

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
August 2, 2023

The following items are discussed in these minutes:

- **PUBLIC HEARING – PRELIMINARY PLAT** – Approval of Luebke Subdivision, Plat A located generally at 875 East 1450 South R7.5 zone - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Helena Kleinlein, Planning Commission member; Ryan L. Clark, Assistant City Manager/Development Services Director;

The Commission and staff briefly reviewed agenda items and minutes from the July 19, 2023 meeting, had continued training from Gary McGinn, Legal Counsel 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. Carpenter, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Helena Kleinlein, Planning Commission member; Ryan L. Clark, Assistant City Manager/Development Services Director;

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

Agenda Item 3.1 is a request by Michael Luebke for the Planning Commission to approve Luebke Subdivision, Plat A located generally at 875 East 1450 South R7.5 zone.

Staff Presentation: The applicant is proposing to divide one lot into two. Due to the current lot having frontage on two streets, each lot will have frontage on a street. Thereby, no flag lot will be created by this division.

Each lot in the R7.5 zone is required to have at least 7,500 square feet and at least 75 feet of frontage ([22-6-8 \(A\)](#)), the proposed lots meet this requirement as noted below. As this property was not previously platted, all necessary easements have been added to both lots as part of the preliminary plat.

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

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Lot 1 (902 East 1400 South) is proposed to have 12,051.9 square feet with 94 feet of frontage along 1400 South. This lot currently does not have a home on the lot. As part of the preliminary plat the necessary improvements (utility connections and drive approach) will be installed.

Lot 2 (875 East 1450 South) is proposed to have 15,415.1 square feet with 76.68 feet of frontage along 1450 South. This lot currently has a home built on the property and the existing home is to remain.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve Luebke Subdivision, Plat A located generally at 875 East 1450 South R7.5 zone.

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

Chair Komen invited the applicant to come forward. Mr. Luebke introduced himself and had nothing to add to the presentation.

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 approve Luebke Subdivision, Plat A located generally at 875 East 1450 South R7.5 zone. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. 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 July 19, 2023. Mr. Sakar moved to approve the meeting minutes for July 19, 2023. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen and Haysam Sakar. Those abstaining: Murray Low. The motion passed.

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

Adjourn: 4:35 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: August 16, 2023