

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
June 15, 2022

The following items are discussed in these minutes:

- **PUBLIC HEARING** – Vacating Lot 1 of Tucker Subdivision, Plat B and approving the preliminary plat of Rolling Sand Subdivision, Plat A located generally at 1765 South Sandhill Road in the R8 zone. – Approved.
- **PUBLIC HEARING** - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 659 South 350 West from the R8 zone to the R6 zone. – Positive Recommendation.
- **PRELIMINARY PLAT** – Approving the preliminary plat of Bastian Residence Subdivision located generally at 172 West 1800 South in the R8 zone. – Approved.
- **PUBLIC HEARING** - The Economic Development Division requests the Planning Commission review and make a recommendation to the City Council to amend Chapter 5, Economics, of the Orem General Plan and recommend the adoption of the Orem Economic Development Strategic Plan by amending Appendix E of the Orem General Plan. – Continued.

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Chair Sakar called the Study Session to order.

Those present: 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; Matt Taylor, Senior Planners; Steve Earl and Aaron McKnight, Legal Counsel; Kathi Lewis and Nate Prescott, Economic Development; and Terry Peterson, City Council Liaison

Those excused: Grant Allen, Senior Planner; Sam Kelly, City Engineer; and Gerald Crismon, Planning Commission Member

The Commission and staff briefly reviewed agenda items and minutes from May 18, 2022 meeting and adjourned at 4:30 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:35 p.m. Chair Sakar called the Planning Commission meeting to order and asked Amber Pope, Planning Commission member, to offer the invocation.

Those present: 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; Matt Taylor, Senior Planners; Steve Earl, Aaron McKnight, Legal Counsel; Kathi Lewis and Nate Prescott, Economic Development; and Terry Peterson, City Council Liaison

Those excused: Grant Allen, Senior Planner; Sam Kelly, City Engineer; and Gerald Crismon, Planning Commission Member

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

Planning Commission minutes for June 15, 2022

Agenda Item 3.1 is a request by Zion's Commercial Investments / Howie Nelson for the Planning Commission to vacate Lot 1 of Tucker Subdivision, Plat B and approve the preliminary plat of Rolling Sand Subdivision, Plat A located generally at 1765 South Sandhill Road in the R8 zone.



Staff Presentation: Rolling Sand Subdivision, Plat A is currently one lot of record and Lot 1 of Tucker Subdivision, Plat B which is part of an existing plat in the R8 zone. The applicant would like to divide the lot of record into two lots and clean up some property lines between Lots 1 and 3, which is why Lot 3 has been included in the proposed plat. Link to Preliminary Plat code [\(17-4\)](#):

All three lots meet the minimum lot size requirements from the R8 zone of 8,000 square feet and the deep lot meets the minimum lot size of 8,000 square feet plus 125%, which is 10,000 square feet. Lot 1 is 13,030 square feet, Lot 2 is 13,997 square feet and Lot 3 is 12,365 square feet. Lots 1 and 3 both have existing homes on them that will remain. Lot 2 is a vacant lot. Link to Deep Lot Development code [\(17-8-1\)](#):

Lot 1 meets the minimum lot frontage for the R8 zone of 80 feet with 96.99 feet of frontage. The Access & Public Utility Easement meets the required twenty feet in width requirement and will be concrete.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 of Tucker Subdivision, Plat B and approve the preliminary plat of Rolling Sand Subdivision, Plat A located generally at 1765 South Sandhill Road in the R8 zone.

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

Chair Sakar invited the applicant to come forward. Mr. Nelson introduced himself.

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: Jim Condie moved to vacate Lot 1 of Tucker Subdivision, Plat B and approve the preliminary plat of Rolling Sand Subdivision, Plat A located generally at 1765 South Sandhill Road in the R8 zone. Amber Pope seconded the motion. Those voting aye: Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.2**:

Agenda Item 3.2 is a request by Michael and Lisa Kelley for the Planning Commission to review and make a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 659 South 350 West from the R8 zone to the R6 zone.



Staff Presentation: The property owners own this parcel and the parcel to the south. They would like to subdivide this northern parcel into two (2) lots so two of their children with young families can build homes there. Link to Rezone code [\(22-1-5\)](#):

The current zoning for this lot is R8 but the lot is not quite large enough to be divided into two lots that meet the R8 zone lot size requirements. In the R6 zone, the lots have to be a minimum of 6,000 square feet and flag lots need to be one-hundred twenty-five percent (125%) of that

which is 7,500.00. In this case, Lot 1 is 7,464 square feet and Lot 2 is 7,555 square feet which more than meets the R6 zone requirements. The frontage of Lot 1 also meets the minimum lot width requirement of 60 feet and is 87.83 feet wide. The twenty (20) foot Public Utility and Access Easement is part of the 87.83 feet. Link to Deep Lot Development code [\(17-8-1\)](#):

By providing this help to their children, the Kelly's feel they can help provide their neighborhood with some young families and help Orem retain its image as a family-friendly community.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 659 South 350 West from the R8 zone to the R6 zone.

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

Chair Sakar invited the applicant to come forward. Michael Kelley introduced himself.

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: Amber Pope moved to forward a positive recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 659 South 350 West from the R8 zone to the R6 zone. Madeline Komen seconded the motion. Those voting aye Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by Davies Design Build / Jackson Follet for the Planning Commission to approve the preliminary plat of Bastian Residence Subdivision located generally at 172 West 1800 South in the R8 zone.

Staff Presentation: This property currently is a lot of record and shares an address with the property to the west which is in the PD14 zone. Approval of this preliminary plat and final plat will separate this property from the property to the west, divide it into two (2) lots and establish separate addresses for each lot. This property is also different from the property to the west as it is in the R8 zone. Link to Preliminary Plat code [\(17-4\)](#):

Planning Commission minutes for June 15, 2022



There are currently two (2) lots on the subject property. The applicant is requesting to move the smaller lot from the north east area of the property to the south east area of the property. This will give it its own address as well and provide access and frontage on 1800 South. Keeping this smaller lot on the north end of the property would make it land-locked with no direct access.

Both lots more than meet the lot size requirements for the R8 zone of 8,000 square feet. Lot 1 will be 63,351 square feet (1.454 acres) and Lot 2 will be

11,730 square feet. Both lots 1 and 2 are currently vacant with no existing structures.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Bastian Residence Subdivision located generally at 172 West 1800 South in the R8 zone.

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

There was a discussion about the benefits to platting the lots. See video for details.

Chair Sakar invited the applicant to come forward. Mr. Follet introduced himself.

Planning Commission Action: Murray Low moved to approve the preliminary plat of Bastian Residence Subdivision located generally at 172 West 1800 South in the R8 zone. Haysam Saakar seconded the motion. Those voting aye: Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low. The motion passed unanimously.

Chair Sakar asked Kathi Lewis to introduce **Agenda Item 3.4:**

Agenda Item 3.4 is a request by City of Orem Economic Development for the Planning Commission to review and make a recommendation to the City Council to amend Chapter 5, Economics, of the Orem General Plan and recommend the adoption of the Orem Economic Development Strategic Plan by amending Appendix E of the Orem General Plan.

Staff Presentation: The following presentation was giving in the pre-meeting. See video for details.

The General Plan is a written guide for the future development of the City. Chapter 5 of the General Plan discusses economics.

In 2012, the Commission for Economic Development in Orem (CEDO) was integrated into the City of Orem and the Economic Development Division (EDD) was created. In [2014](#), in conjunction with Zion's Bank Public Finance, a new Economic Development Strategic Plan (EDSP) was completed. In 2021 the consulting firm Thomas P. Miller and Associates was hired to create a full and comprehensive updated EDSP to serve as a guide for the City's economic development and growth for the next five to ten years.

The purpose of the EDSP is to provide the City with a sustainable vision for growth to implement and encourage said vision. Many goals associated with the EDSP require zoning and land use coordination. Therefore, in Chapter 5 of the General Plan, reference to the EDSP as a guiding document for economic development should be included to ensure coordination between land development goals and economic development goals.

It is proposed that Chapter 5, Economic, of the Orem General Plan, be modified and the comprehensive update of the Economic Development Strategic plan dated June 2022 be adopted as Appendix E of the General Plan. The proposed changes are included.

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

Planning Commission minutes for June 15, 2022

Advantages

- The EDSP identifies a sustainable vision for economic growth and encourages said vision
- Adoption of the EDSP provides structure and a common agenda as the city moves forward with economic development
- The EDSP identifies how the City can gain a competitive advantage

Disadvantages

- None identified

Recommendation: The Development Review Committee recommends Chapter 5 of the General Plan be amended and the Economic Development Strategic Plan be adopted as Appendix E of the General Plan. The Project Coordinator requests the Planning Commission make a positive recommendation to the City Council to amend Chapter 5, Economics, of the Orem General Plan and recommend the adoption of the Orem Economic Development Strategic Plan (EDSP) by amending Appendix E of the Orem General Plan.

During the regular Planning Meeting questions were continued from the Pre-Meeting. Ms. Lewis invited the Planning Commission to ask questions about the Economic Development Strategic Plan to the consultant.

There was a discussion concerning the ratio of commuters in and out of Orem versus the ratio of people who live and work in Orem. See video for details.

There was a discussion concerning local involvement in economic development. See video for details.

There was a discussion concerning the inflated housing prices in Orem. See video for details.

There was a discussion concerning the margin of error and method for obtaining the occupation data in the EDSP. See video for details.

There was a discussion concerning sales tax revenue. See video for details.

There was a discussion concerning the housing cost and how it can be controlled. See video for details.

There was a discussion concerning redevelopment in Orem. See video for details.

There was a discussion concerning the importance of a downtown in Orem. See video for details.

There was a discussion concerning strategies on how to shape the vision of Orem. See video for details.

There was a discussion concerning truism and recreations opportunities. See video for details.

There was a discussion concerning the progress and missing links between the previous Economic Development Plan. See video for details.

Additional questions and answers are attached in Exhibit A at the end of the meeting minutes.

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: Haysam Sakar made a motion to continue agenda item 3.4 to July 6, 2022. Jim Condie seconded the motion. Those voting aye: Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low. The motion passed unanimously.

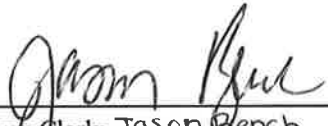
A complete video of the meeting can be found at www.orem.org/meetings

Planning Commission minutes for June 15, 2022

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of May 18, 2022. Murray Low moved to approve the meeting minutes for May 18, 2022. Amber Pope seconded the motion. Those voting aye: 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. Amber Pope moved to adjourn. Jim Condie seconded the motion. Those voting aye: Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low. The motion passed unanimously.

Adjourn: 5:31 p.m.



Ryan Clark Jason Bench
Acting as Planning Commission Secretary

Approved:

Exhibit A

Preliminary Questions from Planning Commission - 6.15.22

Focus Area 1: Business Retention and Expansion, Strategy 4, Leverage University Assets to Support Business –

What has been the history of UVU and Orem working together on this objective and initiative?

UVU and the City of Orem have a history of positive and mutually supportive interactions

Business Resource Center Background:

In March of 2008, the Commission for Economic Development in Orem (CEDO) sponsored an application with the assistance of the Mountainland Association of Governments (MAG) to the Economic Development Administration (EDA) for a public works grant to fund a small regional business resource center (BRC) and incubator in the City of Orem.

In 2010, the EDA awarded CEDO a grant award of \$1,500,000 for the acquisition and renovation of the 14,922 sq ft building, located at 815 W 1250 S in Orem, for the BRC. The award is in effect through early January 2026.

In June of 2012, the City of Orem, the Redevelopment Agency (RDA) of the City of Orem, and Utah Valley University (UVU) entered into an Agreement to foster business development in Orem through the BRC.

In 2012, the City made a capital contribution of \$500,000 for the BRC through CEDO utilizing RDA funding.

In late 2013, the renovations were completed on the BRC and it was opened to regional businesses.

The City of Orem and the Economic Development Division (created in 2013 as CEDO was dissolved) hold a total of four positions on the BRC Executive Board.

Town & Gown Committee

In 2017, the Town & Gown Committee was formed between UVU and the City of Orem to further develop positive coordination and collaboration between the two entities.

Entrepreneurship Institute Collaboration

In 2021, the UVU Entrepreneurship Institute and the Economic Development Division at the City of Orem began talks to collaborate further in support of entrepreneurship efforts.

What has been done and how has it worked? What results have been achieved?

BRC:

The City of Orem has been actively working with UVU since this time to provide support to entrepreneurs and businesses in the high-tech industry through the partners housed in the BRC which include:

- Small Business Development Center (SBDC)
- Utah Governor's Office of Economic Development (GOED) now known as the Governor's Office of Economic Opportunity (Go Utah)
- Utah Procurement Technical Assistance Center (PTAC)
- World Trade Center Utah (WTC)

These partners offer workshops, classes, in-person business advising, and more, helping businesses of all types in the area. In addition, quarterly meetings are held with the BRC Executive Board to direct and guide the use of the building and framework of the programs.

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

Planning Commission minutes for June 15, 2022

Town & Gown Committee

Regular meetings are held to collaborate and communicate on resolving issues related to both entities, including student parking and other important concerns.

Entrepreneurship Institute Collaboration

In November 2021 the City of Orem OBA co-sponsored an event at UVU with speaker Breanna Hale, the UVU Entrepreneurship Institute Director.

The EDSP Implementation Matrix includes specific goals to further collaboration with the Entrepreneurship Institute students and local area businesses.

And what is UVU's current thinking and approach to working with the city today and into the future on this initiative?

UVU is a positive partner in working with the City Economic Development Division to support the needs of local area businesses.

How aligned are UVU's goals/actions and the City of Orem's goals/actions?

UVU is closely aligned to support and strengthen the businesses in Orem and the Utah Valley Region.

Is joint work currently being undertaken and how could more of that happen in the future?

Current joint work includes monthly business Meet and Greet events at the BRC for newly licensed businesses, referrals, and many new goals in the new EDSP Implementation Matrix.