

RESOLUTION NO. PC-2026- 0004

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
TO FORWARD **NO RECOMMENDATION** TO CITY COUNCIL
ON THE 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 SETBACKS
IN PORTIONS OF THE PD-34 ZONE

WHEREAS in December 2025, Kathy Olson filed an application with the City of Orem requesting the City 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; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on January 21st, 2025; and

WHEREAS a notice of the Planning Commission public hearing for this Text Amendment application was posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

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

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

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

1. The Planning Commission hereby **forwards without recommendation** the 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, as shown on Exhibit “A” which is attached hereto and incorporated herein by reference.

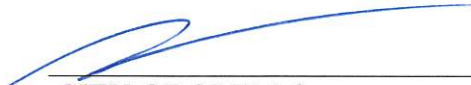
2. This resolution shall take effect immediately upon passage.

3. If any part of this resolution shall be declared invalid, such decision shall not affect the

validity of the remainder of this resolution.

4. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 21st day of January 2026.


CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:


Gary McGinn, Planning Commission Secretary

PLANNING COMMISSION
MEMBER

AYE NAY ABSTAIN ABSENT

Mike Carpenter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerald Crismon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
James Hawkes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rod Erickson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Britton Runolfson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Haysam Sakar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Exhibit “A”

Article 22-11-47(H)(3) and 22-11-47(H)(4)

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

