



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
January 18, 2023

*This meeting may be held electronically
to allow a Commission member to participate.*

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **Preliminary Plat - Approving the preliminary and final plat for Majestic Heights, Plat C located generally at 437 South 800 East in the R8 zone.**
 - 3.2 **Public Hearing – Amending Lot 19 of Lott’s Lots Subdivision, Plat A and approving Lott’s Lots Subdivision, Plat A Amended located generally at 1895 North 800 West in the R8 zone.**
 - 3.3 **Public Hearing – Amending portions of Section 22-8-8(A) *General Zone Development Standards* pertaining to overall height requirements for a parapet wall for municipal buildings located in a C2 zone.**
 - 3.4 **Public Hearing - Amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.4.2 pertaining to Moderate Income Housing Strategies.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from the December 7, 2022 meeting.**
5. ADJOURN
 - 5.1 **Next meeting scheduled for Wednesday, February 1, 2023**

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

Item #: 3.1	Planning Commission January 18, 2022	
Prepared By: Makayla Wagstaff		
Applicant: Steve Harris	PRELIMINARY PLAT – Approving the preliminary and final plat for Majestic Heights, Plat C located generally at 437 South 800 East in the R8 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.21**
- Neighborhood: **Sharon**

ACTION:

The Planning Commission is the final approving authority regarding this request.

REQUEST:

The applicant requests the Planning Commission approve the preliminary and final plat for Majestic Heights, Plat C located generally at 437 South 800 East in the R8 zone.

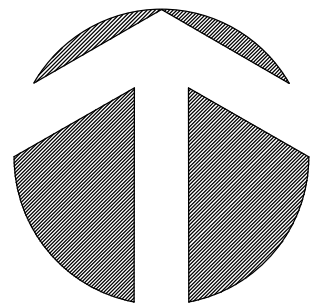
BACKGROUND:

The applicant is requesting a two-lot final plat to clean up the existing property lines.

Both lots were lots of record with nuisance strips behind the rear property lines. The owners are looking to combine the lot with its associated nuisance strip to clean up the property lines.

RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary and final plat for Majestic Heights, Plat C located generally at 437 South 800 East in the R8 zone.



1" = 20'

DEPARTMENT REVIEW

SEWER  /DATE 12/14/2022

WATER  /DATE 12/14/2022

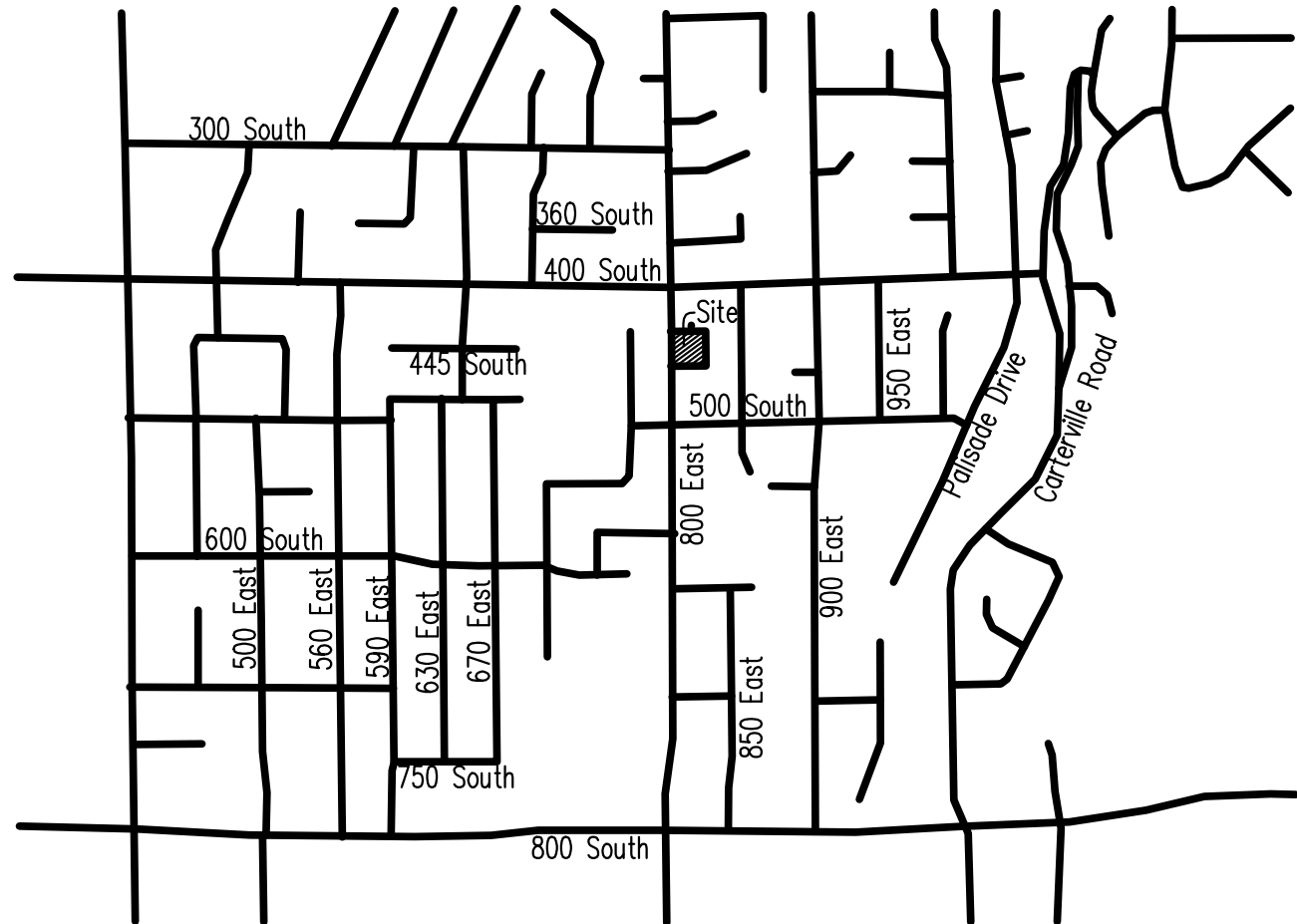
STORM DRAIN  /DATE 12/14/2022

TRAFFIC  /DATE 12/14/2022

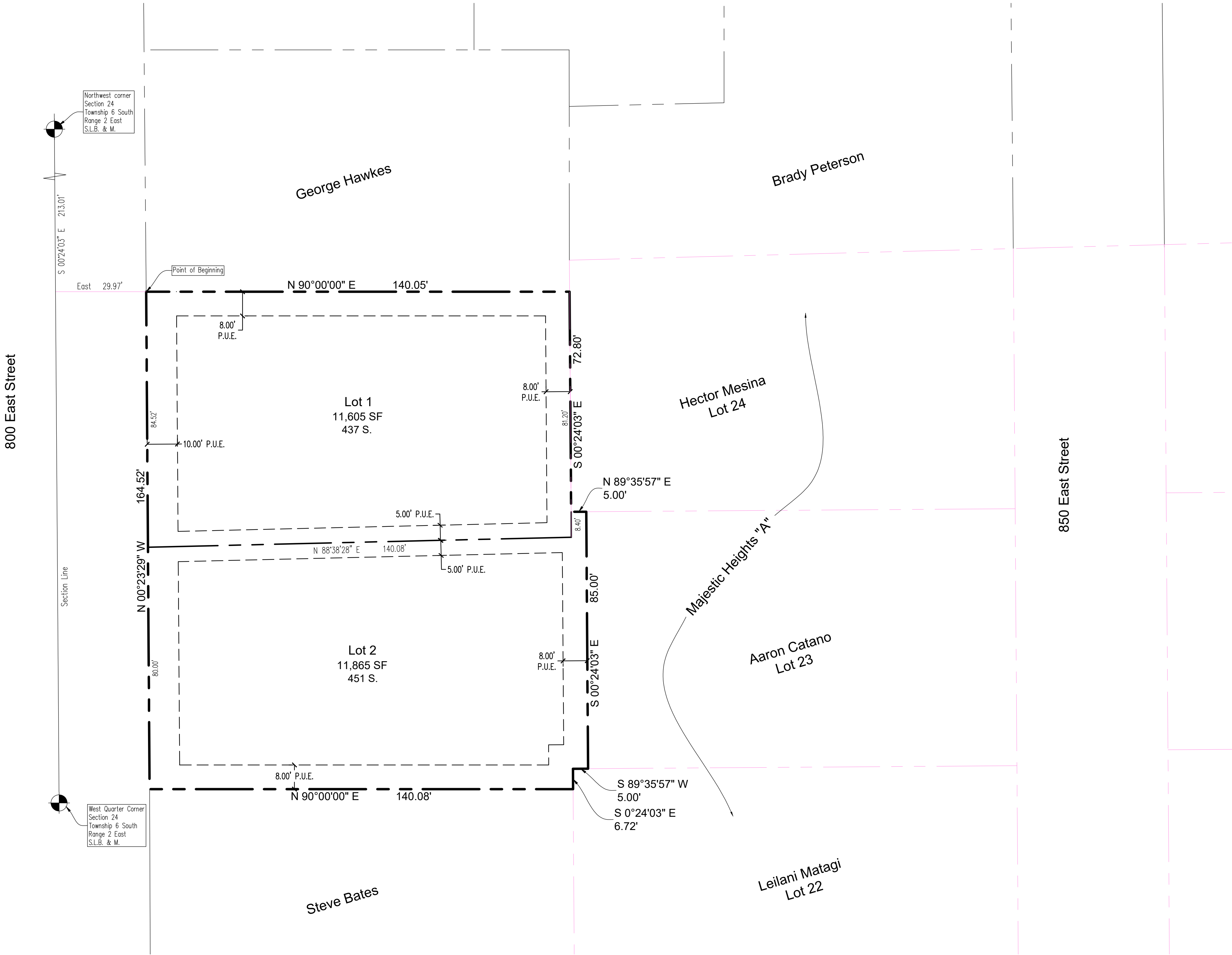
STREET LIGHTS  /DATE 12/14/2022

FIRE MARSHAL  /DATE 12/14/2022

STREETS  /DATE 12/14/2022



Vicinity Map



Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located South 00°24'03" East along the Section line 213.01 feet and East 29.97 feet from the Northwest corner of Section 24, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence East 140.05 feet; thence South 00°24'03" East along Majestic Heights Subdivision 72.80 feet; thence North 89°35'57" East 5.00 feet; thence South 00°24'03" East 85.00 feet; thence South 89°35'57" West 5.00 feet; thence South 00°24'03" East 6.72 feet; thence West 140.08 feet; North 00°23'29" West 164.52 to the point of beginning.

AREA=23,468 sq. ft. or 0.54 acre

Basis of Bearing: South 00°24'03" East along the Section line (NAD 83)

DATE

SURVEYOR

(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20____

Steven James Harris

Laura June Hawkes Harris

Janice Maxwell

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Steven James Harris, Laura June Hawkes Harris, Janice Maxwell, who represented that they are the ____ owners of the ____ Majestic Heights Plat "C" and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this ____ day of _____, A.D. 20____.

Approved: _____
City Engineer

Approved: _____
City Recorder

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

County Recorder

Plat " C "

Majestic Heights

Subdivision

OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 20' Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Approved as to Form

City Attorney

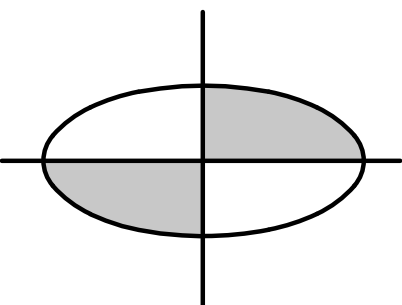
Date

Note:

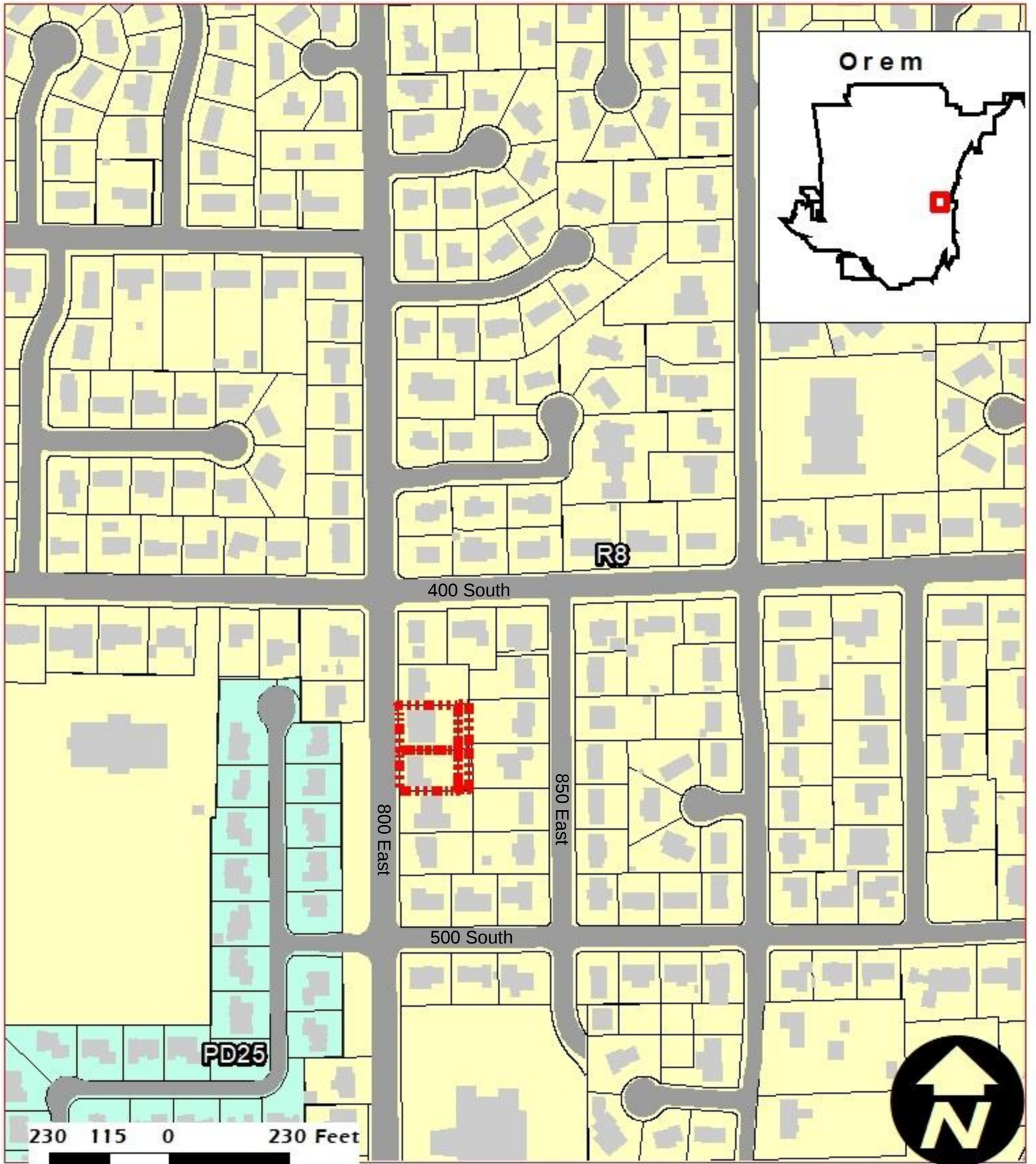
No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



Majestic Heights Plat C



Orem

R8

400 South

800 East

850 East

500 South

PD25

230 115 0 230 Feet



Legend

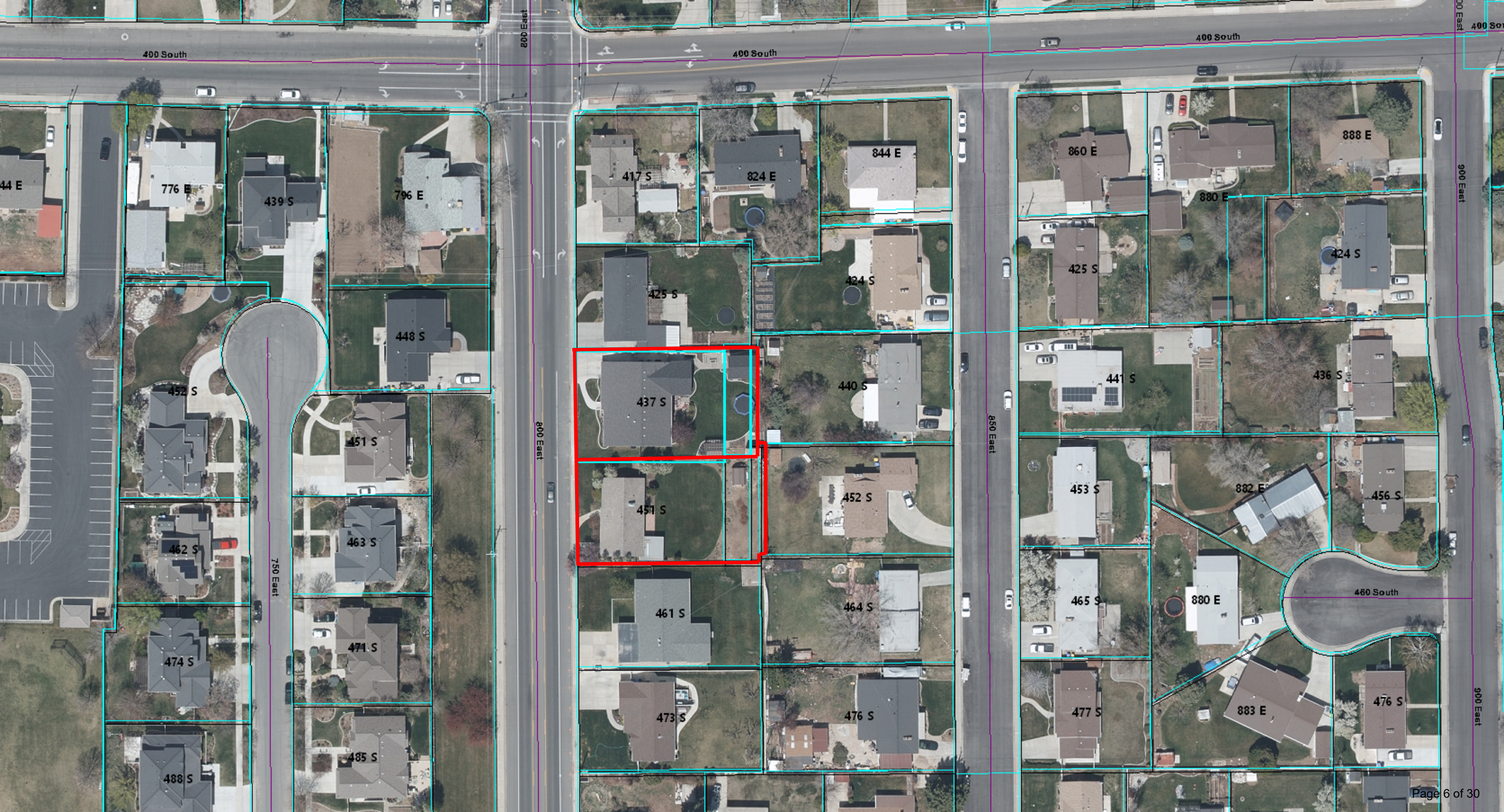
 437 S 800 East

 Buildings

 Parcels

◆ Final Plat
R8
.5 Acres

NEIGHBORHOOD
Sharon



Street View



Item #: 3.2	Planning Commission January 18, 2023	
Prepared By: Cheryl Vargas		
Applicant: Kaylee Butterfield	PUBLIC HEARING – Amending Lot 19 of Lott’s Lots Subdivision, Plat A and approving Lott’s Lots Subdivision, Plat A Amended located generally at 1895 North 800 West in the R8 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.49**
- Neighborhood: **Aspen**

ACTION:

The Planning Commission is the final approving authority regarding this request.

REQUEST:

The applicant requests the Planning Commission amend Lot 19 of Lott’s Lots Subdivision, Plat A and approve Lott’s Lots Subdivision, Plat A Amended located generally at 1895 North 800 West in the R8 zone.

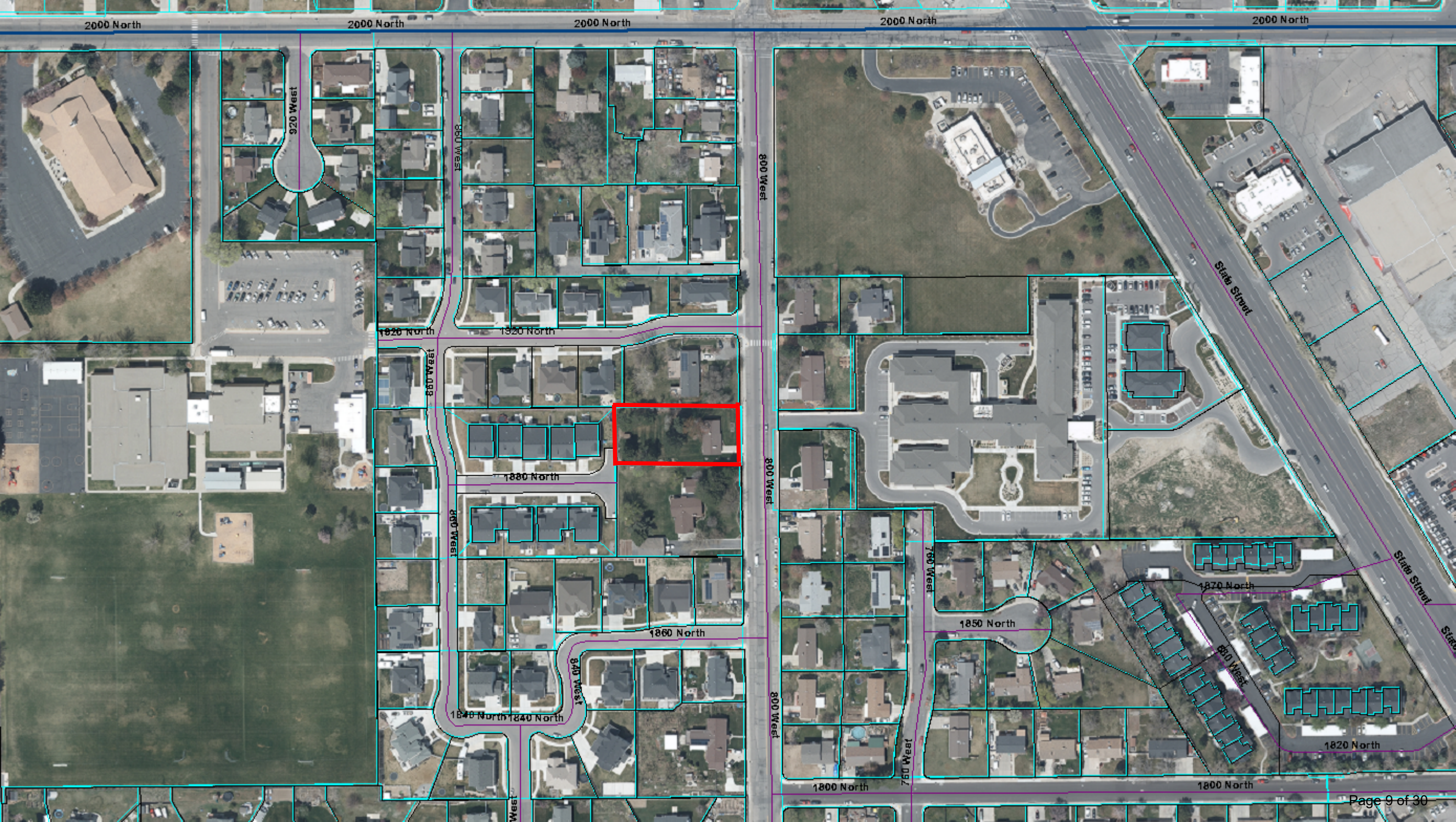
BACKGROUND:

The applicant is seeking to split the lot currently located at 1895 North 800 West into two lots, creating a flag lot in the rear.

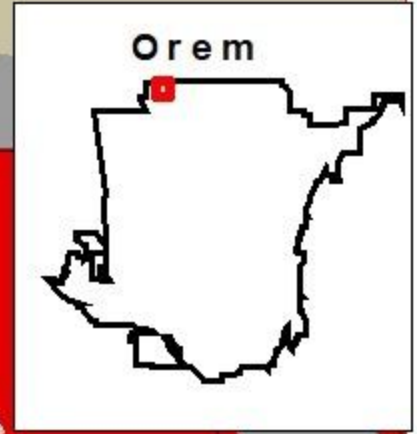
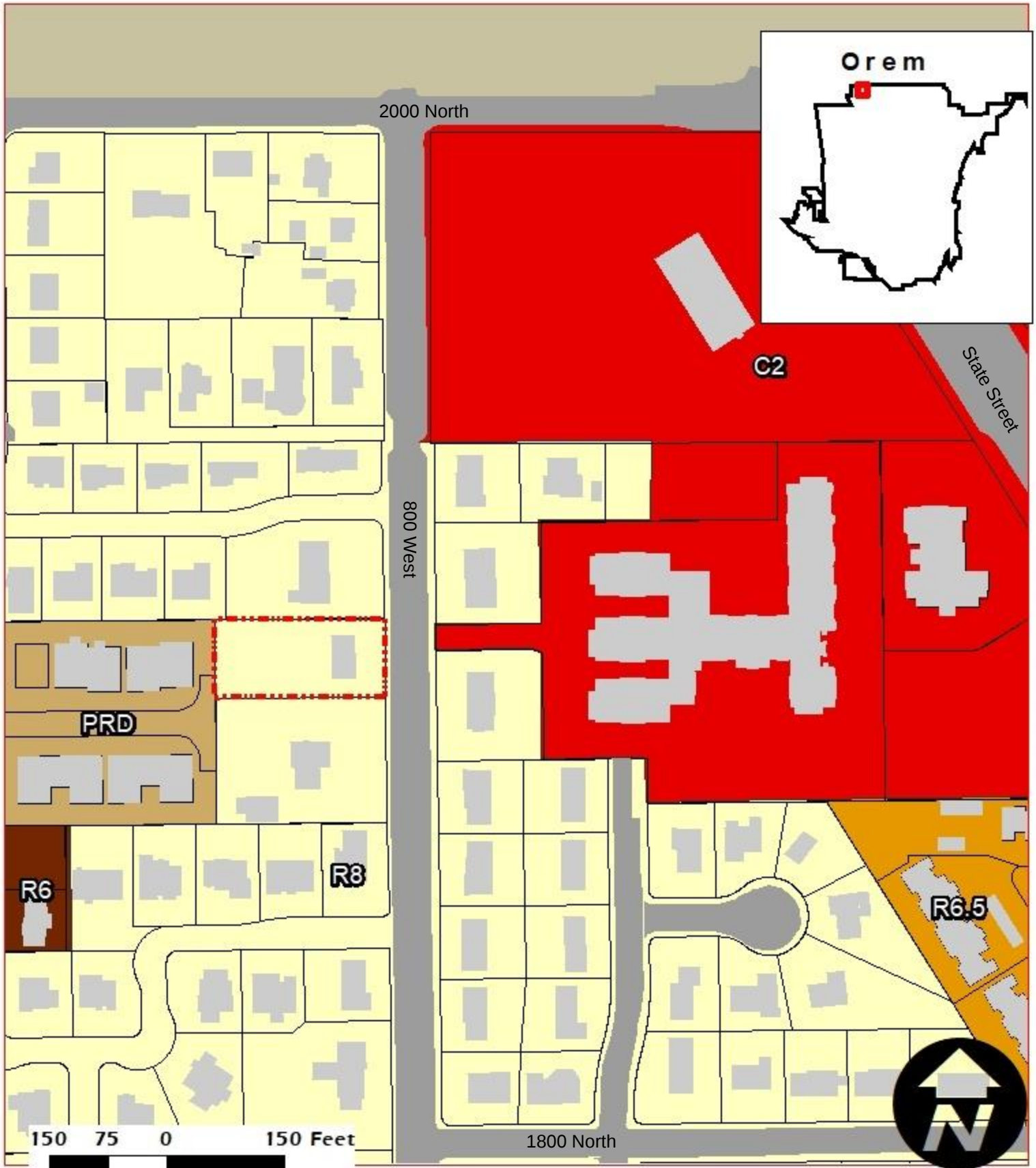
Each of the new lots meet the minimum lot size requirement for the R8 zone of 8,000 square feet. The new Lot 1 will be 8,614 square feet and the new Lot 2 will be 12,883 square feet. Lot 2 meets the deep lot requirement of 8,000 square feet plus 125% (10,000 square feet), not including the stem of the lot (see [Section 17-8-1 Deep Lot \(or Flag Lot\) Development](#), [Section 22-6-8 Residential Zones](#) and [Section 17-5-2 Final Plat](#)). The current home on Lot 1 still meets the required lot setbacks of the zone.

RECOMMENDATION:

Staff recommends the Planning Commission amend Lot 19 of Lott’s Lots Subdivision, Plat A and approve Lott’s Lots Subdivision, Plat A Amended located generally at 1895 North 800 West in the R8 zone.



Lott's Lots Plat A Amended

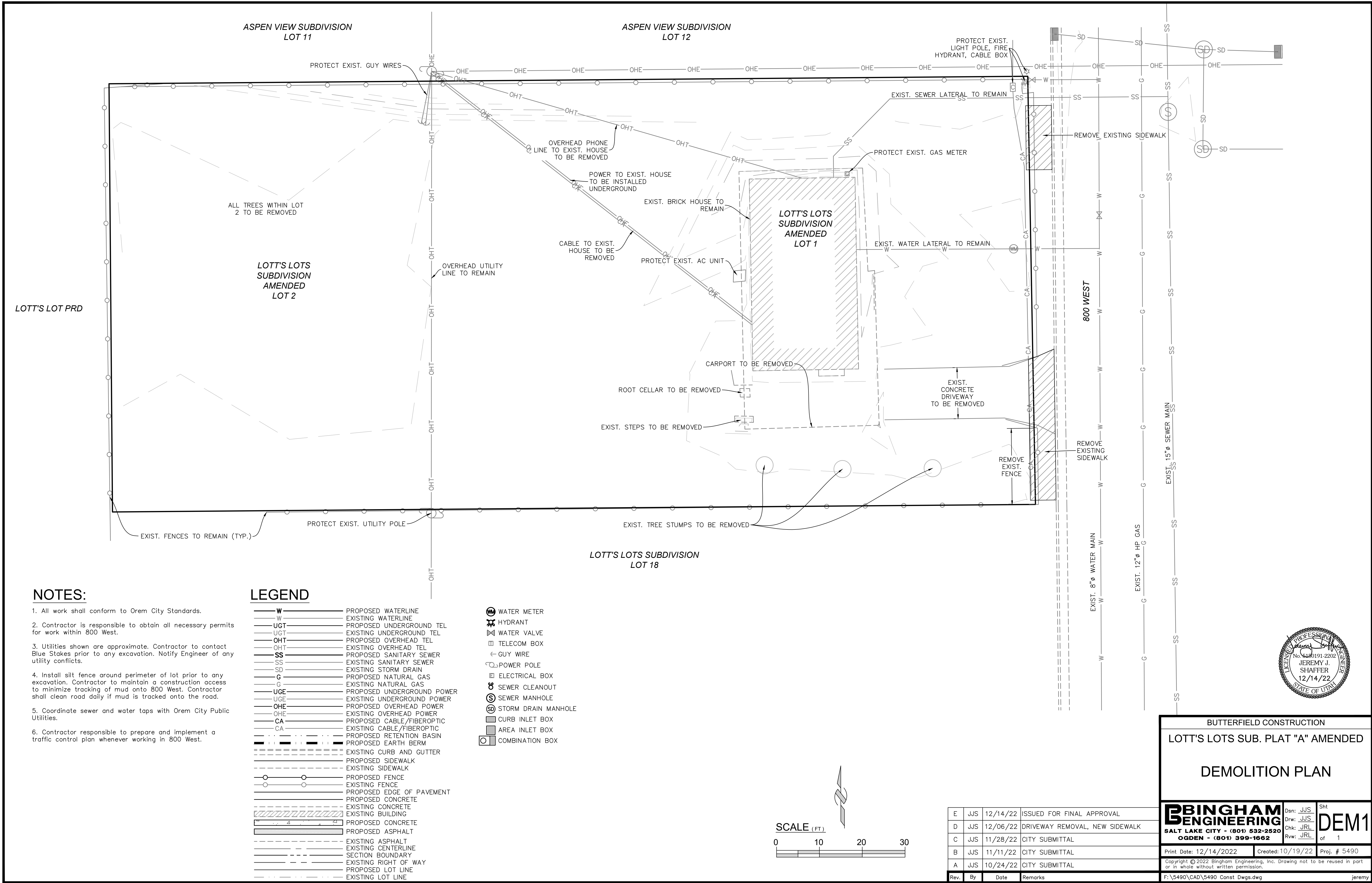


◆ Plat Amendment
R8
.49 Acres

NEIGHBORHOOD
Aspen

Legend
 1895 N 800 West
 Buildings
 Parcels

Demolition Plan



Site Plan ASPEN VIEW SUBDIVISION LOT 12

ASPEN VIEW SUBDIVISION LOT 11

LOTT'S LOT PRD

LOTT'S LOTS SUBDIVISION AMENDED LOT 2

LOTT'S LOTS SUBDIVISION AMENDED LOT 1

LOTT'S LOTS SUBDIVISION LOT 18

800 WEST

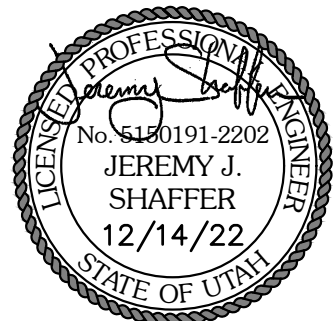
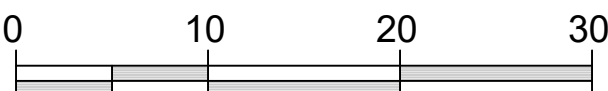
NOTES:

- All work shall conform to Orem City Standards.
- Contractor is responsible to obtain all necessary permits for work within 800 West.
- Utilities shown are approximate. Contractor to contact Blue Stakes prior to any excavation. Notify Engineer of any utility conflicts.
- Install silt fence around perimeter of lot prior to any excavation. Contractor to maintain a construction access to minimize tracking of mud onto 800 West. Contractor shall clean road daily if mud is tracked onto the road.
- Coordinate sewer and water taps with Orem City Public Utilities.
- Contractor responsible to prepare and implement a traffic control plan whenever working in 800 West.

LEGEND

W	PROPOSED WATERLINE	WM	WATER METER
W	EXISTING WATERLINE	HY	HYDRANT
UGT	PROPOSED UNDERGROUND TEL	WV	WATER VALVE
UGT	EXISTING UNDERGROUND TEL	TB	TELECOM BOX
OHT	PROPOSED OVERHEAD TEL	GW	GUY WIRE
OHT	EXISTING OVERHEAD TEL	PP	POWER POLE
SS	PROPOSED SANITARY SEWER	EB	ELECTRICAL BOX
SS	EXISTING SANITARY SEWER	SC	SEWER CLEANOUT
SD	EXISTING STORM DRAIN	SM	SEWER MANHOLE
G	PROPOSED NATURAL GAS	SDM	STORM DRAIN MANHOLE
G	EXISTING NATURAL GAS	CI	CURB INLET BOX
UGE	PROPOSED UNDERGROUND POWER	AI	AREA INLET BOX
UGE	EXISTING UNDERGROUND POWER	CB	COMBINATION BOX
OHE	PROPOSED OVERHEAD POWER		
OHE	EXISTING OVERHEAD POWER		
CA	PROPOSED CABLE/FIBEROPTIC		
CA	EXISTING CABLE/FIBEROPTIC		
PR	PROPOSED RETENTION BASIN		
EB	PROPOSED EARTH BERM		
CG	EXISTING CURB AND GUTTER		
PS	PROPOSED SIDEWALK		
ES	EXISTING SIDEWALK		
PF	PROPOSED FENCE		
EF	EXISTING FENCE		
PE	PROPOSED EDGE OF PAVEMENT		
PC	PROPOSED CONCRETE		
EC	EXISTING CONCRETE		
EB	EXISTING BUILDING		
PC	PROPOSED CONCRETE		
PA	PROPOSED ASPHALT		
EA	EXISTING ASPHALT		
EC	EXISTING CENTERLINE		
SB	SECTION BOUNDARY		
ER	EXISTING RIGHT OF WAY		
PL	PROPOSED LOT LINE		
EL	EXISTING LOT LINE		

SCALE (FT)

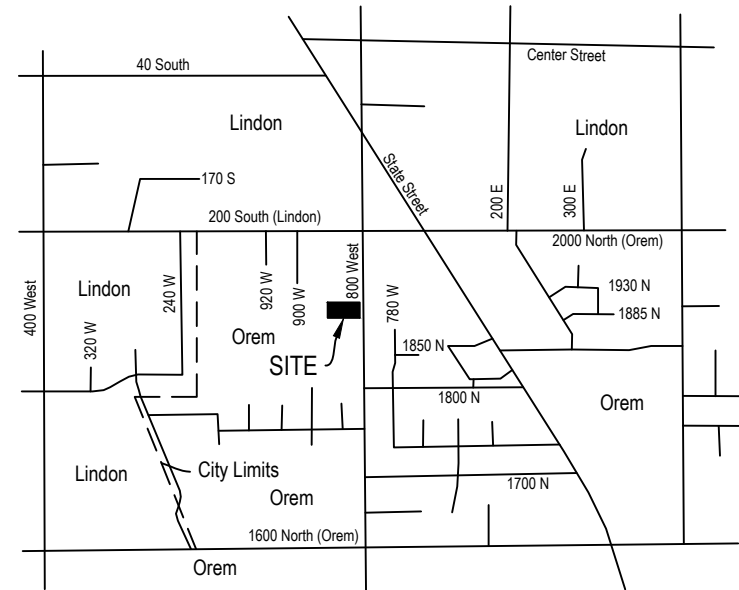
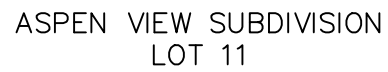


BUTTERFIELD CONSTRUCTION
LOTT'S LOTS SUB. PLAT "A" AMENDED

SITE PLAN

E	JJS	12/14/22	ISSUED FOR FINAL APPROVAL	B BINGHAM ENGINEERING SALT LAKE CITY - (801) 532-2520 OGDEN - (801) 399-1662	Den: JJS	Sht S1 of 1
D	JJS	12/06/22	DRIVEWAY REMOVAL, NEW SIDEWALK		Drw: JJS	
C	JJS	11/28/22	CITY SUBMITTAL		Chk: JRL	
A	JJS	11/11/22	CITY SUBMITTAL		Rvw: JRL	
A	JJS	10/24/22	CITY SUBMITTAL	Print Date: 12/14/2022	Created: 10/19/22	Proj. # 5490
Copyright © 2022 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.				F:\5490\CAD\5490 Const Dwgs.dwg		
Rev.	By	Date	Remarks	jeremy		

NORTHEAST CORNER OF
SECTION 4, TOWNSHIP 6
SOUTH, RANGE 2 EAST,
SALT LAKE BASE &
MERIDIAN



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, D. Gregg Meyers, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 31277-0 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, and public utility easements, hereafter to be known as:

BOUNDARY DESCRIPTION

A parcel of land situated in the Northeast Quarter of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said parcel being Lot 19, Lott's Lots Subdivision Plat "A" as recorded in the office of the Utah County Recorder as Entry No. 67330:2016, said parcel being more particularly described as follows:

Beginning at the northeast corner of Lot 19, Lett's Lake Subdivision Plat "A" as recorded in the office of the Utah County Recorder as Entry No. 67330:2016, said point being the southeast corner of Lot 12, Aspen View Subdivision as recorded in said office as Entry No. 63412:2012, said point being on the line of the said Lot 12, Aspen View Subdivision, and east 65.72 feet to the point of beginning; then south 65.72 feet and West 33.78 feet from the Northeast Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian (basis of bearing being South 00°40'21" East between the Northeast Corner and the East Quarter Corner of Section 4, T6S, R2E, S18BM), and running thence along the boundary of said Lot 19 the following four (4) courses and distances: 1) South 01°02'00" East along said west right-of-way line 99.99 feet to the northeast corner of Lot 18, said Lot 18, Aspen View Subdivision as recorded in said office as Entry No. 63412:2012, said point being on the line of the said Lot 18, Aspen View Subdivision, and east 100.00 feet to the south line of Lot 11 of said Aspen View Subdivision, and 4) North 89°32'00" East 214.49 feet along the south lines of said Lots 11 and 12 to the point of beginning.

Containing 21,496 square feet or 0.49 acres, and 2 residential lots.

December 14, 2022
Date


D. Gregg Meyers
License no. 312770

OWNER'S DEDICATION

Know by all men by these presents, that the undersigned owner of the parcel of land shown on this plat, and described hereon, have caused the parcel to be subdivided into the lots, and public utility easements as shown on this plat to be hereafter known as:

LOTT'S LOTS SUBDIVISION PLAT "A" AMENDED

Signature	Print Name	Title & Entity
-----------	------------	----------------

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH }
County of Utah } S.S.

On this _____ day of _____, 20____, personally appeared before me, _____, who being by me duly sworn, did say that he/she is the manager of _____, LLC, and that the foregoing instrument was signed on behalf of said _____, LLC, and said _____ acknowledged to me that said _____, LLC executed the same.

Notary Public for the State of _____

My Commission Expires _____

Notary Seal

OCCUPANCY RESTRICTION NOTICE

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 20____, by the Orem City Planning Commission.

Director—Secretary	Chairman, Planning Commission	Resolution No.
--------------------	-------------------------------	----------------

ACCEPTANCE BY THE CITY OF OREM

The City of Orem, County of Utah approves this subdivision and hereby accepts the dedication of all streets, Easements, and other parcels of land for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20____.

Approved:	Attest:
CITY ENGINEER	CITY RECORDER

OREM CITY ATTORNEY

Approved as to Form by OREM CITY Attorney on this ____ day of _____, A.D. 20____.

OREM CITY ATTORNEY

APPROVAL BY LEGISLATIVE BODY

The City Council of Orem, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all easements intended for the public purpose of the perpetual use of the public.

This _____, day of _____, A.D. 20____.

City Mayor

Attest _____
City Recorder (See Seal Below)

LOTT'S LOTS SUBDIVISION PLAT "A" AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH
COUNTY, UTAH, AMENDING LOT 19 OF LOTT'S LOTS SUBDIVISION PLAT "A"

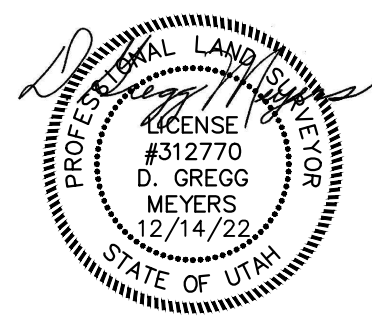
Plat Prepared By:

SITE DEVELOPED BY:
Butterfield Construction
158 W. 800 S.
Orem, UT 84057
PH: (385) 831-3457

SURVEYORS SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL



Street View



Item #: 3.3	Planning Commission January 18, 2023	
Prepared By: Jason Bench, AICP Planning Division Manager		
Applicant: Development Services	PUBLIC HEARING – Amending portions of Section 22-8-8(A) <i>General Zone Development Standards</i> pertaining to overall height requirements for a parapet wall for municipal buildings located in a C2 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pan

SITE INFORMATION:

- General Plan Designation: **Community Commercial**
- Current Zone: **C2**
- Acreage: **N/A**
- Neighborhood: **Various**

ACTION:

The Planning Commission makes a recommendation to the City Council regarding this request.

REQUEST: The applicant requests the City amend Section 22-8-8(A) pertaining to the overall height of a parapet wall located within the C2 zone pertaining to municipal buildings.

BACKGROUND:

The Development Services Department requests the Planning Commission review and make a recommendation to the City Council to amend Section 22-8-8(A) of the Orem City Code pertaining to the overall height of a parapet wall in a C2 zone. Currently, the maximum height in the C2 zone is 35 feet if located within 100 feet of a residential zone and 48 feet if located greater than 100 feet from a residential zone. The overall height of a parapet wall is included in the overall height requirements.

In connection with the development of the new City Center municipal building, the architects suggests an overall height of the building to be 48 feet to maximize the ceiling space in the Council Chambers and in other areas of the building. As a result, the parapet wall be an additional four (4) feet above the 48-foot maximum height.

The proposed ordinance amendment allows the additional four feet of parapet walls to extend an additional four (4) feet above the maximum height requirement for municipal buildings only. This allows additional flexibility of building design, however, is limited to municipal buildings located in a C2 zone. The proposed amendment is part of the staff report for your review.

The proposed amendments pertain to parapets only. All other requirements would remain the same.

RECOMMENDATION: The Development Review Committee recommends the Planning Commission forward a positive recommendation to the City Council amending Section 22-8-8(A) *General Development Standards* pertaining to parapet wall heights in the C2 zone for municipal buildings only.

22-8-8. Zone Development Standards.

- A. **General Zone Development Standards.** The following development standards shall apply in the PO, C1, C2, C3, and HS zones.

Zone Development Standards Commercial and Professional Office Zones					
	PO	C1	C2	C3	HS
Minimum Lot area in square feet unless listed as acres Setbacks (Minimum)	18000*****	7000	7000	3 acres*	½ acre
From back of sidewalk adjacent to State Street or State Street Connector Street:	15'	15'	15'	15'	15'
From all other streets:	20'**	20'	20'*****	30'**	20'
From an adjoining Property in a nonresidential zone:	0	0	0	0	0
From an adjoining property in a residential zone****:	25'*****	10'	10'	40'	10'
Structure Heights.					
Minimum:	8'	8'	8'	8'	8'
Maximum:	35'	48'	48'***	35'***	60'
* Parcels smaller than three (3) acres shall only be allowed pursuant to Section 22-8-14(D). ** Building setbacks from 800 North in the PO and C3 zones shall be according to "Appendix I" §22 8-9 ZONING *** Exception: The maximum height for structures located in the C3 zone which are set back no less than one hundred fifty feet (150') from a residential zone shall be forty-eight feet (48'). The maximum heights for structures in a C2 zone which are set back less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet. <u>Notwithstanding the above, the height of municipal building parapets may extend an additional four (4') feet above the maximum building height in the C2 zone.</u> **** In all commercial zones no portion of any building shall be located closer to a residentially zoned property than a distance equal to the height of that portion of the building (applicable to all commercial zones listed above). However, no setback is required where the top of the structure is lower than the grade of the adjoining residential lot (as measured at some point within five feet of the property line) along the entire length of the property line between the two properties. ***** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All buildings and parking lots shall be set back at least fifteen feet (15') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip). *****The PO zone may not be applied to an area of less than one acre. NOTE: In all commercial zones, except the PO and C3 zones, belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, and properly screened mechanical appurtenances may extend up to an additional ten feet above the maximum height allowed in the applicable zone. However, the combination of such items occupy more than thirty percent 30% of the area of the uppermost floor of the building.					

Parapet Wall Examples



Item #: 3.4	Planning Commission January 18, 2023		
Prepared By: Grant Allen			
Applicant: Development Services	PUBLIC HEARING – Amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.4.2 pertaining to Moderate Income Housing Strategies.		
NOTICES: • Posted in 2 public places • Posted on City webpage and City hotline • Faxed to newspapers • E-mailed to newspapers • Posted at utah.gov/pmn SITE INFORMATION: • General Plan Designation: N/A • Current Zone: Citywide ACTION: The Planning Commission shall forward a recommendation to the City Council.	REQUEST: Development Services requests the City amend portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies. BACKGROUND: In October 2022, Orem City amended the General Plan pursuant to Utah Code Annotated (UCA) 10-9a-403(2)biii. In November of 2022, Orem City received a letter of non-compliance from the State of Utah Division of Workforce Services outlining corrective actions for the Moderate Income Strategies adopted in October 2022. The proposed amendment and text-strikeout are included as part of the staff report. Orem City is proposing updating the General Plan, Section 4.4.2 Moderate Income Strategies to address these corrective actions: • Deficiency Corrective Action 1: Update the general plan to include the exact language from the code 10-9a-403(2)(b)(iii) for strategies E and X.; • Deficiency Corrective Action 2: Update the moderate income housing element of the general plan to include at least one additional strategy to meet the minimum required five strategies for a community with a fixed guideway public transit station. • Deficiency Corrective Action 3: The City must update the moderate income housing element of the general plan to identify specific benchmarks or measures and timelines for Strategies 4.4.2a Accessory Apartments and 4.4.2b Affordable Senior Housing to support implementation. • Deficiency Corrective Action 4: When the City updates the moderate income housing element of the general plan to include at least one additional strategy to meet the minimum required five strategies for a community with a fixed guideway public transit station, the City must also identify benchmarks, measures, and timelines for any strategies added to the plan. Orem City will also adopt the following additional moderate income housing strategy, and will be added in Section 4.4.2 under 4.4.2e Impact Fees. • UCA 10-9A-403(2)biii (L) reduce, waive, or eliminate impact fees related to moderate income housing; In 2022, Orem City eliminated impact fees for internal accessory dwelling units in accordance with State law. Orem will consider reducing or waiving impact		

fees for developments in the Affordable Senior Housing (ASH) Overlay Zone. Staff will research existing developments in the ASH zone during the first quarter 2023. Staff will prepare a fiscal impact study which will determine how much impact fees have been paid from prior developments in the ASH zone and the impact of reducing or waiving future ASH development impact fees. This study will be prepared for discussion with the City Council during the second/third quarter of 2023 and anticipates presenting the results of the study to the City Council during the fourth quarter of 2023.

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council amending portions of Chapter 4 (Housing) of the Orem General Plan updating Section 4.4.2 pertaining to Moderate Income Housing Strategies.



4.4.2 MODERATE INCOME HOUSING STRATEGIES

In accordance with Utah Code Annotated (UCA) 10-9a-403(2)biii, Orem City is adopting the following four moderate income housing strategies and implementation plan for each strategy:

4.4.2a Accessory Apartments

UCA 10-9a-403(2)biii (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential—residential zones;

Accessory apartments are already adopted into Orem's municipal code and part of the Development Services process. In 2021, Orem City updated its accessory apartment code text, to match the state law. Orem City continues to provide all requirements for legal accessory apartments on our website. Requirements are outlined in our code in section 22-6-9(I). The requirements form is <http://orem.org/wp-content/uploads/2021/05/Acc-apt-information-amendedApril-2021.pdf>, and is found on the city website with the list of all forms, applications, & checklists applicants might need; <https://orem.org/forms-applications/>. We also continue to advise residents who ask about their options **throughout the year as we receive calls and in-person questions**

Annually, Orem monitors the number of legal apartments **in an** annual report of **new and** existing **accessory** apartments. Currently, there are 722 legal accessory apartments in Orem. It is anticipated that approximately 26 additional accessory units will be approved in ~~the next~~ **2023**. The list of legal accessory apartments within the city is found on our website at <https://orem.org/accessory-apartments/>. To ensure the safety and welfare of residents, Orem utilizes code enforcement services to ensure non-complying units **come into compliance with city code** ~~become legal~~.

In 2020, Orem City enacted an ordinance requiring

landlord licensing for all rental properties in Orem. As of ~~December~~**November** 202**1**~~2~~, there were ~~3,746~~ **3,924** active landlord licensing accounts. We anticipate using this data to further map existing rentals and housing for future analysis.

Orem's ~~newly created Civilian Code Enforcement Team known as~~ **Neighborhood Improvement Team**, is helping track illegal accessory apartments and helping educate property owners on bringing them into compliance. **The Code Enforcement team reviews cases weekly of illegal accessory apartments and follows Orem Code Sections, 11-1-3(B)(31)A, 11-1-3(B)(30), and 11-1-3(B)31 and policies for bringing them into compliance. Orem Code Enforcement along with Orem Development Services will implement a broad communications campaign citywide to help residents understand the requirements of accessory apartments and how to help report illegal units. This will first begin by using existing newsletters the City sends out to residents and landlords. Orem is projecting and implementing this broad communications campaign starting the second quarter of 2023 after evaluating the specifics of frequency and audiences in the fourth quarter of 2023.**

4.4.2b Affordable Senior Housing

UCA 10-9A-403(2)biii, (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development **in a residential zone be dedicated to moderate income housing; and**

In 2012, the City **of Orem** approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website, <http://online.encodeplus.com/regs/orem-ut/doc-viewer.aspx?tocid=001.022#secid-2109>, and works collaboratively with the Utah County Housing Authority to provide new affordable senior



housing units.

Orem plans to continue to educate additional developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone by developing an outreach and communication plan in 2023 to highlight the ASH zone. This plan will include targeted outreach to existing landlords and property owners within the ASH zone boundary. Orem has partnered with Utah County Housing Authority for projects in the ASH zone, so the outreach plan will also include targeted communication with Utah County Housing Authority and other affordable housing developers.

Additionally, the City of Orem plans to undergo an update to an existing 2018 Moderate Income Housing study in 2023. During this study, we intend to examine the demand and need for more income-restricted units for seniors in the city. Along with examining the demand for income-restricted units, we intend to study the feasibility of expanding the existing zone boundaries or implementing other ASH overlays in other parts of the city. At this time, Orem anticipates the study beginning mid-year 2023 and the updated study be completed in 2024. Zoning recommendations resulting from the study would be anticipated to be explored and presented to the City Council in 2024. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.

Since the ASH zone has been adopted, there are 5 projects (five structures) that have been built and maintained for affordable senior housing. The owners of those projects must submit an annual report to the city to assure rents, age of tenants, and income restriction of tenants are compliant with code.

4.4.2c Housing and Transit Reinvestment Zone

UCA 10-9a-403(2)biii (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

Implementation: A developer has approached the City and has met with Staff, the Mayor and members of the council as to the feasibility of an HTRZ Zone. The next step in this process is for the Developer to hire a consultant for a study of the HTRZ estimated to take 6-8 months. In 2023, following the study, the Developer, Consultant and City will consider the next steps as required from the HTRZ Act.

4.4.2d Station Area Plans

UCA 10-9a-403(2)biii (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

In accordance with Utah Code Annotated (UCA) 10-9a-403.1, Orem City has outlined Station Area Plans for the transit stations in Orem into two phases: Phase 1 will begin with the revision and update of the existing station area plan for the Orem Frontrunner Station. Phase 2 will create a station area plan for the Lakeview, Main Street and University Place Bus Rapid Transit (BRT) stations.

These plans will consider elements as outlined in 10-9a-403.1(7)(b)(i) such as housing types that will (B) providing for densities necessary to facilitate the development of moderate income housing; and (C) providing for affordable costs of living in connection with housing, transportation, and parking. Orem City will encourage the consideration of owner occupied twin home developments. Staff has applied for technical assistance and is in the beginning stages of this process



for Phase 1 of the Station Area Plans. The early estimated timeline for the Station Area Plans is Phase 1 to be completed in 2023, and Phase 2 late 2024 early 2025.

4.4.2e Impact Fees

UCA 10-9A-403(2)biii (L) reduce, waive, or eliminate impact fees related to moderate income housing;

In 2022, Orem City eliminated impact fees for internal accessory dwelling units in accordance with State law. Orem will consider reducing or waiving impact fees for developments in the Affordable Senior Housing (ASH) Overlay Zone. Staff will research existing developments in the ASH zone during the first quarter 2023. Staff will prepare a fiscal impact study which will determine how much impact fees have been paid from prior developments in the ASH zone and the impact of reducing or waiving future ASH development impact fees. This study will be prepared for discussion with the City Council during the second/third quarter of 2023 and anticipates presenting the results of the study to the City Council during the fourth quarter of 2023.





State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of Workforce Services

CASEY R. CAMERON
Executive Director

GREG PARAS
Deputy Director

NATE MCDONALD
Deputy Director

KEVIN BURT
Deputy Director

November 18, 2022

To: Mayor and City Council
Orem City

From: Department of Workforce Services
Housing and Community Development Division

Re: Moderate Income Housing Report 2022—Notice of Non-Compliance

Dear Orem City Mayor and City Council,

Thank you for submitting the Annual Moderate Income Housing Report. Following review of the submitted plan and report, the Housing and Community Development Division has determined that the submission does not fulfill the requirements set forth in State Code section 10-9a-408. Please see the below description of deficiencies and actions the City must take to comply with the Code.

Section 10-9a-403(2)(b)(iii) notes that cities shall include a recommendation to implement three or more of the moderate-income housing strategies. HB 462, passed in 2022, included notable changes to the strategies and communities must update their general plans with the new language. The sections 4.4.2a Accessory Apartments and 4.4.2b Affordable Senior Housing in the submitted general plan do not reflect the State Code language for strategies E and X.

Deficiency Corrective Action 1: Update the general plan to include the exact language from the code 10-9a-403(2)(b)(iii) for strategies E and X.

Orem City boundaries include fixed guideway public transit station(s), and the city is required to include two additional strategies in their plan, totaling five strategies, per 10-9a-403(2)(b)(iv). Communities with fixed guideway transit stations must select Strategy V and their choice of one of the following: Strategy G, H, or Q. Orem City has adopted four strategies in the general plan, one short of the requirement.

Deficiency Corrective Action 2: Update the moderate income housing element of the general plan to include at least one additional strategy to meet the minimum required five strategies for a community with a fixed guideway public transit station.



**WORKFORCE
SERVICES**
HOUSING & COMMUNITY
DEVELOPMENT

140 East 300 South, Salt Lake City, Utah 84111
Relay Utah 711 • Spanish Relay Utah 1-888-346-3162
jobs.utah.gov • Equal Opportunity Employer/Programs

A proud partner of the  **americanjobcenter** network

Section 10-9a-403(2)(c) notes that the City shall draft implementation plans that establish a timeline for implementing selected strategies, identify specific measures and benchmarks for implementing each selected strategy, and provide flexibility for the municipality to adjust as needed. Additionally, section 10-9a-408(2)(c) requires each municipality's report starting in 2023 to describe action taken by the municipality towards implementation of the selected strategies, including how each land use decision or regulation supports the implementation of the moderate income housing strategies, barriers encountered, accessory dwelling unit information, the market's response to the strategies and implementation plans, and recommendations to the State regarding how the State can support the municipality in implementing strategies. Thus, implementation plans in the 2022 reporting year must be of a sufficient quality to show specific details on actionable tasks, timelines for implementation, measures used to demonstrate progress, and what resources the municipality will use to achieve the strategies selected.

The City's implementation plan does not include measures, benchmarks, or a timeline in strategies 4.4.2a Accessory Apartments and 4.4.2b Affordable Senior Housing. Benchmarks and measures are the key tasks required for a strategy to be implemented. If a strategy has been implemented, is complete, or is ongoing, measures and a specific timeline for program monitoring, review, or continued implementation must be included.

Deficiency Corrective Action 3: The City must update the moderate income housing element of the general plan to identify specific benchmarks or measures and timelines for Strategies 4.4.2a Accessory Apartments and 4.4.2b Affordable Senior Housing to support implementation.

Implementation plans, which include measures, benchmarks, and timelines are required for all selected strategies. As the City completes deficiency corrective action 2, an implementation plan must also be included for any added strategies.

Deficiency Corrective Action 4: When the City updates the moderate income housing element of the general plan to include at least one additional strategy to meet the minimum required five strategies for a community with a fixed guideway public transit station, the City must also identify benchmarks, measures, and timelines for any strategies added to the plan.

Please review the State Code sections referenced and submit your report using the form found here: <https://jobs.utah.gov/housing/affordable/moderate/reporting/>.

Section 10-9a-408(6) allows for each community 90 days from the date after this notice is sent to come into compliance with State Code. Per section 10-9a-408(7)(b), **failure to cure the described deficiencies in Orem's report by February 16, 2023 will make your community ineligible for Utah Department of Transportation (UDOT) Transportation Investment Fund of 2005, including the Transit Transportation Investment funding and the Governor's Office of Planning and Budget (GOPB) Covid-19 Local Assistance Matching Grant for the 2024 fiscal year.**

The Housing and Community Development Division is available to help you work through the noted deficiencies. We want to work with you to meet the requirements of the Code. If you have any questions or concerns, please contact Alyssa Gamble at angamble@utah.gov.

Sincerely,

Alyssa Gamble
Program Manager – Moderate Income Housing Database
Housing and Community Development
Department of Workforce Services

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
December 7, 2022

The following items are discussed in these minutes:

- PUBLIC HEARING – Vacating Courtside Place Condominiums, Plat A and approving Green Brier Condominiums and approving Courtside Place Condominiums, Plat A Amended located generally at 520 South 1230 West – approved
- SITE PLAN – Approving the site plan of Hillcrest Park located at 651 East 1400 South - approved
- PUBLIC HEARING – Amending the Agreement dated October 22, 1993, relating to the property located generally at 380 East 240 North to modify certain use and occupancy restrictions pertaining to the subject property – positive recommendation to City Council
- PUBLIC HEARING – Amending Section 2.1.1 of the General Plan and the General Plan Map of the City of Orem by amending the land use designation from Mixed-Use District to Community Commercial along State Street - positive recommendation to 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: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member

The Commission and staff briefly reviewed agenda items and minutes from the November 2, 2022 meeting. Sam Kelly and John Dorny, Horrocks Engineering, introduced and presented the Transportation Master Plan. The meeting was 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. Vice-Chair Komen 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 and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Aaron McKnight and Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member; Sam Kelly, City Engineer

Vice-Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.1:** [\(click here for recording\)](#)

Agenda Item 3.1 is a request by Paul Washburn for the Planning Commission to vacate Courtside Place Condominiums, Plat A and approve Green Brier Condominiums and approve Courtside Place Condominiums, Plat A Amended located generally at 520 South 1230 West in the R8 zone.

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

DRAFT Planning Commission minutes for December 7, 2022



Staff Presentation: Currently, the Green Brier Condominiums and the Courtside Place Condominiums are all on one parcel of property. The applicant is seeking to split the two complexes and create two lots, one for each of the separate condominium complexes.

There will be no physical changes to any of the buildings or the properties. All changes will be on paper to create the two new plats from the one existing plat.

[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 Courtside Place Condominiums, Plat A and approve Green Brier Condominiums and approve Courtside Place Condominiums, Plat A Amended located generally at 520 South 1230 West in the R8 zone.

Vice-Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

Vice-Chair Komen invited the applicant to come forward. Paul Washburn introduced himself. These facilities are about forty years old. At one time, the two properties were separate. Then the IRS changed the rules and it made sense to combine them together. Now it makes sense to separate them again for refinancing purposes.

Vice-Chair Komen 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, Vice-Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to vacate Courtside Place Condominiums, Plat A and approve Green Brier Condominiums and approve Courtside Place Condominiums, Plat A Amended located generally at 520 South 1230 West in the R8 zone. Mr. Low seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

Vice-Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.2:** ([click here for recording](#))

Agenda Item 3.2 is a request by City of Orem, Lane Gray for the Planning Commission to approve the site plan of Hillcrest Park located at 651 East 1400 South in the R7.5 zone.



Staff Presentation: The Hillcrest Park project is a 9.4 acre project including pickleball courts, splash pad, park amenities, walking paths, playgrounds, pavilions for parties and social gatherings. The newest portion of the old Hillcrest Elementary School will be saved and used for indoor sports and activities and can be used year-round. In addition to an inside gym, there will be a warming kitchen. Restrooms will be accessible from the inside and outside of the building.

This project includes the installation of water, sewer and storm drain utilities. City crews will install the water and sewer utilities with a private contractor installing the storm drain system. A portion of the existing school building and out buildings will be demolished. Sod, asphalt and concrete were also removed from the site.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Hillcrest Park located at 651 East 1400 South in the R7.5 zone.

Vice-Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

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

DRAFT Planning Commission minutes for December 7, 2022

Vice-Chair Komen invited the applicant to come forward. Lane Gray, Capital Projects Manager, introduced himself.

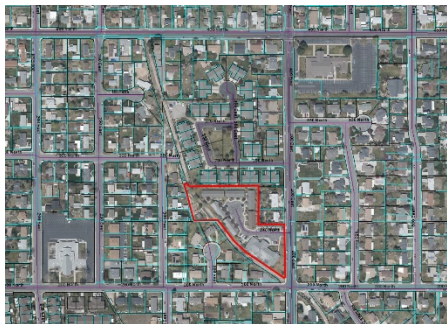
- This 9.4 acre park that will be a great addition on the south end of the City.
- The general demolition has taken place and they are currently doing select demolition on gymnasium.
- There will be several amenities such as an indoor basketball court, two indoor pickleball courts, twelve additional pickleball outdoors, a twenty-by-fifty foot pavilion, walking path around the perimeter, two different playground areas – one for older children and one for younger children and a splash pad.
- The anticipated opening is fall of 2023.
- In the future there will be culinary drinking water well.

Vice-Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Low moved to approve the site plan of Hillcrest Park located at 651 East 1400 South in the R7.5 zone. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

Vice-Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.3:** ([click here for recording](#))

Agenda Item 3.3 is a request by Housing Authority Utah County (HAUC), Jeremy Runia for the Planning Commission to amend the Agreement dated October 22, 1993, relating to the property located generally at 380 East 240 North to modify certain use and occupancy restrictions pertaining to the subject property.



Staff Presentation: The Housing Authority Utah County (HAUC) requests Orem City release the 55+ older age restriction for twenty-one (21) studio units and remove the assisted living component requirement for all fifty-seven (57) units (twenty-one (21) studio units and thirty-six (36) one-bedroom units). This will allow HAUC to provide housing to students or alumni of Scenic View Academy (SVA) only in the twenty-one (21) studio units. The remaining thirty-six (36) one-bedroom units will continue to operate under the already established 55+ year age restriction.

HAUC is under contract to purchase the Canyon Breeze Senior Living Apartments. The property was built in 1994-1995. A deed restriction was recorded on title by Orem City (dated October 22, 1993). The property consists of seven separate one-story buildings. The largest building contains twenty-one (21) studio units and office spaces. HAUC is partnering with SVA to provide referrals from their graduating or recently graduated students to live in only the twenty-one (21) studio units.

The Housing Authority is requesting Orem City release the age restriction on just the twenty-one (21) units thus making those units open to anyone 18 years of age or older to live in any studio unit. SVA is a nationally recognized and accredited non-profit school for adults aged 18-32 with autism spectrum neurodiversities. These students are self-sufficient when they graduate. SVA will provide resident case management and referrals to HAUC for each of the twenty-one (21) studio units. SVA will have a dedicated office onsite in the main building and onsite staff as needed to assist their students living at Canyon Breeze. SVA has been operating for nearly twenty years, operates their central campus in Provo and is in need of additional housing options for their students nearing/completing graduation. HAUC will provide the property management, day to day operations and maintenance. All fifty-seven units will be operating under a typical 12-month lease format between HAUC and the resident.

HAUC agrees that occupancy of the twenty-one studio units will be limited to one person per unit. This restriction will help prevent parking issues.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission amend the Agreement dated October 22, 1993, relating to the property located generally at 380 East 240 North to modify certain use and occupancy restrictions pertaining to the subject property.

Vice-Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

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

DRAFT Planning Commission minutes for December 7, 2022

Vice-Chair Komen invited the applicant to come forward. Jeremy Runia, Housing Authority Utah County (HAUC); Ryan Miller, Program Director Scenic View Academy (SVA); and Paul Sorenson, current owner, introduced themselves. There was a discussion as to the use of the property, current residents and future residents.

- The HAUC will acquire the property and operate it.
- The applicant is seeking to remove the age restriction on the 21 studio units to allow graduates of SVA to live there.
- There is an improved quality of life of when integrating seniors with autistic people.
- This property will allow them to facilitate the two populations, which has been successful in Salt Lake County.
- There are 30 stalls existing. 15% of the SVC graduates have access to a car, so they do not need a lot of parking. They will be limited to one occupant in the studio units.
- There will be an onsite property manager.
- Each resident gets an individualized plan in regards to length of stay. Public transportation is about a block away, and they are able to walk to the Orem library.
- These units will have kitchenettes installed in them to make them more viable and able to operate independently.

Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

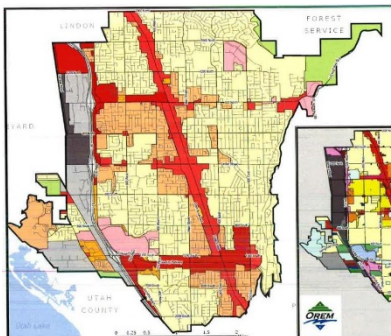
Matt Harding (see video for details) ([click here for recording](#))

Vice-Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to forward a positive recommendation to the City Council to amend the Agreement dated October 22, 1993, relating to the property located generally at 380 East 240 North to modify certain use and occupancy restrictions pertaining to the subject property. With the condition that occupancy in the Main Center (containing the 21 studio units) be limited to one person in each unit. Mr. Crismon seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

Vice-Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.4:** ([click here for recording](#))

Agenda Item 3.4 is a request by Development Services for the Planning Commission to amend Section 2.1.1 of the General Plan and the General Plan Map of the City of Orem by amending the land use designation from Mixed-Use District to Community Commercial along State Street.



Staff Presentation: In February 2022, the City rezoned all the former State Street Districts to the zones in place prior to June 6, 2018 when the first State Street District was adopted. The proposed amendment will update the General Plan map from Mixed-Use District to Community Commercial classification to match the previous General Plan designation.

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 2.1.1 of the General Plan and the General Plan Map of the City of Orem by amending the land use designation from Mixed-Use District to Community Commercial along State Street.

Vice-Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

DRAFT Planning Commission minutes for December 7, 2022

1 Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item
2 to come forward to the microphone.
3

4 When no one came forward, Vice-Chair Komen closed the public hearing and asked if the Planning Commission had
5 any more questions for the applicant or staff. When none did, she called for a motion on this item.
6

7 **Planning Commission Action:** Mr. Lowe moved to forward a positive recommendation to the City Council to
8 amend Section 2.1.1 of the General Plan and the General Plan Map of the City of Orem by amending the land use
9 designation from Mixed-Use District to Community Commercial along State Street. Ms. Komen seconded the
10 motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed
11 unanimously.
12

13 **2023 Calendar:** The Planning Commission reviewed the meeting calendar for the year 2023. Vice-Chair Komen
14 then called for a motion and moved to approve the Planning Commission 2023 meeting calendar as presented in
15 Planning Commission. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes,
16 Madeline Komen and Murray Low. The motion passed unanimously.
17

18 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Vice-Chair Komen then
19 called for a motion to approve the minutes of November 2, 2022. Mr. Low moved to approve the meeting minutes
20 for November 2, 2022. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes,
21 Madeline Komen and Murray Low. The motion passed unanimously.
22

23 **Adjourn:** Vice-Chair Komen called for a motion and moved to adjourn. Mr. Hawkes seconded the motion. Those
24 voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.
25

26 **Adjourn:** 5:45 p.m.
27
28
29

30 Ryan L. Clark
31 Planning Commission Secretary
32
33

Approved: