

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 4, 2020

The following items are discussed in these minutes:

- Amending Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code by changing Development Services and Administrative Services to Finance. - Positive recommendation to City Council.
- Amending portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone. - Positive recommendation to City Council.

STUDY SESSION

Cancelled.

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 November 4, 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 Mr. Staker, Planning Commission member, to offer the invocation. After the invocation, he made the following statement: "I Mickey Cochran, as Chairman of the Orem City Planning Commission, make the following determinations: 1. Under current conditions, conducting an Orem City Planning Commission meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. 2. This determination is based on the facts that (1) COVID-19 is a worldwide pandemic threatening the health and safety of the residents of Orem; (2) the State of Utah has determined that people should maintain social distancing of at least six feet to help mitigate the spread of COVID-19."

Those present: Mickey Cochran, Planning Commission Chair; Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, Mike Staker, Planning Commission members; Terry Peterson, City Council Liaison; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Jake Harding and Cheryl Vargas, Associate Planners; Grant Allen, Long Range Planner; Brady Hale, Traffic Engineer; Steve Earl, Legal Counsel via zoom.

Those excused: Carl Cook, Planning Commission member; Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; David Lund, Staff Engineer.

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

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

Agenda Item 3.1 is a request by Business Licensing for the City to amend Sections 22- 14-15, 12-1-2, 12-3-1, 12-4-1, 12-5-8 and 12-7-39 of the Orem City Code by changing the approval authority from Development Services and Administrative Services to the Finance Department.

Staff Presentation: The Administrative Services Department was renamed as the Finance Department and this recommendation would update the code to the current configuration. Also, Business Licensing who issues the home occupation permits has been moved from Development Services to Administrative Services (Finance Department).

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend City amend Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code.

There was no discussion on the item.

Planning Commission Action: Mr. Roberts moved to forward a positive recommendation to the City Council to amend City amend Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, 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 the Department of Development Services for the City to amend portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone.

Staff Presentation: The Development Services Department requests the city amend portions of Section 22-24-2 pertaining to the HUB District ordinance. One of the main purposes of the amendments is to create a new Edge zone within the HUB District. The proposed Edge zone would be in three general locations adjacent to University Parkway with a depth of 200 feet from the back of the sidewalk creating an area for retail uses with no minimum height requirement.

Currently, the Core zone within the HUB District requires a minimum height of three stories for new structures. The Edge zone would allow one story structures which are limited to the retail uses outlined in the proposed ordinance. The purpose for the change is to allow property owners an opportunity to develop pad sites adjacent to University Parking while maintaining leases for tenants in the larger retail spaces that usually have restrictions in their leases that limit the height of structures located in the front of the development. The Edge zone would allow a property owner to maintain these leases while at the same time encourage additional retail development along University Parkway frontage.

Additional changes include updating setback requirements for parking lots adjacent to the street. A minimum six foot (6') landscaped setback would be required from the back of the sidewalk when adjacent to parking stalls, drive isles or drive thru stacking lanes.

Furthermore, enacting Sections 22-24-2(J) and 22-24-2(K) will clarify sidewalk and landscaping requirements as well as alternatives in developing in the Edge zone.

In addition to the ordinance amendments the Development Services Department requests the city rezone the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD-C zone to the HD-Edge zone as outlined on the proposed map.

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

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The Development Services Department held a neighborhood meeting through Zoom on October 22, 2020 at 5:50 p.m. with two individuals plus city staff in attendance. The two attendees made positive comments regarding the proposed changes. They represented property within the proposed Edge zone.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone.

There was discussion on the item. Some of the key issues that were discussed were:

- In regards to the portion of this rezone that is east of State Street, parking was discussed. It seemed that the existing parking lot there was a little cramped. It was asked that if the property owner wanted to develop that parking lot, would they still need to meet the current parking requirements. The answer was yes.
- It was asked if this was also true of the portion west of State Street. Yes it was.
- It was asked if this rezone allows for new buildings to be built right up to University Parkway. It would be required.
- It was asked why the corners at the intersection of University Parkway and State Street were not included in this rezone. The City still wants larger buildings brought to the front of this intersection.
- The parking concern was brought up again. The existing parking is now terrible at some of these locations in the rezone. It was asked what the required parking rate is and if it was currently being met. Mr Bench explained that before this area was rezoned into the Hub District, the parking rate was 4 per 1000ft² of the building. The Hub District requires a rate of 3 per 1,000ft², a reduction. A parking study was conducted two years ago prior to that change to see if it made sense to reduce the parking rate. That study revealed that at the time, the commercial centers in this area were parked at 80%. That information is what guided the decision to change the parking rate.
- Ms. Jensen asked what the overall goal for the Hub District was. Mr. Bench answered that it is to be a walkable area. There is currently a good transit line in the area that is well used by many demographics. A similar bus line will likely go down State Street in the future. However, the City also wants this area to have convenient parking. The City believes that many of the existing traffic and parking issues in this area could be solved if people felt comfortable parking in one location and walking around the area instead of continually getting back in the car to drive to a store a block away.

Planning Commission Action: Mr. Spencer moved to forward a positive recommendation to the City Council to amend portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone. Mr. Sakar seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, 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 made a motion to approve the minutes of the October 21, 2020 Planning Commission meeting. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

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

Adjourn: 5:08 p.m.

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

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Jason Bench
Planning Commission Secretary

Approved: November 18, 2020