

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
March 16, 2022

The following items are discussed in these minutes:

- **PRELIMINARY PLAT** – Approving the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A - Approved

STUDY SESSION

Place: City Council Conference Room

At 4:15 p.m. Chair Sakar called the Study Session to order.

Those present: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar, 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, Senior 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 March 2, 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 Ms. Okolowitz, Planning Commission member, to offer the invocation.

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

Those excused: Steve Earl, Legal Counsel

Chair Sakar asked Ms. Stevens to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Phil Holland for the Planning Commission to approve the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 North 400 East.



Staff Presentation: The applicant is proposing a 22-single family home subdivision on a currently vacant 6.73acre parcel. The subdivision will be located directly east of Timpanogos High School. As part of the proposed preliminary plat, two new roads and two new cul-de-sacs will be created. These new public roads will create a connection between Timpanogos Boulevard and 400 E. The lots for the proposed subdivision will range in size from 8,879 square feet to 14,695 square feet.

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 to approve the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 North 400 East.

Chair Sakar asked if the Planning Commission had any questions for Ms. Stevens. Ms. Pope asked Ms. Stevens to explain what was meant by double frontage. Ms. Stevens explained that several lots have the potential to have a driveway on two roads, so putting up a fence will prevent them from having access to 400 East.

Chair Sakar invited the applicant to come forward. Trek Loveridge, Holland Group, introduced himself.

Chair Sakar called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to approve the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 North 400 East. Mr. Sakar seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

Mr. Clark mentioned that Dillard's has now opened at the mall. This store is what Dillard's calls a Tier 1 store and is the most expensive store they have ever built. They have really invested in Orem and it is quite the gem.

Chair Sakar opened the public meeting to allow those who wanted to come forward and make a comment on item 3.1. The following came forward (see video for details):

Brent Bingham
Annalee Horton

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of March 2, 2022. Ms. Pope moved to approve the meeting minutes for March 2, 2022. Mr. Low seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

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

Adjourn: 4:46 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: April 20, 2022