

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
July 20, 2022

The following items are discussed in these minutes:

- **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. – Positive recommendation with amendments.

STUDY SESSION

Place: City Council Conference Room

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

Those present: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and 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: Sam Kelly, City Engineer, Jason Bench, Planning Division Manager.

The Commission and staff briefly reviewed agenda items and minutes from July 6, 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 4:30 p.m. Chair Sakar called the Planning Commission meeting to order and asked James Hawkes, Planning Commission member, to offer the invocation.

Those present: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and 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: Sam Kelly, City Engineer, Jason Bench, Planning Division Manager.

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

Agenda Item 3.1 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: Public Hearings for the Economic Development Division were held and closed on June 15 and July 6, 2022. It was determined that more time was needed for the Planning Commission to discuss this item. The item was continued from June 15, 2022 to July 6, 2022, and again from July 6, 2022 to July 20, 2022.

Planning Commission minutes for July 20, 2022

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.

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

During the Planning Commission on July 6, 2022, Planning Commission Chair Haysam Sakar requested Aaron McKnight, Assistant City Attorney, advise the Commission on how move their recommendations forward to the City Council.

Assistant City Attorney Aaron McKnight advised the Commission to draft their recommended revisions outside the meeting and, discuss and adopted these revisions in the formal Planning Commission Regular Meeting. In addition, Aaron recommended that a Commissioner draft a document that lists the specific revisions the Commission is recommending to the City Council.

The following recommendations were emailed to Kathi Lewis, the Economic Development Division Manager by the Planning Commission members:

Commissioner Murray Low:

Below is the proposed wording for the second and third bullet points under goal 4, "Review and re-evaluate local zoning and policies." This is in lieu of deleting those points, which we also considered.

- In targeted and strategic locations; – **and in mutually agreeable consultation with Orem residents and property owners** – consider revising and reducing restrictions on duplexes, fourplexes, and townhomes.
- In targeted and strategic locations; – **and in mutually agreeable consultation with Orem residents and property owners** – consider zoning changes that will better facilitate medium density development.

Will you forward this to the Orem legal department for review and changes before this gets sent to the other Planning Commission members for consideration?

Thanks for your help.
Murray

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

Planning Commission minutes for July 20, 2022

Chairman Haysam Sakar

Good evening,

In regards to the paragraph Kathy has agreed to include at the beginning of the EDSP and to show in the Exhibit, Here are my thoughts, and I hope the legal team can polish it up.

"This plan is a guideline and not a rule; none of the zoning and planning recommendations mentioned in the EDSP plan is an attempt to modify or change the current city codes or zoning requirement."

I do not see a reason for EDSP to intermingle with how the city density should look like.

Thank you.

Haysam

Vice Chairman Madeline Koman

Thank you Amber, Haysam, and Murry for getting those proposals and information to us so quickly.

Could I make a counter-proposal? What if instead of trying to amend or modify the wording of the EDSP, we propose to make a recommendation to the City Council to strike from the economic development plan any reference to high density housing, which would include everything that Amber highlighted and perhaps the first bullet point under "Metric for Success" in that section on p.38 that references the "number of meetings held with focus on the review of the zoning policies."

That would simplify the process and make clearer what the potential objection to that specific item in the plan is.

Madeline

Commissioner Amber Pope

Thank you for your suggestion, Madeline. I would prefer doing that as even with Murray's edits, I have concerns with the potential for heading back towards elements of the State Street Master Plan.

Thank you,
Amber Pope

Staff recommends the Planning Commission consider the comments made to Kathi Lewis via email and make a recommendation to forward to the City Council.

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.

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: Madeline Komen made a motion to forward a positive recommendation to the City Council to amend Chapter 5 of the General Plan, and the Economic Development Strategic Plan be adopted as Appendix E of the General Plan with the following modifications:

1. Add the following language to the beginning of Appendix E: "Pursuant to Orem City Code Section 22-1-10, the Economic Development Strategic Plan, as part of the Orem General Plan shall serve as an advisory guide only and is not a binding document."
2. Delete the following bullet points under *Strategy 2: Review and Re-evaluate Local Zoning and Policies*,

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Planning Commission minutes for July 20, 2022

Action Steps on page 29 of the EDSP;

1. In targeted and strategic locations, consider revising and reducing restrictions on duplexes, fourplexes and townhomes
2. In targeted and strategic locations, consider zoning changes that will better facilitate medium-density development.
3. Delete the following sentences under *Strategy 2: Review and Re-evaluate Local Zoning and Policies*, page 29, paragraph 3:
 - Lastly, the zoning office should look for ways to facilitate more medium-density residential accommodations in targeted and strategic locations. This includes duplex, four-plex, and townhouse style developments.
4. Add “(non-residential)” between the words mixed-use and development in the first sentence under *Strategy 2: Review and Re-evaluate Local Zoning and Policies*, page 29, paragraph 3:

Modified as described above, paragraph 3 on page 29 will read:

In addition, city leadership should look for ways to facilitate more mixed-use (non-residential) development in targeted and strategic locations. The project team often heard about the desire for more “flex space”. Flex space, in this instance, refers to the ability to subdivide a unit with retail in the front of the building, and shipping, distribution, or logistics operations in the back half of the building. ~~Lastly, the zoning office should look for ways to facilitate more medium-density residential accommodations in targeted and strategic locations. This includes duplex, four-plex, and townhouse style developments.~~

Haysam Sakaar seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, 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 July 6, 2022. Murray Low moved to approve the meeting minutes for July 6, 2022. Amber Pope seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Adjourn: Chair Sakar called for a motion to adjourn. Amber Pope moved to adjourn. James Hawkes seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Adjourn: 4:50 p.m.



Ryan Clark
Planning Commission Secretary

Approved: August 17, 2022