

**CITY OF OREM**  
**PLANNING COMMISSION MEETING MINUTES**  
**April 17, 2019**

The following items are discussed in these minutes:

Public Hearing – Vacate Hearthstone Plat A and approve the final plat of Hearthstone Plat C – Approved

Public Hearing – Approval of Il Centro Piazza Condominiums 8<sup>th</sup> Supplemental Plat – Approved

Public Hearing - Vacate Lots 1 & 2 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat B; vacate Lots 3,4,5,6 and 7 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat C - Approved

**STUDY SESSION**

**Place:** City Council Conference Room

**At 3:30 p.m.** Chair Spencer called the Study Session to order.

**Those present:** Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Grant Allen, Planner; Jenna Albers and Emily Guffin, Long Range Planners; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer and Cheryl Vargas, Minutes Secretary

**Those excused:** Mickey Cochran, Carl Cook, David Moulton, Planning Commission members; Jason W. Bench, Planning Division Manager; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Debby Lauret, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from April 3, 2019 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 Spencer called the Planning Commission meeting to order and offered the invocation.

**Those present:** Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Grant Allen, Planner; Jenna Albers and Emily Guffin, Long Range Planners; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer and Cheryl Vargas, Minutes Secretary

**Those excused:** Mickey Cochran, Carl Cook, David Moulton, Planning Commission members; Jason W. Bench, Planning Division Manager; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Debby Lauret, City Council Liaison

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.1:**

**Agenda Item 3.1** is a request by Jennifer Gale to request the Planning Commission approve the plat amendment of Hearthstone Plat A and approve the final plat of Hearthstone Plat C generally located at 1129 East 920 North in the R12 zone.



**Staff Presentation:** The applicant currently owns both parcels. The applicant desires to adjust the lot line between lots 1 and 2 through vacating the original plat and approve the final plat with the lot line adjustments. The proposed plat complies with all applicable requirements.

*A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)*

## Planning Commission minutes for April 17, 2019

**Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Hearthstone Plat A and approve the final plat of Hearthstone Plat C generally located at 1129 East 920 North in the R12 zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen.

Chair Spencer invited the applicant to come forward. The applicant was not present. Mr. Spencer asked about the reason for the change and was it the same owner. Mr. Allen said it is the same owner.

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

When no one came forward, Chair Spencer closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Mr. Staker moved to approve vacating Hearthstone Plat A and approve the final plat of Hearthstone Plat C generally located at 1129 East 920 North in the R12 zone. Ms. Jensen seconded the motion. Those voting aye: Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.2:**

**Agenda Item 3.2** is a request by Paul Washburn to request the Planning Commission approve the amended plat of Il Centro Piazza Condominiums, 8<sup>th</sup> Supplemental Plat located generally at 824 North 900 West in the PD-22 zone.



**Staff Presentation:** The applicant is modifying the line between units 308 and 309 of the 3<sup>rd</sup> floor condominiums. No other changes are proposed. The proposed plat complies with all applicable requirements.

**Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment of Il Centro Piazza Condominiums, 8<sup>th</sup> Supplemental Plat located generally at 825 North 900 West in the PD-22 zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen.

Chair Spencer invited the applicant to come forward. Paul Washburn introduced himself. Mr. Spencer said he was confused as to what is going on with these two units. Mr. Washburn said these are convertible space condominiums. On third floor on the extreme north side of the building, there is an attorney's office and Cambridge Financial. Cambridge Financial is growing and would like more space. The attorney is in his mid-seventy's and trying to cut back his practice. This is a boundary line adjustment of seven to eight hundred feet. Mr. Spencer said it is a boundary line as far as the city is concerned but physically the wall is being moved.

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

When no one came forward, Chair Spencer closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Mr. Roberts moved to approve the plat amendment of Il Centro Piazza Condominiums, 8<sup>th</sup> Supplemental Plat located generally at 825 North 900 West in the PD-22 zone. Mr. Spencer seconded the motion. Those voting aye: Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.3:**

*A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)*

## Planning Commission minutes for April 17, 2019

**Agenda Item 3.3** is a request by Richmond American Homes to request the Planning Commission approve vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approving the Final Plat of Rawlings Subdivision Amended Plat B; and Approving Vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approving the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South in the R8 zone.



**Staff Presentation:** There was a discrepancy discovered at the county when the previous plat was recorded. The applicant is correcting the discrepancy and adjusting the lot lines to meet existing lots and fence lines along the boundary between Rawlings subdivision lots 1-7 and properties to the west. The proposed plat complies with all applicable requirements.

**Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat B; and vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South in the R8 zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen.

Chair Spencer invited the applicant to come forward. Matt Brown, MW Brown Engineering, introduced himself. When they laid the lot corners out, they were west of the existing fence. Richmond American wants to pull the line back to match the existing fence and the County line.

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

When no one came forward, Chair Spencer closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Mr. Spencer moved to approve vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat B; and vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South in the R8 zone. Mr. Staker seconded the motion. Those voting aye: Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Mr. Clark said regarding the new Library Hall, most of the underground work is completed, sewer and water are in. They are relocating telephone lines now and power infrastructure conduit has been installed. The City received five bids to construct the building and should be starting in a week or two. They are making progress on the Fitness Center as well.

**Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion to approve the minutes of April 3, 2019. Mr. Staker moved to approve the meeting minutes for April 3, 2019. Mr. Spencer seconded the motion. Those voting aye: Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

**Adjourn:** Chair Spencer called for a motion and moved to adjourn. Mr. Roberts seconded the motion. Those voting aye: Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

**Adjourn:** 4:42 p.m.

---

Jason Bench  
Planning Commission Secretary

Approved: May 1, 2019

*A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)*