

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
July 6, 2022

The following items are discussed in these minutes:

- PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at 507 North 400 West from the R7.5 zone to the R6.5 zone – positive recommendation to the City Council
- 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 to July 15, 2022
- PUBLIC HEARING – Amending portions of Chapter 10 *Flood Damage Prevention* of the Orem City Code pertaining to base flood elevation requirements - positive recommendation to the City Council

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Vice-Chair Komen called the Study Session to order.

Those present: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar, Planning Commission members; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Matt Taylor, Senior Planner; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel and Kathi Lewis, Economic Development Division Manager

Those excused: Gerald Crismon, Planning Commission member; Ryan L. Clark, Development Services Director; Grant Allen, Senior Planner; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from June 15, 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 and Haysam Sakar, Planning Commission members; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Matt Taylor, Senior Planner; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel and Kathi Lewis, Economic Development Division Manager

Those excused: Gerald Crismon, Planning Commission member; Ryan L. Clark, Development Services Director; Grant Allen, Senior Planner; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

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

Agenda Item 3.1 is a request by Tres and Jennifer Miller for the City to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at 507 North 400 West from the R7.5 zone to the R6.5 zone.

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Staff Presentation: The applicants own .99 acres of land at 507 North 400 West. They are wanting to rezone the property from the R7.5 zone to the R6.5 zone. They want to create four lots from this one parcel in the R6.5 zone, which they feel is the most reasonable and best use of the land. Link to Rezone code [\(22-1-5\)](#).

The current zoning for this lot is R7.5 but the lot is not quite large enough to be divided into four lots that meet the R7.5 zone lot frontage requirements (seventy-five feet). In the R6.5 zone, the frontage for each lot is sixty-five feet, a requirement which the four lots can meet. All four lots more than meet the minimum lot size requirement in the R6.5 zone of 6,500 square feet. Lot 1 is 10,524 square feet, Lot 2 is 9,717 square feet, Lot 3 is 10,625 square feet and Lot 4 is 10,625 square feet. There is an existing home on the current lot and this home with its driveway will be removed. Link to Zone Development Standards [\(22-6-8\)](#).

If this rezone is not approved, the owners could still subdivide and create four lots, two of which would be deep lots. They would prefer that all four lots are standard lots with street frontage. This would require the rezone with the smaller lot width. This width of lot is consistent with several other lots in the area.

The Millers' goal is to provide four lots of good size for homes with decent yards. They are interested in keeping Orem an awesome place to live and raise a family.

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 507 North 400 West from the R7.5 zone to the R6.5 zone.

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

Chair Sakar invited the applicant to come forward. Tres and Jennifer Miller introduced themselves. Mr. Miller said this rezone feels like it would be a good fit for the neighborhood.

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. Condie 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 507 North 400 West from the R7.5 zone to the R6.5 zone. Ms. Pope seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Lewis, Economic Development Division Manager, to introduce **Agenda Item 3.2:**

Agenda Item 3.2 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 presentation was presented in the pre-meeting and was not repeated here in the regular session.

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 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.

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