

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 19, 2022

The following items are discussed in these minutes:

- PRELIMINARY PLAT – Approving the preliminary and final plat for The Concord Plat A, located generally at 507 North 400 West - Approved
- PUBLIC HEARING – Vacating lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approving Pearhollow Estates Plat E, located generally at 549 West 880 South - Approved
- PUBLIC HEARING – Vacating a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approving Selman Subdivision, Plat B located generally at 385 North 200 East - Approved
- PUBLIC HEARING – Amending Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes – Positive Recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. Chair Sakar called the Study Session to order.

Those present: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Tina Okolowitz, Planning Commission member; Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from the October 5, 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 Mr. Low, Planning Commission member, to offer the invocation.

Those present: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Tina Okolowitz, Planning Commission member

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1:** ([click here for recording](#))



Agenda Item 3.1 is a request by Tres and Jennifer Miller for the Planning Commission to approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone.

Staff Presentation: On August 23, 2022, the City Council rezoned the property from R7.5 to R6.5. The applicant is now requesting the Planning Commission approve the preliminary and final plat. The proposed plat

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includes four lots, each with a width of approximately 66 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. The existing home and shed on the property will be removed. The proposed plan includes installing the required improvements, including finishing 450 West. The proposed plat meets all the requirements of the R6.5 zone. (See [Section 22-6-8](#))

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Sakar moved to approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.2:** ([click here for recording](#))

Agenda Item 3.2 is a request by Matt Evans for the Planning Commission to vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approving Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone.



Staff Presentation: The applicant is seeking to realign lot lines and combine three existing parcels into two legal lots. In 1992, Jensen Cove Subdivision Plat A was recorded. In 2004, Pearhollow Estates Plat E was recorded. An undevelopable parcel of approximately 8,922 square feet was left unrecorded. The proposed plat will rearrange the property lines and remove the undevelopable lot. Lot 1 will be 18,471 square feet and Lot 2 will be 18,150 square feet. The proposed plat meets all the requirements of the R12 zone. (See [Section 22-6-8](#))

No changes will be made to the existing structures or utilities.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approve Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone, with the condition that property has been conveyed from one owner to the other by deed before the plat is recorded.

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

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. Low moved to vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approve Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone, with the condition that property has been conveyed from one owner to the other by deed before the plat is recorded. Mr. Sakar seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.3:** ([click here for recording](#))

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Agenda Item 3.3 is a request by Arlen and Shelly Johnson for the Planning Commission to vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone.

Staff Presentation: The applicant is seeking to move the property lines of Lot 1 and Lot 2 so that the large existing garage between the two lots will be a part of Lot 2.



The mother who was living in the house on Lot 1 recently passed away. Her son currently lives in the house on Lot 2. The mother's children would like to sell Lot 1 now that she has passed away; however, the son living in the home on Lot 2 would like to keep the large existing garage. That garage is currently a part of Lot 1. By moving the property lines to include the garage on Lot 2, the son can keep the garage and access to it from 200 East and the home on Lot 1 can be sold.

The new Lot 1 will be 9,514 square feet and the new Lot 2 will be 12,947 square feet. Both lots meet the minimum lot size requirement of 8,000 square feet in the R8 zone. (See [Section 22-6-8](#) (Residential Zones) and [Section 17-5-2](#) (Final Plat))

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone with the condition that the portion of Lot 1 with the garage will be deeded from Lloyd & Linda Johnson to Nathan & Marisa Johnson before the plat records.

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

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. Hawkes moved to vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone with the condition that the portion of Lot 1 with the garage will be deeded from Lloyd & Linda Johnson to Nathan & Marisa Johnson before the plat records. Mr. Crismon seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Mr. Taylor to introduce **Agenda Item 3.4:** ([click here for recording](#))

Agenda Item 3.4 is a request by the City of Orem for the Planning Commission to amend Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.

Staff Presentation: The Orem Parks, Recreation, Trails and Open Space Master Plan (PRTO) was adopted on December 14, 2021 (online at www.orem.org/generalplan - Appendix G). Subsequently, Vineyard City Community Development proposed a concept of connecting the Lake Bottom Canal Trail to Orem's Geneva Road Multi-Use Path. In examining the request, an additional connection to the Rail Trail in Vineyard would seem advantageous to Orem citizens and would require minimal public improvements to do so.

Interlinking the trails to the Geneva Road Multi-Use path would create pedestrian and cycling paths buffered from road traffic to many destinations in both cities, including UVU, UVU North, Orem/Vineyard transit stations, MTECH, parks, schools and more. It would also increase access to additional trail networks in the area.

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Multi-Use Paths: Orem PRTO Master Plan defines multi-use paths as: Permanently protected community 10-foot paths and connectors that are typically paved. They include soft shoulders and are separated from adjacent roads and prohibit motorized use. The multi-use trail directly or indirectly links with trailheads and access points. (see p. 51 and 53 PRTO).

Multi-use paths can be adaptable and flexible depending on existing built-out conditions or in undeveloped areas.

Proposed Amendments: Staff proposes adding three multi-use path alignments to Map 6 of the PRTO.

- 1) Lake Bottom Canal Trail Connector
- 2) Rail Trail Connector
- 3) Lakeside Park Connector

Timing: Final design and timing of these multi-use paths will coincide with the acquisition of dedicated funding for the project(s). This may include grant money from various sources, or an appropriation of city funds (typically at the time of already planned right-of-way improvements).

Additional Information: Additional information may be found in Attachment A – Presentation to the Planning Commission on October 5, 2022.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission provide a positive recommendation to the City Council regarding the approval of amendments to Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.

Chair Sakar asked if the Planning Commission had any questions for Mr. Taylor.

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. Sakar moved to forward a positive recommendation to the City Council regarding the approval of amendments to Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. 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 October 5, 2022. Mr. Low moved to approve the meeting minutes for October 5, 2022. Ms. Komen seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

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

Adjourn: 4:47 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: November 2, 2022

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