



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
July 3, 2024

*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

- 1 Economic Development Update presented by Kathi Lewis, Economic Development Division Manager**
- 2 Discussion about the difference between a C2 and a C3 zone**
- 3 Matt Taylor - Outdoor lighting regulations discussion**

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 – MAP AMENDMENT - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 375 East 1600 North from the R8 zone to the PRD zone (approximately 2.30 acres) and amending Appendix KK of the Orem City code.**
 - 3.2 PUBLIC HEARING – MAP AMENDMENT - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Review and approve minutes from June 19, 2024.**
5. ADJOURN
 - 5.1 Next meeting is scheduled for Wednesday, July 17, 2024.**

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

Appendix A				
SLU		C1	C2	C3
0000	MISCELLANEOUS			
100	Solicitors	P	P	N
301	Fireworks Stands	N	P	P
302	Christmas Tree Sales	N	P	N
303	Shave Ice Stands	P	P	P
600	Trailers / Containers for Recyclable Materials	P	P	P
1000	RESIDENTIAL			
1281	Assisted Living Facility for Elderly Persons	N	P	N
1282	Assisted Living Facilities	P	P	P
1283	Transitional Treatment Home	P	P	N
1285	Residential Facility for Elderly Persons	N	P	P
1510	Hotels, Tourist Courts & Motels	N	P	P
1910	Caretaker Facilities (Accessory Use Only)	N	P	N
2000	MANUFACTURING			
2160	Candy & Other Confectionery Products	N	P	N
2431	Cabinetry, furniture and fixture manufacturing	N	P	N
3000	INDUSTRIAL			
4000	TRANSPORTATION, COMMUNICATIONS & UTILITIES			
4110	Intermodal	N	P	N
4211	Bus passenger terminals	N	P	N
4291	Taxicab Transportation	N	P	N
4710	Telephone communications	N	P	N
4711	Telephone Exchange Stations	P	P	P
4712	Cellular Communication Monopoles	See Sec. 22-13		
4741	Television Broadcasting Studios (Only)	N	P	N
4751	Radio & Television Broadcasting Studios, Only (Combo Systems)	N	P	N
4812	Electricity Regulating Substations	P	P	N
4833	Water Pressure Control Stations	P	P	N
4842	Sewage Pressure Control Stations	P	P	N

Appendix A				
SLU		C1	C2	C3
5000	WHOLESALE & RETAIL TRADE			
5113	Tires & Tubes	N	P	N
5120	Drugs, chemicals & allied products	N	P	N
5121	Drugs, Drug Proprietaries & Drugists' Sundries	N	P	N
5122	Paints & Varnishes	N	P	N
5131	Dry Goods, Piece Goods, & Notions	N	P	N
5132	Apparel & Accessories	N	P	N
5141	Groceries & food stuffs	N	P	N
5161	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials	N	P	N
5171	Hardware	N	P	N
5172	Plumbing & Heating Equipment & Supplies	N	P	N
5173	Air Conditioning, Refrigeration Equipment & Supplies	N	P	N
5181	Commercial, Industrial, & Agricultural Machine Equipment & Supplies	N	P	N
5182	Professional Equipment & Supplies	N	P	N
5196	Paper & paper products	N	P	N
5197	Furniture & Home Furnishings	N	P	N
5200-5900	RETAIL TRADE			
5220	Building Materials, Equipment Supplies & Hardware (Indoor Only)	N	P	N
5260	Home improvement centers	N	P	N
5310	Department Stores	N	P	P
5320	Mail Order Houses	N	P	N
5330	Limited Price Variety Stores	N	P	P
5340	Merchandise Vending Machine Operators	N	P	N
5350	Direct Selling Organizations	N	P	N
5391	Dry Goods & General Merchandise	N	P	P
5393	Arts, Crafts & Hobbies	N	P	P
5394	Musical Instruments	N	P	P

Appendix A				
SLU		C1	C2	C3
5410	Groceries &/or Food	N	P	P
5440	Candy & other confectionery products	N	P	P
5511	Motor vehicles (new & used) (*Outside display not permitted after regular business hours)	N	P	N
5512	Motor vehicles (used)	N	P	N
5530	Gasoline Service Station With or Without Store	N	P	P
5591	Marine Craft & Accessories (*Outside display not permitted after regular business hours)	N	P	N
5600	Clothing, Apparel, & Accessories	N	P	P
5710	Furniture & home furnishings	N	P	P
5730	Music Supplies	N	P	P
5810	Restaurants	N	P	P
5811	Fast Food	N	P	P
5830	Drinking Places – Non-Alcoholic	N	P	P
5910	Drugs & related drug dispensing	N	P	P
5920	Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C))	P	P	P
5931	Antiques	N	P	N
5932	Gold & Silver	N	P	P
5933	Secondhand Merchants	N	P	N
5934	Secondhand precious metal dealer	N	P	P
5940	Retail Tobacco Specialty Business	N	P - Subject to the requirements of 22-14-21(D)	P - Subject to the requirements of 22-14-21(D)
5941	Books	N	P	P
5942	Stationery	N	P	P
5943	Office Supplies	N	P	P
5944	Cigars – Cigarettes	N	P	P
5945	Newspapers / Magazines	N	P	P

Appendix A				
SLU		C1	C2	C3
5946	Cameras & Photographic Supplies	N	P	P
5947	Gifts, Novelties, & Souvenirs	N	P	P
5948	Florists	N	P	P
5949	Video rentals	N	P	P
5951	Sporting Goods	N	P	P
5952	Bicycles	N	P	P
5953	Toys	N	P	P
5963	Nursery – Plants	N	P	N
5970	Computer Goods & Services	N	P	P
5996	Optical Goods	N	P	P
6000	SERVICES			
6110	Banking & Credit Services	P	P	P
6111	Check Cashing & Other Credit Services	N	P	P
6112	Pawn Shops 22-14-21(C)	N	P	N
6120	Security & Commodity Brokers, Dealers, & Exchanges	P	P	P
6130	Insurance agents, brokers & related services	P	P	P
6150	Real estate agents, brokers, and related services	P	P	P
6152	Title Abstracting	P	P	P
6153	Real Estate Operative Builders	P	P	N
6154	Combination Real Estate, Insurance Loan, & Law	P	P	P
6211	Laundering, Dry Cleaning, & Dyeing Services (Except Rugs)	N	P	P
6212	Custom Tailoring	N	P	P
6213	Diaper Services	N	P	N
6214	Laundromats	N	P	N
6215	Rug Cleaners / Repair	N	P	N
6216	House Cleaning	N	P	N
6217	Commercial Janitorial	N	P	N
6218	Window Cleaning	N	P	N
6220	Photographic Services – Including Commercial	P	P	P
6231	Beauty & Barber Shops	P	P	P

Appendix A				
SLU		C1	C2	C3
6232	Tattoos & Body Piercing *Only as an accessory use to a beauty shop (SLU 6231) where less than 15% of the revenue of the beauty shop is derived from SLU 6232 and only using a three-needle (or less) method.	N	P	P*
6233	Massage Therapy	P	P	P
6241	Funeral Homes	N	P	N
6251	Apparel repair, alterations, laundry/dry cleaning services (pick-up only)	N	P	N
6261	Commercial Child Day Care / Preschool Facility	P	P	N
6262	Commercial Adult Day Care Facility	P	P	N
6291	Catering Services	N	P	P
6292	Wedding Reception Centers	N	P	N
6310	Advertising Services (General)	N	P	N
6312	Outdoor Advertising	N	P	N
6313	Direct Mail Advertising	N	P	N
6320	Consumer & Mercantile Credit Reporting Services – Adjustment & Collection Services	P	P	N
6330	Travel Arranging Services	P	P	P
6331	Private Postal Services	N	P	P
6332	Blueprinting & Photocopying	P	P	P
6334	Stenographic Services, Duplicating, & Mailing, NEC	P	P	P
6341	Disinfecting & Exterminating	N	P	N
6342	Locksmithing	N	P	N
6350	News Syndicate	P	P	N
6360	Employment Services	P	P	P
6370	Office Warehousing	N	P	N
6371	Climate Controlled Storage Units * See Sec. 22-8-17(A)	N	P	N
6381	Internet Services	P	P	P
6391	Research, Development, & Testing Services	N	P	N

Appendix A				
SLU		C1	C2	C3
6392	Business & Management Consulting	P	P	P
6393	Detective & Protective Services	P	P	N
6394	Equipment Rental & Leasing	N	P	N
6395	Automobile & Truck Rental	N	P	N
6396	Photofinishing	N	P	N
6397	Stamp trading	P	P	N
6398	Motion Picture Distribution & Services	P	P	N
6411	Automobile Wash	N	P	N
6412	Auto Lube & Tune-up	N	P	N
6413	Automobile Repair (Mechanical Only)	N	P	N
6414	Auto Body Repair and Paint	N	P	N
6430	Small Engine, Appliance, Electrical, & Machine Repair	N	P	N
6493	Watch, Clock, & Jewelry Repair	N	P	N
6494	Re-upholstery & furniture repair	N	P	N
6510	Medical, Dental, & Health Services	P	P	P
6511	Hospital Services	See Sec. 22-12		
6512	Medical & dental laboratories	P	P	P
6513	Medical Clinics – Outpatient	P	P	P
6514	Chiropractic & Osteopaths Services	P	P	P
6515	Veterinarian Services and Small Animal Hospitals	N	P	P
6517	Animal Kennels and Runs	N	P	N
6520	Legal Services	P	P	P
6530	Professional Office	P	P	P
6531	Authors – Books, Magazines, Newspapers, and Computer Software	P	P	P
6591	Engineering & Architectural	P	P	P
6592	Educational & Scientific Research	P	P	P
6593	Accounting, Auditing & Bookkeeping	P	P	P

Appendix A				
SLU		C1	C2	C3
6594	Urban Planning	P	P	P
6595	Auction Services	N	P	N
6596	Auction Services (Indoor Only)	N	P	N
6597	Family & Behavioral Counseling	P	P	P
6598	Genealogical	P	P	P
6599	Interior Design * Office use only. Retail and wholesale sales, display of goods, storage of inventory and similar activities are not permitted.	P	P	P
6610	Building Construction – General Contractor, Office Only	P	P	P
6615	Building Construction – General Contractor, Office & Storage	N	P	N
6620	Landscaping Services, Office Only	P	P	N
6625	Landscaping Services, Office & Storage	N	P	N
6710	City of Orem Governmental Services, Executive, Legislative, and Judicial Functions	P	P	P
6711	Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions	P	P	P
6812	Public Primary & Secondary Schools	P	P	N
6813	<u>Private Primary and Secondary Schools - permitted* if adjacent to or across the street from a Public Primary or Secondary School See Section 22-6-9(H)</u>	P	P	N
6814	Charter Schools	P	P	N
6821	Universities & colleges	N	P	N
6823	Professional & Vocational Schools	N	P	P
6832	Martial Arts Studios	N	P	N
6833	Barber & Beauty Schools	N	P	N

Appendix A				
SLU		C1	C2	C3
6834	Art & Music Schools	N	P	P
6835	Dancing Schools	N	P	P
6836	Driving Schools	P	P	N
6837	Correspondence Schools	N	P	P
6911	Churches, Synagogues & Temples	N	P	N
6921	Adoption Agencies	N	P	N
6991	Business Associations	P	P	P
6992	Professional Members Organizations	P	P	P
6993	Labor Unions & Similar Labor Organizations	N	P	P
6994	Civic, Social & Fraternal Associations	N	P	P
7000	PUBLIC ASSEMBLIES & AMUSEMENTS			
7111	Libraries	N	P	P
7112	Museums	N	P	P
7113	Art Galleries	N	P	P
7121	Planetaria, Aquariums, Botanical Gardens & Arboretums	N	P	P
7129	Other Nature Exhibitions, NEC	N	N	P
7211	Amphitheaters	N	P	N
7212	Motion Picture Theaters	N	P	P
7214	Legitimate Theater	N	P	N
7215	Public dancing	N	C	N
7231	Auditoriums & Exhibit Halls	N	P	N
7233	Convention centers	N	P	P
7321	Ropes Course / Climbing Walls (Indoor Only)	N	P	N
7324	Laser Tag / Paint Ball (Indoor Only)	N	P	N
7391	Arcades & Miniature Golf	N	P	N
7413	Tennis Courts (indoor only)	N	P	N
7414	Skating (indoor only)	N	P	N
7415	Soccer Facility (indoor only)	N	P	N
7417	Bowling	N	P	N
7418	Recreational Axe Throwing (Indoor Only)	N	P	N
7421	Playgrounds, Play Lots, & Tot Lots	N	P	N

7424	Recreation Centers (General)	N	P	N
Appendix A				
SLU		C1	C2	C3
7425	Gymnasium & Athletic Clubs	N	P	P
7426	Health spas	N	P	P
7432	Swimming Pools	N	P	N
7433	Water Slides	N	P	N
7452	Indoor Rifle Ranges (*not permitted within 300 feet of a residential zone)	N	P	N
7610	Parks – General Recreation	P	P	P
8000	AGRICULTURE & RESOURCE EXTRACTION			
8120	Orchards	P	P	P
8290	Horticultural Services	N	P	N
9000	UNCLASSIFIED			
9100	All undeveloped & unused land area	P	P	P

CURRENT OREM CITY LIGHTING REGULATIONS

Article 17-7. Subdivision Regulations and Design Standards

17-7-15. Street Lighting.

Street lighting conduits and streetlights shall be installed according to the City's Street Lighting Standards and Specifications.

Article 22-2. Definitions

22-2-1. Definitions.

For the purpose of this Chapter, certain words and terms are defined as follows:

Security Lighting shall mean a planned system of lights designed to provide adequate illumination to discourage crime within a development and enhance the safety of patrons of the development.

Article 22-6. Residential Zones

22-6-9. Regulations Governing Particular Uses.

H. Private Schools (SLU Code 6813)

"9. Lighting on a building or lighting for parking or play areas shall be shielded downward to minimize the impact and glare to neighboring residential uses. No recreational areas that are part of the private school site plan shall be lighted after 10:00 p.m. or before 7:00 a.m."

Article 22-9. Manufacturing, Research and Development and Public Facilities Zones

22-9-9. Miscellaneous Regulations for Manufacturing, Research and Development and Public Facilities Zones.

D. No excessive or offensive dust, odor, smoke, intermittent light, or noise shall be emitted which is discernible beyond the zone boundary lines, except that which emanates from the movement of

automobiles. A premise shall be maintained in such a manner as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.

F. All outdoor lighting shall be designed to minimize direct glare to adjoining residences.

Article 22-8. Commercial and Professional Office Zones

22-8-10. Miscellaneous Regulations for Commercial and Professional Office Zones.

B. Maintenance of Premise. No excessive dust, offensive odor, smoke, intermittent light, or noise shall be emitted which is discernible beyond the zone boundary lines, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.

C. Site Lighting. All lighting shall be designed to minimize direct glare to adjoining residences.

Article 22-11. PD Zone

***THREE EXAMPLES**

22-11-13. PD-1 Zone, Between Center Street and 165 South Street and between Orem Boulevard and 200 West Street.

Lighting: Freestanding lighting fixtures of at least eight feet (8') in height and not to exceed twenty feet (20') in height and producing at least one (1) foot candle of illumination shall be installed and maintained along 165 South Street and 200 West Street. These lights shall be placed along the street right-of-way lines and designed to shine away from residential developments. The lighting shall be designed to discourage graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.z

22-11-23. PD-11 Zone, 1430 South Sandhill Road.

Lighting Plan. A lighting plan shall be required. The plan shall be designed to discourage crime, enhance the safety of the residents and guests, prevent glare onto adjacent properties and enhance the appearance and design of the project. All outside lighting shown on the lighting plan, except for front and back door lighting shall be under the control and meter of the homeowners association. The lighting plan shall designate which lighting shall be commonly metered to the association or to the owner.

22-11-63. PD-50 Zone (Orem Utah Temple) – 1465 South Geneva Road

Lighting Plan. Any development in the PD-50 zone shall include a lighting plan. There shall be no direct glare onto adjacent properties. All parking lots shall be well lit and in accordance with Appendix "XX."

The lighting plan shall be designed to:

discourage crime;

enhance the safety of the pedestrians and guests of the PD-50 development; and

enhance the appearance and design of the project.



OUTDOOR LIGHTING

Definitions and Examples

WORK SESSION GOALS

- The aim of this dialogue is to assess the breadth and depth of outdoor lighting's benefits and challenges within the Orem City community.
- Various topics will be referred to as “issues.”
- Over several meetings, the Planning Commission will formulate a recommendation to the Orem City Council.

Definitions / Common Language

- Purpose
 - A common frame of reference
 - Often a universal objective measurable standard.
 - Often an issue that is subjective and ambiguous, but through collective agreement a universal meaning is established.
 - Example: Low Income Housing

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● House for sale
\$320,000 ↓ \$25k
3 bed 1 bath 1,560 sqft 6,970 sqft lot
146 E 400 N
Spanish Fork, UT 84660

Email Agent



● For sale
From \$329,990
3 bed 2 bath 1,311 sqft
Addison Plan, Summit Ridge Towns Community
Santaquin, UT 84655

Contact Builder



● Condo for sale
\$320,000
3 bed 2 bath 1,208 sqft 1,307 sqft lot
1249 W Cambria Way Unit 101
Pleasant Grove, UT 84062

Email Agent



● Pending
\$322,900
3 bed 2 bath 1,272 sqft
932 W Spider Green Way Unit 204
Saratoga Springs, UT 84045

Email Agent



FAMILY CITY USA

DISCUSSION ON OUTDOOR LIGHTING

Definitions / Common Language

FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income Click for More Detail	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Provo-Orem, UT MSA	\$106,900	Very Low (50%) Income Limits (\$) Click for More Detail	34,700	39,650	44,600	49,550	53,550	57,500	61,450	65,450
		Extremely Low Income Limits (\$)* Click for More Detail	20,850	23,800	26,800	30,000	35,140	40,280	45,420	50,560
		Low (80%) Income Limits (\$) Click for More Detail	55,550	63,450	71,400	79,300	85,650	92,000	98,350	104,700



MFI Step by Step Calculation

1. The following are the 2021 American Community Survey 5-year median income estimate, margin of error, and sample size category for **Provo-Orem, UT MSA**:

Area	ACS ₂₀₂₁ 5-Year Median Income	ACS ₂₀₂₁ 5-Year Margin of Error	Ratio	Sample Size Category	Result
Provo-Orem, UT MSA	\$90,374	\$1,263	$\frac{\$1,263}{\$90,374} = 0.014$	6	$0.014 < .5$ and $6.0 \geq 4$ Reliable Estimate

2. Since there is a 1-year 2021 ACS estimate available, the margin of error of the estimate and the sample size category are checked for reliability:

Area	ACS ₂₀₂₁ 1-Year Median Income	ACS ₂₀₂₁ 1-Year Margin of Error	Ratio	Sample Size Category	Result
Provo-Orem, UT MSA	\$95,285	\$3,590	$\frac{\$3,590}{\$95,285} = 0.0377$	6	$0.0377 < .5$ and $6.0 \geq 4$ Use ACS₂₀₂₁ 1-Year Median Income

3. The calculation of the CPI Inflation Factor is as follows:

Area	FY2023 CPI	2021 Annual CPI	CPI Inflation Factor
Provo-Orem, UT MSA	303.948	270.971	$(303.948 / 270.971) = 1.1217$

4. The FY 2023 median family income is estimated as follows:

Area	ACS ₂₀₂₁ 1-Year Estimate	CPI Inflation Factor	FY 2023 Area MFI Estimate
Provo-Orem, UT MSA	\$95,285	1.1217	$(\$95,285 * 1.1217) = \$106,881$

5. In keeping with HUD policy, the median family income estimate is rounded to the nearest \$100:

Area	Unrounded FY 2023 MFI Estimate	Rounded FY 2023 MFI Estimate
Provo-Orem, UT MSA	\$106,881	\$106,900

Definitions / Common Language

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 - Often a universal objective measurable standard.
 - Often an issue that is subjective and ambiguous, but through collective agreement a universal meaning is established.
 - Example: Glare



OR



Definition: Light Pollution

Artificially created light that is either:

- Unneeded,
- or
- Counterproductive to its intended purpose.

Simple Definition: Light Pollution

Artificially created light that is either:

- Unneeded,
- or
- Counterproductive to its intended purpose.

Simple Definition: Light Pollution

In other words:

Light that isn't needed or wanted in our homes, relaxing, sleeping, while driving, relaxing, or other daily activities.

It can keep our eyes from seeing what we want to see.

It can result in wasted energy having been expended without providing real benefit, and an economic and environmental detriment





50% WASTE

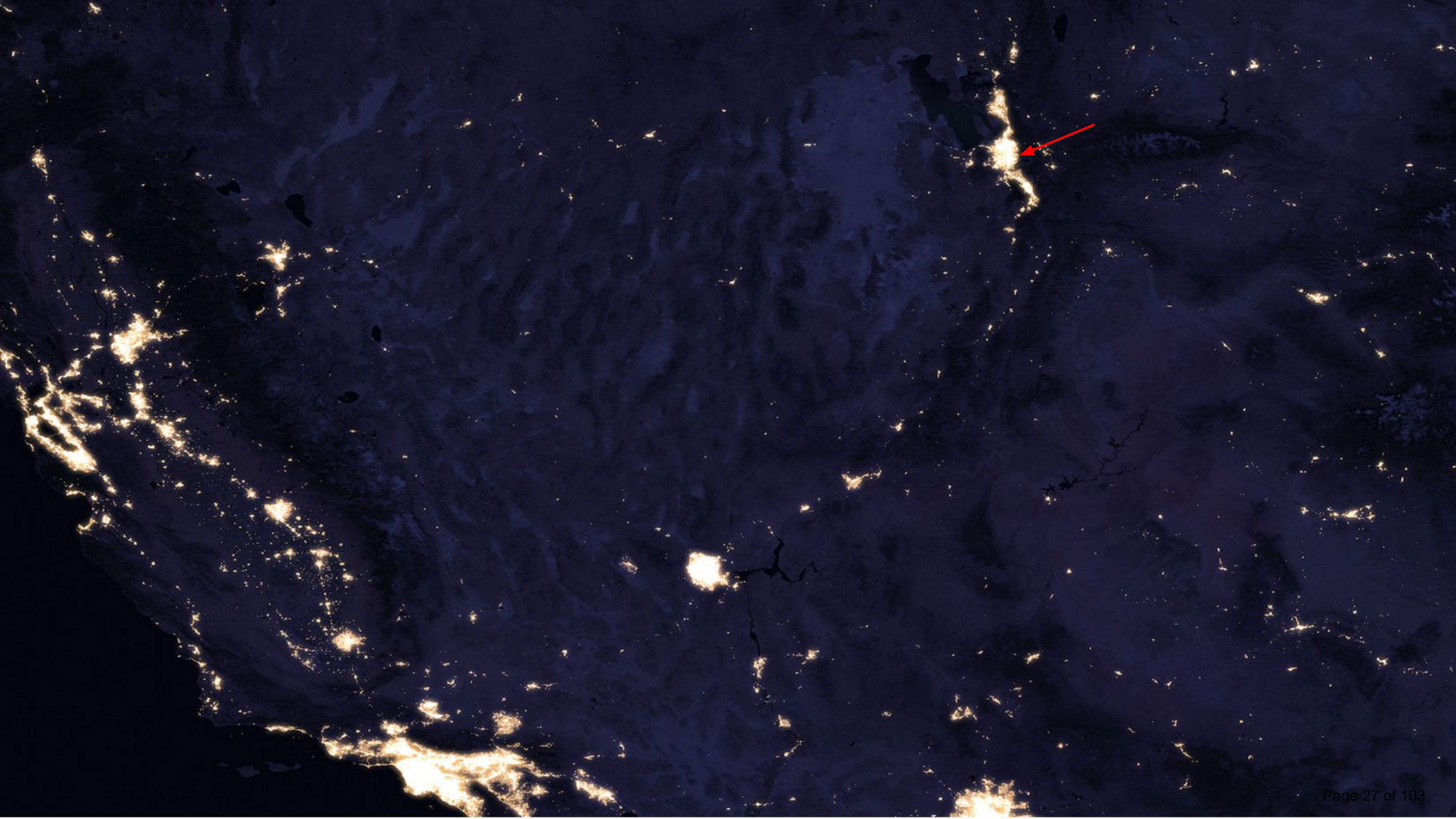
10% GLARE

40% PRODUCTIVE



FAMILY CITY USA

DISCUSSION ON OUTDOOR LIGHTING



Definition: Light Trespass

The shining of light by a luminaire (light fixture + lamps [light bulbs]) beyond the boundaries of a property on which it is located.



Definition: Glare

An intense, blinding light.

The difficulty of seeing in the presence of bright light such as direct or reflected sunlight or artificial light such as car headlamps at night.



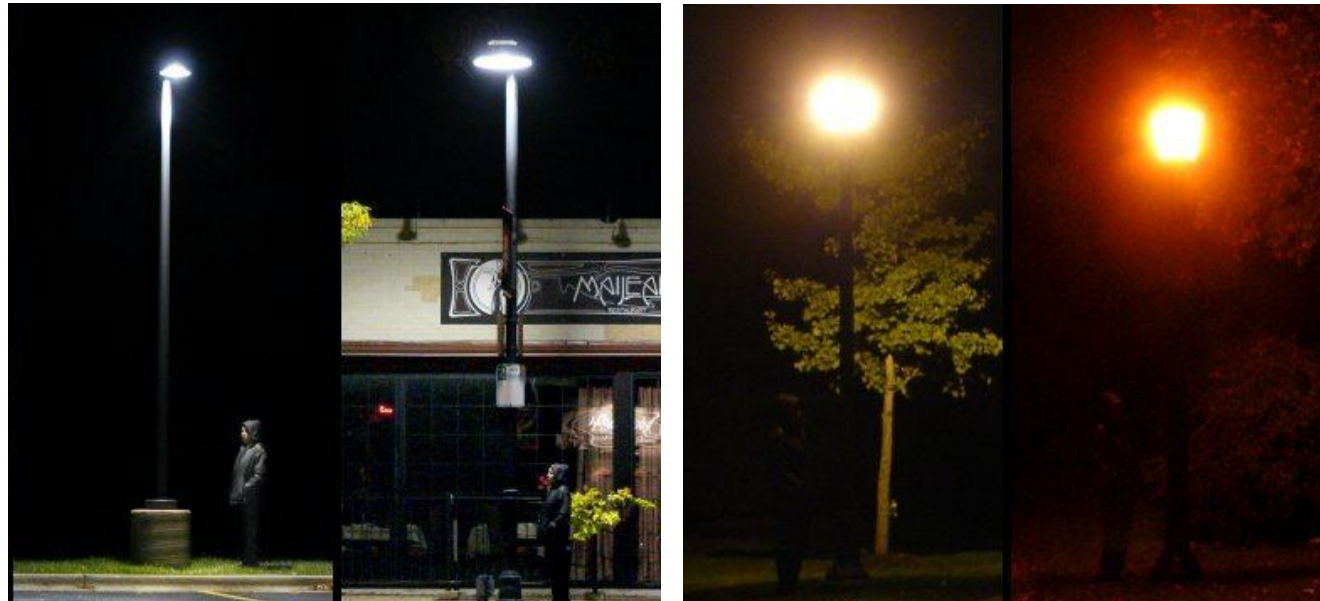
Definition: Discomfort Glare

Discomfort glare is a psychological sensation caused by high brightness (or brightness contrast) within the field of view, which does not necessarily impair vision.



Definition: Disability Glare

Disability glare impairs the vision of objects without necessarily causing discomfort often caused by the inter-reflection of light within the eyeball, reducing the contrast between task and glare source to the point where the task cannot be distinguished.



Definition: Over-illumination

The presence of lighting intensity that exceeds the levels necessary for a given activity or environment.



Definition: Color Temperature

The color of light emitted by a source, described in degrees Kelvin (K).

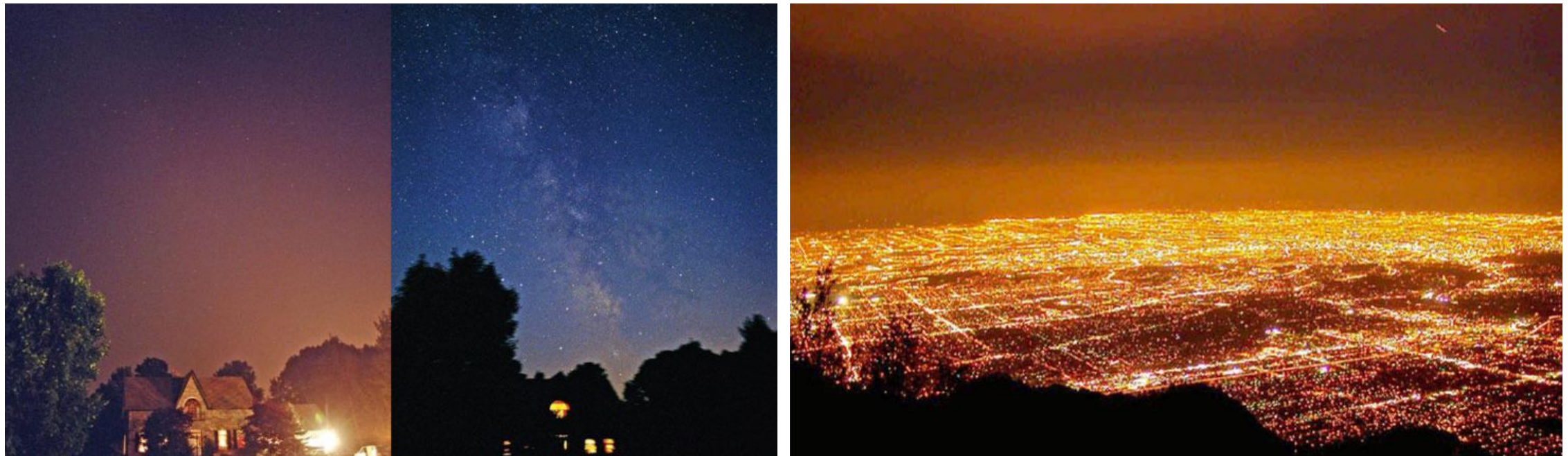
Warm Light

Blue Light



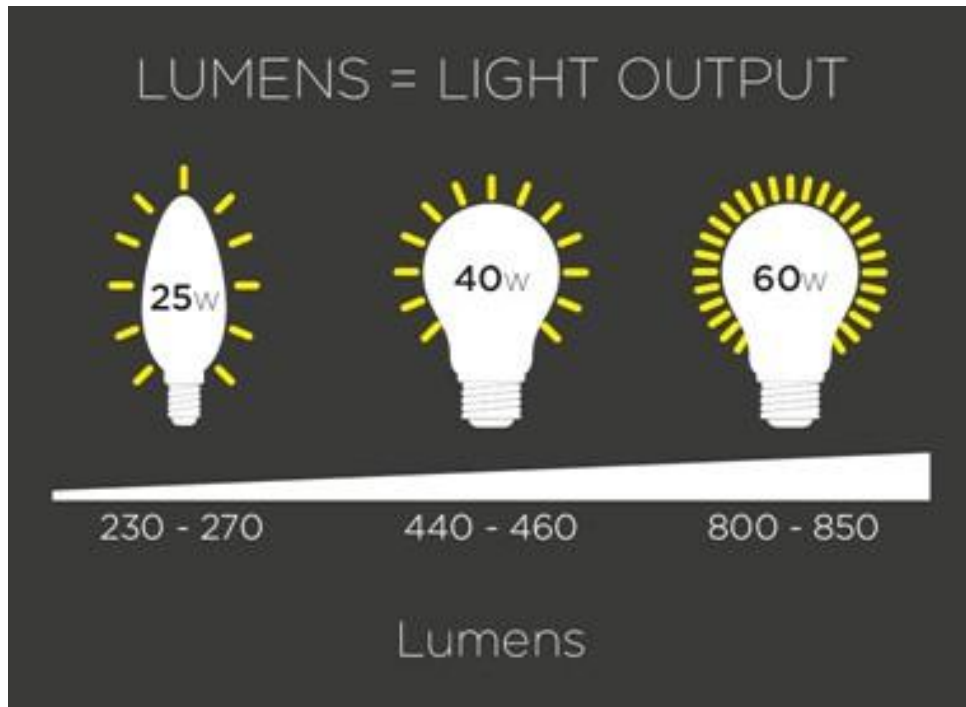
Definition: Sky Glow

The diffuse luminance of the night sky, apart from discrete light sources such as the Moon and visible individual stars. It is a commonly noticed aspect of light pollution.



Definition: Lumen (measurement)

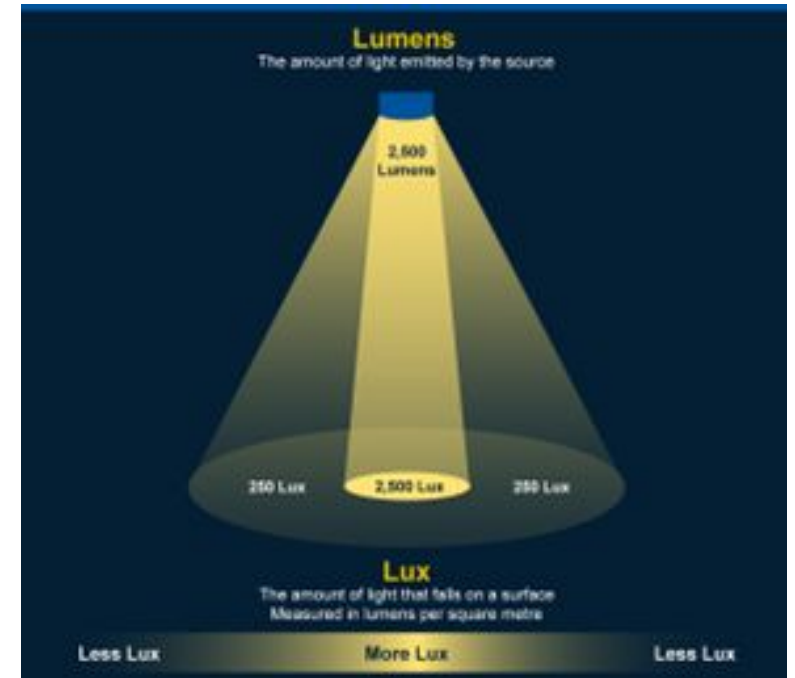
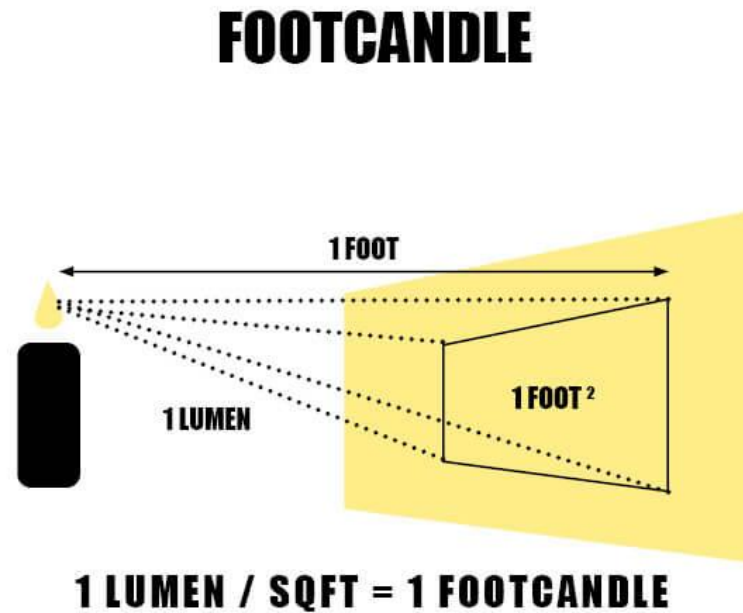
A measure how much light is given off by a source, such as a bulb. The more lumens, the brighter the light source.



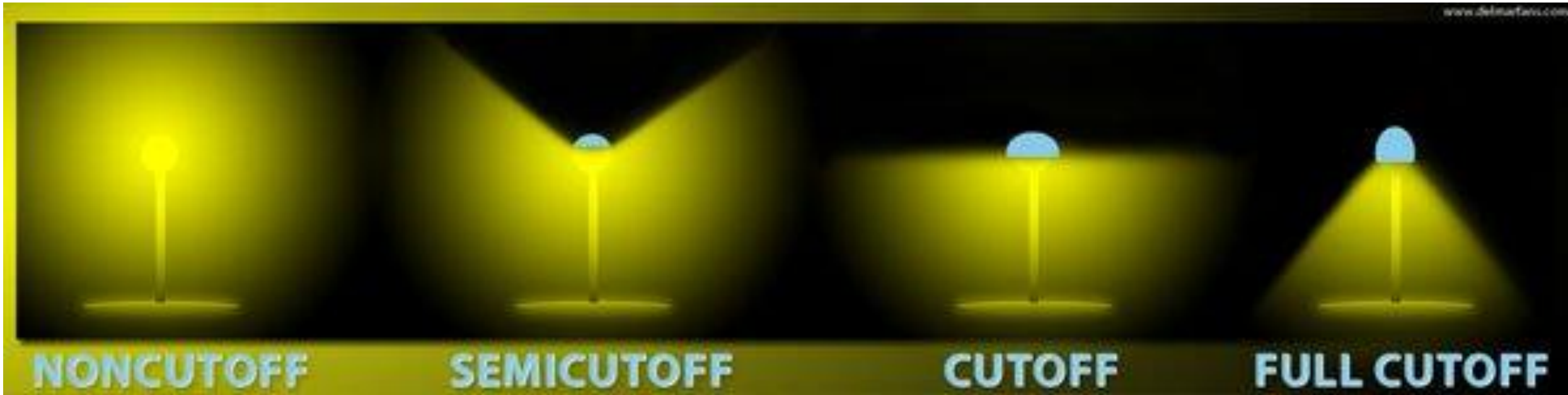
Lighting Facts Per Bulb	
Brightness	820 lumens
Estimated Yearly Energy Cost	\$7.23
Based on 3 hrs/day, 11¢/kWh Cost depends on rates and use	
Life	1.4 years
Based on 3 hrs/day	
Light Appearance	Warm 2700 K Cool
Energy Used	60 watts

Definition: Foot Candle / Lux (measurement)

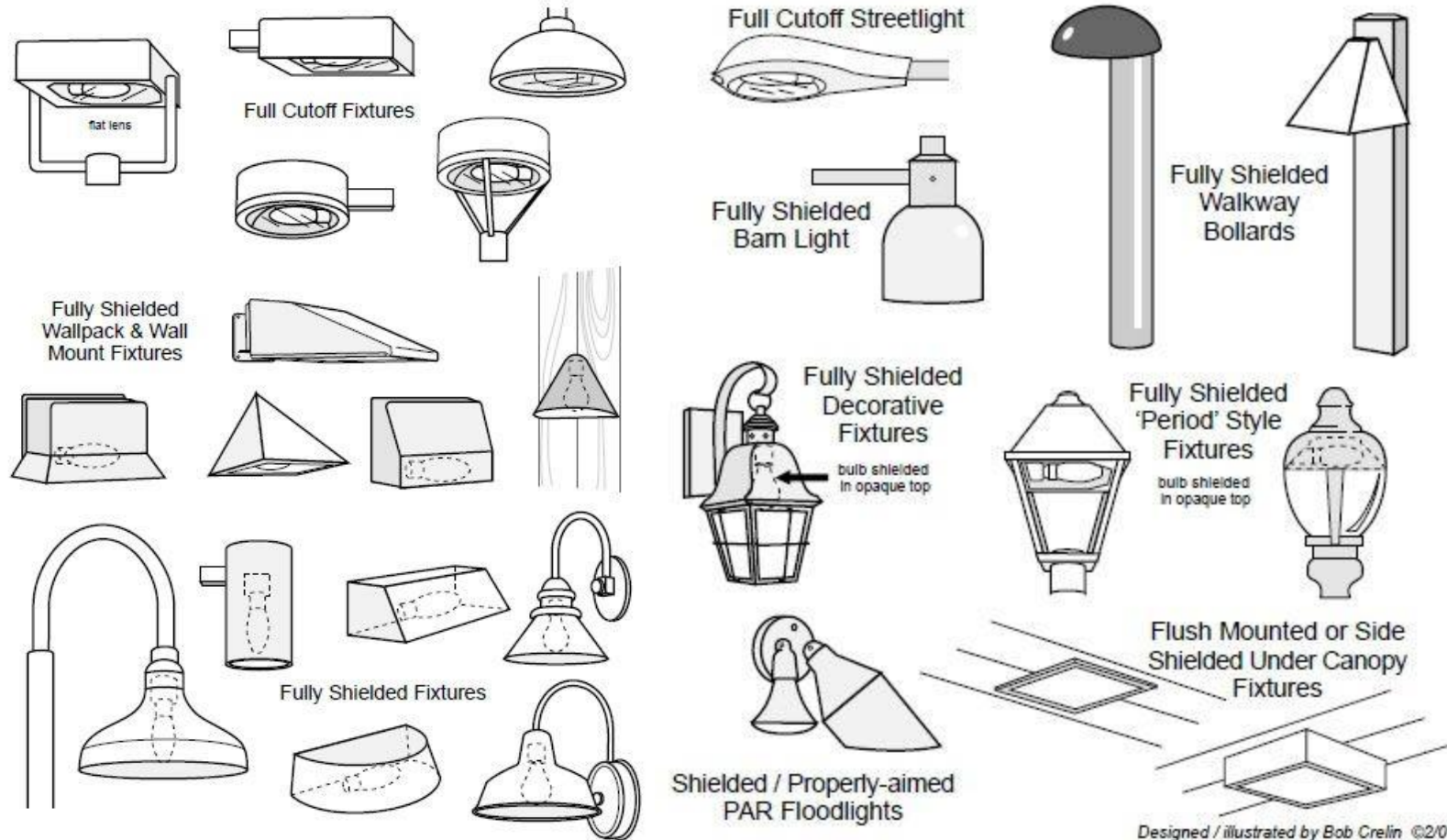
The diffuse luminance of the night sky, apart from discrete light sources such as the Moon and visible individual stars. It is a commonly noticed aspect of light pollution.



Fixture Types



Fixture Types



From The Ground Up I: Light Pollution Sources in Flagstaff, Arizona

Christian B. Luginbuhl, G. Wesley Lockwood, Donald R. Davis, Kevin Pick and Jennifer Selders



Publications of the Astronomical Society of the Pacific
Vol. 121, No. 876 (2009 February), pp. 185-203 (19 pages)

Published by:
[Astronomical Society of the Pacific](#)

We show that the adoption of the 1989 lighting code has reduced the growth of Flagstaff’s sky glow from an expected 43% without the code to just 17%, while the population has increased by about 25%. If all lighting in Flagstaff could be brought within the standards of the 1989 code, Flagstaff sky glow could be reduced to 64% of the 2003 value; if all lighting were fully shielded total output would be reduced to 47%. By far the majority of the improvement in reducing sky glow has resulted from the lumens per acre caps of the 1989 code; the shielding



V magnitudes per square arc second

Flagstaff Population: 72,000

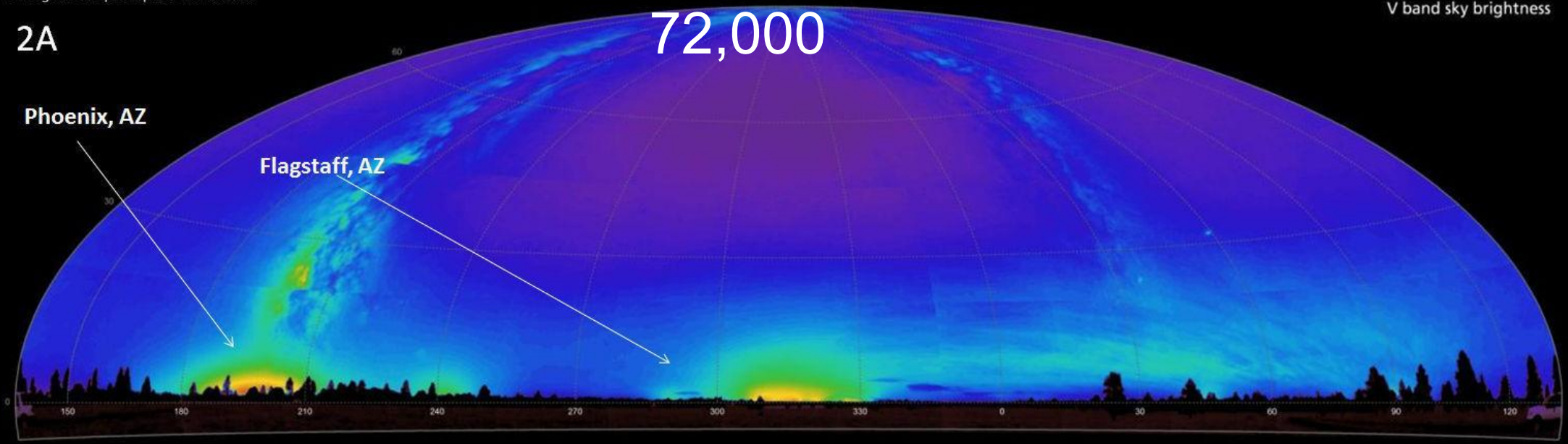
Ashurst Lake July 8 2016

V band sky brightness

2A

Phoenix, AZ

Flagstaff, AZ



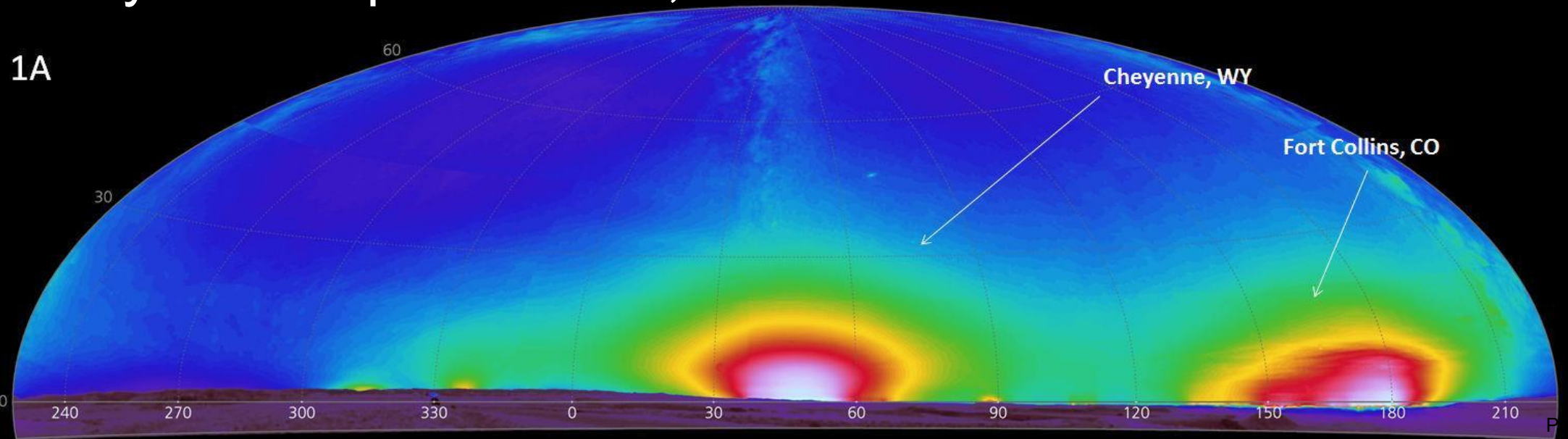
Cheyenne Population: 64,000

Soapstone Prairie Natural Area, Colorado August 2, 2016 23.9 hours LMT

1A

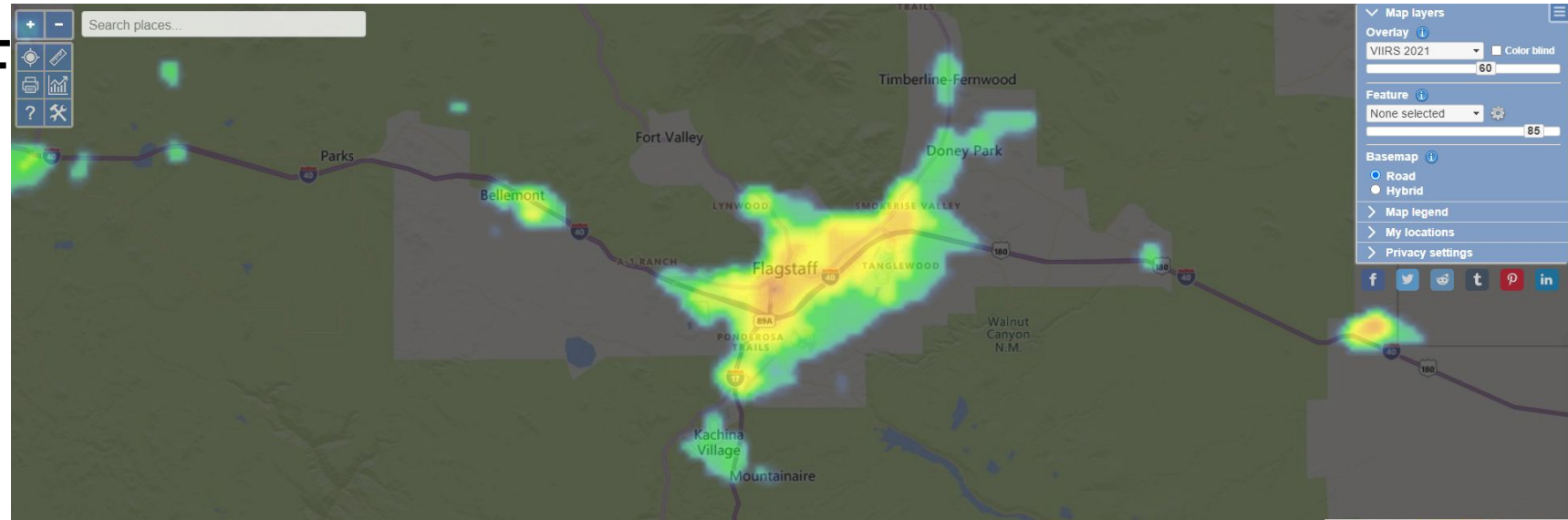
Cheyenne, WY

Fort Collins, CO



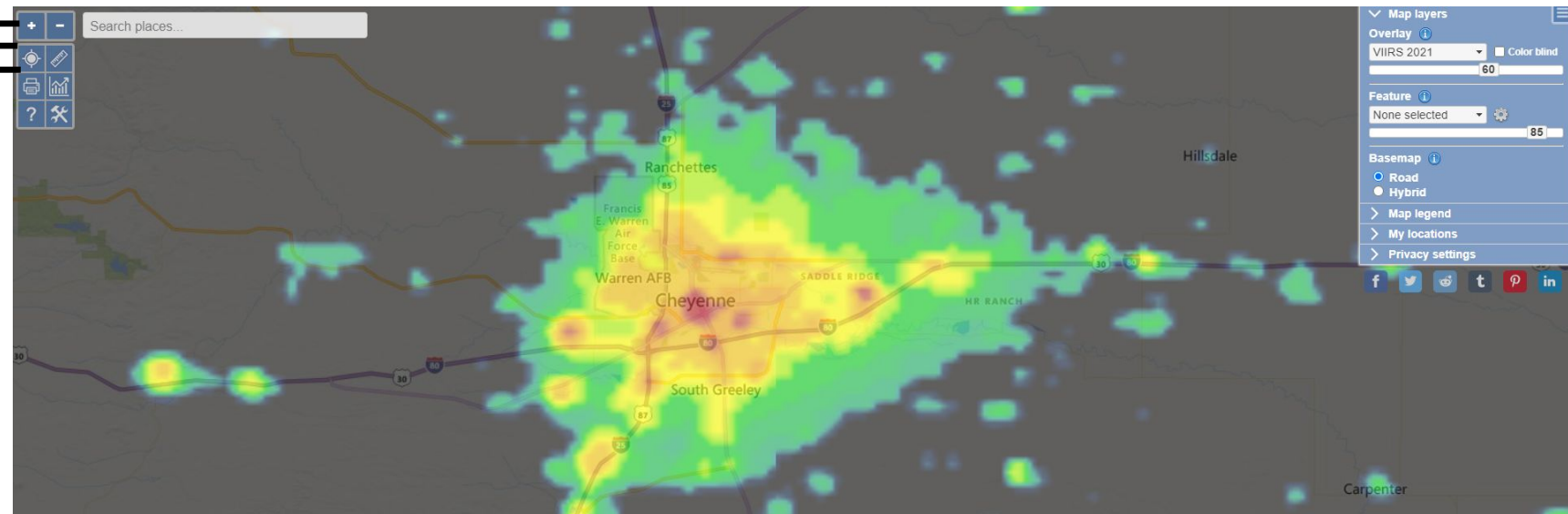
FLAGSTAFF

Population: 73,319



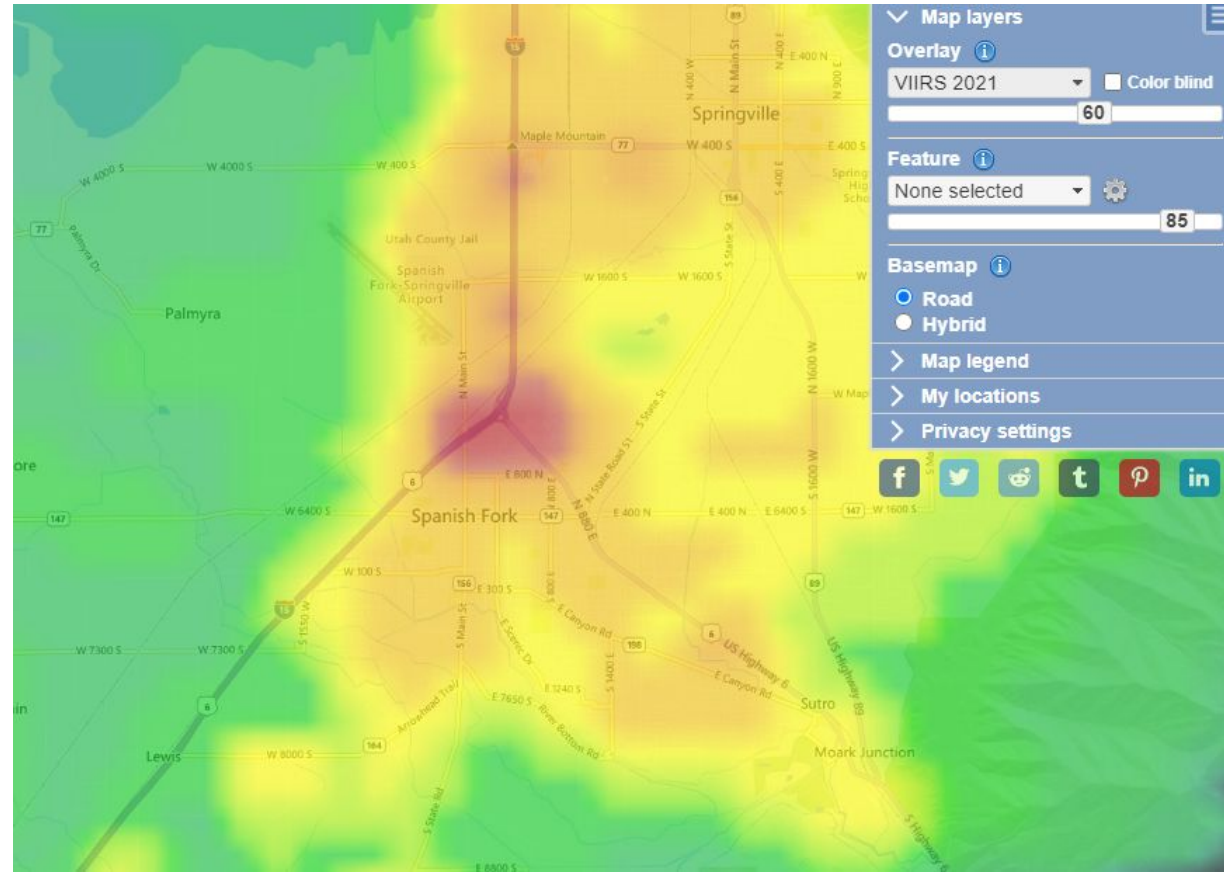
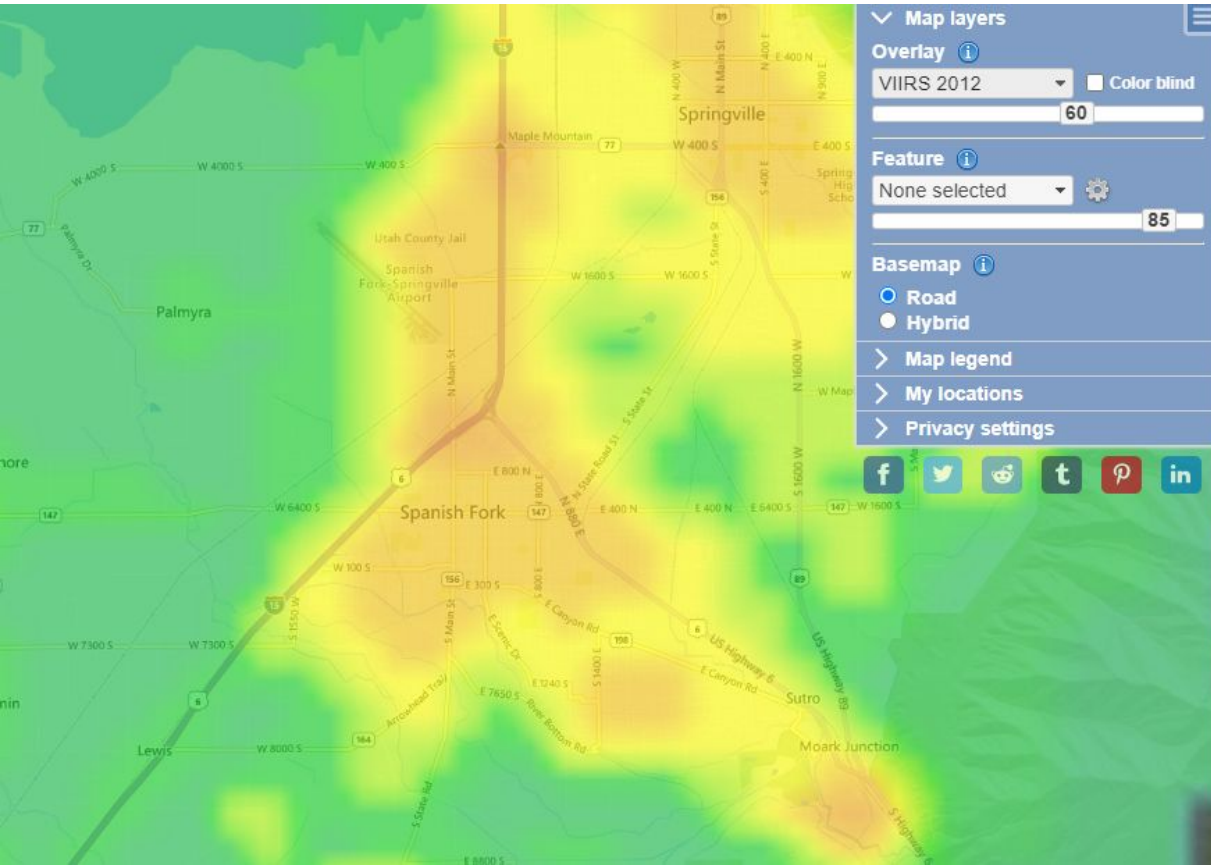
CHEYENNE

Population: 64,099



FAMILY CITY USA

DISCUSSION ON OUTDOOR LIGHTING



FAMILY CITY USA

DISCUSSION ON OUTDOOR LIGHTING

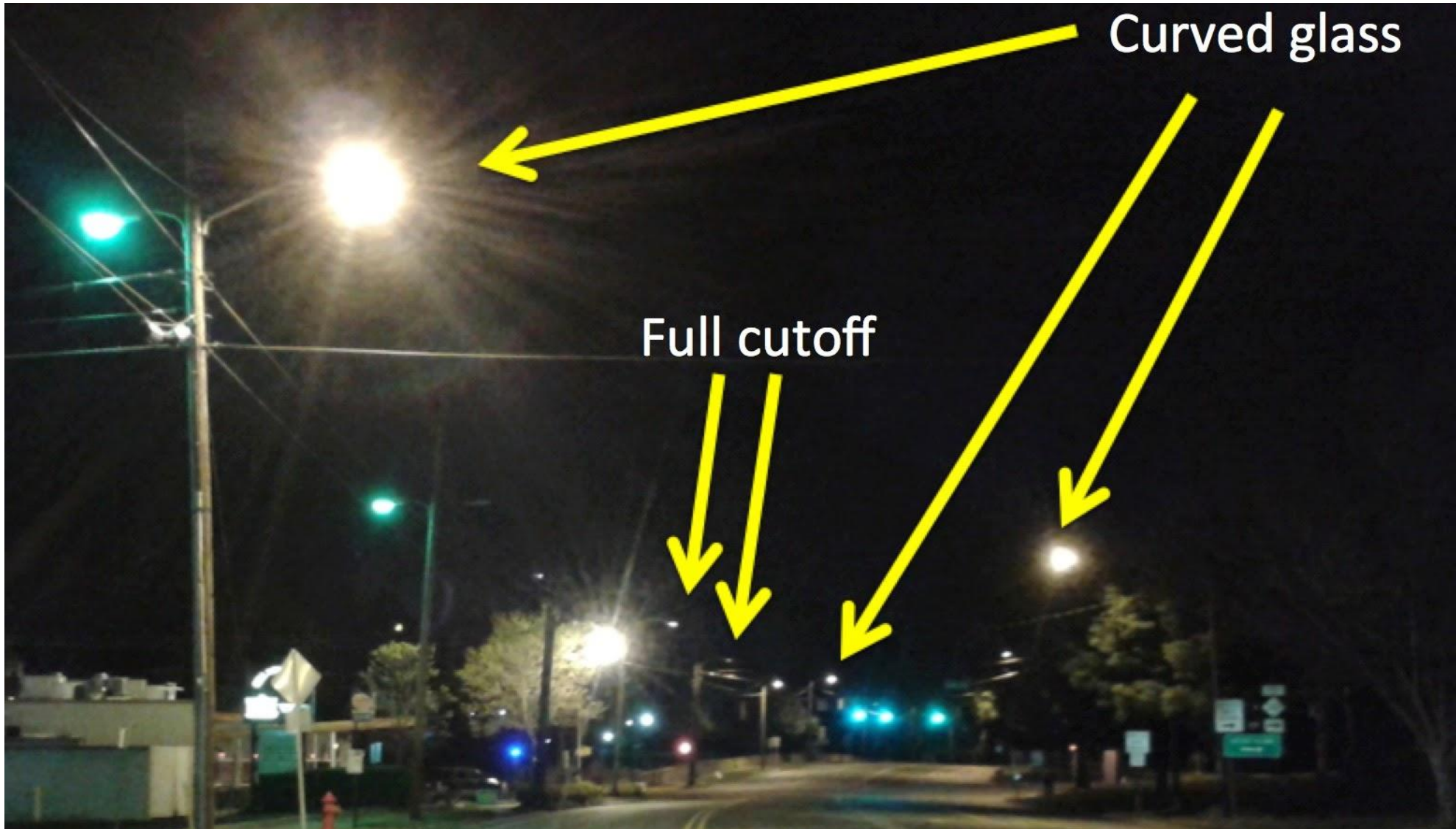
Tactics Can Address Multiple Issues/Goals

	Trespass	Glare	Health/ Safety	Energy	Skyglow
Full Cut-off Fixtures	X	X		X	X
Height Limitations	X	X	X		
Illumination Caps	X	X		X	X
Spectrum Control		X	X		
Automatic Timers				X	X
Photometric Plans	X	X	X	X	X

Full Cut-off Light Fixtures

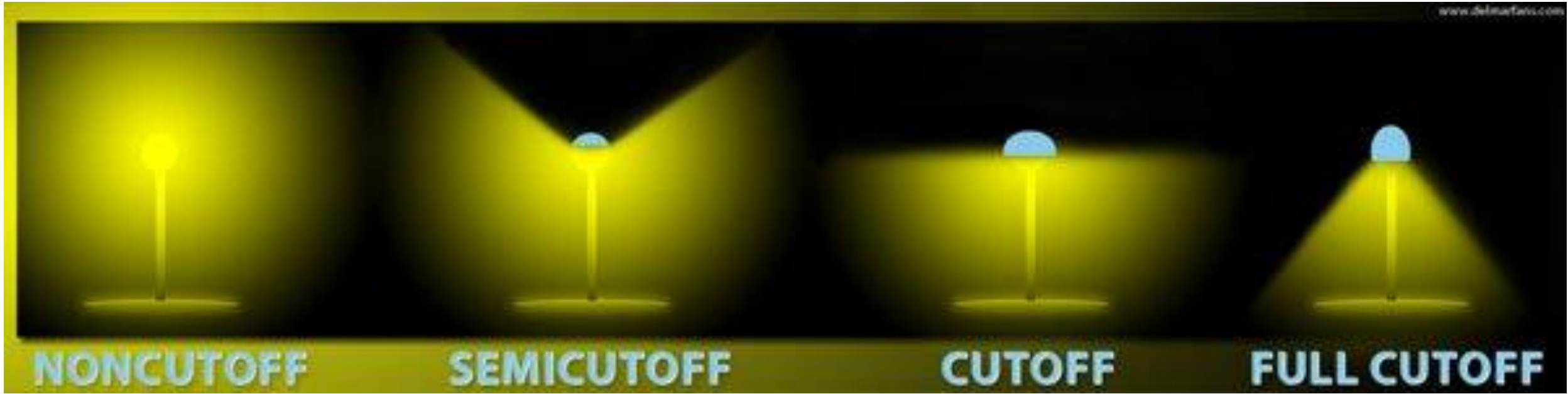






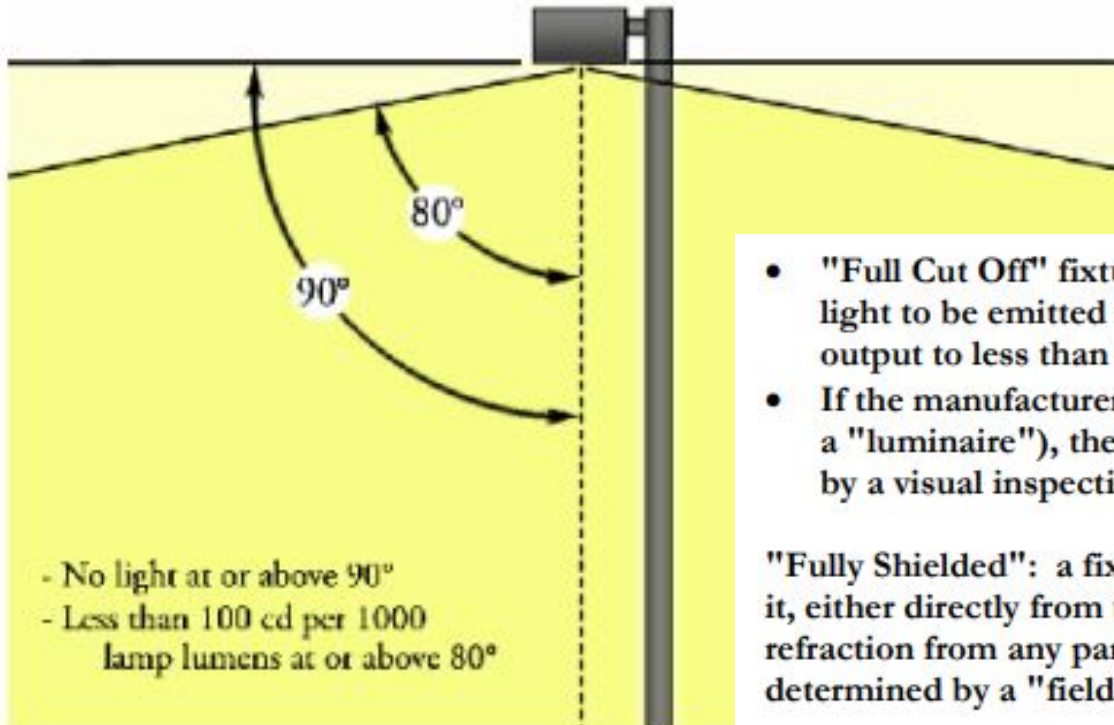
Curved glass

Full cutoff



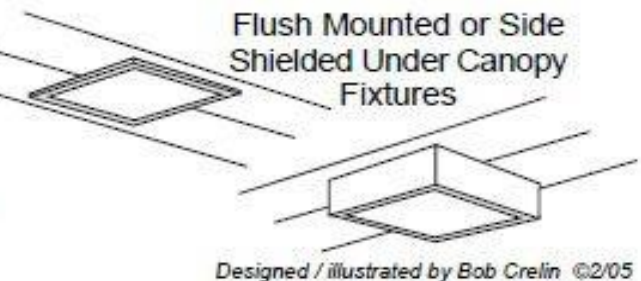
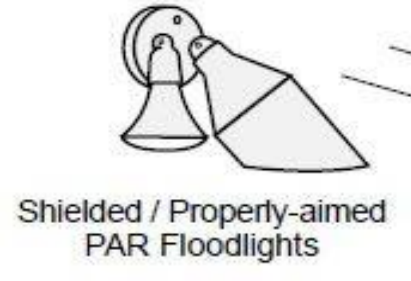
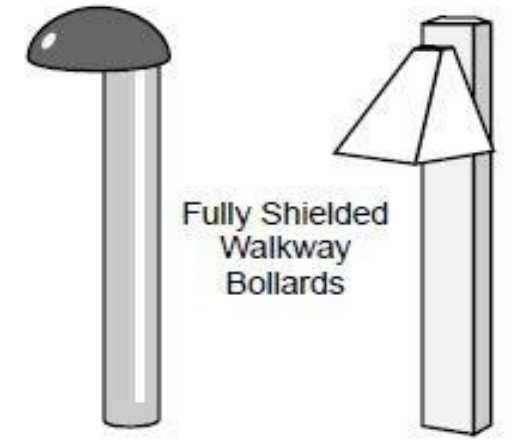
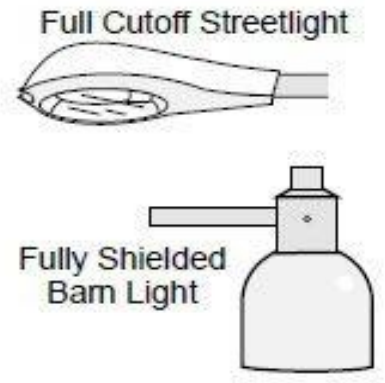
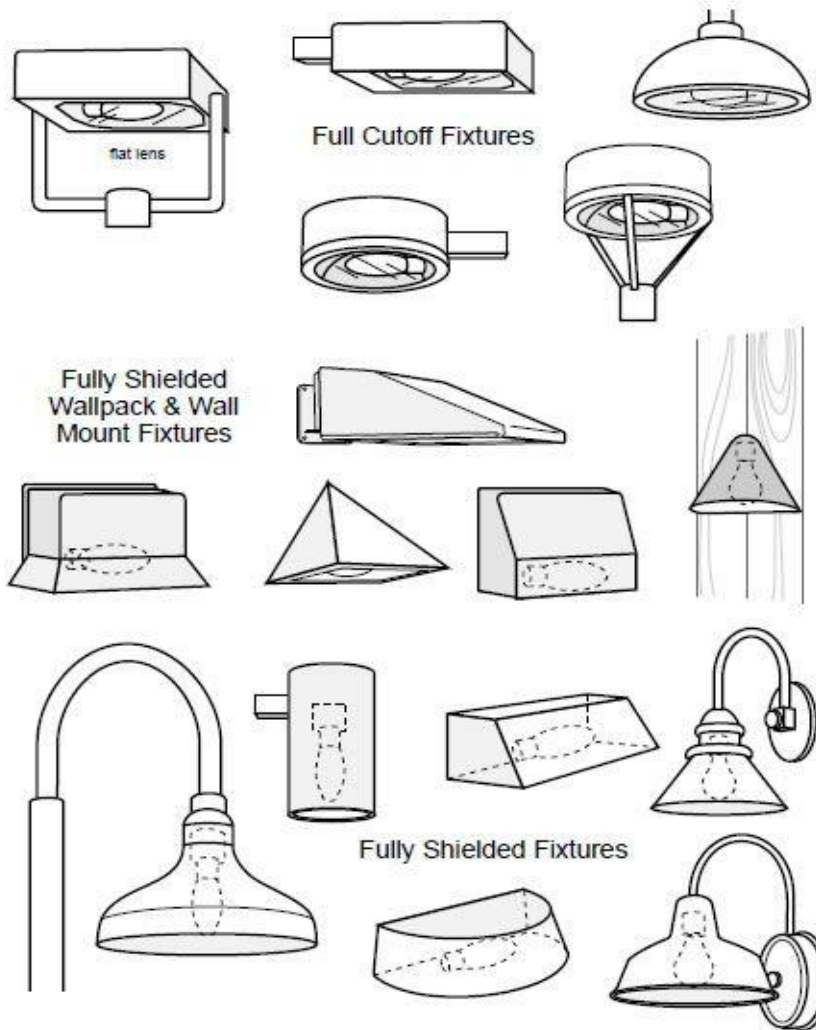
Definition of Acceptable Fixtures: "Full Cut Off", "Fully Shielded", and RLM shield.

Full cutoff fixture



- "Full Cut Off" fixtures are independently certified by the manufacturers, and do not allow light to be emitted above the fixture and the fixture reduces glare by limiting the light output to less than 10% at and below 10 degrees below the horizontal.
- If the manufacturer is unable to provide the "cut off" characteristics for a fixture (also called a "luminaire"), the following definition needs to be met, which can usually be determined by a visual inspection:

"Fully Shielded": a fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. This can be determined by a "field test" or a visual assessment of an operating sample.



Designed / illustrated by Bob Crelin ©2/05

ENERGY WASTE

What is light pollution costing us?



About **15 million** tons of CO₂ are emitted each year in order to power residential outdoor lighting in the U.S.

About **35%** of light is wasted by unshielded and/or poorly-aimed outdoor lighting

SKYGLOW

is the artificial brightness of the night sky that's caused by light pollution.

This is about **\$3 BILLION** per year worth of energy lost to skyglow



About **3 million** passenger cars have the same CO₂ emission rate, which is 40,000 tons per day.



Which is about **\$10.00** spent for every man, woman, and child in the U.S. every year

About **600 million** trees would need to be planted to offset that amount of carbon emission



Sourced from U.S. Department of Energy 2011 data.

Tactics Can Address Multiple Issues

	Trespass	Glare	Health/ Safety	Energy	Skyglow
Require Full Cut-Off Light Fixtures	X	X	X	X	X
Establish Parking Lot Light Pole Height Limitations	X	X	X		
Cap the Maximum Illumination of a Commercial Site		X	X	X	X
Require Light Spectrum To Be Below 4000 Kelvin		X	X		
Require Non-Security Lighting To Shut Off After Business Hours		X	X	X	
Require Photometric Site Plans for all Commercial Development	X	X	X	X	X

Sources Consulted



Dark Sky Association



Illuminating Engineering Society of America



American Planning Association



Illinois Coalition of Responsible Lighting



Intermountain West Municipalities



Scores of Other Sources

Section 22-14-30

OUTDOOR LIGHTING

Lighting Standards for Non-Residential and Multi-Family Residential Properties

Regulations for multi-family residential properties and non-residential properties:

1. *Permitted Light Fixtures:* All outdoor light fixture lamps emitting more than 500 lumens (equivalent to a 45-watt incandescent bulb) shall be full cutoff, installed, and the lamp oriented according to manufacturer instructions.
2. *Height:* Light fixtures shall not exceed 18 feet in height and shall not exceed 12 feet in height within activity areas.
3. *Illumination.*
 - a. The average illumination at finished grade level shall be between 0.5 and 2.5 foot-candles.
 - b. No point on the property shall be illuminated more than 10 lumens per square foot.
 - c. Retail or industrial properties within the BP, C1, C2, C3, HS, PD, CM, M1, and M2 zones with nighttime operations shall have an average illumination at finished grade between 2 and 5 foot-candles.
 - d. At the property boundary, illumination at grade level shall not exceed 0.5 foot-candles.
 - e. Lighting shall increase its illumination by an even gradient toward activity areas, internal and street sidewalks, and driveway entrances to the site. Illumination shall maintain a uniformity ratio of 4:1 (average to minimum) in parking lots and 6:1 for other non-critical areas to ensure even distribution of light. Lighting shall be designed to avoid hotspots that reduce visual acuity.
 - f. Illumination shall increase by an even gradient toward activity areas, internal and street sidewalks, and driveway entrances. Illumination shall be designed to avoid hotspots that reduce visual acuity.
 - g. To avoid light trespass, illumination shall not exceed 0.1 foot-candle at five feet beyond the property lines not adjacent to a public street, measured five feet above grade level.
 - h. Total site illumination shall not exceed:
 - i. 75,000 lumens per net acre for properties within the BP, C1, CM, M1, M2, PD and PO zones.
 - ii. 75,000 lumens per net acre for non-residential uses within residential zones.
 - iii. 100,000 lumens per net acre for properties within the C2, C3, and HS zones.
 - iv. 100,000 lumens per net acre for retail uses within PD zones and office uses within PD zones within 400 feet of State Street and University Parkway.
4. *Spectrum:* No lamp shall exceed 4,000K and a minimum Color Rendering Index of 70 to ensure high-quality lighting.
5. *Adaptive Lighting Controls:* All lighting installations shall incorporate adaptive lighting controls, such as dimmers, timers, and motion sensors, to optimize energy efficiency and minimize light pollution.
6. *Walkways:* Pedestrian walkways shall be lighted with ground fixtures, bollards or light fixtures on poles.

E. Prohibited lighting.

The following lighting shall be prohibited:

1. Blinking, flashing, moving, revolving, flickering, changing intensity of illumination;
2. Uplighting of buildings, illumination of roofs and internal illumination of awnings;
3. Mercury vapor lights;
4. Search lights, laser source lights, or any similar high-intensity light except in emergencies as authorized by police, fire, or other emergency service personnel at their direction.
5. Any lamp or light fixture oriented or producing illumination in a manner that causes glare impeding a driver's safe operation of a vehicle, or shines at a residential window on an adjacent property with illumination exceeding five foot-candles three feet away from the wall housing the window.

F. Street lighting. Street lighting shall be governed by Section 17-7-15.

G. Lighting plan requirements.

1. *Lighting plans.* Lighting plans shall be required except for properties with single-family dwellings and existing multi-family dwellings with two units that do not jointly own common areas with other structures. The lighting plan shall include the following:

a. A site plan indicating the location of all light fixtures, both proposed and existing. The lighting plan shall include a photometric plan illustrating horizontal foot-candles with a minimum spacing of two by two feet and at five feet beyond the property line. The photometric plan shall be submitted on a 'maintained' basis one year after burn-in and state the light loss factors used in the calculation.

b. A description of each light fixture, lamp, support, shield, and mounting height for both proposed and existing lighting. The description shall include manufacturer's catalog cuts and illustrations, lighting fixture lamp types, wattages, and initial lumen outputs.

2. The lighting and photometric plan shall be prepared by a qualified lighting professional.

3. *Lamp or light fixture alteration.* Any alteration to a lamp or light fixture after a permit has been issued requires a change request submitted to the Development Review Committee. The request must include sufficient information to ensure compliance with this Section and must be received prior to making the alteration.

4. *Certification of installation.* For projects where the total initial lighting output equals or exceeds 50,000 lumens per acre, a qualified lighting professional must certify that the installed lighting conforms to the approved plans before a certificate of occupancy or business license is issued. Approval for use or issuance of a certificate of occupancy shall not be granted until this certification is submitted.

H. Definitions.

The following definitions shall apply to this Section:

“*Accent architectural lighting*” means lighting of building surfaces, landscape features, statues and similar items for decoration or ornamentation.

“*Activity area*” means walkways and open spaces, including but not limited to, where people walk or congregate, except parking lots.

“*Floodlight*” means a fixture or lamp designed to "flood" an area with light.

“*Foot-candle*” means a unit of measurement for the total amount of light cast on a surface (illumination). One foot-candle is equivalent to the illumination produced by a source of a candle at a distance of one-foot.

“*Full cutoff light fixture*” means a light fixture that restricts any illumination above the horizontal plane running through the lowest point where light is emitted. Minimal upright caused by reflection from support structures is acceptable.

“*Glare*” means the sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which eyes are adapted to cause annoyance, discomfort, or loss in visual acuity, performance and visibility. The magnitude of glare depends on such factors as size, position, brightness of the source, and on the brightness level to which the eyes are adapted.

“*Hotspot*” means an isolated pool of bright downlight that creates unneeded contrast resulting in seemingly dark areas immediately outside the hotspot area and may also increase glare.

“*Incandescent lamp or light bulb*” means an electric light with a wire filament heated to such a high temperature that it glows with visible light (incandescence).

“*Illumination or illuminated*” means a measurement of light expressed in foot-candles (fc) on a given surface resulting from light emitted from a lamp. One foot-candle is one lumen per square foot.

“*Kelvin*” means a unit of measurement used to measure the correlated color temperature (hue) of a specific light source. It is expressed in units of kelvin (K) and is available on data sheets and product packaging for most lighting sold in the United States.

“*Lamp*” means any self-contained light source, including incandescent, fluorescent, quartz halogen, LED, or arc type. This term may be used interchangeably with light source or light bulb.

“*Light fixture*” means the assembly that holds a lamp or lamps, including components designed to control light output, such as reflectors or refractors, the ballast, housing, and attachment parts.

“*Light trespass*” means a condition created when a lamp provides illumination beyond that allowed by this Section on any property other than the property on which the light is installed.

“*Lumen*” means a unit of measurement used to describe the actual amount of visible light which is produced by a lamp as specified by its manufacturer.

“*Multifamily Residential Property*” means a property with a multifamily dwelling structure as its primary land, including twin homes, duplexes, townhomes, and apartments.

“*Net acre*” means the area measured to the property lines of the parcel or lot after all deductions are made. Deductions include the area of streets and street dedications.

“*Qualified lighting professional*” means a person who both (a) is a professional engineer certified by the Utah State Division of Professional Licensing, and (b) has a professional certification from a legitimate, lighting-industry-recognized organization that requires recertification, current industry involvement and demonstrated knowledge in specific aspects of lighting.

“*Single-Family Residential Property*” means a property with a single-family dwelling structure as its primary land use as defined by Section 22-2-1.

“*Skyglow*” means the overhead glow from light emitted sideways and upwards.

“*Spectrum.*” See “*Kelvin.*”

“*Visual acuity*” means sharpness of vision, measured by the ability to discern letters or numbers at a given distance according to a fixed standard.

I. Applicability

1. Conformance Required

- a) New outdoor lighting, excluding single-family residential properties, shall comply with the regulations of this Section.

- b) Properties with joint-ownership common areas between single-family and multifamily residential properties shall comply with the regulations of this Section.

- c) If any regulation within this Section conflicts with federal or state regulations, or adopted building codes, the more restrictive provisions shall apply.

2. Modifications to Existing Structures or Land Uses

- New additions to buildings or expanded land use areas, excluding single-family residential properties, shall comply with the requirements of this Section.

3. Routine Maintenance

- a) Repairing any component of a light fixture, except the lamp, is permitted for all existing outdoor lighting fixtures.

- b) Lamps shall be replaced in accordance with the provisions of this Section. If a fixture cannot accommodate a compliant lamp, the fixture shall be replaced.

4. Lighting that Constitutes a Nuisance

- Any lighting that is prohibited by this Section constitutes a nuisance and is prohibited city-wide.



Planning Commission

July 3, 2024

Item 3.1

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

Prepared By:
Ailin Leon

Applicant:
Julie Smith

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
- Noticed 132 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **R8**
- Acreage: **2.30**
- Neighborhood:

Northridge

ACTION:

The Planning Commission will forward a recommendation to the City Council for this item.

REQUEST: The applicant requests the Planning Commission amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 375 East 1600 North from the R8 zone to the PRD zone (approximately 2.30 acres) and amending Appendix KK of the Orem City code.

BACKGROUND: The applicant is requesting the Planning Commission recommend to the City Council to build 10 single family homes. There will be approximately 4.34 Units per Acre, which includes 10 lots. Whereas based on the parcel configuration could only fit 8 lots. The existing parcel is currently vacant, and the current zoning is R8. The property would be rezoned to Planned Residential Development (PRD) zone.

The current parking requirements for a PRD is 2.5 parking stalls per unit and .5 stalls per unit which includes for visitor parking. There will be 5 visitor parking stalls. Traffic staff met with the applicant. The project, as shown with 10 units, is estimated to generate as much traffic as 7 single-family lots. The project meets access spacing from adjacent intersections.

Traffic volumes qualify the public roadway to be a sub-local road. This project meets city traffic standards.

All units are proposed single story with full sized basements. The Height of the structures would be approximately 27 feet which meet the current height requirements of the PRD zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission consider forwarding a recommendation to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 375 East 1600 North from the R8 zone to the PRD zone (approximately 2.30 acres) and amending Appendix KK of the Orem City code.



Belmont East

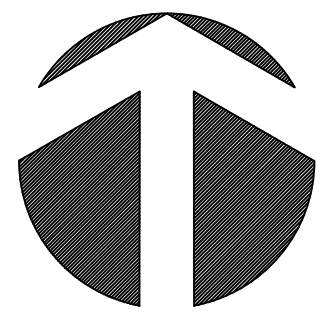


Legend

Rezoning-Map Amendment
Zone: R8 to PRD
Acres: 2.30

NEIGHBORHOOD
Northridge

-  375 E 1600 North
-  Parcels



NORTH
1" = 30'

Belmont East PRD



1600 North

Developer:
Cory Turner

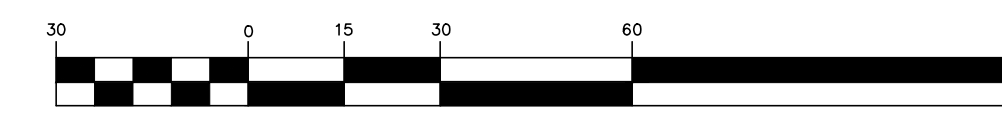
Engineer/Surveyor:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:
Zone = R-8 (PRD)
Total Area = 2.30 Acres
Total number of Units = 10
Parking Requirements = 2.5 spaces/Unit
Spaces required = 25
Spaces provided = 20 Covered (Garages)
20 Driveways
6 guest
Total provided = 46 spaces

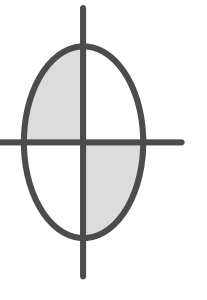
	Square Footage	Acreage	Percent of total
Total Area	100,170	2.30	100
Total Building / Pad Area	24,000	0.55	25
Total Hard Surface Area	13,297	0.31	13
Total Impervious Area	39,697	0.86	40
Total Landscaped Area	62,873	1.44	62
Total Units / Acre		4.34	

Tabulation Table

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Belmont East PRD
Concept Plan

Utah
Orem

Revisions

Date
6-10-2024
Scale
1" = 30'
By
TD
Tracing No.
L - 14880

Sheet No.
C - 1

Know what's below. Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

BELMONT



douglas P oldham

East

375 East 1600 North
Orem, UT

West

279 West 1600 North
Orem, UT

DCC
DYNAMIC CITY CAPITAL

Normandie



Montfort



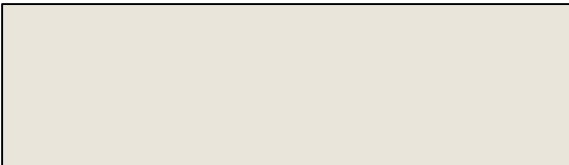
Chamberly



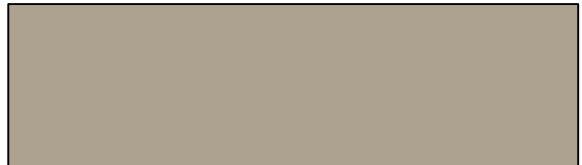




PRIMARY WALL
Smooth Coat DEFS
BM 960 Dove Wing



TRIM/DOOR
Fiber Cement/Wood Composite
BM 985 Indian River



TRIM/DOOR ALT
Fiber Cement/Wood Composite
NCS S 2010-G40Y



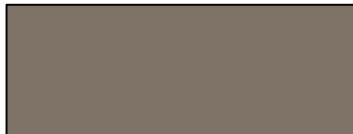
SOFFIT/FASCIA/GUTTER
Extruded Powder Coated Aluminum
Mastic Montana Suede IF



PRIMARY ROOF
30-year Architectural Shingle
Owens Corning Teak



SECONDARY ROOF
Standing Seam Metal
Montana Suede



GARAGE DOOR(S)
Powder Coated Raised Panel Steel
Martin RAL7006 Beige Grey

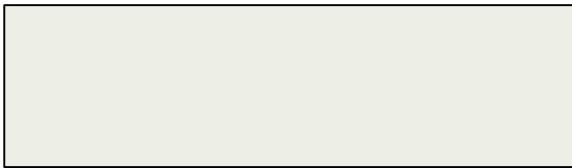


* Materials subject to change based on availability

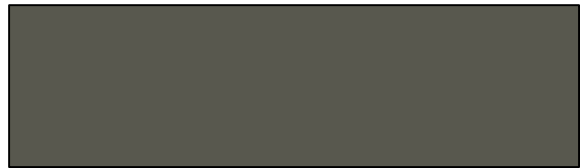
**Standard color palettes shown. Homeowner selected finishes may vary



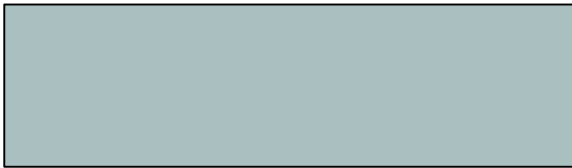
PRIMARY WALL
Smooth Coat DEFS
BM CW-5 Hardwood Putty



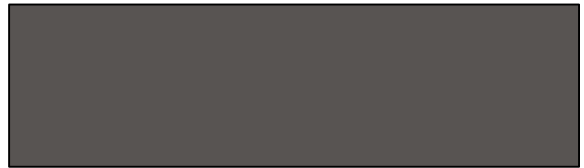
TRIM/DOOR
Fiber Cement/Wood Composite
BM CW-85 Randolph Gray



TRIM/DOOR ALT
Fiber Cement/Wood Composite
NCS S 2010-B30G



SOFFIT/FASCIA/GUTTER ASSEMBLIES
Extruded Powder Coated Aluminum
Mastic Dark Bronze J6



PRIMARY ROOF
30-year Architectural Shingle
GAF Timberline Barkwood



SECONDARY ROOF
Standing Seam Metal
Dark Bronze



GARAGE DOOR(S)
Powder Coated Flush Panel Steel
Martin Dark Bronze



* Materials subject to change based on availability
**Standard color palettes shown. Homeowner selected finishes may vary

Street View



Neighborhood Meeting April 23rd, 2024

Orem Recreation Center

Orem, Utah

A neighborhood meeting was held the evening of April 23rd at the Orem Recreation Center.

The meeting was conducted by Julie Smith. The meeting was attended by 58 people. The meeting was called to discuss a zone change on the property located at 375 E. 1600 North St. in Orem.

The neighbors asked the following questions: size of units being built, height of the units, what the impact of traffic would be, cost of the units, parking for the units, would they park on the public street, would the city be involved with the project – using part of the property for parking for the trail, are accessory units allowed, would the number of units and the height of the units change, would they be single family units.

Their concerns and or comments were: traffic on 1600 North, trail system, wanting a landscaping buffer between the cul-de-sac and the adjacent owner to the west.

The meeting lasted one hour, with attendees staying most of the hour visiting. The meeting started at 6:00 PM and ended at 7:00 PM.

Muedock Cann
James Thorup
Katherine Scott
Phillip Smith
Langyn Murphy (Dakina)
Laura Israel
Alben Clark
Shauna Woods
Shelby Stastny
Dede Neme

Blake Arvany
~~Debbie Tucker~~
Debbie Tucker
Jenny Scribner
John Bare

David B Smith
Elaine Parker
Martio Wright
JARED WICKS
David Brown
John Jyn
Leon J. Visnaw
Stephanu Visnaw
Jared Bruton
Greg Borough
Robert Ogden
Eric Hirschmann

Doug Perry
Jodynn Perry
Lisa Jyn
Kevin Hall
Donna Jyn
Dean DeJoff
Mary Kay DeJoff

Mr. GILMAN
Eerie Cole
Karen Fauchild
Cindy Mc
Shauna Woods
Kevin Hall
B

Blake Arvany
Debbie Tucker
Blair Tucker
Jenny Scribner
~~David B Smith~~

David B Smith
SHAWN CUTLER
Rebecca McEntire
Richard Anderson
JARED WICKS
Chantel Norton
John Jyn
Stephanu Visnaw
Leon J. Visnaw

John Mulestein
Renae Willmuth
Jacob Thomas



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - BELMONT EAST – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 375 East 1600 North from the R8 zone to the PRD zone (approximately 2.30 acres) and amending Appendix KK of the Orem City code.

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

OB-OK LLC
%CSG INC
230 N ST STE 1
DANVERS, MA 01923

Planning Commission
Wed, Jul 3, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - BELMONT EAST – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 375 East 1600 North from the R8 zone to the PRD zone (approximately 2.30 acres) and amending Appendix KK of the Orem City code.

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

PANIN, ALEXANDER M & MARINA P
370 N PFEIFFERHORN DR
ALPINE, UT 84004

Planning Commission
Wed, Jul 3, 2024
4:30 pm



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

MAYBERRY, DAVID R & PATTI B (ET AL)
PO BOX 363
OREM, UT 84059

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
STREET 1600 N 350 E
OREM, UT 84057

SWENSON, ERMA JARMAN
8 E 1600 N
OREM, UT 84057

SWENSON, ERMA JARMAN
8 W 1600 N
OREM, UT 84057

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

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

OB-OK LLC
%CSG INC
230 N ST STE 1
DANVERS, MA 01923

WATKINS, JOHN L & SHELLEY S
235 E 1660 N
OREM, UT 84057

MACBEAN, STANLEY F & CORRINE
(ET AL)
236 E 1660 N
OREM, UT 84057

JESSOP, H LYNN & ALICE A
237 E 1620 N
OREM, UT 84057

WILLIAMS, RUSSELL W (ET AL)
238 E 1620 N
OREM, UT 84057

WARNICK, SEAN C & ANNETTE M
240 E 1600 N
OREM, UT 84057

EULALA DARLENE BUTTERS
OSTLUND TRUST 04-12-2018 THE (ET AL)
253 E 1620 N
OREM, UT 84057

OLSEN, ROSEMARY PEARCE
254 E 1620 N
OREM, UT 84057

THOMAS, JACOB S & NOEL JOY
256 E 1660 N
OREM, UT 84057

LILINO, LESLIE & LAYNE P
262 E 1600 N
OREM, UT 84057

SWEETEN, JULIE O
269 E 1620 N
OREM, UT 84057

HEATH, DALE H & KRISTINE S
270 E 1620 N
OREM, UT 84057

STINSON, DELOIS GOLD & JERRY LEE (ET AL)
272 E 1660 N
OREM, UT 84057

UNITED RESOURCES INC
273 W 1600 N
OREM, UT 84057

BIDLACK, DONOVAN (ET AL)
274 E 1600 N
OREM, UT 84057

JANYA PROPERTIES LLC
--OR CURRENT RESIDENT--
274 E GOLD RIVER CIR
OREM, UT 84057

GAO, DIAN (ET AL)
277 E 1500 N
OREM, UT 84057

ROWE, M ROBERT & LUANNA W
279 E 1660 N
OREM, UT 84057

PETERSTON, DENNIS E & SONJA W (ET AL)
281 E 1620 N
OREM, UT 84057

PURSER, TODD R & MYRNA
282 GOLD RIVER CIR
OREM, UT 84057

MORROW, PATRICK & TERI (ET AL)
282 E 1620 N
OREM, UT 84057

CHRISTENSEN, DEREK & BRIANN 286 E 1660 N OREM, UT 84057	PERRY, DOUGLAS TODD & JOLYNN HOLBROOK (ET AL) 287 E 1620 N OREM, UT 84057	LIU, LIT K & TRACY ANNE 288 GOLD RIVER CIR OREM, UT 84057
THORUP, JAMES & ANGELA --OR CURRENT RESIDENT-- 288 E 1620 NORTH OREM, UT 84057	LANAE MILLETT 288 W 1500 N OREM, UT 84057	MADSEN, ROBERT C & MICHELLE T 295 E 1660 N OREM, UT 84057
LARSEN, JO ANNA LOUISE MADRIL & LOREN DOUGLAS (ET AL) --OR CURRENT RESIDENT-- 296 E 1600 NORTH OREM, UT 84057	LARSEN, JO ANNA LOUISE MADRIL & LOREN DOUGLAS (ET AL) 304 E 1600 N OREM, UT 84057	CERVANTES, JUAN MIGUEL CRUZ (ET AL) 312 E 1600 N OREM, UT 84057
DEWITT, ROBERT B & MONIQUE H (ET AL) 327 E 1500 N OREM, UT 84057	FJERSTAD, ROGER LEON & CHARLENE MARIE (ET AL) 342 W 400 N MANTI, UT 84642	ANDERSON, TERESA B & BRADLEY W 347 E 1500 N OREM, UT 84057
THOMAS, NICHOLAS & LEAH 353 E 1500 N OREM, UT 84057	PANIN, ALEXANDER M & MARINA P 370 N PFEIFFERHORN DR ALPINE, UT 84004	OREM CITY CORPORATION --OR CURRENT RESIDENT-- 388 E 1650 NORTH OREM, UT 84057
OREM CITY OF --OR CURRENT RESIDENT-- 390 E 1650 NORTH OREM, UT 84057	GUTIERREZ, JENNIFER (ET AL) 395 E 1650 N OREM, UT 84057	NEELEY, CASEY & CHAD 405 E 1600 N OREM, UT 84097
BROUGH, GREGORY K & ELIZA J 412 E 1550 N OREM, UT 84097	HARRIS, CLINTON STERLING & SHELBY L 414 E 1640 N OREM, UT 84097	DOWLING, CHRISTOPHER & SHERYL (ET AL) --OR CURRENT RESIDENT-- 415 E 1550 NORTH OREM, UT 84097
BROWN, RAYETTA L & DAVID J (ET AL) 422 E 1600 N OREM, UT 84097	CASWELL, THOMAS H III & JULIA K 427 E 1600 N OREM, UT 84097	DOWDLE, MICHAEL J & EVE 428 E 1640 N OREM, UT 84097
KEELE, M ELLEN --OR CURRENT RESIDENT-- 436 E 1600 NORTH OREM, UT 84097	ARNOLD, PAMELA N (ET AL) 442 E 1640 N OREM, UT 84097	DAVIS, MICHAEL LAWRENCE & LISA MICHELLE 449 E 1600 N OREM, UT 84097
CHRISTENSEN, KYLE R & TAMMY 456 E 1640 N OREM, UT 84097	THOMAS, SYDNEY W --OR CURRENT RESIDENT-- 461 E 1600 NORTH OREM, UT 84097	MADDEN, PHYLLIS (ET AL) 488 W CENTER ST UNIT 207 PLEASANT GROVE, UT 84062

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

EBCOM INVESTMENT INC
576 E 1840 N
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

EVANS, JASON A & JESSIE A
1508 N 375 E
OREM, UT 84057

HESS, CLARK
1522 N 375 E
OREM, UT 84057

RICKS, JENEE & RYAN
1527 N 375 E
OREM, UT 84057

LE, NHUNG T (ET AL)
1538 N 375 E
OREM, UT 84057

MCWHORTER, JAMES G & CAROL A
1556 N 375 E
OREM, UT 84057

CAMPBELL, JASON M & MOLLY
1557 N 375 E
OREM, UT 84057

ADAMS, DOUGLAS J & PATSY J
1565 N 250 E
OREM, UT 84057

HOLCOMBE, WESLEY & STACEY
1565 N 375 E
OREM, UT 84057

DEGROFF, ROSS DEAN & MARY KAY
1566 N 250 E
OREM, UT 84057

WARNER, SCOTT
1568 N 375 E
OREM, UT 84057

STEELE, MICHAEL & ERWIN
1571 N 250 E
OREM, UT 84057

CLUFF, ROBERT D & JILL M
1572 N 250 E
OREM, UT 84057

H & M PROPERTIES LC
1572 N 275 W
OREM, UT 84057

SCHWEN, VON
1579 N 250 E
OREM, UT 84057

BUDGE, DAPHNE S & TIERRY R
1580 N 250 E
OREM, UT 84057

OGDEN, ROBERT E & DIANE L
1587 N 250 E
OREM, UT 84057

JACKMAN, JOSHUA
1588 N 250 E
OREM, UT 84057

BROWN, GEOFFREY H & MEAGAN D
1651 N MEADOWLARK RD
OREM, UT 84097

SCOTT, MICHAEL
1652 N 400 E
OREM, UT 84097

CABRERA, LUIS RAMIRO & MARIA
ELENA (ET AL)
--OR CURRENT RESIDENT--
1655 N MOOR LN
OREM, UT 84057

REED, JENNIFER & NATHANIEL A B
1663 N MEADOWLARK RD
OREM, UT 84097

GOODNOW, AMY
1664 N 400 E
OREM, UT 84097

STANLEY, CALEB R (ET AL)
1664 N MOOR LN
OREM, UT 84057

KELLY, L KEITH & MELLETA M (ET AL)
1667 MOOR LN
OREM, UT 84057

MALBICA, DREW D & ANNE M (ET AL)
1670 N 250 E
OREM, UT 84057

BODILY, EDWARD J & KAREN C (ET AL)
1671 N 400 E
OREM, UT 84097

MAYNEZ, ANA LEONOR
1676 N 400 E
OREM, UT 84097

PARKER, DAVID A & ELAINE (ET AL)
1680 MOOR LN
OREM, UT 84057

MADDEN, PHYLLIS (ET AL)
--OR CURRENT RESIDENT--
1681 N 400 EAST
OREM, UT 84097

RUTTER, MICHAEL N & SHARI W
1683 MOOR LA
OREM, UT 84057

MUIRHEAD, DONALD M & BARBARA N
1685 N 250 E
OREM, UT 84057

ALTAMIRANDA, ENRIQUE I
1686 N 250 E
OREM, UT 84057

PARKER, CADE J & ALLYSON C
1696 MOOR LN
OREM, UT 84057

MCGINN, DAVID B & LORI (ET AL)
1697 N MOOR LN
OREM, UT 84057

JUAN, CARLOS ALEXIS SAN (ET AL)
1701 N 400 E
OREM, UT 84097

POULSON, ANNETTE E
1704 N 210 E
OREM, UT 84057

ATKIN, DAVID BRENT & WENDY LU SEBA (ET AL)
1711 MOOR LN
OREM, UT 84057

STAKEBAKE, RONALD EUGENE JR & DAUNNA LA VERNE (ET AL)
1711 N 400 E
OREM, UT 84097

MAYBERRY, DAVID R & PATTI B (ET AL)
--OR CURRENT RESIDENT--
1712 N MOOR LN
OREM, UT 84057

HALGREN, JEROME B & CHARLENE S
1721 N 400 E
OREM, UT 84097

FOX, BRENT RUSSELL & AMY JEANNE
1727 MOOR LA
OREM, UT 84057

KING, JANICE D
1728 MOOR LA
OREM, UT 84057

THAYNE, STEVEN E & SHEILA R
1733 N 400 E
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

SLOAT, RANDOLPH H
--OR CURRENT RESIDENT--
1739 N MOOR LA
OREM, UT 84057

MILLER, TODD K & JENNY L
1744 MOOR LA
OREM, UT 84057

PANIN, ALEXANDER M & MARINA P
--OR CURRENT RESIDENT--
1753 N GOLD RIVER DR
OREM, UT 84057

TAKAHASHI, KUNIMICHI M & LEEANN
1756 N GOLD RIVER DR
OREM, UT 84057

MONNEY, TROY L & TRACY LEE
1757 GOLD RIVER DR
OREM, UT 84057

MIKESELL, BLAINE PALMER & SHERI S (ET AL)
1757 N 400 E
OREM, UT 84097

SALIBY, NICHOLAS & JULIE
1759 N MOOR LN
OREM, UT 84057

LELLSWO TWO LLC
1761 GOLD RIVER DR
OREM, UT 84057

BRUTON, JARED & ARIEL JAY
1762 N MOOR LN
OREM, UT 84057

FJERSTAD, ROGER LEON &
CHARLENE MARIE (ET AL)
--OR CURRENT RESIDENT--
1763 N MOOR LN
OREM, UT 84057

DAVIS, SHELDON G & SUE S
1764 MOOR LA
OREM, UT 84057

HARRIS, DAVID BRANCH & TONI
MICHELE
1765 GOLD RIVER DR
OREM, UT 84057

CHRISTIANSSEN, DAVID M &
MARGARET A
1769 GOLD RIVER DR
OREM, UT 84057

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

THOMAS, SYDNEY W
2375 OAK CREST CIR
SPANISH FORK, UT 84660

KEELE, M ELLEN
2853 E CEDAR PASS RD
EAGLE MOUNTAIN, UT 84005

SLOAT, RANDOLPH H
3214 N UNIVERSITY AV # 604
PROVO, UT 84604

CABRERA, LUIS RAMIRO & MARIA
ELENA (ET AL)
4044 FOOTHILL DR
PROVO, UT 84604

JANYA PROPERTIES LLC
26829 ALCOTT CT
STEVENSON RANCH, CA 91381



Planning Commission

July 3, 2024

Item 3.2

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

Prepared By:
Ailin Leon

Applicant:
Julie Smith

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
- Noticed 149 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **R8**
- Acreage: **1.91**
- Neighborhood:

Windsor

ACTION:

The Planning Commission will forward a recommendation to the City Council for this item.

REQUEST: The applicant requests the Planning Commission amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code.

BACKGROUND: The applicant is requesting the Planning Commission recommend to the City Council to build 10 single family homes. There will be approximately 5.79 Units per Acre, which includes 10 lots. Whereas based on the parcel configuration could only fit 6 lots. The existing parcel is currently vacant, and the current zoning is R8. The property would be rezoned to Planned Residential Development (PRD) zone.

The current parking requirements for a PRD is 2.5 parking stalls per unit and .5 stalls per unit which includes for visitor parking. There will be 5 visitor parking stalls. Traffic staff met with the applicant. The project, as shown with 10 units, is estimated to generate as much traffic as 7 single-family lots. The project meets access spacing from adjacent intersections.

Traffic volumes qualify the public roadway to be a sub-local road. However, the applicant is tying into and matching the existing 275 West roadway width. This project meets city traffic standards.

All units are proposed single story with full sized basements. The Height of the structures would be of approximately 27 feet which meet the current height requirements of the PRD zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission consider forwarding a recommendation to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code.



325 West

S West

1576 N

1573 N

1572 N

232 W

1564 N

299 W

1573 N

1555 N

1540 North

1547 N

230 West

298 W

PRD

1527 N

1528 N

325 West

300 W

288 W

274 W

260 W

1511 N

1514 N

1500 North

1500 North

240 W

BELMONT



douglas P oldham

East

375 East 1600 North
Orem, UT

West

279 West 1600 North
Orem, UT

D|C|C
DYNAMIC CITY CAPITAL

Normandie



Montfort



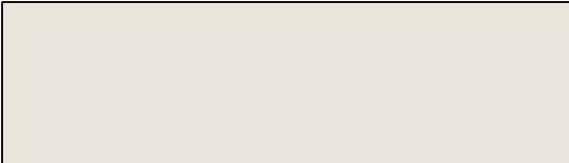
Chambery



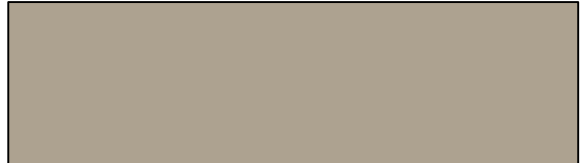




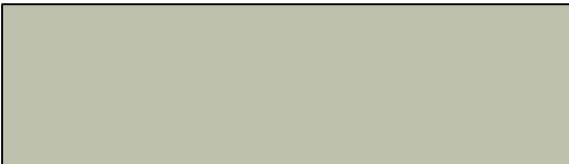
PRIMARY WALL
Smooth Coat DEFS
BM 960 Dove Wing



TRIM/DOOR
Fiber Cement/Wood Composite
BM 985 Indian River



TRIM/DOOR ALT
Fiber Cement/Wood Composite
NCS S 2010-G40Y



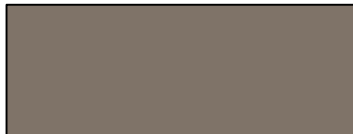
SOFFIT/FASCIA/GUTTER
Extruded Powder Coated Aluminum
Mastic Montana Suede IF



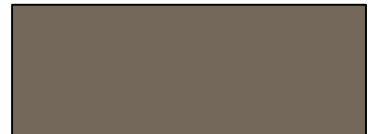
PRIMARY ROOF
30-year Architectural Shingle
Owens Corning Teak



SECONDARY ROOF
Standing Seam Metal
Montana Suede



GARAGE DOOR(S)
Powder Coated Raised Panel Steel
Martin RAL7006 Beige Grey



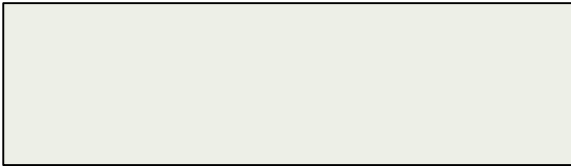
* Materials subject to change based on availability

**Standard color palettes shown. Homeowner selected finishes may vary

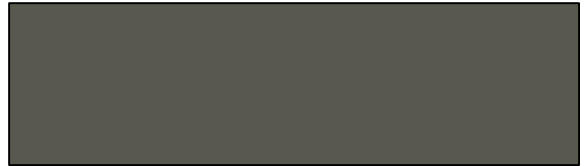
ARCHITECTURAL MATERIAL BOARD
Exterior Package B



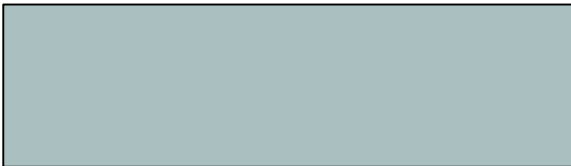
PRIMARY WALL
Smooth Coat DEFS
BM CW-5 Hardwood Putty



TRIM/DOOR
Fiber Cement/Wood Composite
BM CW-85 Randolph Gray



TRIM/DOOR ALT
Fiber Cement/Wood Composite
NCS S 2010-B30G



SOFFIT/FASCIA/GUTTER ASSEMBLIES
Extruded Powder Coated Aluminum
Mastic Dark Bronze J6



PRIMARY ROOF
30-year Architectural Shingle
GAF Timberline Barkwood



SECONDARY ROOF
Standing Seam Metal
Dark Bronze



GARAGE DOOR(S)
Powder Coated Flush Panel Steel
Martin Dark Bronze



* Materials subject to change based on availability
**Standard color palettes shown. Homeowner selected finishes may vary

Street View



Neighborhood Meeting April 23rd, 2024

Orem Recreation Center

Orem, Utah

A neighborhood meeting was held the evening of April 23rd at the Orem Recreation Center.

The meeting was conducted by Julie Smith. The meeting was attended by 58 people. The meeting was called to discuss a zone change on the property located at 375 E. 1600 North St. in Orem.

The neighbors asked the following questions: size of units being built, height of the units, what the impact of traffic would be, cost of the units, parking for the units, would they park on the public street, would the city be involved with the project – using part of the property for parking for the trail, are accessory units allowed, would the number of units and the height of the units change, would they be single family units.

Their concerns and or comments were: traffic on 1600 North, trail system, wanting a landscaping buffer between the cul-de-sac and the adjacent owner to the west.

The meeting lasted one hour, with attendees staying most of the hour visiting. The meeting started at 6:00 PM and ended at 7:00 PM.

Muedock Cann
James Thorup
Katherine Scott
Phillip Smith
Langyn Murphy (Dakina)
Laura Israel
Alben Clark
Shauna Woods
Shelby Stastny
Dede Neme

Blake Arvany
~~Debbie Tucker~~
Debbie Tucker
Jenny Scribner
John Bare

David Brant
Elaine Parker
Martio Wright
JARED WICKS
David Brown
John Jyn
Leon J. Visnaw
Stephanu Visnaw
Jared Bruton
Greg Borough
Robert Ogden
Eric Hirschmann

Doug Perry
Jodynn Perry
Lisa Jyn
Kevin Hall
Donna Jyn
Dean DeJoff
Mary Kay DeJoff

Mr. Guman
Eerie Cole
Karen Fauchild
Cindy Mc
Shauna Woods
Kevin Hall
B

Blake Arvany
Debbie Tucker
Blair Tucker
Jenny Scribner
~~David Brant~~

David Brant
SHAWN CUTLER
Rebecca McEntire
Richard Anderson
JARED WICKS
Chantel Norton
John Jyn
Stephanu Visnaw
Leon J. Visnaw
Jordan Muhlestein
Renee Willmuth
Jacob Thomas



City Council Chambers, 56 N State Street

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

PUBLIC HEARING – BELMONT WEST - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code.

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

GASSAWAY, BRANDON M & KATELYN R
20 BAILEY CT APT J
CANTON, MA 02021

Planning Commission
Wed, Jul 3, 2024
4:30 pm



City Council Chambers, 56 N State Street

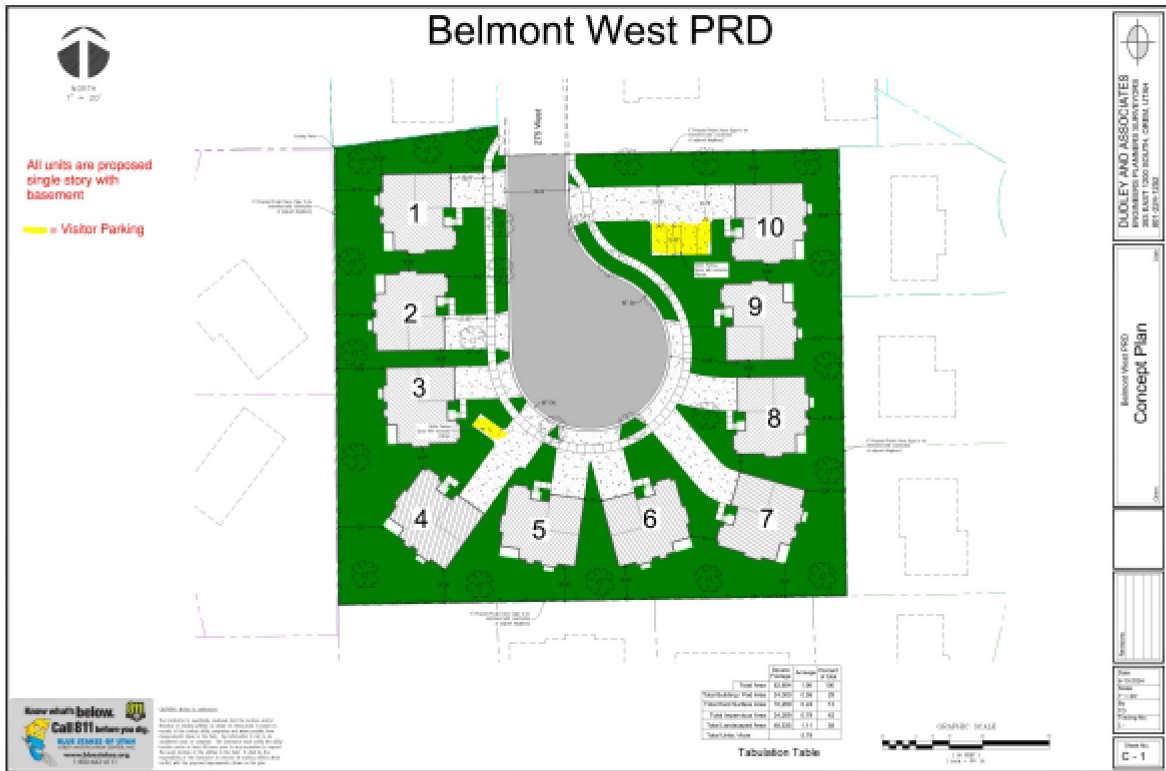
***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC HEARING – BELMONT WEST - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code.

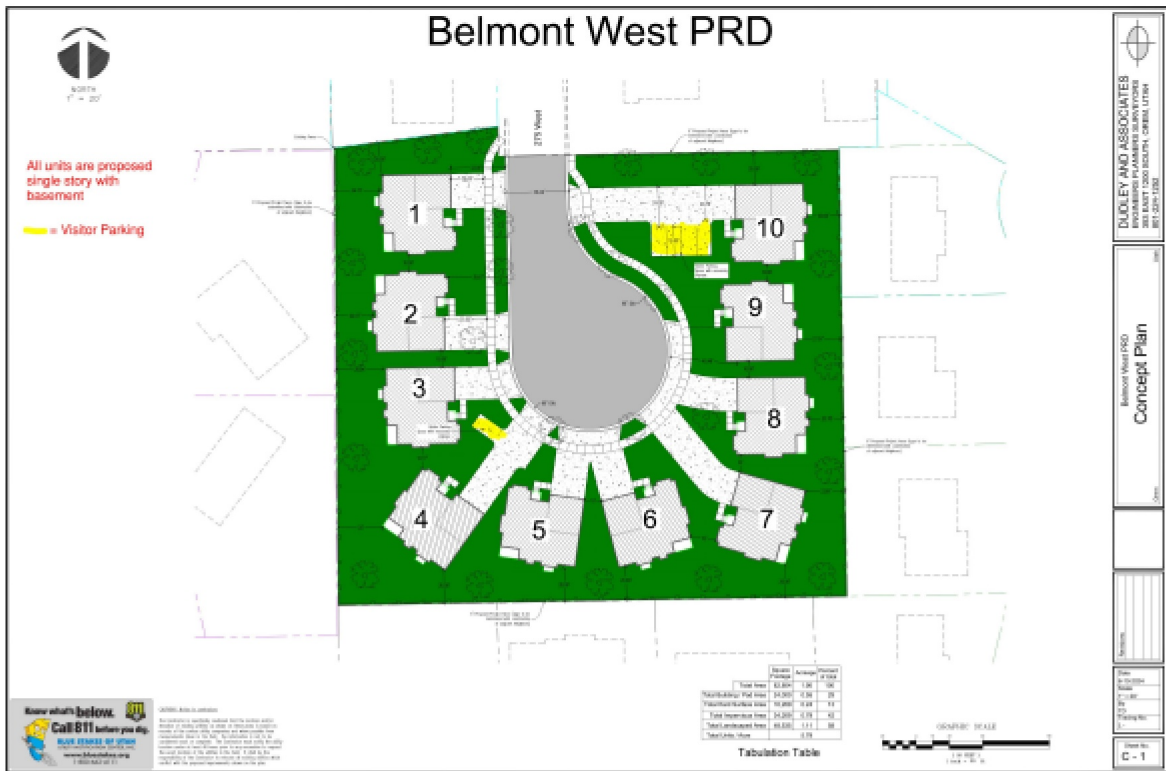
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BOYLE, DONALD & ANN
267 W 1400 N
AMERICAN FORK, UT 84003

Planning Commission
Wed, Jul 3, 2024
4:30 pm



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

GOLDING, GARY
PO BOX 459
LEHI, UT 84043

SCHULTZ, KIMBERLY (ET AL)
PO BOX 751
VINEYARD, UT 84059

SUMNER, JACK C & ERIS Y
11 W 1880 N
OREM, UT 84057

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

GASSAWAY, BRANDON M &
KATELYN R
20 BAILEY CT APT J
CANTON, MA 02021

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

1578 HOLDINGS LLC
60 W 1525 N
OREM, UT 84057

CUTLER, SHAUN B & SUSAN H
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

223 WEST LLC
115 N GENEVA RD
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

KOMPADITH, SENGDEUANE &
ANGKHAM
160 E UNIVERSITY PKWY STE H
OREM, UT 84058

JOHNSON, ASHLEIGH E
168 W 1485 N
OREM, UT 84057

NIELSON, TREVOR & AMY
--OR CURRENT RESIDENT--
171 W 1565 NORTH
OREM, UT 84057

PEAY, CHRISTIAN L & MARGO S (ET
AL)
172 W 1565 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

COLEMAN, MATTHEW (ET AL)
175 W 1525 N
OREM, UT 84057

CHAMBERS, BENJAMIN & NATALIE
176 W 1525 N
OREM, UT 84057

CONDER, VERN G & DIXIE B (ET AL)
181 W 1600 N
OREM, UT 84057

MARTINEZ, SILVIA JUAN SUELDO
182 W 1485 N
OREM, UT 84057

SANDBERG, RYAN
184 W 1600 N
OREM, UT 84057

HAMILTON, JAY CHARLES &
DEBORAH F (ET AL)
206 W 1600 N
OREM, UT 84057

VEST, MINDY
213 W 1560 N
OREM, UT 84057

223 WEST LLC
--OR CURRENT RESIDENT--
223 W 1600 NORTH
OREM, UT 84057

MACDONALD, CHARLYNNE S
227 W 1560 N
OREM, UT 84057

SCHOW, SUZANN B
232 W 1600 N
OREM, UT 84057

WILLISON, KENNETH R & DONNA L
--OR CURRENT RESIDENT--
237 W 1600 NORTH
OREM, UT 84057

WHITELEY, DENNIS O & ADELE W
239 E 600 N
ALPINE, UT 84004

CHAMBERS, BENJAMIN LEE &
NATALIE FOELL
249 W 1500 N
OREM, UT 84057

NORTON, BM & CM
260 W 1500 N
OREM, UT 84057

RIESKE, BILL & JENNIFER R
--OR CURRENT RESIDENT--
262 W 1600 NORTH
OREM, UT 84057

GILLMAN, HARLEY M & MARY G
263 W 1600 N
OREM, UT 84057

MONTGOMERY, KODEE
265 W 1500 N
OREM, UT 84057

BOYLE, DONALD & ANN
267 W 1400 N
AMERICAN FORK, UT 84003

SANCHEZ, MARIA L (ET AL)
273 W 1600 N
OREM, UT 84057

TUCKER, N BLAIR & DEBRA M
274 W 1500 N
OREM, UT 84057

BUNNELL, KARL & ANDREA
--OR CURRENT RESIDENT--
276 W 1600 NORTH
OREM, UT 84057

LOVELAND, WILLIAM JEFFREY &
SUSAN T
277 W 1645 N
OREM, UT 84057

H & M PROPERTIES LC
--OR CURRENT RESIDENT--
279 W 1600 NORTH
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

TIETJEN, BRUCE & CRYSTAL
--OR CURRENT RESIDENT--
297 W 1600 NORTH
OREM, UT 84057

THURSTON, THOMAS N
298 W 1540 N
OREM, UT 84057

MCFARLAND, JAMES ROBERT &
DEBORAH
299 W 1540 N
OREM, UT 84057

COLEMAN, DAVID L & CAROL A
300 W 1500 N
OREM, UT 84057

FAIRCHILD, DON M & KAREN S
303 W 1500 N
OREM, UT 84057

SONDRUP, THERON B & WINONA C
305 W 1440 N
OREM, UT 84057

GOULDING, DEVIN K & ERICA
308 W 1440 N
OREM, UT 84057

GOMEZ, CARLOS J (ET AL)
308 W 1600 N
OREM, UT 84057

FRENHAN, AUGUSTO A
324 W 1600 N
OREM, UT 84057

SILVA, ANDRES TORRES
335 W 1500 N
OREM, UT 84057

LARSON, DOLORES B (ET AL)
336 W 1500 N
OREM, UT 84057

PULLEY, LYNN R & BARBARA M (ET
AL)
345 W 1600 N
OREM, UT 84057

HENDRY, JUSTIN BLAKE & BRIANNE
PETRO
352 N 550 E
OREM, UT 84097

GOLDING, GARY
--OR CURRENT RESIDENT--
356 W 1600 NORTH
OREM, UT 84057

HODSON, DENNIS DON & DIANE (ET
AL)
--OR CURRENT RESIDENT--
361 W 1500 NORTH
OREM, UT 84057

LONDON, DUSTIN
361 W 1600 N
OREM, UT 84057

SAMANTHA ANDERSON
MANAGEMENT TRUST 03-11-2011
AMD (ET AL)
--OR CURRENT RESIDENT--
362 W 1500 NORTH
OREM, UT 84057

CITY OF OREM THE
370 W 1600 N
OREM, UT 84057

WEBB, ROYCE S & ANN E
385 W 1520 N
OREM, UT 84057

PAUL J JUDD INHERITANCE TRUST
08-24-2012 (ET AL)
388 W 1520 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

HARDING, JANET (ET AL)
587 N 600 E
PLEASANT GROVE, UT 84062

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

WILLISON, KENNETH R & DONNA L
665 W 1100 S
LEHI, UT 84043

CAL'S FARM LLC
735 S 65 W
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

CHRISTINE CHAVEZ REVOCABLE
TRUST 06-01-2001 THE (ET AL)
1003 W 570 N
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

JOHNSON, CLAYTON THOMAS &
KAIMEE SHALEI
1441 N 230 W
OREM, UT 84057

FREDERICKSON, JOHN P & KARYN P
1442 N 230 W
OREM, UT 84057

MARTIN, DAVID L & KRISTINE R
1449 N 325 W
OREM, UT 84057

KOMPADITH, SENGDEUANE &
ANGKHAM
--OR CURRENT RESIDENT--
1451 N 280 WEST
OREM, UT 84057

GOLDING, MARION E & CYNTHIA A
1452 N 280 W
OREM, UT 84057

KNUDSEN, TYLER & TINA
1453 N 230 W
OREM, UT 84057

WILCKEN, JOSHUA
1455 N 200 W
OREM, UT 84057

RODRIGUEZ, HUGO ROBERTO &
NANNETTE R
1456 N 230 W
OREM, UT 84057

OMER LIVING TRUST 05-18-2020 THE
(ET AL)
1458 N 325 W
OREM, UT 84057

DEWITT, JOSHUA (ET AL)
1461 N 325 W
OREM, UT 84057

STINSON, DEENA KAY (ET AL)
1464 N 280 W
OREM, UT 84057

PULIDO, BRIAN & MARIA G
1465 N 280 W
OREM, UT 84057

MACE, ROURKE G & KATHRYN T (ET
AL)
1467 N 230 W
OREM, UT 84057

KANG, BENJAMIN TROY (ET AL)
1469 N 200 W
OREM, UT 84057

SPERRY, MARK & LORI
1470 N 230 W
OREM, UT 84057

MARKLE, KEVIN & ERIN
1472 N 325 W
OREM, UT 84057

BRIDGSTOCK, AUDREY
1473 N 325 W
OREM, UT 84057

HOUSE OF GAINES LLC
1474 N 375 W
OREM, UT 84057

MITTON, JOSHUA & KYLA
1477 N 280 W
OREM, UT 84057

TAYLOR, DAVID SCOTT
1478 N 280 W
OREM, UT 84057

MIKKELSEN, WILLIAM C & LANA K
--OR CURRENT RESIDENT--
1481 N 230 WEST
OREM, UT 84057

MACDONALD, VIRGINIA C (ET AL)
1482 N 200 W
OREM, UT 84057

HUNTER, PAMELA A
1483 N 200 W
OREM, UT 84057

YU, HONG (ET AL)
1484 N 230 W
OREM, UT 84057

DEROEST, HEIDI
1486 N 325 W
OREM, UT 84057

EDWARDS, BRADLEY C & SHAUNA H
1491 N 280 W
OREM, UT 84057

READ, JONATHAN & SARAH
1494 N 230 W
OREM, UT 84057

DARLING, DEVIN & SAMANTHA
1495 N 200 W
OREM, UT 84057

FINEFEUIAKI, SIOELI (ET AL)
1508 N 230 W
OREM, UT 84057

BELL, CLINT III & LEESA
1509 N 200 W
OREM, UT 84057

MUNGIN, JOHN & CINDY
1510 N 200 W
OREM, UT 84057

JENSEN, BRIAN & STACY
1511 N 230 W
OREM, UT 84057

BARFUSS, TODD S
--OR CURRENT RESIDENT--
1514 N 325 WEST
OREM, UT 84057

WARNICK, JOSEPH & BRIANNA
1518 N 375 W
OREM, UT 84057

GOLAVAR, MARTIN
1521 N 325 W
OREM, UT 84057

THORNTON, AUSTIN (ET AL)
1522 N 230 W
OREM, UT 84057

TAYLOR, PAMELA (ET AL)
1523 N 200 W
OREM, UT 84057

JENSON, KENNETH J & FRANCES I
1527 N 230 W
OREM, UT 84057

OMER, JOSHUA MARK & KARISSA K
1528 N 325 W
OREM, UT 84057

GASSAWAY, BRANDON M &
KATELYN R
--OR CURRENT RESIDENT--
1530 N 375 WEST
OREM, UT 84057

TSCHIRKI, CHRISTOPHER R & GERI
LYNN
1531 N 325 W
OREM, UT 84057

ANDERSON, RICHARD & AMELIA
1540 N 200 W
OREM, UT 84057

GROVER, JEFF
1541 N 200 W
OREM, UT 84057

BARNEY, BARBARA A & CODY W
1542 N 230 W
OREM, UT 84057

TANNER, CHARLES A (ET AL)
1542 N 375 W
OREM, UT 84057

DUNN, TIFFANY & MICHAEL
1543 N 325 W
OREM, UT 84057

MCENTIRE, MARK & REBECCA
1547 N 230 W
OREM, UT 84057

TURNER, JEFFREY W
1547 N 375 W
OREM, UT 84057

DA SILVA, RICARDO MENDES
1554 N 200 W
OREM, UT 84057

HARDING, JANET (ET AL)
--OR CURRENT RESIDENT--
1554 N 375 WEST
OREM, UT 84057

HEHL, KEVIN PATRICK & LISA
MARIE (ET AL)
1555 N 325 W
OREM, UT 84057

ZOLLINGER, JACOB D & TACI L
1564 N 325 W
OREM, UT 84057

PEREZ, ANA FABIOLA (ET AL)
1569 N 325 W
OREM, UT 84057

H & M PROPERTIES LC
1572 N 275 W
OREM, UT 84057

CALL, MAYO W & ELSIE C
1573 N 275 W
OREM, UT 84057

STEWART, DANIEL J & JACQUELINE
A
1573 N 375 W
OREM, UT 84057

HERBERT, DANIEL & ANGELA
1574 N 375 W
OREM, UT 84057

MILLETT, PAUL E & HOLLY D
1576 N 325 W
OREM, UT 84057

1578 HOLDINGS LLC
--OR CURRENT RESIDENT--
1578 N 200 WEST
OREM, UT 84057

VARGAS, ANTONIO HERRERA (ET
AL)
1588 N 325 W
OREM, UT 84057

RENTERIA, FERNANDO AGUAYO &
CHRISTOPHER JOSE
1611 N 280 W
OREM, UT 84057

ROGERS, ROBERT & KRISTIE (ET AL)
1622 N 240 W
OREM, UT 84057

REYES, CLAUDIA S
1623 N 280 W
OREM, UT 84057

HEAPS, STEVEN R & SHERRY S (ET
AL)
1630 N 400 W
OREM, UT 84057

CLINGER, BRANDON C
1633 N 240 W
OREM, UT 84057

BOYLE, DONALD & ANN
--OR CURRENT RESIDENT--
1635 N 280 WEST
OREM, UT 84057

UNITED RESOURCES INC (ET AL)
1636 N 240 W
OREM, UT 84057

WILSON, CAROL (ET AL)
1647 N 280 W
OREM, UT 84057

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

RIESKE, BILL & JENNIFER R
4092 W 12800 S
PAYSON, UT 84651

TIETJEN, BRUCE & CRYSTAL
9501 N CANYON HEIGHTS DR
CEDAR HILLS, UT 84062

BUNNELL, KARL & ANDREA
%B & B UTAH PROPERTIES LLC
9831 N 6180 W
HIGHLAND, UT 84003

HODSON, DENNIS DON & DIANE (ET
AL)
9844 N MEADOW LN
HIGHLAND, UT 84003

SAMANTHA ANDERSON
MANAGEMENT TRUST 03-11-2011
AMD (ET AL)
%WHITING, ERIC B
10610 S JORDAN GTWY # 200
SOUTH JORDAN, UT 84095

BARFUSS, TODD S
11576 S STATE ST # 204
DRAPER, UT 84020

NIELSON, TREVOR & AMY
14862 S AURORA VISTA CIR
HERRIMAN, UT 84096

**DRAFT CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
Jun 19, 2024**

The following items are discussed in these minutes:

- **Public Hearing** – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the C2 zone (Approximately 9.43 acres) - Approved

STUDY SESSION

Place: Orem Center Business Park, 1206 South 1680 West

At 3:15 p.m.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen and Murray Low Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners

Those excused: Helena Kleinlein, Haysam Sakar, Planning Commission members; Taggart Bowen, Acting City Engineer; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel; Grant Allen and Matt Taylor, Senior Planners and David Spencer, City Council Liaison

1. Tour of the Orem Center Business Park

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, Madeline Komen and Haysam Sakar, Murray Low, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Taggart Bowen, Acting City Engineer; Gary McGinn, Legal Counsel; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners and David Spencer, City Council Liaison

Those excused: Helena Kleinlein Planning Commission member; John Dorny, Transportation Engineer.

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.1.**



Agenda Item 3.1 is a request by Skip Dunn for the Planning Commission to forward a recommendation to the City Council to amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres).

Staff Presentation: The applicant is proposing to rezone the current property from the OS5 zone to the C2 zone to permit building of multi-unit commercial complex with three buildings. The general plan is community commercial.

Recommendation: Staff Recommends the Planning Commission forward a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres).

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

DRAFT Planning Commission minutes for June 19, 2024

1 Chair Komen asked if the Planning Commission had any questions for Ms. Vargas. A general discussion about
2 requirements and varying questions about the parcel were asked. ([Click here for recording](#))
3

4 Chair Komen invited the applicant to come forward. Paul Washburn introduced himself, he stated that he was
5 representing Dunn Investments, the owners of the property. The representative explained the order of events that took
6 place leading up to the submission of the application. There was a discussion about the surrounding neighbors'
7 concerns that were brought to the attention of Mr. Washburn. There was further discussion about projected dates, zone
8 requirements, and types of businesses that could be placed in the commercial complex. ([Click here for recording](#))
9

10 Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to
11 come forward to the microphone.
12

13 Several residents came forward to express their thoughts and concerns. ([Click here for recording](#))
14

15 Planning commission members had further questions about what is permitted in the C2 and C3 zone. There was a
16 discussion of what is permitted in the zones. ([Click here for recording](#)). Questions arose regarding a Development
17 Agreement. Mr. Bench explained the requirements of the C2 zone rezone request, Planned Development zone and
18 Development Agreement. ([Click here for recording](#)). Ms. Komen asked the applicant about their opinion regarding a
19 potential continuance and return with a Planned Development, the applicant requested the item be continued until the
20 first meeting in August. ([Click here for recording](#))
21

22 **Planning Commission Action:** Ms. Komen moved to continue the forwarding of a recommendation to the City
23 Council to amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located
24 generally at 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres) to the August 7,
25 2024 meeting. Mr. Low seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes,
26 Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.
27

28 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for
29 a motion to approve the minutes of June 5, 2024. Mr. Hawkes moved to approve the meeting minutes for June 5,
30 2024. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes,
31 Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.
32

33 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Carpenter moved to adjourn. Mr. Hawkes seconded the
34 motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and
35 Haysam Sakar. The motion passed unanimously.
36

37 **Adjourn:** 5:26 p.m.
38
39
40

41 Ryan L. Clark
42 Planning Commission Secretary
43

44 Approved: