

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
April 20, 2022

The following items are discussed in these minutes:

- **SITE PLAN** – Vacating Lots 3 and 4 of Meikle John Industrial Park, Plat A and approving the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West – Approved
- **PRELIMINARY PLAT** – Approving the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North - Approved

STUDY SESSION

Place: City Council Conference Room

At 4:00 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, Associate Planner; Grant Allen and Matt Taylor, Senior Planners and Steve Earl, Legal Counsel

Those excused: Rachel Stevens, Associate Planner; Sam Kelly, City Engineer and Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from March 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: 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, Associate Planner; Grant Allen and Matt Taylor, Senior Planners and Steve Earl, Legal Counsel

Those excused: Rachel Stevens, Associate Planner; Sam Kelly, City Engineer and Terry Peterson, City Council Liaison

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1:** [\(click here for recording\)](#)

Agenda Item 3.1 is a request by Robison Homes Builders for the Planning Commission to vacate Lots 3 and 4 of Meikle John Industrial Park, Plat A and approve the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone.

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Staff Presentation: The applicant is proposing to combine two platted lots into a one lot subdivision with four office warehouse condominiums.

There will be four 2-story units with units 1 and 4 being 2,496 square feet and units 2 and 3 being 1,940 square feet. Each unit will have office and warehouse space with their own restrooms and break rooms.

Architecture: The proposed architecture meets the requirements of the M2 zone.

Parking: The parking requirement for this project have been met. Thirty-one spaces are required and they are providing thirty-one spaces.

Landscaping: The overall landscape plan complies with all applicable M2 zoning codes.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 3 and 4 of Meikle John Industrial Park, Plat A and approve the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone.

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

Chair Sakar invited the applicant to come forward. He had nothing to add and did not come forward.

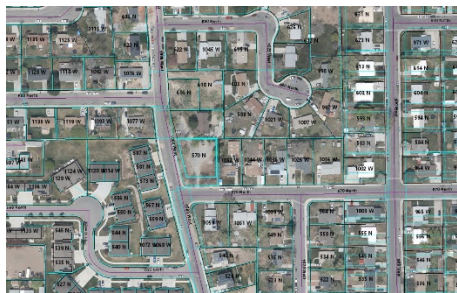
Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar 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: Mr. Roberts moved to vacate Lots 3 and 4 of Meikle John Industrial Park, Plat A and approve the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone. 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.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.2:** [\(click here for recording\)](#)

Agenda Item 3.2 is a request by Nathan Kelley for the Planning Commission to approve the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North in the R7.5 zone.



Staff Presentation: Madsen Estates is currently one lot of record in the R7.5 zone. The applicant would like to divide that one lot into two lots.

Both lots meet the lot size exception requirements for the R7.5 zone of 7,500 square feet. Lot 1 is taking the lot width exception and Lot 2 is taking the lot area exception. The lot width exception says the lot must at least meet ninety-five percent of the required frontage for the zone. The lot area exception states that the lot must meet at least ninety percent of the required lot size for the zone. Each lot may only take one exception.

Lot 1 will be 8,168 square feet which meets the minimum lot size; however, it will meet the ninety-five percent of the minimum lot frontage required at seventy feet instead of the required seventy-five feet. Lot 2 will be 6,879 square feet which meets the minimum ninety percent exception for this zone. Lot 2 does meet the minimum frontage requirement of seventy-five 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 approve the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North in the R7.5 zone.

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

Chair Sakar invited the applicant to come forward. Roger Dudley, Dudley & Associates, introduced himself.

Chair Sakar called for a motion on this item.

Planning Commission Action: Ms. Pope moved to approve the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North in the R7.5 zone. Chair 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.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of March 16, 2022. Mr. Low moved to approve the meeting minutes for March 16, 2022. Ms. Komen 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. Roberts 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: 4:45 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: May 4, 2022