

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
January 17, 2024

The following items are discussed in these minutes:

- SITE PLAN – Approving the site plan for Dutch Bros Coffee located at 865 North State Street in the C2 zone. - Approved
- REZONE- Approving the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C. – Positive Recommendation
- PLAT AMENDMENT - Vacating Tierra del Sol, Plat A Amended and approving Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones. – Approved
- CONDITIONAL USE PERMIT - Approval to add a family recreation exercise building located at 1014 North 1280 East in the PD18 zone. – Positive Recommendation

STUDY SESSION

Place: City Council Conference Room

At 3:42 p.m. Ms. Komen called the Study Session to order.

Those present: Haysam Sakar (via Zoom), Gerald Crismon, Madeline Komen, Mike Carpenter, 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 and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; John Dorny, Transportation Engineer; David Spencer, City Council Liaison;

Those excused: James Hawkes, Planning Commission member; Sam Kelly, City Engineer;

The Commission and staff briefly reviewed agenda items and minutes from the December 6, 2023 meeting.

Selection of the Planning Commission Chairperson and Vice Chairperson per Section 2-15-8, Orem City Code.

- Ms. Komen will be Planning Commission Chairperson for 2024
- Mr. Carpenter will be Planning Commission Vice Chairperson for 2024.

Matthew Taylor led a discussion regarding the parking of vehicles and trailers in landscaped portions of residential front yards.

Matthew Taylor led a discussion regarding outdoor lighting, positive and negative impacts, and potential regulations. – Discussion will be moved to a later meeting.

The meeting was adjourned at 4:28 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:34 p.m. Ms. Komen called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: Haysam Sakar (via Zoom), Gerald Crismon, Madeline Komen, Mike Carpenter, 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 and Cheryl Vargas, Associate

Planning Commission minutes for January 17, 2024

Planners; Grant Allen and Matt Taylor, Senior Planners; John Dorny, Transportation Engineer; David Spencer, City Council Liaison;

Those excused: James Hawkes, Planning Commission member; Sam Kelly, City Engineer;

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

SITE PLAN – Approving the site plan for Dutch Bros Coffee located at 865 North State Street in the C2 zone.

Staff Presentation:

The applicant is proposing to build a 950 square foot Dutch Bros Coffee on the lot located at 865 North State Street. The store will have drive-thru and walk-up service, with no indoor seating for customers. The queue for the drive-thru will be a double lane to the west of the building.

Parking: 4 spaces are required. The applicant is proposing 9 parking stalls, 1 of which is an ADA accessible stall. There also will be 4 spaces for bike parking.

Height: The maximum height permitted in the C2 zone is 48 feet. The proposed building will be 24 feet high.

Architectural: The building will be finished in gray stucco, blue fiber cement siding, and stone veneer. All of which are permitted within the State Street Corridor.

Recommendation:

Staff recommends the Planning Commission approve the site plan for Dutch Bros Coffee located at 865 North State Street in the C2 zone.

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

Ms. Komen invited the applicant to come forward. Shelby Eldridge came forward.

Mr. Low asked about peak times and the through put. Ms. Eldridge responded.

Mr. Carpenter asked about outdoor seating. Ms. Eldridge responded.

Ms. Komen asked what the site looks like at peak hours. Ms. Eldridge responded.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Carpenter moved to approve the site plan for Dutch Bros Coffee located at 865 North State Street in the C2 zone. Ms. Komen seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, Helena Kleinlein, and Murray Low. Motion passed unanimously.

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

REZONE- Approving the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.

Staff Presentation:

The applicant is proposing to add this property to Sign Zone C. Currently the property is not within a sign zone, and per the Orem City Code is treated at Sign Zone D. This sign zone does not allow for pole signs. The applicant is requesting the property be added to Sign Zone C to allow a pole sign to be installed on the property. The existing Chevron gas station across University Parkway to the north is already part of Sign Zone C.

Planning Commission minutes for January 17, 2024

If the property is approved to be added to Sign Zone C the applicant is proposing to install a pole sign near the corner of Geneva Road and University Parkway, as well as a monument sign near the site entrance on Geneva Road. Both signs would be permitted under Sign Zone C.

Recommendation:

Staff recommends the Planning Commission forward a recommendation to the City Council to approve the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.

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

Ms. Komen asked regarding the regulations of monument signs. Ms. Vargas responded.

Ms. Komen invited the applicant to come forward. Clint Carver came forward (via Zoom).

Mr. Low asked about the neighborhood meeting. Mr. Carver responded.

Mr. Carpenter stated that he attempted to find the neighborhood meeting.

Melanie Ruff (via Zoom) from Maverik stated that they held a second meeting as the first one was hard to find.

Mr. Crismon stated that he attended both meetings.

Ms. Komen 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 rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C. Mr. Crismon seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, Helena Kleinlein, and Murray Low. Motion passed unanimously.

Ms. Komen asked Ms. Vargas to introduce **Agenda Item 3.3:** ([click here for recording](#))

PLAT AMENDMENT - Vacating Tierra del Sol, Plat A Amended and approving Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones.

Staff Presentation:

The property owner would like to build a new recreation/exercise building on his property. This will be built to the south of the existing home. Currently the area directly surrounding the home is Lot 2 and the rest of the property is Lot 1. The plat amendment will enlarge Lot 2 to be able to accommodate the new building and still meet the zone setbacks for the home and new building.

With the new plat, Lot 1 will be 33.25 acres and Lot 2, with the home and new accessory building, will be 4.57 acres. Both lots exceed the minimum lot size of the PD18 zone which is .5 acre.

Architecture: The building will be 15,000 square feet. It will consist of Ultra-High Performance Concrete (UHPC) panels, glass and coated aluminum. The roof will be a flat membrane roofing.

Recommendation:

Staff recommends the Planning Commission vacate Tierra del Sol, Plat A Amended and approve Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones.

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

Ms. Komen invited the applicant to come forward. Applicant declined coming forward.

Ms. Komen called for a motion on this item.

Planning Commission minutes for January 17, 2024

Planning Commission Action:

Mr. Carpenter moved to vacate Tierra del Sol, Plat A Amended and approve Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones. Ms. Kleinlein seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, Helena Kleinlein, and Murray Low. Motion passed unanimously.

Ms. Komen asked Ms. Vargas to introduce **Agenda Item 3.4:** ([click here for recording](#))

CONDITIONAL USE PERMIT - Approval to add a family recreation exercise building located at 1014 North 1280 East in the PD18 zone.

Staff Presentation:

The applicant is proposing to build a new family recreation exercise building on their property. Because the size of the building is over 1,000 square feet, a conditional use permit is required in the PD18 zone. The building will sit south of the existing home on Lot 2 and will be 15,000 square feet.

In the PD18 zone, accessory structures may not be higher than thirty-five (35) feet. This accessory building will be thirty (30) feet high. Materials will consist of Ultra-High Performance Concrete (UHPC) panels, glass and coated aluminum. The roof will be a flat membrane roofing. The building also meets the setback requirements for the zone. (22-11-30)

Recommendation:

Staff recommends the Planning Commission consider forwarding a recommendation to the City Council to approve the conditional use permit for a family recreation exercise building located at 1014 North 1280 East in the PD18 zone.

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

Mr. Low asked about how lives South of this property. Ms. Vargas responded.

Mr. Low asked how far the proposed building is from the neighbors to the East. Ms. Vargas responded.

Mr. Low asked if there are trees on the South side of the property.

Ms. Komen invited the applicant to come forward. Jerry Anderson came forward.

Mr. Anderson explained the location of the building and addressed the question regarding trees on the property.

Mr. Low asked about what other concerns the neighbors had. Mr. Anderson responded.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Ms. Kleinlein moved to forward a positive recommendation to the City Council to approve the conditional use permit for a family recreation exercise building located at 1014 North 1280 East in the PD18 zone. Mr. Crismon seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, Helena Kleinlein, and Murray Low. Motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the December 6, 2023 meeting. Ms. Komen called for a motion to approve the minutes for the December 6, 2023 meeting. Mr. Low moved to approve the meeting minutes for December 6, 2023. Mr. Carpenter seconded. Those voting aye: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, Helena Kleinlein, and Murray Low. Motion passed unanimously.

Planning Commission minutes for January 17, 2024

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

Adjourn: 4:57 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: February 7, 2024