

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
May 4, 2022

The following items are discussed in these minutes:

- **CONDITIONAL USE PERMIT** – Approval of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street – Positive recommendation to City Council
- **PUBLIC HEARING** – Vacating Lot 3 of 8th & 8th Subdivision, Plat A and approving the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West - Approved

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. Vice-Chair Roberts called the Study Session to order.

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

Those excused: Rachel Stevens, Associate Planner; Matt Taylor, Senior Planner and Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from April 20, 2022 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Sakar called the Planning Commission meeting to order and asked Ms. Okolowitz, Planning Commission member, to offer the invocation.

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

Those excused: Rachel Stevens, Associate Planner; Matt Taylor, Senior Planner and Terry Peterson, City Council Liaison

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1:** [\(Click here for recording\)](#)

Agenda Item 3.1 is a request by T-Mobile/Rage Development for the Planning Commission to forward a recommendation to the City Council for a conditional use permit for a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone.

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Staff Presentation: The applicant is proposing to install a new stealth location of cell antennas and equipment on the Alpine Credit Union building to increase coverage for the surrounding areas. It is stealth to tie in to the existing façade of the building to reduce any impact to surrounding businesses and/or the residential community while still increasing the speed and coverage to T-Mobile's service in this community.

Due to height requirements, zoning/permitting requirements, financial considerations, etc. this is currently their only viable candidate location. Based on the shape of the building and its multi-level roof decks, they can enclose this stealth design in a relatively small room (120 square feet) leaving it looking like it is just a mechanical room and it will be built to match the existing façade. This project does meet the ten feet or less height limit for roof top equipment.

Under the Code, the Alpine Credit Union building would be allowed up to twenty-five percent of the total square footage of the roof area for equipment. The total amount covered, including existing and proposed equipment, is four percent.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council for a conditional use permit of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone.

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

Chair Sakar invited the applicant to come forward. Matt Schutjer, Rage Development, introduced himself.

Chair Sakar called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to forward a positive recommendation to the City Council for a conditional use permit of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone. Ms. Okolowitz seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.2:** [\(Click here for recording\)](#)

Agenda Item 3.2 is a request by Drew Major for the Planning Commission to vacate Lot 3 of 8th & 8th Subdivision, Plat A and approve the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone.



Staff Presentation: This project will be vacating one platted lot and creating a new subdivision with that lot plus splitting a lot of record into two lots creating a three lot subdivision in the R8 zone.

All three lots more than meet the lot size requirements for the R8 zone of 8,000 square feet. Lot 1 will be 11,484 square feet, Lot 2 will be 11,367 square feet and Lot 3 will be 11,259 square feet. There is an existing house and garage on Lot 3 that will be removed.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 3 of 8th & 8th Subdivision, Plat A and approve the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone.

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

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

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Chair Sakar invited the applicant to come forward. Roger Dudley, Dudley & Associates, 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: Mr. Low moved to vacate Lot 3 of 8th & 8th Subdivision, Plat A and approve the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone. Ms. Pope seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion and moved to approve the minutes of April 20, 2022. Mr. Roberts seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

Adjourn: Chair Sakar called for a motion to adjourn. Mr. Low moved to adjourn. Chair Sakar seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

Adjourn: 4:50 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: May 18, 2022