

PLANNING COMMISSION MEETING MINUTES

September 15, 2021

The following items are discussed in these minutes:

- **PRELIMINARY PLAT** – Approving the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road – Continued to November 3, 2021.
- **PRELIMINARY PLAT** - Approving the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West - Approved

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. Chair Cochran called the Study Session to order.

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Garey, Associate Planners; Grant Allen, Long Range Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member; Matt Taylor, Long Range Planner

The Commission and staff briefly reviewed agenda items and minutes from September 1, 2021 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Cochran called the Planning Commission meeting to order and offered the invocation.

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Garey, Associate Planners; Grant Allen, Long Range Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member; Matt Taylor, Long Range Planner

Chair Cochran asked Ms. Garey to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Jeff Mansell, Boardwalk Industries, LLC for the Planning Commission to approve the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.



Recommendation: Due to the concept plan for this project being continued at City Council until October 26, 2021, Staff recommends the Planning Commission to continue the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone to November 3, 2021.

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

Planning Commission minutes for September 15, 2021

Planning Commission Action: Ms. Bentley moved to continue the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone until November 3, 2021. Mr. Spencer seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Garey to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Ramon and Rosalia Hernandez for the Planning Commission to approve the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone.



Staff Presentation: The applicant desires to subdivide a larger lot into two lots in an existing neighborhood in the R7.5 zone. The smaller lot, contains 7,510 square feet, has an existing home which will remain. The larger lot, contains 18,615 square feet, and shall have improvements installed. Both of the lots will front on 600 West.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone.

Chair Cochran asked if the Planning Commission had any questions for Ms. Garey.

Chair Cochran invited the applicant to come forward. Rosalia Hernandez introduced herself and had nothing to add to the presentation.

Chair Cochran called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to approve the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone. Ms. Mecham seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then moved to approve the meeting minutes for September 1, 2021. Mr. Roberts seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer. The motion passed unanimously.

Adjourn: Chair Cochran moved to adjourn. Ms. Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer. The motion passed unanimously.

Adjourn: 4:34 p.m.

Jason Bench
Planning Commission Secretary

Approved: October 20, 2021