

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
May 6, 2020

The following items are discussed in these minutes:

- PUBLIC HEARING - Zoning Text Amendment for Sections 22-1-5(G) and 22-14-20(I), Orem City Code pertaining to neighborhood meetings requirements – Positive Recommendation to City Council
- PUBLIC HEARING - Vacating Lot 2 of the Orem Center Business Park, Plat V and approving the RW Commercial Center Condominiums, Plat A located at 1280 South 1380 West - 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 May 6, 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 asked Mr. Spencer, Planning Commission member, to offer 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, Steve Earl, Legal Counsel; Kendall Willardson, Planning Intern

Jake Harding, Associate Planner; Sam Kelly, City Engineer; Terry Peterson, City Council Liaison (via telephone)

Those excused: Jenna Albers and Grant Allen, Long Range Planners

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

Agenda Item 3.1 is a request by Development Services for the City to amend Sections 22-1-5(G) and 22-14-20(I), Orem City Code pertaining to neighborhood meetings noticing.

Staff Presentation: Currently, a neighborhood meeting must be held prior to the submission of an application to rezone any property for new commercial development adjacent to residentially zoned property, or as required by specific PD zone text. This amendment would eliminate that restriction to require a neighborhood meeting be held prior to the rezoning of any property.

It also changes the area that must be notified from within three hundred feet to one thousand feet of the site if attached residential units will be allowed under the proposed rezone and within five hundred feet if attached

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

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residential units will not be allowed under the proposed rezone. This will allow for more neighbors that will be affected by the rezone a chance to voice their opinion and be aware of the rezone request.

This amendment will also include those same parameters when an applicant applies for site plan approval. It will require that all notices be provided at least one week prior to the date of the meeting.

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 Sections 22-1-5(G) and 22-14-20(I), Orem City Code pertaining to neighborhood meetings requirements.

Chair Cochran asked if the Planning Commission had any questions for Mr. Willardson. Mr. Spencer thinks this is a good idea and asked where the request for this change came from, was it citizen initiated. Mr. Bench said the City Council met a couple of years ago and there was some kick back from neighbors saying 300 feet for noticing was not enough. The City Council then established a policy that required 500 feet and 1000 feet for notifications. At this time the ordinance is being amended to reflect what is already being done by policy. Mr. Cochran said this will not change the number of notifications that are being made. Mr. Bench said it is just being consistent by ordinance instead of by policy. Mr. Cook said the essence of this is that the area is expanding, but also not just limiting it to commercial development. Mr. Bench said it is referring to any rezone, not just commercial rezone. The sections are talking about two different ordinances, a rezone adjacent to residential or site plan, and this is just making the language consistent between the two. Mr. Earl said any rezone would have to have the neighborhood meetings. It is not just applicable to commercial rezones, but residential as well.

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.

When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for 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 22-1-5(G) and 22-14-20(I), Orem City Code pertaining to neighborhood meetings requirements. Mr. Cochran 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. Willardson to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Brubaker Construction Company for the Planning Commission to vacate Lot 2 the Orem Center Business Park, Plat V and approve the RW Commercial Center Condominiums, Plat A located at 1280 South 1380 West in the CM zone.



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

Chair Cochran invited the applicant to speak up via telephone. Mac Brubaker, introduced himself and had nothing to add to the Mr. Willardson's presentation.

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.

When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to vacate Lot 2 of the Orem Center Business Park, Plat V and approve the RW Commercial Center Condominiums, Plat A located at 1280 South 1380 West in the CM zone with the condition that the Administrative Approval Site Plan is approved prior to RW Commercial Center Condominiums, Plat A being recorded. 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.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion to approve the minutes of April 15, 2020. Mr. Staker moved to approve the meeting minutes for April 15, 2020. Mr. Sakar 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. Cochran 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: 4:52 p.m.

Jason Bench
Planning Commission Secretary

Approved: May 20, 2020