

**CITY OF OREM**  
**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](http://www.orem.org/meetings)*

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**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.

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

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

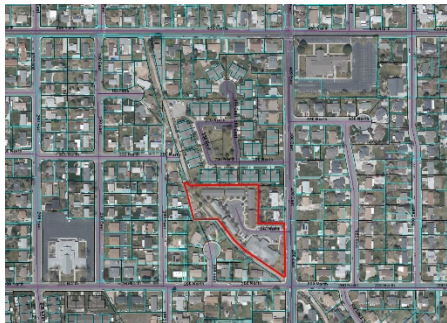
- This 9.4 acre park that will be a great addition on the south end of the City.
- The general demolition has taken place and they are currently doing select demolition on gymnasium.
- There will be several amenities such as an indoor basketball court, two indoor pickleball courts, twelve additional 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.

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

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.

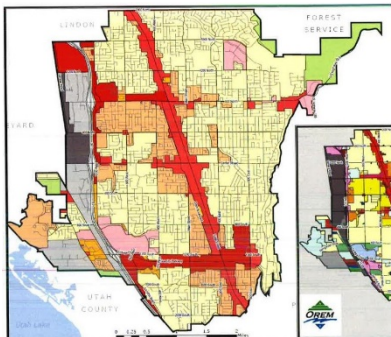
Matt Harding (see video for details) ([click here for recording](#))

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.

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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. Lowe moved to 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. Ms. Komen seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

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

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

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

**Adjourn:** 5:45 p.m.

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Ryan L. Clark  
Planning Commission Secretary

Approved: January 18, 2023