

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
August 7, 2024

The following items are discussed in these minutes:

- **Preliminary plat** - Approval of the Preliminary Plat for Phillips Orem, Plat A located generally at 477 North 1000 East in the R8 zone - Approved
- **Plat Amendment** – Vacating Lots 5 and 6 of Breton Woods, Plat B and approving Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone - Approved
- **Site Plan** - approve the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone - Approved
- **Site Plan** - Approval of the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone - Approved
- **Site Plan** – Approving the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone - Approved
- **Public Hearing** – Enact Section 22-11-68 PD55 (*Dunn Rezone*) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres) – Negative recommendation to City Council
- **Public Hearing** – Enact Section 22-11-67 PD54 (*Canyon Park Tech Center Redevelopment*) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East - Negative 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, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom), Planning Commission members; Jason W. Bench, Assistant Development Services Director; Ailin Leon, Associate Planner; Cheryl Vargas, Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; Gary McGinn, Legal Counsel; Emma Tenney, Planning Intern and David Spencer, City Council Liaison

Those excused: Ryan L. Clark, Assistant City Manager/ Development Services Director; John Dorny, Transportation Engineer;

1. Discussion led by Matt Taylor/Emma Tenney on Food Trucks: Hours of Operation and Signage
2. Matt Taylor – Outdoor lighting regulations discussion

The Commission and staff briefly reviewed agenda items and minutes from the July 17, 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. Hawkes, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via zoom), Planning Commission members; Jason W. Bench, Assistant Development Services Director; Ailin Leon, Associate Planner; Cheryl Vargas, Planner;

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

Planning Commission minutes for August 7, 2024

Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: Ryan L. Clark, Assistant City Manager/ Development Services Director; 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 Troy Andrus, for the Planning Commission to approve the Preliminary Plat for Phillips Orem, Plat A located generally at 477 North 1000 East in the R8 zone.

Staff Presentation: The parcel is currently an empty lot. The applicant is proposing to stub a new water service and sewer lateral into the subject property for a future house.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Preliminary Plat of Phillips Orem, Plat “A” located generally at 477 North 1000 East in the R8 zone.

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

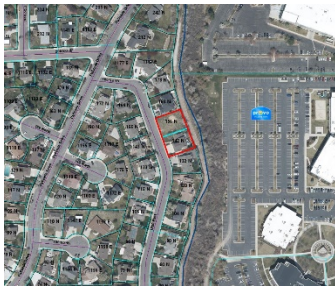
Chair Komen invited the applicant to come forward. Troy Andrus had nothing to add to the presentation.

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. Hawkes moved to approve the Preliminary Plat of Phillips Orem, Plat “A” located generally at 477 North 1000 East in the R8 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). 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 Michelle Cope for the Planning Commission to vacate Lots 5 and 6 of Breton Woods, Plat B and approve Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone.



Staff Presentation: The applicant is requesting to combine two lots that she owns into one lot. She would like to add amenities that would not be allowed on a vacant lot, such as, a sports court and covered patio. By combining the two lots into one lot, the lot improvements 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 to vacate Lots 5 and 6 of Breton Woods, Plat B and approve Breton Woods, Plat G located generally at 142 North 1200 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. Michelle Cope had nothing to add to the presentation.

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.

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

Planning Commission minutes for August 7, 2024

Planning Commission Action: Mr. Carpenter moved to vacate Lots 5 and 6 of Breton Woods, Plat B and approving Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). 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 Erica Zaugg, Development Services, for the Planning Commission to approve the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone.



Staff Presentation: Development Services is proposing the construction of a fire training facility for Orem City. It will include an education building at the front of the lot, two “burn buildings” at the back of the lot, parking for civilian and fire vehicles, a concrete pad for burn activities and a gravel field.

The project will allow Orem City firefighters to be trained both in a classroom setting, as well as, in a variety of simulated fire settings at the back burn buildings. The burn buildings are specially made structures that are designed to have fires repeatedly lit inside of them and then extinguished, providing the opportunity for training on live fires in a controlled setting.

The project will include connections to the City water, storm drain and sewer systems. The project includes landscaping around the frontage of the front building. Half the water on site will be retained to an evaporation pond per the EPA’s requirement for controlled burn areas and overflow to the sewer system. The other half of the site drains to the southwest corner of the site through a drainage swale. All parking will be onsite.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone.

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

Chair Komen invited the applicant to come forward. Erica Zaugg, Orem City Engineer, introduced herself and responded to a few questions the Planning Commission members had about the project.

Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did, called for a motion on this item.

Planning Commission Action: Mr. Erickson moved to approve the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). 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 Skip Dunn for the Planning Commission to approve the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone.

Planning Commission minutes for August 7, 2024



Staff Presentation: The applicant is proposing to build a second building on the property located at 482 South Commerce Drive. The building will be 4,837 square feet and will be 32' 8" high.

The building will have concrete and 8" CMU (concrete masonry unit) walls with white cement board siding. The roof will have fiberglass shingles.

The new building plus the existing building will have 432 square feet of office space requiring 2 parking spaces (1/250 square feet). The total warehouse space will be 9,205 square feet requiring 14 parking spaces (1/700 square feet). Sixteen (16) parking spaces are required and they are providing eighteen (18) parking spaces.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone.

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

Chair Komen invited the applicant to come forward. Skip Dunn introduced himself. He is doing a remodel and adding a building with additional square footage to the property.

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. Hawkes moved to approve the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone. Mr. Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.5:** [\(click here for recording\)](#)

Agenda Item 3.5 is a request by Logan Johnson, Wright Development Group, for the Planning Commission approve the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone.

Mr. Crismon recused himself from participating in this item.



Staff Presentation: This project was continued from the July 17, 2024 meeting. The applicant is proposing to develop approximately 4.48 acres which will consist of a 4-story multi-family facility wrapped around a parking garage. This building will have 311 units and will comply with the conditions of the settlement agreement. The property is currently vacant and the new project will be new construction connecting to the sewer, water, storm drain, gas and power.

In 2018, five State Street Districts were enacted with specific zoning requirements for each District. The property at 841 South State Street was in the Arts District. While the property in question was in the Arts District, the owner had several meetings with staff over a period of a couple years regarding the zoning requirements for a multi-story structure with commercial and retail business on the first floor and residential apartments above. The applicant submitted a site plan application in July 2021 for a mixed-use project consisting of seven stories with a height of approximately 79 feet. Shortly thereafter, a moratorium on the development of residential units in the State Street District zones was put in place and the project was stopped.

Wright Development Group then filed a lawsuit against the City challenging the validity of the moratorium. City staff and the owner of the property conducted negotiations regarding a possible settlement of the lawsuit for the consideration of the Planning Commission and City Council. That settlement agreement was approved by the City Council on December 12, 2023.

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

Planning Commission minutes for August 7, 2024

Parking: Per the settlement agreement, they are required to have 2.09 parking stalls per unit for a total of 650 parking stalls in the 4-story parking structure. They are providing 656 parking stalls.

Architecture: It will be a 4-story multi-family residential complex with amenities. The materials will be glass, stone, LAP siding, Hardie panels and stucco. More than 85% of the units will have a balcony that is a minimum of 50 square feet.

Setbacks: The setbacks were met per the C2 zone requirements. From 400 East, there is seventeen feet (17') from back of curb to the building. From 900 South, there is twelve feet (12') from back of curb to the building. From State Street, there is thirty-one and one-half feet (31.5') from the back of curb to the building. On the north side, abutting the commercial properties, there is five (5') from the property line to the building.

Landscaping: The applicant submitted a landscaping plan that complies with all applicable requirements.

Traffic: A Traffic Impact Study (TIS) for the Orem Art Lofts was performed by Hunt Day in December of 2023 and submitted by the applicant to the City of Orem. Residents in the adjacent neighborhood, and east of the proposed project, have voiced concerns regarding potential traffic from the project affecting their neighborhood. To further identify potential negative traffic effects on the neighborhood, from the Art Lofts project, the city commissioned an independent TIS performed for the Art Lofts (March 2024)

The two traffic study levels of service and driver delay results do not match each other. It is my professional opinion that the city commissioned TIS better represents traffic conditions witnessed on a daily basis. Due to the difficulty of accessing State Street during commute times, much of the project traffic will use 900 South to turn north on State Street, or use the signals at 400 East/800 South and State Street/800 South. Traffic to/from 800 East will use 400 East and 500 East if traveling to/from the east.

Engineering and Public Works have committed to the residents that we will monitor traffic changes in the neighborhood. We have gathered data before the project has started, and we will monitor traffic as the project becomes occupied. The residents will be presented changes and options to alleviate traffic changes in their neighborhood. Please see the Orem Arts Lofts Development Traffic Study Comparison for further details.

For a detailed recap of the settlement agreement items and compliance, please see the attached.

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 Art Lofts located generally at 841 South State Street in the C2 zone.

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

Ms. Komen asked a question regarding the entrance requirement. There was a discussion regarding the history of this project including the settlement agreement that was crafted between the City Council and Wright Development Group. Also the use of apartments vs condominiums was discussed.

Chair Komen invited the applicant to come forward. Logan Johnson, Wright Development Group introduced himself.

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. Erickson moved to approve the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone. Mr. Runolfson seconded the motion. Those voting aye: Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via zoom). Mr. Carpenter abstained. The motion passed.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.6:** [\(click here for recording\)](#)

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Planning Commission minutes for August 7, 2024

Agenda Item 3.6 is a request by Skip Dunn for the Planning Commission to forward a recommendation to the City Council to Enact Section 22-11-68 PD55 (*Dunn Rezone*) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres).



Staff Presentation: 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.

The applicant submitted his initial application for the rezone in February of 2022. 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.

The initial request was reviewed on June 19, 2024 by the Planning Commission and was continued to the August 7, 2024 meeting in order for the applicant to prepare a Planned Development Zone for the site.

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 Enact Section 22-11-68 PD55 (*Dunn Rezone*) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres).

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

This project is being rezoned to a PD zone which will limit the uses that will be allowed in the zone. Heights and setbacks are listed with the text of the ordinance.

Chair Komen invited the applicant to come forward. Paul Washburn introduced himself. At the last meeting the C2 zone with too many uses was discussed. They were asked to limit those by using the PD zone. It was modeled after the Harmon's on 800 North development and this allows about 40% of the C2 zone uses. A masonry fence will be required between the commercial and residential properties.

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. The following came forward. ([click here for recording](#))

Dennis Harrison
Roland Griffith
Chris Liechty
LuAnn Furner
Skip Dunn
Peggy Clark

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.

Mr. Washburn responded to the questions that were raised in the Public Hearing.

Planning Commission Action: Mr. Crismon made a motion to continue this item to the August 21, 2024 meeting so the developer could meet with the residents of the area and work something out that they would all be happy with. Mr. Runolfson seconded the motion. Those voting aye: Jerry Crismon. Those voting nay: Mike Carpenter, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via zoom). The motion failed.

Planning Commission Action: Mr. Carpenter moved to forward a negative recommendation to the City Council to Enact Section 22-11-68 PD55 (*Dunn Rezone*) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5

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Planning Commission minutes for August 7, 2024

zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously. The Planning Commission recommends the City Council consider rezoning the property to the C3 zone.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.7**: ([click here for recording](#))

Agenda Item 3.7 is a request by Bryon Prince, Tri-Pointe Homes, for the Planning Commission to forward a recommendation to the City Council to enact Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.



Staff Presentation: The applicant is requesting approval to build one hundred fifty (150) single family homes on this parcel. Currently the property is zoned as PD6 and would be rezoned to PD54. The project will occupy 24.3 acres of the Canyon Park Technology campus property. There would be a total of 150 single family lots.

The homes will all be 2-story homes with basements. The heights, setbacks, buildable areas, and parking requirements are in accordance with the Orem City Code and the changes made to the ordinance text for this text amendment. The homes range from 2-4 bedrooms and will have a garage along with a covered patio. The open spaces will be maintained by the HOA.

There were two (2) neighborhood meetings where neighbors were invited to come learn about the proposed project and give their input. There were several items discussed including street connectivity, amenities – public or private, architectural styles of the homes, preservation of mature trees, etc.

The Canyon Park traffic study which was submitted on July 23, 2024 looked at the existing condition of the property and the five-year condition that includes growth. One hundred fifty (150) single-family detached homes are proposed to replace 334,000 square feet of office space. Below are the traffic impact numbers showing the traffic generated by the existing office space (when the buildings are at full occupancy) and the proposed homes.

Traffic from the homes:	2,100 per day	156 AM trips	210 PM trips
Traffic from office space:	3,618 per day	526 AM trips	492 PM trips

All intersections operate at LOS (Level of Service) A or B in both the existing condition and 5-year condition, with or without the project. This includes intersections on 1200 North, 800 East, 1600 North, Technology Way and Timpanogos Parkway.

Staff has provided a list of the potential advantages and disadvantages of this Development:

Potential advantages of the development:

- Increases single family unit housing inventory
- Will attract new families to Orem
- Housing may have less traffic impact than fully occupied office buildings, especially at AM and PM peak times
- Additional housing options for people down-sizing or first-time home owners
- Smaller lots are preferable for many younger, active families
- Creates a variety of different housing sizes and adds a new single-family neighborhood in the City
- An overall heat reduction with the elimination of parking anticipated

Potential disadvantages of the development:

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Planning Commission minutes for August 7, 2024

- Eliminates commercial office space and associated future jobs; the market could change in the future
- Removes mature landscaping cooling effect of mature trees is eliminated
- Lots are narrower than the existing DaVinci development (smallest width is 57') to the east
- Lots are smaller than the existing DaVinci development (smallest lot is 5,700 sf) to the east.
- Denser than the existing DaVinci development (4.39 units per acre) to the east.
- The City does not typically allow driveways to be counted as visitor parking
- Greenspace buffer for residential properties to the west of project is eliminated
- Potential for trail system in mature trees and vegetation eliminated (although this is not identified as a proposed trail in the Orem Parks, Recreation, Trails and Open Space Master Plan)

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 enact Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.

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

Chair Komen invited the applicant to come forward. Bryon Prince, Tri-Pointe Homes introduced himself. Mr. Prince explained the history of this development concept. He also discussed the input from the residents around the site and what they would like to see which is a single family home development. This is not an affordable housing development. Hales Engineering was hired to conduct a traffic impact study for this particular development. Lot sizes range from 4,400 square feet to about 12,000 square feet size.

There was a discussion about the size of lots, frontage and parking. Mr. Prince also had a slide presentation to illustrate and answer some of the questions asked. Ryan Hales, Hales Engineering, presented the findings from the traffic impact study.

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. The following came forward. ([click here for recording](#))

Tyler Hammond
Dave Noble
Susan Hidley
Jonathan Anderson
Keith Youngquist
Dennis Clark
Jenne Anderson
Michael Nyman
Albert Clark
Zach Hartman
Brian Clark
Phillip Smith
Jan Eversole
Allen Kruetzkamp
Elaine Wilding
Steve
David Phillips
Jay Dearing

Chair Komen closed the public hearing and asked Mr. Prince to respond to the public comments made, and he did so.

Chair Komen asked if the Planning Commission had any more questions for the applicant or staff.

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

Planning Commission minutes for August 7, 2024

There was a discussion about the maximizing of the number of lots on this property and homes that fit more in the neighborhood with less density. No accessory dwelling units would be allowed in this zone,

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Erickson moved to forward a negative recommendation to the City Council to enact Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). 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 July 17, 2024. Mr. Hawkes moved to approve the meeting minutes for July 17, 2024. Mr. Runolfson seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously.

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, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously.

Adjourn: 8:04 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: August 21, 2024

Planning Commission minutes for August 7, 2024

Resident Comments

Albert Clark

Mon, Aug 5, 4:22 PM

This proposal is critical for this NE corner of Orem! It will set the precedent and tone for the future as more of the Tech buildings are replaced. It is sad that the economy is not supporting this wonderful concept and resource. I realize this is a difficult decision for you. The investors want to make the most of their position and the citizens of the area do not want this proposed increase in density which could in the future result in about 700 new homes in this area. For me, the answer is easy, I only need to ask two questions: 1. Would I like to have my grandchildren live in the proposed development? The answer is a resounding "No". 2. Will this be a benefit to the neighborhood in the future? Again, "No." You need to balance more things.

Please consider the following.

In the code 22-7-12, Development Standards and Requirements, the first item states, "The density shall not exceed the maximum density allowed for the area in which it is located." I do not know exactly what that means, but the requested 6.1 houses per acre with the size of lots indicated, is a large increase in density compared to all the PD zones in the area as well as all the R8 zones surrounding. I would be happy if it matched any of them. Note that it borders the PD 14 residential estates that have .75 acre lots, including the Bastian estate. The new Mountain Grove development is less than 2 blocks away. Can we have something similar? In the same code, there must have been a reason why a 2nd story is allowed only if there is no basement. Why is this being changed for this request? The staff report mentioned this but it is a big concern for those neighboring the proposed development that other than driveways, there is little guest parking. This is another deviation from the code. When I consider that approval of this proposal will open the door for the same density if the other 80 acres of the Tech Park is redeveloped, I worry about the impact on city services. What will be the impact of 800 homes in a 3 1/2 sq. mile area on public safety, roads -- as all will need to commute to a work location that will be miles removed, sewer that will need to travel all the distance diagonally across the city, and increase of water usage? It appears to me that currently the existing development was well engineered to drain all the slopes into the south parking lots which appear to be sloped in various ways to act as a large, shallow catch basin in case of unusual excessive rain. What will happen to homes in that area and those to the west in case of flooding?

I would also like to comment on the advantages and disadvantages suggested by the planning staff.

There is a well done traffic study for the 150 homes but what happens if this pattern of density continues as the office buildings continue to suffer low occupancy? The reality is also much different than the report. Most of the neighbors have never lived in the area when the two buildings, Q and K, were fully occupied. I am not even sure when that was?

Variety in size of houses was listed as an advantage. I do not see much variety in the size of houses offered. They range from 2300 to 3000 sq ft with very few lots the largest ones would fit on. In contrast, an Ivory Homes development in Lindon offers houses from 2000 to 6000 sq ft. Offering all these sizes would reduce the density and give variety.

An advantage was listed as small lots are preferred for young, active families?

As an old man, I cannot comprehend that. Young families seem to be forced into that by developers but these lots are so small that there is no room for any activity for children. It is one thing to have lots small enough that care for them is not difficult but a 10' by 30' backyard? It was also mentioned they are for first time home buyers. At the "meetings" held, which were open houses with displays and no discussion, we were told that the cost of the houses would be between \$700 -800K. If that is true (the cost of the Ivory Homes in this size is under \$600,000) The first time buyers would need an income of about \$180,000. I do not know real estate but that seems out of range for young families I know.

Lastly, perhaps you cannot consider this but to me it seems better to have a Utah developer using Utah labor doing this project than an out of state company taking income out of state.

Since this will set a precedent for so much in the future, I hope you will give it careful consideration and consider preserving the existing density of the area.

Albert Clark, Resident of Orem for 50 years.

Stuart Smith

Tue, Aug 6, 8:38 PM

Dear Planning Commission,

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

Planning Commission minutes for August 7, 2024

Please deny the proposal to shoehorn 150 houses into the existing Canyon Park Technology area. The entire northeast section of Orem is zoned R8 or larger; to stuff so many houses into such a small space would ruin the Family City USA feel of Orem and increase traffic and infrastructure problems. It simply does not fit anything else in the area. A side setback of 4 feet from the lot line and a tiny backyard of 10 feet is ridiculously small. The proposed parking for residents and visitors is also entirely inadequate. All this proposal serves is to line the pockets of the developers.

Please deny this Canyon Park redevelopment proposal.

Sincerely,
Stuart Smith
(I live in the Orchard/Canyon View area of Orem)

Susan Hidley

Wed, Aug 7, 12:54 PM

I have lived and owned property in Orem for over thirty years and am stunned and dismayed at the proposal to rezone the Canyon Park Tech Property, a place rich with historical significance for Orem, and beloved by many residents.

Building so many homes along 1200 N, will clog already over-crowded streets in Orem and will affect traffic along 1200 N, 1600 N, and 800 E. Why do we want an out-of-state corporation to come in and build 150 homes when the Orem City infrastructure is already strained with traffic from the existing population? The result of this construction would not serve current residents or help Orem maintain its "Family City, USA" image, but would instead make millions for out-of-state developers while worsening the lives of current residents. This proposal does not fit in with the election year promises of our mayor and some members of the current city council to limit rapid growth in Orem.

In addition, the plan proposes to gut the mature trees and landscaping of one of the last remaining green places in Orem, and certainly one of the most beautiful. The park was developed in the eighties by the founders of Word Perfect, with an eye to beauty as well as to providing functional office buildings and featured an elegantly landscaped buffer space dividing the industrial park from the homes along the west boundary. This buffer space, as well as the parking lots shaded by mature trees, has long been a favorite spot to walk by area residents. Most of that buffer space and all the trees on the property would be destroyed in the current plan.

It makes much more sense for the Orem City Counsel to find ways to make this acreage more affordable and attractive to businesses seeking office space, or to consider turning this lovely area with its mature trees into a park, which could be well utilized by area residents.

Please, please do not allow this rezoning.

Susan Hidley
353 E 1950 N
Orem, UT

Cheryl Burton

Aug 7, 2024, 5:11 PM

We unfortunately cannot attend the meeting tonight but want our voices to be heard.
We are very much AGAINST the building of the proposed houses in our neighborhood!

Reasons :

Traffic will be negatively affected. We do not need or want any more traffic in our neighborhood.

We love the trees and walk through there often. Trees help not only aesthetically but absorb pollutants, cool

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

Planning Commission minutes for August 7, 2024

neighborhoods and break the force of rain into the soil instead of running off and causing flooding. They reduce noise. Tree-rich environments have been linked to lower stress levels and improved overall health. Do not be tempted to say they will plant more. It takes years and years to grow such beautiful trees as we already have.

The Mayor and some city council members promised to limit rapid growth in Orem. You were elected because we believed you, Stay true to your promises.

The out-of-state developers will not be affected and are only in this for the money.

THIS IS OUR HOME! We DO NOT WANT this in our neighborhood.

Respectfully,
Cheryl Burton