

RESOLUTION NO. PC-2024-0038

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION FORWARDING A NEGATIVE RECOMMENDATION TO THE CITY COUNCIL TO – ENACT SECTION 22-11-67 PD54 (*CANYON PARK TECH CENTER REDEVELOPMENT*) ZONE, AND APPENDIX AAA OF THE OREM CITY CODE, AND AMEND ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE ON APPROXIMATELY 24.3 ACRES FROM THE PD6 ZONE TO THE PD54 ZONE LOCATED GENERALLY AT 1203 NORTH 630 EAST.

WHEREAS on May 28, 2024, Bryon Prince, Tripointe Homes filed an application with the City of Orem requesting the Planning Commission forward a recommendation to the City Council for the Canyon Park Tech Center Redevelopment located generally at 1203 North 630 East in the PD6 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2024; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby forwards a negative recommendation to the City Council to Enact Section 22-11-67 PD54 (*Canyon Park Tech Center Redevelopment*) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone

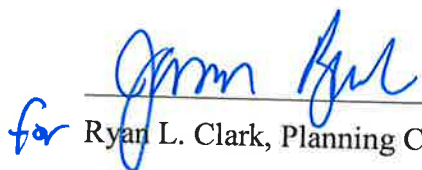
located generally at 1203 North 630 East, as shown in Exhibit "A", which is attached here to and incorporated herein by reference.

3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 7th day of August 2024.


CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:


for Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION
MEMBER

AYE NAY ABSTAIN ABSENT

Mike Carpenter

☒

☐

☐

☐

Gerald Crismon

☒

☐

☐

☐

James Hawkes

☒

☐

☐

☐

Rod Erickson

☒

☐

☐

☐

Madeline Komen

☒

☐

☐

☐

Britton Runolfson

☒

☐

☐

☐

Haysam Sakar

☒

☐

☐

☐

Exhibit "A"

Article 22-11. PD Zone

22-11-67. PD-54 Zone, Canyon Park Tech Center Redevelopment, 1203 North 630 East

- A. **Purpose.** The purpose of the PD-54 zone is to provide traditional two-story single-family homes with fully landscaped and maintained yards and open spaces.
- B. **Permitted Uses.** Permitted uses in the PD-54 zone shall be limited to single-family, detached residential dwellings and associated accessory uses and structures. All other uses are not permitted.
- C. **Unit Owners' Association.** A Unit Owners' Association shall be formed and maintained to maintain all common areas and required improvements, to ensure compliance with the Concept Plan and approved site plan and to provide adequate onsite security in all public and common areas of the development. The original owner/developer shall be responsible for establishing the Unit Owners' Association and the owners of the individual units shall later be responsible for maintaining the Association in accordance with the applicable Covenants, Conditions and Restrictions and Bylaws of the Association.
- D. **Development Standards.** The development standards of the (low density) PRD zone as set forth in the Orem City Code shall apply to the PD-54 zone, except as expressly modified as follows:
 - 1. **Height.** Structures shall be limited to two stories above grade and shall not exceed a height of thirty-five (35) feet above grade. Basements are allowed.
 - 2. **Setbacks.** Except as otherwise provided herein, the setbacks required in the PRD zone (Article 22-7) shall apply to the PD-54 zone. Residential units shall be set back at least fifteen (15) feet from any non-street property not a part of the PD-54 zone and shall be set back at least twenty feet from streets that are not part of the PD-54 zone. In addition, no building shall be located closer than four feet (4') to a side lot line shared with an adjoining lot.
 - 3. **Density.** The maximum number of residential units allowed in the PD-54 zone shall be 150 units as shown in the Concept Plan.
 - 4. **Parking.** Each residential unit in the PD-54 zone shall have a two car garage. The garage shall be set back at least eighteen feet (18') from the sidewalk. There shall also be a minimum of one-half (1/2) off-street parking space for each dwelling for guest parking within the development. Parking spaces on driveways may count toward the visitor parking requirement. All parking spaces shall measure at least nine (9) feet by 18 (18) feet. Developers shall pave with asphalt and/or concrete all parking spaces, parking areas and driveways and provide proper drainage. Drainage shall not

be channeled or caused to flow across pedestrian walkway. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the PD-54 zone.

5. **Street Width.** All public streets in the PD-54 zone shall have a width of 38 feet (34' of asphalt and 2' gutters) as shown in the Concept Plan.
6. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.
7. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any development in the PD-54 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.
8. **Concept Plan.** Property in the PD-54 zone shall be developed and maintained in conformance with the concept plan included as Appendix AAA of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development or modifications to development within the PD-54 zone shall be approved, which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.
9. **Common Area.** The area designated as Parcel A and Parcel B in the Concept Plan shall be common area for the use and benefit of all of the unit owners in the PD-54 zone.
10. **No Attached Dwelling Units.** No attached or stacked dwelling units are permitted in the PD-54 zone. All dwellings shall be single-family detached dwellings.

Concept plan

Canyon Park - an HOA Community



CONCEPT TABULATIONS

TOTAL ACREAGE
PROPOSED ZONE
LOT/UNIT COUNT
TOTAL DENSITY
PARK OPEN SPACE

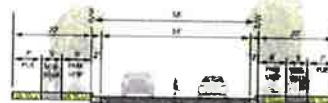
24.3 ACRES
PUD
150
6.17 UNITS/ACRE
0.92 ACRES

TYPICAL LOT SETBACKS

FRONT SETBACK
SIDE SETBACK
CORNER SIDE SETBACK
REAR SETBACK

33' FROM ROW LINE
(20' FROM BACK OF SIDEWALK)
4'
25' FROM ROW LINE
15' FROM BACK OF SIDEWALK
10'

Local Street - 38' ROW



CANYON PARK concept plan

OREM CITY, UTAH COUNTY
6/25/2024
24-0074

PROJECT NO.
16-07-0024

FOCUS
ARCHITECTURAL & ENGINEERING

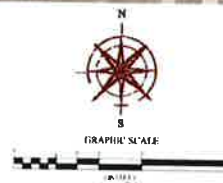
Landscape plan



OPEN SPACE TABULATIONS
 NET BUILDABLE AREA
 TOTAL LANDSCAPE/OPEN SPACE AREAS
 YARD (PRIVATE OPEN SPACE)
 PARK STRIP (PRIVATE OPEN SPACE)
 PARCEL A (CONSOLIDATED OPEN SPACE)
 PARCEL B (CONSOLIDATED OPEN SPACE)

20.3 ACRES
 11.5 ACRES (56.7%)
 8.0 ACRES (42.4%)
 1.7 ACRES (9.3%)
 0.9 ACRES (4.6%)
 0.1 ACRES (0.4%)

LEGEND
 PRIVATE OPEN SPACE
 CONSOLIDATED OPEN SPACE
 NOTE: OPEN SPACE TO BE MAINTAINED BY HOA



CANYON PARK landscape exhibit

OREM CITY, UTAH COUNTY
 6/25/2024
 24-0074



Elevations



Elevations



FARMHOUSE

1. COMPOSITION ROOF
2. 3" LAP SIDING
3. BOARD AND BATTEN SIDING
4. SHOWN WITH PANELLED TRIM BOARD
5. SHOWN WITH WOOD SHAKES
6. SHOWN WITH WOOD SHAKES
7. PANELLED ENTRY DOOR
8. PANELLED GARAGE DOOR

TRANSITIONAL FARMHOUSE

1. COMPOSITION ROOF
2. 3" LAP SIDING
3. 4" LAP SIDING
4. PANELLED ENTRY DOOR
5. PANELLED GARAGE DOOR
6. SHOWN WITH

MODERN RANCH

1. COMPOSITION ROOF
2. 3" LAP SIDING
3. 4" LAP SIDING
4. SHOWN WITH PANELLED TRIM BOARD
5. PANELLED ENTRY DOOR
6. PANELLED GARAGE DOOR
7. SHOWN WITH

CONCEPTUAL STREET SCENE

CANYON PARK | 30' PRODUCT | TRIPOINTE HOMES
OREM CITY, UTAH



FARMHOUSE

1. COMPOSITION ROOF
2. 3" LAP SIDING
3. BOARD AND BATTEN SIDING
4. SHOWN WITH PANELLED TRIM BOARD
5. SHOWN WITH WOOD SHAKES
6. SHOWN WITH WOOD SHAKES
7. PANELLED ENTRY DOOR
8. PANELLED GARAGE DOOR

TRANSITIONAL FARMHOUSE

1. COMPOSITION ROOF
2. 3" LAP SIDING
3. 4" LAP SIDING
4. SHOWN WITH PANELLED TRIM BOARD
5. SHOWN WITH WOOD SHAKES
6. SHOWN WITH WOOD SHAKES
7. PANELLED ENTRY DOOR
8. PANELLED GARAGE DOOR

MODERN RANCH

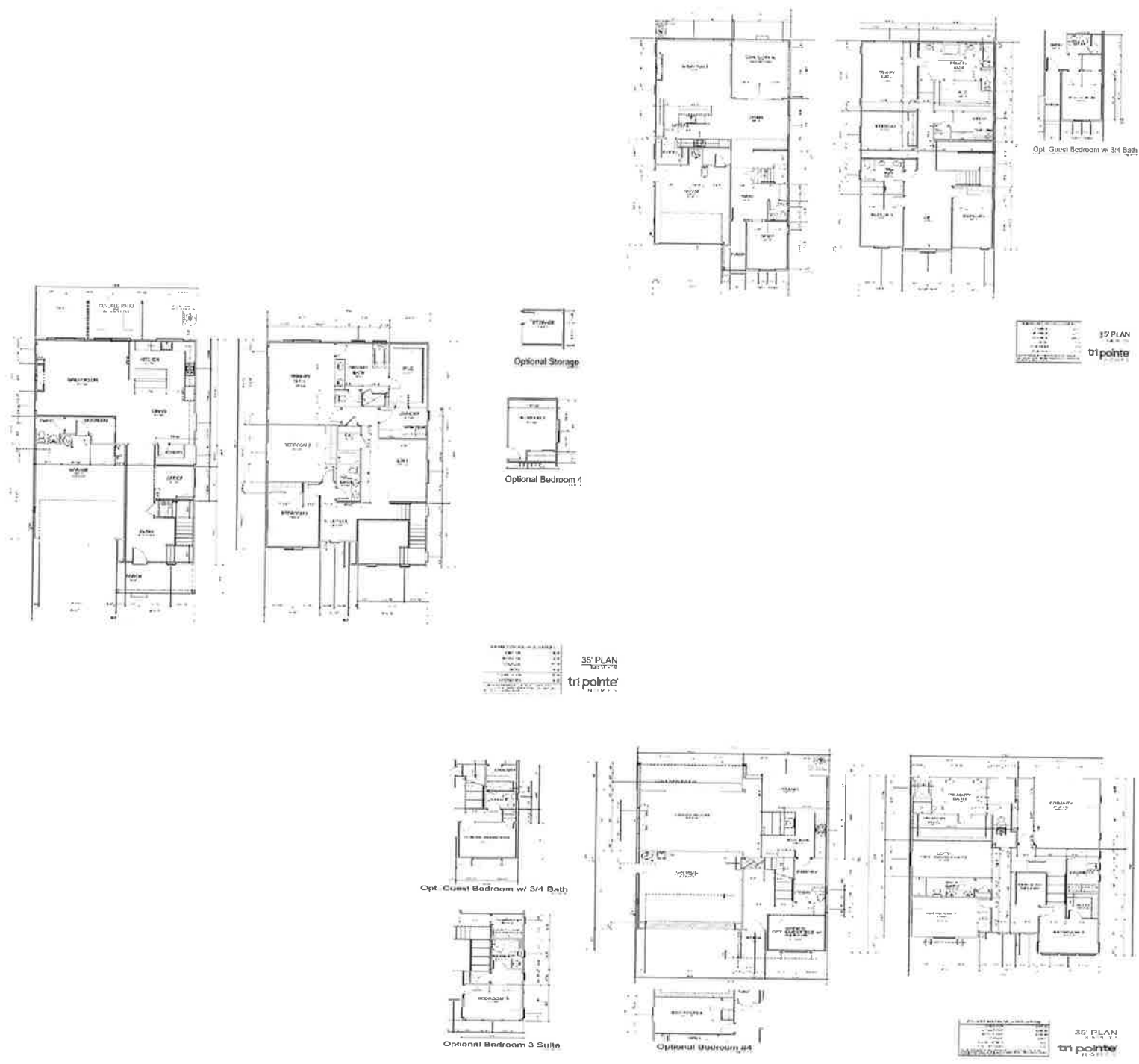
1. COMPOSITION ROOF
2. 3" LAP SIDING
3. 4" LAP SIDING
4. SHOWN WITH PANELLED TRIM BOARD
5. PANELLED ENTRY DOOR
6. PANELLED GARAGE DOOR
7. SHOWN WITH

CONCEPTUAL STREET SCENE

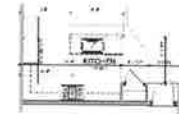
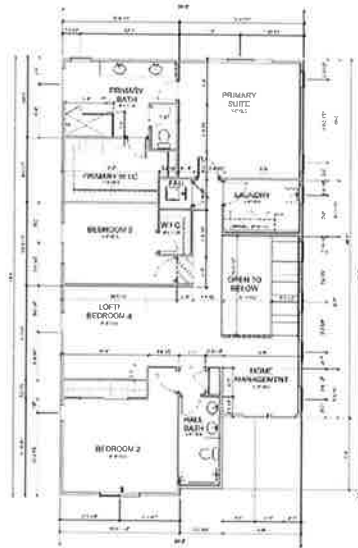
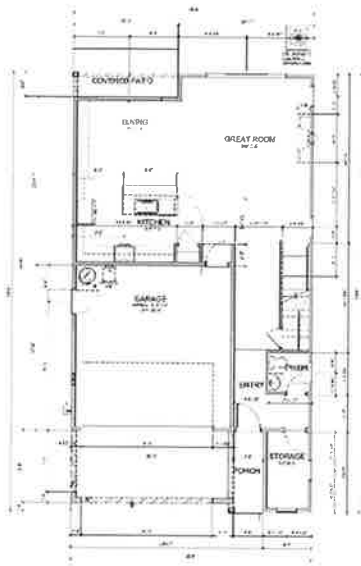
CANYON PARK | 35' PRODUCT | TRIPOINTE HOMES
OREM CITY, UTAH



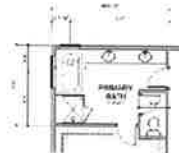
Concept Floor Plans (35')



Concept Floor Plans (30')



Optional Gourmet Kitchen



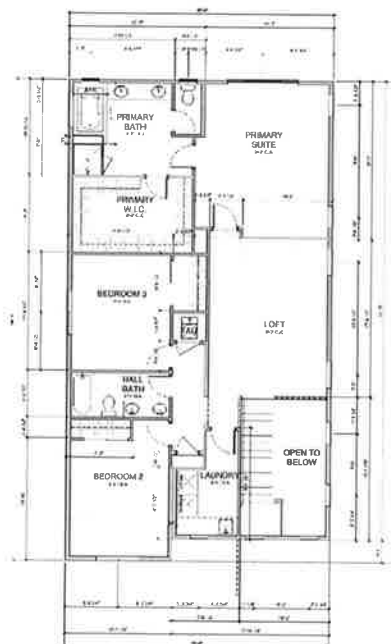
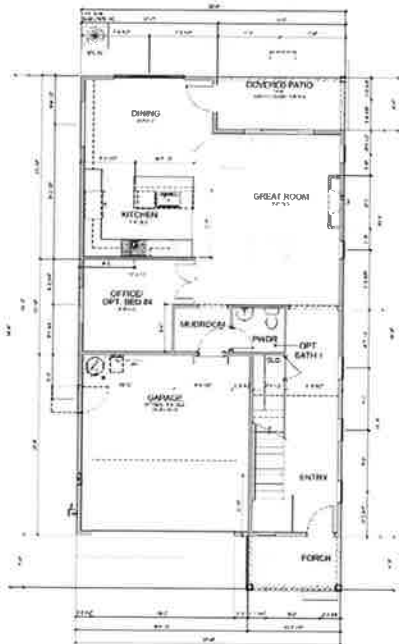
Opt. Spa. Bath



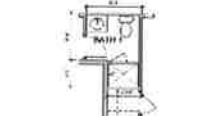
Opt. Bedroom #4

SQUARE FOOTAGE CALCULATION	
GRAND TOTAL	3,000
BASE FLOOR	1,500
LOFT	1,000
LAUNDRY	100
STORAGE	100
SCREENED PORCH	100
COVERED PORCH	100

30' PLAN
Scale 1/8" = 1'-0"
tri pointe
INCORPORATED



Optional Bedroom 4



Optional Bath 1

SQUARE FOOTAGE CALCULATION	
GRAND TOTAL	3,000
BASE FLOOR	1,500
LOFT	1,000
LAUNDRY	100
STORAGE	100
SCREENED PORCH	100
COVERED PORCH	100

30' PLAN
Scale 1/8" = 1'-0"
tri pointe
INCORPORATED