

CITY OF OREM
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

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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.

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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

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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: Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. Those abstaining: Mike Carpenter. The motion passed.

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: May 1, 2024

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