

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
09.18.24

The following items are discussed in these minutes:

- **SITE PLAN - Approving the site plan of the Utah Autism Academy, located generally at 1875 South Geneva Road in the PRD zone. - Approved**
- **SITE PLAN – Site Plan - Approving the Site Plan of Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone. - Approved**
- **PLAT AMENDMENT - Vacating Lottwood Plat "C" and approving the Plat amendment of Lottwood Plat "D". Located Generally at 1989 North 350 West in the R8 zone. - Approved**

STUDY SESSION

Place: City Council Conference Room

At 3:36 p.m.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Britton Runolfson (via zoom), Planning Commission members; Gary McGinn, Assistant Development Services Director; Ailin Leon, Rebecca Gourley, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; David Spencer, City Council Liaison

Those excused: Rod Erickson and Haysam Sakar, Planning Commission members; Ryan Clark, Assistant City Manager/Development Services Director

1. Discussion of Planning Commission priorities, presented by Chair Komen and discussed by present Planning Commissioners, Dave Spencer, and Gary McGinn.
2. Discussion of Application Process, presented by Matt Taylor and planning staff.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Haysam Sakar (via Zoom), Britton Runolfson and Rod Erickson Planning Commission members; Gary McGinn, Assistant Development Services Director; Rebecca Gourley, Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, Acting City Engineer; David Spencer, City Council Liaison

Those excused:

Chair Komen asked Ms. Gourley to introduce **Agenda Item 3.1.**



Agenda Item 3.1 is a request by Craig Brady/Utah Autism Academy to approve the Site Plan for the Utah Autism Academy located generally at 1875 South Geneva Road In the PRD zone.

Staff Presentation: The applicant is proposing to build an extension on the east side of the building along with 73 additional parking spaces. The addition will have a footprint of approximately 11,500 square feet. The Site Plan meets the Orem City Code requirements. ([Click here for recording](#))

Planning Commission minutes for September 18, 2024

Recommendation: Staff recommends the Planning Commission approve the Site Plan of the Utah Autism Academy located generally at 1875 South Geneva Road in the PRD zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Gourley. No questions were asked.

Chair Komen asked if the Applicant had questions for the Commission. No questions were asked.

Chair Komen asked if the Planning Commission had questions for the Applicant.

- a. Vice Chair Carpenter asked the Applicant about an emergency breakthrough drive/gate that had been proposed on the initial site plan. The breakthrough was intended to allow emergency services, such as fire, to access the nearby proposed residential location. This breakthrough was not located on the final plan presented to the Commission.
- b. Gary McGinn clarified that the breakthrough is not being built at this time as the residential development does not have a proposed construction date. Gary McGinn verified that when the residential development is built, either the Academy will have to amend the site plan to build the breakthrough, or the residential development will be required to add a road or additional measures to meet public safety standards.
- c. Vice Chair Carpenter asked further clarifying questions to the Applicant. The Applicant clarified that their lot had been approved to include hammerhead turn arounds to ensure the safety of the facility.

Planning Commission Action item 3.1: Vice Chair Carpenter moved to approve the Site Plan of the Utah Autism Academy located generally at 1875 South Geneva Road in the PRD zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

Chair Komen asked Ms. Gourley to introduce **Agenda Item 3.2**.



Agenda Item 3.2 is a request by Bracken Atkinson to approve the site plan for Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone.

Staff Presentation: The Applicant is proposing the construction of 3 commercial buildings in the M2 zone. There will be 1 large building on the east side of the parcel which will be a spec/warehouse and 3 smaller buildings on the west side of the parcel along Geneva Road. The smaller buildings will primarily focus on housing retail stores. Currently the parcel is an empty dirt lot, and the proposed site plan meets all the requirements of the Orem City code.

Recommendation: Staff recommends the Planning Commission approve the Site Plan of Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Gourley. No questions were asked.

Chair Komen asked if the Applicant had comments or questions for the Planning Commission.

- a. The Applicant came forward to briefly describe the plan. ([Click here for recording](#))

Planning Commission Action item 3.2: Mr. Hawkes moved to approve the Site Plan of Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone. Mr. Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

Planning Commission minutes for September 18, 2024

Komen asked Ms. Gourley to introduce **Agenda Item 3.3**.



Agenda Item 3.3 is a request by Brian Messmer to approve the Site Plan of Orem Tech Nort Retail located generally at 1640 West 1340 North in the M2 zone

Staff Presentation: The applicant is proposing to adjust the West lot line that is currently not aligned with a public utility easement. The applicant has obtained vacation letters from all 5 of the utility companies, and this adjustment would allow the property line and public utility easement to align. ([Click here for recording](#))

Recommendation: Staff recommends the Planning Commission approve the Plat Amendment of Lottwood, Plat "D" located generally at 1989 North 350 West in the R8 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Gourley, there were some questions regarding the current property line. Chair Komen invited the Applicant to come forward and clarify. ([Click here for recording](#))

Planning Commission Action item 3.3: Mr. Runolfson moved to approve the Plat Amendment of Lottwood, Plat "D" located generally at 1989 North 350 West in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of September 4, 2024. Vice Chair Carpenter moved to approve the meeting minutes for September 4, 2024. Mr. Runolfson seconded the motion. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

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

Adjourn: 4:48 p.m.



Gary McGinn
Planning Commission Secretary

Approved:

