

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 18, 2023

The following items are discussed in these minutes:

- **PLAT AMENDMENT** – Vacating Lot 2 of Thomasville, Plat B and approving the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone - Approved
- **PLAT AMENDMENT** – Vacating Lot 2 of State Street Commons Subdivision and approving State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones – Approved
- **PUBLIC HEARING** – Amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South - Continued
- **PUBLIC HEARING** – Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone - Continued

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; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Makayla Wagstaff, Associate Planner

The Commission and staff briefly reviewed agenda items and minutes from the October 4, 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. Low, 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; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Makayla Wagstaff, Associate Planner

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

Planning Commission minutes for October 18, 2023

Agenda Item 3.1 is a request by David V. Thomas for the Planning Commission to vacate Lot 2 of Thomasville, Plat B and approve the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone.



Staff Presentation: The applicant is requesting to amend Lot 2 Thomasville, Plat B to include a drainage easement on Lot 2 in favor of Lot 3 and Lot 4. The front drainage easement on Lot 2 will also be revised.

Lots 3 and 4 will not be a part of this plat as no change to those lots will need to be made. Adding the drainage easement, in favor of Lots 3 and 4, to Lot 2 is the only change being made.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission to vacate Lot 2 of Thomasville, Plat B and approve the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone.

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

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Carpenter moved to vacate Lot 2 of Thomasville, Plat B and approve the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 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 asked Mr. Bench to introduce **Agenda Item 3.2:** ([click here for recording](#))

Agenda Item 3.2 is a request by Jeremy Weber, Evergreen Devco, Inc., for the Planning Commission to vacate Lot 2 of State Street Commons Subdivision and approve State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.



Staff Presentation: This property was recently platted to create two lots. Lot 1 was smaller at 1.06 acres and Lot 2 was larger at 5.868 acres. Lot 2 is now coming back before the Planning Commission to be divided into 3 separate lots. Two smaller lots will front State Street and are in the C2 zone. One larger lot will front 400 West and is in the C3 zone. All three lots meet the size requirements for their respective zones.

The proposed/anticipated uses include an office and transitional treatment home for the Center for Women and Children in Crisis on the larger lot fronting 400 West. On the eastern side of the property fronting State Street, the proposed uses include a quick service restaurant and drive-thru coffee shop.

This application is to subdivide the property (existing Lot 2) into the three separate lots. A separate site plan application will be submitted for each lot once the owners are ready to submit.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 2 of State Street Commons Subdivision and approve State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.

Chair Komen asked if the Planning Commission had any questions for Mr. Bench. Mr. Low asked about access to each of the lots. Mr. Bench pointed out the access points.

Chair Komen called for a motion on this item.

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

Planning Commission minutes for October 18, 2023

Planning Commission Action: Mr. Low moved to vacate Lot 2 of State Street Commons Subdivision and approve State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones. 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. Bench to introduce **Agenda Item 3.3:** [\(click here for recording\)](#)

Agenda Item 3.3 is a request by Jay Liechty for the Planning Commission to consider a recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.



Staff Presentation: The applicant is proposing to eliminate two street connections between 1430 South and 1600 South which are in the Lakeview Area Street Connection Master Plan. One connection would provide connectivity between 1430 South and 400 West. The second connection to be eliminated is between 360 West and 1600 South.

The street connections need to be in place to prevent parcels in the area from becoming landlocked. The identified street connections also complete a grid network to mitigate intersection congestion at Sandhill Road and Main Street. The street connections enhance emergency response time and opportunities for water and sewer utility connections. Currently there are 10 separate parcels that are on a septic tank system that could connect into a City sewer system with the opportunity of a street connection. With the elimination of street connections, traffic isn't evenly distributed on the street network resulting in reduced levels of service and the need for signalized intersections. Staff supports street connections and the completion of a grid network.

If this elimination of required street connections is approved, the applicant could proceed with the proposed concept plan, however, if not approved the street connection from 1430 South and 400 West would be required for street connectivity as described above.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission consider a recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.

Chair Komen asked if the Planning Commission had any questions for Mr. Bench. Mr. Low asked why the applicant would ask to eliminate a street connection that is not on his land.

Chair Komen invited the applicant to come forward Jay Liechty introduced himself. Mr. Liechty explained why he wants to eliminate the 360 West/1600 South street connection, as well as the 1430 South/400 West connection. [\(click here for recording\)](#)

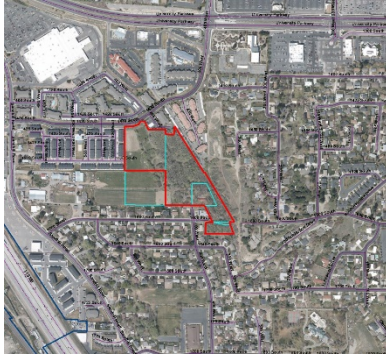
Chair Komen asked the audience who had come to speak to this item to come forward after Item 3.4 was presented. She then asked that Item 3.4 be presented.

The motion on this item was made in conjunction with Item 3.4 after Item 3.4 was presented and discussed.

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

Agenda Item 3.4 is a request by Jay Liechty for the Planning Commission to consider a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone

Planning Commission minutes for October 18, 2023



Staff Presentation: The applicant is proposing this rezone and map amendment from the R12 and R8 zones to the Highway Services (HS) zone so they can build a retreat type project with a restaurant/reception center/conference center, 2-story retail space, underground parking structure, pavilions and 42 cabins (each with two units for a total of 84 units). If the rezone is approved, they will come back to the Planning Commission at a future date for approval of the site plan and improvements.

The applicant would like to commercially develop and clean up the mature forest at this location in a way that preserves the trees and peacefulness of the surrounding neighborhoods. The forest has maintained a protective barrier between the surrounding neighborhoods and the high-density congestion to the north of this property for many years.

To preserve this barrier, the applicant would like to create a low-impact, high-end hospitality resort development intermingled in the trees. There will also be a restaurant/reception center/conference center, pavilions, a sports retail space for physical therapy, massage, chiropractic uses and an underground parking structure.

Sherwood Haven would accommodate short term hospitality lodging to guests as well as a variety of activities including wedding receptions, family reunions, traveling sports team and tournament hosting, team sports practices and events in the evenings and corporate events such as retreats, training and parties.

Units: There will be 42 cabins with 2 units each. The restaurant/reception/conference centers, the 2-story retail space and underground parking structure will all be located at the northern end of the property and have access off of 430 South. The cabins will spread through the center and southern portion of the property, also with access off of 430 South.

Materials: The exterior finishing materials will be wood, masonry (stone cement), stucco, glass, steel, aluminum and structurally insulated panels made of steel and compressed foam.

Parking: Each cabin will have 1 parking space for each unit (2 units per cabin). The interior pavilions will provide twenty-four parking spaces and the restaurant/reception center/conference center will provide 462 parking spaces. The entire project will provide 570 parking spaces.

Parking			
	# Units/Square Feet	Required Spaces	Provided Spaces
Cabins (1 Space/Unit)	84	84	84
Interior Pavilions	5,000 sq. ft	20	24
Reception Center/restaurant-Retail-Events/Fitness Center	115,050 sq.ft	461	462
Total		565	570

The applicant has offered to have a development agreement between him and the City to ensure that the project will be built according to the stipulations within the agreement. The development agreement would be submitted and signed by the applicant before this item is heard by the City Council.

The absence of street connections is a critical part of this concept plan. If the street connections are to be maintained from 1430 South and 400 West this concept plan will not work as shown. Staff supports street connections and the completion of a grid network which is not a part of their proposed concept plan.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission consider forwarding a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone.

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

Planning Commission minutes for October 18, 2023

Chair Komen asked if the Planning Commission had any questions for Mr. Bench. Ms. Kleinlien remarked that Mr. Liechty said if the development settlement fell through would this revert back to residential. Mr. Bench said no, it would not. Mr. Hawkes asked how high the wall would be that connects to the residential zone. Mr. Bench said it would be 7 feet high. ([click here for recording](#))

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](#))

Steven Strong	Rosie Venia
Larry Peterson	Russell Pittman
Dawn Maughan	Will
Rob Moore	Chuck McCartney
Scott Strong	Jeff Coons
Marion Baxter	Lori Peterson
Doug Viertel	John Massaglia
Mariah Craig	Rochelle Thurston
Steve Adams	

Mr. Liechty responded to the public comments. ([click here for recording](#))

Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. A discussion followed including the following:

- Mr. Carpenter asked about a 1430 South traffic study. ([click here for recording](#))
- Murray asked about the traffic in and out of the development. ([click here for recording](#))
- Mr. Carpenter asked why closing the connectivity between 360 West/1600 South. ([click here for recording](#))
- Mr. Sakar asked if the staff had seen the handout Mr. Liechty passed out. ([click here for recording](#))

The Planning Commission members discussed the options that they had with Items 3.3 and 3.4 before them. ([click here for recording](#))

Chair Komen called for a motion on Items 3.3 and 3.4.

Planning Commission Action for Items 3.3 and 3.4: Mr. Low moved to continue the recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South and to continue the recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone until the applicant has met with the residents and City staff to address concerns that have been outlined tonight. 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.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of October 4, 2023. Mr. Hawkes moved to approve the meeting minutes for October 4, 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. Low moved to adjourn. 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: 6:35 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: November 1, 2023

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

Planning Commission
Neighbor Comments Received

Steve and Stephanie Salmon
12, 2023

October

This is concerning the city property at 360 W and @1500 S. I live at 1479 S 360 W and am the last house before it dead ends into the city property. If 360 West is never connected to 400 West, the properties owned by Steve Clark and the other four landowners on the east side of the city property will be landlocked. A dirt road, as proposed to me by Jay Leichty, for access will not be suitable for future development of these properties. Access to these properties from 300 West is impossible because of the steep grade coming off the crest of the hill above these properties. Another issue with this area is the property owned by Ed Creer, which has already been cut off and is bordered on the south side by the city property. Development of this area with improved roads is needed.

Steve and Stephanie Salmon

Judy Cox

October 12, 2023

Please note this email sent to Jay Liechty regarding his petition signature gathering and the Sherwood Haven project:
Mr. Liechty -

It's just come to my attention that you were the one gathering petition signatures to close off the roads at 400 South and 1430 East (?). You made no mention to us that you were Jay Liechty - the one with the Sherwood Haven development and that your interest was not really in preserving the neighborhood but rather in being able to push forward with your development. Although we are in favor of making these roads inaccessible to future commercial or high density development, we are **NOT** in favor, as stated in the attached email from Jan 30th, of your Sherwood Haven Development.

You may have already turned in your petition, but this email notices you and City council members that our signatures were not intended to support any effort to move forward with zoning changes and the development of your project.

David and Judy Cox

Judy Cox
2023
Mr. Liechty -

January 30,

Planning Commission minutes for October 18, 2023

We may not be able to attend the neighborhood meeting on the 2nd but wanted to let you know that although this use seems much better than high density housing, we are completely opposed to a change in zoning from single family residential to Commercial zoning for your proposed "Sherwood Haven" project

If you do not develop this plan as outlined but the zoning has been changed, any other commercial developer could purchase the property and put in a development not conducive to being directly adjacent to our neighborhood. Your proposed development agreement sounds nice, but we'd need to hear from the City attorney to see if that is even possible. Unless the City provides a rock solid contract stating zoning returns automatically to the current zoning if you fail to develop as planned, we are faced with a commercial development of unknown size and entity in our neighborhood. We already have high traffic in our family neighborhood as people try to avoid Sandhill and the Parkway, with increases during the school year with students coming from rentals throughout the area headed to UVU.

We also have concerns about noise from parties coming from a "resort" development adjacent to our homes.

We appreciate your attempts to develop the land in a less intrusive way than high density, but this zoning change far exceeds anything we want to see come into the neighborhood.

David and Judy Cox
1662 South 350 West.

Dawn Maughan
2023

October 16,

October 16, 2023

Dear Orem City Planning Commission,

With all due respect I ask the City of Orem to **decline** considering amending the Lakeview Area Connection Master Plan to eliminate the street connections between 1430 south/400 west and 360 west/1600 south. Please also **decline** the rezoning on subject property from R12 & R8 zones to a Highway Services (HS) zone. As a longtime resident of the community that lives on 400 west, this rezoning and development will destroy our family friendly quiet neighborhood.

First, the Orem City Council should be aware that Jay Liechty, the individual who is trying to push this through has been very deceitful in his gathering signatures to change the master plan. He sent the petition around only to encourage the elimination of the street connections. Many residents in this area were willing to sign the petition... not realizing his sneaky ambition to build an event/reception center right next door to our residential family housing. Not only an event center in our backyard, but also 42 cabins which contain 2 units each. (A total of 84 rental units in our backyard.) Please also note that Jay Liechty also lives up the hill and next door to the property of this rezone request and does not place the reception center or cabins near his property.

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

Planning Commission minutes for October 18, 2023

Mr. Liechty has also made it very difficult to attend his neighborhood planning meetings. Suspiciously, holding them on dates such as Dec 23, 2022 or during fall break. Thus, limiting his interactions with local Orem residents and keeping them away. He has also ignored many requests to alter his plans and refuses to work with the local neighborhood. His interests are for his own benefit and not for the benefit of the community.

Please note that Mr. Liechty helped us fight to keep this area residential against the Bach Homes Development. He never mentioned that he was the next buyer on the list. If he is this deceitful and conniving to the community he lives in, will he have any respect for his neighbors if this development should be approved and any respect for his neighbors when the guaranteed issues of short term rental properties arise. I do not believe he will.

Second, I do not believe this is the neighborhood for this development. We need residential homes and we support growth. Please don't destroy our neighborhood by making it an Airbnb community. Please note the article written by Cassidy Wixom for Ksl.com, "*Short-term rentals in Orem may face new regulations after GOAT Houses causes controversy.*" Please don't make this requested development of "Sherwood Haven" a future nuisance for the Orem City Council and our neighborhood.

We don't need an event center backing up to our homes. We do not want to battle the constant loud noise, the constant trespassing, the big parties, the trash, and the traffic. There is not a person in this community that wants this in their backyard or in their quiet neighborhood.

We, also have no control over who will rent these cabins. Please note that this is a property that touches quite a few homes. This development would be detrimental to the longtime quiet family community and of Orem.

Third, please do not rezone the R12 and R8 zones. Please note that our community has already been poorly impacted by Orem City rezoning, the reselling of the property after rezoning and then the poorly planned development of the Lexington Townhomes. There is literally no parking for this community, and it has become a high density housing nightmare. Once, this property gets rezoned, we lose control over will be developed.

Please save our community and keep Orem the "Family City" it is. I will be attending the Planning Commission meeting on Wed, Oct 18 at 4:30pm.

Thank you for your time,

Dawn Maughan
1675 S 400 W
Orem, Utah

Rob Moore
2023

October 17,

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

Dear Orem Planning Commission -

I own a townhome in the neighboring Lexington complex adjacent to the proposed Sherwood Haven rezone area. My son and his family live in the townhome next to a daughter who owns another townhome in the complex. I strongly object to the proposed Sherwood Haven rezone for multiple reasons.

The rezone was originally proposed as a way to take property riddled with drug issues and problems and convert it into a family-friendly environment. The reality is that -- though some problems may exist -- the proposed rezone area is a haven of peace and tranquility in the midst of an Orem neighborhood consisting of single family homes to the east and south, and higher density neighborhoods to the north and west. The area is already very crowded and a highly trafficked commercial enterprise such as is being proposed would only overwhelm the area with additional noise and traffic.

I purchased a townhome in Lexington because I could see that Orem appeared to be committed to zoning apartments and homes in that area. Placing a commercial venture right in the middle of an Orem neighborhood would be a complete capitulation to commercial interest at the expense of those living in the area. A rental area would bring an element of transactional living that is not conducive to the values of those who have a stake in maintaining the peace and safety of the neighborhood as a place where they live and are raising families.

Orem does not have a stellar history of zoning integrity. I call on planning commission members to maintain the integrity of our neighborhood as a residential area where well-established and younger families, alongside students and working professionals can enjoy living alongside fellow residents who are committed to the wellbeing of the neighborhood and community.

Please contact me with any questions.

Respectfully,

Rob Moore

801.369.5458

rdeemoore@gmail.com

Cory Stevens
2023

October 17,

As owners of two Lexington Townhomes, we wanted to voice our objection to the proposed rezoning of the R12 & R8 zones to Highway Services (HS) zone.

This is in a residential neighborhood with residential streets. The proximity to a highway a block away does not justify allowing Highway Services on residential roads in a residential neighborhood. Approving this proposal would set a precedent for allowing Highway Services to negatively encroach on residential roads and neighborhoods in Orem.

In addition, these are small residential streets that are already burdened with congested traffic. Approving this development proposal will exacerbate the traffic volume problem, further decaying the livability and property values of the adjacent residential homes and properties.

Please vote **against** this proposed development rezoning.

Thank you,
Cory and Pam Stevens

Jeff Maughan
2023

October 17,

Dear Orem City Planning Commission,

I'm writing to you to ask that **decline** Jay Liechty's request to amend the Lakeview Area Street Connection Master Plan which is set as an agenda item for the Planning commission on Wednesday, Oct 18th (tomorrow) at 4:30pm. I cannot attend the meeting due to work constraints but wish to communicate to you why I feel so strongly that you should decline Mr. Liechty's request to rezone this parcel of land.

First, please know that I am not against the development of that property. Cities need to grow and I welcome new housing in our historic neighborhood at the current zoning level – single family homes. Mr. Liechty's proposal, however, is to change the zoning to **Highway Services** – proposing a convention/event center and 42 cabins. Mr. Liechty invited the neighborhood to give input at two separate meetings where the residents were adamant that we did not want a convention center adjacent to our neighborhood. We have major concerns regarding noise and light pollution, unwanted traffic, and parking (we are already dealing with a serious problem of residential overflow from the high-density Running Horse Condominiums on Sandhill). Mr. Liechty indicated that he only wants to protect our neighborhood, but when we asked him to consider just building single family homes (for which it is currently zoned), which would enrich our neighborhood, he indicated that he couldn't do that – even though there is an excellent and profitable example of that occurring less than a mile away at [Jones court](#) in the Cherry Hill neighborhood. Again, we gave him several suggestions that would make his development more suitable, but to my knowledge he's incorporated none of those suggestions into this request for a zoning change. Indeed, in my estimation he's been deceitful in how he's approached our neighborhood – for example, he sent around a petition to encourage the elimination of the street connections (1430S/400W and 360W/1600S) – which he wants for his convention center (i.e., no through traffic). Many of the residents in the neighborhood residents would love to stop a connection being built as it would increase traffic and signed the petition not realizing his duplicitous ambition to build a convention center with 42 cabins on the same property. I note that Mr. Liechty helped us fight to keep this area residential against the Bach Homes Development and therefore fully understood our desire not to change the zoning from it current zoning of single family homes. He never once mentioned that he was considering purchasing the property and wished to build a convention center with 42 rental cabins.

Second, I would refer you to the recent article in KSL ([Short-term rentals in Orem may face new regulations after GOAT House causes controversy](#)) by Cassidy Wixom. The residents in this article are petitioning the Orem city council to add new regulations regarding short term rentals due to the apparent issues occurring at this one property due to concerns with traffic, noise, and smells – now imagine having a property with 42 short term cabin rentals adjacent to your home as Mr. Liechty is proposing here. We have reach out to Cassidy Wixom with the hopes she'll cover our concerns regarding the proposal being considered here.

Lastly, the community has major concerns about what happens if his planned convention center fails – is there really a need for another convention/event center (one with 42 cabins)? Just a

Planning Commission minutes for October 18, 2023

quick google search shows that there are over 20 convention/event centers in just the Orem/Provo area. What happens when Mr. Liechty can't fill the cabin with convention/ event participants? He'll still have a mortgage and investors, hence they'll more than likely become Airbnb or VRBO rentals – again imagine living next to such a property. And if he can't fill them with Airbnb/VRBO vacationers, he'll go bankrupt – but the property will at that point be designated as **Highway Services**, which means it will likely come commercial properties – again, imagine having commercial properties in your neighborhood!

We ask you to please 1) stand with the residents of this historic neighborhood and not with Mr. Liechty and **decline** his petition and 2) attend the Planning Commission meeting tomorrow so you can be aware of what is being petitioned for our historic neighborhood.

Sincerely,

Jeff Maughan

1600 S 400 W

Orem, Utah 84058

Jeff_Maughan@byu.edu

Bethann Martin

October 17,

2023

I am an owner of a Lexington Towns home.

I have reviewed this proposal, and am not completely opposed, if it's true the developer will keep many of the trees, and the drainage and traffic impacts to our development are mitigated.

I have concerns of the number and scale. I think it should be scaled back in number of units so it will feel more like a Haven and less like a motel. Also, what is defined as short term? If they are more than 1 month it's going to end up illegal student housing.

Regards,

Bethann Martin

John Kimber

October 18,

2023

To the Orem City Council and Planning Commission,

I live near the corner of 400 W and 1600 S. Twenty two years ago when we moved in, the moving company staff mentioned how much and how fast the cars went by and just like now, the streets did not go through. 1600 is used as a fast track to University Parkway and the freeway from all the upper residential area to the east of “the forest “.

I wish people would drive through others neighborhoods like they want them to through their own, but that does not seem to be the way life is.

City staff have on a few occasions told me over the years that for them it is just a waiting game

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

Planning Commission minutes for October 18, 2023

to get permission to make 400 W and 1600 S through streets. Our little neighborhood would suffer greatly if either of these roads were allowed to be connected.

The promises of the developer's of Sherwood Haven would put an end to these thru road risks. Although I am always skeptical of what people's real plans are or how a new zoning might be abused to the detriment of our neighborhood, I am supportive of what he has been proposing. I would also hold him to his promise that if the project does not get built as proposed that the zoning would revert back to R12 and R8 as it is now.

Thank you for your time and for your service to our fair city.

John Kimber

Angela House
2023

October 18,

Ms. Vargas,

I am writing to express my strong opposition to the proposed rezoning the property located at 1430 S 400 W from R12 and R8 zones to the Highway Services zone in order to build the proposed project Sherwood Haven.

I am a relatively new resident to the area, and own a townhouse as of approximately the last 5 years in Lexington Towns, adjacent directly to the west of the proposed project. The single home residents are also an important part of my community with whom I have enjoyed association. Many of them have been in the neighborhood for 20+ years, and have a deep-rooted history in the area.

Mr. Leichty's attempt to insert a resort to accommodate as many as 600 guests for nightly rentals, conventions, weddings, etc. is in complete opposition to everything that our quiet neighborhood has worked to had to preserve. The so-called "haven" being planned is masquerading as a quiet retreat, when reality is clearly shown to be an incredibly busy, loud, and invasive resort. I can easily see the traffic being on proportions of Sundance Resort, which our quiet streets cannot accommodate without creating large lines of traffic. Nor should they even NEED to accommodate it! The residents moved here for a quiet, safe, family neighborhood, which we will be quickly robbed of if unending cars are entering and exiting using our narrow streets.

In regards to my Lexington Towns community, the number of residents within and surrounding our community already makes navigating on 1430 S challenging. It may be a small road, but it is already very busy considering the population density within it's vicinity, and the fact that the road is on the bus route. Even the commission's talk about creating a 3 lane cross section (which will certainly not fit with the current width of the road) will not be sufficient to accommodate the sudden influx of traffic.

Planning Commission minutes for October 18, 2023

Based on the provided concept plan, there will only be 2 streets allowing access into the property: 1430 S and the intersection at 1600 S and 400 W. With such limited access, and with plans for events such as conferences and weddings, it's clearly evident that these small residential streets will be overrun with a long line of traffic waiting to get into the gated areas to grant access to Sherwood Haven.

I also have a hard time imagining this plan has properly accounted for following necessary fire codes and standards, which is a huge safety concern. It makes me wonder what else has been overlooked in favor of profitable gain.

With the adjacent Sandhill Road, which is already too busy with its 3 lane cross-section, will undoubtedly cause massive congestion that is already at the point of explosion by the intersection of Sandhill Rd and University Parkway. This intersection is a hub for traffic entering/exiting the freeway, access to Walmart, an entrance to UVU's campus, and access to many high density residential units. Traffic at that intersection is already very difficult to navigate, but it will assuredly turn into a full-blown nightmare with so many temporary visitors overrunning the streets.

It's one thing to run the numbers behind the scenes of what will supposedly suffice according to city and state codes, and it's another to actually live in the community and know from first-hand experience what will and will not work. Flat out, Sherwood Haven will not work in the proposed area.

The forested area is a beautiful one, but it is not in a location to accommodate Sherwood Haven without causing irreparable damage to my community of family residents. This concept plan is very poorly thought out, with money being the clear bottom-line.

Your commission has the power to vote "nay" for this rezoning. Our town Orem has so little quiet space left. Just because something can physically fit in a plat of land doesn't mean that it should, especially if it is in complete opposition to its surroundings. Please use your power to preserve this land for a much better purpose than this ill-fitting and overblown retreat.

Sincerely,
Angela House

Shelbe Nelson
2023

October 18,

Greetings this email is in regards to the planned meeting tonight to discuss amending the Lakeview area master plan street connections and changing the zone from residential to commercial.

I live at 472 W. 1680 S., Orem UT and I am against the proposed amendments. Please leave our zoning as residential. With the issues with the goat house in Orem that was in the news our neighborhood does not want a retreat convention center so close to our neighborhood.

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

Planning Commission minutes for October 18, 2023

We want to respect our neighborhood and want to keep the buffer from commercial. The road closures is not enough.

Warm regards
Shelbe R. Nelson

Steven Strong
2023

October 18,

Dear Planning Commissioner,

I am writing to you to express my concerns over the proposed development in my neighborhood. My name is Steven Strong. I live at 1664 S 500 W. I have lived in the same neighborhood my entire life. My wife and I are raising 4 amazing children in our house. We love our neighborhood and community. We have many concerns about the proposed zoning change from R12 to Highway Commercial in our neighborhood.

I am referring to the proposal by Jay Liechty on the property at 1600 S 400 W. Changing this property to Highway Commercial does not preserve our neighborhood. This would add a lot of elements that would make our neighborhood a place that would attract unwanted elements. Here is a list of our concerns:

- 84 Airbnb nightly rentals

This will be backed up to single family homes in our neighborhood. AB&B's are changing the fundamental values of family neighborhoods. They cause noise complaints, messes, large amounts of traffic in the neighborhood, all night traffic, more resources used on police, fire, and city workers.

42 open fire pits that are proposed. The pollution and smell that will fill our neighborhood will be horrible.

- Conference/Reception Center

The unwanted noise, late night parties and added traffic will transform our neighborhood.

- Commercial retail space

Why are we trying to change residential zoning to commercial. We should be concerned about preserving our resident zones. Residential zones create a better environment for everyone in the city.

- Once a zone is changed it can be sold off and different developments can be created. This has already happened to us with the apartments on 1430 S 500 W.

Last year Bach Homes proposed a project to put in medium density homes on the property. We gathered 100's of signatures from almost every resident in the adjoining neighborhoods because we did not want that many properties put in that space. The new proposal puts in twice as many. No one wanted the other development. Why would we want a development that creates an even worse proposal?

Planning Commission minutes for October 18, 2023

When Jay Liechty collected signatures for closing road connections on 400 W and 1600 S he never mentioned how he wanted to change the zone. I have talked to several neighbors that are upset about how he presented this. It was a really sneaky way of trying to appear that support was given for the zone change. But this is not the case. No support is for the zone change. Jay also collected many signatures to fight Bach Home Development and maintain our residential neighborhood. But he had no intention of preserving our neighborhood. He was the next buyer on the list and wanted it for his own personal reasons.

We want to maintain our residential neighborhood. Traffic is already an issue on our roads. This zone change would change our residential neighborhood for the worse.

Thanks for your time and consideration.

Steven Strong
Orem Resident

Arturo Delgadillo
2023
Hello,

October 18,

My name is Arturo Delgadillo, my wife and I have been house owner of the Lexington Hometown community since its inception back in 2019. Throughout the house purchase process, our top location priority was to be close to our families (I grew up in Orem), close to work and the freeway. We were well aware of the challenges associated with the proximity to UVU and University Parkway; however, the thought of having rentals properties, conference/event venues and a retail/restaurant plaza a few steps away from our doorstep is the last thing we as a family and many of the Lexington homeowners would ever agree to.

Above congested traffic, parking issues and noise level, the concern of safety and roaming visitors on our streets has become our main reason to object the rezoning. We are aware growth is inevitable as Utah is such a vibrant and beautiful state but we ask you to consider a family residential focused community, no temporary rental guest properties. We've already had a garage and car break in, we are afraid the negative impact a decision like this will have in our community.

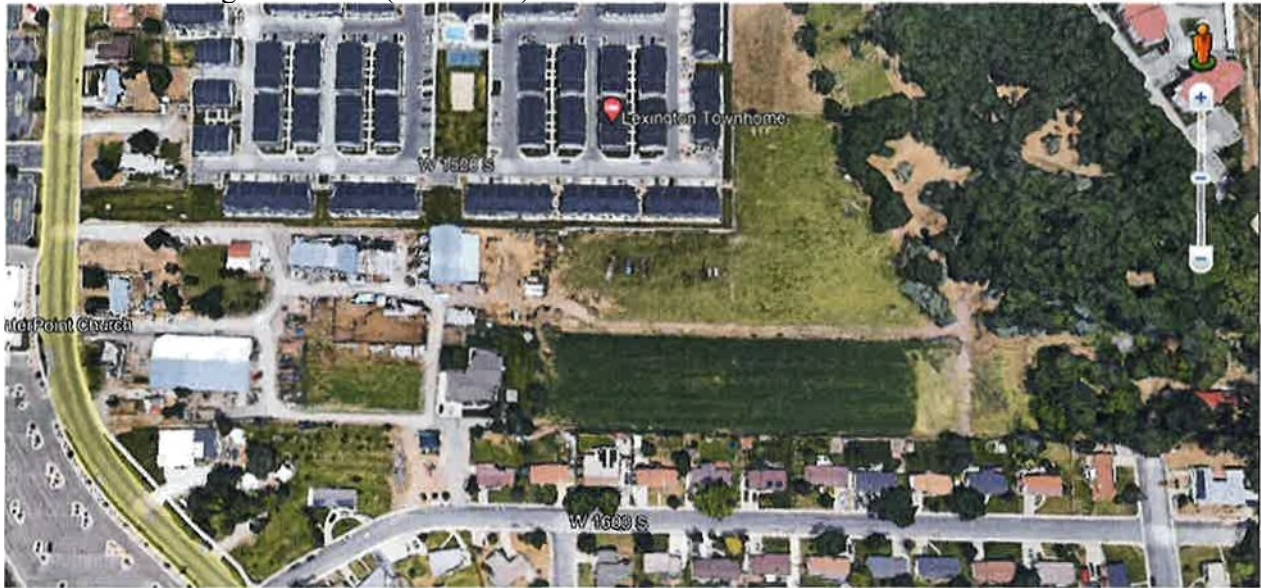
We thank you for your consideration.

Arturo Delgadillo

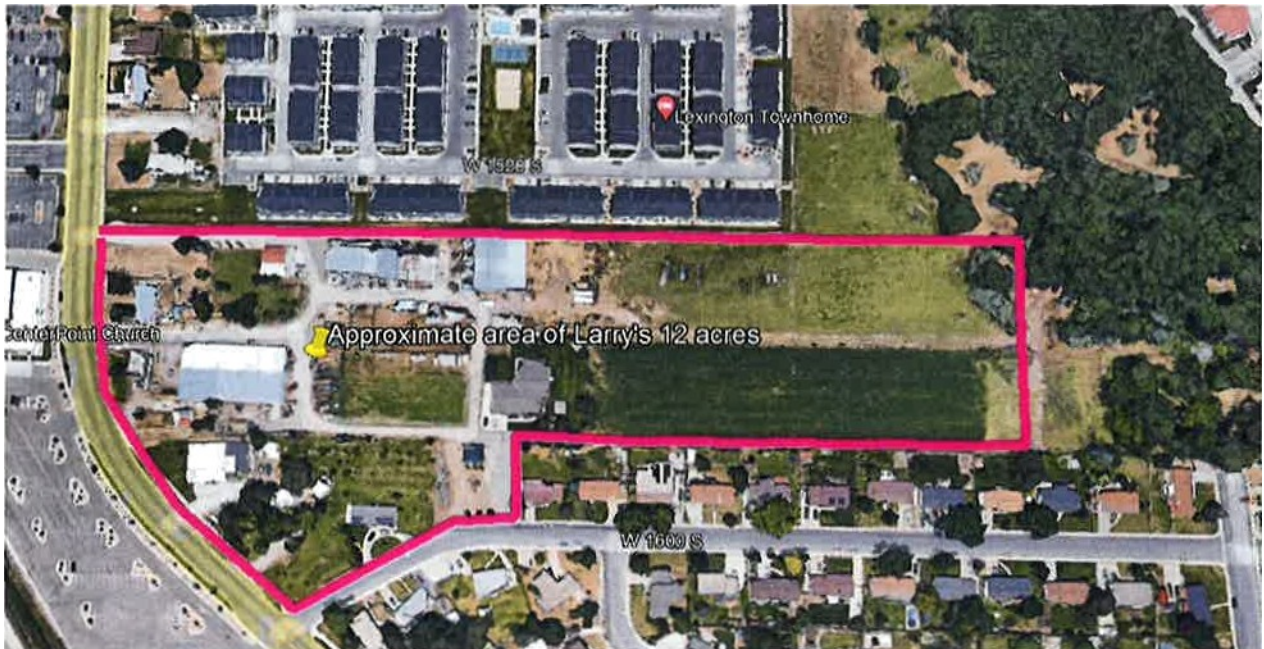
Proposal - access to Larry Peterson's 12 acre property

The following shows city road access to Larry Peterson's property. He has said he wants to develop these 12 acres into 50 residential homes and has been asking for city road access through the proposed Sherwood Haven forest to his land — particularly connecting to 400 W. This would destroy a lot of the forest. He says he will be land-locked by the Sherwood Haven development. This shows he has other viable options for access to that land.

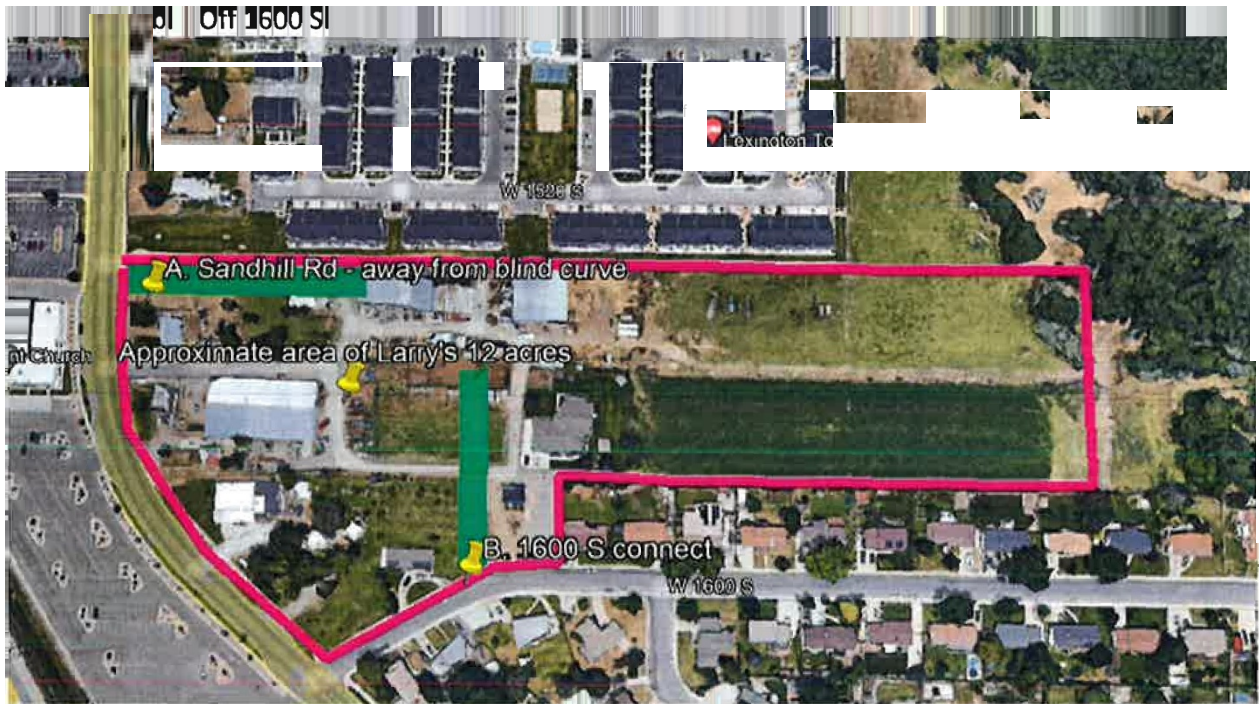
1. Areal image of the land (unmarked):



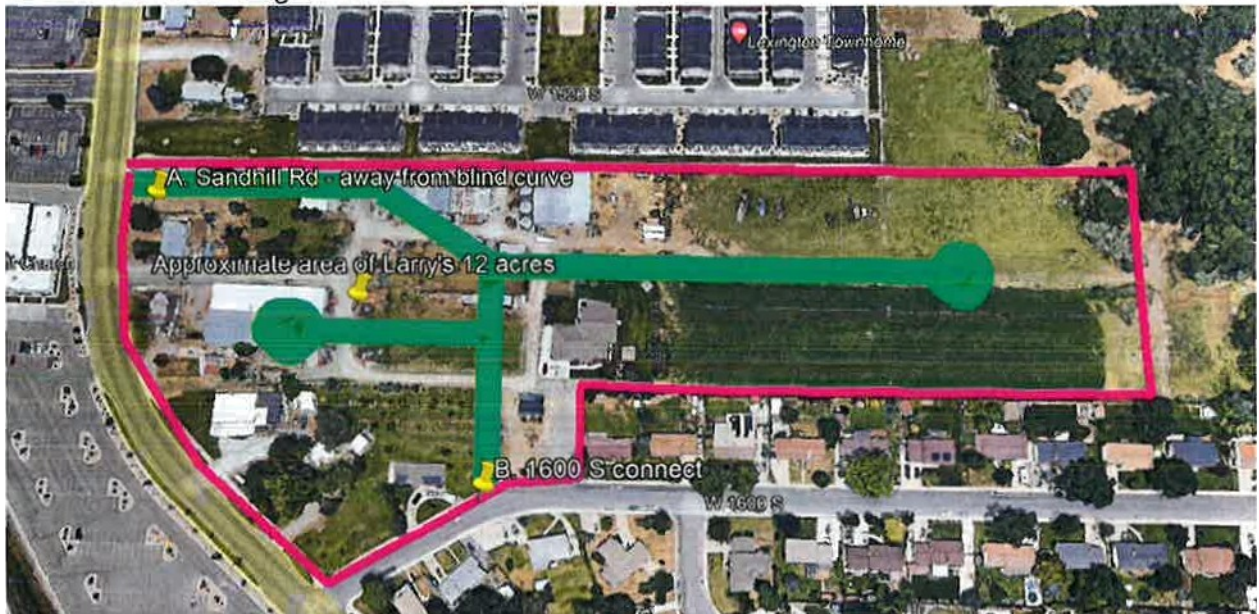
2. Approximate area of Larry's 12 acres (pink border) — not sure if he owns all of it?



3. Access roads could come in either of these places (marked in green, or both).
 - a. Off Sandhill Rd above the “blind curve”.
 - b. Off 1600 S



4. To make something like



5. Something like this:

