



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
March 06, 2019

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

4:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

5:00 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION BY INVITATION
3. 5:00 PM SCHEDULED ITEMS

3.1. PRELIMINARY PLAT – Preliminary plat approval of JEM Estates, Plat J located at 157 North 600 West in the R8 zone.

The Development Review Committee recommends the Planning Commission approve the preliminary plat of JEM Estates Plat J located at 157 North 600 West in the R8 zone.

Presenter: Grant Allen

[3.1_StaffRep_JEM_Estates_Plat_J_2019.03.06.docx](#)

[Vicinity Map.JPG](#)

[Exhibit A_JEM Estates Plat J_2019.03.06.JPG](#)

3.2. PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 0.2 acres of property located generally at 246 West 1400 South from the R8 zone to the PD-5 zone.

Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 0.2 acres of property located generally at 246 West 1400 South from the R8 zone to the PD-5 zone.

Presenter: Grant Allen

[3.2_StaffRep_Rezone_246_W_1400_S_2019.03.06.docx](#)

[Vicinity Map.JPG](#)

[Map_Rezone 246 W 1400 S_2019.03.06.pdf](#)

[Exhibit A_Rezone 246 W 1400 S_2019.03.06.JPG](#)

[20190220_3_MailerFront.pdf](#)

[20190220_3_MailerBack.pdf](#)

[20190220_3_Labels.docx](#)

[Outline.pdf](#)

[Neighborhood Meeting Notes.pdf](#)

3.3. PUBLIC HEARING:

- **Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 5.12 acres of property located generally at 764 North Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the C-1 (Commercial) zone; and**
- **Vacating Timpanogos Research & Tech Plat C, and approving the final plat of Timpanogos Research & Technology Park Plat L located generally at 764 North Timpanogos Parkway in the current PD-6 Zone.**

The Development Review Committee recommends the Planning Commission forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 5.12 acres of property located generally at 764 North Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the C-1 (Commercial) zone.

The Development Review Committee also recommends the Planning Commission vacate Timpanogos Research & Technology Plat C, and approving the final plat of Timpanogos Research & Technology Park Plat L located generally at 764 North Timpanogos Parkway in the current PD-6 Zone.

Presenter: Grant Allen

[3.3_StaffRep_Timpanogos_Resarch___Tech_Park_Building_W_2019.03.06.docx](#)

[Map_Timpanogos Resarch & Tech Park Building W.2019.03.pdf](#)

[Vicinity Map.JPG](#)

[Exhibit_A_Timpanogos_Resarch___Tech_Park_Building_W.2019.03.06.JPG](#)

[20190220_1_MailerFront.pdf](#)

[20190220_1_MailerBack.pdf](#)

[20190220_1_Labels.docx](#)

[Applicant information.pdf](#)

4. MINUTES REVIEW AND APPROVAL

4.1. February 20, 2019 Planning Commission Minutes

Review & Approve

[2019-02-20.pcmmin - DRAFT.docx](#)

5. ADJOURN

Next meeting scheduled for Wednesday, March 20, 2019

ACCESS TO THE MEETING IS THROUGH THE NORTH (NEAR LIBRARY) DOORS ONLY

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)

Item #: 3.1	Planning Commission March 06, 2019	
Prepared By: Grant Allen		
Applicant: Kaye Macdonald	PRELIMINARY PLAT – Preliminary plat approval of JEM Estates, Plat J located at 157 North 600 West in the R8 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:
Bruce & Bonnie Knowlton
- General Plan Designation:
Community Commercial
- Current Zone: **R8**
- Acreage: **0.7**
- Neighborhood: **Suncrest**

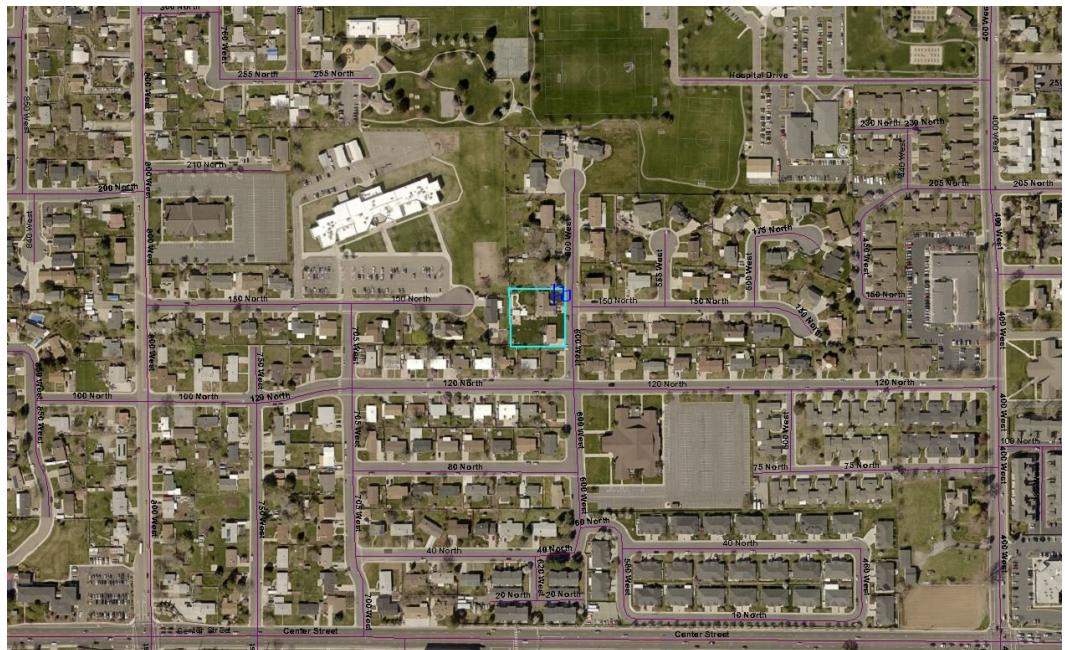
ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the preliminary plat of JEM Estates, Plat J located at 157 North 600 West in the R8 zone.

BACKGROUND: The applicant desires to subdivide the current parcel. Two homes are currently located on the one large lot. The applicant desires to subdivide the lot to create two legal lots each containing an existing dwelling. The proposed plat complies with all applicable requirements.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of JEM Estates Plat J located at 157 North 600 West in the R8 zone.





Item #: 3.2	Planning Commission March 6, 2019	
Prepared By: Grant Allen		
Applicant: Orem City Development Services	PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 0.2 acres of property located generally at 246 West 1400 South from the R8 zone to the PD-5 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
- Noticed 66 property owners within 500ft of the properties

SITE INFORMATION:

- Neighborhood Chair:

Garr Judd

- General Plan Designation:

Residential

- Current Zone: **R8**
- Acreage: **0.21**
- Neighborhood:

Lakeview

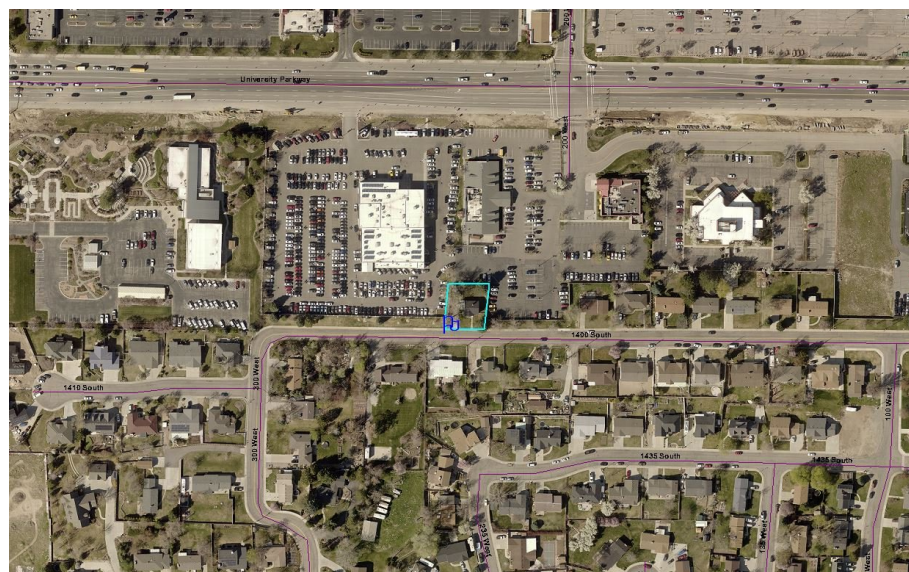
ACTION:

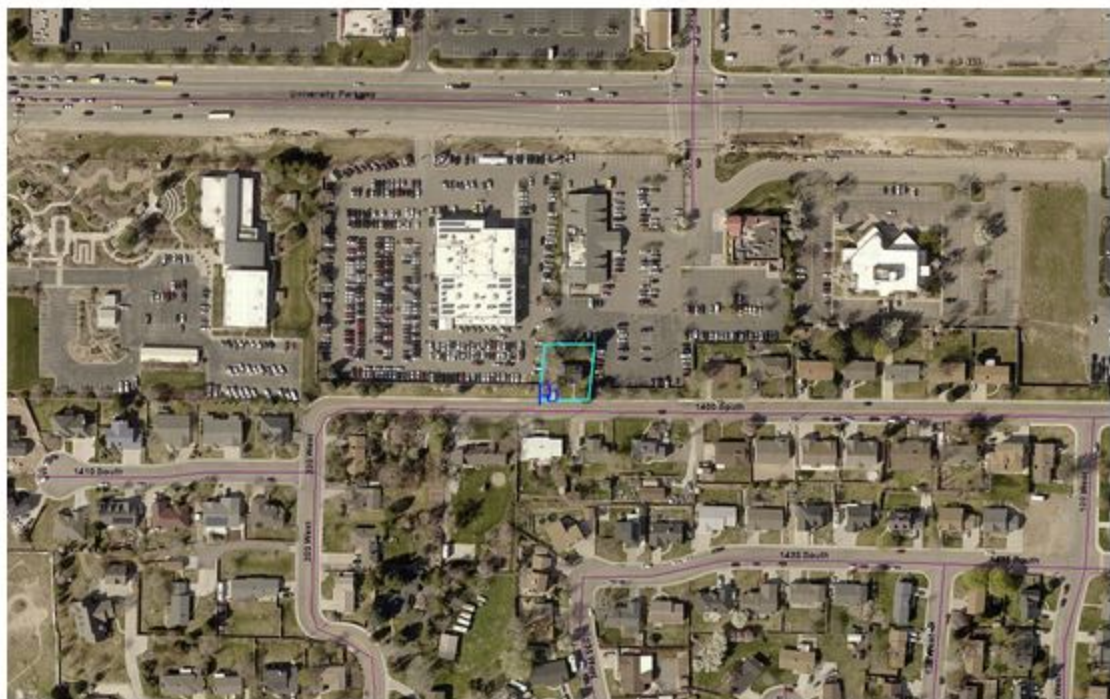
The Planning Commission shall determine if the proposed request is consistent with the General Plan and forward a recommendation to the City Council.

REQUEST: The Development Services Department requests the City amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 0.2 acres of property located generally at 246 West 1400 South from the R8 zone to the PD-5 zone.

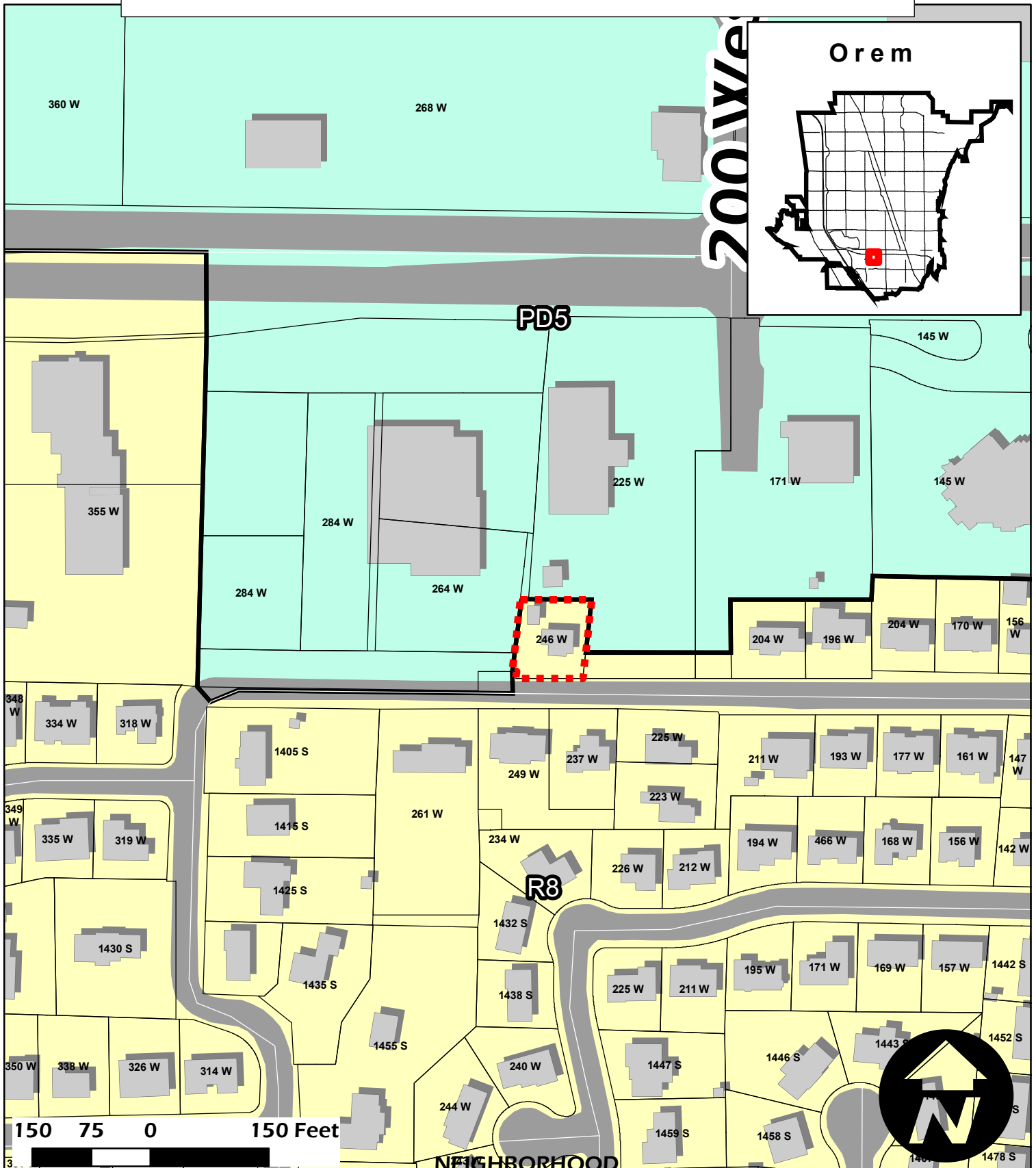
BACKGROUND: The City acquired the property and is requesting the property be rezoned to the PD-5 zone. The purpose of the rezone is to add the property to the commercial zone. The home will be removed and the land converted to parking area as outlined on the proposed concept plan. As part of the required improvements a masonry wall along 1400 South will be added together with a landscaping buffer along 1400 south. These improvements will be required at the time of site plan approval.

RECOMMENDATION: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 0.2 acres of property located generally at 246 West 1400 South from the R8 zone to the PD-5 zone.





Rezone 246 S 1400 W (Parking Lot)



◆ Rezone 246 S 1400 W (Parking Lot)
R8 Zone
0.21 Acres

Lake View
Garr Judd

Legend
 Parcels selection
 Parcels
 Buildings



For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Mar 26, 2019 6:00 pm
Planning Commission Wed, Mar 6, 2019 5:00 pm

The applicant requests the City rezone property located generally at 246 West 1400 South from the R8 zone to the PD-5 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CORRAL WEST PROPERTIES LC
77 W 1500 N
CENTERVILLE, UT 84014

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Mar 26, 2019 6:00 pm
Planning Commission Wed, Mar 6, 2019 5:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SAM LENTZ
882 W 1720 N
OREM, UT 84057

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



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DEBBY LAURET
1869 N 80 E
OREM, UT 84057

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



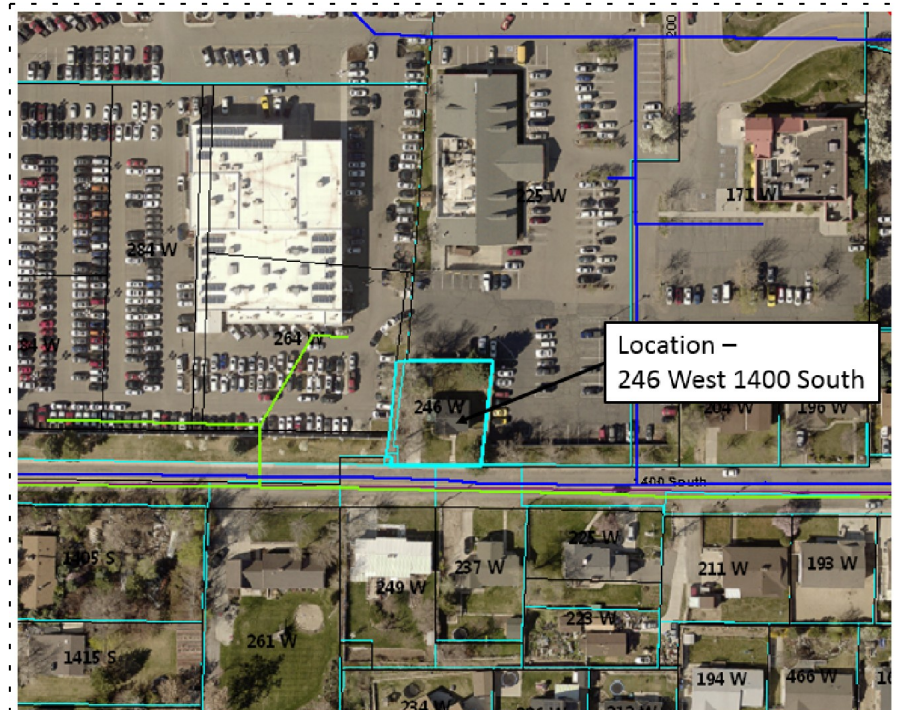
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JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101



DE KEYSER, BENEDICTA C
BYU-BOX 7318
PROVO, UT 84602

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

WOFFINDEN, GEORGE J & OPAL R
PO BOX 168
COVINA, CA 91723

KAY, S L (ET AL)
PO BOX 692
PROVO, UT 84603

CLOSE, WAYNE C & STEVEN L (ET
AL)
35 W 300 N
PROVO, UT 84601

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

CITY OF OREM
58 N STATE ST
OREM, UT 84057

CENTRAL UTAH WATER
CONSERVANCY DISTRICT THE
%GARFF-WARNER AUTOMOTIVE
GROUP LLC
76 W 800 S
SALT LAKE CITY, UT 84101

CORRAL WEST PROPERTIES LC
77 W 1500 N
CENTERVILLE, UT 84014

BOYER LAKE POINTE LC
%THE BOYER COMPANY
101 S 200 E STE 200
SALT LAKE CITY, UT 84111

GARFF WADE PROPERTIES LLC
111 E BROADWAY STE 900
SALT LAKE CITY, UT 84111

UNIVERSITY OF UTAH
127 S 500 E # 310
SALT LAKE CITY, UT 84111

UNIVERSITY OF UTAH
--OR CURRENT RESIDENT--
145 W 1300 SOUTH
OREM, UT 84058

MELLOR, DEREK R & WHITNEY C
--OR CURRENT RESIDENT--
156 W 1435 SOUTH
OREM, UT 84058

TABOADA, EFREN & IVELISSE
161 W 1400 S
OREM, UT 84058

PATE, ROGER & CHELITA
168 W 1435 S
OREM, UT 84058

HENRIE, GARY & JODY
169 W 1435 S
OREM, UT 84058

VANDYKE, DON C & MARIE
MURDOCK
170 W 1400 S
OREM, UT 84058

MADSEN, MARILYN KAY
171 W 1435 S
OREM, UT 84058

MAUCH, VANCE E & JO ANN
177 W 1400 S
OREM, UT 84058

SKINNER, MURRAY W & LEAH W
180 W 1400 S
OREM, UT 84058

MARTIN, E ROYLANCE & GENIEL S
(ET AL)
180 W 1435 S
OREM, UT 84058

THOMPSON, PHILLIP DAVIS &
CARRIE LEE
193 W 1400 S
OREM, UT 84058

SMITH, RAYMOND O & LINDA R (ET
AL)
194 W 1435 S
OREM, UT 84058

MC FARLAND, JESS R & PATRICIA
195 W 1435 S
OREM, UT 84058

JANSON, TYLER D & DANIA
196 W 1400 S
OREM, UT 84058

CLOSE, DAVID WAYNE & VALERIE
THOMPSON
201 W 1400 S
OREM, UT 84058

PEREZ, MARCO JR & MARGARITA
204 W 1400 S
OREM, UT 84058

DE KEYSER, BENEDICTA C
--OR CURRENT RESIDENT--
211 W 1435 SOUTH
OREM, UT 84058

SMITH, KEVIN R & ANNE E
212 W 1435 S
OREM, UT 84058

DRAUGHN, JAMES H
223 W 1400 S
OREM, UT 84058

WARNICK, QUINTIN D & JULIE A
--OR CURRENT RESIDENT--
225 W 1400 SOUTH
OREM, UT 84058

GOODWIN, NOLAN & TANYA
225 W 1435 S
OREM, UT 84058

BRODERICK, GARY R & REBECCA D
226 W 1435 S
OREM, UT 84058

PRICE, MATHEW COREY &
KASANDRA
234 W 1435 S
OREM, UT 84058

ALAND, JOHN W & REBECCA
237 W 1400 S
OREM, UT 84058

STEWART, DAVID & CHARLENE E
240 W 1455 S
OREM, UT 84058

LILJENQUIST, RICHARD LYN &
LORINE KATHRYN (ET AL)
244 W 1455 S
OREM, UT 84058

CITY OF OREM
--OR CURRENT RESIDENT--
246 W 1400 SOUTH
OREM, UT 84058

HOVEY, ROBERT N & LUCILLE D
249 W 1400 S
OREM, UT 84058

STRONG, JASON SCOTT
261 W 1400 S
OREM, UT 84058

GARFF WADE PROPERTIES LLC
--OR CURRENT RESIDENT--
265 W 1300 SOUTH
OREM, UT 84058

BOYER LAKE POINTE LC
--OR CURRENT RESIDENT--
292 W UNIVERSITY PKY
OREM, UT 84058

ANDERSEN, DONALD L
318 W 1410 S
OREM, UT 84058

WHITAKER, MATTHEW MILTON &
NICIA
319 W 1410 S
OREM, UT 84058

MHF INC
325 E 1300 S
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

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

ROBISON, RONALD G (ET AL)
1405 S 300 W
OREM, UT 84058

PETERSON, KENNETH L & HOLLY L
1415 S 300 W
OREM, UT 84058

PRITCHARD, JOSEPH & MEGAN
1425 S 300 W
OREM, UT 84058

HANCOCK, DAVID & KRISTINA
1429 S 300 W
OREM, UT 84058

HOVEY, VERL & MARIANNE D
1432 S 235 W
OREM, UT 84058

WOFFINDEN, GEORGE J & OPAL R
--OR CURRENT RESIDENT--
1435 S 300 WEST
OREM, UT 84058

OGDEN, TAYLOR D
1438 S 235 W
OREM, UT 84058

HAGGARD, DANIEL & ALISA
1446 S 185 W
OREM, UT 84058

STOCKS, KEVIN D & DONNA C
1447 S 235 W
OREM, UT 84058

STRONG, SCOTT R & JANET A
--OR CURRENT RESIDENT--
1455 S 300 WEST
OREM, UT 84058

MELLOR, DEREK R & WHITNEY C
1570 S 320 E
OREM, UT 84058

STRONG, SCOTT R & JANET A
1586 S 235 W
OREM, UT 84058

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

The Economic Development Division proposes a project to enhance the sales tax base in the City of Orem. By way of the Redevelopment Agency, the former Nielson home (246 West 1400 South) was purchased for a redevelopment project. It is proposed that the Nielson home be rezoned from Residential (R8) to commercial (PD5) to match the existing PD5 zone located on three sides of the property. The Economic Development Division anticipates selling the home to the adjoining Garff dealership. The land would be used for an expansion project to create additional parking for the dealership. A wall and landscaping to meet City code would be constructed along 1400 South. This project will not have vehicular or pedestrian access to 1400 South from the commercial zone. The RDA plans to demolish the house before a transaction with Garff. Garff will be responsible for the submittal of a site plan to the City for approval.

Neighborhood Meeting Notes

January 15, 2019

- Landscaping is not being maintained, trees need to be watered
- Concerned about apartments being built
- Want the wall to match the existing wall
- Worried about a connection to 1400 South with access
- Does landscaping require sprinklers and grass?
- Current wall is not seven feet tall. Wants the council to redo the wall to meet the code, and force it to be watered better. The trees and lawn are dying.
- Isolate the neighborhood, murder of the police officer shattered the area, Bus Rapid Transit (BRT) widening of the parkway has caused everyone to want out
- Promises are not kept
- Snow removal is not done by commercial owners
- This project will add a third mismatched fence
- Want an effort to help the neighborhood
- Ken Garff test drives speed down 1400 South
- Make walls match code
- Want traffic calming devices installed on 1400 South
- Only one sidewalk on the north of 1400 South. Trees are overgrown and hang over the sidewalk
- Wants the gap in the wall closed for the pedestrian walkway. The gap is on the Harmon property, approximately 700 feet to the east
- Homeless man is sleeping under a tree near the Harmon property
- Bank robber came through the opening in the wall
- High access/low control leads to crime
- Not enough neighbors to patrol the north side
- Needs more patrol but not police patrol – that won't work because the police are already training in the house
- People walking by are throwing trash on lawns
- Wall is crumbling apart at Golden Corral
- This will create more light spillover on 1400 South from the dealership expansion
- Want the wall height increased

City of Orem Neighborhood Mtg. Sign In
Tuesday, January 15, 2019
Orem City Council Chambers



Name	Address	Phone #	Email
Jessie Strong	249 W 1400 So Orem	801-235-4103	
Val Henry	1432 So 235 W Orem	801- ~~235~~ 5050	
Leanne Brown	148 W. 1520 S. Orem	801-224-4944	
Scott Strong	1586 W 4235 W Orem	801-362-0539	strongscott@gmail.com
John Aland	237 W 1400 S Orem	801-634-1603	
Val Frederick	385 W 1410 S Orem	801-615-3855	
Becky Broderick	226 W. 1435 So. Orem	801-224-3574	beckybroderick1@gmail.com
Matthew Baker	319 W. 1410 S. Orem	801-368-2892	
Nicra Whitaker	"	801-358-8532	
David Meyers	83 W 1400 S	801-687-1565	davidmeyers@yahoo.com
Don Van Dyke	170 W. 1400 S.	801-362-3535	donvandyke76@yahoo.com
Melanie Yandke	170 W 1400 S	801-472-6199	melanieyandke@yahoo.com

City of Orem Neighborhood Mtg. Sign In
Tuesday, January 15, 2019
Orem City Council Chambers



Name

Sam Lentz

Address

882 W 1720 N, Orem

Phone #

801-899-9219

Email

Send out 2 @ orem.org

Ryan L. Clark

From: Rebecca Cameau <rebeccacameau@yahoo.com>
Sent: Thursday, January 17, 2019 11:54 PM
To: Ryan L. Clark; Richard F. Brunst Jr.; Tom Macdonald; Sam Lentz
Subject: Concerning rezoning of 246 West 1400 South

Hello Ryan,

Thank you for considering residents' concerns about zone changes and other issues on the 1400 South road in Orem. My name is Becky Cameau. I live on 1408 South 100 West.

On the proposal of changing the 246 West 1400 South property from R8 to PD5, My main concern isn't for that particular lot. The proposal raises the question, "can I trust Orem city to make the property left on the residential side of the street attractive and safe?" History would suggest no.

The wall just north of my house is the beastly build that was realized after a beautiful and safe, park-like buffer was proposed to appease the residents to the idea of a zone change in the past. Today, yellowing grass blades peep disconsolately between weeds and gopher mounds. Dead trees stand aimless throughout the seasons while live trees smack cell phone engrossed walkers across the forehead. Behind all this is a crumbling cinder block wall that is too short to block light or sound from the commercial zone. A wimpy wall; unable to deter young men from jumping its paltry five feet. Indeed, I was walking on the sidewalk when a young teen boy jumped over the wall and dropped right in front of me. We surprised each other but as I continued on my way he yelled out, "what the F#@! are you looking at?"

After learning more about Orem city's code for such a zone-change next to a residence, I realize the barrier and wall currently in place does not meet said code. That does not instill confidence in this resident that the city will "do right by me". Rather it seems they will "do right by some big company (Ken Garff) and not oversee the proper implementation of their own code.

I understand the green zone bordering 1400 South is jointly owned by the companies who bought the land to build on the other side of the wall. Their promises to maintain the property on the south side of the wall have been abandoned. Their loyalty is to their customers who see the north side of the fence and not the residents who see the south side. These types of problems are what the city council and employees are supposed to solve.

I propose Orem city takes over the maintenance of the green zone and builds a proper wall down the entire 1400 street. As I have five boys I understand the importance of a detailed explanation of expectations when I request a job done. The word "proper" does not denote the addition of two rows of cinder block on top of the current horrendous wall. It means tearing down the old wall and rebuilding a 7 foot wall with faux stone or precast concrete. It involves taking out the pedestrian gap in the wall. And it involves planting more trees, fixing grass and sprinkler systems and then taking care of them.

Finally, I want to mention the horse property bordering the south side of 1400 South and Main Street. The inordinate number of large and spacious buildings (apartment complexes) going up all over Orem is my number one grievance with the city. The placement of so many so quickly and spread all over Orem seems poorly planned and makes me as a homeowner and permanent resident feel the decision makers of this city are more interested in now-money from developers than the future of the city and the well being of its citizens.

I *loathe* the idea of a higher density housing unit going up on that property. I appreciate that it hasn't happened yet and I hope that will remain single family residence housing.

I have lived here for almost 11 years. The past 2 or 3 years with the bus corridor and the poorly constructed and shoddy planning of many high density housing units scattered haphazardly over the city have made my husband and I decide that we will look outside of Orem city for our next home. It is becoming less friendly to long-term family residents.

I would appreciate getting a copy of the minutes from the January 15th meeting on the zone change for 246 West 1400 South. I wasn't able to attend but I want to be kept informed about decisions for this neighborhood and and want to make sure city council members were able to read an accurate accounting of the residents' grievances.

Regards,

Becky Cameau

Ryan L. Clark

From: Jason McKeighen <momenjing@yahoo.com>
Sent: Wednesday, January 16, 2019 11:08 AM
To: Ryan L. Clark
Subject: 246 W 1400 S

Hi Mr. Clark,

I am emailing in regards to the property at 246 W 1400 S in Orem. I planned on attending the meeting last night but was distracted with some family needs. David Meyers was present and has shared your email address with our neighborhood.

My concerns with that property, as well as much of 1400 S, is how it will be maintained. It appears that multiple entities are responsible for different portions of the wall that buffers our neighborhood from the businesses on University Parkway. I have had to file complaints over the years because trees are not maintained. There are portions of the sidewalk where snow is not removed and it becomes unattractive to travel by foot for accessing public transportation, not to mention the concern of slipping on ice on subsequent days when the snow has had a chance to melt a little and then freeze. I know the entirety of 1400 S is not the immediate concern with the property at 246 W, but these existing concerns will certainly be transferred to that location if this property is rezoned.

I know some of my neighbors are concerned with the wall height and the pedestrian passage at 100 W 1400 S. I happen to like that pedestrian passage, but never use it in the winter since it becomes a muddy mess. I am concerned with the overall situation of having a big brick wall along 1400 S, especially between 100 W and Main street as the trees and electrical boxes serve as cover for people to lay around. I'd like to think that some are just taking a nap (maybe homeless folks), but often times people that are just hanging around are smoking and drinking. I don't feel comfortable walking by with transient people lounging like they're at the beach, and I'm concerned for my children who periodically walk past to catch a bus or go to some of the nearby stores.

I suppose my latter concern may be less of an issue if the "horse property" at Main and 1400 S is developed into single family residences. I completely object to any high-density housing going in that location. I get that builders can make more money, but we as a neighborhood are not interested in how much profit a builder can make. Apartments, townhomes, and anything of the like are more prone to house renters. Owner-occupied residences are typically more likely to provide a nice stable environment.

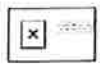
Thank you for your time in considering what our neighbors have to say on these types of issues.

Regards,

Jason McKeighen

1442 S 135 W Orem

385-201-8953



Virus-free www.avast.com

Ryan L. Clark

From: Ria Georgi <riageorgi16@gmail.com>
Sent: Wednesday, January 16, 2019 10:44 AM
To: Ryan L. Clark
Subject: Ken Garff Nissan

I heard part of the meeting last night regarding the rezone of 246 West 1400 South and I felt that I needed to say something positive about Ken Garff. As some of the neighbors have stated, there have been problems over the years with the 20 ft. planting strip and the site managers have not always been responsive to the concerns but my experience with the corporate office has been positive. When I have contacted them regarding issues, such as lack of mowing, a loud intercom system, etc, they have generally followed through. Ken Garff has also had to deal with issues from the neighbors. Years ago a couple of neighbors repeatedly drove over the planting strip including the valve boxes with large trucks. This may have resulted in the broken valves and leaks that Ken Garff had to deal with then. One of the neighbors, who no longer lives here, reported this to the police. In more recent years we have seen tracks from golf carts or ATVs running over the planting strip including the valve boxes. It took awhile for Ken Garff to get the water on this last summer. It appeared that there was a problem with their valve box. Whether the vehicle(s) that drove over the boxes a few months prior caused a problem, I don't know. They also changed landscape/maintenance services last summer which seemed to have made a difference. If you send out a copy of the minutes of last night's meeting to the attendees, I would appreciate a copy.

Sent from my iPad

Ryan L. Clark

From: David Meyers <davidtmeyers@gmail.com>
Sent: Wednesday, January 16, 2019 9:25 AM
To: Ryan L. Clark
Subject: Fwd: Requests relating to Orem's sale of 246 W 1400 S

Resending to updated address

----- Forwarded message -----

From: David Meyers <davidtmeyers@gmail.com>
Date: Tue, Jan 15, 2019 at 7:07 PM
Subject: Requests relating to Orem's sale of 246 W 1400 S
To: <rfbrunst@orem.org>, <dlauret@orem.org>, <samlentz@orem.org>, <meseastrand@orem.org>, <dmspencer@orem.org>, <bsummer@orem.org>, <rclark@orem.org>
Cc: <verlhoveyconstruction@gmail.com>, <johnvandyke76@yahoo.copm>, <j_aland@msn.com>

Orem City Council,

Many members of the Lakeview Neighbordood, some of which are cc'ed here, met with Ryan Clark tonight regarding the rezone of 246 W 1400 S.

During the discussion, several related issues came up on which we'd like to request the council's attention:

- Install traffic calming on 1400 S
- Replace the cinderblock wall from Main street to 246 W with a formed concrete wall that is 7' so that it matches code. It is now 5'-6', does not meet code for height and is crumbling. This will insulate the neighborhood from the increased impact from upgrades of University Parkway
- Do more to ensure the strip of land on the north side of 1400 S is maintained. Trees and grass are dying, lawns are not mowed and water is spotty. One option here is to ask property owners to deed the buffer zone of land in the PD-5 and PD-12 zones to Orem City and have Orem maintain it. Asking and fining property owners hasn't worked. The neighbor
- Tree cover doesn't match code and dead trees are not removed. Find a way to plant more trees to insulate the area from commercial lighting.
- Close the pedestrian opening in the wall at 100 W 1400 S

Thank you for your attention to these matters. We feel that it is essential for Orem City to take action on these issues in order to maintain the culture of the neighborhood, particularly in light of recent commercial development and criminal activity like the murder of a police officer at nearby Bed Bath and Beyond.

Please let me know what the next steps might be to take action on these items.

Best,

David Meyers
83 W 1400 S

Item #: 3.3

Prepared By:
Grant Allen

Planning Commission

March 6, 2019



Applicant: David Schiess -
Agent

PUBLIC HEARING –

- Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 5.12 acres of property located generally at 764 North Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the C-1 (Commercial) zone; and
- Vacating Timpanogos Research & Technology, Plat C and approving the final plat of Timpanogos Research & Technology Park Plat L located generally at 764 North Timpanogos Parkway in the current PD-6 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
- Noticed 114 property owners within 500ft of the properties

SITE INFORMATION:

- Neighborhood Chair:
- General Plan Designation:

Regional Commercial

- Current Zone: **PD6**
 - Acreage: **5.12**
 - Neighborhood:
- Timview**

ACTION:

The Planning Commission shall determine if the proposed request is consistent with the General Plan and forward a recommendation to the City Council for the rezone request.

The Planning Commission is the final approval authority for the plat amendment application.

REQUEST: The applicant requests the city rezone approximately 5.12 acres of property located generally at 764 North Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the C-1 (Commercial) zone.

BACKGROUND: The applicant desires to separate from the current research and technology park and maintain property independently. The applicant and Canyon Park agree with the proposed rezone.

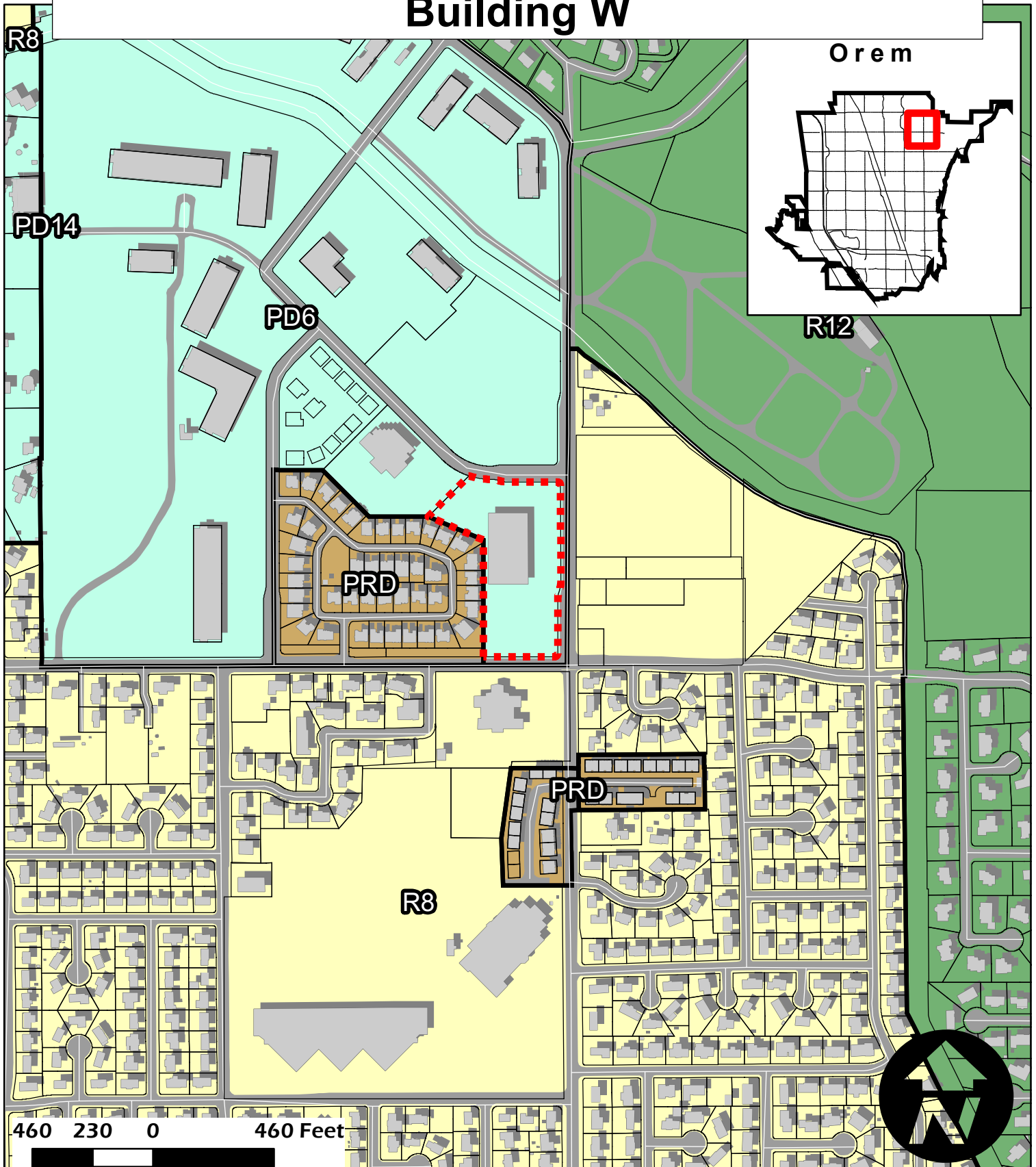
The proposed plat is required to fix a discrepancy at the County regarding the existing plat. The plat can be approved independently of the rezone request.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 5.12 acres of property located generally at 764 North Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the C-1 (Commercial) zone.

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Timpanogos Research & Technology Plat C and approving the final plat of Timpanogos Research & Technology Park Plat L located generally at 764 North Timpanogos Parkway in the current PD-6 Zone.



Timpanogos Research & Technology Park Building W



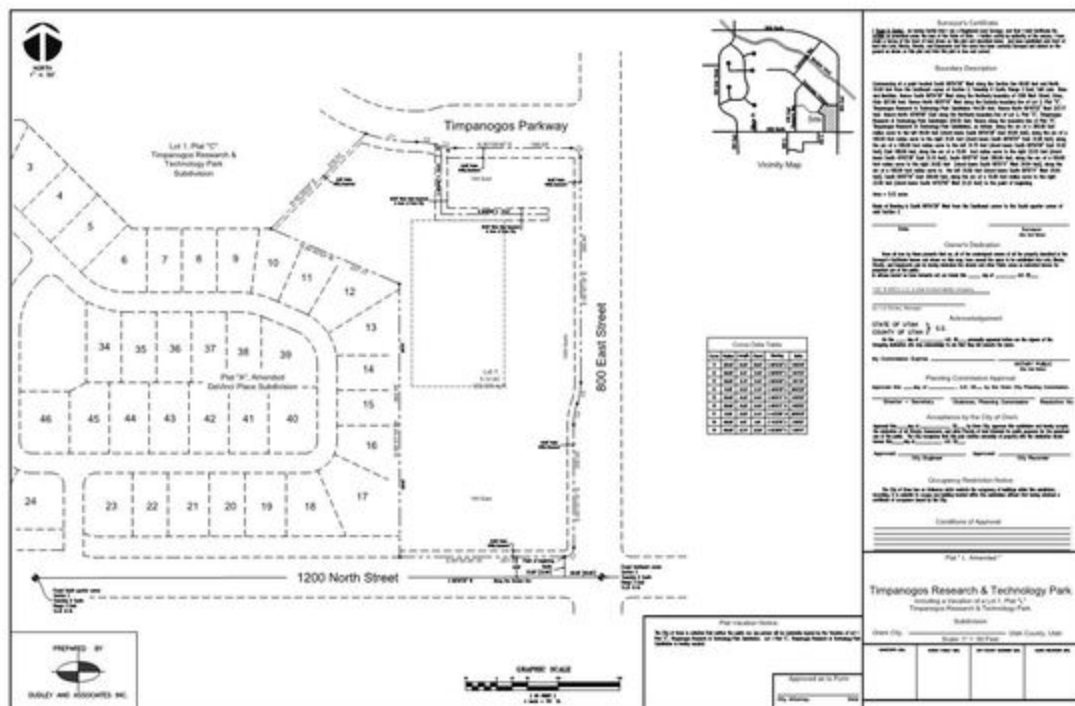
Timp Research & Technology Park
PD6 Zone
5.12 Acres

NEIGHBORHOOD
Canyon View

Legend

- Parcels selection
- Parcels
- Buildings





For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Mar 26, 2019 6:00 pm
Planning Commission Wed, Mar 6, 2019 5:00 pm

The applicant requests the City rezone property located generally at 764 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) to the C1 zone. Additional information can be viewed on orem.org/planning under "(Current Planning (Public Hearing Notices))" tab.

MOUNTAIN STATES TELEPHONE AND
TELEGRAPH CO THE
1801 CALIFORNIA MBC # 3130
DENVER, CO 80202

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Mar 26, 2019 6:00 pm
Planning Commission Wed, Mar 6, 2019 5:00 pm

The applicant requests the City rezone property located generally at 764 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) to the C1 zone. Additional information can be viewed on orem.org/planning under "(Current Planning (Public Hearing Notices))" tab.

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Mar 26, 2019 6:00 pm
Planning Commission Wed, Mar 6, 2019 5:00 pm

The applicant requests the City rezone property located generally at 764 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) to the C1 zone. Additional information can be viewed on orem.org/planning under "(Current Planning (Public Hearing Notices))" tab.

BOARD OF EDUCATION ALPINE SCHOOL
DISTRICT (ET AL)
50 N CENTER
AMERICAN FORK, UT 84003

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org

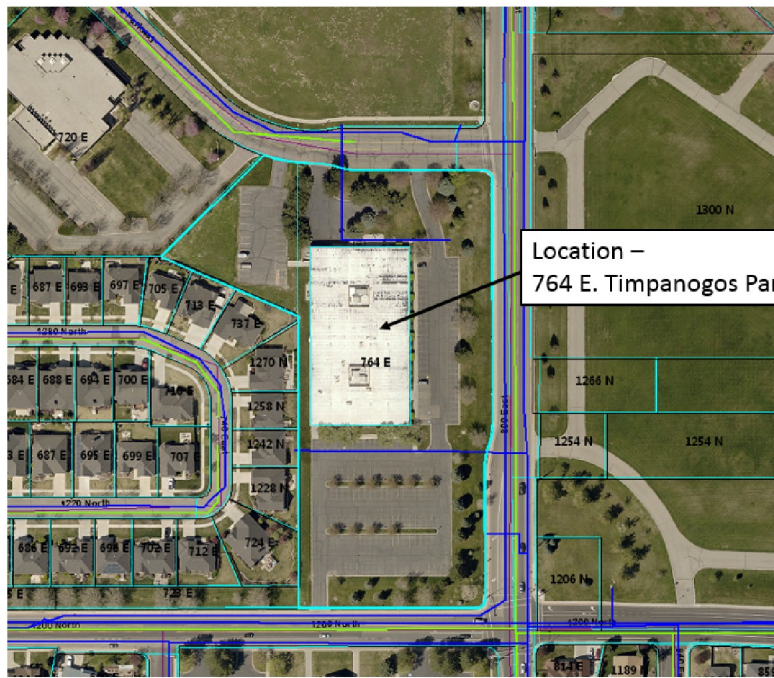


City Council Chambers, 56 N State Street

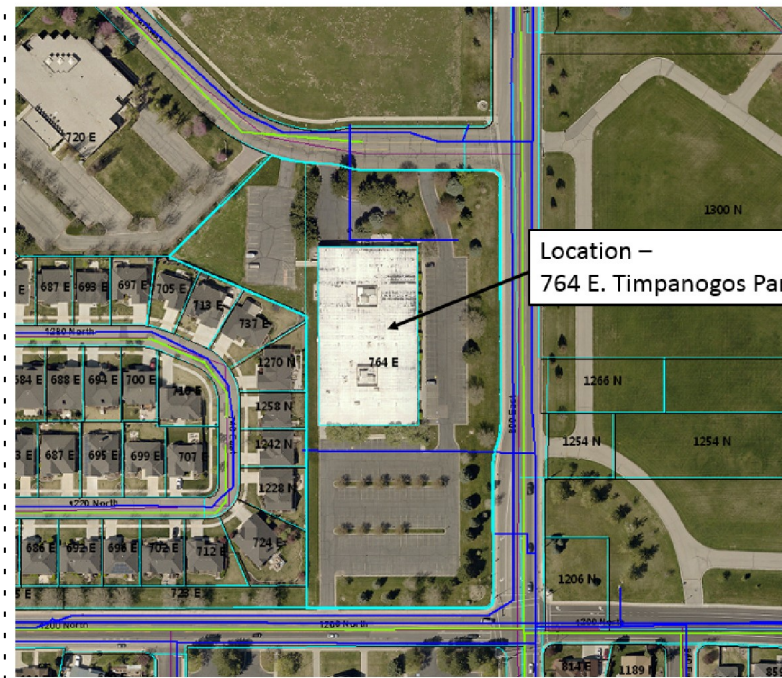
City Council Tue, Mar 26, 2019 6:00 pm
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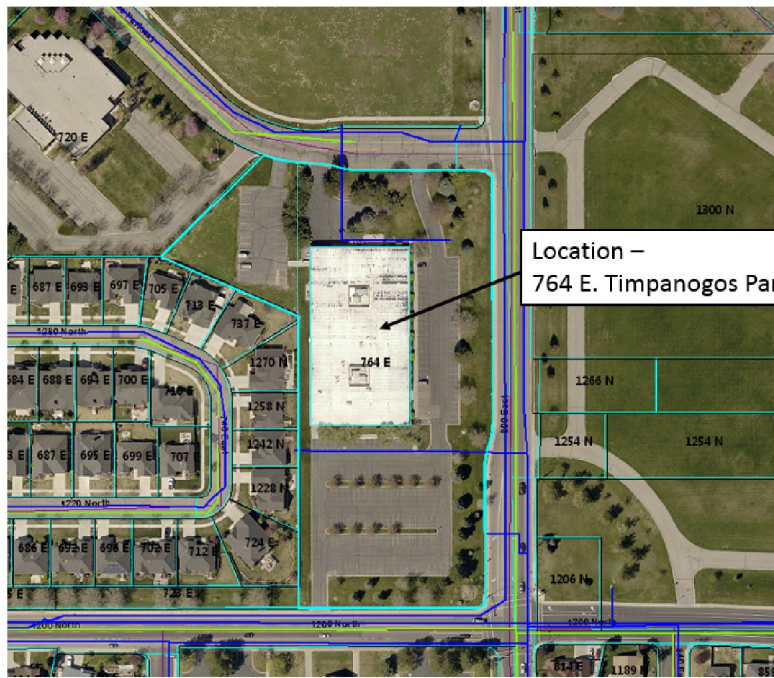
JAMANACO LLC
1686 N 250 E
OREM, UT 84057



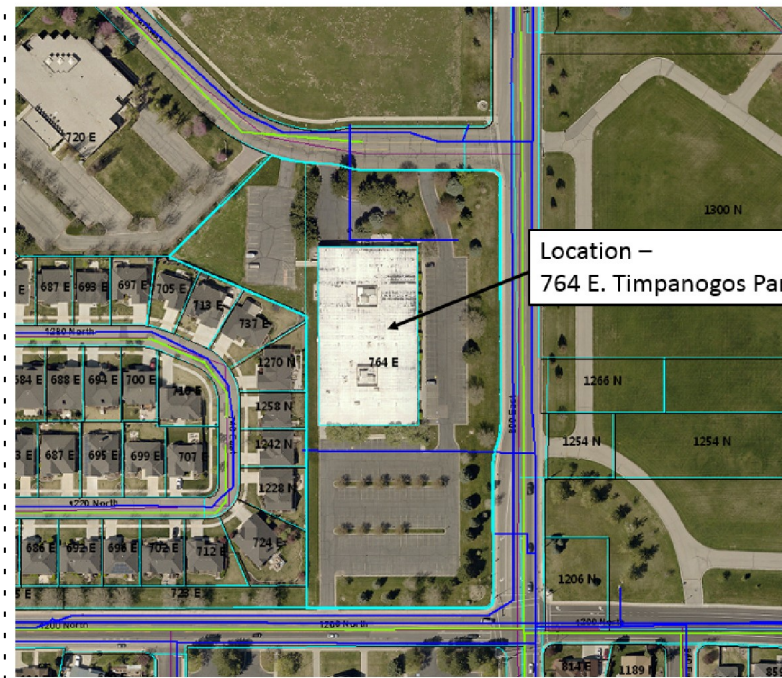
Location -
764 E. Timpanogos Parkway



Location -
764 E. Timpanogos Parkway



Location -
764 E. Timpanogos Parkway



Location -
764 E. Timpanogos Parkway

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

BOARD OF EDUCATION ALPINE
SCHOOL DISTRICT (ET AL)
50 N CENTER
AMERICAN FORK, UT 84003

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

COMMON AREA
100 E CENTER ST
PROVO, UT 84604

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HALLMARK BROKERAGE INC (ET
AL)
190 W 800 N
PROVO, UT 84601

WILSON, CONNIE W
464 E 1320 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

STUBBS, MARK & JAN
621 E 1280 N
OREM, UT 84097

DENNETT, SUSAN M & LARRY D
628 E 1280 N
OREM, UT 84097

DOCKENDORF, THOMAS A & NANCY
629 E 1280 N
OREM, UT 84097

PUGMIRE, DONALD & JOLENE
633 E 1280 N
OREM, UT 84097

PAGE, CHERIE M
636 E 1280 N
OREM, UT 84097

BILLS, V ANNETTE (ET AL)
%V ANNETTE BILLS TRUST
649 E 1280 N
OREM, UT 84097

HAWLEY, DON B
663 E 1280 N
OREM, UT 84097

CANDLAND, CALVIN T & LUANN T
(ET AL)
665 E 1220 N
OREM, UT 84097

WALKER, JOSEPH A (ET AL)
677 E 1220 N
OREM, UT 84097

QUESADA, MARIO J & LUCIA J
680 E 1200 N
OREM, UT 84097

WILSON, CONNIE W
--OR CURRENT RESIDENT--
680 E 1280 NORTH
OREM, UT 84097

SMITH, BYRON L & RHONDA R
--OR CURRENT RESIDENT--
682 E 1160 NORTH
OREM, UT 84097

CAPENER, CHRISTOPHER LYNN &
LYNNE M (ET AL)
--OR CURRENT RESIDENT--
682 E 1220 NORTH
OREM, UT 84097

NOBLE, DAVID A & JANYCE L
683 E 1220 N
OREM, UT 84097

ASHWORTH, RACHEL C
683 E 1280 N
OREM, UT 84097

CHATTERLEY, JIMMIE LE ROY &
PATRICIA JEAN
684 E 1200 N
OREM, UT 84097

BARE, JOHN A
684 E 1280 N
OREM, UT 84097

SMITH, BYRON L & RHONDA R
685 E 1160 N
OREM, UT 84097

TITTLE, SHERRY MILLER & DAVID
DUFF
686 E 1160 N
OREM, UT 84097

YOUNGQUIST, KEITH A & ANN C (ET
AL)
686 E 1220 N
OREM, UT 84097

MORRISON, DOUGLAS W & SUSAN B
(ET AL)
687 E 1220 N
OREM, UT 84097

BURRELL, LETHA GRACE
687 E 1280 N
OREM, UT 84097

ROWE, LYNN B & KAREN C (ET AL)
688 E 1280 N
OREM, UT 84097

ROWLEY, ROBERT LOUIS &
KATHRYNE N (ET AL)
690 E 1200 N
OREM, UT 84097

SMITH, PHILIP C & RUTH ANN H
692 E 1220 N
OREM, UT 84097

HUNT, DAVID A & SHARON M (ET
AL)
693 E 1280 N
OREM, UT 84097

SMITH, SANDRA E
694 E 1280 N
OREM, UT 84097

HANSEN, QUADE P & LEARAE
695 E 1220 N
OREM, UT 84097

CLARK, ALBERT B & ELAINE N
696 E 1220 N
OREM, UT 84097

GRENNY, GUY W & JOHANNA
697 E 1280 N
OREM, UT 84097

CHRISTENSEN, JAMES E & STACI D
699 E 1160 N
OREM, UT 84097

699 ASSOCIATES LLC
--OR CURRENT RESIDENT--
699 E 1220 NORTH
OREM, UT 84097

NEWSOME, MICHAEL B & LINDA M
(ET AL)
700 E 1280 N
OREM, UT 84097

STRATTON, KEVEN J & LAURIE A
--OR CURRENT RESIDENT--
702 E 1160 NORTH
OREM, UT 84097

BARLOW, PAUL ROBERT & ANN
LUCELLE ROSENBERG
702 E 1220 N
OREM, UT 84097

MOORE, ROY (ET AL)
705 E 1280 N
OREM, UT 84097

HAYWARD, LANELL B
707 E 1220 N
OREM, UT 84097

ALBRECHT, STERLING J & NANCY B
710 E 1280 N
OREM, UT 84097

DA VINCI 18 LLC
712 E 1220 N
OREM, UT 84097

DILLENBECK, VERNON R & BETH W
713 E 1280 N
OREM, UT 84097

STRATTON K&L FAMILY FARMS LC
--OR CURRENT RESIDENT--
714 E 1160 NORTH
OREM, UT 84097

JAMANACO LLC
--OR CURRENT RESIDENT--
720 E TIMPANOGOS PKWY
OREM, UT 84097

BATES, ANNA M
724 E 1220 N
OREM, UT 84097

MYERS, SHIRLEY JOAN
737 E 1280 N
OREM, UT 84097

UVTF OREM LLC (ET AL)
--OR CURRENT RESIDENT--
742 E TIMPANOGOS PKY
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

STRATTON K&L FAMILY FARMS LC
754 W 700 S
PLEASANT GROVE, UT 84062

UVTF OREM LLC (ET AL)
--OR CURRENT RESIDENT--
759 E TIMPANOGOS PKY
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
762 E 1200 NORTH
OREM, UT 84097

CRONQUIST, WILLIAM KAY & LINDA
783 E 1140 N
OREM, UT 84097

SHEARER, HAL P & CATHRYN J
791 E 1140 N
OREM, UT 84097

MUNICIPAL BUILDING AUTHORITY
OF THE CITY OF OREM (ET AL)
--OR CURRENT RESIDENT--
800 E 1200 NORTH
OREM, UT 84097

PRICE, ALAN T & LEEANNE B
814 E 1200 N
OREM, UT 84097

EASTWOOD, SHARON I
815 E 1140 N
OREM, UT 84097

EASTWOOD, SHARON I
--OR CURRENT RESIDENT--
815 E PENNY LANE DR
OREM, UT 84097

ELLISON, MELANIE
819 PENNI LA
OREM, UT 84097

ELLISON, MELANIE
--OR CURRENT RESIDENT--
819 E PENNY LANE DR
OREM, UT 84097

MOSMAN, LISA
833 PENNI LN
OREM, UT 84097

MOSMAN, LISA
--OR CURRENT RESIDENT--
833 E PENNY LANE DR
OREM, UT 84097

WRIDE, W THOMAS & ELAINE K
839 E 1140 N
OREM, UT 84097

WRIDE, W THOMAS & ELAINE K
--OR CURRENT RESIDENT--
839 E PENNY LANE DR
OREM, UT 84097

RINGER, GREGORY & CHRISTA
842 E 1170 N
OREM, UT 84097

FRY, GARETH & SUZANNE B
850 E 1170 N
OREM, UT 84097

MCMUTREY, JENNIFER R & RICHARD
J
859 E 1170 N
OREM, UT 84097

MILLER, STEPHEN M
860 E 1170 N
OREM, UT 84097

CHAMBERLAIN, DANIEL &
MICHELLE
867 E 1170 N
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

BOARD OF EDUCATION ALPINE
SCHOOL DISTRICT (ET AL)
--OR CURRENT RESIDENT--
1035 N 800 EAST
OREM, UT 84097

BARHOUM, LISA & DAVID
1114 DALEY PL
EDMONDS, WA 98020

JASPER, MICHAEL R & TAMI
--OR CURRENT RESIDENT--
1137 N 780 EAST
OREM, UT 84097

JASPER, MICHAEL R & TAMI
1137 N PEACH LN
OREM, UT 84097

DEAVER, MAX P & GUINEVERE J H
1175 N 840 E
OREM, UT 84097

NIELSEN, CAMERON & PAULA
1176 N 800 E
OREM, UT 84097

SOSA, ANDRES E & SANDRA M
1184 N 840 E
OREM, UT 84097

JACOBS, JOEL D & HOLLY P
1186 N 800 E
OREM, UT 84097

BARHOUM, LISA & DAVID
--OR CURRENT RESIDENT--
1189 N 840 EAST
OREM, UT 84097

CANYON PARK BUILDING W TRS
LLC
--OR CURRENT RESIDENT--
1201 N 800 EAST
OREM, UT 84097

MURPHY, BLAKE
1228 N 740 E
OREM, UT 84097

NAVIDI, SHIRINE
1242 N 740 E
OREM, UT 84097

STONE, SHARI
1243 N 650 E
OREM, UT 84097

HAYWARD, LANELL B
--OR CURRENT RESIDENT--
1243 N 740 EAST
OREM, UT 84097

HOBSON, ROBERT L & DELOIS C
1251 N 650 E
OREM, UT 84097

OREM CITY OF MUNICIPAL
BUILDING AUTHORITY
--OR CURRENT RESIDENT--
1254 N 800 EAST
OREM, UT 84097

GUBLER, DORIS M & RUSSELL M
1258 N 740 E
OREM, UT 84097

MC CARTHY, ALBERTINE GORDON
1261 N 650 E
OREM, UT 84097

OREM CITY OF MUNICIPAL
BUILDING AUTHORITY OF THE (ET
AL)
--OR CURRENT RESIDENT--
1266 N 800 EAST
OREM, UT 84097

TAYLOR, JOSEPH C & LORENA C
1270 N 740 E
OREM, UT 84097

OREM CITY MUNICIPAL BUILDING
AUTHORITY OF THE
--OR CURRENT RESIDENT--
1288 N 800 EAST
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1310 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1314 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1320 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1326 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1330 N STRAWBERRY LN
OREM, UT 84097

OREM CITY OF MUNICIPAL
BUILDING AUTHORITY
--OR CURRENT RESIDENT--
1354 N 800 EAST
OREM, UT 84097

JAMANACO LLC
1686 N 250 E
OREM, UT 84057

MOUNTAIN STATES TELEPHONE
AND TELEGRAPH CO THE
1801 CALIFORNIA MBC # 3130
DENVER, CO 80202

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

STRAWBERRY FIELDS
DEVELOPMENT LLC
2474 N UNIVERSITY AV
PROVO, UT 84604

UVTF OREM LLC (ET AL)
2750 N UNIVERSITY AV # 100
PROVO, UT 84604

699 ASSOCIATES LLC
%LISONBEE, DAVID
4485 STAFFORD CT
PROVO, UT 84604

CAPENER, CHRISTOPHER LYNN &
LYNNE M (ET AL)
10186 MANN DR
CUPERTINO, CA 95014

CANYON PARK BUILDING W TRS
LLC
18881 VON KARMAN AV STE 400
IRVINE, CA 92612

Letter of Consent and Explanation to DRC Ordinance Amendment Application and Subdivision/Site Plan Application

Introduction

Canyon Park Building W TRS, LLC, a Delaware limited liability company, owns the building located at 1201 N 800 E, Orem (the "Building"). The Building is located on a rectangular lot of land at 1201 N. 800 E., Orem (the "Rectangular Lot"), which lot is owned by Canyon Park Building W TRS, LLC, a Delaware limited liability company, Canyon Park Owner II, LLC, a Delaware limited liability company, and Utah Valley University as members of the Association managing the Timpanogos Research and Technology Park PD-6 zone (the "Park"). In addition, a small triangular parking lot (the "Triangular Lot") adjacent to the property at 1201 N 800 E, Orem is owned by OBM/Scott, Ltd., a Utah limited partnership, SCR Partners, LP, a Colorado limited partnership, and UVTF Orem, LLC, a Utah limited liability company.

The Building, the Rectangular Lot and the Triangular Lot are the properties shown on Exhibit A (the "Properties" or "Property") of this DRC Ordinance Amendment Application and Subdivision/Site Plan Application. The respective owners of the Building, the Rectangular Lot, and the Triangular Lot, have entered into certain purchase and sale agreements with 1201 N 800 East, LLC, a Utah limited liability company (the "Purchaser"), which is an affiliate of Unicity International, Inc. Pursuant to these purchase and sale agreements, the transfers of the Properties would occur effective upon: (1) Orem City's approval of the current zone change from PD-6 to C-1; (2) Orem City's approval to amend the Plat shown on the Utah County records to conform the description of the lot with the City of Orem's records wherein the Properties will be consolidated into one Property as shown on the attached proposed plat Exhibit B (described therein as "Lot L"), which agrees with the City's records; and (3) the release of the Building and Rectangular lot from covenants, conditions and restrictions governing the Park (the "CCRs")¹. This change corrects and resolves the City's "illegal subdivision" matter inherent on the current county records.

Purpose of Applications

The Building and the Rectangular Lot are in the Timpanogos Research and Technology Park PD-6 zone (the "Park") and are not contiguous with any other property within the Park. The Purchaser of the Properties desires to own and maintain the Building and the Rectangular Lot separate from the remaining contiguous properties in the Park and desires to not participate in the maintenance and management of other properties within the Park, financially or otherwise. The Purchaser desires to maintain the Building and Rectangular Lot and the Triangular Lot independently and in a fashion suitable for its business and clientele.

Owner's Consent to Application

¹ If these conditions are not met, Purchaser will have the option to either terminate the purchase and sale agreement with Canyon Park Building W TRS, LLC or to purchase only the Building and not the Rectangular Lot.

As the current owner of the Building, and with the understanding and agreement of all other affected parties listed above, Canyon Park Building W TRS, LLC consents to the Application for an Ordinance Amendment and Application for Subdivision/Site Plan. It further consents that the "Applicant Information" on the Applications is the Purchaser's information, namely, 1201 North 800 East, LLC and that David Schiess be named as the Contact Person on both Applications.

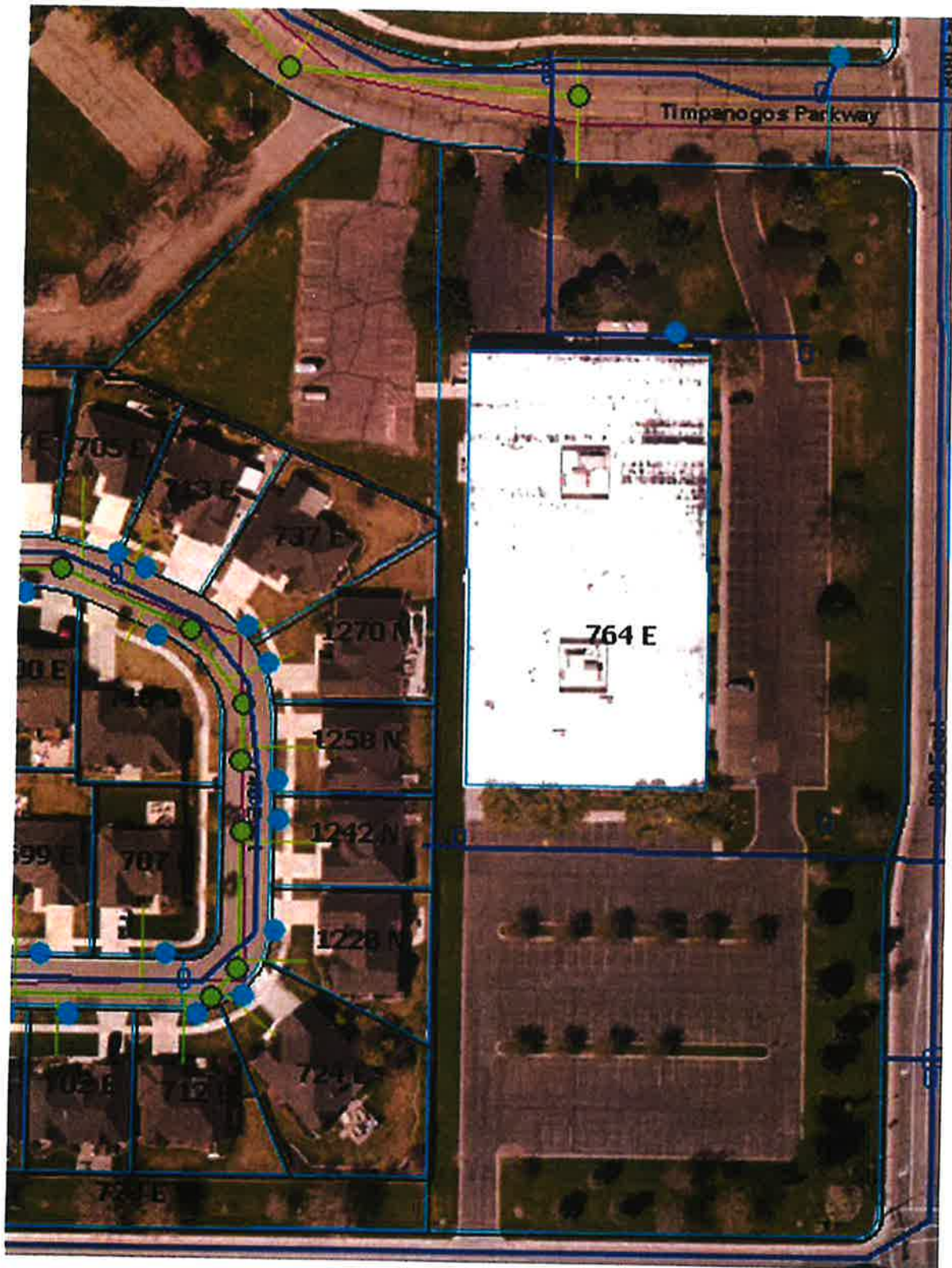
Canyon Park Building W TRS, LLC, a Delaware
limited liability company

By: _____
Its: _____

Canyon Park Building W TRS, LLC, a Delaware
limited liability company

By: 
Its: Authorized Signatory

Exhibit A



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
February 20, 2019

The following items are discussed in these minutes:

Public Hearing – Vacating Cutlers, Plat A Amended and approving the Final Plat of Cutlers, Plat B –

Approved

Public Hearing – Vacating Palos Verdes Estates, Plat A and Plat C and approving the Final Plat of the

UVU Student Housing Subdivision - Approved

Site Plan – Approval of CUWCD Building 2 Site Plat at 1426 E 750 N in the C1 Zone - Approved

Site Plan – Approval of Apex Auto at 635 E 1700 South in the C2 Zone - Approved

Site Plan – Site Plan approval of Delta V Industrial Park Phase 2 at 1600 W 400 South in the M2 Zone –

Approved

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Chair Spencer called the Study Session to order.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Grant Allen, Planner; J. Kirby Snideman, Long Range Planner; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer

The Commission and staff briefly reviewed agenda items and minutes from February 6, 2019 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Spencer called the Planning Commission meeting to order and asked Ms. Jensen, Planning Commission member, to offer the invocation.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Grant Allen, Planner; J. Kirby Snideman, Long Range Planner; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Cutler Investment Properties to request the Planning Commission approve the plat amendment of Cutler's, Plat A Amended and approve the final plat of Cutler's, Plat B generally located at 271 North State Street in the C2 Zone.

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Staff Presentation: The applicant acquired two adjacent parcels, to the south. The applicant desires to vacate the original plat and approve a final plat which will include all three parcels.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Cutler's, Plat A Amended and approve the final plat of Cutler's, Plat B generally located at 271 North State Street in the C2 Zone.

10 Chair Spencer asked if the Planning Commission had any questions for Mr. Allen.

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12 Chair Spencer invited the applicant to come forward. Dale Cutler introduced himself and had nothing to add to Mr. Allen's presentation.

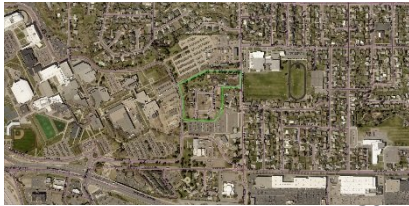
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15 Chair Spencer opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

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

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21 **Planning Commission Action:** Mr. Cochran moved to vacate Cutler's, Plat A Amended and approve the final plat of Cutler's, Plat B generally located at 271 North State Street in the C2 Zone. Mr. Moulton seconded the motion.
22 Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

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26 Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.2:**

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28 **Agenda Item 3.2** is a request by PEG Development to request the Planning Commission vacate Palos Verdes Estates, Plat A and Plat C and approve the final plat of the UVU Student Housing Subdivision generally located at 960 South 500 West in the PD48 Zone.
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Staff Presentation: The applicant was successful in getting a zone change on this site to the PD-48 Zone. This allows for high-density student housing to be constructed. The site plan was approved by the Planning Commission of February 6, 2019. As one of the conditions for approval, the applicant was required to amend the plat to combine the various parcels into one single parcel with the appropriate easements in place.

39 **Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. It is recommended that the Planning Commission vacate Palos Verdes Estates, Plat A and Plat C and approve the final plat of the UVU Student Housing Subdivision generally located at 960 South 500 West in the PD48 Zone.
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43 Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer asked where the underground tunnel onto the UVU campus would be located. Mr. Allen showed on the map where the tunnel will be located.

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47 Chair Spencer invited the applicant to come forward. Kathy Olson introduced herself and had nothing to add to Mr. Allen's presentation.

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50 Chair Spencer opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

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53 When no one came forward, Chair Spencer closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.
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Planning Commission Action: Mr. Cook moved to vacate Palos Verdes Estates, Plat A and Plat C and approve the final plat of the UVU Student Housing Subdivision generally located at 960 South 500 West in the PD48 Zone. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Central Utah Water Conservancy District (CUWCD) to request the City approve the CUWCD Building 2 Site Plan at 1426 E 750 N in the C1 Zone.



Staff Presentation: The Central Utah Water Conservancy District has purchased the Xactware building and desires to add an additional building on the site to be used for equipment storage.

The new addition and changes to the site will add 9,860 sq. ft. and 13 parking stalls. With 86,630 gross leasable sq. ft. and a requirement of 1 stall per 250 leasable sq. ft., 347 parking stalls are required. The total site will provide 348 parking stalls.

The addition will be finished with materials to match the existing buildings on the site. The proposed site plan complies with all applicable city code requirements.

A neighborhood meeting was held on February 6, 2019 from 6 to 7:30 pm. No neighbors attended the meeting. A copy of the neighborhood meeting report is part of the staff report for your review.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. It is recommended that the Planning Commission approve of the CUWCD Building 2 Site Plan at 1426 E 750 N in the C1 Zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen.

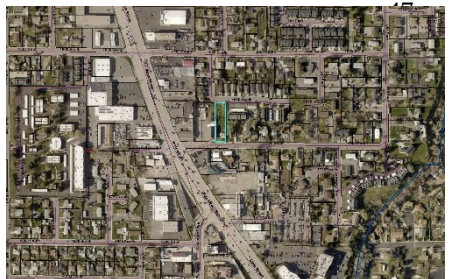
Chair Spencer invited the applicant to come forward. Ron Jones introduced himself and had nothing to add to Mr. Allen's presentation.

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

Planning Commission Action: Mr. Spencer moved to approve of the CUWCD Building 2 Site Plan at 1426 E 750 N in the C1 Zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.4:**

Agenda Item 3.4 is a request by Marin Dehtear to request the City approve the site plan of Apex Auto located at 635 East 1700 South in the C2 Zone.



Staff Presentation: The applicant requests to locate an auto dealership at 635 East 1700 South. The overall site contains a total lot area of 19,602 square feet (sf) or 0.45 acres.

The building contains a total building area of 720 sf on one level. Parking is calculated at one parking space for every 250 square feet of building area. The site plan requires a total of 3 parking spaces with 45 provided. The proposed elevations consist of stucco (EIFS) siding, cultured stone. The overall height of the structure is fifteen feet six inches. The proposed

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landscaping and overall plan comply with the requirements of the C2 zone.

There will be a 7' high SimTek fence installed on the eastern boundary of the lot as required by code.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Apex Auto at 635 East 1700 South in the C2 Zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Cook asked if there were a setback requirement. Mr. Bench said no, not in a commercial zone. Mr. Staker asked about parking requirements for customers. Mr. Bench said it is based on the size of the building, so in this case there will only be a few parking spaces.

Chair Spencer invited the applicant to come forward. Marin Dehtear introduced himself.

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

Holly Holcomb owns The Mending Shed located at 1735 S State Street. She is already surrounded by car lots. They constantly have transport vehicles dropping off cars blocking her business access. The street is riddled with cars with no registrations. It is not a wide road and there is an apartment complex there and they park on the street. It is something to consider with cars coming and going. If the parking for customers is full they will park on the street.

Mr. Earl said a car dealership is a permitted use in this zone. If a property owner or lessee comes in and applies, the City has no discretion to say no, they have to be allowed to be there. There is no latitude to say no. The problems you are describing are against the ordinance or a violation of code and those may be able to be looked at. Ms. Holcomb said the transport vehicles are there unloading for a couple of hours blocking the street. Mr. Earl said he did not know if there is a State law governing those type of vehicles, but a City ordinance does not exist. They should still not be allowed to block the road. Ms. Holcomb said there is a different driver each time, so it does no good to try to talk to them. She has to go out daily to ask them to move. Mr. Staker asked if a new business has to provide a plan. Mr. Earl said if they did, it would not speak specifically to this issue. The City does not have anything that addresses this. There may be State regulations, but that will need to be looked into. They do not have the right to block the road.

Ms. Holcomb said Avanesyan Motors even unloads wrecked cars on State Street. If 1700 South has both sides of the street blocked with parked cars, there is no where else for those transport vehicles to park. Mr. Clark said the City can send a letter out to ask them to unload on their own site. Mr. Earl said they may be able to unload at a different location or at different hours. If there are no State regulations, maybe the City can take a look at writing a City ordinance. Mr. Spencer asked who would do that. Mr. Clark said Development Services will take care of it.

Brenda Young said 1650 South is a dead-end street with homes. The north end of this proposed dealership is right on 1650 South. There are multiple housing units, single homes and there are children playing on the street. She is concerned with the parking issue because 1700 South does not have much parking. She would like to see something else considered on that property that will not bring so much traffic.

Mr. Dehtear said Apex Auto is more like Auto Maxx. They have three locations, and they do not use transport vehicles to bring the cars to the lot. The cars are transported to their shop at another location, and after passing inspections, they are driven to the lot. They never have a transport truck bring cars to the sales lot.

On the second issue regarding the 1650 South entrance, there is no entrance to the lot from the north. Mr. Bench said there will be twenty feet of landscaping so there will be no vehicles driving through there. Mr. Clark said, as people approach this business, the access will be off 1700 South. Mr. Spencer said the store front, signage and entrance are on 1700 South.

Bruce Kelly said he lives on 1600 South. He asked if there would be a time in the future where the public can come in and make comment. Mr. Spencer said no, this is it. Mr. Kelly said it seems like an encroachment to bring a car dealership that far into the neighborhood. It represents some kind of a blight with those houses and all of a sudden you have a lot with a car dealership on it. He asked what prevents a future owner from making a driveway there. Mr. Bench said they would have to have City approval to do that. Mr. Kelly said it still seems like an encroachment on a residential

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neighborhood. Mr. Earl said once an applicant makes an application and meets all the requirements, they have a right for approval.

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

Planning Commission Action: Mr. Staker moved to approve the site plan of Apex Auto at 635 East 1700 South in the C2 Zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.5:**

Agenda Item 3.5 is a request by Mark Warner to request the City approve the site plan of Delta V Industrial Park Phase 2 generally located at 1600 West 400 South in the M2 zone.



Staff Presentation: The applicant is adding another building to the Delta V Industrial park site. The proposed site contains a total lot area of 163,545 square feet (sf) or 3.75 acres.

The building contains a total building area of 12,480 sf on one level. Parking is calculated at one parking space for every 250 square feet of office area; and one parking space for every 500 square feet of warehouse area. The site plan requires a total of 28 parking spaces with 38 provided.

The proposed elevations consist of CMU block. The overall height of the structure is twenty-three feet four inches. The proposed landscaping and overall plan comply with the requirements of the M2 zone.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. It is recommended that the Planning Commission approve the site plan of Delta V Industrial Park Phase 2 generally located at 1600 West 400 South in the M2 Zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen.

Chair Spencer invited the applicant to come forward. Bryant Christensen introduced himself.

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

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

Planning Commission Action: Mr. Cochran moved to approve the site plan of Delta V Industrial Park Phase 2 generally located at 1600 West 400 South in the M2 Zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion and then moved to approve the meeting minutes for February 6, 2019. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Mr. Clark said he would like to officially invite everyone out to the NPS store opening tomorrow morning at 10:00.

Adjourn: Chair Spencer called for a motion to adjourn. Mr. Moulton moved to adjourn. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

A complete video of the meeting can be found at www.orem.org/meetings

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2 **Adjourn:** 5:02 p.m.
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7 Jason Bench
8 Planning Commission Secretary

9 Approved:
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