



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](#)

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.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)**

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

Item #: 3.1	Planning Commission March 20, 2019	
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.

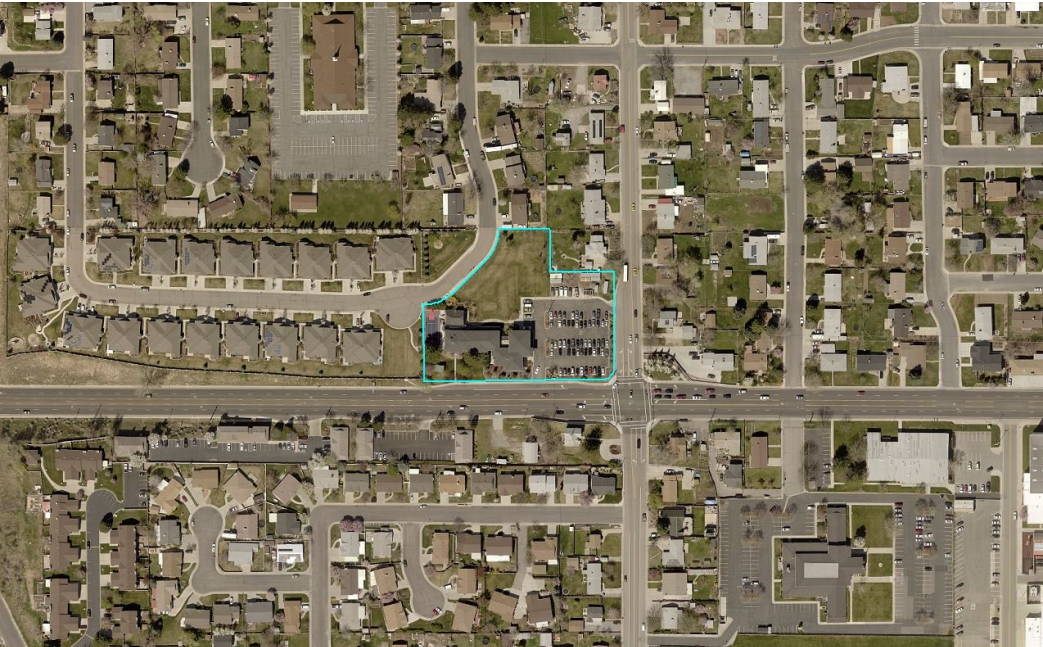
REQUEST: The applicant requests the City approve the revised site plan of Telos Storage Building & Skate Park located generally 870 W Center Street in the C1 Zone.

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.

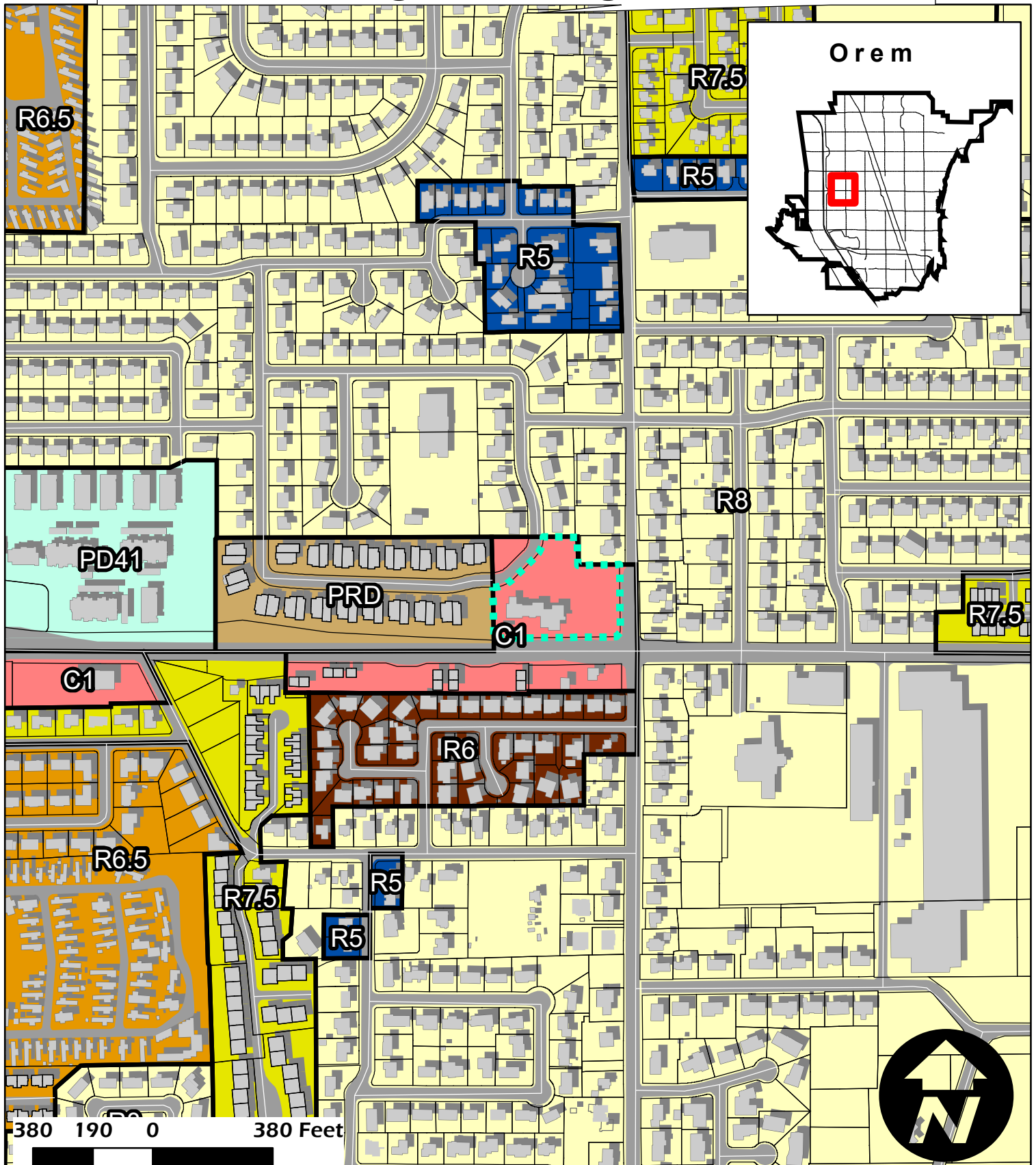
The proposed elevations consist of stucco siding which match the existing Telos building. The overall height of the structure is eighteen feet. The proposed landscaping and overall plan comply with the requirements of the C1 zone.

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 Storage Building & Skate Park



Telos Storage Building & Skate Park
C1 Zone
2.26Acres

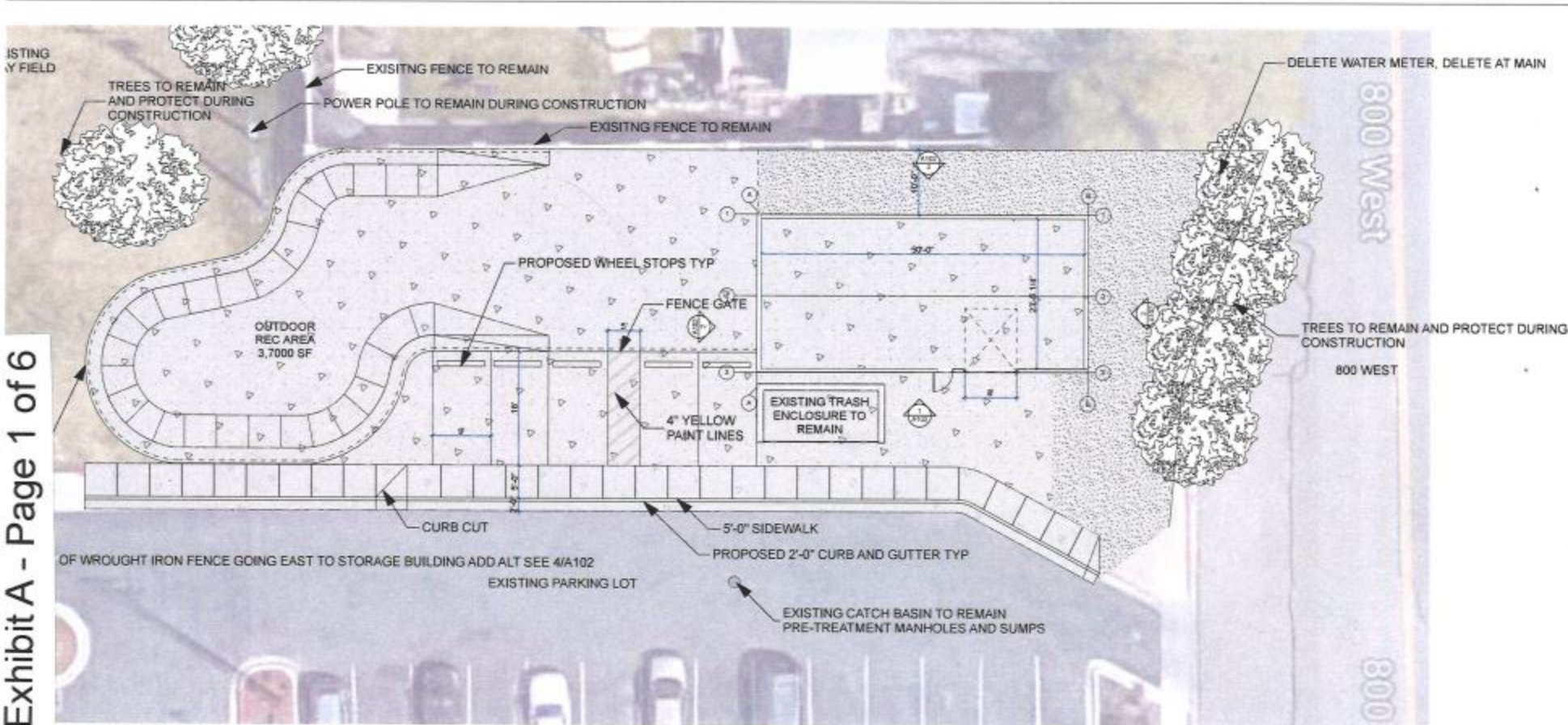
NEIGHBORHOOD

Suncrest
Bruce & Bonnie Knowlton

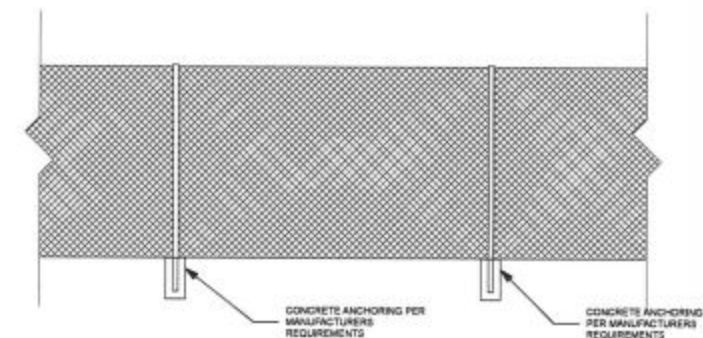
Legend

- Parcels selection
- Parcels
- Buildings





SITE PLAN
SCALE: 1/8" = 1'-0"



SECURITY FENCE
NOT TO SCALE



4 DECORATIVE FENCING ADD ALT 1
NOT TO SCALE



RIDGELINE DESIGN ARCHITECTS
1708 EAST 1650 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE 801-352-8802 FAX 801-421-1494
www.ridgeline-design.com



Client
Date
Revisions

TELOS STORAGE BUILDING
AND
SKATE PARK
BROWN CENTER ST
OGDEN, UTAH
84407

Project Number
Sheet Title

SITE PLAN

Sheet
A101



WEST ELEVATION - ROD IRON FENCE IN FRONT



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



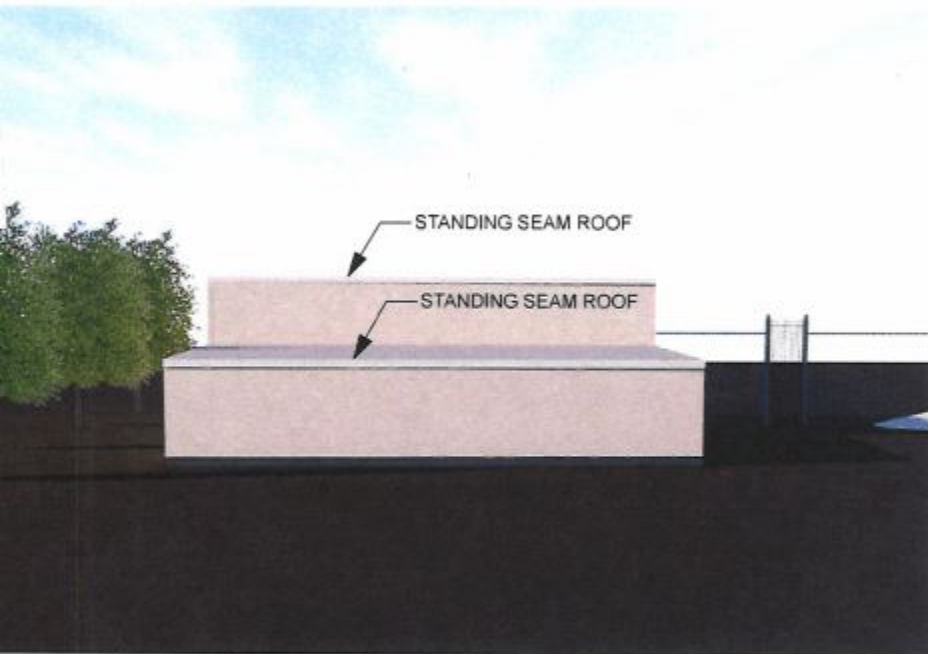
3 SOUTH WEST ELEVATION - ROD IRON FENCE IN FRONT
NOT TO SCALE

NOTE: EXTERIOR STUCCO COLOR TO MATCH EXISTING TELOS BUILDING



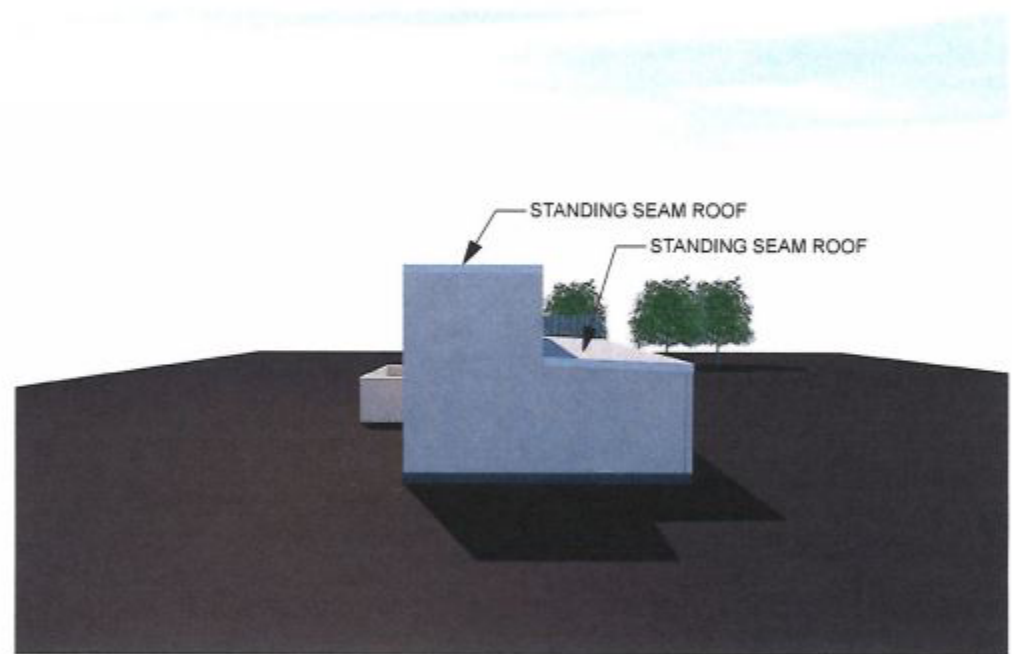
NORTH ELEVATION

NOT TO SCALE



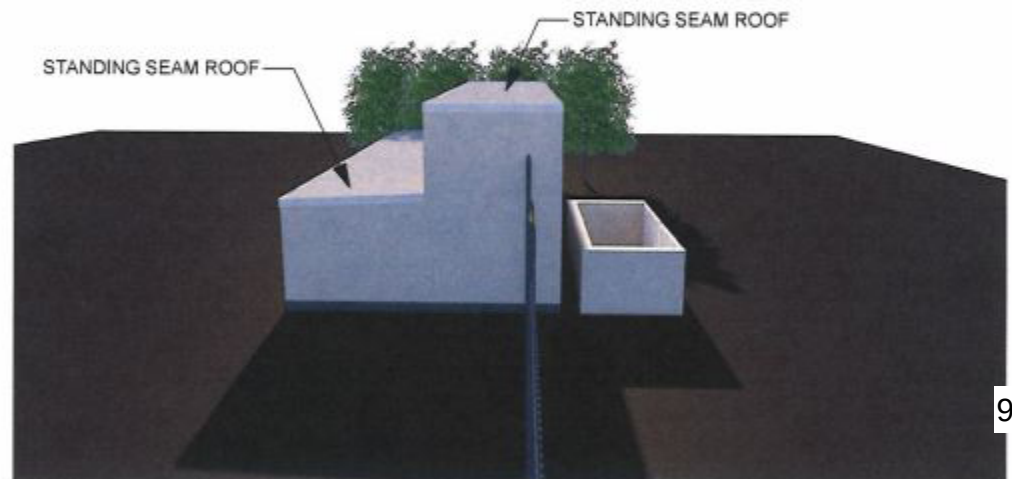
SOUTH ELEVATION

NOT TO SCALE



2 EAST 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

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

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.

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

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

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

Planning Commission
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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.

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



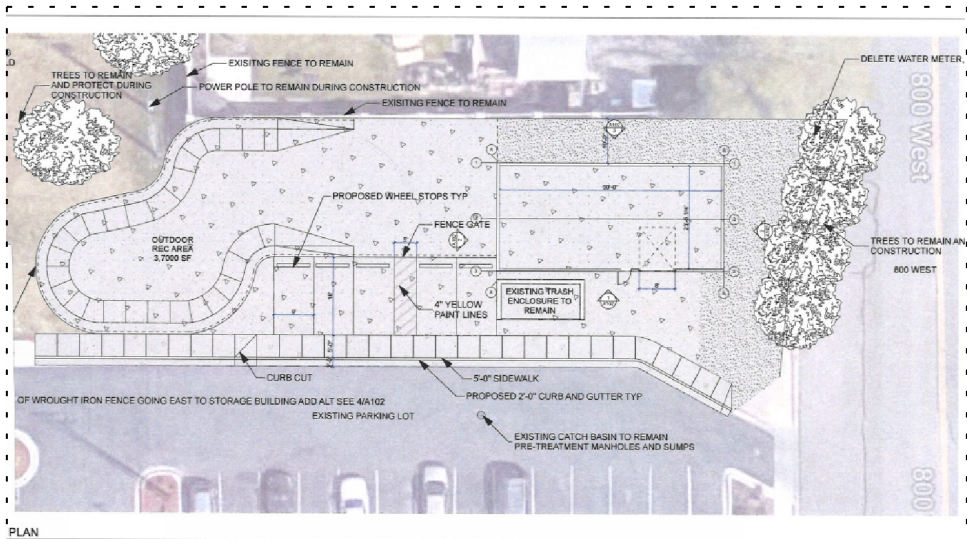
City Council Chambers, 56 N State Street

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

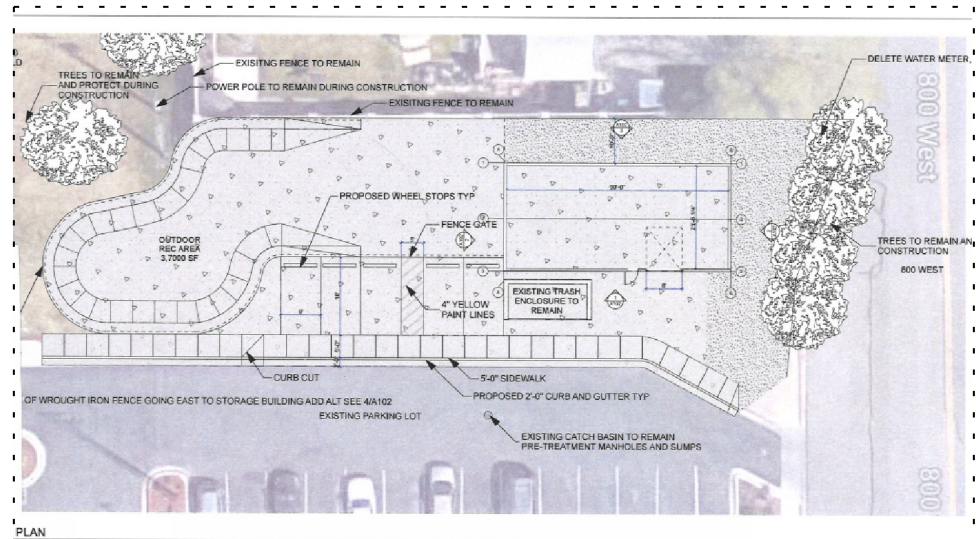
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Additional informatoin can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

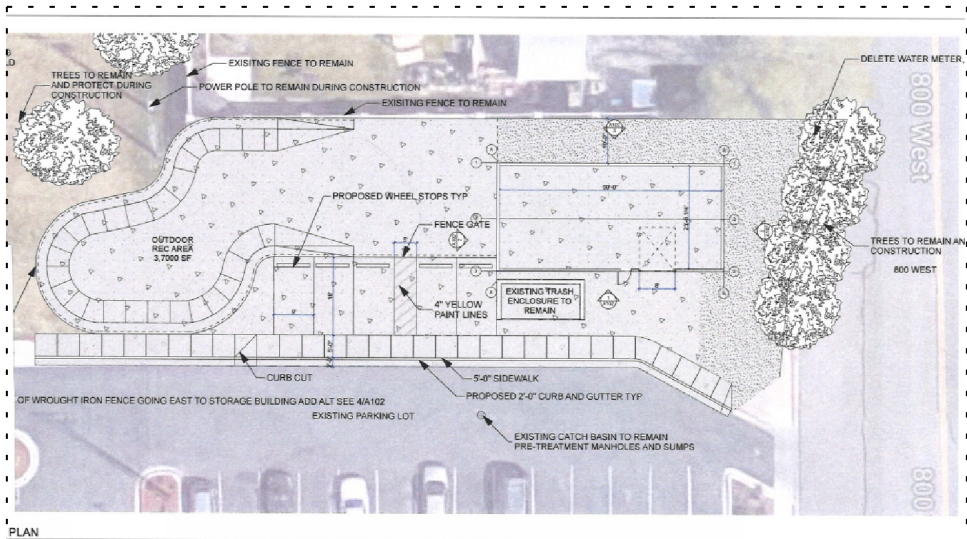
OREM PARK CONDOS LC
%BABB, KRISTINE
33 S 1160 E
LINDON, UT 84042



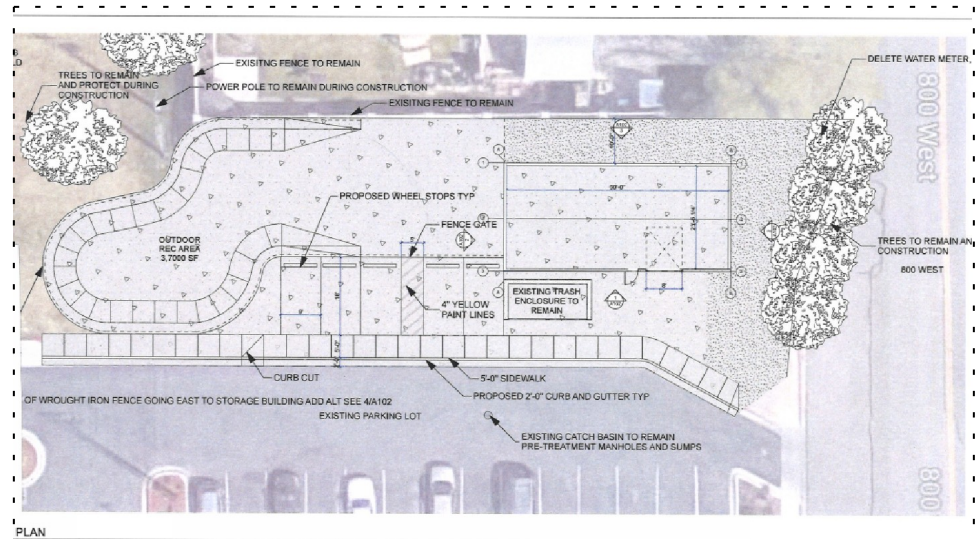
PLAN



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

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

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

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

MANZO, GILBERTO
55 N 800 W
OREM, UT 84057

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

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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

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

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

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

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

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

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

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

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

BILBAO, ARLENE
65 S 800 W
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

SABAN, DANIEL
76 N 800 W
OREM, UT 84057

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

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	
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.

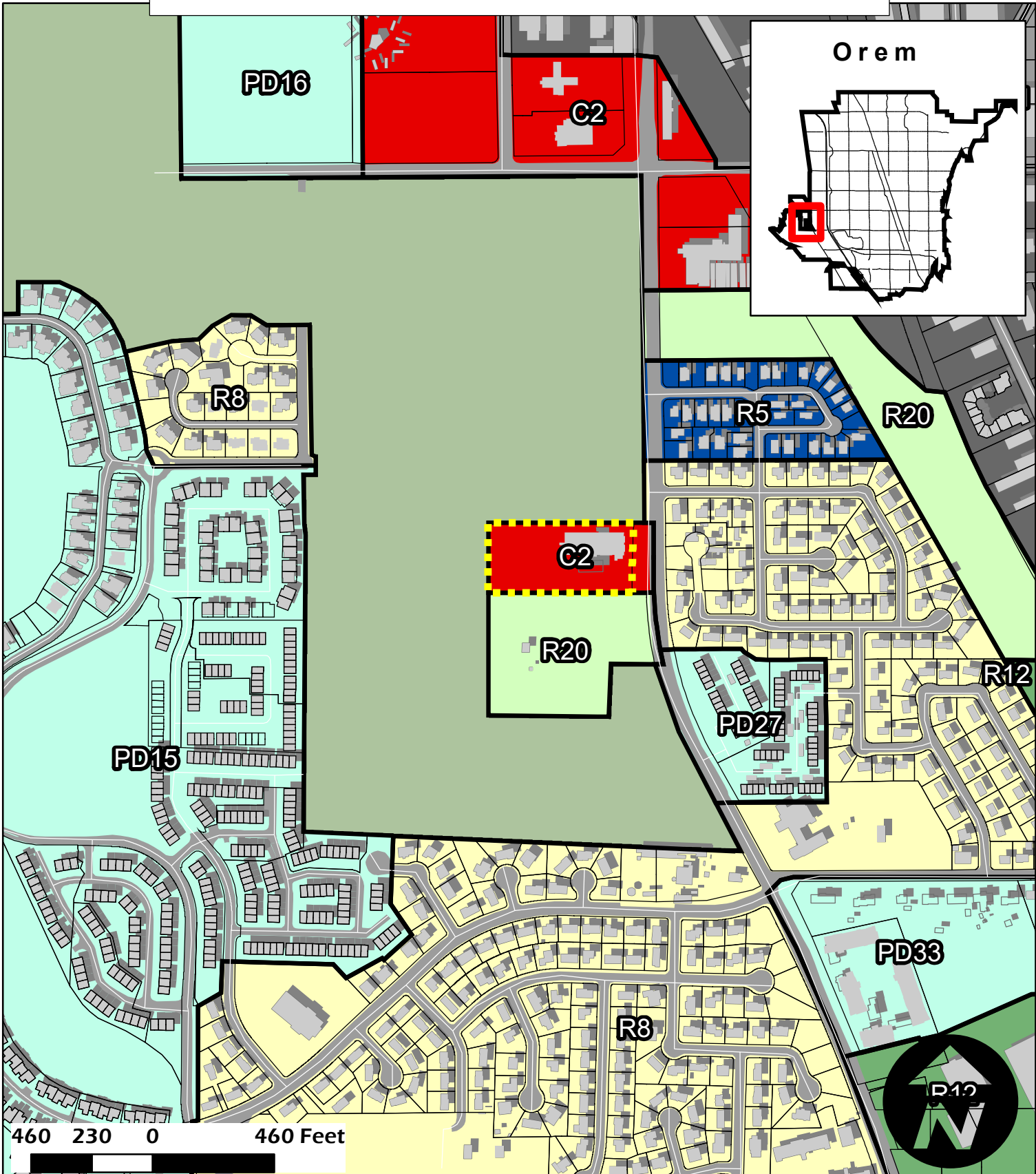
REQUEST: The applicant requests the Planning Commission approve the plat amendment of Telos U Facility, Plat A and approving the final plat of Telos U Facility, Plat A Amended generally located at 600 South Geneva Road in the C2 Zone.

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

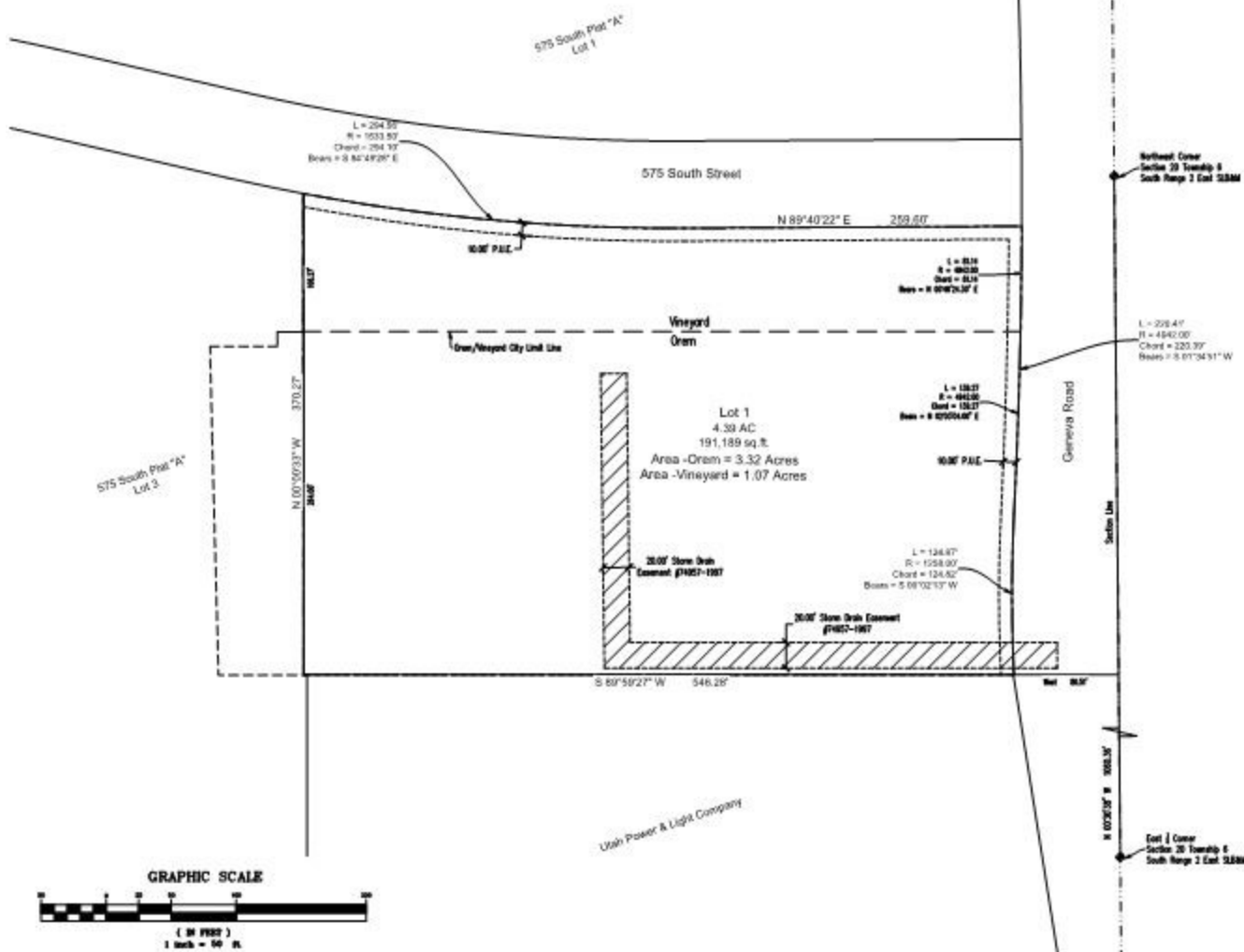
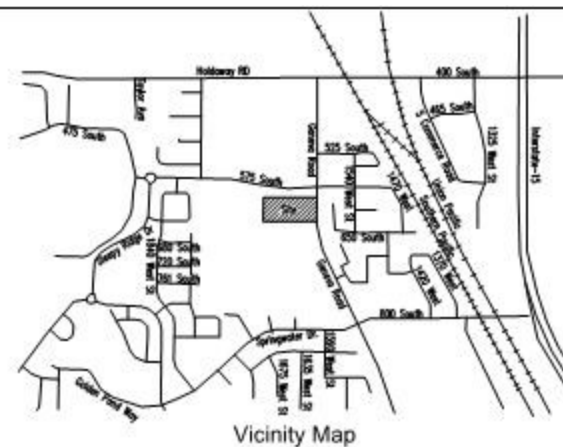
NEIGHBORHOOD
Sunset Heights West
Frank Redd

- Legend
- ▣ Parcels selection
 - ▢ Parcels
 - Buildings





NORTH
1" = 50'



Questar Gas Company

Qanar approves this plan solely for the purpose of confirming that the plot contains public utility easements. Qanar may require other easement's in order to serve this development. This approval does not constitute disposition or waiver of any other existing rights, obligations or liabilities payable by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plot, including those set forth in the owners dedication and the rules and does not constitute a guarantee of particular levels of natural gas service. For further information please contact: Qanar's right-of-way department at 800-365-8572.

Rocky Mountain Power

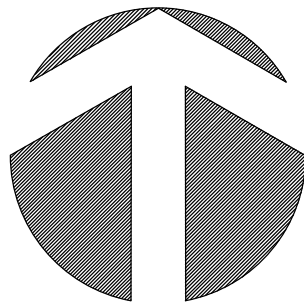
5. Pursuant to Utah Code Ann. 14-1-27 this plot conveys to the public (a) _____ or operation of utility facilities or public utility easement under this right-of-way and (b) _____ and (c) _____ described therein.
6. Pursuant to Utah Code Ann. 17-21M(5)(a)(iii) Rocky Mountain Power accepts delivery of the PUE as described in the above paragraph. However, this does not constitute an agreement of confirming that the plot 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 cause this development to be completed and may be affected in any right that Rocky Mountain Power has under:
- a. A recorded easement or right-of-way.
 - b. The law applicable to prescriptive rights.
 - c. The Utah, Chapter 10, damage to underground utility facilities.
 - d. Any other provisions of law.

Vineyard Attorney

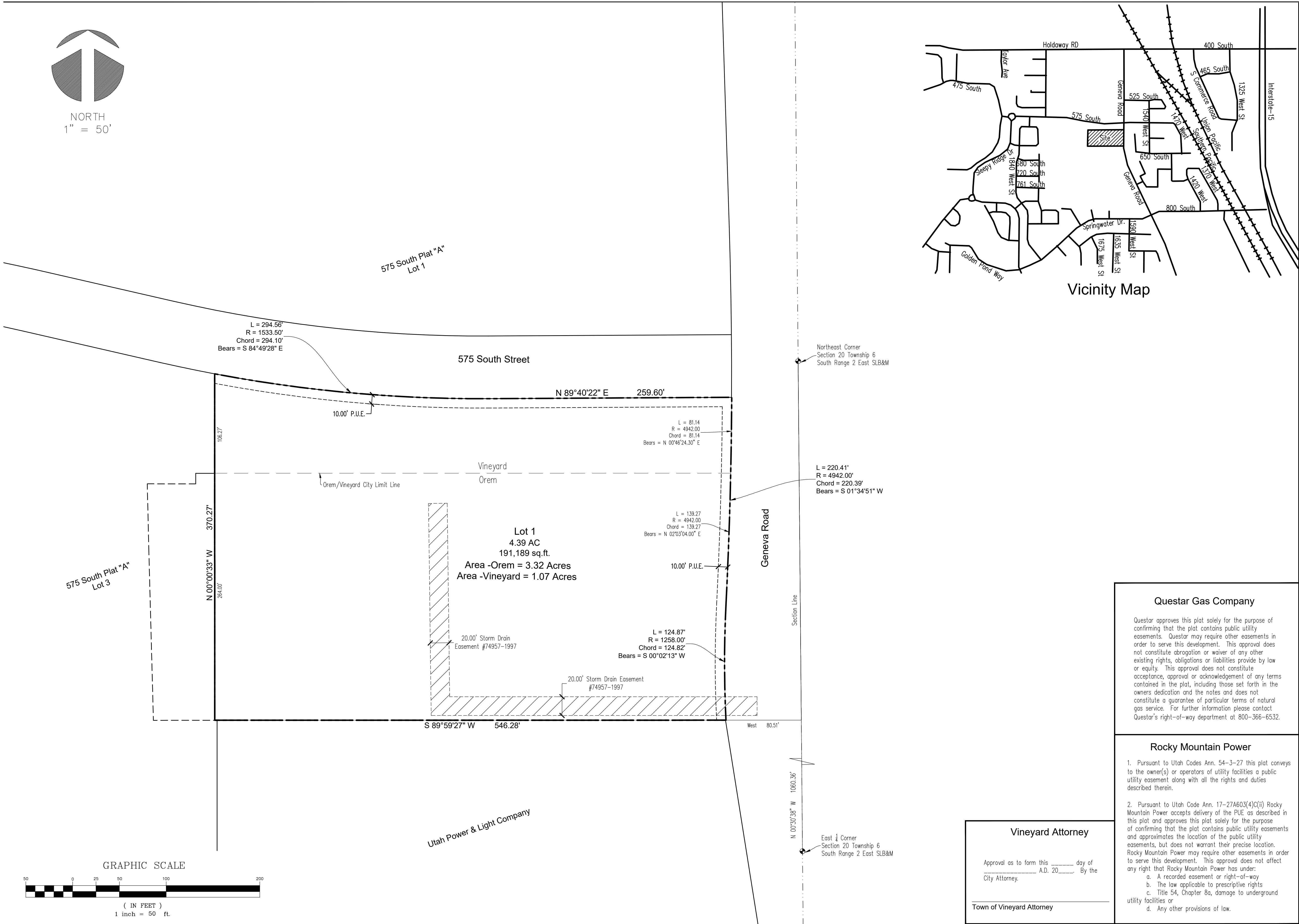
Approved as to form this _____ day of _____
A.D. 20____ By the
City Attorney

Town of Vineyard Haven

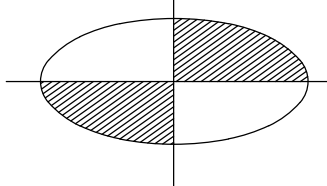
Plat Vacation Notice



NORTH
1" = 50'



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

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 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 } S.S.
COUNTY OF UTAH }

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

My Commission 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

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

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Item #: 3.3	Planning Commission March 20, 2019	
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 <i>Gymnasiums & Athletic Clubs</i> and Standard Land Use Code 7426 <i>Health Spas</i> 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.

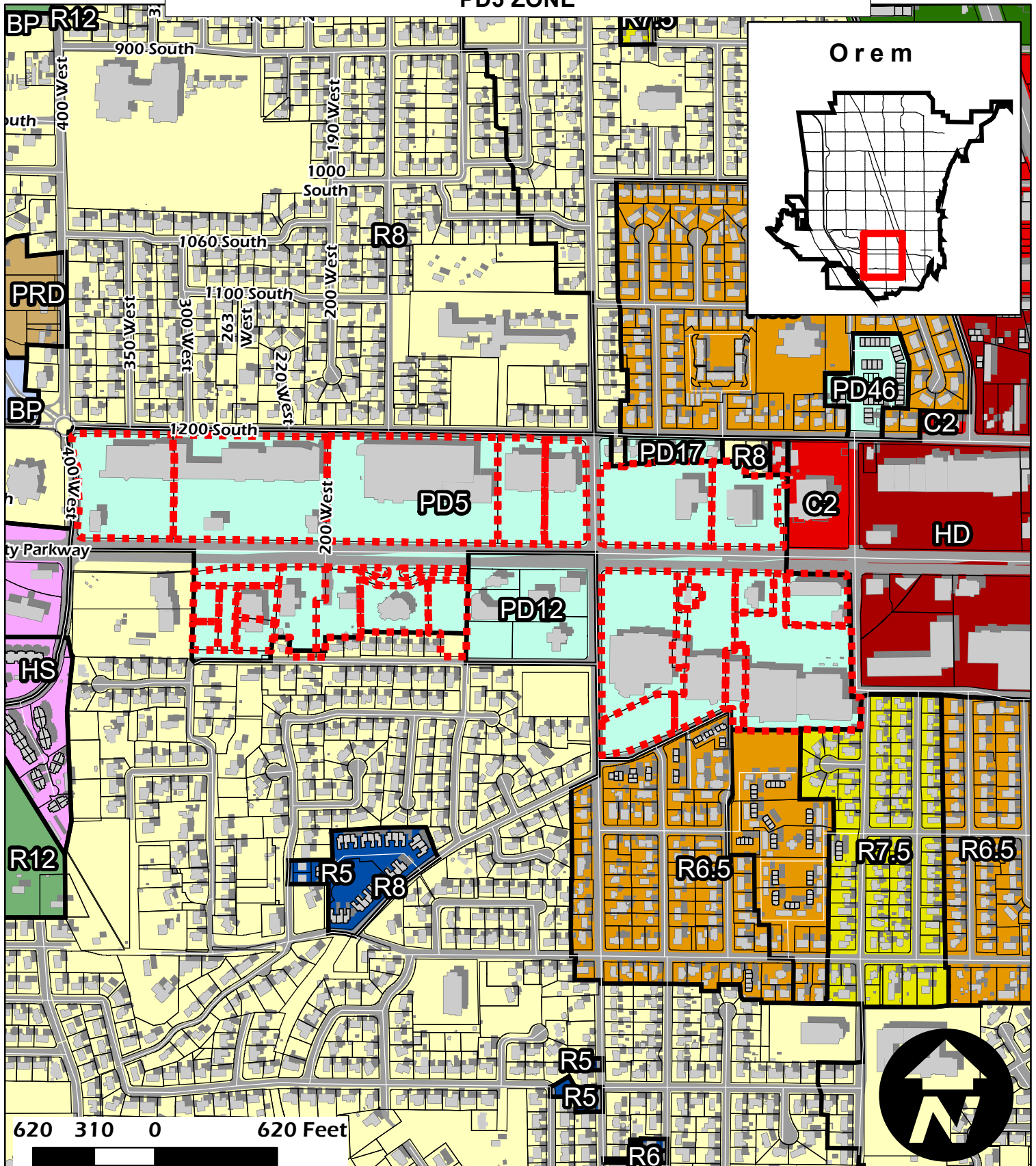
Currently, SLU Code 7425 *Gymnasiums & Athletic Clubs* are permitted in the C2, C3, HS, M1, M2, and CM zones. SLU Code 7426 *Health Spas* are permitted in the C2, C3, M1, and M2 zones.

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

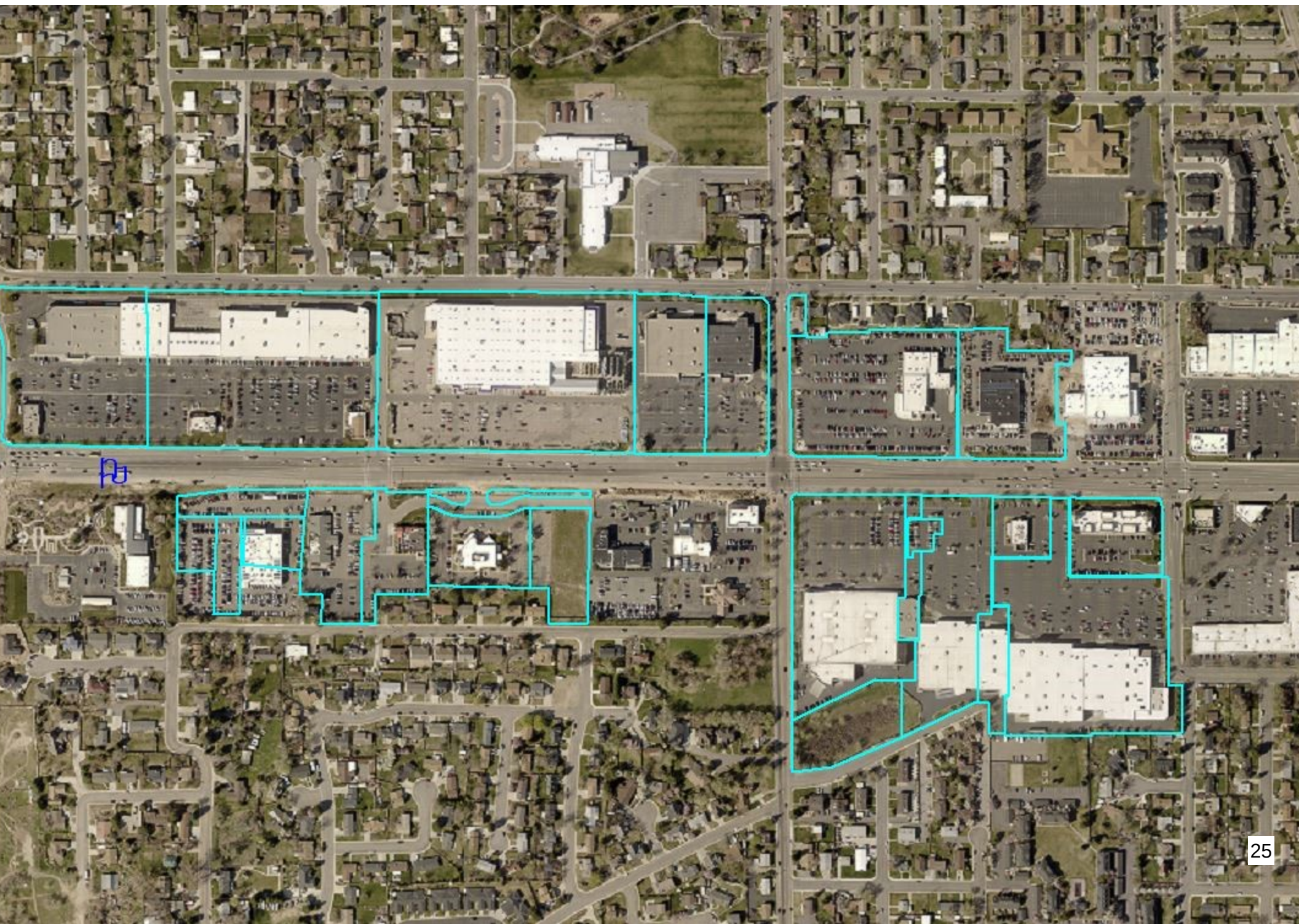
PD5 ZONE



◆ 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
<u>7425</u>	<u>Gymnasiums & Athletic Clubs</u>
<u>7426</u>	<u>Health Spas</u>
* Refer to Appendix A for a complete category listing.	

Item #: 3.4	Planning Commission March 20, 2019	
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.

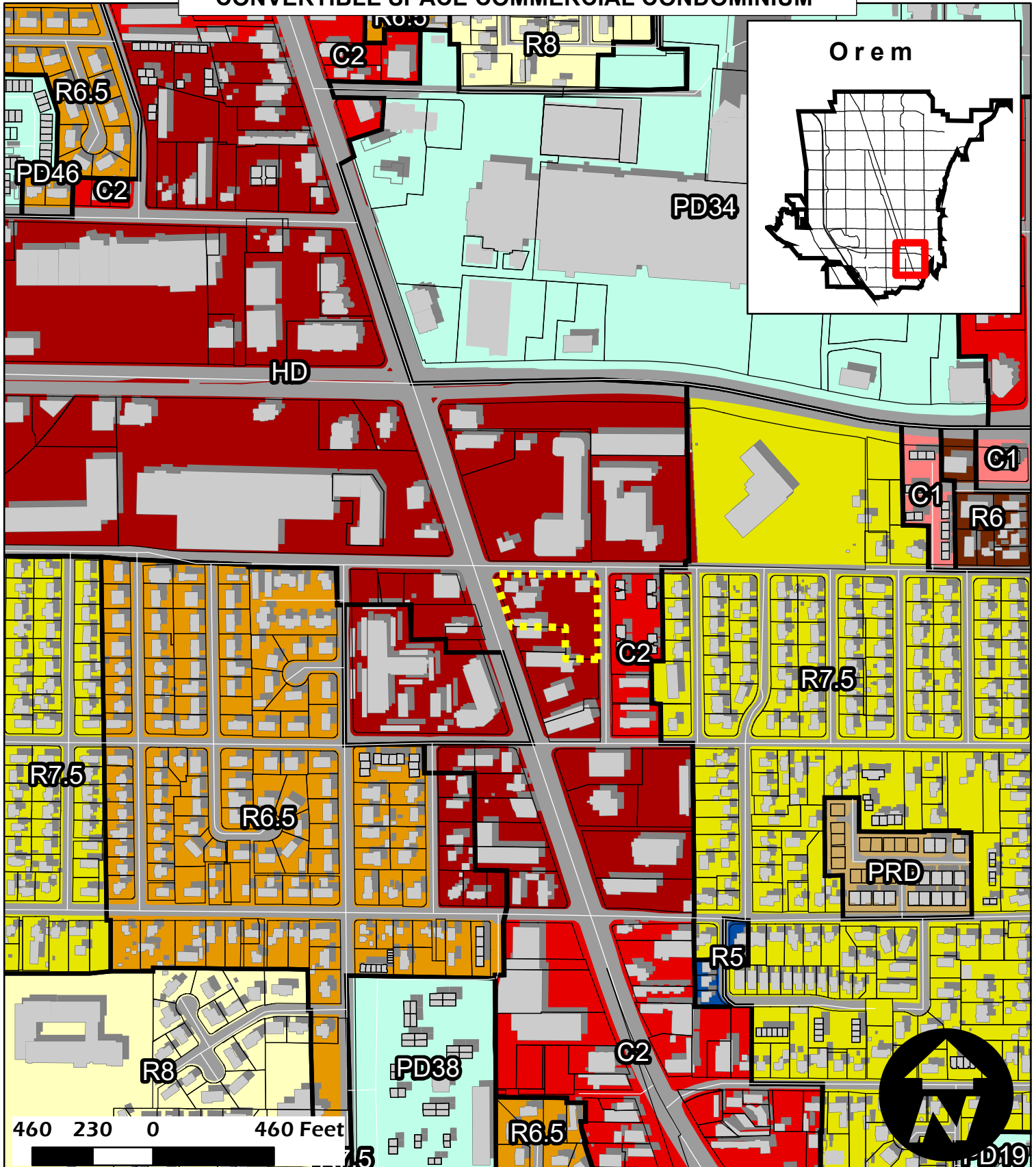
BACKGROUND: The applicant is converting the existing commercial building to a commercial condominium. They are vacating Lot 1 of Parvenu Plaza, Plat A, Amended. The convertible space commercial condominium will be on Lot 1 of new plat. Lot 2 is on the northwest corner of the of site and and will be developed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

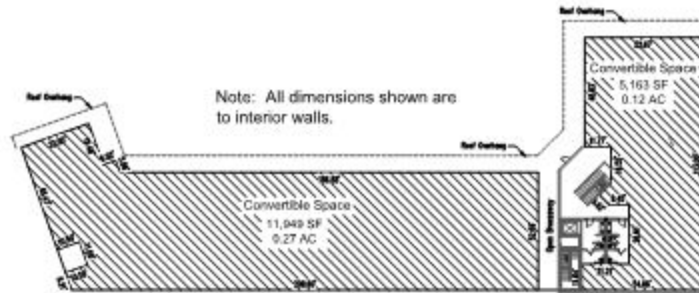


◆ Timp Retail Plaza Plat A
Hub District Zone
2.00 Acres

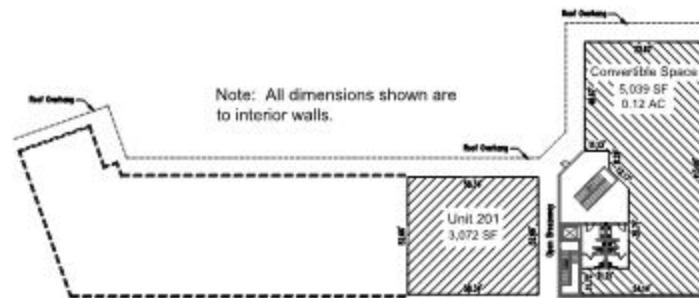
NEIGHBORHOOD
Hillcrest
Dewon Holt

Legend
 Parcels selection
 Parcels
 Buildings

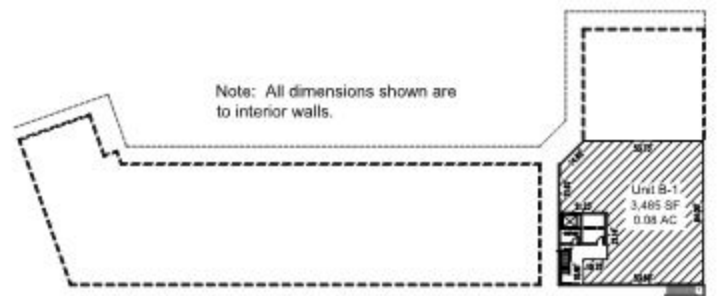




MAIN FLOOR



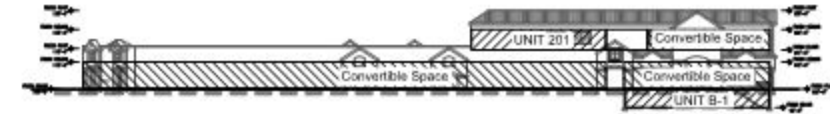
UPPER FLOOR



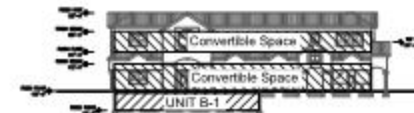
BASEMENT FLOOR



North Elevation



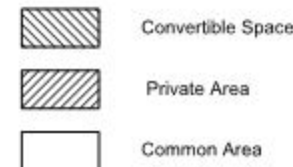
South Elevation



East Elevation



West Elevation



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	
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.

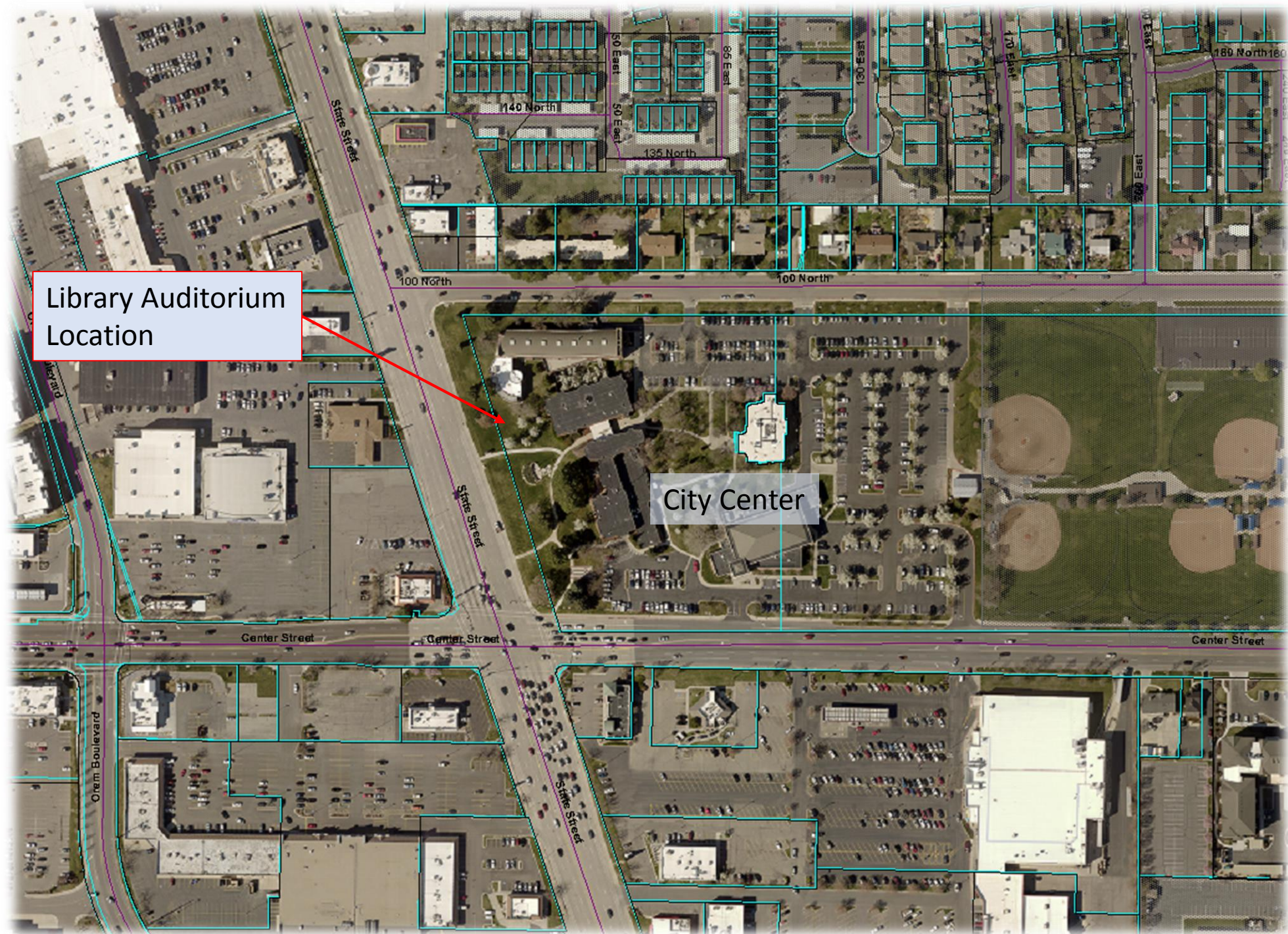
Section 22-24-1(F) pertains to setback requirements in the CCD (Civ) zone (City Center District Civic zone). The proposed amendment requires structures located in the civic zone to maintain at least forty-five percent of a building façade to comply with the maximum setback requirement.

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.



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
<u>7425</u>	<u>Gymnasiums & Athletic Clubs</u>
<u>7426</u>	<u>Health Spas</u>
* 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.

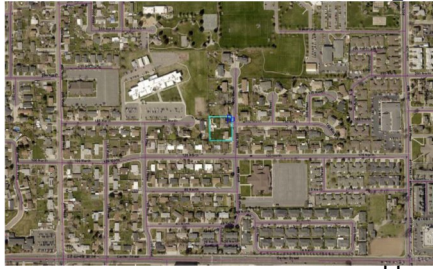
Those present: Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer, Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Grant Allen, Planner; Jenna Albers and Emily Guffin, Long Range Planners; Paul Goodrich, 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:**

DRAFT Planning Commission minutes for March 6, 2019

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.

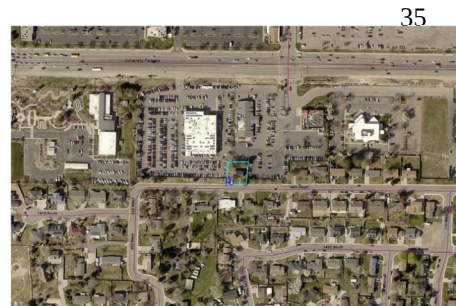
Chair Spencer opened the public meeting and invited those from the audience who had come to speak to this item to come forward to the microphone.

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.

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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

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

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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. They 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:

22-24-1. City Center District (CCD) Zone.

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D. Default Standards.

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.

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F. Design Standards.

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2. Setbacks. Except as otherwise provided below, there are no minimum setbacks in the CCD zones.

a. **Maximum Setbacks.** Except as otherwise provided herein, the ground level story of all buildings shall be set back no more than ten feet from the back of a required sidewalk. However, buildings may be set back an additional ten feet (for a total of twenty feet) from the back of a required sidewalk if the entire additional setback area is utilized as a “space open to the public” such as a plaza or outdoor dining area that is designed to be utilized by the public on a regular basis. A “space open to the public” as described herein must meet the definition provided in Section 22-2-1. An illustration of the maximum setback as well as the additional ten foot setback for a space open to the public is provided below.

....

d. **Exception to Maximum Setback Requirement.** Except as otherwise provided herein, no building may be constructed on a lot that has frontage on a public street unless the building complies with the maximum setback requirements set forth above.

i. Notwithstanding the above, a building that does not meet the maximum setback requirements may be constructed on a parcel if at least 50% of that parcel’s street frontage is occupied by a building(s) facade that is located within twenty feet (20’) of the back of required sidewalk.

ii. A lot where less than fifty percent (50%) of the street frontage is occupied by a building(s) facade located within twenty feet (20’) of the back of required sidewalk may not be subdivided in such way that creates a new lot. (1) that has no street frontage, or (2) where the percentage of the street frontage of the original lot included in the new lot is less than the percentage of the area of the original lot included in the new lot. For example, if a lot has 200 feet of street frontage and 40,000 square feet of area, a lot that is subdivided off the original lot that has 50 feet of street frontage (25% of the total frontage of the original parcel) may not have a total lot area greater than 10,000 square feet (25% x 40,000). The intent of this requirement is to prevent circumvention of the maximum setback requirement. This example is demonstrated in the following graphics:

iii. The width of one required street access (up to a maximum of thirty feet (30') may be subtracted from the total parcel width when calculating the 50% frontage occupancy requirement.

iv. A building that does not meet the maximum setback requirements may be constructed before the 50% frontage occupancy requirement is met provided that buildings that will bring the lot into compliance with the 50% frontage occupancy requirement are constructed concurrently with the building that does not meet the maximum setback requirement.

v. The maximum setback requirements do not apply to detached, single-family dwellings.

vi. Where at least twenty-five percent (25%) of the perimeter of a building addition is connected to an existing building in the CCD-Civ zone, the following exceptions apply:

(i) only forty-five percent (45%) of an applicable building façade is required to comply with the maximum setback requirement; and

(ii) where the building addition is on a lot that has frontage on both State Street and a State Street Connector Street, the building addition is only required to comply with the maximum setback (with respect to 45% of the applicable façade) from either State Street or a State Street Connector Street.

6. Entrances.

a. All primary buildings in the CCD-C, CCD-E and CCD-Civ zones shall have at least one entrance intended for public, daily customer, and/or resident use oriented toward a public street, public open space, or a privately-owned "space open to the public", with first priority assigned to State Street, and second priority assigned to all other public streets.

b. Lots within the CCD-C zone with frontage on both State Street and Center Street shall have an entrance on the corner where the two streets meet. However, this requirement shall not apply for building additions that meet the elements of subsection 22-24-1(F)(2)(d)(vi).

c. Corner entrances at street intersections are encouraged throughout the CCD zones. An example of a desirable corner entrance is shown in the following image