



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 5, 2025

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

4:30 PM WORK SESSION – GENERAL PLAN - REVIEW SOUTHWEST OREM: CITY
COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

5:30 PM PLANNING COMMISSION MEETING: CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 **Plat Amendment - Mountain Grove Plat D - Located generally at 1365 North 330 East**
 - 3.2 **Plat Amendment - Deerfield Park Plat G - Located generally at 1021 West 40 South**
 - 3.3 **Plat Amendment - Taylor Park Plat B - Located generally at 105 W Hidden Hollow Drive**
 - 3.4 **Approval of Minutes for the 10-15-2025 Planning Commission Meeting**
4. PUBLIC HEARING AND ACTION ITEMS
 - 4.1 **PUBLIC HEARING – ZONING ORDINANCE MAP AMENDMENT – A request to rezone the property located generally at 1738 South Geneva Road from OS5 to C2 by amending Article 22-5-3(A) and the zoning map of the City of Orem.**
 - 4.2 **PUBLIC HEARING – TEXT AMENDMENT – A request to add SLU Code 7425 "Gymnasium and Athletic Clubs" to the list of approved uses in the PD36 Zone, located generally at 1440 North 1380 West, by amending Article 22-11-49(C).**
 - 4.3 **Preliminary Plat - Maag Subdivision Plat A - Located generally at 537 North 500 West in the R7.5 zone.**

5. ADJOURN

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

This agenda is also available on the City's webpage at orem.org

	PLANNING COMMISSION November 5 th , 2025	Item 3.1
	Mountain Grove Plat D 1365 North 330 East Plat Amendment, lot combination R8 Zone, .54 acres	Prepared By: Grace Bjarnson Applicant: Mike Clark

Notices:

Posted in 2 public places.
Posted on City Webpage
and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Low Density Residential

Zoning: **R8, Single Family
Housing**

Total Acreage: **.54**

Action:

The Planning Commission
is the Land Use Authority
and the approving body for
this item.

REQUEST: The applicant requests to combine Lots 9 and 10 of the Mountain Grove Subdivision into a single lot. The lot combination will require the amendment of the existing subdivision plat.

BACKGROUND: Mountain Grove Subdivision is a newer subdivision to the East of Timpanogos High School. On October 22nd, 2025, the applicant submitted a plat amendment application to combine two corner lots into one lot.



Figure 1: Subject property, Lots 9 and 10 of the Mountain Grove Subdivision

REVIEW:

Zoning: The subject properties along with the rest of the Mountain Grove Subdivision are located in the R8 Single Family Residential Zone. The property will continue to meet the 8,000 ft² lot size requirement and will be a total of 23,335 ft². The property will continue to also meet the 80 ft lot width requirement.

No additional aspects, such as landscaping, usage, access or right-of-way improvements are impacted as a result of this amendment.

Public Utility Easements: The property owners do not wish to vacate the utility easements that are now in place. They do not anticipate their primary structure or any accessory buildings being placed over the center easement. Recording the plat as shown does not restrict their ability to vacate the easements in the future.

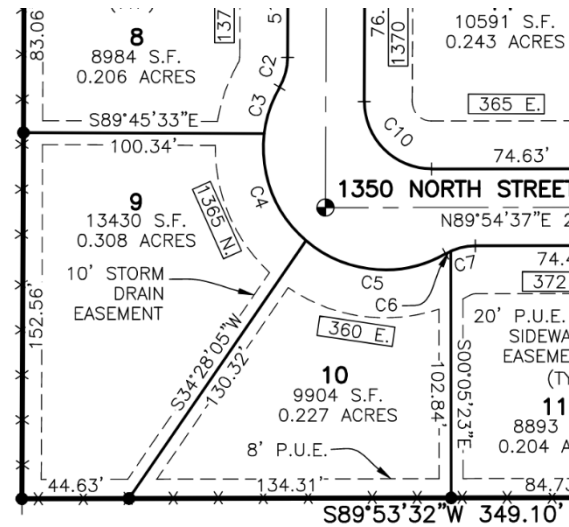


Figure 2: Existing Lots 9 & 10, Mountain Grove Subdivision

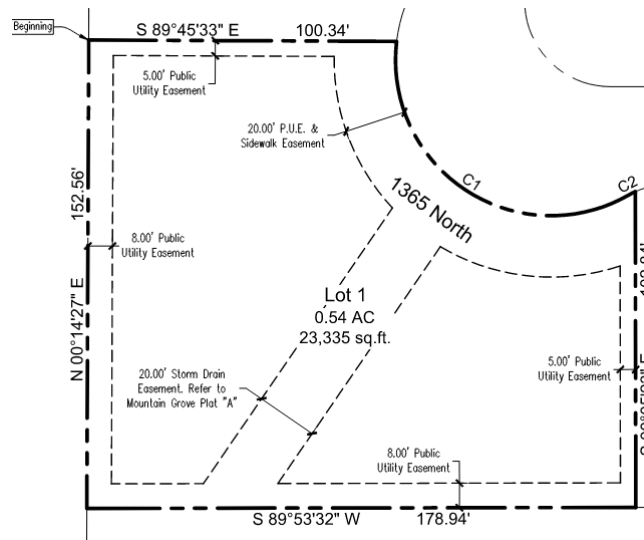


Figure 3: Proposed Lot 1, Mountain Grove Plat D amended

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the plat amendment application on Monday, October 13th, 2025 and unanimously recommended its approval to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for plat amendments. The Commission may approve or deny the request for a plat amendment or may choose to continue their consideration of the request and ask for additional information or analysis.

Mountain Grove Plat D – 1365 N 330 East



Vicinity Map

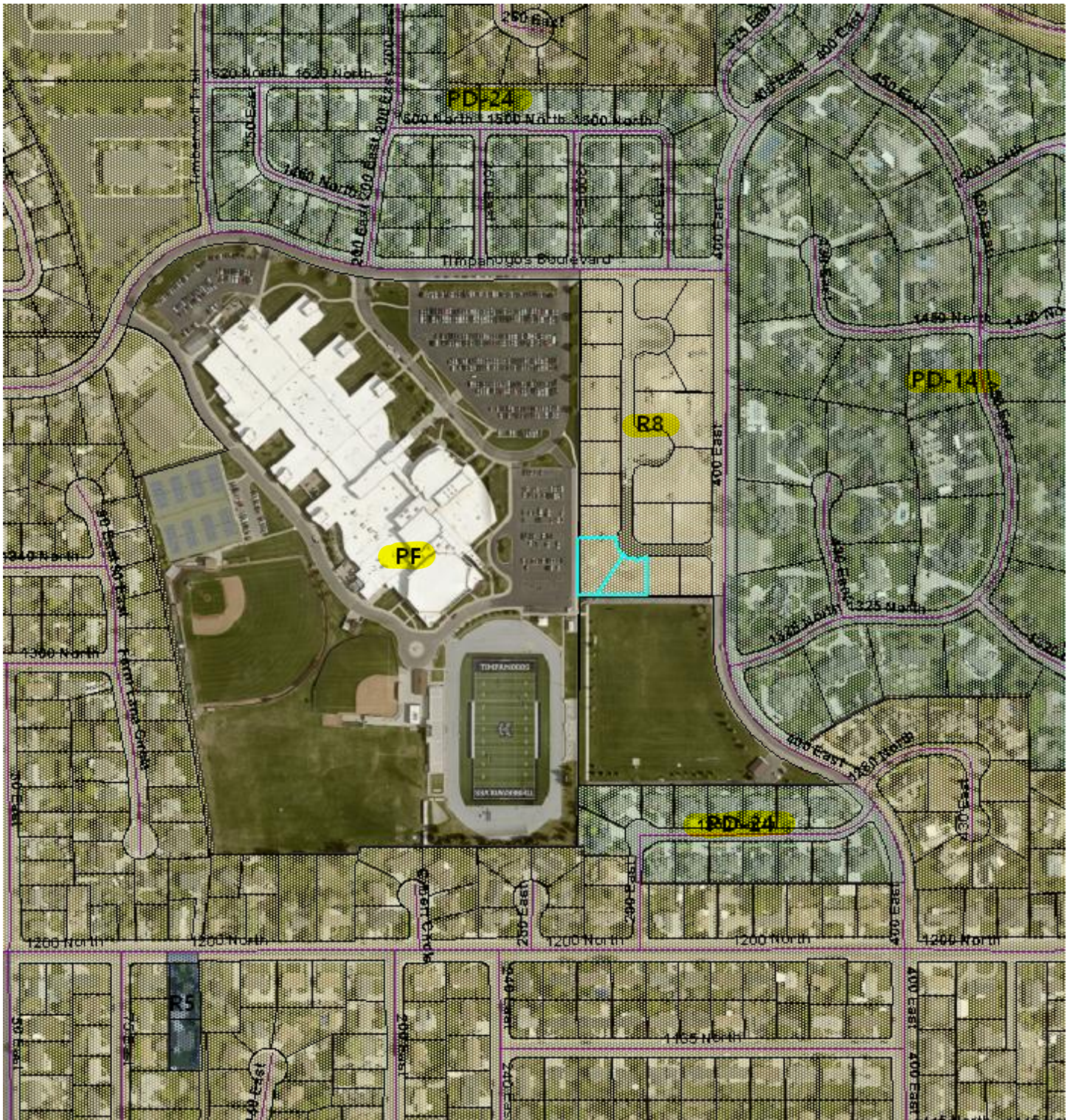
Zone: R8

Acres: .54 acres





Mountain Grove Plat D – 1365 N 330 East



Vicinity Map

Zone: R8

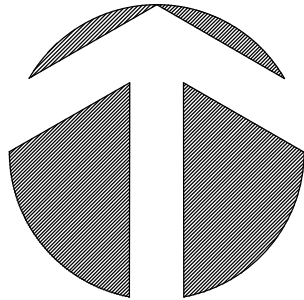
Acres: .54 acres



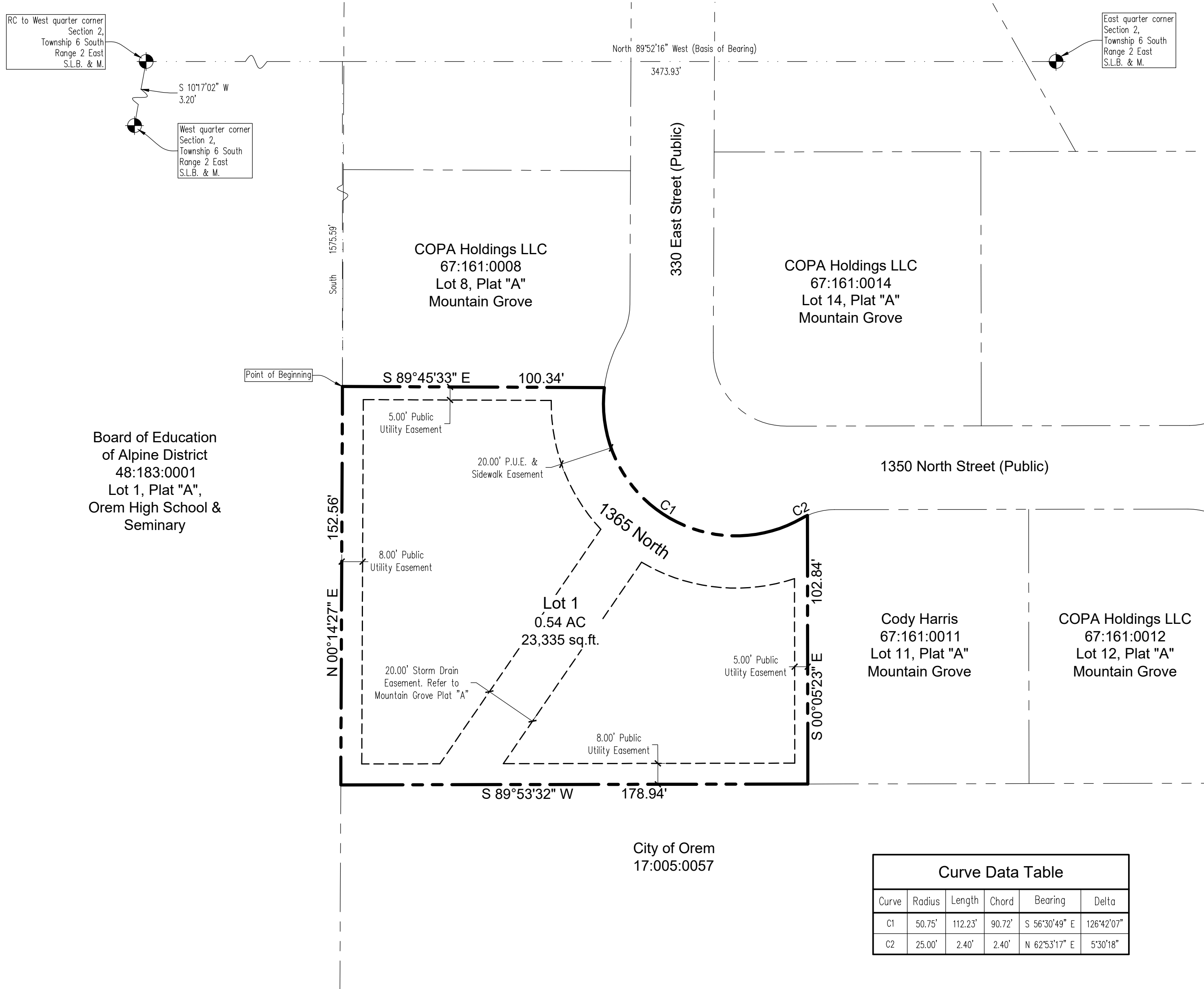
Mountain Grove Subdivision Plat "D"

Including a Vacation of Lots 9 & 10, Plat "A",
Mountain Grove Subdivision

Located in the Southwest quarter of Section 2, T6S, R2E
Salt Lake Base and Meridian



1" = 30'



Board of Education
of Alpine District
48:183:0001
Lot 1, Plat "A",
Orem High School &
Seminary

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	50.75'	112.23'	90.72'	S 56°30'49" E	126°42'07"
C2	25.00'	2.40'	2.40'	N 62°53'17" E	5°30'18"



Vicinity Map

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at the Southwest corner of Lot 8, Plat "A", Mountain Grove Subdivision as shown on file in the office of the Utah County Recorder, said point also being located North 89°52'16" West 3473.93 feet and South 1575.59 feet from the East quarter corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°45'33" East along said Lot 8, 100.34 feet to 330 East Street; thence along 330 East Street along the arc of a 50.75 foot radius curve to the left 112.23 feet (chord bears South 56°30'49" East 90.72 feet); thence along the arc of a 25.00 foot radius curve to the right 2.40 feet (chord bears North 62°53'17" East 2.40 feet) to the northwest corner of Lot 11, Plat "A", Mountain Grove Subdivision; thence South 00°05'23" East along said Lot 11, 102.84 feet to the southerly boundary line of Plat "A", Mountain Grove Subdivision; thence South 89°53'32" West along said subdivision 178.94 feet to the southwest corner of Plat "A", Mountain Grove Subdivision; thence North 00°14'27" East along the westerly line of Plat "A", Mountain Grove Subdivision 152.56 feet to the point of beginning.

Area = 23,335 sq.ft. or 0.54 Acre, and contains of 1 Lot.

Basis of Bearing is North 89°52'16" West from the East quarter corner to the Reference Corner to the West quarter corner of Section 2.

Date

Surveyor

(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20____.

Javier Gutierrez

Lucia Gutierrez

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.

On this ____ day of _____, in the year 20____, before me, _____, a Notary Public, personally appeared Javier Gutierrez and Lucia Gutierrez, proved on the basis of satisfactory evidence to be the persons, whose name are subscribed to this instrument, and acknowledged that they executed the same.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this ____ day of _____, A.D. 20____.

Approved:

Community Development Director

Attest:

City Recorder

Approved:

City Engineer

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Planning Commission Approval

Approved this ____ day of _____, 20____, by the Orem City Planning Commission.

Director--Secretary

Chairperson, Planning Commission

Resolution No.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 9 and 10, Plat "A", Mountain Grove Subdivision. Lots 9 and 10, Plat "A", Mountain Grove Subdivision are hereby vacated.

County Recorder

Plat " D "

Mountain Grove Subdivision

Including a Vacation of Lots 9 & 10, Plat "A",
Mountain Grove Subdivision

Located in the Southwest quarter of Section 2, T6S, R2E
Salt Lake Base and Meridian

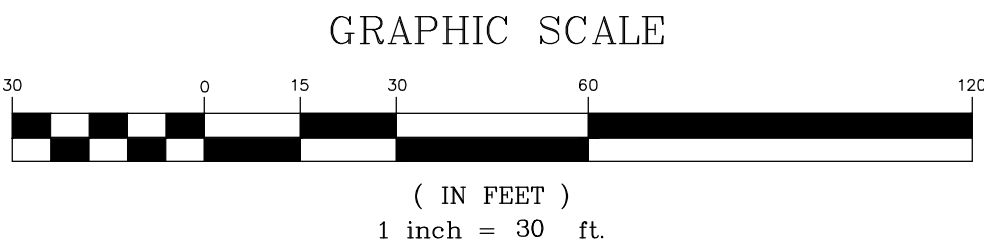
Orem City,

Scale: 1" = 30 Feet

Utah County, Utah

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Approved as to Form

City Attorney

Date

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

	PLANNING COMMISSION November 5 th , 2025		Item 3.2
	Deerfield Park Plat G 1021 West 40 South Plat Amendment Adjustments to property lines, R6.5 Zone		Prepared By: Grace Bjarnson Applicant: Jayden Haws

Notices:

Posted in 2 public places.
Posted on City Webpage
and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Low Density Residential

Zoning: **R6.5, Single Family
Housing**

Total Acreage: **.243**

Action:

The Planning Commission
is the Land Use Authority
and the approving body for
this item.

REQUEST: The applicant requests to amend the Deerfield Park subdivision plat to reflect the lot line adjustments that have been made between his and adjoining properties.

BACKGROUND: The applicant submitted plans for an addition to the primary structure on 04/14/2025. The site plan submitted showed discrepancies between Orem City records and Utah County. The owner had purchased portions of adjoining lots, but those amendments were never approved by Orem City. In order to meet required setbacks, the property boundaries must be officially changed. This proposed plat amendment corrects the discrepancies between Orem City and Utah County Records.



Figure 1: Subject property, without lot line adjustments

REVIEW:

Zoning: The subject property and the adjoining lots are located in the R6.5 Single Family Residential Zone. The property will continue to meet the 6,500 ft² lot size requirement and will be a total of 10,598 ft². The surrounding properties all continue to meet the minimum requirement with lot sizes

exceeding 8,000 ft². The property and surrounding properties will continue to meet the 65 ft lot width requirement and building setbacks for the zone.

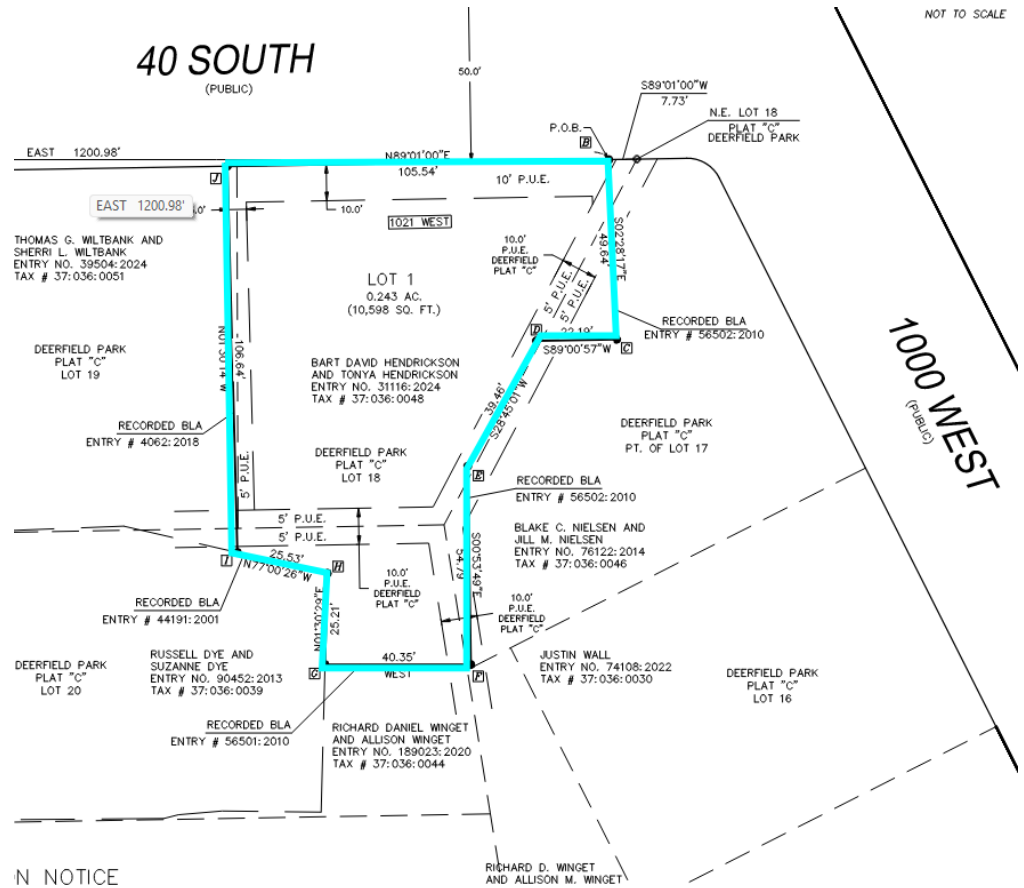


Figure 2: Proposed amendment, adjusted property outline highlighted in blue

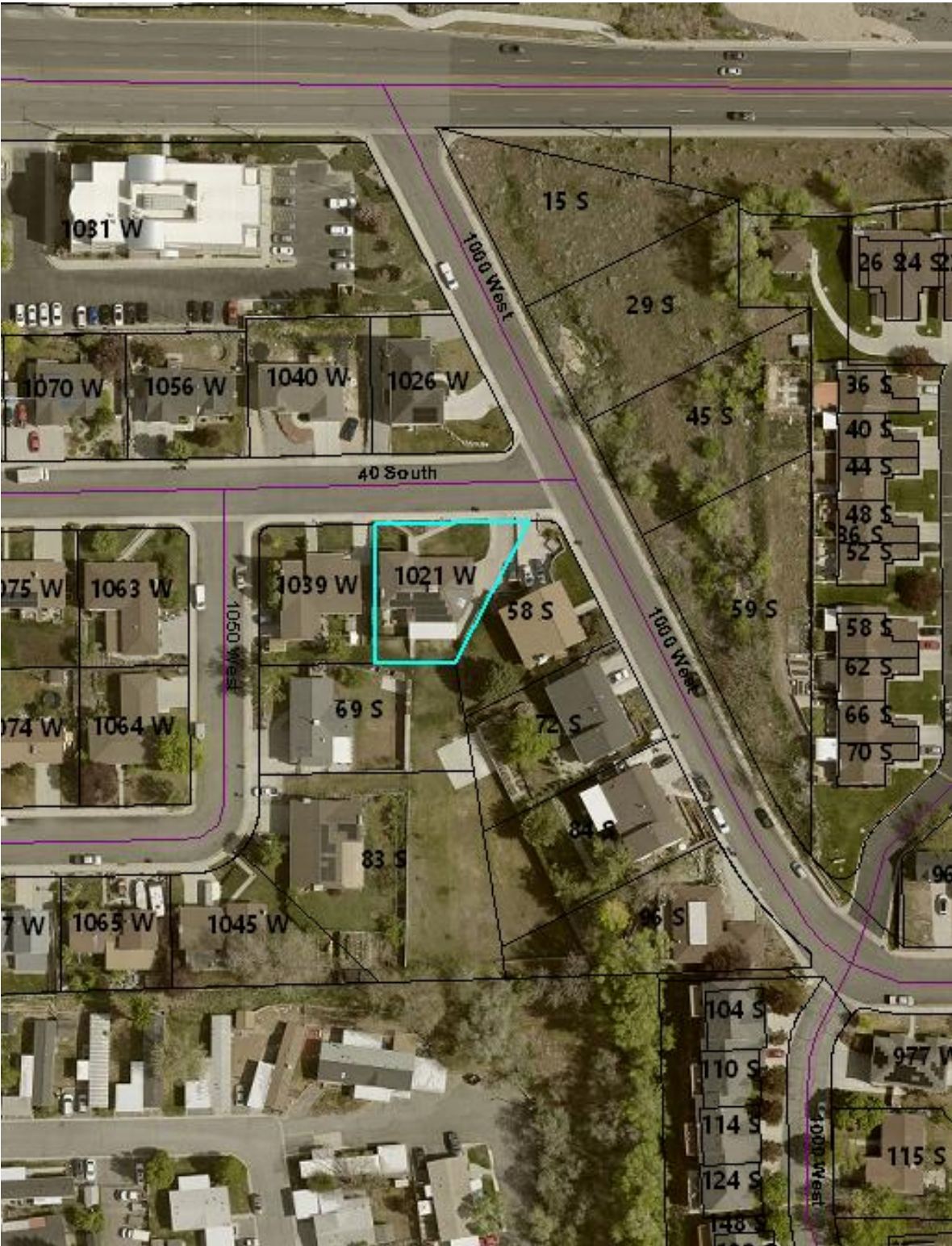
No additional aspects, such as landscaping, usage, access, or right-of-way improvements will be impacted as a result of this amendment.

Public Utility Easements: The proposed amendment does not vacate the utility easements that are now in place. The property owners do not anticipate their primary structure or any accessory buildings being placed over the easements. Recording the plat as shown does not restrict their ability to vacate the easements in the future.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the plat amendment application on Monday, October 27th, 2025 and unanimously recommended approval to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for plat amendments. The Commission may approve or deny the request for a plat amendment or may choose to continue their consideration of the request and ask for additional information or analysis.

Deerfield Park Plat G – 1021 W 40 South



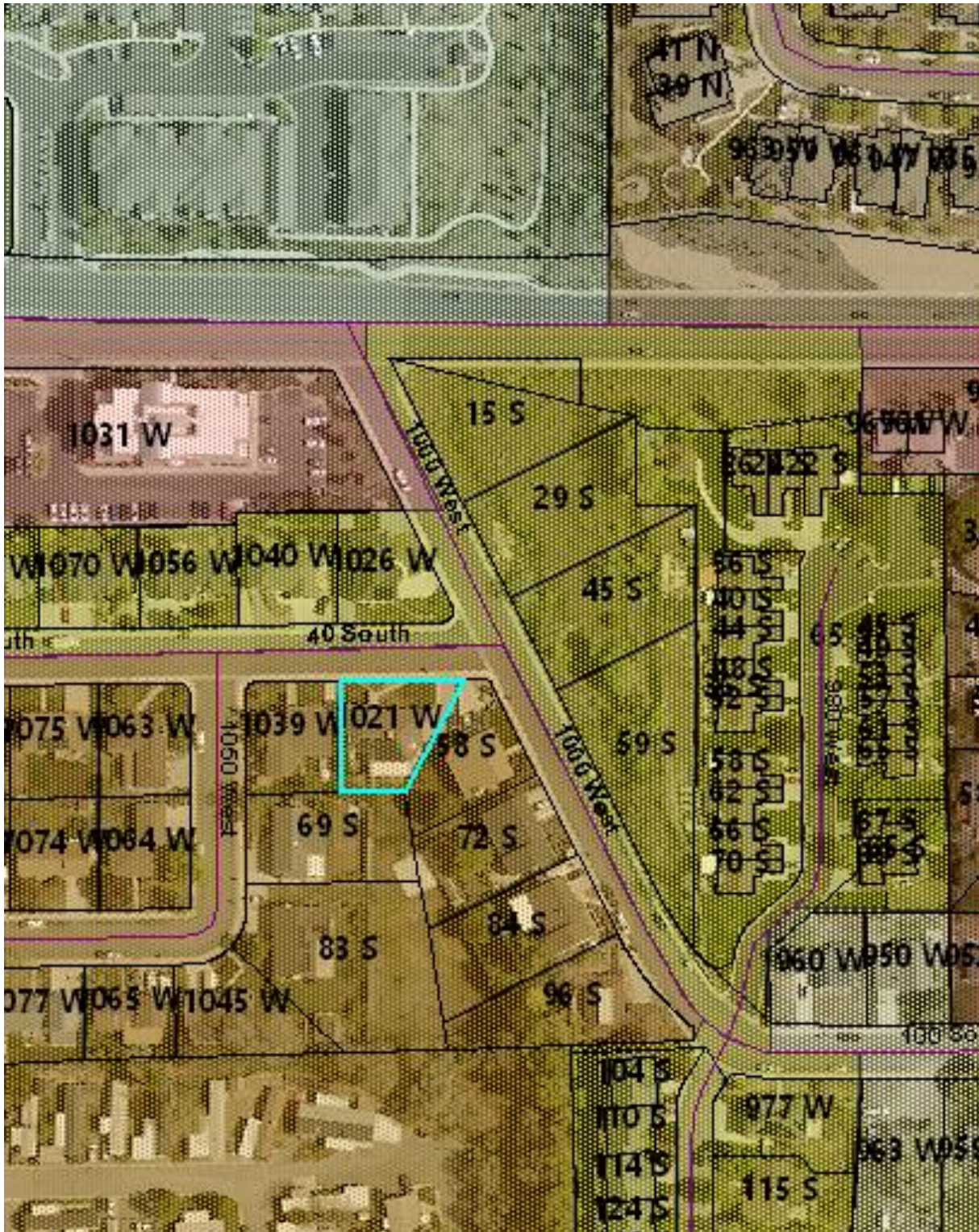
Vicinity Map

Zone: R6.5

Acres: .24 acres



Deerfield Park Plat G – 1021 W 40 South



Zoning Map

Zone: R6.5

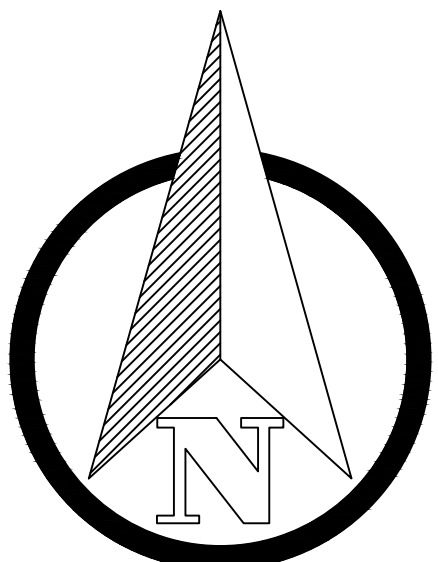
Acres: .24 acres



Deerfield Park – 1021 West 40 South

Current Street View





GRAPHIC SCALE
0 20 40 Feet
1 INCH = 20 FEET

UTAH COUNTY MONUMENT
NORTH 1/4 COR. SEC 16
T6S, R2E, SLB&M

NOTES:

- 1.) NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
- 2.) SUBMITTAL REQUIRED FOR ANY ASPHALT, CONCRETE, ROADBASE, PIPE, AND STRUCTURES WITHIN CITY RIGHT OF WAY.

(BASIS OF BEARINGS)
N00°11'37"W 2331.63'

UTAH COUNTY MONUMENT
SOUTH 1/4 COR. SEC 16
T6S, R2E, SLB&M

STATE PLANE COORDINATES (NAD 27)

DESC.	NORTHING	EASTING
A	712739.05	1937663.03
B	715069.97	1938855.77
C	715020.39	1938857.91
D	715020.00	1938835.74
E	714985.42	1938816.76
F	714930.65	1938817.62
G	714930.65	1938777.28
H	714955.85	1938777.95
I	714961.59	1938753.07
J	715068.16	1938750.28

LEGEND:

- SECTION CORNER/STREET MONUMENT - FOUND BRASS CAP
- PROPERTY CORNER - FOUND 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED H&H ENG. PLS # 176695)
- PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- DEED LINE/PLATTED LOT LINE
- EASEMENT LINE (P.U.E.)
- RIGHT-OF-WAY LINE

40 SOUTH
(PUBLIC)

1050 WEST
(PUBLIC)

VICINITY MAP

NOT TO SCALE

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE PARTIAL VACATION OF LOTS 17, 18, 19 & 20, PLAT "C", DEERFIELD PARK SUBDIVISION, AND THAT THERE IS GOOD CAUSE FOR THE VACATION. THE PORTIONS OF LOTS 17, 18, 19 & 20, PLAT "C", DEERFIELD PARK SUBDIVISION, AS SHOWN HEREON ARE HEREBY VACATED.

AMENDED SUBDIVISION PLAT
1021 WEST 40 SOUTH STREET
OREM CITY, UTAH COUNTY, UTAH



PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT

P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

CERTIFICATE OF SURVEY

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 376079, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

10-19-25
DATE

JAMES PATRICK FRONK, P.L.S.
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF OREM, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 40 SOUTH STREET, SAID POINT BEING S89°01'00"W 7.73 FEET FROM THE NORTHEAST CORNER OF LOT 18, AS RECORDED ON THE OFFICIAL SUBDIVISION PLAT OF DEERFIELD PARK, PLAT "C", ENTRY # 28138, DATED AUGUST 1977, SAID POINT ALSO BEING LOCATED N00°11'37"W 2331.63 FEET ALONG THE 1/4 SECTION LINE AND EAST 1200.98 FEET FROM THE SOUTH 1/4 CORNER, SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S02°28'17"E 49.64 FEET ALONG AN EXISTING WALL AND AN EXTENSION THEREOF; THENCE S89°00'57"W 22.19 FEET ALONG AN EXISTING WALL; THENCE S28°45'01"W 39.46 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE S00°53'49"E 54.79 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE WEST 40.35 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THE BOUNDARY LINE AGREEMENT, ENTRY #44191:2001, DATED MAY 7, 2001, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID BOUNDARY N01°30'29"E 25.21 FEET; THENCE CONTINUING ALONG SAID BOUNDARY N77°00'26"W 25.53 FEET; THENCE N01°30'14"W 106.64 FEET ALONG AN EXISTING RETAINING WALL AND THE EXTENSION THEREOF; THENCE N89°01'00"E 105.54 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 40 SOUTH STREET TO THE POINT OF BEGINNING.

CONTAINING 1 LOT TOTAL = 0.243 ACRES OF LAND (10,598 SQ. FT.).

BASIS OF BEARINGS= N0°11'37"W ALONG THE ONE-QUARTER SECTION LINE OF SAID SECTION 16.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, A.D. 20 ____.

BART DAVID HENDRICKSON, TRUSTEE OF
THE BT HENDRICKSON 91 TRUST,
DATED JUNE 14, 2018.

TONYA HENDRICKSON, TRUSTEE OF
THE BT HENDRICKSON 91 TRUST,
DATED JUNE 14, 2018.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20 ____ BY ____ AND ____, WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE-DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES ____ NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____, 20 ____.

APPROVED ____ ATTEST ____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

APPROVED ____
COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____, 20 ____ BY THE OREM CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRPERSON DIRECTOR-SECRETARY

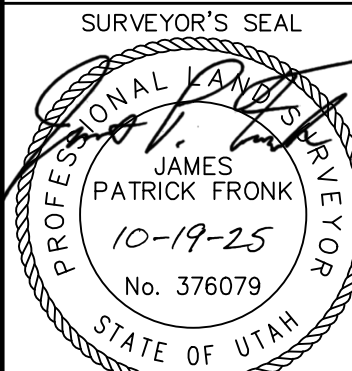
CONDITIONS OF APPROVAL

PLAT "G"
DEERFIELD PARK

INCLUDING A PARTIAL VACATION OF LOTS 17, 18, 19 & 20,
PLAT "C", DEERFIELD PARK, A RECORDED SUBDIVISION

LOCATED WITHIN THE S.E. QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH.

OREM CITY, SUBDIVISION UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET



NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK - RECORDER SEAL

APPROVED AS TO FORM

DATE CITY ATTORNEY

	PLANNING COMMISSION November 5 th , 2025		Item 3.3
	Taylor Park Plat B 105 W Hidden Hollow Drive Plat Amendment Lot line adjustments, R8 Zoning		Prepared By: Grace Bjarnson Applicant: Mark Miner

Notices:

Posted in 2 public places.
Posted on City Webpage
and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Low Density Residential

Zoning: **R8, Single Family
Housing**

Total Acreage: **.78**

Action:

The Planning Commission
is the Land Use Authority
and the approving body for
this item.

REQUEST: The applicant requests to adjust the property line between 148 West and 105 West on Hidden Hollow Drive so that the property lines are accurate.

BACKGROUND: On July 28th, 2025, the applicant submitted a plat amendment to accurately show the property lines for 105 W Hidden Hollow Drive. The applicant also owns a large northern portion of the property currently shown as 148 W. The purchased portion has been used by the 105 West property as lawn, garden, and a play area. It is fenced in and maintained regularly.



Figure 1: Subject property and adjoining lots, without adjustments

REVIEW:

Zoning: The subject properties are located in the R8 Single Family Residential Zone. The adjacent properties to the north are zoned R8 and R5. Properties to the South and East are also zoned R8. Both of the properties involved in the adjustments will continue to meet the 8,000 ft² lot size requirement, with 148 West being 14,354 ft² and 105 West being 34,005 ft². Both properties will continue to meet the 80 ft lot width requirement after

the amendment, and structures will meet the required setbacks for the zoning. No additional aspects, such as landscaping, usage, access or right-of-way improvements—will be impacted as a result of this amendment.

Utility Easements: During the review process it was discovered that storm water and other easements were not accurately depicted. Placement of utilities and easements were investigated and have been updated. Note the grey swaths (reflecting those easements) now shown accurately on the plat below.

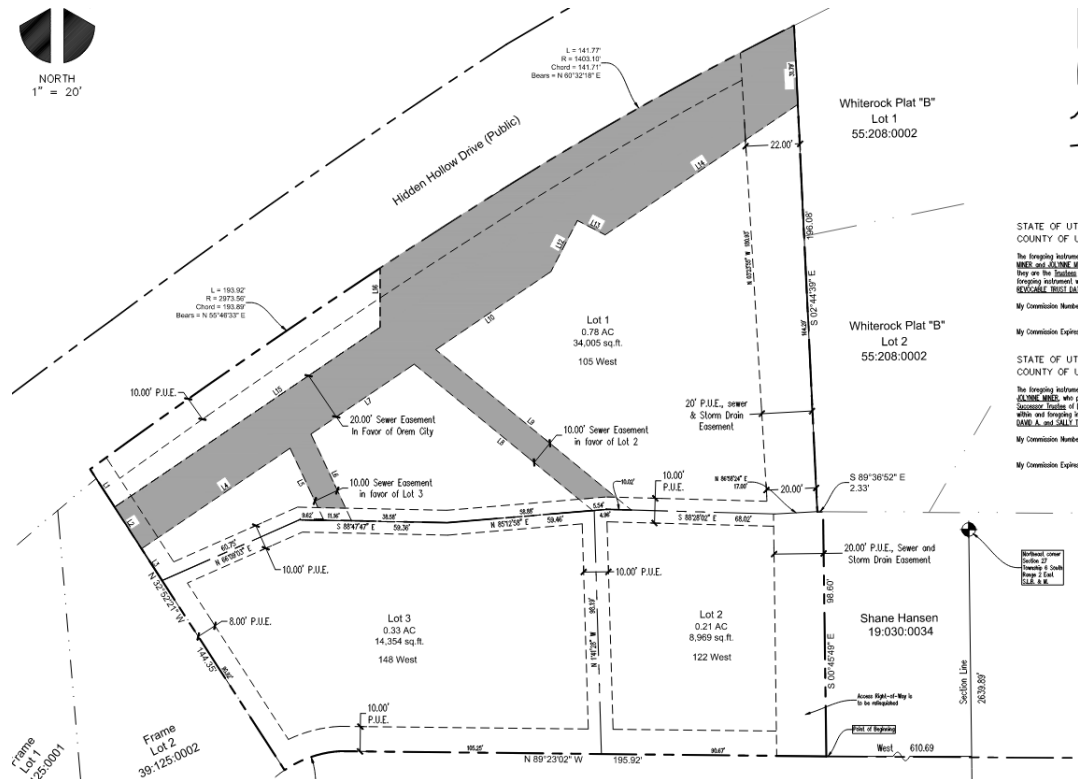
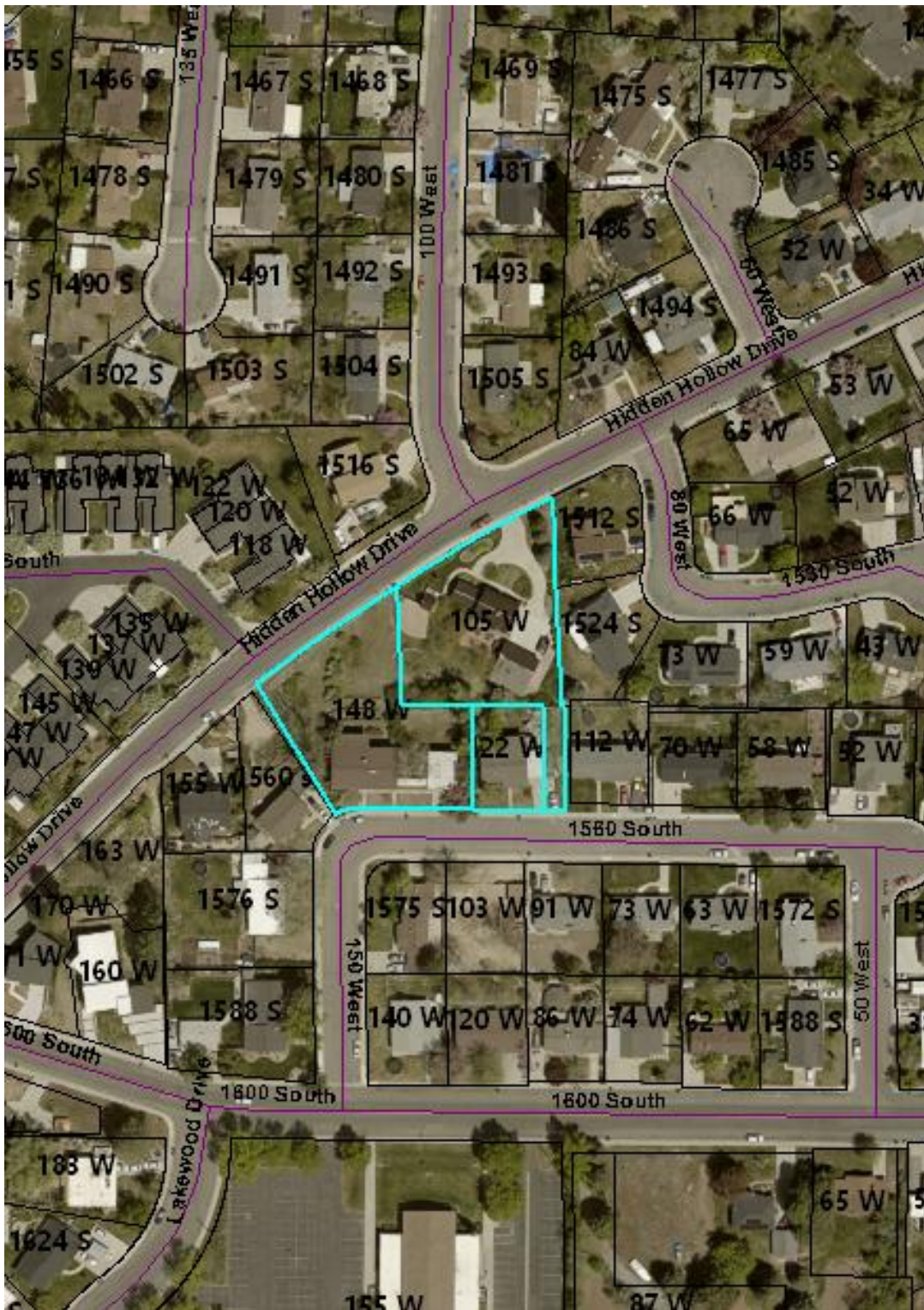


Figure 2: Proposed amendments, adjusting the lot lines between the existing 105 W. and 148 W. properties along the frontage of Hidden Hollow

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the plat amendment application on Monday, October 27th, 2025, and unanimously recommended approval to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for plat amendments. The Commission may approve or deny the request for a plat amendment or may choose to continue their consideration of the request and ask for additional information or analysis.

Taylor Park Plat B – 105 W Hidden Hollow Drive



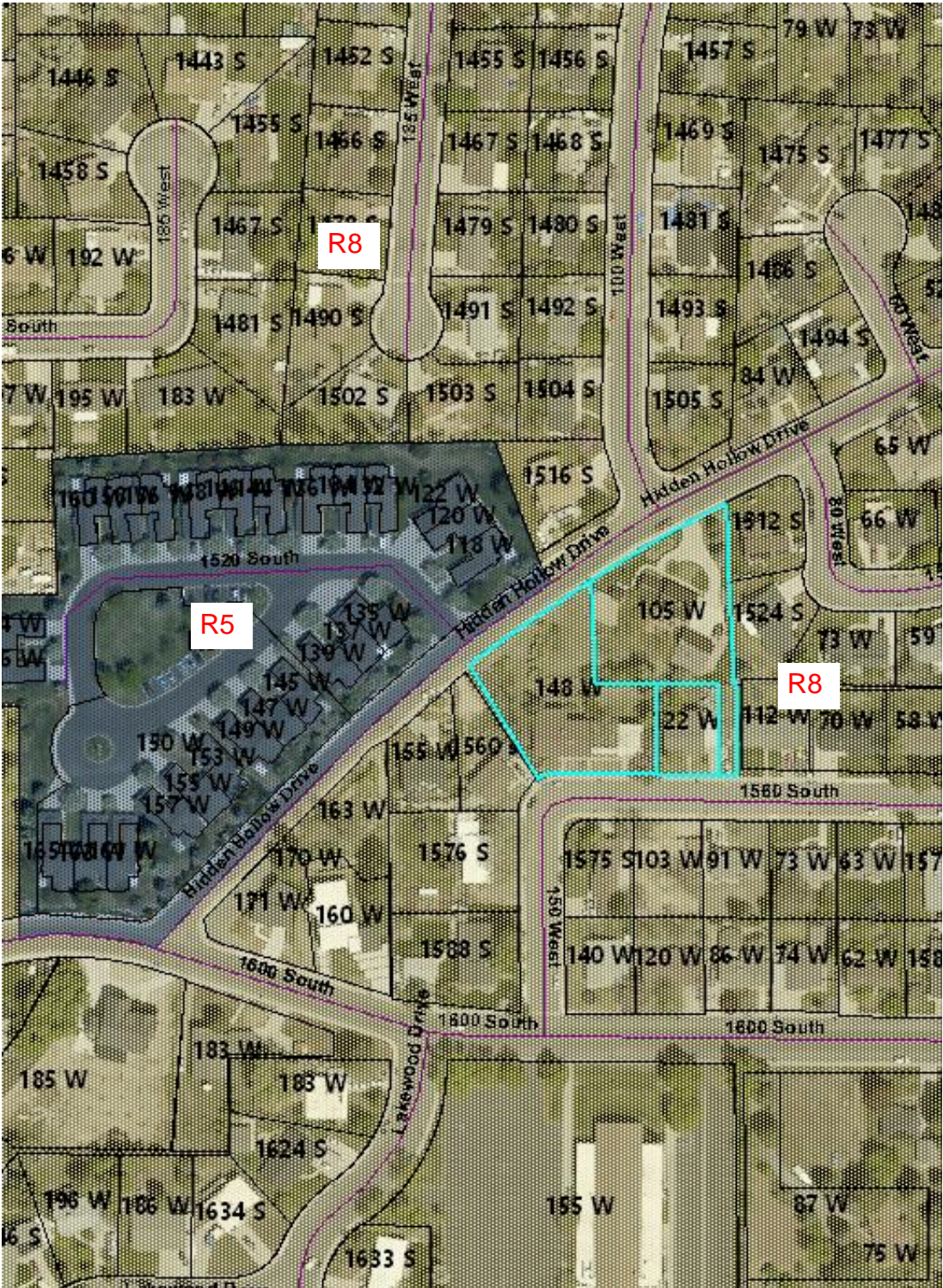
Zoning Map

Zone: R8

Acres: .78 acres



Taylor Park Plat B – 105 W Hidden Hollow Drive



Zoning Map

Zone: R8

Acres: .78 acres

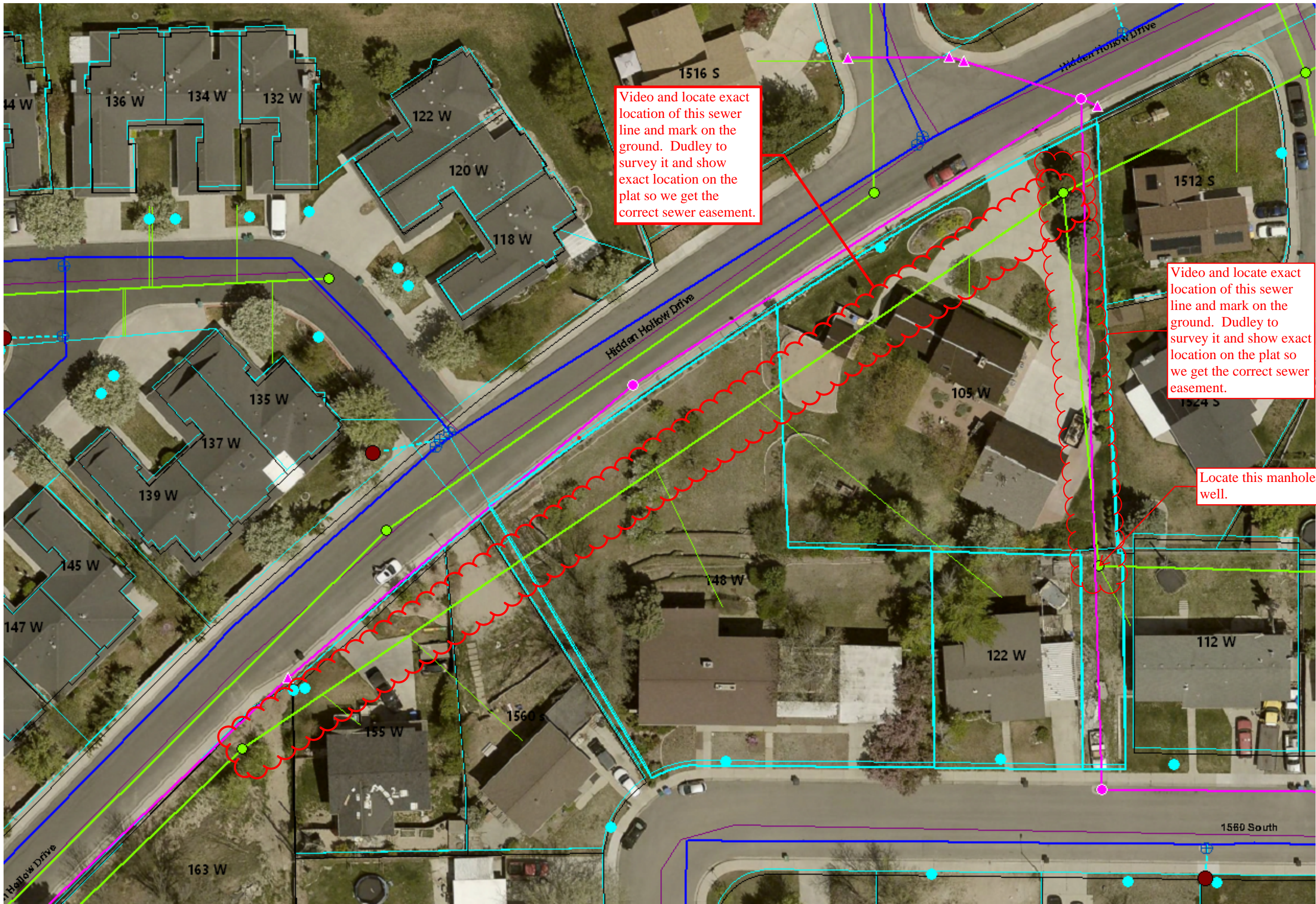


Deerfield Park – 15 W Hidden Hollow Drive

Current Street View







DRAFT Planning Commission minutes for October 15, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES October 15, 2025

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS:**

- **3.1 Centennial Acres Plat C – Plat Amendment – Located Generally at 1670 North 680 West**– Approved
- **3.2 Approval of Minutes for the 10/01/2025 Planning Commission Meeting**– Approved

- **ACTION ITEMS AND PUBLIC HEARINGS:**

- Rocket Gem Plat D – Final Plat Condominium Conversion – Located generally at 1670 North 680 West
- Avanesyan Motors – Site Plan – Located generally at 662 East 1700 South

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=mwOAQ5zFwxA>

PLANNING COMMISSION WORK SESSION

Place: Orem City Council Conference Room, 56 North State Street

At **5:33 p.m.** Chair Komen called the Planning Commission meeting to order at approximately 4:35 PM

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar, Planning Commission members; Jared Hall, Planning Division Manager; Dave Spencer, City Council Liaison; Grace Bjarnson and Rebecca Gourley, Associate Planners.

Those excused: James (Jim) Hawkes, Britton Runolfson, Planning Commission members; Matt Taylor, Grant Allen, Senior Planners; Gary McGinn, Community Development Director

1.1 General Plan Work Session: Economic Development Economic Development Continued

Jared Hall presented the statistics from the 2022 Strategic Economic Plan. Commissioners reviewed the highest grossing businesses, statistics that estimated how much money was spent by citizens on services outside of Orem City, the employment-category percentages, and other statistics to identify potential thriving and/or gap businesses in Orem.

Concerns regarding how to plan land use, economic incentives, and modify zone requirements to encourage business growth in Orem were discussed. Topics such as the prominence and effectiveness of car dealerships as sales tax generators in Orem, the desire for an entertainment or cultural arts industry, and past zone changes and their impacts on industry were discussed.

The meeting adjourned at 5:26 PM and was later continued at 5:52 PM.

At 5:52 PM, the Commissioners reconvened the Work Session and reviewed the draft and outline for the Economic Element of the General Plan.

The Economic Element highlighted a desire to improve State Street, protect and enhance Orem's historic reputation as a retail center, and potentially introduce a cultural arts and entertainment sector to Orem.

To review the items discussed in the reconvened portion of the Work Session, visit <https://www.youtube.com/watch?v=mwOAQ5zFwxA>

PLANNING COMMISSION MEETING

Page 25 of 59

DRAFT Planning Commission minutes for October 15, 2025

Mr. Hall advised that the legal non-conforming status of the duplex and townhomes requires that the properties must be rebuilt as a duplex or townhomes; the townhomes will not increase the amount of dwelling units but will increase the opportunity for there to be two potential owners instead of two renters; that attached housing, including townhomes and other multifamily complexes are not currently eligible for detached or attached ADUs; and the remodel of the home was happening independent of the conversion application, but that the homeowners would prefer to convert and sell the townhomes to fund future investments.

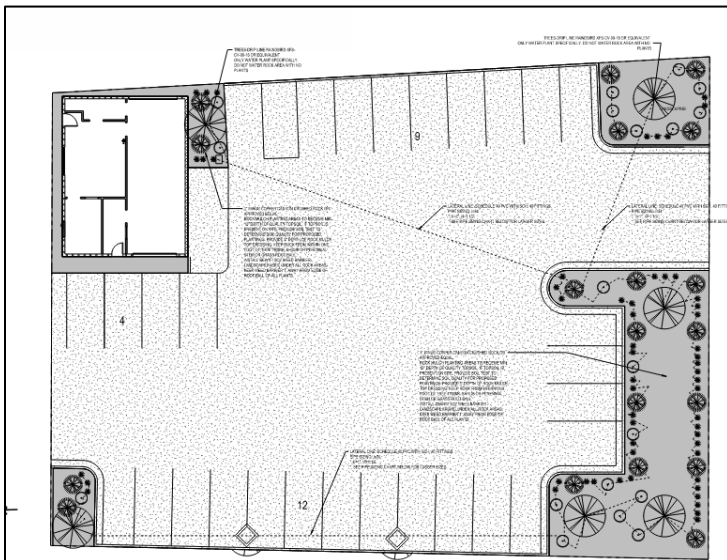
A recording of the discussion and questions can be viewed at <https://www.youtube.com/watch?v=mwOAQ5zFwxA>

Chair Komen asked Haley Durfee, the applicant who was present in the audience, if she had comments or questions. Mrs. Durfee did not have any comments or questions. Chair Komen then called for a motion.

Planning Commission Action: Rod Erickson motioned to approve the Rocket Gem Plat D Condominium Conversion. Gerald Crismon seconded the motion. The motion passed unanimously.

The discussion regarding this item and its vote can be viewed at <https://www.youtube.com/watch?v=mwOAQ5zFwxA>

Agenda Item 4.2 Avanesyan Motors – Site Plan – Located generally at 662 East 1700 South



Jared Hall introduced Avanesyan Motors Site Plan. The Avanesyan Motors Site Plan is a request to update an existing portion of a car dealership located at 662 East 1700 South. The improvements include repaving, reorienting parking stripes and vehicle storage spaces, landscaping improvements, and updated ADA access to the existing on-site structure.

No questions or comments were posed by the Planning Commissioners or the applicant's representative. Chair Komen asked for a motion.

Planning Commission Action: Rod Erickson motioned to approve the Avanesyan Motors Site Plan. Mike Carpenter seconded the motion. The motion passed unanimously.

The discussion regarding this item and its vote can be viewed at <https://www.youtube.com/watch?v=mwOAQ5zFwxA>

Final Meeting Comments: Chair Komen discussed resuming the work session meeting after adjourning the main session so the Commissioners could continue their discussion of the General Plan. The Commissioners agreed.


Adjournment: Chair Komen asked for a motion to adjourn. Mike Carpenter motioned to adjourn. Haysam Sakar seconded. The motion passed unanimously.

DRAFT Planning Commission minutes for October 15, 2025

The Planning Commission Meeting adjourned at **5:52 p.m.**

The Work Session meeting was reconvened after the Regular Meeting was adjourned. Please reference the Work Session meeting section above for notes regarding the discussion.

Reviewed and Approved: DRAFT

	Planning Commission November 5th, 2025	Item 4.1
	JOHNSON FARMS, REZONE PUBLIC HEARING – ZONING MAP AMENDMENT Request to rezone 4.43 acres located generally at 1738 South Geneva Road from OS5 to C2 by amending Article 22-5-3(A) and the zoning map of the City of Orem.	Prepared By: Rebecca Gourley Applicant: Washburn Associates

Notices:

Posted in 2 public places
Posted on City Webpage
and City hotline
Posted at Utah.gov/pmn
Noticed 156 property
owners within a 1,000-
foot radius

Site Information:

General Plan Designation:
**Community
Commercial**
Current Zone: **OS5**
Acreage: **4.4326**
Neighborhood: **Lakeview**

Action:

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

REQUEST: The applicant requests the Planning Commission forward a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem changing the zone of approximately 4.43 acres from the OS5, Open Space zone to the C2, Community Commercial zone. The subject property is located generally at 1738 South Geneva Road.

BACKGROUND: The applicant is requesting approval to rezone a 4.43-acre parcel of the property commonly known as Johnson Farms at approximately 1738 South Geneva Road from OS5, Open Space to C2, Community Commercial in anticipation of commercial development.

REVIEW:

Concept Plan: The application to rezone the property includes a concept plan for a “Flex Retail” project. The retail project is proposed to include six buildings, designed to resemble farm-like structures.

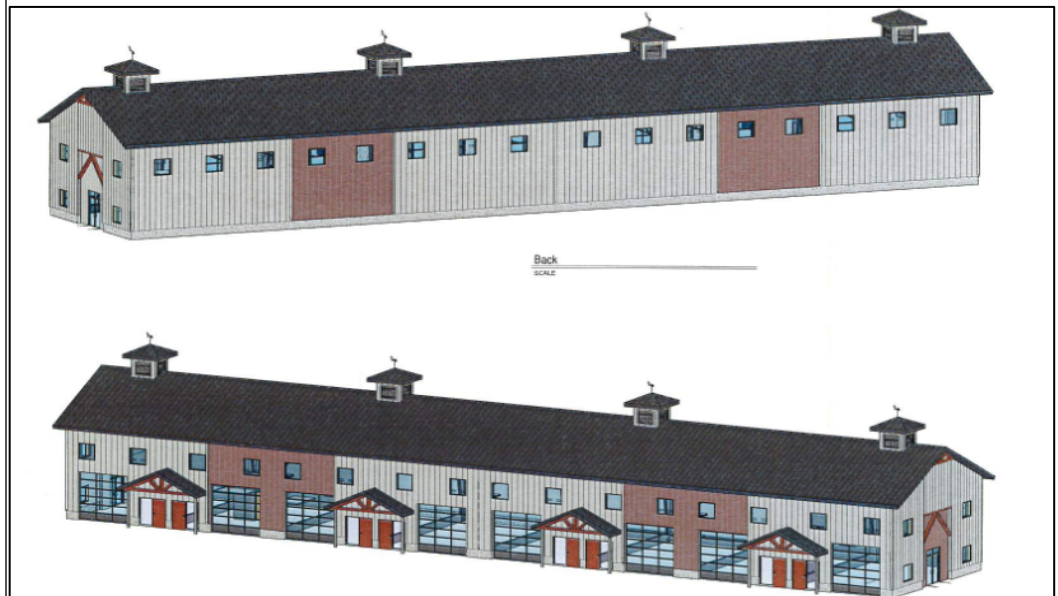
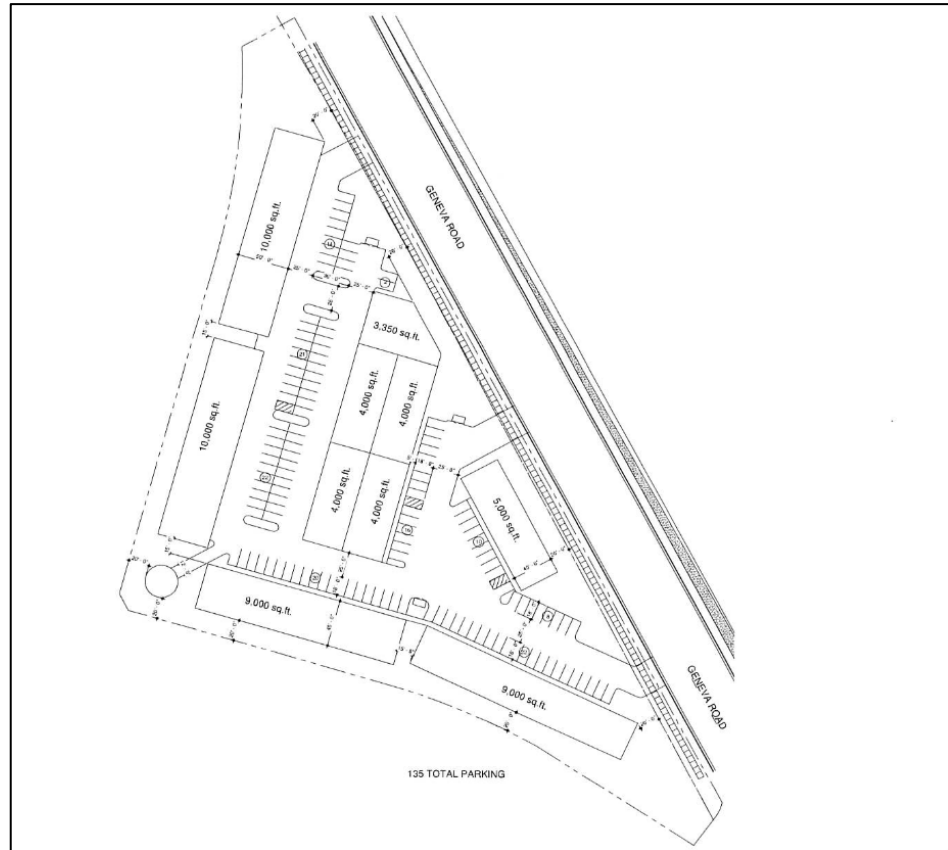


Figure 1: Conceptual building elevations

Each structure is designed to be divided into smaller units, ranging from 1,000 ft² to 6,000 ft². The concept includes units for both sale and lease. A total of 135 parking spots are included in the concept site plan.



No

Figure 2: Concept Plan, Flex Retail

NOTE: Concept plans are required as part of a rezone application but are not considered binding documents. Any structure, plans, or uses that meet C2 requirements will be allowed in this location if a C2 rezone is passed.

General Plan: The property is designated “Community Commercial” on the Future Land Use Map. The requested zoning (C2, Commercial) is listed as one of the preferred zones for this land use designation.

Current Zoning: This property is currently zoned as OS5. OS5 allows for low density residential development at a rate of one home per five acres, some cultural and educational public uses (such as churches, primary schools, museums and libraries), and uses related to agriculture.

Proposed Zoning: Rezoning the property to C2 would permit a wide variety of commercial and retail uses at this property, including but not limited to automobile dealerships, restaurants, retail shopping centers, and other similar uses.

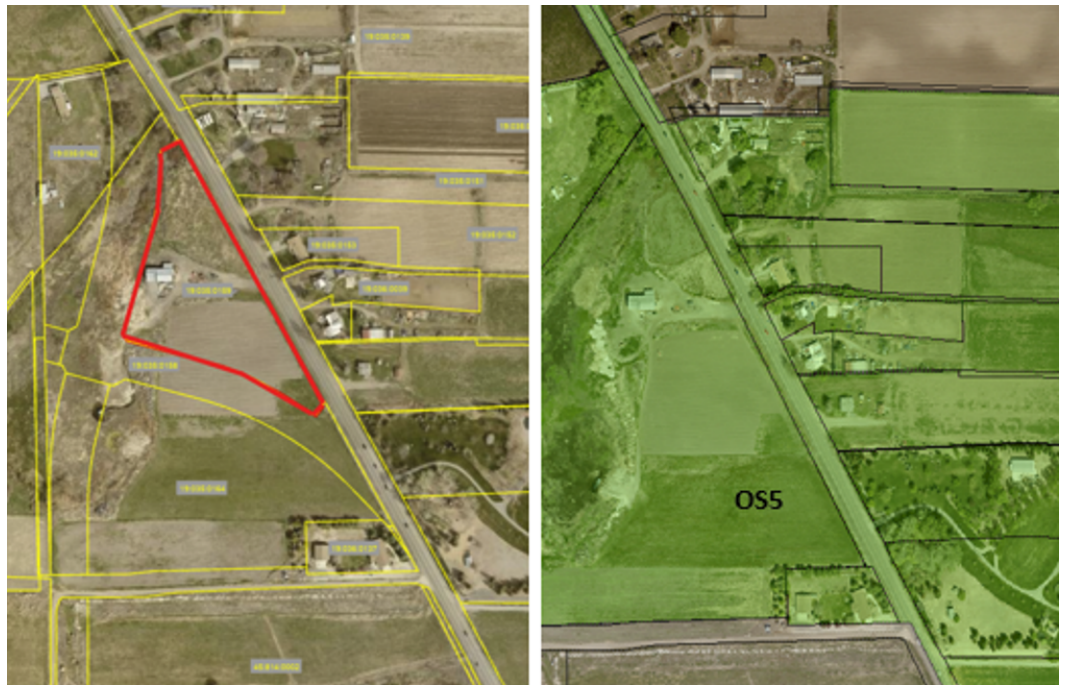


Figure 3: Property location, new proposed ROWs, and zoning

Road Realignments: While no traffic impact studies have been provided as a part of the zone map amendment application, it is important to note that several roadway projects in this area will have potential impacts to the future development of the subject property. Brief descriptions of these projects are included for review.

- **Geneva Road Widening at Orem Temple**
 The Utah Department of Transportation (UDOT) is widening the road near 1493 South Geneva Road. Roadway improvements are anticipated to impact traffic near the Johnson Farms location and are designed to eventually tie into a planned intersection at 1738 South Geneva.
- **UDOT Intersection at 1738 South Geneva**
 UDOT has plans to construct an intersection at the Johnson Farms location. Property has already been deeded for the future project. The property owners and UDOT deeded the property for future development in February 2025. There is currently no listed start date.
- **Lakeview Parkway Road Development**
 Orem City is acquiring property to build a Lakeview Parkway connection from Provo through Southwest Orem. This road will be partially connected to the 1738 South Geneva intersection at the Johnson Farms location.
- **Lakeview Place Project**
 A property directly south of the Johnson Farms project was rezoned from OS5 to M1 in 2020 and was approved for a new warehousing project. Project start date is dependent upon the Lakeview Parkway road development.

Neighborhood Meeting: A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting at Washburn and Associates, located at 825 North 900 West Orem, Utah, on September 11, 2025, at 6:00 PM. Neighbors within a 1,000-foot radius of the project were notified. A total of nine individuals attended. Minutes, a copy of materials discussed, and a copy of the notices mailed by Washburn Associates are attached to the agenda packet for review.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested zone change, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS

After review and consideration of the application, the Planning Commission may:

Recommend Approval of the proposed amendment to the zoning map.

Recommend Denial of the proposed amendment to the zoning map.

Continue the request to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

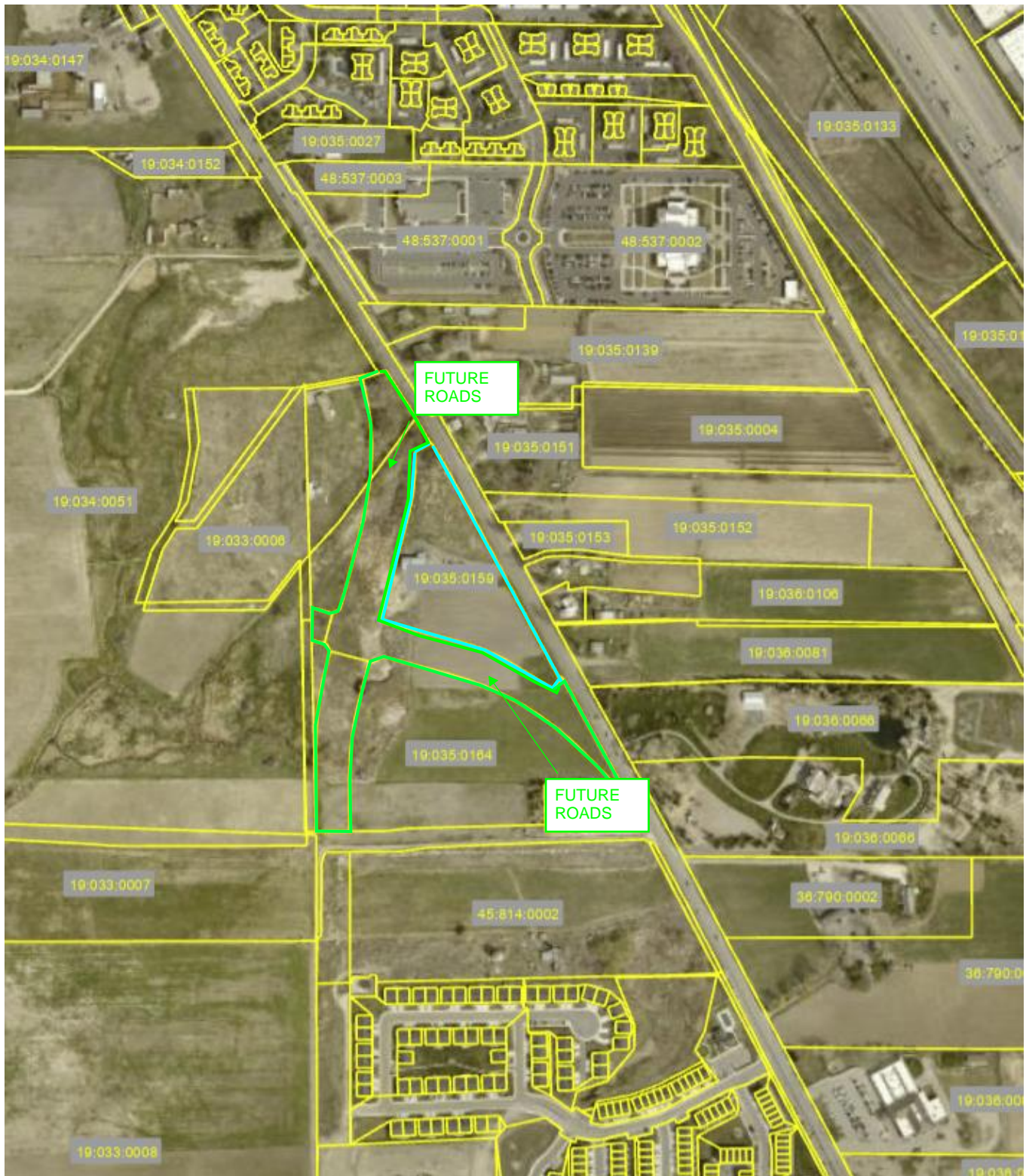
Motion to Approve or Deny

“I move that the Planning Commission forward a recommendation of **[choose approval or denial]** to the City Council for the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 4.43 acres from the OS5, Open Space Zone to the C2, Community Commercial Zone located generally at 1738 South Geneva Road.

Motion to Continue the Request

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).

Johnson Farms Rezone – Approximately 1738 S Geneva Road

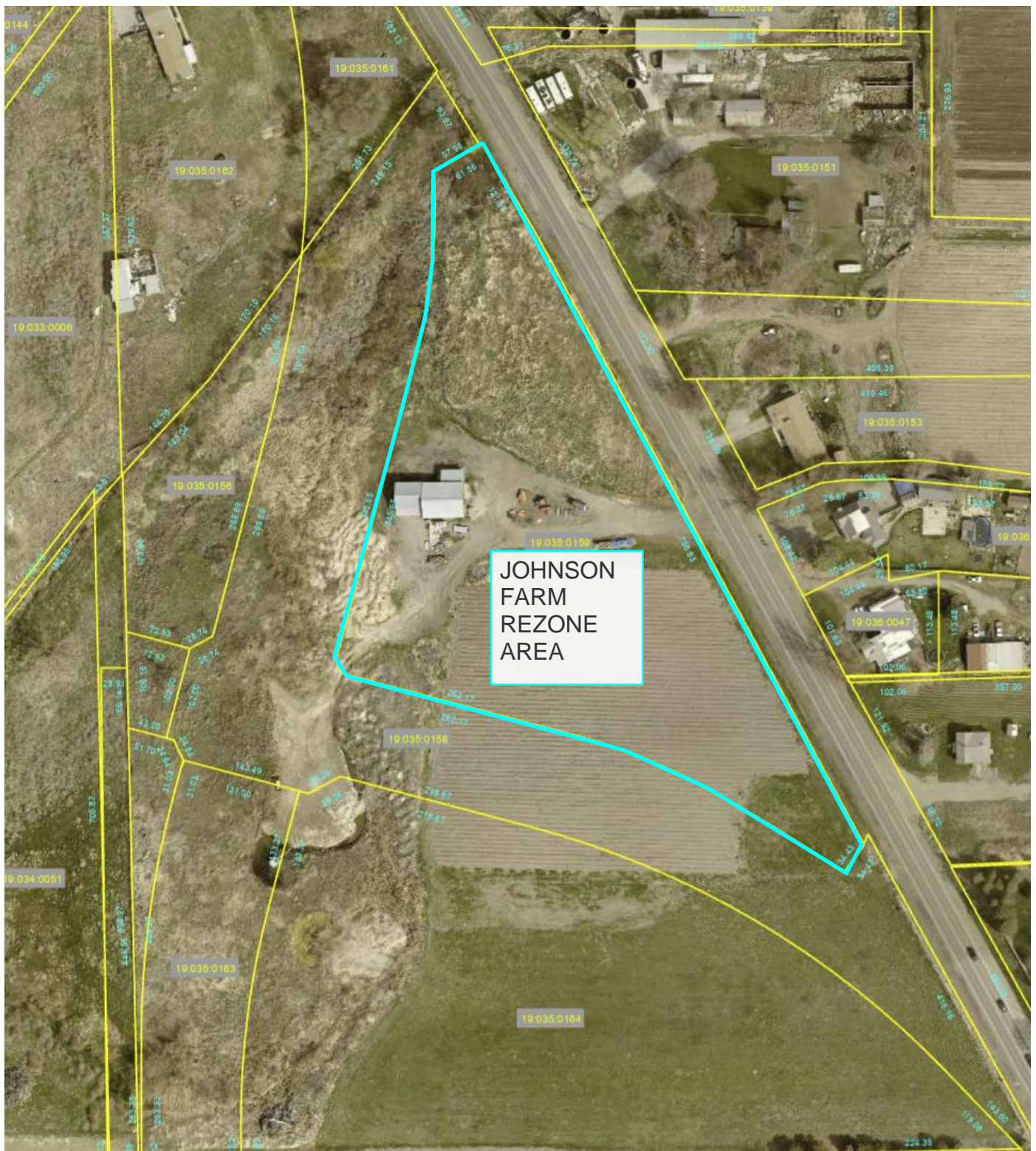


Vicinity Map

Zone: OS5

Acres: 4.43 acres





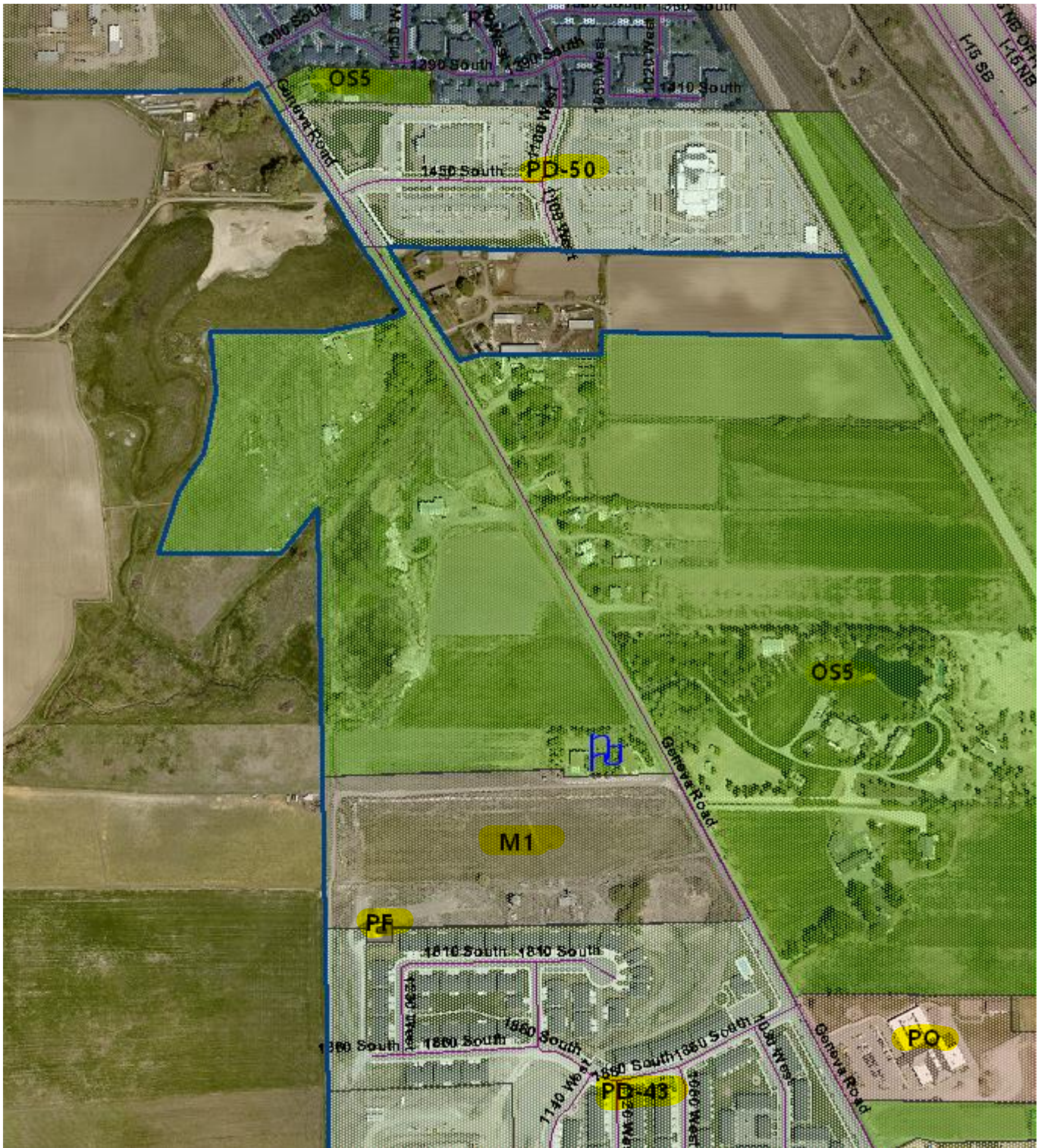
Vicinity Map

Zone: OS5

Acres: 4.43 acres



Johnson Farms Rezone – Approximately 1738 S Geneva Road



Vicinity Map

Zone: OS5

Acres: 4.43 acres



Johnson Farm Rezone – Approximately 1738 S Geneva Road

Current Street View



Neighborhood Meeting Minutes

A neighborhood meeting was held the evening of September 11th, to discuss a commercial development to be located at approximately 1750 S Geneva Rd.

The meeting began at 6:00 PM and nine people were in attendance.

The representative of the developer, Paul Washburn, explained the scope of the project, project's timing and the process for which the project had to be approved through the City.

Residents expressed the following concerns:

Two residents felt like no development should occur on Geneva Rd. until the completion of the Lakeview Parkway.

One resident expressed concern over the noticing process that being notified by mail was too unpredictable.

Another expressed that they would like to see the area remain rural.

A lot of discussion took place on the timing for improvements on Lakeview Parkway with conflicting accounts of UDOT's construction schedule.

Two attendees expressed that they liked the concept of the project.

The meeting concluded at approximately 6:45.

Roll

9/11/25

Wallace Johnson

Alice Johnson

Ammon Johnson

Jerry Crismon

BON MORTIMER

Russell Yord

Elaine Schopuld

LaMont Schopuld

LaNae Millett

WASHBURN & ASSOCIATES
Developers & Consultants



Notice Neighborhood Meeting

A Neighborhood Meeting will be held the evening of Thursday September 11th, 2025, to discuss and receive neighborhood input for a retail/flex project to be located at 1700 South Geneva Road, Orem, Utah.

The property is currently zoned “R-5” and Master-planned General Commercial. The applicant wishes to change the zoning to C-2 Commercial.

The meeting will be held at the office of Washburn and Associates, located at 825 North 900 West, Orem, Utah (approximately 100 feet east of Winco). The meeting will begin at 6 PM. All known neighbors within 1,000 feet have been notified, however if you know of someone who may not have been notified, please inform them. We are anxious to get neighborhood feedback on the development.

“Pursuant to Orem City Code Section 22-1-5(G) this meeting is being held to discuss the project with you. This is an opportunity for you to review plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.”

We will look forward to hearing from you at the meeting, should you not be able to attend, or have questions prior to the meeting, please contact Paul Washburn (owners’ representative) at 801-368-4700 to answer any questions.

Best wishes,

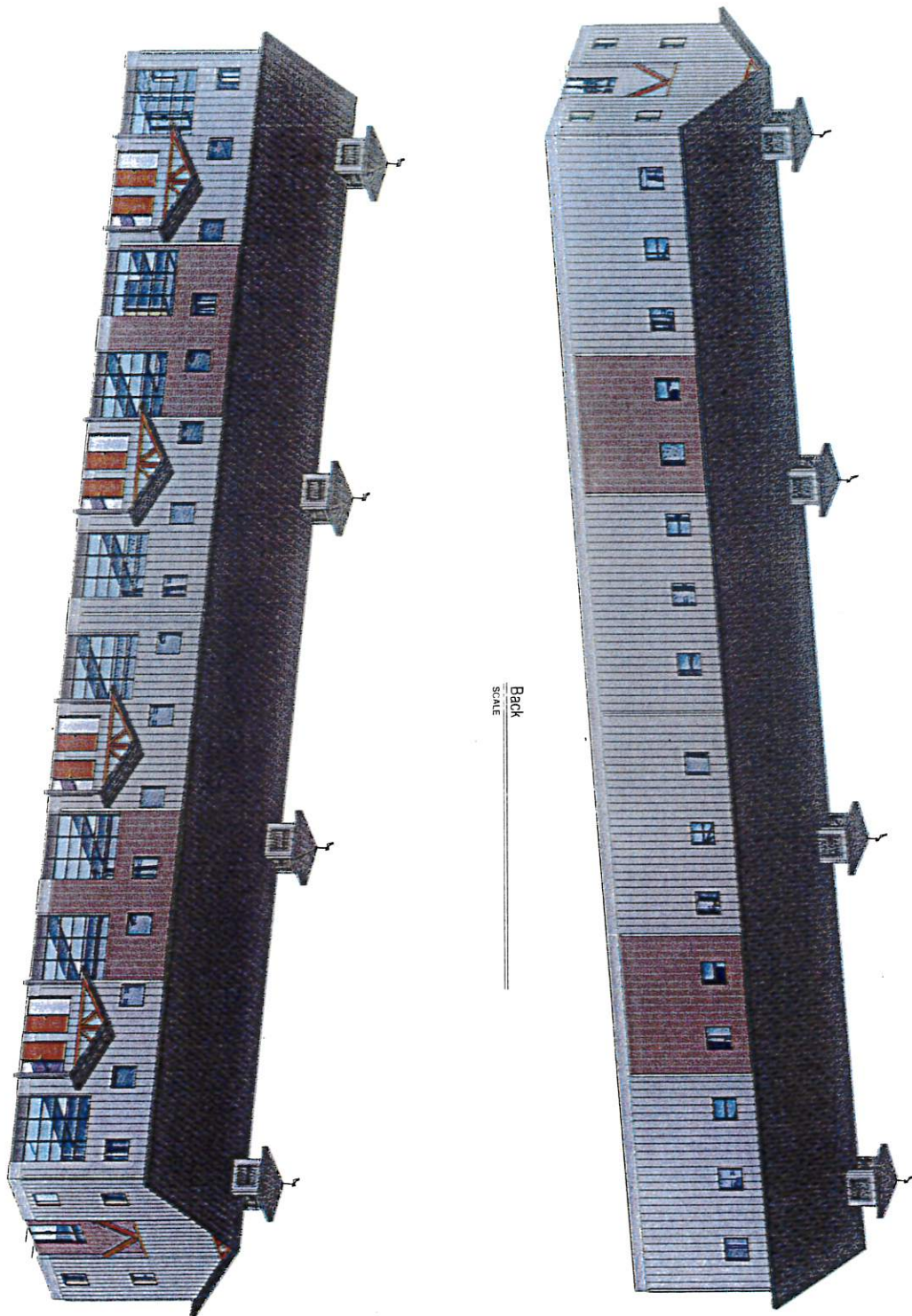
Paul Washburn

SCALE 1" = 40' 0"

5



Silt Fertilization Data	
Soil A	Fertilization
Pre-fertilization	17
1st fertilization	41
2nd fertilization	42
Total rate	100

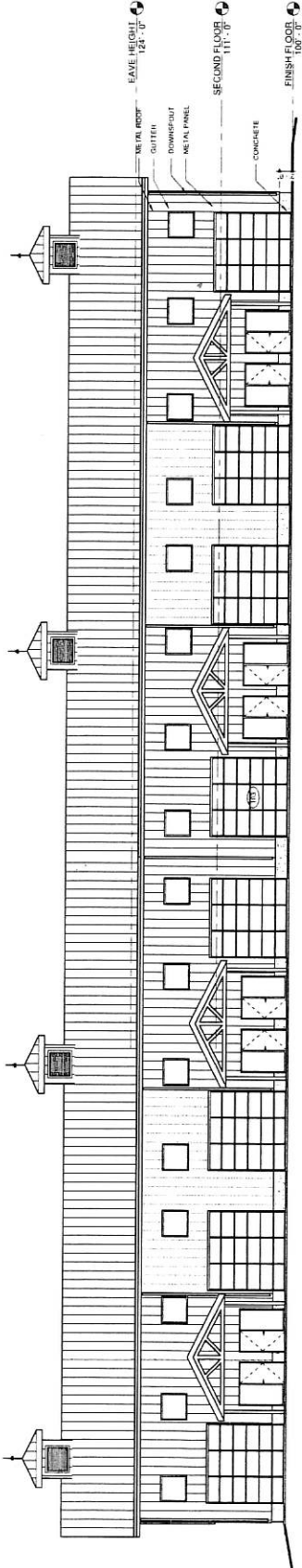


Front
SCALE

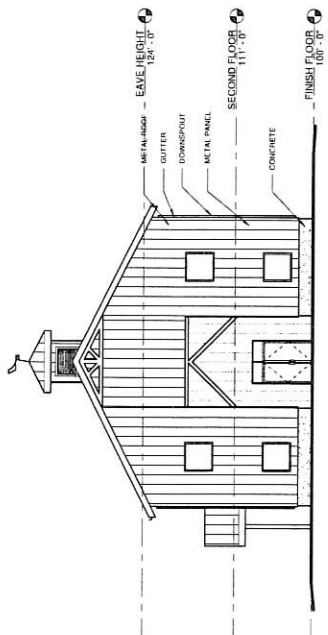
Back
SCALE

Back
SCALE

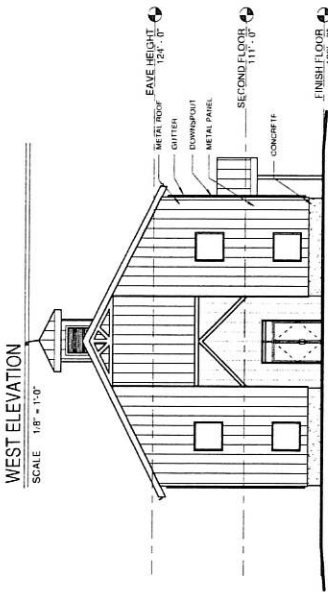
Front
SCALE



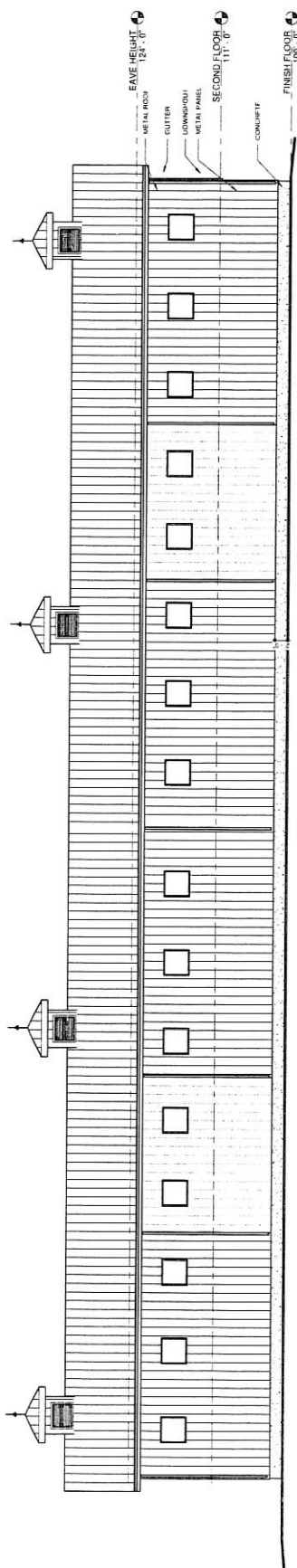
WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



Planning Commission

November 5th, 2025

Item 4.2

PUBLIC HEARING – TEXT AMENDMENT

Request to add SLU Code 7425 "Gymnasium and Athletic Clubs" to the list of approved uses in the PD-36 Zone, located generally at 1440 North 1380 West, by amending Article 22-11-49(C).

Prepared By:
Rebecca Gourley

Applicant:
Parker and Kyle
Quintan

NOTICES:

Posted in 2 public places
Posted on City Webpage
and City hotline
Posted at Utah.gov/pmn

SITE INFORMATION:

General Plan Designation:

Regional Commercial

Current Zone: **PD-36**

Acreage: **1.99**

Neighborhood: **Timpview**

ACTION:

The Planning Commission may:

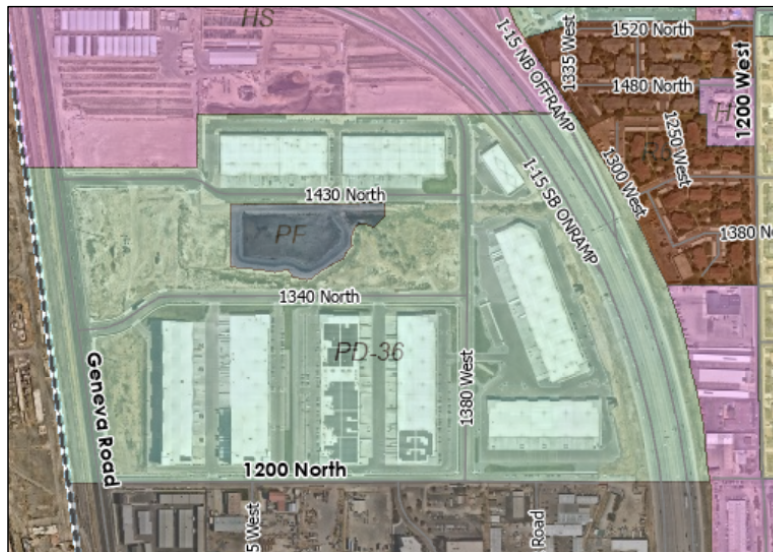
Recommend that the City Council approve the proposed text amendment.

Recommend that the City Council deny the proposed text amendment.

Continue the hearing to a future date to allow for further review, additional information, or public comment as may be needed to make a decision.

REQUEST: The applicant requests the Planning Commission forward a recommendation to the City Council to add SLU code "Gymnasium and Athletic Clubs" to the list of approved uses in the PD-36 zone by amending Article 22-11-49(C).

BACKGROUND: The PD-36 Zone was established in 2013 to allow "the development of a light industrial business or technology park that will accommodate a variety of commercial and light industrial uses" (22-11-49(A)). The PD-36 Zone was designed to be applied only to the parcels located north of 1200 North Street, south of 1600 North Street, west of Interstate 15, and east of Geneva Road.



The list of approved uses was most recently amended in 2023 to include SLU 7322, indoor Go-Cart Tracks.

The applicant requests to allow gymnasiums and athletic clubs (SLU 7425) in the PD-36 zone so that they may establish their padel ball business “Padel Den” to this location. “Padel” is a racket sport played combining elements of tennis and squash, played on an indoor enclosed court. While the applicant’s intended business features Padel, the gymnasiums and athletic clubs use code could be applied to allow tennis courts, basketball, and other gym sports as well.

Current Zoning: The area is zoned PD-36, and is surrounded by M2, Manufacturing to the south, HS, Highway Services to the north, and a combination of R6 condominiums, HS, and PD-28 to the east. A list of the currently permitted uses in the PD-36 has been attached to the end of the report.

General Plan: The PD-36 Zone is located in an area designated as Regional Commercial (RC) on the General Plan’s land use map. The Regional Commercial classification is intended to “provide locations... for commercial and service uses to serve the needs of people living in an entire region” (Orem City General Plan, pg. 22).

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested text amendments in this application, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS

After review and consideration of the application, the Planning Commission may:

Recommend Approval of the proposed text amendment.

Recommend Denial of the proposed text amendment.

Continue the request to a future date for further review, additional information, or public comment as needed to make a recommendation.

ALTERNATIVE MOTIONS:

Motion to recommend approval or denial

“I move that the Planning Commission forward a recommendation of [choose: approval or denial] to the City Council for the proposed amendments

Commented [JH1]: Wonderful! We should do more and more of this type of citation from the General Plan and even other plans when we report for the planning commission. Good job, BG! It seems simple but I believe it means a lot when they see that there is language to lean on.

Motion to Continue the Request

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).”

CURRENT USES IN THE PD-36 (Appendix A)

2120	Meat & Dairy
2130	General Food Manufacturing
2140	Grain Mill Products-Manufacturing
2160	Candy & Other Confectionery Products
2180	Liquor & Spirits
2181	Other Beverage Manufacturing
2200	All Textile Mill Products, NEC
2300	All General Apparel, NEC
2400	All Lumber and Wood Products, NEC
2820	Plastics, Materials and Synthetic Resins, Synthetic Rubber, Synthetic and Other Man Made Fibers (Except Glass) – Manufacturing
2830	Drug-Manufacturing
2840	Soap, Detergent & Cleaning Preparations, Perfumes, Cosmetics and Other Toilet Preparations-Manufacturing
3200	All Stone, Clay, Glass & Associated Products, NEC (all manufacturing activities must be indoors but outdoor storage is allowed if obscured by a fence in accordance with Orem City Code Section 22-9-9(C))
3350	Rolling, Drawing and Extruding of NonFerrous Metals
3410	All Fabricated Metal Products, Indoor Only
3420	Machinery (Except Electrical)-Manufacturing
3430	Electrical Machinery, Equipment and Supplies-Manufacturing
3440	Transportation Equipment-Manufacturing
3500	All Professional, Scientific, Photographic, Optical Instruments & Associated Equipment, NEC
4222	Motor Freight Garaging & Equipment Maintenance
4290	Motor Vehicle Transportation
4710	Telephone Communications
4711	Telephone Exchange Stations
4741	Television Broadcasting Studios
4742	Television Transmitting Stations & Relay Tower
4751	Radio & Television Broadcasting Studios, Only (Combo Systems)
4920	Transportation Services and Arrangements
4921	Freight Forwarding Services
4922	Packing & Crating Services
4990	Other Transportation, Communications, and Utilities, NEC
51xx	(all uses in Appendix A from 5111 to 5198 inclusive are permitted)
5211	Lumber Yards
5220	Building Materials, Equipment Supplies & Hardware (Indoor Only)
5251	Farm Equipment
5261	Home Improvement Centers
5310	Department Stores
5390	Other Retail Trade-General Merchandise
5391	Dry Goods & General Merchandise
5393	Arts, Crafts & Hobbies
5511	Motor Vehicles (new & used)
5512	Motor Vehicles (used)

5520	Tires, Batteries and Accessories
5590	Retail Trade-Automotive, Marine Crafts, Aircraft, and Accessories, NEC
5591	Marine Craft & Accessories
5592	Aircraft & Accessories
5600	Clothing, Apparel, & Accessories
5710	Furniture & Home Furnishings
5810	Restaurants
5811	Fast Food
5820	Drinking Places-Bars & Taverns shall be at least 500 feet from any church, school, sexually oriented business, or other alcoholic drinking place
5910	Drug & Related Drug Dispensing
5931	Antiques
5933	Secondhand Merchants
5935	Jewelry
5941	Books
5942	Stationery
5951	Sporting Goods
5952	Bicycles
5953	Toys
5960	Farm and Garden Supplies
6110	Banking and Credit Services
6120	Security & Commodity Brokers, Dealers, Exchanges
6130	Insurance Agents, Brokers, & Related Services
6150	Real Estate Agents, Brokers and Related Services
6160	Holding and Investment Services
6211	Laundering, Dry Cleaning, & Dyeing Services (Except Rugs)
6231	Beauty and Barber Shops
6251	Apparel Repair, Alterations, Laundry/Dry Cleaning Services (pick-up only)
63xx	(all uses in Appendix A from 6310 to 6398 inclusive are permitted except for SLU 6378 (Stockyard) which is not permitted)
6413	Automobile Repair
6400	All Automobile & Repair Services, NEC
65xx	(all uses in Appendix A from 6510 to 6599 inclusive are permitted except for SLU 6517 (Kennel) which is not permitted)
6610	General Contractor, Office Only
6615	Building construction-General contractor, Office & Storage
6620	Landscaping Services, Office Only
6625	Landscaping Services, Office & Storage
6700	Government Services, NEC
6710	City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
6711	Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
68xx	(all uses in Appendix A from 6812 to 6837 inclusive are permitted)
7322	Go-Cart Tracks (Indoor Only)
7425	Gymnasiums and Athletic Clubs

Padel Den Text Amendment

Article 22-11-49. PD-36 Zone - C.

C. Permitted Uses. The following shall be permitted uses within the PD-36 zone:

Permitted Uses - PD-36 zone

Standard Land Use Code	Category
------------------------	----------

2120	Meat & Dairy
------	--------------

2130	General Food Manufacturing
------	----------------------------

2140	Grain Mill Products-Manufacturing
------	-----------------------------------

2160	Candy & Other Confectionery Products
------	--------------------------------------

2180	Liquor & Spirits
------	------------------

2181	Other Beverage Manufacturing
------	------------------------------

2200	All Textile Mill Products, NEC
------	--------------------------------

2300	All General Apparel, NEC
------	--------------------------

2400	All Lumber and Wood Products, NEC
------	-----------------------------------

2820	Plastics, Materials and Synthetic Resins, Synthetic Rubber, Synthetic and Other Man Made Fibers (Except Glass) – Manufacturing
------	--

2830	Drug-Manufacturing
------	--------------------

2840	Soap, Detergent & Cleaning Preparations, Perfumes, Cosmetics and Other Toilet Preparations-Manufacturing
------	--

3200	All Stone, Clay, Glass & Associated Products, NEC (all manufacturing activities must be indoors but outdoor storage is allowed if obscured by a fence in accordance with Orem City Code Section 22-9-9(C))
------	--

3350	Rolling, Drawing and Extruding of NonFerrous Metals
------	---

3410	All Fabricated Metal Products, Indoor Only
------	--

3420	Machinery (Except Electrical)-Manufacturing
------	---

3430	Electrical Machinery, Equipment and Supplies-Manufacturing
------	--

3440 Transportation Equipment-Manufacturing

3500 All Professional, Scientific, Photographic, Optical Instruments & Associated Equipment, NEC

4222 Motor Freight Garaging & Equipment Maintenance

4290 Motor Vehicle Transportation

4710 Telephone Communications

4711 Telephone Exchange Stations

4741 Television Broadcasting Studios

4742 Television Transmitting Stations & Relay Tower

4751 Radio & Television Broadcasting Studios, Only (Combo Systems)

4920 Transportation Services and Arrangements

4921 Freight Forwarding Services

4922 Packing & Crating Services

4990 Other Transportation, Communications, and Utilities, NEC

51xx (all uses in Appendix A from 5111 to 5198 inclusive are permitted)

5211 Lumber Yards

5220 Building Materials, Equipment Supplies & Hardware (Indoor Only)

5251 Farm Equipment

5261 Home Improvement Centers

5310 Department Stores

5390 Other Retail Trade-General Merchandise

5391 Dry Goods & General Merchandise

5393 Arts, Crafts & Hobbies

5511 Motor Vehicles (new & used)

5512 Motor Vehicles (used)

5520 Tires, Batteries and Accessories

5590 Retail Trade-Automotive, Marine Crafts, Aircraft, and Accessories, NEC

5591 Marine Craft & Accessories

5592 Aircraft & Accessories

5600 Clothing, Apparel, & Accessories

5710 Furniture & Home Furnishings

5810 Restaurants

5811 Fast Food

5820 Drinking Places-Bars & Taverns shall be at least 500 feet from any church, school, sexually oriented business, or other alcoholic drinking place

5910 Drug & Related Drug Dispensing

5931 Antiques

5933 Secondhand Merchants

5935 Jewelry

5941 Books

5942 Stationery

5951 Sporting Goods

5952 Bicycles

5953 Toys

5960 Farm and Garden Supplies

6110 Banking and Credit Services

6120 Security & Commodity Brokers, Dealers, Exchanges

6130 Insurance Agents, Brokers, & Related Services

6150 Real Estate Agents, Brokers and Related Services

6160 Holding and Investment Services

6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs)

6231 Beauty and Barber Shops

6251 Apparel Repair, Alterations, Laundry/Dry Cleaning Services (pick-up only)

63xx (all uses in Appendix A from 6310 to 6398 inclusive are permitted except for SLU 6378 (Stockyard) which is not permitted)

6413 Automobile Repair

6400 All Automobile & Repair Services, NEC

65xx (all uses in Appendix A from 6510 to 6599 inclusive are permitted except for SLU 6517 (Kennel) which is not permitted)

6610 General Contractor, Office Only

6615 Building construction-General contractor, Office & Storage

6620 Landscaping Services, Office Only

6625 Landscaping Services, Office & Storage

6700 Government Services, NEC

6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions

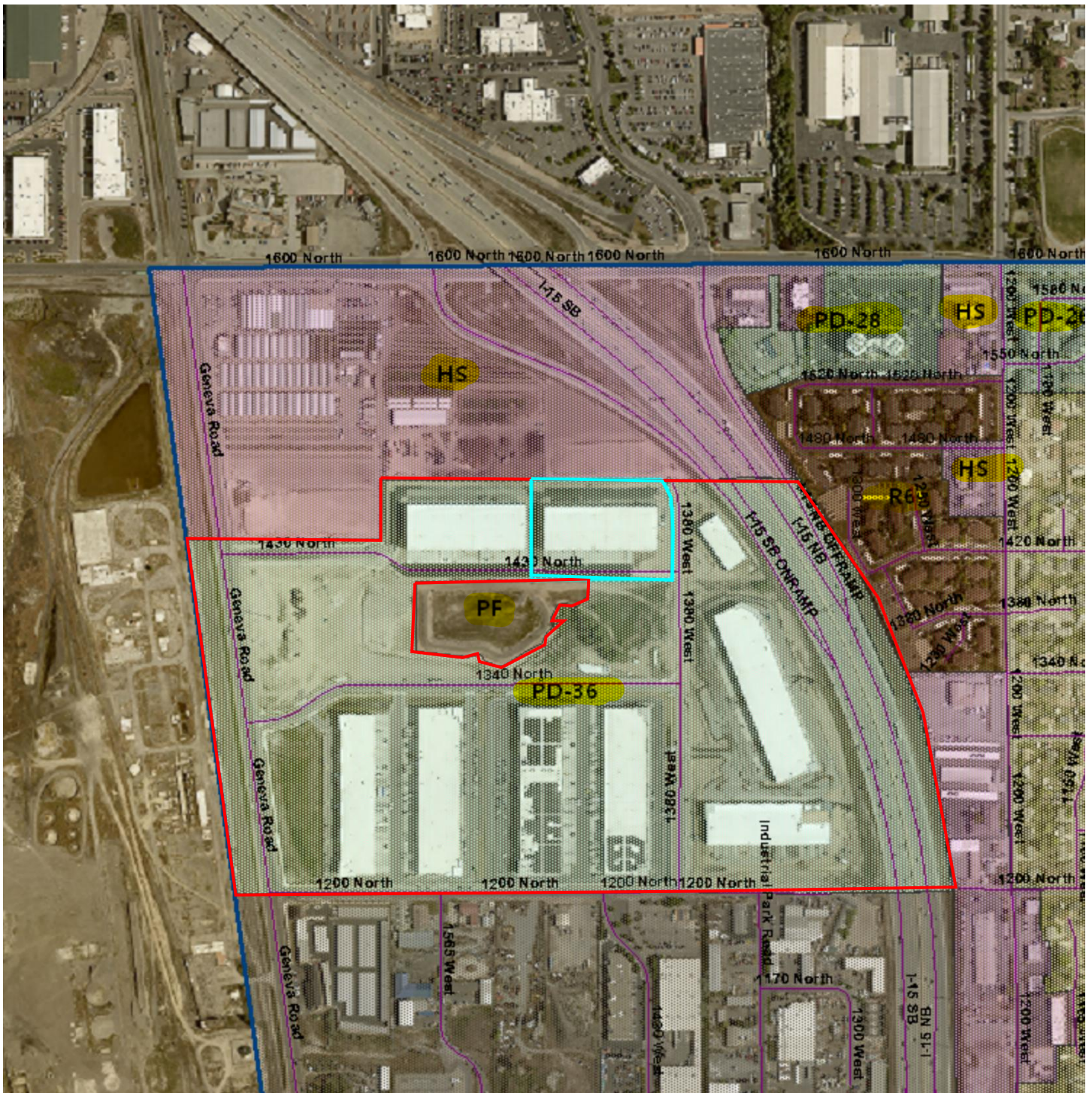
6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions

68xx (all uses in Appendix A from 6812 to 6837 inclusive are permitted)

7322 Go-Cart Tracks (Indoor Only)

7425 **Gymnasiums and Athletic Clubs**

Padel Den Text Amendment – 1440 N 1380 West



Vicinity & Zoning Map

Zone: PD - 36



	PLANNING COMMISSION November 5 th , 2025	Item 4.3
	Maag Subdivision Plat A 537 North 500 West Preliminary Plat to create a 2-lot subdivision.	Prepared By: Grace Bjarnson Applicant: Jeff Maag

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan

Designation:

Low Density Residential

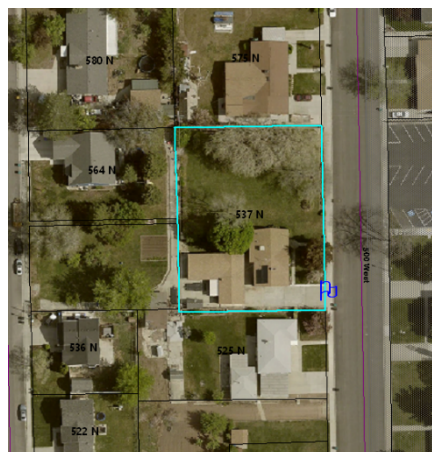
Zoning: R7.5, Single Family Housing

Total Acreage: .53

Action:

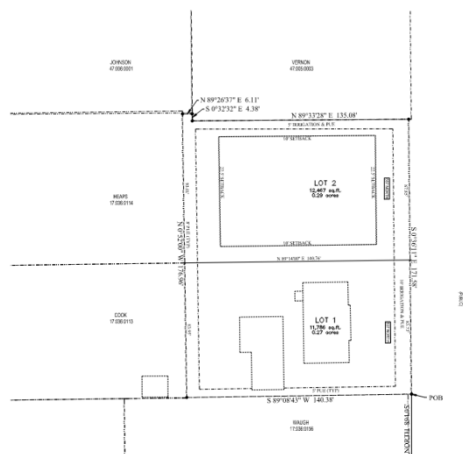
The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant requests to create a 2-lot subdivision from a parcel of land. Because the property has not yet been platted, a preliminary plat is required instead of a plat amendment.



Existing Parcel

BACKGROUND: On July 28th, 2025, the applicant submitted a preliminary plat application to plat their property and split it into two lots. Jeffry Maag built the house on the property in 1987 and the property has stayed in the family since then. In 2022 the property was placed in the Jeffry C Maag and Terry Danece Maag Family Trust. The Trust is now in the process of splitting the property.



Proposed Plat

REVIEW:

Zoning: The subject properties are located in the R7.5 Single Family Residential Zone. The surrounding area is also R7.5. Both properties will meet the 7,500 ft² lot size requirement, with 557 North being 12,467 ft² and 537 North being 11,786 ft². Both properties will also meet the 75 ft lot width requirement.

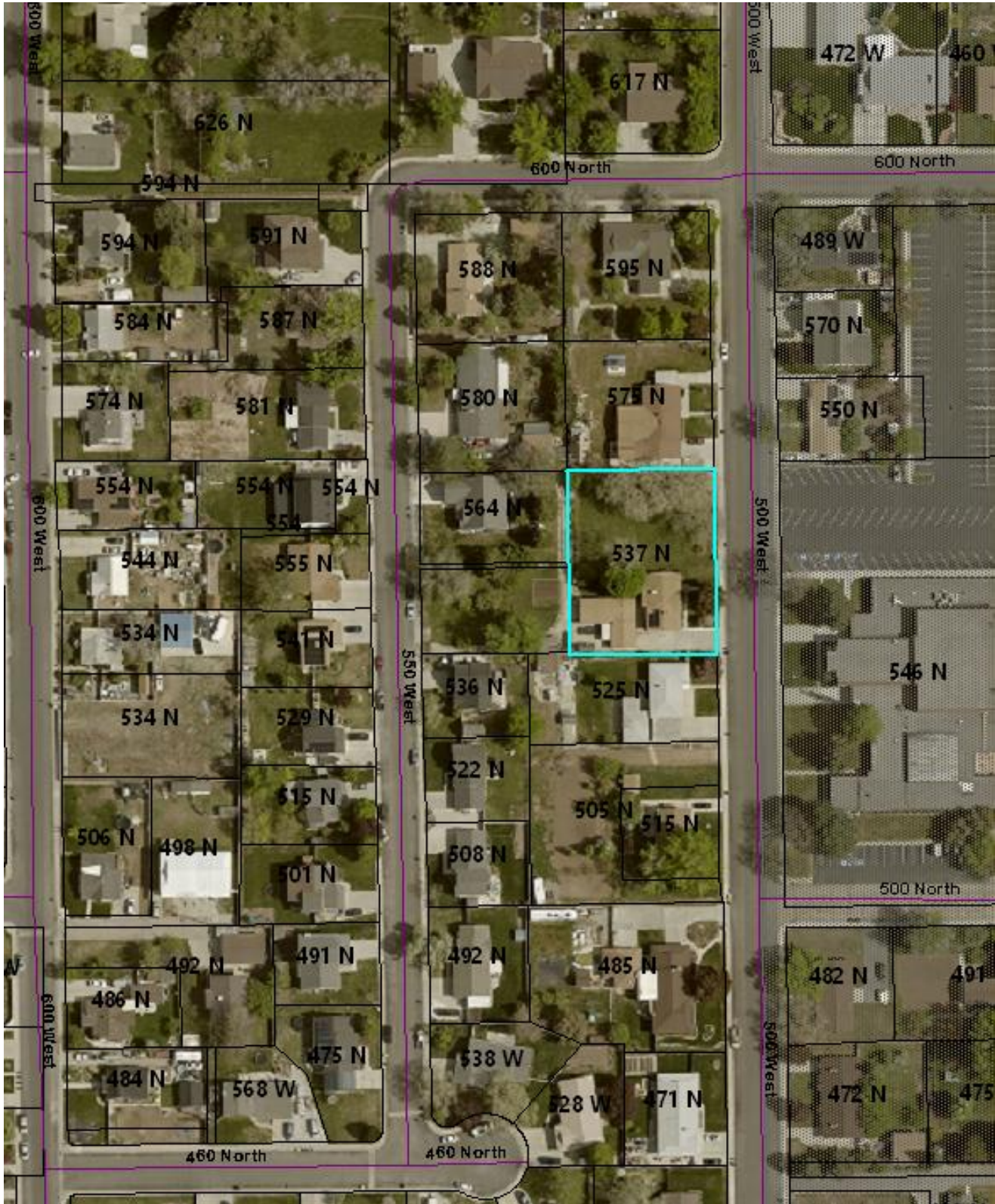
No additional aspects, such as landscaping, usage, access or ROW, will be impacted as a result of this amendment.

Public Utility Easements: Because this property had not been platted, public utility easements (PUE's) were not recorded. The garage at the back of 537 North is slightly within the proposed southern easement, making it a legal nonconforming structure. These kinds of noncompliant issues commonly arise in situations such as this. Any future additions to the garage or house at 537 North would be required to meet current code.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the plat amendment application on Monday, October 27th, 2025 and unanimously recommended its approval to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary plats. The Commission may approve or deny the request for a preliminary plat or may choose to continue their consideration of the request and ask for additional information or analysis.

Maag Subdivision – 537 N 500 West



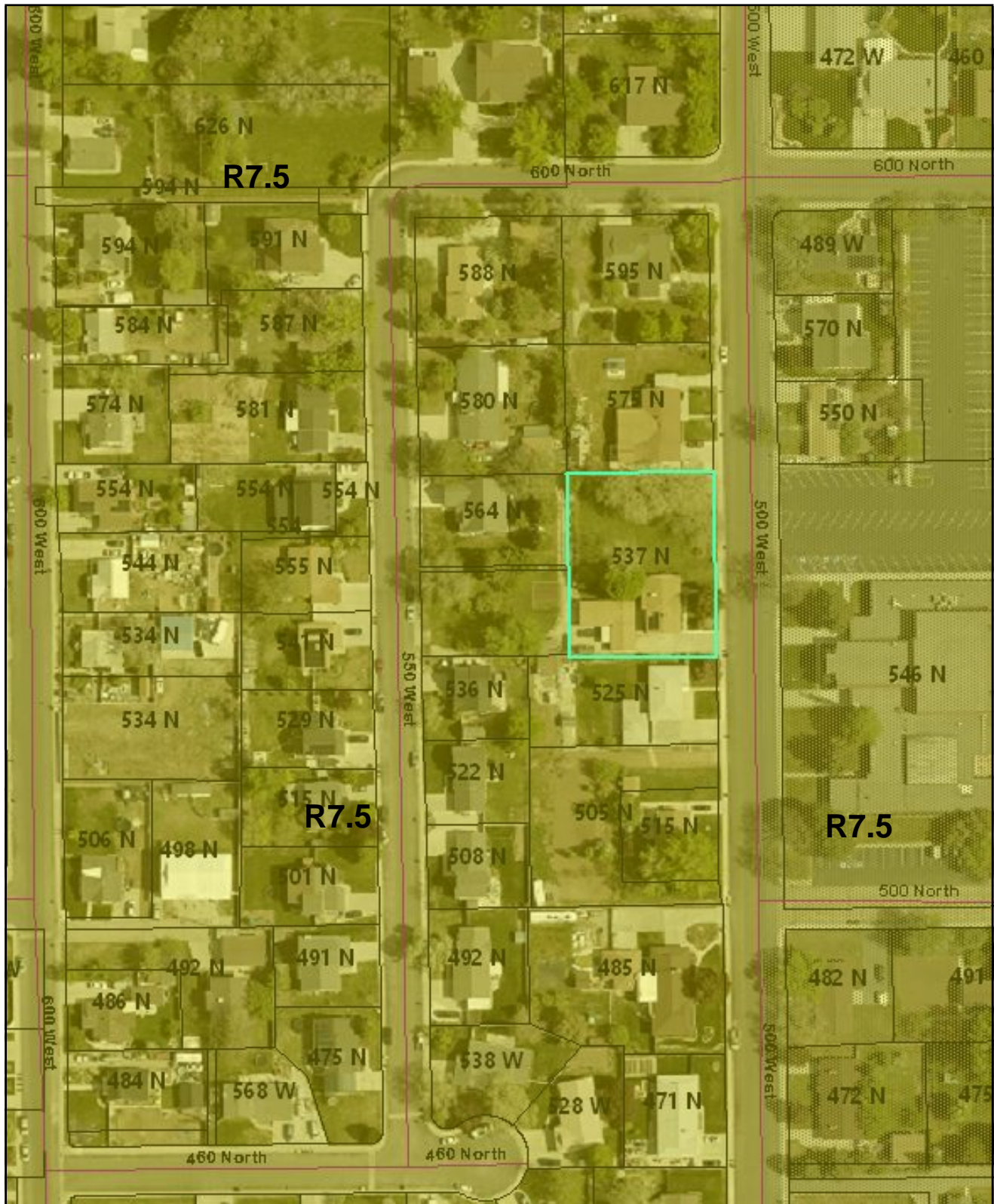
Vicinity Map

Zone: R7.5

Acres: .53 acres



Maag Subdivision – 537 N 500 West



Zone Map

Zone: R7.5

Acres: .53 acres



Maag – 537 N 500 West

Current Street View



