



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
January 21, 2026

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

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

1 Discussion: Allowable Height of Primary Residential Structures

2 Discussion: General Plan Update

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT

3. CONSENT AGENDA ITEMS

3.1 Minutes for the January 7th, 2026 Planning Commission

4. ACTION ITEMS AND PUBLIC HEARINGS

4.1 Preliminary Plat — Rolling Sand Plat A, Located Generally at 1765 South Sandhill Road

4.2 PUBLIC HEARING – TEXT AMENDMENT – Ordinance amending Appendix A of the Orem City Code adjusting Land Use Code #6291, catering services to include food commissaries and making it a permitted use in the C1 Zone.

4.3 PUBLIC HEARING – TEXT AMENDMENT – Ordinance amending Article 22-11-47(H)(3) and 22-11-47(H)(4) and appendix BB regarding the height of required masonry walls and landscaped areas of setbacks in certain areas of the PD-34 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

DRAFT MINUTES FOR JANUARY 7, 2026

CITY OF OREM PLANNING COMMISSION MEETING MINUTES January 7, 2026

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- 3.1 - Approval of Minutes for the 12-03-2025 Planning Commission Meeting
- 3.2 - Approval of Minutes for the 12-17-2025 Planning Commission Meeting

ACTION ITEMS:

- Election of Planning Commission Chair and Vice Chair for 2026
- **Preliminary Plat** - Rolling Sand Plat A - Located at approximately 1765 South Sandhill Road
- **Public Hearing** - Johnson Farms Rezone (with Development Agreement) - A proposal to rezone 4.43 acres located at approximately 1738 South Geneva Road from OS5 to C2

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=G5bhocsGldc>

PLANNING COMMISSION WORK SESSION

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

At **4:41 p.m.** Chair Komen called the Planning Commission meeting to order at approximately 4:41 PM

Those present: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon, Planning Commissioners; Jared Hall, Grace Bjarnson, Rebecca Gourley, Matt Taylor, Planning and Zoning Staff; Gary McGinn, Director of Community Development; Aaron McKnight, Legal Counsel.

Those excused: Britton Runolfson, Jim Hawkes, Haysam Sakar, Planning Commission members.

1. Discussion: Chair and Vice Chair Elections

Staff and Commissioners reviewed the process for electing the Chair and Vice Chair, as required by the Planning Commission Bylaws. Ballots were distributed and collected. Votes were counted in private after the work session and the results were announced in the 5:30 regular session.

2. Other Commission Business

DRAFT MINUTES FOR JANUARY 7, 2026

Staff inquired if Commissioners had any questions regarding the Chair elections, or any other topics previously discussed. No major questions were posed.

The work session adjourned at 4:54 PM.

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=G5bhocsGldc>

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:30 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Jerry Crismon.

Those present: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon, Planning Commissioners; Jared Hall, Grace Bjarnson, Rebecca Gourley, Matt Taylor, Planning and Zoning Staff; Aaron McKnight, Legal Counsel.

Those excused: Britton Runolfson, Jim Hawkes, Haysam Sakar, Planning Commission members; Gary McGinn, Director of Community Development.

Agenda Item 3, Consent Agenda Items

- 3.1 - Approval of Minutes for the 12-03-2025 Planning Commission Meeting
- 3.2 - Approval of Minutes for the 12-17-2025 Planning Commission Meeting

Jared Hall introduced the consent agenda items. No questions were raised. Chair Komen requested a motion.

Planning Commission Action: Vice Chair Mike Carpenter motioned to approve the Consent Agenda. Commissioner Rod Erickson seconded the motion.

YES: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon

NO: None

ABSTAIN: None

DRAFT MINUTES FOR JANUARY 7, 2026

ACTION ITEMS:

4.1 ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2026

As required by the Planning Commission Bylaws, the Planning Commission is required to hold an election on the first meeting of the new year to appoint the Chair and Vice Chair. Commissioners voted via ballot during the work session. Results were counted in private. By vote, Madeline Komen and Mike Carpenter were reappointed Chair and Vice Chair respectively. Chair Komen requested a motion to finalize the vote.

Planning Commission Action: Commissioner Rod Erickson motioned to reappoint Madeline Komen and Mike Carpenter as Chair and Vice Chair, respectively. Commissioner Jerry Crismon seconded the motion.

YES: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon

NO: None

ABSTAIN: None

4.2 PRELIMINARY PLAT - ROLLING SAND PLAT A - LOCATED APPROXIMATELY AT 1765 SOUTH SANDHILL ROAD

Staff brought the Preliminary Plat for Rolling Sand Plat A before the Planning Commission. The item was previously voted on in the December 17th, 2025 Planning Commission Meeting. Due to an insufficient number of votes, the motion on the item failed and it was brought back to the Planning Commission for reconsideration.

As the composition of the Commission was the same as the December 17th, 2025 meeting, Chair Komen suggested continuing the item until additional Commissioners were present for the vote. All Commissioners agreed.

Planning Commission Action: Chair Komen moved to continue the Preliminary Plat for Rolling Sand Plat A to January 21st, 2026. Vice Chair Carpenter seconded the motion.

YES: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon

NO: None

ABSTAIN: None

DRAFT MINUTES FOR JANUARY 7, 2026

4.3 PUBLIC HEARING - JOHNSON FARMS REZONE (WITH DEVELOPMENT AGREEMENT) A PROPOSAL TO REZONE 4.43 ACRES LOCATED AT APPROXIMATELY 1738 SOUTH GENEVA ROAD FROM OS5 TO C2

The “Johnson Farms Rezone” project was previously heard by the City Council on December 9th, 2025. The City Council was generally in favor of the rezone and its flex-retail concept plan. City Council requested the applicant return to the Planning Commission with a development agreement requiring the future site plans follow the concept plan and its proposed elevations.

The following conditions were also proposed:

1. Business operations may only occur between 5:00 AM and 12:00 AM (Midnight)
2. Outdoor storage is prohibited
3. The following uses are prohibited:
 - 5513 Tires and Tubes
 - 5511 Motor Vehicles New and Used
 - 5512 Motor Vehicle Vehicles Used
 - 5530 Gasoline Service Station With or Without Store
 - 5920 Cannabis Pharmacy
 - 5940 Retail Tobacco Specialty Business
 - 5944 Cigars – Cigarettes
 - 6112 Pawn Shops
 - 6214 Laundromats
 - 6232 Tattoos & Body Piercing
 - 6411 Automobile Wash
 - 6412 Auto Lube and Tune Up
 - 6413 Automobile Repair
 - 6414 Auto Body Repair and Paint
 - 6317 Animal Kennels and Runs
 - 6615 Building Construction – General Contractor, Office & Storage
 - 6625 Landscaping Services, Office & Storage

DRAFT MINUTES FOR JANUARY 7, 2026

Chair Komen opened the item for discussion among the Commissioners. No comments or questions were raised. Chair Komen then asked for comments from the applicant, Paul Washburn. Mr. Washburn commented that he agreed with the uses proposed and that he was comfortable with the agreement.

The item was then opened for public comment at 5:37 PM. No individuals came forward and the public comment session was closed at 5:39 PM. The item moved forward for a motion.

Planning Commission Action: Commissioner Rod Erickson motioned to forward a positive recommendation of the Johnson Farms Rezone (with Development Agreement) to City Council. Vice Chair Carpenter seconded the motion.

YES: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon

NO: None

ABSTAIN: None

Final Meeting Comments:

No further comments or questions were raised.

Adjournment:

Chair Komen asked for a motion to adjourn. Commissioner Rod Erickson motioned to adjourn, Commissioner Jerry Crismon seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **5:41 p.m.**

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=G5bhocsGldc>

Reviewed and Approved: DRAFT



PLANNING COMMISSION

January 21st, 2026 (Continued from 1/7/26)

4.1 Rolling Sand Plat A, Preliminary

Rolling Sand Plat A

1765 South Sandhill Road

Preliminary Approval, single-family deep lot subdivision in the R8 Zone.

Prepared By:
Jared Hall

Applicant:
Skyline Homes

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

Neighborhood:

Lakeview

Zoning: **R8**

Total Acreage: **.90 acres**

Action:

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

***NOTE:** This application was reviewed at the Planning Commission meeting on December 17th, 2025; however, the Commission was unable to pass any vote at that time. The item was scheduled for review again on January 7th, 2026, but was continued until the meeting on January 21, 2026.

REQUEST: Skyline Homes requests preliminary subdivision approval to allow the creation of a new lot directly to the rear of the existing home on 1765 South Sandhill Road and make minor adjustments to the property line between 1765 South and 1785 South Sandhill Road. The proposed subdivision will result in one additional building lot.

BACKGROUND: In this proposed subdivision, a deep/flag lot will be created from the rear area of the existing lot at 1765 South Sandhill Road. The existing house on the property will remain, and a new building lot will be created. Also involved in the subdivision is the adjacent, developed lot at 1785 South Sandhill Road. The property lines between 1765 and 1785 will be modified slightly to create a wide enough access for the new deep lot. Both of the existing homes at 1765 South and 1785 South will remain.



Figure 1: 1765 & 1785 South Sandhill Road, aerial

REVIEW & ANALYSIS:

Zoning— The subject property is zoned R8, Single Family Residential. The proposed preliminary subdivision includes a deep lot (sometimes referred to as a “flag lot”) which is permissible under Article 17-8-1 if approved by the Planning Commission. Deep lots can be created to allow the development of land where there is limited access for frontage on the public right-of-way (ROW). The proposed lots will meet the requirements of the R8 Zone and of Article 17-8-1 for deep lot subdivision.

Public Improvements – The subject property is accessed from Sandhill Road, where improvements to the right-of-way such as curb, gutter, and sidewalk already exist. The other lot involved (1785 South Sandhill) has frontage on both Sandhill Road and 1800 South where improvements already exist. No new ROW improvements are necessary as part of this subdivision.

Lots – The preliminary subdivision has been reviewed for compliance with the R8 Zone development standards as well as for all requirements specific to deep lot subdivision. Required setbacks are shown on the preliminary plat illustrating that they are being met by existing structures and that they could easily be met with new construction on proposed Lot 2.

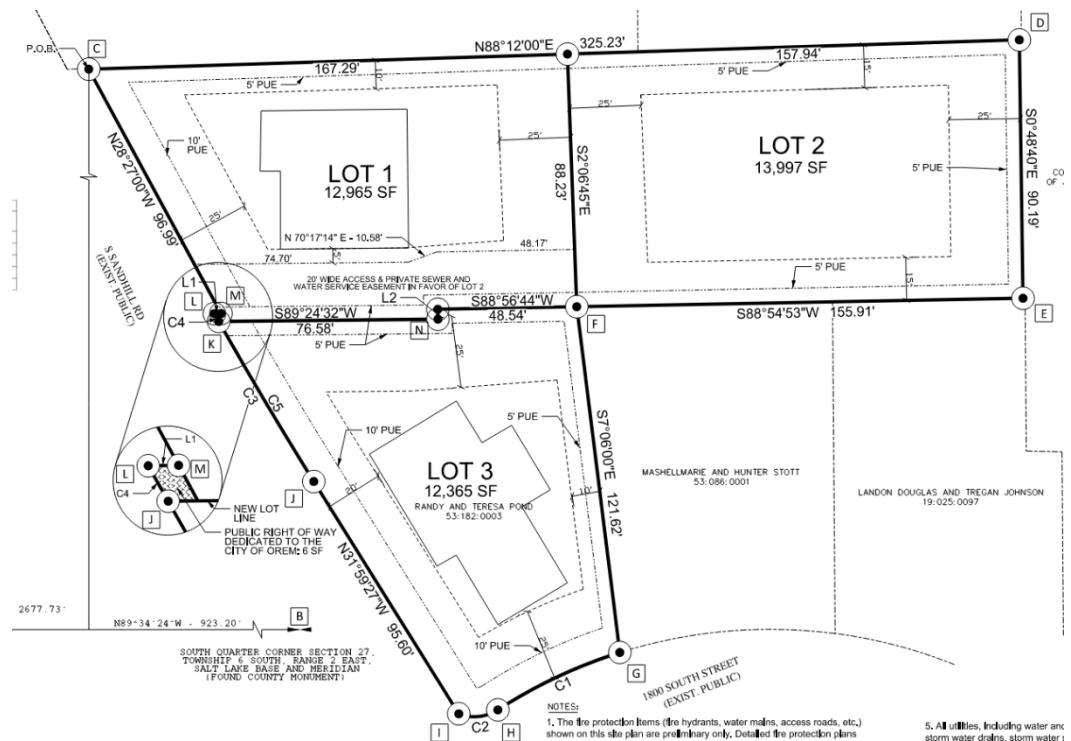


Figure 2: from the Preliminary Plat, Rolling Sand

Under the requirements of Article 17-8-1, a deep lot must be a minimum of 125% of the required lot size of the zone (R8), or 10,000 ft² in this case. Lot 2 will comply with the deep lot and R8 requirements. Lot 1 and Lot 3 must be a minimum of 8,000 ft², and both exceed that requirement.

Lot 1 – 12,965 ft²

Lot 2 – 13,997 ft²

Lot 3 – 12,365 ft²

Other Deep Lot Restrictions – Article 17-8 carries includes some other requirements for deep lots that should be noted.

- Curbing: The private drive access – whether owned as part of the deep lot or provided as an easement over the original lot – must include concrete curbs on both sides. 17-8-C(5)
- Height: Houses constructed on deep lots in the R8 Zone are not allowed to exceed one story above grade (unless the net areas is greater than 15,000 ft²). 17-8-C(7)(a)

Compliance with these sections of the subdivision code should be conditions of approval if the preliminary approval is granted.

Access – Lot 1 has direct access from Sandhill Road. Lot 2 will include a twenty-foot (20') wide easement for access to Sandhill Road running over the existing driveway for Lot 1. Lot 3 has primary access to 1800 South, and a small access on Sandhill Road. No new access onto Sandhill Road will be created by this subdivision.

Parking – No parking is allowed in the 20' access easement (the stem portion of Lot 3) or within the turnaround that is provided between Lots 1 and 2. Each lot will have space for private driveways, garages, or other parking areas to provide the required off-street parking.

Other – There are no elevations or home plans for the proposed lots: the subdivision will be recorded and the new building lot (Lot 2) will be made available for purchase by individuals to build on. The only allowable uses are single family detached homes.

DEVELOPMENT REVIEW COMMITTEE: The Preliminary Subdivision has passed the technical reviewing body, and the Development Review Committee (DRC) reviewed and approved the application at their public meeting on Monday, December 8th, 2025.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their

consideration of the request and ask for additional information or analysis. If the preliminary subdivision is approved, a final subdivision application will be reviewed for compliance by city staff and then prepared for recording. Staff has noted conditions that should be included if the Planning Commission chooses to approve the preliminary subdivision.

Alternative Motions –

“I move that the Planning Commission [choose: APPROVE or DENY] the Rolling Sand Plat-A, Preliminary Subdivision, subject to the following conditions:

1. The applicant shall file a Final Subdivision application meeting all requirements of the Orem City Zoning and Subdivision Ordinances.
2. The Final Subdivision Plat shall comply with deep lot requirements as contained in Article 17-8 of the Orem City Code.

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”



Planning Commission

January 21st, 2026

PUBLIC HEARING – TEXT AMENDMENT

Request to amend the text of Appendix A of the Orem City Code, adding “Commissary Kitchens” to existing Standard Land Use 6291 and it as a permitted use in the C1, Commercial Zone.

Item 4.2:

Text Amendment, SLU 6291

Prepared By:

Jared Hall

Applicant:

Lemon & Sage
Kitchens

Notices

Posted in 2 public places

Posted on City Webpage and
City hotline

Posted at Utah.gov/pmn

Site Information:

The request is related to the applicant's proposed use of the property at 15 E. 700 North.

General Plan Designation:

Community Commercial

Current Zone: **C1**

Acreage: .37

Neighborhood: **Sharon Park**

Action

The Commission may:

Recommend APPROVAL of the proposed text amendment to the City Council.

Recommend DENIAL of the proposed text amendment to the City Council.

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

REQUEST: The applicant requests that the Planning Commission forward a recommendation to the City Council to amend Appendix A of the Orem City Code by adding “Commissary Kitchens” to the existing Standard Land Use (SLU) 6291, “Catering Services”, and to add SLU 6291 to the list of approved uses in the C1 Zone.

BACKGROUND: The applicants are interested in establishing a commissary kitchen on property located at 15 East 700 North in the C1, Commercial Zone. The Standard Land Use (SLU) Codes are located in Appendix A of the City Code. Each zone allows certain SLU Codes as permitted or conditional uses. Currently, there is no allowance for SLU 6291 (catering services) in the C1 Zone. Additionally, commissary kitchens, while similar in use and impact to catering services, are not specifically listed in the current SLU Codes. The applicant's text amendment request is to add the specific reference to commissary kitchens to SLU 6291, but also to make SLU 6291 permitted as a use in the C1 Zone, where the property they wish to use is located.

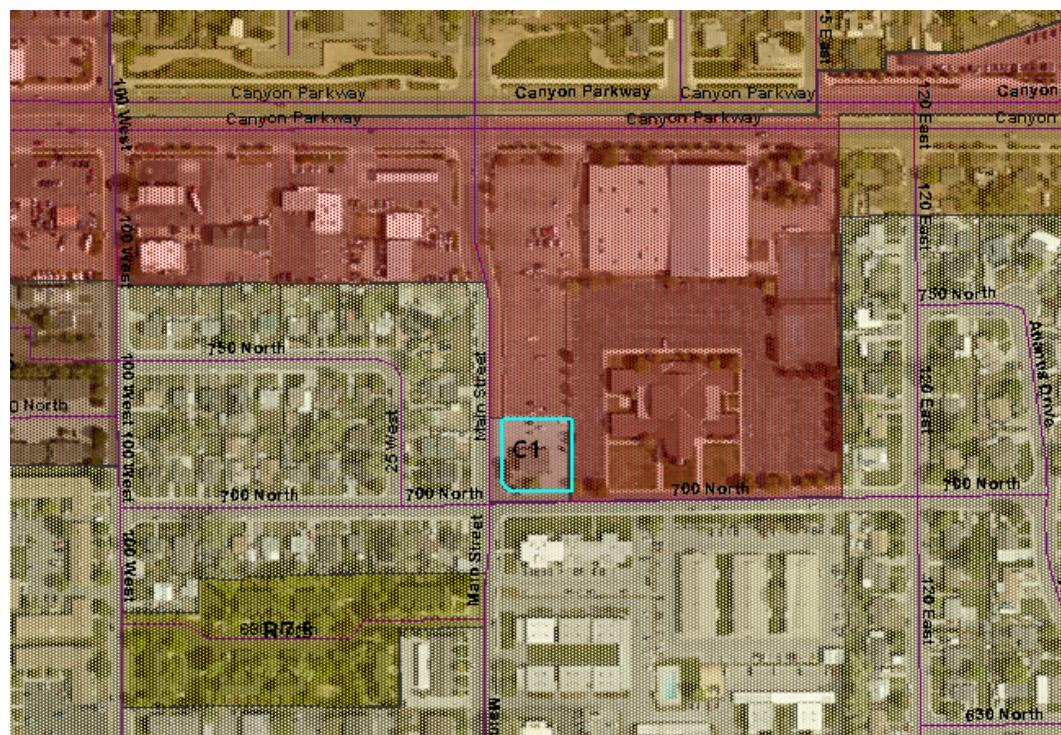


Figure 1: property at 15 East 700 North where the applicants hope to operate a commissary kitchen.

REVIEW & ANALYSIS:

Although they are often brought by planning or other staff, requests to amend the text of the ordinance may be brought by any applicant or property owner. Much like reviewing requests to change the zoning of a property, the effect of any change to the text of the zoning ordinance should be considered for all properties it can potentially impact, and not only for the property that may have brought about the requested change.

SLU 6291 – Appendix A is a matrix of SLU codes and the City’s zones. A letter “P” means “Permitted” in that zone, and a letter “N” indicates “Not permitted.”

Currently, the 6291 category (catering services) is allowed in the C2, C3, HS, M1, M2, and CM Zones, which are highlighted in the excerpt from Appendix A below.

		Appendix A																	
SLU		R5	R6	R 6.5	R7.5	R8	R12	R20	OSS / ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP	PF
6265	Residential Preschool				See Sec. 22-6-9(M)				N	N	N	N	N	N	N	N	N	N	N
6266	Pediatric Palliative Care Facility	N	N	N	C* See Section 22-6-9(N)	N	N	N	N	N	N	N	N	N	N	N	N	N	N
6291	Catering Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N

Figure 2: From Appendix A, showing SLU 6291 and currently allowed zones

Catering Services and Commissary Kitchens – The applicant intends to use the property in question as a commissary kitchen. Catering services require the use of commercial kitchens to prepare the food they distribute. Those commercial kitchens can be assumed to be a part of catering services. A commissary kitchen is a commercial kitchen that may be shared or used by multiple businesses. Those businesses may include caterers, food truck owners, bakers, etc. A commissary is not intended to be a location where customers visit or purchase food – it is intended only for the preparation of that food. The applicant has proposed the addition of “commissary kitchens” to the existing “catering services” category because food trucks – like caterers – are required to have a location for a commissary kitchen to support their mobile operations.

C1 Zone – The purpose statement of the C1 Zone is stated as “...to promote nonretail commercial uses, such as offices and financial institutions, as the primary use and to encourage development in such a manner so as to be compatible with the adjacent residential uses.” (22-8-3)

The request for text amendment is limited to the use list – no changes are being proposed to height, buffering, setbacks, or any other regulations of the current zone. The C1 Zone allows several uses, listed below:

- 0100 Solicitors (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1282 Assisted Living Facilities (P)
- 1283 Transitional Treatment Home (P)
- 4711 Telephone Exchange Stations (P)
- 4812 Electricity Regulating Substations (P)
- 4833 Water Pressure Control Stations (P)

- 4842 Sewage Pressure Control Stations (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 6110 Banking & Credit Services (P)
- 6120 Security & Commodity Brokers, Dealers, & Exchanges (P)
- 6130 Insurance Agents, Brokers, Dealers, & Exchanges (P)
- 6150 Real Estate Agents, Brokers, & Related Services (P)
- 6152 Title Abstracting (P)
- 6153 Real Estate Operative Builders (P)
- 6154 Combination Real Estate, Insurance Loan, & Law (P)
- 6220 Photographic Services - Including Commercial (P)
- 6231 Beauty & Barber Shops (P)
- 6233 Massage Therapy (P)
- 6261 Commercial Child Day Care/Preschool Facility (P)
- 6262 Commercial Adult Day Care Facility (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services
- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6350 News Syndicate (P)
- 6360 Employment Services (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6391 Development & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6393 Detective & Protective Services (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6510 Medical, Dental, & Health Services (P)
- 6512 Medical & dental laboratories (P)
- 6513 Medical Clinics - Outpatient (P)
- 6514 Chiropractic & Osteopaths Services (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6597 Family & Behavioral Counseling (P)
- 6598 Genealogical (P)
- 6599 Interior Design (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6620 Landscaping Services, Office Only (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, & Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, & Judicial Functions (P)
- 6812 Public Primary & Secondary Schools (P)
- 6813 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) (P)
- 6814 Charter Schools (P)
- 6836 Driving Schools (P)
- 6991 Business Associations (P)
- 6992 Professional Members Organizations (P)
- 7610 Parks-General Recreation (P)
- 8120 Orchards (P)

The C1 Zone has been applied to a limited number of properties, with the C2 and C3 Zones being much more commonly used. The map below shows the properties located in the C1 Zone in red.

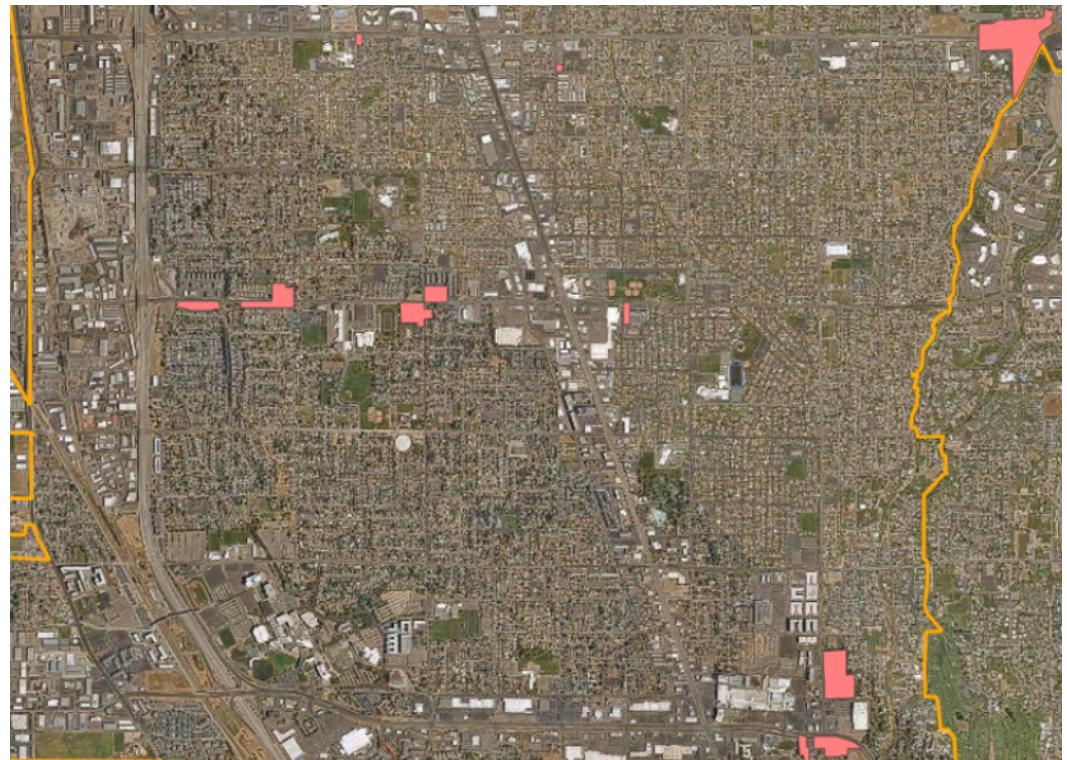


Figure 3: C1 Zoned properties in Orem City

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 or Denial for the requested amendments to the City Council; or

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 Orem City Council for the proposed amendments to Appendix A of the Orem City Code by adding the term “commissary kitchens” to the existing SLU 6291, and by adding SLU 6291 to the list of permitted uses in the C1, Commercial Zone.”

Motion to Continue the Request

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

Rolling Sand Plat A – 1765 S Sandhill Road



Vicinity Map

Zone: R8

Subdivision Acres: Approx .92 Acres



Rolling Sand Plat A – 1765 S Sandhill Road



Zoning Map

Zone: R8

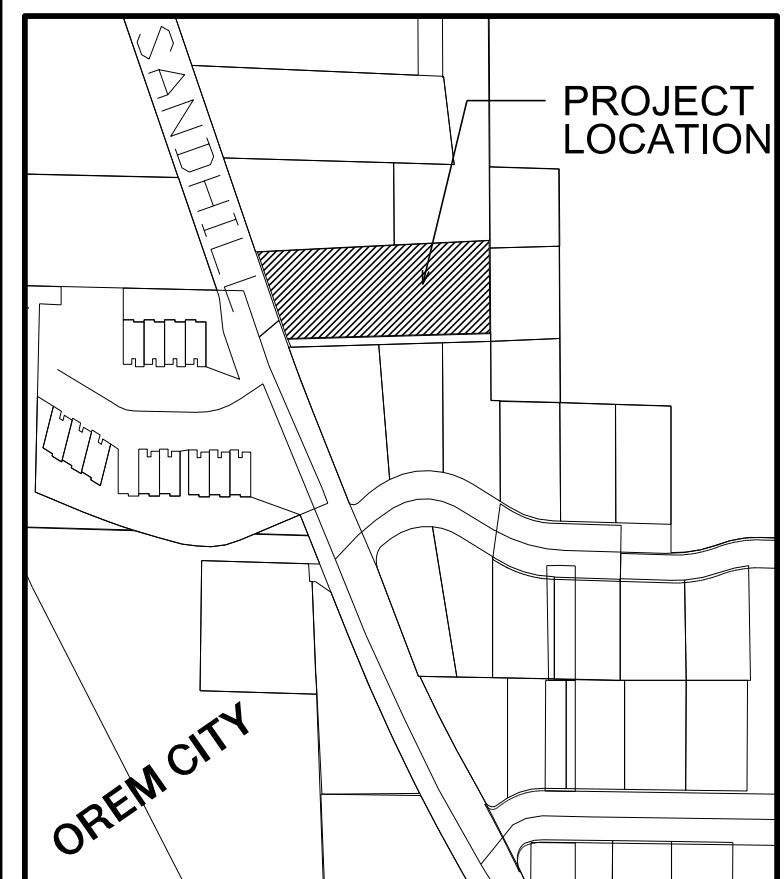
Subdivision Acres: Approx .92 Acres



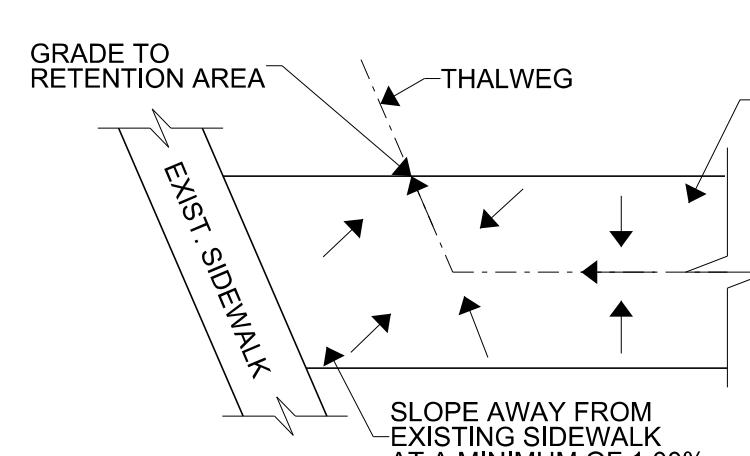
Rolling Sand Plat A – 1765 S Sandhill Road

Current Street View



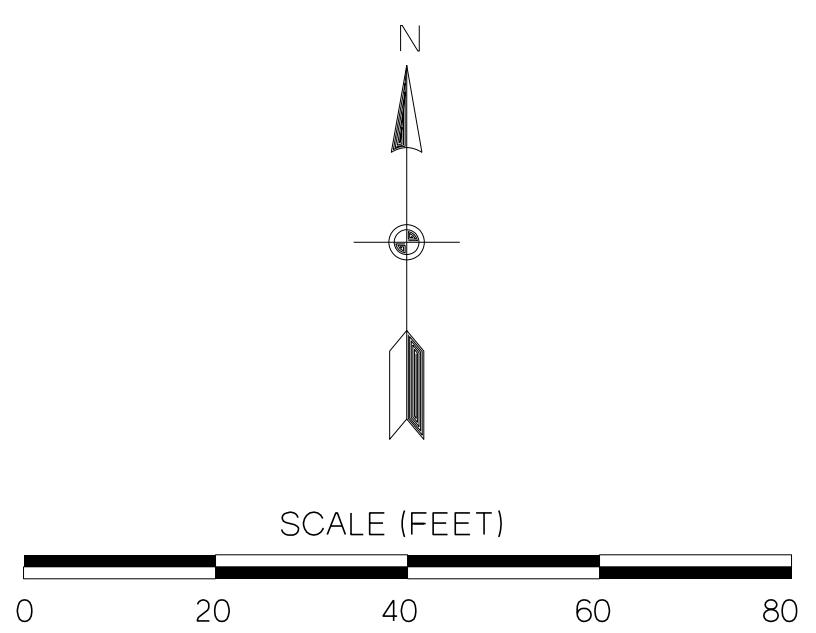


VICINITY MAP



CONTRACTOR TO GRADE DRIVEWAY
AS SHOWN TO DIRECT FLOW ON DRIVEWAY
TO RETENTION AREA.

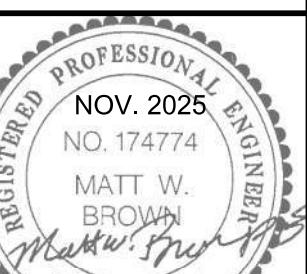
DRIVEWAY FLOW DIRECTION DETAIL
NTS



BROWN
ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789

578 East 770 North, Orem UT 84097



Designed	MMB
Drawn	JTB
Checked	MWB
Date	FEB 2022

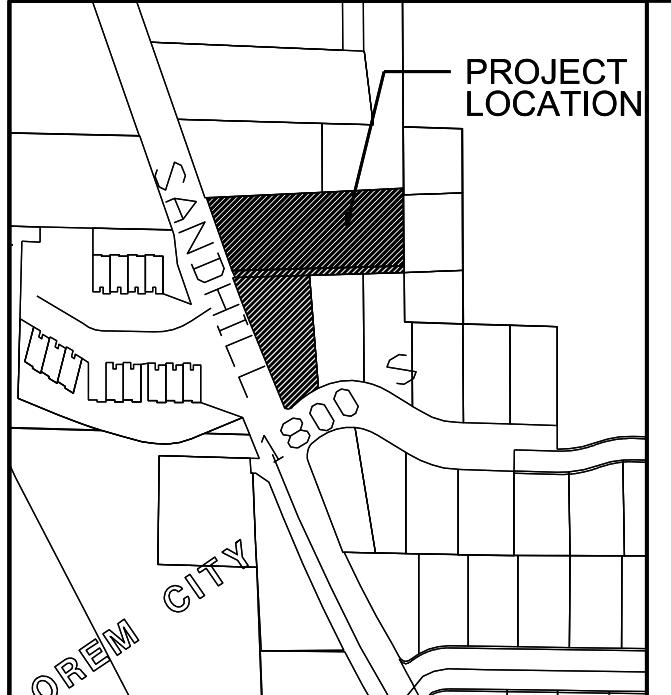
ROLLING SAND PLAT A	OREM, UT
PRELIMINARY GRADING PLAN	
Drawing Name:	
Title:	
Location:	
Drawing No.:	
Title:	
PROJECT NO.	2021.053
SHEET NO.	1.02

DEVELOPER:
HOWARD NELSON
SUPERIOR REAL ESTATE
AND CONSTRUCTION
801-318-5233
1949 West, 1600 North,
Provo, Utah, 84604

ENGINEER / SURVEYOR:
MW
BROWN
ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097





VICINITY MAP

LINE TABLE		
NAME	LENGTH	DIRECTION
L1	2.36	N 89°15'42" E
L2	3.46	N 00°37'10" W

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	175.00	47.23	15°27'52"	S 64°48'30" W	47.09
C2	15.00	14.24	54°23'39"	S 84°16'18" W	13.71
C3	1462.00	68.16	2°40'16"	N 30°39'19" W	68.15
C4	1462.00	3.16	0°07'25"	N 29°22'54" W	3.16
C5	1462.00	65.00	0°32'51"	N 30°43'02" W	65.00

ROLLING SAND PLAT "A"

INCLUDING A VACATION OF LOT 1, TUCKER PLAT "B" SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
OREM, UTAH COUNTY,
UTAH

ALISA AND LAURA MASEULI
19:025:0171

SCALE 1" = 20'
0 20 40 60 80

SURVEYOR'S CERTIFICATE
I, JAXON T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED AS THE SOUTHWEST QUARTER OF SECTION 27, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, OREM, UTAH COUNTY, UTAH, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 923.20 FEET NORTH 89°34'24" WEST ALONG THE SECTION LINE AND 1574.07 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27; AND RUNNING THENCE NORTH 88°12'00" EAST A DISTANCE OF 325.23 FEET, THENCE SOUTH 0°48'40" EAST A DISTANCE OF 90.19 FEET, THENCE SOUTH 88°54'53" WEST A DISTANCE OF 155.91 FEET TO THE NORTHEAST CORNER OF LOT 1 TUCKER SUBDIVISION PLAT "B" AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE FILING NUMBER 6819-81, THENCE ALONG SAID LOT 1 FOR THE FOLLOWING 3 COURSES: 1) SOUTH 7°06'00" EAST A DISTANCE OF 121.62 FEET TO A POINT ON A NON-TANGENT CURVE, 2) ALONG AN ARC 47.23 FEET OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, THE CHORD OF WHICH IS SOUTH 64°48'30" WEST FOR A DISTANCE OF 47.09 FEET, 3) ALONG AN ARC 14.24 FEET TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 84°16'18" WEST FOR A DISTANCE OF 13.71 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SANDHILL ROAD AS RECORDED IN ENTRY NUMBER 87711:2006, THENCE FOLLOWING SAID RIGHT OF WAY FOR THE FOLLOWING 2 COURSES: 1) NORTH 31°59'27" WEST A DISTANCE OF 95.60 FEET, 2) ALONG AN ARC 68.16 FEET TO THE RIGHT, HAVING A RADIUS OF 146.00 FEET, THE CHORD OF WHICH IS NORTH 30°39'19" WEST FOR A DISTANCE OF 68.15 FEET, THENCE NORTH 89°15'42" EAST A DISTANCE OF 2.36 FEET, THENCE NORTH 28°27'00" WEST A DISTANCE OF 96.99 FEET TO THE POINT OF BEGINNING.

SAYD PARCEL OF LAND CONTAINS 0.90 ACRES (39,398 SF). **AND 3 LOTS.**

NOTE: BASIS OF BEARING IS NAD 83 HORIZONTAL DATUM, NORTH 89°34'24" WEST IN BETWEEN THE SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SAID SECTION 27.

DATE _____ JAXON T. BROWN
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 _____, 20_____
CORPORATION

SIGNATURE _____ PRINT NAME _____

TITLE _____ WESTLAND PROPERTIES, LLC

SIGNATURE _____ PRINT NAME _____

TITLE _____ SUPERIOR REAL ESTATE AND RENOVATORS PRIVATE

SIGNATURE (RANDY POND) PRINT NAME _____

SIGNATURE (TERESA POND) PRINT NAME _____

ACCEPTANCE BY CITY OF OREM

THE CITY OF OREM, 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 _____, A.D. 20_____
APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE OREM CITY PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIRPERSON, PLANNING COMMISSION _____ RESOLUTION NO. _____

COUNTY RECORDER

BASIS OF BEARING: N89°34'24" W - 2677.73'
(ALONG SECTION LINE)
N89°34'24" W - 923.20'

SOUTHWEST CORNER SECTION 27,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

SOUTH QUARTER CORNER SECTION 27,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

DEDICATION TO THE CITY OF OREM: 6 SF.

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 1, TUCKER PLAT "B" SUBDIVISION. LOT 1 TUCKER PLAT "B" IS HEREBY VACATED.

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

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
A.D. 2022 BY _____ WHO
REPRESENTED THAT HE/SHE IS THE MANAGER OF _____
AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

CORPORATE ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
A.D. 2022 BY _____ WHO
REPRESENTED THAT HE/SHE IS THE MANAGER OF _____
AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

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

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
A.D. 2022 BY _____ WHO
REPRESENTED THAT HE/SHE IS THE _____ OF THE _____
AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

APPROVED AS TO FORM

CITY ATTORNEY _____ DATE _____

ENGINEER & SURVEYOR

MW BROWN
ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

SURVEYOR'S SEAL _____ NOTARY PUBLIC SEAL _____ CITY-COUNTY ENGINEER SEAL _____ CLERK-RECORDER SEAL _____

PLAT A

ROLLING SAND SUBDIVISION

A RESIDENTIAL SUBDIVISION
INCLUDING A VACATION OF LOT 1, TUCKER PLAT "B" SUBDIVISION
OREM CITY UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET



Planning Commission

January 21st, 2026

PUBLIC HEARING – TEXT AMENDMENT

Request to amend Article 22-11-47(H)(3) and 22-11-47(H)(4) and appendix BB regarding the height of required masonry walls and landscaped areas of setbacks in certain areas of the PD-34 Zone

Item 4.3:

Text Amendment,
PD-34 Zone

Prepared By:

Jared Hall

Applicant:

Home Depot /
Woodbury

Notices

Posted in 2 public places

Posted on City Webpage and
City hotline

Posted at Utah.gov/pmn

Action

The Commission may:

Recommend APPROVAL of
the proposed text
amendment to the City
Council.

Recommend DENIAL of the
proposed text amendment
to the City Council.

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 that the Planning Commission forward a recommendation to the City Council to amend Article 22-11-47(H)(3) and 22-11-47(H)(4) and appendix BB regarding the height of required masonry walls and landscaped setbacks in portions of the PD-34 Zone.

BACKGROUND: This request for text amendment is related to the zone change of property at 575 E. 1000 South that was reviewed and approved by the City Council on December 9, 2025. Bringing that property into the PD-34 Zone is a part of the overall plan to develop a new Home Depot on the adjacent properties in the PD-34 Zone. To mitigate some impacts of the Home Depot development on residential neighbors, the developer agreed to modify the proposed site plan by adding a 12' masonry wall adjacent to some properties, as well as eventually deeding some property to the adjacent neighbors to create more distance from their homes to the 12' high wall that will be installed. These two proposed changes will have an impact on the PD-34 Zone and a re-development agency (RDA) participation agreement in place for the PD-34 Zone.



Figure 1: Areas highlighted along the west boundary of the PD-34 Zone impacted by the text amendment.

REVIEW & ANALYSIS:

RDA Participation Agreement – An RDA participation agreement is in place for development in the PD-34 Zone. That agreement specifies the developers' required actions, such as the installation of walls and landscaping to buffer adjacent residential zoning. The RDA Board has already approved a modification to the participation agreement to reflect the agreed upon installation of the 12' masonry wall and the placement of it to allow use or sale of additional property to the adjacent residentially zoned properties. The proposed text amendment is intended to bring the language and exhibits of the PD-34 Zone into alignment with the changes the RDA Board approved.

PD-34 Zone – To accommodate the changes to the wall height and landscaping on the west property boundary, changes to the text of the PD-34 Zone and to the site plan exhibits for the PD-34 Zone located in Appendix BB are necessary.

Text, 12' Wall – The proposed change to 22-11-47(h)(3) is shown below:

3. **Masonry Wall**. A masonry wall at least eight feet (8') in height shall be maintained along the west boundary of the PD-34 zone where it adjoins existing residential development and where the PD-34 zone adjoins 1100 South Street. However, no masonry wall shall be required where residential development in the PD-34 zone fronts on an adjoining residential street such as 590 East or 1100 South. A masonry wall of twelve feet (12') in height shall be installed and maintained along those portions of the est boundary adjoining existing residential development as shown on the “Setbacks and Landscape Strips” exhibit in Appendix BB, page 3.1.

It is proposed to add the descriptive language to the end of the subsection and to reference the site plan exhibit itself for additional clarity.

Text, Landscaping – The landscape strip on the development side of the 12' wall will be reduced, placing the wall closer to the development and 6.6' feet further from the residential home at 578 E. 1000 South. The strip on the developers' side will be reduced to two feet (2') in order to make this change. The proposed additional language for 2-11-47(H)(4) is shown below:

4. **Landscaping**. Landscaping shall be provided and maintained as generally shown in Appendix BB. A landscaping plan shall be submitted to the City for approval as a part of any site plan. Landscaping in the PD-34 zone shall include the following elements:
 - a. A “Major Park” consisting of at least thirty-five thousand (35,000) square feet with landscaping, trees, fountain, sculpture, benches walking paths, and other features shall be provided and maintained. At least twenty thousand (20,000) square feet of the Major Park shall be constructed concurrently with the first residential or office building that fronts on the location of the Major Park as shown in Appendix BB. The developer shall have flexibility to relocate or reconfigure the Major Park as market forces may require provided that the area of the Major Park is not reduced.

b. A landscaped strip at least eight feet in width shall be maintained adjacent to the residential property west of the PD-34 zone from approximately 850 South to 1100 South and where the PD-34 zone adjoins 1100 South. The landscaped strip shall be maintained on the PD-34 side of the required masonry wall except that such landscaped strip shall be maintained on the west side of the wall for the two lots located directly to the north and south of the 900 South hammerhead. That portion of the landscaped strip located adjacent to the 900 South hammerhead is only required to be three feet (3') in width. The landscaped strip adjacent to the twelve-foot (12') masonry wall at the property line shared with the 1000 South right-of-way and the residential property at 578 E. 1000 South is required to be no less than two feet (2') as shown on the "Setbacks and Landscape Strips" exhibit in Appendix BB, page 3.1.

Appendix BB – An additional Site Plan exhibit is proposed to be added to the current "Setbacks and Landscape Strips" portion of Appendix BB, shown below:

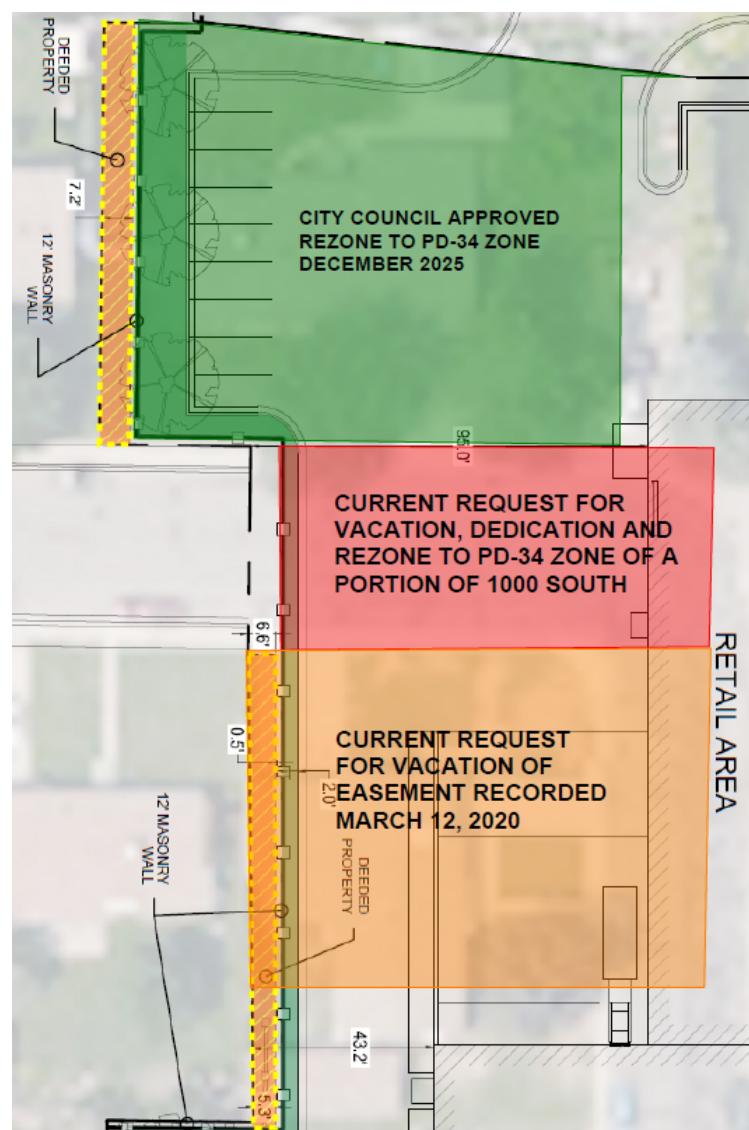


Figure 2: proposed pg. 3.1, Appendix BB "Setbacks and Landscape Strips."

The exhibit shows the change in height for the masonry wall and indicates the reduced landscaping and additional areas adjacent to the residential properties at 557 E. 1000 South and at 578 E. 1000 South to be deeded to those properties from the developers' parcel. This will be reflected in the applicant's site plan and subdivision related to the project as well.

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 or Denial for the requested amendments to the City Council; or

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 Orem City Council for the proposed amendments to Article 22-11-47(H)(3) and 22-11-47(H)(4) and appendix BB regarding the height of required masonry walls and landscaped setbacks in portions of the PD-34 Zone.”

Motion to Continue the Request

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

3. **Masonry Wall**. A masonry wall at least eight feet (8') in height shall be maintained along the west boundary of the PD-34 zone where it adjoins existing residential development and where the PD-34 zone adjoins 1100 South Street. However, no masonry wall shall be required where residential development in the PD-34 zone fronts on an adjoining residential street such as 590 East or 1100 South. **A masonry wall of twelve feet (12') in height shall be installed and maintained along those portions of the est boundary adjoining existing residential development as shown on the “Setbacks and Landscape Strips” exhibit in Appendix BB, page 3.1.**
4. **Landscaping**. Landscaping shall be provided and maintained as generally shown in [Appendix BB](#). A landscaping plan shall be submitted to the City for approval as a part of any site plan. Landscaping in the PD-34 zone shall include the following elements:
 - a. A “Major Park” consisting of at least thirty-five thousand (35,000) square feet with landscaping, trees, fountain, sculpture, benches walking paths, and other features shall be provided and maintained. At least twenty thousand (20,000) square feet of the Major Park shall be constructed concurrently with the first residential or office building that fronts on the location of the Major Park as shown in [Appendix BB](#). The developer shall have flexibility to relocate or reconfigure the Major Park as market forces may require provided that the area of the Major Park is not reduced.
 - b. A landscaped strip at least eight feet in width shall be maintained adjacent to the residential property west of the PD-34 zone from approximately 850 South to 1100 South and where the PD-34 zone adjoins 1100 South. The landscaped strip shall be maintained on the PD-34 side of the required masonry wall except that such landscaped strip shall be maintained on the west side of the wall for the two lots located directly to the north and south of the 900 South hammerhead. That portion of the landscaped strip located adjacent to the 900 South hammerhead is only required to be three feet (3') in width. **The landscape strip adjacent to the twelve-foot (12') masonry wall at the property line shared with the 1000 South right-of-way and the residential property at 578 E. 1000 South is required to be no less than two feet (2') as shown on the “Setbacks and Landscape Strips” exhibit in Appendix BB, page 3.1.**
 - c. The landscaped strip shall be maintained with lawn, shrubs and trees with trees spaced no further than 30 feet apart. However, this landscaped strip shall not be required in locations where residential [dwellings](#) in the PD-34 zone front on 590 East or 1100 South.

- d. All other land within the PD-34 zone not covered by buildings, driveways, sidewalks, parking areas, playgrounds, plazas, hardscape or other Amenities shall be landscaped.
- e. All landscaping shall be maintained in accordance with good landscaping practices. An underground sprinkling system shall be installed and maintained for all landscaped areas.
- f. Trees shall be maintained in the landscaped areas along 800 South. The trees required under this subsection shall be spaced no more than forty feet apart and shall consist of English Oak, Norway Maple, Littleleaf Linden or comparable trees approved by the City Urban Forester. The required trees shall be at least two inches (2") in caliper measured four feet (4') above the ground.
- g. Notwithstanding anything herein to the contrary, landscaping for the areas shown in Appendix TT of the Orem City Code along the University Parkway frontage shall be provided and maintained as shown in Appendix TT. The owner of each property in the PD-34 zone shall be responsible for the maintenance of all landscaping located between the back of street curb and the lot line and for the removal of snow, ice, weeds, dirt and debris from any public sidewalk located on the property or between the back of street curb and the property line

APPENDIX BB – SETBACKS AND LANDSCAPE STRIP CONFIGURATIONS

