

Agenda Item 3.8 is a request by Jay Liechty for the Planning Commission 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.

Traffic (items are in reference to the new concept plan requested at 10.18.23 Planning Commission):

General Comment

1. This plan does not meet the adopted access management/ connectivity plan.

Single-Family Subdivision

1. The City has discussed not allowing more access on Sandhill Road (this comment is in reference to the vacant land to the west and suggestions on ways they may develop in the future with access to Sandhill Road). The 1550 South connection shown may need to be removed. This removal may cause maximum cul-de-sac issues (650').
2. The cul-de-sac on 360 West does not address the three lots to the west that are still landlocked.

Cabin Rental Area

1. The Sub-local roads need to be at least 28' wide. The submittal shows 24' at one location but it does not show what the other road widths are.
2. This area may exceed the maximum 650' access length.

Retail/Restaurant/Event Center Area

1. The diagonal parking near the entrance off 1430 South has been removed on the new concept plan. This stops vehicles from backing into the entrance.
2. Traffic circulation and parking has been modified for the better on the new concept plan.
3. There are dimensions that are needed for the turnaround near the pickle ball courts for traffic. Whether this is a U-turn area or a three-point turn for people to turn around will need to be clarified (neither of these configurations would be allowed by ordinance).
4. There is an issue with the parking on the north side of the Event Center. This may need to be moved north to the south side of retail space. This would open up the drive aisle to line up with the cabin area road. ADA parking may need to be moved to the west side of the building.

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 Ms. Wagstaff. [\(click here for recording\)](#)

- Ms. Kleinlein asked if the Planning Commission does propose to remove the street connections and a developer comes in wanting to put in a road, would it be difficult to put the street connections back. Mr. Bench replied that when it is on the street connection master plan the developer is required to put in a road.

Chair Komen invited the applicant to come forward. Jay Liechty and Kyle Spencer introduced themselves. Mr. Spencer said as far as the concept plan and the rezone, they are mainly focusing on the western connections. The eastern connections were just put in because the applicant lives in the area.

Discussion regarding the street connections: [\(click here for recording\)](#)

- Mr. Carpenter said the cul-de-sac on the west is too long and puts an undue burden on the property owner if he chooses to develop. Mr. Spencer said if the 1550 South would not be allowed to stub out and connect to Sandhill Road then there is a possible connection to 1600 South. This would result in an area within the R12 zone where Mr. Peterson could propose a deep lot scenario. There are multiple concept plan layouts that could be considered.
- Mr. Liechty said Mr. Peterson, owner of the property to the west, does not want to develop the property at this time. Ms. Komen replied that Mr. Peterson talked about a connection from 400 west to his property in the previous Planning Commission meeting. Mr. Liechty said that it would take about an acre of land and Mr. Liechty said it was not his responsibility or desire to pay for Mr. Peterson's connection and it would ruin the cabins in the forest concept.
- Ms. Kleinlein asked what is the harm in removing the connections. Mr. Kelly replied that the Transportation Advisory Commission (TAC) voted unanimously to keep the connections. The only thing being addressed here is we want some connectivity between the dots on the map. The negative implications are not just connectivity. By allowing these connections you allow utilities to connect and work properly, there is better water flow, better fire prevention water flow, better water quality. There are ten properties that are currently on septic tank. If 360 West could connect to 1600 South, a sewer line could come in and eliminate the septic tanks. If the connections are made north/south and not necessarily east/west you provide more options to move north/south. The residents do not have to funnel to Sandhill Road to go north/south, now they would have another option. It would be lightening the load of putting more burden and concentrating more traffic in one area.
- Mr. Hawkes spoke with a few people in this area, they are not opposed to eliminating the connections but they do like things as they are. By blocking the connections, it does create a greater burden and the people there do not want the connections cut off. People on 1600 South moving from east/west have to make a circuitous route.
- Ms. Komen stated that the thing preventing people from driving through the neighborhood is not the trees it is the lack of roads.
- Ms. Komen said her take-away from the last meeting is there really is no consensus either way as to what people want here. Mr. Hawkes said he thinks the city engineers have a broader insight in relation to fire, sewer, water and he concurs with them. In the broader scheme of things, he does not think one or two connections can be taken off.

Discussion on picking and choosing individual connections. [\(click here for recording\)](#)

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. Hawkes moved to forward a negative 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. No one seconded the motion. The motion failed. [\(click here for recording\)](#)

Planning Commission Action: Ms. Kleinlein moved to forward a positive commendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and a negative recommendation to eliminate the connection between 360 West/1600 South. No one seconded the motion. The motion failed. ([click here for recording](#))

Planning Commission Action: Mr. Carpenter moved to forward a positive recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connection at 1430 South and a positive recommendation to keep the 400 West and 360 West/1600 South connections. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter and Helena Kleinlein. Those voting nay: Gerald Crismon, James Hawkes. Those abstaining: Madeline Komen. The motion did not pass, no recommendation will be sent to the City Council. ([click here for recording](#))