

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
April 1, 2020

The following items are discussed in these minutes:

- Public Hearing - enact the PD-50 zone including Appendix XX and rezone the property located generally at 1465 South Geneva Road from the OS5 zone to the proposed PD-50 zone – Positive Recommendation to City Council
- Public Hearing - vacate Wallace Plat C and approve the preliminary plat of Wallace Plat E with three (3) lots located generally at 600 North 950 East in the R8 zone - Approved

STUDY SESSION

At **3:30 p.m.** Canceled

REGULAR MEETING

NOTICE OF ALL-ELECTRONIC MEETING

To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert’s March 18, 2020 Executive Order, the Orem City Planning Commission meeting on April 1, 2020 will be an all-electronic meeting. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically. You can view the meeting live at orem.org/meetings. If you want to make a comment, please use: orem.org/comments or PlanningCommissionPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be read into the record during the live meeting. Once an item has been voted on, that item will be closed to additional comments. Thank you for your cooperation during these challenging times.

Place: Orem City Council Chambers

At **4:30 p.m.** Chair Cochran called the Planning Commission meeting to order and offered the invocation.

Those present: Mickey Cochran, Planning Commission Chair; Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker, Planning Commission members (via telephone); Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Sam Kelly, City Engineer (via telephone); Steve Earl, Legal Counsel

Those excused: Jake Harding Associate Planner; Jenna Albers and Grant Allen, Long Range Planners; Terry Peterson, City Council Liaison; Kendall Willardson, Planning Intern

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by The Church of Jesus Christ of Latter-Day Saints for the City to enact Section 22-11-63 PD-50 (*Orem Utah Temple – 1465 South Geneva Road*) Zone, and Appendix “XX” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 15.39 acres from the OS5 zone to the PD-50 zone at 1465 South Geneva Road.

Staff Presentation: The purpose of the proposed PD-50 zone would allow for the development of a temple site and a church building. The proposed zone is designed to be applied only to a parcel of property located at approximately 1465 South Geneva Road.

No other use except churches, synagogues, and temples are permitted in the proposed zone.

Development on the parcel would be required to conform the standards outlined in the PD-50 zone and the concept plan and exhibits outlined in Appendix XX of the Orem City Code.

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

Planning Commission minutes for April 1, 2020

The height of the proposed temple structure is approximately 70 feet to the top of the main structure with and overall height of 218 feet and 6 inches to the top of the central spire.

Parking for both the temple and the stake center require 1 parking stall for every 4 fixed seats. The proposed fixed seats include 722 for the temple and 802 for the stake center. Based on the parking standards, a total of 381 parking stalls are required. The site contains a total of 520 stalls with an option of an additional 136 stalls as shown on the concept plan for future expansion, if needed.

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 Section 22-11-63 PD-50 (*Orem Utah Temple – 1465 South Geneva Road*) Zone, and Appendix “XX” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 15.39 acres from the OS5 zone to the PD-50 zone at 1465 South Geneva Road.

Chair Cochran asked if the Planning Commission had any questions for Mr. Bench.

Chair Cochran invited the applicant to speak up via telephone. Tom Heath, Project Manager, The Church of Jesus Christ of Latter-Day Saints, introduced himself. They are excited to build on this site and are currently working through approvals on interior and exterior renderings. The elevations are generic as they are not quite ready to show final details. These do show the windows and height and it is a good representation. Mr. Cochran asked if those renderings will be available before this item goes to City Council. Mr. Heath said most likely they will not be available as they are a few months away from getting those final renderings approved. They will be released publicly when they are approved.

Mr. Spencer said traffic moves quickly on Geneva road. He asked how do vehicles get off Geneva Road and onto the temple property safely. Mr. Bench said during the site plan review, the applicant will most likely be required to do some kind of deceleration lane off Geneva Road or some type of improvement with a curb/gutter/sidewalk that would allow people to get off the road. Southbound there will be some kind of center turn lane allowing vehicles to get out of traffic and que for the turn onto the temple property. Mr. Heath said UDOT is involved with that road and talking with them about how to best address all traffic in the area and deceleration lanes, etc. Mr. Bench said that will be part of the site plan review.

Mr. Cook said he was curious where the parking requirement came from and whether it was just from this ordinance. Mr. Bench said it is the current parking standard for any church, synagogue or any type of congregation in the City. The chapel and temple will be parked separately. The church used a stake conference attendance for the parking count so the parking is probably a little high, adding a little more than what is required by ordinance.

Mr. Staker said the road in front of chapel is labeled private road, with parking on the other side of that road. That doesn't seem to be a great design as far as pedestrians accessing the building. Mr. Heath said they have looked at that and there will need to be some way to slow down traffic. They have looked at putting additional parking to the west, but they may have to use that area to retain storm water.

Chair Cochran opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

Jonathan Concidine: He said he was concerned about the Orem Temple's plan for parking. The site plan seems to oversupply parking stalls. He asked what the rationale was for this oversupply. This oversupply takes away the opportunity for more greenspace, pavilions, or landscaping in the neighborhood. It also can contribute to unnecessary "heat island" effects, not to mention adding aesthetic dead space to a structure that should beautify the area. He asked if the Planning Commission and City Council will consider requiring that the parking provided is more fit to purpose.

Mr. Heath said they looked at various temples in Salt Lake County and Utah County to see what their needs were. This size temple usually has in the range of 500-600 parking stalls. They are trying to cut back on the chapel parking so as to not cut into the green space. Mr. Bench said the Church does design their parking lots with a lot of landscaping and it is appropriate. Staff is comfortable with this plan.

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

Planning Commission minutes for April 1, 2020

Mr. Concidine did not see plans outlining how this development will accommodate other modes of transportation, including buses and bicycles.

Mr. Bench said UTA does have a bus route on Geneva road and UTA may put a bus stop there. 1100 West is a public street, so in the site plan process staff can look at how bike lanes can be accommodated on that. Six foot sidewalks on 1100 West will be required and on Geneva Road there will be a ten foot trail/sidewalk designed for bikes and pedestrians.

Mr. Concidine asked if the sidewalks could be widened, especially on 1100 West. Many people in the development adjacent to the lot proposed for temple construction would enjoy walking to the temple. Wider sidewalks will make for more walkability in an area where walkability would matter. The current plan has the sidewalks on 1100 West at six feet wide and he asked if the City Council will consider requiring those sidewalks to be made eight to ten feet wide.

Mr. Bench said six-foot standards typically accommodate two people walking side by side and meets City requirements. Mr. Heath said six-foot wide sidewalks should be enough to make it comfortable. Mr. Earl said Mr. Concidine is asking the Planning Commission and City Council to consider a larger sidewalk. You certainly can do that. Staff working with the Church's designers have determined that six feet is an adequate width, but if you wanted to consider a wider sidewalk you certainly could. Mr. Sakar said a six-foot wide sidewalk seems sufficient and he does not think requiring a wider sidewalk will be necessary. Mr. Cochran said he feels no need to make a recommendation to the City Council to widen the sidewalks any wider than they are. Mr. Cook said the only place there could be a wider sidewalk is across the Church property on 1100 West, so it does not seem it would make that much of a difference.

Chair Cochran 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 enact Section 22-11-63 PD-50 (*Orem Utah Temple – 1465 South Geneva Road*) Zone, and Appendix “XX” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 15.39 acres from the OS5 zone to the PD-50 zone at 1465 South Geneva Road. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Don Wallace for the Planning Commission to vacate Wallace Plat C and approve the preliminary plat of Wallace Plat E with three (3) lots located generally at 600 North 950 East in the R8 zone.



Staff Presentation: There is an existing home located at 584 N 950 East with two vacant lots directly to the east and south.

Proposed Subdivision: Wallace Plat E includes three (3) lots. The property is located in the R8 zone, which requires a minimum of 8,000 square feet for each lot. The existing home on proposed Lot 2 will remain with driveway access off of 600 North.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Wallace Plat C and approve the preliminary plat of Wallace Plat E with three (3) lots located generally at 600 North 950 East in the R8 zone.

Chair Cochran asked if the Planning Commission had any questions for Mr. Bench. Mr. Spencer asked what zone this is in. Mr. Bench said it is R8. The owner is a farmer and has chosen to keep the lots larger. His son will buy Lot 3 so it will stay as personal property.

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

Planning Commission minutes for April 1, 2020

Chair Cochran invited the applicant to speak up via telephone. Roger Dudley, Dudley & Associates, Inc., introduced himself. He had nothing to add to the staff presentation. Mr. Spencer asked if there were a vision for what goes on the 20,000 square foot lot. Mr. Dudley said the father, Don Wallace, lives in the house on the corner. His son will build a home on the large lot. He will build the home to the west of the property with the possibility in the future of building an additional home on the corner of 600 North and 1000 East.

Chair Cochran opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat. There were no submittals.

Chair Cochran 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. Sakar moved to vacate Wallace Plat C and approve the preliminary plat of Wallace Plat E with three (3) lots located generally at 600 North 950 East in the R8 zone. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

Mr. Clark wanted to thank everyong for attending today and said for them to stay safe out there.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion and moved to approve the meeting minutes for March 18, 2020. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Adjourn: 5:08 p.m.

Jason Bench
Planning Commission Secretary

Approved: April 15, 2020