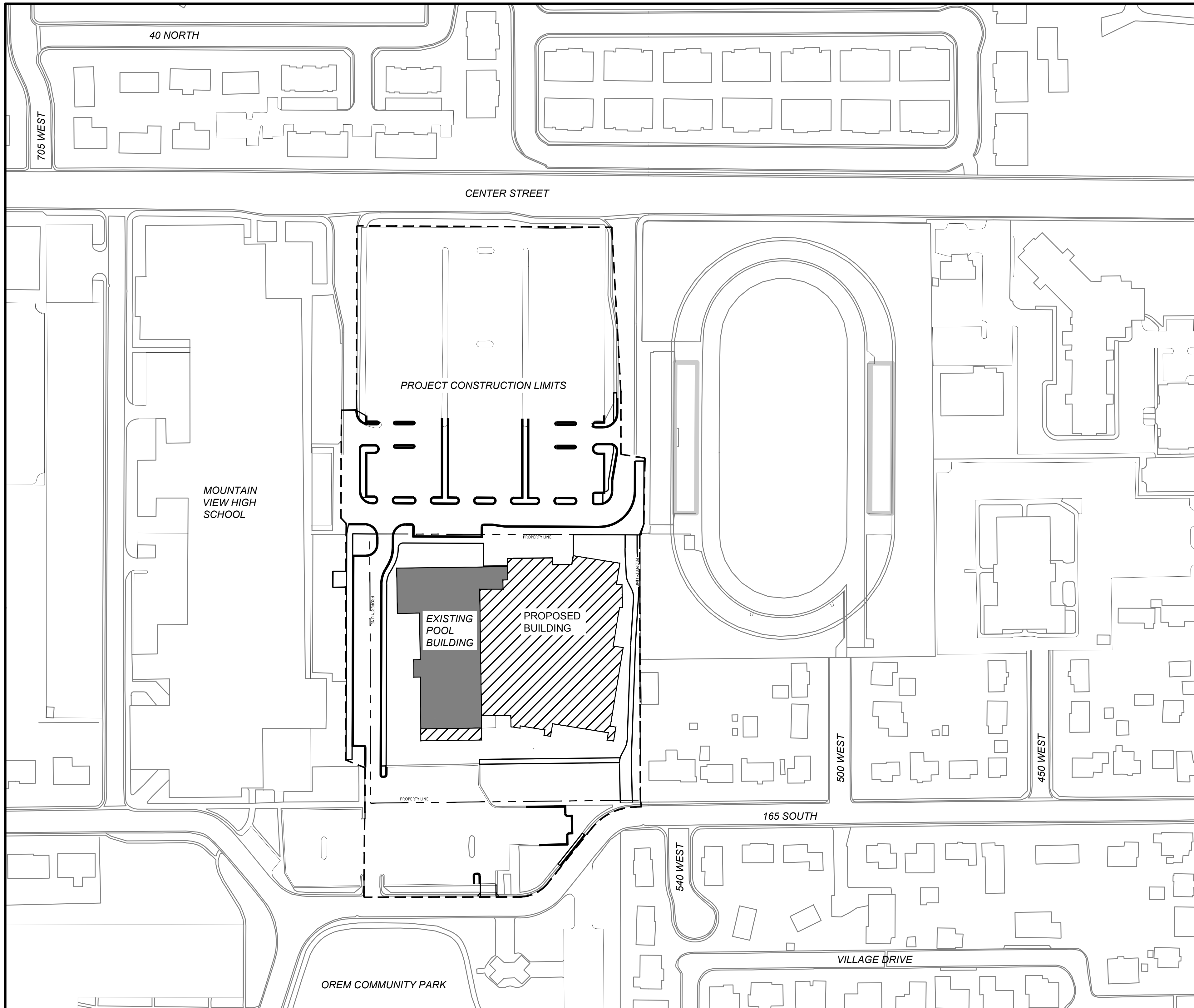
Fitness Center



Fiteness Center
R8 Zone
4.91 Acres

Neighborhood
Orem Park

Legend
Parcels selection
Parcels
Buildings



	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL
TOTAL AREA (CITY PROPERTY)	200,500	4.603	100%
EXISTING POOL BUILDING	31,850	0.731	15.88%
PROPOSED BUILDING MAIN FLOOR	56,600	1.299	28.23%
PROPOSED BUILDING SECOND FLOOR	25,400	1.299	12.67%

EXISTING PARKING STALLS	325 STALLS
TOTAL STALLS FOR FITNESS CENTER AND MVHS	679 STALLS
ADA STALL REQUIRED	19 STALLS
TOTAL STALLS ADDED	221 STALLS
EXISTING ADA PARKING STALLS	25 STALLS
PROPOSED ADA PARKING STALLS	31 STALLS

NOTES (FOR REFERENCE ONLY)

CITY RESPONSIBLE FOR:

- ALL DEMOLITION, CLEARING AND GRUBBING OUTSIDE OF BUILDING DEMOLITION LIMITS
- ALL TREE REMOVAL OUTSIDE OF BUILDING DEMOLITION LIMITS
- ALL UTILITIES 10' OUTSIDE BUILDING FOOTPRINT
- SUPPLYING ALL STREETLIGHT BASES, STREETLIGHT JUNCTION BOXES, STREETLIGHTS
- STANDING AND INSTALL STREETLIGHTS
- ALL SOD, TOPSOIL, MULCH, LANDSCAPE, AND SPRINKLER RESTORATION
- BACKFLOW PREVENTION
- PLANTING ALL NEW TREES

BUILDING CONTRACTOR RESPONSIBLE FOR:

- ALL DEMOLITION, EXCAVATION, CLEAR AND GRUB, UTILITY CONNECTIONS, AND TREE REMOVAL INSIDE BUILDING DEMOLITION LIMITS
- ALL CONCRETE CURB, GUTTER, FLATWORK, ETC.
- INSTALLATION OF CONDUIT, WIRING, BASES, CITY SUPPLIED STREETLIGHT BASES, AND CITY SUPPLIED STREETLIGHT JUNCTION BOXES.
- ALL CONCRETE CURBING AND ROUGH GRADING FOR PLANTER AREAS
- FLAG POLES, FRONT MAIN ENTRANCE PLAZA, SIGNS
- ALL ASPHALT, ROADBASE, GRADING, EXCAVATION, ETC. REQ'D FOR PARKING LOT AREAS AND ROAD CONNECTOR
- REMOVAL AND DISPOSAL OF ALL SPOILS FROM EXCAVATION
- ALL SPEED TABLE CONSTRUCTION
- BOLLARD INSTALLATION (REMOVABLE AND PERMANENT)
- BUILDING LIGHTING AND MAIN PLAZA PEDESTRIAN LIGHTING
- INSTALLATION OF CONDUIT, WIRING, JUNCTION BOXES FOR FIBER.

DEPARTMENT REVIEW

SEWER____/DATE________

WATER____/DATE________

STORM DRAIN ____/DATE_______

TRAFFIC _____/DATE_______

STREET LIGHTS____/DATE_______

FIRE MARSHAL____/DATE_______

200 0 200 400

SCALE: 1" = 200'
(11"X17" SHEET SIZE)

APPROVAL RECOMMENDED
CITY ENGINEER
DATE
APPROVED
DEVELOPMENT SERVICES DIRECTOR
DATE

DESIGN	ZJF	JULY 2019
DRAWN	ZJF	JULY 2019
CHECKED	TRB	JULY 2019

REV	DATE	BY	DESCRIPTION

CITY OF OREM
DEVELOPMENT SERVICES
ENGINEERING DIVISION
56 NORTH STATE ST
OREM, UT 84057

OREM

FITNESS CENTER
*
X:\MISC\2019 FITNESS CENTER\DWG\SHEET 3.DWG
OVERALL SITE PLAN

3.1

NEW BUILDING OUTLINE

EXISTING POOL BUILDING

CITY TO INSTALL TREES, SPRINKLER SYSTEM, AND SOD

CONTRACTOR TO INSTALL LANDSCAPING DESIGNED BY ARCHITECT

CONTRACTOR TO INSTALL LANDSCAPE PLANTER DESIGNED BY ARCHITECT

60 0 60 120

SCALE 1" = 60"
SHEET SIZE = 11" X 17"

APPROVAL RECOMMENDED

DATE CITY ENGINEER

APPROVED

DATE DEVELOPMENT SERVICES DIRECTOR

DESIGN	ZJF	JULY 2019
DRAWN	ZJF	JULY 2019
CHECKED	TRB	JULY 2019

REV	DATE	BY	DESCRIPTION

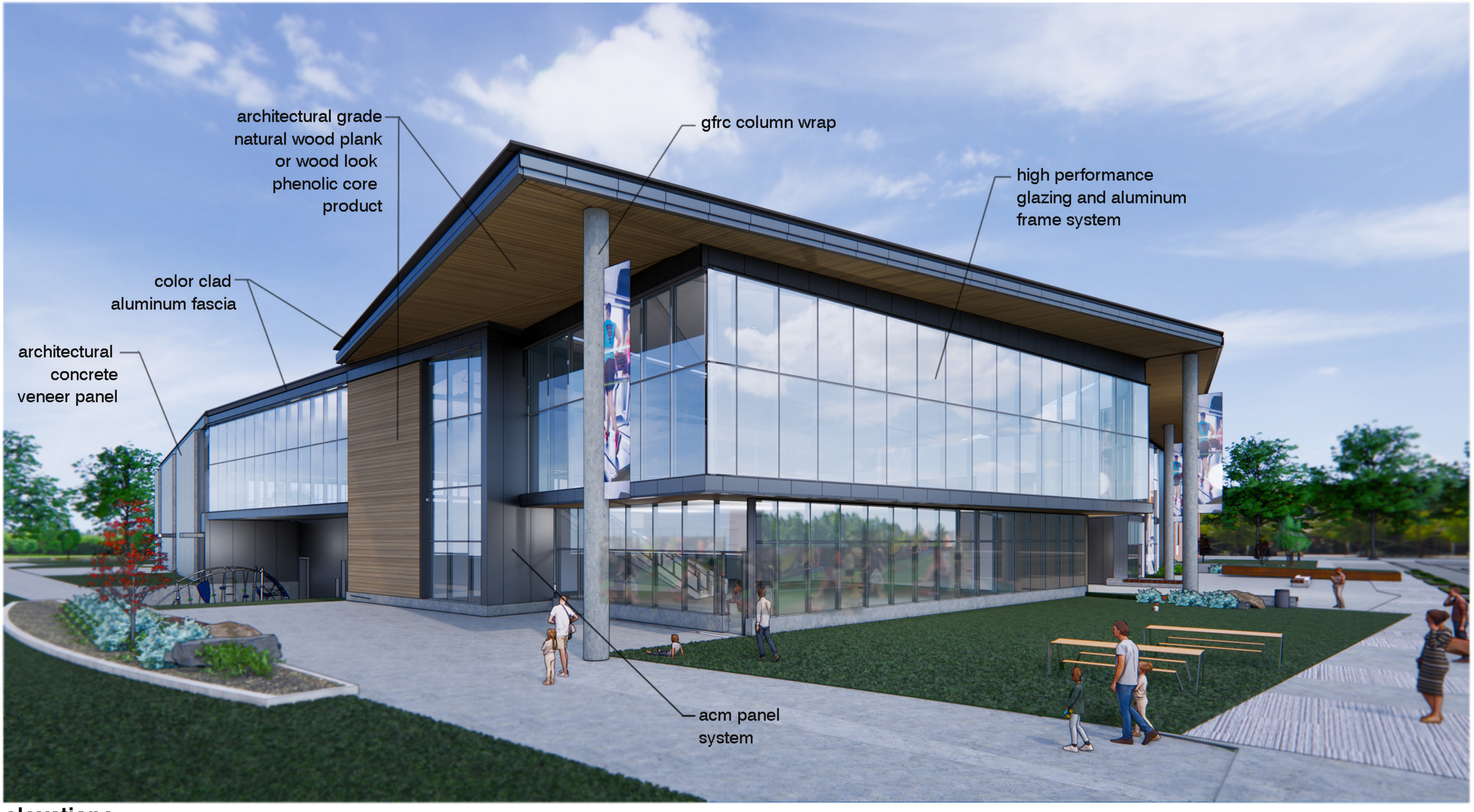
CITY OF OREM
DEVELOPMENT SERVICES
ENGINEERING DIVISION
56 NORTH STATE ST
OREM, UT 84057

FITNESS CENTER *

X:\MISC\2019 FITNESS CENTER\DWG\SITE PLAN.DWG

OVERALL LANDSCAPING PLAN

L1


architectural grade
natural wood plank
or wood look
phenolic core
product
gfrc column wrap
high performance
glazing and aluminum
frame system
color clad
aluminum fascia
architectural
concrete
veneer panel
acm panel
system

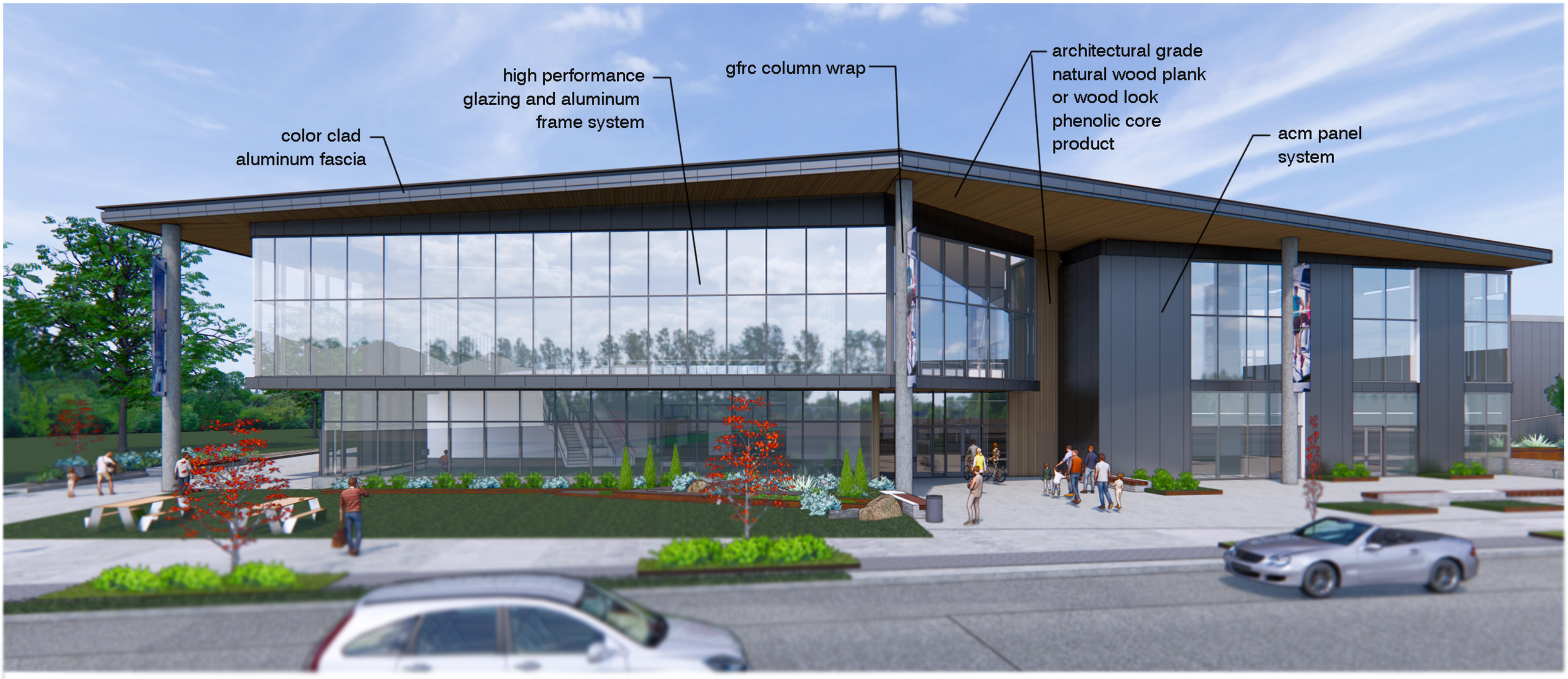
elevations



elevations

method studio[21]

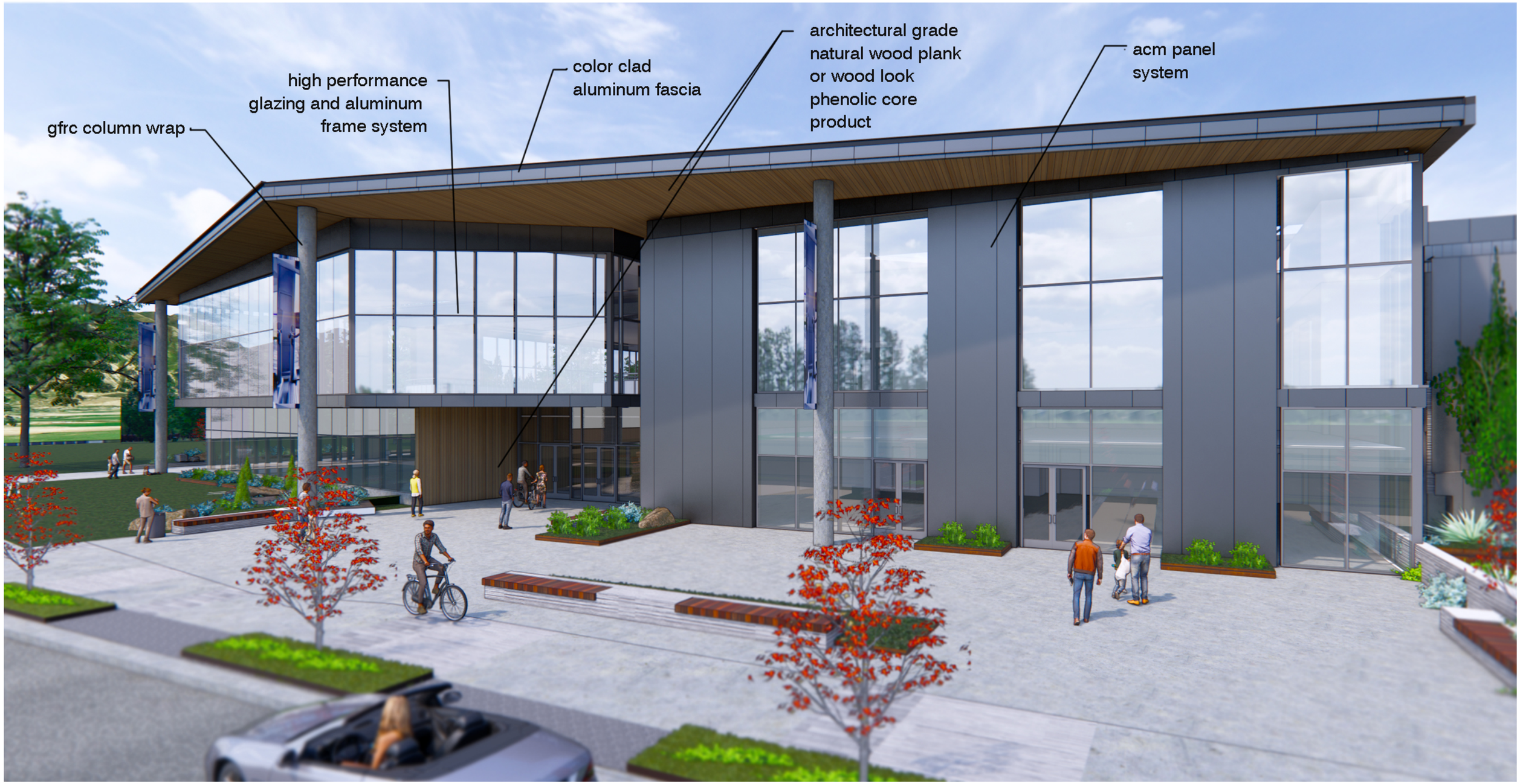
architecture | interiors | planning



elevations

method studio[22]

architecture | interiors | planning


gfrc column wrap
high performance glazing and aluminum frame system
color clad aluminum fascia
architectural grade natural wood plank or wood look phenolic core product
acm panel system

elevations


acm panel system
architectural grade natural wood plank or wood look phenolic core product
color clad aluminum fascia
acm panel system
high performance glazing and aluminum frame system
architectural grade natural wood plank or wood look phenolic core product
architectural concrete veneer panel with custom joint/scoring pattern

elevations

Item #: 3.3	**Planning Commission** August 21, 2019	OREM
Prepared By: Jenna Albers		
Applicant: Orem City Development Services	**PUBLIC HEARING** – Amending Appendix U of the Orem City Code by updating the tree requirements.	

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:

- General Plan Designation:
- Current Zone: **City Wide**
- Acreage:
- Neighborhood: **All**

ACTION:
The Planning Commission shall forward a recommendation to the City Council.

REQUEST: The City requests the amendment of Appendix U of the Orem City Code by updating the tree requirments in all zones.

BACKGROUND: Developers reached out to the City expressing concerns regarding the availability of tree species required in Appendix U of Orem's Code. Orem staff worked with the Public Works department and the City Arborist to review changes to the State Street approved tree lists. Groups A through G were evaluated. We worked collaborativly to select trees that are readily available, compatible with our regions climate, and aesthetically pleasing. Additionally, staff took the City Arborists recommendation to remove certain tree species from the entirety of Appendix U which do not survive well in the area. This includes the Ash trees and the Red Maple.

RECOMMENDATION: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Appendix U of the Orem City Code.

APPENDICES U

Group A Trees allowed in planter strip of the "State Street Corridor Area" in the C2 zone	
Botanical Name	Common Name
Prunus Virginiana	Chokecherry
Ulmus Parvifolia	Lacebark Elm
Zelkova Serrata	Japanese Zelkova
Tilia Cordata	Little Leaf Linden

Group B Trees allowed in planter strip of the "State Street Corridor Area" in the C3 zone	
Botanical Name	Common Name
Acer Campestre	Hedge Maple
Morus Alba	Fruitless Mulberry
Quercus Macrocarpa	Bur Oak

Group C Trees allowed in planter strip of the "City Center" district	
Botanical Name	Common Name
~~Acer Griseum~~	~~Paperbark Maple~~
Acer Grandidentatum	Bigtooth Maple
~~Fagus Sylvatica~~	~~European Beech~~
Malus 'Prairie fire'	Prairie fire Flowering Crabapple
Zelkova Serrata	Zelkova

Group D Trees allowed in planter strip of the "The Hub" district	
Botanical Name	Common Name
Crataegus Crus-galli	Cockspur Hawthorn
~~Parrotia Persica~~	~~Persian Parrotia~~
Plantanus x Acerifoila	London Planetree
Prunus Pensylvanica	Fire Cherry
Prunus Serrulata 'Kwanzan'	Kwanzan Cherry

Group E	
Trees allowed in planter strip of the "The Arts" district	
Botanical Name	Common Name
Cercis Canadensis	Eastern Redbud
Koelreuteria Paniculata	Golden Raintree
Liriodendron Tulipifera	Tulip Poplar
Acer Platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple

Group F	
Trees allowed in planter strip of the "Canyon Crossing" district	
Botanical Name	Common Name
Amalanchier Alnifolia	Western Serviceberry
~~Corylus Colurna~~	~~Turkish Filbert~~
Taxodium Distichym	Baldcypress
Quercus Bicolor	Swamp White Oak
Malus Ioensis 'Springsnow'	Springsnow Crabapple

Group G	
Trees allowed in planter strip of the "North Village" district	
Botanical Name	Common Name
Syringa Reticulate	Japanese Tree Lilac
Ginkgo Biloba	Ginkgo
Gymnocladus Dioica	Kentucky Coffee Tree
Gleditsia Tricanthos	Honeylocust

Group H Trees allowed in all other planter areas with overhead utility lines	
Botanical Name	Common Name
Acer Buergeranum	Trident Maple
Acer Campestre	Hedge Maple
Acer Ginnala	Amur Maple
Acer Glabrum	Rocky Mt. Maple
Acer Griseum	Paperbark Maple
Acer Platanoides 'Globosum'	Globe Norway Maple
Acer Tataricum	Tartarian Maple
Amelanchier Alnifolia	Saskatoon Serviceberry
Catalpa Bignonoides 'Nana'	Umbrella Catalpa
Cercis Canadensis	Redbud
Chionanthus Virginicus	Old-Man’s Beard
Crataegus Crus-galli Inermis	Cockspur Hawthorn

Crataegus Laevigata 'Paulii'	Paul's Scarlet Hawthorn
Crataegus x Lavallei	Lavalle Hawthorn
Juniperus Chinensis 'Blue Point'	Blue Point Juniper
Juniperus Chinensis 'Spearmint'	Spearmint Juniper
Juniperus Scopulorum 'Grey Gleam'	Grey Gleam Juniper
Juniperus Scopulorum 'Moonglow'	Moonglow Juniper
Juniperus Monosperma	One-seed Juniper
Juniperus Virginiana 'Hillspire'	Hillspire Juniper
Koelreuteria Paniculata	Goldenrain
Laburnum x Watereri	Goldenchain Tree
Malus Ioensis 'Klehm's'	Klehm's Bechtel Crabapple
Malus Ioensis 'Springsnow'	Springsnow Crabapple
Prunus x Blireiana	Blireiana Plum
Prunus Cerasifera	Flowering Plum
Prunus Padus	May Day Tree
Prunus Maackii	Amur Chokecherry
Prunus Nigra	Canada Plum
Prunus Serrulata 'Kwanzan'	Kwanzan Cherry
Prunus Virginiana	Chokecherry
Prunus Serrulata 'Amanogawa'	Amanogawa Cherry
Prunus x Blireiana	Blireiana Plum
Quercus Gambelii	Gambel Oak
Syringa Reticulata	Japanese Tree Lilac
Thuja Occidentalis	Arborvitae

Group I **Trees allowed in all other planter areas without overhead lines include trees from Group A and the following:**	
Botanical Name	Common Name
Acer Grandidentatum	Bigtooth Maple
Acer Platanoides 'Columnare'	Columnar Norway Maple
Acer Platanoides 'Crimson Sentry'	Crimson Sentry Maple
Acer Platanoides 'Globosum'	Globe Norway Maple
Acer Platanoides 'Emerald Quieen'	Emerald Queen Maple
Alnus Cordata	Alder
Carpinus Betulus 'Fastigiata'	Hornbeam
Catalpa Bignonoides	Southern Catalpa
Cedrus Alantica Glauca Fastigiata	Upright Blue Atlas Cedar
Cercis Canadensis	Redbud
Cladrastis Lutea	Yellowwood
Corylus Colurna	Turkish Filbert

Fagus Sylvatica 'Dawyck'	Columnar Beech
~~Fraxinus Americana 'Applause'~~	~~Autumn Applause Ash~~
Juniperus Scopulorum	Rocky Mt. Juniper
Juniperus Scopulorum'Wichita Blue'	Wichita Blue Juniper
Juniperus Virginiana 'Skyrocket'	Skyrocket Juniper
Morus Alba	Fruitless Mulberry
Picea Abies 'Cupressina'	Columnar Norway Spruce
Picea Pungens Glauca 'Fastigiata'	Well's Blue Totem Spruce
Prunus Sargentii 'Columnaris'	Columnar Sargent Cherry
Prunus Subhirtella	Higan Cherry
Prunus x Yedoensis	Yoshino Cherry
Pyrus Calleryana 'Capital'	Capital Pear
Pyrus Calleryana 'Chanticleer'	Chanticleer Pear
Pyrus Calleryana 'Redspire'	Redspire Pear
Pyrus Calleryana 'Whitehouse'	Whitehouse Pear
Sophora Japonica	Japanese Pagodatree
Sorbus Aucuparia	European Mt. Ash
Tilia Americana	American Linden
Tilia Cordata	Little Leaf Linden
Tilia Euchlara	Crimean Linden

Group J **Trees allowed in fourteen (14) foot or wider landscaped areas without overhead lines include trees from Group A and B and the following:**	
Botanical Name	Common Name
Abies Concolor	White Fir
Abies Lasiocarpa	Sub-alpine Fir
Acer Platanoides	Maple
Acer Pseudoplatanus	Sycamore Maple
~~Acer Rubrum~~	~~Red Maple~~
Aesculus x Carnea 'Brioti'	Red Horse Chestnut
Catalpa Speciosa	Western Catalpa
Cedrus Atlantica Glauca	Blue Atlas Cedar
Cedrus Levani	Cedar of Lebanon
Celtis Occidentalis	Common Hackberry
Cercidiphyllum Japonicum	Katsura Tree
Fagus Sylvatica	Beech
~~Franxinus Americana~~	~~American Ash~~
~~Fraxinus Pennsylvanica~~	~~Green Ash~~
Ginko Biloba	Ginko

Gleditsia Tricanthos	Honeylocust
Gymnocladus Dioica	Kentucky Coffee Tree
Liquidambar Styraciflua	Sweetgum
Liriodendron Tulipifera	Tulip Tree
Magnolia Soulangiana	Magnolia
Malus	Crabapple
Picea Abies	Norway Spruce
Picea Englemannii	Engleman Spruce
Picea Omorika	Serbian Spruce
Picea Orientalis	Oriental Spruce
Picea Pungens Glauca	Colorado Blue Spruce
Pinus Aristata	Bristlecone Pine
Pinus Bungeana	Lacebark Pine
Pinus Cembra	Swiss Stone Pine
Pinus Flexilis	Limber Pine
Pinus Leucodermis 'Heldrechii'	Dwarf Austrian Pine
Pinus Nigra	Austrian Pine
Pinus Ponderosa	Ponderosa Pine
Pinus Sylvestris	Scotch Pine
Platanus x Acerifolia 'Bloodgood'	Bloodgood London Plane Tree
Prunus Serrulata	Flowering Cherry
Pseudotsuga Menziesii	Douglas-Fir
Pyrus Calleryanna 'Arisocrat'	Aristocrat Flowering Pear
Quercus Bicolor	Swamp White Oak
Quercus Macrocarpa	Bur Oak
Quercus Robur	English Oak
Robinia Pseudoacacia 'Purple Robe'	Purple Robe Locust
Sorbus Aucuparia	Mountain Ash
Taxodium Distichum	Baldcypress
Ulmus	Elm
Zelkova Serrata '~~Green Vase~~'	~~Green Vase~~ Zelkova

Group K **Trees suitable for Xeriscaping, allowed in all other areas**	
Botanical Name	Common Name
Celtis Laevigata Var. Reticulate	Netleaf Hackberry
Gymnoclaudus Dioicus	Kentucky Coffeetree
Acer Tataricum	Tatarian Maple
Pinus Edulis	Pinyon Pine
Juiperus Scopulorum	Rocky Mountain Juniper

Amalanchier Utahensis	Utah Serviceberry

Group L **Trees suitable for Xeriscaping, allowed in all other areas**	
Botanical Name	Common Name
Cedrus Libani	Cedar of Lebanon
Pinus Flexilis	Limber Pine
Pinus Mugo	Mugo Pine
Cedrus Atlantica	Atlas Cedar
Abies Concolor	White Fir
Pinus Bungeana	Lacebark Pine

Item #: 3.4	**Planning Commission** August 21, 2019	OREM
Prepared By: Jason Bench, AICP		
Applicant: City of Orem	**PUBLIC HEARING –** Amending Section 22-6-10(I) and Standard Land Use Code 4832 *Water Storage Tanks* in Appendix A of the Orem City Code pertaining to water storage tanks.	

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:

- General Plan Designation: N/A
- Current Zone: N/A
- Neighborhood: N/A

ACTION:
The Planning Commission shall forward a recommendation to the City Council.

REQUEST: The applicant requests the City amend Section 22-6-10(I) and Standard Land Use Code 4832 *Water Storage Tanks* of the Orem City Code pertaining to water storage tanks.

BACKGROUND: As part of the city's water infrastructure improvements outlined in the Water Master Plan the city will be constructing a new municipal water storage tank. The proposed location is still being determined, however, the ordinance needs to be modified to allow the new tank to be located below the elevation of 4910 feet above mean sea level as outlined in the current ordinance. Any new water tank will be required to comply with the standards outlined in the proposed ordinance.

In addition, the Standard Land Use Code 4832 *Water Storage Tanks* will also need to be amended to allow a municipal water storage tank in the R7.5 and R8 zones.

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend 22-6-10(I) and SLU Code 4832 of the Orem City Code pertaining to water storage tanks.

Section 22-6-10(I)

I. Water Treatment Plants (Purification) (SLU 4831) and Municipal Water Storage Tanks (SLU 4832).

a. Water treatment plants (purification) ~~and water storage tanks~~ are permitted in the R12 zone subject to the following standards:

1. the site is located at least 4910 feet above mean sea level (MSL);
2. the entire site is landscaped except for areas covered by buildings, parking, driveways or other improvements.~~; and~~

~~3. Water storage tanks shall not protrude more than five feet (5') above ground level.~~

b. Municipal water storage tanks are permitted in the R12, R8, and R7.5 zones subject to the following standards:

1. The entire site is landscaped except for areas covered by buildings, parking, driveways or other improvements; and

2. municipal water storage tanks shall not protrude more than five feet (5') above ground level.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5 / ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
4832	Municipal Water Storage Tanks	N	N	N	P~~N~~ Subject to Section 22-6-10(I)	P~~N~~ Subject to Section 22-6-10(I)	P Subject to Section 22-6-10(I)	N	N	N	N	N	N	N	P	P	P	N

Item #: 4.1	**Planning Commission** August 21, 2019	
Prepared By: Jason Bench, AICP		
Applicant: Ryan McDougal	**PUBLIC HEARING –** The applicant requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.	

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
- 69 notices mailed to properties within 1,000 ft. and additional properties south to 2000 South.
- Posted property

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zones: **OS-5**
- Acreage: **16.72**

ACTION:
The Planning Commission shall make a recommendation to the City Council.

REQUEST: The applicant requests the City amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

BACKGROUND: In August 2015 the City Council annexed the Lakeview Area (227.59 acres) and adopted the land use designations of Low Density Residential (LDR) and Rural Density Residential (RDR) east of Geneva Road and Light Industrial (LI) and Community Commercial (CC) on the West side of Geneva Road. In addition, the City Council placed a holding zone of OS-5 (Open Space 5 acre) for the entire annexation area except for the PD-43 (Lakeview Fields) zone also adopted at the same meeting. The City placed the OS-5 zone on the property as a holding zone and determined properties would be rezoned to a low-density residential zone once a property was ready for development.

During the City Council discussion three options were reviewed including a medium density option of eight units per acre and two options pertaining to a low-density which included combinations of low-density residential and light industrial at four units per acre. The Planning Commission forwarded a recommendation for the City Council to consider a low-density option and recommended they not consider the medium density option. During the Planning Commission and City Council discussions many of the local land owners and residents recommended a low-density option. They preferred the area not be developed at a higher density. The City Council adopted one of the low-density options with Low-density residential between Geneva Road and the railroad tracks to the east and light industrial and a small portion of community commercial west of Geneva Road. The City Council minutes from the August 25, 2015 meeting are part of the staff report for your review.

The City Council also adopted the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for impact fees for culinary water, sewer, storm water, parks, and fire facilities. The IFFP and IFA were based on the low-density general plan designation. The impact fees are based on the Southwest area developing at a density of 4.3 residential units per acre. Therefore, based on the density approved by the City Council through the general plan, IFFP, and IFA each property in the impact fee area can develop their property at the designated density. If additional density is used for certain developments in the area, then other property owners in the area may be limited on their potential development options when they choose to develop. This is based on the total amount of density calculated for the impact fees as well as the infrastructure improvements that are based on the 4.3 residential units per acre or a total of 1,250 new ERU's (equivalent residential unit). An ERU is a measurement of development that has the same impact as one residential unit. The

Service area (impact fee area) covered approximately 289 acres which included additional areas outside of the annexed area (227.59 acres). The additional area was included in the allocation of the 1,250 total ERU's for the service area. The service area did not include the agricultural easement area, or the conservation easement as outlined on the Southwest Service Area Map attached for your review.

The applicant is requesting the City change the general plan designation from the LDR designation to a medium density residential (MDR) designation and will then request the City approve a Planned Development (PD) zone for the 16.72 acre property located generally at 1577 South Geneva Road. As of July 1, 2018, the City will not accept new applications for the creation of a PD zone that allows residential units on any current residentially zoned lot (namely the OS5, R20, R12, R8, R7.5, R6.5, R6, and R5 zones). However, the applicant made an application for the General Plan amendment and rezone request prior to the new ordinance being adopted. Therefore, the applicant can move forward with the request.

At this time, the applicant is requesting the city consider the General Plan amendment and if adopted will bring the Planned Development (PD) rezone request forward in a future meeting. The concept plan proposed by the applicant has an overall density of 11.6 units per acre. The proposed project will contain a total of 188 units with 106 town homes and 82 single family homes.

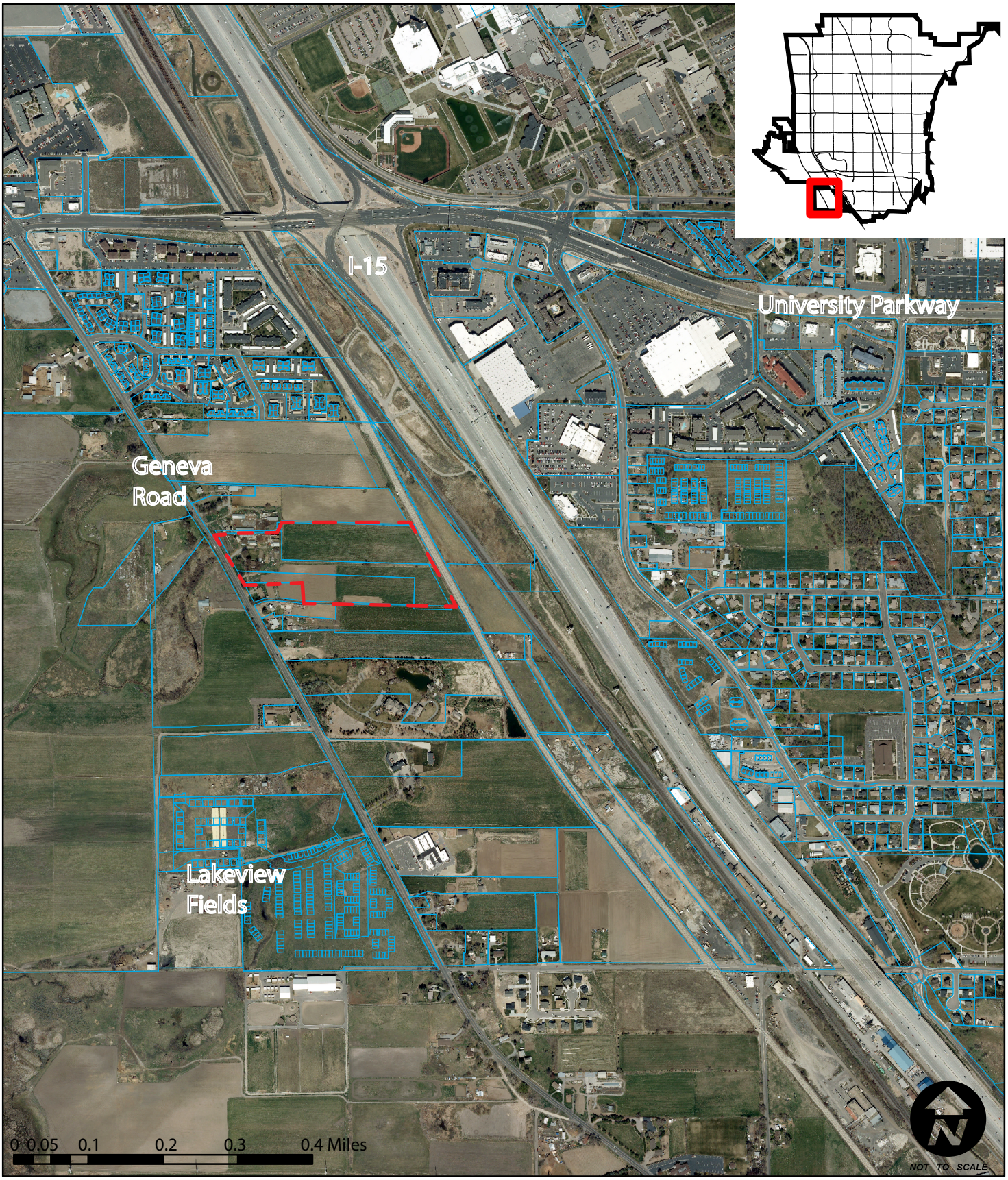
If the city determines the General Plan should be amended, several items should be considered prior to changing the General Plan or rezoning the property. These items include:

1. Updating the Impact Fee Facilities Plans and Impact Fee Analysis for all the utilities (culinary water, sewer, storm water, parks, and fire facilities) if the overall density is increased. If the general plan density is increased the impact fees will need to be adjusted to account for the increase. This would take at least one year to complete at a cost of approximately $75,000 per utility.
2. Update the Water Reclamation Facilities Mater Plan to include the area previously designed for low density. This plan has been adopted by the city and implementation of the plan for the area are based on the low-density designation. An increase in the overall density will require an amendment to the plan and would have a direct impact on facility improvements. This update would take at least 9-12 months to complete and cost approximately $100,000.
3. The Springwater Lift Station located north and west of the treatment plant is currently in the design phase with plans nearly complete. If the overall density is increased, the lift station plans will need to be redesigned to account for the increase in capacity. Current design of the upgraded lift station was based on the low-density designation of 4.3 units per acre for the southwest area. This redesign would take between 4-6 months and cost around $100,000.

Based on the history of the area and the current plans that have been adopted by the City Council, staff recommends the area stay low density as currently shown on the Orem General Plan map. Through a long public hearing process in 2015, the City Council determined that low-density residential and light industrial uses were the appropriate land use for the area. Although, the area could be changed to a higher density subject to existing plans being updated as outlined above, staff fully supports maintaining the area as low-density.

RECOMMENDATION: Staff recommends the Planning Commission forward a negative recommendation to the City Council to amend the Orem City General Plan Map of Orem City on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

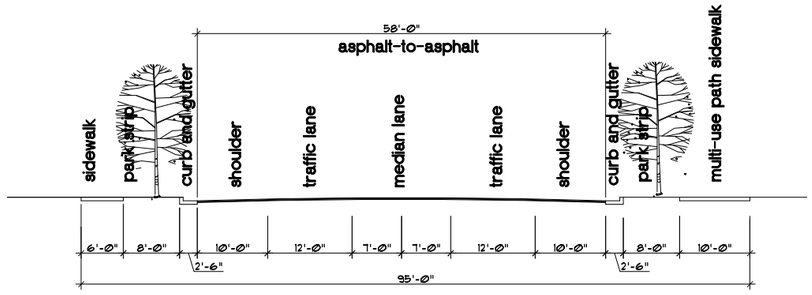
Elmcrest Farm



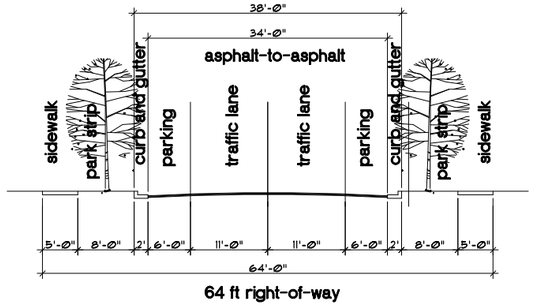
Elmcrest Farm
OD5 Zone
16.72 Acres

Neighborhood
N/A

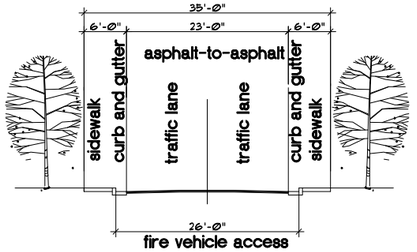
Legend
Parcels
Project Area



95 ft right-of-way
public Geneva Road cross section



64 ft right-of-way
local street typical cross section



35 ft right-of-way
private interior street cross section

TABULATION:	
TOWN HOMES:	106 UNITS
SINGLE FAMILY HOMES:	82 LOTS
TOTAL UNITS:	188 UNITS
TOTAL SITE:	16.17 ACRES
DENSITY:	11.6 UNITS / ACRE



MASTER SITE PLAN

SCALE: 1" = 60'-0"

PROJECT NUMBER
19-016 38

SHEET TITLE
MASTER SITE PLAN
SCHEME - 188 UNITS
SCALE : 1" = 60'-0"

PROJECT/OWNER
ELMCREST FARM - TOWN HOME APARTMENTS
1100 WEST ST.
OREM, UTAH
KEN OLSON

ARCHITECT

architecture
2033 dan drive
layton, utah 84040
(801) 593-9338

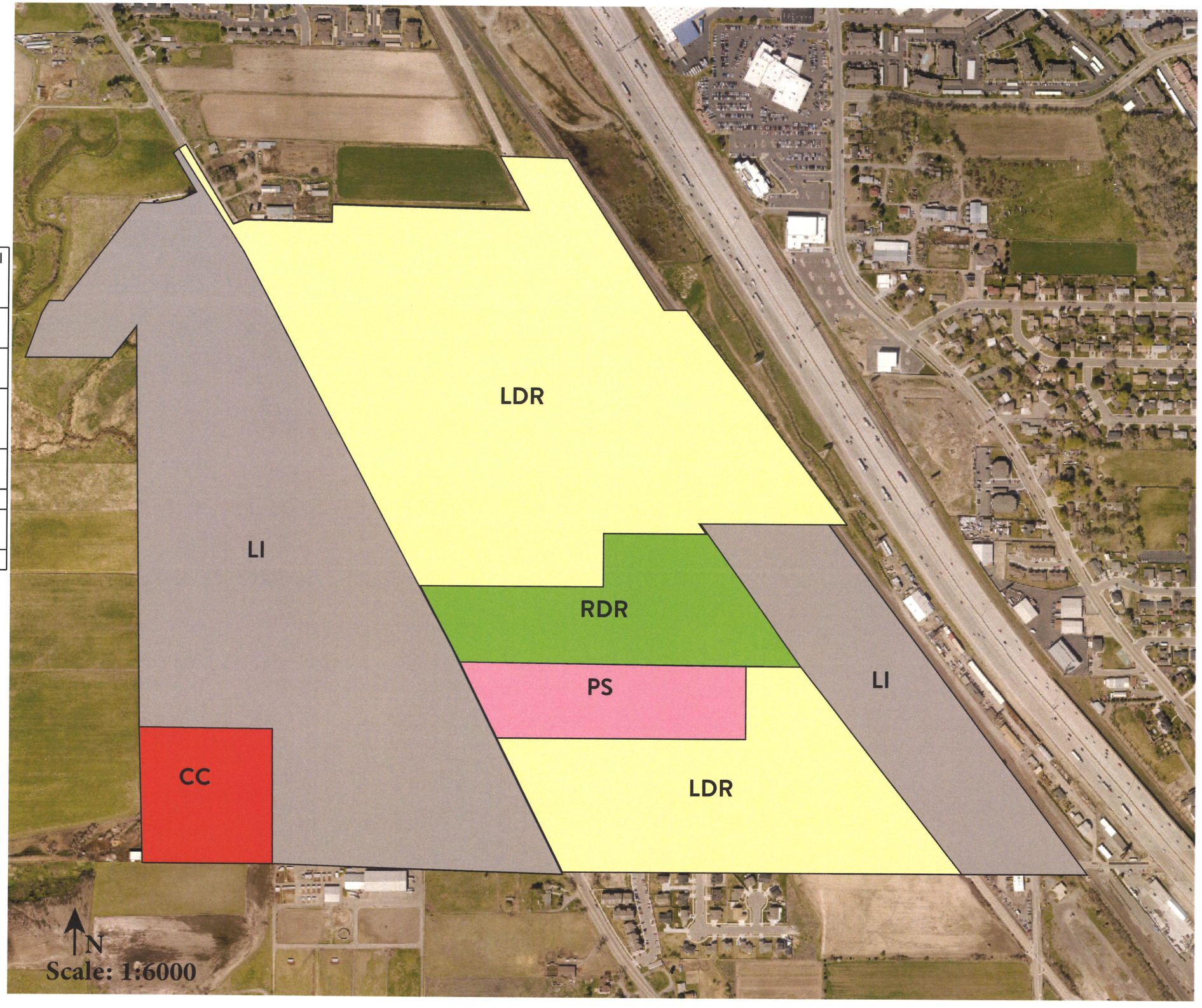
DATE
14 JUNE 2019

SHEET NUMBER
A1.0

City of Orem

Lakeview Area Land Use Current General Plan

Zone		Acres	Units/Acre	Potential Units (ERUs)
LI	Light Industrial	104	4	416
LDR	Low Density Residential	105	4	420
MDR	Medium Density Residential	0	14	0
PS	Public Services	10	8	80
CC	Commercial	9	8	72
RDR	Rural Density Residential	16	0	0
Totals		244	6.33	988



- Light Industrial
- Low Density Residential
- Medium Density Residential
- Public Services
- Community Commercial
- Rural Density Residential

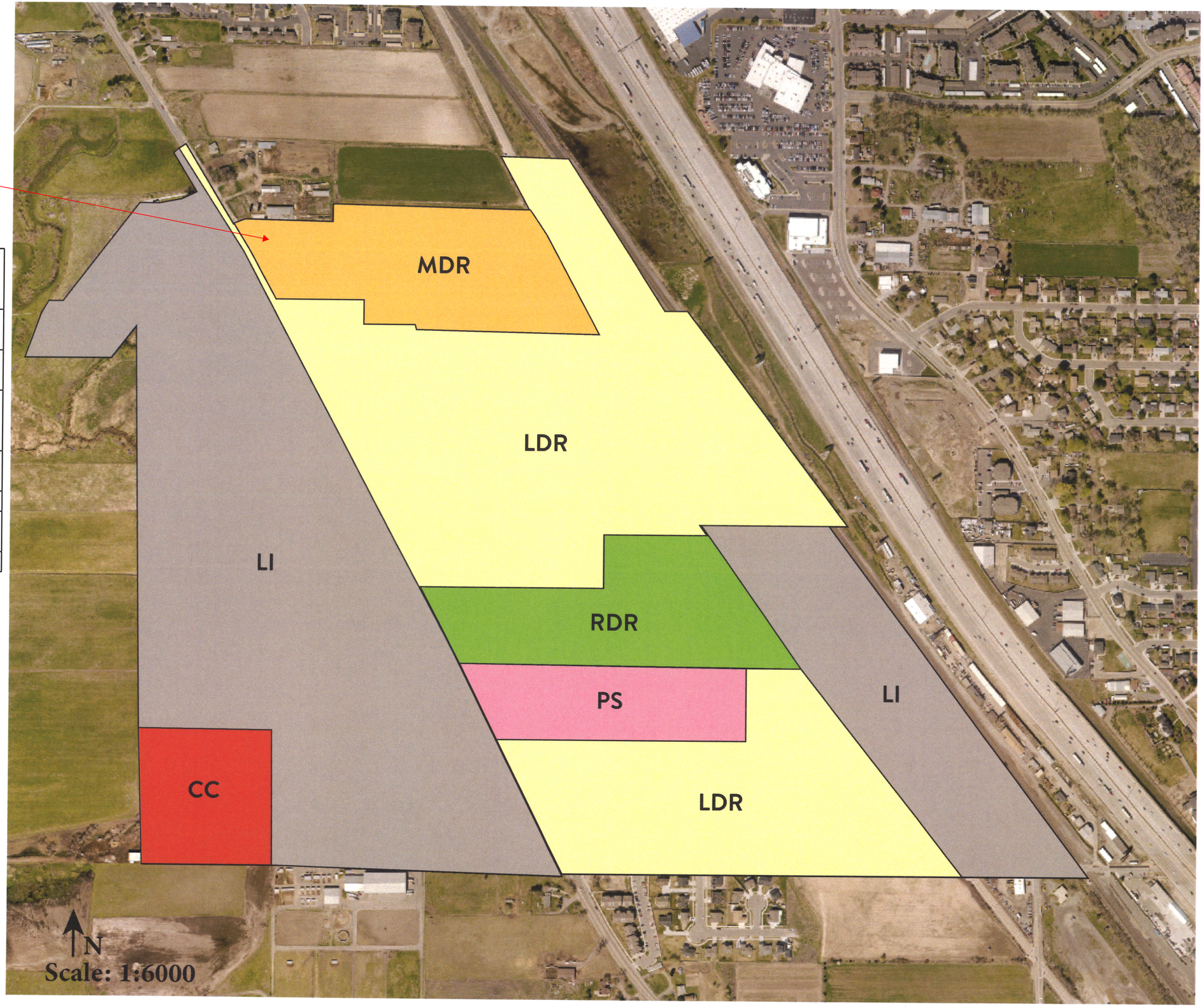
City of Orem

Lakeview Area Land Use Plan:

Proposed Amendment

Zone		Acres	Units/Acre	Potential Units (ERUs)
LI	Light Industrial	104	4	416
LDR	Low Density Residential	88	4	352
MDR	Medium Density Residential	17	14	238
PS	Public Services	10	8	80
CC	Commercial	9	8	72
RDR	Rural Density Residential	16	0	0
Totals		244	6.33	1158

- Light Industrial
- Low Density Residential
- Medium Density Residential
- Public Services
- Community Commercial
- Rural Density Residential



City of Orem
Southwest Service Area

N

Geneva Road

Agriculture Easement
(Not Included)

Conservation Easement
(Not Included)

Conservation Easement

2000 South

Impact Fee Area
Agriculture Easement
Conservation Easement
Orem City Boundary

0 0.05 0.1 0.2 0.3 0.4
Miles

4. If the cost of the infrastructure improvements exceeded the amount of impact fees imposed against development on the developers' properties, developers could be reimbursed for the amount of the excess cost from additional impact fees that were collected by the City from other development in the Southwest Annexation Area. For example, if developers spent one million dollars on sewer facilities, they would be entitled to a credit for one million dollars of sewer impact fees. If the total of sewer impact fees on developers' projects were only $500,000, they could be reimbursed that amount over time if and when additional development occurred in the annexation area and additional sewer impact fees were collected by the City.

Development Services staff recommended the City Council authorize the City Manager, or his designee, to execute a pioneering development agreement between the City, Ryan McDougal and Jeff Mansell regarding the installation of infrastructure improvements in the Southwest Annexation Area and providing for impact fee credits and reimbursement to developers through collection of future impact fees.

Mr. Earl said that the original plan was to have both developers sign the agreement and share the cost. However, based on what happened at the Planning Commission meeting, where they recommended the denial of the PD-42 and denial of the PD-43 but made some positive comments about Mr. Mansell's proposed development, City staff had prepared a contingent agreement between the City and only Mr. Mansell's property owners. Mr. Mansell had signed the agreement. That agreement provided that Mr. Mansell would put in the necessary water, sewer and storm drain improvements necessary to serve his property and loop the water line up to 2000 South and the west side of I-15. In exchange, Mr. Mansell would get a credit for the impact fees that would be imposed against his property.

Mr. Earl said that each category of impact fee would be treated separately. Those credits would not be transferrable between utilities. The agreement also provided that if Mr. Mansell had an excess credit he could get reimbursed from future development when they paid impact fees. Mr. Mansell would assume the risk that he might never be fully reimbursed. He would only be reimbursed for what he had spent. Impact fees after paying him back would go to the City, to be used for other infrastructure in the area.

Mayor Brunst **moved**, by resolution to authorize the City Manager, or his designee, to execute a development agreement between the City and Jeff Mansell pertaining to the installation of utility infrastructure in the Southwest Annexation Area and providing for impact fee credits and reimbursement to developers through collection of future impact fees. Mr. Seastrand **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. Those voting nay: Hans Andersen. The motion **passed, 6-1**.

6:00 P.M. PUBLIC HEARING – SW Annexation Impact Fees Plan and Analysis
ORDINANCE – Adoption of Impact Fee Facilities Plans and Impact Fee Analyses, establishment of service areas and enacting impact fees for culinary water, sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area

The Development Services Department requested the City Council adopt Impact Fee Facilities Plans and Impact Fee Analyses, establish service areas and enact impact fees for culinary water,

sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area.

In a previous agenda item, the City Council considered the Lakeview Addition to Orem City Annexation Petition to annex 227.59 acres into the City of Orem. The Southwest Annexation Area was largely undeveloped and there was very little utility infrastructure in the area. The City Council had previously indicated that it did not intend to expend City funds to install utility infrastructure in the area and that owners or developers of property in the area would be required to install and pay for any utility infrastructure that would be needed for development.

In order to provide a means to reimburse developers who installed more than their proportionate share of necessary infrastructure and to ensure that the cost of installing infrastructure was spread fairly among all development activity, City Staff recommended that the City Council enact impact fees for water, sewer, storm water, parks and fire facilities on all new development activity in the Southwest Annexation Area.

The City Engineer had determined a service area for water, sewer, storm water, parks and fire services in the Southwest Annexation Area and the City had engaged the firm of Lewis Young to prepare an Impact Fee Facilities plan and an Impact Fee Analysis for water, sewer, storm water, parks and fire services. The amount of the impact fees depended on the level of density of development that was anticipated to occur in the Southwest Annexation Area. Generally, the higher the density, the lower the impact fees would be as there would be more development to share the costs.

Lewis Young performed an Impact Fee Analysis based on both a medium density scenario and a low density scenario. The medium density scenario assumed an average overall density of 6.6 equivalent residential units (ERUs) per acre and the low density scenario assumed an overall average density of 4.3 ERUs per acre.

Because the Planning Commission recommended a low density general plan designation for the Southwest Annexation Area, Staff recommended that the City Council consider enacting impact fees based on the low density scenario. Impact fees based on the low density scenario would be consistent with either General Plan Option B (light industrial) or General Plan Option C (low density residential) that were presented to the City Council in a previous item.

Impact fees calculated under the low density scenario assumed that the entire Southwest Annexation Area, when fully developed, could contain development equal to 1,250 ERUs. An ERU was basically a measure of development that had the same impact as one residential unit. For example, development under a light industrial classification would be anticipated to have a development impact equal to 4.3 residential units or 4.3 ERUs.

The service area covered approximately 289 acres. Some impact fees (culinary water, sewer, fire, and parks) were based on a per ERU basis while others were calculated on a per acre basis.

If the proposed impact fees were adopted, new developments would be required to pay the new impact fees as well as water right impact fees, but would not pay current City connection fees. The impact fees would typically be collected prior to the recording of a final plat or the issuance

of a building permit for new development. State law provided that no impact fees could be collected until 90 days after enactment of an impact fee ordinance.

In order to impose impact fees, state law required that the City Council (1) adopt an Impact Fee Facilities Plan, (2) adopt an Impact Fee Analysis, (3) establish a service area, and (4) approve an impact fee enactment that established the amount of the impact fees.

The Development Services Department recommended the City Council adopt the Impact Fee Facilities Plans and Impact Fee Analyses, establish service areas and enact impact fees for culinary water, sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area. The Development Services Department recommended that the City Council adopt impact fees based on the low density scenario and in the following amounts:

1. Culinary water: $2,369 per ERU.
2. Sewer: $3,643 per ERU.
3. Storm water: $8,412 per acre (equates to $1,944 per ERU).
4. Parks: $1,595 per residential unit (no parks impact fee would be imposed for non-residential development).
5. Fire: $219 per residential unit and $5,251 per acre of nonresidential development.

Fred Philpot with Lewis Young said that they had completed the Impact Fee Facilities Plan and Impact Fee Analysis. He said those documents were combined into a single document for each of the following utilities: culinary water, sanitary sewer, storm drain, parks and recreation, and fire/public safety. He described the process used to prepare those documents, including looking at the service area and demand; level of service; existing facilities and excess capacity; future capital facility needs; and financing. He said that once new impact fees were adopted there would be a 90-day wait period before the fees would become effective.

Mr. Philpot said the total maximum fee recommended was $9,770 on a typical ERU. He provided some comparisons with other cities, including Eagle Mountain at $8,156; Provo at $6,347; and St. George at $5,165. He said the recommended fee reflected the level of service and needs for an annexation area. He said it was typically more expensive to build on the periphery of a community.

Mr. Macdonald clarified that the comparisons were from city-wide fees and the current proposal was just for the annexation area, so it was really not an apples-to-apples comparison. Mr. Philpot said that Mr. Macdonald was correct, but that there was some comparison when considering fee per unit. Impact fees were proportionate to a specific demand unit. He also explained that fees were based on original costs, so some fees were based on dollar amounts from decades ago and the proposed fees were based on future costs.

Mr. Spencer asked Mr. Mansell to explain the timeline for the project. Mr. Mansell said they first needed to get site plan approval and they would work with staff on engineering for the infrastructure and the site plan probably next year.

Mr. Philpot recommended that the Council not think of the fees as "set in stone".

Mayor Brunst said that the fees were being set as they were viewed now, but things could change. He asked the process of changing the fees in the future, as he was concerned about inconsistency if fees were changed frequently.

Mr. Earl said an updated impact fee study would be needed to justify a change in fees.

Mayor Brunst opened the public hearing.

Jim Fawcett, resident, said he had reviewed information about the Utility Master Plan on the Orem website. He was concerned about a noted existing water storage deficiency of 10 million gallons, and was not sure where the storage would be borrowed from. He said state storage requirements could be met for the annexation area by constructing a well. He did not see how any connection could happen without first building a well.

Mayor Brunst suggested Mr. Fawcett contact the City's Public Works staff to address some of his concerns.

Mr. Philpot said from an impact fee standpoint, the construction of assets did not exactly mirror the development pattern that would occur. In some cases infrastructure was built in advance of development and in other cases it was built as development came on to the system. He said where excess capacity was not available there could be a reduction in the level of service for a short time. Level of service went through ebbs and flows, peaks and troughs, with the intent to maintain a level of service over time. He said at any given day it would ebb and flow where development was, but they tried to proportion the impact fees to account for that level of service. The building of a well, for example, may happen down the road, but the impact fees covered the cost regardless of when it was built.

Shawn Bunderson, resident, asked for clarification on the impact fees for parks and public safety. He thought those would be paid for through city taxes, which they would now pay as Orem residents. He was not clear on why the annexation area would be paying impact fees for a fire station that had been planned for long before the annexation. There was no other part of the City that would be paying an impact fee for that fire station, or for parks, but they paid through taxes. He was concerned about those expenses being covered by a small strip of land by impact fees instead of by citywide taxes.

Jessica Street, resident, said she was concerned about basement flooding issues for the Mansell project units because of the proximity to Utah Lake. She wondered if that issue had been planned for.

Mayor Brunst said those units did not have basements so basement flooding was not an issue.

Mayor Brunst closed the public hearing.

Mrs. Black asked for clarification about the parks and fire impact fee. She believed those were typical impact fees when impact fees were assessed.

Mr. Bybee said they were typical impact fees, and they were assessed for the same reasons that utilities were assessed for impact fees. Ongoing utility fees would not pay for new capital

infrastructure, and property taxes would not be paying for the new demand in the annexation area.

Mayor Brunst said Orem was well known for having parks and the parks impact fee was for the area to support itself when a park was built in the future.

Mr. Earl said the parks calculation was based on the amount of square footage of current city park space per resident. The park impact fee number was calculated in a similar way, based on anticipated park square footage per anticipated resident; this would provide the same parks level of service as the rest of the city. The idea was that existing residents who had already paid for existing parks would not have to pay for new parks that would serve the new residents.

Mayor Brunst **moved**, by ordinance, to adopt Impact Fee Facilities Plans and Impact Fee Analyses, establishment of service areas and enacting impact fees for culinary water, sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area in the amounts as listed in the Impact Fee Analyses. Mr. Spencer **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. Those voting nay: Hans Andersen. The motion **passed, 6-1**.

COMMUNICATION ITEMS

MONTHLY FINANCIAL SUMMARY – June 2015

The Monthly Financial Summary was included in the packets distributed to the City Council.

MONTHLY FINANCIAL SUMMARY – July 2015

The Monthly Financial Summary was included in the packets distributed to the City Council.

CITY MANAGER INFORMATION ITEMS

There were no city manager information items.

ADJOURNMENT

Mr. Macdonald **moved** to adjourn the meeting. Mr. Andersen **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black, Richard Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. The motion **passed** unanimously.

The meeting adjourned at 2:23 a.m.

Donna R. Weaver, City Recorder

Approved: October 27, 2015

Mr. Seastrand echoed Mr. Macdonald's thanks to the audience. He said it was easy to have several perspectives on this issue, and he acknowledged that this was a big decision. He was trying to find win/win solutions. He said the annexation had been part of the City's Master Plan for a long time, and was often perceived as already part of Orem. He wondered if the Wilkerson Farm could be moved into a designated agricultural or conservation easement area. He said a major concern he had heard was the density and format of the proposed projects, and not necessarily the annexation itself. He wished he could step back and examine all the various aspects and discuss the issue further.

Mrs. Black wanted to clarify that the Planning Commission had not made a recommendation regarding annexation because they had not considered it; this was a City Council responsibility. She said the bulk of the landowners were in favor of annexation and it provided choice for those landowners. She also wanted to clarify that the UVU population was significantly higher than had been previously mentioned.

Mayor Brunst **moved**, by ordinance, to approve the Lakeview Addition to Orem City Annexation Petition to annex 227.59 acres into the City of Orem. Mr. Spencer **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, David Spencer, Brent Sumner. Those voting nay: Hans Andersen, Mark E. Seastrand. The motion **passed, 5-2**.

6:00 P.M. PUBLIC HEARING – SW Annexation General Plan Amendment and Zone Implementation
ORDINANCE – Amending the land use map of the Orem General Plan to apply a land use designation to approximately 227 acres of property described in the Lakeview Addition to Orem City Annexation Plat located generally at 1600 South Geneva Road
ORDINANCE – Amending Section 22-5-3(A) of the Orem City Code and the zoning map of the City of Orem by zoning approximately 176 acres of property described in the Lakeview Addition to Orem City Annexation Plat located generally at 1600 South Geneva Road to the OS5 zone

Mr. Bench explained that this request had two parts and was only now applicable because the City Council had approved the "Lakeview Addition to Orem City Annexation Petition" in the previous item. Because the City Council had approved the annexation, it would now need to (1) apply a General Plan land use designation to the property in the annexation area and then (2) apply a zoning designation to property in the annexation area.

1. General Plan Designation.
The City Council expressed its intent in meetings in November 2014 and January 2015 not to expend any City funds to pay for installation of utility infrastructure in the southwest annexation area. In accordance with this direction, Staff had worked with potential developers to come up with a plan that would make it feasible for developers to install necessary utility infrastructure at their own cost.

Because of the cost of installing water, sewer and storm drain facilities in the annexation area, the developers and staff initially determined that a mix of General Plan land use designations consisting primarily of high density residential, medium density residential and community

commercial would most effectively allow the development of land in the annexation area and would support the cost of constructing necessary infrastructure.

Two potential developers, Ryan McDougal and Jeff Mansell, had indicated that they would be willing to front the cost of installing water, sewer and storm drain facilities sufficient to bring these utility services to their respective properties if the original proposal was incorporated into the General Plan and if their proposed PD zones were approved by the City Council. However, their ability to install this backbone infrastructure was dependent upon obtaining the density they had requested in their respective PD zones.

Option A called for light industrial uses adjacent to I-15 and west of the future Lakeview Parkway, commercial development at key intersections, and medium to high density residential development east of Lakeview Parkway and west of the railroad tracks. This plan would generate an average overall density of approximately seven units/acre throughout the southwest annexation area. This plan would also accommodate the development proposals submitted by Ryan McDougal and Jeff Mansell.

The Planning Commission considered the proposed Option A on August 5, 2015 and ultimately recommended denial of this proposal. The Planning Commission recommended that the City Council consider a lower density plan.

Based on the Planning Commission's recommendation, Staff had proposed the following two alternatives for the City Council to consider for the General Plan land use designations: (1) Option B-Industrial Land Use and (2) Option C-Low Density.

Option B proposed primarily light industrial General Plan land use designations and was based on recommendations outlined in the City's Economic Development Strategic Plan which called for an expansion of the Orem Business Park. This plan would accommodate the existing conservation easement on the Cherry Hill Farm and adjacent Clear Horizons Academy and would support commercial development at the future intersection of 2000 South and the Lakeview Parkway.

Option C proposed primarily low density residential and light industrial General Plan land use designations. This plan was developed based on the recommendation of the Planning Commission to explore land uses more compatible with the existing rural/agricultural nature of the Lakeside area. A plan was adopted by the City Council in 2001 which stated that, "the City will require excellence in development layout to preserve views, create pedestrian-friendly and attractive streets, and maintain the distinct rural character of the Lakeview Area. Development may be clustered in an effort to preserve open space and natural resources." Option C was a hybrid between a low density residential plan and a light industrial plan option. A low density residential designation would apply between Geneva Road and the railroad right-of-way and light industrial and community commercial would be located west of Geneva Road.

2. Zoning Designation.
After the City Council adopted a General Plan land use designation for property in the annexation area, it would next need to consider and adopt an appropriate zoning designation for property in the annexation area. The two potential developers referenced above had contracts to purchase property totaling 51 acres in the annexation area and had requested that the City

Council adopt and apply two separate planned development (PD) zones to their respective properties. The area included within the requests for these two PD zones was shown in the map below and these two requests would be considered in subsequent agenda items. However, the two developers did not have any specific request as to the zoning designation for the remaining 176 acres in the annexation area that were not a part of their requests and Staff requested that the City Council amend Section 22-5-3(A) and the zoning map of the City of Orem to apply the OS5 zone to these 176 acres as shown in the map below. Staff also recommended that the City Council continue the decision as to what zone to apply to the area of the proposed PD-42 zone and proposed PD-43 zone until those specific requests were considered in upcoming items.

Mr. Bench said the City Council would decide a General Plan designation first, and then decide the zoning of the specified area, with the exception of the PD-42 and PD-43 zones which would be considered separately. The recommendation was to zone the area as OS5. He showed map representations of the three proposed density options for land use plans.

Mr. Spencer asked to see the Option B map again for clarification.

Mrs. Black and Mr. Seastrand asked Mr. Bench to give added clarification on the land use density options, particularly the light industrial overlay.

Mr. Bench said light industrial would typically accommodate controlled manufacturing type uses with smaller office type components, not unlike the business park currently on University Parkway. He said Option A was medium density, containing about 1,508 units or about eight units per acre. High density was sixteen units per acre, and low density was about four units per acre.

Mr. Macdonald asked if Option A was what the Planning Commission recommended the City Council not approve. Mr. Bench said that was correct, that they recommended a low-density option. Options B and C were created by staff based on recommendations from the Planning Commission.

Mr. Spencer asked if Option B would allow the building of single-family homes.

Mr. Bench said the light industrial did not support single-family homes, and those looking to build single-family homes would request a change in the land use designation. He said Option C would allow for low density residential in the areas identified. He further clarified that PD zones did not necessarily need to conform to the general plan so if the Council moved forward with Option B and someone wanted to build single-family homes they could apply for a PD zone in the light industrial area.

Mr. Spencer asked what land use designation would likely be put in place if the area between the railroad tracks was annexed. Mr. Bench said they would recommend light industrial for that area.

Mr. Andersen asked if the low-density options would mean nothing would happen because developers would not be able to make their plans feasible.

Mr. Bench said the impact fees were adjusted for a low-density option, so infrastructure would be developer driven.

Mr. Earl added if all property in the annexation area developed under low-density residential or light industrial, the impact fees would pay for all infrastructure. The same would hold true if development was all medium or high density. The general plan designation was a broad view plan for the wanted outcome, and as much as possible the zoning classifications should fit within general plan designations. He said the general plan designations were advisory, and the Council had discretion to modify the presented options as they saw fit.

Mayor Brunst said he felt the low-density options made the most sense to allow for property to be used how landowners wished.

Mayor Brunst opened the public hearing.

Shawn Bunderson, resident, said he was concerned about the light industrial option and thought that might have higher fees in requesting a rezone. He thought the low-density recommendation from the Planning Commission was the best option. He said during his time working through his land issues with the County, Orem, and Provo he was able to connect to Provo City's water services. He had been told that after annexation he would no longer be able to connect to Provo, which concerned him. He said moving forward with Option C provided more options for landowners.

Elaine Schofield, resident, said in 1999 the City Council put together a committee to work on a master plan for this area. She said the plan was adopted in 2002 by the Council and believed it was still in effect. She thought that plan needed to be considered in these discussions.

Karen Eyring, resident, said she lived near the end of Sandhill Road and when that road was improved there was a dramatic uptick in the amount of traffic around her neighborhood. She was concerned about higher density projects that would increase traffic similarly. She was also concerned that there were no plans that she was aware of to improve 2000 South or Sandhill Road to accommodate the significant traffic increases. She knew the neighborhoods did not want the traffic that would be coming from the high-density residential developments in the area.

Richard Wilkerson, resident, said maintaining farmland was his war cry. He lived close to the area and was also concerned about the traffic produced by high-density projects. He said the neighbors did not want high density in the area and felt it would ruin the neighborhood.

Mayor Brunst closed the public hearing.

Mr. Spencer asked if it was true that the light industrial Option B would have higher fees. Mr. Bench said it was the same fee to rezone the property regardless, which was about $2,000.

Mrs. Black said she generally liked Option C the best. She thought there could also be a fourth option allowing for low-density residential throughout the area.

Mayor Brunst said the idea in having the light industrial designation was to accommodate the planned Lakeview Parkway and the development that may come with that. It could also be changed as needed.

Mr. Bybee asked Mr. Stocksdale to speak to the 2001 plan mentioned earlier. Mr. Stocksdale said the Lakeview Area Plan was created by an ad hoc committee and some of the recommendations in the plan were for open space preservation, wetland preservation, historic preservation of the farm homes, etc. He said in that plan the predominant zones would be open space, residential that could be clustered to preserve open space, and agricultural uses.

Mrs. Black said Option C alluded to that plan, saying that the City would "require excellence in development layout" and she felt that option was intended to address the points in the original Lakeview Area Plan.

Mr. Macdonald asked if the low density designation would still allow developers to install infrastructure. Mr. Earl said the expectation was that whatever the general land use designation, the cost to install infrastructure was still on the developers and would be paid back by impact fees.

Mayor Brunst **moved**, by ordinance, to amend the land use map of the Orem General Plan to apply a land use designation to approximately 227 acres of property described in the Lakeview Addition to Orem City Annexation Plat located generally at 1600 South Geneva Road, Option C – low density. Mrs. Black **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. Those voting nay: Hans Andersen. The motion **passed, 6-1**.

Mayor Brunst **moved**, by ordinance, to amend Section 22-5-3(A) of the Orem City Code and the zoning map of the City of Orem by zoning approximately 176 acres of property described in the Lakeview Addition to Orem City Annexation Plat located generally at 1600 South Geneva Road to the OS5 zone. Mr. Seastrand **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. Those voting nay: Hans Andersen. The motion **passed, 6-1**.

6:00 P.M. PUBLIC HEARING – SW Annexation – PD-42
ORDINANCE – Enacting Section 22-11-55 and Appendix KK, PD-42 zone, amending Section 22-5-1, Section 22-5-3(A) and the zoning map of the City of Orem by zoning property located generally at 700 West 2000 South to the PD-42 zone

Mr. Bench presented Ryan McDougal's request that the City enact Section 22-11-55 and Appendix KK, PD-42 zone, amend Section 22-5-1, Section 22-5-3(A) and the zoning map of the City of Orem by zoning the property located generally at 700 West 2000 South to the PD-42 zone.

The applicant had a contract to purchase approximately 14.19 acres of property located at approximately 700 West 2000 South. The subject property was located in the annexation area that was considered in a previous item.

The applicant requested that the City Council adopt and apply the PD-42 zone to the subject property. The PD-42 zone would allow the applicant to develop side by side townhome units at a density of 13.7 units per acre with a total of 192 units. If approved, the concept plan and proposed building elevations would become part of the City Code as Appendix "KK."


7710



For more information, contact
Grant Allen at (801) 229-7095
or GRAllen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Aug 21, 2019
5:00 pm

The applicant (Ryan McDougal) requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CANDIDE CHARITABLE ENTERPRISE LLC
175 W CANYON CREST RD STE 305
ALPINE, UT 84004

For more information, contact
Grant Allen at (801) 229-7095
or GRAllen@orem.org

City Council Chambers, 56 N State Street

City Council
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6:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

GKM FAMILY LLC (ET AL)
11576 S STATE ST # 102B
DRAPER, UT 84020

For more information, contact
Grant Allen at (801) 229-7095
or GRAllen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Aug 21, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

TAYLOR, F WILLIS
%BREWSTER, LAURIE T
3556 CANYON ESTATES DR
BOUNTIFUL, UT 84010

For more information, contact
Grant Allen at (801) 229-7095
or GRAllen@orem.org

City Council Chambers, 56 N State Street

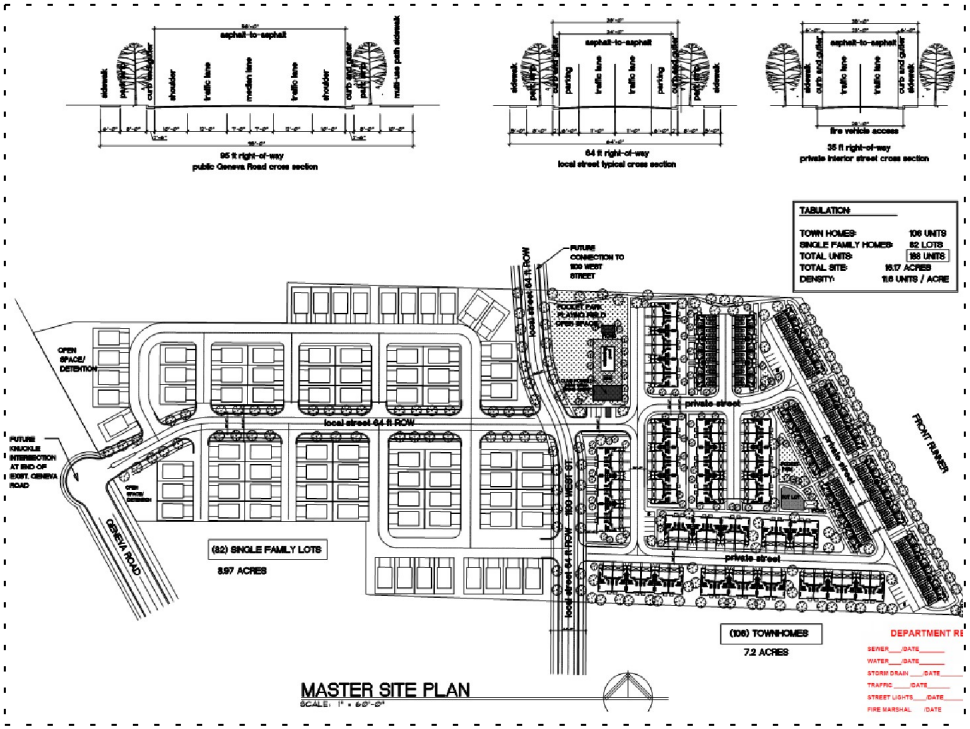
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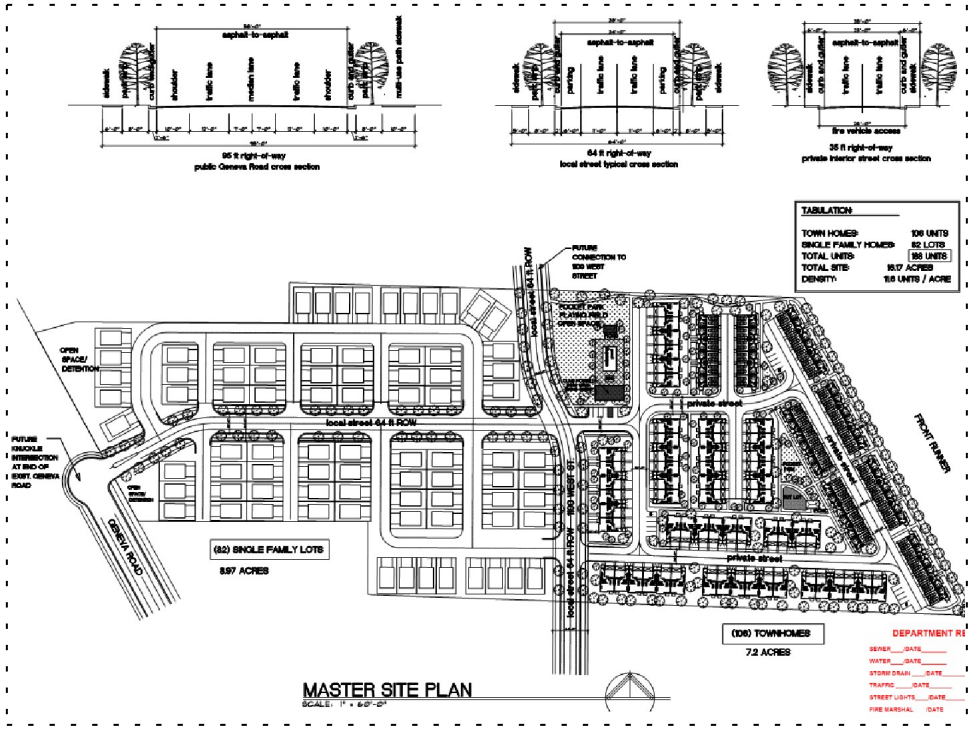
Planning Commission
Wed, Aug 21, 2019
5:00 pm

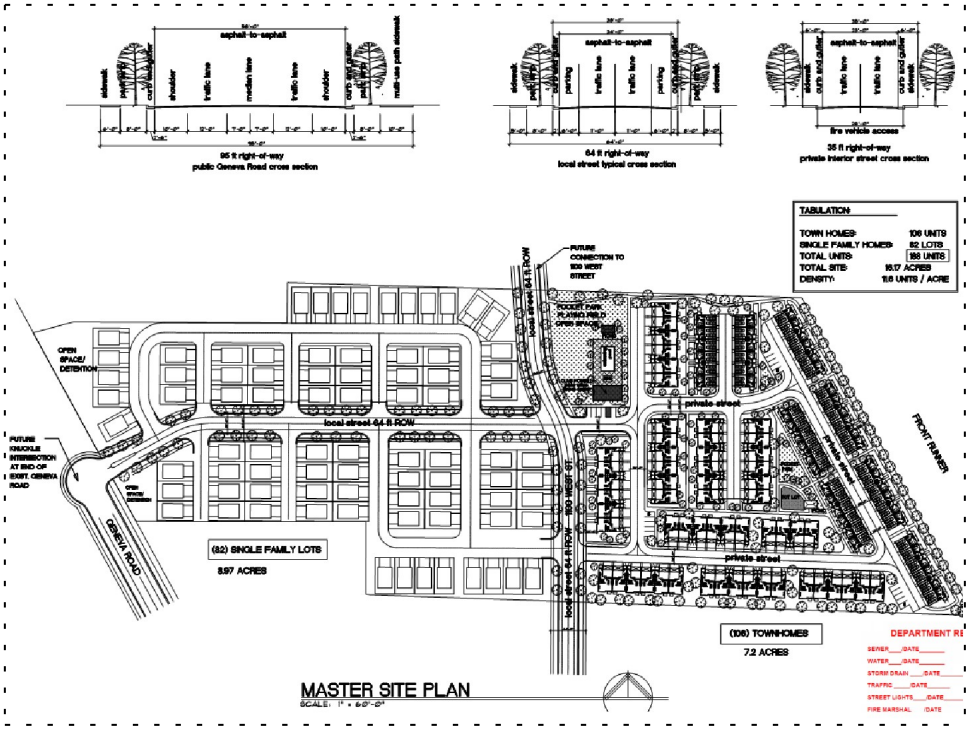
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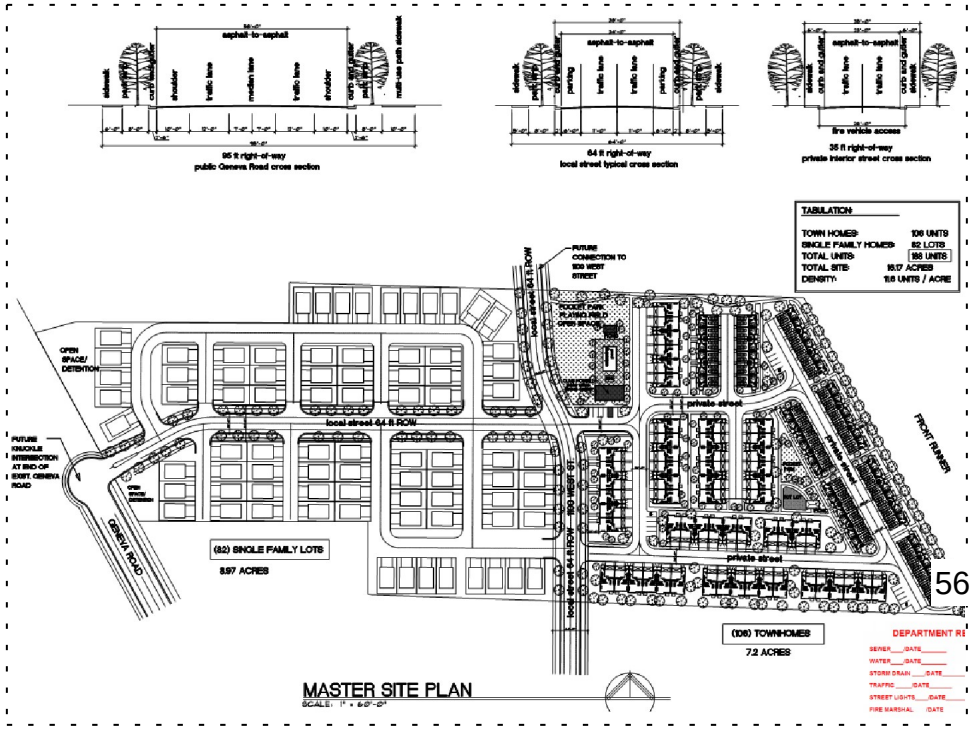
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DE LEEUW, DOLAN J
276 W 130 S
LINDON, UT 84042


asphalt-to-asphalt
95 ft right-of-way
public Geneva Road cross section
64 ft right-of-way
local street typical cross section
fire vehicle access
35 ft right-of-way
private interior street cross section
TABULATION
TOWN HOMES: 106 UNITS
SINGLE FAMILY HOMES: 82 LOTS
TOTAL UNITS: 188 UNITS
TOTAL SITE: 18.17 ACRES
DENSITY: 11.6 UNITS / ACRE
FUTURE CONNECTION TO 1000 WEST STREET
local street 64 ft ROW
POCKET PARK/ PLAYING FIELD/ OPEN SPACE
OPEN SPACE/ DETENTION
private street
FRONT RANGER
FUTURE KNUCKLE INTERSECTION AT END OF EXIST. GENEVA ROAD
GENEVA ROAD
(82) SINGLE FAMILY LOTS
8.97 ACRES
(106) TOWNHOMES
7.2 ACRES
DEPARTMENT RE
SEWER ___/DATE___
WATER ___/DATE___
STORM DRAIN ___/DATE___
TRAFFIC ___/DATE___
STREET LIGHTS ___/DATE___
FIRE MARSHAL /DATE
MASTER SITE PLAN
SCALE: 1" = 60'-0"


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STREET LIGHTS ___/DATE___
FIRE MARSHAL /DATE
MASTER SITE PLAN
SCALE: 1" = 60'-0"

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

UTAH TRANSIT AUTHORITY
%PROPERTY MANAGEMENT
PO BOX 30810
SALT LAKE CITY, UT 84130

ASAY, EUNICE HUGHES
PO BOX 4000
OREM, UT 84059

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

SANDHILL DEVELOPMENT LC
40 N GENEVA RD
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 12
SALT LAKE CITY, UT 84150

TUCKER, GEORGE
51 W 4750 N
PROVO, UT 84604

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

EVANS, JODY A
66 S 700 W
PROVO, UT 84601

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

PENROD, LAVERN CLINGER &
CLOWARD
151 N MAIN ST
GENOLA, UT 84655

CANDIDE CHARITABLE ENTERPRISE
LLC
175 W CANYON CREST RD STE 305
ALPINE, UT 84004

SKIP DUNN INVESTMENT LLC
230 N GENEVA RD
OREM, UT 84057

MILLHAVEN CONSTRUCTION LLC
272 W 200 N STE 100
LINDON, UT 84042

DE LEEUW, DOLAN J
276 W 130 S
LINDON, UT 84042

LONGSON PROPERTIES LLC
284 N 3000 W
PROVO, UT 84601

PROVO CITY CORPORATION
351 W CENTER
PROVO, UT 84601

CLINGER FAMILY PARTNERSHIP
--OR CURRENT RESIDENT--
360 W 1600 SOUTH
OREM, UT 84058

HAMBERLIN, ALAN D
414 N PHEASANT CT
GILBERT, AZ 85234

PETERSON, JEREMY & AMANDA
459 W 1840 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

PETERSON, ALLEN
588 W 1600 S
OREM, UT 84058

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

TAYLOR, LLOYD
%TAYLOR, LANE
678 W 1325 N
OREM, UT 84057

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

ZABEL, NANCY L
769 N 480 W
OREM, UT 84057

BROWN, BARRY E & LINDA B
782 W 2000 S
OREM, UT 84058

GROO, DENIS E & NANCY M
838 W 2000 S
OREM, UT 84058

ROBERTS, DONALD KENT
868 W 2000 S
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

IVORY LAND CORPORATION
978 WOODOAK LN
SALT LAKE CITY, UT 84117

SKIP DUNN INVESTMENTS LC
1047 E 1060 S
OREM, UT 84097

HURST WOOD EDUCATION FOUNDATION INC
1095 S 800 E
OREM, UT 84097

CALDERON, BRENDA GUADALUPE
1178 N 1050 W
OREM, UT 84057

JOHNSON, WANDA L
1269 S GENEVA RD
OREM, UT 84058

JOHNSON, NATHAN B & DONNA S
1356 S GENEVA RD
OREM, UT 84058

RAMIREZ, ELVIRA
1412 S 1300 W
OREM, UT 84058

RAMIREZ, ELVIRA
--OR CURRENT RESIDENT--
1412 S GENEVA RD
OREM, UT 84058

NELSON, EDWARD CLEON
1423 S GENEVA RD
OREM, UT 84058

MORGAN, DAVID S & SANDRA C
1476 LAKESHORE DR
PROVO, UT 84601

CLINGER, EDITH S
1493 S GENEVA RD
OREM, UT 84058

CLINGER FAMILY PARTNERSHIP
1511 S GENEVA RD
OREM, UT 84058

WELCH, JOHN & DEBRA (ET AL)
1526 S GENEVA RD
OREM, UT 84058

UTAH STATE DEPT OF NATURAL RESOURCES
%DIVISION OF WILDLIFE
1596 W NORTH TEMPLE
SALT LAKE CITY, UT 84116

PETERSON, JEFF M
1621 S GENEVA RD
OREM, UT 84058

ROBERTS, STANLEY H JR
1675 CLARK CIR
OREM, UT 84058

ASAY, EUNICE HUGHES
--OR CURRENT RESIDENT--
1709 S GENEVA RD
OREM, UT 84058

JOHNSON, DALE C & CHERYL B
1738 S GENEVA RD
OREM, UT 84058

POND, RANDY
1785 SANDHILL RD
OREM, UT 84058

CHERRY HILL DAIRY FARM LLC
1785 S GENEVA RD
OREM, UT 84058

ADJ INVESTMENTS THREE LLC
1794 COBBLESTONE DR
PROVO, UT 84604

HURST WOOD EDUCATION FOUNDATION INC
--OR CURRENT RESIDENT--
1875 S GENEVA RD
OREM, UT 84058

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

OYANEDEL, ANGEL PATRICIO
1929 S GENEVA RD
OREM, UT 84058

BAHR, DON F & VONDA P
1969 N GENEVA RD
PROVO, UT 84601

LONGSON PROPERTIES LLC
--OR CURRENT RESIDENT--
1985 N 2800 WEST
PROVO, UT 84601

BOARDWALK INDUSTRIES LLC
2000 S GENEVA RD
OREM, UT 84058

CANDIDE CHARITABLE ENTERPRISE LLC
--OR CURRENT RESIDENT--
2296 W 2000 SOUTH
OREM, UT 84058

UNITED STATES OF AMERICA
%DIVISION OF PROPERTY MANAGEMENT
2370 S 2300 W
SALT LAKE CITY, UT 84119

CALDERON, BRENDA GUADALUPE
--OR CURRENT RESIDENT--
2423 W 1943 NORTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
2825 E COTTONWOOD PKY STE 500
SALT LAKE CITY, UT 84121

UTAH COUNTY
2855 S STATE
PROVO, UT 84606

TAYLOR, F WILLIS
%BREWSTER, LAURIE T
3556 CANYON ESTATES DR
BOUNTIFUL, UT 84010

UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

GOLD STREAM PARTNERS LLC
4859 S 190 W
MURRAY, UT 84107

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
MIDVALE, UT 84047

GKM FAMILY LLC (ET AL)
11576 S STATE ST # 102B
DRAPER, UT 84020

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
August 7, 2019

The following items are discussed in these minutes:

Site Plan – to approve the vacation of Corral West Amended Plat A and approval of Corral West 2nd Amended Plat A located at 225 W University Parkway – Positive Recommendation and Approved

Public Hearing – Zoning Text Amendment for 22-11-35(L)(12)(b), amending fence height in the PD 22 Zone – Positive Recommendation to City Council

Public Hearing – Zoning Text Amendment for 22-8-8(B)(7) & 22-14-20(C)(3)(b) for minor site plan amendments along State Street – Positive Recommendation to City Council

Public Hearing – Zoning Text Enacting Article 2-37 Orem Arts District Review Board – Positive Recommendation to City Council

Public Hearing – Zoning Text Amendment for Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5, pertaining to DRC application expirations – Positive Recommendation to City Council

Preliminary Plat – Approval of Victoria Park Plat F located at 660 E 700 North – Approved

Preliminary Plat – Approval of Glendell Plat Q located at 1750 S 80 West - 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, 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 July 10, 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; 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 Corral West Properties, LC to request the Planning Commission approve the site plan of Golden Corral located generally at 225 West University Parkway in the PD5 zone including vacation of Corral West Amended Plat A and approval of Corral West 2nd Amended Plat A.



Staff Presentation: The Sakura building will be removed, and the applicant will build a new Golden Corral building in its place. After completion of the new building, the existing building will be removed, and a new parking lot will be added.

The site includes 172 parking spaces with 8 ADA stalls. There will be a new teardrop entrance installed for access. The new building will be 28 feet tall and have exterior finishing of wood and stone.

The landscaping for the site meets the requirements of the PD5 zone. Along the southern boundary of the parking lot, there will be a wall installed that will match the existing wall to the west.

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 site plan of Golden Corral located generally at 225 West University Parkway in the PD5 zone. In addition, staff recommends the Planning Commission vacate Corral West Amended, Plat A and approval of Corral West 2nd Amended, Plat A.

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

Chair Spencer invited the applicant to come forward. Alex Carr introduced himself. Mr. Carr said the old restaurant has been there 25 years and it is great to be a part of Orem. It is time to build a new restaurant and it is working out well with the new concept. Mr. Staker asked if they would be able to maintain the existing building while they are working on the new one. Mr. Carr said yes, they will keep the old one open during construction. When the new one opens, the old restaurant will be demolished.

Chair Spencer 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 forward a positive recommendation to the City Council to approve the site plan of Golden Corral located generally at 225 West University Parkway in the PD5 zone. In addition, move to approve the vacation of Corral West Amended, Plat A and approval of Corral West 2nd Amended, Plat A. 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 asked Mr. Allen to introduce **Agenda Item 3.2**:

Agenda Item 3.2 is a request by Orem Child Care Holdings to request the City amend 22-11-35(L)(12)(b) to change the fence height in the PD22 zone.

Staff Presentation: The applicant is seeking to change the fence height for public or private streets in the PD22 zone from 4 feet to 6 feet. They are seeking to locate a daycare center on the site, and this would allow them to build a taller fence for the center's play and open areas. The fence will also need to meet clear vision requirements.

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 amend 22-11-35(L)(12)(b) for fence heights in the PD22 zone.

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

Chair Spencer invited the applicant to come forward. Fred Cox, the architect representing the applicant, introduced himself. Mr. Cox said the State can shut down a facility if the fence is a little under four feet, so most child care centers

will have a fence over four feet. The preferred height is six feet. The six feet is important to prevent a child from climbing over and getting hit by a car or taken. They may have to pull the fence a little way away from the corner for line of site and his clients are willing to do that. The fenced area around the building and parking area, will have landscaping and playground equipment where the children can play. They will be back to ask for a future parking reduction because they cannot put all the playground equipment in the area. To have this fence approved now, allows them to keep moving forward with the project. The six foot fence provides safety for the children.

Mr. Spencer asked if there will be plantings along the fence. Mr. Cox said yes, but they cannot have anything taller than three feet.

Mr. Staker asked regarding the northwest corner, is there a standard on how far the fence has to come from the corner on a street like that. Mr. Goodrich said the things he will look at when an official site plan is submitted is where the cars will stop at the stop bar. There is not a specific standard, each one is a little different. There is a possibility that the fence will not be able to go up to corner. The fence may need to be moved back a little to provide a clear line of site.

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. Staker moved to forward a positive recommendation to the City Council to amend 22-11-35(L)(12)(b) for fence heights in the PD22 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. Allen to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by Development Services to request the City amend Sections 22-8-8(B)(7) & 22-14-20(C)(3)(b) for minor site plan amendments along State Street.

Staff Presentation: The current requirements for minor site plan amendments do not allow for additions such as awnings, canopies, decks, patios and architectural features, which do not increase the Gross Floor Area of the building. This amendment would allow these minor changes to be added to existing site plans without complying with the current State Street standards. The proposed addition cannot exceed 5% of the replacement value of the building.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Sections 22-8-8(B)(7) & 22-14-20(C)(3)(b) for minor site plan amendments along State Street.

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

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 forward a positive recommendation to the City Council to amend Sections 22-8-8(B)(7) & 22-14-20(C)(3)(b) for minor site plan amendments along State Street. 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 3.4**:

Agenda Item 3.4 is a request by Development Services to request the City enact Article 2-37 Orem Arts District Review Board.

Staff Presentation: In 2018, the Arts District Zone was established, which requires public art as part of the design standards for the zone. The board will include 5 members with a member of the City Council as a liaison to the board, with board members appointed by the City Manager. Pursuant to Section 22-24-4(F)(12), the board will review the submissions for and determine if applications meet requirements for public art in the Arts District zone, including description of the art, the artist, location, size, colors and estimate of the cost of the art.

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 enact Article 2-37 Orem Arts District Review Board.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer asked general questions regarding the requirements for being on the Board.

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. Spencer moved to forward a positive recommendation to the City Council to enact Article 2-37 Orem Arts District Review Board. 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.

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

Agenda Item 3.5 is a request by Development Services to request the City amend Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5, Orem City Code pertaining to DRC Application Expiration.

Staff Presentation: This amendment would set an expiration timeline for DRC applications. Currently, there are no application expirations, and there are applications that have been open for more than 1 year. The expiration will only apply to Preliminary/Final Plat, Site Plan, and Rezone/Ordinance Amendment applications. The expiration will ensure that DRC applications will be able to meet current code and ordinances if changes are made.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5, Orem City Code pertaining to DRC Application Expiration.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Staker asked if there were any situations where an applicant could string something along like this by engaging the City and then it would restart for another year. Mr. Bench said if they are making good progress, the City could extend the application on a case by case basis. If it is something they have neglected and then come in for an extension at the last minute, the application would probably not be extended. Mr. Earl said the situation is, they submit the application and then years later the code changes, but they still want to be under the old code at the time of submittal and not the new code.

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.

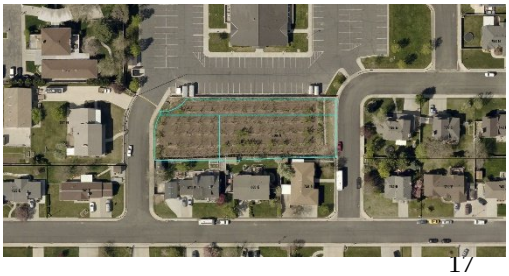
When no one came forward, Chair Spencer closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cook moved to forward a positive recommendation to the City Council to amend Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5, Orem City Code pertaining to DRC Application Expiration. 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 Mr. Allen to introduce **Agenda Item 3.6**:

Agenda Item 3.6 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.



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. 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.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer asked if the idea is to make sure a fire truck can turn around in there. Mr. Goodrich said yes, the turnaround is sufficient to meet code.

Chair Spencer invited the applicant to come forward. Susan Harding introduced herself. Ms. Harding said her father put the original improvements in before the church came in. She thinks this is an agreement that she and the City can both live with. The church sent her an email stating that they had no intention to close off the access.

Chair Spencer 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 approve the preliminary plat of Victoria Park Plat F located at 660 East 700 North 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. Allen to introduce **Agenda Item 3.7**:

Agenda Item 3.7 is a request by Corwin and Lynette Lewis to request the Planning Commission approve the Preliminary Plat for Glendell Plat Q located generally at 1750 South 80 West in the R8 zone.



Staff Presentation: The applicant is seeking to build a home on Lot 6 in the proposed amended preliminary plat. The preliminary plat includes a total of 6 lots. All the surrounding property owners agree with the proposed plat. The remaining property to the west will be addressed in a subsequent preliminary plat application.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Glendell Plat Q located generally at 1750 South 80 West 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. James Jacob introduced himself.

Chair Spencer 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 preliminary plat of Glendell Plat Q located generally at 1750 South 80 West in the R8 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.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion to approve the minutes of July 10, 2019. Mr. Cook moved to approve the meeting minutes for July 10, 2019. 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.

Adjourn: Chair Spencer 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, Ross Spencer and Mike Staker. The motion passed unanimously.

Adjourn: 5:10 p.m.

Jason Bench
Planning Commission Secretary

Approved: