

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
07.03.24

The following items are discussed in these minutes:

- **PUBLIC HEARING – MAP AMENDMENT - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 375 East 1600 North from the R8 zone to the PRD zone (approximately 2.30 acres) and amending Appendix KK of the Orem City code. – Negative recommendation to City Council**
- **PUBLIC HEARING – MAP AMENDMENT - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code. – Negative recommendation to City Council**

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m.

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

Those excused: Cheryl Vargas, Associate Planner; Taggart Bowen, Acting City Engineer; John Dorny Transportation Engineer.

1. Economic Development Update presented by Kathi Lewis, Economic Development Division Manager
2. Jason Bench - Discussion about the difference between C2 and C3 zones

REGULAR MEETING

Place: Orem City Council Chambers

At 4:33 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, James Hawkes, Madeline Komen, Haysam Sakar and Rod Erickson Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Ailin Leon, Associate Planner; Grant Allen and Matt Taylor, Senior Planners Gary McGinn, Legal Counsel; Taggart Bowen, Acting City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison

Those excused: Cheryl Vargas, Associate Planner.

Chair Komen asked Mr. Bench to introduce **Agenda Item 3.1.**

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Agenda Item 3.1 is a request by Julie Smith 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 375 East 1600 North from the R8 zone to the PRD zone (approximately 2.30 acres) and amending Appendix KK of the Orem City code.

Staff Presentation: The applicant is proposing to rezone the current property from the R8 zone to the PRD zone to permit the building of 10 single family homes.

Currently the parcel is zoned in the R8 zone, which is zoned to permit 7 lots instead of the proposed 10. The proposed PRD zone would meet the requirements such as the height of the structures, the street width, buffered sidewalks, parking stalls among other requirements as listed in the Orem City code. ([Click here for recording](#))

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 375 East 1600 North from the R8 zone to the PRD zone (approximately 2.30 acres) and amending Appendix KK of the Orem City code.

Chair Komen asked if the Planning Commission had any questions for Mr. Bench. Several questions were asked regarding the alternate R8 concept plan that was presented along with the varying lot sizes. There was a discussion about the differing uses of Accessory Dwelling Units in the R8 and PRD zones. ([Click here for recording](#))

Chair Komen invited the applicant to come forward. Julie Smith and Corey Turner introduced themselves, The owners gave a history of the property and explained why they were proposing a PRD on both pieces of land. There was a discussion about the surrounding neighbors' concerns that were brought to the attention of Ms. Smith during the neighborhood meeting. The cost and sizes of the homes were discussed. ([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. The following residents came forward to express their thoughts and concerns about this project; Thomas Thirstin, Stephanie Visnew, Ken Millet, Paul Millet, Lyn Pulley, Tacy Zinger and William B. ([Click here for recording](#))

Chair Komen directed the questions that were directed to the developer. Planning Commission members had additional questions for the developer. ([Click here for recording](#))

Planning Commission Action: The motion is listed following item 3.2.



Agenda Item 3.2 is a request by Julie Smith 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 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code.

Staff Presentation: The applicant is proposing to rezone the current property from the R8 zone to the PRD zone to permit the building of 10 single family homes. Currently the parcel is zoned in the R8 zone, which is zoned to permit 6 lots instead of the proposed 10. The proposed PRD zone would meet the requirements such as the height of the structures, the street width, buffered sidewalks, parking stalls among other requirements as listed in the Orem City code. ([Click here for recording](#))

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 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code.

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Chair Komen asked if the Planning Commission had any questions for Mr. Bench. Chair Komen asked if there was a distance requirement between the guest parking stalls and unit 10. There was further discussion about parking and the concerns of residents in the surrounding neighborhoods as well as questions about landscaping. There was a discussion about the authorized use of Accessory Dwelling Units in the R8 zone. ([Click here for recording](#))

The developer was the same for item 3.1 and item 3.2 and was present to answer any questions.

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. The following residents came forward to express their thoughts and concerns; Debbie Tucker, Stephanie Visnew, Nicole Smith, Tyler Smith, Paul Millet, Thomas Thirstin, Sean Cutler, Blair Tucker, Tacy Zinger, Ken Millet, Lyn Pulley ([Click here for recording](#))

Chair Komen closed the public hearing and asked the applicants the questions that were asked during the public hearing. Planning Commission members had additional statements and questions for the applicants. ([Click here for recording](#))

Planning Commission Action item 3.1: Mr. Erickson moved to forward a negative 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 375 East 1600 North From the R8 zone to the PRD zone (approximately 2.30 acres) and amending Appendix KK of the Orem City code. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson and Haysam Sakar. The motion passed unanimously.

Planning Commission Action item 3.2: Mr. Erickson moved to forward a negative 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 1573 North 275 West From the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson 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 19, 2024. Mr. Hawkes moved to approve the meeting minutes for June 19, 2024. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson and Haysam Sakar. The motion passed unanimously.

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

Adjourn: 6:03 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: July 17th 2024