

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
February 21, 2024

The following item is discussed in these minutes:

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

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Ms. Komen called the Study Session to order.

Those present: Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, and Murray Low, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; David Spencer, City Council Liaison;

Those excused: Haysam Sakar and Helena Kleinlein, Planning Commission members; Sam Kelly, City Engineer; John Dorny, Transportation Engineer;

The Commission and staff briefly reviewed the agenda and minutes from the February 7, 2024 meeting.

Matthew Taylor led a discussion regarding outdoor lighting, positive and negative impacts, and potential regulations.

Garry McGinn conducted a training for Planning Commission members.

The meeting was adjourned at 4:27 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:32 p.m. Ms. Komen called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: Haysam Sakar (via Zoom), Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, and Murray Low, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners;

Those excused: Helena Kleinlein, Planning Commission members; Sam Kelly, City Engineer; John Dorny, Transportation Engineer;

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

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

Staff Presentation:

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

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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.

Ms. Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Ms. Komen invited the applicant to come forward. The applicant came forward and explained the project.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Low moved to approve the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Haysam Sakar (via Zoom), Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, and Murray Low. Motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the February 7, 2024 meeting. Ms. Komen called for a motion to approve the minutes for the February 7, 2024 meeting. Ms. Komen moved to approve the meeting minutes for February 7, 2024. Mr. Carpenter seconded. Those voting aye: Haysam Sakar (via Zoom), Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, and Murray Low. Motion passed unanimously.

Adjourn: Ms. Komen called for a motion to adjourn. Mr. Hawkes moved to adjourn. Mr. Carpenter seconded the motion. Those voting aye: Haysam Sakar (via Zoom), Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, and Murray Low. Motion passed unanimously.

Adjourn: 4:41 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: March 6, 2024