

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

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:

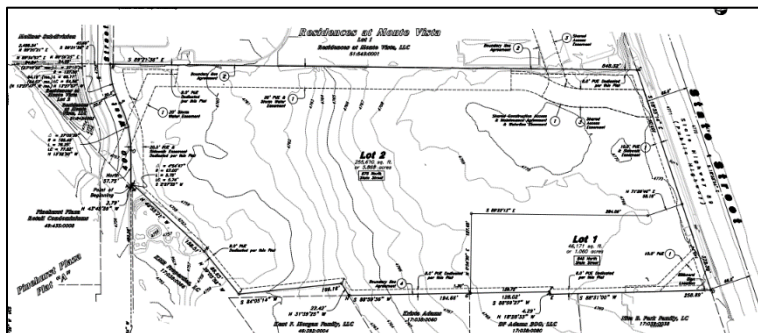
Mr. Low moved to approve the preliminary plat for Apple Bud Plat A located generally at 258 North 800 East in the R6.5 and R8 zones. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, and Helena Kleinlein. Those voting nay: Mike Carpenter. Motion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

Planning Commission minutes for April 19, 2023

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.

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: May 3, 2023