

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: November 20th, 2024