

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
07.17.24

The following items are discussed in these minutes:

- **PLAT AMENDMENT – Approving the Plat Amendment of Hidden Meadows Planned Dwelling Group located generally at 103 East 800 South in the R6.5 zone**
- **SITE PLAN – Approving the site plan for Orem Art Lofts Located generally at 841 South State Street in the C2 zone.**

STUDY SESSION

Place: City Council Conference Room

At 3:36 p.m.

Those present: Mike Carpenter, Gerald Crismon, Madeline Komen, Haysam Sakar and Britton Runolfson Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Ailin Leon, Associate Planner; Grant Allen and Matt Taylor, Senior Planners Gary McGinn, Legal Counsel; David Spencer, City Council Liaison

Those excused: James Hawkes, Rod Erickson, Planning Commission members

1. Matt Taylor - Outdoor lighting regulations discussion
2. John Dorny – Traffic study criteria

REGULAR MEETING

Place: Orem City Council Chambers

At 4:33 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, Madeline Komen, Haysam Sakar and Britton Runolfson Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Ailin Leon, Associate Planner; Grant Allen and Matt Taylor, Senior Planners Gary McGinn, Legal Counsel; David Spencer, City Council Liaison

Those excused: James Hawkes, Rod Erickson, Planning Commission members

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



Agenda Item 3.1 is a request by Tayler Hendricks for the Planning Commission to approve the Plat Amendment of Hidden Meadows Planned Dwelling Group located generally at 103 East 800 South in the R6.5 zone.

Staff Presentation: The applicant is proposing to amend the plat located generally at 103 East 800 South. The building is a legal non-conforming duplex, and the lot line is currently located through the middle of the garage. The applicant is proposing to adjust the lot line to be located directly between the duplex. An agreement will be recorded against record that states if either duplex were to be sold, both properties would be responsible for dividing the cost of utilities. ([Click here for recording](#))

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Recommendation: Staff Recommends the Planning Commission approve the Plat Amendment of Hidden Meadows Planned Dwelling Group located generally at 103 East 800 South in the R6.5 zone.

Chair Komen asked if the Planning Commission had any questions for Mrs. Vargas. Mr. Carpenter asked if the lot was being made into a flag lot. Chair Komen clarified that it was already a flag lot and the line was being adjusted.

Chair Komen invited the applicant to come forward Mr. Hendricks came forward and explained to the commission that the plat amendment is being proposed in order to have the lot line go directly in between the building. He stated that there has been renovations made on the duplex. ([Click here for recording](#))

Planning Commission Action: Mr. Sakar Moved to approve the Plat Amendment of Hidden Meadows Planned Dwelling Group located generally at 103 East 800 South in the R6.5 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Britton Runolfson, Madeline Komen and Haysam Sakar. The motion passed unanimously



Agenda Item 3.2 is a request by Logan Johnson for the Planning Commission to approve the site plan for Orem Art Lofts Located generally at 841 South State Street in the C2 zone. Mr. Crimson recused himself from the agenda item.

Staff Presentation: The applicant is proposing the site plan of the Orem Art Lofts. There were two homes on the southeast corner of the property and have demolition plans in place or may have already been demolished.

The residential units are comprised of a combination of Studio, One Bedroom, Two Bedroom and Three-bedroom apartments. There is a total of 656 Parking stalls that will be in a 4 story Parking Structure, there is 2.09 stalls per unit. There will be a variety of amenities on the roof of the property that include yoga lawns, pickleball courts, dog park among other things.

The site plan is in accordance with the settlement agreement. The requirements were placed according to the settlement agreement between the City of Orem and the Applicant.

([Click here for recording](#))

Recommendation: Staff Recommends the Planning Commission approve the site plan for Orem Art Lofts Located generally at 841 South State Street in the C2 zone. Mr. Crimson recused himself from the agenda item.

Chair Komen asked if the applicant was present, Logan Johnson was present to answer questions. A variety of questions were presented to the applicant. There was a discussion regarding setbacks and other requirements. ([Click here for recording](#))

Planning Commission members had questions for Mr. Dorny, Orem City traffic Engineer regarding the traffic impact study presented by the applicant. There was a discussion regarding the possible options for 900 South and the concerns of the surrounding neighbors, and other questions regarding the traffic that might present itself due to the increase of density in the area. ([Click here for recording](#))

Planning Commission Action item 3.2: Chair Komen moved to continue the item to the August 7, 2024 meeting. Mr. Runolfson seconded the motion. Those voting aye: Madeline Komen, Gerald Crismon,

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of July 3, 2024. Mr. Sakar moved to approve the meeting minutes for July 3, 2024. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Madeline Komen, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

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

Adjourn: 6:03 p.m.

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

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Approved: August 7th, 2024

Ryan L. Clark
Planning Commission Secretary