



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
September 20, 2023

*This meeting may be held electronically  
to allow a Commission member to participate.*

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56  
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
  - 3.1 **PUBLIC HEARING - Amending Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.**
4. MINUTES REVIEW AND APPROVAL
  - 4.1 **Review and approve minutes from the September 6, 2023 meeting.**
5. ADJOURN

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.  
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,  
please call the Development Services Office at least 3 working days prior to the meeting.  
(Voice 801-229-7183)**

**This agenda is also available on the City's webpage at [orem.org](http://orem.org)**

Item #: 3.1

Prepared By:  
Cheryl Vargas

## Planning Commission

September 20, 2023



Applicant: Kimble Smith

**PUBLIC HEARING** - Amending portions of Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept and elevations for the Hillcrest Ridge development.

### NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at [utah.gov/pmn](http://utah.gov/pmn)
- Mailed to 241 property owners within 1,000 feet of the property.

### SITE INFORMATION:

- General Plan Designation: **Medium Density Residential**
- Current Zone: **PRD**
- Acreage: **1.34**
- Neighborhood: **Hillcrest**

### ACTION:

The Planning Commission shall forward a recommendation to the City Council regarding the rezone request.

**REQUEST:** The applicant requests the City amend portions of Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept and elevations for the Hillcrest Ridge development.

**BACKGROUND:** The applicant owns approximately 1.34 acres of land and requests the City approve a rezone for a commercial/mixed use building on the gateway to Orem. This parcel of land in the PRD zone was previously approved for townhomes. On September 21, 2016 the project for ten (10) townhomes was approved; however, it was never built and the approval expired. In November of 2019, the owner applied again to build ten (10) townhomes. That application was never approved through the technical review committee and that application also expired and the property was sold.

This parcel will continue to be in the PRD zone; however, the new Urban Mixed-Use Overlay Zone (UX) will be added to the exiting PRD zone.

Mr. Smith is proposing a three (3) level building with 15,000 square feet of office space on the first level. The second level will have 10,000 square feet of office space and 5,000 square feet of residential space split between four condominiums. The third level will have 7,500 square feet of office space with 7,500 square feet of open deck area. By amending the Urban Mixed-Use Overlay Zone (UX) to allow for residential and commercial in the same building, this will be allowed. The building will back up against University Parkway with parking out front towards the surrounding neighborhood.

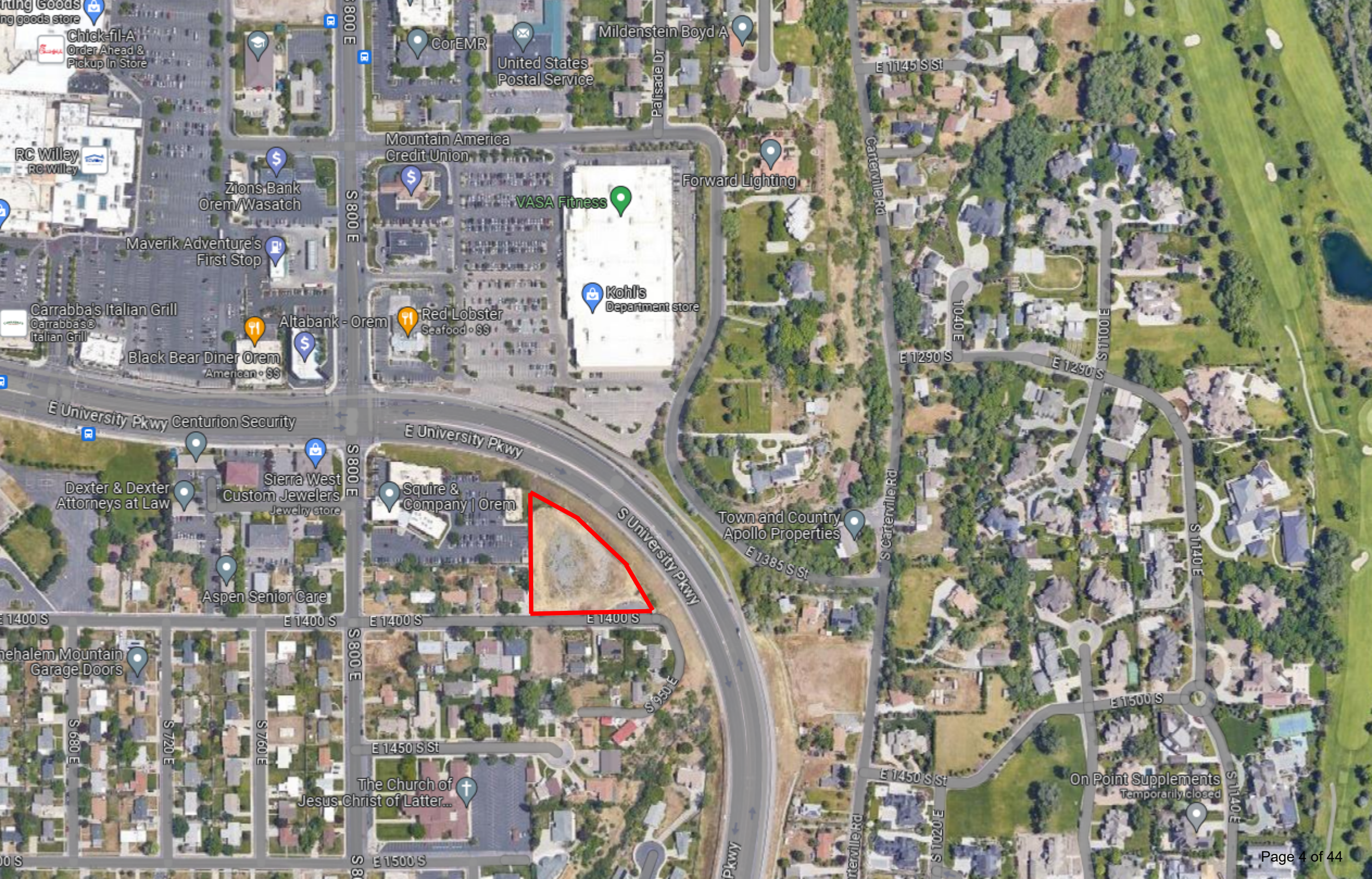
The first part of this approval is the text amendment to modify the existing Urban Mixed-Use Overlay Zone (UX) to allow a limited number of residential units to be located in small-scale commercial developments in a certain area (properties with a boundary adjacent to University Parkway and east of 800 East). The ground floor

will be restricted to retail and office uses. Any floor above the ground floor may be used for residential and/or retail and office uses.

*Parking:* Parking will be amended. The amount of commercial parking required will be based on the one (1) space per 345 square feet. The residential parking required will be based on two (2) spaces per unit. One hundred two (102) spaces are required for this project and they are providing 102 spaces. Forty-two (42) spaces will be under the building and sixty (60) spaces will be outside in front of the building.

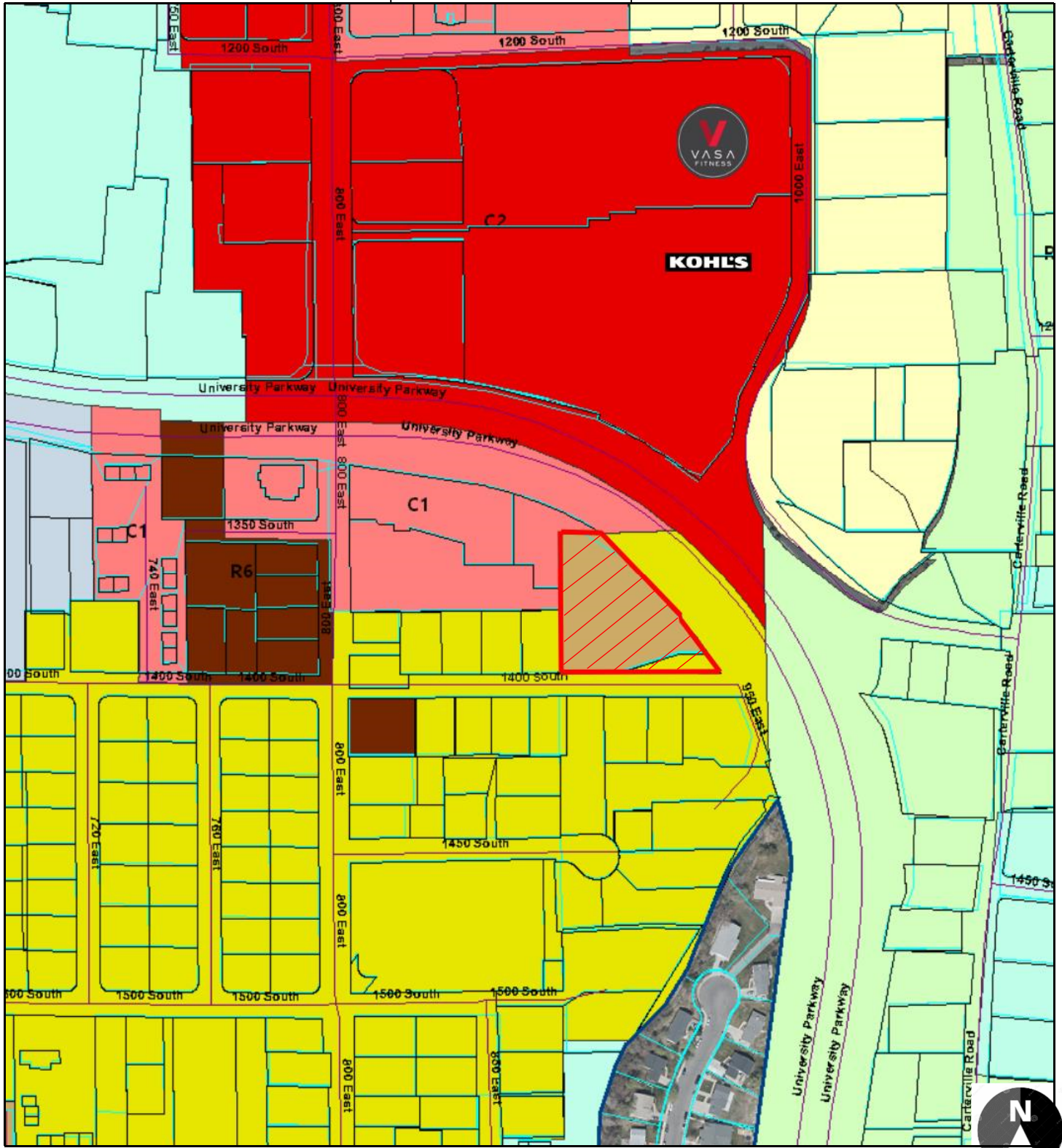
Parking			
	# Units/Square Feet	Required Spaces	Provided Spaces
Residential Units (2 Spaces/Unit)	4	8	8
Office Space (1 Space/345 sq.ft.)	32,500 sq.ft.	94	94
Rooftop Space	7,500 sq.ft	0	0
Total		102	102

**RECOMMENDATION:** Staff recommends the Planning Commission provide a recommendation to the City Council to amend Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.





# Hillcrest Ridge with Overlay



Legend

Rezone  
 Zone: PRD  
 Acres: 1.34

NEIGHBORHOOD  
 Hillcrest

- 925 East 1400 South
- Parcels



Elevations





# Level 1 Floor Plans

231

65



# Level 2

Enter condos through stairwell

231

65

Glass partition

Glass partition

Page 11 of 44

4 condos 1250 sq ft each on corners Aprox 25x50 each.. Small balcony in greate room



LEVEL 3

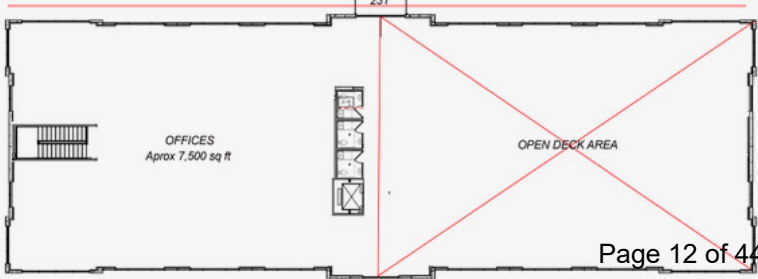
231

65

OFFICES  
Aprox 7,500 sq ft

OPEN DECK AREA

Page 12 of 44



<b>Parking</b>			
	<b># Units/Square Feet</b>	<b>Required Spaces</b>	<b>Provided Spaces</b>
Residential Units (2 Spaces/Unit)	4	8	8
Office Space (1 Space/345 sq.ft.)	32,500 sq.ft.	94	94
Rooftop Space	7,500 sq.ft	0	0
Total		102	102

## CHAPTER 22. ZONING

### Article 22-12. Overlay Zones

#### 22-12-5. Urban Mixed-Use Overlay Zone.

- A. **Purposes.** The urban mixed-use overlay (UX) zone (~~UX~~) ~~is was formerly~~ intended to ~~promote traditional urban development by~~ allowing a limited number of residential units to be located in small-scale commercial developments in certain commercial zones while maintaining the street-level commercial character of the underlying zone. ~~All provisions of the City Code applicable to the UX Zone shall continue to apply to all parcels that are currently zoned UX. However, effective February 1, 2003, the UX zoning designation shall not be applied to any additional property within the City.~~
- B. **Development Standards.**
1. **Site Plan Required.** All development standards and site plan requirements of Section 22-14-20 and the underlying zone shall apply. When there is a conflict between varying standards, the more restrictive requirements shall apply, except as provided in subsection ~~(3)~~ (2) below.
  2. **Location.** ~~The Urban Mixed-Use Overlay Zone may only be applied to properties with a boundary adjacent to University Parkway and east of 800 East. The Urban Mixed-Use Overlay shall not be applied to any area less than one (1) acre in size or any area greater than two (2) acres in size.~~
  3. **Required Setbacks.** The ~~minimum~~ setbacks for structures in the urban mixed-use overlay shall be the same as those of the underlying zone.
  4. **Commercial Uses.** The ground floor of all any buildings in the UX zone that is a part of a site plan which contains mixed residential and commercial uses, shall be restricted to retail and office uses (SLU Code 5000 and 6000 Series) which are either permitted or conditional uses in the underlying zone. Any floor above the ground floor may be used for any use that is a permitted or a conditional use in the underlying zone, or as a residential use subject to the limitations and requirements of this Section 22-12-5, as specified in subsection (4) below.
  5. **Residential Uses.** Any personal residential use identified as an 1100 Series Standard Land Use Code as listed in Appendix A of the City Code, shall be permitted on the floors above the ground level in the urban mixed-use overlay zone. The number of residential units allowed in a given building is limited to one (1) residential unit per 10,000 square feet of office space and/or retail space in the building. A residential unit may consist of multiple stories in the building. There is no maximum residential density within the urban mixed-use overlay zone. The number of residential dwelling units shall only be limited by the amount of parking provided on the site. One residential dwelling unit shall be permitted for every three (3) parking stalls provided.

6. **Parking.** The amount of commercial parking required in an urban mixed-use development shall be based on the commercial floor space parking requirements in accordance with Section 22-15 of this Chapter. In addition, at least two parking stalls shall be provided for each residential unit. At least two parking stalls shall be assigned to and reserved for the exclusive use of each residential unit and shall be designated with paint or signage. All of the required parking may be shared between the residential and commercial uses of a development.
7. **Exterior Finishing Materials.** All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, fluted block, colored textured block, glass, and ~~synthetic stucco~~ aluminum composite (ACM) wall panel systems; wood, sheet metal, and corrugated metal shall be prohibited except for trim, soffits, fascia, mansards and similar architectural features. The Planning Commission may approve other finishing materials that are similar in appearance and durability. ~~Neither flat, three-tab cut asphalt shingles nor rolled roofing shall be allowed. Only architectural shingles are permitted.~~
8. **Adding a Residential Use to an Existing Site.** The addition of any residential use, or residential units, to an existing site shall require an amended site plan in conformance with the requirements of Section 22-14-20 of this Chapter, and a building permit.  
~~Minimum Zone Size. The Urban Mixed Use Overlay shall not be applied to any area less than three (3) acres in size. The minimum parcel size shall be that of the underlying zone.~~
9. **Change of Use.** Any change in the use of any portion of a building from either residential to commercial or commercial to residential, shall require an amended site plan, and must comply with the requirements of Section 22-14-20 of this Chapter.
10. **Concept Plan.** A Concept Plan shall be submitted with every application to apply the UX zone to a parcel of property. The Concept Plan shall at a minimum include the following:
  - a. A layout of all parking areas, residential units, amenities, open spaces, landscaped areas, drive accesses, proposed building footprints, building heights and the orientation of all buildings;
  - b. Architectural renderings that illustrate the architectural style(s), materials, and designs to be employed in the development;
  - c. The total number of residential units and the number of residential units per acre;
  - d. A topographic map of the subject property and adjacent property within three hundred feet (300') of the subject property;
  - e. A tabulation of the total land area and percentage thereof designated for various proposed uses;
  - f. A general circulation plan indicating public vehicular and pedestrian ways;
  - g. Any additional information that the City may deem necessary to determine whether the proposed UX zone is in the interest of the public health, safety and welfare.

All development in a UX zone shall be developed in substantial conformance with the Concept Plan approved as part of the UX zone application. An approved Concept Plan shall be made a part of Appendix GG of the Orem City Code. The total number of residential units allowed in a UX zone shall not exceed the number of residential units shown in the approved Concept Plan. An approved Concept Plan may be modified in the same manner as an amendment to the zoning ordinance. However, the City Council shall not be obligated to approve an amended Concept Plan even if a proposed amended Concept Plan otherwise complies with all requirements of the UX zone.

# Street View





Feb 21 meeting minutes  
325 E 1400 S. Orem

Mr smith called meeting to order aprox 6 people showed up.

The plans for town homes and plat map were shown. Concerns were raised about parking, who would live there ect. Mr smith said if the town homes were built they would probably be sold. Could not guarantee the buyers parking or traffic

Plans were shown for commercial project. Parking spaces ect. Attendees liked the idea of traffic only during the day and not at nights or weekends. The proposed concept with glass and brick was most liked by neighbors

Questions and answers were given and meeting closed around 7pm



City Council Chambers, 56 N State Street

**\*\*\* IMPORTANT DEVELOPMENT NOTICE \*\*\***

PUBLIC HEARING - Amending Section 22-12-5 Urban Mixed-Use Overlay Zone for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone. Also, Amending Appendix KK by removing Hunter Townhomes and enacting Appendix GG by adding the concept and elevations for the Hillcrest Ridge development.

Ten townhomes were previously approved for this property. A new proposal to build a 3-story mixed use building with 32,500 square feet of office space and 5,000 square feet of living space has been submitted.

Additional information can be viewed on [orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab.

ZIONS FIRST NATIONAL BANK  
%LOCATION: 7474  
PO BOX 54288  
LEXINGTON, KY 40555

Planning Commission  
Wed, Sep 20, 2023  
4:00 pm



City Council Chambers, 56 N State Street

**\*\*\* IMPORTANT DEVELOPMENT NOTICE \*\*\***

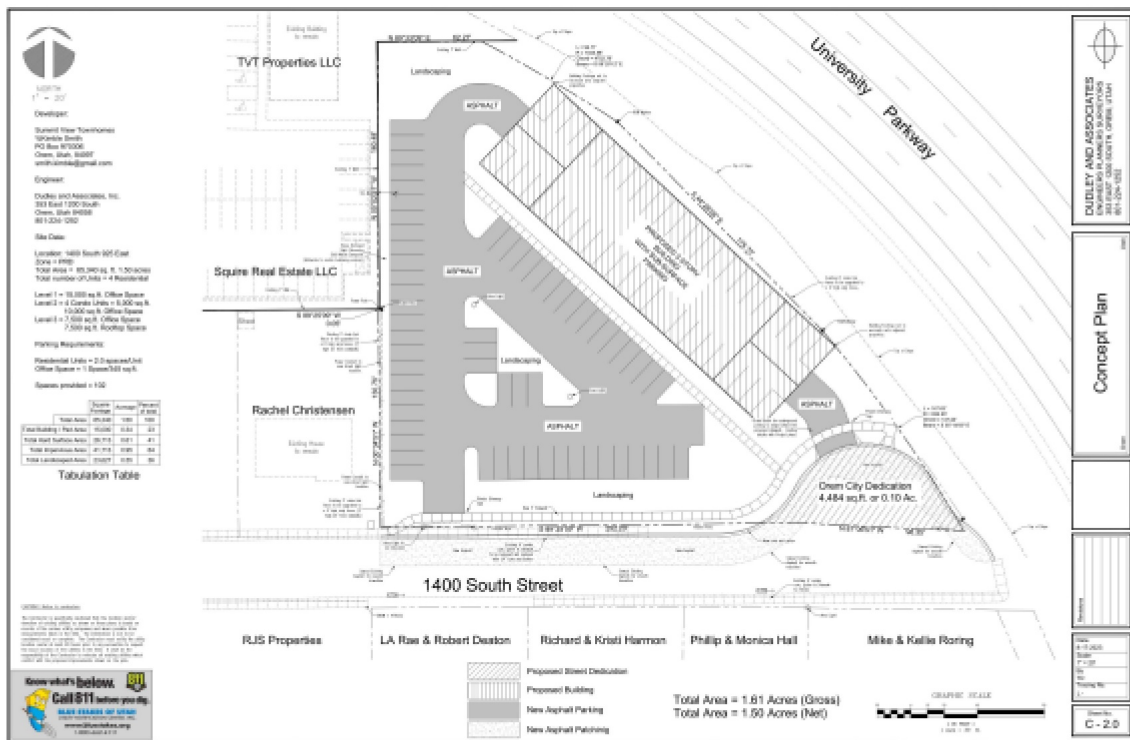
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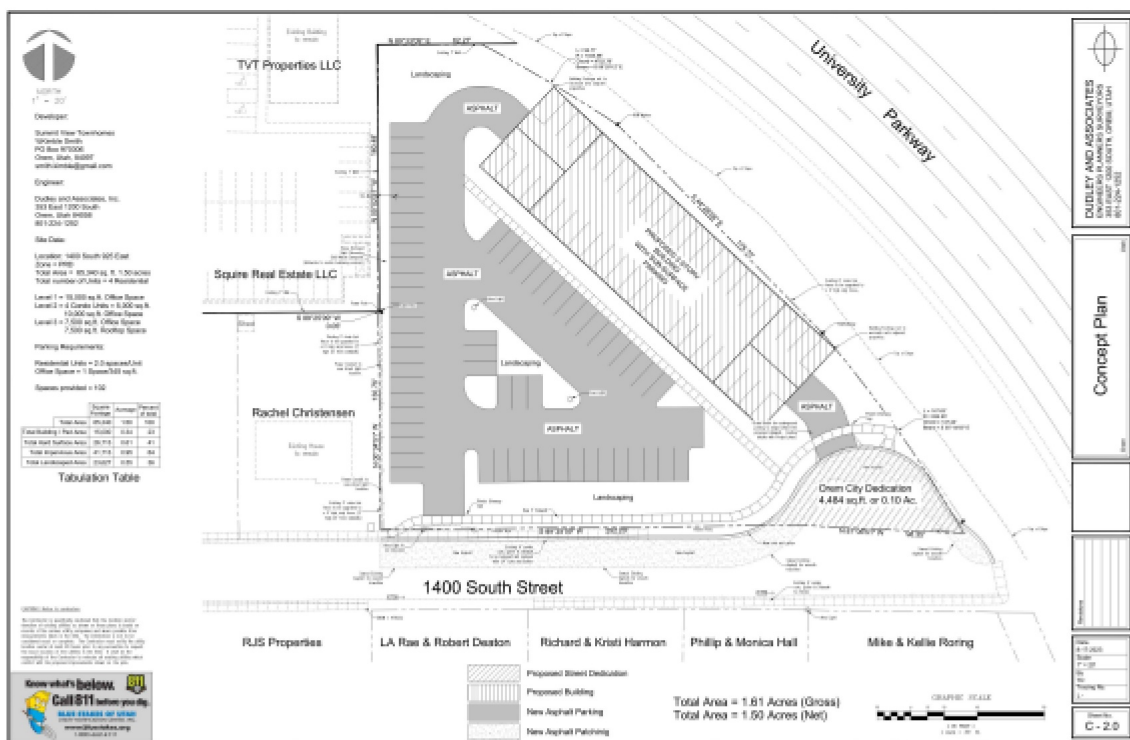
Additional information can be viewed on [orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab.

OREM EASTPOINTE LLC  
%KOHLS DEPARTMENT STORES INC  
PO BOX 2148  
MILWAUKEE, WI 53201

Planning Commission  
Wed, Sep 20, 2023  
4:00 pm



[orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab



[orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab

UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 140857  
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF  
TRANSPORTATION  
%RIGHT OF WAY FOURTH FLOOR  
PO BOX 148420  
SALT LAKE CITY, UT 84114

OREM EASTPOINTE LLC  
%KOHLS DEPARTMENT STORES INC  
PO BOX 2148  
MILWAUKEE, WI 53201

GSF-OFFICE CONDOS LLC  
PO BOX 229  
CEDAR VALLEY, UT 84013

MOUNTAIN AMERICA CREDIT UNION  
%ACCOUNTING  
PO BOX 2331  
SANDY, UT 84091

ZIONS FIRST NATIONAL BANK  
%LOCATION: 7474  
PO BOX 54288  
LEXINGTON, KY 40555

LEVY FAMILY LIMITED  
PARTNERSHIP  
%PARADIGM TAX GROUP  
PO BOX 800729  
DALLAS, TX 75380

BERKSHIRES THE LC  
PO BOX 921  
SPANISH FORK, UT 84660

GLACIER BANK  
33 E MAIN ST  
AMERICAN FORK, UT 84003

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
50 E NORTH TEMPLE FL 22  
SALT LAKE CITY, UT 84150

CORP PRES BISHOP LDS  
%TAX ADMINISTRATION  
50 E NORTH TEMPLE # 22  
SALT LAKE CITY, UT 84150

R&T INVESTMENTS LC  
51 W CENTER ST # 604  
OREM, UT 84057

SCHWARTZMAN, TODD  
54 S DRUPE LN  
VINEYARD, UT 84059

JAMES HAWKES  
55 WEST 500 SOUTH  
OREM, UT 84058

OBLIVIATE LLC  
%KNUDSEN, HOWARD ALLEN  
61 E 1820 S  
OREM, UT 84058

UTAH COUNTY  
100 E CENTER  
PROVO, UT 84601

COMMON AREA  
100 E CENTER  
PROVO, UT 84606

COMMON AREA  
100 E CENTER ST  
PROVO, UT 84604

HELENA KLEINLEIN  
103 WEST 2170 SOUTH  
OREM, UT 84058

JEFF LAMBSON  
156 E 1060 N  
OREM, UT 84057

DAVE YOUNG  
173 S COUNTRYSIDE LANE  
OREM, UT 84058

DANALI GROUP LLC  
182 W 3540 N  
PROVO, UT 84604

CIRCLE K PROPERTIES INC  
%MAVERIK INC  
185 S STATE ST STE 800  
SALT LAKE CITY, UT 84111

TGIM 1373 LLC  
191 N 290 W  
LINDON, UT 84042

FIVE MACS LLC  
198 E ZINFANDEL LN  
VINEYARD, UT 84059

SLOAT, TAUNIA F  
218 N 300 E  
PLEASANT GROVE, UT 84062

SORENSEN, BRAD A & GAIL G  
253 W 200 N  
VERNAL, UT 84078

YORK, DEVIN & NANNETTE (ET AL)  
257 HEATHER RD  
OREM, UT 84057

RSC INVESTMENTS LC  
265 E 3450 N  
PROVO, UT 84604

LANAE MILLETT  
288 W 1500 N  
OREM, UT 84057

YORK, DEAN & JEANETTE  
297 N STATE COLLEGE BLVD # 4123  
ORANGE, CA 92868

NJ MANAGEMENT LLC  
325 W 625 N  
LINDON, UT 84042

PARKWAY APARTMENT VENTURES  
LLC  
473 S STATE ST # 415  
PROVO, UT 84606

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

WALKER, MICHAEL J & TAMARA H  
565 E 1640 N  
OREM, UT 84097

FRED AND LORRAINE JOHNSON LLC  
572 S 130 W  
OREM, UT 84058

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
575 E UNIVERSITY PKWY  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
%WOODBURY CORPORATION  
575 E UNIVERSITY PKWY STE N260  
OREM, UT 84097

WILD PLUM LLC  
579 HERITAGE PARK BLVD # 102  
LAYTON, UT 84041

PALMER, CRAIG J (ET AL)  
598 S 730 E  
OREM, UT 84097

DEBBY LAURET  
641 S 1920 W  
OREM, UT 84059

MADLINE KOMEN  
653 W. 1360 NORTH  
OREM, UT 84057

MCCAUSLAND, JENTREY S (ET AL)  
712 S 720 W  
PROVO, UT 84601

LOBENDAHN, FRED K & LADONNA M  
735 E 1400 S  
OREM, UT 84097

RSC INVESTMENTS LC  
--OR CURRENT RESIDENT--  
750 E 1350 SOUTH  
OREM, UT 84097

CHRISTENSEN, RACHEL R & RACHEL  
R  
752 KINGFISHER CT  
CORONA, CA 92879

LEW, YEE N & WYEMAN N (ET AL)  
--OR CURRENT RESIDENT--  
759 E 1400 SOUTH  
OREM, UT 84097

PAWLOWSKI, MARY ELLEN  
766 E 1500 S  
OREM, UT 84097

EPPERSON, SPENCER & MEKENNA  
770 E 1400 S  
OREM, UT 84097

DYE, KEITH EUGENE JR & KARLA  
RAE  
771 E 1500 S  
OREM, UT 84097

KENISON, CASEY & BRADLEY  
773 E 1400 S  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
775 E UNIVERSITY PKWY  
OREM, UT 84097

CAMPOS, SAMAE L  
776 E 1500 S  
OREM, UT 84097

SORENSEN, BRAD A & GAIL G  
--OR CURRENT RESIDENT--  
783 E 1400 SOUTH  
OREM, UT 84097

PROPERTY RESOURCES INC  
820 S 920 E  
OREM, UT 84097

HAMBY, MATTHEW & MICHELLE  
823 E 1400 S  
OREM, UT 84097

IPSEN PROPERTIES LLC SERIES A  
--OR CURRENT RESIDENT--  
823 E 1550 SOUTH  
OREM, UT 84097

FARRIMOND, HAROLD ROBERT (ET  
AL)  
--OR CURRENT RESIDENT--  
824 E 1400 SOUTH  
OREM, UT 84097

JONES, PENELOPE  
835 E 1400 S  
OREM, UT 84097

PALMER, CRAIG J (ET AL)  
--OR CURRENT RESIDENT--  
835 E 1450 SOUTH  
OREM, UT 84097

BOWN, KEVIN & STACEY L  
839 E 1450 S  
OREM, UT 84097

SLACK, MAYLA W & CURTIS B  
841 E 1450 S  
OREM, UT 84097

BOWN, KEVIN W & STACY L  
843 E 1450 S  
OREM, UT 84097

WALKER, MAILE B (ET AL)  
844 E 1400 S  
OREM, UT 84097

BOWN, KEVIN & STACEY L  
--OR CURRENT RESIDENT--  
845 E 1450 SOUTH  
OREM, UT 84097

CLUFF, JACKSON (ET AL)  
845 E 1550 S  
OREM, UT 84097

PHELPS, DEREK & ALEXIS  
847 E 1400 S  
OREM, UT 84097

BENNION, JUNIUS L & BONITA T  
--OR CURRENT RESIDENT--  
854 E 1400 SOUTH  
OREM, UT 84097

CHRISTENSEN, RACHEL R & RACHEL  
R  
--OR CURRENT RESIDENT--  
855 E 1400 SOUTH  
OREM, UT 84097

RJS PROPERTIES - OREM LLC  
--OR CURRENT RESIDENT--  
872 E 1400 SOUTH UNIT# 1-4  
OREM, UT 84097

875 EAST LLC  
--OR CURRENT RESIDENT--  
875 E 1450 SOUTH  
OREM, UT 84097

HOLMES, KENNETH M & DIANE  
876 E 1450 S  
OREM, UT 84097

HOLCOMB, ROD E & HOLLIE P  
886 E 1450 S  
OREM, UT 84097

CSK LLC  
889 E 1500 S  
OREM, UT 84097

RICE, ROBERT TERRY & PEGGY  
KILLPACK  
892 E 1500 S  
OREM, UT 84097

LAMMERS, BRIAN  
895 E 1450 S  
OREM, UT 84097

BURR, JACK L & CAROL C  
896 E 1450 S  
OREM, UT 84097

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

MURRAY LOW  
904 S. 725 WEST  
OREM, UT 84058

MAYNARD, JASON  
920 E 1400 S  
OREM, UT 84097

SMITH, KIMBLE  
--OR CURRENT RESIDENT--  
925 E 1400 SOUTH  
OREM, UT 84097

ROBISON, GENE  
929 S CARTERVILLE RD  
OREM, UT 84097

HALL, PHILLIP S & MONICA  
932 E 1400 S  
OREM, UT 84097

RORING, MIKE & MIKE (ET AL)  
952 E 1400 S  
OREM, UT 84097

ROSE, KEVIN G  
--OR CURRENT RESIDENT--  
1011 E 1450 SOUTH  
OREM, UT 84097

LAWRENCE, TRACY & KEITH  
1012 E 690 S  
OREM, UT 84097

HOBBS, CLINT BRIAN & LEE ANN  
--OR CURRENT RESIDENT--  
1021 E 1450 SOUTH  
OREM, UT 84097

HOBBS, CLINT BRIAN & LEE ANN  
--OR CURRENT RESIDENT--  
1045 E 1450 SOUTH  
OREM, UT 84097

GERALD CRISMON  
1069 S. 545 EAST  
OREM, UT 84097

IPSEN PROPERTIES LLC SERIES A  
1094 S 880 W  
PAYSON, UT 84651

HARTOONIAN, VARTKES & EDITH  
1103 WILLADONDA DR  
LA CANADA-FLINTRIDGE, CA 91011

875 EAST LLC  
1108 E SOUTH UNION PARK AVE  
MIDVALE, UT 84047

TERRY PETERSON  
1125 LYNNWOOD DRIVE  
OREM, UT 84097

GROW, BRIAN D & HOLLY  
1175 CAMINITO AMARILLO  
SAN MARCOS, CA 92069

HAYSAM SAKAR  
1194 E. 1090 NORTH  
OREM, UT 84097

FORWARD, DANIEL R (ET AL)  
1215 S 1000 E  
OREM, UT 84097

MOUNTAIN AMERICA CREDIT UNION  
--OR CURRENT RESIDENT--  
1219 S 800 EAST  
OREM, UT 84097

ZIONS FIRST NATIONAL BANK  
--OR CURRENT RESIDENT--  
1220 S 800 EAST  
OREM, UT 84097

WILSON, LISA M (ET AL)  
1237 S 1000 E  
OREM, UT 84097

CIRCLE K PROPERTIES INC  
--OR CURRENT RESIDENT--  
1240 S 800 EAST  
OREM, UT 84097

OBLIVIAE LLC  
--OR CURRENT RESIDENT--  
1245 S 800 EAST  
OREM, UT 84097

OREM EASTPOINTE LLC  
--OR CURRENT RESIDENT--  
1259 S 800 EAST  
OREM, UT 84097

BYERS, BRYCE C & DANIELLE M (ET  
AL)  
1261 S 1000 E  
OREM, UT 84097

MESERVY, THOMAS O & SUNDAY J  
1278 S 1040 E  
OREM, UT 84097

CHOU, YAO  
1281 LAWRENCE STATION RD APT  
463  
SUNNYVALE, CA 94089

SUMSION, LANA  
1295 S 1000 E  
OREM, UT 84097

BOWN, CAROL O (ET AL)  
1309 S 1000 E  
OREM, UT 84097

NOBLE HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1310 S 740 EAST  
OREM, UT 84097

LUDLOW, MELVIN J & ALICE L  
--OR CURRENT RESIDENT--  
1315 S CARTERVILLE RD  
OREM, UT 84097

NOBLE HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1320 S 740 EAST  
OREM, UT 84097

FLOCCHINI FAMILY HOLDINGS -  
OREM LLC  
1330 CAPITOL BLVD  
RENO, NV 89502

NOBLE HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1330 S 740 EAST  
OREM, UT 84097

SHALLENBERGER, STEVEN R (ET AL)  
1330 S 1000 E  
OREM, UT 84097

SHALLENBERGER, STEVEN R (ET AL)  
--OR CURRENT RESIDENT--  
1331 S 1000 EAST  
OREM, UT 84097

DUCKWORTH, BRETT L (ET AL)  
--OR CURRENT RESIDENT--  
1336 S 1100 EAST  
OREM, UT 84097

SMITH, KIMBLE J  
1337 S CARTERVILLE RD  
OREM, UT 84097

SMITH, RODGER H & HOLLY  
KRISTINE  
1338 S 1100 E  
OREM, UT 84097

LUDLOW, ALICE L (ET AL)  
--OR CURRENT RESIDENT--  
1340 S CARTERVILLE RD  
OREM, UT 84097

SIERRA WEST DIAMONDS INC  
1344 S 800 E # 1  
OREM, UT 84097

OVALTINE JENKINS LLC  
1344 S 800 E # 2  
OREM, UT 84097

PROPERTY RESOURCES INC  
--OR CURRENT RESIDENT--  
1347 S CARTERVILLE RD  
OREM, UT 84097

DANALI GROUP LLC  
--OR CURRENT RESIDENT--  
1348 S 800 EAST  
OREM, UT 84097

NJ MANAGEMENT LLC  
--OR CURRENT RESIDENT--  
1352 S 740 EAST  
OREM, UT 84097

GARDNER, BONNIE (ET AL)  
1355 S CARTERVILLE RD  
OREM, UT 84097

DEXTER, WAYNE R & DONNA LEE  
--OR CURRENT RESIDENT--  
1358 S 740 EAST  
OREM, UT 84097

DEXTER HOLDINGS LLC  
1360 S 740 E  
OREM, UT 84097

WALKER, MICHAEL J & TAMARA H  
--OR CURRENT RESIDENT--  
1360 S 800 EAST  
OREM, UT 84097

FILLMORE, LYNN C  
1360 S CARTERVILLE RD  
OREM, UT 84097

FRED AND LORRAINE JOHNSON LLC  
--OR CURRENT RESIDENT--  
1361 S 740 EAST  
OREM, UT 84097

WILD PLUM LLC  
--OR CURRENT RESIDENT--  
1366 S 740 EAST  
OREM, UT 84097

GSF-OFFICE CONDOS LLC  
--OR CURRENT RESIDENT--  
1367 S 740 EAST  
OREM, UT 84097

TURLEY, GAVIN KARL & RAYMOND  
1370 S 800 E  
OREM, UT 84097

DEXTER HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1372 S 740 EAST  
OREM, UT 84097

TGIM 1373 LLC  
--OR CURRENT RESIDENT--  
1373 S 740 EAST  
OREM, UT 84097

FIVE MACS LLC  
--OR CURRENT RESIDENT--  
1379 S 740 EAST  
OREM, UT 84097

HOBBS, CLINT BRIAN & LEE ANN  
1380 S 1140 E  
OREM, UT 84097

PETTIT, KYLE  
--OR CURRENT RESIDENT--  
1383 S 800 EAST  
OREM, UT 84097

LEW, YEE N & WYEMAN N (ET AL)  
1384 N 1400 W  
PROVO, UT 84604

740 LLC  
1385 S 740 E  
OREM, UT 84097

SALMON INSURANCE LLC  
--OR CURRENT RESIDENT--  
1391 S 740 EAST  
OREM, UT 84097

SALMON INSURANCE LLC  
1391 S 740 E UNIT 13  
OREM, UT 84097

LAWRENCE, TRACY & KEITH  
--OR CURRENT RESIDENT--  
1393 S 800 EAST  
OREM, UT 84097

BISCHOFF, VICKIE J (ET AL)  
1398 S CARTERVILLE RD  
OREM, UT 84097

CORP PRES BISHOP LDS  
--OR CURRENT RESIDENT--  
1400 S 800 EAST  
OREM, UT 84097

BISCHOFF, VICKIE J (ET AL)  
--OR CURRENT RESIDENT--  
1400 S CARTERVILLE DR  
OREM, UT 84097

RYAN CLARK  
1405 N. 1430 WEST  
PLEASANT GROVE, UT 84062

HAACKE, AUSTIN & REBECCA  
1406 S CARTERVILLE RD  
OREM, UT 84097

CAMPOS, KATTY (ET AL)  
1410 S CARTERVILLE RD  
OREM, UT 84097

WRIGHT, THOMAS H & JUILE A (ET AL)  
--OR CURRENT RESIDENT--  
1412 S 760 EAST  
OREM, UT 84097

BYINGTON LLC  
1412 S 800 E  
OREM, UT 84097

CASTANEDA, KEVIN (ET AL)  
1415 S 720 E  
OREM, UT 84097

CHAPMAN, BRUCE & CERI (ET AL)  
1421 S CARTERVILLE RD  
OREM, UT 84097

BUSHMAN, JUANITA K  
1423 S 760 E  
OREM, UT 84097

AJA INVESTMENT 1425 LLC  
--OR CURRENT RESIDENT--  
1425 S 800 EAST  
OREM, UT 84097

WITTE FAMILY LC (ET AL)  
1426 S 760 E  
OREM, UT 84097

CAMPOS, CINDY VERONICA  
1426 S 800 E  
OREM, UT 84097

BLESS, NICOLE M  
1427 S 720 E  
OREM, UT 84097

FORSYTH, EVADEAN  
1435 S 760 E  
OREM, UT 84097

WHATCOTT, LEE ALLEN & BONNIE L  
(ET AL)  
--OR CURRENT RESIDENT--  
1435 S 800 EAST  
OREM, UT 84097

BANKS, MATTHEW & KELSEY  
1435 S 950 E  
OREM, UT 84097

HATCH, ELMER FARR & FRANCES  
PETERSON  
1436 S 800 E  
OREM, UT 84097

AJD HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1436 S CARTERVILLE RD  
OREM, UT 84097

WATSON, BRIAN L (ET AL)  
1437 S CARTERVILLE RD  
OREM, UT 84097

RUSICK, KYLE S & SARAH  
1440 S 760 E  
OREM, UT 84097

HOYT, LINDA L  
1443 S 720 E  
OREM, UT 84097

STUMPHY, ALBERT H (ET AL)  
1445 S 950 E  
OREM, UT 84097

AIRTIMER PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1447 S 760 EAST  
OREM, UT 84097

LARSON, LYNN D (ET AL)  
1447 S 800 E  
OREM, UT 84097

SLOAT, TAUNIA F  
--OR CURRENT RESIDENT--  
1448 S 800 EAST  
OREM, UT 84097

TIPPETTS, JOEY & BRITTANI  
1448 S CARTERVILLE RD  
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
--OR CURRENT RESIDENT--  
1450 S 800 EAST  
OREM, UT 84097

PARTRIDGE, SAM  
--OR CURRENT RESIDENT--  
1455 S 720 EAST  
OREM, UT 84097

HIGLEY, H BRUCE & JILL E  
1456 S 760 E  
OREM, UT 84097

BERG, CHASE D & CRISTINA  
1458 S 800 E  
OREM, UT 84097

WILKINSON, BELVA ANN (ET AL)  
1459 S 760 E  
OREM, UT 84097

OLSEN, JIMMY HOWARD & SHELLEY  
PORTER (ET AL)  
1466 S 760 E  
OREM, UT 84097

BOUCHE, RYAN M (ET AL)  
1467 S 720 E  
OREM, UT 84097

MCKAY, STERLING L & CALI B  
1468 S 800 E  
OREM, UT 84097

SHELLY SUE CRESPO TRUST 2-16-  
2018 THE (ET AL)  
1468 S 1020 E  
OREM, UT 84097

MORGAN, BRYCE & CONSUELO  
1471 S 760 E  
OREM, UT 84097

1478 LLC  
1478 S 800 E  
OREM, UT 84097

OLSON, CHRISTOPHER & SHARLENE  
1482 S 760 E  
OREM, UT 84097

SANDERS, LINDA  
1483 S 720 E  
OREM, UT 84097

MINER, RICHARD  
1483 S 760 E  
OREM, UT 84097

KRUEGER, CARR C II & LORI L (ET  
AL)  
1486 S 1020 E  
OREM, UT 84097

GORDON, JEANNINE B  
1490 S 800 E  
OREM, UT 84097

NIELSEN, SCOTT & ANGELA  
1492 S 1150 E  
OREM, UT 84097

GEAKE, DENNIS E & JOANNE  
1492 S CARTERVILLE RD  
OREM, UT 84097

CROSS, LAURIE  
1494 S CARTERVILLE RD  
OREM, UT 84097

MCCAUSLAND, JENTREY S (ET AL)  
--OR CURRENT RESIDENT--  
1496 S 760 EAST  
OREM, UT 84097

OREM CITY CORPORATION  
--OR CURRENT RESIDENT--  
1500 S 800 EAST  
OREM, UT 84097

R&T INVESTMENTS LC  
--OR CURRENT RESIDENT--  
1505 S 800 EAST  
OREM, UT 84097

HAWS, JESSICA R  
1508 S 800 E  
OREM, UT 84097

SIMMERMAN, SUSAN  
1508 S CARTERVILLE RD  
OREM, UT 84097

PNG RENTAL PROPERTIES LLC  
1509 S 850 E  
OREM, UT 84097

SPEISER, ROBERT  
1515 S 800 E  
OREM, UT 84097

CMB CAPITAL LLC  
1521 S 850 E  
OREM, UT 84097

VANOSTRAND, GLENN ALAN  
1522 S 800 E  
OREM, UT 84097

CHOU, YAO  
--OR CURRENT RESIDENT--  
1524 S 850 EAST  
OREM, UT 84097

ROJAS, JOSE DANIEL & YULIDY D  
1528 S CARTERVILLE RD  
OREM, UT 84097

FLORES, MAURO  
--OR CURRENT RESIDENT--  
1531 S 850 EAST  
OREM, UT 84097

CWT INVESTMENTS 5 LLC  
--OR CURRENT RESIDENT--  
1532 S 800 EAST  
OREM, UT 84097

MACHUCA, RICARDO D  
1533 S 800 E  
OREM, UT 84097

LEAVITT, WESTON  
1536 S 850 E  
OREM, UT 84097

GORHAM, MATTHEW (ET AL)  
1538 S CARTERVILLE RD  
OREM, UT 84097

YORK, DEAN & JEANETTE  
--OR CURRENT RESIDENT--  
1543 S 850 EAST  
OREM, UT 84097

YORK, DEVIN & NANNETTE (ET AL)  
--OR CURRENT RESIDENT--  
1545 S 850 EAST  
OREM, UT 84097

IMPROTA, GIANFRANCO  
1548 S CARTERVILLE RD  
OREM, UT 84097

EVANS, MARY ANN  
1565 W 1825 N  
PROVO, UT 84604

AIRTIMER PROPERTIES LLC  
1651 AMERICAN PACIFIC DR # 7104  
HENDERSON, NV 89074

WATSON, MYLES GLEN  
1671 MORGAN ST  
MOUNTAIN VIEW, CA 94043

MIKE CARPENTER  
1734 NORTH 350 WEST  
OREM, UT 84057

BENNION, JUNIUS L & BONITA T  
1757 N ANDREWS LN  
SARATOGA SPRINGS, UT 84045

AJA INVESTMENT 1425 LLC  
%ALLEN, ANNJANEL  
1811 N 620 E  
OREM, UT 84097

CWT INVESTMENTS 5 LLC  
1863 S 543 E  
OREM, UT 84058

JASON BENCH  
1911 N MAIN STREET  
OREM, UT 84057-2101

FARRIMOND, HAROLD ROBERT (ET  
AL)  
1948 N 230 E  
OREM, UT 84057

PARTRIDGE, SAM  
2054 SHADOW WOOD DR  
LEHI, UT 84043

RJS PROPERTIES - OREM LLC  
2262 W 300 N  
PROVO, UT 84601

WRIGHT, THOMAS H & JUILE A (ET  
AL)  
2275 NW 15TH ST  
REDMOND, OR 97756

REYNOLDS, MARK LELAND (ET AL)  
2518 N 850 W  
PROVO, UT 84604

LE, LOAN  
2594 N 850 W  
PROVO, UT 84604

COX, JULI ANN & CANDICE CRISTINE  
2607 N 850 W  
PROVO, UT 84604

BLACK, AARON R & AMY N (ET AL)  
2612 N 850 W  
PROVO, UT 84604

HARTOONIAN, VARTKES & EDITH  
--OR CURRENT RESIDENT--  
2623 N 850 WEST  
PROVO, UT 84097

ANDERSEN, LARISSA (ET AL)  
2626 N 850 W  
PROVO, UT 84604

EVANS, MARY ANN  
--OR CURRENT RESIDENT--  
2641 N 850 WEST  
PROVO, UT 84604

VELASTEGUI, FERNANDO ANDRES  
MEJIA (ET AL)  
2644 N 850 W  
PROVO, UT 84604

MCNEFF, AMMON & NICOLE  
FERNUIK  
2659 N 850 W  
PROVO, UT 84604

ADAMS, JUSTIN  
2662 N 850 W  
PROVO, UT 84604

CALDERA, GUILLERMO & SHAREN  
2678 N 850 W  
PROVO, UT 84604

EVANS, TROY CHRISTOPHER &  
ADRIANE LYNN (ET AL)  
2682 N 850 W  
PROVO, UT 84604

BECK, KELLY PACK & TRACY  
STEPHEN  
2685 N 850 W  
PROVO, UT 84604

WHATCOTT, LEE ALLEN & BONNIE L  
(ET AL)  
3131 PAMELA ST  
PRESCOTT, AZ 86305

AJD HOLDINGS LLC  
3401 N THANKSGIVING WAY # 190  
LEHI, UT 84043

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
SALT LAKE CITY, UT 84129

TLIYL LLC  
5513 W 11000 N # 513  
AMERICAN FORK, UT 84003

PETTIT, KYLE  
6642 W MADISON AVE  
HIGHLAND, UT 84003

LUDLOW, ALICE L (ET AL)  
10907 S COUNTRY CLUB GREEN DR  
TOMBALL, TX 77375

DEXTER, WAYNE R & DONNA LEE  
11468 SUNSET HILLS DR  
HIGHLAND, UT 84003

FLORES, MAURO  
23819 VIA CAMPANA  
VALENCIA, CA 91354

**CITY OF OREM**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**September 6, 2023**

The following items are discussed in these minutes:

- **PUBLIC HEARING** – Vacating Ridgewood Estates, Plat K and approving the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West – Approved
- **SITE PLAN** – Approving the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road – Approved
- **PUBLIC HEARING** – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at 1090 North 400 East from the R8 zone to the PRD zone and amending Appendix KK of the Orem City code – Application withdrawn
- **PUBLIC HEARING** – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the R8 or PO (Professional Office) zone (approximately 2.16 acres) - Approved
- **PUBLIC HEARING** – Adopting the updated City of Orem Transportation Master Plan and amending the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F – Approved with conditions

**STUDY SESSION**

**Place:** City Council Conference Room

**At 3:36 p.m.** Chair Komen called the Study Session to order.

**Those present:** Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen, Senior Planner; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

**Those excused:** Ryan L. Clark, Assistant City Manager/Development Services Director; Matt Taylor, Senior Planner

The Commission and staff briefly reviewed agenda items and minutes from the August 16, 2023 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 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, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen, Senior Planner; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

**Those excused:** Ryan L. Clark, Assistant City Manager/Development Services Director; Matt Taylor, Senior Planner

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.1:** [\(click here for recording\)](#)

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

## DRAFT Planning Commission minutes for September 6, 2023

1 **Agenda Item 3.1** is a request by Donald Russell for the Planning Commission to vacate Ridgewood Estates, Plat K  
2 and approve the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone.

3  
4 **Staff Presentation:** The property located generally at 180 South 800 West was originally two separate lots. In 2020  
5 the two lots were combined into one lot. The applicant is requesting to re-subdivide the lots into two separate lots.  
6 Both lots will have frontage on 800 West.

7  
8 There is an existing house on Lot 2 (the southern most lot). This house is required to be setback at least 8 feet from  
9 the new northern property line.

10  
11 The minimum lot size in the R8 zone is 8,000 square feet. The new lots comply with this minimum lot size as Lot 1  
12 is 11,647 square feet and Lot 2 is 11,553 square feet.

13  
14 **Recommendation:** The Development Review Committee determined this request complies with the Orem City  
15 Code. Staff recommends the Planning Commission vacate Ridgewood Estates, Plat K and approve the final plat of  
16 Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone.

17  
18 Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

19  
20 Chair Komen invited the applicant to come forward. He was not present.

21  
22 Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to  
23 come forward to the microphone.

24  
25 When no one came forward, Chair Komen closed the public hearing and asked if the Planning Commission had any  
26 more questions for staff. When none did, she called for a motion on this item.

27  
28 **Planning Commission Action:** Mr. Hawkes moved to approve vacating Ridgewood Estates, Plat K and approve the  
29 final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone. Ms. Kleinlein  
30 seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein,  
31 Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

32  
33 Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.2:** [\(click here for recording\)](#)

34  
35 **Agenda Item 3.2** is a request by Melanie Ruff, Maverik for the Planning Commission to approve the site plan of  
36 Maverik – University Parkway located generally at 1247 South Geneva Road in the C2 zone.

37  
38 **Staff Presentation:** The applicant is proposing to develop a 5,951 square foot convenience store with fuel  
39 dispensers on the 3.57 acre parcel. There will be twenty (20) fuel dispensers with a canopy in front of the store.  
40 There will be no separate large vehicle fuel dispensers on the property. The facility will provide fueling, fresh food  
41 items, packaged beer and wine sales. The restroom facilities will be open to the public and the store will operate  
42 twenty-four (24) hours a day, seven (7) days a week.

43  
44 This parcel was recently three large parcels. At Planning Commission on August 16, 2023, a final plat was approved  
45 that combined the three separate lots into one large lot. The lot is zoned C2 and is bordered on the east and south by  
46 residential properties. Service stations with convenience stores are a permitted use in the C2 zone.

47  
48 *Parking:* In the C2 zone they are required to have one parking stall for every 250 square feet of building. With the  
49 5,951 square foot building they would be required to have twenty-four (24) parking stalls. They are providing forty-  
50 eight (48) parking stalls.

51  
52 *Architecture:* The materials for the convenience store building will be cultured stone veneer and fiber cement board  
53 & batten. The roof of the portico over the entrance to the c-store will be a standing seam metal and the main roof  
54 will be pre-finished metal. These are approved materials for the C2 zone.

55  
*A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)*

## DRAFT Planning Commission minutes for September 6, 2023

1 *Setbacks:* The convenience store building will meet the setbacks of the C2 zone. It will back to Geneva Road and is  
2 27.5 feet from the property line. It will be 153.3 feet from University Parkway.

3  
4 *Landscaping:* The applicant submitted a landscaping plan that complies with all applicable requirements. There may  
5 need to be a slight change made regarding the trees at the southern end of the property and detention basin. There  
6 are water, sewer and storm drain lines that run underneath that area, so staff will need to work with Maverik in the  
7 placement of those trees.

8  
9 *Traffic:* A traffic impact study was submitted and approved by our traffic engineer consultant. The main entrance to  
10 the property will be from Geneva Road. There will be a secondary access from University Parkway and this is a  
11 shared access with the Village on the Parkway development to the east.

12  
13 **Recommendation:** The Development Review Committee determined this request complies with the Orem City Code.  
14 Staff recommends the Planning Commission approve the site plan of Maverik – University Parkway located generally  
15 at 1247 South Geneva Road in the C2 zone.

16  
17 Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

18  
19 Chair Komen invited the applicant to come forward. Melanie Ruff introduced herself.

20  
21 Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did,  
22 she called for a motion on this item.

23  
24 **Planning Commission Action:** Mr. Sakar moved to approve the site plan of Maverik – University Parkway located  
25 generally at 1247 South Geneva Road in the C2 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike  
26 Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The  
27 motion passed unanimously.

28  
29 Chair Komen announced that **Agenda Item 3.3** had been withdrawn. ([click here for recording](#))

30  
31 Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.4:** ([click here for recording](#))

32  
33 **Agenda Item 3.4** is a request by Development Services for the Planning Commission to forward a recommendation  
34 to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties  
35 located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the R8 or PO (Professional  
36 Office) zone (approximately 2.16 acres)

37  
38 **Staff Presentation:** These two properties were annexed into the City of Orem in 2014. At that time they were put  
39 into the OS5 zone which is a holding zone until the property owners decide how they want to develop their property.  
40 The General Plan designates these two lots as Community Commercial.

41  
42 In October of 2020, the property was rezoned from the OS5 holding zone to the C2 zone. At that time the property  
43 owner planned on building a gas station with a convenience store on these properties and combining the two lots  
44 into one large lot. Because of the proximity to residential homes, a development agreement was signed by the  
45 property owner and the City of Orem designating exactly what could be built on that property. A site plan  
46 application was submitted for approval but never made it through the entire approval process.

47  
48 The property was recently purchased by Holiday Oil. They tried to amend the development agreement to make the  
49 property more compatible with the Holiday Oil branding, but the request was denied by the City Council. After the  
50 denial, Holiday Oil determined to move forward with the original agreement. The Council also proactively started  
51 the rezoning process from the existing C2 zone to R8 which would only allow for single family homes to be built on  
52 the property ([22-6-2](#)). Or, to rezone the property to the PO (Professional Office) zone. ([22-8-2](#))

53  
54 Holiday Oil submitted a complete application on August 21, 2023, for a site plan that is consistent with the existing  
55 zoning regulations and, as a result, Orem City accepted the application and will have no other option than to approve

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

## DRAFT Planning Commission minutes for September 6, 2023

1 it if the City process is followed. The application for the rezone will proceed for consideration and will be  
2 considered pending in the event Holiday Oil does not follow through and obtain site plan approval.

3  
4 **Recommendation:** The Development Review Committee determined this request complies with the Orem City  
5 Code. Staff recommends the Planning Commission provide a recommendation to the City Council to amend Article  
6 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road  
7 and 868 West 2000 South from the C2 zone to the R8 or PO (Professional Office) zone (approximately 2.16 acres)

8  
9 Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

10  
11 Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to  
12 come forward to the microphone. ([click here for recording](#))

13 Bronson Dameron

14 Sydney Dameron

15 Pamela Moose

16 Sharon Fong

17  
18 Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant  
19 or staff. When none did, she called for a motion on this item.

20  
21 Planning Commission discussion regarding recommendation of rezone to PO and/or R8 zone.

22  
23 **Planning Commission Action:** Mr. Low moved to forward a positive recommendation to the City Council to  
24 amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South  
25 Geneva Road and 868 West 2000 South from the C2 zone to the PO (Professional Office) zone (approximately 2.16  
26 acres). Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes,  
27 Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

28  
29 Chair Komen asked Mr. Kelly to introduce **Agenda Item 3.5:** ([click here for recording](#))

30  
31 **Agenda Item 3.5** is a request by Sam Kelly, City Engineer, for the Planning Commission to recommend the City  
32 Council adopt the updated City of Orem Transportation Master Plan (TMP) and amend the Orem City General Plan  
33 by adopting the updated plan in Appendix F.

34  
35 **Staff Presentation:** The Development Services Department requests the Planning Commission review and  
36 recommend the City Council adopt the updated City of Orem Transportation Master Plan (TMP) and amend the Orem  
37 City General Plan by adopting the updated plan in Appendix F.

38  
39 **BACKGROUND:** The Orem Transportation Master Plan was adopted on December 8, 2015. Since that time the  
40 Master Plan has been used to:

- 41 1. Receive Federal, State, and County funding for regionally significant roadways and roadway improvements.
- 42 2. Provided direction for developers and residents for traffic impact studies, traffic calming, warrants for  
43 crosswalks, signals, and speed limits, and the plan has also identified acceptable levels of service (LOS).  
44 With the adopted LOS, projects both public and private are aware of the traffic mitigations needed for  
45 proposed improvements.
- 46 3. Identify a list of projects eligible for impact fee reimbursement and/or other master plan projects that have  
47 been completed as funding has become available as well as recognizing development opportunity to  
48 complete projects.
- 49

50  
51 The revised plan maintains the same format from the current master plan and is intended to address existing conditions,  
52 priorities, levels of service and other considerations of a comprehensive transportation master plan. The master plan  
53 builds upon previous studies and plans, including the Orem City General Plan 2018 and the Bicycle and Pedestrian  
54 Plan 2010. The updated plan is organized into four chapters including an Executive Summary and seven Appendices.

55  
*A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)*

## DRAFT Planning Commission minutes for September 6, 2023

1 The Transportation Advisory Commission (TAC) has unanimously approved the TMP update and has included a  
2 cover letter that outlines the values that need to be considered when implementing the TMP. The Public Works  
3 Advisory Commission has also unanimously approved the TMP update.

4  
5 The Planning Commission held a special meeting August 2, 2023, to discuss items in the Transportation Master Plan  
6 update. Attached are the minutes from that meeting. The Commission discussed their opinions of certain projects and  
7 traffic improvements.

8  
9 **Recommendation:** The Development Review Committee determined this request complies with the Orem City  
10 Code. Staff recommends the Planning Commission provide a positive recommendation to the City Council  
11 regarding the approval of the City of Orem Transportation Master Plan update and adopting the updated plan in  
12 Appendix F of the Orem City General Plan.

13  
14 Chair Komen asked if the Planning Commission had any questions for Mr. Kelly.

15  
16 Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to  
17 come forward to the microphone. ([click here for recording](#))

18 Timo Christensen

19 See attachments for additional comments

20  
21 There was a discussion of the Planning Commission members regarding various revisions they wanted made to the  
22 Transportation Master Plan.

23  
24 **Planning Commission Action:** Chair Komen called for a motion and moved to provide a positive recommendation  
25 to the City Council to adopt the updated City of Orem Transportation Master Plan (Exhibit “A”) and amend the  
26 Orem City General Plan to include the updated City of Orem Transportation master Plan in Appendix F, as shown in  
27 Exhibits “A” attached hereto and incorporated herein by reference, with a recommendation the City Council:

- 28 a. Remove the overpass/interchanges at 800 South and 1200 North;
- 29 b. Remove the widening projects related to the 800 East and 800 West corridors;
- 30 c. Remove the 1600 North project east of State Street;
- 31 d. The 800 West connection to Campus drive should remain closed;
- 32 e. Amend the language in the plan as outlined in Exhibit “B” attached hereto and incorporated herein by  
33 reference; and
- 34 f. Consider other recommendations outlined in Exhibit “C” attached hereto and incorporated herein by  
35 reference.

36 Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena  
37 Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

38  
39 Exhibit B: Paragraph 2 of the Executive Summary:

- 40 a. Due to growth within the City and the large growth throughout the county, a comprehensive  
41 transportation plan must be developed and regularly maintained in order to combat congestion,  
42 Safety hazards, and traffic’s impact on neighborhoods caused by growth.
- 43 b. Section 4.9 Connectivity  
44 Orem desires a connected street system for all new developments, minimizing the use of cul-de-  
45 sacs. Yet greater connectivity may compromise the integrity of Orem’s neighborhoods, and  
46 in certain circumstances, increase safety risks to pedestrians, cyclists and other motorists.  
47 Connectivity and traffic flow will be balanced with these needs (preserving Orem’s  
48 neighborhoods and safety) moving ahead. Developers should be made aware that proposed  
49 transportation changes that open residential neighborhoods to commercial and high-density  
50 areas (with flow-through traffic) are inconsistent with the direction of Orem’s future growth.  
51 Infill parcels will may be required to provide future street stubs to adjacent parcels with the potential  
52 for development. Retail and office development must may provide cross access easements to create  
53 circulation patterns to adjacent properties, to eliminate multiple access points to the major street  
54 system. Consequently, this will could reduce travel time and congestion by allowing drivers to make  
55 shorter and more direct trips. In addition, connectivity will allow the option of walking or bicycling,

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

## DRAFT Planning Commission minutes for September 6, 2023

1 due to shorter routes to schools, parks, and businesses. Emergency vehicles including police, fire  
2 trucks, and ambulances will similarly benefit from connectivity, by use of alternate routes if one is  
3 blocked. Overall fuel consumption and pollution will also result by shortening trips through  
4 connectivity. An Examples of projects to improve connectivity in Orem is are the connection of 800  
5 West to Campus Drive and the 1600 West extension to Geneva Road.  
6

7 Exhibit C: The Planning Commission recommends the following future discussions:

8 Future Discussions:

- 9 a. Bike lanes: find a better solution than being in traffic, perhaps wider sidewalks  
10 i. Update bike and pedestrian plan. Striping gives a false sense of security.  
11 b. UVU connectivity  
12 c. Orem Center Street - Geneva Road & 1-15, discussion point, do not justify projects that benefit  
13 neighboring cities being able to move through Orem more easily.  
14 d. Connectivity - 4.9 Connectivity (Page 67) on project list - need further discussion on connectivity  
15 in Orem.  
16

17 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for  
18 a motion to approve the minutes of August 16, 2023. Mr. Carpenter moved to approve the meeting minutes for  
19 August 16, 2023. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James  
20 Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.  
21

22 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Hawkes moved to adjourn. Mr. Low seconded the  
23 motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen,  
24 Murray Low and Haysam Sakar. The motion passed unanimously.  
25

26 **Adjourn:** 5:26 p.m.  
27  
28  
29

---

30 Ryan L. Clark  
31 Planning Commission Secretary  
32  
33

Approved:

November 21, 2022

Dear Planning Commission and City Council Members,

Since the Transportation Master Plan is a vital step in meeting the transportation needs of our community, we wanted to outline our values, which focus on quality of life and economic vitality.

**We cannot build out of congestion:** Many residents in Orem will only drive. Orem is to a point that building more roads is either too costly to acquire land rights, or just not helpful because demand will increase to fill the new capacity. When growth requires construction, we suggest keeping city-owned streets to five lanes or fewer. Level of service may drop to our recommended acceptable level E during certain times of the day. To reduce this congestion, we need to also spend time and resources addressing other modes of transportation like public transit, biking, or on a neighborhood level, walking.

**We have to balance the needs of drivers and pedestrians and bikers:** An open road, with wide lanes that encourages high speeds may move cars effectively, but has elements that are detrimental to encouraging walking or biking. The needs of traffic flow and the safety and comfort of active transportation must be balanced. Traffic calming techniques should be employed where appropriate.

**Good planning and transportation infrastructure encourage active transportation:** Planning for growth will maintain our quality of life. We suggest a strong correlation between land-use, transportation, and infrastructure planning. The goal is to optimize safety for all road users while encouraging the use of alternative transportation including transit, bikes and walking.

**We must be fiscally and socially responsible:** Within a limited budget, we must prioritize projects that meet current needs and anticipate growth. This means selecting the right projects, at the right time, with the most cost-effective solutions, and with consideration for our neighborhoods and quality of life. For example, we support Bus Rapid Transit (BRT) because it is more economical and flexible than light rail.

We recognize that city streets are the largest public space we have; roads are for everyone. A large portion of our tax dollars supports the building and maintenance of streets. We look forward to working with you in encouraging transportation plans that focus on quality of life and economic vitality, keeping Orem's status as a great place to live and work.

Sincerely,

The Transportation Advisory Commission  
Becky Buxton  
Marlan Coe  
CJ Mecham  
Jay Przybyla  
Laura Redford  
Kathleen Turner  
Russ Verhoef  
Sam Kelly, City Engineer  
Jeff Lambson, City Council

Orem leaders and Planning Commission members,

This is a very thorough plan – with very good guidance on how to manage Orem’s growth. There is a lot of great work that went into this.

As I will be absent from the next Planning Commission meeting, here are suggested edits to the Plan. This includes my comments sent in December, which suggested the plan include a statement about safety and the preservation of neighborhoods. I believe this should be placed up front, in the following sentence of paragraph 2 of the Executive Summary: (my suggested edits in **BOLD**).

Due to growth within the City and the large growth throughout the county, a comprehensive transportation plan must be developed and regularly maintained in order to combat congestion, **safety hazards, and traffic’s impact on neighborhoods** caused by growth.

This same issue suggests to me an edit in Section 4.9 Connectivity. (my suggested edits in **BOLD**).

#### 4.9 Connectivity

Orem desires a connected street system for all new developments, minimizing the use of cul-de-sacs. **Yet greater connectivity may compromise the integrity of Orem’s neighborhoods, and in certain circumstances, increase safety risks to pedestrians, cyclists and other motorists. Connectivity and traffic flow will be balanced with these needs (preserving Orem’s neighborhoods and safety) moving ahead. Developers should be made aware that proposed transportation changes that open residential neighborhoods to commercial and high density areas (with flow-through traffic) are inconsistent with the direction of Orem’s future growth.** Infill parcels ~~will~~ **may** be required to provide future street stubs to adjacent parcels with the potential for development. Retail and office development ~~must~~ **may** provide cross access easements to create circulation patterns to adjacent properties, to eliminate multiple access points to the major street system. Consequently, this ~~will~~ **could** reduce travel time and congestion by allowing drivers to make shorter and more direct trips. In addition, connectivity will allow the option of walking or bicycling, due to shorter routes to schools, parks, and businesses. Emergency vehicles including police, fire trucks, and ambulances will similarly benefit from connectivity, by use of alternate routes if one is blocked. Overall fuel consumption and pollution will also result by shortening trips through connectivity. ~~An Examples of projects to improve connectivity in Orem is are the connection of 800 West to Campus Drive and the 1600 West extension to Geneva Road.~~

The revision above was written because we turned down a development behind 400 W/1430 S because it connected a road that had apartments on it to a residential neighborhood. The developer put in the connection because they were told it was required by the Transportation Master Plan. This also adversely affected the owner of the land who was selling to the developer.

Please consider these revisions, taking into account that the suggested edits above are a bit clunky and need to be word smithed.

Thanks again for all the hard work.

Murray

**Murray Low**

801.874.5775 [murray.low@comcast.net](mailto:murray.low@comcast.net)

Specific concerns and recommended changes to TMP:

- Page 25 – overpass on 1200 north and 800 South, need to look into it more depth or eliminate.
- Page 25 – 800 South connection to Campus Drive should remain closed – UVU has to change their traffic pattern.
- Page 35 – MAG Regional Transportation Plan – remove the I-15/Orem 800 S/Campus Drive (Geneva Road to UVU).
- Page 35 – MAG Regional Transportation Plan – Orem Center Street/I-15 Ramp and Lane Improvements.
- Page 49 – remove Item #4 from 2030 Capital Improvements Plan list which is the I-15/Orem 800 South overpass – New Overpass.

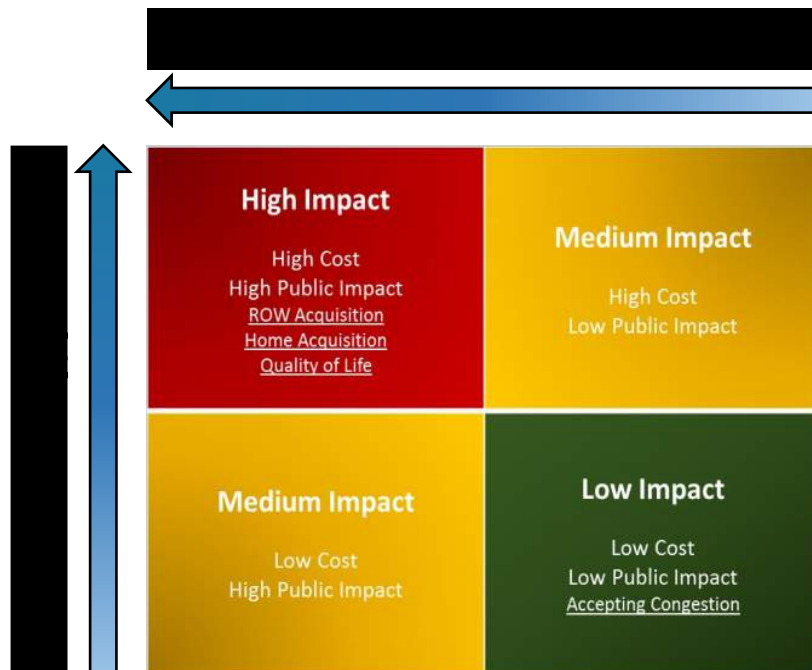
Mike Carpenter:

I propose that we support the traffic plan with the following projects being removed.

The overpass/interchanges at 800 S and 1200 N, both projects are a huge expense to the city, 8 million, provides little alleviation for the residents and will only exacerbate the traffic in the neighborhoods.

The widening projects related to the 800 E and 800 W corridors, neither of these corridors have an excessive demand for increased throughput by the surrounding neighborhoods or the people of Orem at large so the impact and expense wouldn't be warranted even as a long-term plan.

Figure 13: Cost vs. Public Impact Matrix



### 2.5.2 Special Considerations

As part of future development, specific “hot spot” locations were modeled throughout the city. These locations investigated specific roadway improvements and the impacts of those improvements on the surrounding roadways and are represented in [Figure 14](#). The additional modeling hot spots were in the following locations and the following sections describe the results and if any additional roadway improvements are necessary:

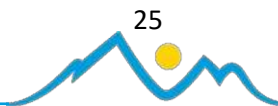
- **800 South – Overpass over I-15**
- **1200 North – Overpass over I-15**
- **1200 West – (1600 North to 400 North) – Widen to 5 Lanes**
- **800 West – (1600 North to 800 South) – Widen to 5 Lanes (3 Lanes 800 South to Campus Dr.)**
- **800 West – (800 South to Campus Drive) – Connection to UVU campus**

#### 2.5.2.1 1200 West Additional Lanes

Due to the potential future impacts of development in the area around 1200 North and 1200 West, an additional model run was completed to determine if 1200 West requires additional travel lanes. Due to the additional traffic, additional travel lanes will be necessary by 2050. As part of the future Transportation Improvement Program (TIP), 1200 West from 1600 North to 800 North will be widened to 5 lanes.

#### 2.5.2.2 800 South Additional Lanes

A new overpass on I-15 at 800 South is included in Phase 2 of the MAG RTP. With the new overpass, travel lanes were increased from three to five lanes from the interchange to State Street (800 South east of State Street is currently five lanes). An advantage of increasing the number of travel lanes on 800 South is to alleviate traffic at Utah Valley University (UVU) using University Parkway. The analysis indicates that a daily volume increase between 4,000 to 10,000 vehicles along the 800 South corridor with minimal decreases along University Parkway between 1,000 to 2,400 vehicles. Since the additional vehicles on 800



## 2.7.2 Regional Transportation Plan

There are many roadways in Orem that are included on MAG's RTP. The projects included on the RTP are shown in [Figure 19](#). Included is a list of the roadway improvements included on the RTP for all three phases (2019-2050).

### Phase 1: 2019-2030

- **Orem 1600 North** (1200 West to State Street) – Widen to 5 Lanes
- **Orem Center Street** (Geneva Road to I-15) – Widen to 5 Lanes
- **Orem 1200 West** (Center Street to Sandhill Road) – Widen to 5 Lanes
- **Geneva Road** (Lakeview Parkway to Southern Border) – Widen to 5 Lanes
- **Lakeview Parkway/Geneva Road** (University Parkway to Southern Border) – New 5 Lane Road
- **I-15/Orem 800 S/Campus Drive** (Geneva Road to UVU) – New 5 Lane Road/I-15 Bridge
- **I-15/Orem Center St** – Ramp and Lane Improvements
- **I-15/University Pkwy** – Grade separated off-ramp

### Phase 2: 2031-2040

- **Orem Center St** (1200 W to State St) – Widen to 7 Lanes
- **Orem Geneva Rd** (Orem 1600 N to University Pkwy) – Widen to 7 Lanes
- **State St/University Pkwy Bridge** – New Bridge
- **I-15 Parallel Corridor** (University Pkwy to Payson) – New Freeway
- **I-15 Parallel Corridor** (Pioneer Crossing Blvd to University Pkwy) – New Freeway
- **I-15 Widening** (12 Lane Freeway; University Pkwy to SF US-6 then 8 Lanes to Payson)

### Phase 3: 2041-2050

- **Orem 800 E/Orem 1600 N** (State St to 800 S) – Widen to 5 Lanes
- **University Pkwy/Sandhill Rd** – New Interchange

Although the improvements on the RTP will improve congestion in the specific project areas, there are many other areas of the city where the roadways perform at a LOS E or worse. The burden of the following improvements will fall on Orem to improve unless the city is willing to wait for funding through other sources.

- **1600 North** (I-15 Interchange to Main Street)
- **Center Street** (I-15 to State Street)
- **1200 West** (800 North to 1200 North; Center Street to Sandhill Road)
- **University Parkway** (Geneva Road to I-15; Sandhill Road to State Street)
- **Geneva Road** (University Parkway to 2000 South)
- **800 South** (1200 West to Campus Drive; Main St to Orem Blvd; 800 East to Eastern Border)
- **800 North** (I-15 to 400 East; 800 East to Eastern Border)
- **State Street** (800 North to 800 South)
- **800 East** (400 North to 800 South)
- **1200 South** (Main Street to 200 East)
- **Main Street** (University Parkway to 2000 South)

The indicated roadway segments above as well as the additional modeling results from the [Special Considerations](#) section form the basis of the improvements included on the 2050 roadway improvement map shown in [Figure 19](#). Intersection improvements in 2050 are shown in [Figure 20](#). Applying all

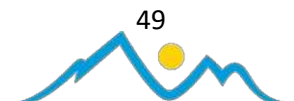
# Orem Transportation Master Plan (TMP)

November 8, 2022



Table 6: 2030 CIP Projects

2030 Capital Improvements Plan – The City of Orem Responsibility						
Ref. No.	Location	Total Price (With Inflation)	Funding Source	Year	Orem %	Orem Total (With Inflation)
2	Center Street (Geneva Road to I-15) – Widen to 5 Lanes	\$9,425,000	Orem/MAG	2030	6.77%	\$638,073
3	1200 West (Sandhill Road to Orem Center Street) - Widen to 5 Lanes	\$12,905,000	Orem/MAG	2030	6.77%	\$873,669
4	I-15/Orem 800 S Overpass - new Overpass	\$116,000,000	Orem/MAG	2030	6.77%	\$7,853,200
5	1600 West (Connection to Geneva Rd.)	\$2,658,600	Orem	2023	100%	\$2,658,600
6	Intersection Improvements (Additional Funds)	\$480,000	Orem	2023	100%	\$480,000
7	1200 South (State Street to 800 East)	\$2,460,260	Orem	2023	100%	\$2,460,260
8	Roundabout (700 N - Orem Blvd.) (Safety Improvement)	\$685,750	Orem	2023	100%	\$685,750
9	Intersection Improvements (Additional Funds)	\$506,400	Orem	2023	100%	\$506,400
10	Safety Improvement - Turn Lane (WB RTL) 1100 East and 800 North	\$2,537,698	UDOT	2023	0%	\$0
11	Intersection Improvements (Additional Funds)	\$534,252	Orem	2023	100%	\$534,252
13	Intersection Improvements (Additional Funds)	\$558,293	Orem	2023	100%	\$558,293
14	University Parkway and State Street Grade Separated Intersection	\$55,424,572	UDOT	2023	0%	\$0
16	Enlarge Roundabout (1200 South and 400 West)	\$583,416	Orem/MAG/UTA	2023	0%	\$0
17	Traffic Signal Update (Geneva Road and 1600 North)	\$291,708	UDOT	2023	0%	\$0
18	Intersection Improvements (Additional Funds)	\$583,416	Orem	2023	100%	\$583,416
20	Traffic Signal (800S-1200W)	\$289,594	Orem	2023	100%	\$289,594
21	Lakeview Parkway (Geneva Road to Southern Border) – New 5 Lane Road	\$14,698,200	Orem/MAG	2026	6.77%	\$2,839,053
22	Signal Update (400 North and 1200 West)	\$304,835	Orem	2023	100%	\$304,835
23	Signal Update (400 North and Orem Blvd.)	\$304,835	Orem	2023	100%	\$304,835
24	Signal Update (Center Street and 400 West)	\$304,835	Orem	2023	100%	\$304,835



cases may require more information than the standard requires. The City reserves the right to waive all TIS requirements as well as requiring extra information at the discretion of the City Engineer.

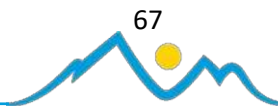
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## 4.9 Connectivity

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Orem desires a connected street system for all new developments, minimizing the use of cul-de-sacs. Infill parcels will be required to provide future street stubs to adjacent parcels with the potential for development. Retail and office development must provide cross access easements to create circulation patterns to adjacent properties, to eliminate multiple access points to the major street system. Consequently, this will reduce travel time and congestion by allowing drivers to make shorter and more direct trips. In addition, connectivity will allow the option of walking or bicycling, due to shorter routes to schools, parks, and businesses. Emergency vehicles including police, fire trucks, and ambulances will similarly benefit from connectivity, by use of alternate routes if one is blocked. Overall fuel consumption and pollution will also result by shortening trips through connectivity. Examples of projects to improve connectivity in Orem are the connection of 800 West to Campus Drive and the 1600 West extension to Geneva Road. Orem's Street Connection Master Plan can be found at <http://orem.org/engineering/>.

DRAFT





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## TMP comments for Planning Commission

1 message

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Shauna Mecham <shaunakb90@gmail.com>

Wed, Sep 6, 2023 at 10:50 AM

To: Cheryl Vargas <chvargas@orem.org>, Sam Kelly <srkelly@orem.org>

Commissioner,

Please consider the following specific comments on the proposed Transportation Master Plan. In addition, I fully support the Transportation Advisory Commission's summary of transportation needs. The plan is well-done; I particularly like the traffic calming toolbox and seeing areas with a high % of pass-through traffic. The analysis is wonderfully done. With that said, there are some areas of concern as stated below.

Thank you for your time,

Shauna Mecham

Page 11 says parking should be discouraged on arterials, yet State St continues to have on-street parking for most of its length. Springville, Provo, Lindon, PG, and American Fork all have substantial sections of State St with a buffered bike lane.

Pages 14-16 have cross-sections and lane widths. [NACTO](#) recommends 10' lanes in urban areas and 11' where more truck traffic is expected. Most lanes in the TMP are 12', with 14' on sub-local roads. We don't need the unnecessary expense.

Page 56: Orem's neglect of proper marking for bike lanes has made a net zero gain on miles of bike infrastructure in the past 5 years. Several of these routes are nothing more than a shoulder and should be fixed or not included as existing infrastructure. The AT plan needs a massive overhaul as things like Bike Routes, suggested in 2010, are no longer considered adequate for facilitating safe bike and ped movement.

Page 56: Curb radius This should explicitly depict proper curb cuts; not the kind where anyone crossing must start on a downslope facing the intersection, but rather 2 legs on each corner for safer and more ADA acceptable movement. See these [examples](#) from other DOTs.

Page 61: Speed map. If everyone is speeding, doesn't that say something about the design of our roads? We should design for the speeds we want instead of relying on signs and enforcement. Please use the wonderful traffic calming toolbox in the appendix.