

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
September 4, 2024

The following items are discussed in these minutes:

- **Plat Amendment** – Vacating Lots 3 and 4 of The Concord, Plat A and approving The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone - Approved
- **Preliminary Plat** - Approval of the Preliminary plat of Clayton Plat A located generally at 414 East 1200 North in the R8 zone - Approved
- **Plat Amendment** – Vacating Lot 1 of Orlean Terrace Plat B and approving Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone - Approved
- **Plat amendment** - Approving the plat amendment of Il Centro Plaza Condominiums, located generally at 867 North 900 West in the PD22 zone - Approved

STUDY SESSION

Place: City Council Conference Room

At 3:35 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, Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Rebecca Gourley and Ailin Leon, Associate Planners; Cheryl Vargas, Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer and David Spencer, City Council Liaison

Those excused: John Dorny, Transportation Engineer

1. Discussion led by Matt Taylor on Food Trucks: Hours of Operation and Signage
2. Ideas for future discussion items in the Planning Commission pre-meetings
 - a. Mr. Taylor: Planning Commission procedures, General Plan and Neighborhood Plans, housing policies, southwest Orem development, Geneva Road development adjacent to Vineyard City, other priorities
 - b. Chair Komen: Transportation – increased traffic and how to mitigate it, street parking problems, update biking and pedestrian plans, e-bike regulations, illegal rentals and parking related to that, neighborhood meetings and who is attending those, General Plan and southwest Orem development, Utah City

The Commission and staff briefly reviewed agenda items and minutes from the August 21, 2024 meeting and adjourned at 4:28 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:34 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, Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Rebecca Gourley and Ailin Leon, Associate Planners; Cheryl Vargas, Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer and David Spencer, City Council Liaison

Those excused: John Dorny, Transportation Engineer

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

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Chair Komen asked Ms. Leon to introduce **Agenda Item 3.1:** [\(click here for recording\)](#)

Agenda Item 3.1 is a request by Tres Miller, for the Planning Commission to vacate Lots 3 and 4 of The Concord, Plat A and approve The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone.



Staff Presentation: The applicant is requesting to combine two lots that he owns into one lot. When the property had been rezoned to create four lots, two of them fronted 400 West. There is an existing house that was to be torn down and removed because it straddles the property line between the two new lots.

The applicant decided he no longer wanted to tear the existing house down, so he now needs to combine the two lots into one lot as structures are not allowed to straddle property lines. With this plat amendment, the house can remain and will no longer straddle the property line.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission to vacate Lots 3 and 4 of The Concord, Plat A and approve The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone.

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

Chair Komen invited the applicant to come forward. Tres Miller introduced himself. Mr. Miller said it makes more sense to keep the house than to separate 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. Runolfson moved to vacate Lots 3 and 4 of The Concord, Plat A and approve The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar. 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 John Clayton for the Planning Commission to approve the Preliminary Plat of Clayton Plat, A located generally at 414 East 1200 North in the R8 zone.



Staff Presentation: The applicant is proposing to build a single-family home on this parcel. Both parcels are lots of record, have the same address and one does not have water or sewer connections.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Preliminary Plat of Clayton Plat, A located generally at 414 East 1200 North 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. Mr. Clayton 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. Erickson moved to approve the Preliminary Plat of Clayton Plat, A located generally at 414 East 1200 North in the R8 zone. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter,

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Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar. 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 David Curtis for the Planning Commission to vacate Lot 1 of Orlean Terrace Plat B and approve Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone.



Staff Presentation: The applicant is proposing to subdivide an existing lot into two parcels. Currently there is one home on the property. Both lots meet the zoning requirements of the R6.5 zone. One lot will be 12,221 square feet and the other will be 12,104 square feet, the R6.5 zone requires a lot be at least 6,500 square feet.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 of Orlean Terrace Plat B and approve Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone.

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

Chair Komen invited the applicant to come forward. Mr. Curtis 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 vacate Lot 1 of Orlean Terrace Plat B and approve Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar. 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 Paul Washburn for the Planning Commission to approve the Plat Amendment of II Centro Plaza Condominiums located generally at 867 North 900 West in the PD22.



Staff Presentation: The applicant is proposing to adjust an office space lot line. Generally, these changes are made due to a change of the office space ownership.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Plat Amendment of II Centro Plaza Condominiums located generally at 867 North 900 West in the PD22.

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

Chair Komen invited the applicant to come forward. Paul Washburn introduced himself. Two tenants own two units. One needs more space and one needs less space, so this will move the property line between the two units.

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. Carpenter moved to approve the Plat Amendment of II Centro Plaza Condominiums located generally at 867 North 900 West in the PD22. Mr. Hawkes seconded the motion. Those

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1 voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson
2 and Haysam Sakar. The 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 21, 2024. Mr. Carpenter moved to approve the meeting minutes for
6 August 21, 2024. Mr. Runolfson seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod
7 Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar. The motion passed unanimously.
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9 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Runolfson moved to adjourn. Mr. Hawkes seconded the
10 motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen,
11 Britton Runolfson and Haysam Sakar. The motion passed unanimously.
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13 **Adjourn:** 4.46 p.m.
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18 Gary A. McGinn
19 Planning Commission Secretary
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20 Approved: September 18th, 2024