



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
March 1, 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

- 1 Discussion: Noticing commercial properties with site plan changes.**
- 2 Discussion: Zoning ordinance text amendment for Brades' Place Home**

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 PUBLIC HEARING - Vacating Ashton Estates, Plat A and approving Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone.**
4. MINUTES REVIEW AND APPROVAL
  - 4.1 Review and approve minutes from the February 15, 2023 meeting.**
5. ADJOURN
  - 5.1 The next meeting is scheduled for Wednesday, March 15, 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](http://orem.org)**

|                                          |                                                                                                                                                       |                                                                                    |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Item #: 3.1                              | <b>Planning Commission</b><br>March 1, 2023                                                                                                           |  |
| <b>Prepared By:</b><br>Makayla Wagstaff  |                                                                                                                                                       |                                                                                    |
| <b>Applicant: Thomas and Wendy Mason</b> | <b>PUBLIC HEARING</b> – Vacating Ashton Estates, Plat A and approving Ashton Estates, Plat B located generally at 1170 North 520 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/pmn](http://utah.gov/pmn)

**SITE INFORMATION:**

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **1.94**
- Neighborhood: **Canyon View**

**ACTION:**

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

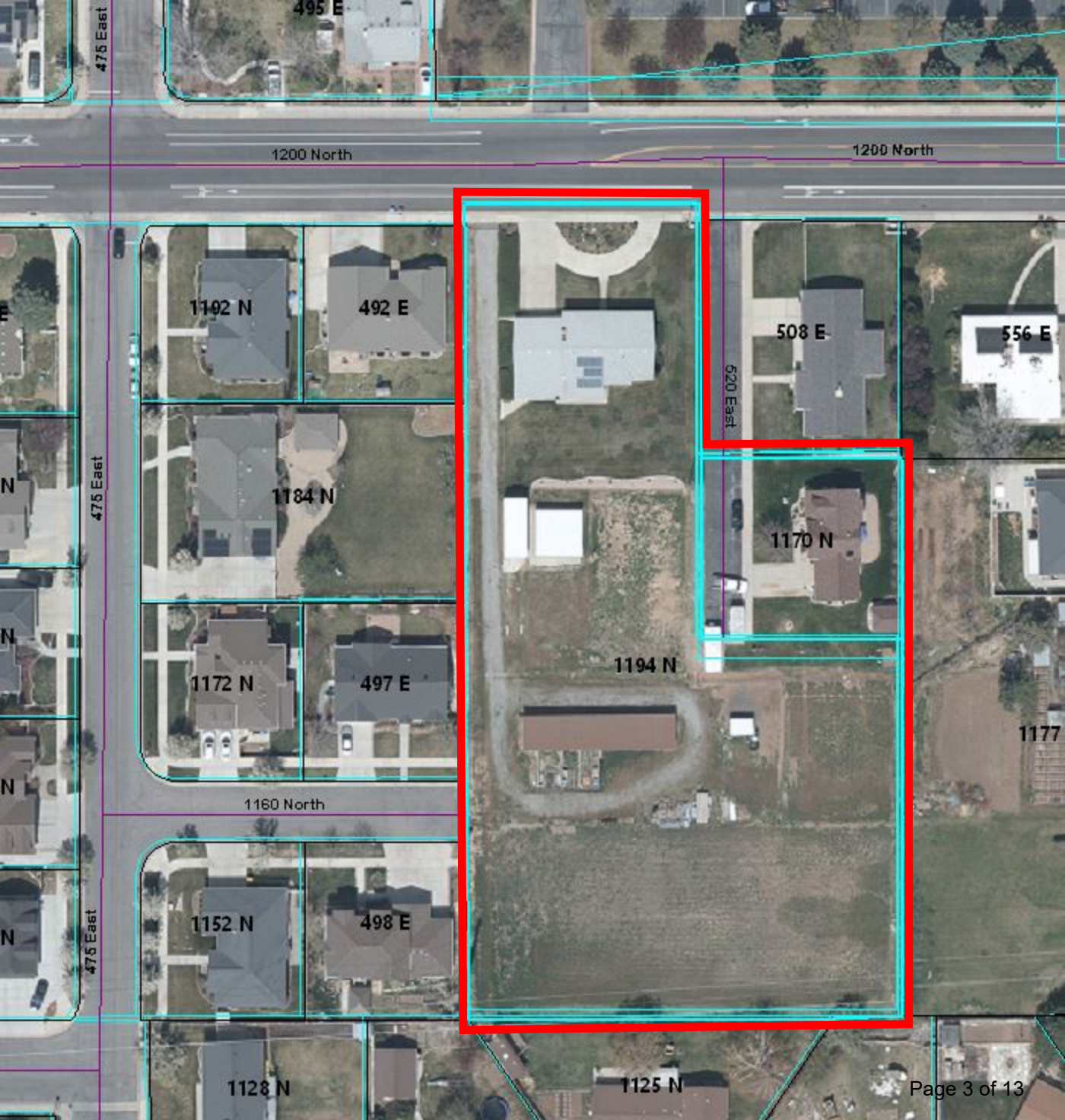
**REQUEST:** The applicant requests the Planning Commission vacate Ashton Estates, Plat A and approve Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone.

**BACKGROUND:**

The applicant is seeking to amend the plat of Lot 1 due to fifteen feet (15') at the South edge of the property was deeded to that property by the owner of Lot 2.

Lot 2 is being prepared to be sold, and as a result the owner of Lot 1 is seeking to have the fifteen feet (15') recorded as part of the plat for their lot. Staff requested that as part of this process Lot 2, which is currently a lot of record, also be platted. All minimum lot sizes and setbacks are still met with this adjustment.

**RECOMMENDATION:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Ashton Estates, Plat A and approve Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone.



475 East

495 E

1200 North

1200 North

1102 N

492 E

508 E

556 E

1184 N

520 East

1170 N

1172 N

497 E

1194 N

1177

1160 North

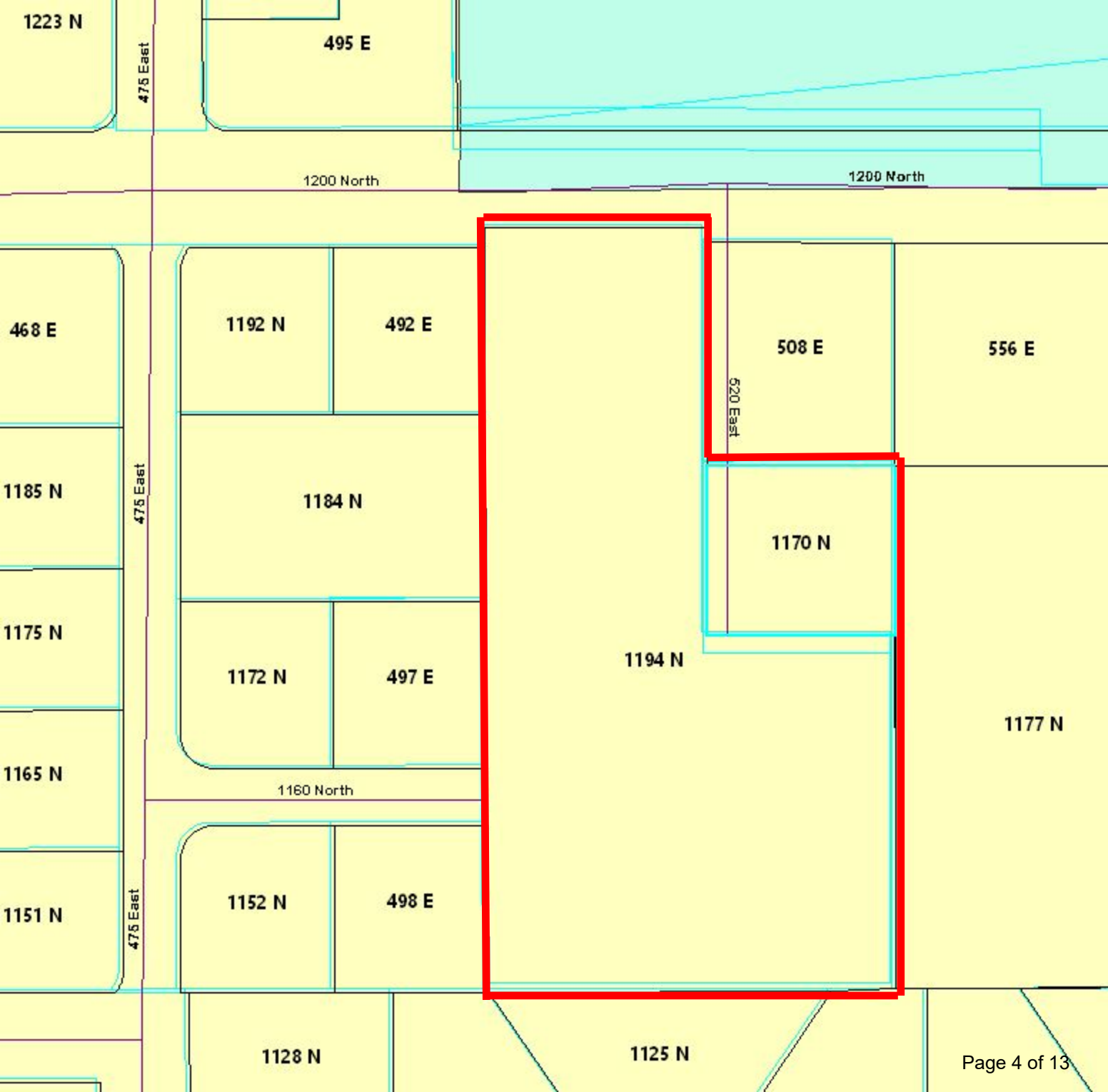
1152 N

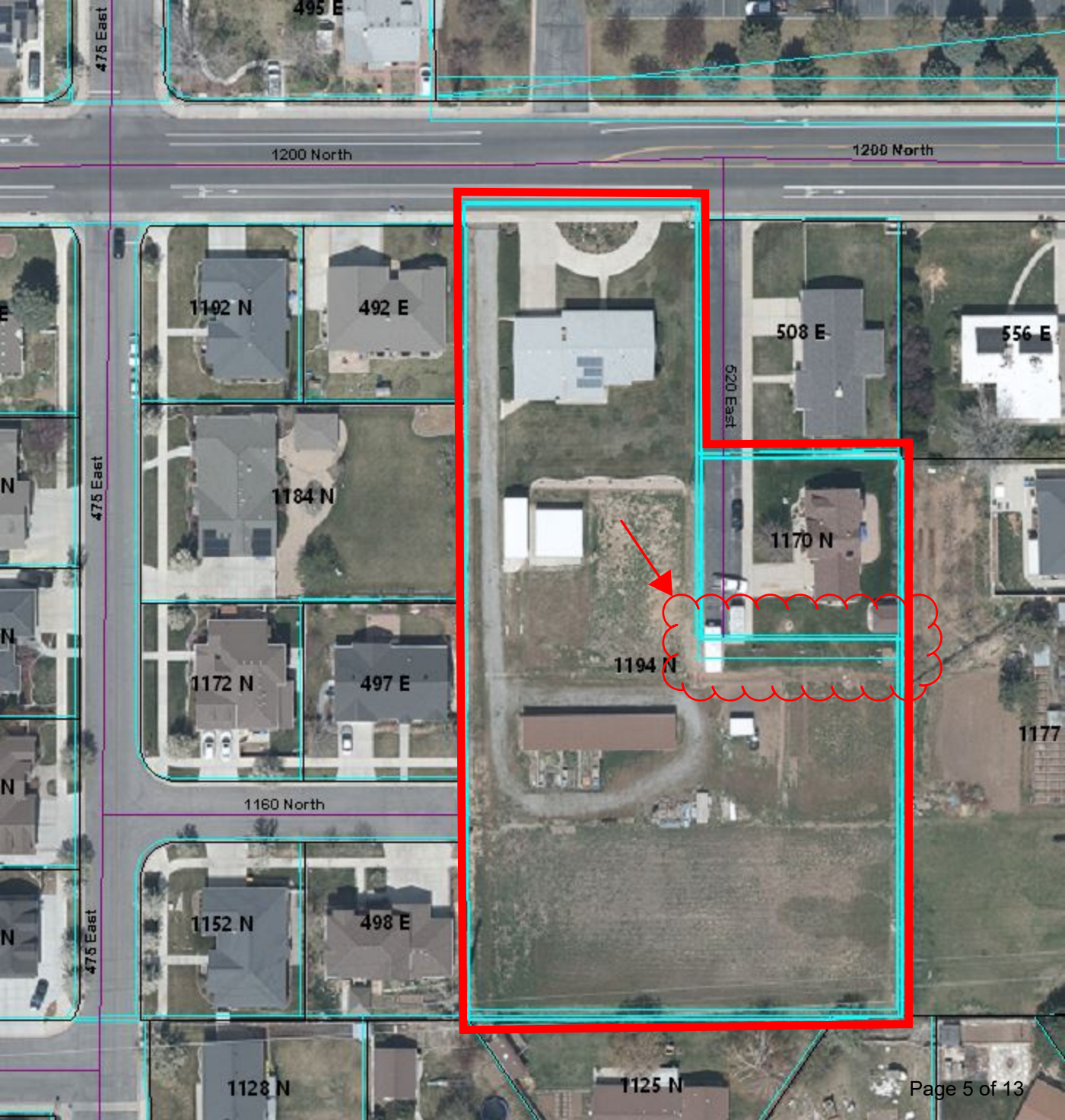
498 E

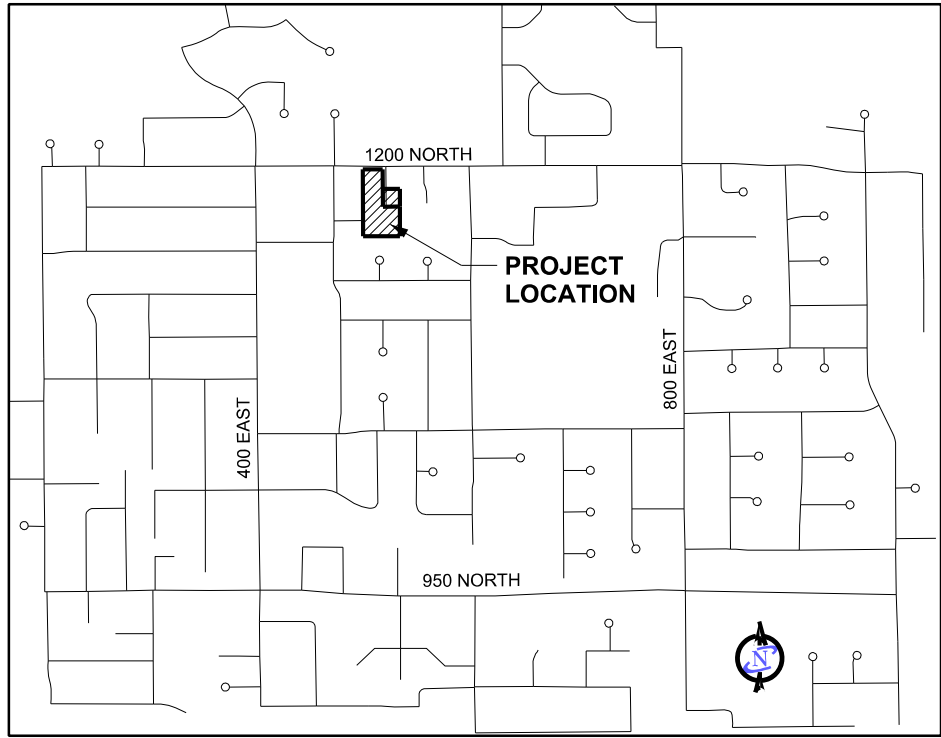
475 East

1128 N

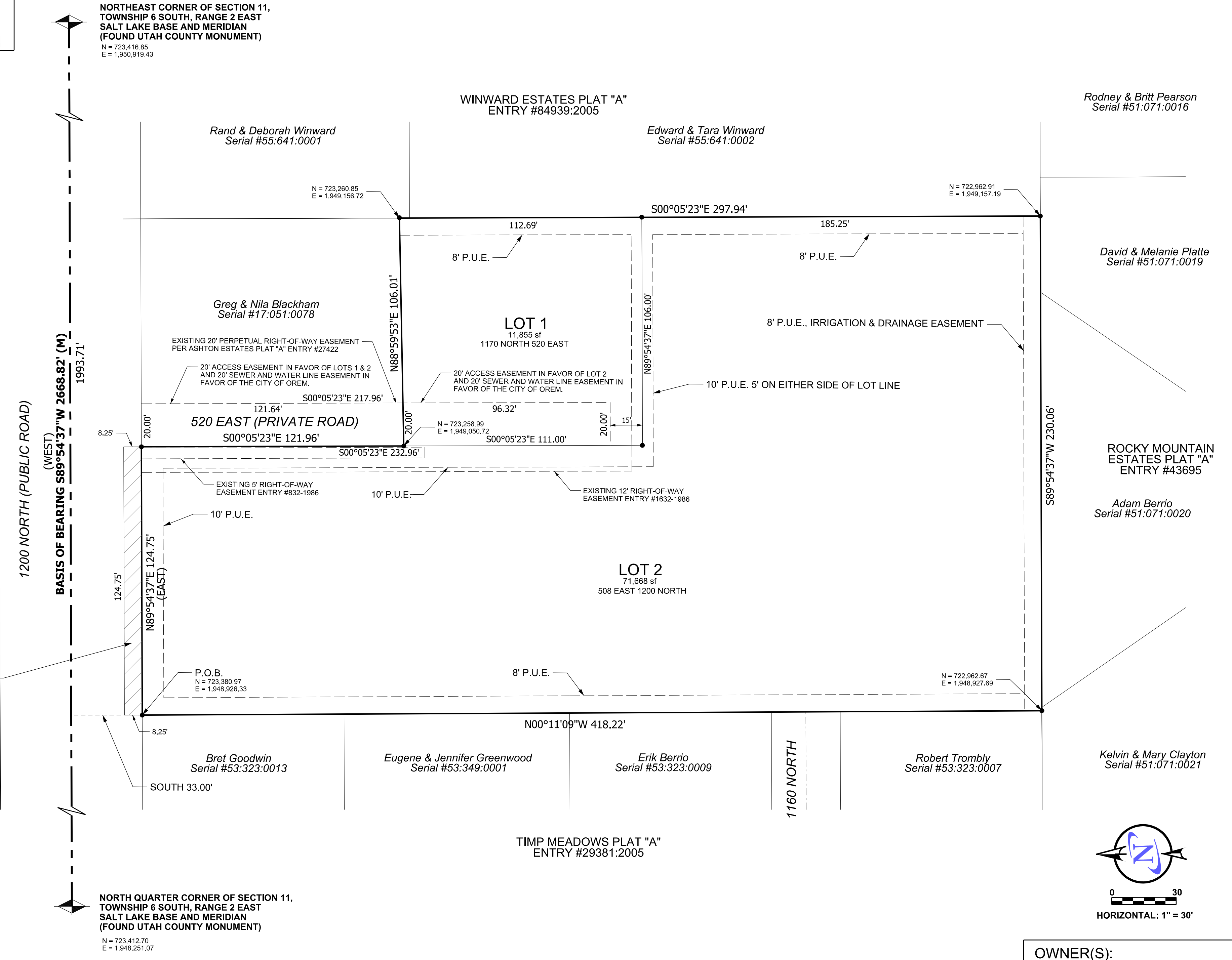
1125 N



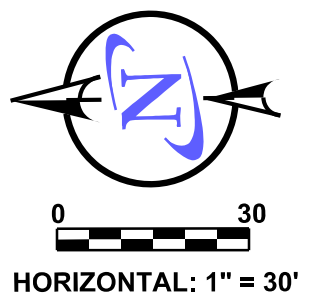




VICINITY MAP N.T.S.



NOTE:  
1. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT



OWNER(S):  
**TOM MASON**  
1170 NORTH  
520 EAST  
OREM, UTAH  
**MAUI CHAI**  
508 EAST  
1200 NORTH  
OREM, UTAH

|                                                                                                                                          |                                                                                                                                                                                                                               |                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>OREM CITY ATTORNEY</b><br>APPROVAL AS TO FORM THIS _____ DAY OF _____, A.D. _____ BY THE CITY ATTORNEY<br>_____<br>OREM CITY ATTORNEY | <b>PLAT VACATION NOTICE</b><br>THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF ASHTON ESTATES PLAT "A" LOT "1". ASHTON ESTATES PLAT "A" IS HEREBY VACATED. | <br>10430 South 2700 West, South Jordan, Utah 84095<br>Phone: (801) 253-0248 Fax: (801) 253-6139<br>www.proterragroup.com |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|

**SURVEYOR'S CERTIFICATE**

I, JARED ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 12411560 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREFTER KNOWN AS:

**ASHTON ESTATES PLAT "B"**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

*Jared Ashton*  
JARED ASHTON  
UTAH PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 12411560  
(See Seal Below)

02-07-23  
DATE

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TIMP MEADOWS PLAT "A" SUBDIVISION, ON RECORD AT THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #29381:2005, SAID POINT BEING SOUTH 89°54'37" WEST 1993.71 FEET AND SOUTH 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF 1200 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°54'37" EAST 124.75 FEET; THENCE SOUTH 00°05'23" EAST 121.96 FEET; THENCE NORTH 88°58'53" EAST 106.01 FEET TO A POINT ALONG THE WESTERLY BOUNDARY OF WINWARD ESTATES PLAT "A", ON RECORD AT THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #84939:2005; THENCE ALONG SAID WESTERLY LINE SOUTH 00°05'23" EAST 297.94 FEET TO A POINT ALONG THE NORTHERLY LINE OF ROCKY MOUNTAIN ESTATES PLAT "A", ON RECORD AT THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #43695; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°54'37" WEST 230.06 FEET TO THE SOUTHEAST CORNER OF SAID TIMP MEADOWS PLAT "A"; THENCE ALONG THE EASTERLY LINE OF SAID TIMP MEADOWS PLAT "A" NORTH 00°11'09" WEST 418.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 83,523 SQ.FT. OR 1.917 ACRES MORE OR LESS

CONTAINS 2 LOTS

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS

IN WITNESS WHEREBY WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

THOMAS WILLARD MASON

WENDY SUE MASON

MAUI CHAI

KARA CHAI

GREG BLACKHAM

NILA BLACKHAM

**ACKNOWLEDGMENT**

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE SIGNORS OF THE FOREGOING DEDICATION AND DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
(See Seal Below)

**ACCEPTANCE BY LEGISLATIVE BODY**

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

APPROVED BY CITY ENGINEER  
(See Seal Below)

ATTEST: \_\_\_\_\_  
CLERK-RECORDER  
(See Seal Below)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BY THE OREM CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIRMAN - PLANNING COMMISSION

RESOLUTION NO.

**PLAT "B"**

**ASHTON ESTATES**

INCLUDING A VACTATION OF ASHTON ESTATES PLAT "A"

OREM CITY, UTAH COUNTY, UTAH

|  |  |  |  |
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**Draft - CITY OF OREM**  
**PLANNING COMMISSION MEETING MINUTES**  
**February 15, 2023**

The following items are discussed in these minutes:

- SITE PLAN – Approving the site plan and final plat of Orem Mister Carwash located at 1408 South State Street in the C2 zone. – Approved with conditions.
- CONDITIONAL USE PERMIT – Approval of an AT&T telecommunications monopole facility located on a field light at Timpanogos High School located at 150 East 1430 North in the R8 zone. – Positive recommendation, 4:2
- PUBLIC HEARING - Amending portions of Section 22-6-10 *Miscellaneous Regulations for Residential Zones* pertaining to parking and storage of trucks, trailers and RVs and Section 22-14-7(B)(2) *Supplementary Regulations, Conservation of Values* in residential zones. - Positive recommendation, 6:0

**STUDY SESSION**

**Place:** City Council Conference Room

**At 3:31 p.m.** Vice Chair Komen called the Study Session to order.

**Those present:** Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Matt Taylor, Senior Planner; Terry Peterson, City Council Liaison; Sam Kelly, City Engineer; Steve Earl, Legal Counsel

**Those excused:** Haysam Sakar, Planning Commission member; Grant Allen, Senior Planner

The Commission and staff briefly reviewed agenda items and minutes from the February 1, 2023 meeting. The meeting was adjourned at 4:15 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, Murray Low, Mike Carpenter and Helena Kleinlein, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Matt Taylor, Senior Planner; Terry Peterson, City Council Liaison; Steve Earl, Legal Counsel; Sam Kelly, City Engineer

**Those excused:** Haysam Sakar, Planning Commission member; Grant Allen, Senior Planner

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

**Agenda Item 3.1** is a request by TFC Orem 1408, LLC and Elliot Smith to the Planning Commission to approve the site plan and final plat of Orem Mister Carwash located at 1408 South State Street in the C2 zone.

**Staff Presentation:** The applicant is proposing to demolish the old Chuck-A-Rama building at 1408 South State Street and build a new Mister Carwash branded tunnel carwash. Access to this project will be from 1400 South and there will be no access, in or out, from State Street.

**Architecture:** The exterior of the building will be stone veneer, concrete block (CMU) and metal panels. The roof will be finished standing seam metal. This meets the building materials requirements outlined in Section 22-8-8(B)(5)(d)(i) for the State Street Corridor.

**Entrance/Exit:** Vehicles will enter and exit the property from 1400 South on the north side of the property. There will be no access to or from State Street on the east side of the property. The exit on the tunnel will be facing State Street, so the noise from the blowers will be minimal for surrounding businesses and the residential complex south of the project.

**Parking:** There is a specific parking requirement for car washes. It is one (1) parking stall per 600 square feet of gross floor area (excluding bay areas) is required, plus one stall per employee. However, it also says that “in no circumstance shall the number of parking stalls required by this Section be less than that required by the zone in which the use is located” which in this case is one (1) per 250 square feet. This project is meeting both requirements (22-15-4(G)(5)(a):

- Office-Equipment area: 2,122 square feet / 250 = 8.5, so 9 required parking spaces
- Parking provided: 12 parking spaces

**Traffic:** A Traffic Impact Study (TIS) was completed. After review by the City Engineer, the TIS was accepted and the proposed site plan reflects any related items of the Traffic Impact Study.

**Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan and final plat of Orem Mister Carwash located at 1408 South State Street in the C2 zone.

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

Vice Chair Komen asked the applicant to come forward. Elliot Smith came forward and introduced himself. Mr. Smith addressed questions from the Planning Commission members.

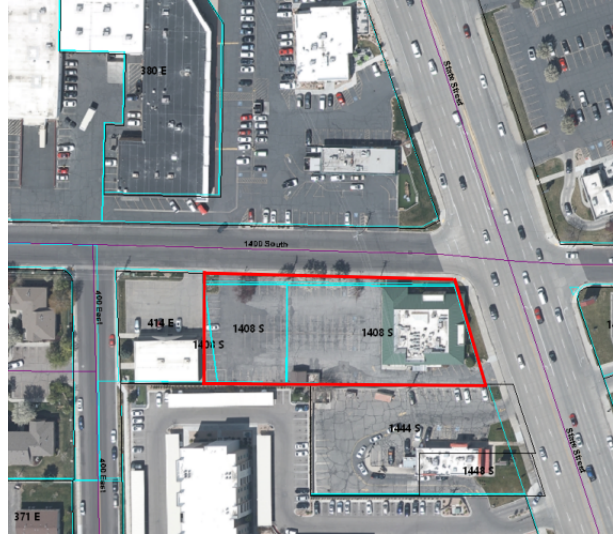
Questions regarding the Traffic Impact Study were addressed by Mr. Smith and Mr. Kelly.

Vice Chair Komen invited David Skinner, owner of the neighboring property to the West. Mr. Skinner is concerned about the traffic stacking up and blocking the entrance to his property. Requested the addition of a sign and striping to help prevent stacking in front of the drive access to his business.

Mr. Smith responded to Mr. Skinner’s concern.

Mr. Carpenter asked if it would be possible for an access to be added to Mr. Skinner’s property on the West side of the property. Mr. Skinner responded that originally that was part of their request when building the site, but hopes that could be re-evaluated. Mr. Skinner also feels that if adding an alternate entrance is needed that it should be funded by someone else.

Mr. Low asked how many cars it would take to block the drive approach. It was addressed that it likely would be one car.



**DRAFT - Planning Commission minutes for February 15, 2023**

Mr. Kelly suggested that the most likely solution may be to re-locate the drive access to Mr. Skinner's property. Mr. Clark returned attention to the request for signs and striping. Mr. Earl suggested that the Planning Commission can impose conditions surrounding traffic mitigation, potentially to relocate the access to the other property if it was found in the Traffic Impact Study to be an issue.

Mr. Clark cited the Traffic Study. Mr. Earl clarified that according to the Traffic Study, the queuing would not be an issue, however, that it also did not clearly take into consideration the impact on the neighboring property.

Mr. Smith addressed that the queuing capacity on the site is closer to 20 cars, and that they would be willing to put in a sign to help identify the different entrances.

Ms. Kleinlein asked if there is a way to help Mr. Skinner by imposing a condition that if the findings were not found to be sufficient, could there be something put in place to allow recourse for Mr. Skinner. Mr. Carpenter asked if there is a way to require additional traffic studies. Mr. Earl addressed the questions.

Mr. Hawkes asked Mr. Skinner if the signage would be acceptable to him. Mr. Skinner said it would be a good first step, but that he likes the suggestion that there is another analysis done.

Mr. Bench noted that continuing the item is an option.

Mr. Elliot came forward to note that this is not a public hearing and that this project was properly noticed and that these concerns could have been brought forward earlier in the process.

Mr. Earl noted that while this was not a public hearing that the Planning Commission is able to allow anyone who would like to speak to come forward. He also stated that at this time postponing this item is not an option for them.

Vice Chair Komen asked Ms. Vargas what noticing is required for a Site Plan, as such mailings were not required for this project. Mr. Bench added that noticing is not required for commercial projects adjacent to commercial properties.

Vice Chair Komen called for a motion on this item.

Mr. Low moved to approve the preliminary and final plat of Orem Mist Carwash located at 1408 South State Street in the C2 zone, dependent on an independent traffic study being conducted.

Discussion continued about how long an independent traffic study would take.

Mr. Elliot requested to speak prior to the motion moving forward. Asked if the motion could be for approval to be given provided that a building permit will not be issued for the project until the current Traffic Study is reviewed or an independent study is done to consider Mr. Skinner's concerns. And that they may be willing to put in a new access for Mr. Skinner.

Ms. Komen stated that the Planning Commission needs to take some time to discuss the proposed motion. Mr. Hawkes summarized the comments which have taken place.

Mr. Low withdrew his motion based on that it was not seconded, and new items have been considered. Mr. Earl expressed that this could be a viable solution.

Mr. Earl expressed how he would suggest the motion be worded as follows:

"A motion to approve the site plan, subject to the condition that the city will have an independent traffic study performed to determine if the neighboring access needs to be relocated, and if the independent study recommends that access be relocated that the applicant will have the obligation to pay for that relocation."

**DRAFT - Planning Commission minutes for February 15, 2023**

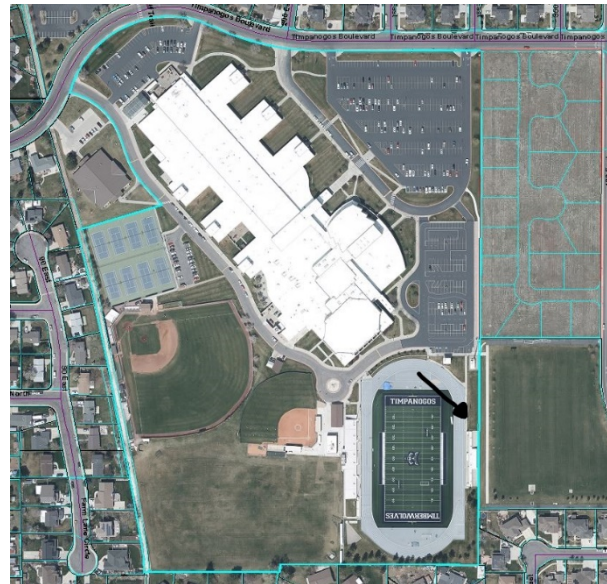
**Planning Commission Action:** Ms. Komen moved to adopt the motion as outlined by Mr. Earl. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein. The motion passed unanimously.

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

**Agenda Item 3.2** is a request by J5 Infrastructure Partners for AT&T for the Planning Commission to recommend approval of the conditional use permit of a telecommunications monopole facility to be located on a field light on the East side of the football field at Timpanogos High School located generally at 150 East 1430 North in the R8 zone.

**Staff Presentation:** The applicant is proposing to replace an existing field light pole at Timpanogos High School with a 100' tall monopole with a lightning rod. The field light bank would be re-installed at its current height (71 feet) on the new pole. AT&T antennas and equipment would be installed at the top. The installation would also include an equipment shelter to be built near the base of the monopole.

Monopoles are allowed to be placed in a residential zone given that it is placed on a lot which is not used for a residential use, such as a school. Monopoles are required to be at least 115% of the poles' height from any residential lot line. The proposed location of this monopole at Timpanogos High School is at least 225' away from surrounding residential lots. The location of the proposed monopole at Timpanogos High School was selected by the applicant based on the need for service for this area. Since there is a light pole already at this location, the proposed monopole would be considered to be utilizing an existing structure per Orem City Code (22-13-9), which outlines the priority given to locations for wireless telecommunication facilities.



The proposed placement of this monopole requires a Conditional Use Permit for two reasons: height and the distance to an existing monopole. According to Orem City Code monopoles are allowed to be 75' high, but in the circumstance of need for greater coverage or to allow for collocation the height may be increased up to 110'. The applicant is requesting a pole of 100'. Per Orem City Code (22-13-11(D)), monopoles are to be placed 1000' feet apart from each other. There currently is another monopole located on the East side of the football field at Timpanogos High School by T-Mobile, this pole is already at maximum capacity for telecommunications equipment. The proposed monopole is approximately 175' from the existing pole, and will provide future opportunities for collocation.

In considering the approval of a conditional use permit, the factors to be considered are outlined in Orem City Code (22-4-4).

**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 for the conditional use permit of an AT&T telecommunications monopole facility located on a field light at Timpanogos High School located generally at 150 East 1430 North in the R8 zone.

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

Vice Chair Komen asked the applicant to come forward.

Mr. Low asked if the new pole will allow for another provider to add additional equipment.

*A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)*

**DRAFT - Planning Commission minutes for February 15, 2023**

Jason Evans came forward and addressed Mr. Low's question.

Ms. Kleinlein asked if there was another site which could place the pole 1000' from the existing pole on the site. Mr. Evans addressed Ms. Kleinlein's question.

Vice Chair Komen called for a motion on this item.

**Planning Commission Action:** Mr. Hawkes moved to forward a positive recommendation to the City Council to approve the conditional use permit for an AT&T telecommunications monopole facility located on a field light at Timpanogos High School located generally at 150 East 1430 North in the R8 zone. Mr. Low seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. Those voting nay: Mike Carpenter and Helena Kleinlein. The motion passed, vote 4:2.

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

**Agenda Item 3.3** is a request by the Neighborhood Improvement Team for the City to amend portions of Section 22-6-10 *Miscellaneous Regulations for Residential Zones* pertaining to parking and storage of trucks, trailers and RVs and Section 22-14-7(B)(2) *Supplementary Regulations, Conservation of Values* in residential zones.

**Staff Presentation:** The Neighborhood Improvement Team requests the Planning Commission review and make a recommendation to the City Council to amend portions of Section 22-6-10 *Miscellaneous Regulations for Residential Zones* and Section 22-14-7(B)(2) *Supplementary Regulations, Conservation of Values* in residential zones to allow for parking on gravel surfaces/parking strips on residential property. 22-6-10 & 22-14-7

The change is requested due to the high cost of concrete and the challenging supply chain issues affecting the availability of concrete. The change is also being requested due to the number of residents that are already parking on gravel surfaces/parking strips on their property. Due to the sheer number, it is almost impossible to enforce the current codes restricting parking on gravel. Several City Council members have also requested this Code change.

The proposed ordinance amendment would limit the location of the gravel parking area and the depth of the gravel. The gravel parking strip must be maintained and free of weeds of any kind and no gravel shall cross onto neighboring properties. A concrete or other fixed barrier at least four inches tall shall be placed between a neighboring property and the gravel parking strip if it is within three feet of the property line. A vehicle parked in the gravel parking strip may not block the clear view of the neighboring driveway.

| What This Change Will Mean for Residential Parking |                                                                                                                                                                                         |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location:                                          | • To the side of the principal driveway house, garage or carport                                                                                                                        |
|                                                    | • Will not be located directly in front of the house, garage or carport                                                                                                                 |
| Access:                                            | • Shall not be adjacent to or accessed from the street or sidewalk                                                                                                                      |
|                                                    | • No curb cut required                                                                                                                                                                  |
| Depth:                                             | • Gravel in the gravel parking strip shall be at least 4 inches deep or                                                                                                                 |
|                                                    | stabilized by a stabilizer grid                                                                                                                                                         |
| Maintenance:                                       | • Shall be free of weeds of any kind                                                                                                                                                    |
| Clear Vision:                                      | • Vehicles shall not block the clear view of a neighboring driveway                                                                                                                     |
| Property Line:                                     | • No gravel shall cross over onto neighboring properties                                                                                                                                |
|                                                    | • A concrete or other fixed barrier at least 4 inches tall shall be placed between a neighboring property and the gravel parking strip if it is within 3 feet of a neighboring property |
| Driveway:                                          | • Principal driveways may not be gravel but must be paved with asphalt, concrete or pavers                                                                                              |

A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)

**DRAFT - Planning Commission minutes for February 15, 2023**

**Recommendation:** The Development Review Committee recommends the Planning Commission forward a recommendation to the City Council amending portions of Section 22-6-10 *Miscellaneous Regulations for Residential Zones* pertaining to parking and storage of trucks, trailers and RVs and Section 22-14-7(B)(2) *Supplementary Regulations, Conservation of Values* in residential zones.

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

Vice Chair Komen opened the Public Hearing.

When no one came forward Vice Chair Komen closed the Public Hearing.

Vice Chair Komen called for a motion on this item.

**Planning Commission Action:** Mr. Hawkes moved to forward a positive recommendation to the City Council to amend portions Section 22-6-10 *Miscellaneous Regulations for Residential Zones* pertaining to parking and storage of trucks, trailers and RVs and Section 22-14-7(B)(2) *Supplementary Regulations, Conservation of Values* in residential zones. Ms. Komen seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein. 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 for February 1, 2023. Mr. Carpenter moved to approve the meeting minutes for February 1, 2023. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein. The motion passed unanimously.

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

**Adjourn: 5:30 p.m.**

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Ryan L. Clark  
Planning Commission Secretary

Approved: