

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
May 3, 2023

The following item is discussed in these minutes:

- **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 – Positive recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. Chair Komen called the Study Session to order.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar (via zoom), Planning Commission members; Ryan L. Clark, Acting Assistant City Manager/Development Services Director; Jason W. Bench, Acting Development Services Director/Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer and Terry Peterson, City Council Liaison

Those excused: Murray Low, Planning Commission member; Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from the April 19, 2023 meeting 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. 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 Haysam Sakar (via Zoom), Planning Commission members; Ryan L. Clark, Acting Assistant City Manager/Development Services Director; Jason W. Bench, Acting Development Services Director/Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer and Terry Peterson, City Council Liaison

Those excused: Murray Low, Planning Commission member; Steve Earl, Legal Counsel

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

Agenda Item 3.1 is a request by Richard Call, Keystone Direct, for the city 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.



Staff Presentation: 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

A complete video of the meeting can be found at www.orem.org/meetings

Planning Commission minutes for May 3, 2023

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: 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 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.

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

Chair Komen invited the applicant to come forward. Richard Call introduced himself.

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, 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 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. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar (via Zoom). The 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 of April 19, 2023. Mr. Carpenter moved to approve the meeting minutes for April 19, 2023. Ms. Komen seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar (via Zoom). The motion passed unanimously.

Adjourn: Chair Komen called for a motion to adjourn. Mr. Carpenter moved to adjourn. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar (via Zoom). The motion passed unanimously.

Adjourn: 4.49 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: May 17, 2023