



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
August 19, 2020

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

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 August 19, 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.

3:30 PM PRE-MEETING – CANCELED

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION BY INVITATION
3. 4:30 PM SCHEDULED ITEMS

3.1. SITE PLAN – Site plan approval of Learning Dynamics Preschool located at 1196 West 950 North in the PD22 zone.

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Learning Dynamics Preschool located at 1196 West 950 North in the PD22 zone.

Presenter: Jake Harding

[3.1_SRC_Learning_Dynamics_Preschool_08.19.2020.docx](#)

[Vicinity_Map.pdf](#)

[Map.pdf](#)

[Site Plan.pdf](#)

[Landscaping Plan.pdf](#)

[Elevations.pdf](#)

[Street View.pdf](#)

4. MINUTES REVIEW AND APPROVAL

4.1. **MINUTES REVIEW AND APPROVAL**

Review and approve minutes from August 5, 2020

Presenter: Jake Harding

[2020-08-05.pcmmin - DRAFT.docx](#)

5. ADJOURN

Next meeting scheduled for Wednesday, September 2, 2020

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

Item #: 3.1	Planning Commission August 19, 2020	
Prepared By: Cheryl Vargas		
Applicant: Learning Dynamics Preschool	SITE PLAN – Site plan approval of Learning Dynamics Preschool located at 1196 West 950 North in the PD22 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Posted at utah.gov/pa

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: PD22
- Acreage: **1.11**
- Neighborhood: **Timpview**

ACTION:

The Planning Commission is the final approving authority regarding the site plan request.

REQUEST:

The applicant requests the Planning Commission approve the site plan of Learning Dynamics Preschool located at 1196 W 950 North in the PD22 zone.

BACKGROUND:

The applicant is proposing to develop the site with a pre-school. As part of the improvements they will install a new sidewalk to the south of the project, and will also install a sidewalk north of the preschool to the property line in preparing for future development.

Architecture: The proposed one-story structure will be 5,297 square feet and have a maximum height of 23'6". The roof will be typical non-asphalt roof tiles consistent with the PD22 zone requirements. The siding will be stucco and ledge stone.

Parking: They have met all the required parking requirements. Twenty-seven spaces were required, and they have forty-two existing plus fourteen new places for a total of fifty-six parking spaces.

Dumpster: The dumpster is in the northwest corner of the project and enclosed as required by code.

Fencing: There is no external fence for this project as the children are not allowed outside and must remain inside at all times.

Landscaping: The overall landscape plan complies with applicable City and PD22 codes.

Transportation/Engineering: No Concerns.

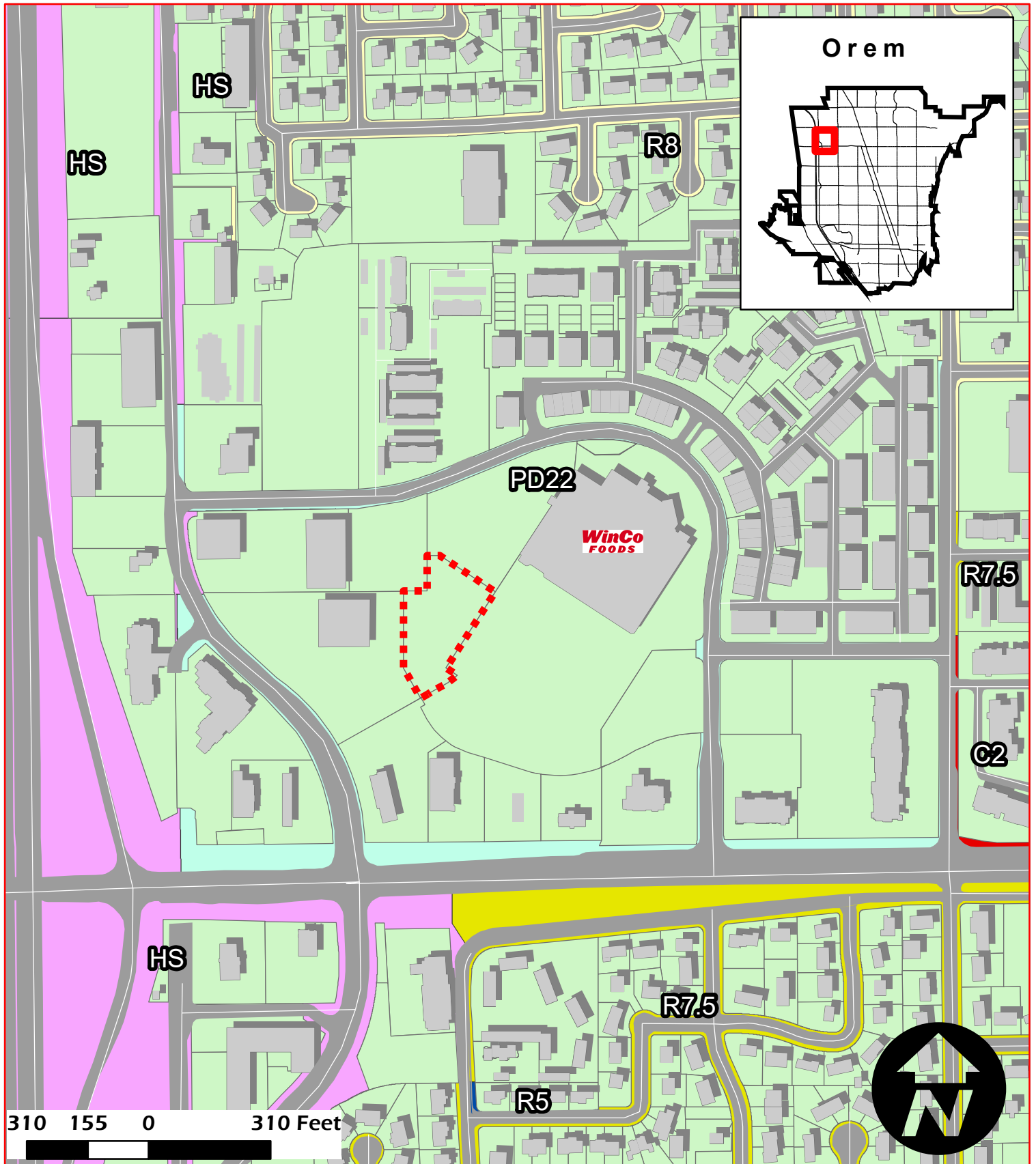
RECOMMENDATION:

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Learning Dynamics Preschool located at 1196 West 950 North in the PD22 zone.





Learning Dynamics Preschool

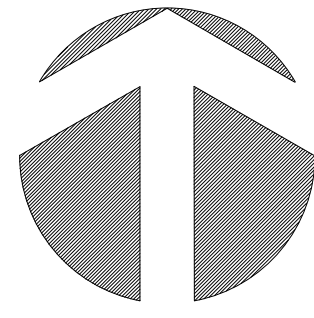


Legend

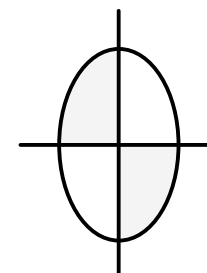
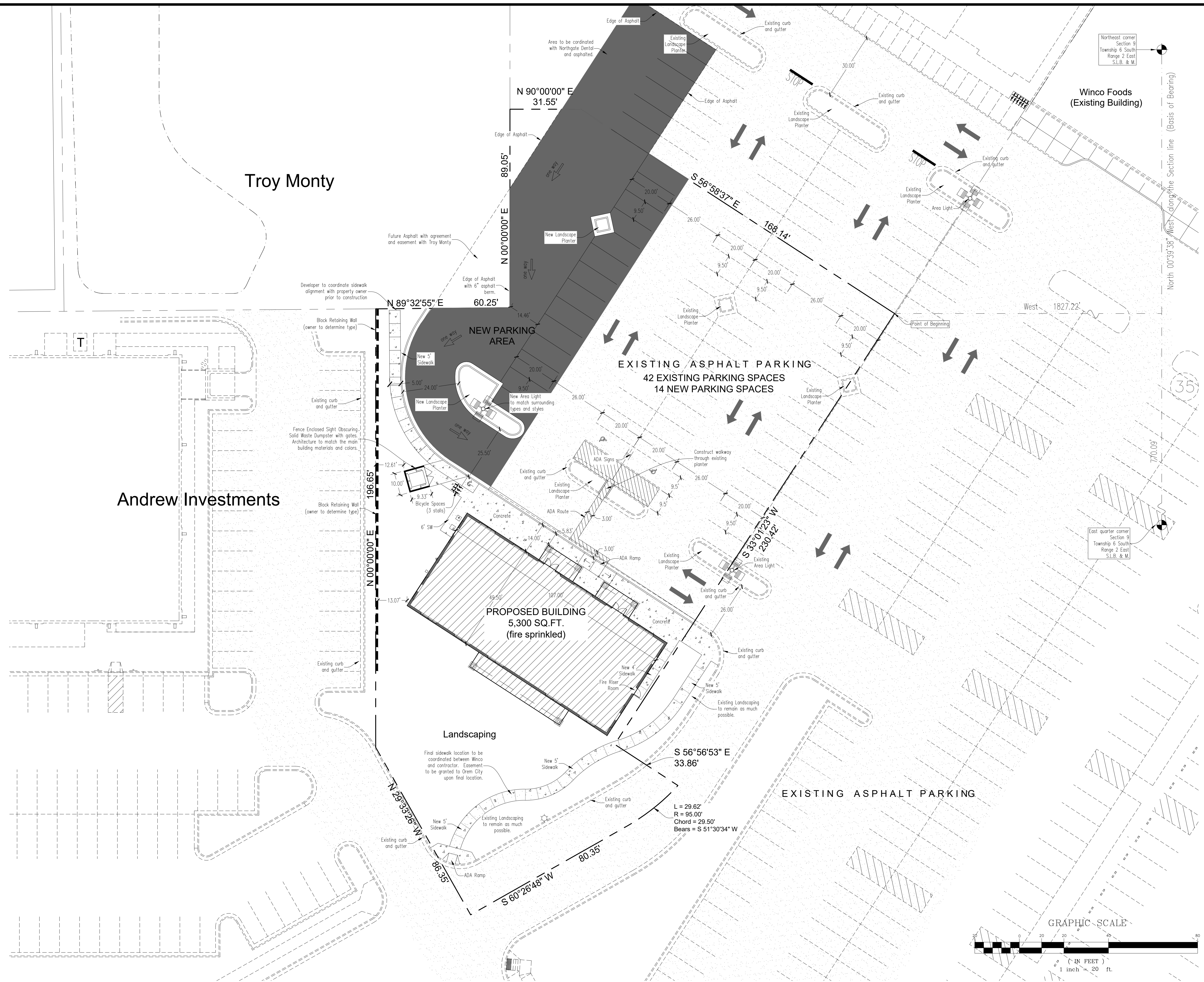
◆ Site Plan
PD22
1.11 Acres

NEIGHBORHOOD
Timpview

OREMGIS."OREMCLINT3760"
Buildings
OREMGIS."OREMCLINT3760"



NORTH
1" = 20'



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

Site Plan

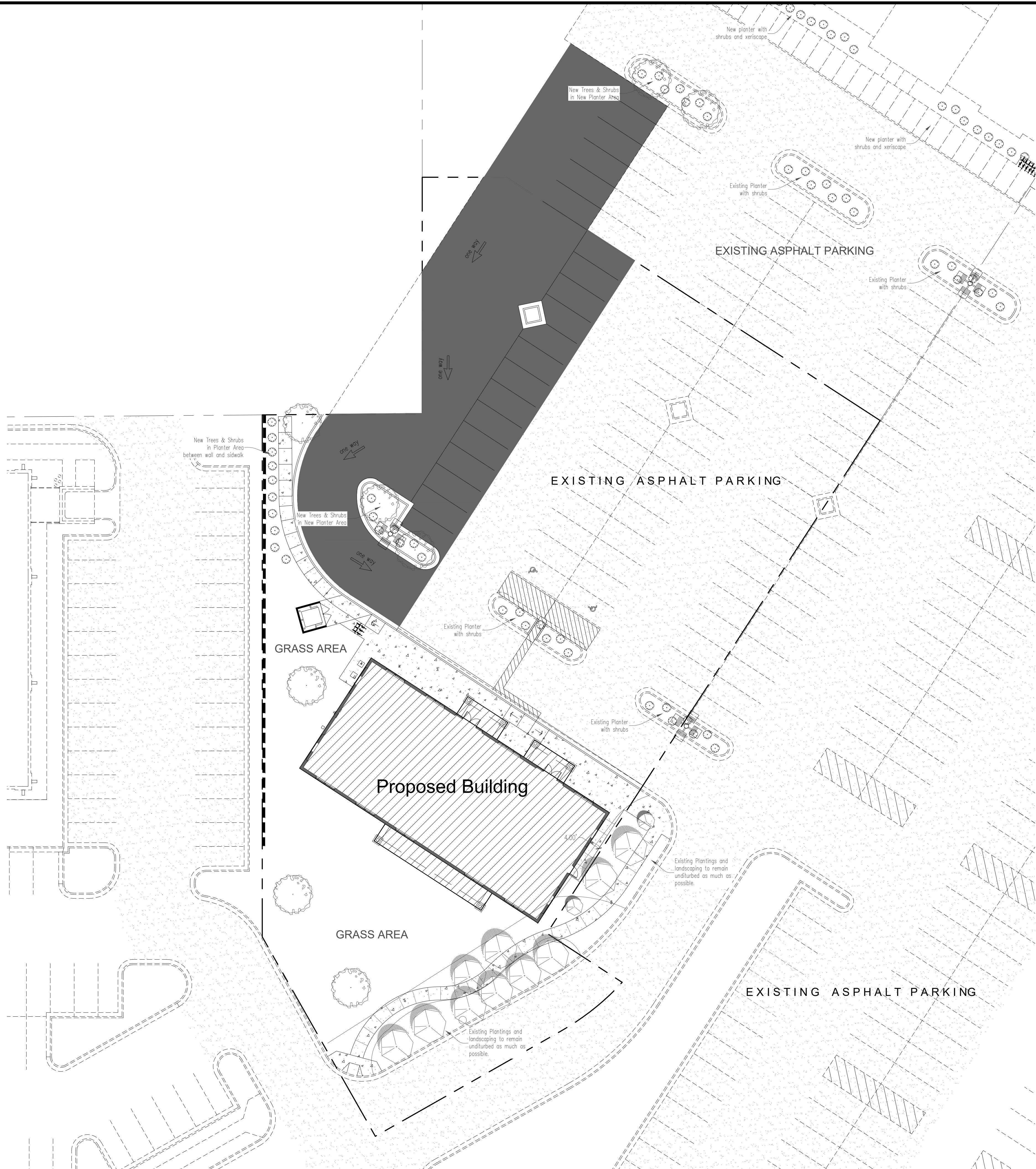
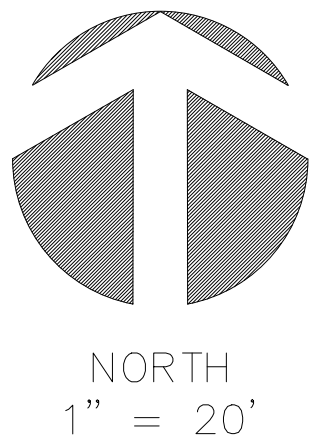
Revisions

Date
8-11-2020
Scale
1" = 20'
By
TD
Tracing No.
L - 14558

Sheet No.
C - 2.0

Utah

Orem



PLANTING SCHEDULE				
SYMBOL	SPECIES	SIZE	CONDITION	SPACING
EVERGREEN TREES				
	Dwarf Blue Spruce	7'-8' HT (EQUAL MIX)	B & B	
DECIDUOUS TREES				
	ACER PLATANOIDES 'EMERALD QUEEN'	2" CAL.	B & B	
	Little Leaf Linden (along 1600 North Street)	2" CAL.	B & B	
	MALUS SPRING SNOW	2" CAL.	B & B	
	PRUNUS CALLERYANA 'CAPITAL'	2" CAL.	B & B	
SHRUBS				
	COTONEASTER DAMMERI 'CORAL BEAUTY'	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR'	5 Gal.	Cont.	
	PINUS MUGO MUGO PENCIL	5 Gal.	Cont.	
GROUNDCOVERS				
	ASPIDISTRA VARIEGATA	1 Gal.	Cont.	24" O.C.
	ALISA BURGUNDY	1 Gal.	Cont.	24" O.C.
	GALIUM ODORATA	1 Gal.	Cont.	24" O.C.
	Grass Area			

Landscaping Notes:

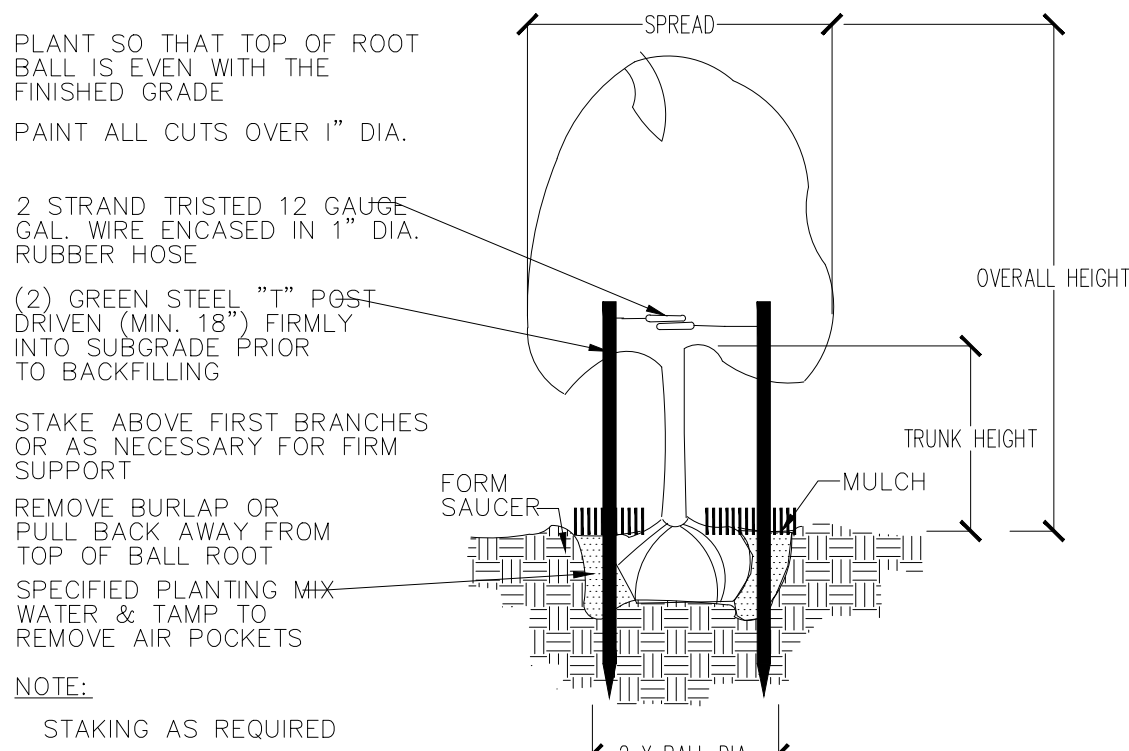
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

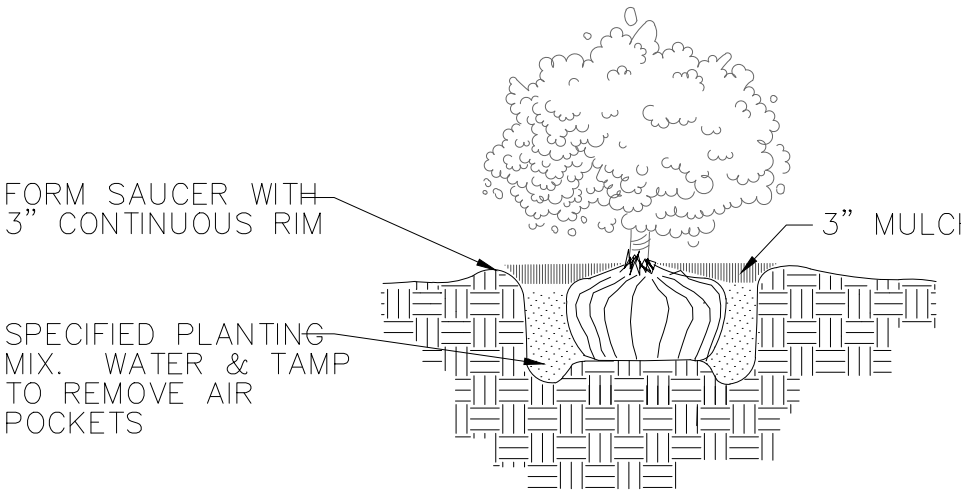
Minimum design standards:
At least (1) deciduous tree at least two (2) inch caliper measured four (4) feet above the ground, one (1) evergreen tree at least five gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

All Evergreen trees provided = 2" Caliper in size.
All Deciduous trees provided = 2" Caliper in size.
All shrubs provided = 5 gallon in size.

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.



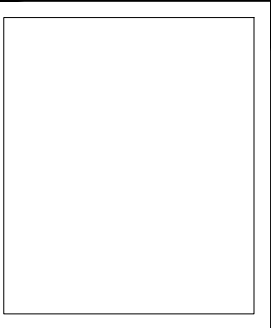
TREE PLANTING – VERTICAL STAKES



SHRUB PLANTING

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

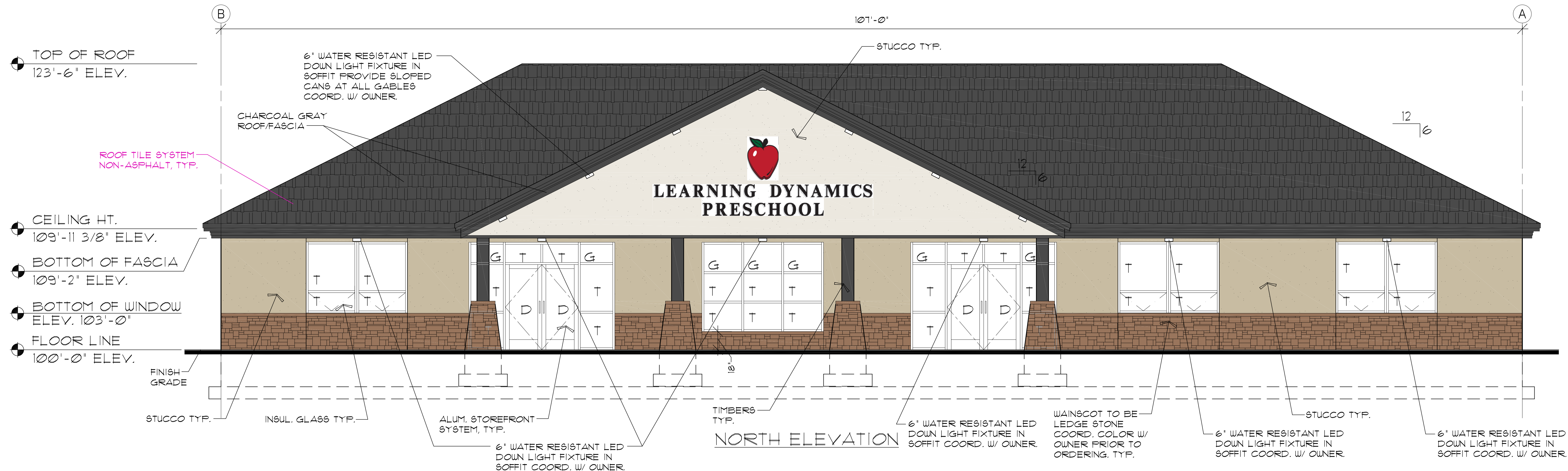
Landscape Plan



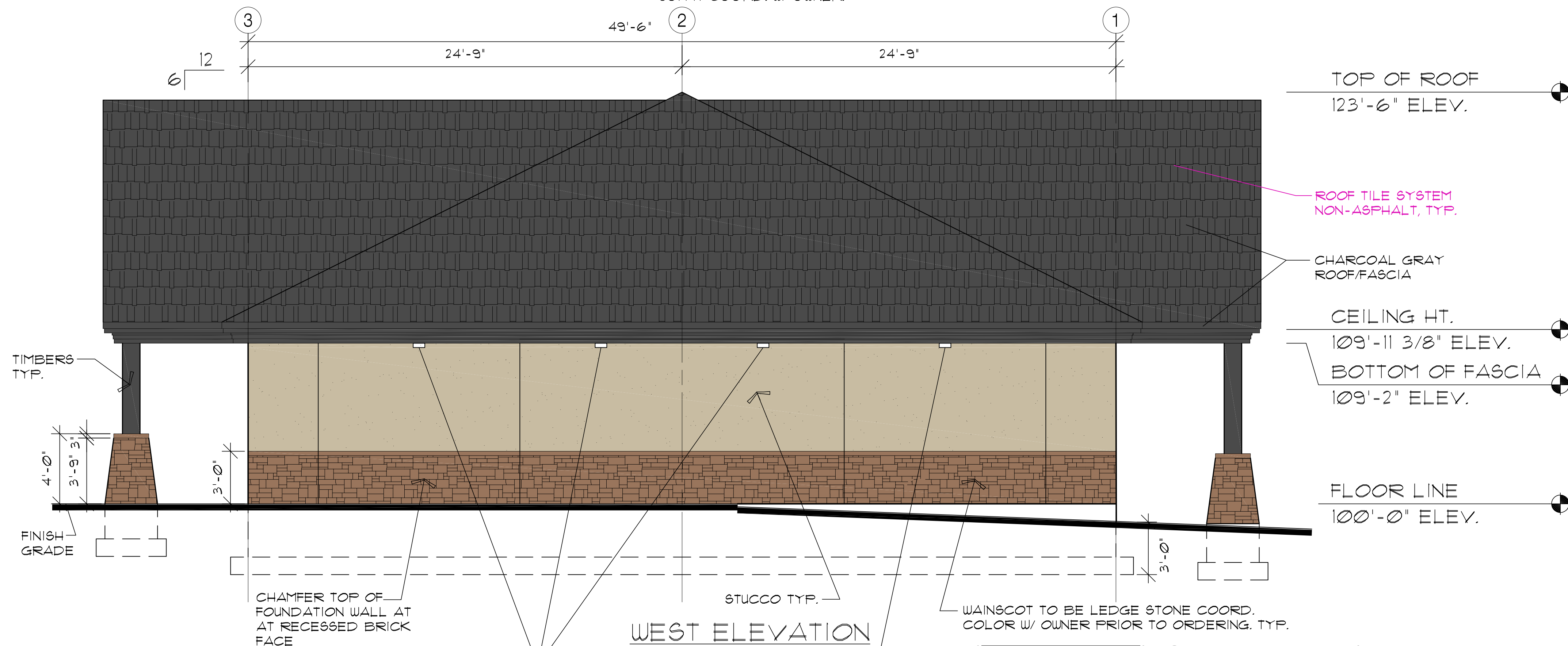
Revisions

Date
8-11-2020
Scale
1" = 20'
By
TD
Tracing No.
L - 14558

Sheet No.
C - 5.0



NORTH ELEVATION



WEST ELEVATION

EXTERIOR FENESTRATION NOTE
U-FACTOR FOR ALL WINDOWS/FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFRC 100, CERTIFIED BY AN INDEPENDENT LABORATORY, AND LABELED AS SUCH BY THE MANUFACTURER. THE STICKERS SHOULD BE LEFT ON THE WINDOWS UNTIL AFTER THEY HAVE BEEN INSPECTED, SITE BUILD FENESTRATION SHOULD BE PROVIDED WITH AN ONSITE CERTIFICATION THROUGH NFRC.
U-FACTOR: .29
SHGC RATING: .38
(SOLAR HEAT GAIN COEFFICIENT RATING)

NOTE:
TINTED/CLEAR GLASS TO BE APPROVED BY OWNER PRIOR TO WORK.

G=TINTED/CLEAR 1" INSULATED .29 U FACTOR TEMPERED GLASS .38 SHGC

T=TINTED/CLEAR 1" INSULATED .29 U FACTOR TEMPERED GLASS .38 SHGC

D=TINTED/CLEAR 1" INSULATED .29 U FACTOR TEMPERED GLASS .38 SHGC (DOORS TYP.)

NOTE:
OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM OREM CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF OREM CITY. SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:
SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.



SAMUEL J. BRADY
ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

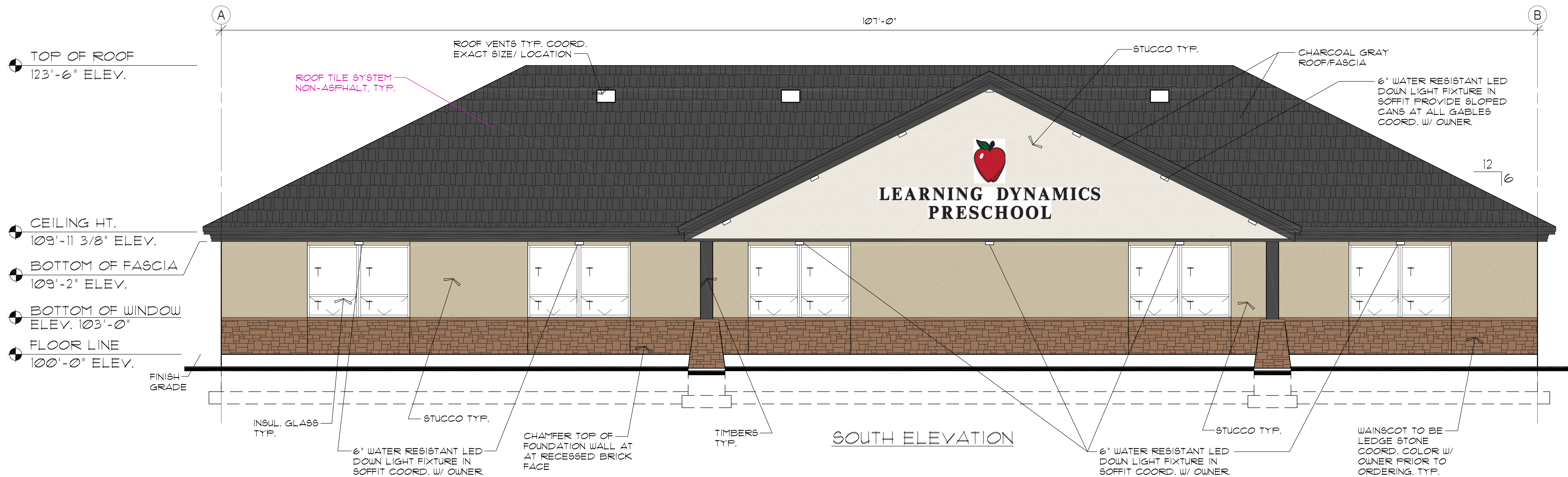
NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

LEARNING DYNAMICS

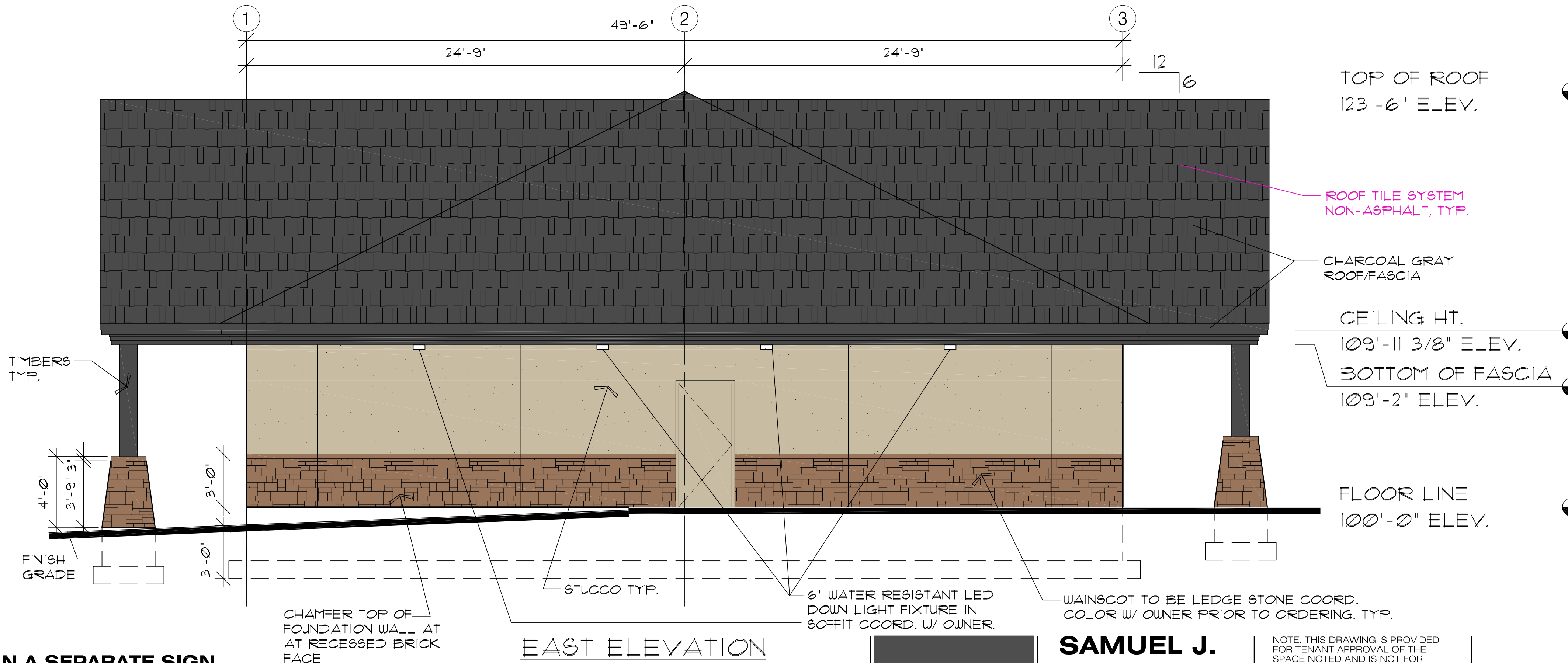
1196 WEST
950 NORTH
OREM, UTAH

EXTERIOR ELEVATIONS
PAPER SIZE (11X17)
SCALE: 1/8" = 1'-0"
PAPER SIZE (24X36)
SCALE: 1/4" = 1'-0"
AUGUST 3, 2020
206630131N.dwg

A3.1



SOUTH ELEVATION



EAST ELEVATION

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LEARNING DYNAMICS

1196 WEST
950 NORTH
OREM, UTAH

EXTERIOR ELEVATIONS
PAPER SIZE (11X17)
SCALE: 1/8" = 1'-0"
PAPER SIZE (24X36)
SCALE: 1/4" = 1'-0"
AUGUST 3, 2020
206630131N.dwg

A3.2

STREET VIEW



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
August 5, 2020

The following items are discussed in these minutes:

- Site plan approval of El Mexicano located at 560 North State Street in the CXD-C Zone - Approved
- Vacating Lot 6 of the High River Estates Subdivision, Plat A and approving the preliminary plat and Riverside Estates, Plat A located at 1100 South Carterville Road in the R20 zone. - Approved
- Vacating Lots 8 and 9 of Mountain Oaks, Plat B and approving Mountain Oaks, Plat V located generally at 1644 North Mountain Oaks Drive in the R12 zone. - Approved

STUDY SESSION

Cancelled.

REGULAR MEETING

NOTICE OF ALL-ELECTRONIC MEETING

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Place: Orem City Council Chambers - Electronic

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; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Jake Harding, Associate Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel;

Carl Cook, Barry Roberts, and Ross Spencer, Planning Commission members; Terry Peterson, City Council Liaison via telephone

Those excused: Camille Jensen, Haysam Sakar, and Mike Staker, Planning Commission members; Grant Allen, Long Range Planner; Brady Hale, Traffic Engineer and Kendall Willardson, Planning Intern

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

Agenda Item 3.1 was a request by Custom Carports for the Planning Commission to approve the site plan of El Mexicano located at 560 North State Street in the CXD-C Zone; a one time, 15% exception to the Canyon Crossing District standards.

Staff Presentation: The applicant proposed to construct two solar carports. Each carport would be on one of the two parcels owned by his client. Each proposed carport was less than 15% of the square footage of the building they are associated with.

DRAFT Planning Commission minutes for December 4, 2020

	Building Square Footage	15% of Building Square Footage	Awning Square Footage
North Parcel	14,450	2,167.5	2,025
South Parcel	4,944	741.60	726

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommended the Planning Commission approve the site plan of El Mexicano located at 560 North State Street in the CXD-C Zone; a one time, 15% exception to the Canyon Crossing District standards.

Chair Cochran invited the applicant to speak via telephone. Austin Day introduced himself.

Chair Cochran asked when construction would begin if it was approved. Mr. Day stated that he would order materials the following day and hopefully have it completed in the next few weeks.

Chair Cochran asked how many kilowatts this would generate for El Mexicano. Mr. Day said he personally did not know.

Chair Cochran asked if the Planning Commission had any questions for Ms. Vargas or Mr. Day.

Mr. Spencer noted that he was surprised that an awning counts as the one time exception. Ms. Vargas said that because the awning would be attached to the building, it counted as a structure that adds to the square footage of the building.

Mr. Spencer asked if window awnings would also count toward the exception. Ms. Vargas said she did not know and would need to research the answer. Mr. Bench commented that a sun-screening awning that covers a window would not count towards the exception and clarified that these are actually structures that are covering area and are attaching to the building. These types of structures count toward the exception.

Chair Cochran asked if there were any other questions for Ms. Vargas or Mr. Day. When there were none, he called for a motion on this item.

Planning Commission Action: Mr. Cook moved to approve the site plan of El Mexicano located at 560 North State Street in the CXD-C Zone; a one time, 15% exception to the Canyon Crossing District standards. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, and Ross Spencer. The motion passed unanimously.

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

Agenda Item 3.2 is a request by Church Properties LLC for the Planning Commission to vacate Lot 6 of the High River Estates Subdivision, Plat A and approve the preliminary plat and Riverside Estates, Plat A located at 1100 South Carterville Road in the R20 zone.

Staff Presentation: The applicant is a current resident in Orem and is looking to build a new home. He purchased the parcels shown on the map below and is re-platting them to create a four-lot subdivision that would tear down the existing homes on the south but keep the one on the north. All four lots would be deep lots accessible by a private road owned by the applicant, with no driveway access allowed off of Carterville Road.

Lot 6 is part of the existing High River Estates Subdivision plat; however, the other lots are all lots of record and have not been previously platted.

A few minor storm drain issues remain pertaining to the site. These issues are minor in nature and staff is confident these corrections will be addressed prior to recording the final plat. Staff recommends this be a condition of approval.

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

DRAFT Planning Commission minutes for December 4, 2020

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommended the Planning Commission vacate Lot 6 of the High River Estates Subdivision, Plat A and approve the preliminary plat and Riverside Estates, Plat A located at 1100 South Carterville Road in the R20 zone with the condition that the storm drain report be updated and the storm drain easement on the final plat is addressed.

Chair Cochran noted that the commission had seen this item before. Ms. Vargas confirmed Chair Cochran's comment to be correct. She said the plat had expired for this property and they needed to receive Planning Commission approval again.

Chair Cochran invited the applicant to speak via telephone. Irv Eastham introduced himself.

Chair Cochran asked if the Planning Commission had any questions for Ms. Vargas or Mr. Eastham.

Mr. Spencer noted that he visited the property earlier that day. He observed that the property was level for a bit before sloping down toward the Provo River. He asked if that was correct. Mr. Eastham said he was correct.

Mr. Spencer noted that the plat was not showing the drastic elevation changes on the property. Mr. Eastham said they were not too drastic and that the elevation change created an opportunity for a walkout basement in the home that would go there.

Chair Cochran said that he was quite familiar with Carterville Road and agreed that wonderful things could be done on the entire piece of property. He asked if there were further questions.

Mr. Cook noticed on the staff report that there were some storm drain issues that remained and needed to be resolved. He asked the City staff what those were and if they had since been resolved.

Mr. Kelly said that those issues had not yet been resolved. He explained that the storm drain calculations used detention facilities for run off from the private drive. Dudley and Associates have been asked to utilize Low Impact Development (LID) to allow for the run off to percolate through the soil as opposed to piping to a sump in the far south east corner of the subdivision. Additionally, a drainage easement will be required along the private drive because there will not be a traditional curb and gutter and the runoff will go into the landscaping area in the center of the drive. The project will be approved if these issues can be resolved.

Mr. Cook and Chair Cochran then clarified with Mr. Kelly and Ms. Vargas that these items being resolved would need to be a condition of approval.

Chair Cochran asked if there were any more questions from the Commission for staff or the applicant. When there were none, he opened the public hearing and invited those who wanted to make a comment on the item to send in their comments via email or chat.

When no comments were received electronically in the allotted time of sixty (60) seconds, 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 the item.

Planning Commission Action: Mr. Cook moved to vacate Lot 6 of the High River Estates Subdivision, Plat A and approve the preliminary plat and Riverside Estates, Plat A located at 1100 South Carterville Road in the R20 zone with the condition that the storm drain report be updated and the storm drain easement on the final plat is addressed. Chair Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Peter Johnson for the Planning Commission to vacate Lots 8 and 9 of Mountain Oaks, Plat B and approve Mountain Oaks, Plat V located generally at 1664 North Mountain Oaks Drive in the R12 zone.

DRAFT Planning Commission minutes for December 4, 2020

Staff Presentation: Mountain Oaks, Plat V is currently two lots with 0.61 acres in the R12 zone. The applicant owns both parcels and would like to move the property line to the east. Both lots meet the minimum R12 zone lot size requirement of 12,000 square feet. Lot 1 would be 13,632 square feet and Lot 2 would be 13,145 square feet.

The utility companies have vacated the existing Public Utility Easement (PUE) between the properties; however, CenturyLink is maintaining a part of the existing easement where they have a utility box. A new PUE will be established between the parcels at the new eastern property line.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommended the Planning Commission vacate Lots 8 and 9 of Mountain Oaks, Plat B and approve Mountain Oaks, Plat V located generally at 1664 North Mountain Oaks Drive in the R12 zone.

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

Mr. Spencer noted that there was no house currently on lot 1. Ms. Vargas stated that he was correct.

Mr. Spencer also noted that there was a really steep slope on that property. He asked how a driveway would be placed on that property. Mr. Kelly described that the maximum slope for a driveway is ten percent (10%). What would likely happen on this property would be similar to the 'Riverside Estates Plat A' discussed previously in the meeting. A garage would be in the basement with a gentler slope going toward it. The home could be built on top of the garage. There certainly would be options for this property.

Chair Cochran said that building a home is a future event. All that is being done during this meeting is moving the property line. Mr. Spencer agreed.

Chair Cochran invited the applicant to speak via telephone. Peter Johnson introduced himself. Chair Cochran asked if he would like to add anything to the discussion.

Mr. Johnson thanked the Commission for considering his item. He explained that his family has owned the home for more than forty years. He purchased the second lot to have a large backyard to raise his children in. All of his children are now married and no longer live at home. He wants to keep the lots separate, and in the event that he sells the vacant lot, he wants to continue to have a bigger backyard.

Chair Cochran commented that the proposal looked nice and made a great deal of sense. He then asked the commission if there were any other questions. When there were none, Chair Cochran opened the public hearing and invited those who wanted to make a comment on the item to send in their comments via email or chat.

When no comments were received electronically in the allotted time of sixty (60) seconds, Chair Cochran closed the public hearing and called for a motion on the item.

Planning Commission Action: Mr. Spencer moved to vacate Lots 8 and 9 of Mountain Oaks, Plat B and approve Mountain Oaks, Plat V located generally at 1664 North Mountain Oaks Drive in the R12 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, and Ross Spencer. The motion passed unanimously.

Roger Dudley asked Chair Cochran and City staff to clarify whether the motion for Item 3.2, Riverside Estates Plat A, had been done correctly. Mr. Bench clarified that it had been done correctly.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then made a motion to approve the minutes of July 15, 2020. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, and Ross Spencer. The motion passed unanimously.

Mr. Spencer then asked Mr. Clark for an update on the Orem City Library Hall.

Adjourn: Mr. Spencer moved to adjourn. Chair Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, and Ross Spencer. The motion passed unanimously.

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

DRAFT Planning Commission minutes for December 4, 2020

Adjourn: 4:58 p.m.

Jason Bench
Planning Commission Secretary

Approved: August 19, 2020