

CITY OF OREM
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.

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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: August 18, 2021

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From: **Heather Osmond** <heather@osmonddesigns.com>
Date: Wed, Jul 21, 2021 at 3:39 PM
Subject: Osmond Designs
To: jwbench@orem.org <jwbench@orem.org>

Hi Jason!

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

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

Thank you!

Heather Osmond
Osmond Designs Owner