

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
September 7, 2022

The following items are discussed in these minutes:

- **PUBLIC HEARING** – The applicant requests the City enact Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East. – Continued to September 21, 2022.
- **PUBLIC HEARING** – Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue. – Continued to September 21, 2022.
- **PRELIMINARY PLAT** – Approving the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone. – Approved.
- **PUBLIC HEARING** – Vacating Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, in the R8 zone. – Approved.
- **PUBLIC HEARING** – Amending Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road. – Positive recommendation with conditions.

STUDY SESSION

Place: City Council Conference Room

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

Those present: Haysam Sakar, James Hawkes, 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; Jason Bench, Planning Division Manager; Steve Earl and Aaron McKnight, Legal Counsel; Sam Kelly, City Engineer; and Terry Peterson, City Council Liaison

Those excused: Amber Pope, Planning Commission member

The Commission and staff briefly reviewed agenda items, complying with State Code requirements as outlined in HB 42, and minutes from August 17, 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, 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; Jason Bench, Planning Division Manager; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel; and Terry Peterson, City Council Liaison

Those excused: Amber Pope, Planning Commission member

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

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Concept Plan Details	
Height	Maximum height is 35'7"
Parking	63 Required - 88 Provided
Materials	wood siding, stone and standing seam metal roofs
# of Units	25-2 and 3-story units

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to enact Appendix YY of the Orem City Code by adding the concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

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

Chair Sakar invited the applicant to come forward. Jim Ivory introduced himself. See video for details.

There was a discussion concerning adding a traffic signal on 800 North. See video for details.

There was a discussion concerning the development application in Provo. See video for details.

There was a discussion concerning whether the townhomes will be owner occupied or rental units. See video for details.

There was a discussion concerning road alignment and coordination efforts made with Provo. See video for details.

There was a discussion concerning ingress and egress into the development. See video for details.

There was a discussion that a developer must follow the concept plan in a PD-51 zone. See video for details.

There was a discussion concerning how much traffic residential units versus fast food generates. See video for details.

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.. The following individuals came forward:

Linette Kearn
Julie Smith

There was an additional public comment emailed in before the meeting and can be found in Exhibit A.

Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

There was a discussion that Orem Planning Commission should not act until Provo City acts. See video for details.

Chair Sakar called for a motion on the item.

Planning Commission Action: Jim Hakwes made a motion to continue Agenda Item 3.1 to September 21, 2022. Murray Low seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

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Both lots 1 and 2 are currently vacant with no existing structures. Once the preliminary plat is approved and the plat recorded, they will build a new home on each lot.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone.

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

Chair Sakar invited the applicant to come forward. Mr. and Mrs. Kelly introduced themselves.

Chair Sakar 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: James Hawkes made a motion approve the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone. Haysam Sakar seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.4:**

Agenda Item 3.4 is a request by Arlen and Jennifer Card for the Planning Commission to vacate Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, in the R8 zone.



Staff Presentation: The applicant is seeking to subdivide Lot 8 of Cherry Oak Estates Plat A into two new lots. Lot 1 will be 11,782 square feet. The existing home will remain. The existing home and structures on Lots 2 and 3 will be removed. Lot 2 will be 8,413 square feet with approximately 82 feet of frontage. Lot 3 will be 8,684 square feet with approximately 82 feet of frontage. The proposed plat meets all the requirement of the R8 zone and Final Plat application. (See [Section 22-6-8](#) (Residential Zones) and [Section 17-5-2](#) (Final Plat))

Recommendation: Staff recommends the Planning Commission vacate Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, 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. and Mrs. Arlington introduced themselves.

There was concerning who the developer is and intent of use for the property. See video for details

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.

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located at 1550 S Sandhill Road. James Hawkes seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, 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 August 17, 2022. Madeline Komen moved to approve the meeting minutes for August 17, 2022 with the condition that Amber Pope's get removed from voing in favor of the agenda items. Haysam Sakar seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

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

Adjourn: 5:54p.m.



Ryan Clark
Planning Commission Secretary

Approved: September 21, 2022