

CITY OF OREM
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:** [\(click here for recording\)](#)

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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.

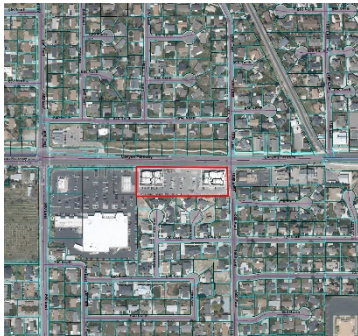
Chair Komen invited the applicant to come forward. Larry Kemp had nothing to add to the presentation.

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

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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.

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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. Kleinlein 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.

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

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

Adjourn: Chair Komen called for a motion and moved to adjourn. Mr. Sakar 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.

Adjourn: 5:12 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: February 21, 2024