

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
February 2, 2022

The following items are discussed in these minutes:

- **SITE PLAN** – Approving the site plan of “Call’s Place Orem City” located generally at 1543 West 1430 North in the PD36 zone. – Approved.
- **PUBLIC HEARING** – Vacating Lots 1 and 2 of JEM Estates, Plat J and approving JEM Estates, Plat K located generally at 145 North 600 West in the R8 zone. – Approved.
- **PUBLIC HEARING** – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor. – Positive Recommendation to the City Council.

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. the Study Session was called to order.

Those present: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

Haysam Sakar was elected by vote as Planning Commission Chairman. Barry Roberts was elected by vote as Planning Commission Vice-Chairman.

The Commission and staff briefly reviewed agenda items and minutes from January 19, 2022 meeting and adjourned at 4:55 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:00 p.m. Chair Sakar called the Planning Commission meeting to order and asked Ms. Pope, Planning Commission member, to offer the invocation.

Those present: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

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

Agenda Item 3.1 is a request by Richard Call for the Planning Commission to approve the site plan of “Call’s Place Orem City” located generally at 1543 West 1430 North in the PD36 zone.

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

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Transportation/Engineering: Approval dependent on the applicant obtaining an access permit for Geneva Road from UDOT Region 3 and a UDOT approved Traffic Impact Study prior to the pre-construction meeting.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of “Call’s Place Orem City” located generally at 1543 West 1430 North in the PD36 zone with the condition the applicant obtains an access permit for Geneva Road from UDOT Region 3 and a UDOT approved Traffic Impact Study prior to the pre-construction meeting.

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

Chair Sakar invited the applicant to come forward. Kyle Spencer, from Northern Engineering, introduced himself.

Planning Commission Action: Barry Roberts moved to approve the site plan of “Call’s Place Orem City” located generally at 1543 West 1430 North in the PD36 zone with the condition the applicant obtains an access permit for Geneva Road from UDOT Region 3 and a UDOT approved Traffic Impact Study prior to the pre-construction meeting. Jim Condie seconded the motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. The motion passed unanimously.

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

Agenda Item 3.2 is a request by Bryson Nickle for the Planning Commission to vacate Lots 1 and 2 of JEM Estates, Plat J and approve JEM Estates, Plat K located generally at 145 North 600 West in the R8 zone.



Staff Presentation: The applicant desires to move the property line between Lots 1 and 2 of JEM Estates, Plat J. Lot 1 will be 17,803 square feet and Lot 2 will be 12,242 square feet which meets the minimum lot requirement in the R8 zone of 8,000 square feet.

The applicant would like to make this change because the owner of Lot 1 would like to have less property to take care of. This will also give Lot 2 a larger back yard

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 1 and 2 of JEM Estates, Plat J and approve JEM Estates, Plat K located generally at 145 North 600 West in the R8 zone.

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

When no one had a question. Chair Sakar invited the applicant to come forward. Mr. Nickle introduced himself.

Chair Sakar 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 Sakar closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Jim Condie moved to vacate Lots 1 and 2 of JEM Estates, Plat J and approve JEM Estates, Plat K located generally at 145 North 600 West in the R8 zone. Murray Lowe seconded the motion. Those voting aye Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. The motion passed unanimously.

Chair Sakar asked Mr. Bench to introduce **Agenda Item 3.3:**

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

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Jennifer Young, 488 N 600 E
Wes Parrish, 166 N 550 E
Jerry Chrisman, 1065 S 545 E
Keria Ludwig, 115 E 1000 S
Keith Walker, 1969 N 600 W
Howard Wilding, 1234 N Gilman Circle
Nancy Jeffries, 1691 N 50 E
Dennis Clark, 137 E 100 N

For details view the video at orem.org/meetings.

There was a discussion concerning special exception for multifamily variance. For details view the video at orem.org/meetings.

There was a discussion concerning traffic on State Street. For details view the video at orem.org/meetings.

There was a discussion concerning Planned Development Zones. For details view the video at orem.org/meetings.

There was a discussion concerning owner occupancy and property rights. For details view the video at orem.org/meetings.

Additional comments sent to the planning commission via email or text message can be found attached in Appendix A at the end of the meeting minutes.

Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for staff. There was more discussion concerning item 3.3 from the Planning Commission members. For details view the video at orem.org/meetings.

Chair Sakar called for a motion on this item.

Planning Commission Action: Murray Low moved to forward a positive recommendation to the City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amend portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor. And, adjust the error in Section 22-8-8(B)(1). Jim Condie seconded the motion. Those voting aye: Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. Those voting nay: Barry Roberts. The motion passed.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of January 19, 2022. Barry Roberts moved to approve the meeting minutes for January 19, 2022. Haysam Sakar seconded the motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. The motion passed unanimously.

Chair Sakar asked if Ryan Clark had any additional comments. Mr. Clark welcomed the new Planning Commission members.

Adjourn: Haysam Sakar then moved to adjourn. Jim Condie seconded the motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. The motion passed unanimously.

Adjourn: 6:38 p.m.



Ryan Clark
Planning Commission Secretary

Approved: February 16, 2022

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

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I (Shauna Mecham) approached Stephanie Visnaw to ask for her opinion on potential changes to State St as someone who does not agree with the current State St Plan and zoning. She was kind enough to give me her thoughts about following aspects of the plan, though she would prefer all districts be rezoned while I would prefer the plan undergo minor changes. I see the following as a way to compromise about aspects of the plan that are viewed as damaging businesses or neighborhoods without removing districts entirely.

Stephanie's Opinion	Shauna's Opinion
The rezoning is a cleaner way to address zoning ordinances without going item by item through each district.	The districts have huge potential for promoting interesting places and, overall, allow property owners more flexibility than C2 zones.

Height Maximums:

Stephanie's Opinion	Shauna's Opinion
Height maximums give developers a clear understanding of what is acceptable for their project. Using parking as a natural limitation has proven to be ineffective as developers have ways to work around it - digging down, building parking structures, etc.	Having a height limit is preferable to removing the districts entirely. For reference, each story is about 14' tall and buildings over 6 stories (about 90') are very expensive due to construction standards. You can propose something different for each zone.

I propose a _____ recommendation that buildings in the CCD-C, CCD-E, CCD-Res-A, CCD-Civ/ HD-C (Core), HD-E (Edge)/ CXD-C, CXD-RES(A)/ AD-C and AD-CIV zones shall have a maximum height of _____ feet. In all zones, the building height shall not apply to belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, and/or properly screened mechanical appurtenances.
-or- I propose the [zones] adopt the same maximum height requirements as the C2 zone.

Height minimums:

Stephanie's Opinion	Shauna's Opinion
Height minimums lock a property owner into a project scope that they may not be able to afford, which weeds out small businesses. Zoning must be flexible to accommodate their needs.	Aesthetically, having these would improve that "magic ratio" for <u>prospect and refuge</u> . If it is acceptable to limit height to 2-3 stories near residences, it should be acceptable to require 2-3 stories in limited areas.

I propose a _____ recommendation to remove building height minimums in the CCD-C, CCD-E, CCD-Civ, CCD-Res-A, HD-C, CXD-C, CXD-Res-A, AD-C, and AD-Civ zones.

Setbacks:

Stephanie's Opinion	Shauna's Opinion
Small business owners may prefer to have parking visible and easily accessible from State Street.	If the reason for removing this is to be business-friendly, we should let them decide how near or far from the road they want to build. No need to turn a maximum into a minimum.

I propose a _____ recommendation to remove the 10' setback requirements from the back of sidewalks adjacent to State Street or a State Street Connector Street for buildings in the State Street Districts as stated in 22-24

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Arts District @ 800 S: AD-C(core), AD-CIV(civic), and AD-Res (Residential)
The Hub @ University Parkway: HD-C (Core), and HD-E (Edge)

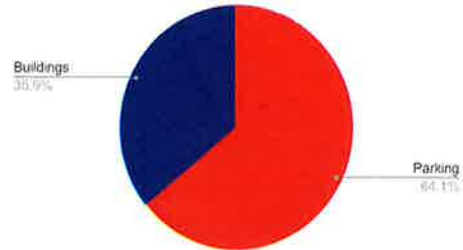
Current C2 Standards ([article 22-8](#)):

Minimum lot size	7,000 sq ft
Maximum height	60' (4 stories)
Maximum setback from State St	10'
Planter strip	15'
Sidewalk	8'
Parking	1 stall/250 sq ft. Stalls are 9x18 and isle width is 20-24'. All together, it's about a 1:1 ratio of building to parking. (article 22-25)

This is what it looks like in practice at 1600 N:



Land devoted to buildings and parking



“Space Open to the Public” Bonuses in the C2 zone

Lots with approved “spaces open to the public” may receive an additional maximum building height bonus of 15 feet (subject to applicable setback requirements in the C3 zone). Buildings with this added height must remain set back from residentially-zoned properties a distance equal to the (new) height of the building.

Studies to consider:

[Central Corridor Transit Study](#) Identifies likely UVX-style transit stops from Provo to Lehi. Note that UDOT and UTA own the road because of its regional significance.

[Moderate Income Housing Plan](#) Every city is required to have one of these plans or they are ineligible for transportation funding.

[Missing Middle Housing](#) An alternative to multi-story apartments along State St could be allowing Missing Middle housing in residential zones.

Space Open to the Public ([Article 22-2-1](#))

- The extended area is accessible to the public;
- The space open to the public is designed to attract activity throughout the year and not on a limited special event basis;
- The area is not raised more than two feet above the public sidewalk grade;
- The area has at least 25% vegetation/seating coverage;

