

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
August 19, 2020

The following items are discussed in these minutes:

- Site plan approval of Learning Dynamics Preschool located at 1196 West 950 North - Approved

STUDY SESSION

Place: 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 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.

Place: Orem City Council Chambers - Electronic

At 4:30 p.m. Chair Cochran called the Planning Commission meeting to order and asked Ms. Jensen, Planning Commission member, to offer 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 and Steve Earl, Legal Counsel

Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker, Planning Commission members and Terry Peterson, City Council Liaison (via telephone)

Those excused: Sam Kelly, City Engineer; Brady Hale, Traffic Engineer; Grant Allen and Matthew Taylor Long Range Planners

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

Agenda Item 3.1 is a request by Learning Dynamics Preschool for the Planning Commission to approve the site plan of Learning Dynamics Preschool located at 1196 W 950 North in the PD22 zone.



Staff Presentation: 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.

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

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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.

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

Chair Cochran invited the applicant to speak via telephone. John and Cheryl Lant introduced themselves. They have had the preschool in Orem for thirty years and this is just a relocation of the preschool. They feel they will add to the area. Mr. Spencer said it is nice to have this weedy lot turned into something nice. The site plan shows grass in the back of the property, but it slopes down. Mrs. Lant said it will be grass on a hill. Mr. Harding said no children will be outside playing at the preschool, they will be inside only.

Ms. Jensen asked if the preschool will be the same size or are they expanding in terms of size of the building compared to what they have now. Ms. Lant said they have three hundred eighty-four children currently enrolled in the school and they will run that same program, but this will be a much better location. The children are not all there at the same time.

Chair Cochran 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 site plan of Learning Dynamics Preschool located at 1196 West 950 North in the PD22 zone. 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.

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 August 5, 2020. 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 said the day after Labor Day the new swimming pool at the fitness center will be opening. He would like to add a time to the agenda when the Planning Commission members can all come on a tour of the fitness center. Thank you for your service on the Planning Commission. Mr. Cochran asked when the new library auditorium will open. Mr. Clark said the library hall is scheduled for an October 20, 2020 grand opening.

Adjourn: Chair Cochran called for a motion and 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: 4:47 p.m.

Jason Bench
Planning Commission Secretary

Approved: September 2, 2020

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