

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 3, 2021

The following items are discussed in these minutes:

- PUBLIC HEARING – Vacating Lot 2 of Arlington Park Plat D and vacating Lot 1 of Arlington Park Plat J and approving Arlington Park Plat L – Approved
- PUBLIC HEARING – Amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language - Positive recommendation to City Council
- PRELIMINARY PLAT – Approving the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H - 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 Garey, Associate Planners; Matt Taylor, Senior Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Grant Allen, Senior Planner

The Commission and staff briefly reviewed agenda items, had a half hour of Planning Commission training, reviewed the minutes from the October 20, 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, 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 Garey, Associate Planners; Matt Taylor, Senior Planner; Sam Kelly, City Engineer and Steve Earl, Legal Counsel

Those excused: Grant Allen, Senior Planner; Terry Peterson, City Council Liaison

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

Agenda Item 3.1 is a request by Mitch McCuiston for the Planning Commission to vacate Lot 2 of Arlington Park Plat D and vacate Lot 1 of Arlington Park Plat J and approve Arlington Park Plat L, located generally at 559 West 1085 North in the R8 zone.

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Staff Presentation: The applicant is seeking to realign the lot lines to coincide with the current ownership. In 1996 a section of Lot 2 of Arlington Park Plat D was recorded at the county as being owned by Mitch and Pamela McCuistion. The current property lines on Arlington Park Plat D and Arlington Park Plat J do not align with the property ownership that changed in 1996. After this change has been made the applicant is seeking to build a pool shed within the new property lines.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 2 of Arlington Park Plat D and vacate Lot 1 of Arlington Park Plat J and approve Arlington Park Plat L, located generally at 559 West 1085 North in the R8 zone.

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

Chair Cochran invited the applicant to come forward. Carla Harris, representing the owners, introduced herself but had nothing to add to the presentation.

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.

When no one came forward, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Bentley moved to vacate Lot 2 of Arlington Park Plat D and vacate Lot 1 of Arlington Park Plat J and approve Arlington Park Plat L, located generally at 559 West 1085 North in the R8 zone. Mr. Spencer seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Garey to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Development Services for the Planning Commission to amend portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language.

Staff Presentation: At the request of the Legal Department, these two sections needed some of the language changed and updated to clarify the language of the ordinance.

[Article 22-1. Administration](#)

[22-1-3. Enforcement.](#)

- C. Code enforcement personnel working under the direction of the Development Services Director are hereby declared to be Public Officials within the meaning of Section 77-7-18 Utah Code Annotated 1953 as amended, and these Public Officials are hereby authorized to issue ~~misdemeanor~~ non-criminal citations for violations of this Chapter.

[Article 22-14. Supplementary Regulations](#)

[22-14-28. Garage Sales.](#)

- F. All signs advertising the garage sale comply with the requirements of Section 14-3-3 ~~Garage Sale Signs~~ Accessory Residential Signs;

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission send a positive recommendation to the City Council to amend portions of Sections 22-1-3(C) *Enforcement* and 22-14-28(F) *Garage Sales* to clarify language.

Chair Cochran asked if the Planning Commission had any questions for Ms. Garey or staff.

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.

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

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When no one came forward, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Chair Cochran moved to send a positive recommendation to the City Council to amend portions of Sections 22-1-3(C) *Enforcement* and 22-14-28(F) *Garage Sales* to clarify language. Mr. Sakar seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Garey to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Jeff Mansell, Boardwalk Industries, LLC, for the Planning Commission to approve the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.



Staff Presentation: When the applicant made Fields at Lakeview Area B larger to accommodate a commercial area on the corner of 2000 South Geneva Road, he moved twelve housing units to the southwest corner of the development. There were originally nineteen housing units, so seven units have been deleted from the project. That southwest area had previously been designated as wetlands. The applicant went to the Army Corp of Engineers to have that area re-designated as “non-wetland”.

This new plat will also show that Area B in the southeast corner of the project will be larger and designated as commercial. It was previously designated as Active Adult Housing and Office. The City Council approved this concept plan on October 26, 2021 allowing for a grocery store and at least one other commercial pad.

Because the preliminary plat has been modified, the new preliminary plat needs to come before the Planning Commission. A new road connection will be made between 1970 South and 1140 West. Fields at Lakeview, Plat F will front off of 1970 South. Fields at Lakeview, Plat H will front off of 1140 West.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.

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

Chair Cochran invited the applicant to come forward. Jeff Mansell, Boardwalk Industries, LLC introduced himself but had nothing to add to the presentation.

Chair Cochran asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Mecham moved to approve the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone. 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.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion to approve the minutes of October 20, 2021. Mr. Spencer moved to approve the meeting minutes for October 20, 2021. Chair Cochran seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

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

Adjourn: 4:42 p.m.

Jason Bench
Planning Commission Secretary

Approved: December 8, 2021