

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
September 6, 2023

The following items are discussed in these minutes:

- **PUBLIC HEARING** – Vacating Ridgewood Estates, Plat K and approving the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West – Approved
- **SITE PLAN** – Approving the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road – Approved
- **PUBLIC HEARING** – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at 1090 North 400 East from the R8 zone to the PRD zone and amending Appendix KK of the Orem City code – Application withdrawn
- **PUBLIC HEARING** – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the R8 or PO (Professional Office) zone (approximately 2.16 acres) - Approved
- **PUBLIC HEARING** – Adopting the updated City of Orem Transportation Master Plan and amending the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F – Approved with conditions

STUDY SESSION

Place: City Council Conference Room

At 3:36 p.m. Chair Komen called the Study Session to order.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, 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, Senior Planner; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Ryan L. Clark, Assistant City Manager/Development Services Director; Matt Taylor, Senior Planner

The Commission and staff briefly reviewed agenda items and minutes from the August 16, 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. Carpenter, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, 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, Senior Planner; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Ryan L. Clark, Assistant City Manager/Development Services Director; Matt Taylor, Senior Planner

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.1:** [\(click here for recording\)](#)

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

Planning Commission minutes for September 6, 2023

Agenda Item 3.1 is a request by Donald Russell for the Planning Commission to vacate Ridgewood Estates, Plat K and approve the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone.

Staff Presentation: The property located generally at 180 South 800 West was originally two separate lots. In 2020 the two lots were combined into one lot. The applicant is requesting to re-subdivide the lots into two separate lots. Both lots will have frontage on 800 West.

There is an existing house on Lot 2 (the southern most lot). This house is required to be setback at least 8 feet from the new northern property line.

The minimum lot size in the R8 zone is 8,000 square feet. The new lots comply with this minimum lot size as Lot 1 is 11,647 square feet and Lot 2 is 11,553 square feet.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Ridgewood Estates, Plat K and approve the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone.

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

Chair Komen invited the applicant to come forward. He was not present.

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 staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to approve vacating Ridgewood Estates, Plat K and approve the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.2:** [\(click here for recording\)](#)

Agenda Item 3.2 is a request by Melanie Ruff, Maverik for the Planning Commission to approve the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road in the C2 zone.

Staff Presentation: The applicant is proposing to develop a 5,951 square foot convenience store with fuel dispensers on the 3.57 acre parcel. There will be twenty (20) fuel dispensers with a canopy in front of the store. There will be no separate large vehicle fuel dispensers on the property. The facility will provide fueling, fresh food items, packaged beer and wine sales. The restroom facilities will be open to the public and the store will operate twenty-four (24) hours a day, seven (7) days a week.

This parcel was recently three large parcels. At Planning Commission on August 16, 2023, a final plat was approved that combined the three separate lots into one large lot. The lot is zoned C2 and is bordered on the east and south by residential properties. Service stations with convenience stores are a permitted use in the C2 zone.

Parking: In the C2 zone they are required to have one parking stall for every 250 square feet of building. With the 5,951 square foot building they would be required to have twenty-four (24) parking stalls. They are providing forty-eight (48) parking stalls.

Architecture: The materials for the convenience store building will be cultured stone veneer and fiber cement board & batten. The roof of the portico over the entrance to the c-store will be a standing seam metal and the main roof will be pre-finished metal. These are approved materials for the C2 zone.

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

Planning Commission minutes for September 6, 2023

Setbacks: The convenience store building will meet the setbacks of the C2 zone. It will back to Geneva Road and is 27.5 feet from the property line. It will be 153.3 feet from University Parkway.

Landscaping: The applicant submitted a landscaping plan that complies with all applicable requirements. There may need to be a slight change made regarding the trees at the southern end of the property and detention basin. There are water, sewer and storm drain lines that run underneath that area, so staff will need to work with Maverik in the placement of those trees.

Traffic: A traffic impact study was submitted and approved by our traffic engineer consultant. The main entrance to the property will be from Geneva Road. There will be a secondary access from University Parkway and this is a shared access with the Village on the Parkway development to the east.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road in the C2 zone.

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

Chair Komen invited the applicant to come forward. Melanie Ruff introduced herself.

Chair Komen 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. Sakar moved to approve the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road in the C2 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Komen announced that **Agenda Item 3.3** had been withdrawn. ([click here for recording](#))

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.4:** ([click here for recording](#))

Agenda Item 3.4 is a request by Development Services for the Planning Commission to forward a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the R8 or PO (Professional Office) zone (approximately 2.16 acres)

Staff Presentation: These two properties were annexed into the City of Orem in 2014. At that time they were put into the OS5 zone which is a holding zone until the property owners decide how they want to develop their property. The General Plan designates these two lots as Community Commercial.

In October of 2020, the property was rezoned from the OS5 holding zone to the C2 zone. At that time the property owner planned on building a gas station with a convenience store on these properties and combining the two lots into one large lot. Because of the proximity to residential homes, a development agreement was signed by the property owner and the City of Orem designating exactly what could be built on that property. A site plan application was submitted for approval but never made it through the entire approval process.

The property was recently purchased by Holiday Oil. They tried to amend the development agreement to make the property more compatible with the Holiday Oil branding, but the request was denied by the City Council. After the denial, Holiday Oil determined to move forward with the original agreement. The Council also proactively started the rezoning process from the existing C2 zone to R8 which would only allow for single family homes to be built on the property ([22-6-2](#)). Or, to rezone the property to the PO (Professional Office) zone. ([22-8-2](#))

Holiday Oil submitted a complete application on August 21, 2023, for a site plan that is consistent with the existing zoning regulations and, as a result, Orem City accepted the application and will have no other option than to approve

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

Planning Commission minutes for September 6, 2023

it if the City process is followed. The application for the rezone will proceed for consideration and will be considered pending in the event Holiday Oil does not follow through and obtain site plan approval.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission provide a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the R8 or PO (Professional Office) zone (approximately 2.16 acres)

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

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. ([click here for recording](#))

Bronson Dameron
Sydney Dameron
Pamela Moose
Sharon Fong

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 discussion regarding recommendation of rezone to PO and/or R8 zone.

Planning Commission Action: Mr. Low moved to forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the PO (Professional Office) zone (approximately 2.16 acres). Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Komen asked Mr. Kelly to introduce **Agenda Item 3.5:** ([click here for recording](#))

Agenda Item 3.5 is a request by Sam Kelly, City Engineer, for the Planning Commission to recommend the City Council adopt the updated City of Orem Transportation Master Plan (TMP) and amend the Orem City General Plan by adopting the updated plan in Appendix F.

Staff Presentation: The Development Services Department requests the Planning Commission review and recommend the City Council adopt the updated City of Orem Transportation Master Plan (TMP) and amend the Orem City General Plan by adopting the updated plan in Appendix F.

BACKGROUND: The Orem Transportation Master Plan was adopted on December 8, 2015. Since that time the Master Plan has been used to:

1. Receive Federal, State, and County funding for regionally significant roadways and roadway improvements.
2. Provided direction for developers and residents for traffic impact studies, traffic calming, warrants for crosswalks, signals, and speed limits, and the plan has also identified acceptable levels of service (LOS). With the adopted LOS, projects both public and private are aware of the traffic mitigations needed for proposed improvements.
3. Identify a list of projects eligible for impact fee reimbursement and/or other master plan projects that have been completed as funding has become available as well as recognizing development opportunity to complete projects.

The revised plan maintains the same format from the current master plan and is intended to address existing conditions, priorities, levels of service and other considerations of a comprehensive transportation master plan. The master plan builds upon previous studies and plans, including the Orem City General Plan 2018 and the Bicycle and Pedestrian Plan 2010. The updated plan is organized into four chapters including an Executive Summary and seven Appendices.

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

Planning Commission minutes for September 6, 2023

The Transportation Advisory Commission (TAC) has unanimously approved the TMP update and has included a cover letter that outlines the values that need to be considered when implementing the TMP. The Public Works Advisory Commission has also unanimously approved the TMP update.

The Planning Commission held a special meeting August 2, 2023, to discuss items in the Transportation Master Plan update. Attached are the minutes from that meeting. The Commission discussed their opinions of certain projects and traffic improvements.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission provide a positive recommendation to the City Council regarding the approval of the City of Orem Transportation Master Plan update and adopting the updated plan in Appendix F of the Orem City General Plan.

Chair Komen asked if the Planning Commission had any questions for Mr. Kelly.

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. ([click here for recording](#))

Timo Christensen

See attachments for additional comments

There was a discussion of the Planning Commission members regarding various revisions they wanted made to the Transportation Master Plan.

Planning Commission Action: Chair Komen called for a motion and moved to provide a positive recommendation to the City Council to adopt the updated City of Orem Transportation Master Plan (Exhibit “A”) and amend the Orem City General Plan to include the updated City of Orem Transportation master Plan in Appendix F, as shown in Exhibits “A” attached hereto and incorporated herein by reference, with a recommendation the City Council:

- a. Remove the overpass/interchanges at 800 South and 1200 North;
- b. Remove the widening projects related to the 800 East and 800 West corridors;
- c. Remove the 1600 North project east of State Street;
- d. The 800 West connection to Campus drive should remain closed;
- e. Amend the language in the plan as outlined in Exhibit “B” attached hereto and incorporated herein by reference; and
- f. Consider other recommendations outlined in Exhibit “C” attached hereto and incorporated herein by reference.

Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Exhibit B: Paragraph 2 of the Executive Summary:

- a. Due to growth within the City and the large growth throughout the county, a comprehensive transportation plan must be developed and regularly maintained in order to combat congestion, Safety hazards, and traffic’s impact on neighborhoods caused by growth.
- b. Section 4.9 Connectivity
Orem desires a connected street system for all new developments, minimizing the use of cul-de-sacs. Yet greater connectivity may compromise the integrity of Orem’s neighborhoods, and in certain circumstances, increase safety risks to pedestrians, cyclists and other motorists. Connectivity and traffic flow will be balanced with these needs (preserving Orem’s neighborhoods and safety) moving ahead. Developers should be made aware that proposed transportation changes that open residential neighborhoods to commercial and high-density areas (with flow-through traffic) are inconsistent with the direction of Orem’s future growth. Infill parcels will may be required to provide future street stubs to adjacent parcels with the potential for development. Retail and office development must may provide cross access easements to create circulation patterns to adjacent properties, to eliminate multiple access points to the major street system. Consequently, this will could reduce travel time and congestion by allowing drivers to make shorter and more direct trips. In addition, connectivity will allow the option of walking or bicycling,

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

Planning Commission minutes for September 6, 2023

due to shorter routes to schools, parks, and businesses. Emergency vehicles including police, fire trucks, and ambulances will similarly benefit from connectivity, by use of alternate routes if one is blocked. Overall fuel consumption and pollution will also result by shortening trips through connectivity. An Examples of projects to improve connectivity in Orem is are the connection of 800 West to Campus Drive and the 1600 West extension to Geneva Road.

Exhibit C: The Planning Commission recommends the following future discussions:

Future Discussions:

- a. Bike lanes: find a better solution than being in traffic, perhaps wider sidewalks
 - i. Update bike and pedestrian plan. Striping gives a false sense of security.
- b. UVU connectivity
- c. Orem Center Street - Geneva Road & 1-15, discussion point, do not justify projects that benefit neighboring cities being able to move through Orem more easily.
- d. Connectivity - 4.9 Connectivity (Page 67) on project list - need further discussion on connectivity in Orem.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of August 16, 2023. Mr. Carpenter moved to approve the meeting minutes for August 16, 2023. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

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

Adjourn: 5:26 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: September 20, 2023