

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 7, 2020

The following items are discussed in these minutes:

- Vacating Strawberry Fields, Plat A and approving Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone - Approved.
- Vacating Heritage Homes, Plat H and approving Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone - Approved.

STUDY SESSION

Cancelled.

REGULAR MEETING

NOTICE OF ALL-ELECTRONIC MEETING

To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020 Executive Order, the Orem City Planning Commission meeting on October 7, 2020 will be an all-electronic meeting. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically. You can view the meeting live at orem.org/meetings. If you want to make a comment, please use: orem.org/comments or PlanningCommissionPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be read into the record during the live meeting. Once an item has been voted on, that item will be closed to additional comments. Thank you for your cooperation during these challenging times.

Place: Orem City Council Chambers - Electronic

At 4:30 p.m. Chair Cochran called the Planning Commission meeting to order and offered the invocation. After the invocation, he made the following statement: "I Mickey Cochran, as Chairman of the Orem City Planning Commission, make the following determinations: 1. Under current conditions, conducting an Orem City Planning Commission meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. 2. This determination is based on the facts that (1) COVID-19 is a worldwide pandemic threatening the health and safety of the residents of Orem; (2) the State of Utah has determined that people should maintain social distancing of at least six feet to help mitigate the spread of COVID-19."

Those present: Mickey Cochran, Planning Commission Chair; Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, Mike Staker, Planning Commission members; Terry Peterson, City Council Liaison; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Jake Harding, Cheryl Vargas, Associate Planners; Brady Hale, Traffic Engineer; Sam Kelly, City Engineer; Steve Earl, Legal Counsel via zoom.

Those excused: Grant Allen and Matt Taylor, Long Range Planners.

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Tracy Rawle for the Planning Commission to vacate Strawberry Fields, Plat A and approve Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone.

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



Staff Presentation: The applicant desires to amend the existing plat in order to add Limited Common areas to the building pads. This will allow residents to fence their yards if they want to. There is also a minor address correction on Lot 1, it will be changed from 1303 North to 1309 North Strawberry Lane. No other changes are proposed.

Recommendation: Staff recommends the Planning Commission vacate Strawberry Fields, Plat A and approve Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone

There was discussion on the item. Some of the key issues that were discussed were:

- That the plat amendment represents an interest of the current and future homeowners of this subdivision.

Planning Commission Action: Mr. Roberts moved to vacate Strawberry Fields, Plat A and approve Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.2 was a request by Keven Stratton for the Planning Commission to vacate Heritage Homes, Plat H and approve Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone.

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Staff Presentation: The existing plat is a two-lot subdivision containing Lots 1 and 2, currently owned by the applicant. Lot 1 is .23 acres and Lot 2 is .17 acres. The new subdivision will consist of one lot that is .42 acres. The applicant is proposing to merge these two lots into one lot. There are no existing easements between the two lots, so no easement vacation is required. No other changes are proposed.

Recommendation: Staff recommends the Planning Commission vacate Heritage Homes, Plat H and approve Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone.

There was discussion on the item. Some of the key issues that were discussed were:

- The intention of the plat amendment is to construct a pool on the property.

Planning Commission Action: Mr. Spencer moved to vacate Heritage Homes, Plat H and approve Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then made a motion to approve the minutes of the September 16, 2020 Planning Commission meeting. Ms. Roberts seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Adjourn: Mr. Cook moved to adjourn. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer, Haysam Sakar, and Mike Staker. The motion passed unanimously.

Adjourn: 4:53 p.m.

—Jason Bench
Planning Commission Secretary

Approved: October 21, 2020

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