

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 20, 2021

The following items are discussed in these minutes:

- PUBLIC HEARING – Amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28-(F) *Garage Sales* to clarify language, to be continued to the November 3, 2021 Planning Commission meeting due to an error in noticing. – Continued.
- PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amending portions of Section 22-11-42, PD29 zone (*Siena Villas @ Columbia Lane*) pertaining to the overall density and parking requirements of the PD29 zone and amending Appendix V of the Orem City Code with updated concept plans and elevations, located generally at 1859 South Columbia Lane. – 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, 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 and Rachel Stevens, Associate Planners; 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, minutes from September 15, 2021 meeting, and training on land use laws and adjourned at 4:17 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 himself offered the invocation.

Those present: Marisa Bentley, Mickey Cochran, 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 and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Development Services for the Planning Commission to forward a request to the City Council to amend portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28-(F) *Garage Sales* to clarify language.

Recommendation: Due to an error in noticing the public, Staff recommends the Planning Commission to continue amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28-(F) *Garage Sales* to clarify language.

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

Planning Commission minutes for October 20, 2021

Columbia Lane) pertaining to the overall density and parking requirements of the PD29 zone and amend Appendix V of the Orem City Code with updated concept plans and elevations, located generally at 1859 South Columbia Lane.

Chair Cochran asked if the Planning Commission had any questions for Ms. Vargas.

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 additional details view the video at orem.org/meetings.

Pat Bersie, 1854 S 543 E
Mara Garcia, 1909 S Terrace Drive
David Miles, 1660 S 350 E,
Lanae Millet, 288 W 1500 N
Richard West, 1941 S Terrace Drive
Carol Miles, 1925 S Terrace Drive
Henry Miles, 1925 S Terrace Drive
Tim Thomas, 1901 S 543 E

Chair Cochran closed the public hearing.

There was a discussion on why the properties located south of 1859 W Columbia Lane have been vacant for several years. See orem.org/meetings for additional details.

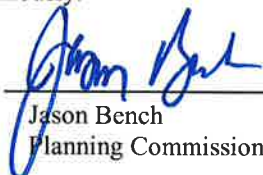
The applicants, Mr. Hollopeter and Mr. Halladay, answered several questions from the planning commission members. See orem.org/meetings for additional details.

Planning Commission Action: Ms. Bentley moved to forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amend portions of Section 22-11-42, PD29 zone (*Siena Villas @ Columbia Lane*) pertaining to the overall density and parking requirements of the PD29 zone and amending Appendix V of the Orem City Code with updated concept plans and elevations, located generally at 1859 South Columbia Lane. Ms. Mecham seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham and Barry Roberts. Those voting nay: Haysam Sakar and Ross Spencer. The motion passed with four votes to two.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion to approve the minutes of September 15, 2021. Chair Cochran moved to approve the meeting minutes for September 15, 2021. Ms. Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

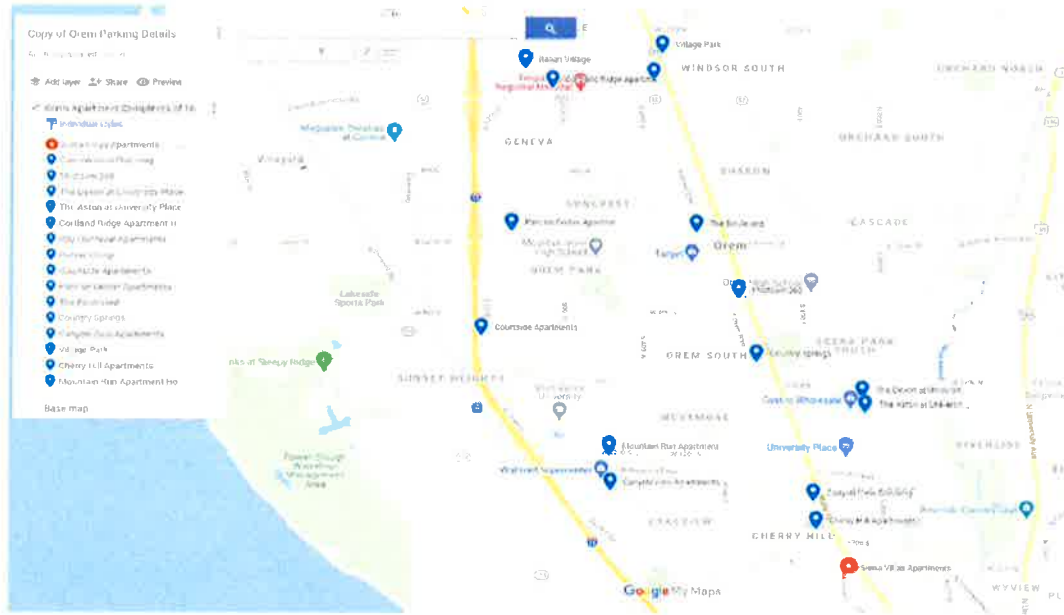
Adjourn: Chair Cochran called for a motion to adjourn. Chair Cochran moved to adjourn. Shauna Mecham seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Adjourn: 5:15 p.m.



Jason Bench
Planning Commission Secretary

Planning Commission minutes for October 20, 2021



	111	2	211	1	311	2	121	2	221	1	321	2	131	2	231	1	331	1
	112	1	212	2	312	3	122	1	222	1	322	2	132	2	232	2	332	1
	113	1	213	1	313	1	123	1	223	2	323	3	133	1	233	1	333	1
	114	1	214	1	314	1	124	2	224	1	324	1	134	1	234	1	334	1
	115	2	215	0	315	2	125	2	225	1	325	1	135	2	235	1	335	2
	116	2	216	1	316	1	126	2	226	2	326	1	136	1	236	1	336	2
	117	2	217	2	317	1	127	1	227	2	327	1	137	1	237	1	337	1
office	118	2	218	1	318	2	128	1	228	1	328	1	138	1	238	1	338	2
	119	2	219	2	319	2	129	1	229	1	329	1	139	1	239	1	339	1

two beds

Total 113

Planning Commission minutes for October 20, 2021

Date	Time	# of Cars	
			39.0%
11/10/2016	10:30 AM	47	26.1%
11/11/2016	8:30 AM	69	38.3%
11/11/2016	2:30 PM	50	27.8%
11/14/2016	1:00 PM	53	29.4%
11/14/2016	6:30 PM	74	41.1%
11/15/2016	10:00 AM	45	25.0%
11/15/2016	2:30 PM	41	22.8%
11/16/2016	9:30 AM	63	35.0%
11/16/2016	1:30 PM	50	27.8%
11/16/2017	5:30 PM	65	36.1%
11/17/2016	10:00 AM	50	27.8%
11/17/2016	2:00 PM	53	29.4%
11/17/2016	6:00 PM	77	42.8%
11/18/2016	11:00 AM	47	26.1%
11/18/2016	1:00 AM	106	58.9%
11/19/2016	5:20 PM	72	40.0%
11/19/2016	10:30 PM	96	53.3%
11/21/2016	10:30 AM	57	31.7%
11/22/2016	3:00 PM	48	26.7%
11/22/2016	6:00 PM	72	40.0%
11/22/2016	11:00 PM	92	51.1%
11/23/2016	10:30 AM	73	40.6%
11/23/2016	11:30 PM	78	43.3%
11/24/2016	6:30 PM	61	33.9%
11/24/2016	10:00 PM	78	43.3%
11/25/2016	10:00 AM	70	38.9%
11/25/2016	11:00 AM	67	37.2%
11/25/2016	10:00 PM	78	43.3%
11/26/2016	11:00 AM	71	39.4%
11/26/2016	7:00 PM	78	43.3%
11/27/2016	10:00 PM	93	51.7%
11/29/2016	4:20 PM	53	29.4%
11/30/2016	6:50 AM	96	53.3%
11/30/2016	8:30 AM	73	40.6%
11/30/2016	3:45 AM	43	23.9%
11/30/2016	10:30 PM	105	58.3%
12/03/2016	2:45 AM	68	37.8%
12/03/2016	6:40 PM	70	38.9%
12/04/2016	12:30 AM	104	57.8%
12/04/2016	4:30 PM	87	48.3%
12/04/2016	11:45 PM	98	54.4%
12/05/2016	7:00 PM	78	43.3%
12/06/2016	9:30 PM	93	51.7%
12/07/2016	11:30 PM	106	58.9%
12/08/2016	2:45 PM	53	29.4%
12/08/2016	9:15 PM	84	46.7%
12/11/2016	9:45 PM	85	47.2%
12/14/2016	11:30 PM	98	54.4%
12/15/2016	8:30 PM	53	29.4%
12/16/2016	7:50 PM	80	44.4%
12/17/2016	10:30 PM	78	43.3%
12/19/2016	9:45 AM	77	42.8%
12/19/2016	9:30 PM	81	45.0%
12/20/2016	10:30 PM	105	58.3%
12/22/2016	9:45 PM	108	60.0%
12/23/2016	9:30 PM	76	42.2%
12/26/2016	7:00 PM	78	43.3%
12/29/2016	8:00 PM	84	46.7%
12/30/2016	10:00 PM	96	53.3%
12/31/2016	11:45 PM	97	53.9%
February			
2/7/2017	10:00 PM	102	56.7%
2/9/2017	8:30 PM	99	55.0%
2/10/2017	9:30 PM	99	55.0%
2/11/2017	8:40 AM	91	50.6%
2/11/2017	8:30 PM	90	50.0%
2/13/2017	7:00 PM	76	42.2%
2/14/2017	8:30 PM	96	53.3%
2/17/2017	11:45 PM	103	57.2%
2/20/2017	11:00 PM	110	61.1%
2/21/2017	9:15 PM	88	48.9%
2/22/2017	1:00 AM	111	61.7%
2/25/2017	12:30 AM	110	61.1%
2/25/2017	9:43 PM	101	56.1%
2/27/2017	11:00 PM	103	57.2%
3/1/2017	7:35 PM	84	46.7%

of Units 81

Covered Stalls	81
Uncovered Stalls	99
Total	180

	Stalls / Unit	
Total # of Stalls	180	
Average # of Stalls used	70.2	0.87
High	111	1.37
Low	41	0.51

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