CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 2, 2022

The following items are discussed in these minutes:

- PUBLIC HEARING – Vacating Lots 3, 4, 5 and 6 of the 15-52 Industrial Park, Plat A Subdivision and approving 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone. – approved
- PUBLIC HEARING – Vacating Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approving Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone. – approved
- PUBLIC HEARING – Vacating Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone. – approved
- PRELIMINARY & FINAL PLATS – Approving the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone. – approved

STUDY SESSION

Place: City Council Conference Room

At **3:38 p.m.** Vice-Chair Komen called the Study Session to order.

Those present: Gerald Crismon, James Hawkes, Madeline Komen, and Murray Low Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member; Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from the October 19, 2022 meeting, took a tour of the Development Services offices 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.** Vice-Chair Komen called the Planning Commission meeting to order and asked Mr. Crismon, Planning Commission member, to offer the invocation.

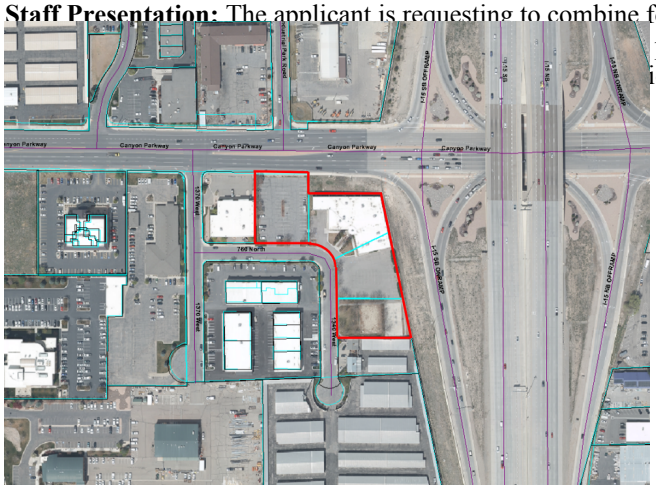
Those present: Gerald Crismon, James Hawkes, Madeline Komen, and Murray Low Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member; Sam Kelly, City Engineer

Vice-Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.1**: (Click here for recording)

Agenda Item 3.1 is a request by Rick Magness for the Planning Commission to vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.

Staff Presentation: The applicant is requesting to combine four lots (3,4,5 and 6) in the 15-52 Industrial Park, Plat property from the Boy Scouts of America in 2021 and ions Center. Section 17-5-2 (Final Plat)



There will be no additional buildings built as the State will utilize the existing building. They will add a generator with transformer and two dumpsters in the west parking lot. They will also add a bike storage area, mechanical units and an outdoor fenced/secured area south of the building, as well as a new storage shed in the south landscape area.

Recommendation: Staff recommends the Planning Commission vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.

Vice-Chair Komen invited the applicant to come forward. Mr. Magness introduced himself.

Vice-Chair Komen asked if the Planning Commission had any questions for Mr. Magness.

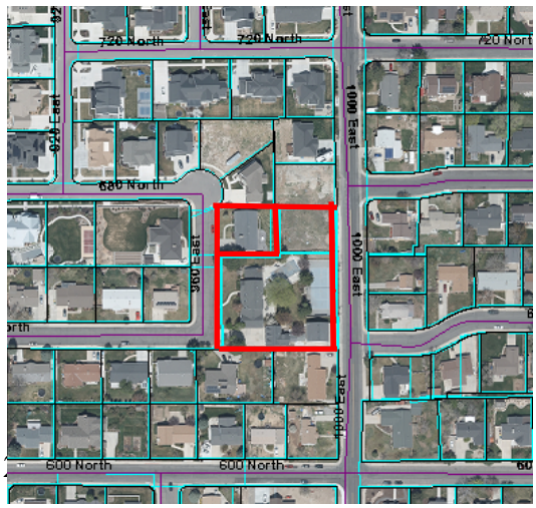
Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

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

Planning Commission Action: Mr. Low moved to vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone. Mr. Crismon seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

Vice-Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.2**: (Click here for recording)

Agenda Item 3.2 is a request by Jerel Hill for the Planning Commission to vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone.



Staff Presentation: The applicant is seeking to amend property lines between three lots in the Cascade Estates and Cascade View subdivisions.

All of the lots will meet the minimum lot size requirement of the R8 zone (8,000 square feet). Lot 1 will be 9,913 square feet, Lot 2 will be 10,566 square feet and Lot 3 will be 40,770 square feet. The proposed plat meets all the requirements of the R8 zone and Final Plat application. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

Recommendation: Staff recommends the Planning Commission vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of

Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.

Vice-Chair Komen invited the applicant to come forward. Mr. Hill introduced himself.

Mr. Hill asked if there are any PUE on the property lines.

Vice-Chair Komen referred this question to Ms. Vargas.

Ms. Vargas and Mr. Clark addressed the question regarding PUE, informing that the PUE on the property is outside of the buildable area.

Vice-Chair Komen asked if the Planning Commission had any questions for Mr. Hill.

Vice-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.

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

Planning Commission Action: Mr. Hawkes moved to vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.. Vice-Chair Komen seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously

Vice-Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.3**: (Click here for recording)

Agenda Item 3.3 is a request by Kent Peterson for the Planning Commission to vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone.

Staff Presentation: The applicant is seeking to amend the lot line between his two previously platted lots and vacate the easement under the existing garage.

Both lots will meet the minimum lot size and frontage requirements of the R8 zone (8,000 square feet with 80 feet of frontage). Lot 1 will be 12,046 square feet with 109.5 feet of frontage and Lot 2 will be 9,076 square feet with 82.5 feet of frontage.

The existing garage on Lot 2 will remain. When a new home is built on the lot, the home will have to be built six (6) feet from the garage. Accessory structures may take up to a maximum of eight percent of the total lot size. On Lot 2 that maximum is 726 square feet. The exiting garage is 700.2 square feet and meets that eight percent or less requirement.

The proposed plat meets all the requirement of the R8 zone and Final Plat application. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

Recommendation: Staff recommends the Planning Commission vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.

Vice-Chair Komen invited the applicant to come forward. Applicant was not present.

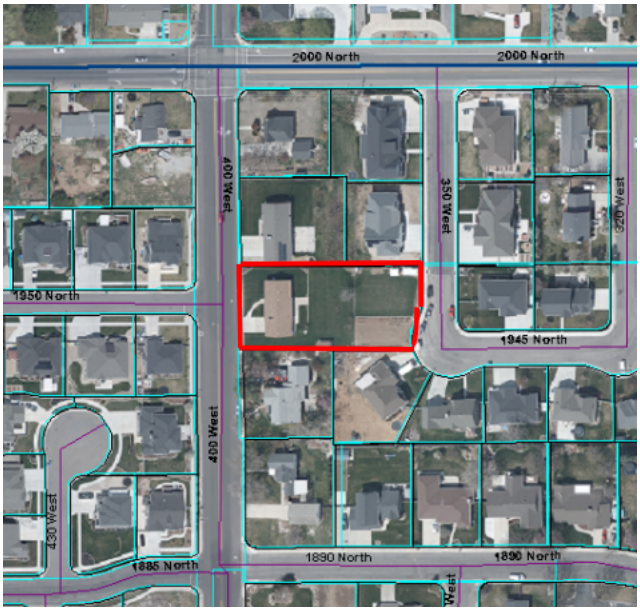
Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Vice-Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Low moved to vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

Vice Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.4**: (Click here for recording)

Agenda Item 3.4 is a request by Warren Hill for the Planning Commission to approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.



Staff Presentation: The applicant is seeking to subdivide one lot, which is a Lot of Record, into two lots in the R8 zone.

Both of the lots will meet the minimum lot size square footage and frontage requirements of the R8 zone (8,000 square feet and 80 feet of frontage). Lot 1 will be 13,162 square feet with 110.68 feet of frontage. Lot 2 will be 12,618 square feet with 115.12 feet of frontage.

All improvements are existing including sewer, water, curb, gutter and sidewalk. The preliminary plat was approved in 2011 and the subdivision was completed except for this lot. They are now requesting to complete the subdivision with these last two lots. The proposed plat meets all the requirement of the R8 zone and Final Plat application. Section 17-5-2 (Final Plat)

Recommendation: Staff recommends the Planning Commission approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.

Vice-Chair Komen invited the applicant to come forward. Representative of applicant, Roger Dudley, had nothing more to add.

Vice-Chair Komen 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. Crismon moved to approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.. Mr. Low seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Vice-Chair Komen then called for a motion to approve the minutes of October 19, 2022. Vice-Chair Komen moved to approve the meeting minutes for October 19, 2022. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

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

Adjourn: 4:44p.m.

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Ryan L. Clark
Planning Commission Secretary

Approved: December 7, 2022