



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
May 3, 2023

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

4:00 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 **PUBLIC HEARING – Amending Section 22-11-49(C) *Permitted Uses* in the PD36 zone to add SLU Code 7233 *Go-Cart Tracks (Indoor Only)* as a permitted use in the PD36 zone located generally at 1439 North 1380 West.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from the April 19, 2023 meeting.**
5. ADJOURN
 - 5.1 **Next meeting to be held Wednesday, May 17, 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 May 3, 2023	
Prepared By: Cheryl Vargas		
Applicant: Rick Call, Keystone Direct	PUBLIC HEARING – Amending Section 22-11-49(C) <i>Permitted Uses</i> in the PD36 zone to add SLU Code 7233 <i>Go-Cart Tracks (Indoor Only)</i> as a permitted use in the PD36 zone located generally at 1439 North 1380 West.	

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
- Noticed 10 property owners within the PD36 zone

SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **PD36**
- Acreage: **5.69**
- Neighborhood: **Timpview**

ACTION:

The Planning Commission shall forward a recommendation to the City Council.

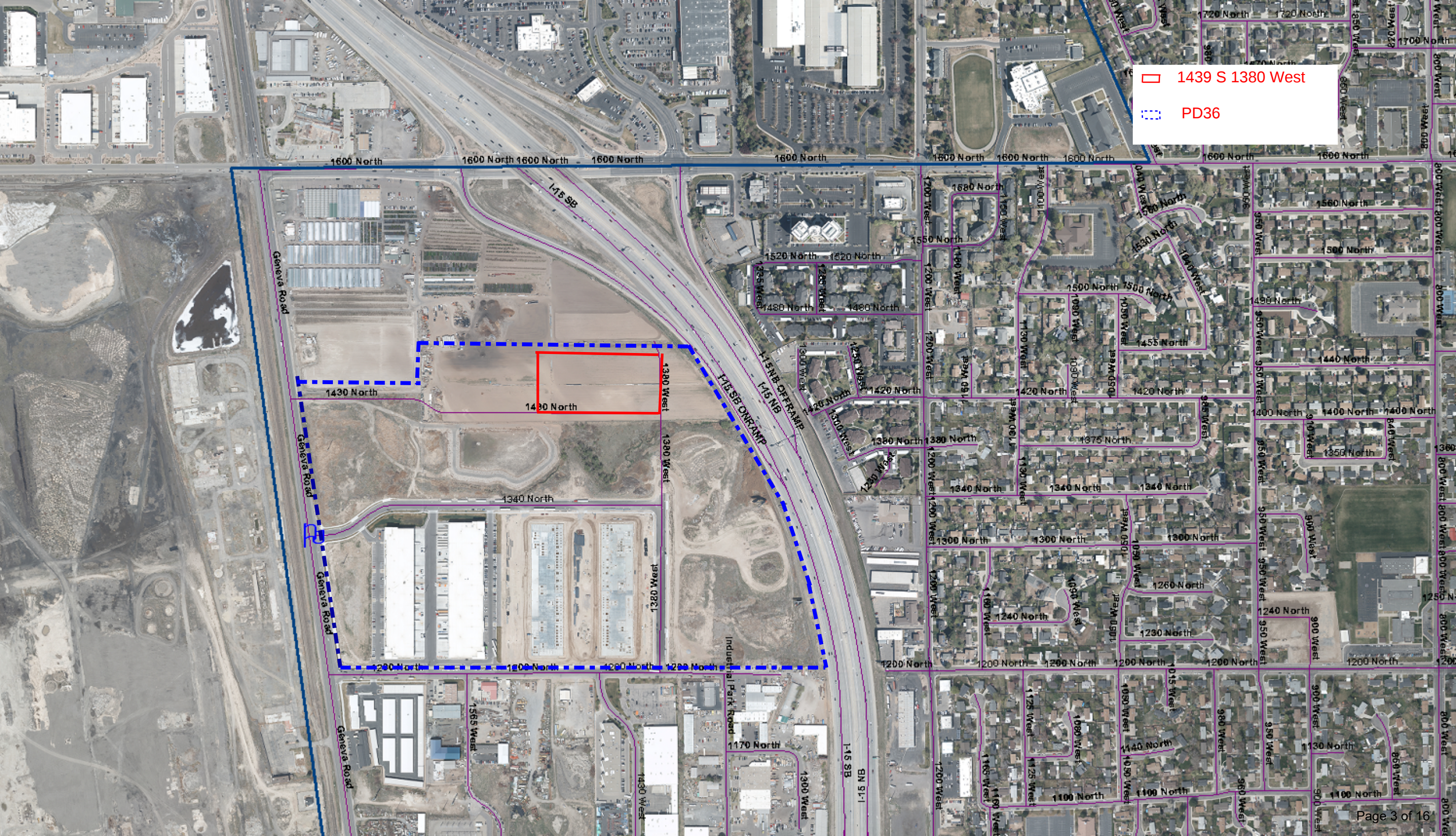
REQUEST: The applicant requests the city amend Section 22-11-49(C) *Permitted Uses* in the PD36 zone to add SLU Code 7233 *Go-Cart Tracks (Indoor Only)* as a permitted use in the PD36 zone located generally at 1439 North 1380 West.

BACKGROUND: The applicant is requesting the addition of indoor only go-cart tracks in the PD36 zone. PD zones typically have specific uses that are allowed in that zone and at this time, indoor go-cart tracks are not a permitted use in the PD36 zone. This particular track will be indoor and electric. Noise will be minimal and there will not be any exhaust fumes.

There are similar uses already allowed in the PD36 zone such as restaurants, sporting goods, sales of bicycles, auto sales and repair, etc. This is also a great location as there are no residential homes near it, but it will be easily accessible to those who would want to participate in this activity.

The proposed amendment to add SLU Code 7233 *Go-Cart Tracks (Indoor Only)* is specific to the PD36 zone only. This change will not affect other zones.

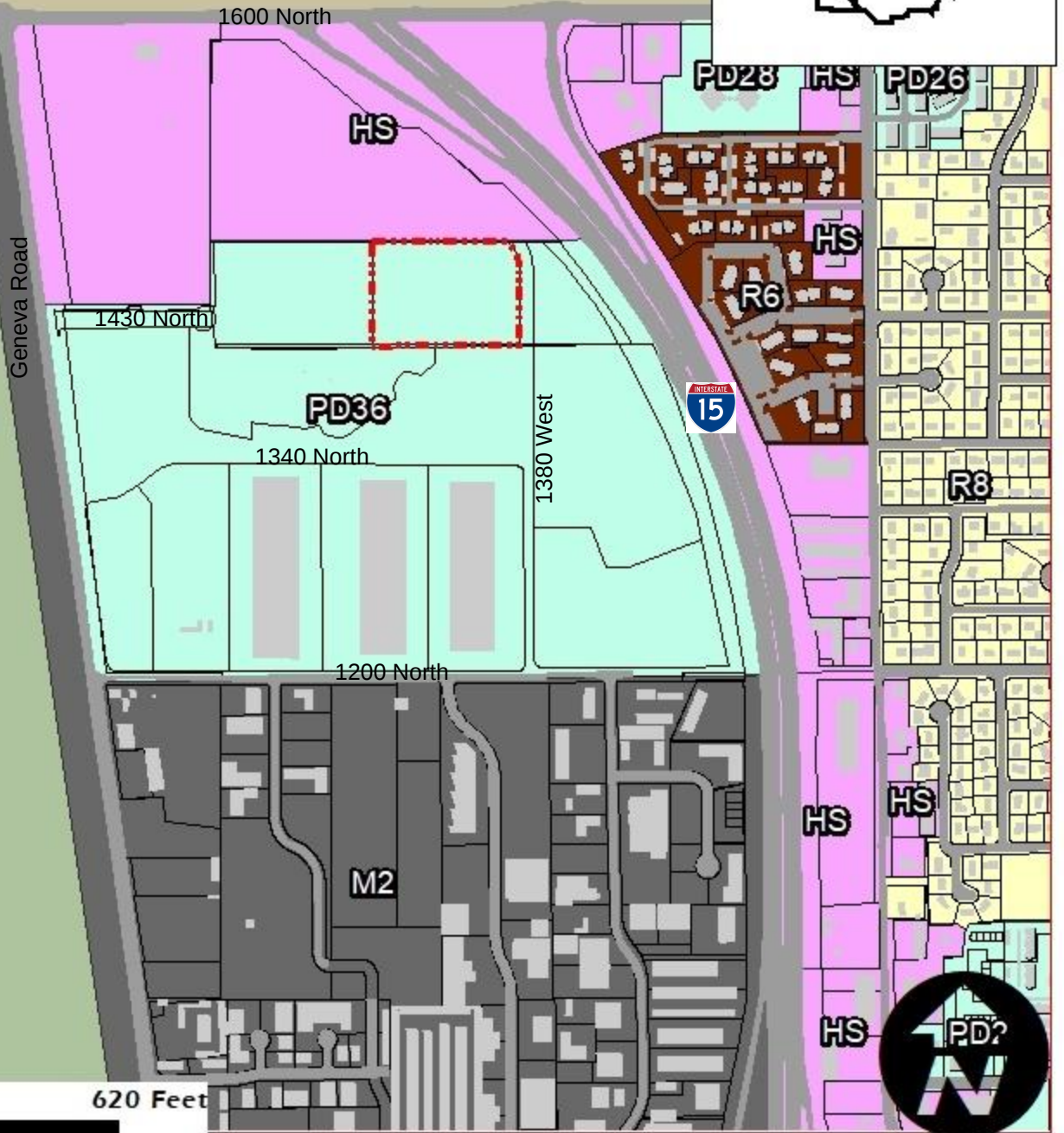
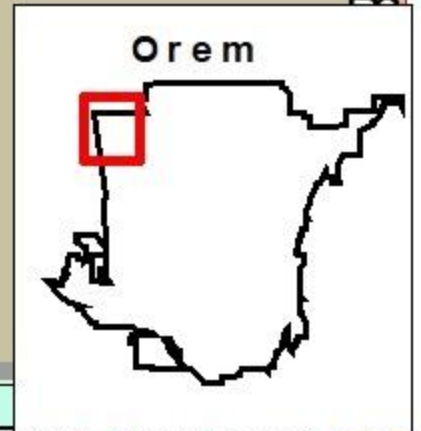
RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-11-49(C) *Permitted Uses* in the PD36 zone to add SLU Code 7233 *Go-Cart Tracks (Indoor Only)* as a permitted use in the PD36 zone located generally at 1439 North 1380 West.



1439 S 1380 West

PD36

Redline Racing



620 310 0 620 Feet

◆ Text Amendment
PD36
5.69 Acres

NEIGHBORHOOD
Timpview

Legend
 1439 N 1380 West
 Buildings
 Parcels

CHAPTER 22. ZONING

Article 22-11. PD Zone

22-11-49. PD-36 zone (Orem Falls Business Park, 1200 North Geneva Road)

C. **Permitted Uses.** The following shall be permitted uses within the PD-36 zone:

Permitted Uses - PD-36 zone	
Standard Land Use Code	Category
2120	Meat & Dairy
2130	General Food Manufacturing
2140	Grain Mill Products-Manufacturing
2160	Candy & Other Confectionery Products
2180	Liquor & Spirits
2181	Other Beverage Manufacturing
2200	All Textile Mill Products, NEC
2300	All General Apparel, NEC
2400	All Lumber and Wood Products, NEC
2820	Plastics, Materials and Synthetic Resins, Synthetic Rubber, Synthetic and Other Man Made Fibers (Except Glass) – Manufacturing
2830	Drug-Manufacturing
2840	Soap, Detergent & Cleaning Preparations, Perfumes, Cosmetics and Other Toilet Preparations-Manufacturing
3200	All Stone, Clay, Glass & Associated Products, NEC (all manufacturing activities must be indoors but outdoor storage is allowed if obscured by a fence in accordance with Orem City Code Section 22-9-8(C))
3350	Rolling, Drawing and Extruding of NonFerrous Metals
3410	All Fabricated Metal Products, Indoor Only
3420	Machinery (Except Electrical)-Manufacturing
3430	Electrical Machinery, Equipment and Supplies-Manufacturing
3440	Transportation Equipment-Manufacturing
3500	All Professional, Scientific, Photographic, Optical Instruments & Associated Equipment, NEC
4222	Motor Freight Garaging & Equipment Maintenance
4290	Motor Vehicle Transportation
4710	Telephone Communications
4711	Telephone Exchange Stations
4741	Television Broadcasting Studios
4742	Television Transmitting Stations & Relay Tower
4751	Radio & Television Broadcasting Studios, Only (Combo Systems)
4920	Transportation Services and Arrangements
4921	Freight Forwarding Services
4922	Packing & Crating Services
4990	Other Transportation, Communications, and Utilities, NEC
51xx	(all uses in Appendix A from 5111 to 5198 inclusive are permitted)
5211	Lumber Yards
5220	<u>Building</u> Materials, Equipment Supplies & Hardware (Indoor Only)
5251	Farm Equipment
5261	Home Improvement Centers

Permitted Uses - PD-36 zone	
5310	Department Stores
5390	Other Retail Trade-General Merchandise
5391	Dry Goods & General Merchandise
5393	Arts, Crafts & Hobbies
5511	Motor Vehicles (new & used)
5512	Motor Vehicles (used)
5520	Tires, Batteries and Accessories
5590	Retail Trade-Automotive, Marine Crafts, Aircraft, and Accessories, NEC
5591	Marine Craft & Accessories
5592	Aircraft & Accessories
5600	Clothing, Apparel, & Accessories
5710	Furniture & Home Furnishings
5810	Restaurants
5811	Fast Food
5820	Drinking Places-Bars & Taverns shall be at least 500 feet from any church, school, sexually oriented business, or other alcoholic drinking place
5910	Drug & Related Drug Dispensing
5931	Antiques
5933	Secondhand Merchants
5935	Jewelry
5941	Books
5942	Stationery
5951	Sporting Goods
5952	Bicycles
5953	Toys
5960	Farm and Garden Supplies
6110	Banking and Credit Services
6120	Security & Commodity Brokers, Dealers, Exchanges
6130	Insurance Agents, Brokers, & Related Services
6150	Real Estate Agents, Brokers and Related Services
6160	Holding and Investment Services
6211	Laundering, Dry Cleaning, & Dyeing Services (Except Rugs)
6231	Beauty and Barber Shops
6251	Apparel Repair, Alterations, Laundry/Dry Cleaning Services (pick-up only)
63xx	(all uses in Appendix A from 6310 to 6398 inclusive are permitted except for <u>SLU</u> 6378 (Stockyard) which is not permitted)
6413	Automobile Repair
6400	All Automobile & Repair Services, NEC
65xx	(all uses in Appendix A from 6510 to 6599 inclusive are permitted except for <u>SLU</u> 6517 (<u>Kennel</u>) which is not permitted)
6610	General Contractor, Office Only
6615	Building construction-General contractor, Office & Storage
6620	Landscaping Services, Office Only
6625	Landscaping Services, Office & Storage
6700	Government Services, NEC
6710	City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
6711	Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions

Permitted Uses - PD-36 zone	
68xx	(all uses in Appendix A from 6812 to 6837 inclusive are permitted)
<u>7322</u>	<u>Go-Cart Tracks (Indoor Only)</u>







City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

City Council Tue, May 9, 2023 6:00 pm
Planning Commission Wed, May 3, 2023 4:30 pm

PUBLIC HEARING – Amending Section 22-11-49(C) Permitted Uses in the PD36 zone to add SLU Code 7233 Go-Cart Tracks (Indoor Only) as a permitted use in the PD36 zone located generally at 1439 North 1380 West.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

KEYSTONE DIRECT LLC
1035 N 1050 E
AMERICAN FORK, UT 84003



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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 45678
SALT LAKE CITY, UT 84145

OTC BUILDING 1 HOLDINGS LLC
PO BOX 82832
GOLETA, CA 93118

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

GENEVA HOLDINGS LLC
%SKINNER, BRENT
595 S RIVERWOODS PKWY
LOGAN, UT 84321

OTC BUILDING 3 HOLDINGS LLC
595 S RIVERWOODS PKWY STE 400
LOGAN, UT 84321

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

JL NORTH OREM LLC
947 E 80 N
OREM, UT 84097

KEYSTONE DIRECT LLC
1035 N 1050 E
AMERICAN FORK, UT 84003

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

OLSEN, STEVEN R & AMANDALIE (ET
AL)
2876 N 1230 W
PLEASANT GROVE, UT 84062

COOKS LAND AND INVESTMENT LLC
4264 N CANYON RD
PROVO, UT 84604

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

Draft - CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
April 19, 2023

The following items are discussed in these minutes:

- PUBLIC HEARING – PRELIMINARY PLAT - Approving the preliminary plat for Apple Bud Plat A located generally at 258 North 800 East in the R6.5 and R8 zones. Approved – 5:1
- PUBLIC HEARING – PLAT AMENDMENT - Vacating AFFCU Orem Subdivision and approving State Street Commons Subdivision located generally at 845 North State Street in the C2 and C3 zones. Approved - unanimous
- PUBLIC HEARING – CONDITIONAL USE – Forwarding a positive recommendation to the City Council for approval of the conditional use permit for Brades’ Place Home for Pediatric Palliative Care located generally at 370 West 500 north in the R7.5 zone. – Unanimous, positive recommendation

STUDY SESSION

Place: City Council Conference Room

At 4:01 p.m. 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, Acting Assistant City Manager/Development Services Director; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Matt Taylor and Grant Allen, Senior Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel

Those excused: Haysam Sakar, Planning Commission member; Terry Peterson, City Council Liaison; Jason W. Bench, Assistant Development Services Director

The Commission and staff briefly reviewed agenda items and minutes from the April 12, 2023 meeting.

Mr. Kelly and a representative from Horrocks Engineering presented briefly about the upcoming update to the Transportation Master Plan.

The meeting was adjourned at 4:29 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:35 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Carpenter, 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, Acting Assistant City Manager/Development Services Director; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Matt Taylor and Grant Allen, Senior Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel

Those excused: Haysam Sakar, Planning Commission member; Terry Peterson, City Council Liaison; Jason W. Bench, Assistant Development Services Director

DRAFT - Planning Commission minutes for April 19, 2023

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.1:**

PUBLIC HEARING – PRELIMINARY PLAT - Approving the preliminary plat for Apple Bud Plat A located generally at 258 North 800 East in the R6.5 and R8 zones.

Staff Presentation:

The applicant is proposing to subdivide his vacant property into 3-Single Family Lots. The western portion of the lot was previously rezoned to R6.5 to allow it to be subdivided into two lots, both of these lots will face 800 East. The eastern portion of the lot remains R8, and will have one lot which will face 850 East.



As part of the plat the street will be completed to connect 280 North and 850 East as per Orem City Code Section 17-7-7(D).

Recommendation:

Staff recommends the Planning Commission approve the preliminary plat for Apple Bud Plat A located generally at 258 North 800 East in the R6.5 and R8 zones.

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

Mr. Carpenter asked if this is creating three (3) lots out of one (1) lot. It is splitting one (1) lot into three (3) lots.

Chair Komen opened the public hearing.

When no one came forward, Chair Komen closed the public hearing.

Chair Komen called for a motion on this item.

Planning Commission Action:

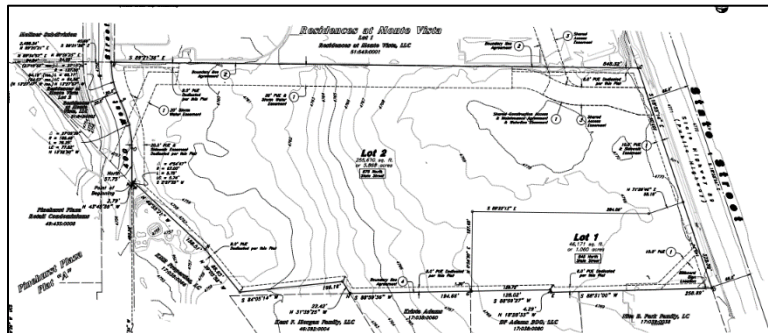
Mr. Low moved to approve the preliminary plat for Apple Bud Plat A located generally at 258 North 800 East in the R6.5 and R8 zones. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, and Helena Kleinlein. Those voting nay: Mike Carpenter. Motion passed 5:1.

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.2:**

PUBLIC HEARING – PLAT AMENDMENT - Vacating AFFCU Orem Subdivision and approving State Street Commons Subdivision located generally at 845 North State Street in the C2 and C3 zones.

Staff Presentation:

The applicant is seeking to create two legal lots. They will sell Lot 1 concurrently with their purchase of the property on May 4, 2023. They will submit a second plat amendment application to further subdivide Lot 2. They will also submit a separate site plan application for each lot and will include all required site plans and civil improvement plans for the full development of each lot.



Both lots will meet the minimum lot size of the C2 and C3 zones (7,000 square feet for the C2 zone and three (3) acres for the C3 zone). Lot 1, which is in the C2 zone, is 1.06 acres and Lot 2, which is in both the C2 and C3 zones is 5.868 acres. 22-8-8.

The part of the parcel that fronts State Street is currently in the AFFCU Orem Subdivision. This is the plat that will be vacated. The middle and west side of the property fronting 400 West are all lots of record. This new plat will create two new platted lots that encompass the entire parcel within the same subdivision. The proposed plat meets all the requirements of the C2 zone and C3 zone.

Recommendation:

Staff recommends the Planning Commission vacate AFFCU Orem Subdivision and approving State Street Commons Subdivision located generally at 845 North State Street in the C2 and C3 zones.

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

Chair Komen asked the applicant to come forward.

Chair Komen opened the public hearing.

When no one came forward, Chair Komen closed the public hearing.

Chair Komen called for a motion on this item.

Planning Commission Action:

Mr. Hawkes moved to vacate AFFCU Orem Subdivision and approving State Street Commons Subdivision located generally at 845 North State Street in the C2 and C3 zones. Mr. Carpenter seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter, and Helena Kleinlein. Motion passed unanimously.

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.3:**

PUBLIC HEARING – CONDITIONAL USE – Forwarding a positive recommendation to the City Council for approval of the conditional use permit for Brades' Place Home for Pediatric Palliative Care located generally at 370 West 500 north in the R7.5 zone.

Staff Presentation:

The applicant previously applied to have the "Pediatric Palliative Care" use added as a conditional use to the R7.5 zone. The applicant is now requesting to receive the conditional use permit for their property at 370 West 500 North, in the R7.5 zone to open a Pediatric Palliative Care facility to assist children with life altering illness and their families.

This location will serve as the main office where they will hold family and patient events, offer outpatient therapies, and have up to 28 beds available for the overnight needs of medically-complex or disabled individuals, mostly children. The overnight stays are intended to be short term to meet a need of either respite, increased medical care needs, transitioning from hospital to come or end of life care.



Recommendation:

Staff recommends the Planning Commission forward a positive recommendation to the City Council for the conditional use permit for Brades' Place Home for Pediatric Palliative Care located generally at 370 West 500 North in the R7.5 zone.

Chair Komen asked if the Planning Commission members had questions for the applicant or Ms. Vargas.

Ms. Kleinlein commented that it is appreciated to bring this facility to the community.

DRAFT - Planning Commission minutes for April 19, 2023

Mr. Hawkes asked how much renovation will be required for this property.
The applicant, Rebecca Oakley, came forward and addressed Mr. Hawkes' question by speaking to the grants which they have been given to fund this project.

Mr. Hawkes asked how continuing funding will be provided.

Ms. Oakley stated that there are sources for the funding going forward.

Mr. Hawkes asked when it is anticipated that the facility will reach capacity.

Ms. Oakley stated that it is anticipated that the facility will be at capacity within a few months of opening.

Chair Komen called for a motion on this item.

Planning Commission Action:

Ms. Kleinlein moved to a positive recommendation to the City Council for approval of the conditional use permit for Brades' Place Home for Pediatric Palliative Care located generally at 370 West 500 north in the R7.5 zone. Ms. Komen seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter, and Helena Kleinlein. Motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes for April 12, 2023. Ms. Komen moved to approve the meeting minutes for April 12, 2023. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter, and Helena Kleinlein. Motion passed unanimously.

Mr. Clark gave an update on projects within the city.

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

Adjourn: 4:55 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: