

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 6, 2019

The following items are discussed in these minutes:

- Preliminary Plat approval of Walker Cove Subdivision located at 846 N Main Street - Approved
- Preliminary Plat approval of Glendell Plat R located at 1745 S Glendell Drive - Approved
- Site Plan approval of Knight West Builders Orem Office located at 1901 N State Street - Approved
- Public Hearing approving Western-Springfield Plat C Amended located at 212 N 1330 West - Approved
- Site Plan approval of an automated metering reading system located generally at 950 E 1400 South - 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, Barry Roberts, Ross Spencer and Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Cheryl Vargas, Planner; Grant Allen and Jenna Albers, Long Range Planners; Steve Earl, Legal Counsel.

Those excused: Haysam Sakar, Planning Commission member; Debby Lauret, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from October 16, 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 Ms. Jensen, Planning Commission member, to offer the invocation.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Paul Goodrich, Transportation Engineer; Cheryl Vargas, Planner; Grant Allen and Jenna Albers, Long Range Planners; Steve Earl, Legal Counsel.

Those excused: Haysam Sakar, Planning Commission member; Sam Kelly, City Engineer; Debby Lauret, City Council Liaison

Chair Spencer asked Ms. Vargas to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Gary Stone for the Planning Commission to approve the preliminary plat of Walker Cove Subdivision with two (2) lots including one (1) deep lot at 846 N Main Street in the R6.5 Zone.



Staff Presentation: The preliminary plat was originally approved by the Planning Commission on April 18, 2007 (PC-2007-0045). That approval has expired.

Proposed Subdivision: Walker Cove Subdivision includes two (2) lots, one (1) of which is a deep lot. The property is located in the R6.5 zone, which requires a

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minimum of 6,500 square feet for each lot including 125% for the deep lot. Proposed Lot 1 has a gross square footage of 10,173 and a net square footage of 7,821. Proposed Lot 2 is a deep lot and requires a minimum of 8,125 square feet; the lot has 9,094 square feet. The private drive is 20 feet wide and provides access to both lots. The existing home on proposed Lot 1 will remain, but the existing garage will be modified to be off the proposed deep lot access.

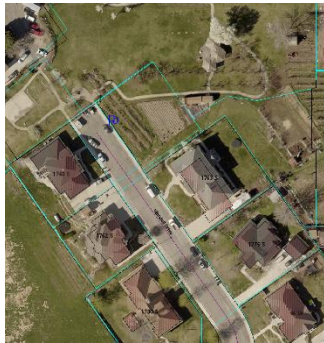
The preliminary plat was originally approved by the Planning Commission on April 18, 2007 (PC-0007-0045). That approval has expired.

Chair Spencer asked if the Planning Commission had any questions for Ms. Vargas.

Chair Spencer called for a motion on this item.

Planning Commission Action: Mr. Cochran moved to approve the preliminary plat of Walker Cove Subdivision with two (2) lots including one (1) deep lot at 846 N Main Street in the R6.5 Zone. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Ms. Vargas to introduce **Agenda Item 3.2:**



Agenda Item 3.2 is a request by Jordan Kartchner to request the Planning Commission approve the preliminary plat of Glendell Plat R located at 1745 South Glendell Drive in the R8 zone.

Staff Presentation: The applicant is seeking to build a home on Lot 1 in the proposed preliminary plat. The preliminary plat is for this one lot only. The remaining property to the north-east will be addressed in a subsequent preliminary plat application.

The city Engineer required a public safety turnaround on Glendell Drive since the proposed street will not be connected with this preliminary plat. The preliminary plat also shows a deep lot access easement for the future development of a future deep lot.

Chair Spencer asked if the Planning Commission had any questions for Ms. Vargas.

Chair Spencer invited the applicant to come forward. Roger Dudley introduced himself. Mr. Dudley said this lot has a history to it and has been in the family for a number of years. This turn around is a compromise until the street will go through.

Mr. Cook asked if they could develop any further to the north without putting the road through. Mr. Bench said they can do the deep lot behind this lot, but any lots further to the north would have to put the road through. If they want to build on the deep lot, they will have to come back and do a one-lot subdivision.

Chair Spencer called for a motion on this item.

Planning Commission Action: Mr. Cook moved to approve the preliminary plat of Glendell, Plat R located at 1745 South Glendell Drive in the R8 zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, 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 Knight West Builders, LLC to request the Planning Commission approve the site plan for Knight West Builders Orem Office located generally at 1901 North State Street in the C2 zone.

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Staff Presentation: The applicant is proposing to develop the site with a 10,000 square foot office building. The building will be 32 feet tall and have exterior styling of aluminum curtain wall and brick. The proposed landscaping and other sections of the site plan meet the requirements of the C2 zone. The zone requires 1 stall per 250 square feet for parking, the site will provide 80 parking spaces which meets the requirement of the C2 zone.

The applicant is also proposing a 'space open to the public' as required by the Board of Adjustment, for a setback variance that was approved in July 2019.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer asked how big the variance was. Mr. Bench said the one corner met the setback requirements, but because of the angle going south a variance was granted. The compromise was to have the open space for the public in exchange for the variance.

Chair Spencer invited the applicant to come forward. Bill West introduced himself. He is comfortable with the compromise that was worked out with the City regarding the variance. He thinks it will be a good addition to the City.

Chair Spencer called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to approve the site plan of Knight West Builders Orem Office located at 1901 North State Street in the C2 zone. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, 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 Kace Johnson to request the Planning Commission amend the plat for Western - Springfield Plat C located generally at 212 North 1330 West in the M2 zone.



Staff Presentation: The applicant is seeking to develop their site with additional buildings. This requires relocating a water line that currently goes through the center of the property. The applicant is proposing amending the plat to change the easement for the water line to the west and then south, and south-east back through the property.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Staker said the existing building was not on top of the previous easement or the new one. He asked what the purpose of moving the water line is if there is no building on top of it. Mr. Allen said to provide for future planning and making additional amendments to their site plan.

Chair Spencer invited the applicant to come forward. Lane Lythgoe, Lythgoe Design Group, was unable to be in attendance but had been in attendance at the pre-meeting.

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 amend Western - Springfield Plat C and approve Western - Springfield Industrial Park Plat C Amended located generally at 212 North 1330 West in the M2 zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.5 is a request by City of Orem – Orem Water Section to request the Planning Commission approve the site plan of an eighty foot communications pole located generally at 950 East 1400 South.



Staff Presentation: The Orem City Public Works Department, Orem Water Section is in the process of completing the communication network for the Advanced Metering Infrastructure (AMI) system being implemented by the City. The proposed pole is part of the overall system used for the communications network for the AMI system. As part of the pole the city proposes to add to the usefulness of the pole by adding an American Flag and City Flag which adds to the aesthetics of the pole.

Chair Spencer asked if the Planning Commission had any questions for Mr. Bench. Mr. Spencer asked if this would be located on an Orem City easement. Neal Winterton, Orem's Water Resource Division Manager, said the pole would not be in an easement but in the right-of-way.

Mr. Spencer asked if this is for Orem City's electronic water metering information system. Mr. Winterton said AMI stands for Automated Metering Infrastructure. There will be about twenty poles needed for communication throughout the city. They will be strategically located in various locations. He felt this one would be a nice amenity for the community enhanced by the flag. He went door to door to talk with the neighbors and did not receive any negative feedback. Mr. Cook asked if eighty feet is big enough. Mr. Winterton said because it is on the hill, eighty feet is a good number.

Chair Spencer called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to approve the site plan of the pole located generally at 950 East 1400 South. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion and moved to approve the meeting minutes for October 16, 2019. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Paul Goodrich said he has spent thirty-three years as a civil servant as a civil engineer and the last fourteen years with the City of Orem. Retirement is one of those bitter sweet things and he is happy for the service he has been able to provide. He was born and raised in Orem, and he appreciates working with the Commission, the City Council and staff. The consensus is the City tries to develop as much as possible. He appreciates the form of government that Orem has. Mr. Spencer thanked him for his service and being such a good technical resource.

Mr. Clark said he wanted to reiterate his appreciation for Mr. Goodrich. He has been an awesome mentor.

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

Adjourn: 4:53 p.m.

Jason Bench
Planning Commission Secretary

Approved: December 4, 2019

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