

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
February 1, 2023

The following items are discussed in these minutes:

- **CONDITIONAL USE PERMIT** – Approval of an AT&T telecommunications monopole facility located on a field light at Orem High School located generally at 175 South 400 East in the R8 zone – positive recommendation to the City Council

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Chair Sakar called the Study Session to order.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Sam Kelly, City Engineer

The Commission and staff had a short training session from Steve Earl, City Attorney, and briefly reviewed agenda items and minutes from the January 18, 2023 meeting. Haysam Sakar, Chair, and Madeline Komen, Vice-Chair, were both reinstated for another year and then the meeting 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 Mr. Low, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Sam Kelly, City Engineer

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

Agenda Item 3.1 is a request by J5 Infrastructure Partners for AT&T for the City to approve the Conditional Use Permit of an unmanned telecommunications facility to be collocated on a field light at Orem High School located at 175 South 400 East in the R8 zone.

Staff Presentation: The applicant is proposing to replace the existing field light pole at Orem High School with a 100' tall monopole. The field light bank would be re-installed at the existing height on the new pole. AT&T antennas and equipment would be installed at the top of the pole including a lightning rod. The installation would also include an equipment shelter to be built near the base of the monopole.

The applicant has applied for a Conditional Use Permit due to the proposed pole being located in a residential zone and the request for the increased height of the pole. Monopoles are allowed to be 75' high, but in the circumstance of need for greater coverage or to allow for collocation the height may be increase up to 110'. In this instance the applicant is requesting a pole of 100' be approved.

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

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Monopoles are required to be located at least 115% of the poles height from any residential lot line. The proposed location of this monopole at Orem High School is at least 400' from the surrounding residential lots.

Based on the need for service determined by the applicant for this area, the location of the monopole was selected to be collocated using a stadium light at Orem High School. As there is a pole already at this location, the proposed monopole would be considered to be utilizing an existing structure per Orem City Code [\(22-13-9\)](#), which outlines the priority given to locations for wireless telecommunication facilities. In considering the approval of a Conditional Use Permit, the factors to be considered are outlines in Orem City Code [\(22-4-4\)](#).

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 to approve the Conditional Use Permit of an unmanned telecommunications facility to be collocated on a field light at Orem High School located at 175 South 400 East in the R8 zone.

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

Chair Sakar invited the applicant to come forward. Jason Evans, J5 Infrastructure Partners/AT&T, introduced himself. Mr. Evans stated that he had been working with the school district to come up with a location for the tower. The school has wanted a new concession stand for a while. The school district felt the location of the new cell tower above the stadium lights was the best location for two reasons: 1) An existing concession stand will be removed and a new one constructed. 2) Best location for service coverage taking into consideration the existing Verizon cell tower on the east side of the football field. Public properties provide the best opportunities for the best coverage.

There was further discussion regarding the location and height of the new pole.

Chair Sakar 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 forward a positive recommendation to the City Council to approve the Conditional Use Permit for an AT&T telecommunication monopole facility located on a field light at Orem High School located generally at 175 South 400 East in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Mr. Clark: [\(click here for recording\)](#)

Tomorrow at the intersection of 400 South and 400 West traffic control will be placed to start excavation for the new water tank. The Planning Commission will be seeing a site plan within the next few months. It will take over a month to excavate a hole that will be about 320 feet in diameter and 20 – 24 feet deep. They have started test pumping on the new well.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion and moved to approve the meeting minutes for January 18, 2023. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: Chair Sakar called for a motion and moved to adjourn. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: 4:55 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: February 15, 2023

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