



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
February 21, 2024

*This meeting may be held electronically
to allow a Commission member to participate.*

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

- 1 A continuation of the discussion on outdoor lighting, positive and negative impacts and potential regulations.**
- 2 Planning Commission training by Gary McGinn.**

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 Preliminary Plat – Approving the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Review and approve the minutes from the February 7, 2024 meeting.**
5. ADJOURN
 - 5.1 The next Planning Commission meeting is scheduled for March 6, 2024.**

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

 Administrative	Planning Commission February 21, 2024	Item 3.1
	PRELIMINARY PLAT – Approving the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone.	Prepared By: Cheryl Vargas Applicant: Dale Kartchner

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 148 property owners with 500 feet

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **R8**
- Acreage: **.85**
- Neighborhood: **Orem**

ACTION:

The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission approve the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone.

BACKGROUND: The applicant is proposing to plat and subdivide an existing lot located generally at 196 South 800 East from one lot into three lots. This property is currently a lot of record. There is an existing home on the property that will remain and that portion of the property will become Lot 2. There are also several accessory structures on the property but only the existing garage on the north side of the property will remain. The rest of the structures will be removed along with the excess concrete used for walking paths and structure bases.

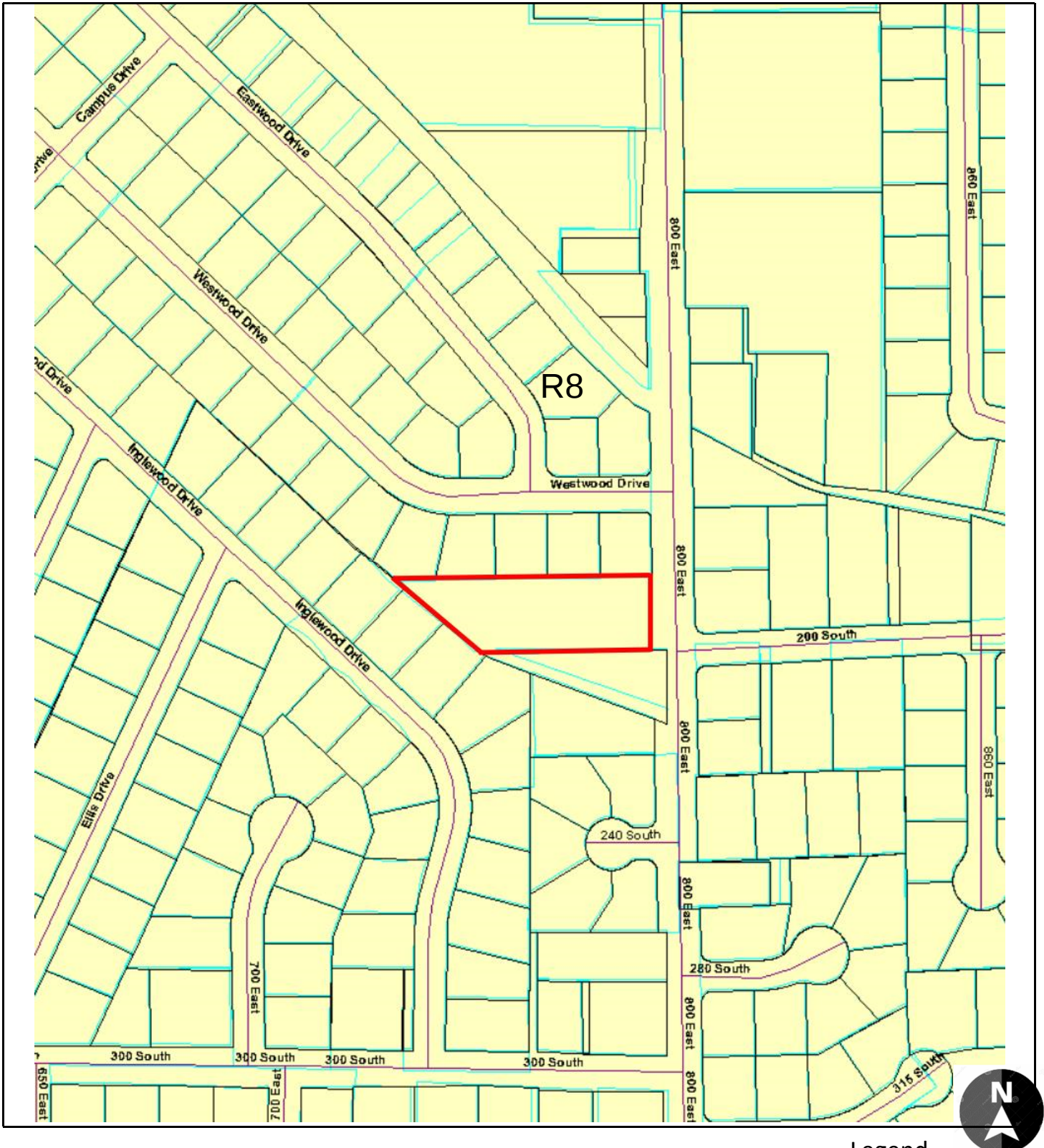
There will be a total to three lots on the newly subdivided property and they all three meet the lot size requirements of the R8 zone. Lot 1 will be 10,217 square feet (minimum lot size requirement is 8,000 square feet). Lot 2 will be 15,328 square feet and Lot 3 will be 11,362 square feet. Because Lots 2 and 3 are flag lots, they are required to be a minimum of 10,000 square feet and they both meet that requirement. [\(17-8-1\)](#)

The project will include construction of utility connections for Lots 1 and 3 from existing utilities in 800 East. There is currently one sewer lateral and one water lateral; however, with the addition of two more lots, more laterals will need to be added.

RECOMMENDATION: Staff recommends the Planning Commission approve the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone.



Grapevine Court



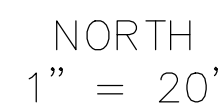
Legend

Preliminary Plat
Zone: R8
Acres: .85

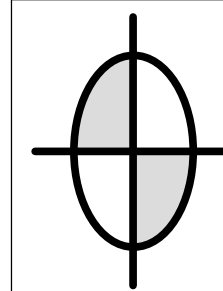
NEIGHBORHOOD
Orem

196 S 800 East
 Parcels

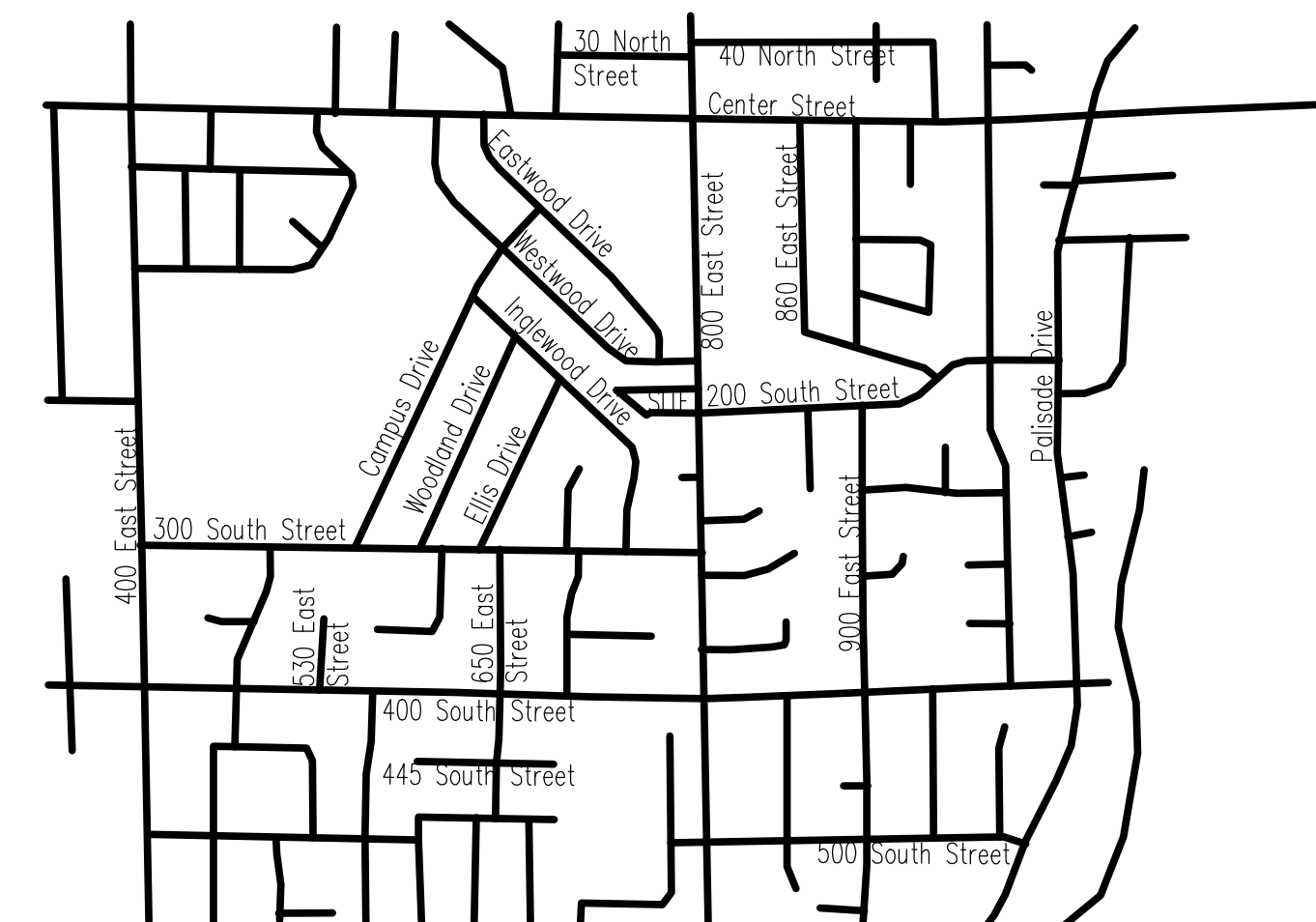
Utah



NORTH
1" = 20'



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252



Vicinity Map

Utah

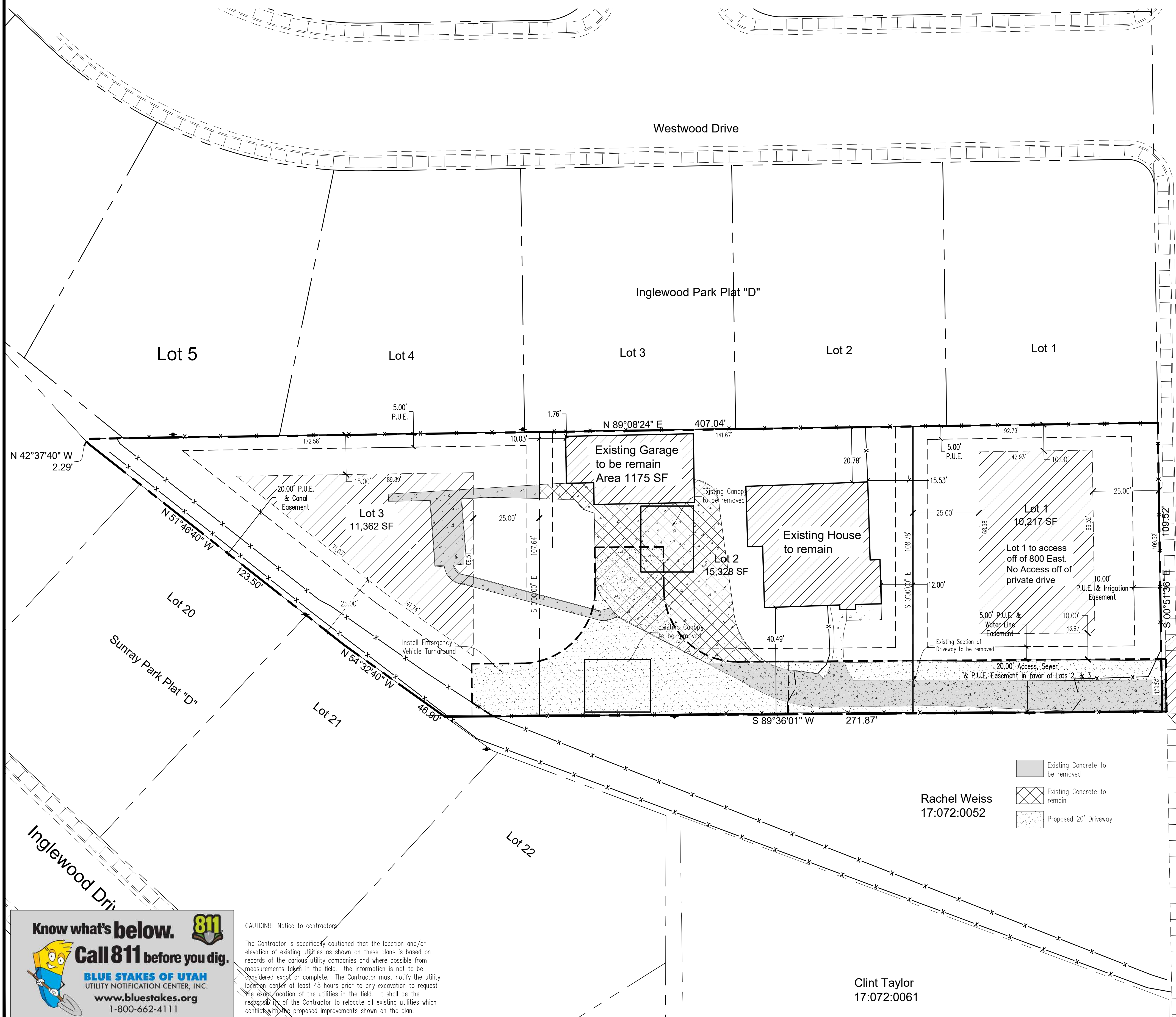
Preliminary Plat

Orem City

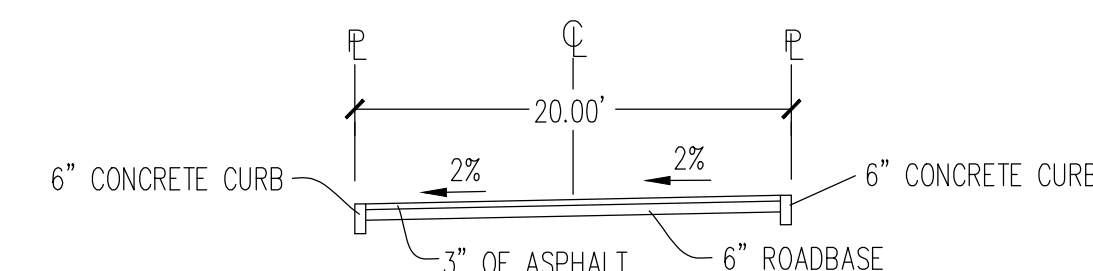
Revisions
1-15-2024

Date	12-21-2023
Scale	1"=20'
By	BHT
Tracing No.	L - 14849

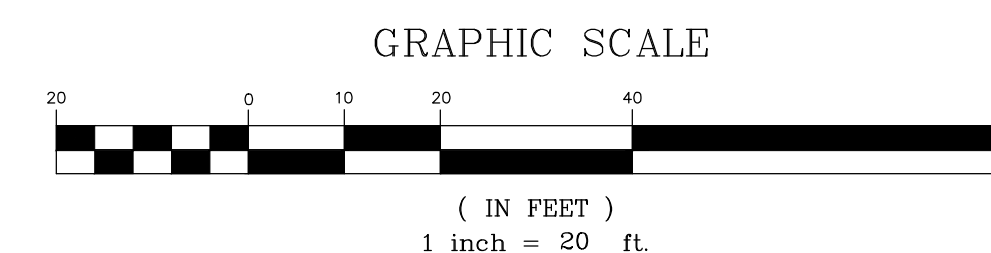
Sheet No
C - 2



800 East Street



DRIVEWAY/ACCESS
CROSS SECTION



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Clint Taylor
17:072:0061





City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

PRELIMINARY PLAT - Approving the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone.

The applicant has requested to split a large lot with an existing home on it into three lots. The existing home and detached garage will remain but several outbuildings will be removed.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

WILKERSON, EARL (ET AL)
10444 S KESTREL RISE RD
SOUTH JORDAN, UT 84009

Planning Commission
Wed, Feb 21, 2024
4:30 pm



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

PRELIMINARY PLAT - Approving the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone.

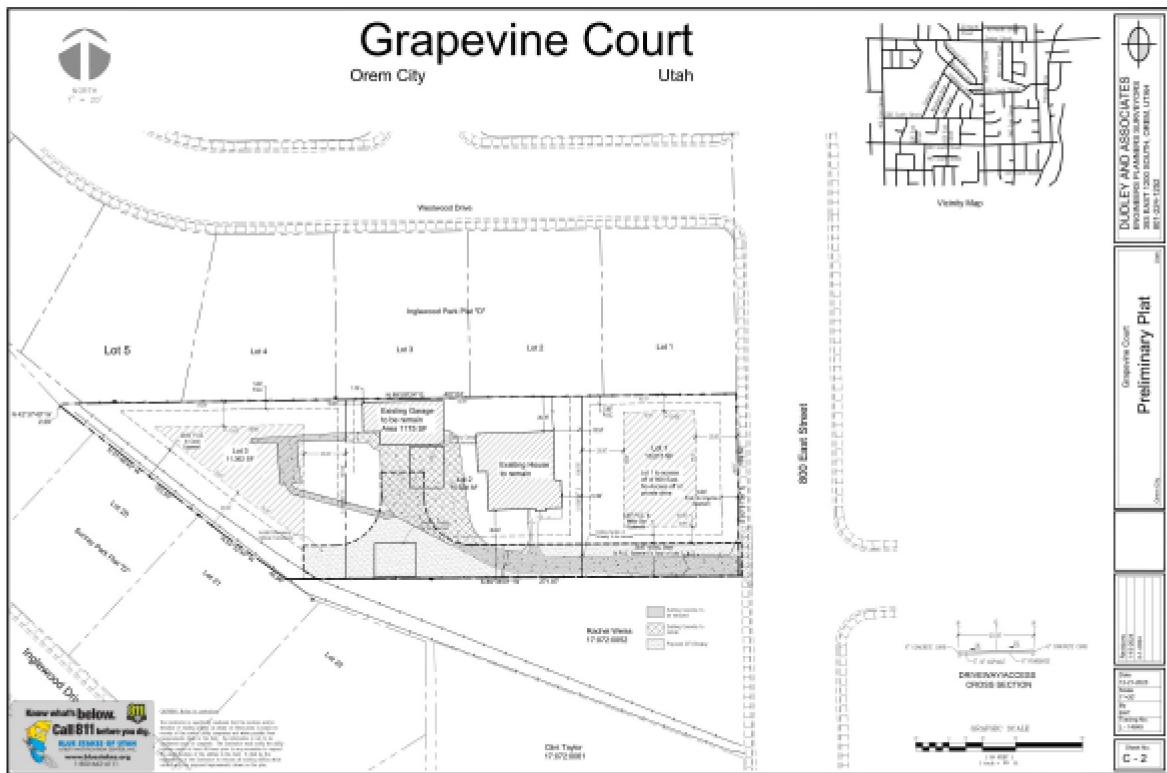
The applicant has requested to split a large lot with an existing home on it into three lots. The existing home and detached garage will remain but several outbuildings will be removed.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

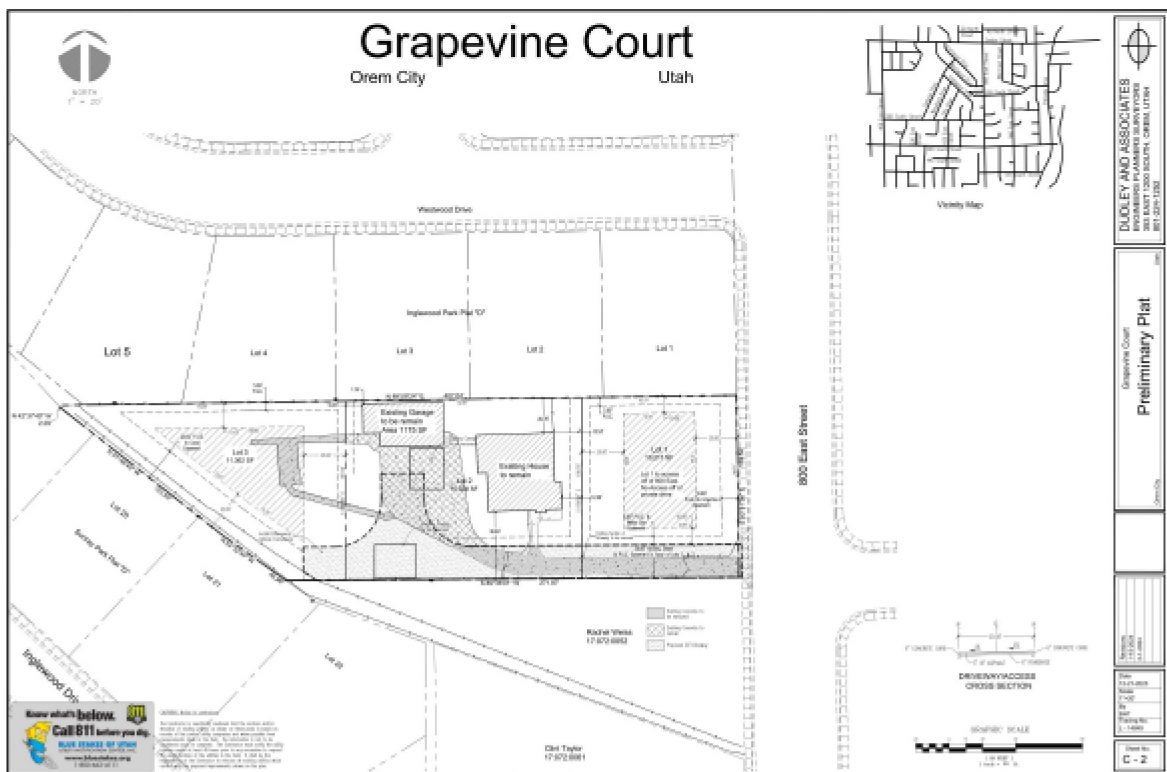
This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

POSACKIESTATES LLC
541 N 1400 E
HEBER CITY, UT 84032

Planning Commission
Wed, Feb 21, 2024
4:30 pm



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

PANDA BEAR HOMES INC (ET AL)
PO BOX 1132
OREM, UT 84059

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

CRANDALL, TIM K & NATALIE (ET AL)
32 N 800 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HORNBERGER, BRETT
81 W 530 S
OREM, UT 84058

M LLC
--OR CURRENT RESIDENT--
92 S 800 EAST
OREM, UT 84097

ACDC INVESTMENTS LC
98 S 800 E
OREM, UT 84097

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

CONTRERAS, SALVADOR (ET AL)
104 S 800 E
OREM, UT 84097

LAWLESS, KAREN P
108 EASTWOOD DR
OREM, UT 84097

PUKAHI, RON & ANNETTE
--OR CURRENT RESIDENT--
116 S EASTWOOD DR
OREM, UT 84097

PUKAHI, RON & ANNETTE
118 EASTWOOD DR
OREM, UT 84097

WALKER, JEANNE KINCAID (ET AL)
120 S 800 E
OREM, UT 84097

LYON, RICHARD J & KAREN K (ET AL)
--OR CURRENT RESIDENT--
120 S WESTWOOD DR
OREM, UT 84097

MORENO, CARLOS A & MARIA TERESA
125 EASTWOOD DR
OREM, UT 84097

PETERSON, CHARLES ALLEN & KAYE ANDERSON
129 WESTWOOD DR
OREM, UT 84097

CANO, MANUEL & MANUEL A
130 EASTWOOD DR
OREM, UT 84097

LYMAN, ALMON PAUL & BARBARA A (ET AL)
130 WESTWOOD DR
OREM, UT 84097

LIU, JIANGUO (ET AL)
--OR CURRENT RESIDENT--
131 S INGLEWOOD DR
OREM, UT 84097

O'BRIEN, GARRETT & AMY
135 EASTWOOD DR
OREM, UT 84097

TAYLOR, HEATHER
135 S 800 E
OREM, UT 84097

WHITWORTH 139 LLC
--OR CURRENT RESIDENT--
139 S WESTWOOD DR
OREM, UT 84097

RASMUSSEN, LOIS L & JEFFREY D (ET AL)
140 S WESTWOOD DR
OREM, UT 84097

MELLOR, CINDY G
141 S INGLEWOOD DR
OREM, UT 84097

SORENSEN, TAYLOR & MARIA CAMILA
142 S 860 E
OREM, UT 84097

VILLANUEVA, RICARDO A
144 EASTWOOD DR
OREM, UT 84097

MILLARD, JOHN W & KIRSTIN H
145 EASTWOOD DR
OREM, UT 84097

MORALES, SALVADOR & ROSA
147 S 800 E
OREM, UT 84097

GOMEZ, SARIAH (ET AL)
--OR CURRENT RESIDENT--
149 S WESTWOOD DR
OREM, UT 84097

BRERETON, WALLACE L & LINDA (ET AL)
150 S 800 E
OREM, UT 84097

OYLER, LINDA EDWARDS (ET AL)
150 S WESTWOOD DR
OREM, UT 84097

BUTLER, DARREN C & TAUNYA J
151 INGLEWOOD DR
OREM, UT 84097

HALL FAMILY TRUST 07-20-2000 THE
(ET AL)
152 INGLEWOOD DR
OREM, UT 84097

PARRA, LIZET LOPEZ
155 EASTWOOD DR
OREM, UT 84097

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAILY, KUUIPO
--OR CURRENT RESIDENT--
156 S 860 EAST
OREM, UT 84097

LOW, JAMES A & JANET
--OR CURRENT RESIDENT--
157 S WOODLAND DR
OREM, UT 84097

CHRISTENSEN, CHAD D & JANET
159 WESTWOOD DR
OREM, UT 84097

REED, STACIE
159 S INGLEWOOD DR
OREM, UT 84097

CLARK, DUANE S K & JEANNETTE B
160 WESTWOOD DR
OREM, UT 84097

CUTLER, R ADAM & MARCELLA H
160 S EASTWOOD DR
OREM, UT 84097

CASPERSON, DONNA (ET AL)
161 S 800 E
OREM, UT 84097

COLON, CARLOS RAYMOND & LUIS
161 S EASTWOOD DR
OREM, UT 84097

BENSON, JOHN
--OR CURRENT RESIDENT--
163 S WESTWOOD DR
OREM, UT 84097

HARWARD, DARRELL H &
MARGARET ANN
166 WESTWOOD DR
OREM, UT 84097

WHITE, SCOTT T & VANESSA J
167 ELLIS DR
OREM, UT 84097

PARRY, SAMANTHA (ET AL)
169 WOODLAND DR
OREM, UT 84097

BLINZINGER, HEATHER L &
HEATHER
169 S INGLEWOOD DR
OREM, UT 84097

ALDAVE, MARCO ANTONIO (ET AL)
170 S 800 E
OREM, UT 84097

WESTWOOD, SHANE M & NAOMI S
172 WESTWOOD DR
OREM, UT 84097

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

STEWART, SARA JANE (ET AL)
175 S 800 E
OREM, UT 84097

COOK, MICHAEL BRANDON
176 ELLIS DR
OREM, UT 84097

LISH, ROBERT C & REBECCA
177 S INGLEWOOD DR
OREM, UT 84097

HIATT, JOHN QUINCY & ALECIA ANN
178 S WESTWOOD DR
OREM, UT 84097

LIEVANO, JANALYN
181 WOODLAND DR
OREM, UT 84097

PUGH, SPENCER & KIMBERLY
183 S ELLIS DR
OREM, UT 84097

DAVIS, BRENT D & ALICE R
--OR CURRENT RESIDENT--
184 S WESTWOOD DR
OREM, UT 84097

STRONG, EDDIE H & GEORGENE H
189 INGLEWOOD DR
OREM, UT 84097

STRONG, EDDIE H & GEORGENE H
--OR CURRENT RESIDENT--
189 S INGELWOOD DR
OREM, UT 84097

MILLER, NORMAN & CAROLE P (ET AL)
190 INGLEWOOD DR
OREM, UT 84097

LIMA, BRANDON & JENNIFER
190 WESTWOOD DR
OREM, UT 84097

BARTHOLOMEW, SAMANTHA
190 S ELLIS DR
OREM, UT 84097

BUTLER, MARK H & SHELLY D
195 INGLEWOOD DR
OREM, UT 84097

FLANAGAN, KEVIN L & KIMBERLEE S
196 INGLEWOOD DR
OREM, UT 84097

SECURE AGRO LLC
%KARTCHNER, KATHRYN
196 S 800 E
OREM, UT 84097

POSACKIESTATES LLC
--OR CURRENT RESIDENT--
197 S ELLIS DR
OREM, UT 84097

WEISS, RACHEL
202 S 800 E
OREM, UT 84097

HOUSE, DAVID & MEGAN
204 S ELLIS DR
OREM, UT 84097

SMITH, CALEB BRADFORD & CLARA MARGARET
205 S INGLEWOOD DR
OREM, UT 84097

WILSON, IAN K & REBECCA JEAN
206 INGLEWOOD DR
OREM, UT 84097

KILLPACK, EMILY A
209 S INGLEWOOD DR
OREM, UT 84097

KMBK REAL ESTATE LLC
--OR CURRENT RESIDENT--
212 S 860 EAST
OREM, UT 84097

FLORES, FRANCISCO CORTES
213 ELLIS DR
OREM, UT 84097

BROSS, TONI MARIE
216 S INGLEWOOD DR
OREM, UT 84097

ORMSBY, ALVAN & KAREN
218 S ELLIS DR
OREM, UT 84097

BUCKWALTER, DOYLE W & SONDR
H (ET AL)
--OR CURRENT RESIDENT--
219 S INGLEWOOD DR
OREM, UT 84097

TAYLOR, CLINT L & KIMBERLY L
220 S 800 E
OREM, UT 84097

GOMEZ, SARIAH (ET AL)
222 W CENTER ST UNIT 53
OREM, UT 84059

CARDON, CAMBRIDGE PAUL (ET AL)
224 S 700 E
OREM, UT 84097

GERTSCH, HEATH & AIMEE
224 S 860 E
OREM, UT 84097

JOHANSON, BROCK
225 S 800 E
OREM, UT 84097

SNELL, SHARON L
227 ELLIS DR
OREM, UT 84097

THORPE, THOMAS & KATHY K
229 INGLEWOOD DR
OREM, UT 84097

SAAGA, DONALD (ET AL)
229 S 800 E
OREM, UT 84097

NELSON, STEVEN C & SHERI L
230 S 700 E
OREM, UT 84097

JENKINS, JOEL THOMAS
230 S INGLEWOOD DR
OREM, UT 84097

KAY KEN HOLDINGS LLC
--OR CURRENT RESIDENT--
231 S 800 EAST
OREM, UT 84097

HORNBERGER, BRETT
--OR CURRENT RESIDENT--
233 S 800 EAST
OREM, UT 84097

BALDEN, JOSEPH A & STEPHANIE A
234 S 860 E
OREM, UT 84097

SIMPSON, GARTH P & KELSEY L
235 S 700 E
OREM, UT 84097

WASHBURN, MICHAEL & ALICIA
236 S 800 E
OREM, UT 84097

FILIPPELLI, DIEGO G & SILVINA
237 S 800 E
OREM, UT 84097

NUTTALL, CHRISTIE ANN (ET AL)
238 S 700 E
OREM, UT 84097

LESTER, STEPHEN M & ALYSHA B
239 S INGLEWOOD DR
OREM, UT 84097

INTERNATIONAL ACADEMY OF
LYMPHOLOGY
244 S INGEWOOD DR
OREM, UT 84097

INTERNATIONAL ACADEMY OF
LYMPHOLOGY
--OR CURRENT RESIDENT--
244 S INGLEWOOD DR
OREM, UT 84097

HALL, SHANDRA & LAWRENCE
245 S 700 E
OREM, UT 84097

JOHNSON, ALAN CHASE & EVE
MARIE
245 S 800 E
OREM, UT 84097

WILKERSON, EARL (ET AL)
--OR CURRENT RESIDENT--
246 S 800 EAST
OREM, UT 84097

DEMSON, CAROL
248 S 700 E
OREM, UT 84097

JOHNSON, RAND LEE & EVELYN (ET
AL)
--OR CURRENT RESIDENT--
248 S 860 EAST
OREM, UT 84097

KMBK REAL ESTATE LLC
252 N 950 E
OREM, UT 84097

WALLACE, CHAD
255 S 700 E
OREM, UT 84097

WOLFGRAMM, HAROLD F & DE ANN
257 INGLEWOOD DR
OREM, UT 84097

LIU, JIANGUO CHARLES
--OR CURRENT RESIDENT--
260 S INGLEWOOD DR
OREM, UT 84097

RODRIGUEZ, JOSE JUAN
269 S 700 E
OREM, UT 84097

BARTLETT, AMANDA (ET AL)
271 INGLEWOOD DR
OREM, UT 84097

B & C ENTERPRISES LC
--OR CURRENT RESIDENT--
276 S 800 EAST
OREM, UT 84097

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

POSACKIESTATES LLC
541 N 1400 E
HEBER CITY, UT 84032

MATHENY, CHUCK & JOAN
605 S 700 E
OREM, UT 84097

B & C ENTERPRISES LC
624 S 100 W
OREM, UT 84058

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

WADSWORTH, JAMES DON &
KAITLYN LOUISA
725 E 300 S
OREM, UT 84097

KMBK REAL ESTATE LLC
--OR CURRENT RESIDENT--
775 E 300 SOUTH
OREM, UT 84097

JANG, MAE
776 E 240 S
OREM, UT 84097

COOK, DOUGLAS RAY & LINDA
FAYE (ET AL)
779 E 240 S
OREM, UT 84097

POAST, ROBERT LA VERNE &
SHAUNA MARIE
780 E 240 S
OREM, UT 84097

MACCABE, PHILIP
813 E 280 S
OREM, UT 84097

ANDERSON, ROBERT & HANNA
814 E 200 S
OREM, UT 84097

TOM, NATHAN & CELESTE
815 E 200 S
OREM, UT 84097

NORTON, DON EVAN JR & GEORGIA
B
830 E 200 S
OREM, UT 84097

BEMENT, COLLEEN M (ET AL)
831 E 200 S
OREM, UT 84097

LARSON, ZACHARY & KRISTEN
833 E 280 S
OREM, UT 84097

JOHNSON, JACOB E & MELISSA
843 E 280 S
OREM, UT 84097

NIELSON, CARL JACOB & LACEY
MAREN
845 E 200 S
OREM, UT 84097

MATHENY, CHUCK & JOAN
--OR CURRENT RESIDENT--
846 E 200 SOUTH
OREM, UT 84097

LOVERIDGE, ROBERT L &
MARYELLEN W
855 E 200 S
OREM, UT 84097

HAKANSON, JUSTIN M
866 ZOBELL DR
OREM, UT 84097

MADSEN, PAUL & DANIELLE
875 E 200 S
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

WHITWORTH 139 LLC
1042 N 910 E
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

JOHNSON, RAND LEE & EVELYN (ET
AL)
1146 E 965 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

LIU, JIANGUO (ET AL)
1319 LAWTON AV
PACIFIC GROVE, CA 93950

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

BENSON, JOHN
2134 N 80 W
PLEASANT GROVE, UT 84062

LOW, JAMES A & JANET
4515 NORTHGATE DR
PROVO, UT 84604

LYON, RICHARD J & KAREN K (ET
AL)
4579 THORNWOOD AVE
TAYLORSVILLE, UT 84123

M LLC
%COMBS, NATHAN
6000 S FASHION BLVD STE 102
MURRAY, UT 84107

WILKERSON, EARL (ET AL)
10444 S KESTREL RISE RD
SOUTH JORDAN, UT 84009

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
February 7, 2024

The following items are discussed in these minutes:

- **PLAT AMENDMENT** – Vacating Lot 1 and a portion of Lot 2 of Woodcrest Heights, Plat A and approving Woodcrest Heights, Plat F located generally at 789 West 630 South in the R8 zone - Approved
- **PLAT AMENDMENT** – Vacating Cascade Office Park Condominiums, Plat A Amended and approving the amended plat of Cascade Office Park Condominiums, Plat A Second Amendment located generally at 920 East 800 North in the PD4 zone - Approved
- **PUBLIC HEARING** – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 519 South Geneva Road from the R20 zone to the C2 zone (approximately 3.49 acres) - 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, Helena Kleinlein, Madeline Komen and Haysam Sakar (via Zoom), 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; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: Murray Low, Planning Commission member; Makayla Wagstaff, Associate Planner

Matt Taylor led a discussion on outdoor lighting, positive and negative impacts and potential regulations.

Gary McGinn led a training session for Planning Commission members.

The Commission and staff briefly reviewed agenda items and minutes from the January 17, 2024 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, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: Murray Low, Planning Commission member; Makayla Wagstaff, Associate Planner

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

DRAFT Planning Commission minutes for February 7, 2024

Agenda Item 3.1 is a request by Larry Kemp for the Planning Commission to vacate Lot 1 and a portion of Lot 2 of Woodcrest Heights, Plat A and approve Woodcrest Heights, Plat F located generally at 789 West 630 South in the R8 zone.



Staff Presentation: The applicant is requesting to amend the plat for 789 West 630 North because there is currently a nuisance strip (approximately 6 feet wide) running along the Eastern property line. The nuisance strip and the lot are owned by the same owner. By amending the plat, it adds to the area that can be used to build a home on the property.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 and a portion of Lot 2 of Woodcrest Heights, Plat A and approve Woodcrest Heights, Plat F located generally at 789 West 630 South in the R8 zone.

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

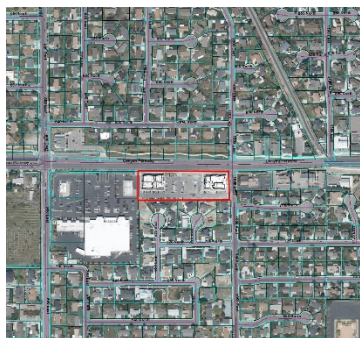
Chair Komen invited the applicant to come forward. Larry Kemp had nothing to add to the presentation.

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 vacate Lot 1 and a portion of Lot 2 of Woodcrest Heights, Plat A and approve Woodcrest Heights, Plat F located generally at 789 West 630 South in the R8 zone. Mr. Carpenter 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.

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

Agenda Item 3.2 is a request by J.W.Davies for the Planning Commission to vacate Cascade Office Park Condominiums, Plat A Amended and approve the amended plat of Cascade Office Park Condominiums, Plat A Second Amendment located generally at 920 East 800 North in the PD4 zone.



Staff Presentation: On December 5, 2017 the plat for Cascade Office Park, Plat A was recorded. On December 5, 2018 the Cascade Office Park Condominiums was recorded converting the units to condominiums. On August 4, 2020 Cascade Office Park Condominiums, Plat A Amended was recorded combining units 201 and 202 in Building 1 into one unit, Unit 202. Now the applicant is requesting approval for Cascade Office Park Condominiums, Plat A Second Amendment to split unit 202 back into two units – 201 and 202.

This second amended plat will split the one unit in Building 1, Unit 202, back into two units as originally platted in December 2018. Building 1 will have seven units and Building 2 will have eight units.

The change will all be internal to Building 1. There will be no change to the footprint of the building or any other external change.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Cascade Office Park Condominiums, Plat A Amended and approve the amended plat of Cascade Office Park Condominiums, Plat A Second Amendment located generally at 920 East 800 North in the PD4 zone.

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

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

DRAFT Planning Commission minutes for February 7, 2024

Chair Komen invited the applicant to come forward. Roger Dudley, Dudley & Associates Inc., had nothing to add to the presentation.

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: Ms. Kleinlein moved to vacate Cascade Office Park Condominiums, Plat A Amended and approve the amended plat of Cascade Office Park Condominiums, Plat A Second Amendment located generally at 920 East 800 North in the PD4 zone. 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.

Chair Komen asked Mr. Bench to introduce **Agenda Item 3.3:** [\(click here for recording\)](#)

Agenda Item 3.3 is a request by Jonathan Holdaway 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 property located generally at 519 South Geneva Road from the R20 zone to the C2 zone (approximately 3.49 acres).



Staff Presentation: The applicant is requesting approval to rezone a parcel of land that he owns located at 519 South Geneva Road in the R20 zone to the C2 zone. He also owns two parcels to the north which are currently zoned C2, so rezoning the R20 parcel to C2 would continue the C2 zone further south.

The applicant would like to have all three parcels zoned C2 in order to develop the property as a neighborhood shopping center named the Vineyard Gardens Shopping Center. This shopping center will have a grocery store, a bank or credit union and two fast-food restaurants.

This area of Orem is growing rapidly along with the neighboring city of Vineyard. There are limited shopping options for residents in this area to use and a shopping center at this location would be a great benefit to the community.

The materials of the grocery store will have stone facing surrounding the entry doors, the remaining front facing and parapet will be stucco. The side and rear walls will be masonry. The bank will have lower walls and columns with stone facing with the walls above the stone facing being brick. The fast food restaurants will have stucco walls. All roofs will be standing seam metal.

There will be only one (1) access to the shopping center and it will be on the southern part of the project from Geneva Road.

Traffic/Transportation staff have reviewed the site plan and provided comments to the applicant to use larger truck turning radii on the site for deliveries. The applicant modified their site plan to accommodate larger trucks using truck turning templates.

Staff also met with the applicant and UDOT regarding access. The applicant agreed to close three existing accesses and install one access to serve the site off of Geneva Road. The project access will align with an existing commercial driveway on the west side of Geneva Road. Our desire was to also provide maximum distance from the 400 South/Geneva Road intersection to all for adequate queuing.

The traffic study was reviewed and the study area was expanded to include more intersections based on our traffic study guidelines. The project access on Geneva Road will possibly need signalization in the future or UDOT could restrict the access to a right-in/right-out.

Traffic staff recommends approval based on changes and cooperation with UDOT, Orem, and the applicant.

At the neighborhood meeting, where eight (8) people attended, there were two items of concern discussed.

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

DRAFT Planning Commission minutes for February 7, 2024

1. Light and noise impacts on the neighboring properties.
 - a. There will be a masonry wall and trees along the southern property line that will help to screen the homes from any lights and noise coming from the shopping center.
 - b. Most of the noise/traffic using the property at night will be from the fast food restaurants which are located on the north end of the property away from the residential area.
2. Truck deliveries.
 - a. The loading dock for truck deliveries at the grocery store, which is located on the south end of the property, will be shielded from the neighboring residential properties by the building itself.

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 Article 22-5-3(A) and the zoning map of the City of Orem by amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 519 South Geneva Road from the R20 zone to the C2 zone (approximately 3.49 acres).

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

Chair Komen invited the applicant to come forward. Jonathan Holdaway introduced himself. Mr. Holdaway said this is a continuation of Grant Holdaway's (his father) dream. The property as it has been used as a labor of love. Now that Grant Holdaway has passed away, this project is a way to improve that corner of his garden in Utah County. This proposal will be a welcome benefit and blessing for the people in that area. A shopping center of this nature will fill a need in the area and is a smart move for the community. Ms. Kleinlien asked if a larger grocery store came in would Mr. Holdaway be willing to give them more space. Mr. Holdaway said he deliberately planned this with the grocery store with a smaller footprint, but it is not cast in stone and could be amended if necessary. He feels this concept is a good mix. Ms. Kleinlein asked if he would court the grocery store first. Mr. Holdaway said the grocery store would definitely be the anchor in the shopping center.

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](#))

Jonathan Stevens
Rachel Bond

Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. She then asked Mr. Dorny if with the traffic study was anything taken into account regarding children needing to cross the street. The study did mention that eventually a light would be placed where the cross street was going in and out to Geneva Road. Mr. Dorny responded yes, in the future plan a signal may be installed, dependent on future growth in the area. The entrance to the shopping center was moved to the south to give kids more safety to cross at the intersection. There was a negotiation with UDOT and the applicant and he thinks this is the best location for the entrance.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Carpenter 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 amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 519 South Geneva Road from the R20 zone to the C2 zone (approximately 3.49 acres). 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: ([click here for recording](#)) The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of January 17, 2024. Mr. Hawkes moved to approve the meeting minutes for January 17, 2024. Mr. Carpenter 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.

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

DRAFT Planning Commission minutes for February 7, 2024

1 Mr. Clark: ([click here for recording](#)) Mr. Clark said he appreciated Rachel coming out to the meeting and she talked
2 about Lakeside Sports Park. The majority of that park is located in Orem with the western end of the park in
3 Vineyard. It is an Orem park and Orem maintains it. Over last year our Engineering team working with our Parks
4 team and Public Works have put in artificial turf on the in-fields and now residents are able to use that park on
5 weekends and during rain like we are having now. They are in the process of putting in two artificial turf soccer
6 fields at this time with lighting. This park is a great resource for Orem.

7
8 Mr. Clark mentioned that Sam Kelly, City Engineer, will be leaving Orem and moving to American Fork to be their
9 Public Works director. Working on process to get a new city engineer here shortly.

10
11 **Adjourn:** Chair Komen called for a motion and moved to adjourn. Mr. Sakar seconded the motion. Those voting
12 aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar (via
13 Zoom). The motion passed unanimously.

14
15 **Adjourn:** 5:12 p.m.

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Ryan L. Clark
Planning Commission Secretary

Approved: