



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
May 1, 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

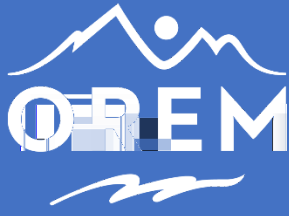
- 1 Discussion on noticing practices.**
- 2 Discussion led by Matt Taylor on a specific part of the lighting ordinance.**

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 Pace Academy located generally at 625 South State Street in the C2 zone.**
 - 3.2 Plat Amendment – Vacating lot 4 of Sydney Cove Plat “A” and approving Sydney Cove Plat “B” located generally at 454 East 1600 South in the R6.5 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Review and approve the minutes from the April 17, 2024 meeting.**
5. ADJOURN
 - 5.1 The next meeting is scheduled for May 15, 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



FAMILY CITY USA

Administrative

Planning Commission

May 1, 2024

Item 3.1

Prepared By:
Makayla Wagstaff

Applicant:
James Anderson

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 24 adjacent property owners.

SITE INFORMATION:

- General Plan Designation:

Community Commercial

- Current Zone: **C2**
- Acreage: **0.67**
- Neighborhood:

Sharon Park

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone.

BACKGROUND: The applicant is proposing to remove the drive access from their property directly onto State Street. Instead, it is proposed to add a new drive access from their parking lot to the existing access for Scera Park.

This change is proposed due to safety concerns from the existing access between the parking lot and Scera Park being very close together. Reducing accesses directly onto State Street will help reduce the likelihood of accidents at this location.

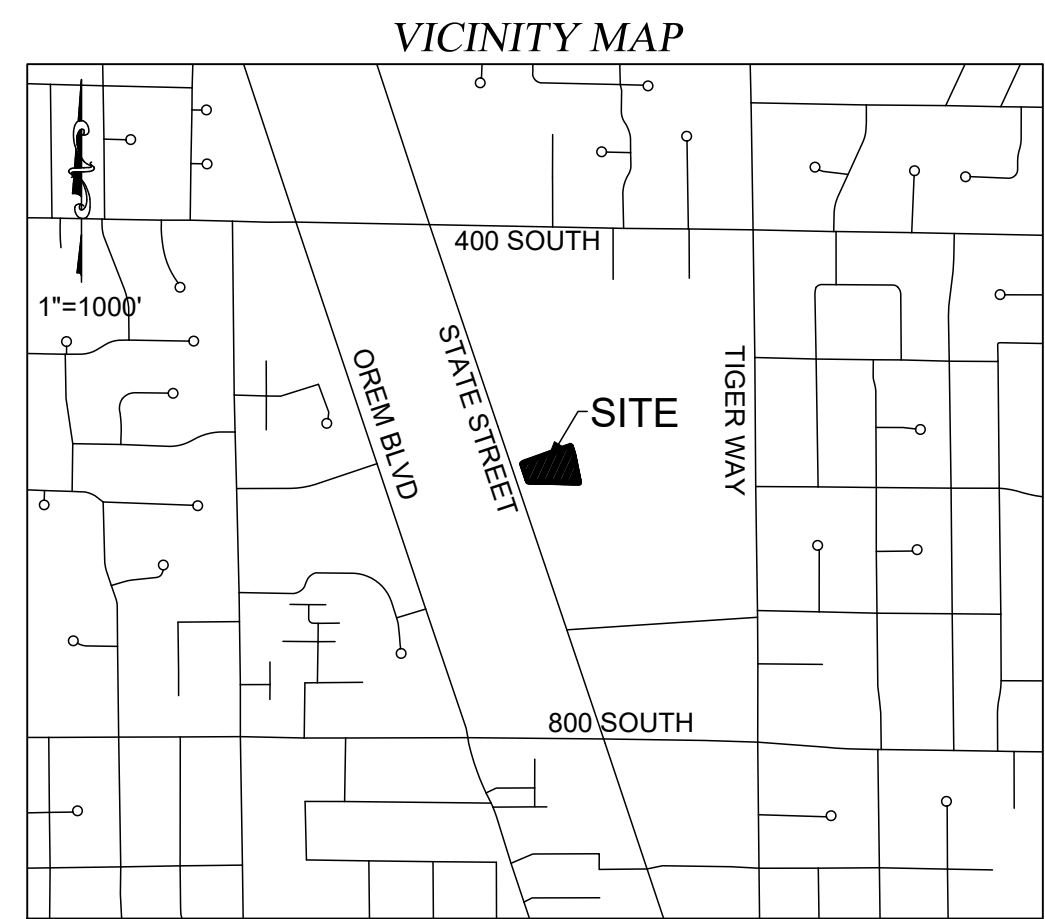
The current access will be closed off, the sidewalk will be constructed, and landscaping installed in place of the opening.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends Planning Commission approve the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone.





699-701



Developer: James Anderson
Phone: 801-836-9610

EXCEL
ENGINEERING

David W. Peterson, P.E.
12 West 100 North, Suite 201C,
American Fork, UT 84003
P: (801) 756-4504

 **AZTEC ENGINEERING INC.**
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

CITY ATTORNEY

Surveyor's Seal

Notary Public Seal

DEVELOPMENT SERVICES DIRECTOR

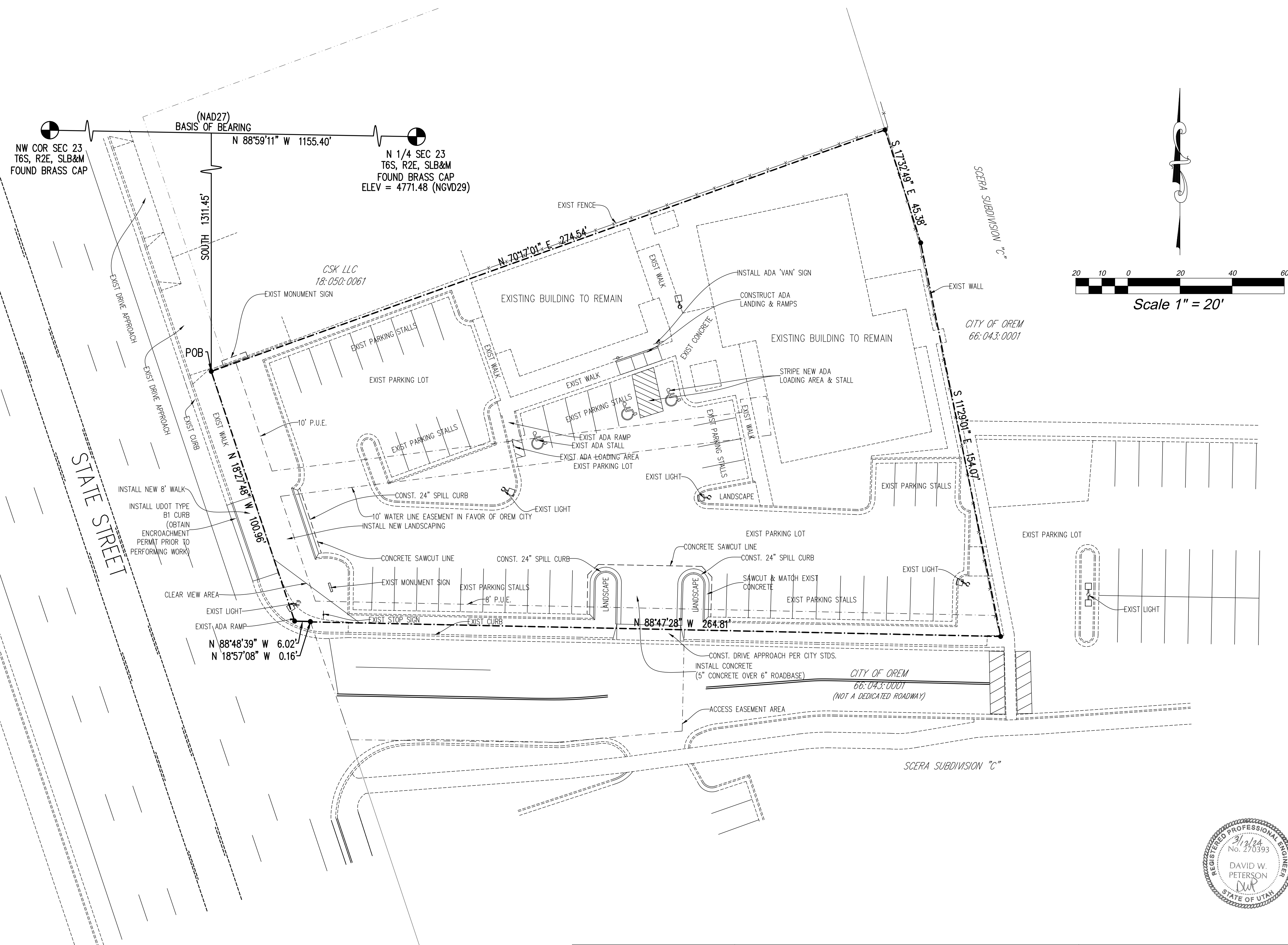
SCALE: 1" = 20 FEET

City Engineer's Seal

Clerk-Recorder Sea

County Recorder Seal

NEW ENTRY PACE ACADEMY



GENERAL NOTES:

1. ZONE: C2
2. EXISTING SITE LIGHTING WILL NOT BE MODIFIED. NO OTHER LIGHTING IS PROPOSED.
3. NO NEW FENCING IS PROPOSED FOR THIS PROJECT.
4. A MONUMENT SIGN IS PROPOSED. THE LOCATION IS SHOWN ON THE SITE PLAN.
5. THE EXISTING BUILDINGS ARE NOT FIRE SPRINKLED.
6. 1 STALL PER 250 S.F. OF BUILDING AREA
BUILDING 1 AREA = 2,428 SF X 2 LEVELS = 4,856 SF
BUILDING 2 AREA = 5,647 SF X 2 LEVELS = 11,294 SF
REQ. PARKING = 16,150 SF X 1/250 = 65

PARKING STALLS REQUIRED = 65
PARKING STALLS PROVIDED = 50 STALLS (INCLUDES 3 ADA)*

*ADDITIONAL PARKING STALLS ARE PROVIDED FOR THROUGH CROSS PARKING AGREEMENT WITH OREM CITY
7. PARKING LOT PAVEMENT SECTION: 5" CONCRETE OVER 6" BASE COURSE
8. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN 5' OF AN EXISTING FENCE WHICH IS GREATER THAN 3' IN HEIGHT.
9. EXISTING BUILDINGS WILL REMAIN. NO NEW BUILDINGS ARE PROPOSED.
10. EXISTING MECHANICAL EQUIPMENT IS SCREENED ON THE ROOF.
11. THE FEMA FLOOD MAP IS 49049C0340F, EFFECTIVE DATE 06/19/20, ZONE X WHICH IS AN AREA OF MINIMAL CHANCE OF FLOODING.
12. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT IF TO DO SO WOULD RESULT IN THE FENCE BEING WITHIN THE CLEAR VISION AREA ASSOCIATED WITH THE DRIVEWAY OR DRIVE ACCESS AS DESCRIBED IN SECTION 22-14-19.
13. THERE ARE NO KNOWN FAULT LINES LOCATED WITHIN 100 FEET OF THE SUBDIVISION.

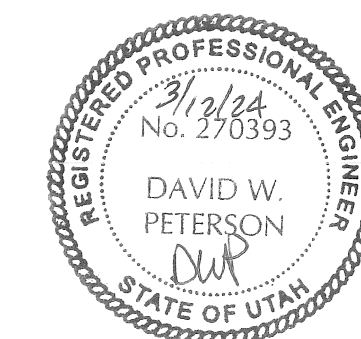
Legal description

Beginning at a point located North 88°59'11" West along section line 1155.40 feet to a point 1311.45 feet from the North Quarter Corner of Section 26, Township 6 South, Range 2 East, Snake Base and Meridian; thence North 70°17'01" East 274.54 feet to the end of the westerly boundary of Scera Subdivision Plan "C" the following three courses and distances: 1) South 17°32'49" East 45.38 feet, 2) South 11°29'01" East 154.07 feet, and 3) North 88°47'28" West 264.81 feet; thence North 18°57'08" West 0.16 feet; thence North 88°48'39" West 6.02 feet; thence North 18°27'48" West along the back of a walk 100.96 feet to the point of beginning.

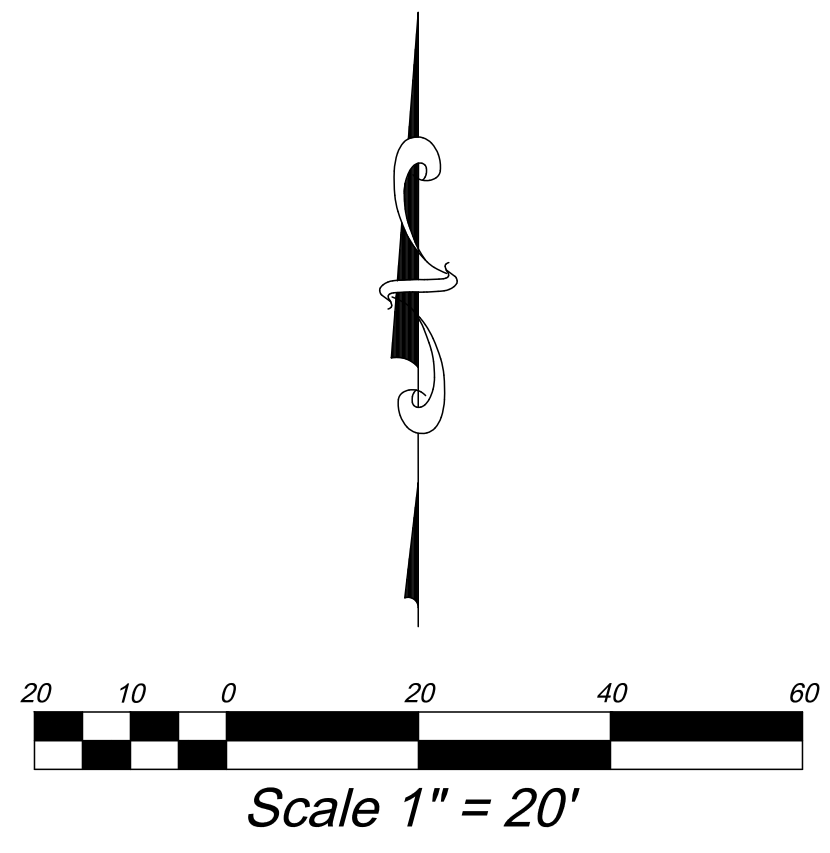
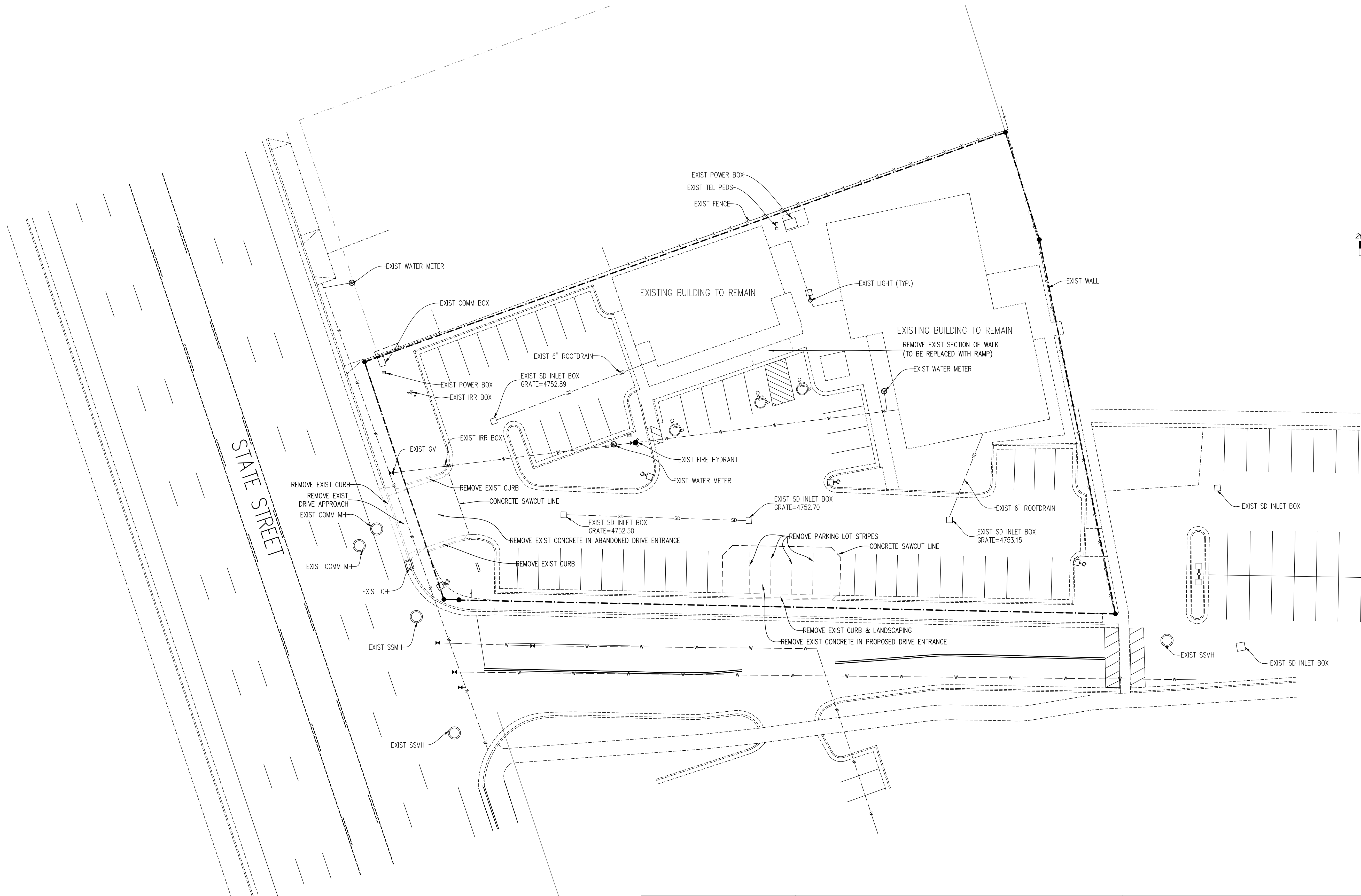
Area = 40,419 sq. ft. or 0.928 Acres
Basis of Bearing is North 88°59'11" West along Section line from the North Quarter Corner to the Northwest Corner of said Section 23.

TABULATIONS:

	SQUARE FOOTAGE	ACREAGE	PERCENT
TOTAL PROPERTY AREA:	40,419	0.928	--
R.O.W. DEDICATION	0	0.000	--
TOTAL RESULTING LOT AREA:	40,419	0.928	100
TOTAL BUILDING MAIN FLOOR AREA	8,075	0.185	20.0
TOTAL IMPERVIOUS AREA:	22,576	0.518	55.9
TOTAL LANDSCAPED AREA:	9,768	0.224	24.1
STANDARD PARKING SPACES REQUIRED:	65	--	--
STANDARD PARKING SPACES PROVIDED:	50*	--	--
ADA STALLS REQUIRED:	3	--	--
ADA STALLS PROVIDED:	3	--	--



BENCH MARK		REVISIONS		Developer: Clayton Wolf		NEW ENTRY PACE ACADEMY					
NORTH 1/4 CORNER, SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4771.48 (NGVD29)	Rev.	Date	Description	Phone: 801-836-7498		OREM		623 S. State Street		UTAH	
	1	03/29/24	REVISED PER CITY COMMENTS	EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 356-5454; david@excelenvtl.com		Drawn by:	D.W.P.	SITE PLAN	Scale:	1"=20'	
	2	04/16/24	REVISED PER CITY COMMENTS			Designed by:	D.W.P.		Date:	10/19/23	
						Checked by:	D.W.P.				
										C1	



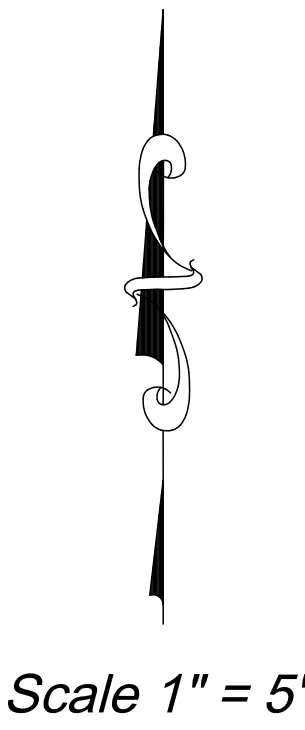
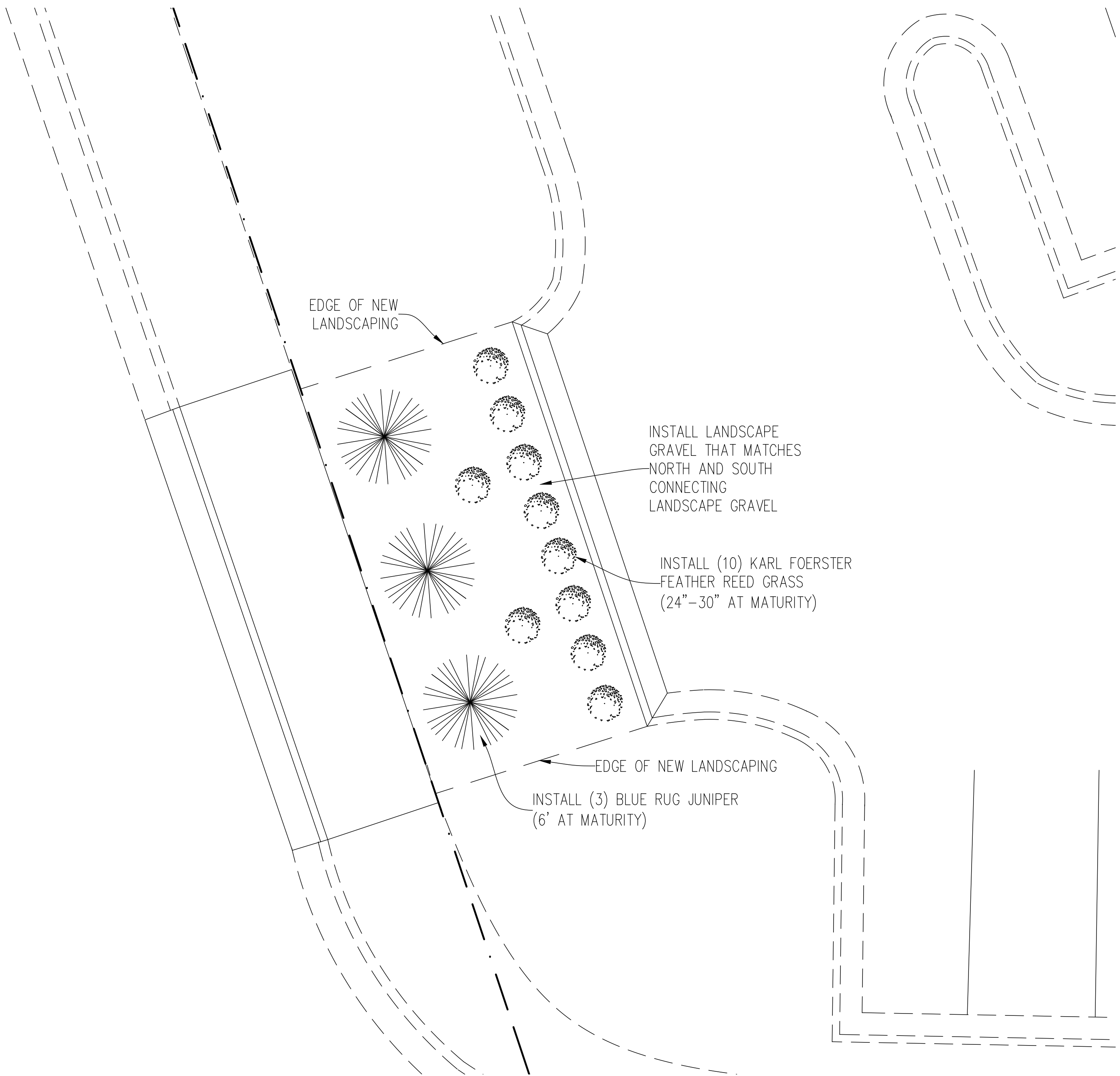
BENCH MARK	REVISIONS		
	Rev.	Date	Description
NORTH 1/4 CORNER, SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4771.48 (NGVD29)			

Developer: Clayton Wolf
Phone: 801-836-7498

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

NEW ENTRY PACE ACADEMY			
OREM		623 S. State Street	UTAH
Drawn by: D.W.P.	DEMOLITION PLAN		Scale: 1"=20'
Designed by: D.W.P.			Date: 10/19/23
Checked by: D.W.P.			C3





BENCH MARK	REVISIONS			Developer: Clayton Wolf Phone: 801-836-7498	NEW ENTRY PACE ACADEMY			
NORTH 1/4 CORNER, SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4771.48 (NGVD29)	Rev.	Date	Description		OREM 623 S. State Street		UTAH	
				Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	LANDSCAPE PLAN	Scale: 1"=5'		
						Date: 03/12/24		
						C6		
				David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com				





City Council Chambers, 56 N State Street

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

PRELIMINARY PLAT - Approving the preliminary plat for Pace Academy located generally at 625 South State Street in the C2 Zone.

The applicant is proposing to relocate the entrance to the parking lot that is located on State Street to share the access with Scera Park.

There will not be a public hearing on this item. If you have comments or questions please contact staff prior to the meeting.

Additional Information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

Planning Commission
Wed, May 1, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

PRELIMINARY PLAT - Approving the preliminary plat for Pace Academy located generally at 625 South State Street in the C2 Zone.

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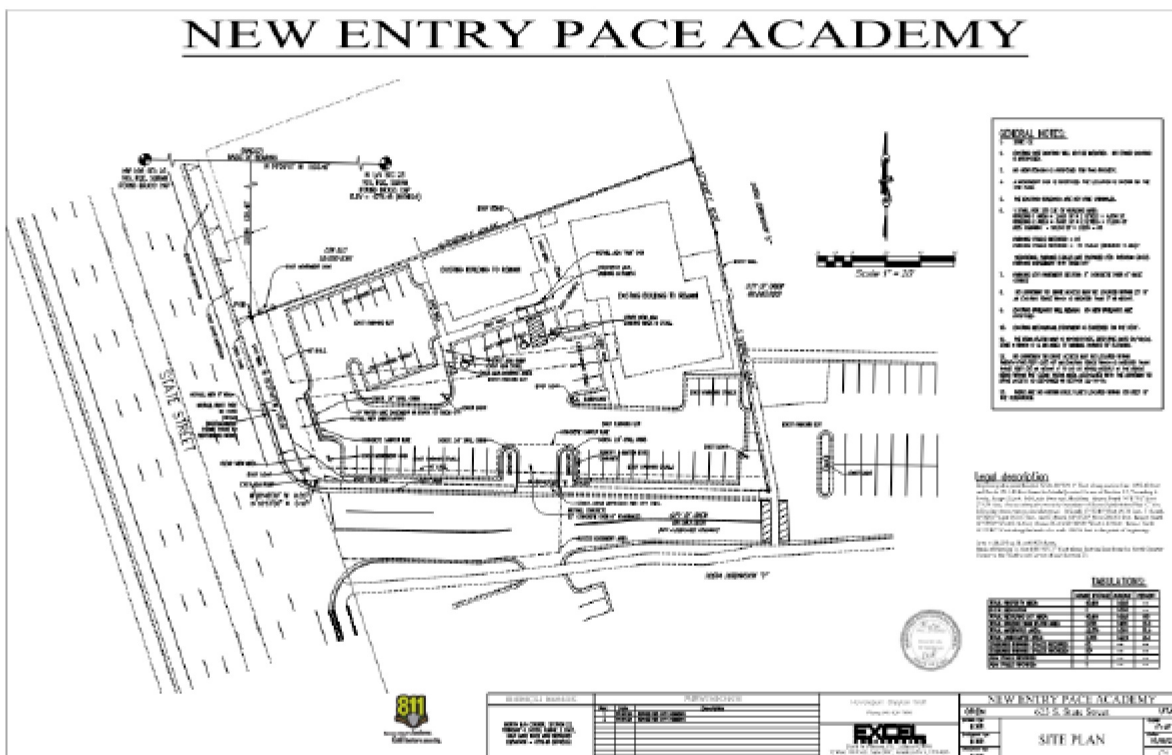
Additional Information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

Planning Commission
Wed, May 1, 2024
4:30 pm

[illegible]

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



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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

O&A UT PROPERTIES LLC
238 LAGUNA VISTA CIR
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

CSK LLC
--OR CURRENT RESIDENT--
595 S STATE
OREM, UT 84058

WINGER'S OREM LTD
--OR CURRENT RESIDENT--
610 S STATE
OREM, UT 84058

O&A UT PROPERTIES LLC
615 S STATE
OREM, UT 84058

O&A UT PROPERTIES LLC
--OR CURRENT RESIDENT--
623 S STATE ST
OREM, UT 84058

SKR HOLDINGS LLC
650 S STATE ST
OREM, UT 84058

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

CITY OF OREM (ET AL)
--OR CURRENT RESIDENT--
701 S STATE ST
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

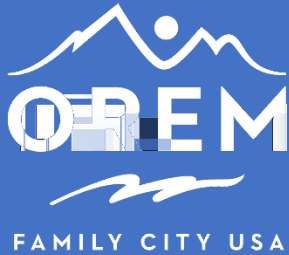
HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

WINGER'S OREM LTD
3950 S 700 E STE 302
MILLCREEK, UT 84107



Administrative

Planning Commission

May 1, 2024

Item 3.2

Prepared By:
Makayla Wagstaff

Applicant:
Grant Michael
Bodine

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 133 property owners within 500 ft.

SITE INFORMATION:

- General Plan Designation:

**Medium Density
Residential**

- Current Zone: **R6.5**
- Acreage: **0.39**
- Neighborhood:

Cherry Hill

ACTION:

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

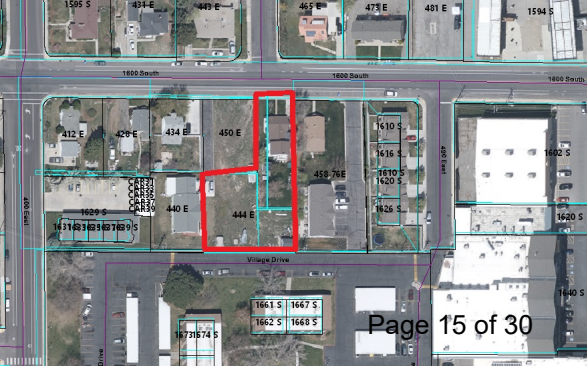
REQUEST: The applicant requests the Planning Commission vacate lot 4 of Sydney Cove Plat "A" and approve Sydney Cove Plat "B" located generally at 454 East 1600 South in the R6.5 zone.

BACKGROUND: Lot 4 of Sydney Cove Plat "A" was previously an L shape; a portion of the lot was deeded to a neighboring property owner, this action reduced the square footage of lot 4 making it an unbuildable lot under the requirements of the R6.5 zone.

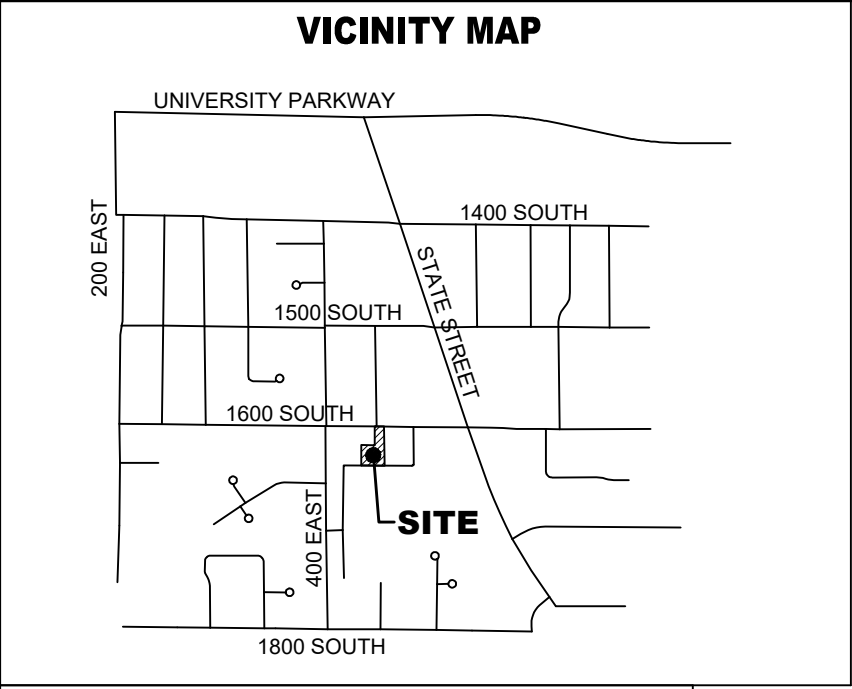
As such the applicant is proposing to re-plat lot 4 and the neighboring property to adjust the property line in such a way that will increase the square footage of the remainder of lot 4 to be buildable.

Lot size: In the R6.5 zone, a flag lot is required to have 8,125 square feet. This new plat will increase the lot size of the flag lot formerly known as lot 4 to 8,130 square feet.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate lot 4 of Sydney Cove Plat "A" and approve Sydney Cove Plat "B" located generally at 454 East 1600 South in the R6.5 zone.





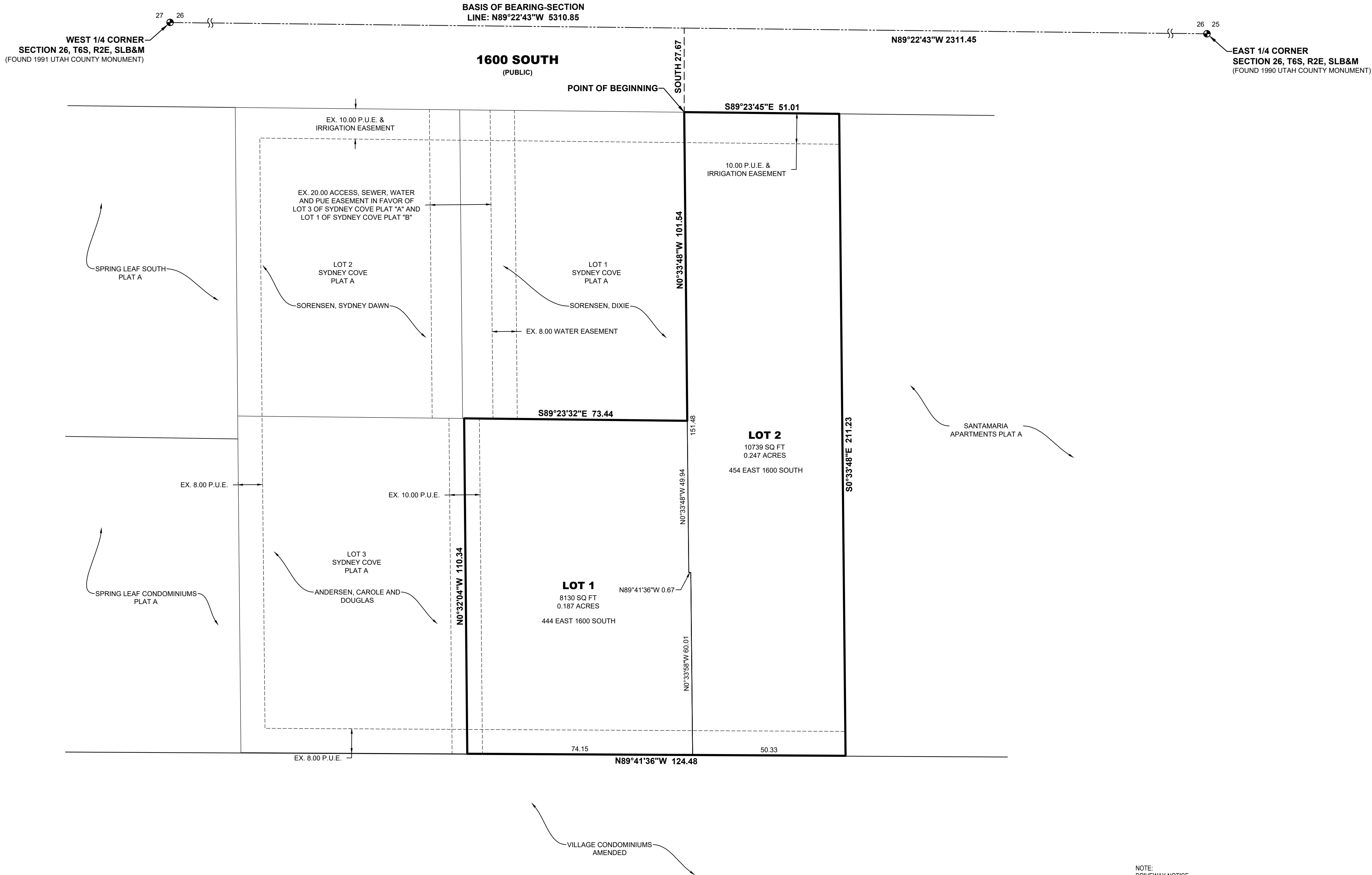
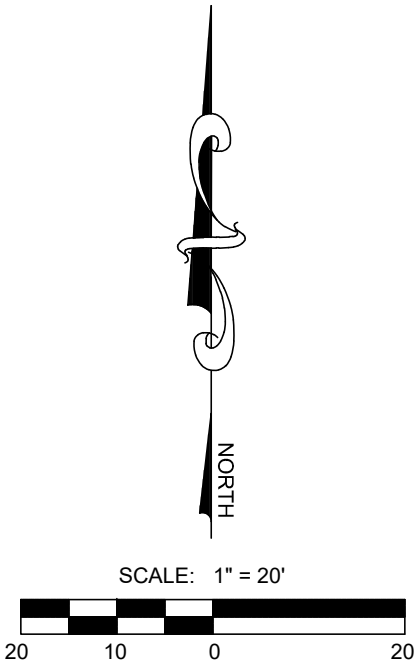


LEGEND

	BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	WATER SERVICE & METER
	SEWER SERVICE & CLEANOUT
	EXISTING MONUMENT
	PUE PUBLIC UTILITY EASEMENT

PLAT "B" SYDNEY COVE SUBDIVISION

INCLUDING A VACATION OF LOT 4, SYDNEY COVE PLAT "A", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN CITY OF OREM, UTAH COUNTY, UTAH



NOTE:
DRIVEWAY NOTICE
NO DRIVEWAY OR DRIVE ACCESS SHALL BE CONSTRUCTED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT



CONDITIONS OF APPROVAL

_____	_____
_____	_____
_____	_____
_____	_____

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE PROPOSED VACATION OF LOT 4, OF THE SYDNEY COVE PLAT "A", AND THERE IS GOOD CAUSE FOR SAID VACATION. LOT 4, OF SYDNEY COVE PLAT "A", IS HEREBY VACATED.

APPROVED AS TO FORM

CITY ATTORNEY

DATE

SURVEYOR'S CERTIFICATE

I, PAYTON J. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5046872 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

ALL OF LOT 4, SYDNEY COVE PLAT A, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND 2 PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, SYDNEY COVE PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED SEPTEMBER 25, 2014 AS DESCRIBED IN ENTRY NO. 88535:2014, IN THE OFFICE OF THE UTAH COUNTY RECORDER AND BEING THE SOUTH LINE OF 1600 STREET, SAID POINT BEING LOCATED NORTH 89°22'43" WEST ALONG THE QUARTER SECTION LINE 231.145 FEET AND SOUTH 27.67 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: N89°22'43"W BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 26); THENCE S89°23'45"E ALONG THE SOUTH LINE OF SAID 1600 SOUTH STREET 51.01 FEET TO THE WEST LINE OF THE SANTAMARIA APARTMENTS PLAT A, FILED AS NO. 6729-80 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE S0°33'48"E ALONG SAID WEST LINE 211.23 FEET TO THE SOUTH SIDE OF AN EXISTING 6" CINDER BLOCK WALL ALONG THE NORTH LINE OF THE VILLAGE CONDOMINIUMS AMENDED, AS DESCRIBED IN ENTRY NO. 38439:2014, IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE N89°41'36"W ALONG SAID NORTH LINE 124.48 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID PLAT A OF SYDNEY COVE SUBDIVISION; THENCE ALONG SAID LOT 4 THE FOLLOWING TWO (2) COURSES: 1) N0°32'04"W 110.34 FEET; 2) THENCE S89°23'32"E 73.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N0°33'48"W ALONG SAID LOT LINE 101.54 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18,869 SQ. FT.
±0.433
ACRES
2 LOTS

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20 ____

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF _____
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20 ____
BY _____ WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

NOTARY PUBLIC FULL NAME:

COMMISSION NUMBER:

MY COMMISSION EXPIRES:

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF _____
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20 ____
BY _____ WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

NOTARY PUBLIC FULL NAME:

COMMISSION NUMBER:

MY COMMISSION EXPIRES:

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. SIGNED THIS _____ DAY OF _____, A.D. 20 ____

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20 ____, BY THE CITY OF OREM PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIR, PLANNING COMMISSION

RESOLUTION NO.

PLAT "B" SYDNEY COVE SUBDIVISION

AMENDING AND EXTENDING LOT 4, SYDNEY COVE PLAT "A", INCLUDING A VACATION OF LOT 4, SYDNEY COVE PLAT "A", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN CITY OF OREM, UTAH COUNTY, UTAH

SCALE: 1" = 20'

SHEET 1 OF 1

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #24-0003





City Council Chambers, 56 N State Street

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

PLAT AMENDMENT - Vacating lot 4 of Sydney Cove Plat "A" and approving Sydney Cove Plat "B" located generally at 454 East 1600 South in the R6.5 zone.

The applicant is proposing to adjust a property line between two lots.

This meeting is not a public hearing, if you have comments or questions contact staff prior to the meeting.

Additional information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

GBR OREM ONE LIMITED LIABILITY COMPANY
150 WHITE PLAINS RD
TARRYTOWN, NY 10591

Planning Commission
Wed, May 1, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

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Additional information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

NELSON, DALLIN B & AMY M
825 E 1180 S STE 300
AMERICAN FORK, UT 84003

Planning Commission
Wed, May 1, 2024
4:30 pm

PLAT "B"
SYDNEY COVE SUBDIVISION

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- UTILITY EASEMENT
- WATER EASEMENT
- SEWER EASEMENT
- POWER EASEMENT
- TELEPHONE EASEMENT
- ROAD EASEMENT
- RAILROAD EASEMENT
- WATER EASEMENT
- SEWER EASEMENT
- POWER EASEMENT
- TELEPHONE EASEMENT
- ROAD EASEMENT
- RAILROAD EASEMENT

PLAT "B" SYDNEY COVE SUBDIVISION

CONDITIONS OF APPROVAL

PLAT VARIATION NOTICE

APPROVED AS TO FORM

PLAT "B" SYDNEY COVE SUBDIVISION

APPROVED AS TO FORM



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

PLAT "B"
SYDNEY COVE SUBDIVISION

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- UTILITY EASEMENT
- WATER EASEMENT
- SEWER EASEMENT
- POWER EASEMENT
- TELEPHONE EASEMENT
- ROAD EASEMENT
- RAILROAD EASEMENT
- WATER EASEMENT
- SEWER EASEMENT
- POWER EASEMENT
- TELEPHONE EASEMENT
- ROAD EASEMENT
- RAILROAD EASEMENT

PLAT "B" SYDNEY COVE SUBDIVISION

CONDITIONS OF APPROVAL

PLAT VARIATION NOTICE

APPROVED AS TO FORM

PLAT "B" SYDNEY COVE SUBDIVISION

APPROVED AS TO FORM



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

RLS PROPERTIES 1708 SOUTH LLC %REMS INC PO BOX 1741 PROVO, UT 84603	OREM REAL ESTATE OPERATIONS LLC %ARVESETH, MICHAEL PO BOX 734 OREM, UT 84059	CHRIS KILLPACK 15 N 920 E OREM, UT 84097
5 PEAKS APARTMENTS LLC 41 W 530 S OREM, UT 84058	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS 50 E NORTH TEMPLE FL 22 SALT LAKE CITY, UT 84150	DIXIEHAT 1600 LLC 51 W CENTER ST # 218 OREM, UT 84058
JAMES HAWKES 55 WEST 500 SOUTH OREM, UT 84058	COMMON AREA 100 E CENTER ST PROVO, UT 84606	HELENA KLEINLEIN 103 WEST 2170 SOUTH OREM, UT 84058
GBR OREM ONE LIMITED LIABILITY COMPANY 150 WHITE PLAINS RD TARRYTOWN, NY 10591	JEFF LAMBSON 156 E 1060 N OREM, UT 84057	DAVE YOUNG 173 S COUNTRYSIDE LANE OREM, UT 84058
TRUE NORTH LLC 240 E CENTER ST PROVO, UT 84606	1640 JF & COOMER REAL ESTATE LLC %COOMER, ADAM 284 S 550 E MIDWAY, UT 84049	LANAE MILLETT 288 W 1500 N OREM, UT 84057
1575 SOUTH PROPERTIES LLC 356 W 1450 S OREM, UT 84058	ESCOBAR, JULIA R & JOSE ALFREDO 364 E 1600 S OREM, UT 84058	CLARK, BRUCE BUDGE & OUIDA RAPHIEL 365 E 1655 S OREM, UT 84058
C&L WHITING PROPERTIES #1 LLC --OR CURRENT RESIDENT-- 372 E 1550 SOUTH OREM, UT 84058	KEELER STREET PROPERTIES LLC --OR CURRENT RESIDENT-- 373 E 1600 SOUTH OREM, UT 84058	CHRISMAN, PRESTON C & LINDA H 378 E 1600 S OREM, UT 84058
CRAIG, PAUL & MERLE 384 E 1655 S OREM, UT 84058	KEELER STREET PROPERTIES LLC --OR CURRENT RESIDENT-- 389 E 1600 SOUTH OREM, UT 84058	DIXIEHAT 1600 LLC --OR CURRENT RESIDENT-- 394 E 1600 SOUTH OREM, UT 84058
PAWLOWSKI, TERRY L & TAMMY K 412 E 1600 S OREM, UT 84058	PUTNAM REMODELLING LLC 423 KANSAS ST EL SEGUNDO, CA 90245	ROWLAND, RICK DEAN (ET AL) --OR CURRENT RESIDENT-- 428 E 1600 SOUTH OREM, UT 84058
SMITH, AMANDA 433 E 1600 S OREM, UT 84058	SORENSEN, SYDNEY DAWN 434 E 1600 S OREM, UT 84058	ANDERSEN, CAROLE & DOUGLAS 440 E 1600 S OREM, UT 84058

NELSON, DALLIN B & AMY M
--OR CURRENT RESIDENT--
443 E 1600 SOUTH UNIT# 1-4
OREM, UT 84058

ROUNDY, VAL W
--OR CURRENT RESIDENT--
444 E 1600 SOUTH
OREM, UT 84058

BODINE, GRANT MICHAEL & TERRI
454 E 1600 S
OREM, UT 84058

SANTAMARIA, ADOLFO & JULIA
458 E 1600 S
OREM, UT 84058

GREENWOOD, DAVID E & TIFFANY
465 E 1600 S
OREM, UT 84058

HUBER, TANNER
473 E 1600 S
OREM, UT 84058

OREM REAL ESTATE OPERATIONS
LLC
--OR CURRENT RESIDENT--
479 E 1600 SOUTH
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WANG, BANGYU
617 N SEVEN PEAKS BLVD APT 10
PROVO, UT 84606

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

FOR YOUR EYES ONLY LC
719 E 150 N
OREM, UT 84097

TSAI, LONG-FANG (ET AL)
794 N 1580 E
LEHI, UT 84043

NELSON, DALLIN B & AMY M
825 E 1180 S STE 300
AMERICAN FORK, UT 84003

MONTANINO, GENNARO J & SANDRA
849 N 2770 W
PROVO, UT 84601

J & J PROPERTIES OF OREM LLC
851 W 300 S
OREM, UT 84058

TOMI PROPERTIES LLC
895 OAKWOOD CIR
BOUNTIFUL, UT 84010

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

JARRETT, MICHAEL T & MARCIA T
(ET AL)
1014 N 800 W
OREM, UT 84057

BRAMMER 1631 LC
1038 COVENTRY CIR
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

TSANG, PETEROSCAR YAT-TUNG
1437 W 1150 N
PROVO, UT 84604

TOMI PROPERTIES LLC
--OR CURRENT RESIDENT--
1531 S 450 EAST
OREM, UT 84058

BCD OREM LLC
--OR CURRENT RESIDENT--
1534 S STATE
OREM, UT 84058

CISNEROS, EDUARDO & XOCHITL
1538 S 450 E
OREM, UT 84058

J&DE HOLDINGS LTD
--OR CURRENT RESIDENT--
1544 S STATE
OREM, UT 84058

KEELER STREET PROPERTIES LLC
1545 N 1520 W
PLEASANT GROVE, UT 84062

JDS APARTMENTS LLC
1545 S 450 E
OREM, UT 84058

SWEET CHARITY INC
--OR CURRENT RESIDENT--
1547 S 400 EAST
OREM, UT 84058

JARRETT, MICHAEL T & MARCIA T
(ET AL)
--OR CURRENT RESIDENT--
1552 S 400 EAST
OREM, UT 84058

REDER, KACI
1554 S 450 E
OREM, UT 84058

5 PEAKS APARTMENTS LLC
--OR CURRENT RESIDENT--
1561 S 450 EAST
OREM, UT 84058

STRONG, ANDREW & TAYLOR
1562 S 450 E
OREM, UT 84058

TRUE NORTH LLC
--OR CURRENT RESIDENT--
1565 S 400 EAST
OREM, UT 84058

J & J PROPERTIES OF OREM LLC
--OR CURRENT RESIDENT--
1572 S 400 EAST
OREM, UT 84058

1575 SOUTH PROPERTIES LLC
--OR CURRENT RESIDENT--
1575 S 400 EAST
OREM, UT 84058

MONTANINO, GENNARO J & SANDRA
--OR CURRENT RESIDENT--
1575 S 450 EAST
OREM, UT 84058

KRUITMOES, MARK R & JULIE A
1578 S 450 E
OREM, UT 84058

OREM REAL ESTATE OPERATIONS
LLC
--OR CURRENT RESIDENT--
1580 S STATE ST
OREM, UT 84058

SWEET CHARITY INC
--OR CURRENT RESIDENT--
1585 S 400 EAST
OREM, UT 84058

OREM REAL ESTATE OPERATIONS
LLC
--OR CURRENT RESIDENT--
1594 S STATE ST
OREM, UT 84058

ALARCO, MARCELA C & CARLOS E
(ET AL)
1595 S 400 E
OREM, UT 84058

WANG, BANGYU
--OR CURRENT RESIDENT--
1610 S 490 EAST
OREM, UT 84058

TSAI, LONG-FANG (ET AL)
--OR CURRENT RESIDENT--
1616 S 490 EAST
OREM, UT 84058

GBR OREM ONE LIMITED LIABILITY
COMPANY
--OR CURRENT RESIDENT--
1616 S STATE ST
OREM, UT 84058

MA, XUCHU (ET AL)
--OR CURRENT RESIDENT--
1620 S 490 EAST
OREM, UT 84058

DEBT ESCALATION SPECIALISTS LLC
1620 S STATE ST
OREM, UT 84097

PUTNAM REMODELLING LLC
--OR CURRENT RESIDENT--
1624 S 400 EAST
OREM, UT 84058

WEEKES, NATHAN DANIEL
1626 S 490 E
OREM, UT 84058

BRAMMER 1631 LC
--OR CURRENT RESIDENT--
1631 S 400 EAST
OREM, UT 84058

BRAMMER 1631 LC
--OR CURRENT RESIDENT--
1633 S 400 EAST
OREM, UT 84058

BRAMMER 1631 LC
--OR CURRENT RESIDENT--
1635 S 400 EAST
OREM, UT 84058

BRAMMER 1631 LC
--OR CURRENT RESIDENT--
1637 S 400 EAST
OREM, UT 84058

BRAMMER 1631 LC
--OR CURRENT RESIDENT--
1639 S 400 EAST
OREM, UT 84058

1640 JF & COOMER REAL ESTATE
LLC
--OR CURRENT RESIDENT--
1640 S STATE
OREM, UT 84058

DRAPER, MICHAEL D & TINA M
1646 S 400 E
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1661 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1662 S VILLAGE DR
OREM, UT 84058

HALE, KATHERINE
1666 S 400 E
OREM, UT 84058

DAVIS REAL ESTATE GROUP LLC
--OR CURRENT RESIDENT--
1666 S STATE ST
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1667 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1668 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1673 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1674 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1679 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1680 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1685 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1686 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1687 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1688 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1689 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1691 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1692 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1697 S VILLAGE DR
OREM, UT 84058

ASHBY, DANIELLE S (ET AL)
--OR CURRENT RESIDENT--
1698 S STATE
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1698 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1699 S VILLAGE DR
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1700 S 400 EAST
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1700 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1701 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1702 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1703 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1706 S VILLAGE DR
OREM, UT 84058

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1734 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1740 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1745 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1746 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1751 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1752 S VILLAGE DR
OREM, UT 84058

VILLAGE VENTURES
%VILLAGE APARTMENTS
ASSOCIATES
1757 VILLAGE LN
OREM, UT 84058

COMMON AREA
--OR CURRENT RESIDENT--
1757 S VILLAGE DR
OREM, UT 84058

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1760 S VILLAGE DR
OREM, UT 84058

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

SEPULVEDA DELAWARE LLC (ET AL)
2401 E SPEEDWAY BLVD
TUCSON, AZ 85719

SORENSEN, DIXIE
2867 S 710 W
PRICE, UT 84501

DAVIS REAL ESTATE GROUP LLC
3955 W 13800 S
BLUFFDALE, UT 84065

ROUNDY, VAL W
4090 BRAND ST # 2
SAN DIEGO, CA 92103

SWEET CHARITY INC
7351 UNION PARK AV STE 250
MIDVALE, UT 84047

C&L WHITING PROPERTIES #1 LLC
10862 N 5250 W
HIGHLAND, UT 84003

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
April 17, 2024

The following items are discussed in these minutes:

- **PLAT AMENDMENT** – Vacating Lot 4 of Hoyal Plaza Amended Plat A, and approving Hoyal Plaza Subdivision Plat C, located generally at 1798 North State Street in the C2 zone - Approved
- **SITE PLAN** – Approval of the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone - Approved
- **SITE PLAN** - Approval of the site plan for Orem Geneva Pipe located generally at 1465 West 400 North in the M2 zone - Approved
- **PUBLIC HEARING – REZONE** – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone – No Recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

At 3:32 p.m. Chair Komen called the Study Session to order.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low, Planning Commission members; Jason W. Bench, Assistant Development Services Director; Ailin Leon, Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, Acting City Engineer; John Dorny, Transportation Engineer and Gary McGinn, Legal Counsel

Those excused: Haysam Sakar, Planning Commission member; Ryan L. Clark, Assistant City Manager/Development Services Director; David Spencer, City Council Liaison

1. Matt Taylor presented on outdoor lighting issues.
 - a. Requested items or issues the Planning Commission members would like to address in an ordinance.
2. Gary McGinn continued Planning Commission training.
3. The Commission and staff briefly reviewed agenda items and minutes from the March 20, 2024 meeting and adjourned at 4:28 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low, Planning Commission members; Jason W. Bench, Assistant Development Services Director; Ailin Leon, Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, Acting City Engineer; John Dorny, Transportation Engineer and Gary McGinn, Legal Counsel

Those excused: Haysam Sakar, Planning Commission member; Ryan L. Clark, Assistant City Manager/Development Services Director; David Spencer, City Council Liaison

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

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

DRAFT Planning Commission minutes for April 17, 2024

Agenda Item 3.1 is a request by James Hoyal for the Planning Commission to vacate Lot 4 of Hoyal Plaza Amended Plat A, and approve Hoyal Plaza Subdivision Plat C, located generally at 1798 North State Street in the C2 zone.



Staff Presentation: The applicant is proposing to split the existing lot into two. They are proposing a new medical office building on the new vacant lot. Additional information can be found under item 3.2 of this agenda.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 4 of Hoyal Plaza Amended Plat A, and approve Hoyal Plaza Subdivision Plat C, located generally at 1798 North State Street in the C2 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

Chair Komen invited the applicant to come forward. Matt Brown, MW Brown Engineering, introduced himself. Mr. Low asked if this were a medical building for doctors or dentists. Mr. Brown said it he did not know at this time, it was just a medical office with two suites. Regarding access to parking, parking goes all the way around and serves the bigger building in the back.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Carpenter moved to approve Hoyal Plaza Subdivision Plat C, located generally at 1798 North State Street in the C2 zone. Mr. Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

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

Agenda Item 3.2 is a request by James Hoyal for the Planning Commission to approve the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone.



Staff Presentation: The applicant is proposing to build a new single story medical office building. This building is planned to be 6,628 square feet and will be located on the new vacant lot created in the plat amendment.

Parking: The parking for the new building will be reciprocal with the existing building on the other lot as noted on the plat. Twenty-two (22) new stalls will be added to the existing twenty-five (25) stalls, making a total of forty-seven (47) parking stalls onsite.

Architecture: The exterior of the building will be a combination of shingles, stone, brick, siding and wood. In shades of brown, cream, gray and black.

Height: The building will be 31' 4" at the highest point, measured from grade.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

Chair Komen invited the applicant to come forward. Matt Brown, MW Engineering, introduced himself.

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

DRAFT Planning Commission minutes for April 17, 2024

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Low moved to approve the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

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

Agenda Item 3.3 is a request by Mark Crivac for the Planning Commission to approve the site plan for Orem Geneva Pipe located generally at 1465 West 400 North in the M2 zone.



Staff Presentation: The applicant is proposing to upgrade their site due to significant ponding issues. This project is intended to upgrade their site to be able to drain and retain all their storm water. As such they are adding catch basins to route stormwater to underground infiltration chambers. All the water will be pretreated prior to infiltration. The project will be done in phases to allow them to continue regular operations during the installation of the improvements.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Orem Geneva Pipe located generally at 1465 West 400 North in the M2 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. Mr. Low asked how will breaking up the site manage the water. Mr. Bowen said they are building this in different phases. The different basins allow you to see where the water is draining to different sub-basins. They have designed perforated pipe with gravel around the detention basins. Calculations show how much water they are holding on the site. Mr. Hawkes asked if they will reuse the water. Mr. Bowen said they will just retain the water on site.

Chair Komen invited the applicant to come forward. Kevin, ESP Excavation, introduced himself. At this time Phases 1, 2 and 3 will be completed and they will hold on Phase 4. Will try to keep production on line as they move forward with this. This project will affect two (2) acres as they restructure, will be five (5) feet in the ground. There was an old storm drain that was put in years ago and then paved over. Trying to come into compliance with Long Term Storm Water Protection Plan.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to approve to the site plan for Orem Geneva Pipe located generally at 1465 West 400 North in the M2 zone. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

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



Agenda Item 3.4 is a request by Diego Payan 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 442 North 300 West from the R7.5 zone to the R6.5 zone.

Staff Presentation: The applicant is proposing to change the zone of the property from R7.5 which required lots to be at least 7,500 square feet to the R6.5 zone which requires lots to be at least 6,500 square feet. The applicant is requesting to rezone this property so that they can subdivide the lot at a future time.

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

DRAFT Planning Commission minutes for April 17, 2024

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission 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 442 North 300 West from the R7.5 zone to the R6.5 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. Mr. Low asked if there is an existing house at the front of the lot. Ms. Wagstaff said no, the lot is vacant. Ms. Kleinlein expressed concern about parking and asked where will the residents park. Mr. Bench said each lot would be required to provide two (2) off-street parking spaces for each home.

Chair Komen invited the applicant to come forward. Shelton Taylor, Atwell Group, introduced himself. In neighborhood meeting a City Council representative come and expressed a concern with parking. Discussed the plan to have adequate parking for each lot with the two (2) spaces and no plan for on street parking. Mr. Bench said by ordinance, the shared access could not be for parking. Mr. Hawkes mentioned he walked the site a couple of times and it seemed like great location for a single dwelling. That area is like a puzzle that was put together and it was really tight and he has seen how the parking is in the middle of day. It was a little bit of a problem. This flag lot is a little awkward. Mr. Taylor said this lot is the same as other lots in the area and it works. The area has been densified for more units in the area. Ms. Komen asked what the total square footage of this lot. Ms. Wagstaff said it is just under 16,000 square feet. It is not quite large enough under the current zoning which would be 7,500 square feet for the front lot, and 9,375 square feet for the flag lot. Ms. Komen asked what are the lot sizes of the lots surrounding them. Ms. Wagstaff said the R5 would be 5,000 square feet minimum and R6.5 would be 6,500 square feet minimum. Mr. Carpenter said this would be adding more congestion to the space.

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.

When no one came forward, Chair Komen closed the public hearing and 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.

There was a Planning Commission discussion regarding the character of the neighborhood and this project seems consistent. However, this can be a chance to improve the vicinity. Any ditch or irrigation would be piped or abandoned.

Planning Commission Action: Mr. Hawkes moved to forward a negative 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 442 North 300 West from the R7.5 zone to the R6.5 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, James Hawkes and Helena Kleinlein. Those voting nay: Gerald Crismon, Madeline Komen and Murray Low. The motion passed did not pass, there will be no recommendation to the City Council.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of March 20, 2024. Mr. Low moved to approve the meeting minutes for March 20, 2024. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Chair Komen: Thanks to Ms. Wagstaff who will be leaving the City and thank you for all your assistance.

Adjourn: Chair Komen called for a motion to adjourn. Mr. Carpenter moved to adjourn. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Adjourn: 5:19 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved:

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