

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
March 2, 2022

The following items are discussed in these minutes:

- PUBLIC HEARING – Vacating Lot 1 of Hyde-N-Wait, Plat A and approving Hyde-N-Wait, Plat B located generally at 148 East 1600 South in the R6.5 zone. – Approved.
- SITE PLAN - Approving the site plan of “University Place Marriott Courtyard” located generally at 750 E Park Avenue, in the PD34 zone. – Approved.

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. Chair Sakar called the Study Session to order.

Those present: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low, 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; and Terry Peterson, City Council Liaison

Those excused: Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from February 16, 2022 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 Sakar called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low, 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 Sakar asked Ms. Vargas to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Derek Brown for the Planning Commission to vacate Lot 1 of Hyde-N-Wait, Plat A and approve Hyde-N-Wait, Plat B located generally at 148 East 1600 South in the R6.5 zone.

Staff Presentation: The applicant desires to split his existing lot into two lots in the R6.5 zone. Lot one will be 6,692 square feet and Lot 2, with the existing house, will be 10,763 square feet which meets the minimum lot requirement in the R6.5 zone of 6,500 square feet.



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Parking: The required number of parking stalls for this project is one stall per room, for a total of 140 required stalls. They are providing 67 on-site parking stalls and 73 off-site parking stalls. The off-site parking stalls are shared stall with University Mall across the street from the front entrance of the hotel. They are providing a total of 140 parking stalls.

Landscaping: The overall landscape plan complies with all applicable PD34 zoning codes.

Transportation/Engineering: There are no transportation or engineering concerns for this project.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of "University Place Marriott Courtyard" located generally at 750 E Park Avenue, in the PD34 zone.

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

Chair Sakar invited the applicant to come forward. Ms. Olson introduced herself.

Chair Sakar 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: Barry Roberts moved to approve the site plan of "University Place Marriott Courtyard" located generally at 750 E Park Avenue, in the PD34 zone. Murray Low seconded the motion. Those voting aye Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of February 16, 2022. Haysam Sakar moved to approve the meeting minutes for February 16, 2022. Jim Condie seconded the motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low. The motion passed unanimously.

Adjourn: Chair Sakar called for a motion to adjourn. Haysam Sakar moved to adjourn. Murray Low seconded the motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low. The motion passed unanimously.

Adjourn: 4:40 p.m.



Ryan Clark
Planning Commission Secretary

Approved:

