



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
February 11, 2014

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

4:45 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM

1. **DISCUSSION – Retreat Follow-Up**
2. **DISCUSSION – Personal Appearances**
3. **DISCUSSION – CARE Allocation**

PREVIEW UPCOMING AGENDA ITEMS

4. **Staff will present to the City Council a preview of upcoming agenda items.**

AGENDA REVIEW

5. **The City Council will review the items on the agenda.**

CITY COUNCIL - NEW BUSINESS

6. **This is an opportunity for members of the City Council to raise issues of information or concern.**

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

CALL TO ORDER

INVOCATION/INSPIRATIONAL THOUGHT: By Invitation

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

7. The minutes from the City Council Retreat held on January 22-23, 2014, and the minutes from the January 28, 2014, City Council meeting are not yet available for approval.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Study Sessions,
please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 229-7074) (TDD # 229-7037)**

This agenda is also available on the City's Internet webpage at orem.org

MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL

- 8. **UPCOMING EVENTS**
- 9. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
 - Beautification Advisory Commission..... 1 reappointment
 - Library Advisory Commission 2 vacancies
 - Summerfest Advisory Committee 1 vacancy, 1 appointment
- 10. **RECOGNITION OF NEW NEIGHBORHOODS IN ACTION OFFICERS**
- 11. **PROCLAMATION – NON-TRADITIONAL STUDENTS**

CITY MANAGER’S APPOINTMENTS

- 12. **APPOINTMENTS TO BOARDS AND COMMISSIONS**

PERSONAL APPEARANCES – 15 MINUTES

- 13. **Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 2 minutes or less.)**

CONSENT ITEMS

- 14. **There are no consent items.**

SCHEDULED ITEMS

- 6:20 P.M. PUBLIC HEARING**
- 15. **ORDINANCE AMENDMENT – Amending the Street Connection Master Plan of the City of Orem.**

REQUEST: Development Services requests the City Council approve the 2014 Street Connection Master Plan.

PRESENTER: Paul Goodrich

POTENTIALLY AFFECTED AREA: City Wide

BACKGROUND: The City Council approved the 1993 Street Connection Master Plan on April 6, 1993. Because of several development changes throughout the City since then, City staff and the Transportation Advisory Commission have been working to update the Street Connection Master Plan since May of 2013.

The City held three neighborhood meetings (one charette style meeting and two open house meetings) to receive input from the public for the proposed update. These meetings were well attended and staff received and addressed several comments and concerns

regarding the proposed update.

The thirty-five yellow circles indicate where street connections on the 1993 Master Plan have been completed. Many other street connections have been made since 1993 that were not on the 1993 Plan.

There may be some flexibility about how future streets will interconnect when properties are developed. A final decision about how to connect the red circles on each of the five maps should not be made until a thorough review of a specific development proposal is completed. Concurrent with this application, City staff is proposing by separate application that a developer be required to hold a neighborhood meeting when a developer makes a street connection to one of the street connection points.

GENERAL PLAN: As growth continues within the City, new roads and access points will be needed to reduce the negative effects that growth can cause. The General Plan identifies the need to continue improving the Streets Master Plan as existing traffic conditions change as well as a “need to improve our transportation system to minimize congestion.” In accordance with the goals of the General Plan, approval of the 2014 Street Connection Master Plan will reduce traffic congestion and improve traffic circulation by requiring street connections at the points indicated as new development takes place.

Advantages

- Identifies new street connections necessary to maintain an efficient transportation system.
- Includes the southwest part of the City in the Street Connection Master Plan which had not been previously included.
- Furthers the objectives of the Orem General Plan improving the City transportation system and helping to mitigate congestion.
- Promotes street connectivity as new development takes place in the City.

Disadvantages

- Some neighbors enjoy living on a dead end street and may not like having these streets connected.

RECOMMENDATION: The Planning Commission forwarded a positive recommendation to the City Council to adopt the 2014 Street Connection Master Plan.

6:20 P.M. PUBLIC HEARING

16. PUBLIC HEARING - ZONE ORDINANCE AMENDMENT

- **Amending Sections 17-3-4(C) and 17-4-3(B)(17); and**
- **Enacting Section 17-4-3(D) of the Orem City Code to require a neighborhood meeting when a developer connects a street to a required street connection point as shown on the Street Connection Master Plan.**

REQUEST: Development Services requests the City amend Sections 17-3-4(C) and 17-4-3(B)(17) and enact Section 17-4-3(D) of the Orem City Code to require a neighborhood meeting when a developer connects a street to a required street connection point as shown on the Street Connection Master Plan.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: City Wide

BACKGROUND: The City’s Street Connection Master Plan requires developers to make street connections to certain streets that are currently dead ends (also known as street connection points). Connections to these dead ends are necessary to promote more effective, safe and equitable traffic circulation.

There are often many ways that a dead end street may be connected to other streets. Neighbors, who have a vested interest in how streets are connected and aligned, often have creative ideas that a developer may not have considered when designing a new subdivision. If a developer can be exposed to these ideas before he has invested significant resources in a specific street design, he will often be willing to incorporate the alignment that the neighbors prefer.

The proposed amendments would require a developer who is required to connect to a required street connection point to hold a neighborhood meeting to discuss the new street connection(s) before submitting a preliminary plat to the Planning Commission.

Based on citizen comments made at the Planning Commission meeting, staff recommend that the proposed ordinance language be modified to require the neighborhood meeting to be held before an application goes to the Development Review Committee (DRC) instead of before the Planning Commission meeting. This will allow neighbors to get involved in the process as early as possible and hopefully before a developer has committed significant resources to a specific street alignment.

The General Plan identifies the “need to improve our transportation system to minimize congestion.” By encouraging more citizen input early in the development process through required neighborhood meetings, better alternatives may be identified and negative effects of new road connections may be mitigated.

The proposed amendment is outlined below:

17-3-4. Overview of subdivision approval process.

C. The developer completes an application for preliminary plat approval, **holds a neighborhood meeting when required**, and submits the application, the preliminary plat, required supporting documents, and the applicable fee to the Development Services Department.

17-4-3(B). Content of preliminary plat and required documents.

17. The layout and location of future public streets. The City may require streets in the preliminary plat in such locations, sizes and of such design as may be necessary to provide adequate traffic circulation and access to the property contained within the preliminary plat and to other parcels of property in the surrounding area. **Street connections shall be made to street connection points as shown in the Street Connection MasterPlan.**

D. A neighborhood meeting complying with the requirements of Section 22-14-20(I)(substituting “preliminary plat” for “site plan”) shall be required whenever a preliminary plat shows or is required to show a street extending from or connecting to a street connection point as shown in

the Street Connection Master Plan. The neighborhood meeting must be held before an application may be forwarded to the Planning Commission.

Advantages

- Allows neighbors an opportunity to provide input about potential street connections at the beginning stages of a project which may result in better street design.

Disadvantages

- The neighborhood meeting requirement may place a minimal additional burden on developers.

RECOMMENDATION: The Planning Commission recommends the City Council approve the ordinance amendments as requested. Based on citizen comments at the Planning Commission meeting, staff recommends that the City Council approve this request with the modification that the neighborhood meeting be held before an application is submitted to the DRC instead of the Planning Commission.

17. RESOLUTION – CONDITIONAL USE PERMIT - Conditional Use Permit approval for a detached garage at 1014 North 1280 East in the PD-18 zone.

REQUEST: Davies Development requests that the City approve a conditional use permit for a detached garage at 1014 North 1280 East in the PD-18 zone.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Canyon View

BACKGROUND: The owner of the property at 1014 North 1280 East desires to construct a detached garage containing 1,127 square feet. The property is located in the PD-18 zone which requires a conditional use permit for any detached structure larger than 1,000 square feet. The proposed detached garage is 49 by 23 feet, and is approximately 12 feet tall which complies with the 35 foot maximum height limit. The subject property is approximately an acre in size and so there is plenty of room on the lot to accommodate the garage. It does not appear that the proposed garage would have any negative impacts.

The PD-18 zone consists of the Tierra del Sol subdivision located at the address above as well as the Berkshires subdivision located at 1290 South 1400 East.

Advantages

- Would allow the property owner the opportunity to construct a detached garage with the desired dimensions.

Disadvantages

- None identified.

RECOMMENDATION: The Planning Commission recommends that the City Council approve this request. Based on the Planning Commission recommendation and compliance with the standards outlined in the PD-18 zone, staff also recommends approval of the request.

18. ORDINANCE – PUBLIC WORKS ADVISORY COMMISSION

REQUEST: The Public Works Director requests that the City Council, by ordinance, create a Public Works Advisory Commission made up of citizens to assist the City in addressing Public Works issues.

PRESENTER: Christ Tschirki

BACKGROUND: The Commission shall consist of seven members appointed by the Mayor with the advice and consent of the City Council to act in an advisory capacity to the City Council and City Manager. The term of service shall be three years. The Commission members shall have the following duties and responsibilities:

- Review and make recommendations to the City Council on Public Works issues brought to the Commission by the City Manager.
- Review and make recommendations to the City Council on master plans. The recommendations may include a capital facilities plan, a financial plan, supporting utility rates, and other relevant recommendations.
- Work toward the continuing education of citizens regarding Public Works issues in our community.
- Plan and arrange for neighborhood meetings/open houses and attend such meetings to receive and review public input.

RECOMMENDATION: The Public Works Director recommends that the City Council approve the request to create a Public Works Advisory Commission made up of citizens to assist the City in addressing Public Works issues.

PERSONAL APPEARANCES – CONTINUED (IF NECESSARY)

- 19. Continuation of time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the meeting. (Please limit your comments to 2 minutes.)**

COMMUNICATION ITEMS

- 20. There are no communication items.**

CITY MANAGER INFORMATION ITEMS

- 21. This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.**

ADJOURNMENT

PROCLAMATION

WHEREAS, in cooperation with Governor Herbert's Education Excellence initiative, Utah Valley University is committed to provide opportunities for non-traditional students to pursue a post-secondary education; and

WHEREAS, by 2020, the Governor's goal is that at least sixty-six percent of Utahans, ages 20-64, will have a post-secondary degree or certificate ensuring a well-educated citizenry and workforce that qualitatively and quantitatively meets the needs of Utah employers, which will lead to greater economic prosperity and a better quality of life for all Utahans; and

WHEREAS, the reasons non-traditional students stop pursuing post-secondary education is because of cost and full-time employment. The Comprehensive Action Plan developed by the Governor's Education Excellence Commission encourages the State to attract more adult learners back to school, specifically devising a plan to retrain and/or enhance the education levels of adult learners in the State;

NOW THEREFORE, in an effort to support the Governor's initiative and the efforts of Utah Valley University, I, Richard F. Brunst, Jr., Mayor of the City of Orem hereby proclaim the week of February 24, 2014 through March 1, 2014, as

Non-Traditional Student Awareness Week

in Orem, Utah and urge all citizens to participate fully in this observance.



Dated this 11th day of February 2014.

Richard F. Brunst, Jr., Mayor

ATTEST:

Taraleigh A. Gray, Deputy City Recorder

CITY OF OREM
CITY COUNCIL MEETING
 FEBRUARY 11, 2014



REQUEST:	6:20 P.M. PUBLIC HEARING ORDINANCE – Amending the Street Connection Master Plan of the City of Orem
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- Emailed to newspaper
- Posted on State public notice website

SITE INFORMATION:

- General Plan
N/A
- Current Zone
N/A
- Acreage
N/A
- Neighborhood
N/A
- Neighborhood Chair
N/A

PLANNING COMMISSION RECOMMENDATION
Approve: 6-0

PREPARED BY: Paul Goodrich, Transportation Engineer
APPROVED BY:

Request: Development Services requests the City Council approve the 2014 Street Connection Master Plan.

Background: The City Council approved the 1993 Street Connection Master Plan on April 6, 1993. Because of several development changes throughout the City since then, City staff and the Transportation Advisory Commission have been working to update the Street Connection Master Plan since May of 2013.

The City held three (3) neighborhood meetings (one charette style meeting and two open house meetings) to receive input from the public for the proposed update. These meetings were well attended and staff received and addressed several comments and concerns regarding the proposed update.

The five proposed maps comprising the 2014 Street Connection Master Plan are attached to the agenda summary for review. The thirty-five yellow circles indicate where street connections on the 1993 Master Plan have been completed. Many other street connections have been made since 1993 that were not on the 1993 Plan.

There may be some flexibility about how future streets will interconnect when properties are developed. A final decision about how to connect the red circles on each of the five (5) maps should not be made until a thorough review of a specific development proposal is completed. Concurrent with this application, City staff are proposing by separate application that a developer be required to hold a neighborhood meeting when a developer makes a street connection to one of the street connection points shown on the attached maps.

General Plan: As growth continues within the City, new roads and access points will be needed to reduce the negative effects that growth can cause. The General Plan identifies the need to continue improving the Streets Master Plan as existing traffic conditions change as well as a “need to improve our transportation system to minimize congestion.” In accordance with the goals of the General Plan, approval of the 2014 Street Connection Master Plan will reduce traffic congestion and improve traffic circulation by requiring street connections at the points indicated as new development takes place.

Advantages:

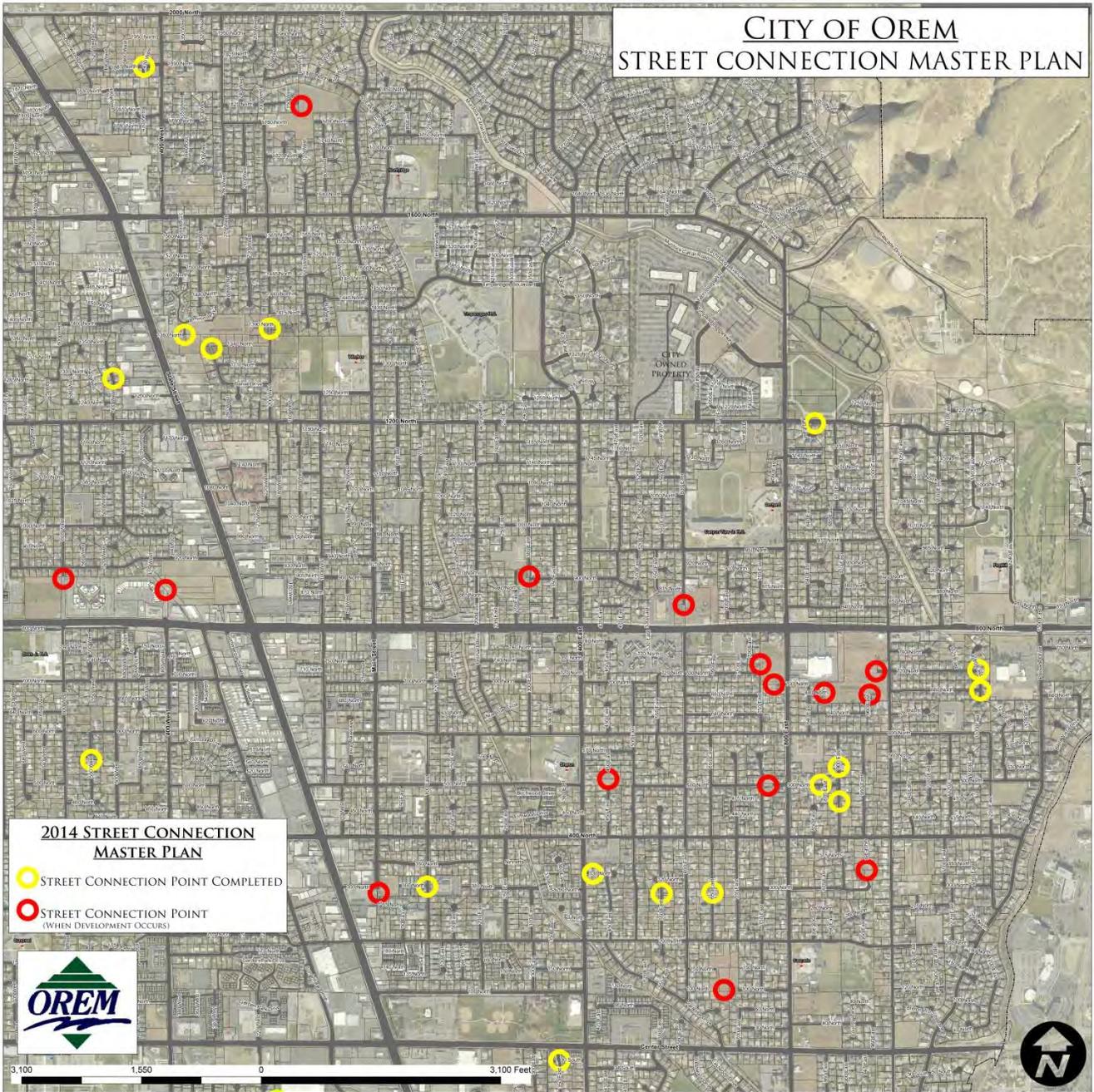
- Identifies new street connections necessary to maintain an efficient transportation system.
- Includes the southwest part of the City into the Street Connection Master Plan which had not been previously included.
- Furthers the objectives of the Orem General Plan improving the City transportation system and helping to mitigate congestion.
- Promotes street connectivity as new development takes place in the City.

Disadvantages:

- Some neighbors enjoy living on a dead end street and may not like having these streets connected.

Recommendation: The Planning Commission forwarded a positive recommendation to the City Council to adopt the 2014 Street Connection Master Plan.

CITY OF OREM STREET CONNECTION MASTER PLAN



**2014 STREET CONNECTION
MASTER PLAN**

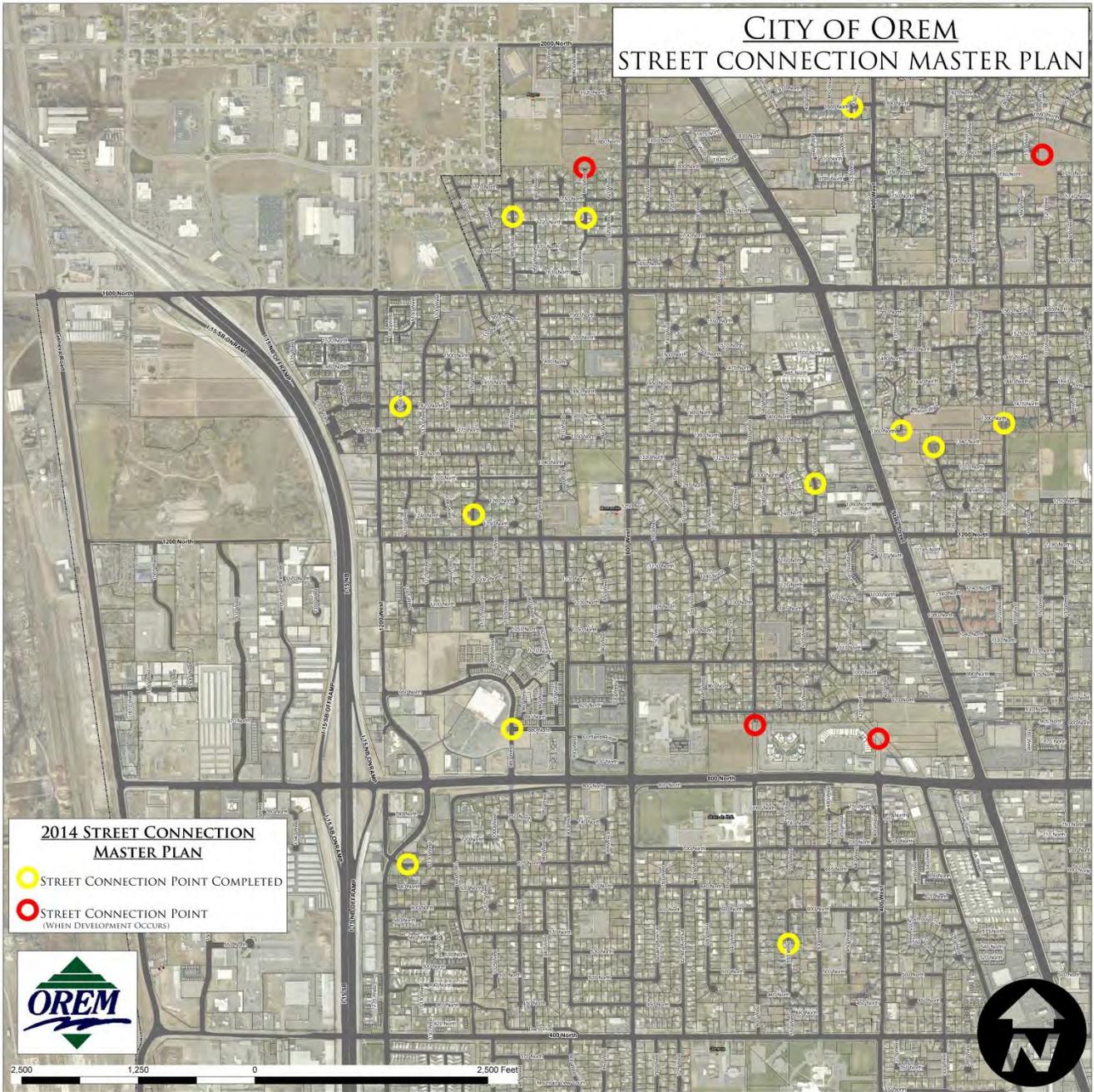
- STREET CONNECTION POINT COMPLETED
- STREET CONNECTION POINT (WHEN DEVELOPMENT OCCURS)



3,100 1,550 0 3,100 Feet



CITY OF OREM STREET CONNECTION MASTER PLAN



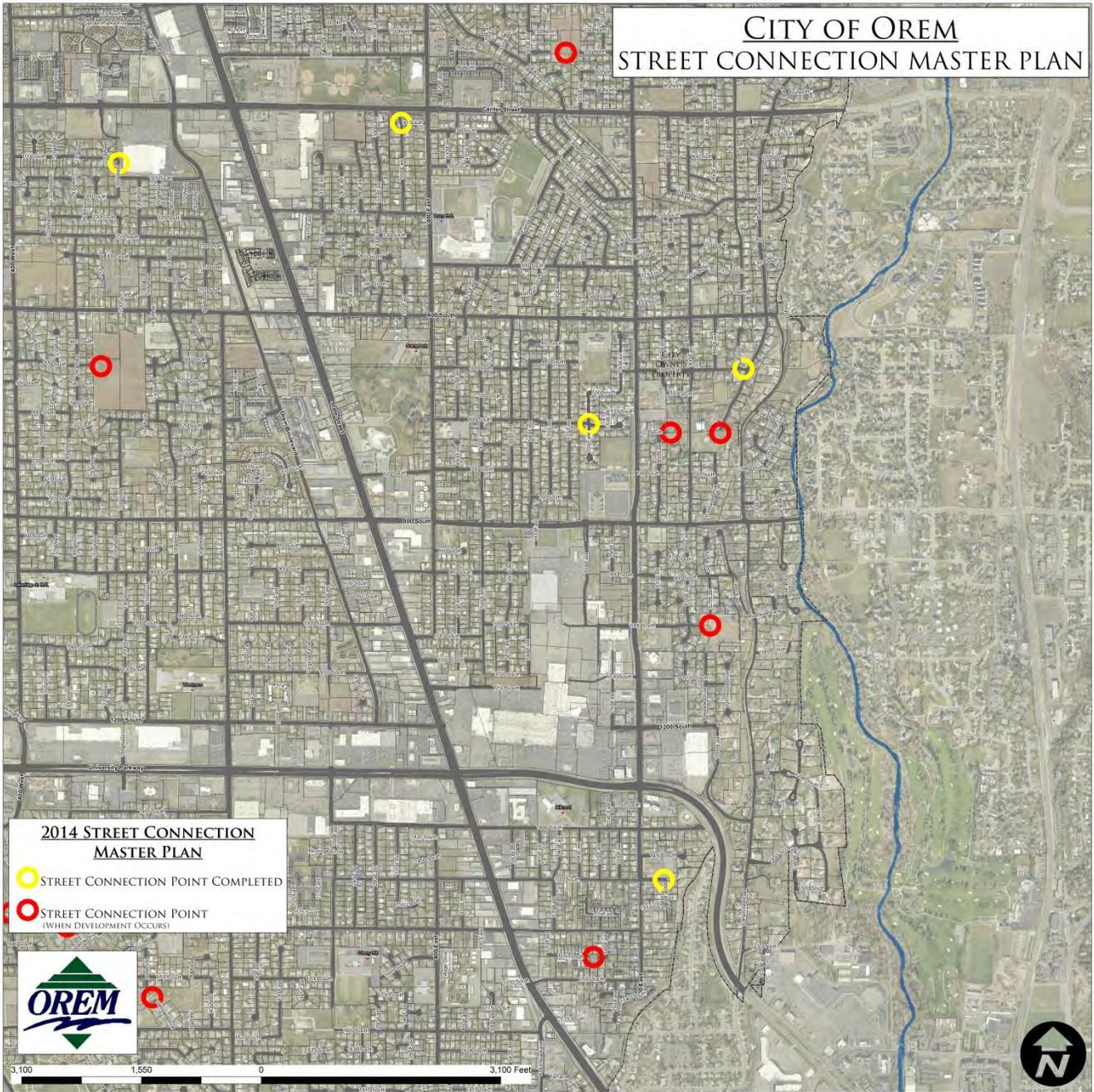
**2014 STREET CONNECTION
MASTER PLAN**

- STREET CONNECTION POINT COMPLETED
- STREET CONNECTION POINT (WHEN DEVELOPMENT OCCURS)



2,500 1,250 0 2,500 Feet

CITY OF OREM STREET CONNECTION MASTER PLAN

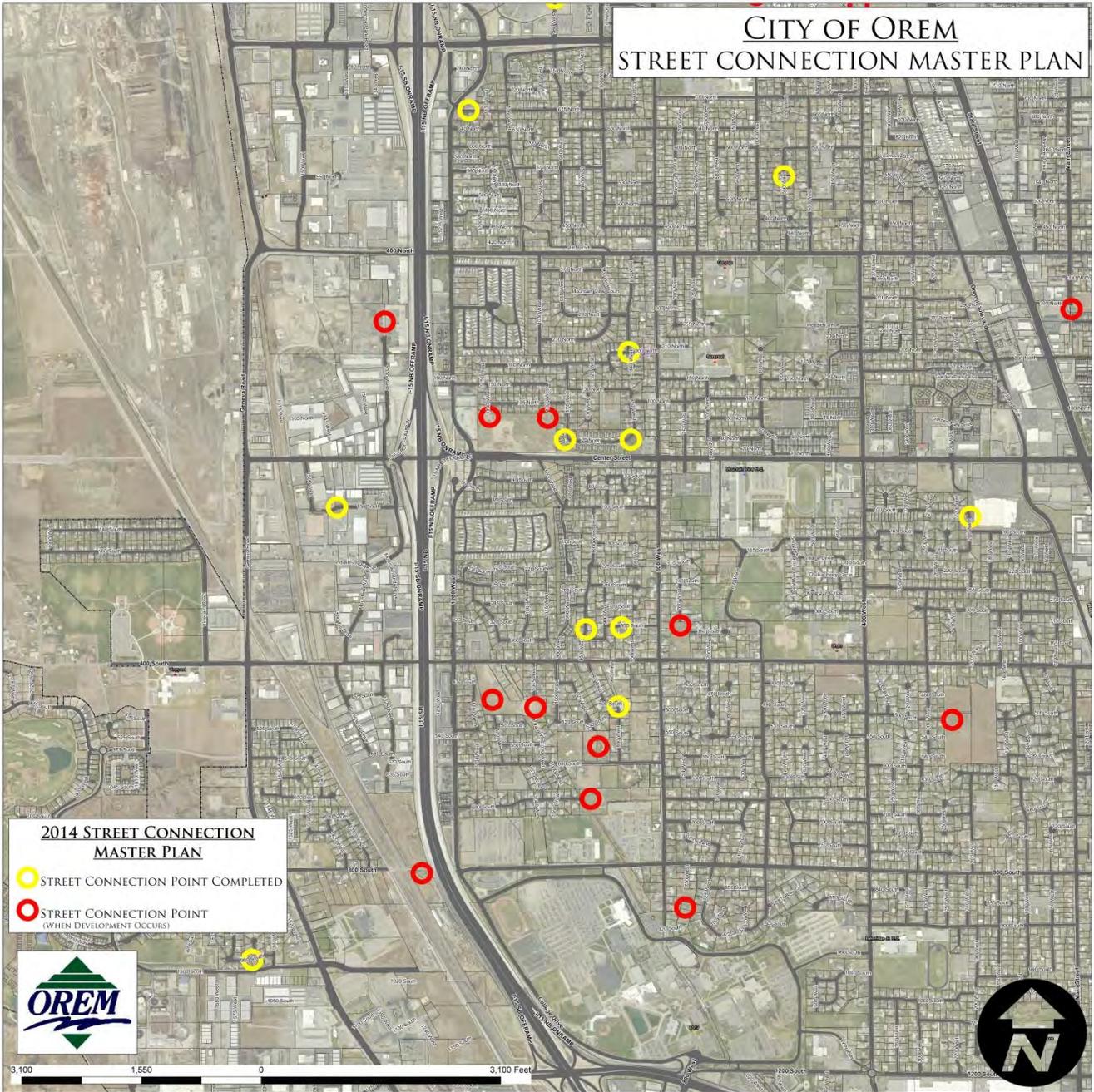


**2014 STREET CONNECTION
MASTER PLAN**

- STREET CONNECTION POINT COMPLETED
- STREET CONNECTION POINT
(WHEN DEVELOPMENT OCCURS)



CITY OF OREM STREET CONNECTION MASTER PLAN

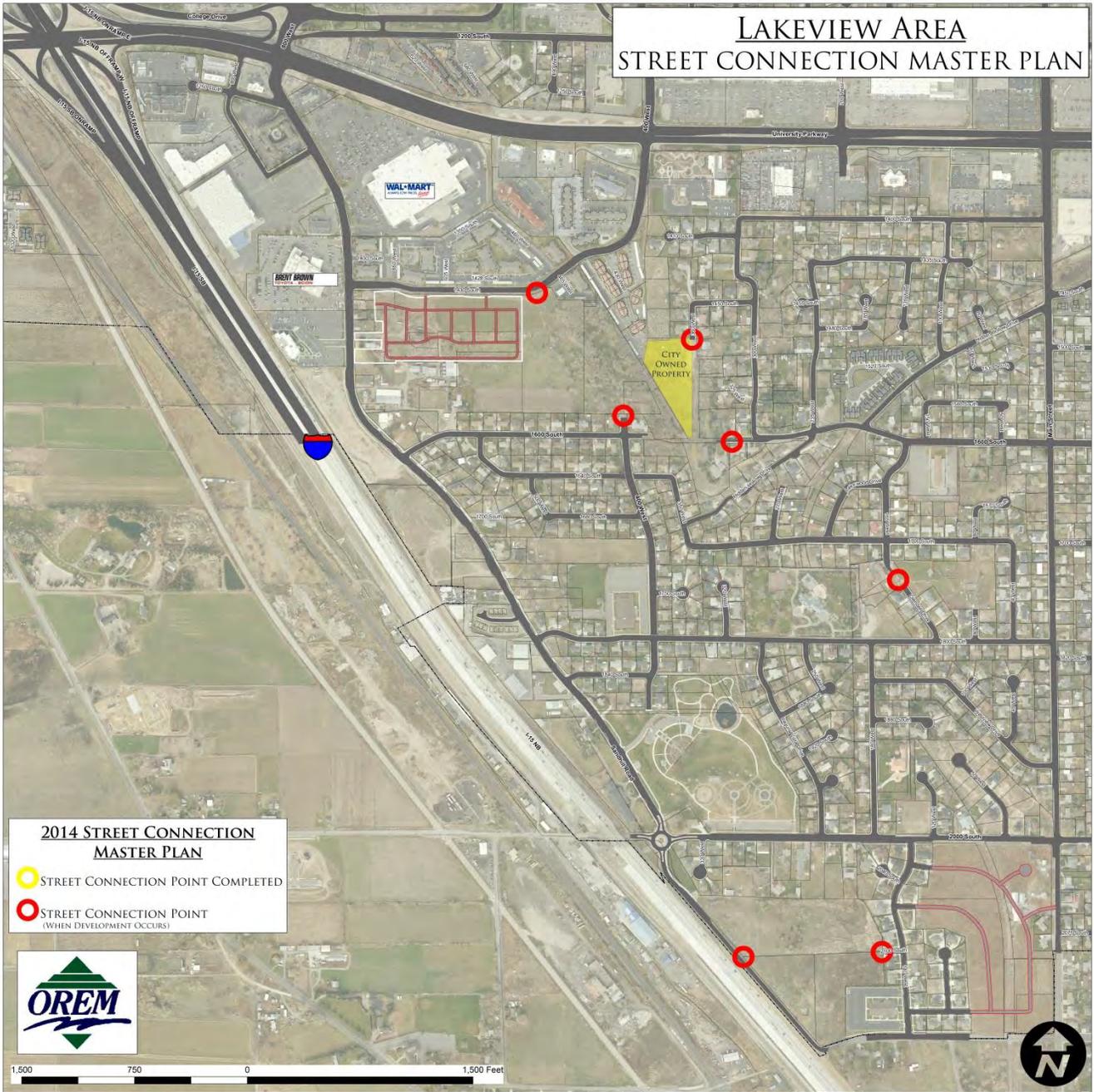


**2014 STREET CONNECTION
MASTER PLAN**

- STREET CONNECTION POINT COMPLETED
- STREET CONNECTION POINT
(WHEN DEVELOPMENT OCCURS)



LAKEVIEW AREA STREET CONNECTION MASTER PLAN



**2014 STREET CONNECTION
MASTER PLAN**

- STREET CONNECTION POINT COMPLETED
- STREET CONNECTION POINT (WHEN DEVELOPMENT OCCURS)



1,500 750 0 1,500 Feet



DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING THE STREET CONNECTION MASTER PLAN BY APPROVING THE 2014 STREET CONNECTION MASTER PLAN.

WHEREAS on December 16, 2013, the Department of Development Services filed an application requesting that the City amend the 1993 Street Connection Master Plan by approving the 2014 Street Connection Master Plan; and

WHEREAS the proposed amendments to the Street Connection Master Plan help promote street connectivity as new development takes place, decrease the potential negative aspects of street connectivity to existing streets, add the southwest part of the City into the Street Connection Master Plan, and identify new street connections necessary to maintain an efficient street network; and

WHEREAS the City held public meetings in charette and open house formats on July 10, 2013, August 28, 2013 and September 11, 2013 to discuss the proposed amendments, as well as alternatives and concerns with residents; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on January 8, 2014, and the Planning Commission forwarded a positive recommendation to the City Council; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, the Orem City Webpage, and the City Offices at 56 North State Street; and

WHEREAS a public hearing considering the subject application was held before the City Council on February 11, 2014; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City, and the City Council finding that the proposed 2014 Street Connection Master Plan is reasonably necessary and in the interest of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds that this request is in the best interest of the City because the proposed 2014 Street Connection Master Plan will promote street connectivity, a more efficient street network and better traffic circulation as new development takes place.
2. The City Council hereby approves the proposed 2014 Street Connection Master Plan which is shown in Exhibit "A" which is attached hereto and incorporated herein by reference.

DRAFT

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

4. All other ordinances, resolutions or policies in conflict herewith are hereby repealed.

5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED, APPROVED and ORDERED PUBLISHED this **11th** day of **February** 2014.

Richard F. Brunst, Jr., Mayor

ATTEST:

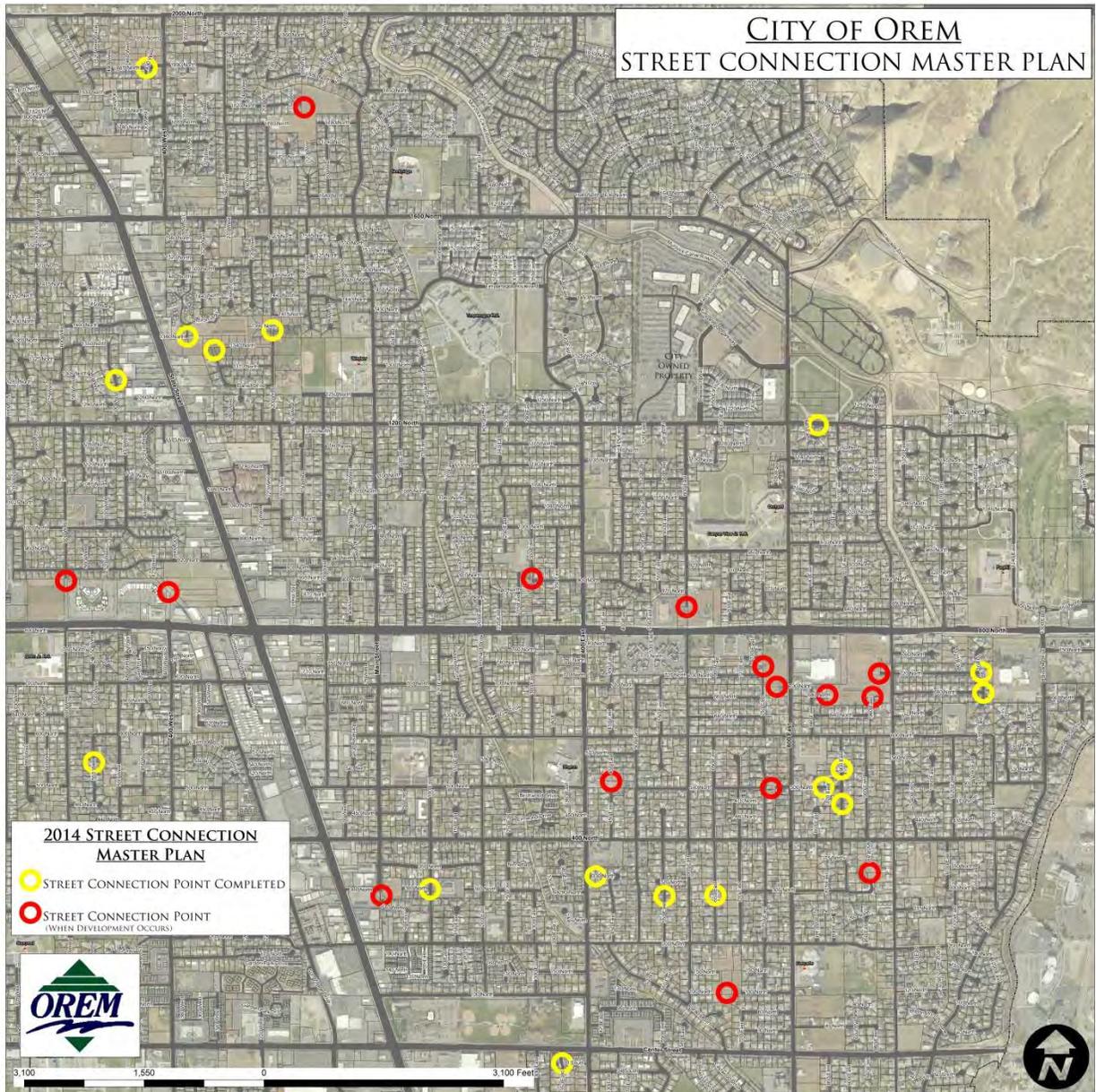
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

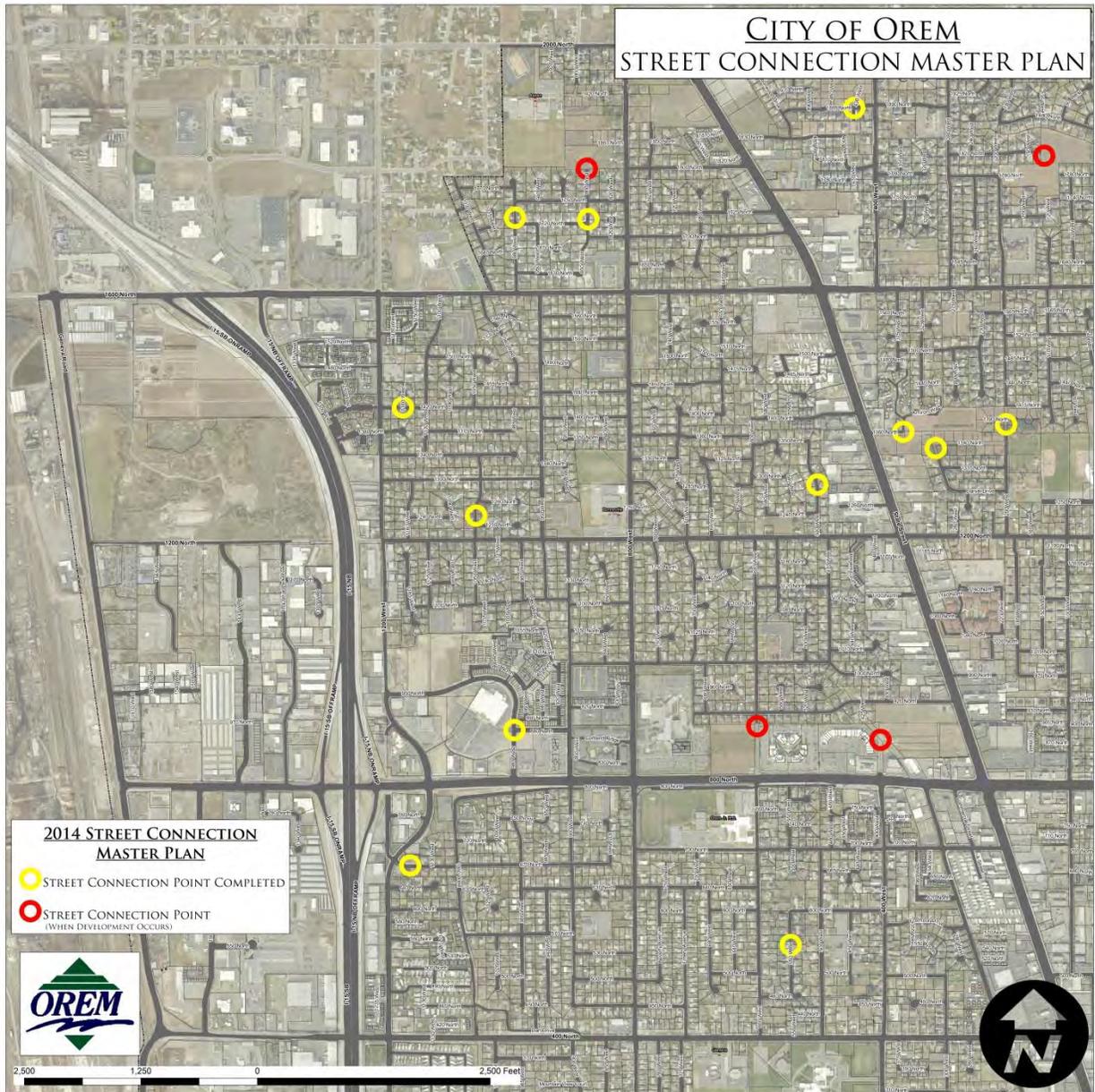
COUNCIL MEMBERS VOTING "NAY"

DRAFT

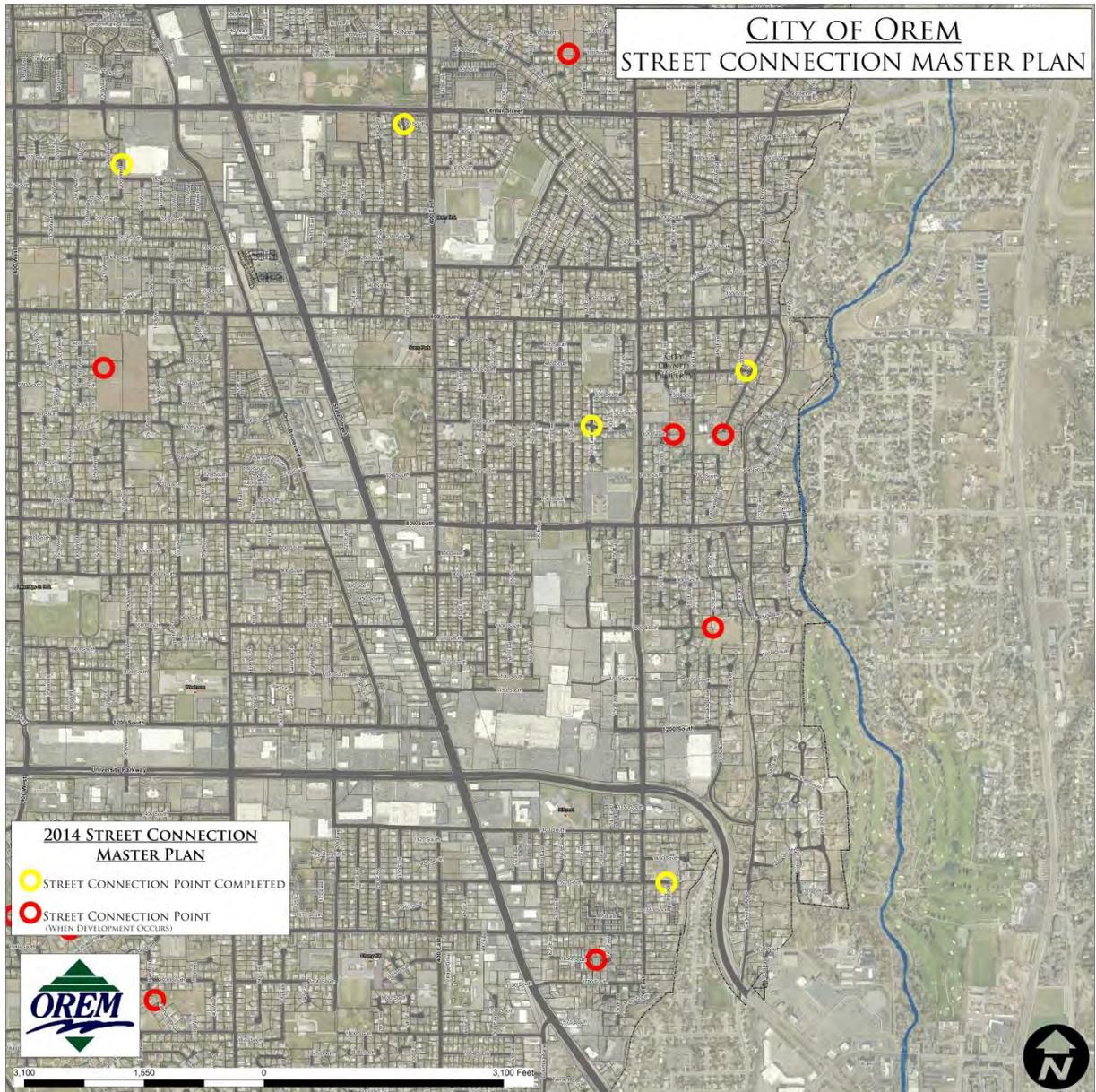
Exhibit "A"



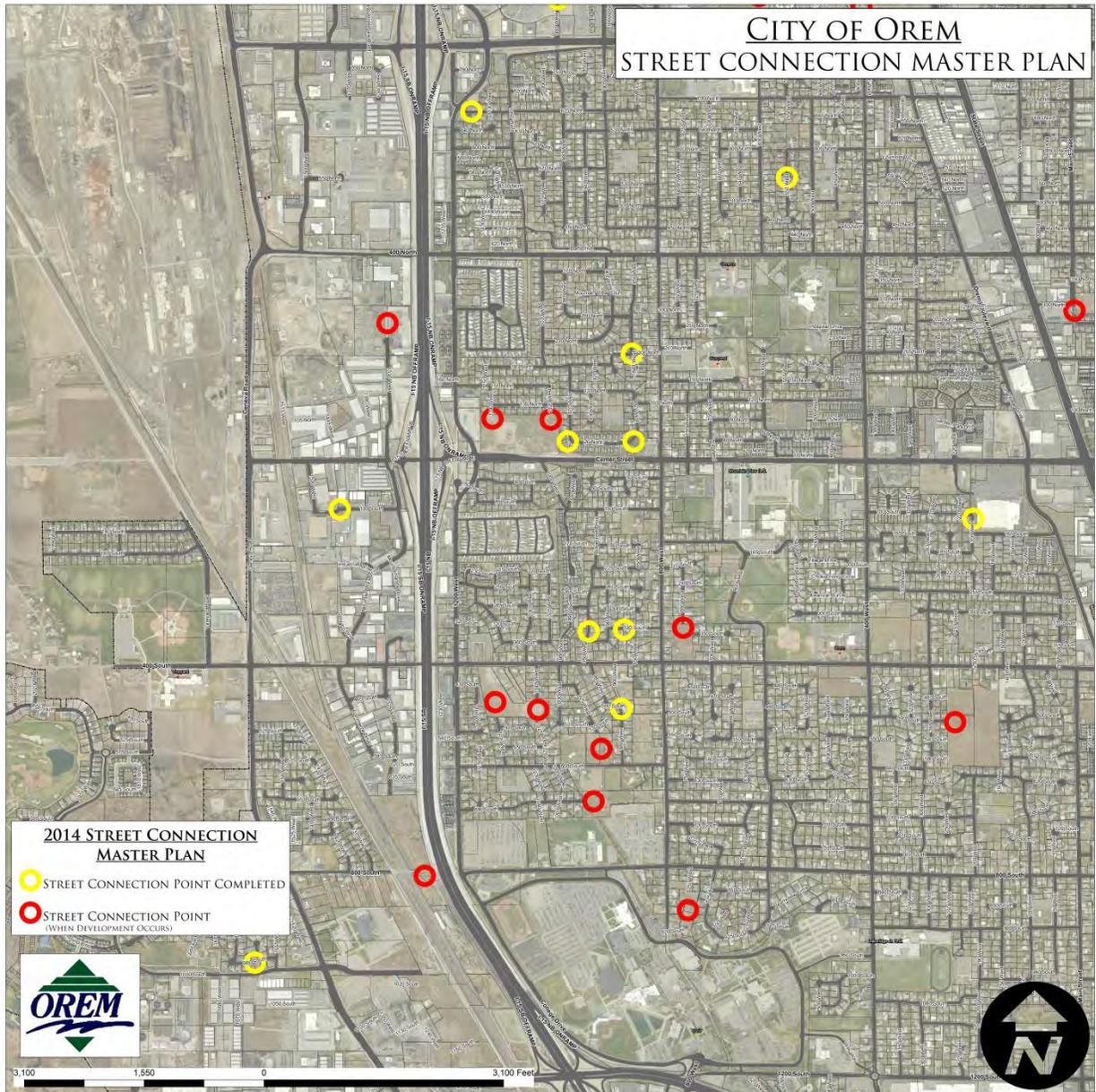
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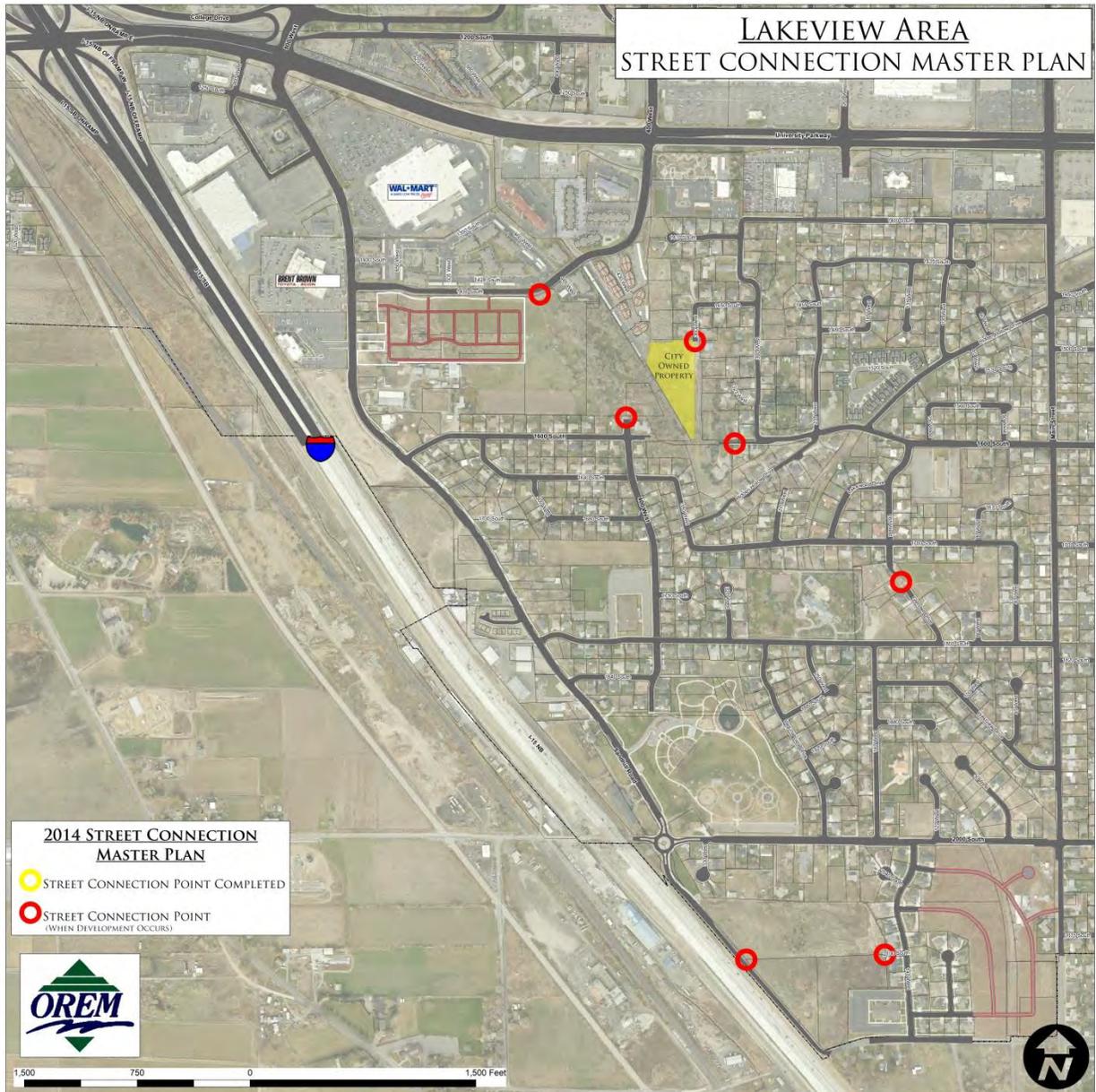
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PLANNING COMMISSION MINUTES – JANUARY 8, 2014

AGENDA ITEM 4.3 is a request by Development Services to amend the **STREET CONNECTION MASTER PLAN OF THE CITY OF OREM.**

Staff Presentation: Mr. Goodrich said that Resolution R-93-0042 enacted the 1993 Street Connection Master Plan and was approved by the City Council on April 6, 1993. Because of several development changes throughout the city since then, city staff and the Transportation Advisory Commission have been working to update the Street Connection Master Plan since May of 2013. In accordance with the General Plan, the City held three (3) neighborhood meetings (one charette style meeting and two open house meetings) to receive input from the public for the proposed update. These meetings were well attended and staff received and addressed several comments and concerns regarding the proposed update.

There are several locations within the city where new development, or redevelopment, may occur in the future. The proposed 2014 Street Connection Master Plan indicates which stub roads (dead end roads without cul-de-sacs) should be connected as development occurs to improve the City transportation system and decrease the negative traffic effects new development can impose on existing streets and residents.

The proposed maps for the 2014 Street Connection Master Plan are part of the staff report for review. In addition, the maps can be viewed at: <http://orem.org/index.php/streets/streets>

As shown on the 2014 Street Connection Master Plan, the red circles on the five (5) maps show which streets still need to connect when new development occurs. The yellow circles show which street connections have been completed from the 1993 plan.

There may be some flexibility about how future streets will interconnect when properties are developed. A final decision about how to connect the red circles on each of the five (5) maps should not be made until a thorough review of a specific development proposal is completed. In the case where surrounding neighborhoods are impacted by a new street as identified on one of the five (5) street connection master plan maps the developer will be required to hold a neighborhood meeting before receiving preliminary subdivision plat approval from the Planning Commission.

General Plan: As growth continues within the City, new roads and access will be required to reduce the negative effects that growth can potentially cause. The General Plan states the need to continue improving the Streets Master Plan as existing traffic conditions change as well as a “need to improve our transportation system to minimize congestion.” By approving the 2014 Street Connection Street Master Plan, new and existing street connections are identified that will meet the guidelines of the General Plan in minimizing congestion by requiring connectivity as new development takes place.

Advantages:

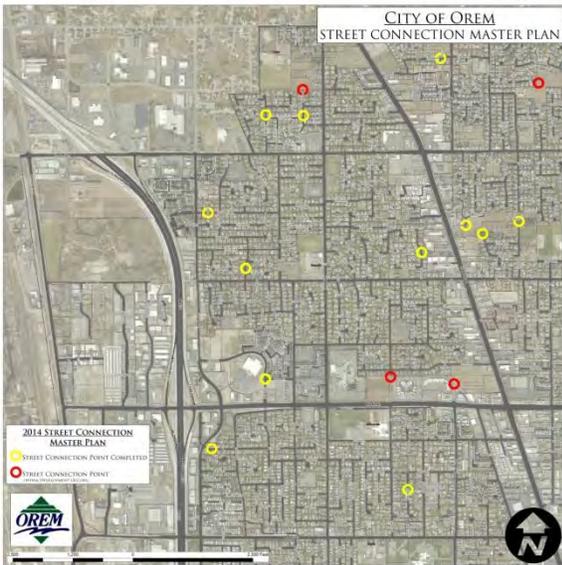
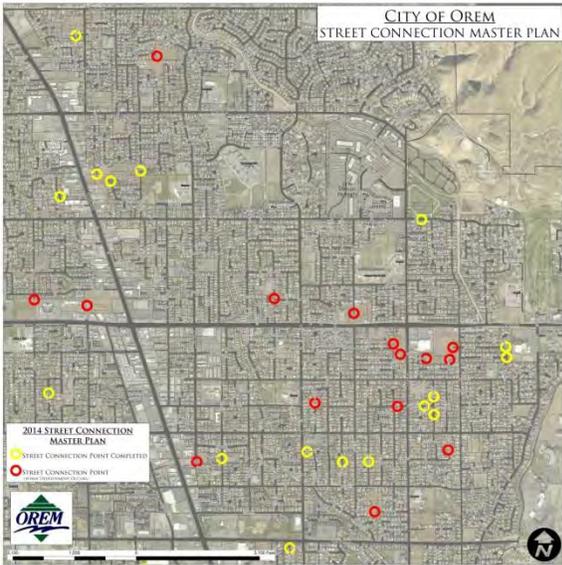
- Decreases the potential negative aspects of street connectivity to existing streets on the Street Connection Master plan by requiring the developer to hold neighborhood meetings.
- Identifies new street connections necessary to maintain an efficient transportation system.
- Includes the southwest part of the City into the Street Connection Master Plan that had not been included previously.
- This request is in accordance to the Orem General Plan and will improve the City transportation system and help mitigate congestion.
- Promotes street connectivity as new development takes place in the City.

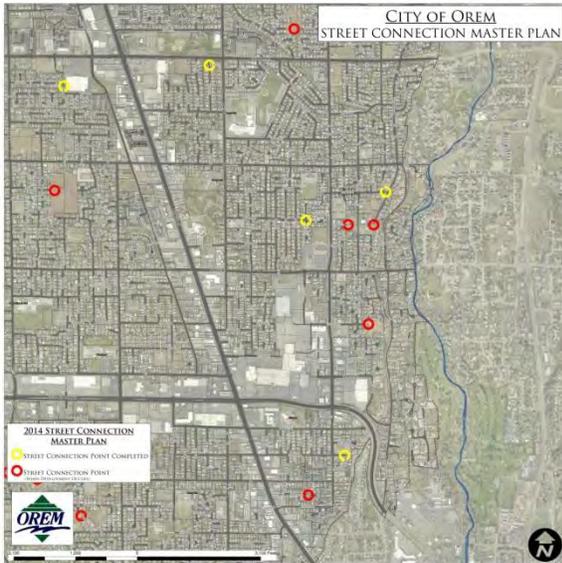
Disadvantages:

- None.

Recommendation: Based on the advantages outlined above, staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the 2014 Street Connection Master Plan.

(The maps showing the proposed amendment are on the following pages)





Chair Moulton asked if the Planning Commission had any questions for Mr. Goodrich.

Mr. Goodrich reviewed the Street Connection Master plan maps. Mr. Kelly said the City takes street connections very seriously in looking at the City as a whole. Some neighbors do not want connections to happen, but in some cases it needs to happen.

Mr. Iglesias noted that his street was connected through and there were some pretty scary stories of cars going very fast through the neighborhood. After it was connected there was fast traffic for about a week and then it settled down. It has turned out to be a good connection for the neighbors to access stores and is very convenient. Change is painful, but not always negative in the long run.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Chair Moulton called for a motion on this item.

Ms. Buxton noted there has been a lot of work that has gone into this plan. She appreciates the efforts made to get public input.

Planning Commission Action: Chair Moulton said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council amend the Street Connection Master plan of the City of Orem. Mr. Whetten seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, Michael Walker, and Derek Whetten. The motion passed unanimously.

Lakeview NIA (Neighborhoods in Action) Charette

Approximately 65 Lakeview NIA residents attended a meeting at the Senior Friendship Center on July 10, 2013. A PowerPoint presentation was provided that described the benefits, and drawbacks, of interconnecting residential streets. The residents were divided into nine groups and were given the opportunity to draw lines on a Study map. The lines drawn by each group provided concepts of how they thought stub streets should or should not connect to other streets to facilitate future growth when properties develop. Residents in each of the small study groups chose a representative to explain their street map ideas to the entire group. Each resident was asked to take three green sticky "dots" and place the dots next to the plan, or concept, they liked best. 195 dots were placed on the Study maps developed by Lakeview NIA residents. The majority of the dots (189) were divided among the following three study options that were focused in an area north of 1600 South and west of 300 West.

1) East - West Connector Street Options - 78 dots

This option provides an east-west connector street, or streets, for properties with development potential north of 1600 South and west of 300 West. These recommended options would share traffic distribution with existing residential streets in the area when future development occurs. These options are shown on Figures 2 through 6.

2) No East - West Connector Street Options - 68 dots

Three of the neighborhood study maps (Figures 7 through 9) show options for how future development could occur with different street connection scenarios. City staff is concerned about one of these options (Figure 7) because future development north of 1600 South and west of 300 West will create additional traffic inside this Lakeview NIA subarea. This additional development traffic could increase the traffic volume on many existing residential streets in this subarea. It is the recommendation of city staff that a Street Master Plan should distribute future traffic to new streets as much as possible, and not significantly increase traffic on existing residential streets.

3) No Build Option - 43 dots

In any transportation study a "No Build" option should be considered. The 43 dots were placed next to the following message on one of the neighborhood study maps:

Preferences

1. No change
2. Speed bumps on Hidden Hollow
3. Marked roads if 1&2 impossible

A "No Build" transportation option does not provide a master plan to reference for future development of properties in this area. This option could also be defined as a "No Plan" for future development option because when development occurs some roads will be connected to other streets, and some road will be left as dead-end roads. This option could make it more difficult for properties that do not currently have a public street frontage to develop. This reactive verses proactive planning approach is not recommended.

To calm the fears of the residents that indicated favor for this option, we could state in the Street Master Plan that streets on the plan will be built by developers. Developers will build streets when property owners desire to develop their property.

1) East - West Connector Street Options - 78 dots

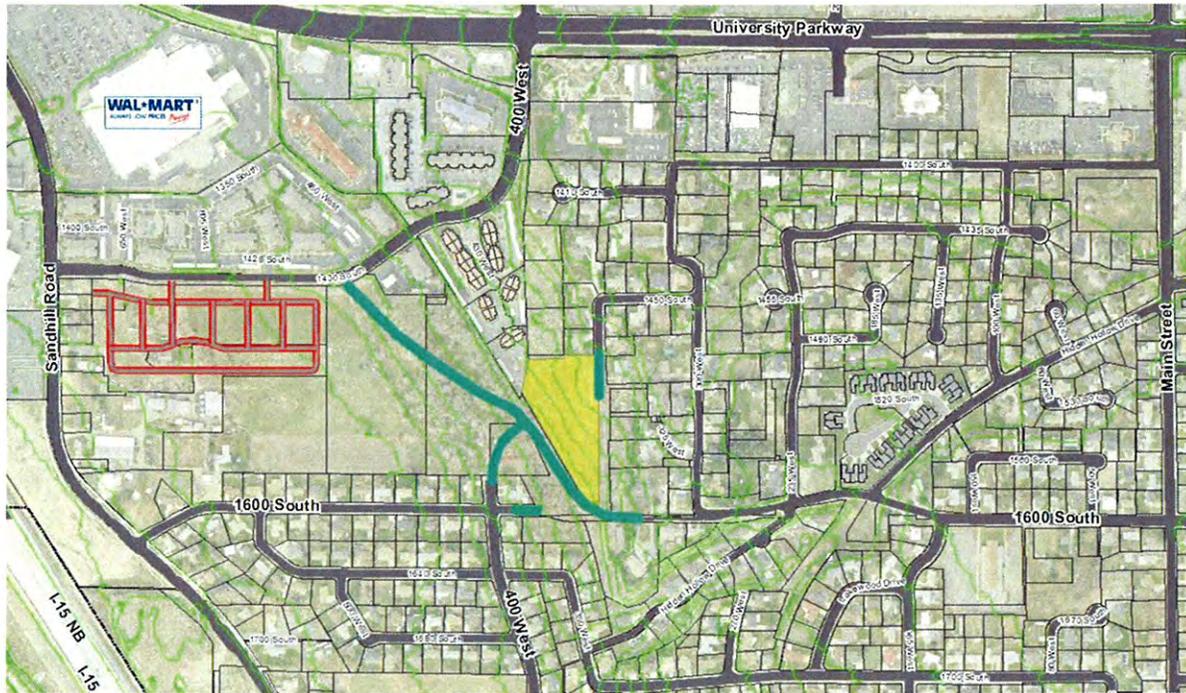


Figure 2. (39 dots)

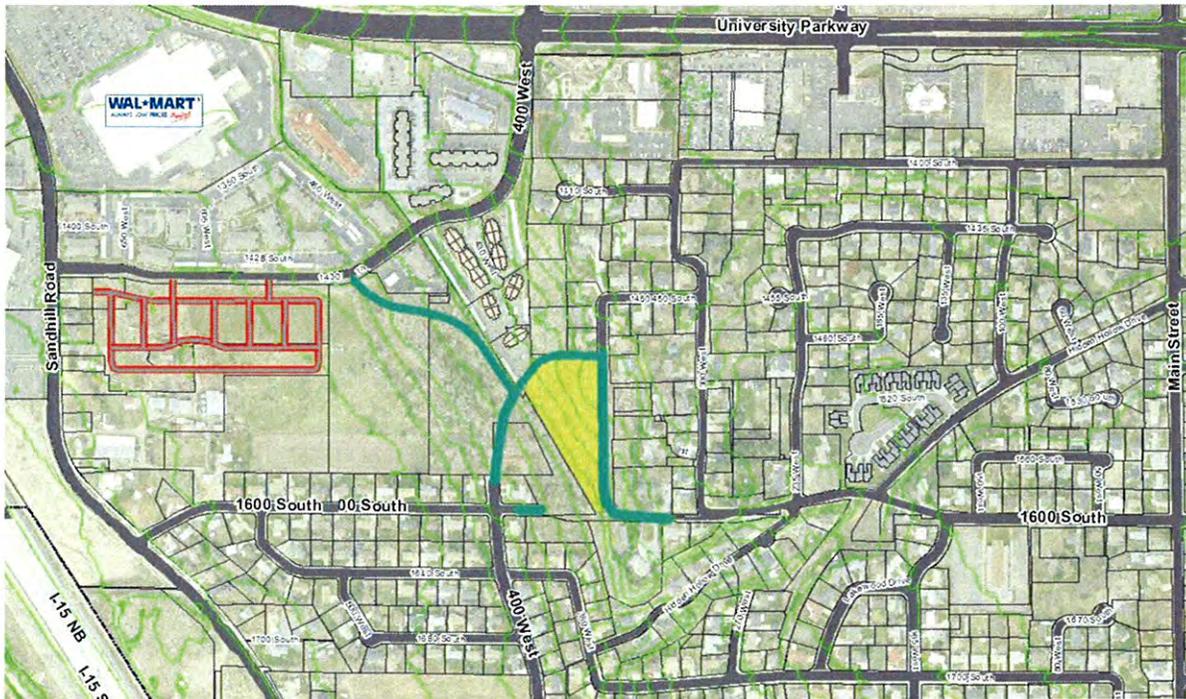


Figure 3. (14 dots)

1) East - West Connector Street Options (continued) - 78 dots

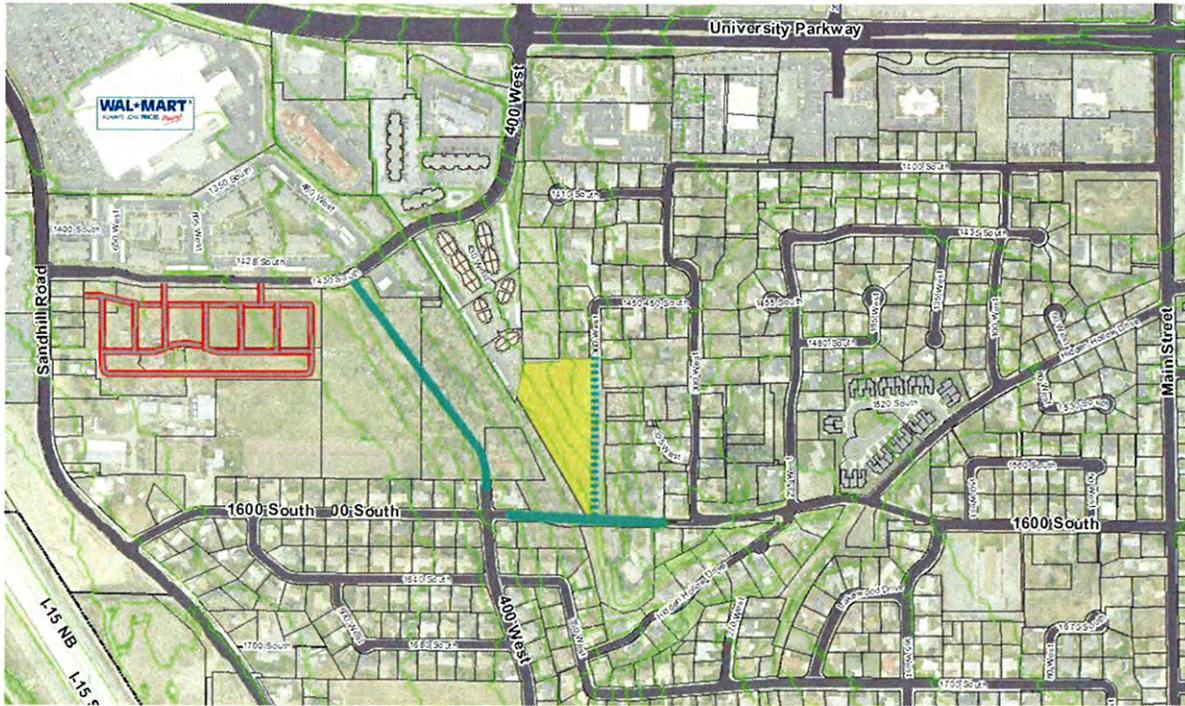


Figure 4. (13 dots)

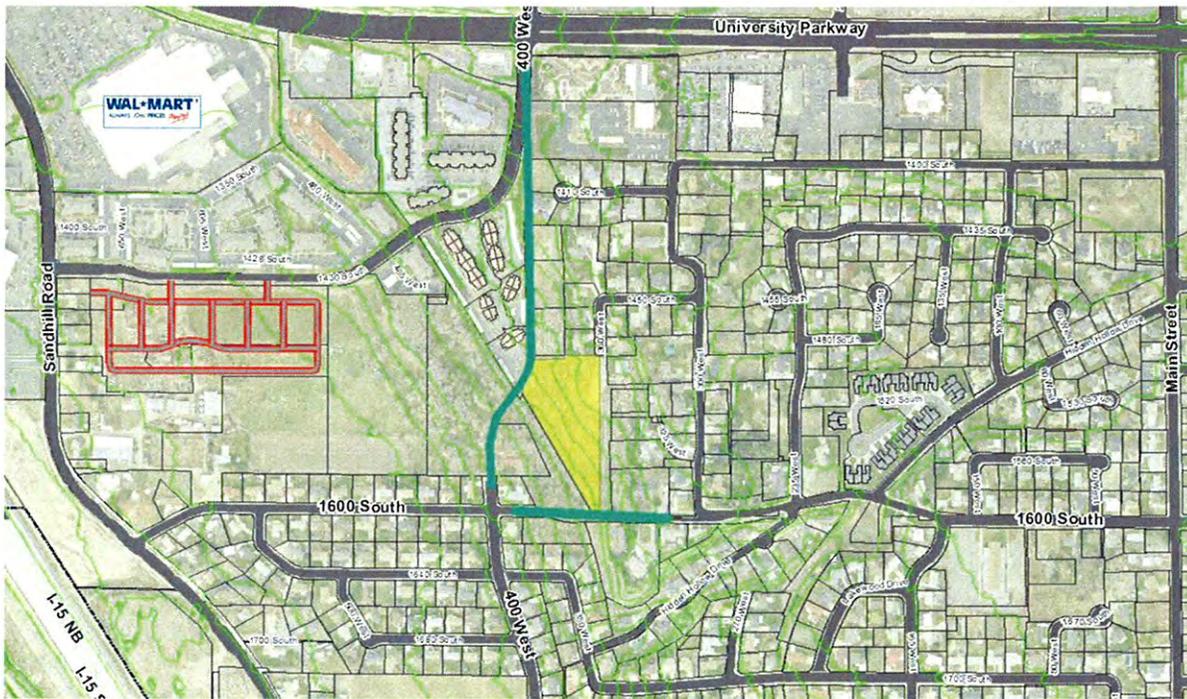


Figure 5. (6 dots)

1) East - West Connector Street Options (continued) - 78 dots

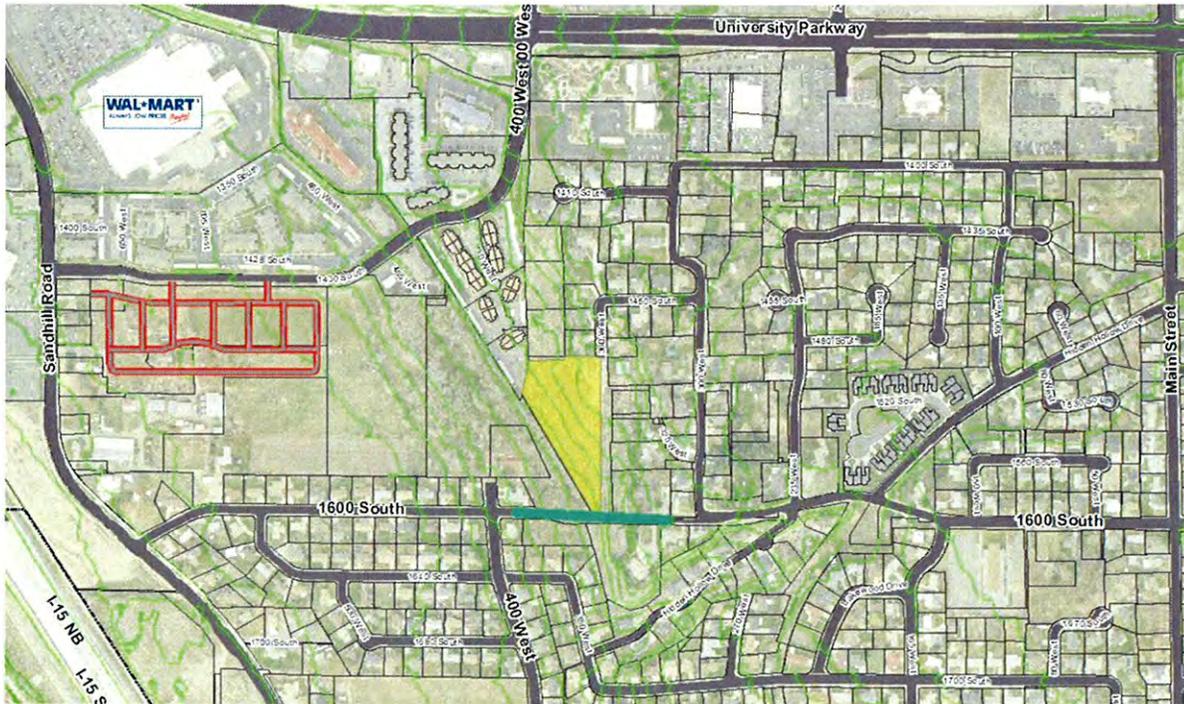


Figure 6. (6 dots)

The East - West connector street options (Figures 2 through 6) proposed by different neighborhood study groups have the following elements in common:

- Each map proposed connecting the existing 1600 South stub street (at 300 West) westward to another street.
- Four of the five maps proposed connecting 400 West (at 1600 South) northward to another street.
- Four of the five maps proposed connecting future development (north of 1600 South) northward to 1430 South or 400 West.

As we go through a process to adopt a Master Street Plan we should consider these common elements suggested by different neighborhood study groups.

2) No East - West Connector Street Options - 68 dots

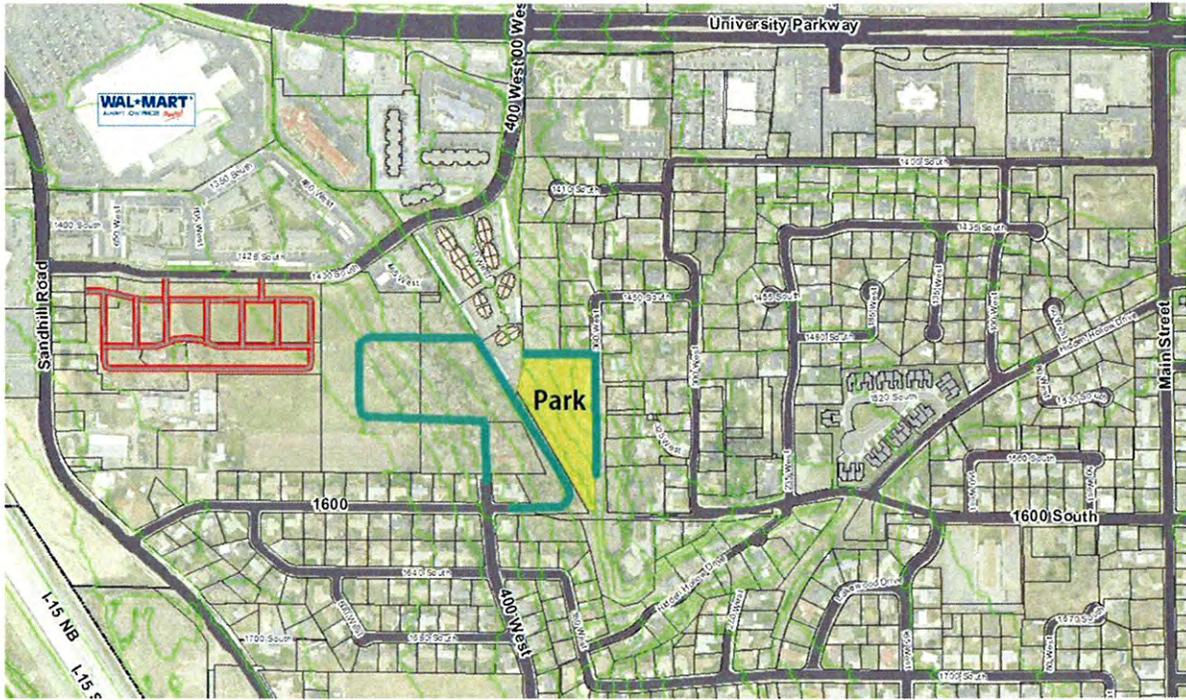


Figure 7. (52 dots)

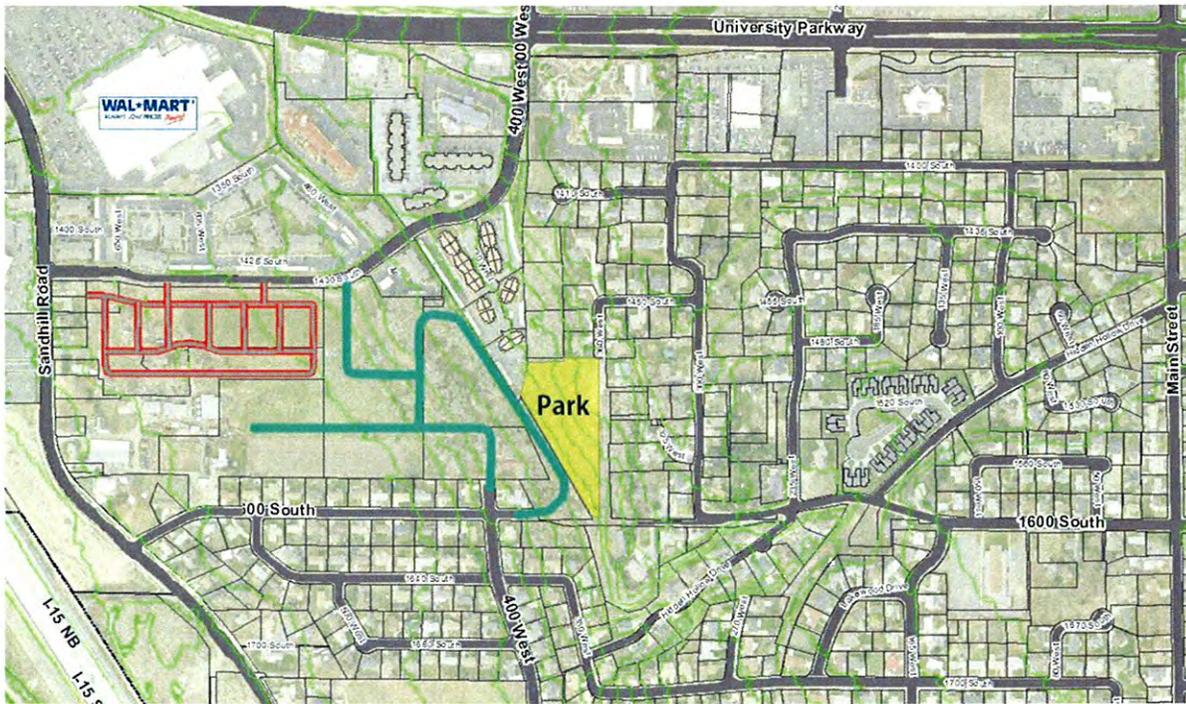


Figure 8. (11 dots)

2) No East - West Connector Street Options (continued) - 68 dots

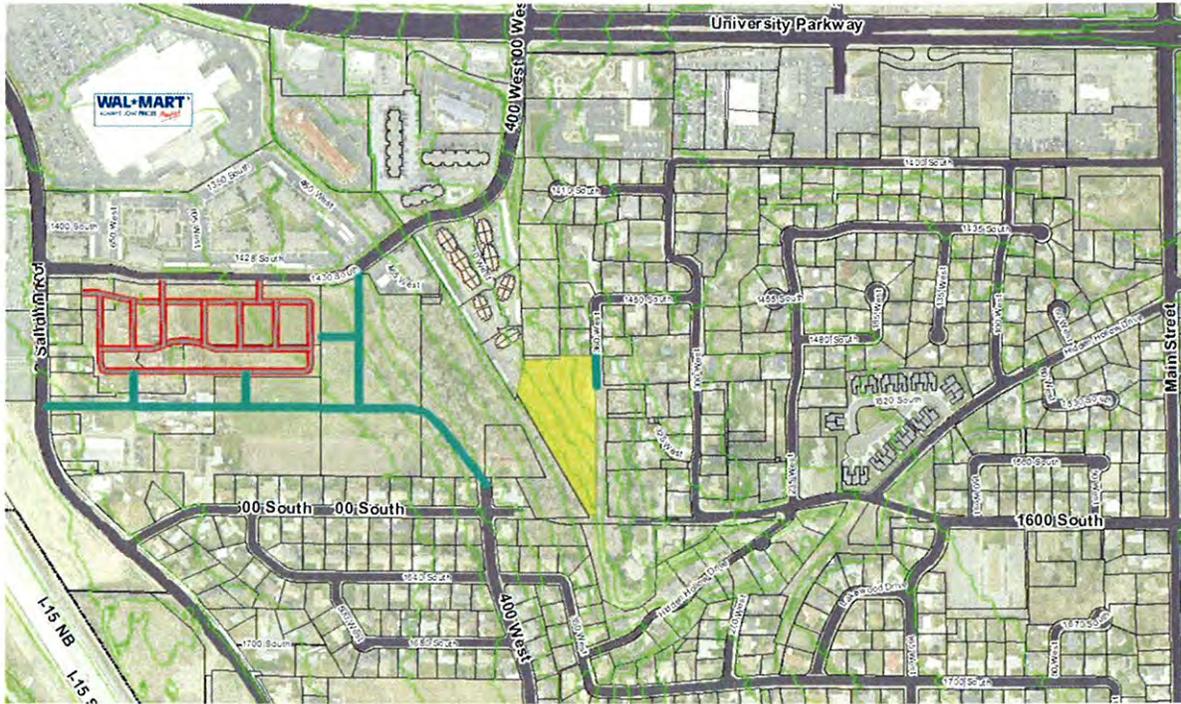


Figure 9. (5 dots)

The No East - West connector street options (Figures 7 through 9) proposed by different neighborhood groups have the following elements in common:

- All three maps proposed extending 400 West (at 1600 South) to permit future development.
- Two of the three maps proposed a city park in the yellow shaded area on the map (the city currently owns this property) and defined roads that could access a park.
- Two of the three maps proposed had street connections that would permit new development to have access choices, and not be forced through back through existing residential streets to get out of the Lakeview NIA area. Two maps showed a street connection to 1430 South, and one map showed a street connection to Sandhill Road.

City staff is concerned about traffic impacts to existing residential streets that would be associated with the map shown in Figure 7. All traffic generated from new development on the proposed loop road would be forced through the intersection of 400 West and 1600 South, and then through existing residential streets. City staff recommends that future development traffic should be distributed to new streets as much as possible, and not significantly increase traffic on existing residential streets.

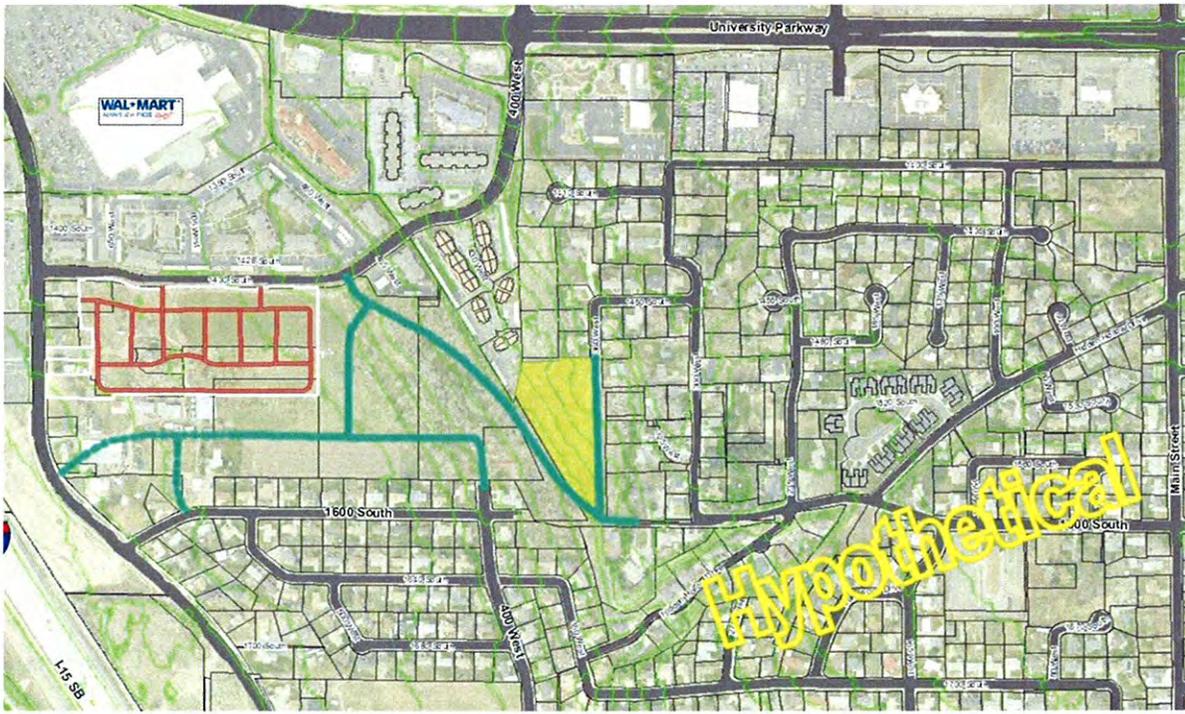
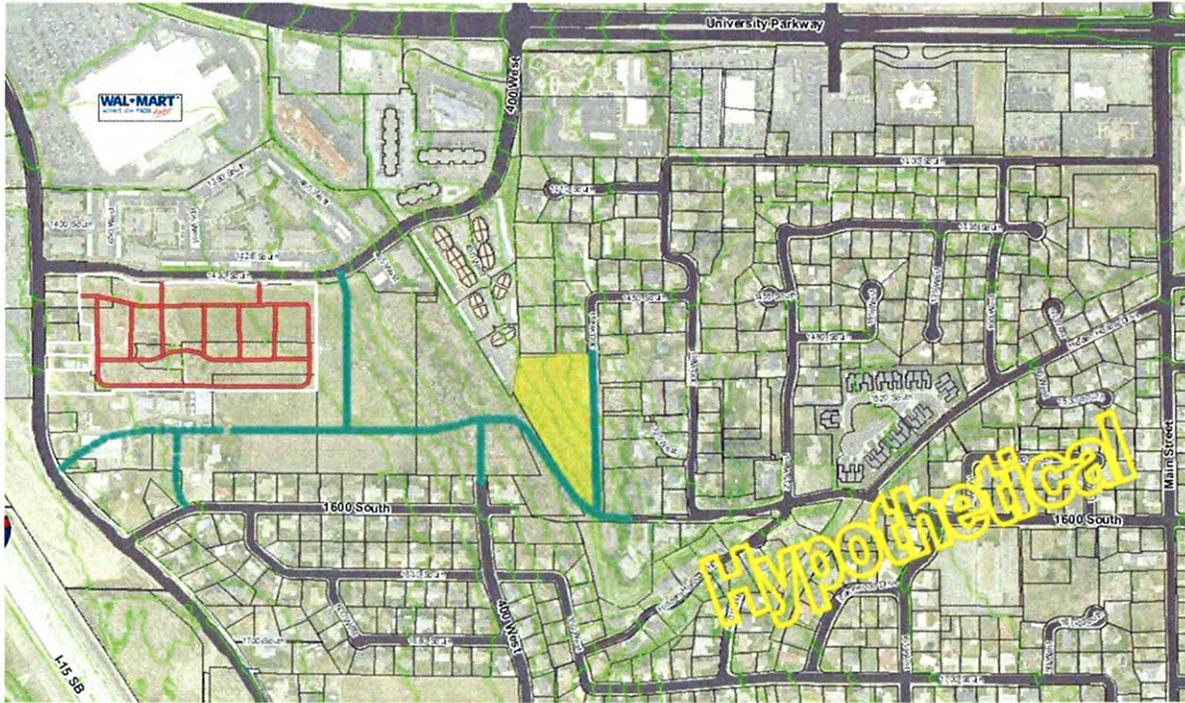
DRAFT - Street Master Plan Study Recommendations

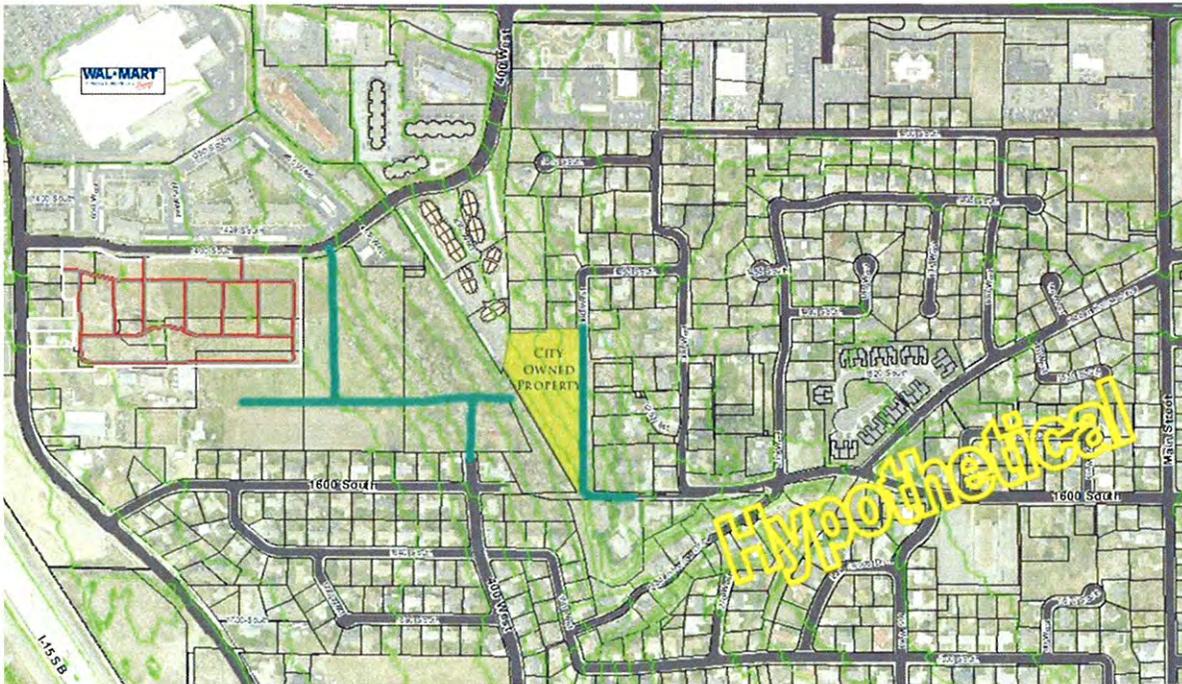
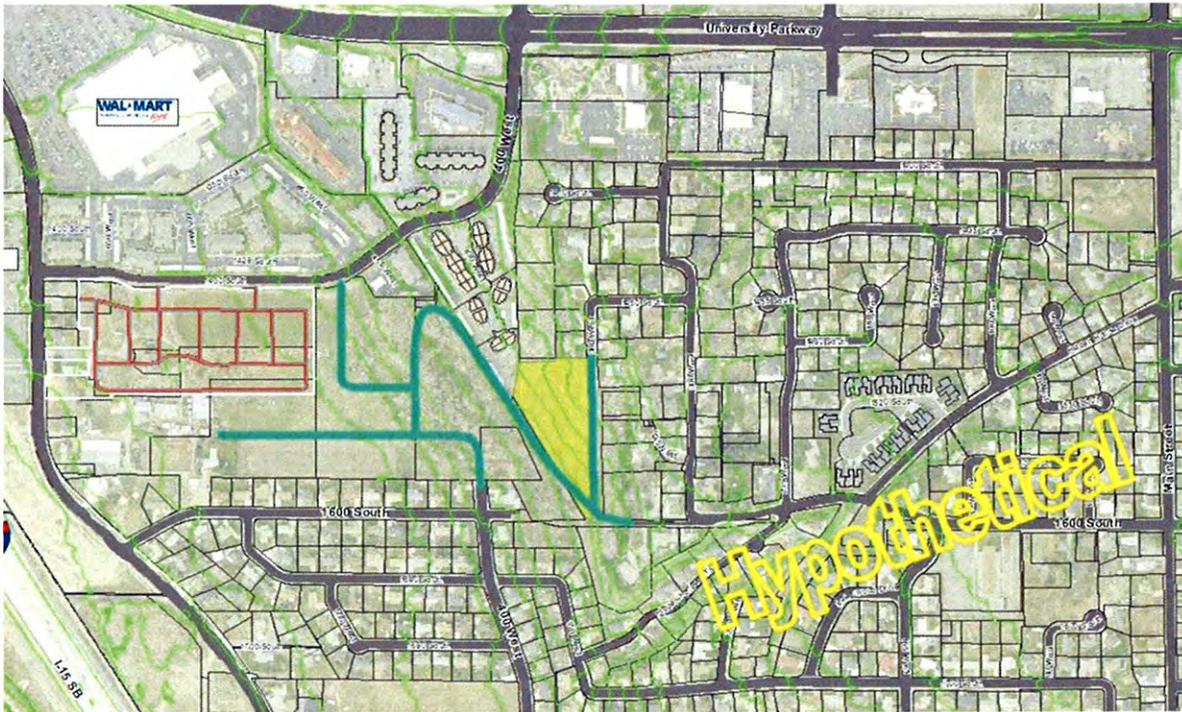
1. Street improvements will occur when property owners want to develop their property. Some streets will connect to other streets, and some streets will not connect. Having a Street Master Plan provides a proactive versus reactive process to follow when development proposals are brought to the city for approval.
2. Subdivision Ordinance 17-7-7. D. limits the length of a residential cul-de-sac, or dead end street, to 650 feet in length. New dead end streets, including extensions of existing stub streets, will conform to the citywide 650 feet length limit. New development will trigger the need for all approved dead end streets to have a cul-de-sac turn around at the end of the street. If no new development occurs on an existing stub street then a cul-de-sac turn around will not be required.
3. A Street Master Plan should distribute future traffic through new streets to Collector roads, as much as possible, and not significantly increase traffic on existing residential streets. Traffic Impact Studies (TIS) should be provided for large development proposals. The TIS will project the amount of traffic that will be generated by the new development, and where the traffic will most likely be distributed.
4. Should developers be required to submit a concept subdivision plat to the city - and have a neighborhood meeting - before they can submit a preliminary subdivision plat for approval? Currently, developers are not required to submit a concept subdivision plat, or have a neighborhood meeting, prior to submitting a preliminary subdivision plat for approval by the Planning Commission.

How will streets connect in the future?

There is some flexibility about how future streets will interconnect when properties are developed. A final decision about how to connect the blue circles (shown on the map in Figure 1.) should not be made until a thorough review of a specific development proposal is completed. A few hypothetical concepts of how the blue circles could be interconnected are shown in the Appendix.

Appendix





Project Timeline

Project: Street Connection Master Plan Update _____

1. Neighborhood Meeting held by applicant on: July 10, Aug. 20, and Sept. 11 of 2013
2. DRC Application Date: 12/16/2013
3. Obtained Development Review Committee Clearance on: 12/23/2013 by: _____
4. Publication notice for PC sent to Recorders office on: 12/12/2013 by: CAS
5. Neighborhood notice (300') for Planning Commission mailed on: _____ by: _____
6. Planning Division Manager received neighborhood notice on: _____
7. Property posted for PC on: _____ by: _____ Removed on : _____
8. Planning Commission recommended approval / denial on : 1/8/2014
9. Publication notice for CC sent to Recorders office on: 1/9/2014 by: CAS
10. Neighborhood notice (300') for City Council mailed on: _____ by: _____
11. Planning Division Manager received neighborhood notice on: _____
12. Property Posted for City Council on: _____ by: _____ Removed: _____
13. City Council Approved / Denied on: _____

CITY OF OREM
CITY COUNCIL MEETING
 FEBRUARY 11, 2014



REQUEST:	6:20 P.M. PUBLIC HEARING ZONING ORDINANCE AMENDMENTS: <ul style="list-style-type: none"> • Amending Sections 17-3-4(C) and 17-4-3(B)(17); and • Enacting Section 17-4-3(D) of the Orem City Code to require a neighborhood meeting when a developer connects a street to a required street connection point as shown on the Street Connection Master Plan.
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- Emailed to newspaper
- Posted on State public notice website

SITE INFORMATION:

- General Plan
N/A
- Current Zone
N/A
- Acreage
N/A
- Neighborhood
City Wide Impact
- Neighborhood Chair
N/A

PLANNING COMMISSION RECOMMENDATION
Approve: 6-0

PREPARED BY: Clint Spencer, AICP Planner
APPROVED BY:

Request: Development Services requests the City amend Sections 17-3-4(C) and 17-4-3(B)(17) and enact Section 17-4-3(D) of the Orem City Code to require a neighborhood meeting when a developer connects a street to a required street connection point as shown on the Street Connection Master Plan.

Background: The City’s Street Connection Master Plan requires developers to make street connections to certain streets that are currently dead ends (also known as street connection points). Connections to these dead ends are necessary to promote more effective, safe and equitable traffic circulation.

There are often many ways that a dead end street may be connected to other streets. Neighbors, who have a vested interest in how streets are connected and aligned, often have creative ideas that a developer may not have considered when designing a new subdivision. If a developer can be exposed to these ideas before he has invested significant resources in a specific street design, he will often be willing to incorporate the alignment that the neighbors prefer.

The proposed amendments would require a developer who is required to connect to a required street connection point to hold a neighborhood meeting to discuss the new street connection(s) before submitting a preliminary plat to the Planning Commission.

Based on citizen comments made at the Planning Commission meeting, staff recommend that the proposed ordinance language be modified to require the neighborhood meeting to be held before an application goes to the Development Review Committee (DRC) instead of before the Planning Commission meeting. This will allow neighbors to get involved in the process as early as possible and hopefully before a developer has committed significant resources to a specific street alignment.

The General Plan identifies the “need to improve our transportation system to minimize congestion.” By encouraging more citizen input early in the development process through required neighborhood meetings, better

alternatives may be identified and negative effects of new road connections may be mitigated.

The proposed amendment is outlined below:

17-3-4. Overview of subdivision approval process.

C. The developer completes an application for preliminary plat approval, holds a neighborhood meeting when required, and submits the application, the preliminary plat, required supporting documents, and the applicable fee to the Development Services Department.

17-4-3(B). Content of preliminary plat and required documents.

17. The layout and location of future public streets. The City may require streets in the preliminary plat in such locations, sizes and of such design as may be necessary to provide adequate traffic circulation and access to the property contained within the preliminary plat and to other parcels of property in the surrounding area. Street connections shall be made to street connection points as shown in the Street Connection MasterPlan.

D. A neighborhood meeting complying with the requirements of Section 22-14-20(I)(substituting “preliminary plat” for “site plan”) shall be required whenever a preliminary plat shows or is required to show a street extending from or connecting to a street connection point as shown in the Street Connection Master Plan. The neighborhood meeting must be held before an application may be forwarded to the Planning Commission.

Advantages:

- Allows neighbors an opportunity to provide input about potential street connections at the beginning stages of a project which may result in better street design.

Disadvantages:

- The neighborhood meeting requirement may place a minimal additional burden on developers.

Recommendation: The Planning Commission recommends the City Council approve the ordinance amendments as requested. Based on citizen comments at the Planning Commission meeting, staff recommend that the City Council approve this request with the modification that the neighborhood meeting be held before an application is submitted to the DRC instead of the Planning Commission.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 17-3-4(C) AND SECTION 17-4-3(B)(17) AND ENACTING SECTION 17-4-3(D) OF THE OREM CITY CODE TO REQUIRE A NEIGHBORHOOD MEETING WHEN DEVELOPERS CONNECT STREETS ON THE STREET CONNECTION MASTER PLAN

WHEREAS on October 17, 2013, the Department of Development Services filed an application requesting that the City amend Sections 17-3-4(C) and 17-4-3(B)(17) and enact Section 17-4-3(D) of the Orem City Code to require a neighborhood meeting when a developer connects streets to required street connection points as shown on the Street Connection Master Plan; and

WHEREAS the proposed amendments would require a developer who submits a preliminary plat that shows a street extending from or connecting to a required street connection point as shown in the Street Connection Master Plan to hold a neighborhood meeting before the application may be forwarded to the Planning Commission; and

WHEREAS the Planning Commission considered the proposed amendments at a public hearing on January 8, 2014 and recommended approval; and

WHEREAS on February 11, 2014, the City Council held a public hearing to consider the proposed ordinance amendments; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City; and the orderly development of land in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council hereby finds that this request is in the best interest of the City because the additional neighborhood input required will result in better overall street alignments and will keep neighbors better informed as to new streets that impact their neighborhoods.

2. The City Council hereby amends Sections 17-3-4 and 17-4-3 and enacts Section 17-4-3(D) of the Orem City Code to read in relevant part as follows:

17-3-4. Overview of subdivision approval process.

The following paragraphs provide a brief overview of the subdivision approval process in the City of Orem...

...

C. The developer completes an application for preliminary plat approval, holds a neighborhood meeting when required and submits the application, the preliminary plat, required supporting documents, and the applicable fee to the Development Services Department.

DRAFT

17-4-3. Content of preliminary plat and required documents.

...

B. The preliminary plat shall contain the following:

...

17. The layout and location of future public streets. The City may require streets in the preliminary plat in such locations, sizes and of such design as may be necessary to provide adequate traffic circulation and access to the property contained within the preliminary plat and to other parcels of property in the surrounding area. Street connections shall be made to street connection points as shown in the Street Connection Master Plan.

...

D. A neighborhood meeting complying with the requirements of Section 22-14-20(I)(substituting “preliminary plat” for “site plan”) shall be required whenever a preliminary plat shows or is required to show a street extending from or connecting to a street connection point as shown in the Street Connection Master Plan. The neighborhood meeting must be held before an application may be forwarded to the Planning Commission.

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

4. All other policies, resolutions, or ordinances in conflict herewith are hereby repealed.

5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED, APPROVED, and ORDERED PUBLISHED this **11th** day of **February** 2014.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

DRAFT

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

PLANNING COMMISSION MINUTES – JANUARY 8, 2013

AGENDA ITEM 3.2 is a request by Development Services to recommend the City Council amend **SECTIONS 17-3-4(C) AND 17-4-3(B)(17) AND ENACT 17-4-3(D) PERTAINING TO THE SUBDIVISION APPROVAL PROCESS AND PRELIMINARY PLATS** of the Orem City code.

Staff Presentation: Mr. Spencer said the proposed amendments to the City ordinance will provide an opportunity to comment on the street layouts of future developments when development proposals include new streets that connect to existing streets as identified on the Street Connection Master Plan. The applicant for such a development will be required to hold a neighborhood meeting to discuss the new street connection(s).

General Plan: As growth continues within the City, new roads and access will be required to reduce the negative effects that growth can potentially cause. The General Plan states the “need to improve our transportation system to minimize congestion.” By encouraging more citizen input through required neighborhood meetings, better alternatives may be identified and negative effects of new road connections mitigated by neighborhood involvement in the early stages of the project.

Advantages:

- Provides neighbors an opportunity to become informed of potential street connections at the beginning stages of a project.
- Decreases the potential negative aspects of street connectivity to existing streets.

Disadvantages:

- None determined.

Recommendation: Based on the advantages outlined above staff recommends the Planning Commission forward a positive recommendation to the City Council.

The proposed amendment is outlined below:

17-3-4. Overview of subdivision approval process.

C. The developer completes an application for preliminary plat approval, holds a neighborhood meeting when required, and submits the application, the preliminary plat, required supporting documents, and the applicable fee to the Development Services Department.

17-4-3(B). Content of preliminary plat and required documents.

17. The layout and location of future public streets. The City may require streets in the preliminary plat in such locations, sizes and of such design as may be necessary to provide adequate traffic circulation and access to the property contained within the preliminary plat and to other parcels of property in the surrounding area. Street connections shall be made to street connection points as shown in the Street Connection Master Plan.

D. A neighborhood meeting complying with the requirements of Section 22-14-20(I)(substituting “preliminary plat” for “site plan”) shall be required whenever a preliminary plat shows or is required to show a street extending from or connecting to a street connection point as shown in the Street Connection Master Plan. The neighborhood meeting must be held before an application may be forwarded to the Planning Commission.

Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

Mr. Whetten asked if the neighbors and staff determine the street connection may not be in the interest of the City, what is the process to change the Transportation Plan. Mr. Spencer said it is like a zone change, which would go through the Planning Commission and the City Council for approval and take approximately 2-3 months.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

John Reinhard, Orem, said it good for the residents to be involved as early in the process as possible. His main concern is that the process is not timely enough for the developer to be responsive to the desires of the neighbors. He reviewed the process the neighbors went through with the recent Windsor Hollow and Windsor Court developments. Mr. Reinhard noted that if the neighbors had modified the Street Connection plan earlier, the outcome may have been different. After this experience he realized there needed to be a change in order to allow the neighbors an opportunity to provide input that could be considered by the developer.

Mr. Earl said he appreciates Mr. Reinhard's comments and this change intends to address some of the concerns that he and his neighbors had with the Windsor Hollow and Windsor Court subdivisions. The neighbors' major concern was that the ordinance states that if a developer comes in and presents a project that complies with the Street Connection Master plan; the City has to approve it and the developer has to comply to the plan. In Mr. Reinhard's neighborhoods case, the Street Connection plan showed a certain connection point that the road needed to go through. The City required the developer to extend the road and connect it. One of the problems the neighborhood had was that they did not want that connection. The frustration was that at the point that the neighbors were informed it was already too late to amend the Street Connection Master plan, which is a long process. In this case, the developer did not want to do that, which is within his rights. He is not sure there is any good way to address that concern other than having neighbors participate when the Street Master Plan is being brought forward, like it is later in the meeting. If neighbors see connections points they do not like, this is the time to register their disagreement.

Mr. Goodrich said there were two processes happening in Mr. Reinhard's neighborhood almost simultaneously. One process was building homes in an existing residential zone and another developer a month behind the first wanted to change the zone. In the zone change, the owner had to meet with the neighborhood and that was when the neighbors found out about the first developer's proposal. This change will give the neighborhood an opportunity to see what is happening and what is proposed at the grassroots level. Sometimes there are great ideas from the neighbors, but if it is brought forward too late then it is difficult to change things.

Vice-Chair Walker noted that this will add a step for a builder to inform the residents of the intended development. This is different from the Street Connection Master plan which is the last item on tonight's agenda.

Mr. Reinhard reiterated that the process needs to be timely, especially when money is on the line. Mr. Earl said it sounds like Mr. Reinhard's concern is the time it takes to amend the Street Connection Master plan rather than the timeliness of the neighborhood meeting being addressed tonight.

Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Mr. Whetten asked if the Windsor Hollow street connection would have an impact on the overall street connection. Mr. Goodrich said the street connections that are highlighted are the important ones needed not just for traffic flow, but for the looping of sewer and water lines, etc.

Mr. Whetten then asked if the City could initiate the process instead of the neighborhood if it is obvious that it is not as necessary as it was originally. Mr. Goodrich said yes. Mr. Earl said in the case of Windsor Hollow and Windsor Court, the City was willing to make the change, but the developer did not want to wait 2-3 months for the change to the Street Connection Master plan.

Ms. Buxton asked about the street connection with Cascade Village. Mr. Goodrich said originally it was a straight through connection, however, when the development came through it was determined it would be better to have it moved to the west. Ms. Buxton said that it seems that Mr. Reinhard would like more teeth in the neighborhood meeting. Mr. Bell pointed out that the neighbors have a chance to see the plan before the City and will be given the opportunity to talk with the developer and may produce some positive results for everyone.

Chair Moulton called for a motion on this item.

Planning Commission Action: Mr. Whetten said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council amend Sections 17-3-4(C) and 17-4-3(B) and enact 17-4-3(D) pertaining to neighborhood meeting requirements for preliminary plats

when connecting streets identified on the Street Connection Master plan. Mr. Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, Michael Walker, and Derek Whetten. The motion passed unanimously.



DRC APPLICATION

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

www.orem.org

APPLICANT INFORMATION			FORM EXPIRES: 06-30-2014
Name: <u>Development Services</u>		Phone: <u>801-229-7095</u>	
Address: <u>56 North State Street</u>		FAX: <u>801-229-7191</u>	
City: <u>Orem</u>	State: <u>UT</u>	Zip: <u>84057</u>	e-mail: <u>david3720@orem.org</u>

PROJECT INFORMATION	
Project Name:	<u>Amending 17-3-4 and 17-4-3, preliminary plat requirements</u>
Project Address:	<u>City-wide</u>

Nature of Request (Check all that apply) and Filing Fee Amount				
SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$700 + \$20/lot or unit <input type="checkbox"/> Preliminary deep lot sign fee \$25 <input type="checkbox"/> Final \$400 + \$20/lot or unit + recording fees <input type="checkbox"/> Vacation/Amendment \$600 + \$25 sign fee + recording fees <input type="checkbox"/> Final PRD \$400 + \$30/lot or unit + recording fees <input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees	<input type="checkbox"/> Sign \$600 <input type="checkbox"/> Subdivision \$600 <input checked="" type="checkbox"/> Zoning, Text \$600 <input type="checkbox"/> New PD Zone, Text \$1000 +25 sign fee for PD zone <input type="checkbox"/> Rezone \$800 + \$25 sign fee <input type="checkbox"/> New PD Zone, Rezone \$800 +25 sign fee for PD zone	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee <input type="checkbox"/> Text Change \$1000	<input type="checkbox"/> Site Plan Admin. Approval \$400 <input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones: 1,4,5,15,16,21 <input type="checkbox"/> Concrete/Masonry Fence \$50 <input type="checkbox"/> Daycare Fence Approval \$100 <input type="checkbox"/> Temporary Site Plan Approval \$100 <input type="checkbox"/> Conditional Use Permit \$600.00 + \$25 sign fee <input type="checkbox"/> Fence Modification/Waiver \$100 <input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee; + \$30 building inspection fee/Unit)	<input type="checkbox"/> To City Council \$400 <input type="checkbox"/> To Planning Commission \$400 <input type="checkbox"/> Street Vacation \$800 <input type="checkbox"/> Annexation \$1000 + \$25 sign fee <input type="checkbox"/> Driveway Entrance Modification \$175 <input type="checkbox"/> Resubmittal Fee \$100/review After three reviews <input type="checkbox"/> Other \$200

FILING FEES AND REQUIRED COPIES

FILING FEES: The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

REQUIRED COPIES: Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. **Provide a complete set of PDF drawings with application – email PDF drawings to lperritt@orem.org.**

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

PLANNING COMMISSION/CITY COUNCIL MEETINGS: Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

NEIGHBORHOOD MEETING: The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: **General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.**

DRC APPLICATION: This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

FILING FEE NOTICE: Applications filed after July 1 are subject to fee changes.

Applicant's Signature:	Contact Person Name: <u>David Stroud</u> Phone: <u>229-7095</u>
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OFFICE USE ONLY

Date Filed: <u>10-21-13</u>	Fees Paid: <u>0</u>	Received By:
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Please Note: The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

Project Timeline

Project: Subdivision Amendment for Street Connections

1. Neighborhood Meeting held by applicant on: _____
2. DRC Application Date: 10/17/2013
3. Obtained Development Review Committee Clearance on: 10/21/2013 by: _____
4. Publication notice for PC sent to Records office on: 11/14/2013 by: CAS
5. Neighborhood notice (300') for Planning Commission mailed on: _____ by: _____
6. Planning Division Manager received neighborhood notice on: _____
7. Property posted for PC on: _____ by: _____ Removed on : _____
8. Planning Commission recommended approval / denial on : 1/8/2014
9. Publication notice for CC sent to Records office on: 1/9/2014 by: CAS
10. Neighborhood notice (300') for City Council mailed on: _____ by: _____
11. Planning Division Manager received neighborhood notice on: _____
12. Property Posted for City Council on: _____ by: _____ Removed: _____
13. City Council Approved / Denied on: _____

CITY OF OREM
CITY COUNCIL MEETING
 FEBRUARY 11, 2014



REQUEST:	RESOLUTION - CONDITIONAL USE PERMIT – Conditional Use Permit approval for a detached garage at 1014 North 1280 East in the PD-18 zone.
APPLICANT:	Davies Development
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- Emailed to newspapers
- Posted on State’s notification website.
- Mailed 29 notices to properties within 300 feet of the project on Jan. 14, 2014.

SITE INFORMATION:

- General Plan
Low Density Residential
- Current Zone
PD-18
- Acreage
1.30
- Neighborhood
Canyon View
- Neighborhood Chair
Stewart Cowley

<p>PREPARED BY: Clinton A. Spencer Planner</p>
<p>APPROVED BY:</p>

<p style="text-align: center;">PLANNING COMMISSION RECOMMENDATION: 7-0 for approval</p>

REQUEST: Davies Development requests that the City approve a conditional use permit for a detached garage at 1014 North 1280 East in the PD-18 zone.

BACKGROUND: The owner of the property at 1014 North 1280 East desires to construct a detached garage containing 1,127 square feet. The property is located in the PD-18 zone which requires a conditional use permit for any detached structure larger than 1,000 square feet. The proposed detached garage is 49 by 23 feet, and is approximately twelve (12) feet tall which complies with the thirty-five (35) foot maximum height limit. The subject property is approximately an acre in size and so there is plenty of room on the lot to accommodate the garage. It does not appear that the proposed garage would have any negative impacts.

The PD-18 zone consists of the Tierra del Sol subdivision located at the address above as well as the Berkshires subdivision located at 1290 South 1400 East.

Advantages:

- Would allow the property owner the opportunity to construct a detached garage with the desired dimensions.

Disadvantages:

- None identified.

RECOMMENDATION: The Planning Commission recommends that the City Council approve this request. Based on the Planning Commission recommendation and compliance with the standards outlined in the PD-18 zone, staff also recommends approval of the request.

DRAFT

RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL APPROVING A
CONDITIONAL USE PERMIT FOR A DETACHED GARAGE AT 1014
NORTH 1280 EAST IN THE PD-18 ZONE.

WHEREAS on December 17, 2013, Steve Davies filed an application with the City of Orem requesting that the City approve a conditional use permit for a detached garage at 1014 North 1280 East in the PD-18 Zone; and

WHEREAS the proposed conditional use permit would allow the applicant to construct a detached garage larger than 1,000 square feet in the PD-18 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on January 22, 2014, and the Planning Commission forwarded a positive recommendation to the City Council; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, the Orem City Webpage, and the City Offices at 56 North State Street; and

WHEREAS a public hearing considering the subject application was held before the City Council on February 11, 2014; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

The City Council finds that this request is in the best interest of the City because there is adequate room on the subject lot to accommodate the proposed garage and construction of the proposed garage will not cause any negative impacts.

2. The City Council hereby approves a conditional use permit for a detached garage at 1014 North 1280 East in the PD-18 zone as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

3. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.

4. All resolutions or policies in conflict herewith are hereby repealed.

5. This resolution shall take effect immediately upon passage.

DRAFT

PASSED, RESOLVED and ORDERED PUBLISHED this **11th** day of **February** 2014.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

DRAFT

Exhibit "A"

The drawing set includes four views of an accessory structure:

- Basement Plan:** Shows a rectangular structure with a central area labeled "FIX EQUIPMENT".
- Floor Plan:** Shows a larger rectangular structure with internal room divisions and a staircase.
- North Elevation:** Shows a side view of the structure with a brick-like texture and a flat roof.
- South Elevation:** Shows a side view of the structure with a brick-like texture and a flat roof.

Each drawing is accompanied by a title and scale: "ACCESSORY STRUCTURE BASEMENT PLAN 1/8\" = 1'-0\"", "ACCESSORY STRUCTURE FLOOR PLAN 1/8\" = 1'-0\"", "ACCESSORY NORTH ELEVATION 1/8\" = 1'-0\"", and "ACCESSORY SOUTH ELEVATION 1/8\" = 1'-0\"".

RECEIVED
DEC 17 2019
By _____
CITY OF OREM

Lloyd Architects 12345 67890 11111 22222 33333 44444 55555 66666 77777 88888
SANTIAGO RESIDENCE
DATE 10/20/2013
REVISIONS
SHEET TITLE ACCESSORY STRUCTURE FLOOR PLAN
SHEET NO. A1.4



DRC APPLICATION

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

www.orem.org

APPLICANT INFORMATION

FORM EXPIRES: 06-30-2014

Name: DAVIES DEVELOPMENT INC. Phone: (801) 592-7250
 Address: 1909 WEST STATE ROAD FAX: _____
 City: PLEASANT GROVE State: UTAH Zip: 84062 e-mail: Steve@daviesdevelopment.com

PROJECT INFORMATION

Project Name: SANTIAGO RESIDENCE
 Project Address: APPROX 1300 EAST 1000 NORTH, OREM, UTAH

Nature of Request (Check all that apply) and Filing Fee Amount

SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$700 + \$20/lot or unit <input type="checkbox"/> Preliminary deep lot sign fee \$25 <input type="checkbox"/> Final \$400 + \$20/lot or unit + recording fees <input type="checkbox"/> Vacation/Amendment \$600 + \$25 sign fee + recording fees <input type="checkbox"/> Final PRD \$400 + \$30/lot or unit + recording fees <input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees	<input type="checkbox"/> Sign \$600 <input type="checkbox"/> Subdivision \$600 <input type="checkbox"/> Zoning, Text \$600 <input type="checkbox"/> New PD Zone, Text \$1000 +25 sign fee for PD zone <input type="checkbox"/> Rezone \$800 + \$25 sign fee <input type="checkbox"/> New PD Zone, Rezone \$800 +25 sign fee for PD zone	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee <input type="checkbox"/> Text Change \$1000	<input type="checkbox"/> Site Plan Admin. Approval \$400 <input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones: 1,4,5,15,16,21 <input type="checkbox"/> Concrete/Masonry Fence \$50 <input type="checkbox"/> Daycare Fence Approval \$100 <input type="checkbox"/> Temporary Site Plan Approval \$100 <input checked="" type="checkbox"/> Conditional Use Permit \$600.00 + \$25 sign fee <input type="checkbox"/> Fence Modification/Waiver \$100 <input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee, + \$30 building inspection fee/Unit)	<input type="checkbox"/> To City Council \$400 <input type="checkbox"/> To Planning Commission \$400 <input type="checkbox"/> Street Vacation \$800 <input type="checkbox"/> Annexation \$1000 + \$25 sign fee <input type="checkbox"/> Driveway Entrance Modification \$175 <input type="checkbox"/> Resubmittal Fee \$100/review After three reviews <input type="checkbox"/> Other \$200

FILING FEES AND REQUIRED COPIES

FILING FEES: The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

REQUIRED COPIES: Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. Provide a complete set of PDF drawings with application – email PDF drawings to lperritt@orem.org.

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

PLANNING COMMISSION/CITY COUNCIL MEETINGS: Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

NEIGHBORHOOD MEETING: The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: **General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.**

DRC APPLICATION: This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

FILING FEE NOTICE: Applications filed after July 1 are subject to fee changes.

Applicant's Signature: Steve Davies Contact Person Name: Steve Davies Phone: (801) 592-7250

OFFICE USE ONLY

Date Filed: 12-17-13 Fees Paid: 625 Received By: [Signature]

Please Note: The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

Orem City Public Hearing Notice

-DATE CORRECTION-

Planning Commission Meeting

Wednesday, **January 22, 2014**,
4:30 PM, City Council Chambers, 56
North State Street.



City Council Meeting

Tuesday, February 11, 2014, 6:20 PM, City Council
Chambers, 56 North State Street.

Conditional Use – Todd Santiago proposes to construct a detached garage larger than 1000 square feet in the PD-18 zone at 1014 N 1280 East. See other side for additional information and contact information below.

For more information, special assistance or to submit comments, contact Clinton A. Spencer, Planner, AICP, at caspencer@orem.org or 801-229-7267.

DRAFT PLANNING COMMISSION MINUTES – JANUARY 22, 2014

AGENDA ITEM 3.3 is a request by Davies Development to approve the conditional use permit for **SANTIAGO RESIDENCE DETACHED GARAGE** at 1014 North 1280 East in the PD-18 zone.

Staff Presentation: Mr. Spencer said the building permit for the Santiago residence was received by the City in



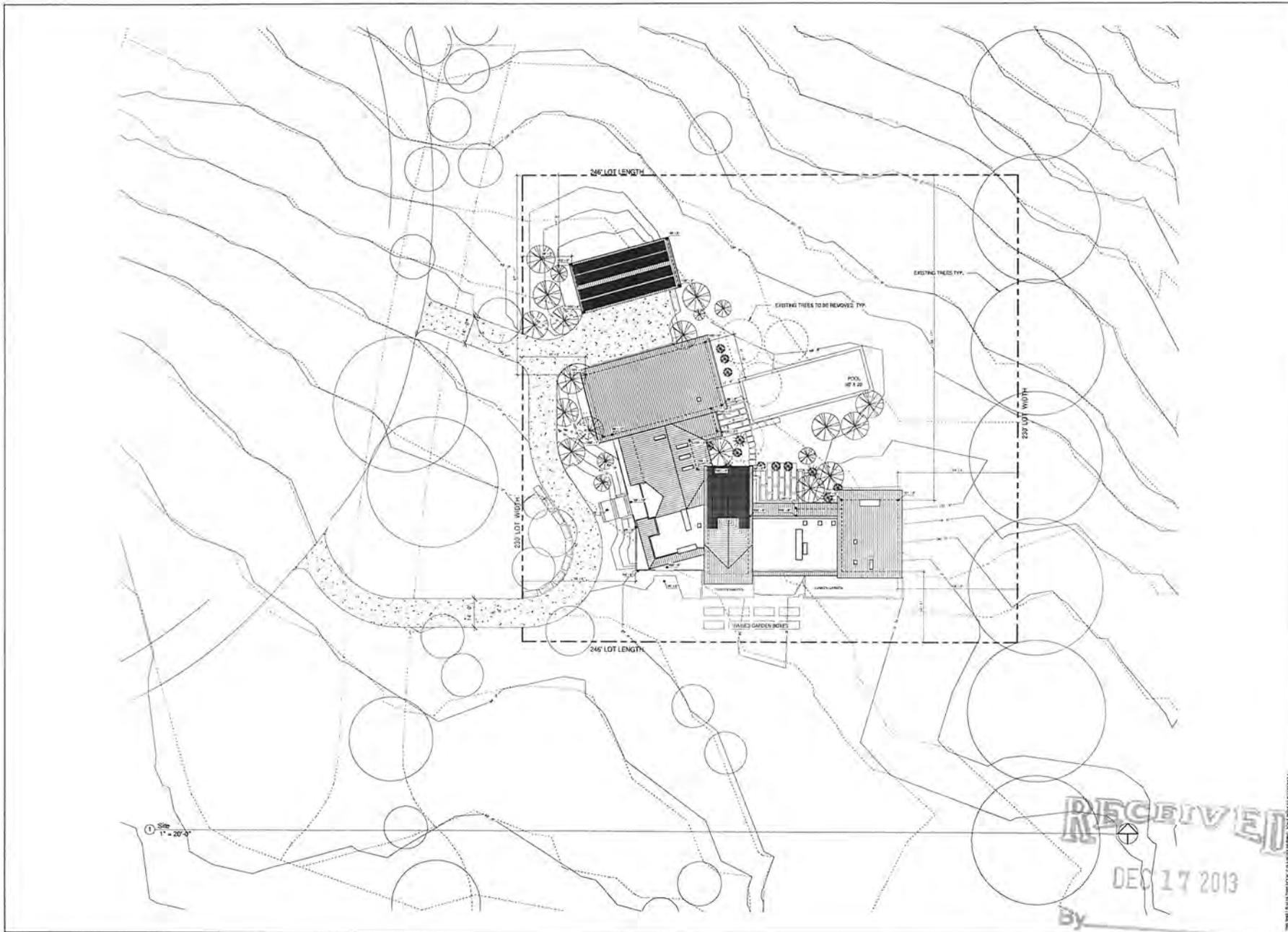
December of 2013. Included as part of the building permit was a detached garage containing more than 1,000 square feet. In the PD-18 zone, a conditional use permit is required for any detached structure larger than 1,000 square feet. The proposed detached garage is 49 by 23 feet, and contains 1,127 square feet. Accessory buildings in the PD-18 zone are allowed to be ten (10) percent of the area of the parcel on which they are located which in this case is a maximum of 5,618 square feet. It is approximately twelve (12) feet tall which complies with the thirty-five (35) foot maximum. The PD-18 zone consists of the Tierra del Sol subdivision located at the address above as well as the Berkshires subdivision located at 1290 South 1400 East.

Recommendation: Based on the compliance with the ordinance requirements as outlined above staff recommends the Planning Commission forward a positive recommendation to the City Council.

Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

Chair Moulton 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: Chair Moulton said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council approve the conditional use permit for a detached garage at 1014 North 1280 East in the PD-18 zone. Vice Chair Walker seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, Michael Walker and Derek Whetten. The motion passed unanimously.



① Site
1" = 20'-0"

RECEIVED
 DEC 17 2013
 By
 CITY OF OREM

Lloyd Architects
 271 EAST 800 SOUTH
 SALT LAKE CITY, UT 84112
 801.466.1046
 1101MARCH.COM

SANTIAGO RESIDENCE

SCALE

DATE
 11/15/2013

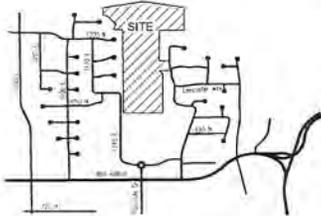
REVISIONS

SHEET TITLE
 PROPOSED
 SITE PLAN

SHEET NO.
 AS 1.1



NORTH
1" = 100'



VICINITY MAP

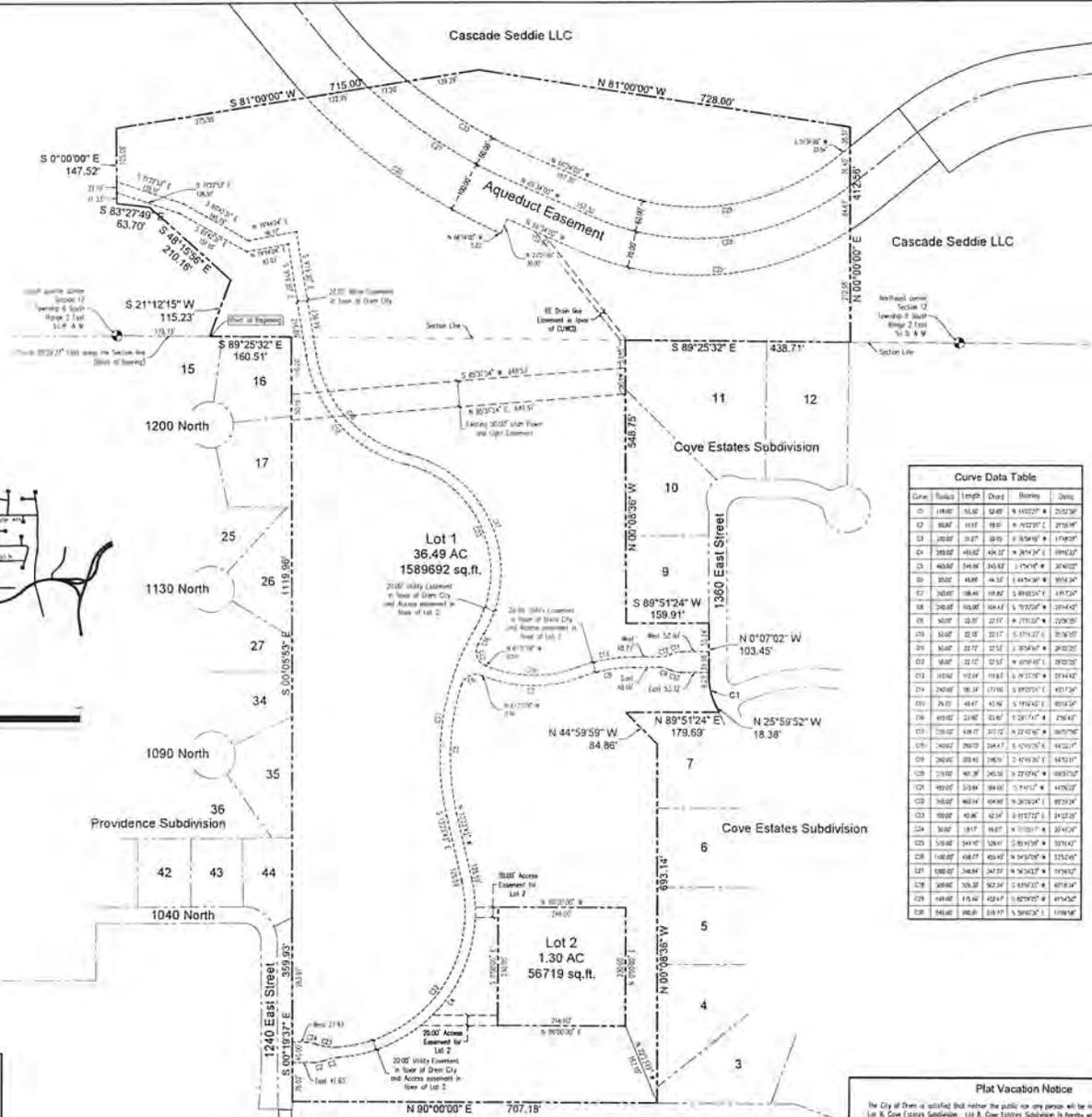


GRAPHIC SCALE

PREPARED BY



DUDLEY AND ASSOCIATES INC.



Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	118.62	14.32	14.85	N 102°22' E	25.23°
C2	98.87	11.17	11.57	N 122°22' E	23.94°
C3	120.37	15.17	15.75	S 53°58' W	17.62°
C4	288.37	49.32	49.32	N 30°12' E	18.92°
C5	463.67	74.19	74.19	S 74°08' W	24.92°
C6	310.37	49.32	49.32	S 64°58' W	18.94°
C7	260.37	38.42	38.42	S 89°51' W	18.72°
C8	160.37	24.28	24.28	N 0°10' W	10.34°
C9	160.37	24.28	24.28	N 89°51' W	18.72°
C10	160.37	24.28	24.28	N 0°10' W	10.34°
C11	160.37	24.28	24.28	N 89°51' W	18.72°
C12	160.37	24.28	24.28	N 0°10' W	10.34°
C13	160.37	24.28	24.28	N 89°51' W	18.72°
C14	160.37	24.28	24.28	N 0°10' W	10.34°
C15	160.37	24.28	24.28	N 89°51' W	18.72°
C16	160.37	24.28	24.28	N 0°10' W	10.34°
C17	160.37	24.28	24.28	N 89°51' W	18.72°
C18	160.37	24.28	24.28	N 0°10' W	10.34°
C19	160.37	24.28	24.28	N 89°51' W	18.72°
C20	160.37	24.28	24.28	N 0°10' W	10.34°
C21	160.37	24.28	24.28	N 89°51' W	18.72°
C22	160.37	24.28	24.28	N 0°10' W	10.34°
C23	160.37	24.28	24.28	N 89°51' W	18.72°
C24	160.37	24.28	24.28	N 0°10' W	10.34°
C25	160.37	24.28	24.28	N 89°51' W	18.72°
C26	160.37	24.28	24.28	N 0°10' W	10.34°
C27	160.37	24.28	24.28	N 89°51' W	18.72°
C28	160.37	24.28	24.28	N 0°10' W	10.34°
C29	160.37	24.28	24.28	N 89°51' W	18.72°
C30	160.37	24.28	24.28	N 0°10' W	10.34°

Surveyor's Certificate
I, Steph E. Judge, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 14339 as provided under the laws of the State of Utah. I further certify by authority of the powers I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same have been carefully surveyed and checked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description
Commencing at a point located South 89°23'32" East along the Section line 153.10 feet from the North quarter Corner of Section 17, Township 6 South, Range 2 East (See Lot 16) (See Block and Meridian, Hence South 89°23'32" East 160.51 feet more or less along the Northern Boundary Line of Providence Amended Subdivision, Plat "A", Hence South 89°23'32" East 119.96 feet east along the Eastern Boundary Line of Providence Amended Subdivision, Plat "A", the Eastern Boundary Line of Providence Subdivision, Plat "A", Hence South 89°23'32" East 63.70 feet along the Eastern Boundary Line of a Parcel of Property owned by the City of Orem being a Serial Number of 17 026 012, Hence East 103.32 feet more or less to the SE Corner of Lot 2, Cove Estates Subdivision, Hence along the Northern Boundary Line of Cove Estates Subdivision for the most true curve, North 02°59' West 83.28 feet, Hence North 44°59'59" West 84.86 feet, Hence North 89°51'24" East along the Northern boundary line of Lot 7, Cove Estates Subdivision 179.69 feet more or less to the Eastern boundary of Lot 8, Hence along 1360 East Street as follows: North 25°52'32" West 438.71 feet, along the arc of a 118.62 foot radius curve to the East 13.32 feet (Hence North 113°27' West 52.59 feet), North 0°10'30" West 103.45 feet, Hence South 89°51'24" West along the Southern boundary line of Lot 8, Cove Estates Subdivision 159.91 feet, Hence North 0°10'30" West 143.75 feet more or less to the Northwest Corner of Lot 11, Cove Estates Subdivision and the Section line, Hence South 89°23'32" East along the Section line 438.71 feet along the Northern Boundary Line of Cove Estates Subdivision, Hence North 44°59'59" West 84.86 feet, Hence North 89°51'24" East, Hence South 89°23'32" West 75.00 feet, Hence South 117°52' West 117.52 feet to the Northern Boundary Line of Lot 9 of Overland Haines Subdivision, Plat "C", Hence South 89°23'32" East 43.70 feet along the East Line, Hence South 42°15'32" East 73.25 feet along the East Line, Hence South 0°10'30" West 112.22 feet along the East Line if any of this to the point of beginning which is the Northern Boundary Line of Providence Amended Subdivision, Plat "A".

Containing 21.1 Acres

Books of Record in Utah 8923337 East along the Section line from the North quarter Corner to the Northwest Corner of Section 17, Township 6 South, Range 2 East (See Lot 16) (See Block and Meridian)

Date: _____ Surveyor: Steph E. Judge

Owner's Dedication
None all made by these property but any of the undivided owners of all the property described in this Surveyor's Certificate herein and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and to be recorded in the public records and other public records as indicated herein for perpetual use in the public.

As witness hereof at Orem, Utah on the 25th day of _____ A.D. 2013.

Cascade Seddie LLC
By: _____ President - Secretary

Acknowledgment
STATE OF UTAH)
COUNTY OF UTAH) SS
On this _____ day of _____ A.D. 2013, personally appeared before me the signers of the foregoing, (with) the DEDICATOR who duly acknowledged to me that they did execute the same.

My Commission Expires: _____ NOTARY PUBLIC
(See Seal Herein)

Acceptance by the City of Orem
The City of Orem, County of Utah, approves the signature and hereby accepts the dedication as set forth herein, including, but not limited to, all and contained in such records for the proposed use of the public. Signed _____ City of _____

Approved: _____ City Recorder
Accepted: _____ City Recorder

Occupancy Restriction Notice
The City of Orem has an ordinance which limits the occupancy of buildings within this subdivision. Occupancy is restricted to occupancy of buildings within this subdivision without first being approved in accordance with the City.

Planning Commission Approval
Approved by _____ of _____, by the Orem City Planning Commission

Director - Secretary Director - Planning Commission Recorder - No.

Plat Vacation Notice
The City of Orem is notified that neither the public nor any person will be materially injured by the vacation of Lot 8, Cove Estates Subdivision, Lot 8, Cove Estates Subdivision to hereby vacated.

Approved as to Form
City Attorney: _____ Date: _____

Plat "A"

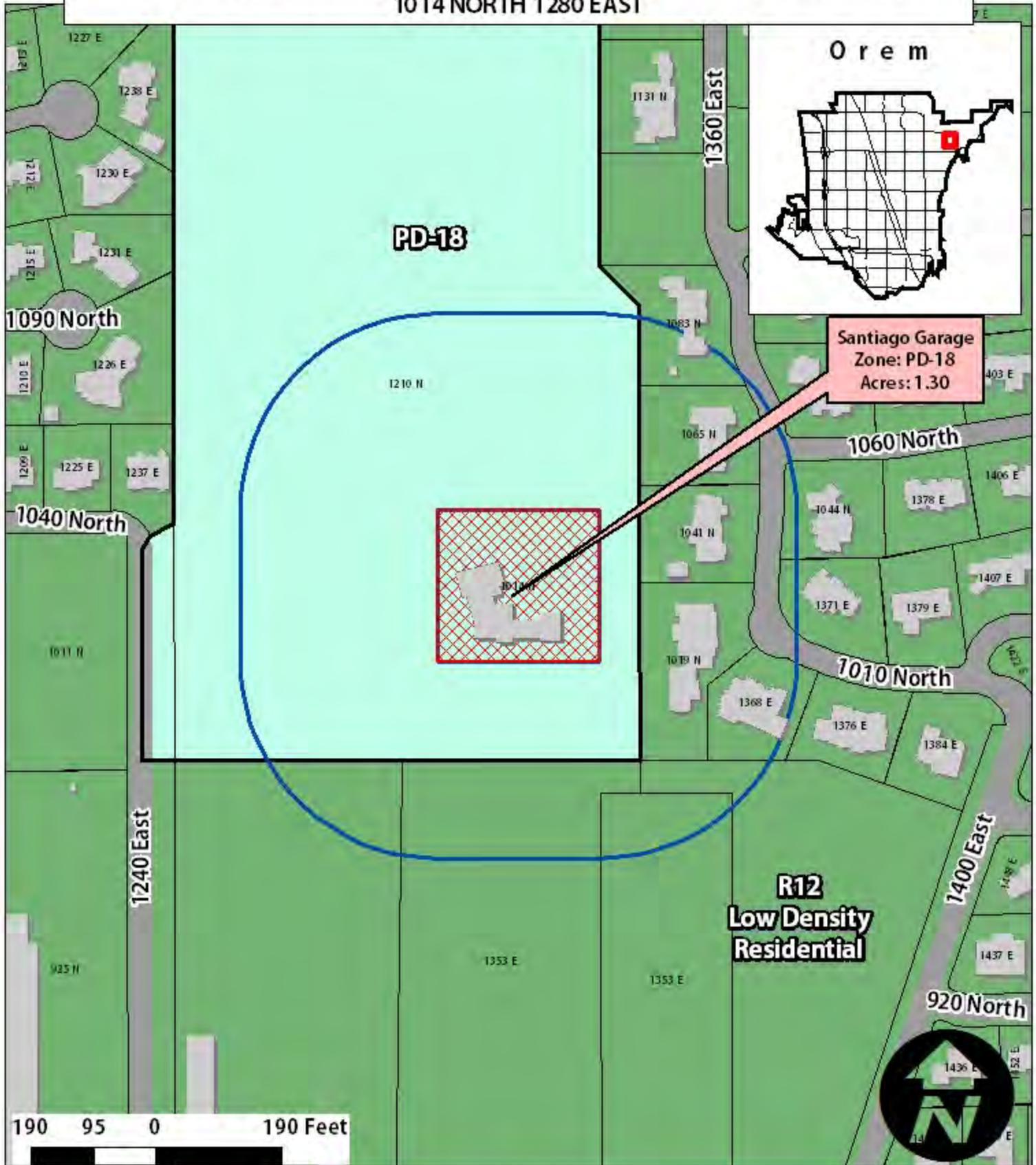
Tierra del Sol
Including a Vacation of Lot 8, Cove Estates Subdivision

Subdivision
Orem City Utah County, Utah
Scale: 1" = 100 Feet

RECEIVED
DEC 17 2013
CITY OF OREM

Santiago Residence Detached Garage CUP

1014 NORTH 1280 EAST

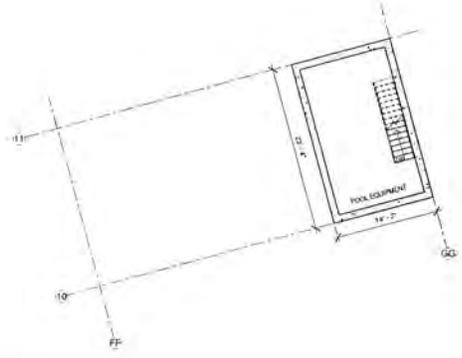


◆ Santiago Residence Detached Garage CUP:
PD-18; 1.30 Acres.

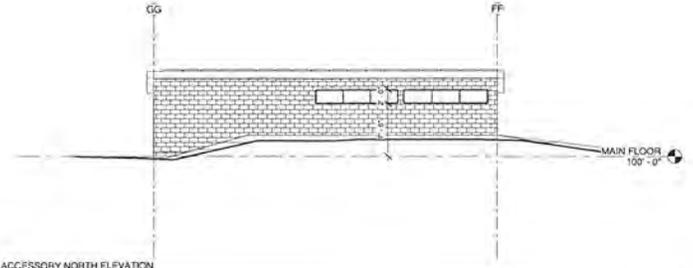
NIA CONTACT:
Canyon View
Stewart Cowley

- Legend
- Buildings
 - Santiago Residence
 - Notification Boundary
 - Parcels

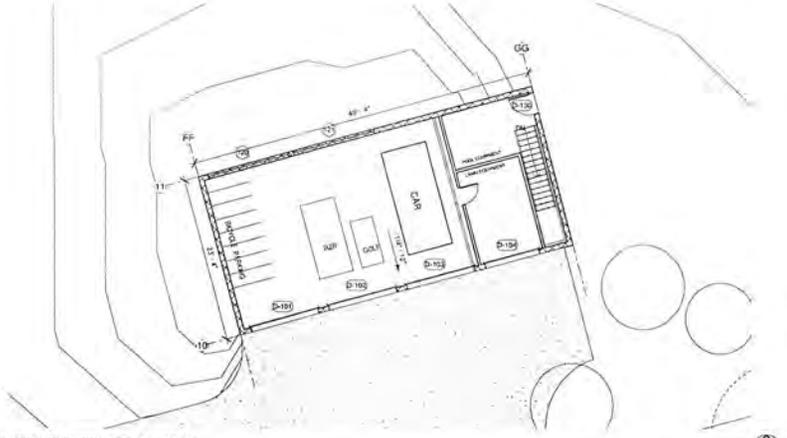
SANTIAGO RESIDENCE



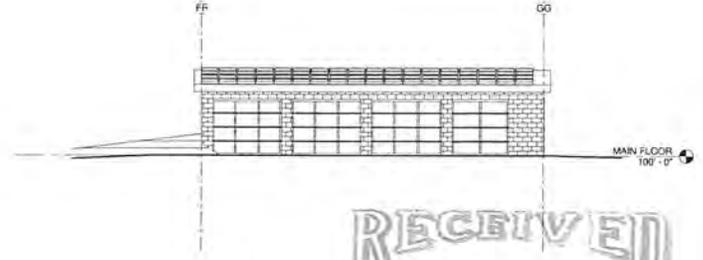
4 ACCESSORY STRUCTURE BASEMENT PLAN
 1/8" = 1'-0"



2 ACCESSORY NORTH ELEVATION
 1/8" = 1'-0"



1 ACCESSORY STRUCTURE FLOOR PLAN
 1/8" = 1'-0"



3 ACCESSORY SOUTH ELEVATION
 1/8" = 1'-0"

RECEIVED

DEC 17 2013

By _____
 CITY OF OREM

SEAL

DATE
 10/28/2013

REVISIONS

SHEET TITLE
 ACCESSORY STRUCTURE FLOOR PLAN

SHEET NO.

A1.4

BY THE CITY OF OREM, THIS DOCUMENT IS A PUBLIC RECORD. FOR INFORMATION ONLY.

Lloyd Architects

375 EAST 100 SOUTH
SALT LAKE CITY, UTAH 84143
801 HOODEVELL WAY NE
SEATTLE, WA 98105
LLOYDARCH.COM

SANTIAGO RESIDENCE

SCALE

DATE

10/28/2013

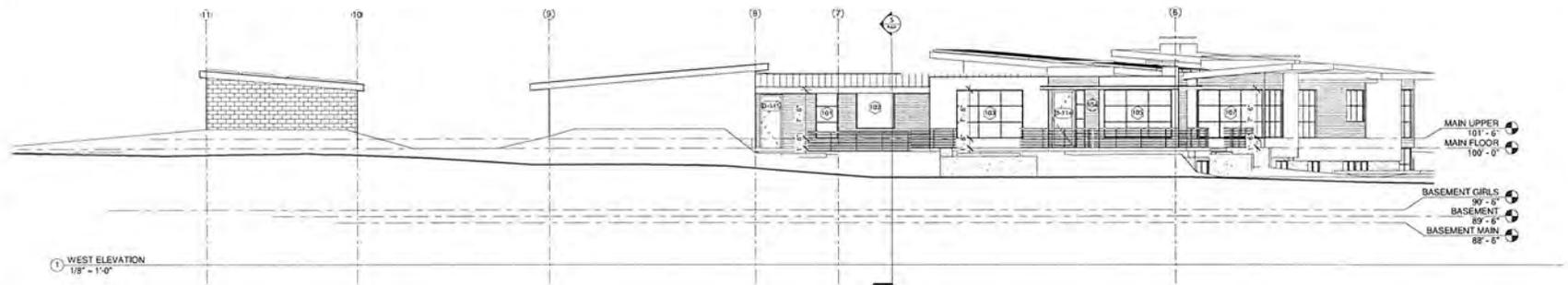
REVISIONS

SHEET TITLE

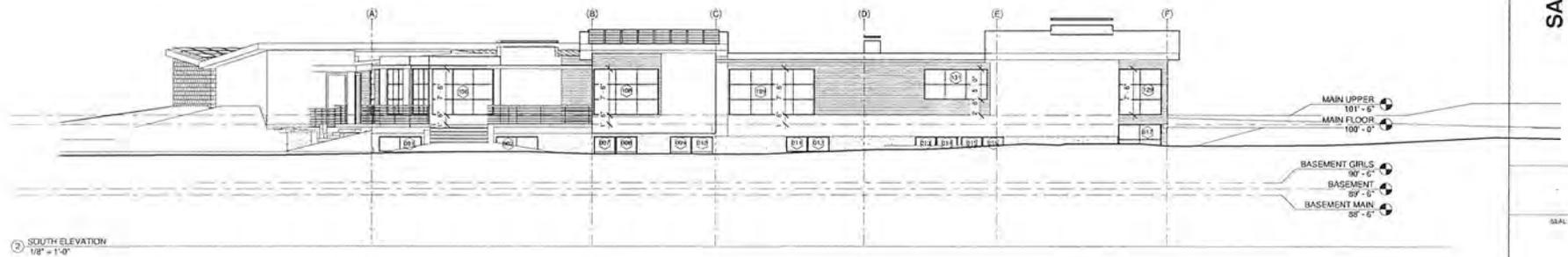
BUILDING ELEVATIONS

SHEET NO.

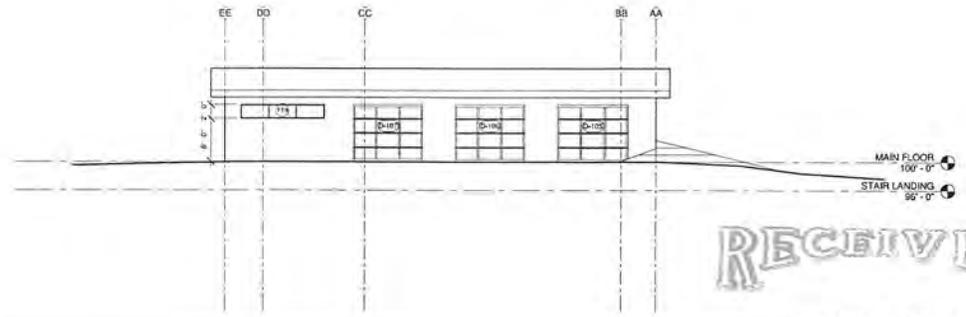
A2.0



1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH GARAGE ELEVATION
1/8" = 1'-0"

RECEIVED

DEC 17 2013

By
CITY OF OREM

THIS SHEET IS UNLESS OTHERWISE NOTED TO BE A PRELIMINARY DRAWING. NO PART OF THIS SHEET IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LLOYD ARCHITECTS.

Lloyd Architects

171 EAST 600 SOUTH
SALT LAKE CITY, UT 84143
801.466.0017 FAX 801.466.0018
LLOYDARCHITECTS.COM

SANTIAGO RESIDENCE

SCALE

DATE
10/28/2013

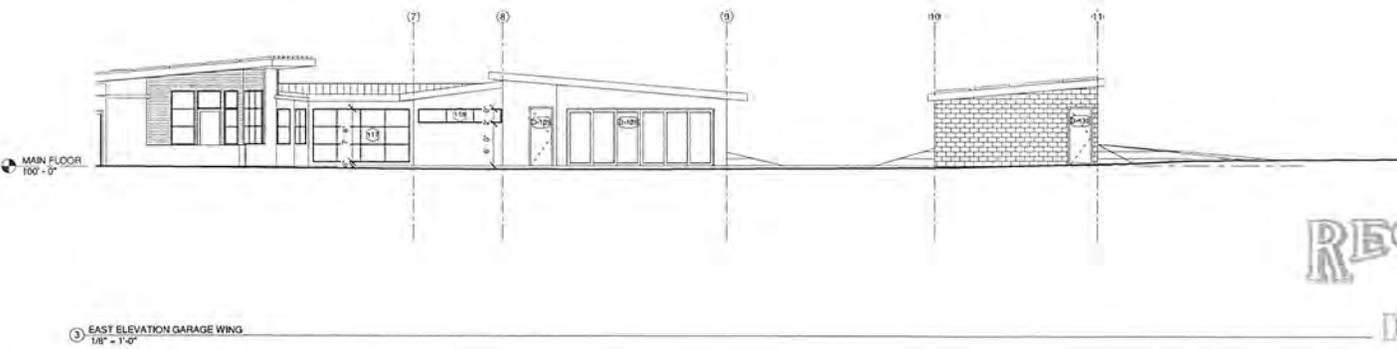
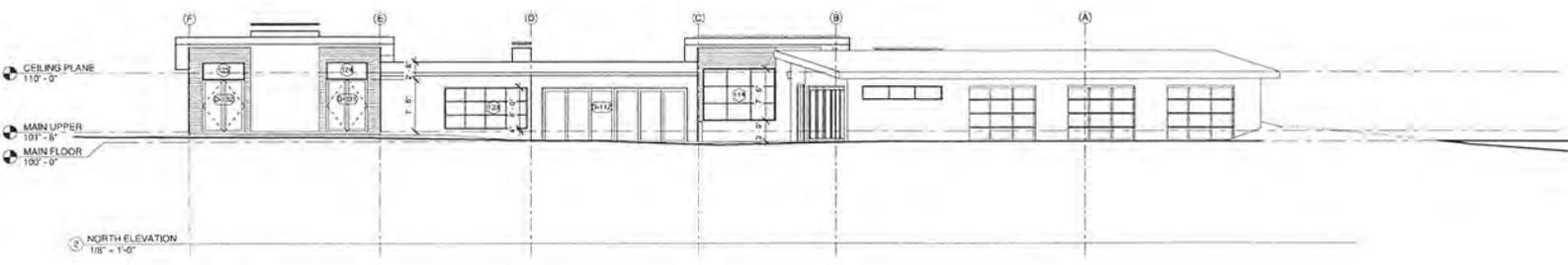
REVISIONS

SHEET TITLE
BUILDING ELEVATIONS

SHEET NO.

A2.1

1. THE SHEET IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL RECORD SET FOR THIS PROJECT.



RECEIVED

DEC 17 2013

By _____
CITY OF OREM

PROVO CITY COMM. DEV.
PO BOX 1849
PROVO, UT 84603

CASCADE SEDDIE LLC
PO BOX 651235
SALT LAKE CITY, UT 84165

DTS/AGRC MANAGER
STATE OFFICE BLDG, RM 5130
SALT LAKE CITY, UT 84114

LINDON CITY
PLANNING DEPARTMENT
100 NORTH STATE STREET
LINDON, UT 84042

ROCKY MOUNTAIN POWER
70 NORTH 200 EAST
AMERICAN FORK, UT 84003

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606

ALPINE SCHOOL DISTRICT
ATTN: SUPERINTENDENT
575 NORTH 100 EAST
AMERICAN FORK, UT 84003

TOWN OF VINEYARD
240 E. GAMMON ROAD
VINEYARD, UT 84058

HOUSING AUTHORITY UTAH
COUNTY
LYNELL SMITH
240 EAST CENTER
PROVO, UT 84606

STEWART COWLEY
CANYON VIEW NEIGHBORHOOD
CHAIR
928 N 510 EAST
OREM, UT 84097

MAG
586 EAST 800 NORTH
OREM, UT 84097

PRIME WEST PROPERTIES LC
831 N 1420 E
OREM, UT 84097

GREER, GREGORY A & SUZETTE
OTTO
1041 N 1360 E
OREM, UT 84097

SANTIAGO, TODD MATTHEW
--OR CURRENT RESIDENT--
1014 N 1280 EAST
OREM, UT 84097

JOYFUL HOME LLC
1019 N 1360 E
OREM, UT 84097

CRUMP, AMY S
1065 N 1360 E
OREM, UT 84097

BROTHERSON, WILLIAM DAVID
1044 SOMERSET DR
OREM, UT 84097

BROTHERSON, WILLIAM DAVID
--OR CURRENT RESIDENT--
1044 N 1360 EAST
OREM, UT 84097

LORAN & DORIS LLC
1368 E 1010 N
OREM, UT 84097

YOUNG, MICHAEL S & K SHAYNE
1083 N 1360 E
OREM, UT 84097

CASCADE SEDDIE LLC
--OR CURRENT RESIDENT--
1210 N 1280 EAST
OREM, UT 84097

GALLAND, RODGER D & VIRGINIA R
(ET AL)
--OR CURRENT RESIDENT--
1371 E CANTERBURY LA
OREM, UT 84097

SANTIAGO, TODD MATTHEW
1369 E 1060 N
OREM, UT 84097

GALLAND, RODGER D & VIRGINIA R
(ET AL)
1371 CANTERBURY LA
OREM, UT 84097

UTAH CNTY SOLID WASTE DISTRICT
C/O RODGER HARPER
2000 WEST 200 SOUTH
LINDON, UT 84042

QUESTAR GAS COMPANY
1640 NORTH MTN. SPRINGS PKWY.
SPRINGVILLE, UT 84663

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

Project Timeline

Project: Santiago Resident Detached Garage - Conditional Use Permit

1. Neighborhood Meeting held by applicant on: N/A
2. DRC Application Date: 12/17/2013
3. Obtained Development Review Committee Clearance on: 12/23/2012 by: Clint Spencer
4. Publication notice for PC sent to Records office on: N/A by: _____
5. Neighborhood notice (300') for Planning Commission mailed on: 1/14/14 by: Clint Spencer
6. Planning Division Manager received neighborhood notice on: 1/16/2014
7. Property posted for PC on: N/A by: N/A Removed on : _____
8. Planning Commission recommended approval / denial on : 1/22/2014
9. Publication notice for CC sent to Records office on: N/A by: _____
10. Neighborhood notice (300') for City Council mailed on: 1/14/2014 by: Clint Spencer
11. Planning Division Manager received neighborhood notice on: 1/16/2014
12. Property Posted for City Council on: 2/4/2014 by: CAS Removed: _____
13. City Council Approved / Denied on: _____

CITY OF OREM
CITY COUNCIL MEETING
 FEBRUARY 11, 2014



REQUEST:	ORDINANCE - Authorizing the Establishment of a Public Works Advisory Commission
APPLICANT:	Public Works Director
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Neighborhood Chair

SITE INFORMATION:

General Plan Designation:

N/A

Current Zone:

N/A

Acreage:

N/A

Neighborhood:

N/A

Neighborhood Chair:

N/A

PREPARED BY:

Christopher R. Tschirki
 Public Works Director

APPROVED BY:

REQUEST: The Public Works Director recommends that the City Council, by ordinance, create a Public Works Advisory Commission made up of citizens to assist the City in addressing Public Works issues.

BACKGROUND: The Commission shall consist of seven members appointed by the Mayor with the advice and consent of the City Council to act in an advisory capacity to the City Council and City Manager. The term of service shall be three years. The Commission members shall have the following duties and responsibilities:

- Review and make recommendations to the City Council on Public Works issues brought to the Commission by the City Manager.
- Review and make recommendations to the City Council on master plans. The recommendations may include a capital facilities plan, a financial plan, supporting utility rates, and other relevant recommendations.
- Work toward the continuing education of citizens regarding Public Works issues in our community.
- Plan and arrange for neighborhood meetings/open houses and attend such meetings to receive and review public input.

RECOMMENDATION: The Public Works Director recommends that the City Council approve the request to create a Public Works Advisory Commission made up of citizens to assist the City in addressing Public Works issues.

ORDINANCE NO. O-XX-XXXX

AN ORDINANCE BY THE OREM CITY COUNCIL ENACTING SECTION 2-34-1 THROUGH SECTION 2-34-10 OF THE OREM CITY CODE AUTHORIZING THE ESTABLISHMENT OF A PUBLIC WORKS ADVISORY COMMISSION

WHEREAS the City of Orem provides numerous public services through its Public Works Department related to water, waste water, storm water, parks, cemetery, fleet, street lighting, intelligent transportation systems, streets, and other public infrastructure and improvements; and

WHEREAS the demands on these services and capital improvements continue to increase as the public infrastructure continues to expand and age; and

WHEREAS the City of Orem updates master plans that include capital facility plans, financial plans, and supportive fee and rate structures; and

WHEREAS essential and sustainable public services are critical to the economic growth and quality of life in the City of Orem; and

WHEREAS, it is the desire of the City Council to increase citizen involvement in making critical Public Works decisions; and

WHEREAS, the City Council would like to increase citizen involvement through the creation of a Public Works Advisory Commission to assist them in addressing these issues; and

WHEREAS the City Council met in a public meeting on February 11, 2014, to consider the subject application; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances; and the special conditions applicable to the request.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council hereby finds this request:
 - A. Is reasonably necessary in that it promotes the general welfare of the community; and
 - B. Is in the interest of the public; and
 - C. Will more fully promote the objectives and purposes of the City in that this ordinance will help address the future Public Works needs of the City of Orem.

2. The City Council hereby enacts Section 2-34-1 through Section 2-34-10 of the Orem City Code to read as follows:

2-34-1. Commission Established.

The Orem Public Works Advisory Commission (hereinafter referred to as “Commission”) is hereby established.

2-34-2. Duties of the Commission

The Commission shall act in an advisory capacity to the City Council and shall have the following duties and responsibilities.

- A. Review and make recommendations to the City Council on Public Works issues brought to the Commission by the City Manager.
- B. Review and make recommendations to the City Council on master plans. The recommendations may include a capital facilities plan, a financial plan, supporting utility rates, and other relevant recommendations.
- C. Work toward the continuing education of citizens regarding Public Works issues in our community.
- D. Plan and arrange for neighborhood meetings/open houses and attend such meetings to receive and review public input.

2-34-3. Membership of Commission

The Commission shall consist of seven (7) members. A member of the City Council shall be appointed to act as a liaison between the Commission and the City Council, but the City Council liaison shall not be considered a member of the Commission.

2-34-4. Appointment.

- A. Commission members shall be appointed by the Mayor, with the advice and consent of the City Council.
- B. Commission members shall be residents of the City of Orem and represent a variety of backgrounds.
- C. Commission members shall be selected without respect to political affiliation.

2-34-5. Term of Office

- A. The term of office for Commission members shall be three (3) years even if the appointment was made to fill a vacancy created by a member who was unable to complete a full term.
- B. The term of office of the initial members of the Commission shall be staggered so that four (4) are for three (3) years and three (3) are for two (2) years.
- C. Lots shall be drawn at the first meeting of the Commission to determine which members shall serve for three (3) years and which members shall serve for two (2) years.
- D. No person shall serve more than two consecutive terms on the Commission.
- E. Each term shall continue until a successor is chosen and qualified, except in the case of the member’s death, resignation, removal, or disqualification from holding office.

2-34-6. Removal and Vacancy.

- A. Any member of the Commission may be removed from office by the Mayor, with the advice and consent of the City Council.
- B. A member’s office automatically becomes vacant if the member establishes residence outside of the City.
- C. A member’s office may become vacant if the member misses more than twenty-five percent (25%) of the Commission’s meetings during any consecutive twelve-month period.
- D. Vacancies shall be filled for any member whose office becomes vacant.
- E. Vacancies occurring other than through the expiration of a regular term shall be filled by appointment of the Mayor, with the advice and consent of the City Council.

2-34-7. Voting.

- A. Each member of the Commission shall have one (1) vote.
- B. A quorum shall consist of any four (4) members of the Commission. No meeting is official unless a quorum of members is present.
- C. The minimum number of votes required to approve or disapprove any action or proposal shall be a majority of those present at the meeting, provided there is a quorum, but shall never be less than four (4).

2-34-8. Meetings.

A. The Commission shall select one of the members to be Chairperson and another member to be Vice Chairperson. The Chairperson shall conduct all meetings and shall serve for one (1) year. The Vice Chairperson shall conduct meetings in the absence of the Chairperson and shall serve for one (1) year. Elections for Chairperson and Vice Chairperson shall be held annually at the first meeting of the year.

B. The Commission shall meet at least four times per calendar year and may meet more often at the discretion of the Chairperson.

C. Commission business and discussion shall be conducted in accordance with the Utah Open Public Meeting Laws and City policies. This includes public notification of meeting place, time, and agenda items.

D. The Commission shall keep written minutes for each of its meetings. The minutes shall be reviewed for approval at the following Commission meeting and shall be available for public inspection.

E. The Commission may establish subcommittees to help carry out its responsibilities.

F. The City Manager shall appoint appropriate staff support for the Commission.

2-34-9. Compensation.

A. Members of the Commission shall serve without monetary compensation.

B. Members may be compensated for reasonable expenses incurred for official responsibilities, if approved by the City Manager.

2-34-10. Recommendations.

The Commission Chairperson shall, from time to time, present recommendations to the City council that have been approved by the Commission.

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

4. All other policies or ordinances in conflict herewith are hereby repealed.

5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

6. All other ordinances, resolutions, and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED, APPROVED, and ORDERED PUBLISHED this 11th day of February 2014.

Richard Brunst, Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

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