

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 5, 2022

The following items are discussed in these minutes:

- **SITE PLAN** – Approving the site plan of Nickelmania located at 1000 North State Street in the C2 zone. – approved.
- **PUBLIC HEARING** – Amending Lot S, of Phase 1, Timpanogos Research Technology Park and approving The Summit at Canyon Park Condominiums located at approximately 500 E Timpanogos Parkway in the PD6 zone. – approved.

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Vice-Chairman 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; and Aaron McKnight, Legal Counsel

Those excused: Sam Kelly, City Engineer; and Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from September 21, 2022 meeting and adjourned at 4:12 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; and Aaron McKnight, Legal Counsel

Those excused: Sam Kelly, City Engineer; and Terry Peterson, City Council Liaison

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

Agenda Item 3.1 is a request by Michelle Poulson for the Planning Commission to approve the site plan of Nickelmania located at 1000 North State Street in the C2 zone.

Staff Presentation: The applicant is proposing to construct an addition and remodel of an existing building located at 1000 North State Street. The use of the building will be changed from an existing preschool to an arcade game

Planning Commission minutes for October 5, 2022



center. The applicant wants to add an additional building adjacent to the existing building. The exterior of the new building will be of similar material and style to the existing building. The parking and landscaping will meet all city requirements.

Because this property is within the State Street corridor, it will have to meet the setback requirements of a fifteen foot planter strip from back of curb, have an eight-foot sidewalk and then have an additional fifteen foot setback ([22-8-8](#)).

Architecture: The exterior of the main buildings will be CMU in Natural with Charcoal accents and laser cut metal panels around window, doors and as accents. The roof will be flat with a parapet. This meets the building materials requirements outlined in [Section 22-8-8\(5\)\(d\)](#).

Parking: One parking stall is required for every two hundred fifty (250) square feet of gross leaseable area. This building has 14,092 square feet and at two hundred fifty (250) square feet per gross leaseable area that would require fifty-seven (57) parking spaces ($14,092 / 250 = 56.4$). They are providing fifty-eight (58). ([22-15-4\(B\)\(2\)](#))

Recommendation: Staff recommends the Planning Commission approve the site plan of Nickelman located at 1000 North State Street in the C2 zone.

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

There was a discussion concerning the previous use on the site.

There was a discussion concerning parking along 990 N street.

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: Murray Low made a motion to approve the site plan of Nickelman located at 1000 North State Street in the C2 zone. 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.

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

Agenda Item 3.2 is a request by Brook Hintze for the Planning Commission to amend Lot S, of Phase 1, Timpanogos Research Technology Park and approve The Summit at Canyon Park Condominiums located at approximately 500 E Timpanogos Parkway in the PD6 zone.

Planning Commission minutes for October 5, 2022



Staff Presentation: The applicant is seeking to convert the existing building at 500 E Timpanogos Parkway into 10 office condos and 3 common areas. This will allow the owner of the building to individually sell each unit. It would provide businesses an opportunity to own an asset in real estate as opposed to leasing a space.

As part of the condominium conversion application, the applicant provided a survey map, a site plan, a copy of the declarations and bylaws, a written statement by a Utah licensed attorney, a property report, a building

inspection report, and proof of notice to tenants. ([See Section 22-16-2](#)).

Recommendation: Staff recommends the Planning Commission amend Lot S, of Phase 1, Timpanogos Research Technology Park and approve The Summit at Canyon Park Condominiums located at approximately 500 E Timpanogos Parkway in the PD6 zone.

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

There was a discussion about an Owner's Association and who maintains the building.

Chair Sakar invited the applicant to come forward. Mr. Hintze 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 none did, he called for a motion on this item.

Planning Commission Action: Haysam Sakar made a motion to amend Lot S, of Phase 1, Timpanogos Research Technology Park and approve The Summit at Canyon Park Condominiums located at approximately 500 E Timpanogos Parkway in the PD6 zone. Tina Okolowitz 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 September 21, 2022 with the condition that Murray Low's vote is changed from "aye" to "nay" on item 3.5. 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: 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: 4:42p.m.

Ryan Clark
Planning Commission Secretary

Approved: October 19, 2022

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