



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
June 19, 2024

*This meeting may be held electronically
to allow a Commission member to participate.*

3:15 PM PRE-MEETING – Orem Center Business Park, 1206 S 1680 West

- 1 Tour of the Orem Center Business Park, 1206 S 1680 West, Orem.
(We will be meeting on site.)

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 **PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres).**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from June 5, 2024.**
5. ADJOURN
 - 5.1 **Next meeting is scheduled for Wednesday, July 3, 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

	Planning Commission June 19, 2024	Item 3.1
	PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres).	Prepared By: Cheryl Vargas Applicant: Skip Dunn

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
- Mailed to 159 property owners within 500 feet of the property.

SITE INFORMATION:

- General Plan Designation: **Community Commercial**
- Current Zone: **OS5**
- Acreage: **9.43**
- Neighborhood: **Lakeview**

ACTION:

The Planning Commission will forward a recommendation to the City Council for this item.

REQUEST: The applicant requests 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 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres).

BACKGROUND: The applicant is requesting approval to build a commercial development at what will be the corner of Lakeview Parkway and 2000 South in the southwest corner of Orem.

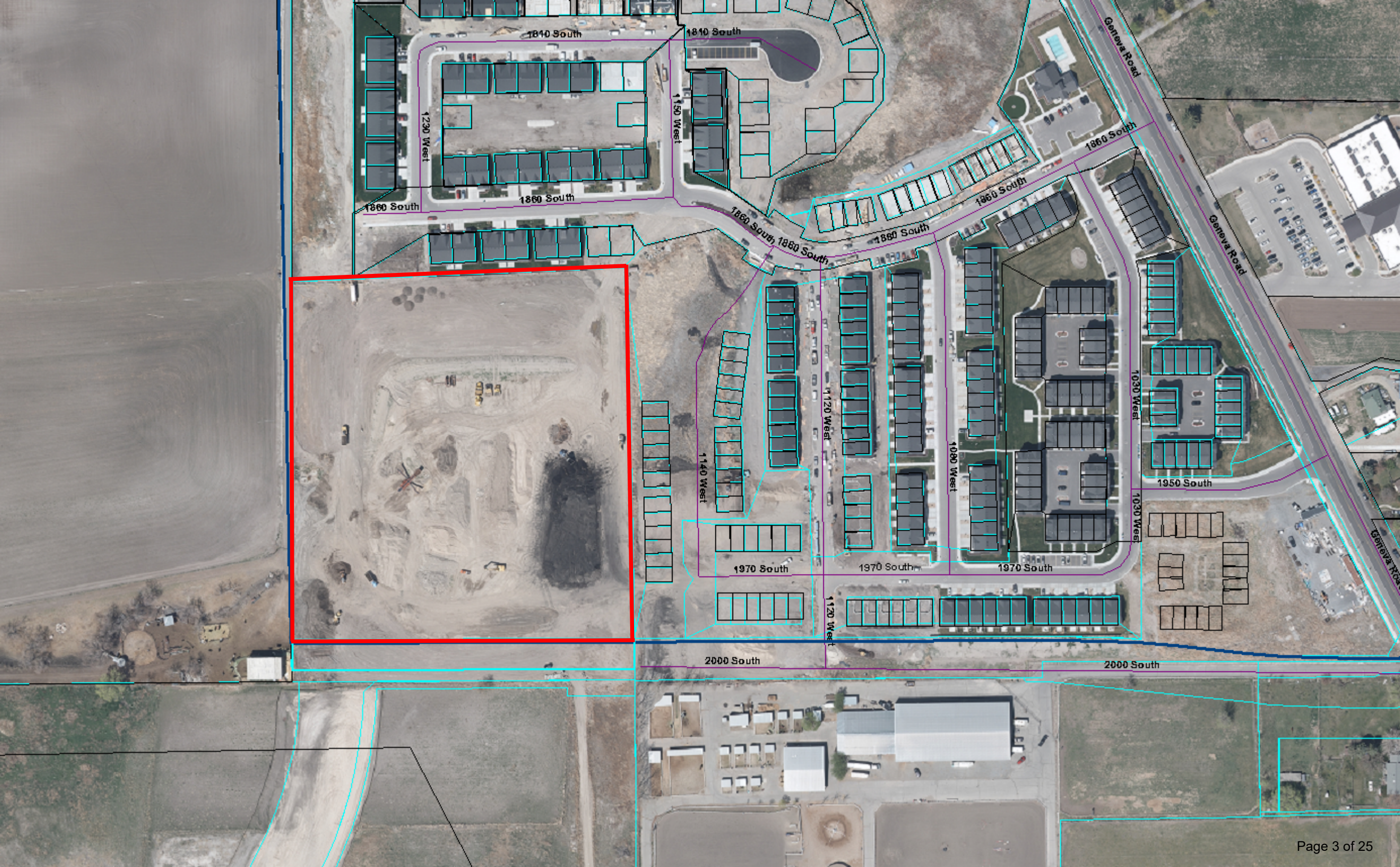
In February 2022, the applicant submitted his initial application for the rezone. He was asked to wait until the details of Lakeview Parkway and 2000 South were further along in the design stages. Those plans have now been established and he is moving forward with the rezone request.

Mr. Dunn is proposing to build a multi-unit commercial complex within three (3) buildings. Closer to the southwest corner of the property and closer to the intersection, he is proposing to build a C-store with a fueling station to the south. The General Plan designations for this property is Community Commercial, so the C2 zone will not require any amendment to the General Plan.

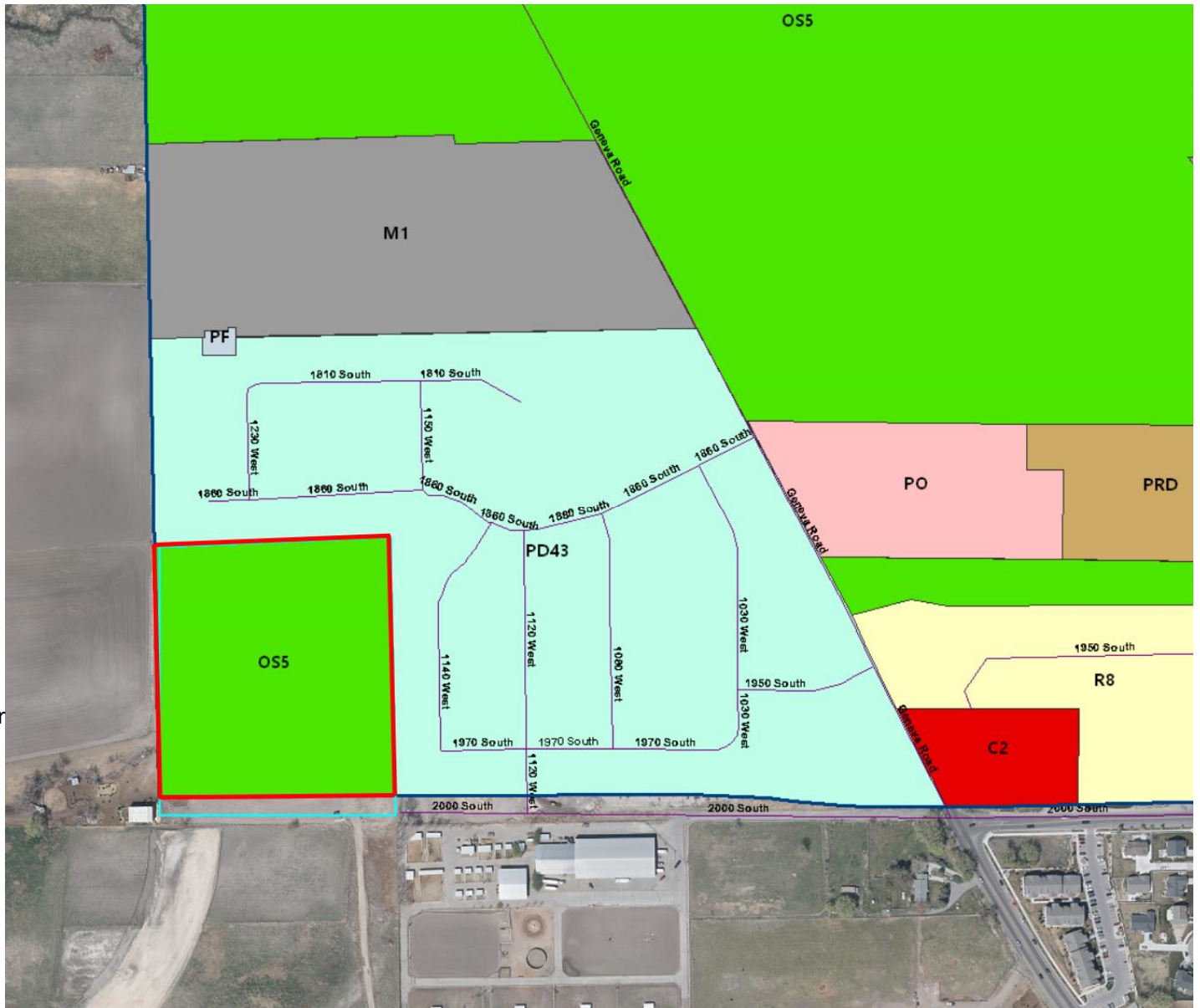
Height: The maximum building height in the C2 zone is sixty (48) feet. However, because this property backs up to residential property on the north and east, the buildings have to be setback in conjunction with the height of the buildings. Also, the maximum height within one hundred (100) feet of residential zone is thirty-five (35) feet. The buildings will be thirty-one (31) feet high and they have been set back thirty-one (31) feet from the property lines bordering residential properties.

Exterior Finished Materials: The proposed materials on these builds will be dark (deep brown) and light (walnut) CMU blocks and dark CMU wainscot which are allowed in the C2 zone. The buildings will have flat roofs.

RECOMMENDATION: 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 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres).



Dunn Commercial

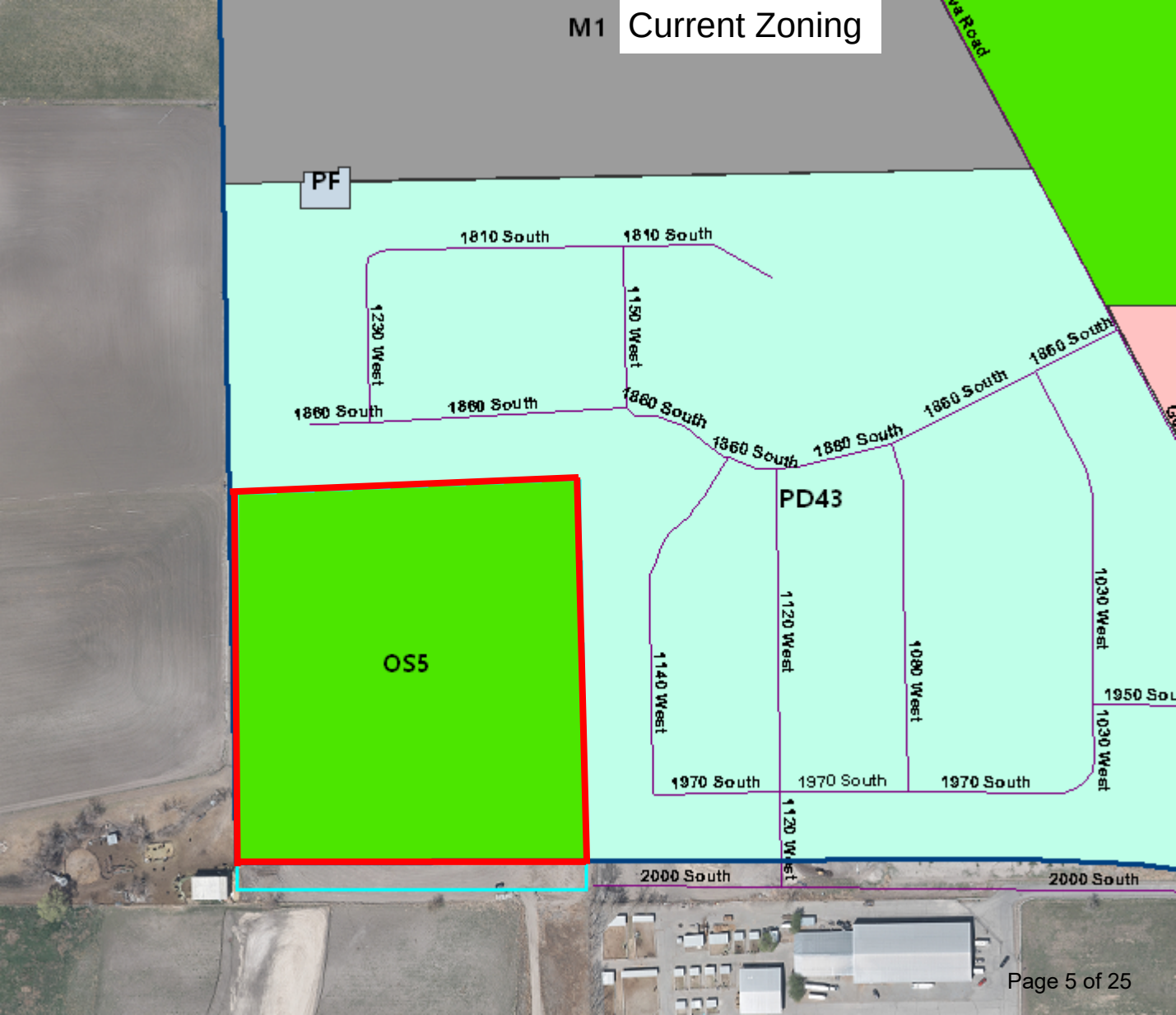


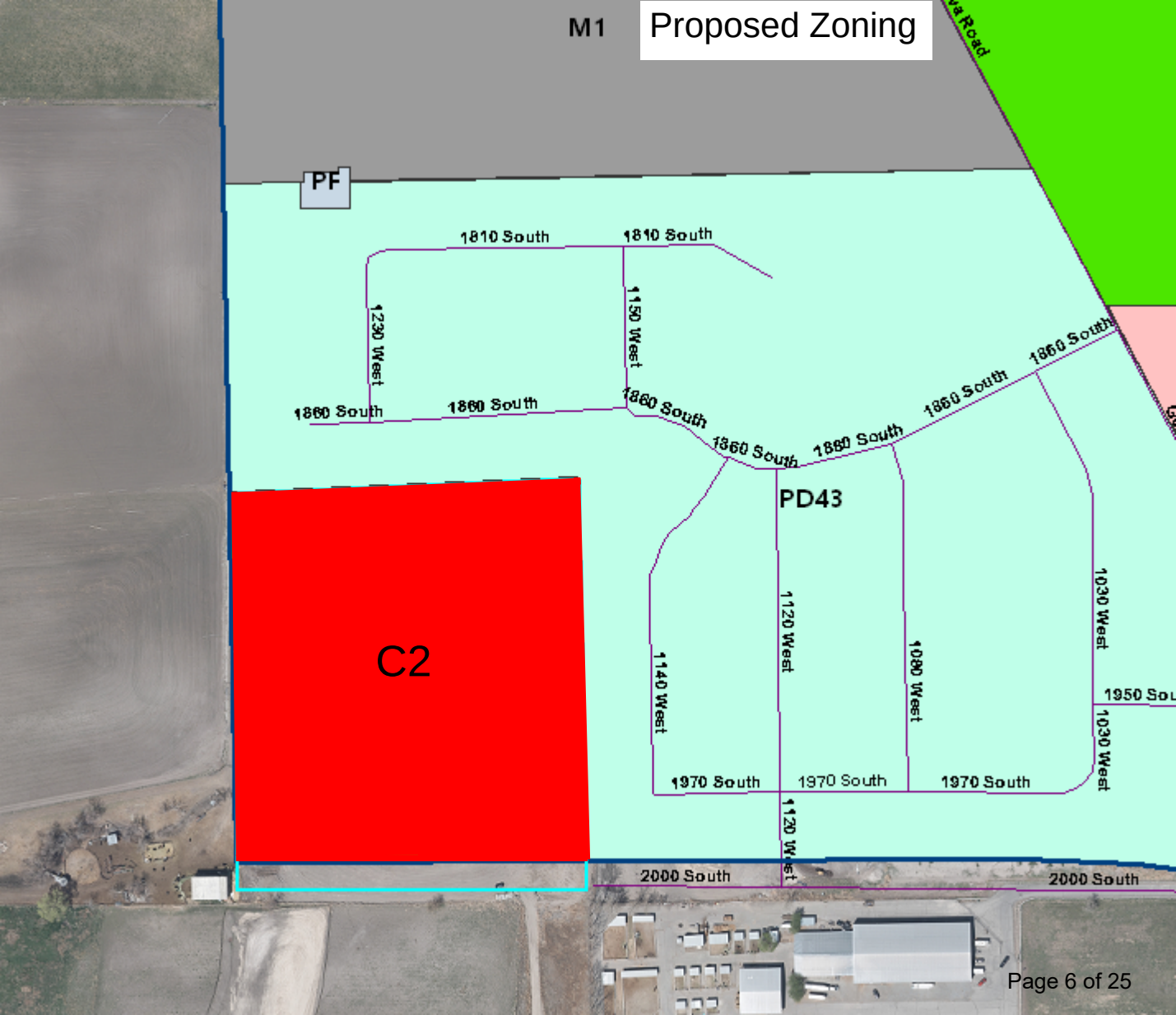
Legend

Rezone-Map Amendment
Zone: OS5 to C2
Acres: 9.43

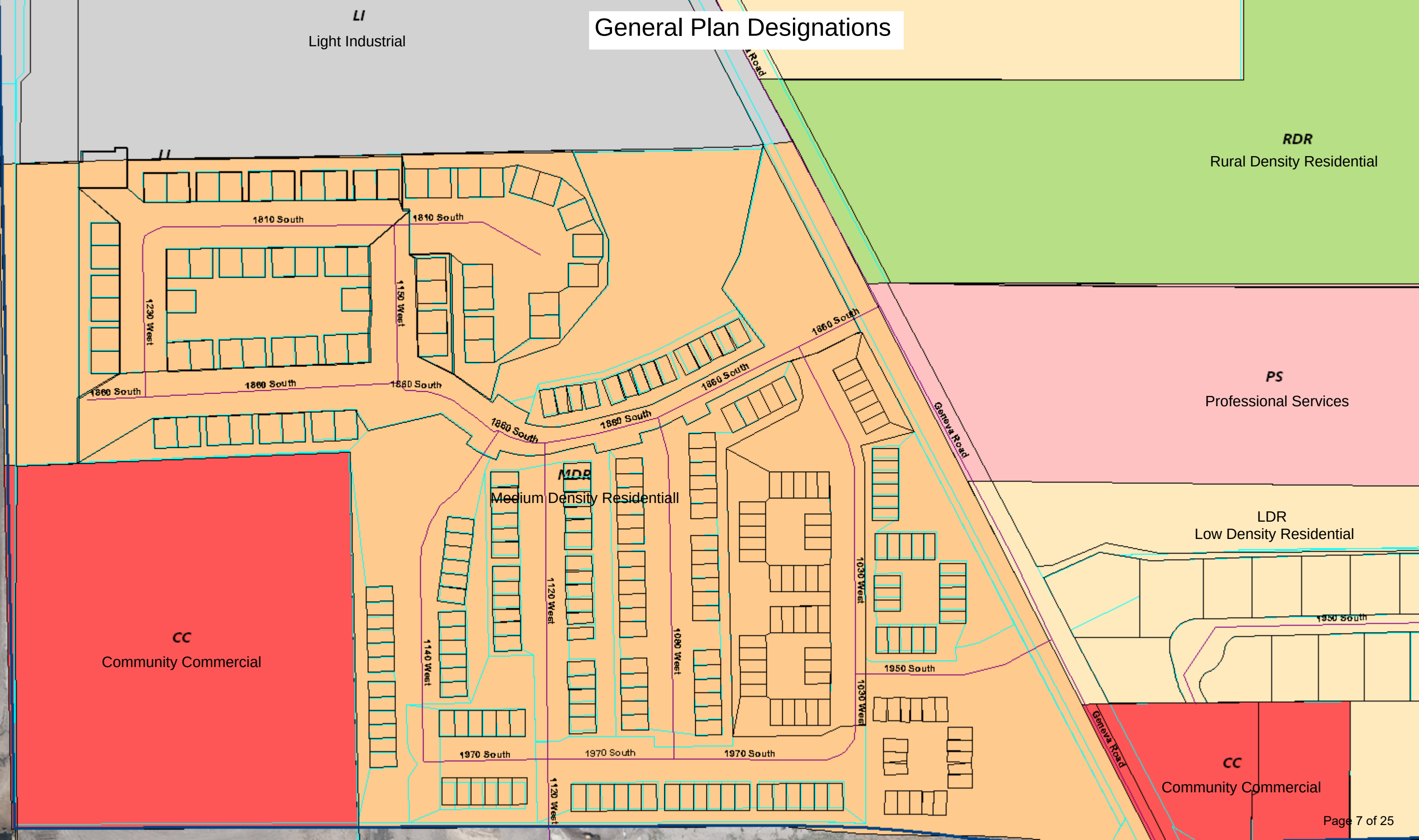
NEIGHBORHOOD
Lakeview

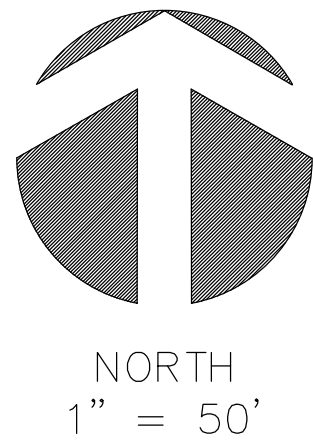
1230 W 2000 South
 Parcels





General Plan Designations





Lakeview Parkway Cross
Section per Orem
Transportation Master Plan

CHERRY HILL DAIRY
FARM LLC
19:033:0008

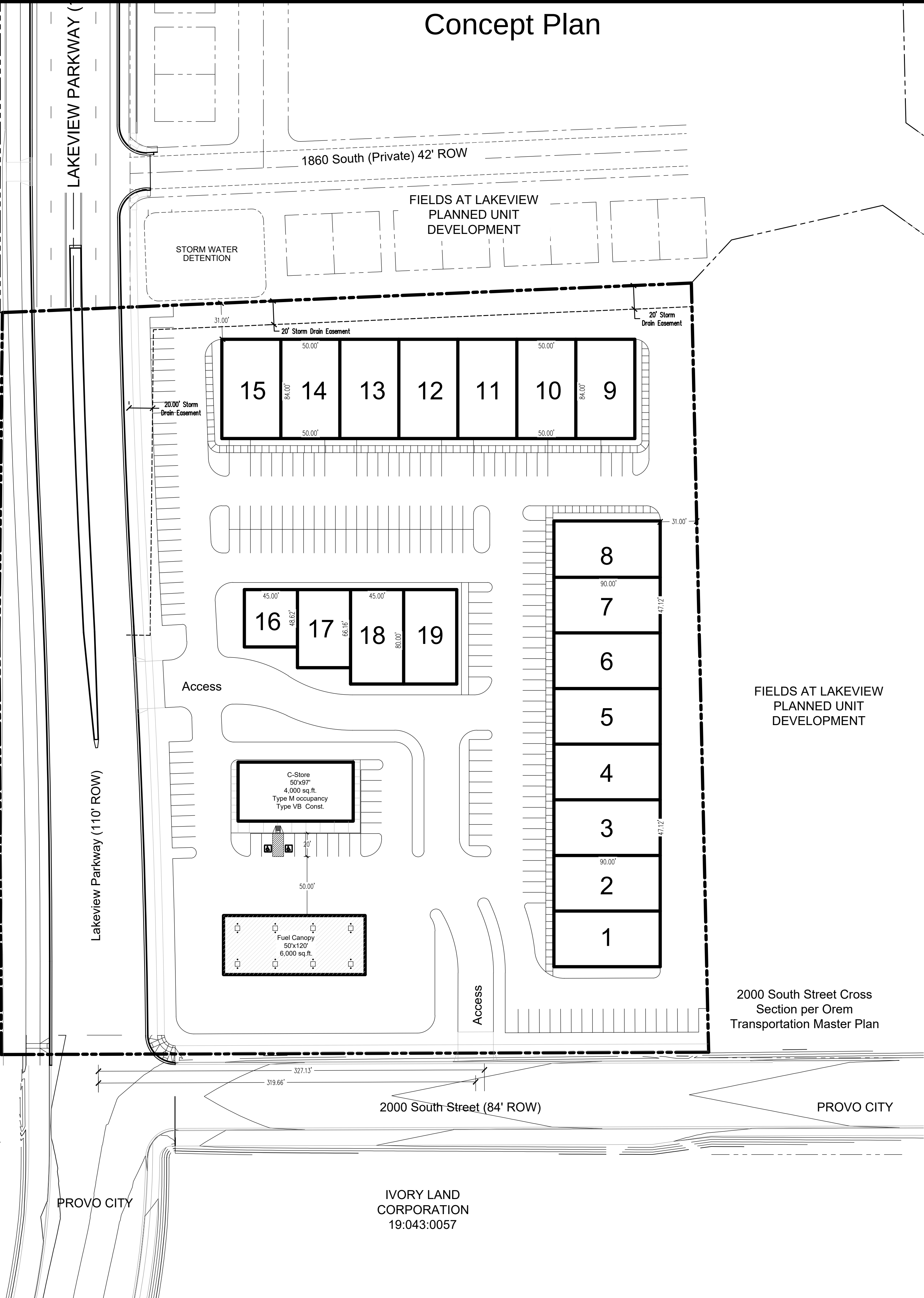
IVORY LAND
CORPORATION
19:042:0031

PROVO CITY

IVORY LAND
CORPORATION
19:043:0057

PROVO CITY

Concept Plan



CAUTION!!! Notice to contractors

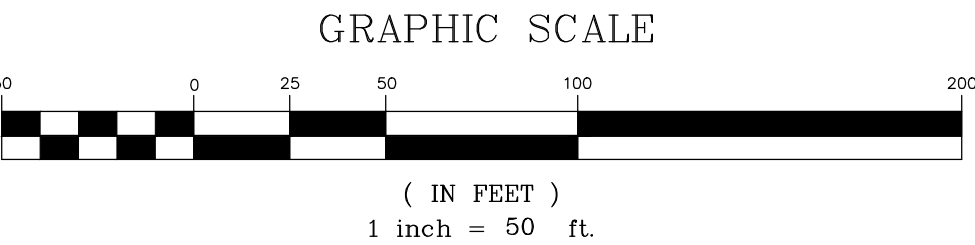
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the carious utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

www.bluestakes.org
1-800-662-4111



DUDLEY AND ASSOCIATES

ENGINEERS PLANNERS SURVEYORS

353 EAST 1200 SOUTH, OREM, UTAH

801-224-1252

Skip Dunn Properties

Re-Zone Concept Plan

Utah

Orem,

Revisions

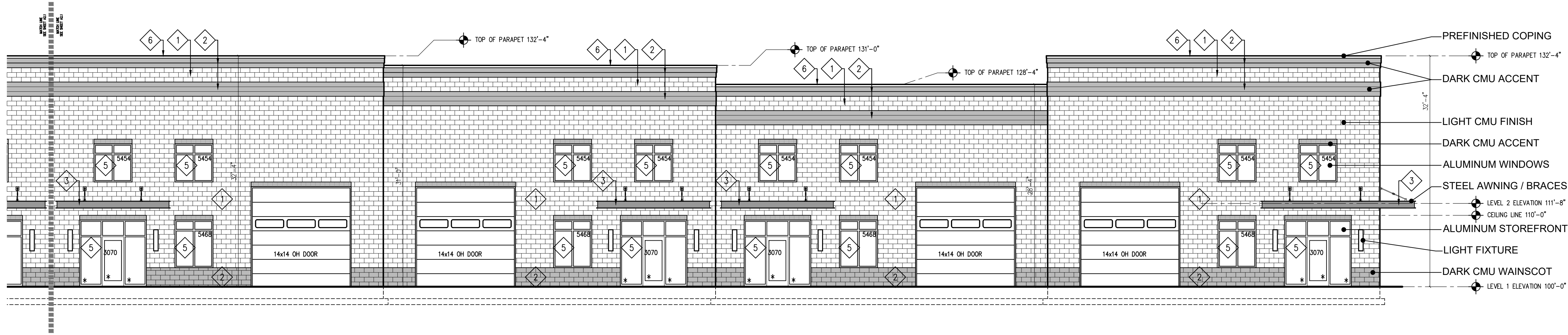
Date
5-29-2024
Scale
1" = 50'
By
TD
Tracing No.
L -

Sheet No.
C -

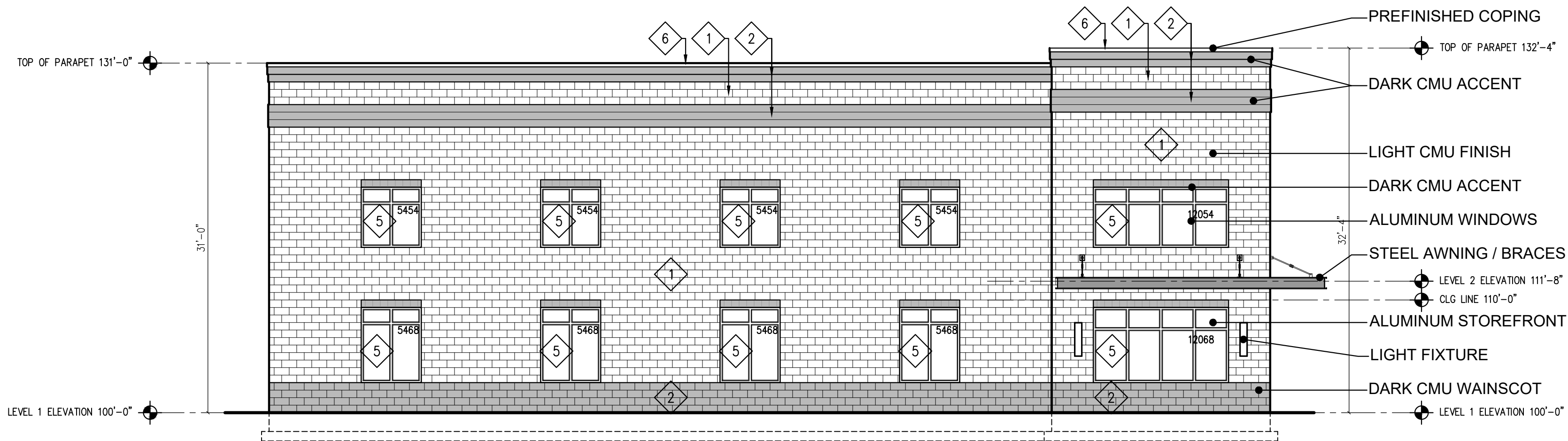
Elevations



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
1	CMU 1 (LIGHT) - FIELD CONCRETE MASONRY	WALNUT, SUNROC
2	CMU 2 (DARK) - WAINSCOT AND ACCENT	DEEP BROWN, SUNROC
3	STEEL AWNINGS AND EXPOSED METAL	BLACK
4	HOLLOW METAL AND OVERHEAD DOORS	BLACK
5	ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM	PREFINISHED BLACK
6	COPING, FASCIA AND TRIM	PREFINISHED METAL, BLACK,

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

DRAWN BY

HARRIS ARCHITECTURE



DUDLEY AND ASSOCIATES

FEB 2024

A2.1

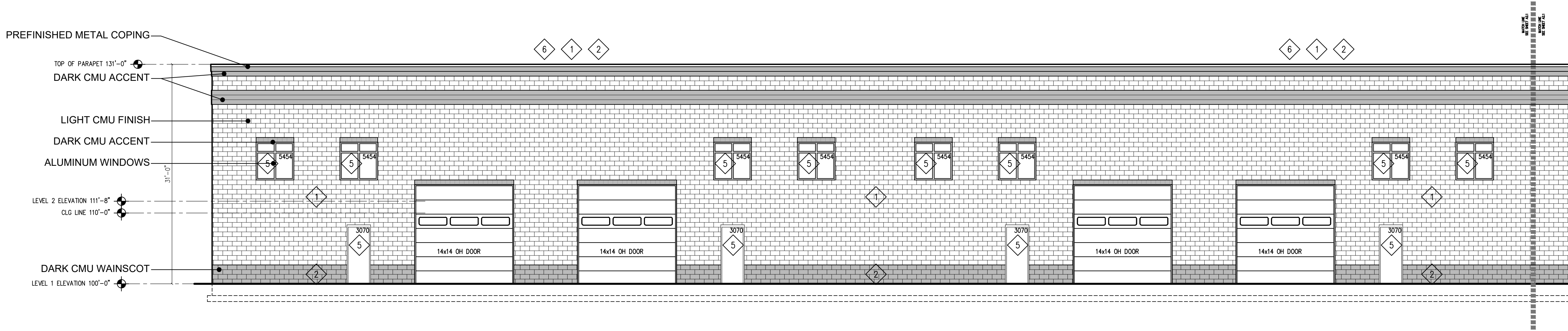
920 EAST 800 NORTH, SUITE #201, OREM UT 84057 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

REVISIONS

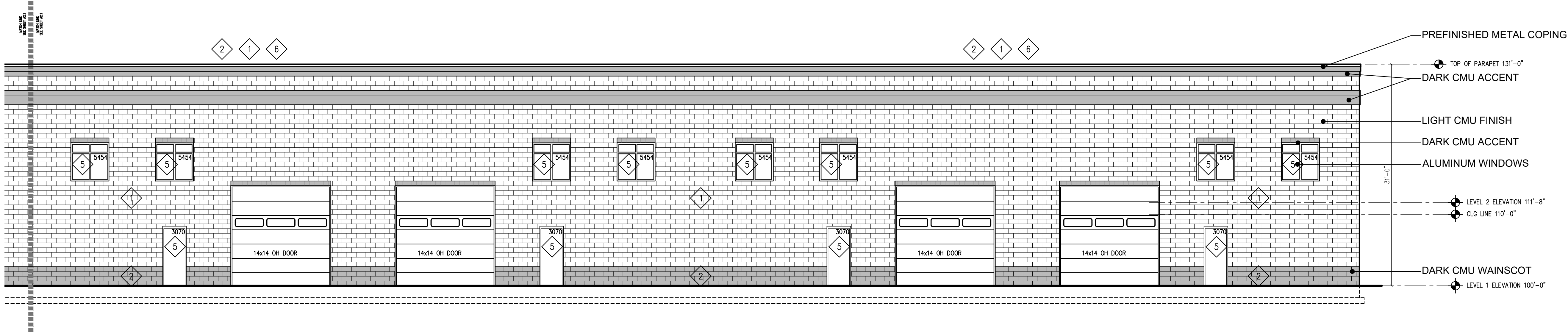
THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

PLOT DATE: 5/28/2024 W:\harris_synology\Drawings\2024\02\AC\02-1-ELEV - for rendering.dwg

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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

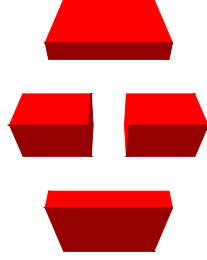
REVISIONS

DRAWN BY

A NEW WAREHOUSE FOR

DUDLEY AND ASSOCIATES

REVISIONS

HARRIS ARCHITECTURE

920 EAST 800 NORTH, SUITE #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

FEB 2024

A2.2

Street View





Washburn and Associates
825 North 900 West
Orem, Utah
84057

washburnsmith@gmail.com

Dear Neighbor,

This letter is to inform you of an upcoming Neighborhood Meeting to discuss the change in zoning on property located generally at 1400 W. 2000 S. in Orem. The parcel, also known as tax ID number 19:038:0132, is owned by Skip Dunn Investments LLC. The property is currently zoned OS-5, which is a rural residential zone. The property is master planned "General Commercial". The applicant wishes to rezone the property to a General Commercial zone C-2 to match the Master Plan designation.

A neighborhood meeting will be held at the office of Washburn Associates, located at 825 N. 900 W. Orem, 84057 (approximately 800 feet east of WINCO). The meeting will begin at 6:00 PM on Thursday May 16th, 2024. All known neighbors within 500 feet have been notified of this meeting, however if you know of someone who may not have been notified, please pass this information onto them. We are anxious to get neighborhood feedback on the proposed zone change.

"Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process."

We will look forward to hearing from you at the meeting. Should you be unable to attend the meeting or have questions prior to the meeting, please feel free to contact Paul Washburn (owner's representative) at 801-368-4700 to answer any questions.

Paul Washburn

Neighborhood Meeting,

May 16th 2024

Subject: undeveloped parcel approximately 6 acres located at 2000 S and Lakeview Parkway

A neighborhood meeting was held the evening of May 16th at Il Centro Piazza, 825 N 900 W, Orem. The meeting was conducted by Paul Washburn of Washburn associates. The meeting was attended by approximately 26 people. The meeting was called to discuss a proposed zone change on the subject property.

Neighbors asked the following questions, the size of the proposed buildings, distance from residential properties, height of the buildings, parking and access to the site. During the meeting all of the possible uses for the C-2 zone were detailed.

Concerns raised by neighbors included when 2000 S and Lakeview Parkway would actually be constructed, lighting, hours of operation, access to the site, nighttime deliveries, fencing and parking. Of possible uses neighbors were concerned about automotive repair and car sales.

The meeting lasted approximately an hour and a half, the meeting began at 6:00 PM and ended slightly after 7:30 PM.

Roll

Neighborhood Mtg 5/16/24

A. Buxton

Penny Deputis

Quinn W. Harrison

Randy L. Johnson

Craig Armstrong

Peggy Clark

Cecilia Chun

Robin McKislay

Tosli Toca

Jim Liechty

Chris Liechty

Robin Fox

Phillip Johnson

Mike Carpenter

Gregg Byrum

Andrea Byrum

Helena Kleinlein



City Council Chambers, 56 N State Street

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

PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres).

The applicant is proposing a commercial development including a C-Store with a fueling station near the corner of the new Lakeview Parkway and 2000 South.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ROGERS, DALE COLE (ET AL)
PO BOX 1210
MIDLOTHIAN, VA 23113

Planning Commission
Wed, Jun 19, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

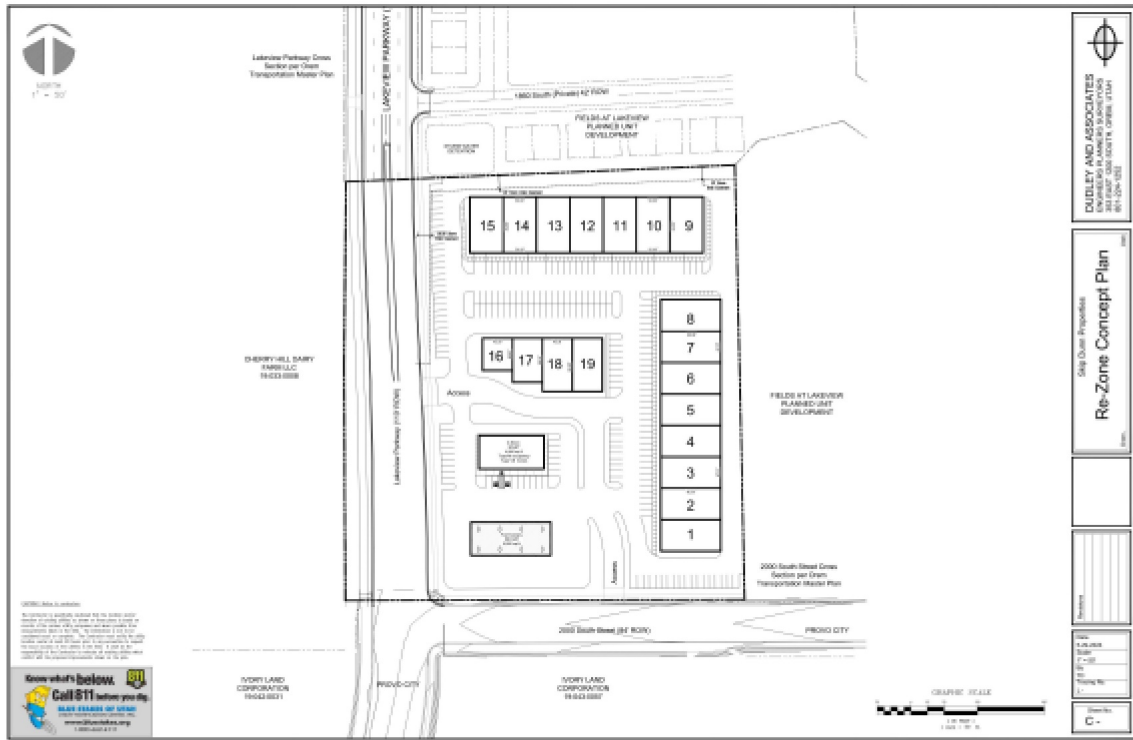
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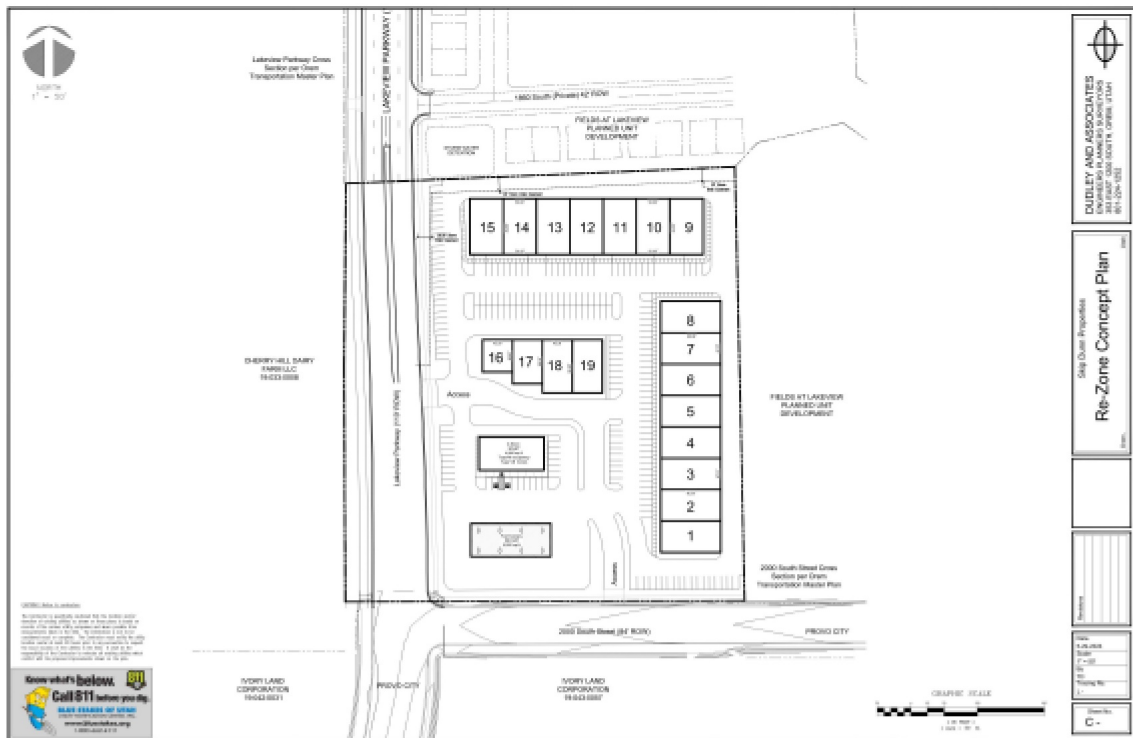
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CANNON, MARK
%OWNBY, ANNE
4408 GLADWOOD PL
LYNCHBURG, VA 24503

Planning Commission
Wed, Jun 19, 2024
4:30 pm



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



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

ROGERS, DALE COLE (ET AL)
PO BOX 1210
MIDLOTHIAN, VA 23113

BALY MANAGEMENT LLC
%BOWEN, BLAKE
PO BOX 407
SALEM, UT 84653

JTLP INVESTMENTS LLC
PO BOX 971165
OREM, UT 84097

MAXFIELD, MICHAEL & TIFFANY
3 SNOWSTAR LN
SANDY, UT 84092

OSBORNE PROPERTIES 26 LLC
6 FAWN GROVE LN
SANDY, UT 84092

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HALE, JUSTIN & CHRISTINA
68 N EDEN WAY
VINEYARD, UT 84059

BOARDWALK INDUSTRIES LLC
69 UNION PARK CTR # 160
MIDVALE, UT 84047

DZJ HOLDINGS LC
90 N 100 E
PROVO, UT 84606

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

AMPP 2 LLC
151 W 4500 N
PROVO, UT 84604

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

LI, DONGYANG (ET AL)
292 SILVERLAKE CT
MILPITAS, CA 95035

PROVO CITY CORPORATION
351 W CENTER
PROVO, UT 84601

ZHOU, WENJING
418 CRANBROOK LN
LEAGUE CITY, TX 77573

NELSON, TIFFANY & BRANDON (ET AL)
472 E 960 S
SALEM, UT 84653

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

PENROD, DAVID & STEPHANIE
540 MARTHA ST
CHUBBUCK, ID 83202

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

MATIS, GREG & KELLIE
917 E 13400 S
DRAPER, UT 84020

IVORY LAND CORPORATION
978 WOODOAK LN
SALT LAKE CITY, UT 84117

VINCENT, LINDA A (ET AL)
992 E 1300 N
AMERICAN FORK, UT 84003

SKIP DUNN INVESTMENTS LC
1047 E 1060 S
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

HERLIN, CLARK LERAY & ALICIA W 1084 W 1860 S OREM, UT 84058	TIALAVEA, TULIFAGA R & KIRA LORRINE --OR CURRENT RESIDENT-- 1089 W 1970 SOUTH OREM, UT 84058	CROMWELL, NOLAN M & MARY L (ET AL) 1093 W 1810 S OREM, UT 84058
SEAL, RYAN & GAVIN 1093 W 1970 S OREM, UT 84058	MATIS, GREG & KELLIE --OR CURRENT RESIDENT-- 1097 W 1970 SOUTH OREM, UT 84058	OUZOUNIAN, SPENCER 1098 W 1860 S OREM, UT 84058
CECELIA CHUN REVOCABLE TRUST 02-18-2022 THE (ET AL) 1101 W 1810 S OREM, UT 84058	WADDELL, JONATHON & W CHRISTOPHER 1103 W 1970 S OREM, UT 84058	WILLIAMS, MORGAN & MCKENNA 1104 W 1860 S OREM, UT 84058
CLARK, PEGGY J (ET AL) 1107 W 1810 S OREM, UT 84058	ANDERSON, HUNTER & DARIAN 1107 W 1970 S OREM, UT 84058	MELANDER, JULIE LYNN 1111 W 1810 S OREM, UT 84058
ELEVATE INVESTMENT GROUP LLC --OR CURRENT RESIDENT-- 1111 W 1970 SOUTH OREM, UT 84058	MCKINLAY, DANIEL & MELANIE 1113 W 1810 S OREM, UT 84058	THOMAS, CHLOEANN (ET AL) 1119 W 1810 S OREM, UT 84058
WOOD, BRANDI (ET AL) 1122 W 1970 S OREM, UT 84058	BARROW, MARK O & LISA J (ET AL) --OR CURRENT RESIDENT-- 1123 W 1810 SOUTH OREM, UT 84058	BARROW, MARK O & LISA J (ET AL) 1123 W 1810 S UNIT 612 OREM, UT 84058
HOLMES, ANDREW L 1126 W 1810 S OREM, UT 84058	BULLOCK, BRENT & SANDRA 1128 W 1970 S OREM, UT 84058	ORCHARD, LINDA 1131 W 1970 S OREM, UT 84058
CANNON, MARK --OR CURRENT RESIDENT-- 1136 W 1810 SOUTH OREM, UT 84058	REYNOLDS, PARKER R & JEFF M (ET AL) 1137 W 1970 S OREM, UT 84058	HAWS, WENDY 1142 W 1810 S OREM, UT 84058
JENN GALE 1144 E 920 N OREM, UT 84097	GROSS, BRUCE L & CAROLYN 1152 W 1810 S OREM, UT 84058	MCKINLAY, ROBIN (ET AL) 1158 W 1810 S # 323 OREM, UT 84058
BYRUM, ANDREA & GREGG D 1161 W 1810 S OREM, UT 84058	PUTUTAU, ROCHELLE (ET AL) 1168 W 1860 S OREM, UT 84058	LETH, DIAN N (ET AL) 1169 W 1810 S OREM, UT 84058

DURRANT, WARREN HAL & JODI
LYNN
1170 W 1810 S
OREM, UT 84058

HASENJAEGER, CAROLYN F
1174 W 1810 S
OREM, UT 84058

MEYER, TIMOTHY K
1177 W 1810 S
OREM, UT 84058

JOHNSON, RANDY LEE & JAMIE
LYNN
1178 W 1860 S
OREM, UT 84058

LEUNG, ERIC (ET AL)
1183 W 1860 S
OREM, UT 84058

ALEXANDER, BROOKE ANN &
THOMAS GLEN
1184 W 1860 S
OREM, UT 84058

DAY, NORMAN R & HOPE
1186 W 1810 S
OREM, UT 84058

FURNER, LUANN (ET AL)
1193 W 1810 S
OREM, UT 84058

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

COOK, SHIRLENE P (ET AL)
1197 W 1810 S
OREM, UT 84058

STREET, DAVID (ET AL)
1199 W 1860 S
OREM, UT 84058

ROBINSON FAMILY TRUST 05-20-1996
THE (ET AL)
1202 W 1810 S
OREM, UT 84058

JAMBO CAPITAL INC
1208 W 1810 S
OREM, UT 84058

CLARK, LISA
1212 W 1860 S
OREM, UT 84058

FIELDS AT LAKEVIEW HOA INC
1216 W 1295 S
OREM, UT 84058

ASHBY, ROY C & MARTHA S
1218 W 1810 S
OREM, UT 84058

HARRISON, MARTHA & DENNIS
1218 W 1860 S
OREM, UT 84058

ATCHISON, JOHN
1219 W 1810 S
OREM, UT 84058

MOE, SARAH & AUOMANU JR
1223 W 1860 S
OREM, UT 84058

FOX, ROBIN (ET AL)
1224 W 1810 S
OREM, UT 84058

L&TC VENTURES LLC
1235 E 1750 S
SPANISH FORK, UT 84660

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

HANSON, LORALEE S
1473 EASTPOINT CIR
SANDY, UT 84092

MORGAN, SANDRA C (ET AL)
1476 N LAKE SHORE DR
PROVO, UT 84604

TIALAVEA, TULIFAGA R & KIRA
LORRINE
1663 W 1460 N
PROVO, UT 84604

OVERMAN RENTALS LLC
1675 N 1820 W
PROVO, UT 84604

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

CHERRY HILL DAIRY FARM LLC
%TAYLOR, BYRON
1785 S GENEVA RD
OREM, UT 84058

DA SILVA, NELSON M & CASSIA (ET
AL)
1812 S 1230 W
OREM, UT 84058

ARMSTRONG, ROBERT C & CATHY B
1823 S 1150 W
OREM, UT 84058

HOLMES, CURTIS & THEONI
1827 W WEBSTER CT
ANTHEM, AZ 85086

OTTO, SHERRY LAVON (ET AL)
1828 S 1230 W
OREM, UT 84058

DEPUTY, PENNY
1829 S 1150 W
OREM, UT 84058

PHILLIPS, TAVONNY JO &
JONATHAN PAUL (ET AL)
1832 S 1150 W
OREM, UT 84058

MIDDLETON, IAN JAMES & CAROL
LYNNE
1833 S 1230 W
OREM, UT 84058

PACADA, MAXIMINIANO PAET JR &
LESLIE J
1834 S 1230 W
OREM, UT 84058

LEVINGSTON, CONNIE RAE (ET AL)
1841 S 1150 W
OREM, UT 84058

ELDER, JON DON & JOE DON (JD) (ET
AL)
1844 S 1230 W
OREM, UT 84058

SUZANNE H CAMPBELL LIVING
TRUST 09-26-2005 (ET AL)
1847 S 1150 W
OREM, UT 84058

LIECHTY, JAMES K & CHRISTENA H
1852 S 1230 W
OREM, UT 84058

HOGAN, WILLIAM (ET AL)
1871 S 1120 W
OREM, UT 84058

MATHEWS, JUSTIN (ET AL)
1877 S 1120 W
OREM, UT 84058

STOWELL, MATTHEW & EMILY
1878 S 1080 W
OREM, UT 84058

FERGUSON, RICHARD C
1879 S 1120 W
OREM, UT 84058

BOSEN, TRENT J & HANNAH R
1882 S 1080 W
OREM, UT 84058

OSMOND, JOSHUA D & SUMMER
1882 S 1120 W
OREM, UT 84058

GUERRA, HALEY & DAVID (ET AL)
1883 S 1120 W
OREM, UT 84058

STROBEHN, RYAN & HAYLEY
1886 S 1080 W
OREM, UT 84058

SAVAGE, TALON
1886 S 1120 W
OREM, UT 84058

DICKERSON, KRISTIN
1891 S 1120 W
OREM, UT 84058

FORBUSH, SKYLAR TALON
1892 S 1080 W
OREM, UT 84058

SUNG, CHULKEE & YOUNGSEON
1892 S 1120 W
OREM, UT 84058

GARCIA, HECTOR VEGA (ET AL)
1894 S 1080 W
OREM, UT 84058

PGW HOLDINGS LLC
1898 S 1080 W
OREM, UT 84058

BOWMAN, ANDREW & TERAN
--OR CURRENT RESIDENT--
1902 S 1080 WEST
OREM, UT 84058

DINO ESTATE LLC
--OR CURRENT RESIDENT--
1908 S 1080 WEST
OREM, UT 84058

BAKER, KRISTINA KAYE
1908 S 1120 W
OREM, UT 84058

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

BAXTER, LYNZEE
1913 S 1120 W
OREM, UT 84058

MOE, TYUS & SARAH K
1914 S 1080 W
OREM, UT 84058

BENDEZU, JEANPIERRE
1914 S 1140 W
OREM, UT 84058

STICKS & DUCK INVESTMENT LLC
--OR CURRENT RESIDENT--
1918 S 1080 WEST
OREM, UT 84058

DE PEREZ, LOURDES CARMEN
CENTENO RAMOS (ET AL)
1918 S 1120 W # 135
OREM, UT 84058

JEX, BRODERICK RYAN & SAIGE
1919 S 1120 W
OREM, UT 84058

SHULER, KYLE & KAYLA
1923 S 1120 W
OREM, UT 84058

ZHOU, WENJING
--OR CURRENT RESIDENT--
1924 S 1080 WEST
OREM, UT 84058

CLUFF, RONKE FLORENCE &
CHARLES ALAN
1924 S 1120 W
OREM, UT 84058

MAUGHAN, KAYLEE & TAYLOR
1927 S 1120 W
OREM, UT 84058

2656 TEAL LLC
--OR CURRENT RESIDENT--
1928 S 1080 WEST
OREM, UT 84058

KENISON, MATTHEW
1928 S 1120 W
OREM, UT 84058

OSGUTHORPE, BEN JAMES &
TAYLOR
1932 S 1140 W
OREM, UT 84058

KIMBALL, CASEY & EMILY CLEGG
1936 S 1080 W
OREM, UT 84058

LI, DONGYANG (ET AL)
--OR CURRENT RESIDENT--
1942 S 1080 WEST
OREM, UT 84058

JTLP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1948 S 1080 WEST
OREM, UT 84058

JTLP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1954 S 1080 WEST
OREM, UT 84058

MAXFIELD, MICHAEL & TIFFANY
--OR CURRENT RESIDENT--
1958 S 1080 WEST
OREM, UT 84058

LANCASTER, NARA MAGALI
PORPINO
1958 S 1140 W
OREM, UT 84058

CARTER, TERESA DIANE (ET AL)
1964 S 1140 W
OREM, UT 84058

KARAVAN LLC
1964 W 700 S
OREM, UT 84059

FANKHAUSER, ZAK & MATTHEW
THOMAS
1968 S 1140 W
OREM, UT 84058

CHORNIK, KENNETH J & HAZEL A
(ET AL)
2310 SKYLINE MTN RESORT
FAIRVIEW, UT 84629

2656 TEAL LLC
2311 E CREEK RD
SANDY, UT 84093

1878 S 1120 WEST LLC
2321 N SUNMORE WAY
LEHI, UT 84043

FELL, BARRY J & BRITTANY
2623 W 1210 N
PROVO, UT 84601

DINO ESTATE LLC
2733 CALLE DE LA LOMA
PLEASANTON, CA 94566

LAKEVIEW FIELDS COTTAGES LLC
2825 E COTTONWOOD PKWY # 500
SALT LAKE CITY, UT 84121

STICKS & DUCK INVESTMENT LLC
3899 E CLUBHOUSE LN
EAGLE MOUNTAIN, UT 84005

CANNON, MARK
%OWNBY, ANNE
4408 GLADWOOD PL
LYNCHBURG, VA 24503

ELEVATE INVESTMENT GROUP LLC
5447 W SAFARI CLUB CT
HERRIMAN, UT 84096

CASHIONS UNCLE LLC
6073 S 2300 E
HOLLADAY, UT 84121

BOWMAN, ANDREW & TERAN
6767 W 10125 N
HIGHLAND, UT 84003

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
MIDVALE, UT 84047

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
PROVO, UT 84606

HARKNESS DRIVE LLC
7525 UNION PARK AVE
MIDVALE, UT 84047

2819 CHADWICK LLC
9161 S BARONAY CIR
SANDY, UT 84093

MEYER, JAMES ALAN & STACEY
ELIZABETH (ET AL)
10331 TRACERY CT
PARKER, CO 80134

OLSEN, BRENT HOWARD (ET AL)
10410 BERGAN PEAK CT
COLORADO SPRINGS, CO 80924

OREM CANYON IAH LLC
12637 S 265 W # 100
DRAPER, UT 84020

KEENEY, TODD & MELANIE
34529 5TH PL SW
FEDERAL WAY, WA 98023

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
June 5, 2024

The following items are discussed in these minutes:

- **PRELIMINARY PLAT** - Approval of the Preliminary Plat for Carrara Villas, Plat E located generally at 1090 North 400 East in the R8 zone - Approved
- **PRELIMINARY PLAT** – Approving the preliminary plat of View West, Plat G located generally at 1479 South 360 West in the R8 zone - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low, Planning Commission members; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: Mike Carpenter and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/ Development Services Director; Jason W. Bench, Assistant Development Services Director

Emma Tenney, Planning Intern, made a presentation on residential and commercial zones. John Dorny, Traffic Engineer, made a presentation on the traffic calming toolbox. The Commission and staff briefly reviewed agenda items and minutes from the May 15, 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 4:31 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low, Planning Commission members; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: Mike Carpenter and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/ Development Services Director; Jason W. Bench, Assistant Development Services Director

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Brad Mackay, Ivory Homes, for the Planning Commission to approve the preliminary plat of Carrara Villas Located generally at 1090 North 400 East in the R8 zone.

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Staff Presentation: The lot is currently a church site. The applicant is proposing to build Six single family homes. In the R8 zone the minimum lot size requirement is 8,000 square feet, lot sizes will range from 14,195 square feet to 19,531 square feet.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Carrara Villas Located generally at 1090 North 400 East in the R8 zone.

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

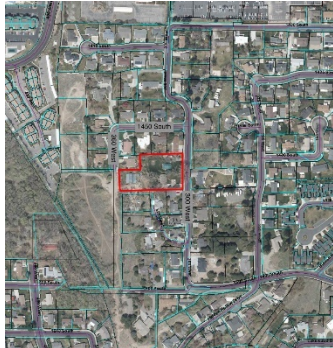
Chair Komen invited the applicant to come forward. Brad Mackay, Ivory Development, introduced himself. Ivory is not trying to maximize density on this project, just trying to get some nice lots for this development.

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. Low moved to approve the preliminary plat of Carrara Villas Located generally at 1090 North 400 East in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Stephanie Salmon for the Planning Commission to approve the preliminary plat of View West, Plat G located generally at 1479 South 360 West in the R8 zone.



Staff Presentation: The applicant is proposing to subdivide a large lot, which is a lot of record, into two separate lots. The one large lot has two homes on it, so each home will now be on a separate lot. Each home is currently connected to the City's water and sewer systems.

Each lot meets the minimum R8 zone requirements for lot size. Lot 1 will be 19,964.00 square feet and Lot 2 will be 18,211 square feet.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of View West, Plat G located generally at 1479 South 360 West in the R8 zone.

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

Chair Komen invited the applicant to come forward. Stephanie Salmon introduced herself. They are subdividing the property that the siblings currently live on.

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: Ms. Kleinlein moved to approve the preliminary plat of View West, Plat G located generally at 1479 South 360 West in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Those voting aye: Gerald Crismon, James Hawkes, 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 15, 2024. Mr. Hawkes moved to approve the meeting minutes for May 15,

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

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2024. Ms. Kleinlein seconded the motion. Those voting aye: Those voting aye: Those voting aye: Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

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

Adjourn: 4:41 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: