CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
March 20, 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

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1. SITE PLAN – Site Plan approval of Telos Storage Building & Skate Park located generally at 870 W Center Street in the C1 Zone.
Staff recommends the Planning Commission approve the site plan of Telos Storage Building & Skate Park located generally at 870 W Center Street in the C1 Zone.
Presenter:Grant Allen
3.1_SR_Telos_Storage_Building_Skate_Park.docx
Map_Telos Storage Building & Skate Park_2019.03.pdf
Vicinity Map.pdf
Exhibit A_Telos Storage Building & Skate Park_2019.03.20.pdf
Elevations_Telos Storage Building & Skate Park_2019.03.20.pdf
Elevations2_Telos Storage Building & Skate Park_2019.03.20.pdf
20190312_1_MailerFront.pdf
20190312_1_MailerBack.pdf
20190312_1_Labels.docx

3.2. PUBLIC HEARING – Vacating Telos U Facility, Plat A and approving the final plat of Telos U Facility, Plat A Amended generally located at 600 South Geneva Road in the C2 Zone.
Staff recommends the Planning Commission vacate Telos U Facility, Plat A and approve the final plat of Telos U Facility, Plat A Amended generally located at 600 South Geneva Road in the C2 Zone.
Presenter:Grant Allen
3.2_SR_Telos_U_Facility_Plat_A_Amended.docx
Map_Telos U Facility Plat A Amended_2019.03.pdf
Vicinity Map.pdf
Exhibit A_Telos U Facility Plat A Amended.pdf

Plat Amendment - Telos U Facility Plat A Amended 2.28.19.pdf

3.3. PUBLIC HEARING – Amending Section 22-11-17(B) of the Orem City Code by adding Standard Land Use Code 7425 Gymnasiums & Athletic Clubs and Standard Land Use Code 7426 Health Spas as permitted uses in the PD-5 zone.

Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend 22-11-17(B) of the Orem City Code by adding Standard Land Use Code 7425 Gymnasiums & Athletic Clubs and Standard Land Use Code 7426 Health Spas as permitted uses in the PD-5 zone

Presenter:Grant Allen

3.3_SR_SLU Code 7425 and 7426.docx
Map_Ashley Furniture_2019.03.pdf
Vicinity Map.pdf
Section 22-11-17(B)_Permitted Uses.pdf

3.4. PLAT AMENDMENT – Vacating Lot 1 of Parvenu Plaza, Plat A and approving the final plat of Timp Retail Plaza, Plat A (Convertible Space Commercial Condominium) generally located at 1405 South State Street in the Hub District Zone.

Staff recommends the Planning Commission vacate Lot 1 of Parvenu Plaza, Plat A and approve the final plat of Timp Retail Plaza, Plat A (Convertible Space Commercial Condominium) generally located at 1405 South State Street in the Hub District Zone.

Presenter:Grant Allen

3.4_SR_Parvenu_Plaza_Plat_A.docx
Map_Parvenu_Plaza_Plat_A_2019.03.pdf
Vicinity Map.pdf
Exhibit_A_Parvenu_Plaza_Plat_A_2019.03.20.pdf
Exhibit_B_Parvenu_Plaza_Plat_A_2019.03.20.pdf

3.5. PUBLIC HEARING – Amending Sections 22-24-1(D) and 22-24-1(F) of the Orem City Code pertaining to design standards within the City Center District.

Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Sections 22-24-1(D) and 22-24-1(F) of the Orem City Code pertaining to standards within the City Center District

Presenter:Grant Allen

3.5_SR_ZOA_CCD_CIV (1).docx
Location Map.pdf
Concept Site Plan.pdf
Section_22-11-17_B__Permitted_Uses.pdf

4. MINUTES REVIEW AND APPROVAL

4.1. March 6, 2019 Planning Commission Minutes

Review & Approve

2019-03-06.pcmin - 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)

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

3

Item #: 3.1	**Planning Commission** March 20, 2019	OREM
Prepared By: Grant Allen		
Applicant: Jeremy Terry	**SITE PLAN** – Site Plan approval of Telos Storage Building & Skate Park located generally at 870 W Center Street in the C1 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 177 property owners within 500ft of the property.

SITE INFORMATION:

- Neighborhood Chair: **Bruce & Bonnie Knowlton**
- General Plan Designation: **Low Density Residential**
- Current Zone: **C1**
- Acreage: **2.26**
- Neighborhood: **Suncrest**

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

REQUEST: The applicant requests the City approve the revised site plan of Telos Storage Building & Skate Park located generally 870 W Center Street in the C1 Zone.

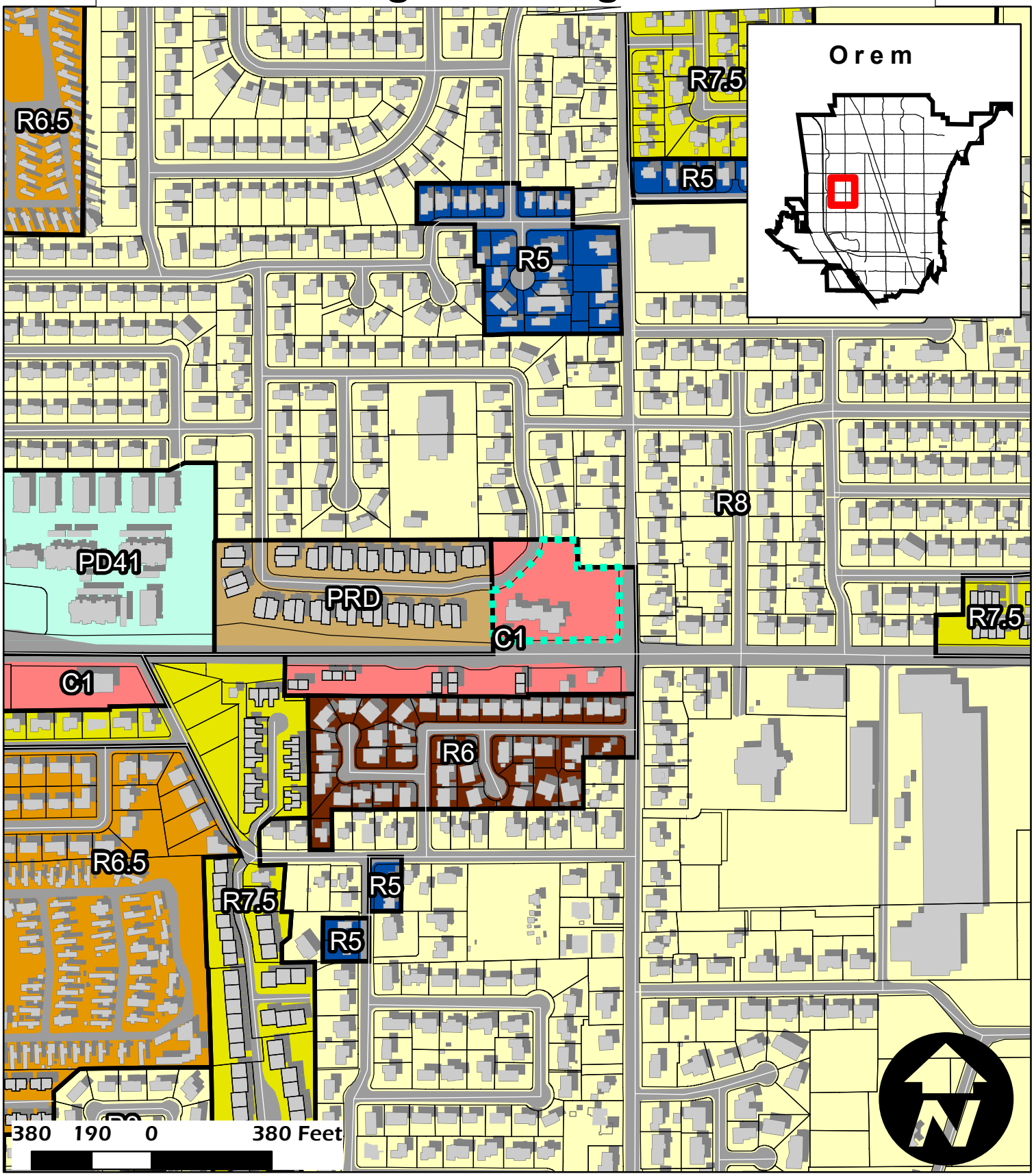
BACKGROUND: The storage building, and skate park area contains a total of 6,341 square feet (sf) or 0.15 acres of the overall site plan for Telos. The storage building contains a total building area of 2,757 sf on one level. Parking for the nearby building currently has 64 existing stalls and applicant is adding 4 more adjacent to the storage building and skate park area.

The proposed elevations consist of stucco siding which match the existing Telos building. The overall height of the structure is eighteen feet. The proposed landscaping and overall plan comply with the requirements of the C1 zone.

There will be a 7' wrought iron fence installed surrounding the skate park portion of the site.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Telos Storage Building & Skate Park located generally at 870 W Center Street in the C1 Zone.

Telos Strorage Building & Skate Park

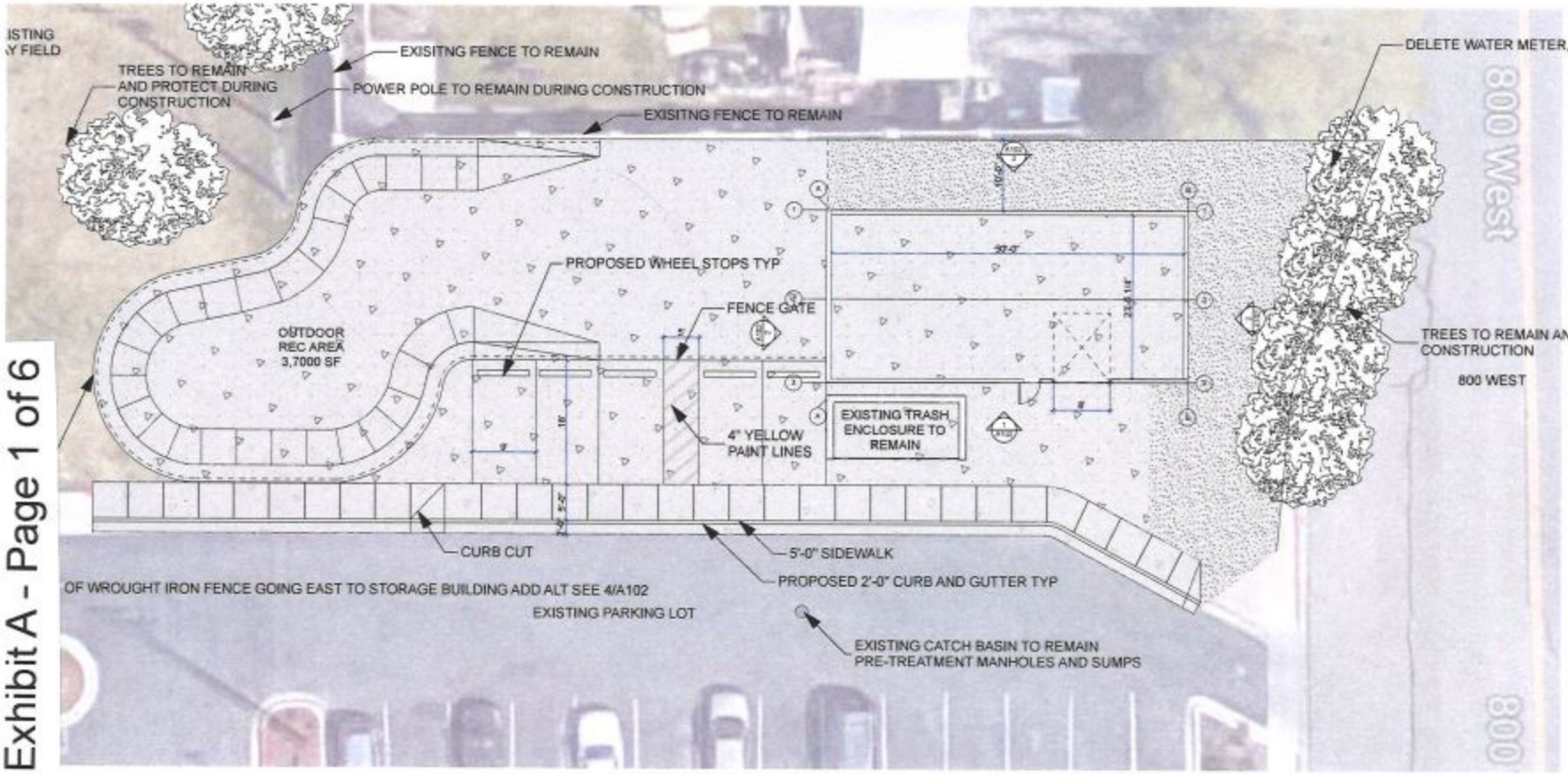


Telos Storage Building & Skate Park
C1 Zone
2.26Acres

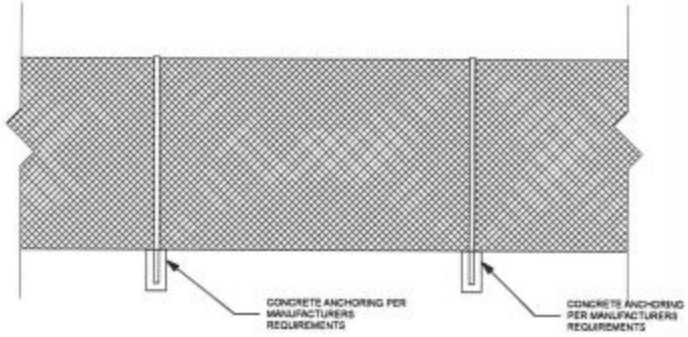
NEIGHBORHOOD
Suncrest
Bruce & Bonnie Knowlton

Legend
Parcels selection
Parcels
Buildings

Exhibit A - Page 1 of 6



SITE PLAN



3 SECURITY FENCE
NOT TO SCALE

4 DECORATIVE FENCING ADD ALT 1
NOT TO SCALE

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5650 SOUTH 400
SOUTH OGDEN, UT 84403
PHONE 801-392-8882 FAX 801-621-1494
www.ridgeline-design.com

RIDGELINE DESIGN ARCHITECTS

Stamp

Date

Revisions

TELOS STORAGE BUILDING AND SKATE PARK
870 W CENTER ST
OREM, UTAH
84057

Project Number

Sheet Title

SITE PLAN

7

Sheet

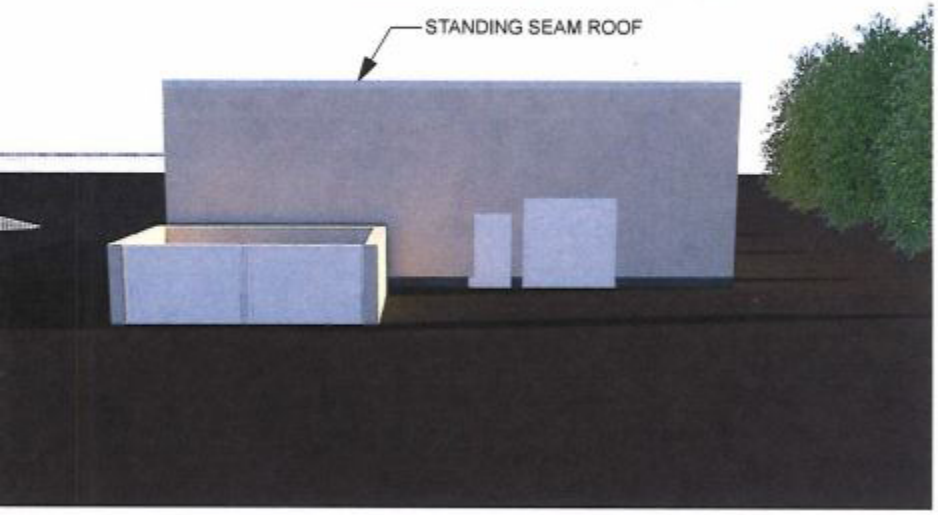
A101

WEST ELEVATION - ROD IRON FENCE IN FRONT

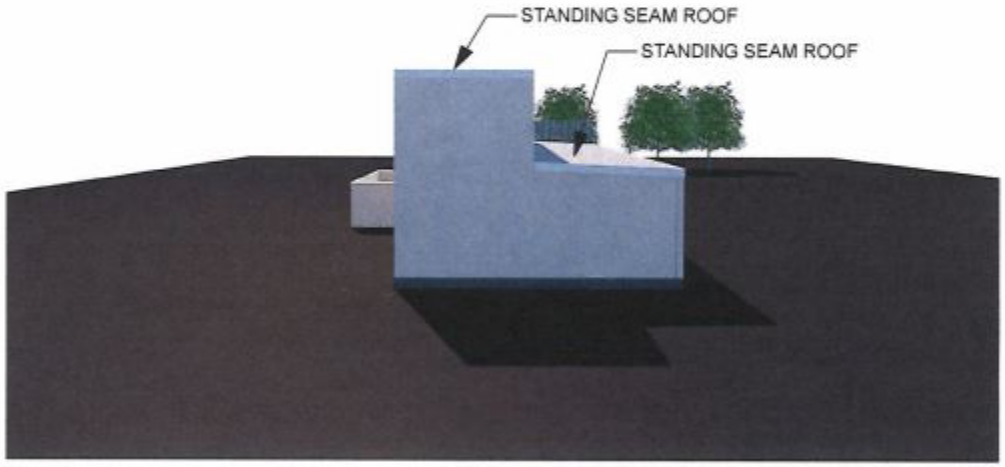
2 SOUTH EAST ELEVATION - ROD IRON FENCE IN FRONT
NOT TO SCALE

3 SOUTH WEST ELEVATION - ROD IRON FENCE IN FRONT
NOT TO SCALE

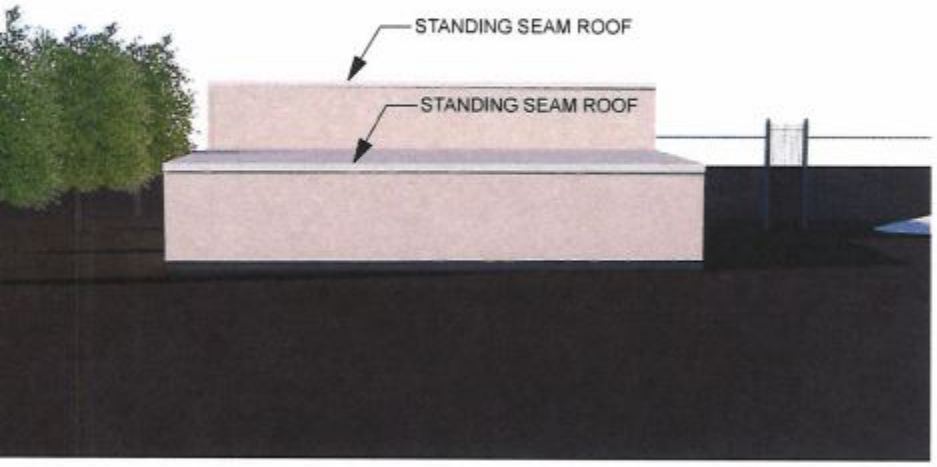
NOTE: EXTERIOR STUCCO COLOR TO MATCH EXISTING TELOS BUILDING



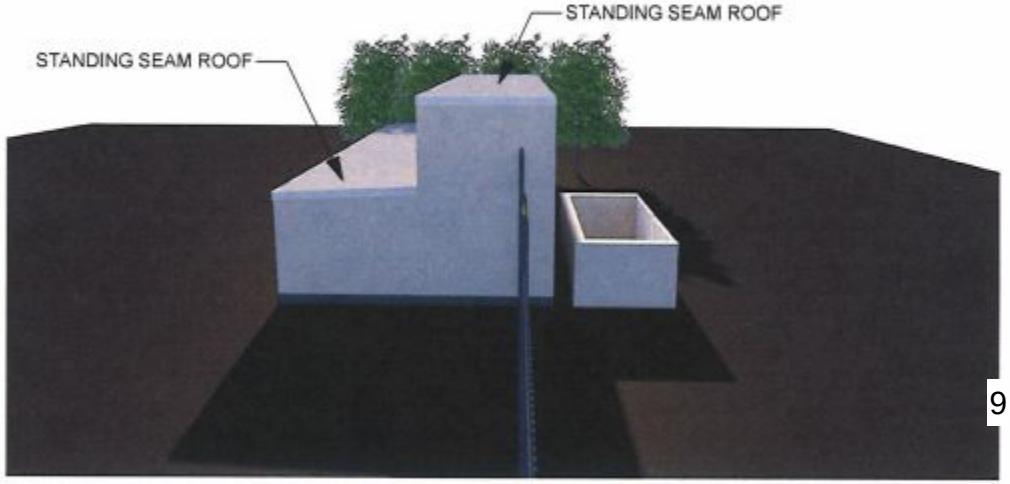
NORTH ELEVATION
NOT TO SCALE



2 EAST ELEVATION
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE



4 WEST ELEVATION
NOT TO SCALE

For more information, contact
Grant at (801) 229-7095 or
grallen@orem.org

City Council Chambers, 56 N State Street

The applicant requests the City approve the revised site plan of Telos Storage Building & Skate Park located generally at 870 West Center Street in the C1 zone.

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

Planning Commission
Wed, Mar 20, 2019
4:30 pm

BYBEE, TOD R
4559 CADDIE LN
HIGHLAND, UT 84003

For more information, contact
Grant at (801) 229-7095 or
grallen@orem.org

City Council Chambers, 56 N State Street

The applicant requests the City approve the revised site plan of Telos Storage Building & Skate Park located generally at 870 West Center Street in the C1 zone.

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

Planning Commission
Wed, Mar 20, 2019
4:30 pm

GARDNER, MALISALEE
37 N 800 E
LINDON, UT 84042

For more information, contact
Grant at (801) 229-7095 or
grallen@orem.org

City Council Chambers, 56 N State Street

The applicant requests the City approve the revised site plan of Telos Storage Building & Skate Park located generally at 870 West Center Street in the C1 zone.

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

Planning Commission
Wed, Mar 20, 2019
4:30 pm

J-6 PROPERTIES IV LC
55 N 200 E
LINDON, UT 84042

For more information, contact
Grant at (801) 229-7095 or
grallen@orem.org

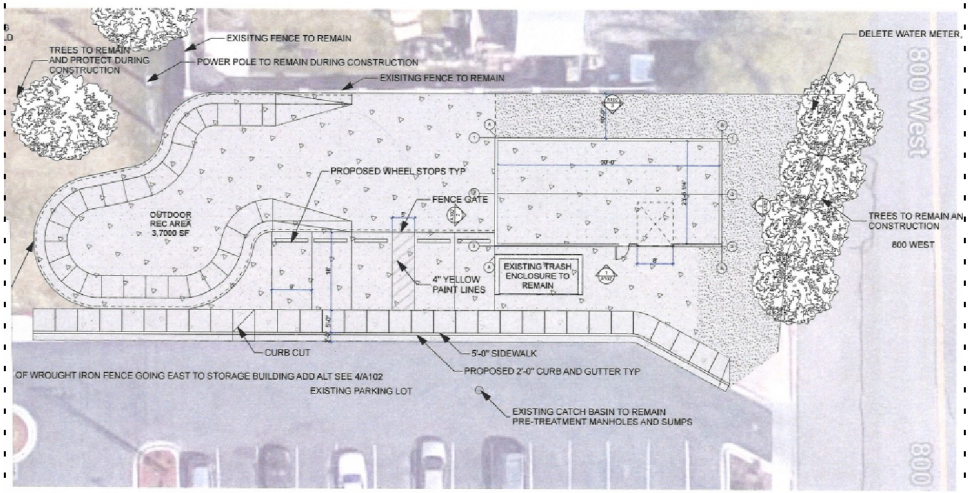
City Council Chambers, 56 N State Street

The applicant requests the City approve the revised site plan of Telos Storage Building & Skate Park located generally at 870 West Center Street in the C1 zone.

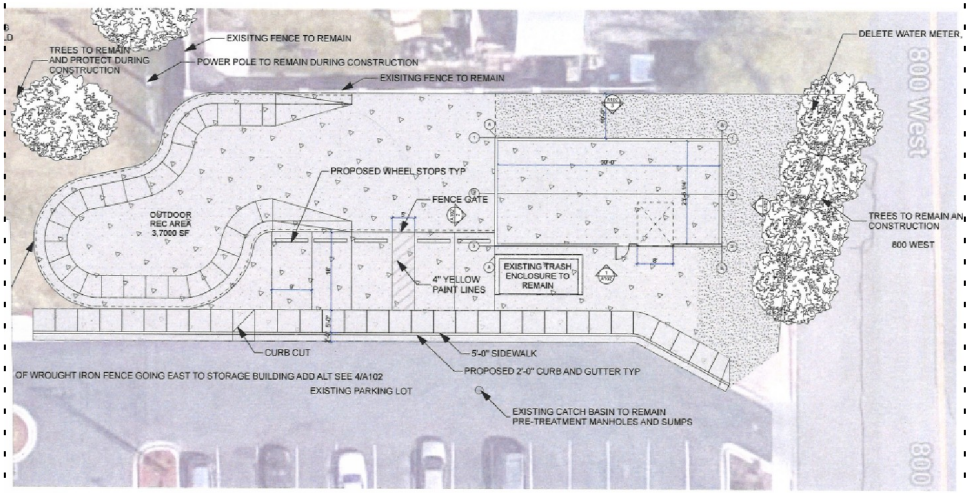
Additional informatoin can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

Planning Commission
Wed, Mar 20, 2019
4:30 pm

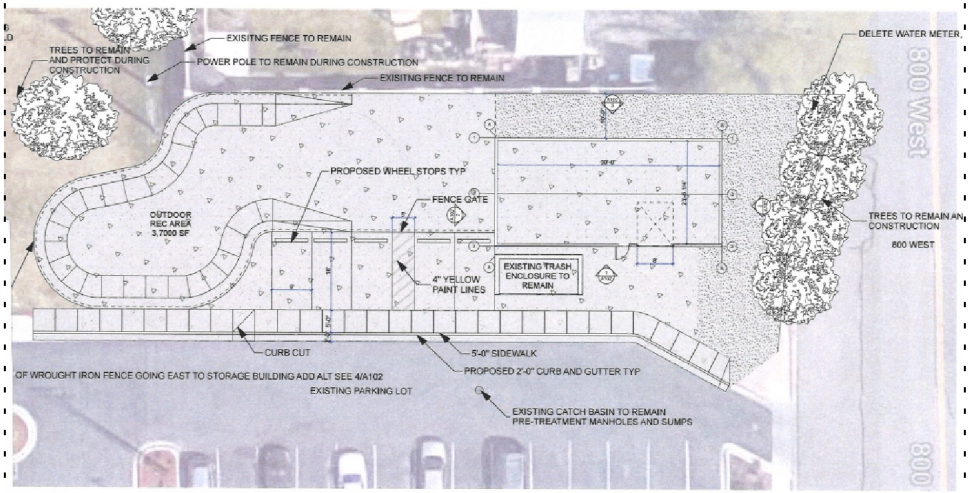
OREM PARK CONDOS LC
%BABB, KRISTINE
33 S 1160 E
LINDON, UT 84042



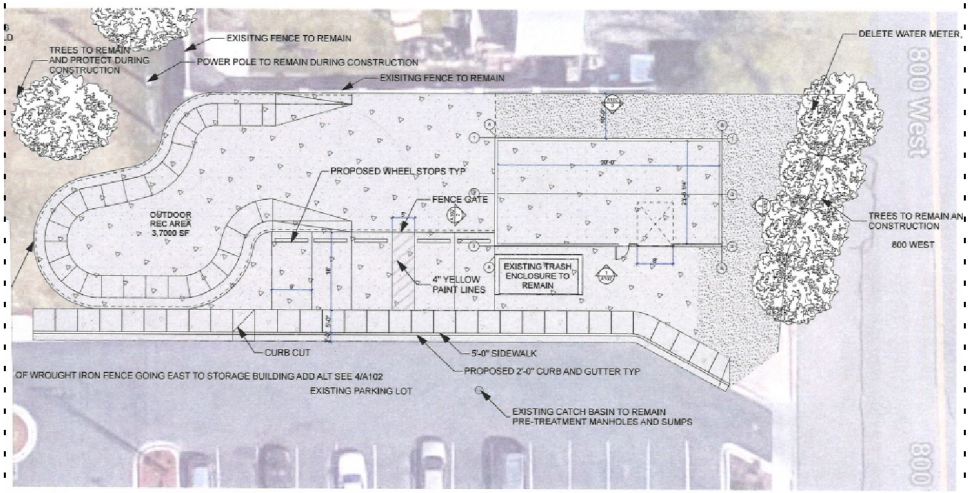
PLAN



PLAN



PLAN



PLAN

FAIRBANKS, WILLIAM M (ET AL)
PO BOX 1239
OREM, UT 84059

KNIGHTEN, DAVID J & BARBARA J (ET AL)
14 S 800 W
OREM, UT 84058

BAHR, LINCOLN P & TAMARA J H
15 S 800 W
OREM, UT 84058

MOON, H KAY & MAYVA M
19 N 750 W
OREM, UT 84057

LARSEN, GARY H & SHIRLEY A
25 S 800 W
OREM, UT 84058

WILKINS, ANDREW EGGETT & ALYSE NICCOLE (ET AL)
26 N 750 W
OREM, UT 84057

CHATTERTON, MATTHEW T & CLARISSA J
--OR CURRENT RESIDENT--
26 N 800 WEST
OREM, UT 84057

GROVER, MARK L & IVELISSE
28 S 930 W
OREM, UT 84058

EARL, JASON D & KAELYNN
30 S 900 W
OREM, UT 84058

EARL, JASON D & KAELYNN
--OR CURRENT RESIDENT--
32 S 900 WEST
OREM, UT 84058

CITY OF OREM
33 N 800 W
OREM, UT 84057

SALGY, RICHARD ROY & JOAN MARIE BROWN
33 S 930 W
OREM, UT 84058

OREM PARK CONDOS LC
%BABB, KRISTINE
33 S 1160 E
LINDON, UT 84042

MAGDALENO, JOSE J & SHELLI
35 S 800 W
OREM, UT 84058

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

GARDNER, MALISALEE
37 N 800 E
LINDON, UT 84042

JACKMAN FAMILY TRUST AUGUST 2, 2011 (ET AL)
38 N 750 W
OREM, UT 84057

MANGUM, KIRT L & MARCIA C
41 N 750 W
OREM, UT 84057

HACKING, JAMES L & DIANE C (ET AL)
--OR CURRENT RESIDENT--
41 S 930 WEST
OREM, UT 84058

B&T 42 S 900 W LLC
--OR CURRENT RESIDENT--
42 S 900 WEST
OREM, UT 84058

CHRISTENSEN, KIRA
45 S 800 W
OREM, UT 84058

FENLEY, JOHN & MARY DAGMAR
--OR CURRENT RESIDENT--
46 N 800 WEST
OREM, UT 84057

HAYMOND, THOMAS N & RAENEE C (ET AL)
49 S 875 W
OREM, UT 84058

CORP OF THE PRES BISHOP CHURCH OF JESUS CHRIST OF L D S
50 E N TEMPLE
SALT LAKE CITY, UT 84150

PITARDI, JOSETTE (ET AL)
50 N 750 W
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
50 S 750 WEST
OREM, UT 84058

KNIGHTEN, DAVID J & BARBARA J (ET AL)
--OR CURRENT RESIDENT--
50 S 800 WEST
OREM, UT 84058

JACKSON, BETTY JEAN
50 S 875 W
OREM, UT 84058

MCEWAN, BRIAN A & MEGAN M
51 N 850 W
OREM, UT 84057

PARSONS, RICHARD B & CENIA C
51 S 900 W
OREM, UT 84058

SMITH, TRAVIS A
52 N 850 W
OREM, UT 84057

J-6 PROPERTIES IV LC
55 N 200 E
LINDON, UT 84042

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

RAWSON, JAMES M & BONNIE F
61 S 900 W
OREM, UT 84058

JEFFREYS, MICHAEL ROBERT & KAREN MARIE
63 N 850 W
OREM, UT 84057

DICKEY, AARON C & MARION C
--OR CURRENT RESIDENT--
65 N 800 WEST
OREM, UT 84057

EARL, ANTHONY J
70 N 930 W
OREM, UT 84057

BARRY, BRAD R & CHERICE
72 N 750 W
OREM, UT 84057

LOWE, SAMANTHA & BLAKE
75 N 800 W
OREM, UT 84057

SABAN, DANIEL
76 N 800 W
OREM, UT 84057

ADAMS, MICHAEL DOYLE & KARIA LYNN
53 N 750 W
OREM, UT 84057

MANZO, GILBERTO
55 N 800 W
OREM, UT 84057

MUIR, KARA L & RYAN AUSTIN
57 N 930 W
OREM, UT 84057

HANSEEN, SYLVIA S
62 N 750 W
OREM, UT 84057

OROPEZA, ROCIO D & ERIKA
63 S 875 W
OREM, UT 84058

BILBAO, ARLENE
65 S 800 W
OREM, UT 84058

SPENDLOVE, TEDDY L
70 S 875 W
OREM, UT 84058

LOVELESS, STEVEN ROSS & DIANA LYNN
73 S 900 W
OREM, UT 84058

SMITH, A TODD & AMY L (ET AL)
--OR CURRENT RESIDENT--
75 N 850 WEST
OREM, UT 84057

BABBITT FAMILY TRUST 07-12-2016 THE (ET AL)
76 N 850 W
OREM, UT 84057

HARRIS, KATLYN S
54 S 800 W
OREM, UT 84058

BARNES, PATRICIA ANNETTE & JON KELLY
--OR CURRENT RESIDENT--
56 N 800 WEST
OREM, UT 84057

SHUMWAY, KEN H & CYNTHIA B (ET AL)
58 N 930 W
OREM, UT 84057

ELLIOTT, JERI LEA
62 S 875 W
OREM, UT 84058

PARISH, HEIDI ALDER & JOHN ROBERT (ET AL)
64 N 850 W
OREM, UT 84057

RASMUSSEN, GRAHAM CLARK & KATRINA
66 S 800 W
OREM, UT 84058

TERRY, JOHN P & MICHALE L
71 S 875 W
OREM, UT 84058

DOROTHY KNOELL LLC
--OR CURRENT RESIDENT--
75 N 750 WEST
OREM, UT 84057

CALVARIO, JESUS RODRIGUEZ
75 S 800 W
OREM, UT 84058

BILLS, BRENDA
78 S 800 W
OREM, UT 84058

LARSON, KERSTIN
82 N 930 W
OREM, UT 84057

DOROTHY KNOELL LLC
85 N 750 W
OREM, UT 84057

BENNETT, GARY H & LINDA ASHTON (ET AL)
86 N 800 W
OREM, UT 84057

THOMPSON, GARY RAY & KATHLEEN C
87 N 850 W
OREM, UT 84057

PATTEN, DEVEN T & KIRSTIN M
88 N 850 W
OREM, UT 84057

PAUL, HENRY E (ET AL)
--OR CURRENT RESIDENT--
89 N 800 WEST
OREM, UT 84057

MACLEOD, MITZI
90 N 750 W
OREM, UT 84057

FULLMER, JOSEPH LYNN
95 N 750 W
OREM, UT 84057

BYBEE, TOD R
--OR CURRENT RESIDENT--
96 N 800 WEST
OREM, UT 84057

LYNAM, DAVID & LINDA L (ET AL)
99 N 750 W
OREM, UT 84057

VALDOVINOS, LUCIANO
99 N 800 W
OREM, UT 84057

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

VALDOVINOS, LUCIANO & MARAGARITA
--OR CURRENT RESIDENT--
100 N 800 WEST
OREM, UT 84057

LITTLE, MICHAEL V
--OR CURRENT RESIDENT--
101 N 850 WEST
OREM, UT 84057

KNUTSON, ERIC A & SARAH L
--OR CURRENT RESIDENT--
110 N 800 WEST
OREM, UT 84057

FENLEY, MARY DAGMAR & JOHN FENLEY
--OR CURRENT RESIDENT--
115 N 800 WEST
OREM, UT 84057

MENDOZA, JORGE A
125 N 800 W
OREM, UT 84057

CHAVEZ-ALCALA, RAFAEL
128 N 850 W
OREM, UT 84057

BISHOP, ROBERT D
147 N 800 W
OREM, UT 84057

DICKEY, AARON C & MARION C
160 E 900 N
SPANISH FORK, UT 84660

CHATTERTON, MATTHEW T & CLARISSA J
222 W CENTER ST # 1346
OREM, UT 84059

HARDY, MARVIN LEE & PENNY LYNN (ET AL)
250 E CENTER ST # 306
OREM, UT 84057

TAYLOR, WYMAN VIRDELL JR & ELLICE GAYE
%HABITAT FOR HUMANITY
340 S OREM BVLD
OREM, UT 84058

WELLS, GLEN L & TAMMY
350 N 700 W
WELLINGTON, UT 84542

BARNES, PATRICIA ANNETTE & JON KELLY
420 S 1250 E
PLEASANT GROVE, UT 84062

BYE, LINDA LEE (ET AL)
432 W 650 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

SMITH, A TODD & AMY L (ET AL)
500 E FOOTHILL DR
SALT LAKE CITY, UT 84148

CARTER CONSTRUCTION COMPANY (ET AL)
615 S STATE
OREM, UT 84058

ALCAZAR, AMULEK H & KATHERINE C
724 W CENTER ST
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
725 W CENTER
OREM, UT 84058

SIBLEY, TROY R & CANDACE C
--OR CURRENT RESIDENT--
738 W CENTER
OREM, UT 84057

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

WELLS, GLEN L & TAMMY
--OR CURRENT RESIDENT--
755 W CENTER
OREM, UT 84058

MOON, HAROLD KAY & MAYVA M
--OR CURRENT RESIDENT--
764 W CENTER
OREM, UT 84057

CARUSO, CINDY G
--OR CURRENT RESIDENT--
765 W CENTER ST
OREM, UT 84058

SET IN STONE PROPERTIES LLC
774 W CENTER ST
OREM, UT 84057

TAYLOR, WYMAN VIRDELL JR & ELLICE GAYE
--OR CURRENT RESIDENT--
775 W CENTER
OREM, UT 84058

BARRAGAN, GUSTAVO & OLIVIA (ET AL)
--OR CURRENT RESIDENT--
781 W 100 NORTH
OREM, UT 84057

BARRAGAN, GUSTAVO & OLIVIA (ET AL)
781 W 120 N
OREM, UT 84057

CRUZ, JIMMY R & ADY J
812 W 30 S
OREM, UT 84058

JUDD, KEITH W & KENNETH
--OR CURRENT RESIDENT--
822 W 30 SOUTH
OREM, UT 84058

PRITCHETT, DEBRA E (ET AL)
832 W 30 S
OREM, UT 84058

GARDNER, ROBERT W & GENIEL E
833 W 30 S
OREM, UT 84058

BROWN, BRIAN
836 W 100 N
OREM, UT 84057

HENDRICKSON, LYNDA R
837 W 30 S
OREM, UT 84058

SMITH, DAVID P & BRITTNI D
841 W 30 S
OREM, UT 84058

BRAITHWAITE, NAOMA W & DAVID GARTH
842 W 30 S
OREM, UT 84058

LARUE 845 W 30 S LLC
--OR CURRENT RESIDENT--
845 W 30 SOUTH
OREM, UT 84058

PARMLEY, VERA (ET AL)
852 W 30 S
OREM, UT 84058

M&M PICKETT PROPERTIES LLC
--OR CURRENT RESIDENT--
853 W CENTER ST
OREM, UT 84058

SIEBERT, DOROTHY L
857 W 30 S
OREM, UT 84058

WRIGHT OFFICE LLC
--OR CURRENT RESIDENT--
857 W CENTER ST
OREM, UT 84058

BLOMQUIST HALE PROPERTIES LC
860 E 4500 S STE 202
SALT LAKE CITY, UT 84107

B&T 860 W 30 S LLC
--OR CURRENT RESIDENT--
860 W 30 SOUTH
OREM, UT 84058

TELOS PROPERTIES LLC
--OR CURRENT RESIDENT--
860 W CENTER
OREM, UT 84057

CACERES, JULIO R & ZULLY M
869 W 130 N
OREM, UT 84057

TELOS PROPERTIES LLC (ET AL)
870 W CENTER ST
OREM, UT 84057

SMITH, ANNEMARIE & RICHARD CARLETON
872 W 30 S
OREM, UT 84058

CHRISTENSEN, WILLIE FRANK
876 W 20 N
OREM, UT 84057

POPE, GEORGE ANN (ET AL)
--OR CURRENT RESIDENT--
878 W 20 NORTH
OREM, UT 84057

POPE, GEORGE ANN (ET AL)
878 W 20 N # 22
OREM, UT 84057

SALISBURY, CANDY G
880 W 30 S
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

CLINTON, MARK JEFFREY & JANA L
887 W 20 N
OREM, UT 84057

CKJ REAL ESTATE LLC
--OR CURRENT RESIDENT--
887 W CENTER ST
OREM, UT 84058

WAITE, WILLIAM RICHARD & NAOMI COLLEEN
888 W 20 N
OREM, UT 84057

WINTERTON, SAMUEL DUKE & ERICA ANN
888 W 30 S
OREM, UT 84058

BARP, DANIEL C & JANET A
890 W 20 N
OREM, UT 84057

BLOMQUIST HALE PROPERTIES LC
--OR CURRENT RESIDENT--
891 W CENTER ST
OREM, UT 84058

STODDARD, GERALD M
893 W 20 N
OREM, UT 84057

J-6 PROPERTIES IV LC
--OR CURRENT RESIDENT--
895 W CENTER ST
OREM, UT 84058

GARCIA, MIGUEL EUSEBIO
896 W 30 S
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

OREM PARK CONDOS LC
--OR CURRENT RESIDENT--
899 W CENTER ST
OREM, UT 84058

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

WARD, FRED & CAROLYN
900 W 20 N
OREM, UT 84057

PITTARD, DELSIE
901 W 20 N
OREM, UT 84057

BRADSHAW, JEREMY W
902 W 20 N
OREM, UT 84057

THURSTON, VAL C & SUSAN (ET AL)
905 W 20 N
OREM, UT 84057

GARDNER, MALISALEE
--OR CURRENT RESIDENT--
907 W 20 NORTH
OREM, UT 84057

IRWIN, CURT & SHIRLEY
910 W 20 N
OREM, UT 84057

HARRIS, JAMES ROY SR & BETTY Y M
910 W 60 S
OREM, UT 84058

O NEILL, DENNIS WAYNE & MARY LOUISE
911 W 20 N
OREM, UT 84057

HARDING, JUDITH C
912 W 20 N
OREM, UT 84057

HOLM, A DEAN & KARLA A
915 W 20 N
OREM, UT 84057

SANTA CRUZ, ELIZABETH & TINO
917 W 20 N
OREM, UT 84057

BOONE, JOSEPH F & ALISYN
918 W 20 N
OREM, UT 84057

CORP OF THE PRES BISHOP CHURCH OF JESUS CHRIST OF L D S
--OR CURRENT RESIDENT--
920 W 130 NORTH
OREM, UT 84057

BELL LLC
--OR CURRENT RESIDENT--
921 W CENTER ST
OREM, UT 84058

OAKS, HAROLD R & IMA JEAN
923 W 20 N
OREM, UT 84057

OSTLER, FLOYD L
924 W 20 N
OREM, UT 84057

FOLKMAN, KATHLEEN C
924 W 60 S
OREM, UT 84058

TROWBRIDGE, WILLIAM V & CATHERINE F
925 W 20 N
OREM, UT 84057

BYE, LINDA LEE (ET AL)
--OR CURRENT RESIDENT--
926 W 20 NORTH
OREM, UT 84057

ELDREDGE, BRADLEY P
--OR CURRENT RESIDENT--
927 W CENTER ST
OREM, UT 84058

HARDY, MARVIN LEE & PENNY LYNN (ET AL)
--OR CURRENT RESIDENT--
928 W 20 NORTH
OREM, UT 84057

DICKERSON FAMILY LLC
--OR CURRENT RESIDENT--
931 W CENTER ST
OREM, UT 84058

B&T 860 W 30 S LLC
1021 W 40 S
OREM, UT 84058

CKJ REAL ESTATE LLC
1238 W 430 S
PROVO, UT 84601

JUDD, KEITH W & KENNETH
1377 N 770 W
OREM, UT 84057

SIBLEY, TROY R & CANDACE C
1385 N MURDOCK DR
PLEASANT GROVE, UT 84062

DICKERSON FAMILY LLC
1665 E 700 S
MAPLETON, UT 84664

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

FENLEY, JOHN & MARY DAGMAR
1985 N 360 E
PROVO, UT 84604

WRIGHT OFFICE LLC
2083 TUSCANY WY
PLEASANT GROVE, UT 84062

HACKING, JAMES L & DIANE C (ET AL)
2500 N UNIVERSITY AV
PROVO, UT 84604

BYBEE, TOD R
4559 CADDIE LN
HIGHLAND, UT 84003

PAUL, HENRY E (ET AL)
6517 W 7830 S
WEST JORDAN, UT 84081

LITTLE, MICHAEL V
32529 WHISPERING SPRINGS LN
TOLLHOUSE, CA 93667

Item #: 3.2	**Planning Commission** March 20, 2019	OREM
Prepared By: Grant Allen		
Applicant: Craig LaMont	**PUBLIC HEARING** – Vacating Telos U Facility, Plat A and approving the final plat of Telos U Facility, Plat A Amended generally located at 600 South Geneva Road in the C2 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: **Frank Redd**
- General Plan Designation: **Community Commercial**
- Current Zone: **C2**
- Acreage: **3.32**
- Neighborhood: **Sunset Heights West**

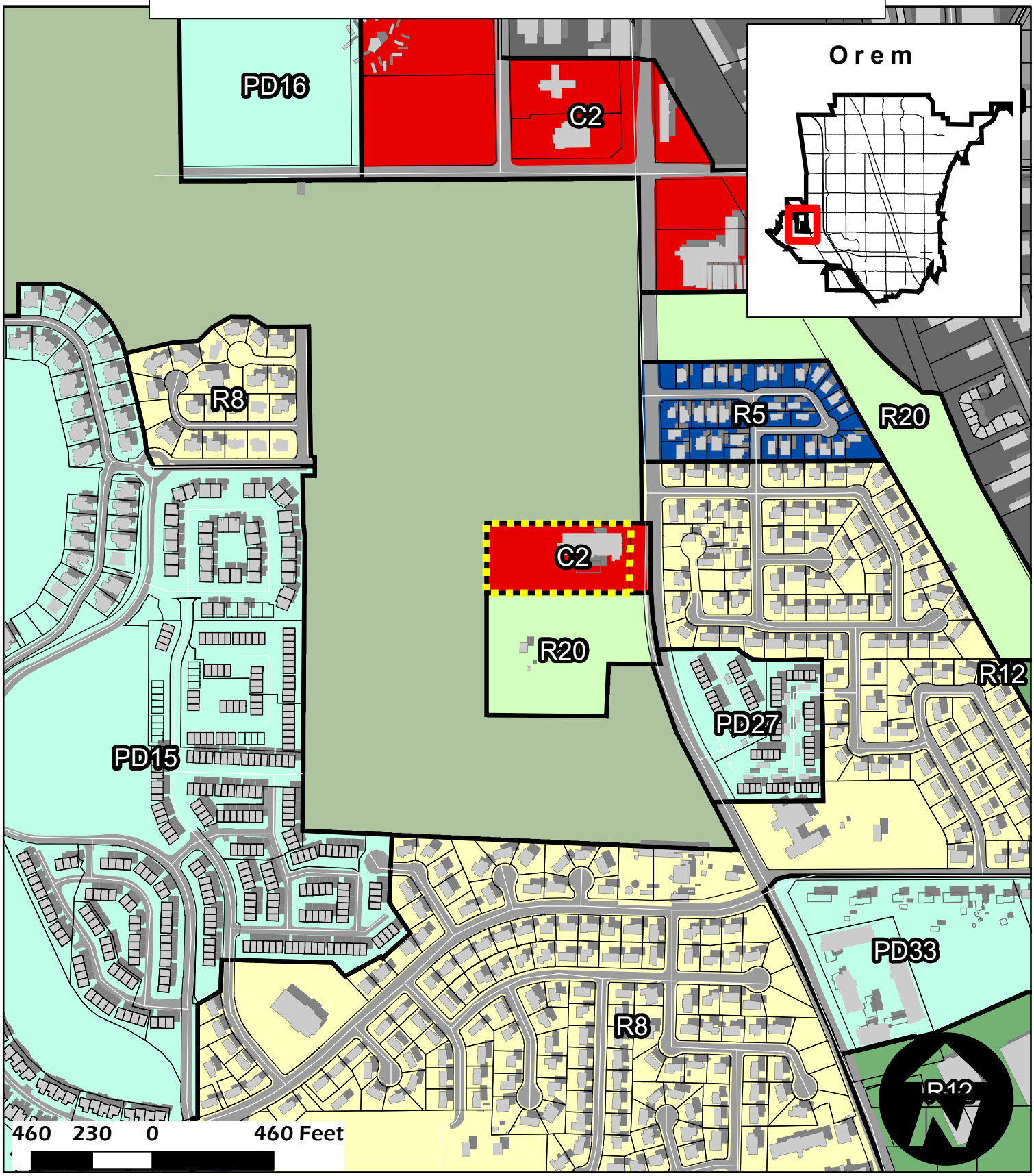
ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests the Planning Commission approve the plat amendment of Telos U Facility, Plat A and approving the final plat of Telos U Facility, Plat A Amended generally located at 600 South Geneva Road in the C2 Zone.

BACKGROUND: The applicant is expanding their facility and desires to vacate the original plat and approve a final plat which will include the new parcel to the north. The plat crosses city boundaries between the City of Orem and the City of Vineyard, so the plat will need to be approved by both Cities. Any future site plan will also require both cities to approve the amended site plan.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Telos U Facility, Plat A and approve the final plat of Telos U Facility, Plat A Amended generally located at 600 South Geneva Road in the C2 Zone.

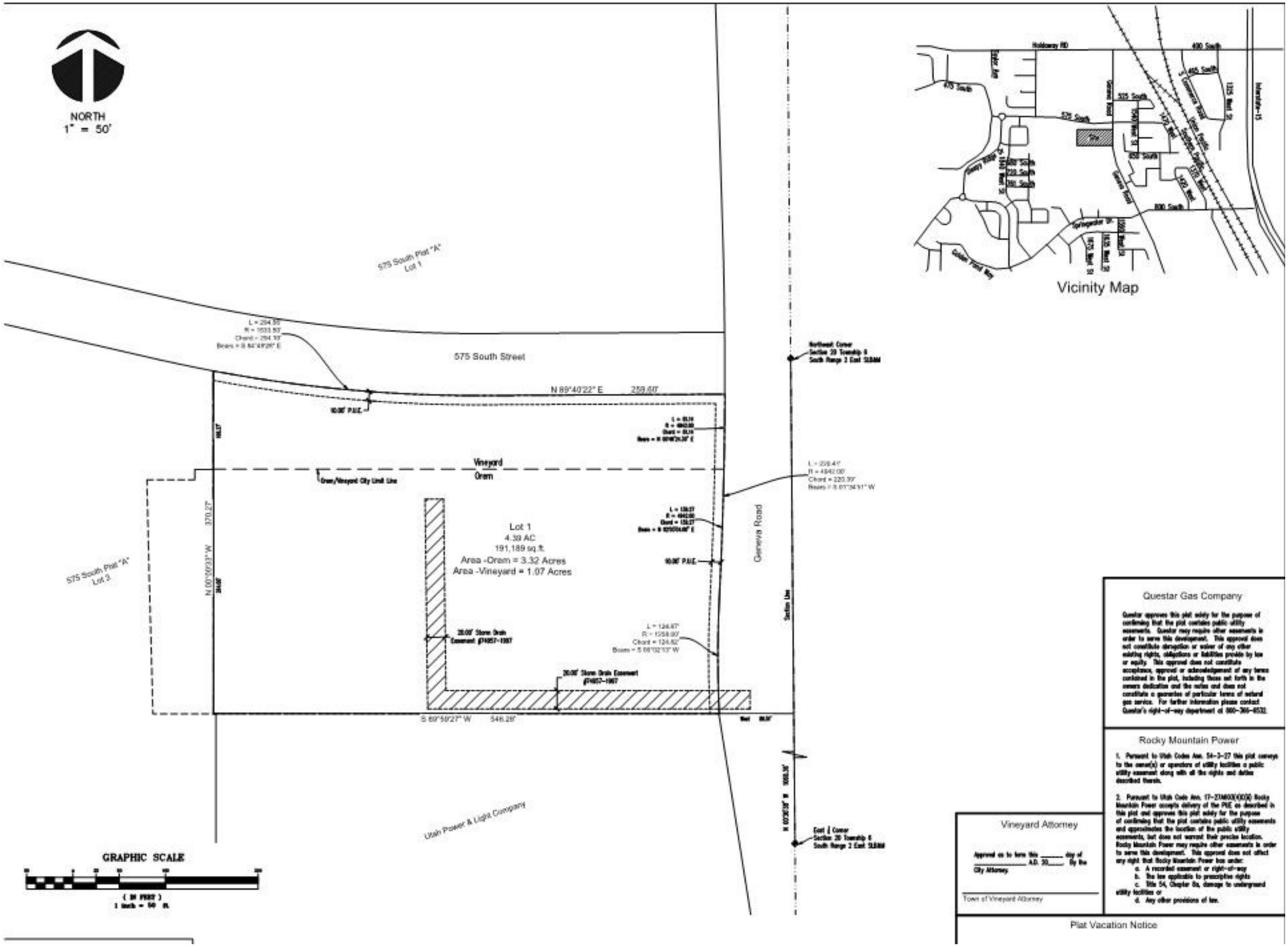
Telos U Facility Plat A Amended

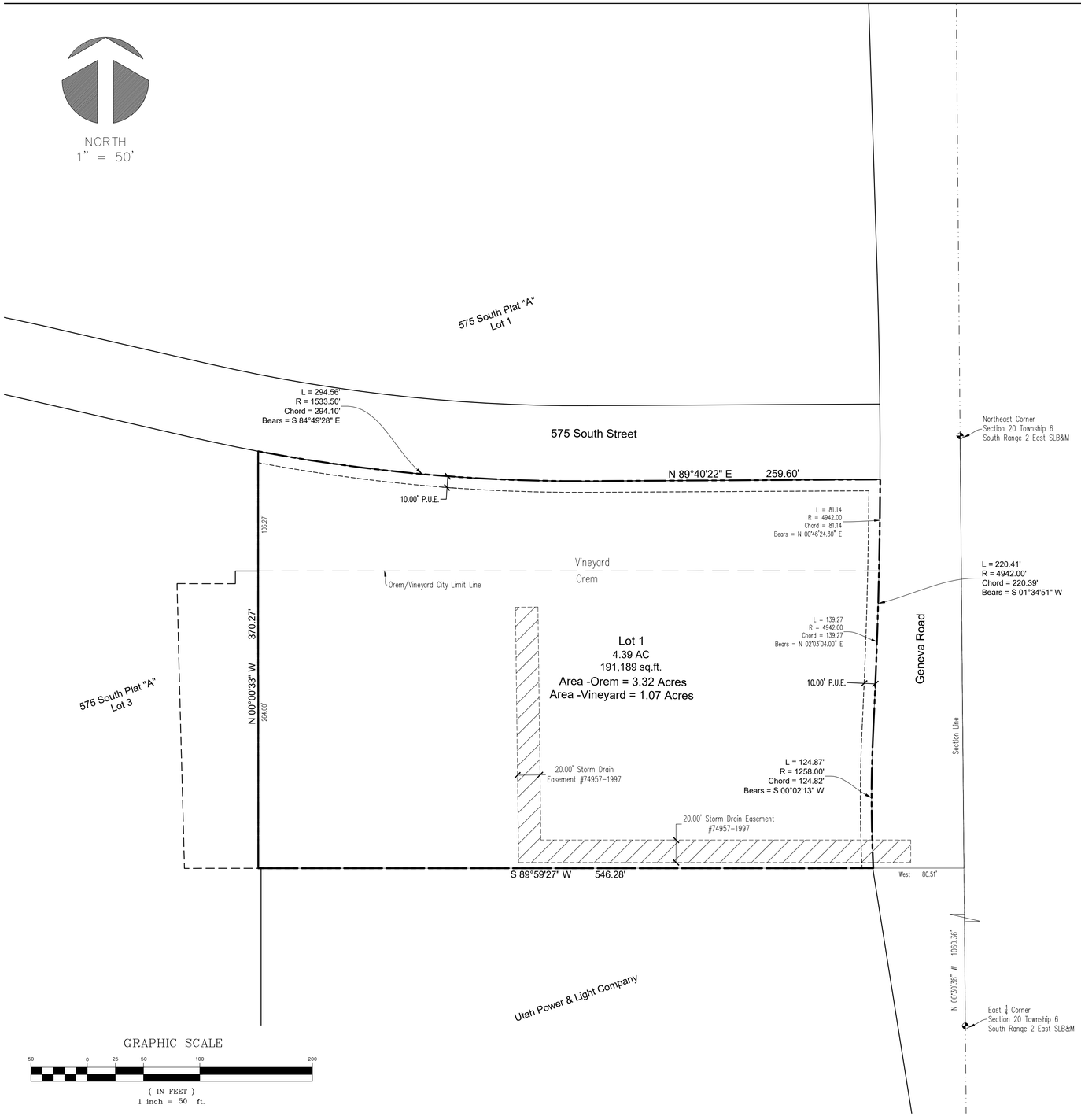


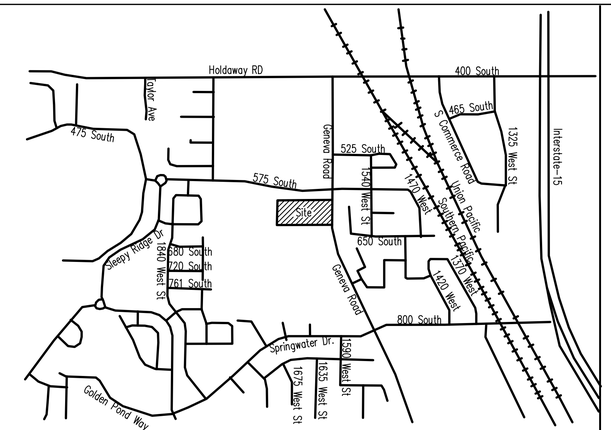
Telos U Facility Plat A Amended
C2 Zone
3.32 Acres

NEIGHBORHOOD
Sunset Heights West
Frank Redd

Legend
Parcels selection
Parcels
Buildings


NORTH
1" = 50'
575 South Plat "A"
Lot 1
575 South Street
N 89°40'22" E 259.60'
Vineyard
Orem
Orem/Vineyard City Limit Line
Lot 1
4.39 AC
191,189 sq.ft.
Area -Orem = 3.32 Acres
Area -Vineyard = 1.07 Acres
575 South Plat "A"
Lot 3
N 00°00'33" W 370.27'
Geneva Road
Section Line
S 89°59'27" W 546.28'
Utah Power & Light Company
GRAPHIC SCALE
Vicinity Map
Holdaway RD
400 South
475 South
525 South
575 South
650 South
800 South
Springwater Dr.
Golden Pond Way
Questar Gas Company
Rocky Mountain Power
Vineyard Attorney
Town of Vineyard Attorney
Plat Vacation Notice





Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley , do hereby Certify that I am a Professional 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 a point located North 00°30'38" West along the Section line 1060.36 feet and West 80.51 feet from the East quarter corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°59'27" West 546.28 feet; thence North 00°00'33" West 370.27 feet; thence along the Southerly Boundary of 575 South Street the following 2 courses: along the arc of a 1533.50 foot radius curve to the left 294.56 feet (chord bears South 84°49'28" East 294.10 feet), North 89°40'22" East 259.60 feet; thence along the Westerly boundary of Geneva Road the follow 2 courses: along the arc of a 4942.00 foot radius curve to the right 220.41 feet (chord bears South 01°34'51" West 220.39 feet), along the arc of a 1258.00 foot radius curve to the left 124.87 feet (chord bears South 00°02'13" West 124.82 feet) to the point of beginning.

AREA=191,189 sq. ft or 4.39 acres

Basis of Bearing North 00°30'38" West along the Section line

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___.

by:
Telos Properties LLC Craig LaMont, Manager

Acknowledgement

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

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 Number _____ NOTARY PUBLIC

My Commission Expires _____ Printed 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

Planning Commission Approval

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

Director-Secretary Chairman, Planning Commission Resolution No.

Conditions of Approval

Questar Gas Company

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provide by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department at 800-366-6532.

Rocky Mountain Power

1. Pursuant to Utah Codes Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann. 17-27A603(4)C(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
   a. A recorded easement or right-of-way
   b. The law applicable to prescriptive rights
   c. Title 54, Chapter 8a, damage to underground utility facilities or
   d. Any other provisions of law.

Vineyard Attorney

Approval as to form this _____ day of _____ A.D. 20____. By the City Attorney.

Town of Vineyard Attorney

Plat " A Amended "

Telos U Facility Subdivision

Including a vacation of Telos U Facility Subdivision Plat "A"

Orem & Vineyard _____ Utah County, Utah

Scale: 1" = 50 Feet

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Telos U Facility Subdivision Plat "A". Telos U Facility Subdivision Plat "A" is hereby vacated

Approved as to Form

Orem City Attorney Date

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

PREPARED BY

DUDLEY AND ASSOCIATES INC.

Vineyard Clerk/Recorder Approval

Approved by the Clerk / Recorder this _____ day of _____ A.D. 20____.

Clerk / Recorder

Vineyard City Manager Approval

Approved by the City Manager this _____ day of _____ A.D. 20____.

City Manager

Vineyard Planning Commission Approval

Approval by the Planning Commission on this _____ day of _____ A.D. 20____.

Chairman, Planning Commission

Vineyard Engineer Approval

Approved this _____ day of _____ A.D. 20____. By the City Engineer.

Vineyard Engineer

Item #: 3.3	**Planning Commission** March 20, 2019	OREM
Prepared By: Grant Allen		
Applicant: Aaron Hodgdon	**PUBLIC HEARING** – Amending Section 22-11-17(B) of the Orem City Code by adding Standard Land Use Code 7425 *Gymnasiums & Athletic Clubs* and Standard Land Use Code 7426 *Health Spas* as permitted uses in 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

SITE INFORMATION:

- Neighborhood Chair: **Dale Smith**
- General Plan Designation: **Regional Commercial**
- Current Zone: **PD5**
- Acreage: **PD5 Zone**
- Neighborhood: **Cherry Hill**

ACTION:
The Planning Commission shall forward a recommendation to the City Council.

REQUEST: The applicant requests the City amend Section 22-11-17(B) of the Orem City Code by adding Standard Land Use Code 7425 *Gymnasiums & Athletic Clubs* and Standard Land Use Code 7426 *Health Spas* as permitted uses in the PD-5 zone.

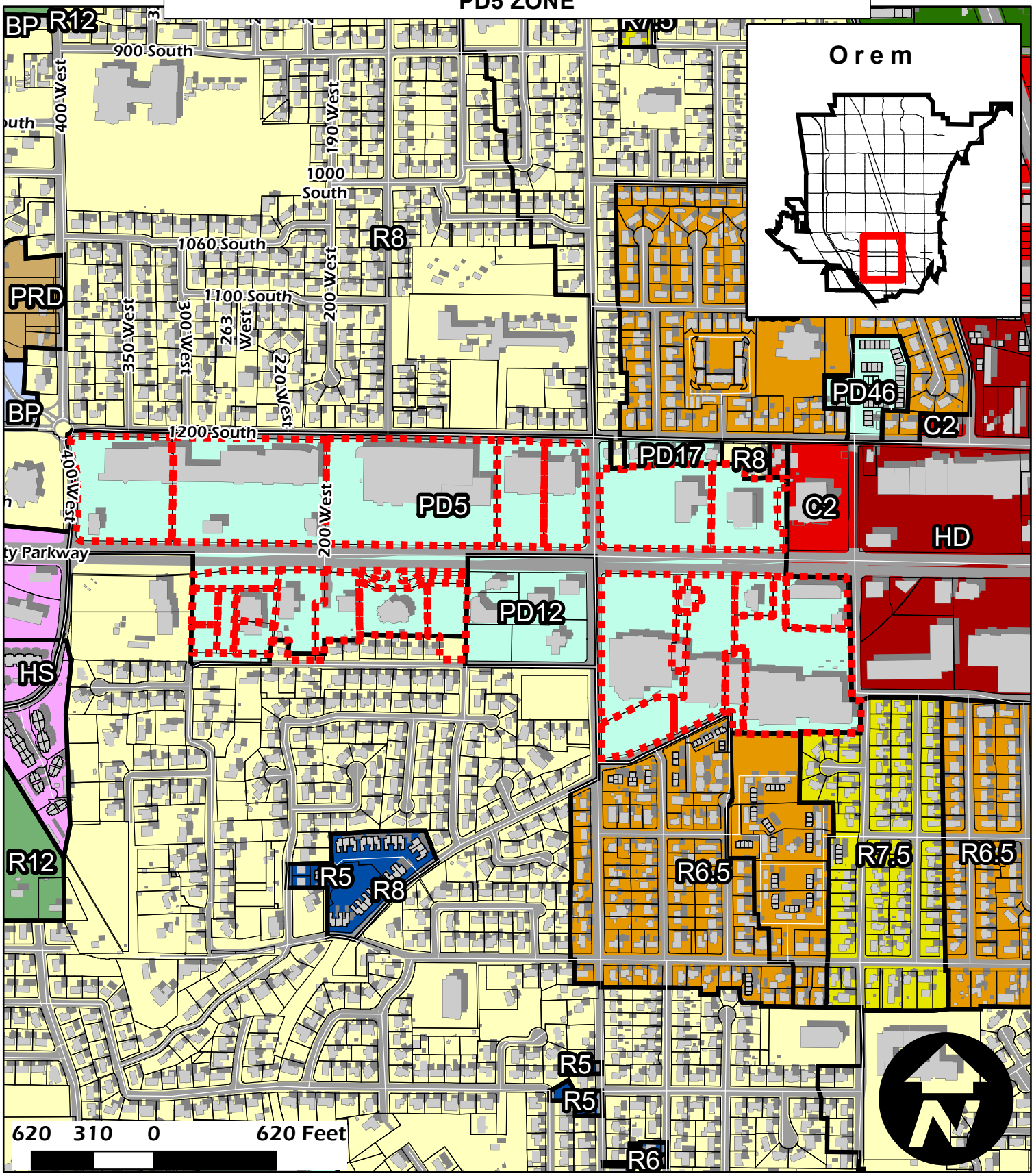
BACKGROUND: The applicant is requesting adding two new permitted uses in the the PD-5 zone. The two uses they are requesting be added are Gymnasiums & Athletic Clubs and Health spas.

Currently, SLU Code 7425 *Gymnasiums & Athletic Clubs* are permitted in the C2, C3, HS, M1, M2, and CM zones. SLU Code 7426 *Health Spas* are permitted in the C2, C3, M1, and M2 zones.

RECOMMENDATION: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend 22-11-17(B) of the Orem City Code by adding Standard Land Use Code 7425 *Gymnasiums & Athletic Clubs* and Standard Land Use Code 7426 *Health Spas* as permitted uses in the PD-5 zone.

Zoning Ordinance Amendment

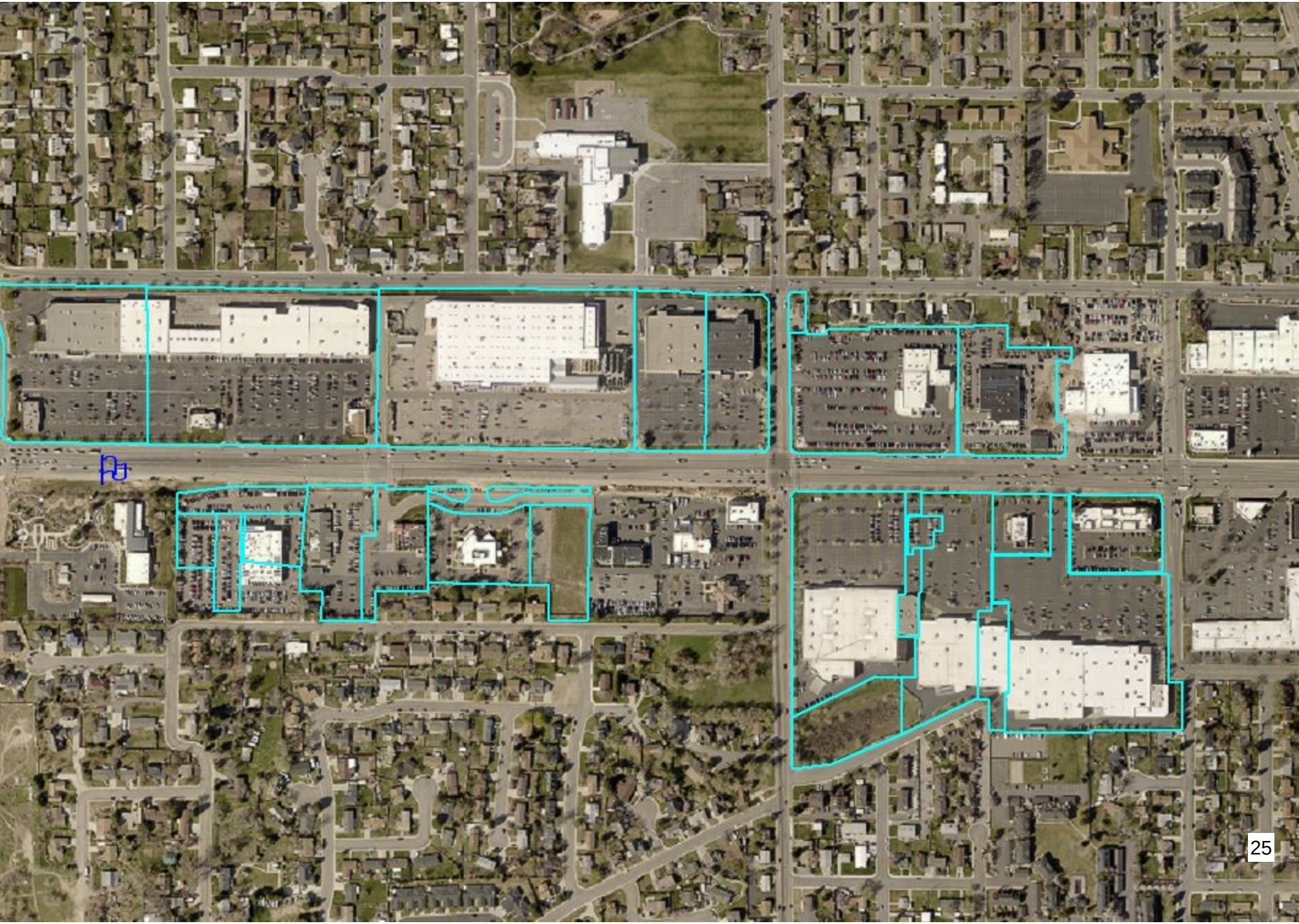
PD5 ZONE



Zoning Ordinance Amendment
PD5 Zone

NEIGHBORHOOD
Cherry HIll
Dale Smith

Legend
Parcels selection
Parcels
Buildings



B. **Permitted Uses.** The uses listed below shall be permitted within the PD-5 zone.

Permitted Uses - PD-5 Zone	
Standard Land Use Code	**Category**
1510	Hotels, tourist courts, and motels
5260	Home Improvement Centers
5392	General Stores
53XX	All General Merchandise Retail Category, **(except 5395, Flea Market**) NEC*
54XX	All Food Retail Category **(except 5420, Farmers Market)**
5511	Motor vehicles (new and used)
56XX	All Apparel & Accessories Category
57XX	All Furniture, Home Furnishings and Equipment Category
5810	Restaurants
5811	Fast Food
5910	Drug and proprietary
5931	Antiques
5932	Gold and Silver
594X	Books, Stationary, and Office Supplies Category **(except 5949, Video Rental)**
5951	Sporting goods
5952	Bicycles
5953	Toys
5970	Computer goods and services
5996	Optical goods
61XX	All Financial, Insurance and Real Estate, Services Category, **(except 6161, Pawn Shops)**
6220	Photographic Services Category
6230	Beauty and Barber Category
6331	Duplicating, Mailing and Stenographic, Category NEC
6350	News Syndicates Category
6360	Employment Services Category
6392	Business and Management Consulting Services
6396	Photo finishing
65XX	All Professional Services Category **(except 6515, Veterinarian Services, Kennels & Runs)**
711X	Cultural Activities Category
7212	Motion Picture Theaters
7214	Legitimate Theater
7425	Gymnasiums & Athletic Clubs
7426	Health Spas
* Refer to Appendix A for a complete category listing.	

Item #: 3.4	**Planning Commission** March 20, 2019	OREM
Prepared By: Grant Allen		
Applicant: Paul Washburn	**PLAT AMENDMENT** – Vacating Lot 1 of Parvenu Plaza, Plat A Amended and approving the final plat of Timp Retail Plaza, Plat A (Convertible Space Commercial Condominium) located generally at 1405 South State Street in the Hub District 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: **Dewon Holt**
- General Plan Designation: **Mixed Use**
- Current Zone: **Hub District**
- Acreage: **2.00**
- Neighborhood: **Hillcrest**

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

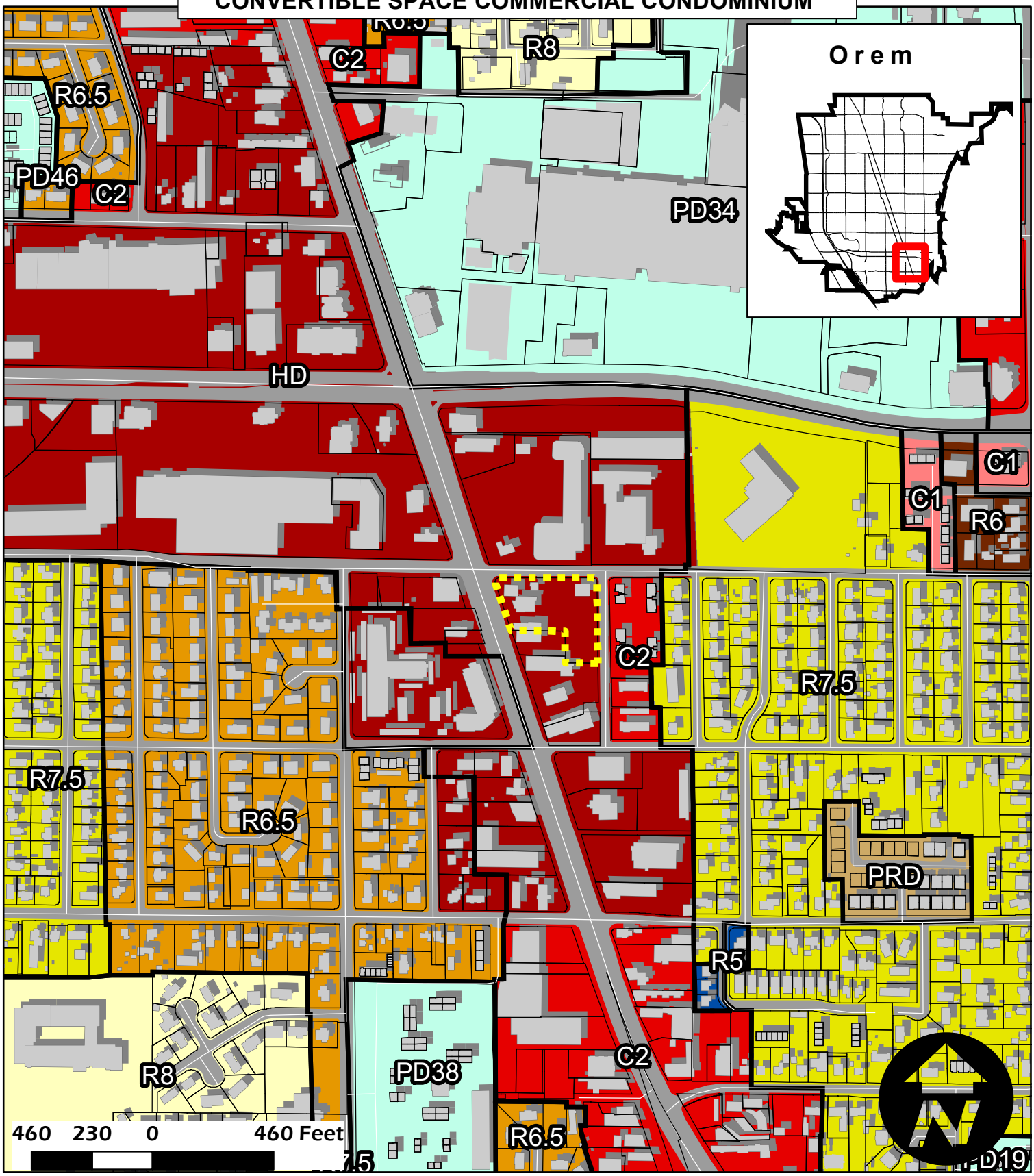
REQUEST: The applicant requests the Planning Commission approve the plat amendment of Lot 1, Parvenu Plaza, Plat A and approving the final plat of Timp Retail Plaza, Plat A (Convertible Space Commercial Condominium) located generally at 1405 South State Street in the Hub District Zone.

BACKGROUND: The applicant is converting the existing commercial building to a commercial condominium. They are vacating Lot 1 of Parvenu Plaza, Plat A, Amended. The convertible space commercial condominium will be on Lot 1 of new plat. Lot 2 is on the northwest corner of the of site and and will be developed as a future pad site.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 of Parvenu Plaza, Plat A and approve the final plat of Timp Retail Plaza, Plat A (Convertible Space Commercial Condominium) located generally at 1405 South State Street in the Hub District Zone.

Timp Retail Plaza Plat A

CONVERTIBLE SPACE COMMERCIAL CONDOMINIUM

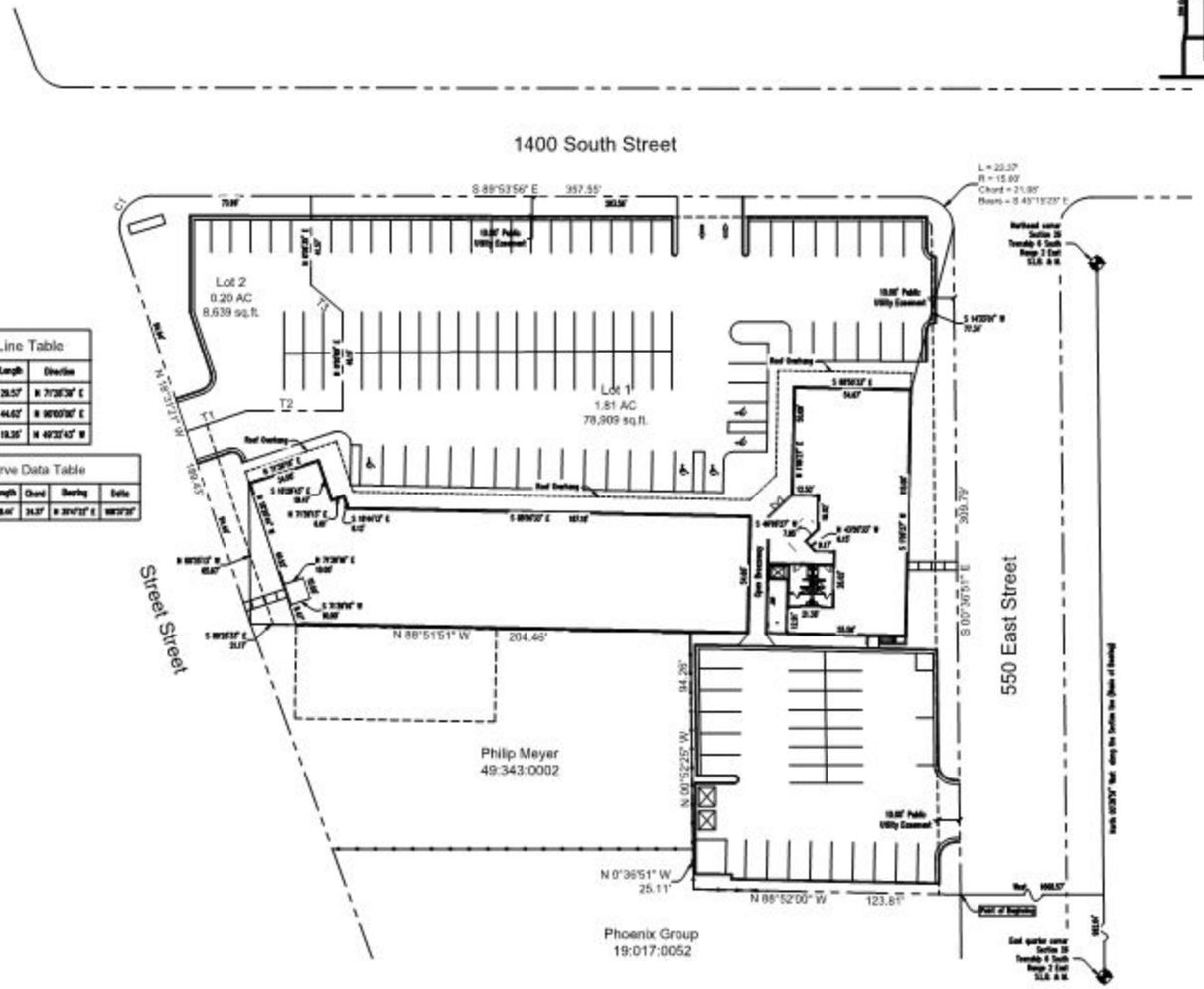


Timp Retail Plaza Plat A
Hub District Zone
2.00 Acres

NEIGHBORHOOD
Hillcrest
Dewon Holt

Legend
Parcels selection
Parcels
Buildings

NORTH
1" = 30'



Line Table		
Line	Length	Direction
T1	26.57'	N 71°35'36" E
T2	44.62'	N 90°00'00" E
T3	19.35'	N 49°32'43" W

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	26.44'	24.37'	N 29°47'23" E	100°32'28"

VICINITY MAP

NOTE:

All areas not covered by buildings will be a Cross Access and Parking Easement in favor of Lots 1 and 2, Plat A, Amended Parvenu Plaza Subdivision

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Convertible Space

Private Area

Common Area

Total sq.ft. for all floors = 34,901 sq.ft. to outside of exterior walls.

Surveyor's Certificate

I, Roger D. Bailey, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147000 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below-described land, I performed a Survey of said land. That the boundary description below correctly describes the land surface upon which will be constructed Parvenu Plaza Condominiums, a Utah Condominium Project. That the record of survey map for said Condominium Project, consisting of two (2) page(s), is accurate and complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act; and that the reference markers shown on said map are located as shown and are sufficient to readily relocate or reestablish this survey.

Date _____ _____
(Registered Land Surveyor (see seal below)

Boundary Description

ALL OF LOT 1, PLAT "A", AMENDED, PARVENU PLAZA Subdivision, also being described as:

Commencing at a point located North 00°36'51" West along the Section line and West 1986.57 feet from the East quarter corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°52'00" West 123.81 feet; thence North 00°36'51" West 25.00 feet; thence North 00°52'25" West 94.26 feet; thence North 89°51'51" West 204.46 feet more or less to State Street; thence North 10°37'27" West along State Street 106.43 feet; thence along the arc of a 15.00 foot radius curve to the right 26.44 feet (chord bears North 29°47'23" East 24.37 feet); thence South 89°53'56" East along 1400 South Street 357.55 feet; thence along the arc of a 15.00 foot radius curve to the right 23.37 feet (chord bears South 43°15'23" East 21.06 feet; thence South 00°36'51" East along 550 East Street 304.79 feet to the point of beginning.

Area = 83,548 sq.ft. or 1.918 Acres

Basis of Bearing is North 00°36'51" West along the Section line from the East quarter corner to the Northeast corner of said Section 20.

Owner's Certificate and Dedication

The Undersigned owner ("owner", without regard to number of people) of the above-described land hereby certifies that owner has caused a survey to be made of said land and this record of Survey Map ("Map") and Declaration of Condominium ("Declaration") to be prepared for Parvenu Plaza Condominiums, a Utah Condominium Project (the "Project"), owner hereby consents to the convenant recordation of the Map and Declaration and hereby submits the described land to the provisions of the Utah Condominium Ownership Act; owner hereby dedicates any public streets indicated on the map for the use by the General Public and Business of other driveways or private streets indicated on the Map to be private and intended for use only by owners of Condominium Units within the project, their guests and invitees, as reflected in the provisions of the declaration.

Utility Dedication

The undersigned owner hereby offers and conveys to all Public Utility Agencies, their successors and assigns, a permanent easement and Right of way over and in those areas outlined on the map as "Common Areas" (including private streets and private driveways) for the construction and maintenance of approved public utilities and appurtenances, together with the right of access thereto.

Reservation of Common Areas

The undersigned owner, in recording this Record of Survey Map, has designated certain areas of land as Private Driveways, Streets and other common areas intended for use by owners of the Condominium Units within the project, their guests and invitees, and are hereby reserved for their common use and enjoyment as more fully set forth and provided in the provisions of the Declaration of Condominium applicable to the project.

Dated _____, 20___.

Owner: _____ By _____
President
_____ General Partner (If partnership)
_____ Manager (If limited liability company)
_____ _____
_____ _____

Acknowledgment

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this_____day of_____, 20_____, by , who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Expires _____ _____
Notary Public

Occupancy Restriction Notice

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

Conditions of Approval

Sheet 1 of 2 Sheets

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1, Plat "A", Amended, Parvenu Plaza Subdivision. Lot 1, Plat "A", Amended Parvenu Plaza Subdivision is hereby Vacated.

Planning Commission Approval

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

_____ _____ _____
Director – Secretary Chairman, Planning Commission Resolution No.

Acceptance by the City of Orem

Approved this____day of _____, 20____, by Orem City, approve this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of land intended for public purposes for the purpated use of the public. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____ day of _____, A.D. 20____.

Approved: _____ Approved: _____
City Engineer City Recorder

Approved: _____
Clerk / Recorder

Plat " A "

Timp Retail Plaza

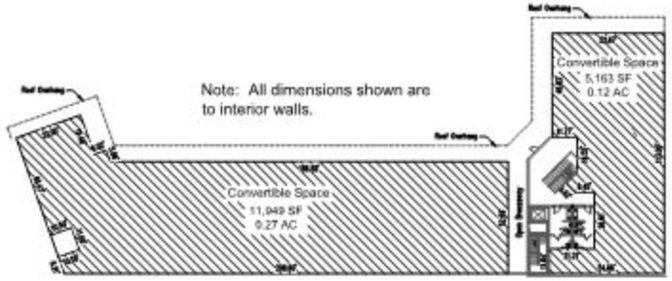
Including a Vacation of Lot 1, Plat "A" Amended Parvenu Plaza Subdivisoin

A Convertible Space Commercial Condominium Project

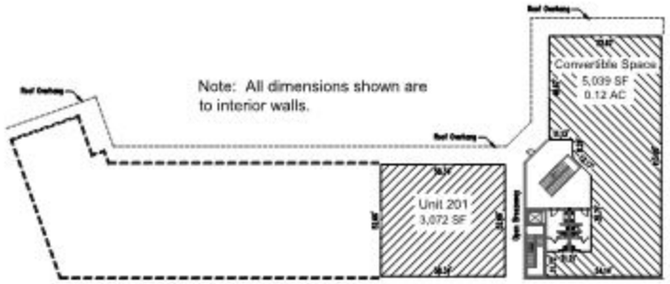
Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

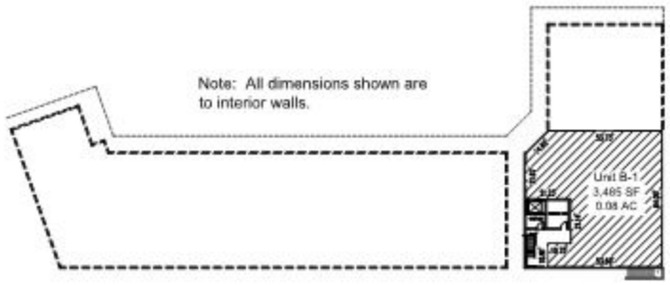
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL



MAIN FLOOR

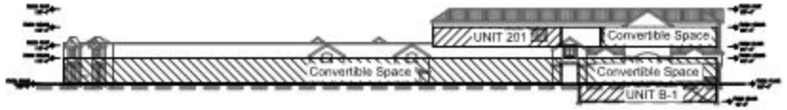


UPPER FLOOR

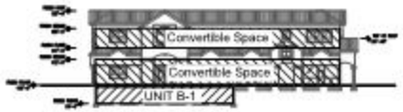


BASEMENT FLOOR

North Elevation



South Elevation



East Elevation

West Elevation

Convertible Space

Private Area

Common Area

Total sq.ft. for all floors = 34,901 sq.ft.
to outside of exterior walls.

Timp Retail Plaza

A Convertible Space Commercial Condominium Project

PREPARED BY

DUDLEY AND ASSOCIATES INC.

ENTRY No.

STATE OF UTAH COUNTY OF

RECORDED AND FILED AT THE REQUEST OF

DATE TIME MAP

Fee COUNTY RECORDER

Item #: 3.5	**Planning Commission** March 20, 2019	OREM
Prepared By: Grant Allen		
Applicant: Development Services	**PUBLIC HEARING** – Amending Sections 22-24-1(D) and 22-24-1(F) of the Orem City Code pertaining to design standards within the City Center District.	

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: **Bob Davis**
- General Plan Designation: **City Center**
- Current Zone: **CCD-Civ**
- Acreage: **CCD-Civ zone**
- Neighborhood: **Sharon**

ACTION:
The Planning Commission shall forward a recommendation to the City Council.

REQUEST: The Development Services Department requests the City amend Sections 22-24-1(D) and 22-24-1(F) of the Orem City Code pertaining to design standards within the City Center District.

BACKGROUND: The Development Services Department request the City amend two sections of the City Center District zone.

Section 22-24-1(D) pertains to conflicting standards within Section 22-24-1 and other provisions in the code, if any conflicts exist the provisions of Section 22-24-1 shall control.

> Default Standards. With respect to the CCD-C, CCD-E and CCD-Civ zones, the standards of the C2 zone (including the "Zone Development Standards for the State Street Corridor Area" where applicable) shall apply to any regulation not specifically addressed in this Section 22-24-1. With respect to the CCD-Res (A & B) zones, the standards of the PRD zone shall apply to any regulation not specifically addressed in this Section 22-24-1. To the extent there is any conflict between the standards contained in this Section 22-24-1 and other provisions of the City Code, the provisions of this Section 22-24-1 shall control.

Section 22-24-1(F) pertains to setback requirements in the CCD (Civ) zone (City Center District Civic zone). The proposed amendment requires structures located in the civic zone to maintain at least forty-five percent of a building façade to comply with the maximum setback requirement.

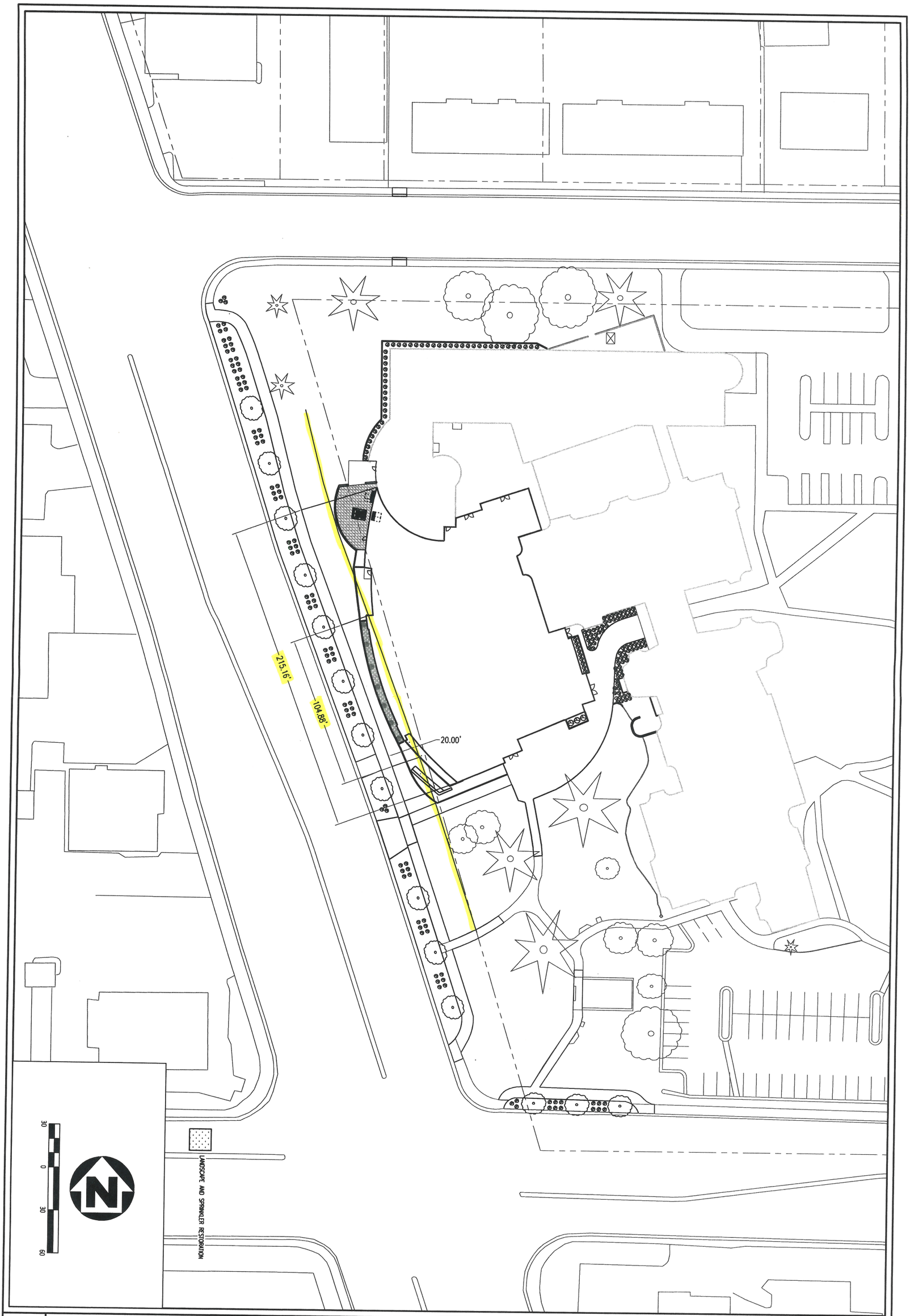
Section 22-24-1(F)(2)(d)(vi) Design Standards.

> vi. For buildings in the CCD-Civ zone, only forty-five percent (45%) of an applicable building façade is required to comply with the maximum setback requirements.

The design of the new Library Hall with the curved façade along State Street required an amendment to the existing ordinance.

RECOMMENDATION: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Sections 22-24-1(D) and 22-24-1(F) of the Orem City Code pertaining to design standards within the City Center District.

Library Auditorium Location
City Center
State Street
100 North
140 North
135 North
50 East
85 East
130 East
170 East
180 North
Center Street
Orem Boulevard



L1

LIBRARY AUDITORIUM

*

X:\MISC\2018 LIBRARY AUDITORIUM\DWG\BASE_01 02 19

LANDSCAPE PLAN

CITY OF OREM
DEVELOPMENT SERVICES
ENGINEERING DIVISION
56 NORTH STATE ST
OREM, UT 84057

OREM

DESIGN	CG & TB	FEBRUARY 2019
DRAWN	CG	FEBRUARY 2019
CHECKED	TB	FEBRUARY 2019

REV	DATE	BY	DESCRIPTION

APPROVAL RECOMMENDED

DATE CITY ENGINEER

APPROVED

DATE DEVELOPMENT SERVICES DIRECTOR

B. **Permitted Uses.** The uses listed below shall be permitted within the PD-5 zone.

Permitted Uses - PD-5 Zone	
Standard Land Use Code	**Category**
1510	Hotels, tourist courts, and motels
5260	Home Improvement Centers
5392	General Stores
53XX	All General Merchandise Retail Category, **(except 5395, Flea Market**) NEC*
54XX	All Food Retail Category **(except 5420, Farmers Market)**
5511	Motor vehicles (new and used)
56XX	All Apparel & Accessories Category
57XX	All Furniture, Home Furnishings and Equipment Category
5810	Restaurants
5811	Fast Food
5910	Drug and proprietary
5931	Antiques
5932	Gold and Silver
594X	Books, Stationary, and Office Supplies Category **(except 5949, Video Rental)**
5951	Sporting goods
5952	Bicycles
5953	Toys
5970	Computer goods and services
5996	Optical goods
61XX	All Financial, Insurance and Real Estate, Services Category, **(except 6161, Pawn Shops)**
6220	Photographic Services Category
6230	Beauty and Barber Category
6331	Duplicating, Mailing and Stenographic, Category NEC
6350	News Syndicates Category
6360	Employment Services Category
6392	Business and Management Consulting Services
6396	Photo finishing
65XX	All Professional Services Category **(except 6515, Veterinarian Services, Kennels & Runs)**
711X	Cultural Activities Category
7212	Motion Picture Theaters
7214	Legitimate Theater
7425	Gymnasiums & Athletic Clubs
7426	Health Spas
* Refer to Appendix A for a complete category listing.	

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
March 6, 2019

The following items are discussed in these minutes:

Preliminary Plat – approval of JEM Estates, Plat J located at 157 N 600 West – Approved

Public Hearing – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem – Positive Recommendation

Public Hearing: Amending Section 22-5-3(A) and the Zoning Map of the City of Orem from the PD-6 zone to the C-1 (Commercial) zone – Positive Recommendation

Vacate Timpanogos Research & Technology Plat C and approving the final plat of Timpanogos Research & Technology Plat L - Approved

STUDY SESSION

Place: City Council Conference Room

At 4**:30 p.m.** Chair Spencer called the Study Session to order.

Those present: Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Grant Allen, Planner; Jenna Albers and Emily Guffin, Long Range Planners; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Kathi Beckett, Economic Development Analyst/Project Manager; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Mickey Cochran, Planning Commission member; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer

The Commission and staff briefly reviewed agenda items and minutes from February 20, 2019 meeting and adjourned at 4:55 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

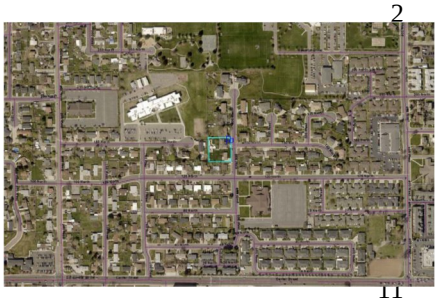
At **4:30 p.m.** Chair Spencer called the Planning Commission meeting to order and asked Mr. Cook, Planning Commission member, to offer the invocation.

Those present: Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Grant Allen, Planner; Jenna Albers and Emily Guffin, Long Range Planners; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Kathi Beckett, Economic Development Analyst/Project Manager; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Mickey Cochran, Planning Commission member; 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 Kaye Macdonald to request the Planning Commission approve the preliminary plat of JEM Estates, Plat J located at 157 North 600 West in the R8 zone.



Staff Presentation: 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.

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

Chair Spencer invited the applicant to come forward. Tom Macdonald representing JEM Estates, introduced himself. They would like to split the one lot into two lots so that in the future, one could be sold.

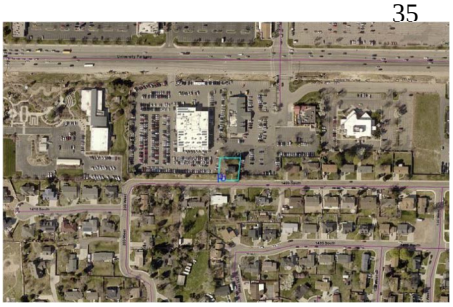
Chair Spencer opened the public meeting and invited those from the audience who had come to speak to this item to come forward to the microphone.

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. Moulton moved to approve the preliminary plat of JEM Estates, Plat J located at 157 North 600 West in the R8 zone. Mr. Cook seconded the motion. Those voting aye: Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

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

Agenda Item 3.2 is a request by Development Services to request 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.



Staff Presentation: 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.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Moulton asked in a situation like this with a zone change, does the zone go all the way to the sidewalk or does it stop at the fence. Mr. Bench said it will go to the sidewalk. Usually it goes to the center of road, but in this case it will match what is existing now, which is the sidewalk.

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.

John Aland – he wanted clarification in terms of the timing once the zone change is made and the new wall is built. Mr. Clark said in April, he is hoping to take documents to the City Council for approval to get an agreement in place to do the land transaction. Then there would need to be site plan approval with parties on the other side. Realistically it could be a year and a half before any type of construction is completed. The home will not be demolished until it is under contract. The walls would not come down until the site plan is approved and construction begins.

Mr. Aland said one of his concerns not voiced at the neighborhood meeting is the parcel where the Japanese restaurant is owned is currently owned by the RDA and the wall to the west of the home is dilapidated and falling apart. He would appreciate a recommendation to the City Council to fix the issue and not just build a third miss-matching wall. He also does not believe the existing wall meets setback requirements. Mr. Bench said that will be taken care of on the site plan. Mr. Aland would like to see a new wall built.

Mr. Spencer asked who owned the wall. Mr. Earl said the commercial property owner will have the responsibility to build a new wall. Mr. Aland said the problem now is it is split between two properties and neither one of them cares about it or the property. Mr. Bench said part of this process will be to make sure the owners understand the maintenance requirements on that and be able to maintain it going forward.

Mr. Cook said when this goes to site plan review, it opens everything up along that side. Mr. Bench said if it is not in compliance, it will have to be looked at. Mr. Staker asked if the wall is not at the required height, could it be added to. Mr. Bench said it could if the wall could structurally support it.

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.

Planning Commission Action: Mr. Staker moved to 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. Mr. Moulton seconded the motion. Those voting aye: Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

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

Mr. Cook said he needed to recuse himself on this item because he works for both of the entities associated with this particular item.

Agenda Item 3.3 is a request by David Schiess to request 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.

Staff Presentation: 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.

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

Chair Spencer invited the applicant to come forward. Philip Jensen and David Schiess introduced themselves. They had nothing to add to Mr. Allen's presentation.

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.

Dave Noble – he is highly pleased with this proposal and wishes to support it. The pie shaped piece of property to the northwest is now an eye sore, the current owner parks large trucks and garbage receptacles there. He is looking forward to that being removed. He has never heard a complaint about the Vivint organization and they take good care of their property.

Mr. Schiess wanted to clarify that it is Unicity.

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.

Planning Commission Action: Mr. Spencer moved to send a positive recommendation to the City Council 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 N Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the C-1 (Commercial) zone; and

for the Planning Commission to approve vacating Timpanogos Research & Technology Plat C and approving the final plat of Timpanogos Research & Technology Park Plat L located generally at 764 N Timpanogos Parkway in the current PD-6 zone. Mr. Staker seconded the motion. Those voting aye: Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion to approve the minutes of February 20, 2019. Mr. Moulton moved to approve the meeting minutes for February 20, 2019. Mr. Spencer seconded the motion. Those voting aye: Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

Mr. Clark said regarding Canyon Park Technology Center, on May 28 there will be a tour with the City Council and he would like to invite the Planning Commission members. He and Mr. Bench had the opportunity to go there and visit their $9 million reinvestment. They are doing some nice work renovating the older spaces into new very nice spaces. The have completed the indoor amenities package for their tenants with an amazing gym facility and should have the outdoor amenity package completed by the tour in May.

Adjourn: Chair Spencer called for a motion to adjourn. Mr. Staker moved to adjourn. Ms. Jensen seconded the motion. Those voting aye: Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker. The motion passed unanimously.

Adjourn: 5:23 p.m.

_____

Jason Bench
Planning Commission Secretary

Approved: