CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
Jun 19, 2024

The following items are discussed in these minutes:

- **Public Hearing** – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the C2 zone (Approximately 9.43 acres) - Approved

STUDY SESSION

Place: Orem Center Business Park, 1206 South 1680 West

At **3:15 p.m.**

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen and Murray Low Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners

Those excused: Haysam Sakar, Planning Commission member; Taggart Bowen, Acting City Engineer; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel; Grant Allen and Matt Taylor, Senior Planners and David Spencer, City Council Liaison

1. Tour of the Orem Center Business Park

REGULAR MEETING

Place: Orem City Council Chambers

At **4:30 p.m.** Chair Komen called the Planning Commission meeting to order and asked Mr. Carpenter, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen and Haysam Sakar, Murray Low, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Taggart Bowen, Acting City Engineer; Gary McGinn, Legal Counsel; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners and David Spencer, City Council Liaison

Those excused: John Dorny, Transportation Engineer.

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



Agenda Item 3.1 is a request by Skip Dunn for the Planning Commission to forward a recommendation to the 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 1230 West 2000 South from the)S5 zone to the C2 zone (approximately 9.43 acres).

Staff Presentation: The applicant is proposing to rezone the current property from the OS5 zone to the C2 zone to permit building of multi-unit commercial complex with three buildings. The general plan is community commercial.

Recommendation: Staff Recommends the Planning Commission forward a recommendation to the 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 1230 West 2000 South from the OS5 zone to the C2 sone (approximately 9.43 acres).

Chair Komen asked if the Planning Commission had any questions for Ms. Vargas. A general discussion about requirements and varying questions about the parcel were asked. (Click here for recording)

Chair Komen invited the applicant to come forward. Paul Washburn introduced himself, he stated that he was representing Dunn Investments, the owners of the property. The representative explained the order of events that took place leading up to the submission of the application. There was a discussion about the surrounding neighbors' concerns that were brought to the attention of Mr. Washburn. There was further discussion about projected dates, zone requirements, and types of businesses that could be placed in the commercial complex. (Click here for recording)

Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

Several residents came forward to express their thoughts and concerns. (Click here for recording)

Planning commission members had further questions about what is permitted in the C2 and C3 zone. There was a discussion of what is permitted in the zones. (Click here for recording). Questions arose regarding a Development Agreement. Mr. Bench explained the requirements of the C2 zone rezone request, Planned Development zone and Development Agreement. (Click here for recording). Ms. Komen asked the applicant about their opinion regarding a potential continuance and return with a Planned Development, the applicant requested the item be continued until the first meeting in August. (Click here for recording)

Planning Commission Action: Ms. Komen moved to continue the forwarding of a recommendation to the 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 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres) to the August 7, 2024 meeting. Mr. Low seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of June 5, 2024. Mr. Hawkes moved to approve the meeting minutes for June 5, 2024. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: Chair Komen called for a motion to adjourn. Mr. Carpenter moved to adjourn. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: 5:26 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: July 3rd, 2024