



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 20, 2024

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

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CHAMBERS, 56 NORTH
STATE STREET, OREM, UT

- 1 Staff Presentation on Noticing Requirements and Procedures**
- 2 Density and Acreage Calculation Discussion**
- 3 Bylaw Finalization**

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 Preliminary Plat - Belmont East - Approving the Preliminary Plat for Belmont East Plat "A", located generally at 375 East 1600 North in the R8 zone.**
 - 3.2 Preliminary Plat - Belmont West - Approving the Preliminary Plat for Belmont West Plat "A", located generally at 1573 North 275 West in the R8 zone.**
 - 3.3 Preliminary Plat - Palmer Family Estate - Approving the Preliminary Plat for Palmer Family Estate Plat "A", located generally at 835 East 1450 South in the R7.5 zone.**
 - 3.4 Bylaws - Adopting the Planning Commission Bylaws**
 - 3.5 Minutes - Approving the meeting minutes from the October 16, 2024 Planning Commission**
 - 3.6 Minutes - Approving the meeting minutes from the November 6, 2024 Planning**

Commission

4. ADJOURN

**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 November 20, 2024	Item 3.1
	BELMONT EAST PRELIMINARY APPROVAL FOR AN 8-LOT SUBDIVISION ON 2.3 ACRES IN THE R8 ZONE	Prepared By: Jared Hall Applicant: Cory Turner

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

SITE INFORMATION:

- General Plan Designation:
Low Density Residential
- Current Zone: **R8**
- Acreage: **2.3 acres**

ACTION:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant, Cory Turner with Dynamic City Capital, requests Preliminary Approval for the proposed Belmont East Subdivision located at approximately 375 East 1600 North in the R8 Zone (approximately 2.3 acres).

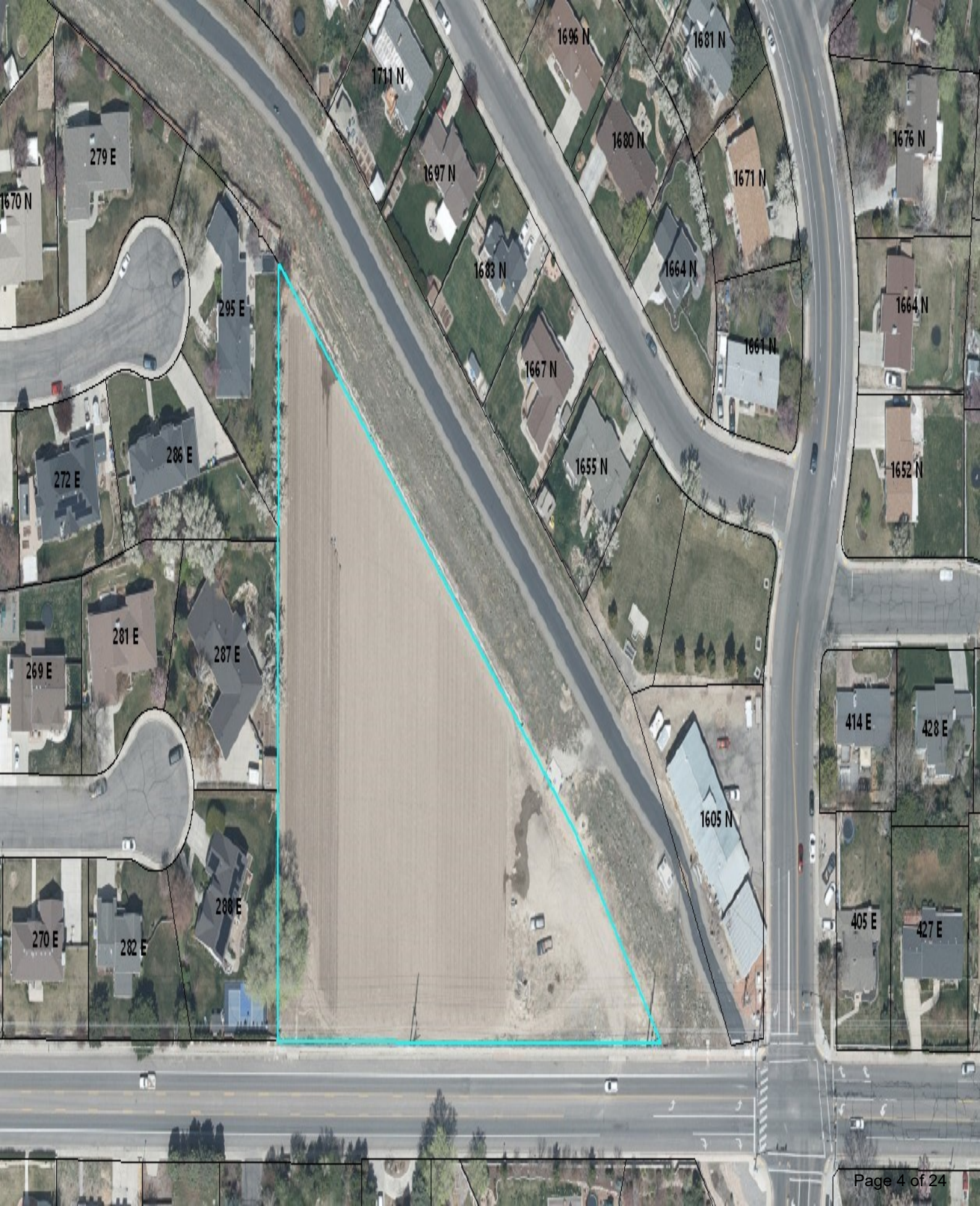
BACKGROUND: Belmont East is a proposed 8-lot, single-family residential subdivision located at approximately 320 East 1600 North in the R8 Zone. The subject property is located west of the Murdock Canal, and north of 1600 North, and is currently undeveloped and vacant.

REVIEW: All lots in the subdivision will have frontage and access to either 1600 North or to a proposed public right-of-way (a cul-de-sac, 320 East) to be dedicated as part of the subdivision.

- Zoning - Lot sizes range between 9,004 ft² and 14,955 ft², conforming to the minimum required lot size for the R8 Zone. All lots can accommodate the required front, rear, and side-yard setbacks for the R8 Zone as well.
- Engineering - All proposed lots have been reviewed for appropriate access, drainage, and the availability and capacity of public utilities. The proposed right-of-way meets city standards.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the Belmont East Preliminary Subdivision at their meeting on November 11, 2024. The DRC voted to approve, and no conditions were forwarded to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.

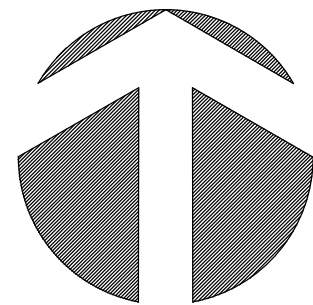


 PD24
 PF
 R8

 R12

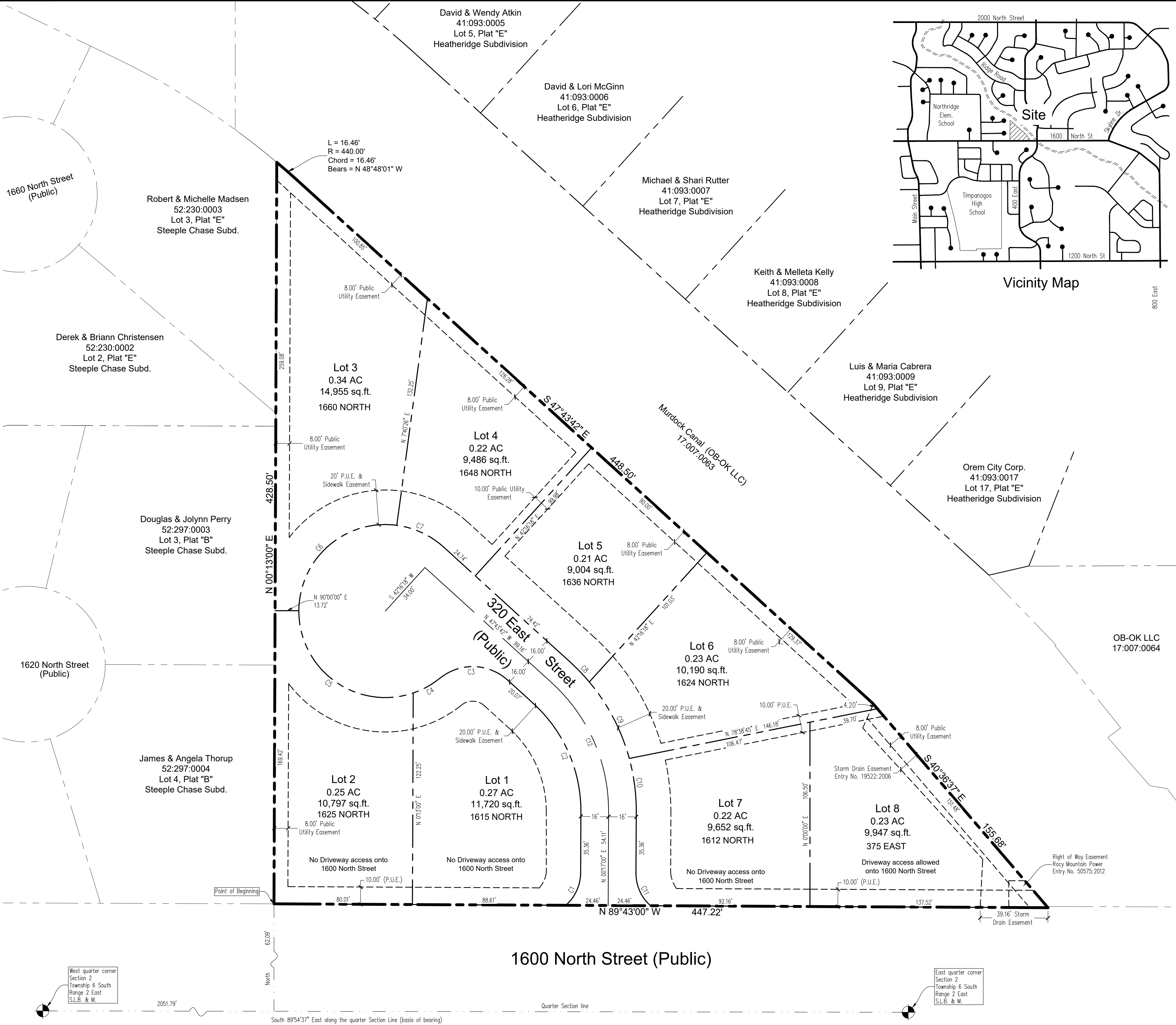
Current Zone: R8
Acres: 2.3

Northridge



NORTH
1" = 30'

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	25.00'	21.20'	20.57'	N 24°34'42" E	48°35'24"
C2	84.00'	70.39'	68.35'	N 23°43'21" W	48°00'42"
C3	30.00'	42.61'	39.12'	N 88°24'54" W	81°22'23"
C4	50.00'	17.72'	17.63'	S 61°03'11" W	20°18'32"
C5	50.00'	95.17'	81.44'	N 54°15'50" W	109°03'27"
C6	50.00'	84.94'	75.09'	N 48°55'49" E	9°7'9"52"
C7	50.00'	30.26'	29.80'	S 65°03'58" E	34°40'33"
C8	116.00'	15.63'	15.61'	S 43°52'10" E	7°43'04"
C9	116.00'	50.29'	49.90'	S 27°35'27" E	2°45'02'33"
C10	116.00'	31.29'	31.19'	S 7°26'38" E	15°27'16"
C11	25.00'	21.20'	20.57'	S 24°00'42" E	48°35'24"
C12	100.00'	83.80'	81.37'	N 23°43'21" W	48°00'42"



Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-Ba-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located South 89°54'37" East along the quarter Section line 2051.79 feet and North 62.09 feet from the West quarter corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°13'00" East along the easterly boundary line of Plats "B" and "E", Steeple Chase Subdivision 428.50 feet to the southwesterly boundary line of the Murdock Canal; thence along the southwesterly boundary line of the Murdock Canal the following three (3) courses: along the arc of a 440.00 foot radius curve to the right 16.46 feet (chord bears South 48°48'01" East 16.46 feet), South 47°43'42" East 448.50 feet, South 40°36'37" East 155.68 feet to 1600 North Street; thence North 89°43'00" West along 1600 North Street 447.22 feet more or less to the point of beginning.

Area = 100,395 sq.ft. or 2.31 Acres

Basis of Bearing is South 89°54'37" East along the quarter Section line from the West quarter corner to the East quarter corner of said Section 2. (NAD27)

Date _____ Surveyor _____
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Owner's Acknowledgement (Corporate)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of _____, who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____ of _____, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and said _____ acknowledged to me that the said Corporation executed the same.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20____.

Approved: _____ City Engineer Attest: _____ City Recorder

Approved: _____ Development Services Director

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

County Recorder

Plat " A "

Belmont East
Located in the Northwest quarter of Section 2
Township 6 South, Range 2 East
Salt Lake Base and Meridian

Subdivision

Orem City, _____ Utah County, Utah
Scale: 1" = 30 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Approved as to Form

City Attorney _____ Date _____

NOTE:

LOT 8, requires a grading plan prior to a building permit being issued. The plan must verify that any potential overflow water from the storm drain manholes will flow to 1600 North and will not flow towards or into a home or any other building structure.

Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

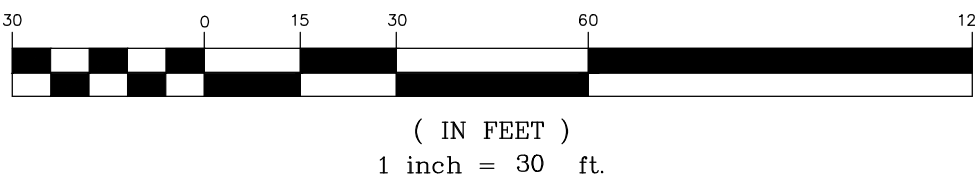
Lots 1,2 & 7 are prohibited to have driveway access onto 1600 North Street. Lot 8, is allowed access.

Area Dedicated to Orem City for
Street Right of Way (14,645 sq.ft.)

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

GRAPHIC SCALE





	Planning Commission November 20, 2024	Item 3.2
	BELMONT WEST PRELIMINARY APPROVAL FOR A 6-LOT SUBDIVISION ON 1.91 ACRES IN THE R8 ZONE	Prepared By: Jared Hall Applicant: Julie Smith

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

SITE INFORMATION:

- General Plan Designation:
Low Density Residential
- Current Zone: **R8**
- Acreage: **1.91 acres**

ACTION:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant, Julie Smith, requests Preliminary Approval for the proposed Belmont West Subdivision located at approximately 275 West 1573 North in the R8 Zone (approximately 1.91 acres).

BACKGROUND: Belmont West is a proposed 6-lot, single-family residential subdivision located at approximately 275 West 1573 North in the R8 Zone. The subject property is comprised of two vacant parcels at the south end of a stubbed public road, 275 West. The surrounding land uses are single-family residential, and the majority are zoned R8.

REVIEW: The proposed lots in the subdivision will be arranged around a cul-de-sac extension of the existing stub of 275 West and will have appropriate frontage and access.

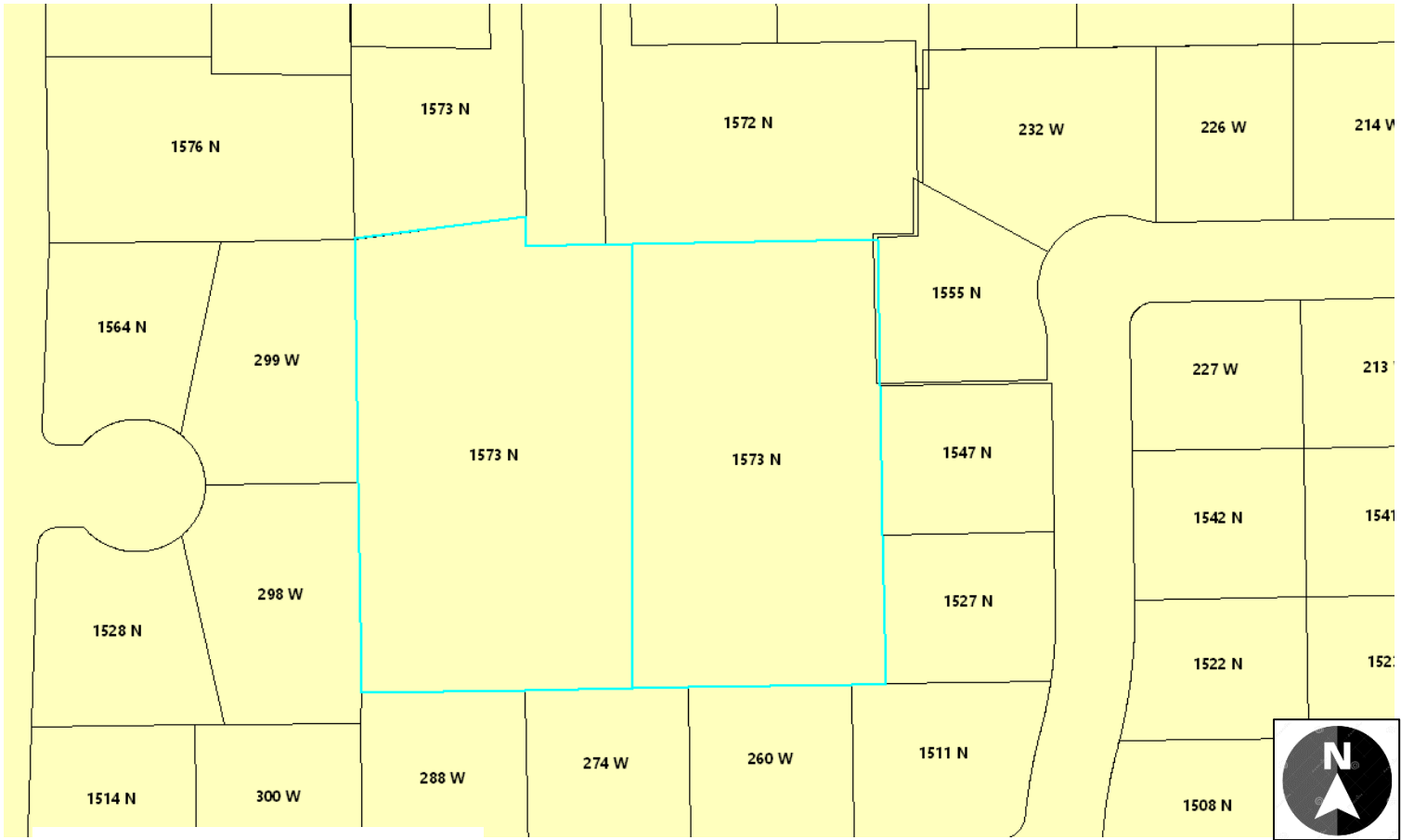
- Zoning - Lot sizes range between 8,979 ft² and 15,215 ft², conforming to the minimum required lot size for the R8 Zone. All lots can accommodate the required front, rear, and side-yard setbacks for the R8 Zone as well.
- Engineering - All proposed lots have been reviewed for appropriate access, drainage, and the availability and capacity of public utilities. The proposed right-of-way meets city standards for cul-de-sacs.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the Belmont East Preliminary Subdivision at their meeting on November 11, 2024. The DRC voted to approve, and no conditions were forwarded to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.



Belmont West – 1573 North 275 West



Legend

 R8

Rezone Area

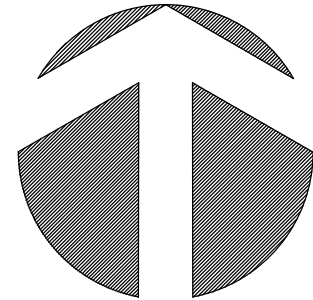
Current Zone: R8

Acres: 1.90

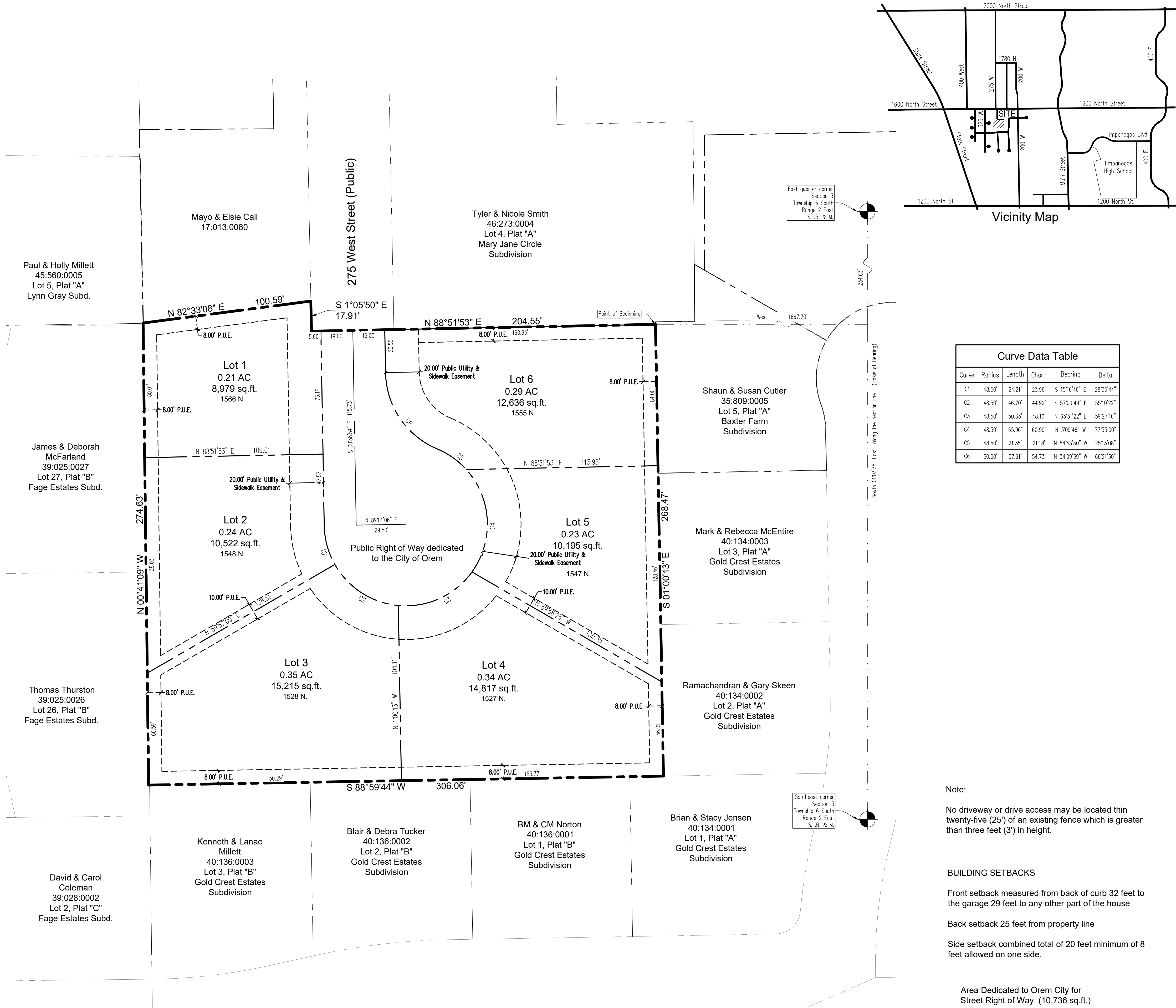
Neighborhood

Windsor





NORTH
1" = 30'



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	48.50'	24.21'	23.96'	S 151°6'46" E	28°35'44"
C2	48.50'	46.70'	44.92'	S 57°09'49" E	55°10'22"
C3	48.50'	50.33'	48.10'	N 65°31'22" E	59°27'16"
C4	48.50'	65.96'	60.99'	N 37°09'46" W	77°55'00"
C5	48.50'	21.35'	21.18'	N 54°43'50" W	25°13'08"
C6	50.00'	57.91'	54.73'	N 34°09'39" W	66°21'30"

Note:
No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

BUILDING SETBACKS
Front setback measured from back of curb 32 feet to the garage 29 feet to any other part of the house
Back setback 25 feet from property line
Side setback combined total of 20 feet minimum of 8 feet allowed on one side.

Area Dedicated to Orem City for
Street Right of Way (10,736 sq.ft.)

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-Ba-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located South 01°03'35" East along the Section line 234.63 feet and West 1667.70 feet from the East quarter corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 01°00'13" East along a fence line, along Plat "A", Baxter Farm and Plat "A", Gold Crest Subdivisions as shown on file in the office of the Utah County Recorder, 268.47 feet to the northerly boundary of Lot 1, Plat "A", Gold Crest Subdivision; thence South 88°59'44" West along the northerly boundary of Lot 1, Plat "A", Gold Crest Subdivision and Plat "B", Gold Crest Subdivision 306.06 feet to the easterly boundary of Plat "B", Fage Estates Subdivision; thence North 00°41'09" West along a fence line along said Plat "B" 274.63 feet; thence North 82°33'08" East 100.59 feet to the westerly boundary of 275 West Street; thence South 01°05'50" East along 275 West Street 17.91 feet; thence North 88°51'53" East along the southerly boundary of Lot 4, Plat "A", Mary Jane Circle Subdivision 204.55 feet to the point of beginning.

Area = 83,099 sq.ft. or 1.91 Acres

Basis of Bearing is South 01°03'35" East along the Section line from the East quarter corner to the Southeast corner of said Section 3.

Date _____ Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Owner's Acknowledgement (Corporate)

STATE OF UTAH }
COUNTY OF UTAH } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____ of _____ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and said _____ acknowledged to me that the said Corporation executed the same.

My Commission Number _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____
Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20____.

Approved: _____ Attest: _____
City Engineer City Recorder

Approved: _____
Development Services Director

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

County Recorder

Plat " A "

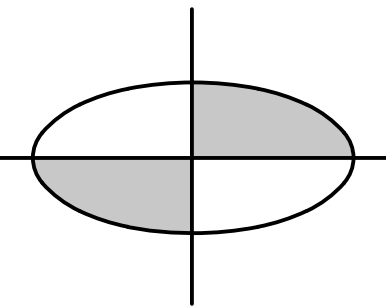
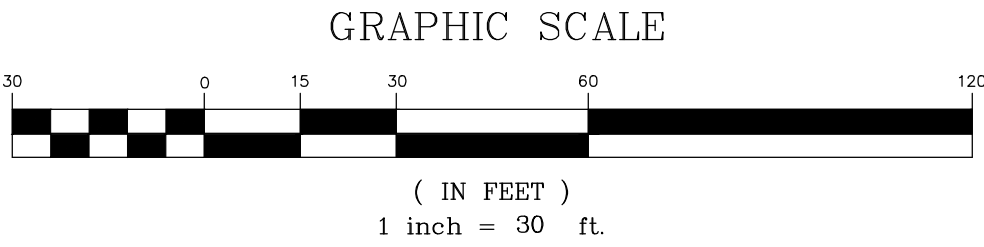
Belmont West
Located in the Southeast quarter of Section 3
Township 6 South, Range 2 East
Salt Lake Base and Meridian

Subdivision

Orem City, _____ Utah County, Utah
Scale: 1" = 30 Feet

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



Approved as to Form

City Attorney _____ Date _____

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



	Planning Commission November 20, 2024	Item 3.3
	PALMER FAMILY ESTATE PRELIMINARY APPROVAL FOR A SINGLE-LOT SUBDIVISION ON .29 ACRES IN THE R7.5 ZONE	Prepared By: Jared Hall Applicant: Craig Palmer

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

SITE INFORMATION:

- General Plan Designation:
Medium Density Residential
- Current Zone: **R7.5**
- Acreage: **.29 acres**

ACTION:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant, Craig Palmer, requests Preliminary Approval for the proposed Palmer Family Estate Subdivision located at 835 East 1450 South in the R7.5 Zone and comprising .29 acres, or 12,709 ft².

BACKGROUND: The subject property is currently comprised of two separate parcels. An existing single-family home on the property currently sits across the lot lines. The intent of the proposed subdivision is to combine the two parcels into a single lot. The surrounding land uses are largely single-family residential, and the majority are zoned R7.5.

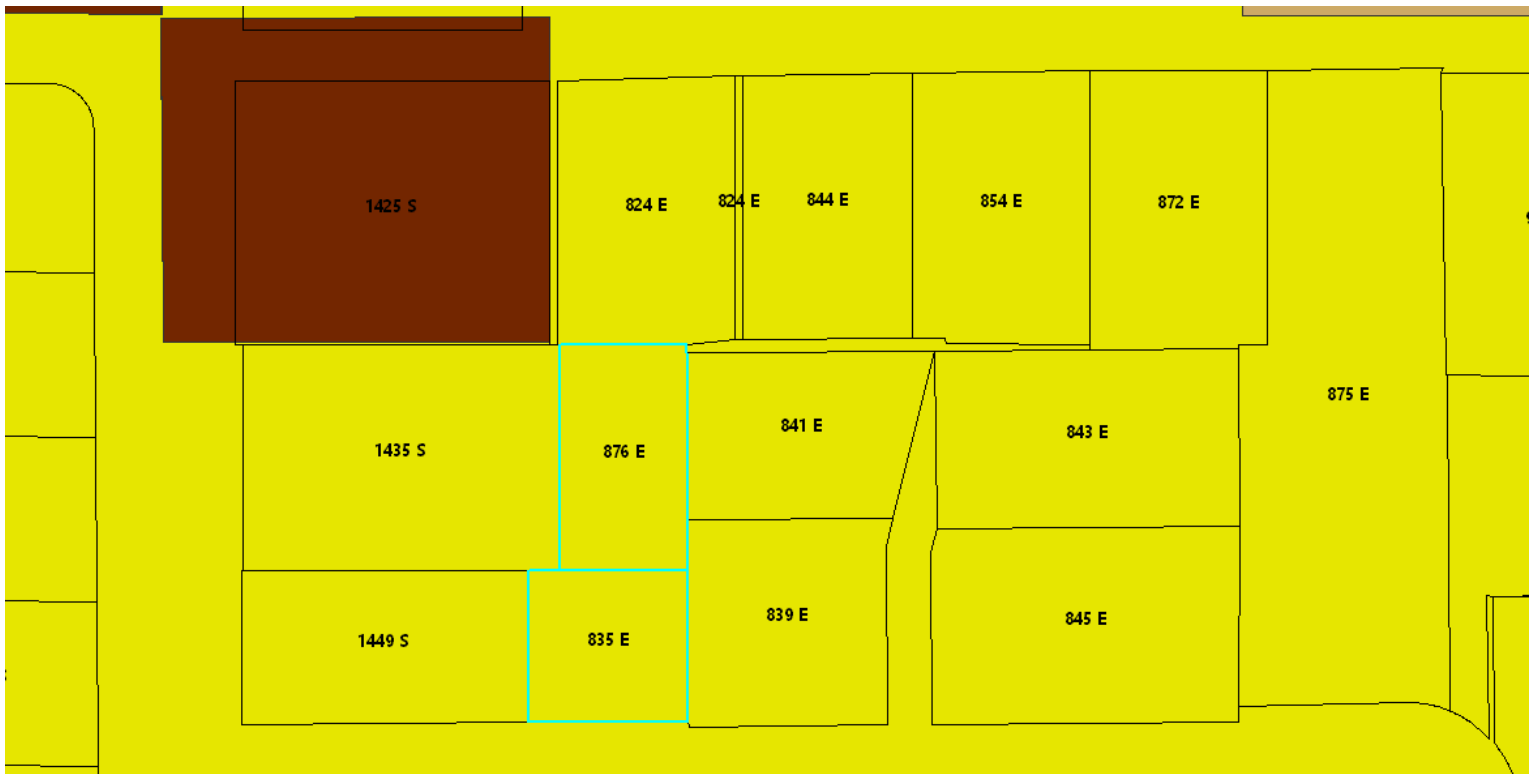
REVIEW: The proposed subdivision will combine the two parcels into a single lot, conforming to the standards of the R7.5 Zone, and bringing the exiting property into compliance.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the Palmer Family Estate Subdivision at their meeting on November 11, 2024. The DRC voted to approve, and no conditions were forwarded to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.



Palmer Family Estate – 835 East 1450 South



Legend

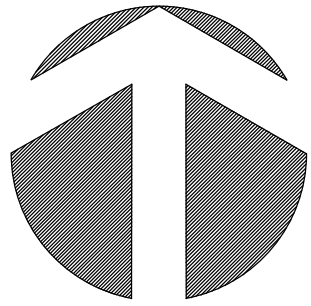
- R7.5
- R6

Rezone Area

Current Zone:
R7.5
Acres: .24

Neighborhood

Hillcrest



1" = 20'

800 East Street (Public)

1400 South Street (Public)

Robert Farrimond
19-003-0104

Lee Whatcott
19-003-0115

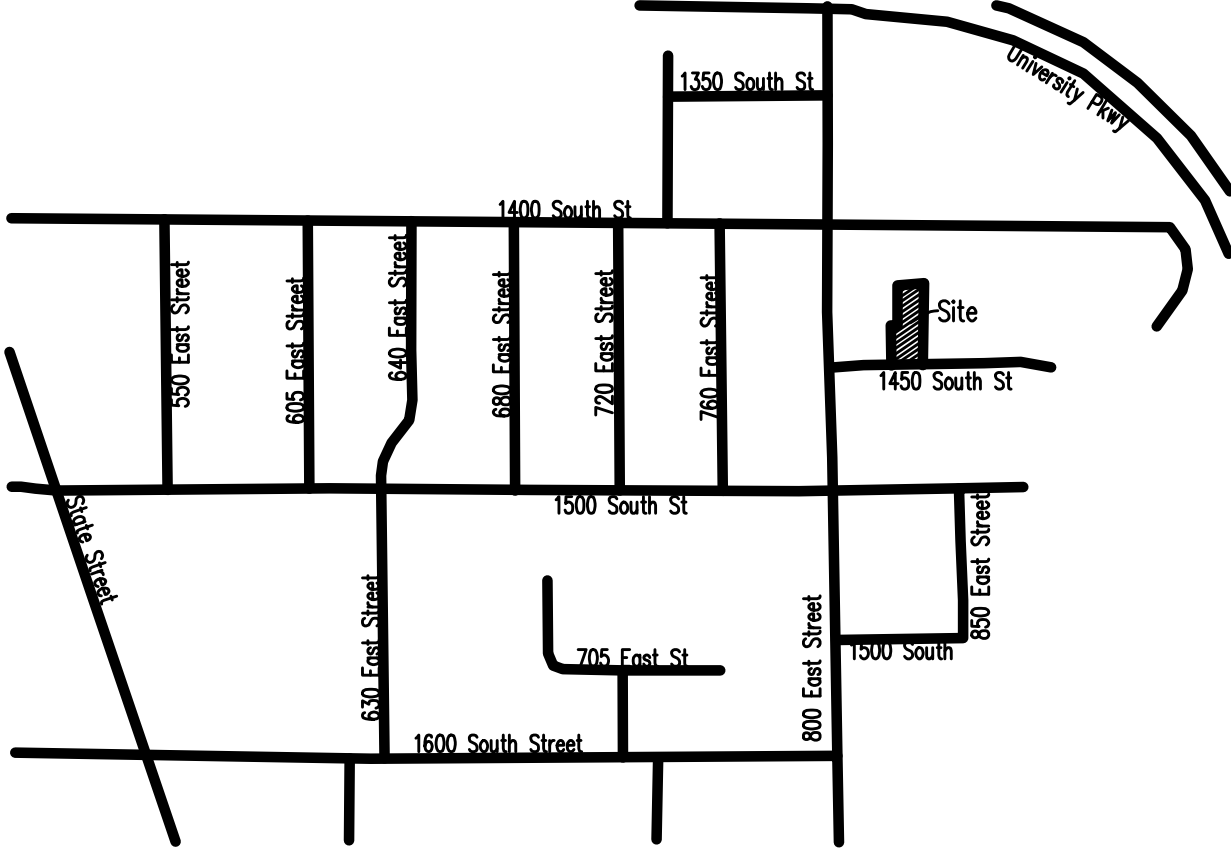
Kevin Green
19-003-0116

1450 South Street (Public)

Lot 1
0.29 AC
12,709 sq.ft.

Bown Plat "A"
Lot 1

Bown Plat "A"
Lot 4



Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089, as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located South 00°36'51" East along the Section line 1454.25 feet and East 171.76 feet from the Northwest corner of Section 25, Township 6 South Range 2 East, Salt Lake Base and Meridian; thence North 89°23'09" East along a fence line 65.79 feet; thence South 00°21'14" East along Bown Subdivision 174.57 feet; thence South 89°29'32" West along 1450 South Street 83.00 feet; thence North 00°36'51" West 72.95 feet; thence North 89°23'09" East 18.32 feet; thence North 00°47'45" West 101.46 feet to the point of beginning.

AREA=12,709 sq. ft. or 0.29 acre

DATE: _____ PROFESSIONAL LAND SURVEYOR

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH }

S.S.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that he is the _____ of the _____ and has the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20____.

Approved: _____ Attest: _____
City Engineer City Recorder

Approved: _____
Development Services Director

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

County Recorder

Plat " A "

Palmer Family Estate

Located in the Northwest Quarter Section 25, Township 6 South
Range 2 East Salt Lake Base & Meridain

Subdivision
OREM CITY, _____ UTAH COUNTY, UTAH
SCALE: 1" = 20' Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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Approved as to Form

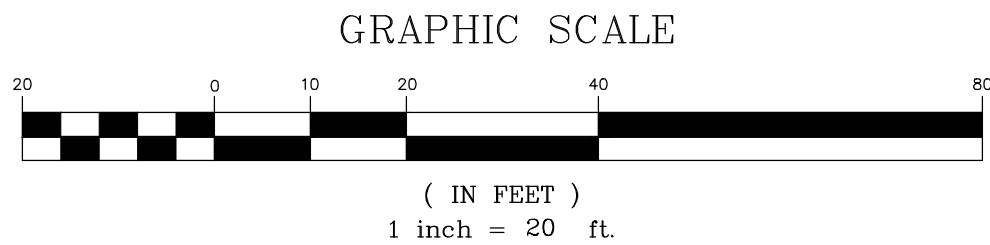
City Attorney Date

Note:

No driveway or drive access may be located within twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264





CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 16, 2024

The following items are discussed in these minutes:

- **SITE PLAN – Approving the site plan of Tractor Supply Co., located generally at 124 South State Street in the C3 Zone.**
- **PLAT AMENDMENT – Approving the plat amendment of Cove Estates Phase II Plat B, located generally at 978 North 1560 East in the R12 zone.**

STUDY SESSION

Place: Orem City Council Chambers

At 4:39 p.m. Vice Chair Carpenter called the Work Meeting to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Britton Runolfson and Haysam Sakar (Via Zoom), Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Emma Tenney, Planning Intern; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; David Spencer, City Council Liaison, and Lanae Millet, City Council Members

Those excused: Madeline Komen

The Commission and staff briefly reviewed consent agenda items, bylaws and planning commission priorities and minutes from the September 18, 2024 meeting and adjourned at 5:15 p.m. for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:32 p.m. Vice Chair Carpenter called the Planning Commission meeting to order and asked Britton Runolfson, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Britton Runolfson and, Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; David Spencer, City Council Liaison

Those excused: Madeline Komen, Haysam Sakar

Vice Chair Carpenter reviewed the **Consent Agenda Items:**

Consent Item 3.1 is a request by Tractor Supply Co. for the Planning Commission to approve their Site Plan located generally at 124 South State Street in the C3 Zone.

Consent Item 3.2 is a request by Nathan Davenport approving the plat amendment of Cove Estates Phase II Plat B, located generally at 978 North 1560 East in the R12 Zone.

Vice Chair Carpenter asked if any member would like to remove any items from the Consent Agenda. When no one from Commission raised any questions, Vice Chair Carpenter called for a motion on the Consent Items.

Planning Commission Action: Rod Erickson moved to approve all items on the consent agenda. James Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Britton Runolfson.

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

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Vice Chair Carpenter asked Mrs. Gourley to introduce Action Item 5.1:

Agenda Item 5.1 CONTINUANCE Site Plan – is a staff request for the continuance of approving the Site Plan of Shelly Lane PRD located generally at 750 North 100 West in the R6 Zone.

Staff Presentation: The applicant is proposing to build a 24-unit townhome project. This application was initially approved, but during the final Planning Commission preparations staff determined information regarding the elevations of the project were missing. Staff requested the Commission continue the approval until all items have been received and re-reviewed.

Vice Chair Carpenter asked if we need to open the item up for discussion. Staff Gary McGinn outlined no Public Hearing was required, but that item could be opened for questions from the Commission or Staff. No questions were presented.

Recommendation: Staff recommended the Planning Commission approve the request for a continuance of approving the Site Plan of Shelly Lane PRD located generally at 750 North 100 West in the R6 Zone.

Planning Commission Action: Jim Hawkes moved to approve. Gerald Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, and Britton Runolfson. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Vice Chair Carpenter then called for a motion to approve the minutes of September 19, 2024. Britton Runolfson moved to approve the meeting minutes for September 19, 2024. Gerald Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, and Britton Runolfson. The motion passed unanimously.

Adjourn: James Hawkes moved to adjourn. Britton Runolfson seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, and Britton Runolfson. The motion passed unanimously.

Adjourn: 5:36 p.m.

Gary A. McGinn
Planning Commission Secretary

Approved:

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 6, 2024

The following items are discussed in these minutes:

- **PUBLIC HEARING** – Canyon Park Tech Center Redevelopment (Rezone) - 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 of approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East – **Negative Recommendation**
- **PUBLIC HEARING** - Whitestone Estates (Rezone) - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending Appendix KK of the Orem City code – **Negative Recommendation**

STUDY SESSION

Place: Orem City Council Chambers

At 4:35 p.m. Chair Komen called the Work Meeting to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen and Haysam Sakar, Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Emma Tenney, Planning Intern; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison, and LaNae Millet, City Council Member

Those excused: Britton Runolfson,

Staff introduced Jared Hall, Planning Division Manager to the commission. The Commission and staff briefly reviewed notes on the bylaws, planning commission priorities, and minutes from the October 16, 2024 meeting. The work session adjourned at 5:23 p.m. for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:34 p.m. Chair Komen called the Planning Commission meeting to order and asked Rod Erickson, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, and Haysam Sakar, Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager, Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny, Transportation Engineer; David Spencer, City Council Liaison

Those excused: Britton Runolfson

Chair Komen continued the Consent Agenda items. No formal motion was made. The **Consent Agenda Item** continued:

Consent Agenda Item 3.1 is the Minutes from the October 16, 2024 meeting.

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

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Chair Komen requested a raise of hands to determine how many members of the audience were present for item 4.1 Canyon Park Tech Center Redevelopment public hearing and item 4.2 Whitestone Estates public hearing. It was determined the audience was approximately equal halves for both items. No items were rearranged. The Planning Commission proceeded as scheduled.

Chair Komen asked Planning Division Manager Jared Hall to introduce **Agenda Item 4.1**



Agenda Item 4.1 is a request from the Applicant, Bryon Prince from Tri Pointe Homes, to rezone the Canyon Park Tech Center at 1203 North 630 East from PD6 to PD54 by enacting Section 22-11-67 and amending Articles 22-5-3(A) and Appendix AAA of the Orem City code.

The item had previously been reviewed by both Planning Commission and City Council. The previous Planning Commission on August 7, 2024 forwarded a negative recommendation to the City Council. The

City Council heard the request on August 27, 2024 and voted to continue the application and referred it back to the planning commission, advising the applicant to reconsider the density and lot sized of the concept plan. This item is the re-designed concept plan. There were no additional changes to the proposed PD54 text.

Chair Komen asked the Applicant to come forward and Present about the item.

Mr. Prince presented the revised concept plan and reviewed feedback from the previous City Council and Planning Commission meetings. The revised concept plan included 108 single-family lots, additional parking spots, and a revised density of 4.6 units per acre.

During the presentation, Commissioner Erickson asked questions regarding the amendment of the development's roads to provide sufficient access to public safety and utility vehicles, such as firetrucks and garbage disposal vehicles. Commissioner Hawkes also asked questions regarding the new plan's public and private parking accommodations. Additionally, Vice Chair Carpenter requested clarification for the parking accommodation's space and driveway calculations.

Chair Komen asked Planning Staff for clarification on PD and PRD open space requirements, and the redevelopment's categorization of either PD or PRD.

A recording of the Planning Commission and Mr. Prince's presentation may be accessed at this link: [\(Click Here\)](#)

Chair Komen opened the item up for Public Hearing. Due to the size of the audience, public speaking time was limited to two minutes per person. The following individuals came forward to speak:

Dave Noble, Neighbor and HOA President of DaVinci Subdivision
Jim Chatterly, Neighbor and Licensed Engineer
Brian Clark, Neighbor
Sherry Paige, Neighbor
Elanie Wilding, Neighbor
Stephen Orok, Orem Resident
Albert Clark, Neighbor
Alice Howard, Neighbor
Garrett Reese, Neighbor
Howard Wilding, Neighbor
Tonni Merrill, Orem Resident
Diane Fraser, Neighbor
McKenzie Reese, Neighbor

A recording of the Public Hearing session and the individuals' comments may be accessed at this link: [\(Click Here\)](#)

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

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Chair Komen closed the Public Hearing session and invited Mr. Prince to answer questions and comments from the Public Hearing session.

Chair Komen turned the discussion back to the Planning Commission to allow members to discuss the item.

Chair Komen also asked City Engineer Taggart Bowen about the project's lack of a retention basin. Mr. Bowen advised that projects of this size will need retention calculations, but that it is investigated during the Site Plan and Preliminary Plat phases. Mr. Prince clarified that the existing storm water around the Canyon Park Tech Center development already operates at a larger capacity than will be needed if the project was redeveloped, as the current location consists of large impervious surfaces.

Commissioner Crimson asked about the anticipated prices for the homes in the redevelopment. Mr. Prince advised they will be in the \$700,000 dollar range and up, as dictated by the market. Commissioner Hawkes requested clarification on which homes will be higher in price. Mr. Prince advised that he was unable to provide the answer, as the homes were not fully designed.

Chair Komen asked Staff about how binding the concept plan is, and its impact on the final design of the subdivision. Mr. McGinn advised that the plan and lot size cannot be larger than what is proposed in the concept, but that lots may be altered in placement and size as they are impacted by utility requirements.

Commissioner Erickson requested clarification on the elevation and grade for the project. Mr. Prince advised the project would be made to match the grade of homes to the west.

Commissioner Hawkes asked Mr. Prince for clarification on the City Council's advice about lowering the original project's density to match an R8 zone, and had questions as to why this redesign did not reflect an R8 zone.

Commissioner Sakar expressed concerns to Mr. Prince about the lot sizes, the calculated density that was provided on the plan, and the appeal of the redesign to residents and the Commission.

Vice Chair Carpenter highlighted the importance of maintaining land use diversity and expressed concern about the privacy of the lots, available parking spaces, and setbacks of the development.

Chair Komen reiterated the Commission and the City Council's concerns regarding lots that match a R8 zone, environmental impacts of the rezone, and the loss of neighborhood and trail connections.

Richard Brunst, an audience member, requested the Planning Commission discuss the access points to the project. Chair Komen, Commissioner Hawkes, Vice Chair Carpenter and Mr. Bowen discussed the traffic impacts and danger and serviceability of the roads.

McKenzie Reese, an audience member, advised upon the safety of the Research Way Road and her concerns about a new access point and intersection.

Chair Komen asked for final remarks. No remarks were given. A motion was initiated. During the motion, Commissioner Erickson and Chair Komen expressed their understanding for the need for more housing and housing diversity. The motion continued.

Planning Commission Action on Item 4.1: Commissioner Haysam made a motion forward a recommendation of denial to City Council to enact Section 22-11-67 PD54 Zone, amending Article 22-5-3(a) and the zoning map of the City of Orem by rezoning approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East. Chair Carpenter seconded the motion. Those voting aye: Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen. The motion passed unanimously.

Chair Komen called for a five minute recess. The meeting continued at 7:20 PM. Commissioner Sakar did not return from the recess and was hitherto excused.

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

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Chair Komen asked Senior Planner Matt Taylor to introduce **Agenda Item 4.2**



Agenda Item 4.2 is a request from the Applicant, Julie Smith, to rezone Whitestone Estates, approximately located at 710 West 2000 South from OS5 to PRD, by amending article 22-5-3(A) and Appendix KK of the Orem City Code.

The new development would consist of low to medium density housing units, with a total of 93 units consisting of single-family homes and townhomes. Mr. Taylor presented the concept plan, general parking calculations, and calculated density. Mr. Taylor's recorded presentation, as well as all following conversations and

presentations, may be viewed at this link: [\(Click Here\)](#)

Chair Komen invited the Applicant and Developers to come forward to present. Applicant Julie Smith and Developers Nathan and Jake Horan of Keystone Builders came forward.

Ms. Smith reviewed the PRD concept plan, the housing density calculation, parking tabulations, the LDR general plan designation, and notes from the Neighborhood Meetings that were held in preparation for the project. Ms. Smith and Nathan and Jake Horan provided the specifications of the houses, and information on unit diversity.

Commissioner Erickson asked about the average lot size for the project and Vice Chair Carpenter requested information on the setbacks. Jake Horan and Ms. Smith provided an average lot size of 5,000 square feet and an average front and backyard setback of twenty-five to thirty feet with about a five foot setback on the sides.

Chair Komen opened the item for a Public Hearing session. Due to the size of the audience, public speaking time was limited to two minutes per person, with the exception of the first speaker. The following individuals came forward to speak:

Syndey Damron, Spokesperson for Peyton's Crossing Development
Linda Brown, Neighbor
Leanne Swanson, Neighbor
James Brown, Neighbor
Lorraine Brown, Neighbor
Trisha Nelson, Orem Resident and Farmhaven President
Don Barr, Neighbor and Provo Resident
Pamela Moose, Neighbor
Casey Backus, Neighbor
Denis Groo, Neighbor
Ryan McDougall, Neighbor
Jill Backus, Neighbor
Alan Moose, Neighbor
Rachel Wilkerson, Wilkerson Farm Owner

A recording of the Public Hearing session and the individuals' comments may be accessed at this link: [\(Click Here\)](#)

Chair Komen closed the Public Hearing session and invited Ms. Smith to come forward to respond to comments.

Chair Komen and Vice Chair Carpenter asked questions about the access points. Mr. Taylor and Mr. Bowen answered questions about access points.

Mr. Taylor answered Commissioner's questions about conservation easements and general plan maps.

Chair Komen turned the discussion back to the Planning Commission to allow Commissioners to discuss.

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

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Vice Chair Carpenter expressed concern regarding the density of the housing and traffic impact. Commissioner Erickson asked Planning Staff for clarification on the compliance with existing City Code and clarification on the rezone request.

Commissioner Erickson, Commissioner Hawkes, and Commissioner Crimson expressed their concerns regarding the traffic impact and parking.

Roger Dudley, engineer for the project, came forward and provided information on the traffic impacts.

Chair Komen and Vice Chair Carpenter concluded the conversation by expressing concern for land shortage and the importance of open space areas and maintaining land use diversity.

A recording of all Commissioners' remarks may be accessed at this link: [\(Click Here\)](#)

Planning Commission Action on Item 4.2: Commissioner Erickson made a motion forward a recommendation of denial to 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 710 West 2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending Appendix KK of the Orem City Code. Vice Chair Carpenter seconded. Those voting aye: James Hawkes, Gerald Crismon, and Madeline Komen. The motion passed unanimously.

Adjourn: James Hawkes moved to adjourn. Mike Carpenter seconded the motion. Those voting aye: Gerald Crismon, Rod Erickson, and Madeline Komen. The motion passed unanimously.

Adjourn: 8:28 PM

Gary A. McGinn
Planning Commission Secretary

Approved: