



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
January 16, 2019

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

DISCUSSION - Landscape ordinance revisions

Review

Presenter: Christian Kirkham and Bryce Miller

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1. PUBLIC HEARING – The applicant requests the City approve the plat amendment for Cove Estates Plat “J” including a vacation of Lot 1, Plat “D” Cove Estates Subdivision located at 1387 East 1160 North in the R12 Zone.

Staff recommends the Planning Commission approve this request.

[SR.C_Cove Estates.docx](#)

[Cove Estates Zoning Map.pdf](#)

[Final Plat.pdf](#)

[Cove Estates MailerFront.pdf](#)

[Cove Estates MailerBack.pdf](#)

[Cove Estates Labels.docx](#)

3.2. PRELIMINARY PLAT - Skyline Holdings Group, LLC requests the Planning Commission approve the Preliminary Plat for Alger Acres, located at 200 N 1000 E in the R8 zone.

Staff recommends the Planning Commission approve this request.

Presenter: Christian Kirkham

[3.2_Alger_Acres_Staff_Report.docx](#)

[AlgerAcres_zoning.pdf](#)

[Preliminary_Plat_-_Alger_Acres_Plat_H___Plat_I_1.3.19.pdf](#)

[Final Plat - Alger Acres Plat H 1.3.19.pdf](#)

3.3. PLAT AMENDMENT – Vacating University Mall NM-14 Subdivision Plat A Lots 3 and 5 2nd Amended and approving the final plat of University Mall Subdivision Plat A - Lot 3 - 2nd Amended at 450 East 1150 South in the PD-34 zone.

Staff recommends the Planning Commission approve this request.

Presenter: Kirby Snideman

[3.3_StaffRep_Univ_Mall_Subd_Plat_2019.01.16 \(2\).docx](#)

[Map_Univ Mall Subd Plat_2019.01.16.pdf](#)

[Final Plat - 1.8.19 U Mall Subdivision Plat A Lot 3 2nd Amnd.pdf](#)

3.4. PLAT AMENDMENT – Vacation of Lot 2, Plat “A”, OBOK Subdivision and Lot 3, Plat “A”, Amended Murano Subdivision and approving the final plat of Plat “B” OBOK Subdivision located at 460 West 1600 North in the NVD-C zone.

Staff recommends the Planning Commission approve this request.

Presenter: Kirby Snideman

[3.4_StaffRep_OBOK_Plat_B_2019.01.16.docx](#)

[Map_OBOK Plat B_2019.pdf](#)

[Plat Amendment - OBOK Subdivision Plat B 1.10.19.pdf](#)

3.5. PUBLIC HEARING – Amend sections 22-7-12 and 22-7-5 of the Orem City code.

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding this request.

Presenter: Kirby Snideman

[3.5_StaffRep_PRDamendment_2019.01.16 \(2\).docx](#)

[Ordinance-PRD-Density-ConceptPlan \(3\).pdf](#)

3.6. PUBLIC UTILITY EASEMENT VACATION – Vacating a public utility easement located at 730 East 950 South in the PD-34 zone

Staff recommends the Planning Commission approve this request.

Presenter: Kirby Snideman

[3.6_StaffRep_Aston Easement.docx](#)

[Map_Aston Easement Vacation_2019.01.16.pdf](#)

[Exhibits_to_the_Encroachment-surplus_agreement.pdf](#)

3.7. SITE PLAN – Salmon Pharmacy at 865 North 980 West in the PD-22 Zone

Staff recommends the Planning Commission approve this request.

Presenter: Kirby Snideman

[3.7_StaffRep_Salmon_Pharmacy_Site_Plan_2019.01.16.docx](#)

[Map_Salmon Pharmacy_2019.01.16.pdf](#)

[Site PLAN-Salmon Pharmacy 1-9-2019 - Excerpt.pdf](#)

4. MINUTES REVIEW AND APPROVAL

4.1. December 5, 2018 Planning Commission Minutes

Review and Approve

5. ADJOURN

Next meeting scheduled for Wednesday, February 6, 2019

**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



Agenda Item No:

Planning Commission Agenda Item Report

Meeting Date: January 16, 2019

Submitted by: Christian Kirkham

Submitting Department: Development Services

Item Type: Discussion Item

Agenda Section:

Subject:

DISCUSSION - Landscape ordinance revisions

Suggested Action:

Review

Presenter:

Christian Kirkham and Bryce Miller

Background:

Landscape ordinance revisions

Potentially Affected Area:

Attachments:



Planning Commission Agenda Item Report

Meeting Date: January 16, 2019

Submitted by: Christian Kirkham

Submitting Department: Development Services

Item Type: Plat Amendment

Agenda Section:

Subject:

PUBLIC HEARING – The applicant requests the City approve the plat amendment for Cove Estates Plat “J” including a vacation of Lot 1, Plat “D” Cove Estates Subdivision located at 1387 East 1160 North in the R12 Zone.

Suggested Action:

Staff recommends the Planning Commission approve this request.

Presenter:

Background:

The applicant owns the property at 1387 East 1160 North and is looking to expand his property by buying an unused portion of his neighbor’s lot. For this to be done, the plat needs to be amended.

Potentially Affected Area:

Canyon View Neighborhood

Attachments:

[SR.C_Cove Estates.docx](#)

[Cove Estates Zoning Map.pdf](#)

[Final Plat.pdf](#)

[Cove Estates MailerFront.pdf](#)

[Cove Estates MailerBack.pdf](#)

[Cove Estates Labels.docx](#)

Item #: 3.1

Prepared By:
Christian Kirkham, AICP
Planner

Applicant:
Scott Miller

Planning Commission

January 16, 2019



PUBLIC HEARING – The applicant requests the City approve the plat amendment for Cove Estates Plat “J” including a vacation of Lot 1, Plat “D” Cove Estates Subdivision located at 1387 East 1160 North in the R12 Zone.

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- 64 notices sent out to surrounding property owners.

SITE INFORMATION:

- General Plan Designation: Low Density Residential
- Current Zone: R12
- Acreage: 7.10
- Neighborhood: Canyon View

FINDINGS:

The Planning Commission shall find and be satisfied:

- That the plat amendment complies with all applicable City Codes.

ACTION:

The Planning Commission is the final approving authority regarding the plat amendment request.

REQUEST:

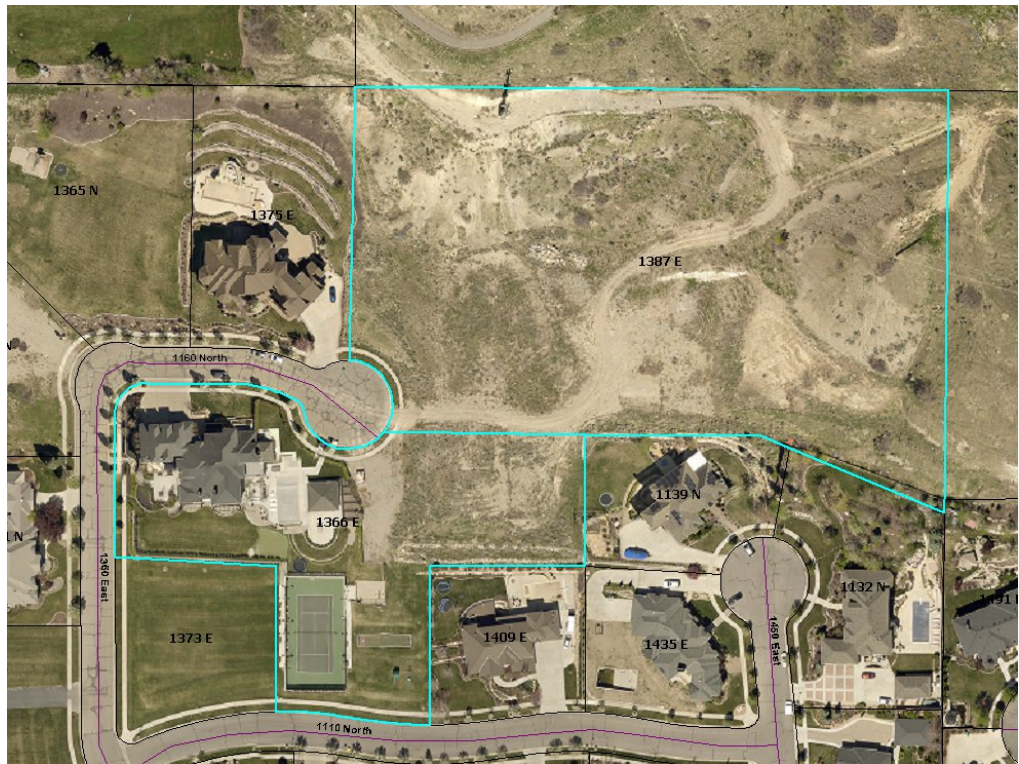
The applicant requests the City approve the plat amendment for Cove Estates Plat “J” including a vacation of Lot 1, Plat “D” Cove Estates Subdivision located at 1387 East 1160 North in the R12 Zone.

BACKGROUND:

The applicant owns the property at 1387 East 1160 North and is looking to expand his property by buying an unused portion of his neighbor’s lot. For this to be done, the plat needs to be amended.

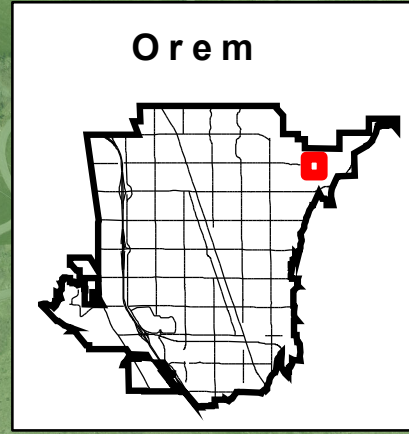
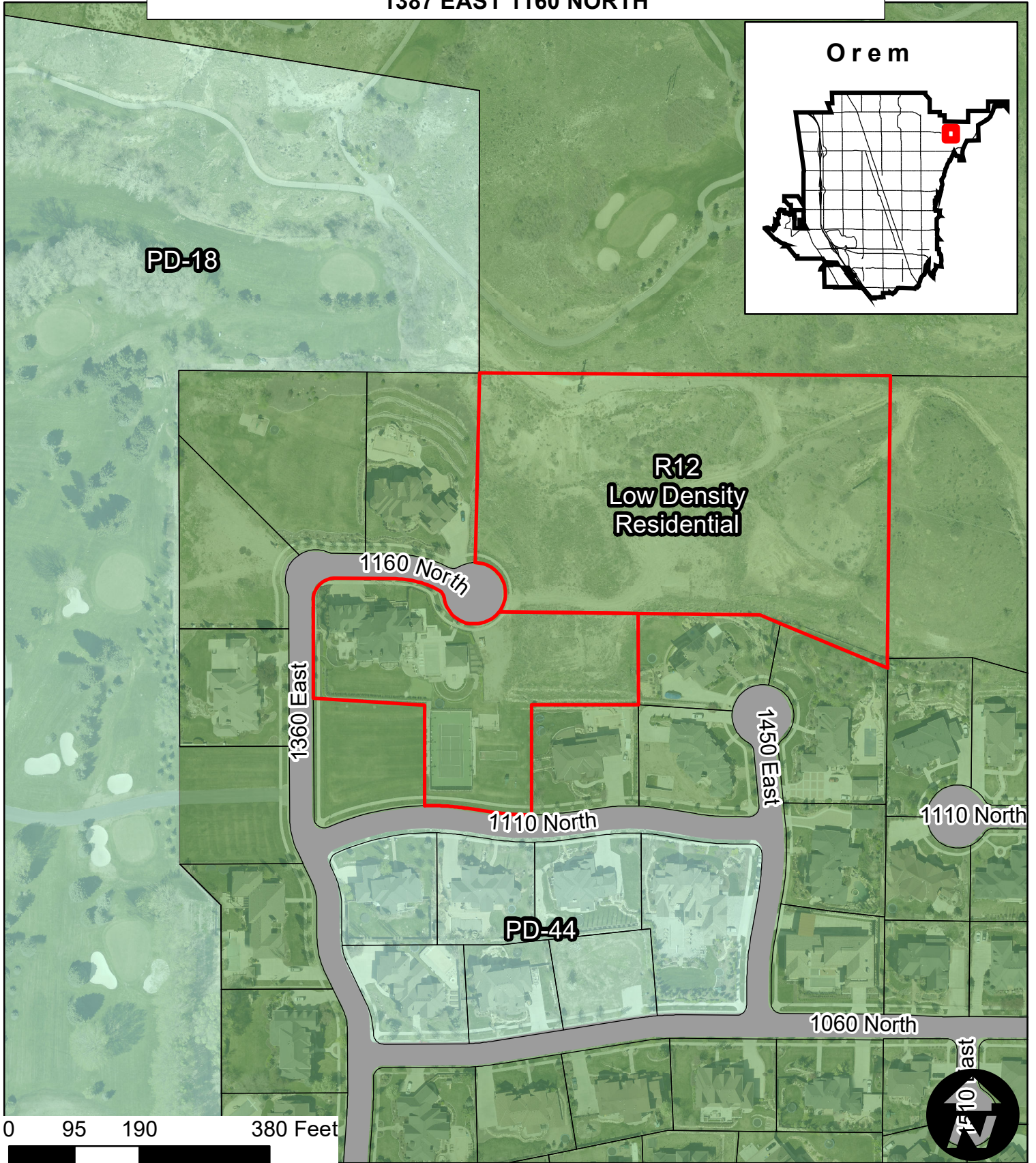
RECOMMENDATION:

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment for Cove Estates Plat “J” including a vacation of Lot 1, Plat “D” Cove Estates Subdivision located at 1387 East 1160 North in the R12 Zone.





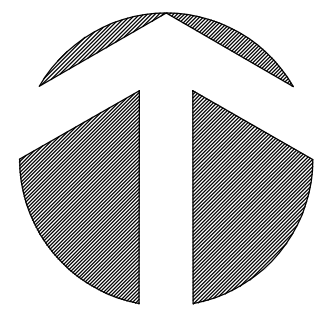
Cove Estates, Plat J Zoning Map

1387 EAST 1160 NORTH



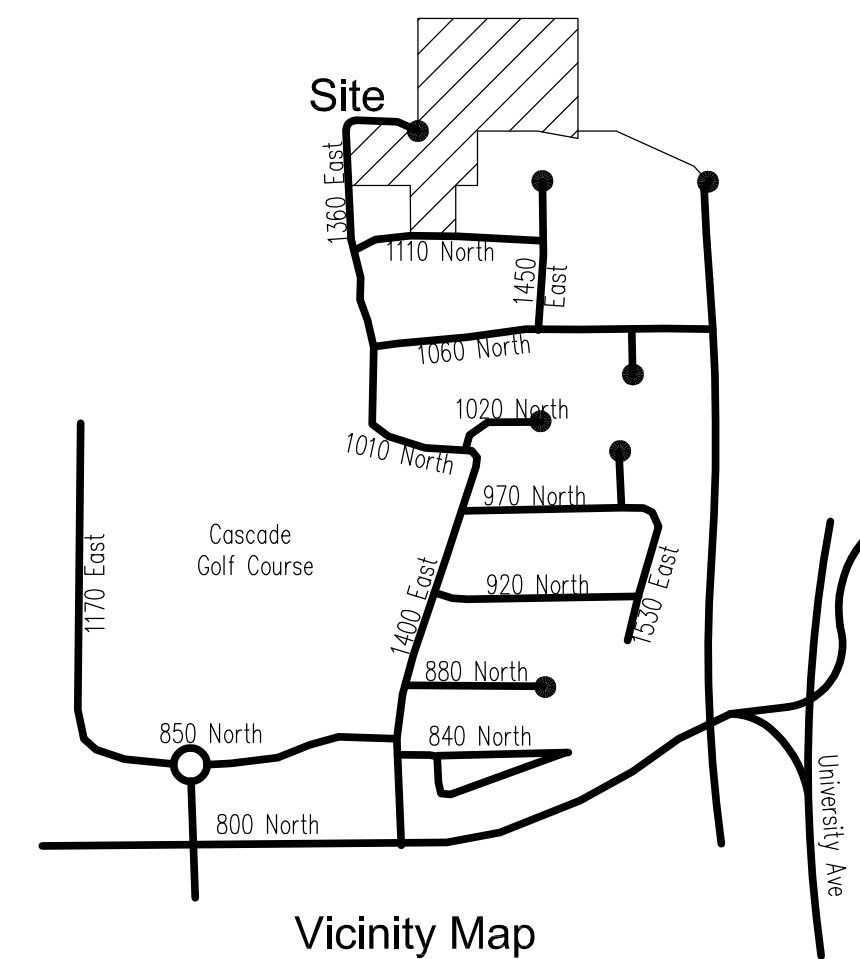
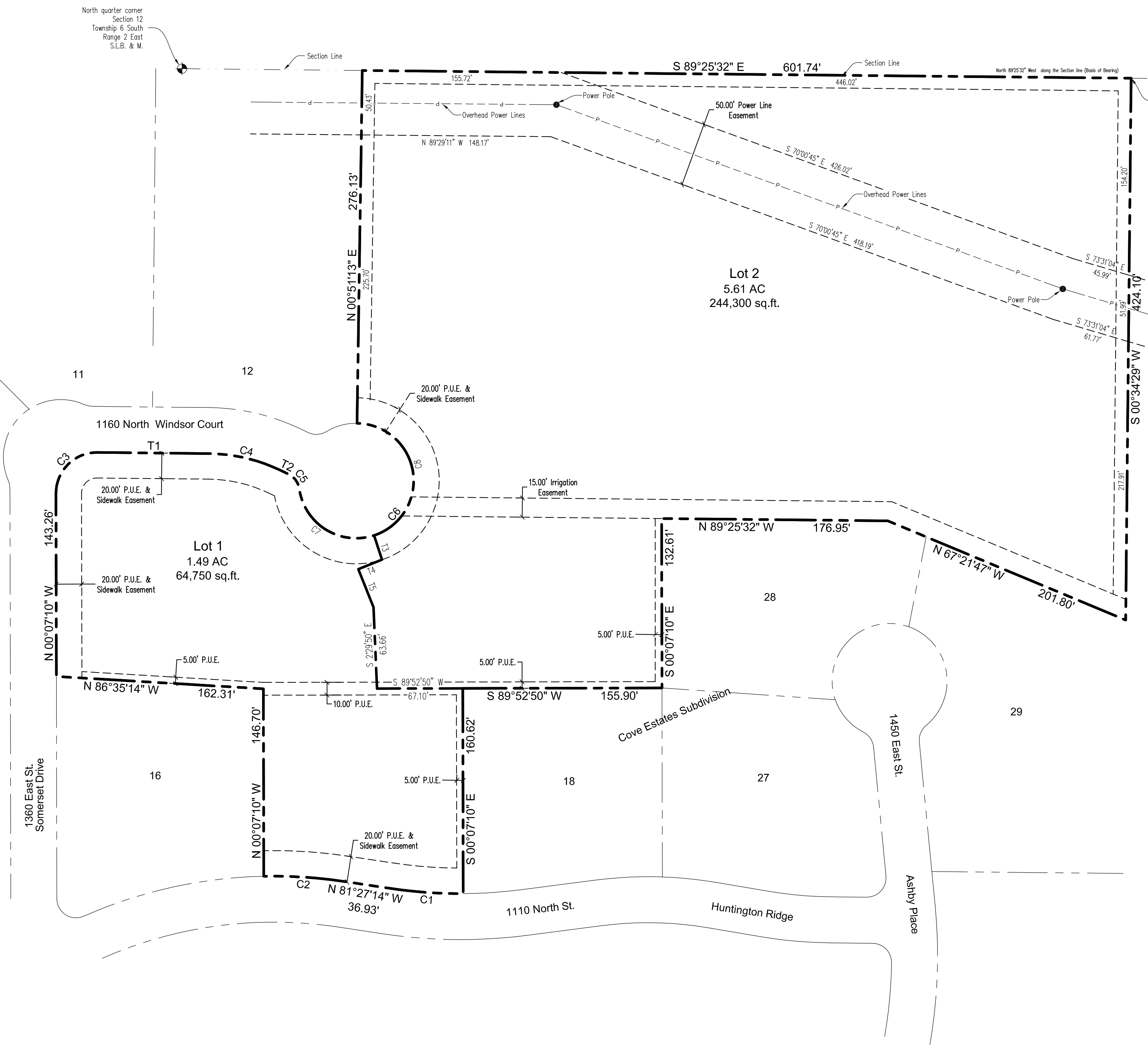
Legend

-  Selected_Parcels
-  Parcels



NORTH
1" = 50'

Cascade Golf Course LTD



Vicinity Map

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	370.00'	57.35'	57.29'	N 85°53'39" W	85°2'50"
C2	368.00'	62.63'	62.55'	N 86°19'45" W	9°45'02"
C3	32.00'	50.66'	45.53'	N 45°13'39" E	90°41'56"
C4	132.00'	57.08'	56.64'	S 77°02'11" E	24°46'40"
C5	15.00'	14.97'	14.36'	S 36°03'15" E	57°11'08"
C6	45.00'	204.95'	68.46'	N 41°19'27" E	280°56'53"
C7	45.00'	78.48'	68.91'	S 58°10'00" E	99°55'47"
C8	45.00'	126.46'	88.77'	N 8°38'26" W	161°01'07"

Line Table		
Line	Length	Direction
T1	87.30'	S 89°25'32" E
T2	7.91'	S 64°38'50" E
T3	20.00'	S 18°07'53" E
T4	19.99'	S 68°17'30" W
T5	32.16'	S 21°42'30" E

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, 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

Commencing at the Northeast corner of Lot 13, Cove Estates Subdivision as shown on file in the office of the Utah County Recorder, Utah County, Utah, said point being located North 89°25'32" West along the Section line 541.51 feet from the Northeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along Cove Estates as follows: South 00°34'29" West 424.10 feet, North 67°21'47" East 201.80 feet, North 89°25'32" West 176.95 feet, thence along Plat "D", Cove Estates Subdivision as follows: South 00°07'10" East 132.61 feet, South 89°52'50" West 155.90 feet, South 00°07'10" East 160.62 feet, along the arc of a 370.00 foot radius curve to the right 57.35 feet (chord bears North 85°53'39" West 57.29 feet), North 81°27'14" West 36.93 feet, along the arc of a 368.00 foot radius curve to the left 62.63 feet (chord bears North 86°19'45" West 62.55 feet), North 00°07'10" West 146.70 feet, North 86°35'14" West 162.31 feet, North 00°07'10" West 143.26 feet, along the arc of a 32 foot radius curve to the right 50.66 feet (chord bears North 45°13'39" East 45.53 feet), South 89°25'32" East 87.30 feet, along the arc of a 132.00 foot radius curve to the right 57.08 feet (chord bears South 77°02'11" East 56.64 feet), South 64°38'50" East 7.91 feet, along the arc of a 15.00 foot radius curve to the right 14.97 feet (chord bears South 36°03'15" East 14.23 feet), thence along the arc of a 45.00 foot radius curve to the left 204.95 feet (chord bears North 41°19'27" East 68.46 feet) to the Southeast corner of Lot 12, Cove Estates Subdivision; thence North 00°51'13" East along Lot 12, 276.13 feet to the Section line; thence South 89°25'32" East along the Section line 601.74 feet to the point of beginning.

Area = 309,051 sq/ft or 7.09 Acres

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__.

Todd R. Pederson _____ Todd Pederson _____
Andrea Pederson _____

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the ____ day of _____, A.D. 20__, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

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. Signed this ____ day of _____, A.D. 20__.

Approved: _____ City Engineer Approved: _____ City Recorder

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 _____ Chairman, Planning Commission _____ Resolution No. _____

Plat "J"

Cove Estates

Including a Vacation of Lot 1, Plat "D"
Cove Estates Subdivision

Subdivision

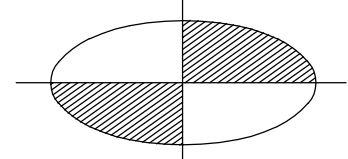
Orem City, _____ Utah County, Utah
Scale: 1" = 50 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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Approved as to Form

City Attorney _____ Date _____

PREPARED BY

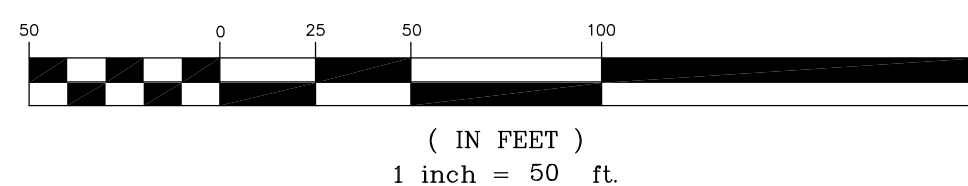


DUDLEY AND ASSOCIATES INC.

Notes:

- The Maximum elevation for a water fixture is 4980.00
- No building permit shall be issued within forty (40') feet of the fault line.
- This Plat is subject to the CC&R's recorded as Entry Number 19193.2002.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

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 14,15 & 17 Cove Estates Subdivision. Lots 14,15 & 17 Cove Estates Subdivision are hereby Vacated.

For more information, contact
Current Planner at
(801) 229-7183 or



City Council Chambers, 56 N State Street

[Redacted]

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Planning Commission
Wed, Jan 16, 2019
4:30 pm



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Current Planner at
(801) 229-7183 or

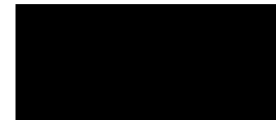


City Council Chambers, 56 N State Street

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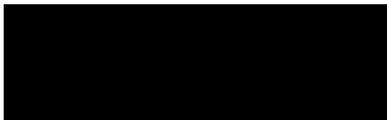


City Council Chambers, 56 N State Street

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4:30 pm



DKEA LLC
PO BOX 501
FOUNTAIN GREEN, UT 84632

CASCADE SEDDIE LLC
PO BOX 95330
SOUTH JORDAN, UT 84095

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

ANDERSON, DUDLEY G JR
752 W 210 N
OREM, UT 84057

PRIME WEST PROPERTIES LC
831 N 1420 E
OREM, UT 84097

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

GREER, GREGORY A & SUZETTE
OTTO
1041 N 1360 E
OREM, UT 84097

BROTHERSON, WILLIAM DAVID
1044 SOMERSET DR
OREM, UT 84097

BROTHERSON, WILLIAM DAVID
--OR CURRENT RESIDENT--
1044 N 1360 EAST
OREM, UT 84097

CRUMP, KENNETH & AMY
1065 N 1360 E
OREM, UT 84097

DKEA LLC
--OR CURRENT RESIDENT--
1072 N 1450 EAST
OREM, UT 84097

YOUNG, MICHAEL S & K SHAYNE
1083 N 1360 E
OREM, UT 84097

HOOD, RICKY D
1091 N 1560 E
OREM, UT 84097

DEAN, ROBERT C
1102 N 1450 E
OREM, UT 84097

SEDDIE LLC
--OR CURRENT RESIDENT--
1122 N 1360 EAST
OREM, UT 84097

AFFLECK, DONNETTE P & DAVID D
1127 N 1450 E
OREM, UT 84097

MOTT, EARL A & PATRICIA K
1131 N 1360 E
OREM, UT 84097

S & B CANYON COVE HOME LLC
1132 N 1450 E
OREM, UT 84097

S & B CANYON COVE HOME LLC
--OR CURRENT RESIDENT--
1132 N ASHBY PL
OREM, UT 84097

HORNE, MARGARET
1139 N ASHBY PL
OREM, UT 84097

SANTIAGO, TODD
--OR CURRENT RESIDENT--
1159 N 1360 EAST
OREM, UT 84097

CASCADE SEDDIE LLC
--OR CURRENT RESIDENT--
1210 N 1280 EAST
OREM, UT 84097

MILLER, SCOTT L
1232 S 1100 E
OREM, UT 84097

PEDERSON, TODD & ANDREA
--OR CURRENT RESIDENT--
1366 E 1160 NORTH
OREM, UT 84097

SANTIAGO, TODD
1369 E 1060 N
OREM, UT 84097

ARCHIBALD, JORDAN & BRITTANY
1369 E LANCASTER WY
OREM, UT 84097

BROWN, JOSEPH A
1374 E HUNTINGTON RIDGE
OREM, UT 84097

STEWART, ASHLEY & ANDREW
--OR CURRENT RESIDENT--
1375 E 1160 NORTH
OREM, UT 84097

MITCHELL, AMY LAMOREAUX (ET
AL)
1377 E 1600 N
OREM, UT 84097

MITCHELL, AMY LAMOREAUX (ET
AL)
1377 E LANCASTER WY
OREM, UT 84097

POPE, MARK E & LEE ANNE
1378 E 1060 N
OREM, UT 84097

BRADY, RICHARD B & JANICE M
1379 CANTERBURY LA
OREM, UT 84097

THOMSON, TIFFANI K
1382 HUNTINGTON RDG
OREM, UT 84097

THOMSON, TIFFANI K
--OR CURRENT RESIDENT--
1382 E HUNTINGTON RIDGE
OREM, UT 84097

MILLER, SCOTT L
--OR CURRENT RESIDENT--
1387 E 1160 NORTH
OREM, UT 84097

JONES FAMILY TRUST LC THE
--OR CURRENT RESIDENT--
1403 E LANCASTER WY
OREM, UT 84097

DOUSSETT, CURT & TONIA
1406 E LANCASTER WY
OREM, UT 84097

BATEMAN, AMANDA & DAVID
1407 PEMBROKE CIR
OREM, UT 84097

OLIVER, CHE K & LISA
1408 E HUNTINGTON RIDGE
OREM, UT 84097

SLADE, RICHARD B
1409 HUNTINGTON RDG
OREM, UT 84097

SLADE, RICHARD B
--OR CURRENT RESIDENT--
1409 E HUNTINGTON RIDGE
OREM, UT 84097

REES, SCOTT & AMY G
1427 E PEMBROKE CIR
OREM, UT 84097

DEUCHER, BRYAN ROBERT & LESLIE
(ET AL)
1432 E 1060 N
OREM, UT 84097

DEUCHER, BRYAN ROBERT & LESLIE
(ET AL)
--OR CURRENT RESIDENT--
1432 E LANCASTER WY
OREM, UT 84097

HUNTINGTON RIDGE LLC
1434 E 1110 N
OREM, UT 84097

RAWLE, JANALEE & TOSH J
1464 E LANCASTER WY
OREM, UT 84097

QUIGLEY, NATHAN & VANESSA
1489 E 1060 N
OREM, UT 84097

ANTONELLI, JOHN ANTHONY &
ELIZABETH
1490 E 1110 N
OREM, UT 84097

KROHN, KRISTOFFER A & KALEEN M
1491 E 1110 N
OREM, UT 84097

ANDERSON, DUDLEY G JR
--OR CURRENT RESIDENT--
1523 E 1110 NORTH
OREM, UT 84097

MINER, DIXON JED & REBECCA M
1524 E 1110 N
OREM, UT 84097

BROWN, MARILYN MOODY
1525 E 1060 N
OREM, UT 84097

BENTZ, STEVEN & ERIN
1539 E 1110 N
OREM, UT 84097

HOOD, RICKY D
--OR CURRENT RESIDENT--
1540 E 1110 NORTH
OREM, UT 84097

MCGURRAN, THOMAS P &
KATHERINE L
1541 E 1060 N
OREM, UT 84097

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

JONES FAMILY TRUST LC THE
2180 S 1300 E STE 600
SALT LAKE CITY, UT 84106

STEWART, ASHLEY & ANDREW
4589 N 425 E
PROVO, UT 84604



Planning Commission Agenda Item Report

Meeting Date: January 16, 2019

Submitted by: Christian Kirkham

Submitting Department: Development Services

Item Type: Plat Amendment

Agenda Section:

Subject:

PRELIMINARY PLAT - Skyline Holdings Group, LLC requests the Planning Commission approve the Preliminary Plat for Alger Acres, located at 200 N 1000 E in the R8 zone.

Suggested Action:

Staff recommends the Planning Commission approve this request.

Presenter:

Christian Kirkham

Background:

The applicant owns a large lot (.69 acres) and wishes to subdivide their one lot into three (3) lots for future development. Plat "H" only describes one of the three lots, a future Plat "I" will describe the remaining two.

Potentially Affected Area:

Cascade

Attachments:

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[AlgerAcres_zoning.pdf](#)

[Preliminary_Plat_-_Alger_Acres_Plat_H___Plat_I_1.3.19.pdf](#)

[Final Plat - Alger Acres Plat H 1.3.19.pdf](#)

Item #: 3.2

Prepared By:
Christian Kirkham,
Long Ranger Planner

Applicant:
Skyline Holdings Group,
LLC

Planning Commission

Staff Report – January 16, 2019



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NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers

SITE INFORMATION:

- General Plan Designation: Light Density Residential
- Current Zone: R8
- Acreage: .69
- Neighborhood: Cascade

FINDINGS:

The Planning Commission shall find and be satisfied:

- That the plat amendment complies with all applicable City Codes.

ACTION:

The Planning Commission is the final approving authority regarding the plat amendment request.

REQUEST:

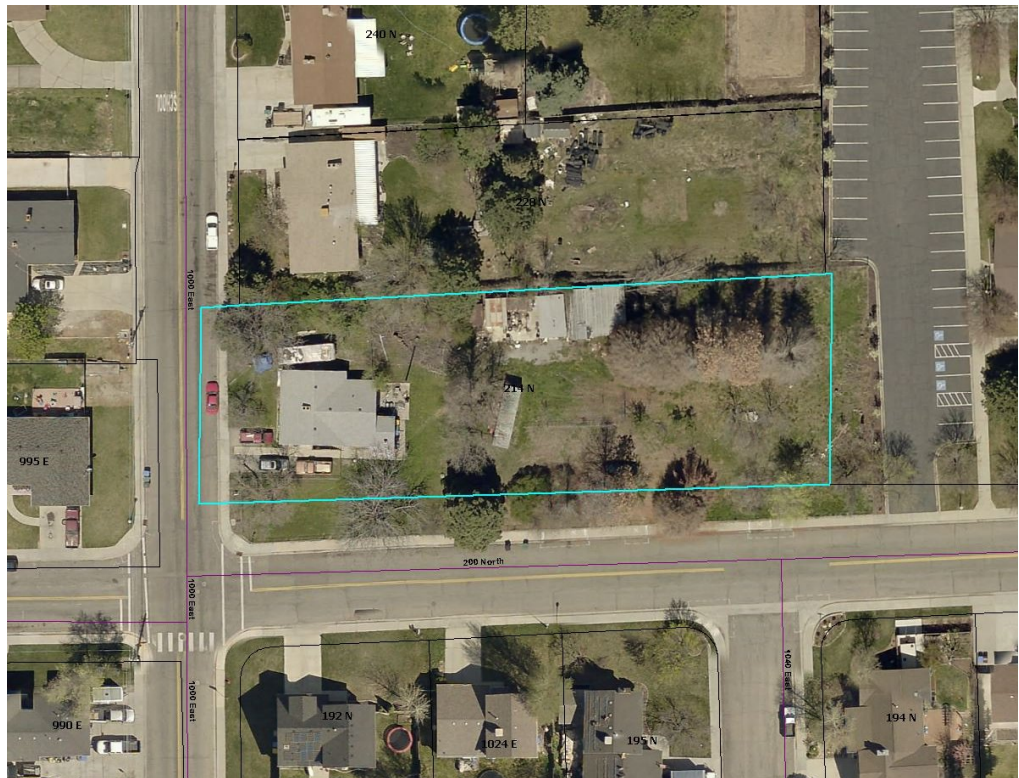
The applicant requests the Planning Commission approve the Preliminary Plat for Alger Acres, located at 200 N 1000 E in the R8 zone.

BACKGROUND:

The applicant owns a large lot (.69 acres) and wishes to subdivide their one lot into three (3) lots for future development. Plat “H” only describes one of the three lots, a future Plat “I” will describe the remaining two.

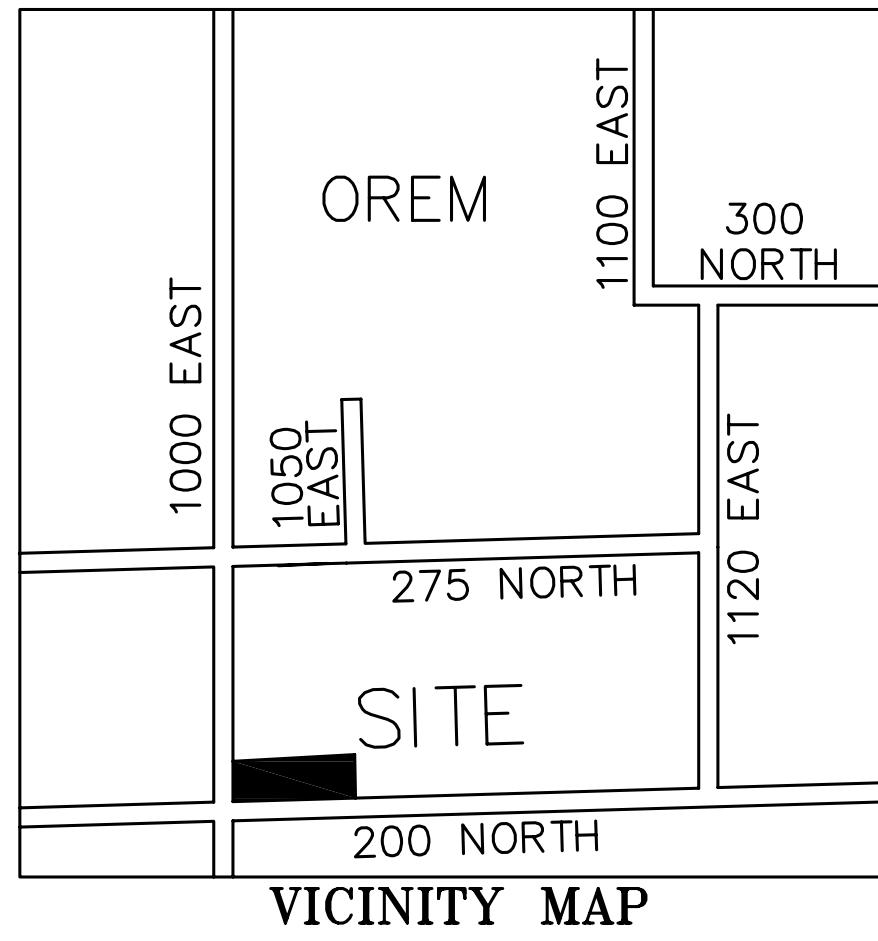
RECOMMENDATION:

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Preliminary Plat for Alger Acres located at 200 N 1000 East in the R8 Zone.



ALGER ACRES





NOTES:

- LOT 1 HAS AN EXISTING HOUSE WITH SEWER AND WATER SERVICES THAT WILL REMAIN.
- ALL CONSTRUCTION TO BE TO CURRENT OREM CITY STANDARDS.
- ANY PROPOSED SEWER LATERALS ARE TO BE 4" MINIMUM. CLEAN-OUTS WILL BE INSTALLED AT THE BACK OF SIDEWALK FOR ALL EXISTING AND PROPOSED SEWER LATERALS.
- ALL EXISTING STRUCTURES WILL BE REMOVED UNLESS OTHERWISE NOTED HEREON.
- ALL CULINARY WATER SERVICES WILL BE 1" TO THE METER.

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, THE DESIGNER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT ON THE EASTERLY LINE OF 1000 EAST STREET, SAID POINT BEING LOCATED SOUTH 00°51'46" EAST ALONG THE SECTION LINE 1227.97 FEET AND EAST 1347.86 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH BOUNDARY, AND EXTENSIONS THEREOF, OF LOT 4, PLAT D, ALGER ACRES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, THE FOLLOWING TWO (2) COURSES: NORTH 86°47'23" EAST 140.66 AND NORTH 87°10'35" EAST 166.03 FEET; THENCE SOUTH 119.73 FEET TO THE NORTHERLY LINE OF 200 NORTH STREET; THENCE ALONG THE NORTHERLY LINE OF 200 NORTH STREET SOUTH 87°19'13" WEST 297.58 FEET; THENCE NORTH 47°00'33" WEST 10.83 FEET TO THE EASTERLY LINE SAID 1000 EAST STREET; THENCE ALONG THE EASTERLY LINE OF SAID 1000 EAST STREET NORTH 00°34'14" WEST 110.21 FEET TO THE POINT OF BEGINNING.

AREA = 36,385 SQ. FT. OR 0.8353 ACRES

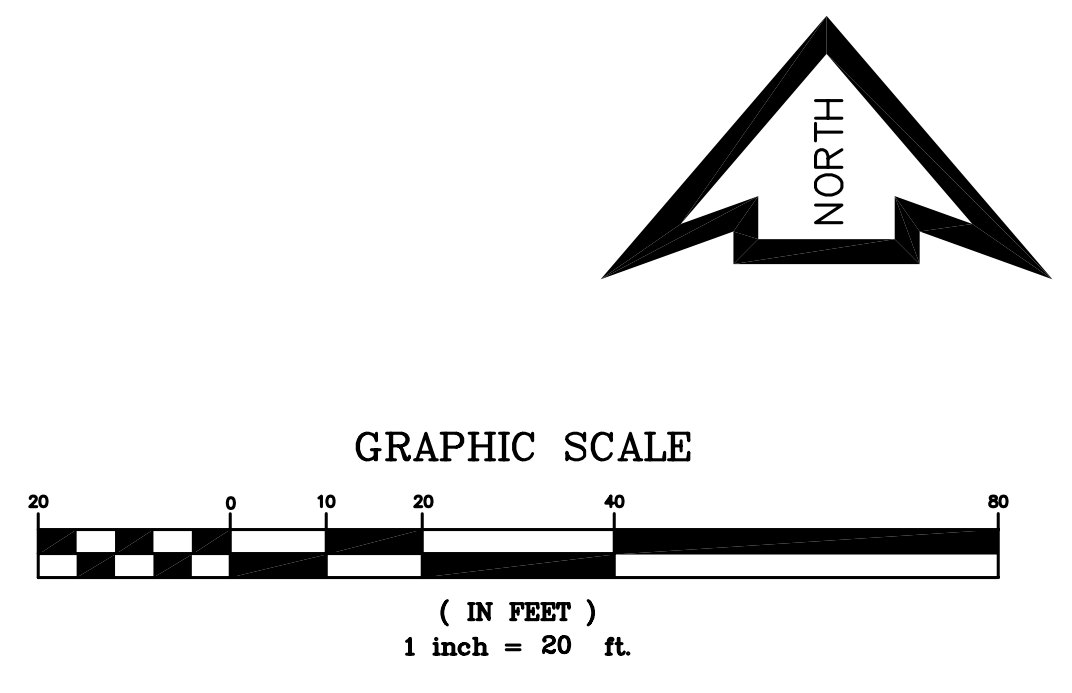


OWNER/DEVELOPER:
SKYLINE HOLDINGS GROUP LLC
RYAN LIKKE
(801) 787-4995

SURVEYOR/DESIGNER
LEVEL OF FOCUS, INC.
DAVID F. HUNT, PLS
1334 EAST 1150 SOUTH
SPANISH FORK, UT 84660
(801) 319-5441

WEST QUARTER CORNER
SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, SLB & M
(FOUND BRASS CAP)

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.83'	N47°00'33"W

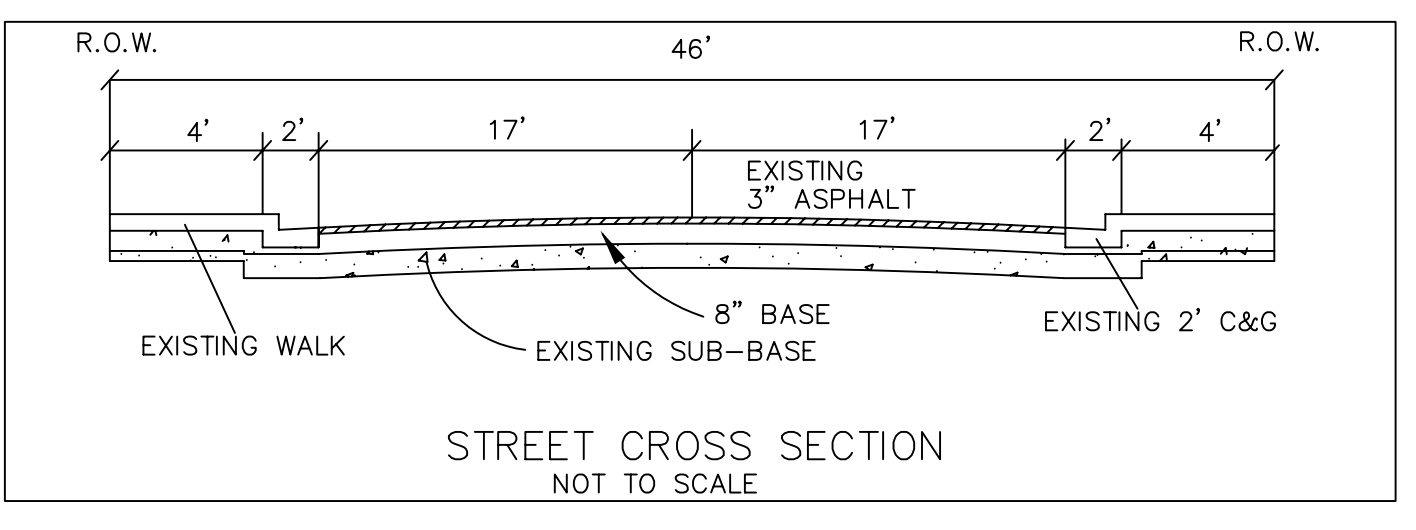
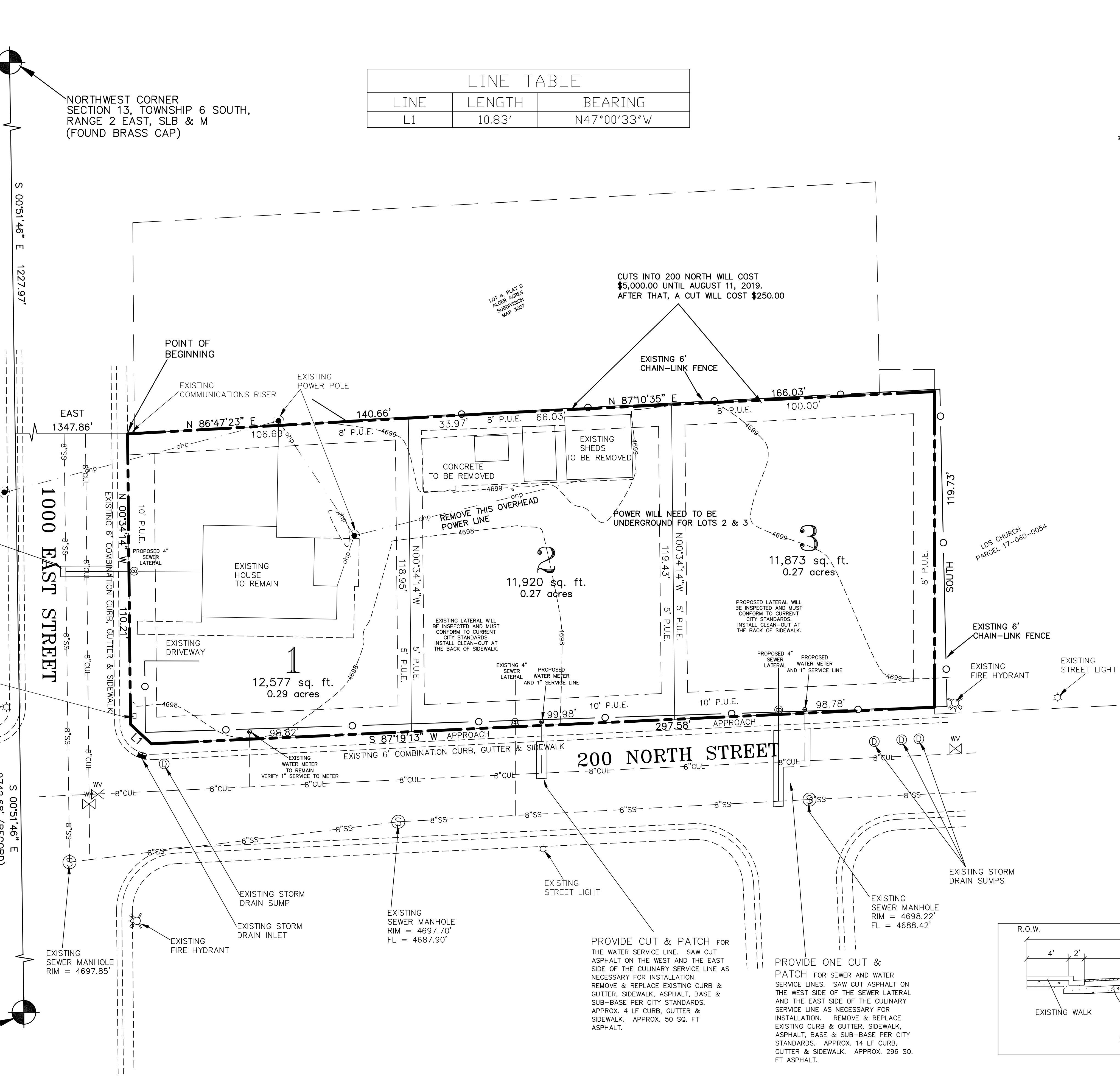


SYMBOL LEGEND

- 8"SS --- EXISTING 8" PVC SANITARY SEWER LINE
- (S)--- EXISTING SEWER MANHOLE
- 4" LAT. --- PROPOSED 4" SEWER LATERAL (EXISTING WHERE SHOWN)
- (C)--- PROPOSED SEWER CLEAN-OUT
- (W)--- EXISTING WATER MAIN
- (M)--- PROPOSED WATER METER (EXISTING WHERE SHOWN)
- (F)--- EXISTING FIRE HYDRANT
- (S)--- EXISTING SURVEY MONUMENT
- (L)--- EXISTING STREET LIGHT
- (I)--- EXISTING STORM DRAIN INLET
- (S)--- EXISTING STORM DRAIN SUMP
- (P)--- EXISTING POWER POLE & OVERHEAD LINES
- (F)--- EXISTING CHAIN-LINK FENCE

OREM GENERAL NOTES

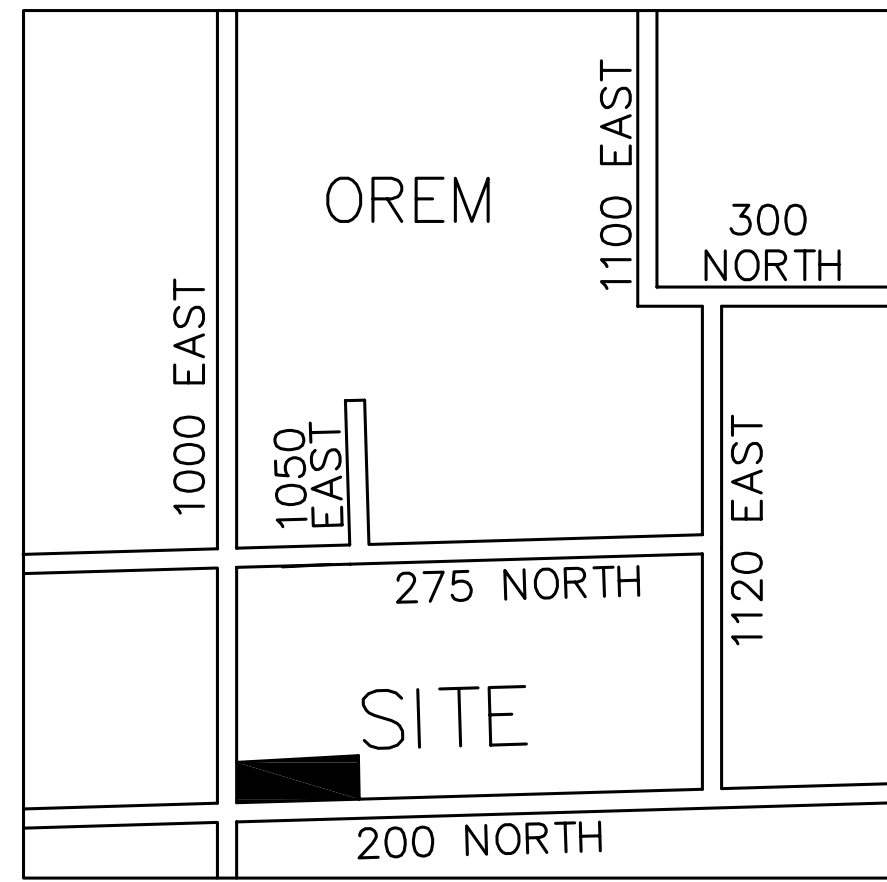
- THE FIRE PROTECTION ITEMS (FIRE HYDRANTS, WATER MAINS, ACCESS ROADS, ETC.) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. PLAN REVIEWS BY THE FIRE PROTECTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE UNIFORM FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.
- ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM WHICH INCLUDES A BACK-FLOW DEVICE TO THE BUILDING. BACK-FLOW DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-11-14 OF THE OREM CITY CODE. WATER METER SIZES SHALL BE DETERMINED BY THE CITY OF OREM BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. WATER METERS SHALL BE LOCATED AT THE BACK OF SIDEWALK OR CURB IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN TEN FEET (10') OF ANY EXISTING OR PROPOSED FACILITIES.
- IF REQUIRED BY CHAPTER 20 OF THE OREM CITY CODE OR BY THE APPLICANT'S PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE, A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
- ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM CITY CODE, CHAPTER 14.
- ALL UTILITIES, INCLUDING WATER AND SEWER LATERALS, WATER AND SEWER MAINS, STORM WATER DRAINS, STORM WATER SUMPS, SEWER MANHOLES, WATER VALVES, ETC., WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE OREM CITY CODE.
- ALL ROOF DRAINAGE SHALL BE ROUTED THROUGH ON-SITE STORM WATER MANAGEMENT FACILITIES.
- AT THE TIME OF CONSTRUCTION, THE CITY OF OREM MAY DETERMINE, BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, WHEEL-CHAIR RAMPS, ETC., OR ANY UNUSED DRIVE APPROACHES.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF OREM CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS THE IMPROVEMENT IS WITHIN THE U.D.O.T. RIGHT-OF-WAY, IN WHICH CASE THE CONSTRUCTION SHALL CONFORM TO THE U.D.O.T. CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25) FEET OF AN EXISTING DRIVEWAY WHICH IS GREATER THAN THREE (3) FEET IN HEIGHT. IF TO DO SO WOULD RESULT IN THE FENCE BEING WITHIN THE CLEAR VISION AREA ASSOCIATED WITH THE DRIVEWAY OR DRIVE ACCESS AS DESCRIBED IN SECTION 22-14-19.



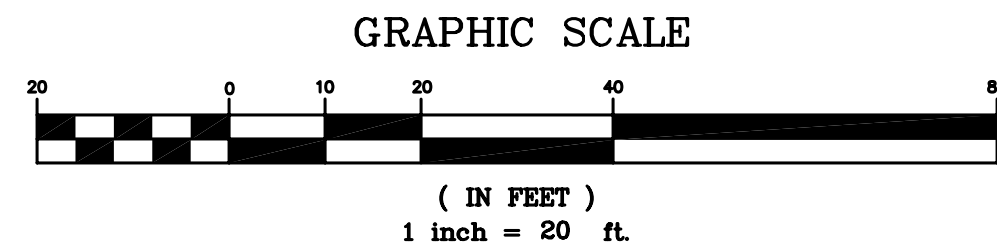
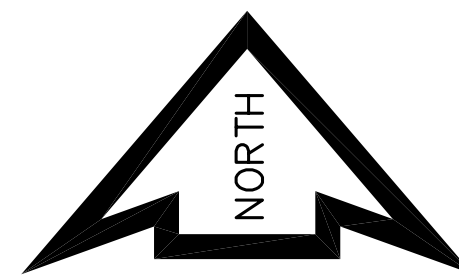
LEVEL OF FOCUS, INC.
DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441

ALGER ACRES PLAT "H" & PLAT "I"
PRELIMINARY PLAT

DESIGNER DFH	DRAWN BY DFH	CHECKED BY DFH	SHEET 1 OF 1
DATE 11-17-18	SCALE 1" = 20'	PROJECT NO.	
PROPERTY ADDRESS OREM	UTAH	1050 EAST 200 NORTH	



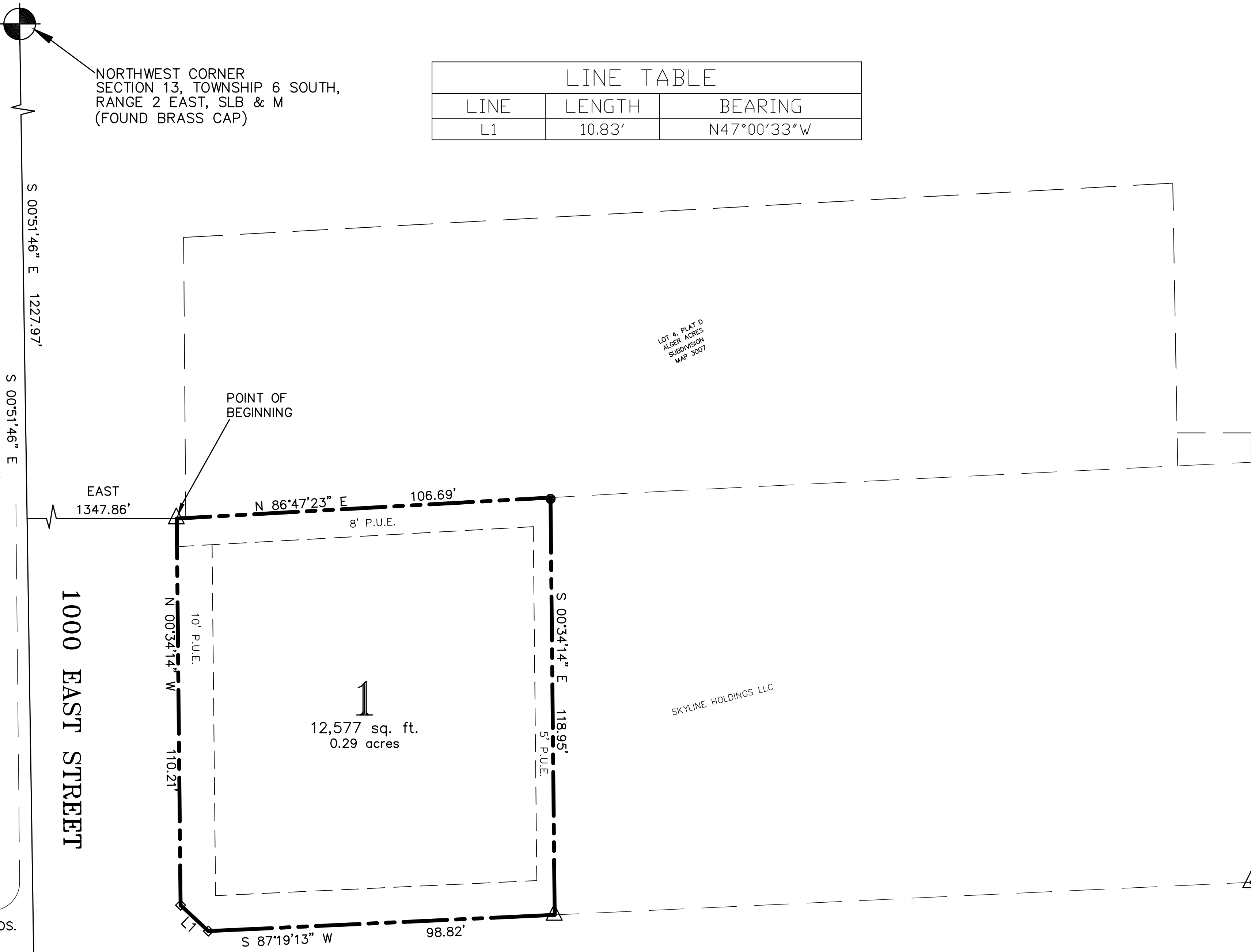
VICINITY MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.83'	N47°00'33"W

NORTHWEST CORNER
SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, SLB & M
(FOUND BRASS CAP)

SECTION LINE - BASIS OF BEARING
S 00°51'46" E 1227.97'
S 00°51'46" E 2742.68' (RECORDED)
2742.41' (MEASURED)



LDS CHURCH
PARCEL 17-000-0054

SYMBOL LEGEND

- UTAH COUNTY MONUMENT
- SET/FOUND REBAR & CAP
- MADE ETCH IN THE SIDEWALK ON THE LOT LINE EXTENSION
- NOTHING SET (FENCE CORNER)

- NOTES**
- ALL CONSTRUCTION WILL BE TO CURRENT OREM CITY STANDARDS.
 - LOT 1 HAS AN EXISTING HOUSE THAT WILL REMAIN.

PUBLIC UTILITIES APPROVAL

CENTURY LINK _____ DATE _____

ROCKY MTN. POWER _____ DATE _____

COMCAST _____ DATE _____

P.U.E ACCEPTANCE NOTE:
BY SIGNING THIS PLAT, THE PUBLIC UTILITY COMPANIES ACCEPT THE PROPOSED PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

PREPARED BY:
LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

WEST QUARTER CORNER
SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, SLB & M
(FOUND BRASS CAP)

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, 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

COMMENCING AT A POINT ON THE EASTERLY LINE OF 1000 EAST STREET, SAID POINT BEING LOCATED SOUTH 00°51'46" EAST ALONG THE SECTION LINE 1227.97 FEET AND EAST 1347.86 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH BOUNDARY OF LOT 4, PLAT D, ALGER ACRES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE NORTH 86°47'23" EAST 106.69; THENCE SOUTH 00°34'14" EAST 118.95 FEET TO THE NORTHERLY LINE OF 200 NORTH STREET; THENCE ALONG THE NORTHERLY LINE OF 200 NORTH STREET SOUTH 87°19'13" WEST 98.82 FEET; THENCE NORTH 47°00'33" WEST 10.83 FEET TO THE EASTERLY LINE SAID 1000 EAST STREET; THENCE ALONG THE EASTERLY LINE OF SAID 1000 EAST STREET NORTH 00°34'14" WEST 107.59 FEET TO THE POINT OF BEGINNING.

AREA = 12,577 SQ. FT. OR 0.2887 ACRES

BASIS OF BEARING = SOUTH 00°51'46" EAST ALONG THE SECTION LINE

12-24-18
DATE

David F. Hunt
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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 HERETO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

SKYLINE HOLDINGS GROUP LLC - RYAN LITKE, MANAGER

ACKNOWLEDGEMENT

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

ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

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 THIS ____ DAY OF _____, A.D. 20__.

BY ORDINANCE No. _____

APPROVED _____ ATTEST _____
CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

CONDITIONS OF APPROVAL

PLAT "H"

ALGER ACRES

SUBDIVISION _____
OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET



APPROVED AS TO FORM _____

CITY ATTORNEY _____ DATE _____

CITY-COUNTY ENGINEER SEAL _____
CLERK-RECORDER SEAL _____
COUNTY RECORDER _____



Planning Commission Agenda Item Report

Meeting Date: January 16, 2019

Submitted by: Kirby Snideman

Submitting Department: Development Services

Item Type: Plat Amendment

Agenda Section:

Subject:

PLAT AMENDMENT – Vacating University Mall NM-14 Subdivision Plat A Lots 3 and 5 2nd Amended and approving the final plat of University Mall Subdivision Plat A - Lot 3 - 2nd Amended at 450 East 1150 South in the PD-34 zone.

Suggested Action:

Staff recommends the Planning Commission approve this request.

Presenter:

Kirby Snideman

Background:

The applicant desires to vacate the existing plat and approve a new plat with the following note: "9' AIR RIGHTS EASEMENT IS IN FAVOR OF UNIVERSITY MALL SHOPPING CENTER, LC, AND COVERS THE AREA WHERE THE ANCHOR BUILDING OVERHANGS LOTS 3D AND 3E."

Potentially Affected Area:

Hillcrest Neighborhood

Attachments:

[3.3_StaffRep_Univ_Mall_Subd_Plat_2019.01.16 \(2\).docx](#)

[Map_Univ Mall Subd Plat_2019.01.16.pdf](#)

[Final Plat - 1.8.19 U Mall Subdivision Plat A Lot 3 2nd Amnd.pdf](#)

Item #: 3.3



Planning Commission

January 16, 2019

Prepared By:
Kirby Snideman, AICP

Applicant: University Mall Shopping Center LC

PLAT AMENDMENT – Vacating University Mall NM-14 Subdivision Plat A Lots 3 and 5 2nd Amended and approving the final plat of University Mall Subdivision Plat A - Lot 3 - 2nd Amended at 450 East 1150 South in the PD-34 zone

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair:

Brad Camp

- General Plan Designation:

Retail Commercial

- Current Zone: **PD-34**
- Acreage: **10.3**
- Neighborhood: **Hillcrest**

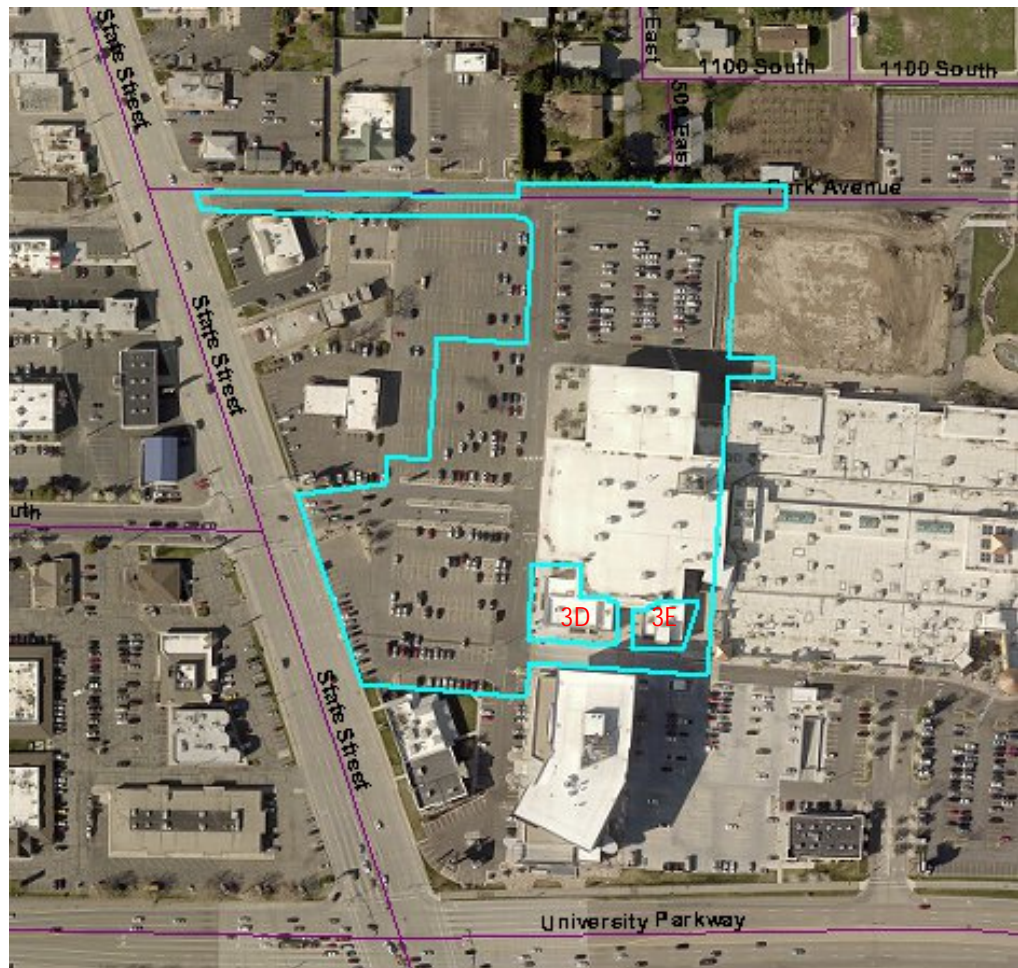
ACTION:

The Planning Commission shall determine the approval of the final plat will not have a negative effect on adjacent properties. The Planning Commission is the final approving authority concerning this plat.

REQUEST: University Mall Shopping Center LC requests that the City vacate University Mall NM-14 Subdivision Plat A Lots 3 and 5 2nd Amended and approve the final plat of University Mall Subdivision Plat A - Lot 3 - 2nd Amended at 450 East 1150 South in the PD-34 zone.

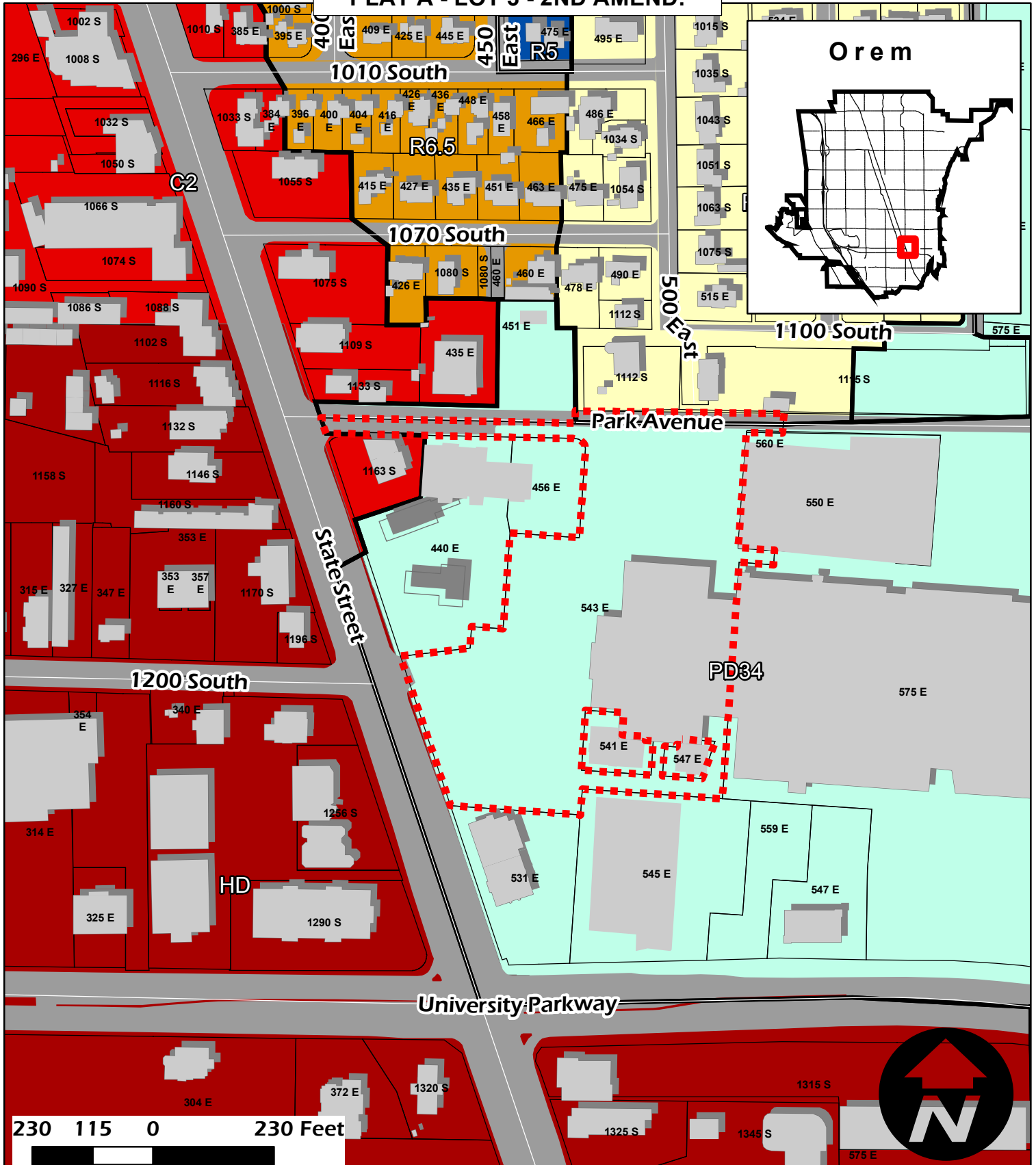
BACKGROUND: The applicant desires to amend the amend Lot 3 of Plat A with the following note: “9' AIR RIGHTS EASEMENT IS IN FAVOR OF UNIVERSITY MALL SHOPPING CENTER, LC, AND COVERS THE AREA WHERE THE ANCHOR BUILDING OVERHANGS LOTS 3D AND 3E.”

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code.



University Mall

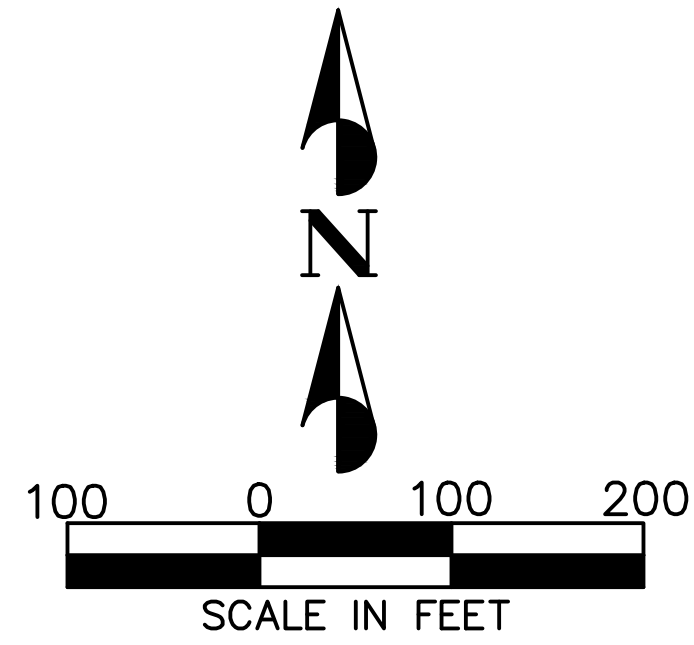
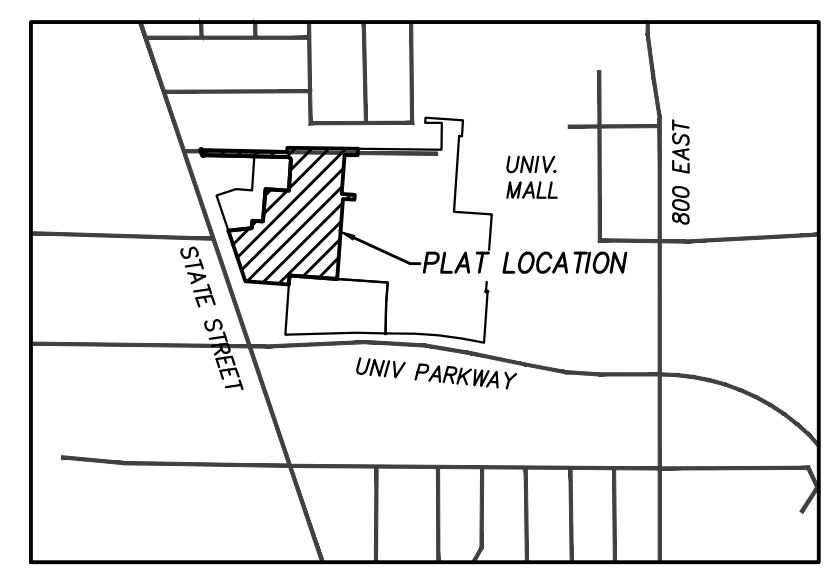
PLAT A - LOT 3 - 2ND AMEND.



◆ Plat A - Lot 3 - 2nd Amend.
 PD34 Zone
 10.5 Acres

NIA CONTACT:
 Hillcrest
 Brad Camp

- Legend
- - - Plat A Lots 3 and 5
 - Buildings
 - Parcels

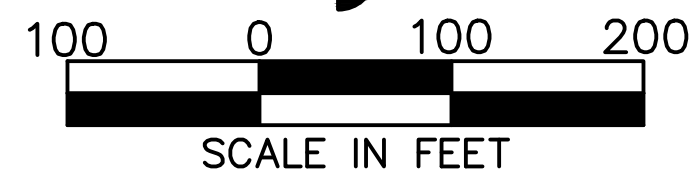


UNIVERSITY MALL SUBDIVISION PLAT 'A' - LOT 3 - 2ND AMENDED

AMENDING LOT 3 OF UNIVERSITY MALL SUBDIVISION
PLAT 'A' - LOT 3 AND 6 AMENDED

EAST 1/4 CORNER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN.
(MONUMENT FOUND)

VICINITY MAP
NOT TO SCALE



- LEGEND**
- BOUNDARY LINE
 - - - LOT LINE
 - - - SECTION LINE
 - - - P.U.E.
 - - - EXIST. DEED LINE

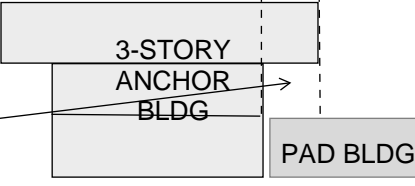
SOUTH 1/4 CORNER OF SECTION 23
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN.
(MONUMENT FOUND)

AMENDMENT NARRATIVE

THIS PLAT AMENDMENT INCLUDES AMENDING LOT 3 OF UNIVERSITY MALL SUBDIVISION PLAT 'A' - LOT 3 AND 6 AMENDED (RECORDED ENTRY: 128638-2017). THIS PLAT HAS BEEN CREATED TO CORRECT AN OVERSIGHT MADE BY THE UTAH COUNTY RECORDERS OFFICE WHERE PREVIOUSLY PLATTED LOTS 3D AND 3E FROM THE UNIVERSITY MALL NM-14 SUBDIVISION PLAT (ENTRY: 95612-2017), SHOULD HAVE STILL BEEN INCLUDED AS LOTS IN THE TAX RECORD. THIS PLAT HAS BEEN CREATED TO CLARIFY THE EXISTENCE OF LOTS 3D AND 3E AND ALLOW FOR THEM TO RECEIVE PROPER TAX IDENTIFICATIONS FROM UTAH COUNTY. THE NET ACREAGE OF SAID LOT 3 REMAINS CORRECT AND UN-CHANGED AS A RESULT OF THIS PLAT.

NOTES:

1. PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO A DEVELOPMENT AGREEMENT WITH OREM CITY, DATED 9-17-99. OREM CITY RECORDS NO. A-99-0149.
2. THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE AMENDMENT OF LOT 3, UNIVERSITY MALL SUBDIVISION PLAT 'A' - LOTS 3 AND 6 AMENDED.
3. LOTS 3, 3D AND 3E EACH HAVE A CROSS ACCESS EASEMENT ACROSS THE EXISTING DRIVE AND PEDESTRIAN ACCESSES ON EACH OF THE OTHER LOTS IN THE SUBDIVISION.
4. 9' AIR RIGHTS EASEMENT IS IN FAVOR OF UNIVERSITY MALL SHOPPING CENTER, L.C. AND COVERS THE AREA WHERE THE ANCHOR BUILDING OVERHANGS LOTS 3D AND 3E.



Protective Life Insurance Company, a Tennessee corporation

By: _____
Name: _____
Title: _____

The foregoing instrument was acknowledged before me this _____ day of April, 2018, by _____ and _____ of PROTECTIVE LIFE INSURANCE COMPANY, A TENNESSEE CORP..

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
County of _____

On the _____ day of _____, 20____ personally appeared before me, _____ who being by me duly sworn or affirmed did say that _____ is/are the _____ of _____ and that the within owner's dedication was signed in behalf of said _____

MY COMMISSION NUMBER _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY _____

APPROVAL AS TO FORM

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

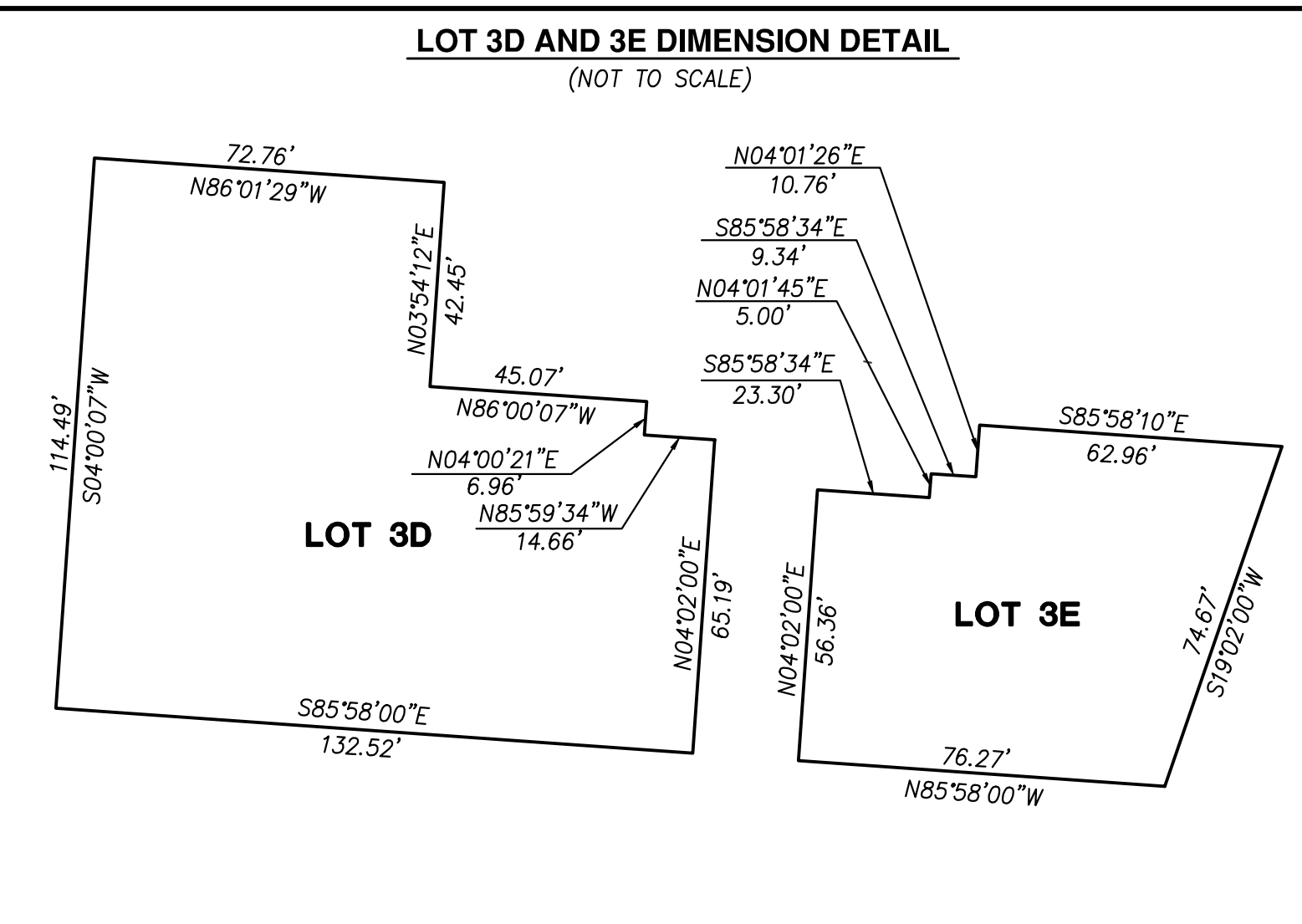
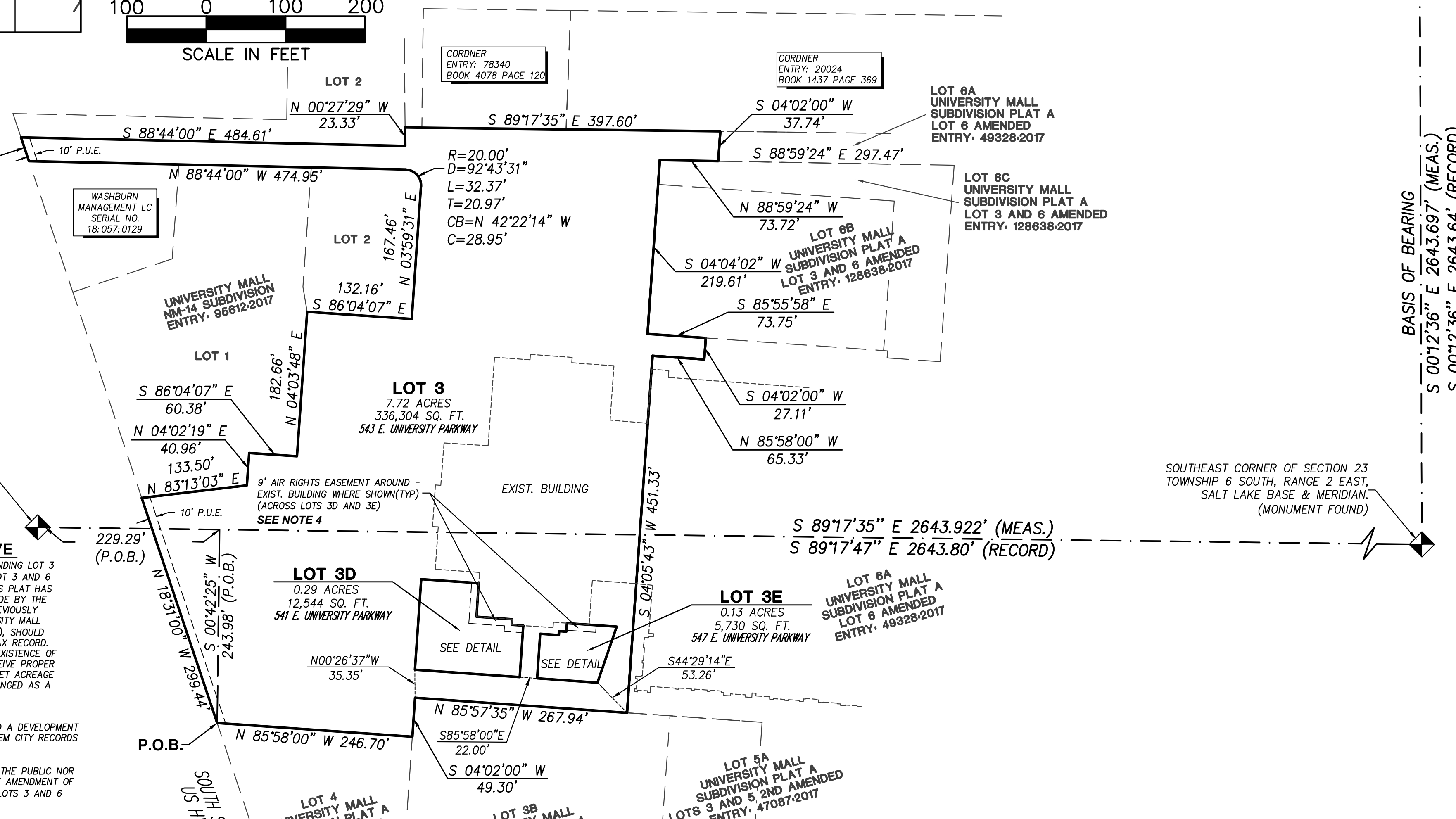
OREM CITY ATTORNEY

OREM CITY PLANNING COMMISSION APPROVAL

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

CHAIRMAN _____ DIRECTOR/SECRETARY _____

PEPG CONSULTING LLC.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551



BASIS OF BEARING
S 00°12'36" E 2643.697' (MEAS.)
S 00°12'36" E 2643.64' (RECORD)

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 9679988, as prescribed under the laws of the State of Utah. 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, and have subdivided said tract of land into lots and streets, here-after to be known as UNIVERSITY MALL SUBDIVISION PLAT 'A' - LOT 3 - 2ND AMENDED and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

All of Lot 3 as shown on the University Mall Subdivision Plat 'A' Lot 3 and Lot 6 Amended Plat Recorded Entry: 128638-2017, Utah County Recorders Office. Also all of Lots 3D and 3E as shown on the University Mall Subdivision Plat A Lots 3 and 5 2nd Amended (Entry: 47087-2017), Utah County Recorders Office

354,578 Sq. Ft. or 8.14 Acres Total
(3 Lots)

Robert Law
(See Seal Below)

Date: _____

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HERON AND DO HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, AND DO HEREBY DEDICATE FOR THE USE OF THE PUBLIC THE STREETS AND OTHER AREAS SHOWN ON THIS AS INTENDED FOR PUBLIC USE.

OWNER HEREBY DEDICATES AN EASEMENT IN FAVOR OF CITY OF OREM AND UTILITIES FRANCHISED BY OR AUTHORIZED BY THE CITY OF OREM WITHIN 10 FEET ON EITHER SIDE OF SANITARY SEWER AND CULINARY WATER UTILITIES AND 5 FEET EITHER SIDE OF ANY OTHER PUBLIC UTILITY WHICH IS LOCATED WITHIN THE SUBJECT SUBDIVISION, FOR THE LIMITED PURPOSES OF REASONABLY UPGRADING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, INSPECTING, AND PROTECTING THE PUBLIC UTILITIES LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION, TO HAVE AND TO HOLD SO LONG AS SAID PUBLIC UTILITIES SHALL BE LOCATED WITHIN THE SUBDIVISION.

IN THE WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

LANDLORD

UNIVERSITY MALL SHOPPING CENTER, L.C. a Utah limited liability company
By: WOODBURY MANAGEMENT COMPANY, L.C., a Utah limited liability company

By: W. Richards Woodbury, Manager

By: O. Randall Woodbury, Manager

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 _____ A.D. 20____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CITY RECORDER (SEE SEAL BELOW)

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.

**UNIVERSITY MALL SUBDIVISION PLAT 'A'
LOT 3 - 2ND AMENDED**
AMENDING LOT 3 OF UNIVERSITY MALL SUBDIVISION
PLAT 'A' - LOT 3 AND 6 AMENDED

OREM CITY 1" = 100' FEET UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-CO. ENGINEER SEAL CLERK-RECORDER SEAL



Planning Commission Agenda Item Report

Meeting Date: January 16, 2019

Submitted by: Kirby Snideman

Submitting Department: Development Services

Item Type: Plat Amendment

Agenda Section:

Subject:

PLAT AMENDMENT – Vacation of Lot 2, Plat “A”, OBOK Subdivision and Lot 3, Plat “A”, Amended Murano Subdivision and approving the final plat of Plat “B” OBOK Subdivision located at 460 West 1600 North in the NVD-C zone.

Suggested Action:

Staff recommends the Planning Commission approve this request.

Presenter:

Kirby Snideman

Background:

The applicant owns two adjacent parcels, each of which have a separate plat. The applicant desires to vacate these two separate plats and adopt a final plat which will include both parcels.

Potentially Affected Area:

Northridge Neighborhood

Attachments:

[3.4_StaffRep_OBOK_Plat_B_2019.01.16.docx](#)

[Map_OBOK Plat B_2019.pdf](#)

[Plat Amendment - OBOK Subdivision Plat B 1.10.19.pdf](#)

Item #: 3.4

Prepared By:
Kirby Snideman, AICP

Applicant: OB-OK LLC

Planning Commission

January 16, 2019



PLAT AMENDMENT – Vacation of Lot 2, Plat “A”, OBOK Subdivision and Lot 3, Plat “A”, Amended Murano Subdivision and approving the final plat of Plat “B” OBOK Subdivision located at 460 West 1600 North in the NVD-C zone.

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair:

N/A

- General Plan Designation:

Mixed-Use District

- Current Zone: **NVD-C**
- Acreage: **5.6**
- Neighborhood: **Northridge**

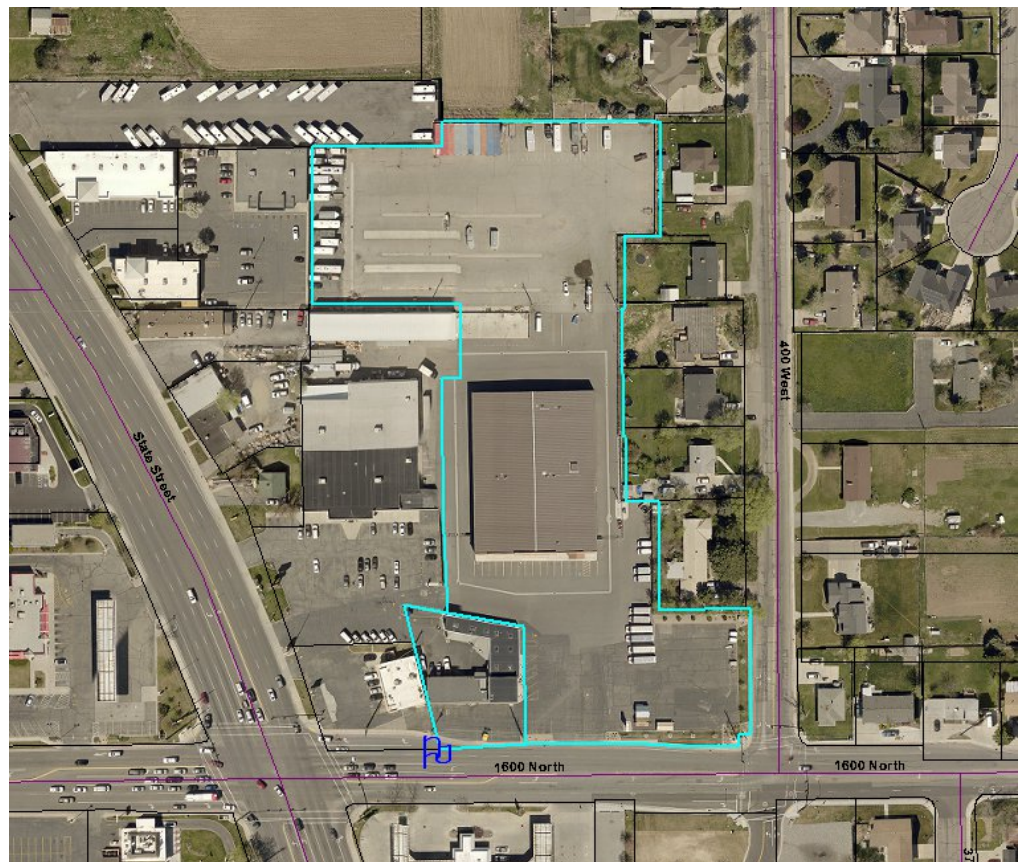
ACTION:

The Planning Commission shall determine the approval of the final plat will not have a negative effect on adjacent properties. The Planning Commission is the final approving authority concerning this plat.

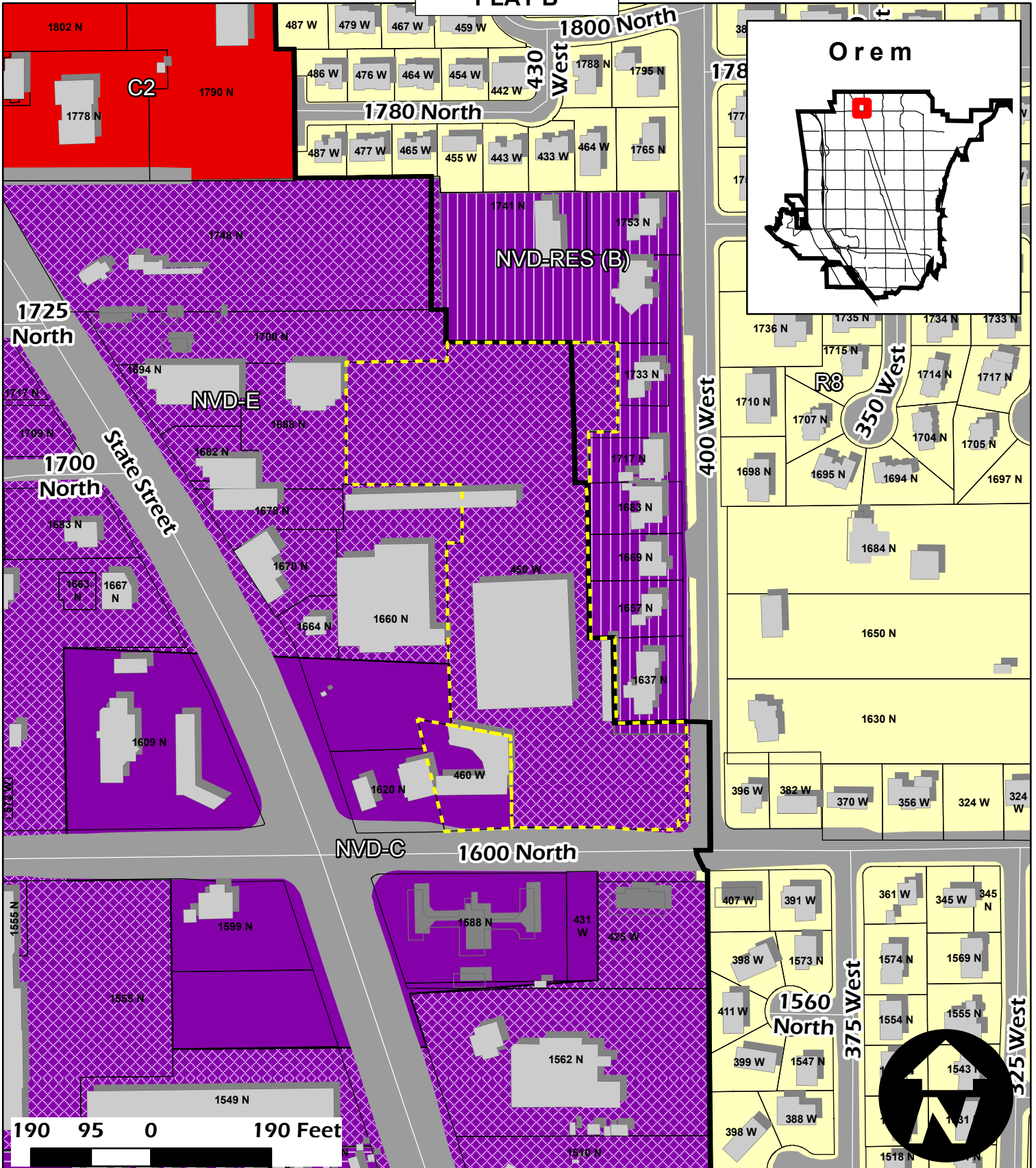
REQUEST: OB-OK LLC requests that the City vacate Lot 2, Plat “A”, OBOK Subdivision and Lot 3, Plat “A”, Amended Murano Subdivision and approve the final plat of Plat “B” OBOK Subdivision located at 460 West 1600 North in the NVD-C zone (North Village District - Core).

BACKGROUND: The applicant owns two adjacent parcels, each of which have a separate plat. The applicant desires to vacate these two separate plats and adopt a final plat which will include both parcels. All applicable easements are shown on the amended plat.

RECOMMENDATION: Staff recommends the Planning Commission approve this request.



O BOK PLAT B



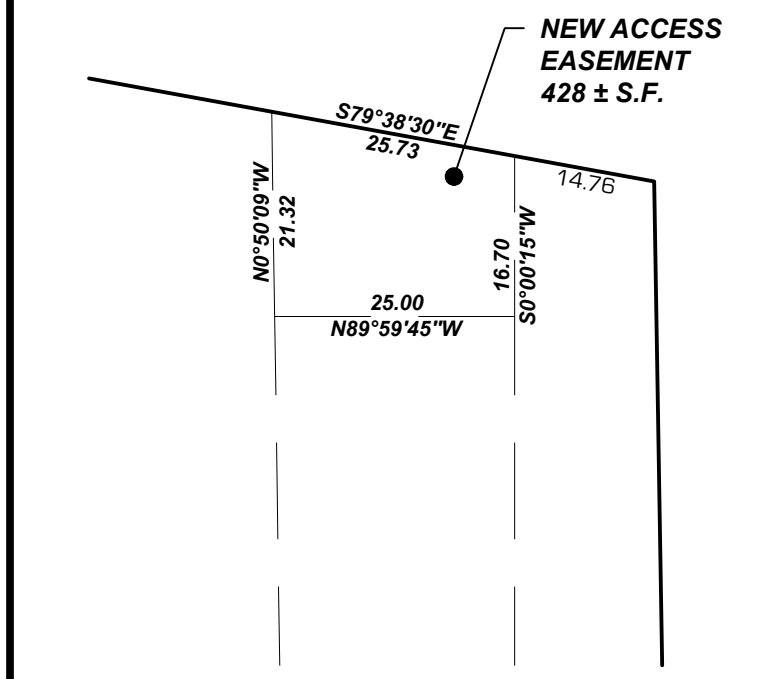
◆ Plat B OBOK
NVD-C zone
5.6 Acres

NIA CONTACT:
Northridge
N/A

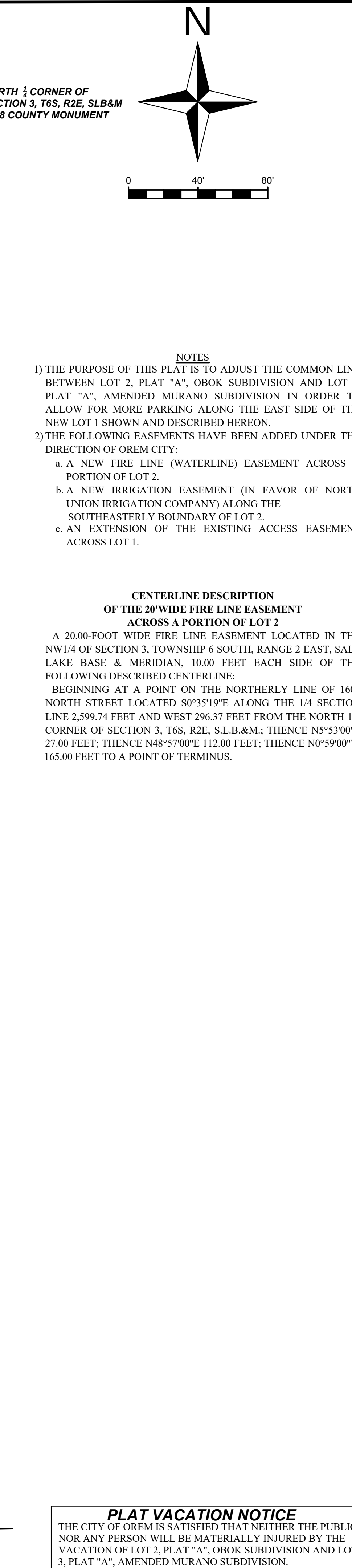
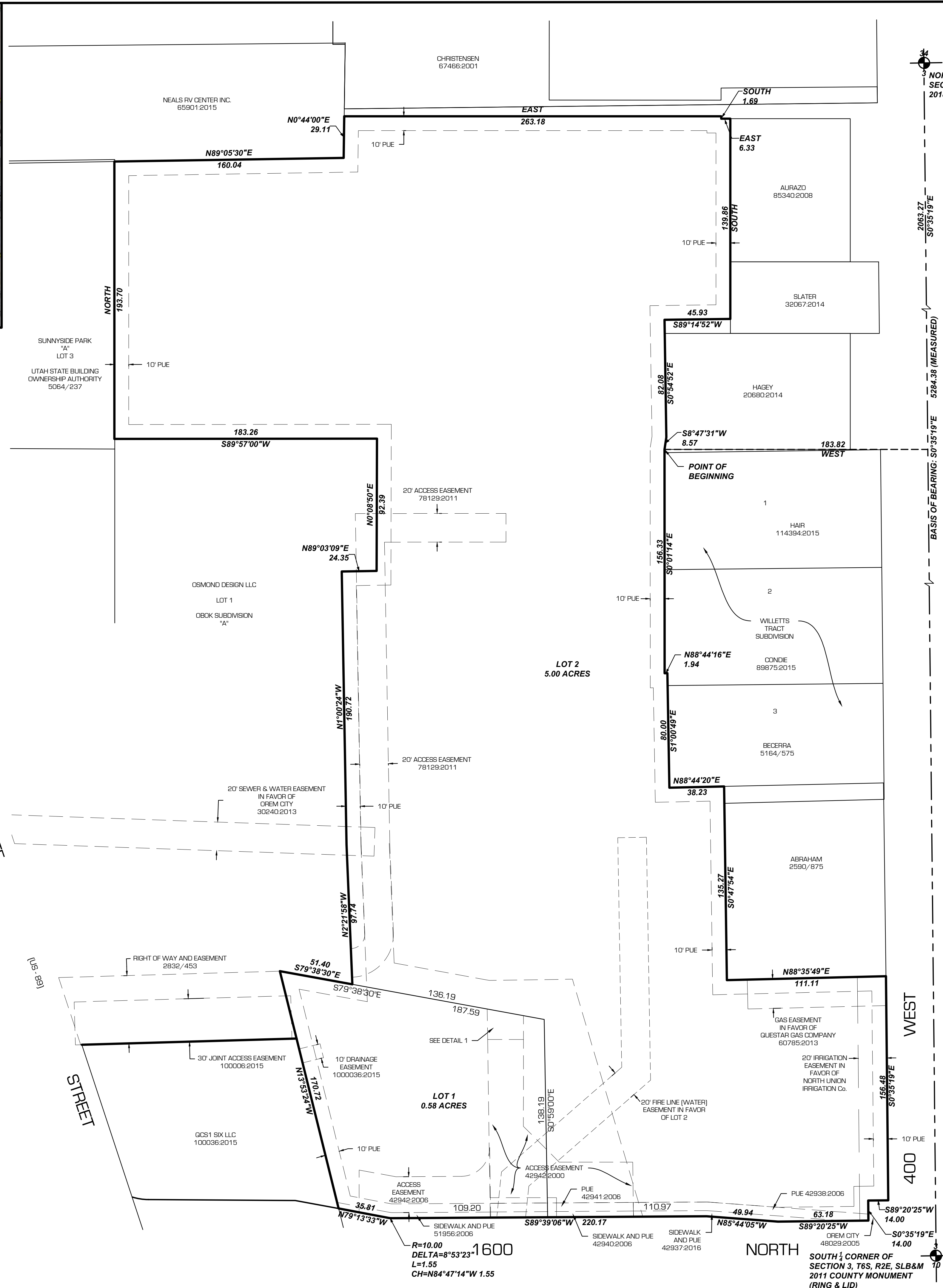
- Legend
- OBOK Parcels
 - Buildings
 - Parcels



VICINITY MAP



DETAIL 1



- NOTES**
- THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LINE BETWEEN LOT 2, PLAT "A", OBOK SUBDIVISION AND LOT 3, PLAT "A", AMENDED MURANO SUBDIVISION IN ORDER TO ALLOW FOR MORE PARKING ALONG THE EAST SIDE OF THE NEW LOT 1 SHOWN AND DESCRIBED HEREON.
 - THE FOLLOWING EASEMENTS HAVE BEEN ADDED UNDER THE DIRECTION OF OREM CITY:
 - A NEW FIRE LINE (WATERLINE) EASEMENT ACROSS A PORTION OF LOT 2.
 - A NEW IRRIGATION EASEMENT (IN FAVOR OF NORTH UNION IRRIGATION COMPANY) ALONG THE SOUTHEASTERLY BOUNDARY OF LOT 2.
 - AN EXTENSION OF THE EXISTING ACCESS EASEMENT ACROSS LOT 1.

CENTERLINE DESCRIPTION OF THE 20' WIDE FIRE LINE EASEMENT ACROSS A PORTION OF LOT 2

A 20.00-FOOT WIDE FIRE LINE EASEMENT LOCATED IN THE NW1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 1600 NORTH STREET LOCATED S0°35'19"E ALONG THE 1/4 SECTION LINE 2,599.74 FEET AND WEST 296.37 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, T6S, R2E, S.L.B.&M.; THENCE N5°53'00"E 27.00 FEET; THENCE N48°57'00"E 112.00 FEET; THENCE N0°59'00"W 165.00 FEET TO A POINT OF TERMINUS.

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 2, PLAT "A", OBOK SUBDIVISION AND LOT 3, PLAT "A", AMENDED MURANO SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE _____

BOUNDARY DESCRIPTION

All of Lot 2, Plat "A", OBOK Subdivision and all of Lot 3, Plat "A", AMENDED MURANO Subdivision, according to the Official Plats thereof on file in the Office of the Utah County Recorder, more particularly described as follows:

Beginning at a point located S0°35'19"E along the 1/4 Section line 2,063.27 feet and West 183.82 feet from the North 1/4 Corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence S0°01'14"E 156.33 feet; thence N88°44'16"E 1.94 feet to a fence line; thence S1°00'49"E along said fence line 80.00 feet; thence N88°44'20"E along said fence line 38.23 feet to the west edge of a concrete block wall; thence S0°47'54"E along said block wall 135.27 feet to a fence line; thence N88°35'49"E along said fence line 111.11 feet to the westerly line of 400 West Street; thence S0°35'19"E along the westerly line of said Street 156.48 feet; thence S89°20'25"W 14.00 feet; thence S0°35'19"E 14.00 feet to the northerly line of 1600 North Street; thence S89°20'25"W 63.18 feet to the northerly line of that Real Property conveyed to Orem City in Deed Entry No. 42936/2006; thence N85°44'05"W 49.94 feet; thence S89°39'03"W 220.17 feet; thence along the arc of a 10.00 foot radius non-tangent curve (radius bears: N0°46'04"E) to the right through a central angle of 8°53'23" (chord: N84°47'14"W 1.55 feet); thence N79°13'33"W 35.81 feet to the westerly line of Lot 3, Plat "A", AMENDED MURANO Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, the previous 4 (four) courses and distances along those parcels conveyed to Orem City in Deed Entry No. 42936/2006, 42939/2006, and 51954/2006 of the Official Records of Utah County; thence N13°53'24"W along said Lot 170.72 feet; thence S79°38'30"E along said Lot 51.40 feet to a southwesterly corner of Lot 2, Plat "A", OBOK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Lot and Plat the following 15 (fifteen) courses and distances: N2°21'58"W 97.74 feet; thence N1°00'24"W 190.72 feet; thence N89°03'09"E 24.35 feet; thence N0°08'50"E 92.39 feet; thence S89°57'00"W 183.26 feet; thence North 193.69 feet; thence N89°05'30"E 160.04 feet; thence N0°44'00"E 29.11 feet; thence East 263.18 feet; thence South 1.69 feet; thence East 6.33 feet; thence South 139.86 feet; thence S89°14'52"W 45.93 feet the extension of a fence line; thence S0°54'52"E along said extension of, and along said fence 82.08 feet; thence S84°71'31"W 8.57 feet to the point of beginning.

Contains: 5.58 +/- acres

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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

OB-OK, LLC
By: _____
ITS: _____

OK-OB, LLC
By: _____
ITS: _____

CORPORATE ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, I, _____ PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

CORPORATE ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, I, _____ PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL 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: _____ CITY ENGINEER
APPROVED: _____ CITY RECORDER

APPROVED AS TO FORM

CITY ATTORNEY

DATE

PLAT "B"
OBOK SUBDIVISION
(THE VACATION OF LOT 2, PLAT "A", OBOK SUBDIVISION AND LOT 3, PLAT "A", AMENDED MURANO SUBDIVISION)

OREM CITY, UTAH COUNTY, UTAH

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



Planning Commission Agenda Item Report

Meeting Date: January 16, 2019

Submitted by: Kirby Snideman

Submitting Department: Development Services

Item Type: Action Item

Agenda Section:

Subject:

PUBLIC HEARING – Amend sections 22-7-12 and 22-7-5 of the Orem City code.

Suggested Action:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding this request.

Presenter:

Kirby Snideman

Background:

Orem City Development Services requests that the Planning Commission send a positive recommendation to City Council to amend the existing PRD (planned residential development) ordinance to require the allowable density of a project to be related to an approved concept plan. The sections of the Orem City code which will be amended are sections 22-7-12 and 22-7-5.


Potentially Affected Area:

City-wide

Attachments:

[3.5_StaffRep_PRDamendment_2019.01.16 \(2\).docx](#)

[Ordinance-PRD-Density-ConceptPlan \(3\).pdf](#)

Item #: 3.5	Planning Commission January 16, 2019		
Prepared By: Kirby Snideman, AICP	PUBLIC HEARING –Amend sections 22-7-12 and 22-7-5 of the Orem City code.		
Applicant: Development Services Department			

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair: N/A
- General Plan Designation: N/A
- Current Zone: N/A
- Acreage: N/A
- Neighborhood: **City-wide**

ACTION:

The Planning Commission shall determine if the proposed request is consistent with the General Plan.

REQUEST: Amending sections 22-7-12 and 22-7-5 of the Orem City code to require the density of a project to be related to an approved concept plan.

BACKGROUND: The existing PRD (planned residential development) ordinance requires that a concept plan shall be submitted with every application to apply the PRD zone to a parcel of property. Once a property is zoned PRD, it must adhere to the concept plan.

The proposed amendments to sections 22-7-12 and 22-7-5 will clarify the existing ordinance and give more discretion to the City Council on whether to approve or deny a concept plan if a property is already zoned PRD and a property owner desires to submit a new concept plan.

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to City Council to amend sections 22-7-12 and 22-7-5 of the Orem City code.

22-7-12. Development Standards and Requirements.

The ~~City requires the~~ following development standards and requirements shall apply to all PRDs.

- A. **Density.** The number of residential dwelling units permitted in a PRD zone shall be limited to the number of units shown in the approved concept plan for the given area. The density of any development in a PRD zone (as shown in a concept plan) shall not exceed the maximum density allowed for the area in which it is located. The maximum density in a PRD is ~~A PRD may be developed at a maximum density of~~ seven (7) dwelling units per gross acre. However, the maximum density may be increased in the following situations:
1. A PRD located north of Center Street and between Interstate 15 and 1200 West may be developed at a maximum density of sixteen (16) dwelling units per gross acre.
 2. A PRD located between 1660 South and 1746 South between Sandhill Road and Interstate 15 may be developed at a maximum density of sixteen (16) dwelling units per gross acre.
 3. In order to encourage redevelopment of dilapidated or blighted areas, the total number of allowable dwelling units in a PRD may be increased by three (3) additional dwelling units for every principal residential structure that is removed from the property on which the new PRD is located. However, the total density including any bonus for removing an existing dwelling may not in any case exceed twenty (20) units per acre for a PRD located north of Center Street and between Interstate 15 and 1200 West, may not exceed sixteen (16) units per acre for a PRD located between 1660 south and 1746 south between Sandhill Road and Interstate 15, and may not exceed eight (8) units per acre for PRDs located in all other areas of the City.

22-7-5. Concept Plan, Site Plan, and Final Plat.

A. Concept Plan. A Concept Plan shall be submitted with every application to apply the PRD zone to a parcel of property. The Concept Plan shall at a minimum include the following:

1. A layout of all parking areas, residential units, ~~a~~ Amenities, open spaces, landscaped areas, drive accesses, proposed building footprints, building heights and the orientation of all buildings;
2. Architectural renderings that illustrate the architectural style(s), materials, and designs to be employed in the development;
3. The total number of residential units and the number of residential units per acre;
4. A topographic map of the subject property and adjacent property within three hundred feet (300') of the subject property;
5. A tabulation of the total land area and percentage thereof designated for various proposed uses;
6. A general circulation plan indicating public vehicular and pedestrian ways;
7. Any additional information that the City may deem necessary to determine whether the proposed PRD zone is in the interest of the public health, safety and welfare.

All development in a PRD zone shall be developed in substantial conformance with the Concept Plan approved as part of the PRD zone application. An approved Concept Plan shall be made a part of Appendix RR of the Orem City Code. The total number of residential units allowed in a PRD zone shall not exceed the number of residential units shown in the approved Concept Plan. An approved Concept Plan may be modified in the same manner as an amendment to the zoning ordinance. However, the City Council shall not be obligated to approve an amended Concept plan even if a proposed amended Concept Plan otherwise complies with all requirements of the PRD zone.

B. Site Plan.

1. Anyone desiring to develop a PRD in the PRD zone shall first submit a Development Review Application for site plan approval. The applicant shall provide all requirements of the site plan to the City before the City considers the application submitted and before action is taken. The application for a site plan shall include all necessary fees and documentation required by this Article.
2. The Development Review Committee shall review the site plan and give its recommendations to the Planning Commission.
3. The Planning Commission is the final approving authority for all PRD site plans.

C. Final Plat.

1. The site plan must be approved by the Planning Commission before the final plat can be approved.
2. The developer shall submit a Development Review Application for final plat approval of all or part of the PRD together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.
3. The Development Review Committee shall review the final plat and give their recommendations to the Public Works Director.
4. The City Engineer is the final approving authority for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.
5. Failure to submit a final plat within two (2) years of the date of approval of the site plan shall terminate all proceedings and render approval of the site plan null and void. The final plat shall expire and be void one (1) year after approval by the City, unless the Office of the Utah County Recorder has recorded the plat.



Planning Commission Agenda Item Report

Meeting Date: January 16, 2019

Submitted by: Kirby Snideman

Submitting Department: Development Services

Item Type: Resolution

Agenda Section:

Subject:

PUBLIC UTILITY EASEMENT VACATION – Vacating a public utility easement located at 730 East 950 South in the PD-34 zone

Suggested Action:

Staff recommends the Planning Commission approve this request.

Presenter:

Kirby Snideman

Background:

The applicant desires to vacate a public utility easement. When construction of the existing building took place a new public utility easement was provided. The vacation of the old easement was overlooked. This request will vacate the old easement.

Potentially Affected Area:

Hillcrest neighborhood

Attachments:

[3.6_StaffRep_Aston Easement.docx](#)

[Map_Aston Easement Vacation_2019.01.16.pdf](#)

[Exhibits_to_the_Encroachment-surplus_agreement.pdf](#)

Item #: 3.6

Prepared By:
Kirby Snideman, AICP

Applicant: University Mall
Shopping Center LC

Planning Commission

January 16, 2019



PUBLIC UTILITY EASEMENT VACATION – Vacating a public utility easement located at 730 East 950 South in the PD-34 zone

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair:

Brad Camp

- General Plan Designation:

Retail Commercial

- Current Zone: **PD-34**
- Acreage: **8.1**
- Neighborhood: **Hillcrest**

ACTION:

The Planning Commission shall determine the approval of the final plat will not have a negative effect on adjacent properties. The Planning Commission is the final approving authority concerning this plat.

REQUEST: Vacating a public utility easement located at 730 East 950 South in the PD-34 zone.

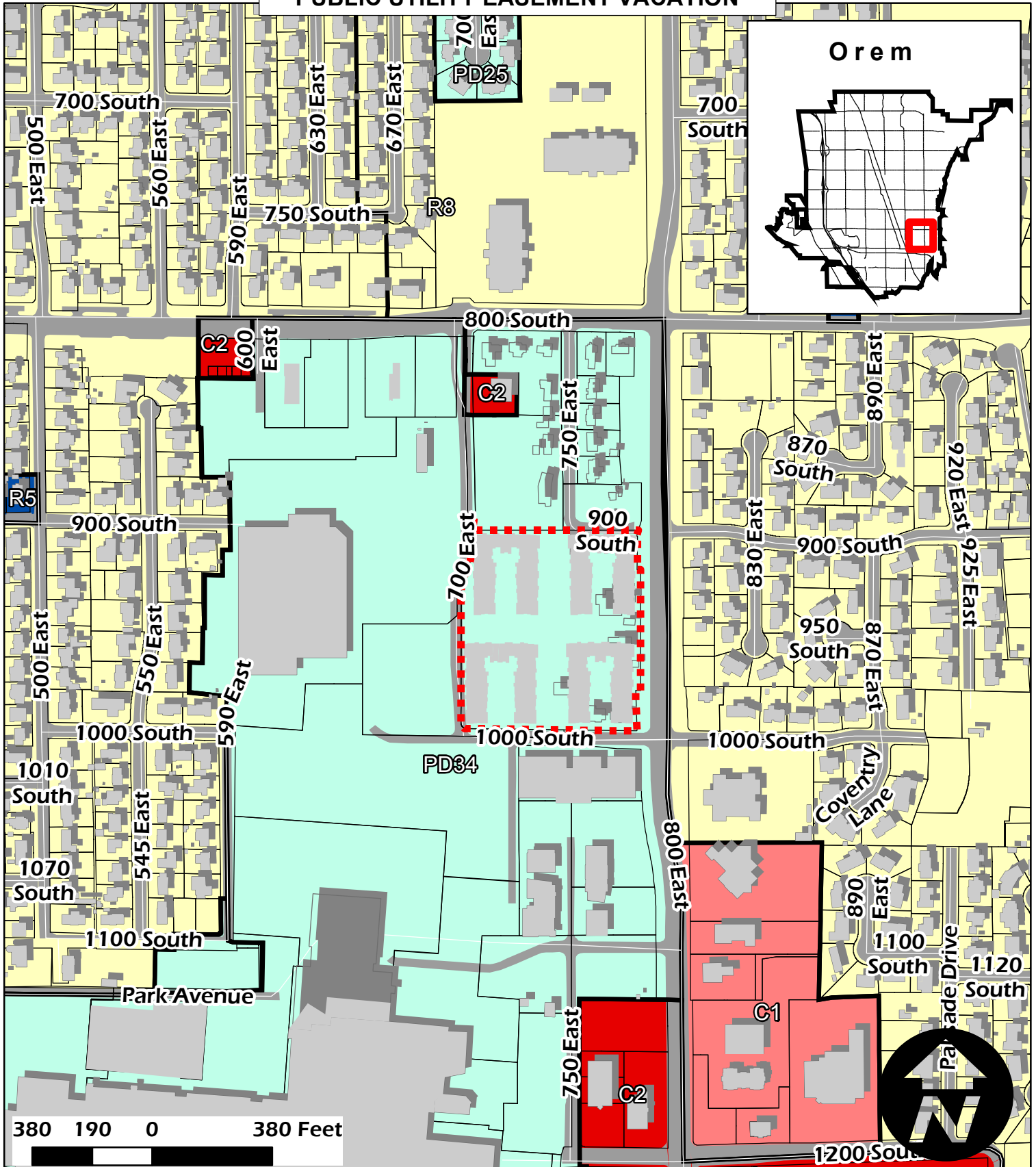
BACKGROUND: The applicant desires to vacate a public utility easement. When construction of the existing building took place a new public utility easement was provided. The vacation of the old easement was overlooked. This request will vacate the old easement.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code.



The Aston

PUBLIC UTILITY EASEMENT VACATION



◆ The Aston Easement Vacation
 PD34 Zone
 8.1

NIA CONTACT:
 Hillcrest
 Brad Camp

- Legend
- ▣ Parcels selection
 - Buildings
 - Parcels

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN PARCEL OF LAND LYING AND BEING IN SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASELINE AND MERIDIAN, IN THE CITY OF OREM, COUNTY OF UTAH, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°12'36" WEST ALONG THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 1985.28 FEET;

THENCE DEPARTING SAID EAST LINE OF SECTION 23 SOUTH 89°47'24" WEST, A DISTANCE OF 108.40 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°40'29" WEST, A DISTANCE OF 25.51 FEET;

THENCE NORTH 89°19'31" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°40'29" W, A DISTANCE OF 99.37 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 4.00' TO THE WEST RIGHT OF WAY LINE OF SOUTH 800 EAST STREET AND THE EAST LINE OF LOT 16A, UNIVERSITY MALL UPLACE ASTON COURT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER ON SEPTEMBER 15, 2014 AS ENTRY NO. 65749:2014;

THENCE THE FOLLOWING (4) FOUR COURSES ALONG SAID EAST LINE:

- (1) THENCE NORTH 00°40'29" EAST, A DISTANCE 104.86 FEET;
- (2) THENCE NORTH 89°46'07" WEST, A DISTANCE OF 8.00 FEET;
- (3) THENCE NORTH 00°40'29" EAST, A DISTANCE OF 0.45 FEET;
- (4) THENCE NORTH 18°06'41" EAST, A DISTANCE OF 20.50 FEET;

THENCE DEPARTING SAID EAST LINE RUN NORTH 90°00'00" EAST, A DISTANCE OF 7.86 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING: 650 SQUARE FEET OR 0.01 ACRES, MORE OR LESS



SURVEYOR NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 23-6-2 AS BEING N00°12'36"W, PER DOCUMENT No. 65749:2014.

LEGAL DESCRIPTION WAS FURNISHED BY CLIENT, UNLESS OTHERWISE NOTED.

MATTERS NOT KNOWN TO THIS SURVEYOR MAY AFFECT THE BOUNDARY LINES SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4902160005A, DATED 09/24/1984, AND IN MY OPINION LANDS SHOWN HEREON LIE IN ZONE "X" (THIS IS SHOWN AS A COURTESY, NOT TO BE RELIED UPON).

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A UTAH LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REGISTERED SURVEYOR: DON E. JOHNSON
PROFESSIONAL LAND SURVEYOR NO.: 5934607-2201
STATE OF UTAH

DATE: 04/06/18

PREPARED BY:

DON E. JOHNSON
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597

COORDINATED BY:



AEI Consultants

TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

THE ASHTON
730 EAST 950 SOUTH
OREM, UTAH COUNTY, UTAH

SURVEYOR JOB NUMBER:
385387

SCALE:
NA

DRAWN BY:
KFQ

APPROVED BY:
DEJ



Planning Commission Agenda Item Report

Meeting Date: January 16, 2019

Submitted by: Kirby Snideman

Submitting Department: Development Services

Item Type: Site Plan

Agenda Section:

Subject:

SITE PLAN – Salmon Pharmacy at 865 North 980 West in the PD-22 Zone

Suggested Action:

Staff recommends the Planning Commission approve this request.

Presenter:

Kirby Snideman

Background:

The applicant requests site plan approval for the Salmon Pharmacy at 865 North 980 West in the PD-22 Zone. The overall site contains a total lot area of 49,252 square feet (sf) or 1.13 acres. The overall building contains a total building area of 5,120 sf on one level. Parking is calculated at one parking space for every 200 square feet of building area. The site plan requires a total of 26 parking spaces with 39 provided. Of those 39, 24 will be provided through a cross parking agreement with the WinCo lot. The building will have a drive-through access.

The proposed elevations consist of stone veneer, stucco siding, stone coated tile roof, and wood window sills. The overall height of the structure is thirty one feet, six inches. The proposed landscaping and overall site plan complies with the requirements of the PD-22 Zone.

Potentially Affected Area:

Timpview

Attachments:

[3.7_StaffRep_Salmon_Pharmacy_Site_Plan_2019.01.16.docx](#)

[Map_Salmon_Pharmacy_2019.01.16.pdf](#)

[Site Plan-Salmon Pharmacy 1-9-2019 - Excerpt.pdf](#)

Item #: 3.7



Planning Commission

January 16, 2019

Prepared By:
Kirby Snideman, AICP

Applicant: Gary Nakken

SITE PLAN – Salmon Pharmacy at 865 North 980 West in the PD-22 Zone

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair:
Brian & Lisa Kelly
- General Plan Designation:
Regional Commercial

Regional Commercial

- Current Zone: **PD-22**
- Acreage: **1.13**
- Neighborhood:
Timpview

Timpview

ACTION:

The Planning Commission is the final approving authority regarding this request.

REQUEST: Gary Nakken requests the City approve the site plan for the Salmon Pharmacy located at 865 North 980 West in the PD-22 Zone.

BACKGROUND: The applicant requests site plan approval for the Salmon Pharmacy at 865 North 980 West in the PD-22 Zone.

The overall site contains a total lot area of 49,252 square feet (sf) or 1.13 acres. The overall building contains a total building area of 5,120 sf on one level. Parking is calculated at one parking space for every 200 square feet of building area. The site plan requires a total of 26 parking spaces with 39 provided. Of those 39, 24 will be provided through a cross parking agreement with the WinCo lot. The building will have a drive-through access.

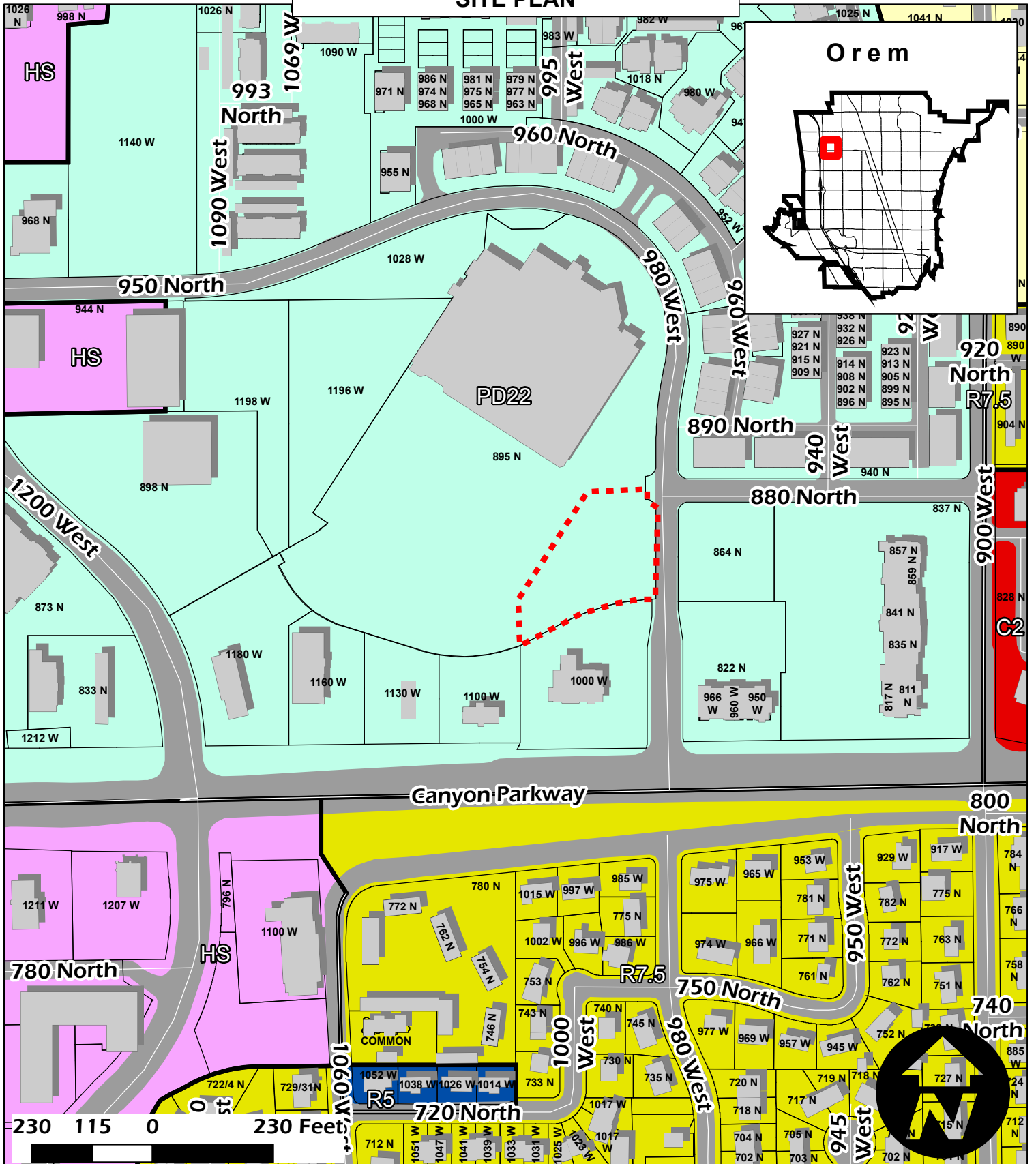
The proposed elevations consist of stone veneer, stucco siding, stone coated tile roof, and wood window sills. The overall height of the structure is thirty one feet, six inches. The proposed landscaping and overall site plan complies with the requirements of the PD-22 Zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve this request.



Salmon Pharmacy

SITE PLAN



NIA CONTACT:

Timpview

Brian & Lisa Kelly

Legend

- ▣ Salmon Pharmacy Parcel
- Buildings
- Parcels

◆ Salmon Pharmacy Site Plan
 PD-22 Zone
 1.13

Salmon Pharmacy

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement

Planning Department

56 North State Street
Orem, Utah 84057
Phone (801) 229-7238
Fax (801) 229-7191

Public Works Department

Phone (801) 766-6506

Public Safety

95 East Center Street
Orem, Utah 84057
801-229-7323

Emergency 911
Utah County Animal Shelter 801-785-3442

Engineering

Engineer: Sam Kelly
56 North State Street
Orem, Utah 84057
Phone (801) 229-7198
Fax (801) 229-7191

Building Inspection

56 North State Street
Orem, Utah 84057
Phone (801) 229-7185
Fax (801) 229-7191
Jim Yeoman

Public Works Department

1450 West 550 North
Orem, Utah 84057
Phone (801) 229-7500

Gas

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Developer:

Gary Nakken
Salmon Pharmacy
(801) 615-3632
450 West 800 North
Orem, Utah 84058

Engineer:

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

Site Data:

Zone = PD-22
Total Area = 49,252 sq.ft. or 0.12 Acres

Building Footprint = 5,120 sq.ft. or 0.12

Parking Requirements = 1 space / 200 sq.ft.

Spaces required = 25
Spaces provided = 39 (24 are cross parking with Winco)

	Square Footage	Acreage	Percent of total
Total Area	49,252	1.13	100
Total Building / Pad Area	5,120	0.12	10
Total Hard Surface Area	9,471	0.22	19
Total Impervious Area	14,591	0.34	29
Total Landscaped Area	34,661	0.80	71

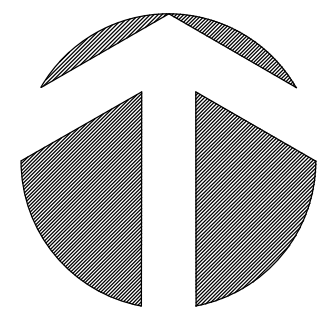
Tabulation Table

NOTES:

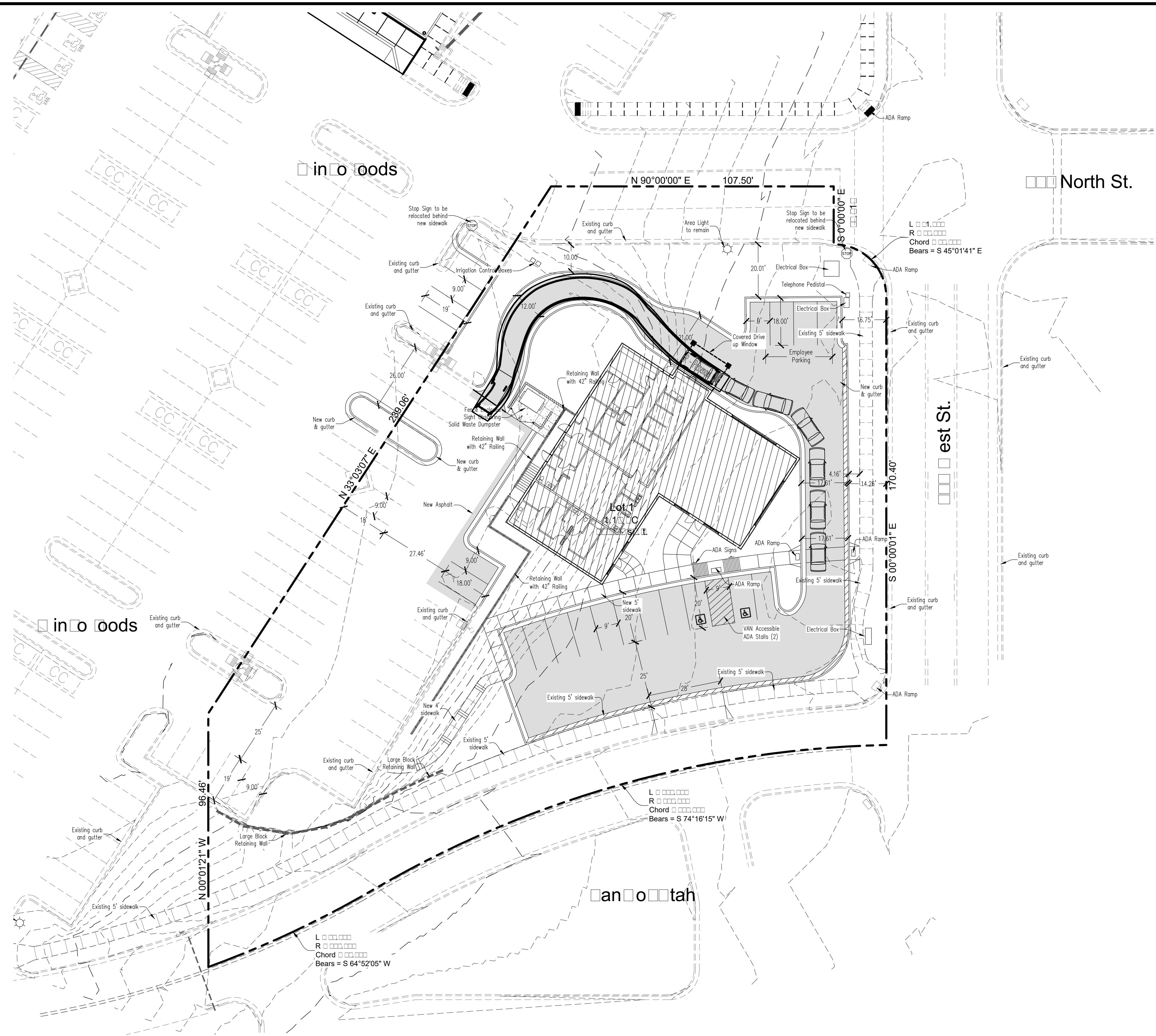
- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
- All signage shall comply with the requirements of the City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Sheet Index

- | | |
|---------------|---------------------------|
| 1.0 | Cover Sheet |
| 1.1 | General Notes |
| 1.2 | Demolition Plan |
| 2.0 | Site Plan |
| 3.0 | Utility Plan |
| 4.0 | Grading and Drainage Plan |
| 5.0, 5.1, 5.2 | Detail Sheets |



NORTH
1" = 20'



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North St.

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L
R
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Bears = S 45°01'41" E

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Bears = S 74°16'15" W

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

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

IND ASSOCIATES
ENGINEERS SURVEYORS
1100 SOUTH COMERT ST
SALT LAKE CITY, UT 84111

Salmon Harbor
Site Plan
One

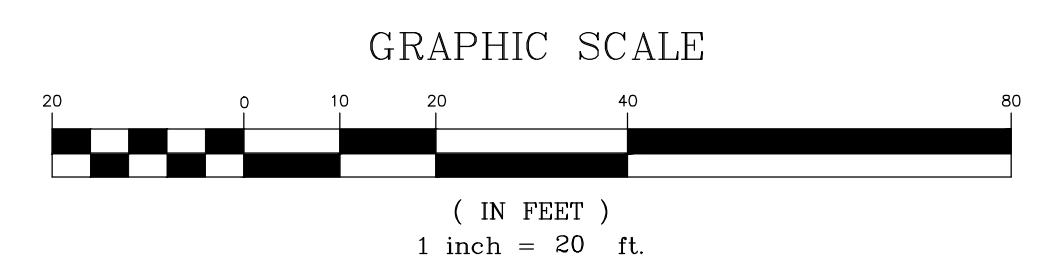
Revisions

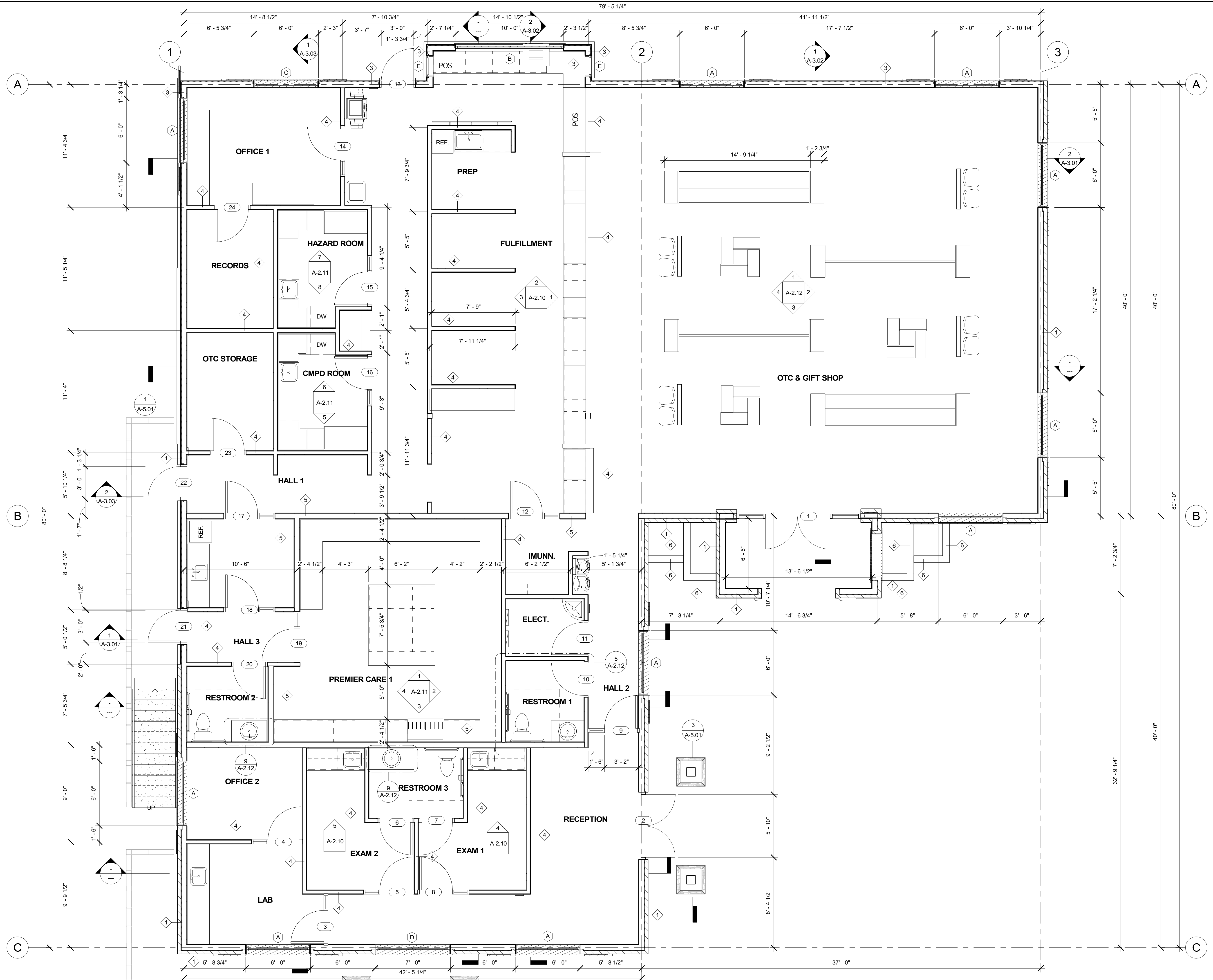
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Sheet No.
C - 1





GENERAL NOTES

- A. FOR CLARITY, SOME MILLWORK MAY NOT SHOW UP ON FLOOR PLANS. SEE FURNISHINGS AND INTERIOR ELEVATIONS FOR FULL EXTENT OF MILLWORK.
- B. SEE ELECTRICAL SHEETS FOR LOCATIONS OF OUTLETS, SWITCHES, DATA, TELEPHONE, TELEVISION, INTERCOMS, CLOCKS, SPEAKERS, HORNS, STROBES, ETC.
- C. PROVIDE A 3" DIAMETER HOLE THRU COUNTERTOPS AT ALL POWER AND DATA OUTLETS BELOW MILLWORK COUNTERTOPS. PROVIDE 3MM PVC SLEEVE AROUND OPENING. COORDINATE WITH OWNER AND ELECTRICAL SHEETS. DRILL OPENING AFTER MILLWORK HAS BEEN INSTALLED FOR ACCURATE LOCATION WITH ELECTRICAL.
- D. COORDINATE FURNISHINGS PLANS AND INTERIOR ELEVATIONS FOR MISCELLANEOUS ITEMS THAT MAY ONLY BE SHOWN ON ONE OR THE OTHER.
- E. PROVIDE THRU-WALL FLASHING AT TOP AND BOTTOM OF OPENINGS FOR DOORS AND WINDOWS.
- F. PROVIDE A TRANSITION STRIP BETWEEN DIFFERING FLOOR COVERINGS. SEE SPECIFICATIONS AND DETAILS 2-7 / A1.23
- G. PLANS INCLUDE ADA, ANSI 117.1 AND ADA ACCESSIBILITY GUIDELINES STANDARDS FOR BUILDINGS AND FACILITIES JULY 23RD 2004 AMENDED AUGUST 5TH 2005.



**NOT FOR CONSTRUCTION
95% REVIEW SET**

SALMON PHARMACY
GARY NAKKEN
865 NORTH 980 WEST
OREM, UTAH

Revision Number | Revision Date

PROJECT NO.	Project Number
DATE	00.00.00
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION FIRST FLOOR PLAN	

SHEET NUMBER

A-1.01

FLOOR PLAN
SCALE: 1/4" = 1'-0" **1**

1/10/2019 12:00:25 PM C:\Users\W2design\OneDrive - w2designgroup.com\Salmom Pharmacy Drawings\CD\Salmom Pharmacy 11.20.18.rvt



DESIGN GROUP

3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

**NOT FOR CONSTRUCTION
95% REVIEW SET**

NOT FOR CONSTRUCTION - 95% REVIEW SET

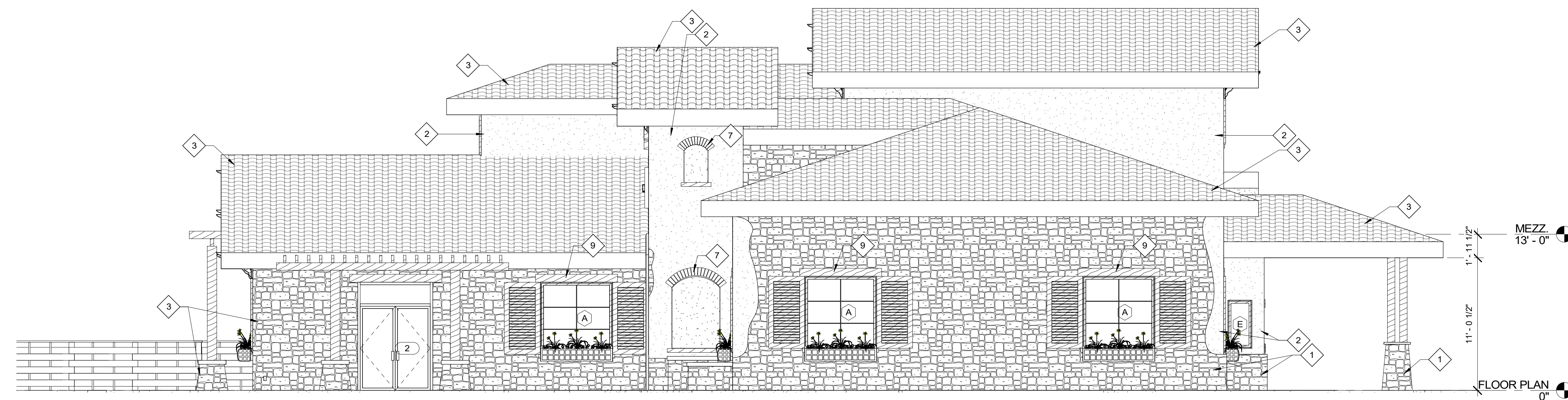
GENERAL NOTES

- A. BUILDING SECTIONS SHOWN ARE FOR REFERENCE AND COORDINATION ONLY. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER ARCHITECTURAL SHEETS FOR ADDITIONAL BUILDING LAYOUT, DIMENSIONS, DETAILING, SIZING, ETC.
- B. CONTROL JOINTS IN MASONRY WALLS @ 30'-0" O.C. MAX SPACING. COORDINATE LOCATION WITH ARCHITECT.
- C. AT ALL LOCATIONS WHERE EARTH SHALL REST AGAINST MASONRY THE MASONRY SHALL RECEIVE A CEMENT BASED WATER PROOF COAT AS PER SPECIFICATIONS.
- D. AT ALL EXTERIOR LOCATIONS, WHERE MATERIALS CHANGE, PROVIDE PROPER CONTINUOUS FLASHING AS NECESSARY.

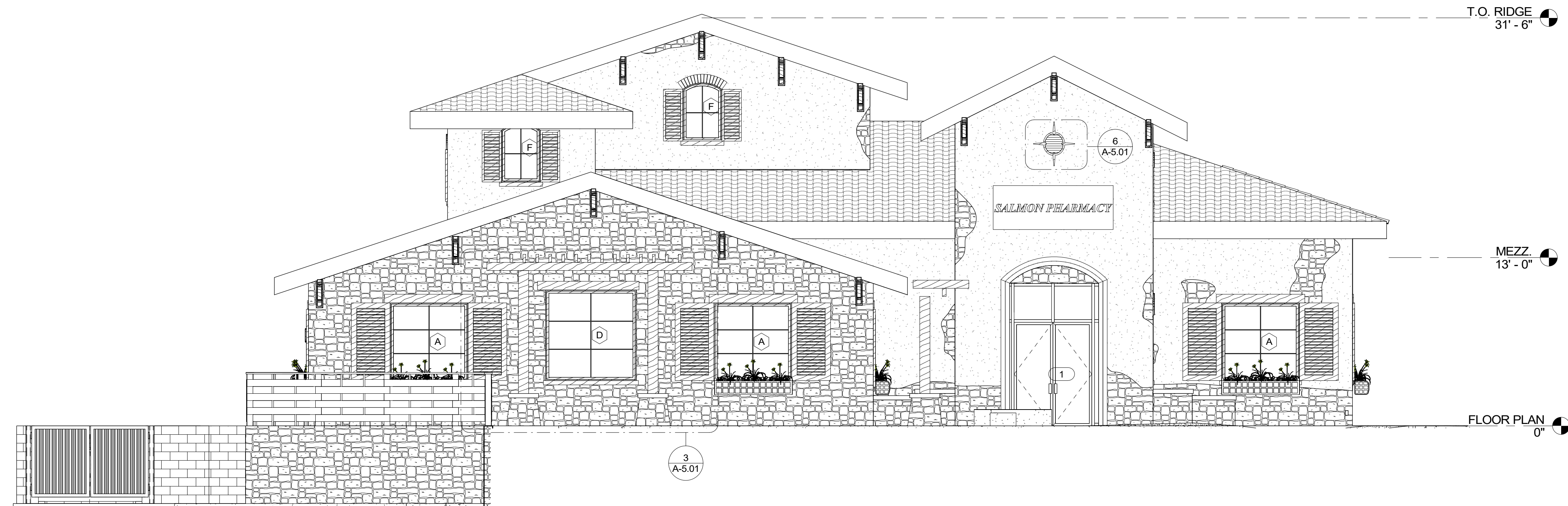
EXT. MATERIAL LEGEND

#	TYPE	BOND / STYLE	COLOR
1	2" STONE VENEER	RUNNING/ RANDOM	TBD
2	STUCCO SIDING	CLASSIC FINISH	PARCHMENT #342
3	STONE COATED TILE ROOF	STACKED	TBD
4	STONE RETAINING WALL	RUNNING (GABIAN BASKETS)	TBD
5	CONC. FOUNDATION WALL	ARCHITECTURAL CONC.	NOT USED
6	8X8X16 CMU WALL	RUNNING - SMOOTH FINISH	NOT USED
7	8" BRICK WINDOW ARCH	SOLDIER COURSE	TBD
8	4"X40"X2" WOOD WINDOW SILL	SMOOTH FINISH	TBD
9	8"X82"X2" WOOD WINDOW HEADER	SMOOTH FINISH	TBD
10	8	S	TBD

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.



EAST ELEVATION
SCALE: 3/16" = 1'-0" **1**



SOUTH ELEVATION
SCALE: 3/16" = 1'-0" **2**

SALMON PHARMACY

GARY NAKKEN
865 NORTH 980 WEST
OREM, UTAH

Revision Number | Revision Date

PROJECT NO. | Project Number

DATE | 00.00.00

DRAWN BY | Author

CHECKED BY | Checker

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.01



DESIGN GROUP

3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

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95% REVIEW SET**

NOT FOR CONSTRUCTION - 95% REVIEW SET

GENERAL NOTES

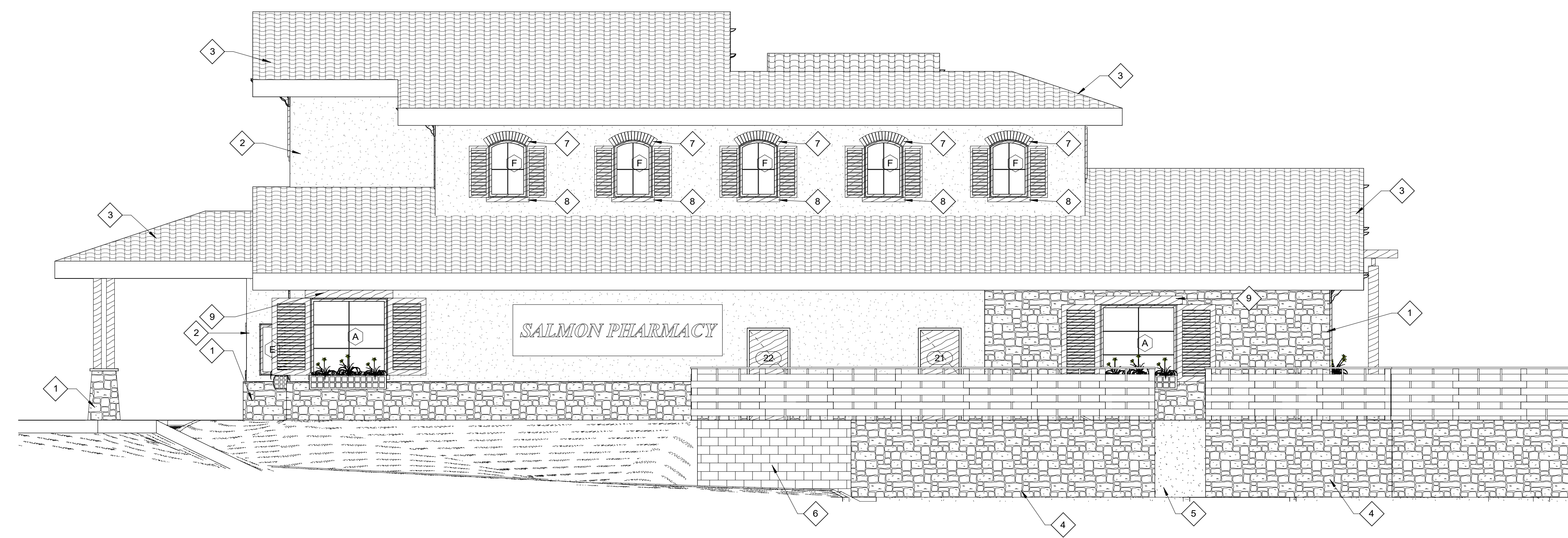
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8	4"x4"x2" WOOD WINDOW SILL	SMOOTH FINISH	TBD
9	8"x82"x2" WOOD WINDOW HEADER	SMOOTH FINISH	TBD
10	8	S	TBD

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

SHEET NOTES



WEST ELEVATION
SCALE: 3/16" = 1'-0" **1**



NORTH ELEVATION
SCALE: 3/16" = 1'-0" **2**

SALMON PHARMACY

GARY NAKKEN
865 NORTH 980 WEST
OREM, UTAH

Revision Number | Revision Date

PROJECT NO. | Project Number

DATE | 00.00.00

DRAWN BY | Author

CHECKED BY | Checker

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.02



DESIGN GROUP

3167 North Canyon Road
 Provo, UT 84604
 Phone: 801.358.9840
 shane@w2designgroup.com

**NOT FOR
 CONSTRUCTION
 95% REVIEW SET**

SALMON PHARMACY

GARY NAKKEN
 865 NORTH 980 WEST
 OREM, UTAH

NOT FOR CONSTRUCTION - 95% REVIEW SET

Revision Number	Revision Date

PROJECT NO.	Project Number
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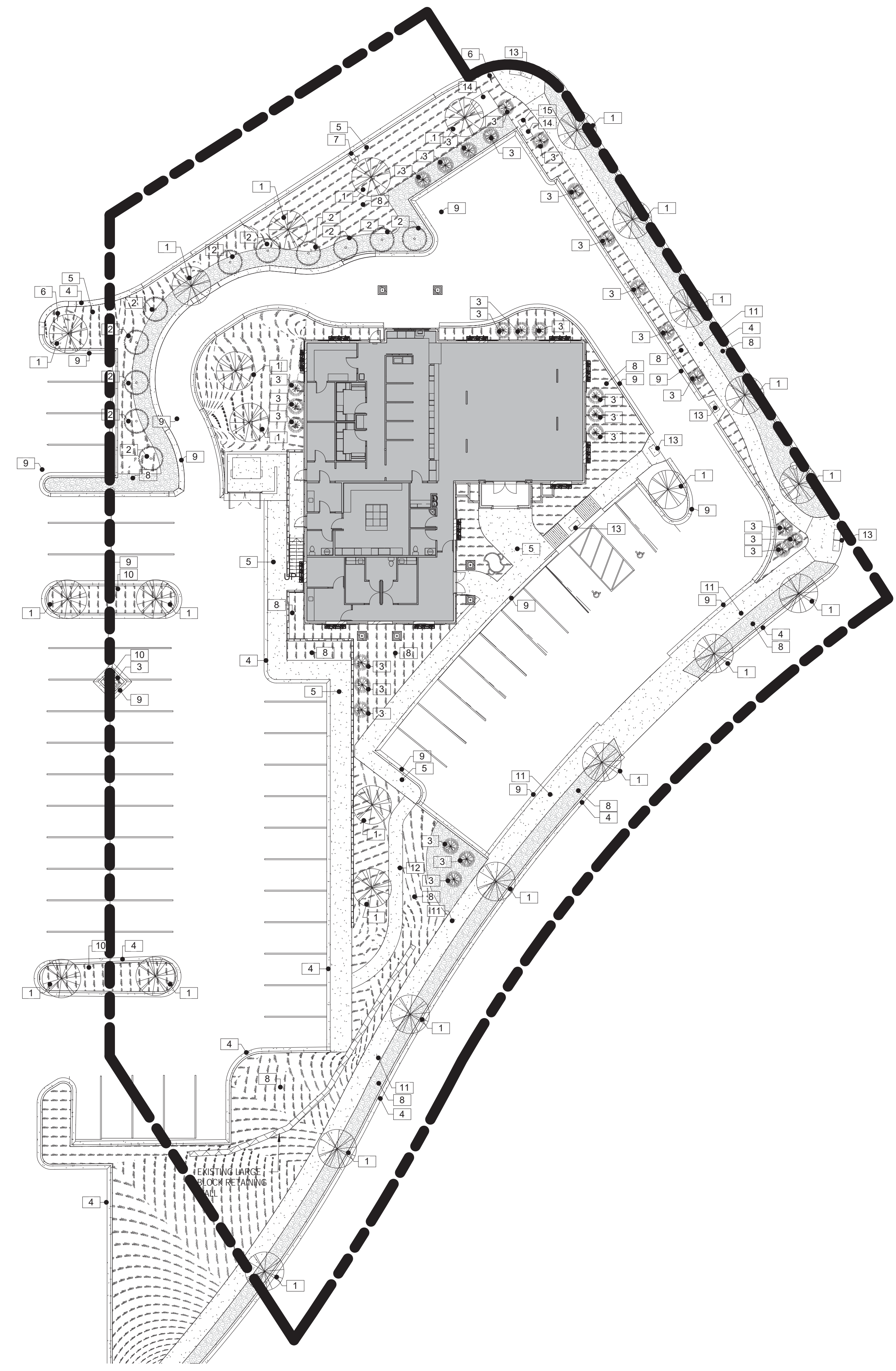
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SHEET DESCRIPTION
 RENDERINGS

SHEET NUMBER

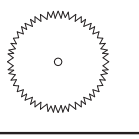
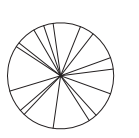
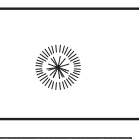

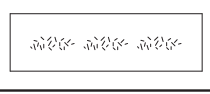
A-9.04



OREM CITY CODE

Landscaping
 A. All land within the PD-22 zone not covered by buildings, streets, driveways, sidewalks, plazas, courtyards, structures, recreation facilities, and parking areas shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practices. All landscaping shall have a permanent working underground sprinkling system.
 B. Deciduous trees, at least two (2) inches in caliper measured six inches above ground level, and evergreen trees, at least five (5) feet in height, are required at a ratio of one deciduous and one evergreen for every three thousand (3,000) square feet of landscaped area. Evergreen shrubs at least five (5) gallons in size, are required at a ratio of one (1) per dwelling unit.
 C. The entire setback area adjacent to 900 West Street, 1200 West Street, and 800 North Street shall be landscaped and shall include landscaped berms, trees, and shrubs. To improve and beautify the PD-22 zone, trees shall be installed and maintained in required setback areas, adjacent to streets. These trees shall be a minimum of one (1) deciduous tree, two (2) inch caliper minimum (measured six inches above ground level) every thirty (30) lineal feet of street frontage. These trees may be clustered to enhance the visibility of commercial areas. However, no landscaping feature shall be planted or maintained in such a way as to obstruct the clear vision of traffic flows on any street or drive access.
 D. Landscaping shall be designed and maintained in all parking areas. Any surface parking area that contains more than fifty (50) parking stalls shall include landscaping in the form of landscaped end islands, planter boxes, or landscape strips between parking rows, of at least two (2) percent of the parking area containing the stalls. No parking row shall contain more than thirty (30) parking stalls without including a landscaped end island. A landscape end island shall measure at least five feet by fifteen feet (5' X 15').
 E. All development in the PD-22 zone shall be designed to encourage pedestrian circulation throughout the entire zone and each phase shall provide means of pedestrian circulation to both completed and future phases. The 800 North Street bike trail shall be included and constructed as part of each phase of development that includes the trail, in conformance with Appendix I of the Orem City Code.

LANDSCAPING LEGEND

EVERGREEN TREE - COLUMNAR BLUE SPRUCE	
DECIDUOUS TREE - AUTUMN BLAZE FLOWERING PEAR	
SHRUB/BUSH - RUSSIAN SAGE	
GROUND COVER -	
GRASS - KENTUCKY BLUE GRASS MIX	

SHEET NOTES

1	DECIDUOUS TREE - AUTUMN BLAZE FLOWERING PEAR
2	EVERGREEN TREE - COLUMNAR BLUE SPRUCE
3	SHRUB/BUSH - RUSSIAN SAGE
4	EXISTING CURB AND GUTTER - SEE CIVIL PLANS
5	NEW 5' SIDEWALK - MATCH EXISTING - SEE CIVIL PLANS
6	EXISTING STOP SIGN TO BE RELOCATED BEHIND NEW SIDEWALK - SEE CIVIL PLANS
7	EXISTING AREA LIGHT TO BE RELOCATED BEHIND NEW SIDEWALK - SEE CIVIL PLANS
8	GRASS - KENTUCKY BLUE GRASS
9	NEW CURB AND GUTTER - SEE CIVIL PLANS
10	GROUND COVER
11	EXISTING SIDEWALK - SEE CIVIL PLANS
12	NEW 4' CONC. SIDEWALK - SEE CIVIL PLANS
13	NEW ADA RAMP - 1:20 MAX SLOPE WITH GRIP PLATE AS PER ADA CODE - TRUNCATED DOMES SURFACE APPLIED ADA TILE - 2' x 3' SIZE
14	EXISTING ELECTRICAL BOX - TO REMAIN - SEE CIVIL PLANS
15	EXISTING TELEPHONE PEDISTAL - TO REMAIN - SEE CIVIL PLANS

SALMON PHARMACY

GARY NAKKEN
865 NORTH 980 WEST
OREM, UTAH

Revision Number	Revision Date
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PROJECT NO.	Project Number
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DATE	00.00.00
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DRAWN BY	Author
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CHECKED BY	Checker
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SHEET DESCRIPTION	LANDSCAPE
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SHEET NUMBER	L-1.01
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Planning Commission Agenda Item Report

Meeting Date: January 16, 2019

Submitted by: Cheryl Vargas

Submitting Department: Development Services

Item Type: Minutes

Agenda Section:

Subject:

December 5, 2018 Planning Commission Minutes

Suggested Action:

Review and Approve

Presenter:

Background:

Potentially Affected Area:

Attachments:

[2018-12-05.pcmín - DRAFT.docx](#)

1 CITY OF OREM
2 DRAFT PLANNING COMMISSION MEETING MINUTES
3 December 5, 2018
4

5 The following items are discussed in these minutes:

6 Final Plat and Lot Vacation – Riverside Estates - Approved

7 Site Plan – Scera Park Elementary - Approved

8 Plat Amendment for West Bank Industrial Park Plat H including a vacation of Lots 1,2 & 4 - Approved

9 Plat Amendment for Meadowlark Lane Plat B including a vacation of Meadowlark Lane Amended Plat A –
10 Approved

11 Preliminary plat of Hidden Acre Plat C including the vacation of Hidden Acre Plat B - Approved

12 Amending portion of Section 22-24-1, City Center District Zone – Positive Recommendation to City
13 Council

14 Approving 2019 Planning Commission meeting schedule - Approved
15

16 **STUDY SESSION**

17
18 **Place:** City Council Conference Room

19
20 **At 3:30 p.m.** Chair Cook called the Study Session to order.
21

22 **Those present:** Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer,
23 Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench,
24 Planning Division Manager; Kristina Haycock, Planner; Christian Kirkham and J. Kirby Snideman,
25 Long Range Planners; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer;
26 Steve Earl, Legal Counsel; Mark Seastrand, City Council Liaison and Cheryl Vargas, Minutes
27 Secretary
28

29 **Those excused:** Carlos Iglesias, Planning Commission member; Paul Goodrich, Transportation Engineer
30

31 The Commission and staff briefly reviewed agenda items and minutes from the November 7, 2018 meeting. They
32 also heard a presentation by Mr. Snideman on the progress of the Imagine Orem: Geneva Road Area-Wide Plan and
33 adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.
34

35 **REGULAR MEETING**

36
37 **Place:** Orem City Council Chambers

38
39 **At 4:30 p.m.** Chair Cook called the Planning Commission meeting to order and asked Ms. Jeffreys, Planning
40 Commission member, to offer the invocation.
41

42 **Those present:** Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer,
43 Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench,
44 Planning Division Manager; Kristina Haycock, Planner; Christian Kirkham and J. Kirby Snideman,
45 Long Range Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel; Mark Seastrand, City
46 Council Liaison and Cheryl Vargas, Minutes Secretary
47

48 **Those excused:** Carlos Iglesias, Planning Commission member; Paul Goodrich, Transportation Engineer; Cliff
49 Peterson, Private Development Engineer
50

51 Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.1:**
52

53 **Agenda Item 3.1** is a request by Corbin Church for the City to approve the final plat of Riverside Estates, including
54 a vacation of Lot 6, Plat "A" High River Estates Lot 6 at 1100 South Carterville Road, located in the R20 zone.

DRAFT Planning Commission minutes for December 5, 2018



Staff Presentation: The applicant is a current resident in Orem but is looking to build a new home. He purchased the parcels shown on the map below and is re-platting them to create a four-lot subdivision that will tear down the existing homes on the south but keep the one on the north. Three lots will be deep lots accessible by a private road owned by the applicant while the fourth will have frontage on Carterville.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the final plat of Riverside Estates, including a vacation of Lot 6, Plat "A" High River Estates Lot 6 at 1100 South Carterville Road, located in the R20 zone.

Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

Chair Cook invited the applicant to come forward. Roger Dudley introduced himself and had nothing to add to Ms. Haycock's presentation.

Chair Cook asked if the Planning Commission had any questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Moulton moved to approve the final plat of Riverside Estates, including a vacation of Lot 6, Plat "A" High River Estates Lot 6 at 1100 South Carterville Road, located in the R20 zone. Ms. Jeffreys seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Alpine School District for site plan approval for Scera Park Elementary located at 450 South 400 East in the R6.5 zone.



Staff Presentation: Scera Park Elementary is currently a one-story structure that was built in 1962. Due to the consolidation with Hillcrest Elementary, Alpine School District is rebuilding the school to be twice as large.

Architecture: The proposed two-story structure contains approximately 96,000 square feet. The proposed finishing materials include brick, metal, and soffit panels as shown on the elevations. The building height is thirty-five feet (35' - 0"), the highest the R6.5 zone allows.

Parking: The project requires seventy-six (76) parking stalls based on the requirement of two (2) parking stalls for every teaching stall. ($2 \times 38 = 76$ stalls required). The site plan contains one hundred and fifty (150) spaces.

Dumpster: The dumpster is in the northwest corner of the project and enclosed as required by code.

Landscaping: The overall landscape plan complies with applicable City Codes.

Transportation/Engineering: No Concerns.

Recommendation: Staff recommends the Planning Commission approve the site plan for Scera Park Elementary located at 450 South 400 East in the R6.5 zone.

Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

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1 Chair Cook invited the applicant to come forward. Mark Babbitt introduced himself and had nothing to add to Ms.
2 Haycock's presentation.

3
4 Chair Cook opened the public meeting and invited those from the audience who had come to speak to this item to
5 come forward to the microphone.

6
7 John Healy said he owns property adjacent to the school. He is concerned that there are proposed trees and landscaping
8 behind his home. He would like to ask that two of the trees not be planted. The public has had no chance to comment
9 on this project. These trees will totally block the view of the playground and this would have a big impact on his lot.

10
11 Mr. Babbitt said they can adjust the planting of those trees, that is not a problem.

12
13 Chair Cook closed the public meeting and asked if the Planning Commission had any more questions for the applicant
14 or staff. When none did, he called for a motion on this item.

15
16 **Planning Commission Action:** Mr. Staker moved to approve the site plan for Scera Park Elementary located at 450
17 South 400 East in the R6.5 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook,
18 Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

19
20 Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.3:**

21
22 **Agenda Item 3.3** is a request by Devin Rhoton, Rough Country Properties, for the City to approve the plat
23 amendment for West Bank Industrial Park Plat "H" including a vacation of Lots 1, 2, & 4 of West Bank Industrial
24 Park Plat "E" located at 920 North Geneva Road in the M2 Zone.



25
Staff Presentation: Currently, the West Bank Industrial Park is split into three lots, only one of which has any parking. The applicant is requesting permission to rearrange the property lines, so each building is with their associated parking.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment for West Bank Industrial Park Plat "H" including a vacation of Lots 1, 2, & 4 of West Bank Industrial Park Plat "E" located at 920 North Geneva Road in the M2 Zone.

Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

40 Chair Cook invited the applicant to come forward. Roger Dudley introduced himself and had nothing to add to Ms.
41 Haycock's presentation.

42
43 Chair Cook opened the public hearing and invited those from the audience who had come to speak to this item to come
44 forward to the microphone.

45
46 When no one came forward, Chair Cook closed the public hearing and asked if the Planning Commission had any
47 more questions for the applicant or staff. When none did, he called for a motion on this item.

48
49 **Planning Commission Action:** Mr. Cochran moved to approve the plat amendment for West Bank Industrial Park
50 Plat "H" including a vacation of Lots 1, 2, & 4 of West Bank Industrial Park Plat "E" located at 920 North Geneva
51 Road in the M2 Zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen
52 Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

53
54 Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.4:**

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1 **Agenda Item 3.4** is a request by Gene Robison for the City to approve the plat amendment for Meadowlark Lane Plat
2 "B" including a vacation of Meadowlark Lane Amended Plat "A" located at 919 South Carterville Road in the R20
3 Zone.
4



Staff Presentation: The applicant built the home on lot 1 in 1991 and has lived on the property ever since. In 2011 he subdivided a small 13,000 square foot parcel off in case he ever wanted to sell. He is back now to expand the parcel to 35,000 square feet. He does not have any plans to sell or build on the parcel but is simply preparing for the future should he or his children ever want to sell or build a home on the lot.

15 **Recommendation:** The Development Review Committee
16 determined this request complies with the Orem City Code. Staff
17 recommends the Planning Commission approve the plat amendment for Meadowlark Lane Plat "B" including a
18 vacation of Meadowlark Lane Amended Plat "A" located at 919 South Carterville Road in the R20 Zone.

19 Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

20 Chair Cook invited the applicant to come forward. Gene Robison introduced himself and had nothing to add to Ms.
21 Haycock's presentation.
22

23 Chair Cook opened the public hearing and invited those from the audience who had come to speak to this item to come
24 forward to the microphone.
25

26 When no one came forward, Chair Cook closed the public hearing and asked if the Planning Commission had any
27 more questions for the applicant or staff. When none did, he called for a motion on this item.
28

29 **Planning Commission Action:** Mr. Spencer moved to approve the plat amendment for Meadowlark Lane Plat "B"
30 including a vacation of Meadowlark Lane Amended Plat "A" located at 919 South Carterville Road in the R20 Zone.
31 Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton,
32 Mike Staker and Ross Spencer. The motion passed unanimously.
33

34 Chair Cook asked Ms. Haycock to introduce **Agenda Item 3.5:**
35

36 **Agenda Item 3.5** is a request by Jason and Karen Welch for the City to approve the primary plat of Hidden Acre, Plat
37 "C", including the vacation of Hidden Acre Plat "B" at 1676 South 800 East, located in the R7.5 zone.
38



Staff Presentation: 1676 South 800 East is currently being used as a single-family residence. The owners, who are also the applicants, would like the subdivide to keep the home on the front and create a deep lot. The applicants plan to build a new home in the back where they will move, allowing their adult children to live in the front home. The preliminary plat has already been approved, but a vacation of the previous plat was not.

39 **Recommendation:** The Development Review Committee determined this
40 request complies with the Orem City Code. The Project Coordinator
41 recommends the Planning Commission approve the plat amendment of
42 Hidden Acre, Plat "C", including the vacation of Hidden Acre Plat "B" at
43 1676 South 800 East, located in the R7.5 zone.
44

45 Chair Cook asked if the Planning Commission had any questions for Ms. Haycock.

46 Chair Cook invited the applicant to come forward. Karen Welch introduced herself and had nothing to add to Ms.
47 Haycock's presentation.
48

49

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1
2 Chair Cook opened the public hearing and invited those from the audience who had come to speak to this item to come
3 forward to the microphone.

4
5 Ralph Pinkham wanted to know how many homes are planned to be built there and would they be multiple residences.
6 There are enough multiple residences in Orem. He has a single-family home and does not want his home imposed
7 upon. The street is a race track. He asked if speed bumps would be put in to control people from speeding.

8
9 Ms. Haycock said this property is zoned for a single-family residence. The owners are planning on building one home
10 in the back and their children will live in the front. Mr. Cook said to clarify, one home will be built on Lot 5 that does
11 not currently exist.

12
13 Stephanie Albach lives across the street and asked Ms. Haycock to speak to the easement. Ms. Haycock said there
14 was a requirement to widen the easement and all widening will occur on Lot 6. Ms. Albach said Lot 1 has special
15 needs kids. Lot 4 has children that play in that area. She said there are three people that use her easement and it creates
16 a lot of traffic. She then asked which way the home would face. Ms. Haycock said she did not know which way the
17 home would face. Lots 1 and lot 4 already have access to this easement, Lot 5 will now be added. Ms. Albach asked
18 why Lot 5 had to be added into the easement. Ms. Haycock said they could tear down part of their home to add an
19 easement, but they did not want to do that. Mr. Bench said the City does allow four deep lots, so this fits into the
20 ordinance and makes sense as there will only be three lots using it.

21
22 Chair Cook closed the public hearing and asked if the Planning Commission had any more questions for the applicant
23 or staff. When none did, he called for a motion on this item.

24
25 **Planning Commission Action:** Ms. Jeffreys moved to approve the preliminary plat of Hidden Acre, Plat "C",
26 including the vacation of Hidden Acre Plat "B" at 1676 South 800 East, located in the R7.5 zone. Mr. Cochran
27 seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker
28 and Ross Spencer. The motion passed unanimously.

29
30 Chair Cook asked Mr. Kirkham to introduce **Agenda Item 3.6:**

31
32 **Agenda Item 3.6** is a request by Development Services for the Planning Commission to amend portions of Section
33 22-24-1 (City Center District Zone).

34
35 **Staff Presentation:** The City Council adopted the City Center District on June 19, 2018. Subsequently, the City
36 Council adopted the other four districts (North Village District, Canyon Crossing District, Arts District, and the HUB
37 District) on October 9, 2018.

38
39 Because of the additional review and scrutiny of the recently adopted districts, staff requests minor amendments to
40 the City Center District to match the language adopted in the four new districts. Many sections of the five State Street
41 districts are intended to have the same language throughout the districts, so minor adjustments are needed to make the
42 City Center District ordinances consistent.

43
44 In addition, a definition of "Development Activity" is added to the definition section of the Orem City Code. The
45 proposed definition was included in the Arts District. This definition will be applicable for structures that create
46 commercial gross leasable floor area or residential units.

47
48 The amended ordinances are part of the staff report for your review.

49
50 **Recommendation:** The Development Services Department requests the Planning Commission forward a positive
51 recommendation to the City Council amending portions of Sections 22-24-1 (City Center District Zone).

52
53 Chair Cook asked if the Planning Commission had any questions for Mr. Kirkham and then asked if the additional
54 accesses were included in the other Districts. Mr. Kirkham said yes, that is included in the other four districts. Mr.
55 Cook asked if the new definition for Development Activity applies to the other State Street Districts as well as the
56 City Center District. Mr. Kirkham said that definition applies to all the other State Street corridor districts.

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1
2 Mr. Staker asked if the fifteen percent requirement was just for expanding the foot print and not interior remodeling.
3 Mr. Kirkham said this specifically talks about exterior walls. Only when they expand, or tear down exterior walls
4 would they have to replace a pole sign with a monument sign.

5
6 Mr. Kirkham said in the residential PD Zone, the type of development that the City is trying to plan for is row home
7 or town home development.

8
9 Chair Cook opened the public hearing and invited those from the audience who had come to speak to this item to come
10 forward to the microphone.

11
12 When no one came forward, Chair Cook closed the public hearing and asked if the Planning Commission had any
13 more questions for the applicant or staff. When none did, he called for a motion on this item.

14
15 **Planning Commission Action:** Mr. Moulton moved to forward a positive recommendation to the City Council
16 amending portions of Section 22-24-1 (City Center District Zone). Ms. Jeffreys seconded the motion. Those voting
17 aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion
18 passed unanimously.

19
20 **Planning Commission Action, Agenda Item 4.1** is the 2019 Planning Commission meeting calendar: The Planning
21 Commission reviewed the calendar and Chair Cook moved to approve the 2019 meeting calendar. Mr. Cochran
22 seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker
23 and Ross Spencer. The motion passed unanimously.

24
25 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Cook then called for a
26 motion to approve the minutes of November 7, 2018. Mr. Cochran moved to approve the meeting minutes for
27 November 7, 2018. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys,
28 David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

29
30 Mr. Bell said the City did a city-wide project with Siemens to conserve energy. The City has gone through the first
31 year on that program. The street lights were changed out to LEDs and the lighting in the facilities and parks was
32 changed. Siemens made an evaluation in June that showed the City had done better than was projected. It is
33 anticipated that the City will continue to save money yearly. This is a fifteen-year project and there will be an
34 evaluation each year for fifteen years. The City will pay for this project in the savings, using no new money.

35
36 Mr. Bench said the annual selection of Planning Commission Chair and Vice-Chair will be done at the January 16,
37 2019 meeting.

38
39 **Adjourn:** Chair Cook called for a motion to adjourn. Mr. Spencer moved to adjourn. Mr. Cochran seconded the
40 motion. Those voting aye: Mickey Cochran, Carl Cook, Karen Jeffreys, David Moulton, Mike Staker and Ross
41 Spencer. The motion passed unanimously.

42
43 **Adjourn:** 5:15 p.m.

44
45
46
47 _____
48 Jason Bench
49 Planning Commission Secretary

50 Approved:
51