

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
March 1, 2023

The following items are discussed in these minutes:

- PUBLIC HEARING – Vacating Ashton Estates, Plat A and approving Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone - Approved

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Vice-Chair Komen called the Study Session to order.

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

Those excused: Haysam Sakar, Planning Commission member; Makayla Wagstaff, Associate Planner and Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from the February 15, 2023 meeting, discussed noticing commercial properties with site plan changes, discussed the zoning ordinance text amendment for Brade's Place Home and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Vice-Chair Komen called the Planning Commission meeting to order and asked Mr. Crismon, Planning Commission member, to offer the invocation.

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

Those excused: Haysam Sakar, Planning Commission member; Makayla Wagstaff, Associate Planner and Terry Peterson, City Council Liaison

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

Agenda Item 3.1 is a request by Thomas and Wendy Mason for the Planning Commission to vacate Ashton Estates, Plat A and approve Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone.

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Staff Presentation: 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.

Vice-Chair Komen asked if the Planning Commission had any questions for Mr. Bench.

Vice-Chair Komen invited the applicant to come forward. Thomas Mason introduced himself. In the presentation, it was mentioned that the amount of property being added to his property was ten (10) feet. Mr. Mason corrected that to the fifteen (15) feet that is actually being added.

Vice-Chair Komen 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. Low moved to vacate Ashton Estates, Plat A and approve Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Mr. Clark: The construction fence has gone up on south side of the City Center building. There will be a ground breaking on March 28th. City crews will be starting demolition and site clearing starting tomorrow. ([click here for recording](#))

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Vice-Chair Komen then called for a motion to approve the minutes of February 15, 2023. Mr. Hawkes moved to approve the meeting minutes for February 15, 2023. Ms. Komen seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, 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: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Adjourn: 4:37 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: March 15, 2023