

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 6, 2024

The following items are discussed in these minutes:

- **PUBLIC HEARING** – Canyon Park Tech Center Redevelopment (Rezone) - Enact Section 22-11-67 PD54 (*Canyon Park Tech Center Redevelopment*) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East – **Negative Recommendation**
- **PUBLIC HEARING** - Whitestone Estates (Rezone) - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 710 West2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending Appendix KK of the Orem City code – **Negative Recommendation**

STUDY SESSION

Place: Orem City Council Chambers

At 4:35 p.m. Chair Komen called the Work Meeting to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen and Haysam Sakar, Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Emma Tenney, Planning Intern; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison, and LaNae Millet, City Council Member

Those excused: Britton Runolfson,

Staff introduced Jared Hall, Planning Division Manager to the commission. The Commission and staff briefly reviewed notes on the bylaws, planning commission priorities, and minutes from the October 16, 2024 meeting. The work session adjourned at 5:23 p.m. for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:34 p.m. Chair Komen called the Planning Commission meeting to order and asked Rod Erickson, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, and Haysam Sakar Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager, Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny, Transportation Engineer; David Spencer, City Council Liaison

Those excused: Britton Runolfson

Chair Komen continued the Consent Agenda items. No formal motion was made. The **Consent Agenda Item** continued:

Consent Agenda Item 3.1 is the Minutes from the October 16, 2024 meeting.

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

Planning Commission minutes for November 6, 2024

Chair Komen requested a raise of hands to determine how many members of the audience were present for item 4.1 Canyon Park Tech Center Redevelopment public hearing and item 4.2 Whitestone Estates public hearing. It was determined the audience was approximately equal halves for both items. No items were rearranged. The Planning Commission proceeded as scheduled.

Chair Komen asked Planning Division Manager Jared Hall to introduce **Agenda Item 4.1**



Agenda Item 4.1 is a request from the Applicant, Bryon Prince from Tri Pointe Homes, to rezone the Canyon Park Tech Center at 1203 North 630 East from PD6 to PD54 by enacting Section 22-11-67 and amending Articles 22-5-3(A) and Appendix AAA of the Orem City code.

The item had previously been reviewed by both Planning Commission and City Council. The previous Planning Commission on August 7, 2024 forwarded a negative recommendation to the City Council. The City Council heard the request on August 27, 2024 and voted to continue the application and referred it back to the planning commission, advising the applicant to reconsider the density and lot sized of the concept plan. This item is the re-designed concept plan. There were no additional changes to the proposed PD54 text.

Chair Komen asked the Applicant to come forward and Present about the item.

Mr. Prince presented the revised concept plan and reviewed feedback from the previous City Council and Planning Commission meetings. The revised concept plan included 108 single-family lots, additional parking spots, and a revised density of 4.6 units per acre.

During the presentation, Commissioner Erickson asked questions regarding the amendment of the development's roads to provide sufficient access to public safety and utility vehicles, such as firetrucks and garbage disposal vehicles. Commissioner Hawkes also asked questions regarding the new plan's public and private parking accommodations. Additionally, Vice Chair Carpenter requested clarification for the parking accommodation's space and driveway calculations.

Chair Komen asked Planning Staff for clarification on PD and PRD open space requirements, and the redevelopment's categorization of either PD or PRD.

A recording of the Planning Commission and Mr. Prince's presentation may be accessed at this link: [\(Click Here\)](#)

Chair Komen opened the item up for Public Hearing. Due to the size of the audience, public speaking time was limited to two minutes per person. The following individuals came forward to speak:

Dave Noble, Neighbor and HOA President of DaVinci Subdivision
Jim Chatterly, Neighbor and Licensed Engineer
Brian Clark, Neighbor
Sherry Paige, Neighbor
Elanie Wilding, Neighbor
Stephen Orok, Orem Resident
Albert Clark, Neighbor
Alice Howard, Neighbor
Garrett Reese, Neighbor
Howard Wilding, Neighbor
Tonni Merrill, Orem Resident
Diane Fraser, Neighbor
McKenzie Reese, Neighbor

A recording of the Public Hearing session and the individuals' comments may be accessed at this link: [\(Click Here\)](#)

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

Planning Commission minutes for November 6, 2024

Chair Komen closed the Public Hearing session and invited Mr. Prince to answer questions and comments from the Public Hearing session.

Chair Komen turned the discussion back to the Planning Commission to allow members to discuss the item.

Chair Komen also asked City Engineer Taggart Bowen about the project's lack of a retention basin. Mr. Bowen advised that projects of this size will need retention calculations, but that it is investigated during the Site Plan and Preliminary Plat phases. Mr. Prince clarified that the existing storm water around the Canyon Park Tech Center development already operates at a larger capacity than will be needed if the project was redeveloped, as the current location consists of large impervious surfaces.

Commissioner Crimson asked about the anticipated prices for the homes in the redevelopment. Mr. Prince advised they will be in the \$700,000 dollar range and up, as dictated by the market. Commissioner Hawkes requested clarification on which homes will be higher in price. Mr. Prince advised that he was unable to provide the answer, as the homes were not fully designed.

Chair Komen asked Staff about how binding the concept plan is, and its impact on the final design of the subdivision. Mr. McGinn advised that the plan and lot size cannot be larger than what is proposed in the concept, but that lots may be altered in placement and size as they are impacted by utility requirements.

Commissioner Erickson requested clarification on the elevation and grade for the project. Mr. Prince advised the project would be made to match the grade of homes to the west.

Commissioner Hawkes asked Mr. Prince for clarification on the City Council's advice about lowering the original project's density to match an R8 zone, and had questions as to why this redesign did not reflect an R8 zone.

Commissioner Sakar expressed concerns to Mr. Prince about the lot sizes, the calculated density that was provided on the plan, and the appeal of the redesign to residents and the Commission.

Vice Chair Carpenter highlighted the importance of maintaining land use diversity and expressed concern about the privacy of the lots, available parking spaces, and setbacks of the development.

Chair Komen reiterated the Commission and the City Council's concerns regarding lots that match a R8 zone, environmental impacts of the rezone, and the loss of neighborhood and trail connections.

Richard Brunst, an audience member, requested the Planning Commission discuss the access points to the project. Chair Komen, Commissioner Hawkes, Vice Chair Carpenter and Mr. Bowen discussed the traffic impacts and danger and serviceability of the roads.

McKenzie Reese, an audience member, advised upon the safety of the Research Way Road and her concerns about a new access point and intersection.

Chair Komen asked for final remarks. No remarks were given. A motion was initiated. During the motion, Commissioner Erickson and Chair Komen expressed their understanding for the need for more housing and housing diversity. The motion continued.

Planning Commission Action on Item 4.1: Commissioner Haysam made a motion forward a recommendation of denial to City Council to enact Section 22-11-67 PD54 Zone, amending Article 22-5-3(a) and the zoning map of the City of Orem by rezoning approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East. Chair Carpenter seconded the motion. Those voting aye: Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen. The motion passed unanimously.

Chair Komen called for a five minute recess. The meeting continued at 7:20 PM. Commissioner Sakar did not return from the recess and was hitherto excused.

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

Planning Commission minutes for November 6, 2024

Chair Komen asked Senior Planner Matt Taylor to introduce **Agenda Item 4.2**



Agenda Item 4.2 is a request from the Applicant, Julie Smith, to rezone Whitestone Estates, approximately located at 710 West 2000 South from OS5 to PRD, by amending article 22-5-3(A) and Appendix KK of the Orem City Code.

The new development would consist of low to medium density housing units, with a total of 93 units consisting of single-family homes and townhomes. Mr. Taylor presented the concept plan, general parking calculations, and calculated density. Mr. Taylor's recorded presentation, as well as all following conversations and

presentations, may be viewed at this link: [\(Click Here\)](#)

Chair Komen invited the Applicant and Developers to come forward to present. Applicant Julie Smith and Developers Nathan and Jake Horan of Keystone Builders came forward.

Ms. Smith reviewed the PRD concept plan, the housing density calculation, parking tabulations, the LDR general plan designation, and notes from the Neighborhood Meetings that were held in preparation for the project. Ms. Smith and Nathan and Jake Horan provided the specifications of the houses, and information on unit diversity.

Commissioner Erickson asked about the average lot size for the project and Vice Chair Carpenter requested information on the setbacks. Jake Horan and Ms. Smith provided an average lot size of 5,000 square feet and an average front and backyard setback of twenty-five to thirty feet with about a five foot setback on the sides.

Chair Komen opened the item for a Public Hearing session. Due to the size of the audience, public speaking time was limited to two minutes per person, with the exception of the first speaker. The following individuals came forward to speak:

Sydney Damron, Spokesperson for Peyton's Crossing Development
Linda Brown, Neighbor
Leanne Swanson, Neighbor
James Brown, Neighbor
Lorraine Brown, Neighbor
Trisha Nelson, Orem Resident and Farmhaven President
Don Barr, Neighbor and Provo Resident
Pamela Moose, Neighbor
Casey Backus, Neighbor
Denis Groo, Neighbor
Ryan McDougall, Neighbor
Jill Backus, Neighbor
Alan Moose, Neighbor
Rachel Wilkerson, Wilkerson Farm Owner

A recording of the Public Hearing session and the individuals' comments may be accessed at this link: [\(Click Here\)](#)

Chair Komen closed the Public Hearing session and invited Ms. Smith to come forward to respond to comments.

Chair Komen and Vice Chair Carpenter asked questions about the access points. Mr. Taylor and Mr. Bowen answered questions about access points.

Mr. Taylor answered Commissioner's questions about conservation easements and general plan maps.

Chair Komen turned the discussion back to the Planning Commission to allow Commissioners to discuss.

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

Planning Commission minutes for November 6, 2024

Vice Chair Carpenter expressed concern regarding the density of the housing and traffic impact. Commissioner Erickson asked Planning Staff for clarification on the compliance with existing City Code and clarification on the rezone request.

Commissioner Erickson, Commissioner Hawkes, and Commissioner Crismon expressed their concerns regarding the traffic impact and parking.

Roger Dudley, engineer for the project, came forward and provided information on the traffic impacts.

Chair Komen and Vice Chair Carpenter concluded the conversation by expressing concern for land shortage and the importance of open space areas and maintaining land use diversity.

A recording of all Commissioners' remarks may be accessed at this link: [\(Click Here\)](#)

Planning Commission Action on Item 4.2: Commissioner Erickson made a motion forward a recommendation of denial to City Council to amend Article 22-5-3(a) and the zoning map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending Appendix KK of the Orem City Code. Vice Chair Carpenter seconded. Those voting aye: James Hawkes, Gerald Crismon, and Madeline Komen. The motion passed unanimously.

Adjourn: James Hawkes moved to adjourn. Mike Carpenter seconded the motion. Those voting aye: Gerald Crismon, Rod Erickson, and Madeline Komen. The motion passed unanimously.

Adjourn: 8:28 PM

Gary A. McGinn
Planning Commission Secretary

Approved: November 20th, 2024