

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
May 15, 2024

The following items are discussed in these minutes:

- **PLAT AMENDMENT** – Vacating Lots 15 and 16 of Mountain Grove, Plat A and approving Mountain Grove, Plat C located generally at 372 East 1375 North in the R8 zone – Approved
- **PLAT AMENDMENT** – Amending and extending Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, Plat A and approving La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone - Approved
- **PLAT AMENDMENT** – Vacating Lot 12 of Sun Burst, Plat B and approving Sun Burst, Plat E located generally at 494 North 1040 East in the R8 zone – Approved
- **PLAT AMENDMENT** - Vacating lots 13 and 14 of Apple Ridge, Plat “C” and approving Apple Ridge, Plat “F” located generally at 419 North Palisade Drive in the R12 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, Helena Kleinlein and Madeline Komen, 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, Senior Planner; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: James Hawkes, Murray Low and Haysam Sakar, Planning Commission members and Matt Taylor, Senior Planner and Taggart Bowen, City Engineer

Kathi Lewis, Economic Development Division Manager, introduced the tour of the Orem Center Business Park that the Planning Commission will go on, on June 19th. There was also a general discussion about PDs, PRDs and development agreements. The Commission and staff briefly reviewed agenda items and minutes from the May 1, 2024 meeting and adjourned at 4:22 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, Helena Kleinlein, Madeline Komen and Murray Low 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, Senior Planner; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: James Hawkes and Haysam Sakar, Planning Commission members and Matt Taylor, Senior Planner; Taggart Bowen, City Engineer and John Dorny, Transportation Engineer

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

Agenda Item 3.1 is a request by Dave Rasmussen for the Planning Commission to vacate Lots 15 and 16 of Mountain Grove, Plat A and approve Mountain Grove, Plat C located generally at 372 East 1375 North the R8 zone.

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

DRAFT Planning Commission minutes for May 15, 2024



Staff Presentation: The applicant is requesting to combine two lots that he owns into one lot. He is proposing to build a garage on one lot and a house on the other. In the R8 zone, it is not allowed to have an accessory structure on a lot that does not have a dwelling unit. By combining the two lots into one lot, the garage would be allowed because then there is a dwelling unit also.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission

vacate Lots 15 and 16 of Mountain Grove, Plat A and approve Mountain Grove, Plat C located generally at 372 East 1375 North the R8 zone

Chair Komen asked if the Planning Commission had any questions for Ms. Leon or Staff.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Low moved to vacate Lots 15 and 16 of Mountain Grove, Plat A and approve Mountain Grove, Plat C located generally at 372 East 1375 North the R8 zone. Mr. Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

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

Agenda Item 3.2 is a request by Jill Dastrup for the Planning Commission to amend and extend Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, plat A and approve La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone.



Staff Presentation: The applicant is requesting to combine two lots that she owns into one lot. The smaller of the two lots is not a buildable lot but it does have the same tax ID as the larger lot. The applicant does own both parcels and would like them combined into one lot by amending the existing plat.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission

amend and extend Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, Plat A and approve La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Leon. There was a discussion about remnant lots or nuisance strips and cleaning them up as the property owner requests.

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. Carpenter moved to amend and extend Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, Plat A and approve La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

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

Agenda Item 3.3 is a request by Tyson Kidd for the Planning Commission to vacate Lot 12 of Sun Burst, Plat B and approve Sun Burst, Plat E located generally at 494 North 1040 East in the R8 zone.

DRAFT Planning Commission minutes for May 15, 2024



Staff Presentation: The applicant is requesting to amend the Sun Burst, Plat B plat in order to expand the size of an existing shed in his back yard. There is currently an eight (8) foot irrigation and public utility easement (PUE) that prevents him from making the shed larger than 200 square feet.

The applicant has been able to get PUE vacation letters from the five (5) utility companies; however, he has only been given permission to encroach from the irrigation company. Because the actual ditch is on the neighboring property, expanding the shed will not interfere with the irrigation ditch itself.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 12 of Sun Burst, Plat B and approve Sun Burst, Plat E located generally at 494 North 1040 East in the R8 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Leon or staff.

Chair Komen called for a motion on this item.

Planning Commission Action: Ms. Kleinlein moved to vacate Lot 12 of Sun Burst, Plat B and approve Sun Burst, Plat E located generally at 494 North 1040 East in the R8 zone. Mr. Low seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

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

Agenda Item 3.4 is a request by Gordon Bennett for the Planning Commission to vacate Lots 13 and 14 of Apple Ridge, Plat C and approve Apple Ridge, Plat F located generally at 419 North Palisade Drive in the R12 zone.

Staff Presentation: The applicant is proposing to combine two lots into one and have already submitted a building permit application to build an addition on the rear side of the property. They currently do not meet the setback requirements to have this addition built. By combining these two lots the applicant will be able to build the addition and will only receive one tax notice instead of two.



Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 13 and 14 of Apple Ridge, Plat C and approve Apple Ridge, Plat F located generally at 419 North Palisade Drive in the R12 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Leon. Mr. Low asked how large the combined lot would be. Ms. Leon said .58 acres.

Chair Komen invited the applicant to come forward. Gordon Bennett introduced himself and talked a little about combining the two lots into one lot.

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. Carpenter moved to vacate Lots 13 and 14 of Apple Ridge, Plat C and approve Apple Ridge, Plat F located generally at 419 North Palisade Drive in the R12 zone. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. 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 May 1, 2024. Ms. Kleinlein moved to approve the meeting minutes for May 1,

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

DRAFT Planning Commission minutes for May 15, 2024

2024. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

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

Adjourn: 4:48 p.m.



Ryan L. Clark
Planning Commission Secretary

Approved: June 5, 2024