

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
08.21.24

The following items are discussed in these minutes:

- **PLAT AMENDMENT - Approving the Plat Amendment of Cascade Estates Plat D located generally at 664 North 960 East in the R8 zone. - Approved**
- **PLAT AMENDMENT – Amending all of HCA Timpanogos Subdivision, Parcel A and approving HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone. - Approved**
- **PRELIMINARY PLAT - Approving the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone. - Approved**

STUDY SESSION

Place: City Council Conference Room

At 3:54 p.m.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Haysam Sakar, Britton Runolfson and Rod Erickson Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Gary McGinn, Assistant Development Services Director; Cheryl Vargas, Planner; Ailin Leon, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, Acting City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison

Those excused:

1. Presentation by John Dorny, Traffic Engineer, regarding traffic study criteria

REGULAR MEETING

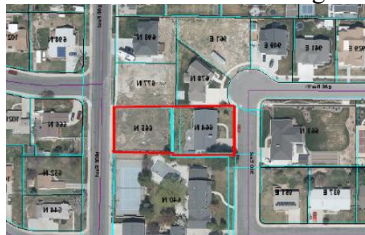
Place: Orem City Council Chambers

At 4:33 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Runolfson, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Haysam Sakar, Britton Runolfson and Rod Erickson Planning Commission members; Gary McGinn, Assistant Development Services Director; Cheryl Vargas, Planner; Ailin Leon, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, Acting City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison

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

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



Agenda Item 3.1 is a request by Jerel Hill to vacate lots 1 and 13 of Cascade Estates Plat A and approve Cascades Estates Plat D located generally at 664 North 960 East in the R8 zone.

Staff Presentation: The applicant is requesting to amend the lot line. The two property owners agree to this property line change to maximize the use of their properties. ([Click here for recording](#))

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Recommendation: Staff recommends the Planning Commission approve the vacation of Lots 1 and 13 of Cascade Estates Plat A and approve Cascades Estates Plat D in the R8 zone.

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

Planning Commission Action item 3.1: Mr. Runolfson moved to approve the vacation of Lots 1 and 13 of Cascade Estates, Plat A and approve Cascade Estates, Plat D located generally at 664 North 960 East 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.

11 Komen asked Ms. Vargas to introduce **Agenda Item 3.2.**



Agenda Item 3.2 is a request by Kyle Robbins to amend all of HCA Timpanogos Subdivision, Parcel A and approve HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone.

Staff Presentation: The Planning Commission approved the site plan and final plat for this project on December 6, 2023. However, as construction was begun on improving the intersection and adding a traffic signal at the corner of 600 West and 800 North, it was determined that more property for the right of way would be required. UDOT required the dedication of this additional property to place the signal pole on. This plat amendment will provide the extra space needed for the traffic signal and once approved, UDOT will schedule work to continue to complete the project of adding a traffic signal to this intersection. (Click here for recording)

Recommendation: Staff recommends the Planning Commission amend all of HCA Timpanogos Subdivision, Parcel A and approve HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Vargas. There was a question asked regarding a street light. (Click here for recording)

Planning Commission Action item 3.2: Mr. Erickson moved to approve the amendment of all of HCA Timpanogos Subdivision Parcel A and approve HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone. Mr. Runolfson 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.

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

Agenda Item 3.3 is a request by Tamarak Design Build to approve the preliminary plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zones.

Staff Presentation: The applicant is Proposing to subdivide one large lot into 24 buildable lots with room for development in the future. Some lots are in the R12 zone with the minimum lot size requirement of 12,000 Sqft and some are in the R8 zone with the minimum lot size of 8,000 Sqft. All the lots comply with the Orem City code requirements. (Click here for recording)

Recommendation: Staff recommends the Planning Commission approve the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Vargas, there were some questions regarding connecting streets (Click here for recording)

Planning Commission Action item 3.3: Mr. Carpenter moved to Approve the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone. Those voting aye: Mike Carpenter,

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

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1 Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The
2 motion passed unanimously.

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4 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for
5 a motion to approve the minutes of August 7, 2024. Britton Runolfson moved to approve the meeting minutes for
6 August 7, 2024. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James
7 Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

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

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13 **Adjourn:** 4:53 p.m.

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17 _____
18 Ryan L. Clark
19 Planning Commission Secretary

20 Approved: September 4th, 2024
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