**CITY OF OREM**
**PLANNING COMMISSION MEETING MINUTES**
**May 1, 2024**

The following items are discussed in these minutes:

- **Preliminary Plat** – Approving the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone. - Approved
- **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. - Approved

**STUDY SESSION**

**Place:** City Council Conference Room

At **3:34 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, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; and David Spencer, City Council Liaison

**Those excused:** Murray Low, Taggart Bowen, City Engineer; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel

1. Cheryl Vargas presented on noticing practices and requirements.
2. Discussion led by Matt Taylor on a specific part of the lighting ordinance.

**REGULAR MEETING**

**Place:** Orem City Council Chambers

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

**Those present:** Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; and David Spencer, City Council Liaison

**Those excused:** Murray Low, Taggart Bowen, City Engineer; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.1**: Preliminary Plat – Approving the preliminary plat Of Pace Academy located generally at 625 South State Street in the C2 zone.

**Agenda Item 3.1** is a request by James Anderson for the Planning Commission to approve the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone.

**Staff Presentation:** 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 about 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 the Planning Commission approve the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone.

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

Chair Komen invited the applicant to come forward. James Anderson introduced himself. He stated that he has been the owner of the building for ten years and has seen a large number of risky left turns on to southbound State Street, and this request is coming due to safety concerns. There was a discussion about traffic in correlation with events taking place at the Scera Park. Click link for more information (Click here for recording)

**Planning Commission Action:** Mr. Hawkes moved to approve the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar. The motion passed unanimously.

Chair Komen asked Ms. Vargas to introduce **Agenda Item 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.


**Agenda Item 3.2** is a request by Grant Michael Bodine for the Planning Commission to 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.

**Staff Presentation:** 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 approve the vacation of Lot 4 of Sydney Cove located generally at Plat "A" and approve Sydney Cove Plat "B" located generally at 454 East 1600 South in the R6.5 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Vargas. There was a discussion regarding the history of the lot of land and the events that took place that led up to the plat amendment request. (Click here for recording)

**Planning Commission Action:** Mr. Carpenter moved to vacate lot 4 of Sydney Cove Plat "B" located generally at 454 East 1600 South in the R6.5 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar. The motion passed unanimously.

**Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of April 17, 2024. Mr. Hawkes moved to approve the meeting minutes for April 17, 2024. Mr. Carpenter seconded the motion conditionally as long as the minutes were revised. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar. The motion passed unanimously.

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

**Adjourn:** 4:52 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: May 15, 2024