

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 1, 2023

The following item is discussed in these minutes:

- SITE PLAN – Site plan approval of Orem Public Storage located at 1042 South Geneva Road in the CM zone. - Approved
- PLAT AMENDMENT – Vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone. - Approved

STUDY SESSION

Place: City Council Conference Room

At 3:33 p.m. Ms. Komen called the Study Session to order.

Those present: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, Helena Kleinlein, and Murray Low, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer;

Those excused: Cheryl Vargas, Associate Planner; Terry Peterson, City Council Liaison;

The Commission and staff briefly reviewed agenda items and minutes from the October 18, 2023 meeting.

Ms. Komen reported on the APA Conference she attended in September.

The meeting was adjourned at 4:26 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:31 p.m. Ms. Komen called the Planning Commission meeting to order and asked Mr. Carpenter, Planning Commission member, to offer the invocation.

Those present: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, Helena Kleinlein, and Murray Low, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff, Associate Planner; Grant Allen and Matt Taylor, Senior Planners;

Those excused: Cheryl Vargas, Associate Planner; Terry Peterson, City Council Liaison; Sam Kelly, City Engineer;

Ms. Komen asked Mr. Bench to introduce **Agenda Item 3.1: ([click here for recording](#))**

SITE PLAN – Site plan approval of Orem Public Storage located at 1042 South Geneva Road in the CM zone.

Staff Presentation:

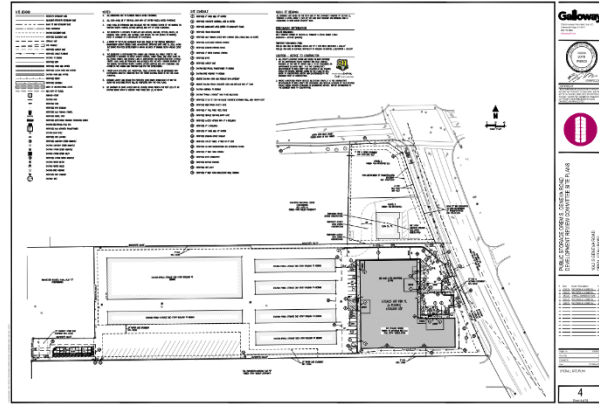
The applicant is proposing to remove the existing building next to Geneva Road on the site. In its place the applicant is proposing to build a climate controlled storage building which will also serve as the office on site. This change to the site plan has also required the parking, landscaping, and storm water improvements are brought to the current standard.

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Parking: The required parking for this site is one parking space per 200 units, bringing the total required to 6 parking spaces. The applicant is proposing to provide 26 parking spaces on the site.

Landscaping: The front setback area, where a drive aisle is not needed, is required to be landscaped with at least 50% living vegetation in this area. The proposed project complies with this requirement.

Architecture and Height: There are not specific requirements for architecture for this zone. However, the proposed building will be built using split face block and EIFS (Exterior Insulated Finishing System), which will be painted orange, grey and cream.



Height: The building height along Geneva Road is 3-stories, on the West side of the building, due to the grade sloping down there are 4-stories. However, the roof height does not increase to accommodate the additional floor. The height visible from Geneva Road will be 30 feet, the maximum height allowed in the CM zone is 48 feet (22-9-7).

Recommendation:

Staff recommends the Planning Commission approve the site plan of Orem Public Storage located at 1042 South Geneva Road in the CM zone.

Ms. Komen asked the Planning Commission members if they had any questions for Mr. Bench.

Ms. Komen invited the applicant to come forward. Spencer Hymas came forward from Galloway representing the applicant.

Mr. Hawkes asked what brought about the decision to make this change. Mr. Hymas answered that something has been anticipated here for a while.

Ms. Komen called for a motion on this item.

Planning Commission Action:

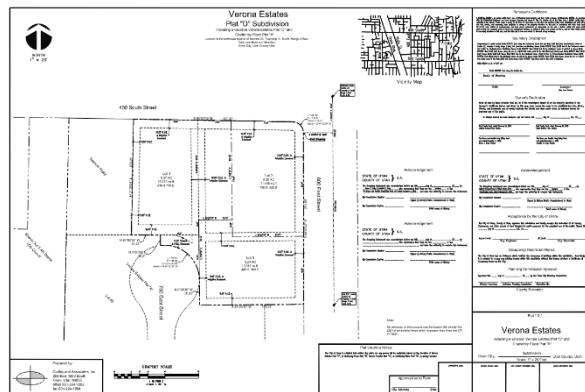
Mr. Low moved to approve the site plan of Orem Public Storage located at 1042 South Geneva Road in the CM zone. Mr. Hawkes seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, Helena Kleinlein, and Murray Low. Motion passed unanimously.

Ms. Komen asked Mr. Bench to introduce **Agenda Item 3.2: ([click here for recording](#))**

PLAT AMENDMENT – Vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone.

Staff Presentation:

The applicant is proposing to adjust the property lines between three lots. All property owners are aware and in favor of the change. Each lot will maintain the minimum required square footage for a lot in the R8 zone, 8,000 square feet. The adjusted lot lines also will maintain the required setbacks from the existing homes on the lots. No Public Utility Easements will be vacated as part of this plat amendment.



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Recommendation:

Staff recommends the Planning Commission approve vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone.

Ms. Komen asked the Planning Commission members if they had any questions for Mr. Bench.

Mr. Low mentioned that the new lot lines are not as clean with the previous lot lines. Mr. Bench answered that this will not be an issue moving forward.

Ms. Komen invited the applicant to come forward. The applicant came forward.

Mr. Low asked who initiated this change. The applicant stated that he initiated this change.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Hawkes moved to approve vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone. Mr. Crismon seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, Helena Kleinlein, and Murray Low. Motion passed unanimously.

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

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

Adjourn: 4:41 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: November 15, 2023