



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
August 18, 2021

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

4:00 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PUBLIC HEARING – Amending portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from July 21, 2021**
Review and approve minutes from July 21, 2021
5. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

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

Item #: 3.1	Planning Commission August 18, 2021	
Prepared By: Jason Bench, AICP		
Applicant: Development Services	PUBLIC HEARING – Amending portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa
- Noticed 1,809 property owners within all five districts

SITE INFORMATION:

- General Plan Designation: **varies**
- Current Zone: **varies**
- Acreage: **varies**
- Neighborhood: **varies**

ACTION:

The Planning Commission shall forward a recommendation to the City Council regarding the text amendment request.

REQUEST: Amending portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street.

BACKGROUND: At the request of the City Council, staff proposes several amendments to portions of the State Street District zones to establish a maximum height limit, add additional setback requirements and increase the parking requirement pertaining to commercial and residential development standards. Changes are proposed in all the State Street Districts including the North Village District (NVD), The Canyon Crossing District (CXD), the City Center District (CCD), the Arts District (AD), and the HUB District (HD) as follows:

1. **Maximum height.** A height limit of sixty feet (60') is proposed in the Canyon Crossing District, City Center District, Art District, and the HUB District. The proposed amendments include the allowance for elements not used for human occupancy to extend up to 70 feet as outlined in the proposed text.

The North Village District height requirements were recently modified and are not included in this height modification.

2. **Setbacks.** An additional setback requirement is proposed for the Canyon Crossing District, City Center District, and the HUB district. The proposed amendment requires any building located within 75 feet from a residential zone (including Res(B) zone) shall not exceed a height of 35 feet.

The North Village District and the Arts District we already amended to this standard.

3. **Parking requirement.** The parking standard for commercial developments is proposed to be modified from three stalls per 1,000 square feet (3/1000) to four stalls per 1,000 square feet (4/1000). In addition, the minimum parking stalls for a residential unit over and above the base residential density will be amended from 1.75 stall per unit to 2 parking stalls per unit.

The proposed ordinances are part of the staff report for your review.

RECOMMENDATION: Staff recommends the Planning Commission consider a recommendation to the City Council to amend portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones.

Section 22-24-1. City Center District (CCD) Zones

Section 22-24-1(F)(1)

F. Design Standards.

1. **Building Height.** All buildings in the CCD-C zone shall be at least three (3) stories in height. All buildings in the CCD-E, CCD-Civ, and CCD-Res-A zones shall be at least two (2) stories in height. Each building story above the ground story shall be designed and constructed to have at least 60% of the Gross Leasable Floor Area of the story directly below. Buildings in the CCD-Res-B zone shall have a maximum height of 35 feet. ~~There is no maximum height requirement for the Buildings in the~~ CCD-C, CCD-E, CCD-Res-A, and CCD-Civ zones shall have a maximum height of 60 feet. Buildings in the CCD-Res-B zone shall have a maximum height of 35 feet. The ground story of every building, except for buildings in the CCD-Res-(A&B) zones, shall have a floor to ceiling height of at least 14 feet.

In the CCD-C, CCD-E, CCD-Civ, CCD-Res-A, and CCD-Res-B zones the height limitation shall not apply to belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances. In no case shall the height of belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances exceed a height of seventy feet (70') measured from the average finished grade of the land immediately adjacent to the structure in the CCD-C, CCD-E, CCD-Civ, and CCD-Res-A zones and 45 feet in the CCD-Res-B zones. In no case shall that portion which exceeds the sixty feet (60') height or thirty-five (35') feet exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.

A ground floor story in the CCD-CIV zone that has an average floor to ceiling height of 18 feet or more shall count as two (2) stories toward the minimum story requirement.

Section 22-24-1(F)(2)(c)

- c. **Setback From Residentially Zoned Property.** No portion of any building (including roofs and parapets) in the CCD zones may be located closer to a residentially zoned property ~~(including the Res(B) zone, but not including the Res(A) zone)not a part of the CCD zones~~ than the height of that portion of the building. In addition, no structure (or any part thereof) in the Core, Edge, or Res(A) zone which is set back less than seventy-five feet from a residential zone (including Res(B) zone but not including Res(A) zone shall exceed a height of thirty-five feet. Note: The width of adjacent public right-of-way may be included when measuring setbacks to calculate maximum permitted building heights.

Section 22-24-1(H)(1)(b)

H. Parking.

1. **Parking Requirements**

...

- b. For the “Core”, “Civic”, and “Edge” zones, ~~three~~four parking stalls shall be provided for every one-thousand (1000) square feet of gross leasable floor area of nonresidential uses. Since any residential use in these zones is required to be part of a mixed-use development, no parking stalls shall be required for residential units included within the base residential density. The base residential density is calculated by dividing the total commercial parking requirement by three (3). For each residential unit in excess of the base residential density, a minimum of ~~1.752~~ parking stalls shall be provided (of which .1 stalls per unit shall be dedicated to visitor parking).

Section 22-24-2. The HUB District (HD) Zones

Section 22-24-2(F)(1)

F. Design Standards.

1. **Building Height.** All buildings in the HD-C zone shall have a minimum of three (3) stories. There is no minimum height requirement for buildings in the HD-E zone. Any building that is situated in both the HD-C and HD-E zones shall comply with the standards of the HD-C zone with respect to the entire building. Each building story above the ground story shall be designed and constructed to have at least 60% of the Gross Leasable Floor Area of the story directly below. ~~There is no maximum height requirement for the Buildings in the HD-C and HD-E zones shall have a maximum height of 60 feet.~~ The ground story of every building, shall have a minimum floor to ceiling height of at least 14 feet.

~~In the HD-C and HD-E zones the height limitation shall not apply to belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances. In no case shall the height of belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances exceed a height of seventy feet (70') measured from the average finished grade of the land immediately adjacent to the structure in the HD-C and HD-E zones. In no case shall that portion which exceeds the sixty feet (60') height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.~~

Section 22-24-2(F)(2)(c)

2. Setbacks.

...

c. Setback From Residentially Zoned Property. No portion of any building (including roofs and parapets) in the HD zone may be located closer to a residentially zoned property not a part of the HD zones than the height of that portion of the building. ~~In addition, no structure (or any part thereof) in the HD-C and HD-E zones which is set back less than seventy-five feet from a residential zone shall exceed a height of thirty-five feet.~~ Note: The width of adjacent public

right-of-way may be included when measuring setbacks to calculate maximum permitted building heights.

Section 22-24-2(H)(1)(b)

H. Parking.

1. Parking Requirements

...

- b. For the HD zones, ~~three~~four parking stalls shall be provided for every one-thousand (1000) square feet of gross leasable floor area of nonresidential uses. Since any residential use in this zone is required to be part of a mixed-use development, no parking stalls shall be required for residential units included within the base residential density. The base residential density is calculated by dividing the total commercial parking requirement by three (3). For each residential unit in excess of the base residential density, a minimum of ~~1.75~~2 parking stalls shall be provided (of which .1 stalls per unit shall be dedicated to visitor parking).

Section 22-24-3. Canyon Crossing District (CXD) Zones

Section 22-24-3(F)(1)

F. Design Standards.

1. **Building Height.** All buildings in the CXD zones except for buildings in the CXD-Res-B zones shall be at least two stories in height. Buildings in the CXD-Res-B zone shall have a maximum height of 35 feet. ~~There is no maximum height requirement for the Buildings in the CXD-C and CXD-Res-A zones~~ shall have a maximum height of 60 feet. Each building story above the ground story shall be designed and constructed to have at least 60% of the Gross Leasable Floor Area of the story directly below. The ground story of every building, except for buildings in the CXD-Res (A&B) zones, shall have a floor to ceiling height of at least 14 feet. The ground story of every building, except for buildings in the NVD-Res (A&B) zones, shall have a floor to ceiling height of at least 14 feet.

In the CXD-C, CXD-Res-A, and CXD-B zones the height limitation shall not apply to belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances. In no case shall the height of belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances exceed a height of seventy feet (70') measured from the average finished grade of the land immediately adjacent to the structure in the CXD-C, CXD-Res-A zones and 45 feet in the CXD-Res-B zone. In no case

shall that portion which exceeds the sixty feet (60') or thirty-five feet (35) height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.

- a. Exception to Building Height Requirement. One accessory building that does not comply with the minimum height requirement may be constructed on a parcel provided that the accessory building:
- (i) is no larger than forty percent (40%) of the Gross Floor Area (GFA) of (only) one primary building on the parcel;
 - (ii) is limited to one story, thirteen (13) feet in height;
 - (iii) is designed and used exclusively for storage in connection with the primary use of the parcel;
 - (iv) is an accessory use to the principal use(s) or structure(s) on the parcel;
 - (v) is located behind the primary structure(s) on the parcel; (vi) has no connection to water or sewer service;
 - (vii) is located on a parcel that has not already taken advantage of the “small building addition” exception under section 22-8-8(B)(7)(a) and is constructed in lieu of said “small building addition” exception--the “small building addition” exception under section 22-8-8(B)(7)(a) shall not be available for any parcel on which an accessory building has been constructed pursuant to this subsection (a).

Section 22-24-3(F)(2)(c)

c. Setback From Residentially Zoned Property. No portion of any building (including roofs and parapets) in the CXD zones may be located closer to a residentially zoned property (including the Res(B) zone, but not including the Res(A) zone) not a part of the NVD zones than the height of that portion of the building. In addition, no structure (or any part thereof) in the CXD-C and CXD-Res-A zone which is set back less than seventy-five feet from a residential zone (including the Res(B) zone but not including the Res(A) zone shall exceed a height of thirty-five feet. Note: The width of adjacent public right-of-way may be included when measuring setbacks to calculate maximum permitted building heights.

Section 22-24-3(H)(1)(b)

H. Parking.

1. Parking Requirements.

...

- b. For the CXD-C zone, ~~three~~four parking stalls shall be provided for every one-thousand (1000) square feet of gross leasable floor area of nonresidential uses. Since any residential use in these zones is required to be part of a mixed-use development, no parking stalls shall be required for residential units included within the base residential density. The base residential density is calculated by dividing the total commercial parking requirement by

three (3). For each residential unit in excess of the base residential density, a minimum of ~~1.752~~ parking stalls shall be provided (of which .1 stalls per unit shall be dedicated to visitor parking).

Section 22-24-4. The Arts District (AD) Zones

Section 22-24-4(F)(1)

F. Design Standards.

1. **Building Height.** All buildings in the AD zones except for buildings in the AD-RES zone shall be at least two stories in height. Buildings in the AD-RES zone shall have a maximum height of 35 feet. ~~There is no maximum height requirement for the Buildings in the~~ AD-C and AD-CIV zones shall have a maximum height of 60 feet. Each building story above the ground story shall be designed and constructed to have at least 60% of the Gross Leasable Floor Area of the story directly below. The ground story of every building, except for buildings in the AD-Res zone, shall have a floor to ceiling height of at least 14 feet.

In the AD-C, AD-Civ, and AD-Res zones the height limitation shall not apply to belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances. In no case shall the height of belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances exceed a height of seventy feet (70') measured from the average finished grade of the land immediately adjacent to the structure in the AD-C, AD-Civ zones and 45 feet in the AD-Res zone. In no case shall that portion which exceeds the sixty feet (60') or thirty-five feet (35) height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.

* A ground floor story in the AD-CIV zone that has an average floor to ceiling height of 18 feet or more shall count as two (2) stories toward the minimum story requirement.

Section 22-24-4(H)(1)(b)

H. Parking.

1. Parking Requirements.

...

- b. For the AD-C and AD-Civ zones, ~~three~~four parking stalls shall be provided for every one-thousand (1000) square feet of gross leasable floor area of nonresidential uses. Since any residential use in these zones is required to be part of a mixed-use development, no parking stalls shall be required for residential units included within the base residential density. The base residential density is calculated by dividing the total commercial parking requirement by three (3). For each residential unit in excess of the base residential density, a minimum

of ~~1.75~~2 parking stalls shall be provided (of which .1 stalls per unit shall be dedicated to visitor parking).

Section 22-24-5. North Village District (NVD) zones

Section 22-24-5(H)(1)(b)

H. Parking.

1. Parking Requirements.

...

- b. For the “Core” and “Edge” zones, ~~four~~three parking stalls shall be provided for every one-thousand (1000) square feet of gross leasable floor area of nonresidential uses. Since any residential use in these zones is required to be part of a mixed-use development, no parking stalls shall be required for residential units included within the base residential density. The base residential density is calculated by dividing the total commercial parking requirement by three (3). For each residential unit in excess of the base residential density, a minimum of 2.25 parking stalls shall be provided (of which .10 stalls per unit shall be dedicated to visitor parking).

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Aug 18, 2021
4:30 pm

PUBLIC HEARING – Amending portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street. Additional information can be viewed at orem.org/planning under "Current Planning & Public Hearing Notices" tab.

BARNES & NOBLE BOOKSELLERS, INC.
1400 OLD COUNTRY ROAD
ATTN: EXPENSE
WESTBURY, NY 115900000

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

Planning Commission
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PUBLIC HEARING – Amending portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street. Additional information can be viewed at orem.org/planning under "Current Planning & Public Hearing Notices" tab.

T-MOBILE WEST LLC
2711 CENTERVILLE ROAD
MAILSTOP BL
WILMINGTON, DE 19808

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Aug 18, 2021
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PUBLIC HEARING – Amending portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street. Additional information can be viewed at orem.org/planning under "Current Planning & Public Hearing Notices" tab.

STAPLES, THE OFFICE SUPERSTORE
500 STAPLES DRIVE
ATTN: TAX & LICENSE
FRAMINGHAM, MA 17020000

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org

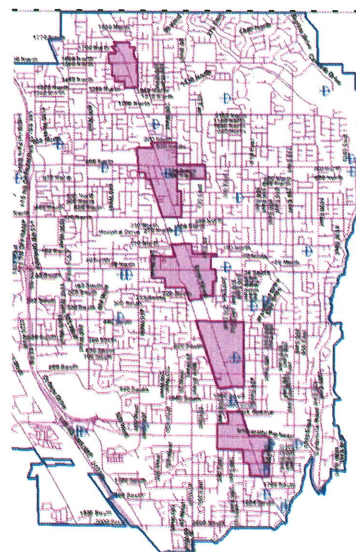
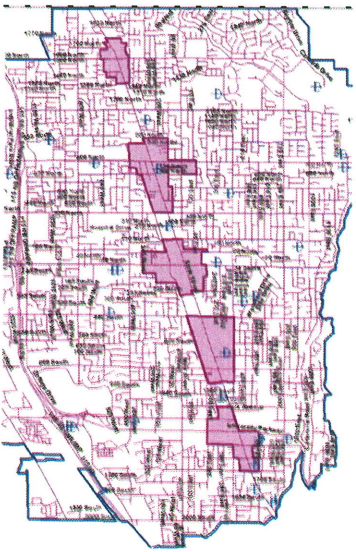
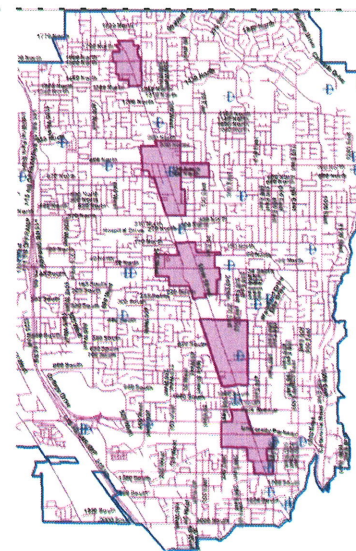
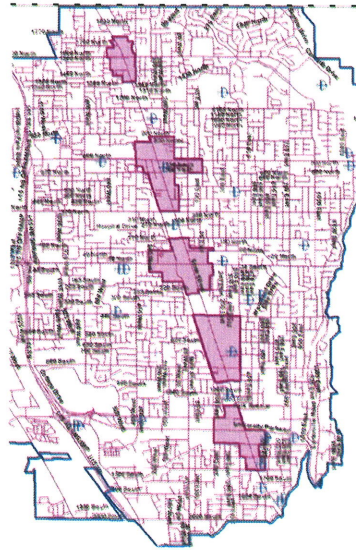


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PUBLIC HEARING – Amending portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street. Additional information can be viewed at orem.org/planning under "Current Planning & Public Hearing Notices" tab.

MEN'S WEARHOUSE, THE #2671
2711 CENTERVILLE ROAD STE 400
ATTN: BUSINESS LICENSES
WILMINGTON, DE 19808



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
July 21, 2021

The following items are discussed in these minutes:

- **PRELIMINARY PLAT** – Approving the preliminary plat of Sunhill, Plat A located generally at 616 North 1060 West – Approved
- **PUBLIC HEARING** – Amending portions of Section 22-24-5(F) of the Orem City Code pertaining to overall height standards within the North Village District (NVD) zones and portions of Section 22-24-5(H) pertaining to parking standards in the North Village District (NVD) zones – Negative recommendation to the City Council
- **CONDOMINIUM CONVERSION** – Approving the final plat of North Meadow Condominiums located generally at 475 West 1400 North - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

The Commission and staff briefly reviewed agenda items and minutes from July 7, 2021 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 Cochran called the Planning Commission meeting to order and asked Mr. Spencer, Planning Commission member, to offer the invocation.

Those present: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen, Long Range Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Shane Roxburgh for the Planning Commission to approve the preliminary plat of Sunhill, Plat A located generally at 616 North 1060 West in the R6 zone.

DRAFT Planning Commission minutes for July 21, 2021



Staff Presentation: In 2012, the parcel at 616 North 1060 West was rezoned to the R6 zone. The parcel has received several preliminary plat approvals in 2013, 2016 and 2018. These previous approvals have all expired. Now the applicant is requesting that a two-lot subdivision be created out of the existing parcel. It is a vacant lot with no structures.

A deep lot will be created with the twenty-four foot ingress/egress easement on the north end of the property. Lot 1 will be 7,823 square feet and Lot 2 will be 9,728 square feet. Both lots meet the minimum lot size requirement of 6,000 square feet in the R6 zone for Lot 1 and 7,500 square feet minimum for the deep lot.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Sunhill, Plat A located generally at 616 North 1060 West in the R6 zone with the condition that a Storm Water Questionnaire be submitted and approved.

Chair Cochran asked if the Planning Commission had any questions for Mr. Bench. There were no questions.

Chair Cochran called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to approve the preliminary plat of Sunhill, Plat A located generally at 616 North 1060 West in the R6 zone with the condition that a Storm Water Questionnaire be submitted and approved. Mr. Spencer seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request for the Planning Commission to amend portions of Section 22-24-5(F) of the Orem City Code pertaining to overall height standards within the North Village District (NVD) zones and portions of Section 22-24-5(H) pertaining to parking standards in the North Village District (NVD) zones. The NVD zones are located generally at 1600 North State Street.

Staff Presentation: At the request of the City Council, staff proposes to amend the NVD zones to establish a maximum height limit and to increase the parking requirement in the NVD-Core and NVD-Edge zones.

1. **Maximum height.** A height limit of thirty-five feet (35') is proposed for the NVD-Edge and NVD-Res(A) zones and a maximum height of forty-eight (48) feet in the NVD-Core zone.

The proposed maximum height of thirty-five feet would be in addition to other, currently existing height limits that are already built into the NVD zone including the following:

- a. Any development within seventy-five feet (75') of a residential zone has a height limit of thirty-five feet (35').
 - b. All new development must be set back from residential zones a distance at least equal to the height of the building.
 - c. Buildings in the NVD-Res(B) zone have a maximum height of 35 feet.
 - d. A natural limit on building height based on the need to meet parking requirements, which are based on the square footage of the building. In other words, the larger a building, the more parking is required.
2. **Parking requirement.** The current parking requirement in the NVD-Core and NVD-Edge zones is 1.75 spaces per residential unit over the base residential density. The current requirement for the NVD-Res-A zone is 2.5 stalls for units with two or fewer bedrooms and 3.5 stalls for units with three or more bedrooms. The proposed amendments would also increase the parking requirement from 1.75 stalls per residential unit to 2.25 stall per unit in the NVD Core and Edge zones over the base residential density. No other changes to the parking requirement are proposed. The commercial parking requirement and the parking standards in the NVD-Res-A and NVD-Res-B would remain the same.

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

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As background information, the current parking requirements for the NVD-Core and NVD-Edge zones were adopted by the City Council on October 8, 2019, and were based on the Orem City Parking Study (2019), developer recommendations, and city staff review including City Council discussions prior to the adoption of the current standards.

Recommendation: Staff recommends the Planning Commission should consider a recommendation to the City Council to amend portions of Section 22-24-5(F) of the Orem City Code pertaining to overall height standards within the North Village District (NVD) zones and portions of Section 22-24-5(H) pertaining to parking standards in the North Village District (NVD) zones. The NVD zones are located generally at 1600 North State Street.

Chair Cochran asked if the Planning Commission had any questions for Mr. Bench.

Chair Cochran opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone. The following residents made comments. For details view the video at orem.org/meetings. An additional comment was emailed and is attached at the end of the minutes.

Jill Barrick
LaNae Millet
Danean Hutchings
Stephanie Visnaw
John Barrick
Katrina Bleyl
Marilee Whipple
Robert Farr
Kenneth Hoen
Ariana Barrens
Keith Walker
Annya Becerra

Mr. Spencer said he was concerned about the other districts and thinks the same thing may happen. This is something staff should look at. Mr. Cochran said when this was first proposed the step-backs were considered. Mr. Bench said in any district a building has to be set back equal to the height of the building.

Planning Commission Action: Ms. Bentley moved to forward a negative recommendation to the City Council to not amend portions of Section 22-24-5(F) of the Orem City Code pertaining to overall height standards within the North Village District (NVD) zones and portions of Section 22-24-5(H) pertaining to parking standards in the North Village District (NVD) zones. The NVD zones are located generally at 1600 North State Street. Ms. Mecham seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham and Barry Roberts. Those voting nay: Carl Cook, Haysam Sakar, Ross Spencer. The motion passed.

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

Agenda Item 3.3 is a request by Greenfield Investments, LC for the Planning Commission to approve the final plat of North Meadow Condominiums located generally at 475 West 1400 North in the C2 Zone.



Staff Presentation: The applicant is converting the existing commercial building to a commercial condominium with four individual units. The applicant has notified the tenants of the change and received approval from the Orem City Building Official; with the stipulation that if the basement is separated into two units, there will need to be one-hour separation installed between the units. The applicant is in the process of making this change and is making an effort to have it completed and inspected prior to the Planning Commission meeting.

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

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Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the final plat of North Meadow Condominiums located generally at 475 West 1400 North in the C2 Zone with the condition that the one-hour separation is installed between units 3 and 4 on the lower level prior to recording the plat.

Chair Cochran asked if the Planning Commission had any questions for Mr. Bench. None did.

Chair Cochran called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to approve the final plat of North Meadow Condominiums located generally at 475 West 1400 North in the C2 Zone. Ms. Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion and moved to approve the meeting minutes for July 7, 2021. Ms. Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Adjourn: Chair Cochran called for a motion to adjourn. Mr. Cook moved to adjourn. Mr. Cochran seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Adjourn: 5:40 p.m.

Jason Bench
Planning Commission Secretary

Approved:

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1 From: **Heather Osmond** <heather@osmonddesigns.com>

2 Date: Wed, Jul 21, 2021 at 3:39 PM

3 Subject: Osmond Designs

4 To: jwbench@orem.org <jwbench@orem.org>

5
6
7 Hi Jason!

8
9 I heard that you were having a planning commission meeting today at 4:30 PM. I own the Osmond
10 Designs Orem furniture and interior design store, and I wanted to express my support and desire to keep
11 the current zoning as-is for my property. Feel free to share my message with any other planning
12 commission committee members as well.
13

14
15 Please call me with any questions or concerns that you have!
16

17 Thank you!

18
19
20 Heather Osmond
21 Osmond Designs Owner