



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
May 01, 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. PUBLIC HEARING – Amending Section 17-8-2(F) of the Orem City Code by removing “Section 7010 of the Uniform Building Code,” and adding Chapter 18, Sections 1803 and 1804 of the International Building Code.

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 17-8-2(F) of the Orem City Code by removing “Section 7010 of the Uniform Building Code,” and adding Chapter 18, Sections 1803 and 1804 of the International Building Code.

Presenter: Grant Allen

[3.x_StaffRep_ZOA Article 17-8-2\(F\)_2019.05.01.docx](#)
[Article 17-8-2\(F\).pdf](#)

3.2. PUBLIC HEARING – Vacating Lot 1 of Royalty Ranch Estates Plat H and approving the Final Plat of Royalty Ranch Estates Plat J located generally at 924 East 200 South in the R8 zone.

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve vacating Lot 1 of Royalty Ranch Estates Plat H and approving the Final Plat of Royalty Ranch Estates Plat J located generally at 924 East 200 South in the R8 zone.

Presenter: Grant Allen

[3.2_StaffRep_Royalty Ranch Estates Plat J_2019.05.01.docx](#)
[Map_Royalty Ranch Estates Plat J_2019.05.pdf](#)
[Vicinity Map.pdf](#)
[Exhibit A_Royalty Ranch Estates Plat J_2019.05.01.pdf](#)

3.3. PUBLIC HEARING – Amending Sections 22-2, 22-6-10(F)(5); 22-6-10(G)(7); 22-7-12,

22-8-8(B)(4); 22-8-9, 22-9-7; 22-11-13(D)(5)(a); 22-11-16(E)(8)(a); 22-11-22(E)(1)(b); 22-11-23(B)(6)(b); 22-11-24(E)(18); 22-11-27(O)(6)(a); 22-11-28(N)(Landscaping)(a); 22-11-29(M)(3),(6)(a); 22-11-33(P)(7); 22-11-35(L)(5)(a); 22-11-36(F)(11)(a); 22-11-42(G)(6)(a); 22-11-43(F)(9)(a); 22-11-44(G)(5)(a); 22-11-45(H)(5); 22-11-46(G)(5)(c); 22-11-47(H)(4)(c); 22-11-50(F)(10)(a); 22-11-51(H)(8)(a); 22-11-52(H)(10)(a); 22-11-53(H)(8)(a); 22-11-54(H)(9)(a); 22-11-56(H)(12)(a); 22-11-60(H)(10)(a); 22-11-61(I)(3)(a); 22-12-2(J)(5)(a); 22-12-7(O)(9)(a); 22-14-13; 22-14-7(B)(1); 22-14-14(A)(3); 22-15-2 and enacting Appendix VV of the Orem City Code by updating landscaping requirements.

Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Sections 22-2, 22-6-10(F)(5); 22-6-10(G)(7); 22-7-12, 22-8-8(B)(4); 22-8-9, 22-9-7; 22-11-13(D)(5)(a); 22-11-16(E)(8)(a); 22-11-22(E)(1)(b); 22-11-23(B)(6)(b); 22-11-24(E)(18); 22-11-27(O)(6)(a); 22-11-28(N)(Landscaping)(a); 22-11-29(M)(3),(6)(a); 22-11-33(P)(7); 22-11-35(L)(5)(a); 22-11-36(F)(11)(a); 22-11-42(G)(6)(a); 22-11-43(F)(9)(a); 22-11-44(G)(5)(a); 22-11-45(H)(5); 22-11-46(G)(5)(c); 22-11-47(H)(4)(c); 22-11-50(F)(10)(a); 22-11-51(H)(8)(a); 22-11-52(H)(10)(a); 22-11-53(H)(8)(a); 22-11-54(H)(9)(a); 22-11-56(H)(12)(a); 22-11-60(H)(10)(a); 22-11-61(I)(3)(a); 22-12-2(J)(5)(a); 22-12-7(O)(9)(a); 22-14-13; 22-14-7(B)(1); 22-14-14(A)(3); 22-15-2 and enact Appendix VV of the Orem City Code.

Presenter: Jenna Albers

[PC Staff Report_Landscape Ord. 5.1.19.docx](#)

[Ordinance-Landscaping_Final_Draft_4-8-19_Format \(4\).pdf](#)

[Appendix_VV_2.0 \(2\).docx](#)

4. 5:00 PM SCHEDULED ITEMS

4.1. PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone.

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 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone.

Presenter: Grant Allen

[4.1_StaffRep_Abbey_Road_Town_Homes_2019.05.01.docx](#)

[Map_Abbey_Road_Town_Homes_2019.05.01.pdf](#)

[Vicinity Map.pdf](#)

[Concept Plan - Abbey Road Town Homes.pdf](#)

[Exhibit A.pdf](#)

[Elevations - Abbey Road.pdf](#)

[20190415_2_MailerFront.pdf](#)

[20190415_2_MailerBack.pdf](#)

[20190415_2_Labels.docx](#)
[Abbey Road - Meeting Minutes - 04-30-2018.docx](#)
[Public meeting Strawberry Abbey.pdf](#)
[Letter to Orem City- 2019.04.24.pdf](#)

5. MINUTES REVIEW AND APPROVAL

5.1. April 17, 2019 Planning Commission Minutes

Review and Approve

[2019-04-17.pcmn-DRAFT.docx](#)

6. ADJOURN

Next meeting scheduled for Wednesday, May 22, 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 May 1, 2019	
Prepared By: Grant Allen		
Applicant: Orem City Development Services	PUBLIC HEARING – Amending Section 17-8-2(F) of the Orem City Code by removing “Section 7010 of the Uniform Building Code,” and adding Chapter 18, Sections 1803 and 1804 of the International Building Code.	

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:
- General Plan Designation:
- Current Zone: **City Wide**
- Acreage:
- Neighborhood: **All**

ACTION:

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

REQUEST: Development Services requests the City amend 17-8-2(F) of the Orem City Code “Section 7010 of the Uniform Building Code,” and adding Chapter 18, Sections 1803 and 1804 of the International Building Code.

BACKGROUND: Development Services is updating the code referenced in the Subdivision Ordinance for Hillside Developments. Currently, it is referencing section 7010 of the Uniform Building Code. This will update the code referenced to Chapter 18, Sections 1803 and 1804 of the International Building Code.

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 17-8-2(F) of the Orem City Code by removing “Section 7010 of the Uniform Building Code,” and adding Chapter 18, Sections 1803 and 1804 of the International Building Code.

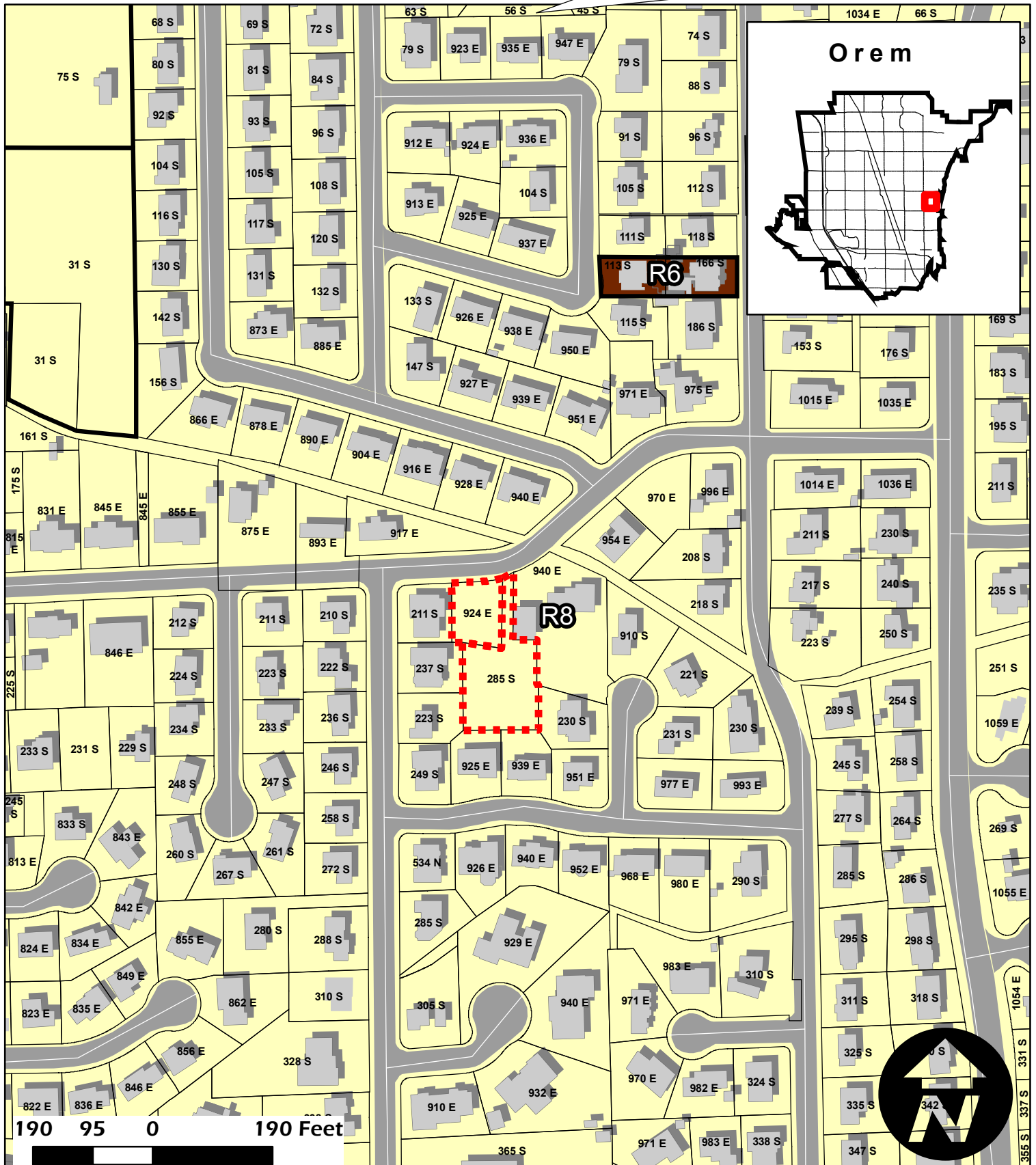
CHAPTER 17. SUBDIVISION ORDINANCE

Article 17-8. Supplementary Design Standards

17-8-2. Hillside Developments.

- F. Any fill material shall be prepared and compacted as specified in ~~Section 7010 of the Uniform Building Code.~~ Chapter 18, Sections 1803 and 1804 of the International Building Code.

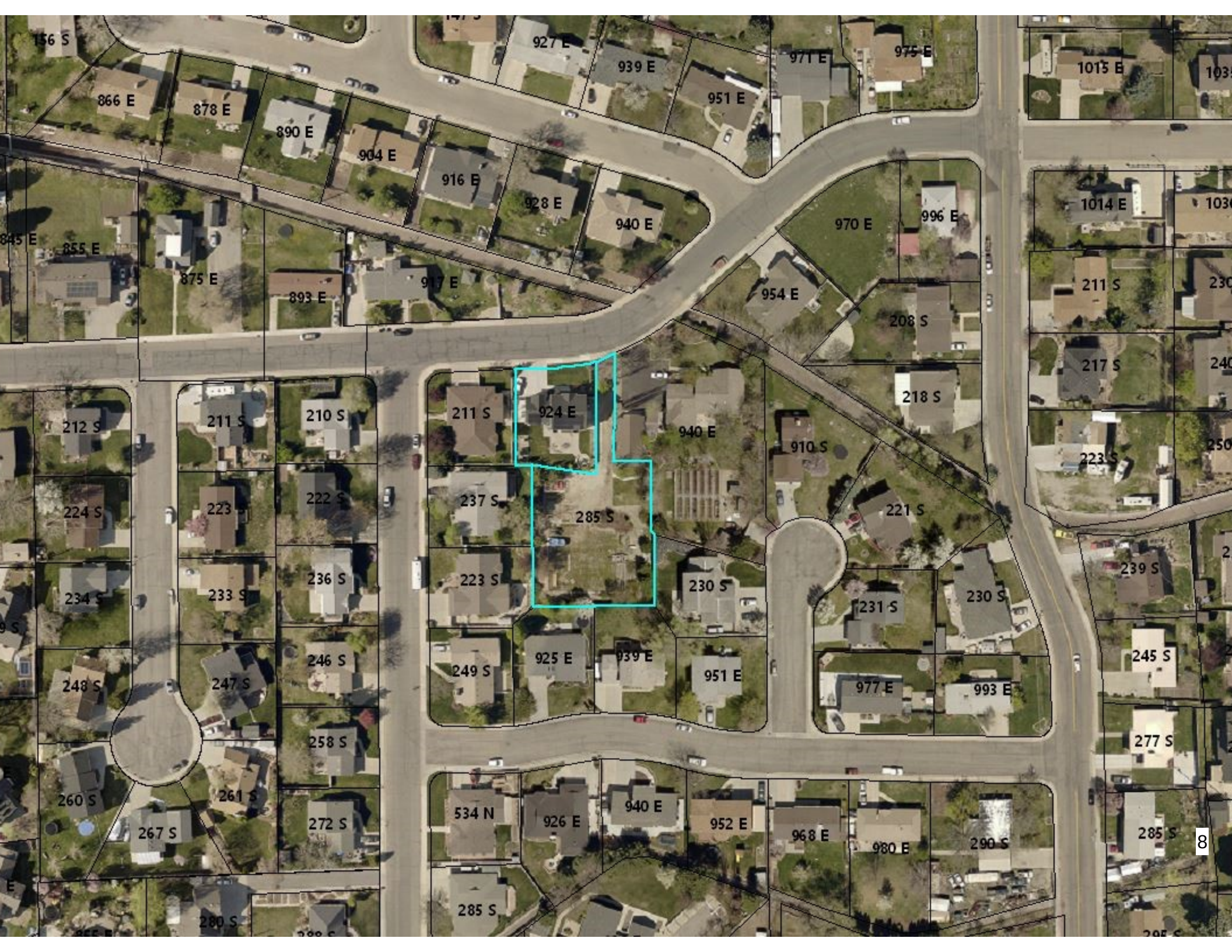
Royalty Ranch Estates Plat J



NEIGHBORHOOD
Orem
Monta Rae Jeppson

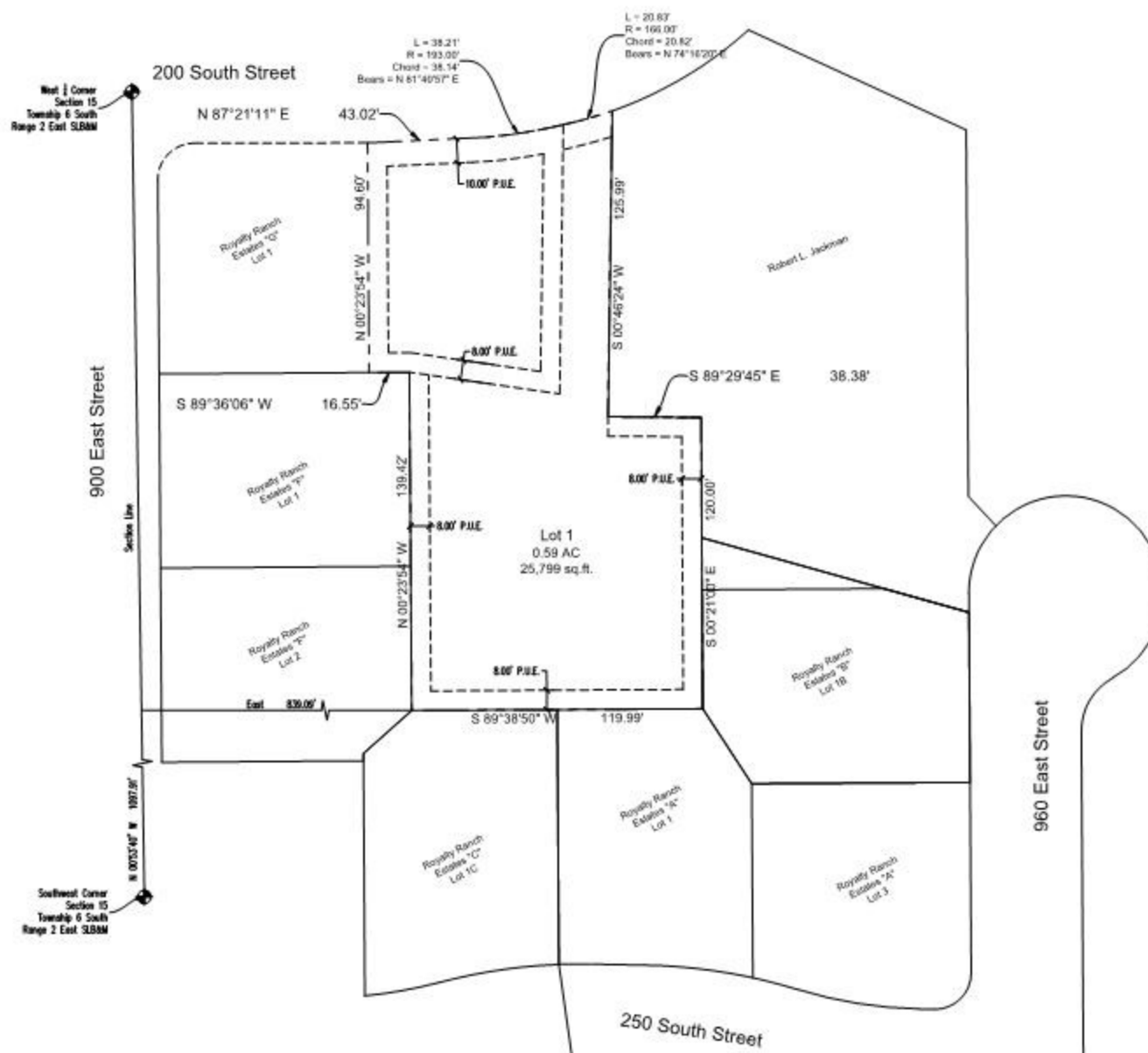
Legend

-  **Parcels selection**
-  **Parcels**
-  **Buildings**





Vicinity Map



Item #: 3.3	Planning Commission May 1, 2019	
Prepared By: Jenna Albers		
Applicant: Orem City Development Services	PUBLIC HEARING – Amending Sections 22-2, 22-6-10(F)(5); 22-6-10(G)(7); 22-7-12, 22-8-8(B)(4); 22-8-9, 22-9-7; 22-11-13(D)(5)(a); 22-11-16(E)(8)(a); 22-11-22(E)(1)(b); 22-11-23(B)(6)(b); 22-11-24(E)(18); 22-11-27(O)(6)(a); 22-11-28(N)(Landscaping)(a); 22-11-29(M)(3),(6)(a); 22-11-33(P)(7); 22-11-35(L)(5)(a); 22-11-36(F)(11)(a); 22-11-42(G)(6)(a); 22-11-43(F)(9)(a); 22-11-44(G)(5)(a); 22-11-45(H)(5); 22-11-46(G)(5)(c); 22-11-47(H)(4)(c); 22-11-50(F)(10)(a); 22-11-51(H)(8)(a); 22-11-52(H)(10)(a); 22-11-53(H)(8)(a); 22-11-54(H)(9)(a); 22-11-56(H)(12)(a); 22-11-60(H)(10)(a); 22-11-61(I)(3)(a); 22-12-2(J)(5)(a); 22-12-7(O)(9)(a); 22-14-13; 22-14-7(B)(1); 22-14-14(A)(3); 22-15-2 and enacting Appendix VV of the Orem City Code by updating landscaping requirements.	

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:
- General Plan Designation:
- Current Zone: **City Wide**
- Acreage:
- Neighborhood: **All**

ACTION:

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

REQUEST: The City requests the amendments of Sections 22-2, 22-6-10(F)(5); 22-6-10(G)(7); 22-7-12, 22-8-8(B)(4); 22-8-9, 22-9-7; 22-11-13(D)(5)(a); 22-11-16(E)(8)(a); 22-11-22(E)(1)(b); 22-11-23(B)(6)(b); 22-11-24(E)(18); 22-11-27(O)(6)(a); 22-11-28(N)(Landscaping)(a); 22-11-29(M)(3),(6)(a); 22-11-33(P)(7); 22-11-35(L)(5)(a); 22-11-36(F)(11)(a); 22-11-42(G)(6)(a); 22-11-43(F)(9)(a); 22-11-44(G)(5)(a); 22-11-45(H)(5); 22-11-46(G)(5)(c); 22-11-47(H)(4)(c); 22-11-50(F)(10)(a); 22-11-51(H)(8)(a); 22-11-52(H)(10)(a); 22-11-53(H)(8)(a); 22-11-54(H)(9)(a); 22-11-56(H)(12)(a); 22-11-60(H)(10)(a); 22-11-61(I)(3)(a); 22-12-2(J)(5)(a); 22-12-7(O)(9)(a); 22-14-13; 22-14-7(B)(1); 22-14-14(A)(3); 22-15-2 and enacting Appendix VV of the Orem City Code by updating landscaping requirements in all zones.

BACKGROUND: Orem staff has been coordinating with various committees and residents regarding landscape ordinance changes since the beginning of 2018. During March of 2018, the Beautification Commission and Natural Resources Stewardship Committee reviewed research that was gathered by the Brigham Young University student team and initial language for the ordinance. Residents were polled through Imagine Orem survey post and in person surveys conducted at University Place Mall. The questions polled residents regarding the various landscape elements, both currently in the code and ones they desired to be added, and the percentages of vegetation that should be included in landscaping. Furthermore, an additional survey was conducted at the Utah Water Conservation District on April 4, 2018; polling residents before and after the meeting. On April 18, 2018 the Planning Commission held a work session to review the survey findings, a draft of the proposed code updates, and review the process used by the BYU team.

Orem staff proceeded forward with the public information gathered and ordinance language, making changes from June through August of 2018. The Beautification Commission reviewed the ordinance language and approved it during the August 27, 2018 meeting. Natural Resources Stewardship Committee also reviewed the proposed ordinance during the December 6, 2018 meeting.

Planning Commission gave feed back to the proposed ordinance at the January 16, 2019 work session. Resulting in a final round of staff edits in preparation for the proposed ordinance to go to Planning Commission and later City Council.

Updates in the code will make the language concise and consistent throughout the code. Also, the updates will reduce vegetation coverage in landscaped areas from 70 percent to 50 percent. Appendix VV provides a list of native, drought-tolerant plant species. The intent is to provide residents the option of including xeriscaping on their property if they so choose.

RECOMMENDATION: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Sections 22-2, 22-6-10(F)(5); 22-6-10(G)(7); 22-7-12, 22-8-8(B)(4); 22-8-9, 22-9-7; 22-11-13(D)(5)(a); 22-11-16(E)(8)(a); 22-11-22(E)(1)(b); 22-11-23(B)(6)(b); 22-11-24(E)(18); 22-11-27(O)(6)(a); 22-11-28(N)(Landscaping)(a); 22-11-29(M)(3),(6)(a); 22-11-33(P)(7); 22-11-35(L)(5)(a); 22-11-36(F)(11)(a); 22-11-42(G)(6)(a); 22-11-43(F)(9)(a); 22-11-44(G)(5)(a); 22-11-45(H)(5); 22-11-46(G)(5)(c); 22-11-47(H)(4)(c); 22-11-50(F)(10)(a); 22-11-51(H)(8)(a); 22-11-52(H)(10)(a); 22-11-53(H)(8)(a); 22-11-54(H)(9)(a); 22-11-56(H)(12)(a); 22-11-60(H)(10)(a); 22-11-61(I)(3)(a); 22-12-2(J)(5)(a); 22-12-7(O)(9)(a); 22-14-13; 22-14-7(B)(1); 22-14-14(A)(3); 22-15-2 and enact Appendix VV of the Orem City Code.

22-14-13. Landscaping.

- A. Purpose. The purpose of the landscaping requirements in this Chapter is (1) to promote pleasant and attractive surroundings and thereby enhance, conserve and stabilize property values, and create a more pleasant community, ~~and~~ (2) to reduce heat, noise, and glare through the proper placement of green plants and trees, and (3) to support landscape treatments that reflect good design principles, and conserve limited resources.
- B. Residential Lots. The entire front yard and side yard adjacent to a street (excluding driveways and sidewalks) of developed lots in residential zones shall be landscaped. The area of driveways on residential lots shall not exceed sixty percent (60%) of the area of the front yard or side yard in which the driveway is located. The area of all driveways on a corner lot shall not exceed fifty percent (50%) of the combined area of the front yard and side yard adjacent to a street.



[Sample Landscape Plan, provided by Localscapes.com](#)

- C. Commercial, Industrial, Business Park, and Multiple Family Lots. In addition to the landscaping requirements set forth in other sections of the City Code, developed lots in commercial, industrial, business park, and multiple-family residential zones shall comply with the following requirements:

1. The strip of land between the back of the curb and the lot line, exclusive of sidewalks shall be landscaped.
2. All landscaped areas shall be separated from off-street parking areas and driveways by a concrete curb or other material approved by the City.
3. Unless expressly allowed by another section of the City Code, a required landscape area along State Street or University Parkway may not be graded to a level that is below the average grade of the front and back of the required landscaping. A required landscape area may not be graded to a depth of greater than one foot below grade when adjacent to a collector or arterial street (other than State Street or University Parkway) or to a depth of greater than three feet below grade when adjacent to any other street. The depth of any point in a landscape area shall be calculated by measuring it against the average grade of the two points located at the front and back of the required landscaping along a line that runs perpendicular to the adjacent street.
4. Where the buffered sidewalk design is used, the strip of land between the back of curb and the sidewalk shall be landscaped and contain deciduous trees as set forth in Appendix U. Trees shall be spaced at a maximum of forty feet (40') on center, midway between curb and sidewalk, except as outlined in section 22-8-8 (B)(4)(d).

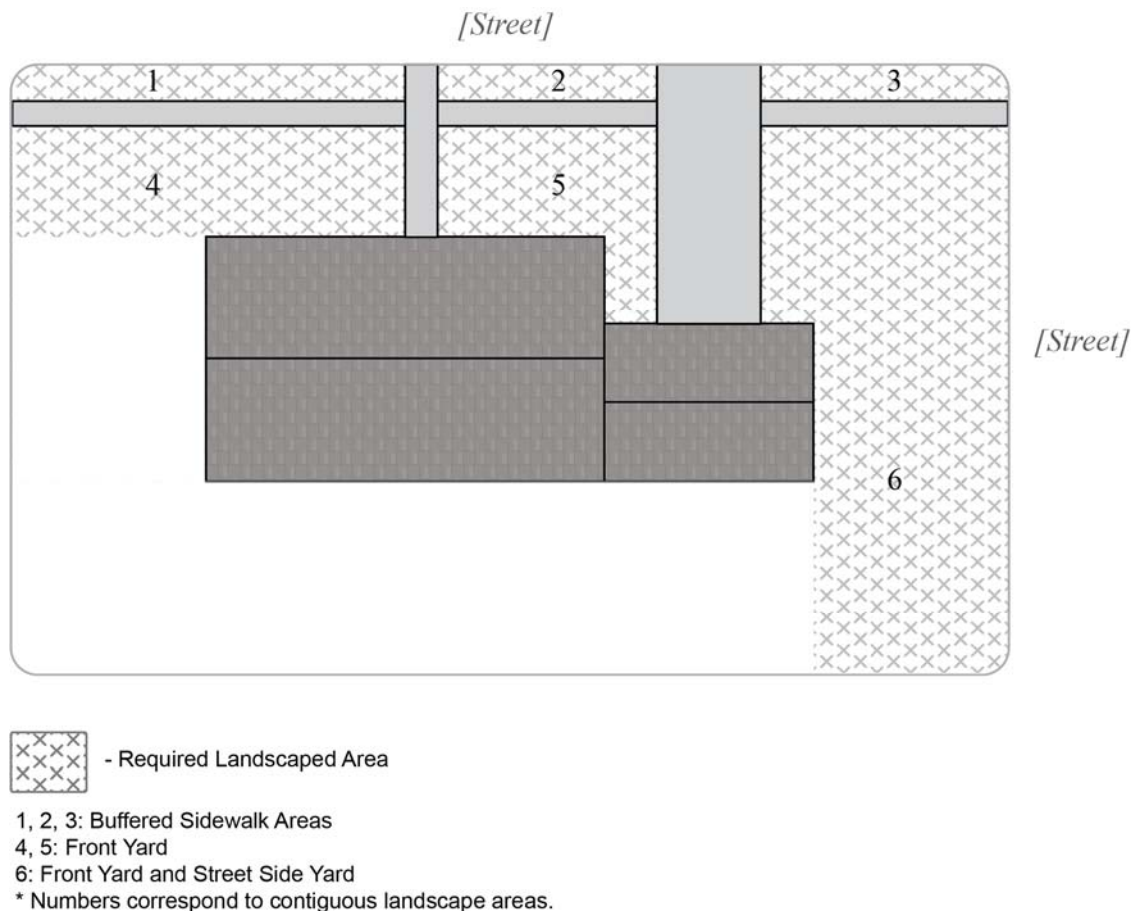
D. All Developed Lots. The following shall be applicable to developed lots in all zones.

1. At least fifty percent (50%) of each -contiguous areas required to be landscaped under this Chapter shall be planted and maintained with some combination of grass, shrubs, trees, flowers, vines, or other living plants (excluding weeds). A contiguous area is an area that is not divided by sidewalks, drive accesses, parking, buildings, or other similar dividing features (see Figure 1). No vegetation coverage higher than 24 inches above grade shall be counted toward the total coverage requirement. The plants used for the required landscaping must cover the ground with living plant material at a distance of no more than twenty four inches (24") above ground level. For example, a tree canopy with foliage at a height of ten feet would not count as vegetative coverage for area other than that occupied by the tree trunk. meet the landscaping requirement of this section. All areas required to be landscaped that are not covered with living plants as described above shall Notwithstanding the above, up to, but no more than thirty fifty percent (3050%) of all contiguous (see figure 1) required landscape areas which require landscaping may be covered and maintained with:
 - a. bark chips, mulches, and peat moss;
 - b. decorative rocks, bricks, boulders, or gravel (provided that all such decorative materials are installed with a depth of four inches (4") or more with a weed block barrier underneath. The use of decorative rocks, boulders, and gravel is only permitted to the extent that such materials are part of a deliberate landscaping plan and not the result of the natural state of the land or neglect of the landscaping); or
 - c. ornamental objects such as fountains, pools, statues, retaining walls, and benches. The use of rocks, boulders, and gravel is only permitted to the extent that such materials are part of a deliberate landscaping plan and not the result of the natural state of the land or neglect of the landscaping; or
 - d. artificial or synthetic turf that: (1) is a soft polyethylene green synthetic fiber, (2) has a minimum length of 1-1/2 inches (3) resembles real grass, (4) is ultra-violet light (UV) protected, treated, and tufted on a porous backing, (5) has a surface that is infilled with a natural material such as sand, (6) is permanently affixed to the ground to create a stable, weighted surface, (7) is installed over

a landscaping fabric that prevents the infiltration of weeds or unwanted vegetation, (8) is installed on a surface that is designed, compacted, and graded for positive drainage. However, artificial and synthetic turf are not allowed in any landscaped buffer strip located between a public street and a required sidewalk.

2. The use of native, low maintenance, drought-tolerant plants in combination with non-living materials that help retain moisture such as mulch and decorative gravel (xeriscape) is encouraged to meet the landscaping requirements described above. A non-exhaustive list of native, drought-tolerant species can be found in Appendix "VV". Where the buffered sidewalk design is used, the strip of land between the back of curb and the sidewalk shall be landscaped with lawn and deciduous trees in conformance with Appendix U. Trees shall be spaced at a maximum of thirty feet (30') on center, midway between curb and sidewalk.
3. The minimum required living landscape coverage requirement percentage shall be reduced from 50% to 45% where three or more trees are maintained in the front yard or side yard adjacent to a street over and above the number of trees that are required in such areas elsewhere in the City Code.

Figure 1: Example Diagram of Contiguous Areas



4. All required landscaped areas shall be maintained in a neat, clean, and orderly condition and in accordance with good landscape maintenance practices. This includes ~~This is meant to include~~ proper

pruning, lawn mowing, weeding, removing of litter, fertilizing, replacing of dead plants and the regular watering of all landscaped areas living material within landscaped areas. Required Landscape maintenance shall also include the removal of trees that pose a safety hazard; trees that are dead, decayed, or diseased; and weeds or debris that constitute unsightly appearance, present a danger to public safety and welfare, or prove detrimental to neighboring properties.

5. The following images provide examples of specific landscaping principles as noted.



Example of ~90% Living Vegetation Coverage with Traditional Lawn



Example of ~85% Vegetation Coverage with a Traditional Lawn and Some Xeriscape



Example of ~90% Living Vegetation Coverage with Xeriscape and Some Traditional Lawn



Example of ~85% Living Vegetation Coverage with Xeriscape



[Example of ~80% Living Vegetation Coverage with Xeriscape](#)



[Example of ~75% Living Vegetation Coverage with Xeriscape](#)



[Example of ~70% Living Vegetation Coverage with Xeriscape](#)



[Example of ~85% Living Vegetation Coverage with a Dry Riverbed Feature](#)

Other Sections to be amended

~~7-3-5. Landscaping.~~

~~At least seventy percent (70%) of the area, excluding reasonable driveways, contained within a required front or side yard adjacent to a street in any residential zone shall be landscaped with lawn, shrubs, trees or ornamental features. In commercial or other zones, landscaping shall be required according to the terms of the zoning ordinance of the City.~~

22-2. Definitions.

Landscaping shall mean the intentional application or use of some combination of grass, shrubs, trees, flowers, vines, or other living plants, b. Bark chips, mulches, peat moss, rocks, boulders, gravel, synthetic turf, fountains, pools, statues, retaining walls, and benches ~~may also be used in limited amounts as set forth in CHAPTER 22~~ as allowed or required by Section 22-14-13.

22-6-10(F)(5) (Utility Substations)

5. ~~At least 70% of the required setback area from any street. The entire front yard and side yard adjacent to a street~~ shall be landscaped. ~~with a combination of grass, shrubs, and/or trees (both deciduous and coniferous) with a~~ minimum of one tree for every forty lineal feet of street frontage (minimum two inch caliper size) shall be required. The required trees may be clustered;

22-6-10(G)(7) (Conditional Use Permit in Certain Historic Buildings)

7. ~~Landscaping is provided and maintained on at least seventy percent (70%) of the area contained within the front yard setback and the side yard setback areas.~~

22-7-12. Development Standards and Requirements.

G. Landscaping.

1. All land within a PRD not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped. Deciduous trees shall be planted and maintained in the landscape strips located between the curb and the sidewalk adjacent to a public street with at least one tree for every forty feet and spaced no more than forty feet apart. However, trees in a landscape strip may be clustered in situations where the City Engineer determines that such clustering is necessary to avoid interference with public utilities. All landscaping shall have a permanent underground sprinkling system.
- K. **Recreational Vehicle Storage.** Owners shall not park or store recreational vehicles within a PRD except in an area the City Council has approved as part of the site plan for the storage of recreational vehicles. This requirement, with appropriate enforcement provisions, shall be included in all Covenants, Conditions and Restrictions, that run with the property; homeowners association bylaws; leases; rental

agreements; etc. Land included in an approved RV storage area may be counted towards the ~~50~~40% landscaping requirement; provided however, a maximum of 2% of the net acreage of the project may be used for this credit, so that in no event will the total amount of actual landscaping be less than ~~48~~38% of the project net acreage. The developer shall enclose RV storage areas with a six foot (6') high sight obscuring fence and pave the area with concrete or asphalt.

- U. **Consolidation of Open Spaces.** All PRDs with a density over nine units per acre shall include at least two (2) or more open spaces in the ~~forty~~50 percent (~~50~~40%) landscaping requirement. An open space is a single, contiguous landscaped area that may also include recreational facilities such as playground equipment, basketball or tennis court, swimming pool, etc. The consolidated open space shall be at least two hundred twenty-five (225) square feet for each dwelling unit in the PRD and shall not be located within any required setback adjacent to a public street. Developers shall landscape the open space and design it as a recreational area for both children and adults. The open space shall be designed so that a horizontal rectangle inscribed within it has no dimension less than forty feet (40'). The consolidated open space requirement shall not have more than fifty percent (50%) of the area with slopes more than thirty percent (30%).

22-8-8(B)(4). (Zone Development Standards)

4. Buffered Sidewalks

c. **Vegetation coverage.** Landscaped areas shall have a minimum of ~~70~~50% living vegetation coverage. No vegetation coverage higher than 24 inches above grade shall be counted toward the total coverage requirement. No landscaping shall be required at vehicle access points, and vehicular accesses do not apply toward the total area required for vegetation coverage. Planter boxes, plants, and other vegetation outside of required landscaping areas are encouraged, but do not apply toward the total vegetation requirement.

d. **Tree position and spacing.** Trees shall be planted and maintained in the planter strips along State Street and shall be spaced evenly one tree for every 40 linear feet (or fraction thereof) of landscaped frontage. Trees shall be planted in the planter strips along State Street Connector Streets and shall be spaced one tree for every ~~30~~40 linear feet of landscaped frontage. Trees must be spaced to best align with neighboring properties and to maximize the potential number of trees that can be planted. Trees must also be planted in the planter strip no more than 4 feet in from the inside sidewalk edge.

22-8-9 (Landscaping)

A. **Landscaping requirements for all commercial areas.** The following requirements shall apply to development in all commercial zones except the PO and C3 zones. However, to the extent that any of these requirements conflict with the requirements for development in the State Street Corridor Area set forth in Section 22-8-8(B), the State Street Corridor Area standards shall apply. In all commercial zones, except the PO and C3 zones, a landscaped area ~~consisting of lawn, shrubs and/or trees~~ shall be provided. Landscaped areas shall be at least as wide as the required setback and be maintained along the right-of-way line of dedicated streets, except as provided below:

G. Landscaping within the PO and C3 Zones shall be as follows:

1. A landscaped area ~~consisting of lawn, shrubs, and/or trees~~ shall be installed and maintained along the right-of-way line of dedicated streets. The landscaped areas shall be at least twenty feet (20') wide in the PO Zone, and twenty-five feet (25') wide in the C3 Zone. These areas shall be varied in height to create a more natural look, and shall meander within the landscaped width.
2. In the C3 Zone, a ten (10) foot wide landscaped strip ~~of lawn, shrubs, and trees shall~~ be provided along the masonry fence required in subparagraph (A) of Section 22-14-19(E) of this Chapter. Trees shall be Norway Maples, Littleleaf Lindens, or some other tree listed in Appendix "U", and shall be planted a distance of three feet (3') from the masonry fence required in subparagraph (A) of Section 22-14-19(E) of this Chapter. No impervious material shall be placed closer than three feet (3') from the trunk of the tree. Trees shall be at least two inches (2') in caliper, and shall be spaced no more than thirty feet (30') on center, unless otherwise specified in this Article. An underground sprinkling system shall be provided to each tree.

All landscaped areas shall ~~include a combination of trees, shrubs, bushes, vines, flowers and lawn, and shall~~ be maintained in accordance with good landscaping practices. All landscaping shall have an automatic underground sprinkling system. Landscaped areas shall have either deciduous trees of Norway Maples, Littleleaf Lindens, or some other tree listed in Appendix "U", with the deciduous trees at least two inches (2") in caliper (measured at 4 feet from grade) or the evergreen trees eight feet (8') in height with the number of trees being at least one (1) tree for every ~~forty~~thirty feet (340') of street frontage and residential lot line frontage.

22-9-7 (Landscaping)

A. In the BP and CM zones a bermed landscaping strip ~~of lawn, shrubs and/or trees~~ in width of at least the required setback shall be provided and maintained along the right-of-way line of dedicated streets, except as provided below:

22-11-13 (D)(5)(a)

A landscaped strip ~~of lawn that includes shrubs and trees~~ shall be installed adjacent to all dedicated streets. The landscaped strip shall be at least ten feet (10') in width along Center Street and Orem Boulevard, and at least forty feet (40') along 200 West Street, and the entire setback area, specified in subparagraph (D)(1) above, along 165 South Street. The landscaped strip shall have berms that vary in height above the grade of the sidewalk and that meander within the landscaped width.

22-11-16 (E)(8)(a)

A landscaped strip ~~of lawn that includes shrubs and trees~~ shall be installed adjacent to all dedicated streets. The landscaped strip shall be at least ten feet (10') in width along 800 North Street and 800 East Street, and shall encompass the entire setback area, specified in subparagraph (E)(1) above, along 700 North Street. The landscaped strip shall have berms that vary in height above the grade of the sidewalk and that meander within the landscaped strip.

22-11-22 (E)(1)(b)

A ~~sodded~~ landscape berm, at least one foot (1') above the grade of the back of the sidewalk and a maximum of three feet (3') in height, shall meander and vary in height within an area at least fourteen feet (14') in width along the right-of-way line of 800 North Street and ten feet (10') in width along the right-of-way of 800 East Street; and

22-11-23 (B)(6)(b)

All land not covered by buildings, driveways, sidewalks, structures and patios shall be permanently landscaped ~~with trees, shrubs, lawn ground cover~~ and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped. All landscaping shall have a permanent underground sprinkling system.

22-11-24 (E)(18)

Street Trees. London Plane Trees at least two inches (2") in caliper, measured four feet above the ground, shall be planted ~~forty feet (40')~~ fifty feet (50') on center in a landscape strip at least twenty feet (20') in width along the right-of-way of 1300 South Street and Main Street.

22-11-27 (O)(6)(a)

All land within the PD-15 zone not covered by buildings, roads, driveways, sidewalks, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practice. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-28 (N)(Landscaping)(a)

All land within the PD-16 development not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practice. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-29 (M)(3), (6)(a)

Setbacks. All dwelling units shall be set back a minimum of twenty feet (20') from dedicated streets and from property not part of the PD-17 Zone, except that minimum side yard setbacks adjacent to commercial zones shall be ten feet (10'). All parking spaces, drives, and accessory structures shall be set back a minimum of twenty feet (20') from any public street. All setbacks adjacent to dedicated streets shall be landscaped ~~with lawns, trees, and shrubs~~.

All land within the PD-17 development not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practice. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-33(P)(7)

Streetscape features. The design of the commercial village area streets shall incorporate the use of streetscape features, such as trees, planters, benches, drinking fountains, decorative garbage cans, and at least one outdoor clock and one water fountain. A minimum of 15% of the sidewalk area of the sidewalks in the commercial village area shall be landscaped ~~with trees, bushes, flowers, ground cover, etc.~~ A minimum of ~~two (2)~~one (1) trees shall be planted in the commercial village sidewalk area every ~~forty feet (40')~~fifty feet (50').

22-11-35 (L)(5)(a)

All land within the PD-22 zone not covered by buildings, streets, driveways, sidewalks, plazas, courtyards, structures, recreation facilities, and parking areas shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practices. All landscaping shall have a permanent working underground sprinkling system.

22-11-36 (F)(11)(a)

All land within the PD-23 zone not covered by buildings, streets, driveways, sidewalks, plazas, courtyards, structures, recreation facilities, parks and parking areas shall be permanently landscaped ~~with plants, shrubs, trees, grass, and similar landscaping materials~~ and shall be maintained in accordance with good landscaping practices. All landscaping shall have a permanent, working, underground sprinkling system.

22-11-42 (G)(6)(a)

All land within the PD-29 development not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-43 (F)(9)(a)

All land within the PD-30 zone not covered by buildings, driveways, sidewalks, plazas, courtyards, structures, recreation facilities, parks and parking areas shall be permanently landscaped ~~with plants, shrubs, trees, grass, and similar landscaping materials~~ and shall be maintained in accordance with good landscaping practices. All landscaping shall have a permanent, working underground sprinkling system.

22-11-44 (G)(5)(a)

All land within the PD-31 development not covered by buildings, driveways, sidewalks, and parking areas, as shown in Appendix Y shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practice. All areas adjacent to public or private streets shall be landscaped. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-45 (H)(5)

Landscaping. Landscaping shall be provided as generally shown in the Concept Plan. All land not covered by buildings, driveways, sidewalks or parking areas shall be permanently landscaped ~~with trees, shrubs, lawn, or living ground cover~~.

22-11-46 (G)(5)(c)

All other land within the PD-33 zone not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or living ground cover~~.

22-11-47 (H)(4)(c)

All other land within the PD-34 zone not covered by buildings, driveways, sidewalks, parking areas, playgrounds, plazas, hardscape or other Amenities shall be landscaped ~~with trees, shrubs, lawn, or living ground cover~~.

22-11-50 (F)(10)(a)

Landscaping shall be maintained in the area between all buildings and back of sidewalks and the area between all parking and back of sidewalk. Landscaping shall also be maintained in all required landscaped strips. All land within the PD-37 zone not covered by buildings, driveways, sidewalks, plazas, courtyards, structures, recreation facilities, parks and parking areas shall be permanently landscaped ~~with plants, shrubs, trees, grass, and similar landscaping materials~~. All landscaping shall be maintained in accordance with good landscaping practices. All landscaping shall have a permanent, working underground sprinkling system.

22-11-51 (H)(8)(a)

All land within the PD-38 development not covered by buildings, driveways, sidewalk, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-52 (H)(10)(a)

All land within the PD-39 development not covered by buildings, driveways, sidewalk, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-53 (H)(8)(a)

All land within the PD-40 zone not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and shall be maintained in accordance with good landscaping practice. All required setback areas adjacent to public streets shall be landscaped. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-54 (H)(9)(a)

All land within the PD-41 zone not covered by buildings, driveways, sidewalks, plazas, courtyards, structures, recreation facilities, parks and parking areas, shall be permanently landscaped ~~with plants, shrubs, trees, rocks, grass, and similar landscaping materials~~ and shall be maintained in accordance with good landscaping practices. ~~At least seventy percent (70%) of the landscaped areas must be maintained in living, vegetative materials.~~ All landscaping shall have a permanent, underground sprinkling system.

22-11-56 (H)(12)(a)

All land within the PD-43 zone not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practices. ~~At least seventy percent (70%) of the landscaped areas must be maintained in living, vegetative materials.~~ A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-60 (H)(10)(a)

All land within the PD-47 development not covered by buildings, driveways, sidewalk, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-11-61 (I)(3)(a)

All land within the PD-48 zone not covered by buildings, driveways, sidewalks, parking areas, playgrounds, plazas, hardscape or other amenities shall be landscaped ~~with trees, shrubs, lawn, or living ground cover.~~

22-12-2 (J)(5)(a)

All land within the student housing overlay zone not covered by buildings, driveways, sidewalks, structures, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or ground cover~~ and maintained in accordance with good landscaping practices. All landscaping shall have a permanent underground sprinkling system.

22-12-7 (O)(9)(a)

All land within the ASH development not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped ~~with trees, shrubs, lawn, or vegetative ground cover~~ and maintained in accordance with good landscaping practice. A permanent underground sprinkling system shall be installed for all landscaped areas.

22-14-7 (B)(1) Conservation of values.

~~Wherever a front yard or side yard adjacent to a street exists, such yard shall be planted and maintained according to the definition of landscaping contained in this Chapter. The front yard of all lots on which buildings are located shall be landscaped.~~ All required landscaping shall be completed within one (1) year of the date of the issuance of a final certificate of occupancy.

Section 22-14-7

B. Any lot in any zone shall be improved and maintained as follows:

1. ~~Wherever a front yard or side yard adjacent to a street exists, such yard shall be planted and maintained according to the definition of landscaping contained in this Chapter. The front yard of all lots on which buildings are located shall be landscaped. All required landscaping shall be completed~~ within one (1) year of the date of the issuance of a final certificate of occupancy.

Section 22-14-14(A)(3) (Sale of agricultural products in any zone)

3. ~~At least seventy five percent (75%) of the~~The entire area contained within a required front setback or required side setback adjacent to a street shall be permanently landscaped ~~with lawn, shrubs or trees.~~

22-15-2

Landscaping shall mean the intentional application or use of some combination of planted trees, shrubs, vines, organic ground cover, flowers or lawns. Bgrass, shrubs, trees, flowers, vines, other living plants, bark chips, and inorganic materials such as rocks, boulders, gravel, or other materials specifically approved as a part of the landscape plan submitted with a site plan or site plan amendment may be approved in limited amounts (10% of total landscaped area maximum). In addition, ornamental objects such as fountains, pools, statues, retaining walls, or benches, arranged to produce an aesthetically pleasing effect may be used. mulches, peat moss, rocks, boulders, gravel synthetic turf, fountains pools statues, retaining walls, and benches as allowed or required by Section 22-14-13.

Appendix VV

Native, Drought-Tolerant Species (non-exhaustive)

Legend:

Sun Exposure (Sun): F = Full Sun | P = Partial Shade | S = Shade

Drought Tolerance (DT): E = Excellent | G = Good | M = Moderate | P = Poor

Deciduous/Evergreen (D/E): D = Deciduous | E = Evergreen

Grass Season Type (C/W): C = Cool Season | W = Warm Season

Grass Growth Type (B/S): B = Bunch | S = Sod

Trees						
Common Name	Scientific Name	Sun	DT	D/E	Ht.	Comments
White Fir	<i>Abies concolor</i>	P	M	E	70'	Beautiful in mass or alone.
Subalpine Fir	<i>Abies lasiocarpa</i>	S	P	E	80'	Cover for birds; food for squirrels; for small spaces.
Catclaw Acacia	<i>Acacia greggii</i>	F	E	D	20'	Nectar for bees, butterflies; forms thorny thicket.
Big Tooth Maple	<i>Acer grandidentatum</i>	F	G	D	30'	Food, cover for bird, mammals, deer; fall color.
Thinleaf Alder	<i>Ainus incana</i>	P	P	D	30'	Seed, cover for birds; spring "cones"; winter bark.
Water Birch	<i>Betula occidentalis</i>	F	G	D	5-20'	Seed, cover for birds; nice winter form, branch color.
Desert Willow	<i>Chilopsis linearis</i>	F	G	D	25'	Nectar for hummingbirds; profuse pink flowers.
River Hawthorne	<i>Crataegus douglasii</i>	F	P	D	5-25'	Nesting cover, fruit for birds; nice blossoms and fruit.
Singleleaf Ash	<i>Fraxinus anomalous</i>	F	G	D	20'	Seeds for birds, mammals; start from seed, cutting.
Velvet Ash	<i>Fraxinus velutina</i>	F	G	D	40'	Provides seed for birds; velvety leaves.
Utah Juniper	<i>Jun. osteosperma</i>	F	E	E	30'	Food, cover for birds, mammals; nice bark, form.
Blue Spruce	<i>Picea pungens</i>	P	P	E	70'	Cover for birds, mammals; blue-green foliage.
Singleleaf Pinyon	<i>Pinus edulis</i>	F	E	E	20'	Pine nuts for birds, mammals; slow-growth; graceful.
Pinyon Pine	<i>Pinus monophylla</i>	F	E	E	20'	Pine nuts for birds, mammals; picturesque evergreen.
Narrowleaf Cottonwood	<i>Populus angustifolia</i>	F	M	D	40'	Soft wood for nest cavities; medium-size shade tree.
Fremont Cottonwood	<i>Populus fremontii</i>	F	G	D	55'	Soft wood for nest cavities; fem. produces cotton.
Fremont Poplar	<i>Populus fremontii</i>	F	M	D	60'	Soft wood for nest cavities; fem. produces cotton.
Velvet Mesquite	<i>Populus glandulosa</i>	F	E	D	30'	Bee nectar; bird food; green foliage, 3-6" seedpods.
Douglas Fir	<i>Pseudotsuga menziesii</i>	P	M	E	80'	Year-round bird cover, pretty screen, windbreak.
Gambel Oak	<i>Quercus gambelii</i>	F	G	D	30'	Acorns; winter cover; not hardy N. of Ogden.

New Mexico Locust	Robinia neomexicana	F	G	D	25'	Bee nectar; seeds for quail, squirrels; lav. Flowers.
Dwarf Mountain Ash	Sorbus scopulina	P	P	D	13'	Fruit for birds, white flowers in spring; berries in fall.

Shrubs						
Common Name	Scientific Name	Su n	D T	D/ E	Ht.	Comments
Utah Serviceberry	Amelanchier utahensis	F	G	D	6-15'	Spring flowers, purple berries, muted fall colors.
Silver Sagebrush	Artemisia cana	F	E	D	2-5'	Silvery, aromatic foliage; seeds, cover for animals
Fringed Sage	Artemisia frigida	F	E	E	1-2'	Delicate silvery gray foliage; seeds for birds
Big Sagebrush	Artemisia tridentata	F	E	D	2-5'	Silvery, aromatic foliage; seeds, cover for animals
Sand Sage	Artemisia filifolia	F	E	D	4'	Lovely, feathery foliage; seeds for birds.
Four-wing Saltbush	Atriplex canescens	F	E	E	4-6'	Rose-hued fruits on female plants; great bird seed
Snowbrush Ceanothus	Ceanothus velutinus	F	M	E	1-3'	Glossy leaves and spring flowers; nectar plant.
Winterfat	Ceratoides lanata	F	E	D	1-3'	Profuse fruits in fall; winter food for birds.
Curl-leaf Mtn Mohogany	Cercocarpus ledifolius	F	E	E	8-12'	Ornamental spiraled seeds; winter deer food.
Birchleaf Mtn Mohogany	Cercocarpus montanus	F	E	D	4-9'	Ornamental seed heads and fall color.
Fernbrush	Chamaebatiaria millefol	F	E	D	6-8'	Long-lasting mid-summer flowers; fernlike leaves.
Rubber Rabbitbrush	Chrysothamnus nauseo	F	E	D	2-6'	Yellow fall cover; seeds and cover for birds.
Red-osier Dogwood	Cornus sericea	P	P	E	10-15'	Spring flowers; fall white berries; winter red twigs.
Indigo Bush	Dalea fremontii	F	E	P	3'	Profuse fragrant purple flowers; nectar plant.
Mormon Tea	Ephedra nevadensis	F	E	E	2-4'	Interesting shrub accent; seeds attract quail.
Apache Plume	Fallugia paradoxa	F	G	E	3-6'	White flowers in spring; seed heads fall and winter.
Creosotebush	Larrea tridentata	F	E	D	4-10'	Screen or wind break; nectar plant; cover for birds.
Utah Honeysuckle	Lonicera utahensis	Sun	G	E	2-5'	Yellow flowers late spring; fruit for birds.
Purple Sage	Poliomintha incana	Sun	E	D	3'	Blue/purple flowers all summer; nectar plant.
Chokecherry	Prunus virginiana	P	G	D	15-20'	Spring flowers; dark purple fruit; red orange color.
Cliffrose	Purshia mexicana	F	E	D	6'	Fragrant yellow summer flowers; fall seed plumes.
Bitterbrush	Purshia tridentata	F	E	E	2-6'	Spring yellow flowers; winter browse for deer.
Shrub Live Oak	Quercus turbinella	F	E	E	4-8'	Attractive evergreen shrub; food and cover for birds.

Wavyleaf Oak	Quercus undulata	F	G	E	4-8'	Attractive evergreen shrub; quail, chipmunk food.
Squawbush Sumac	Rhus trolbata	F	E	D	2-6'	Red fall color; red fall fruit; food and cover for birds.
Golden Currant	Ribes aureum	P	M	D	4-6'	Yellow spring berries; red fall color; fruit for birds.
Woods Rose	Rosa woodsii	F	G	D	2-6'	Spring pink flowers; fall red hips; winter animal food.
Sandbar Willow	Salix exigua	F	P	E	5-15'	Great branch color in fall; dense cover for wildlife.
Blue Elderberry	Sambucus caerulea	F	P	D	6-12'	White spring flowers; showy dark blue fruit.
Greaswood	Sacobatus vermiculatus	F	E	E	2-6'	Light green foliage; year-round cover for small animals.
Roundleaf Buffaloberry	Shepherdia rotundifolia	F	E	E	3-4'	Reflective, silvery leaves; quail, chipmunk food.
Snowberry	Symphoricarpos species	P	G	D	3'	White berries in fall and winter; fruit for birds
Canyon Wild Grape	Vitis arizonica	F	G	D	Vine	Colorful fruit for birds; bark for nests.
Soap Tree Yucca	Yucca elata	F	E	E	6'	Creamy white blossoms; nectar for moths.
Yucca	Yucca harrimaniae	F	E	E	2-3'	Cream flowers on tall stalks; nectar for moths.

Flowering Perennials					
Common Name	Scientific Name	Color	Bloom	Ht.	Comments
Butterfly Weed	Asclepias tuberosa	Orange	Su	36"	Attracts butterflies.
Desert Marigold	Baileya multiradiata	Yellow	All Su	18-24"	Very drought tolerant and showy.
Arrowleaf Balsamroot	Balsamorhiza sagittate	Yellow	Sp	16-30"	Early Season Color; large plant.
Indian Paintbrush	Catilleja linariaefolia	Red	Su	12-40"	Difficult to establish; attracts hummingbirds.
Skyrocket Gilia	Cilia aggregate	Orange	Su	12-18"	Attracts hummingbirds.
Rock Mountain Beeplant	Cleome serrulata	Pink/Purple	Sp-Su	36"	Attracts bees.
Aspen Daisy	Erigeron speciosus	Purple	Su	12-24"	Showy, aster-like flowers.
Sulpher Buckwheat	Eriogonum umbellatum	Wht/Yellow	Su	6-12"	Attracts bees, seeds in F/W, matted ground cover.
Wild Geranium	Geranium viscosissimum	Pink/Purple	Su-F	12-36"	Long blooming season.
Sunflower	Helianthus annuus	Yellow	LSu	72"	Provides bird seed for fall and winter.
Western Sunflower	Helianthus anomalous	Yellow	LSu	72"	Provides bird seed in fall.
Blue Flax	Linum lewisii	Blue	Su	24"	Prolific bloomer; spreads rapidly, use in large areas.
Silvery Lupine	Lupinus argenteus	Blue	Su	12-24"	Attracts butterflies.
Prairie Aster	Machaeranthe tanacetifolia	Purple	Su-F	12-18"	Blooms late into season.

Four O'Clock	Mirabilis multiflora	Purple	All Su	24"	Stunning ornamental; attracts hummingbirds.
Bee Balm	Monarda species	Purple	All Su	24"	Attracts bees and butterflies.
Evening Primrose	Oenothera caespitosa	Wht/Pink	ESu	8"	Very drought-tolerant / tough / fragrant / attracts moths.
Wasatch Penstemon	Penstemon cyananthus	Blue	Su	18-36"	Showy ornamental.
Firecracker Penstemon	Penstemon eatoni	Red	Sp-ESu	24"	Attracts hummingbirds.
Palmer Penstemon	Penstemon palmeri	Cream/Pink	ESu	36-48"	Very fragrant, tubular summer flowers.
Rocky Mt. Penstemon	Penstemon strictus	Blue/Purple	ESu	24"	Hardy; easy to grow.
Scarlet Globemallow	Sphaeralcea coccinea	Orange	Sp-F	6-12"	Flowers resemble small hollyhocks
Globemallow	Sphaeralcea grossulariaefolia	Red/Orange	Sp-F	24-36"	Very hardy; blooms all summer.

Grasses					
Common Name	Scientific Name	C/W	DT	B/S	Ht.
Side-oats Grama	Bouteloua curtipendula	W	E	B	12-24"
Blue Grama	Bouteloua gracilis	W	E	B/S	12-18"
Saltgrass	Distichlis spicata	W	E	S	6-20"
Great Basin Wildrye	Elymus cinereus	C	E	B	24-36"
Western Wheatgrass	Elymus smithii	C	E	S	12-24"
Slender Wheatgrass	Elymus trachycaulus	C	M	S	12-24"
Sheep Fescue	Festuca ovina	C	M	B	12-24"
Galleta	Hilaria jamesii	W	E	B/S	6-12"
Prairie Junegrass	Koeleria macrantha	C	G	B	12-24"
Sandberg Bluegrass	Poa secunda	C	E	B	12-24"
Alkali Sacaton	Sporobolus airoides	W	E	B	12-24"
Sand Dropseed	Sporobolus cryptandrus	W	E	B	12-24"
Needle and Thread	Stipa comata	C	E	B	24-36"
Indian Ricegrass	Stipa hymenoides	C	E	B	12-24"
Desert Needlegrass	Stipa speciosa	C	G	B	12-24"

Item #: 4.1	Planning Commission May 1, 2019	
Prepared By: Grant Allen		
Applicant: Scott McQuarrie- Agent	PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) 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
- Notified 114 property owners within 500ft of the properties

SITE INFORMATION:

- Neighborhood Chair: Cregg Jacobsen
- General Plan Designation:

Low Density Residential

- Current Zone: **PD6**
- Acreage: **7.89**
- Neighborhood: **Windsor**

ACTION:

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

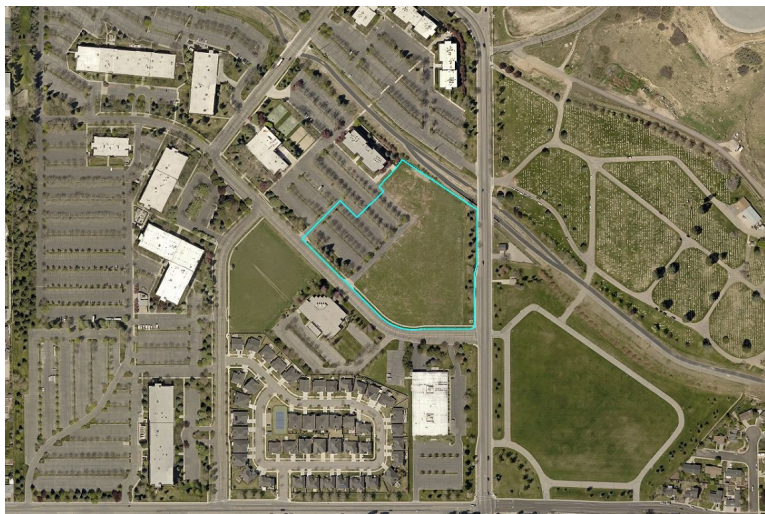
REQUEST: The applicant requests the city rezone approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone.

BACKGROUND: The applicant is proposing to rezone the property to develop the parcel as a planned residential development with 32 twin homes which is a density of 4.03 units per acre. This density is allowed and meets the requirements of the PRD zone.

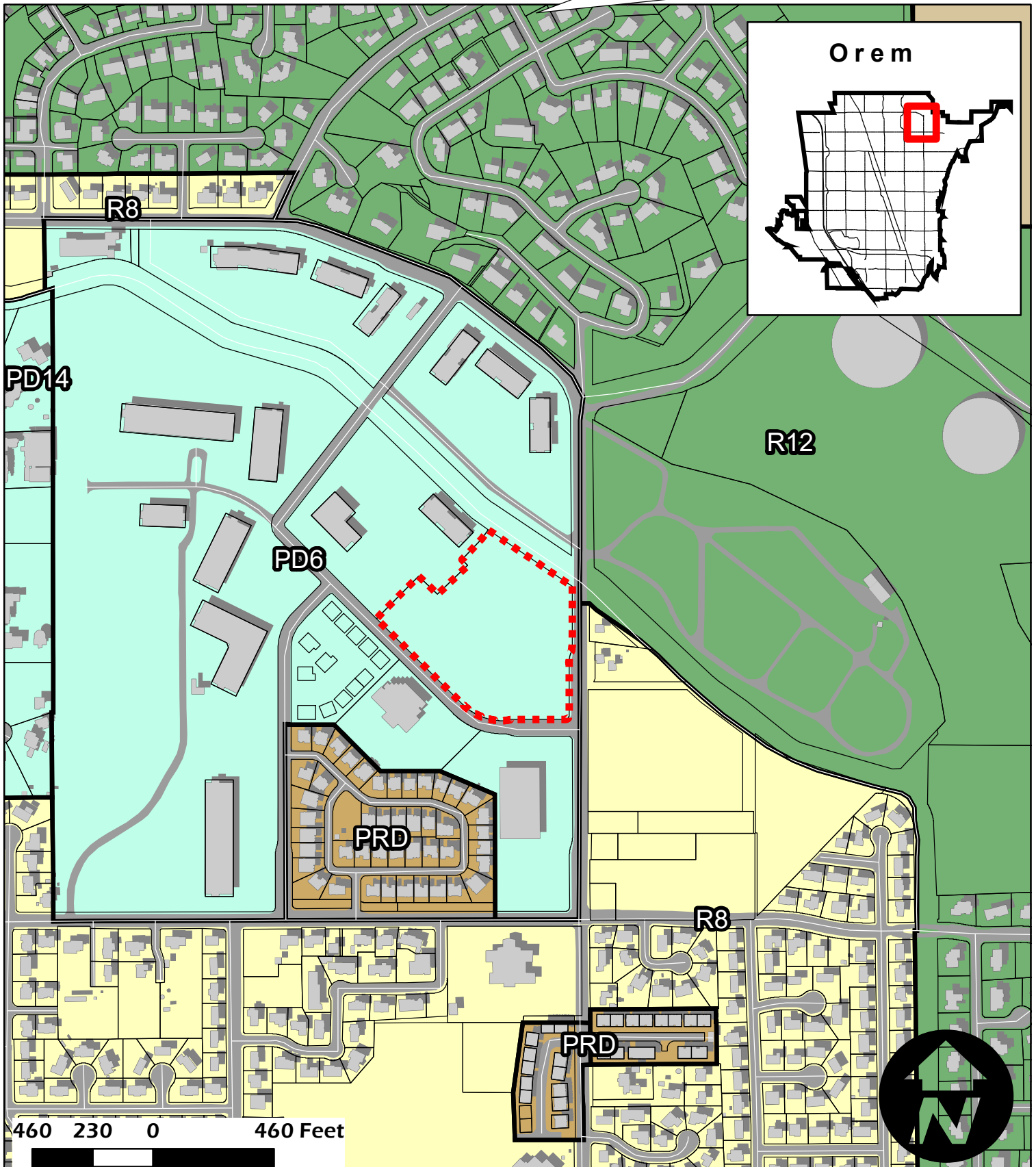
The twin homes will have stucco, brick, cement board and architectural shingles on the roof. The twin homes will be one story, with approximately 1900 square feet on the main level and 2400 square feet in basements. The height of the twin homes will be 24 feet 11.5 inches from grade. The materials and height meet the standards of the PRD zone.

A Development Agreement will be provided by the applicant to address parking lot reconfiguration with the adjacent property to the west (Canyon Park Owner II, LLC). The developer will submit a bond to cover the requirements of the development agreement.

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 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone.



Abbey Road Town Homes



◆ Abbey Road Town Homes
PD6 Zone
7.89 Acres

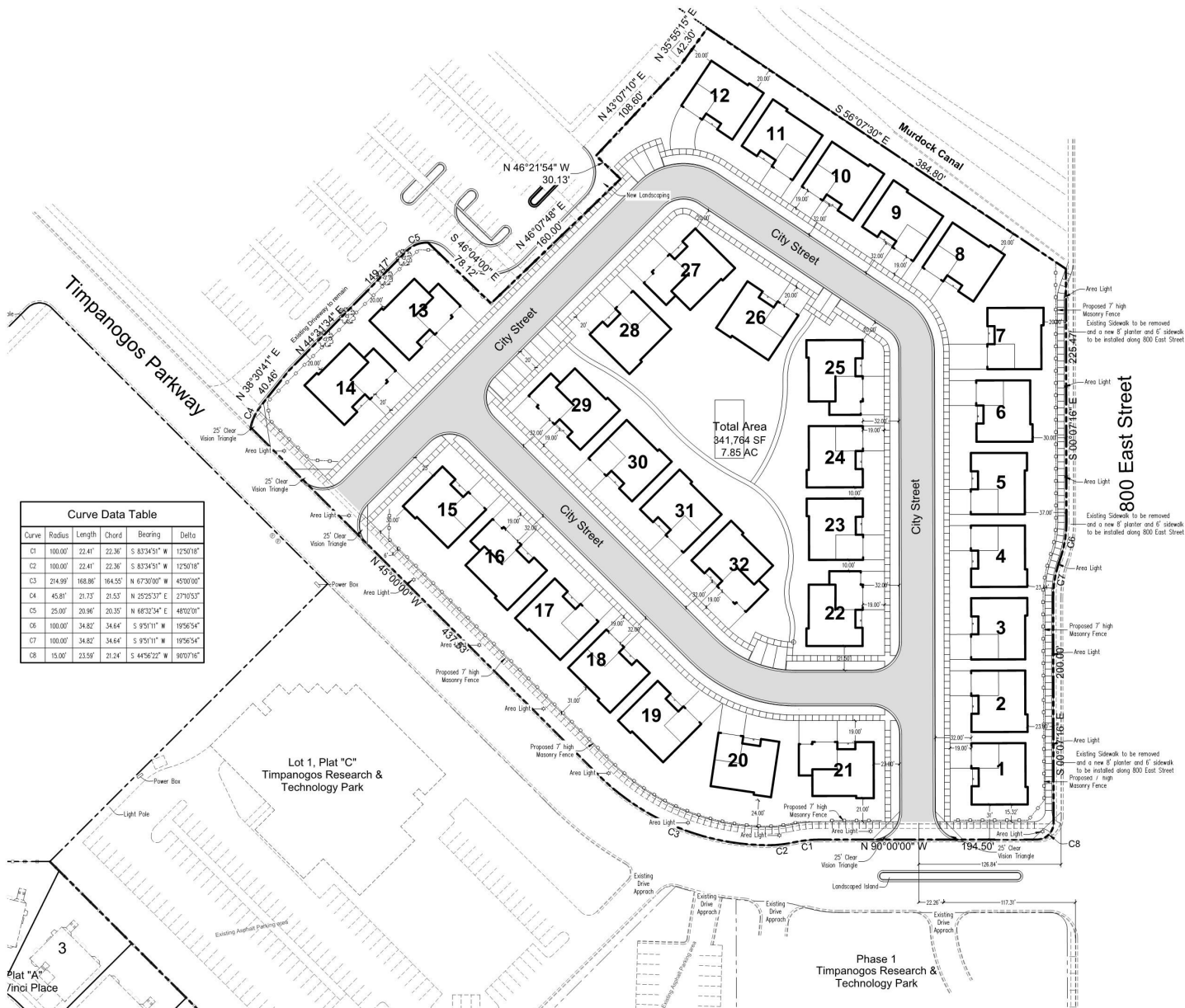
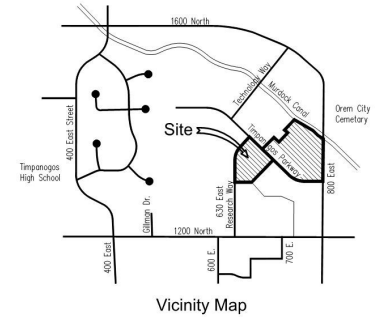
NEIGHBORHOOD
Windsor

Legend
 Parcels selection
 Parcels
 Buildings



Abbey Road

Planned Residential Development



Owner/Developer:

OBM/SCOTT LTD
2750 North University Ave Suite #100
Provo, Utah 84064
801-
scott@rsmcq.com

Engineer:

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

Phase 2 Site Data:

Zone = PRD
Total Area = 345,316 sq. ft. 7.93 Acres

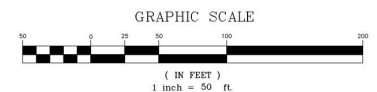
Total number of Lots = 32
Density = 4.03 Units/Acre

Notes:

The westerly parking lot demolition and re-construction plans will be addressed and reviewed during the Site Plan process.

There is an existing water meter that serves existing landscaping that will be addressed during the Site Plan process.

All intersection sight triangles and fencing details will be reviewed and approved in the site plan approval process.



What's below.
Call 811 before you dig.



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

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

DUDLEY AND ASSOCIATES

Abbey Road

Revisions

Date
3-20-20

Scale
1" = 50'

By
TD

Tracing

L -

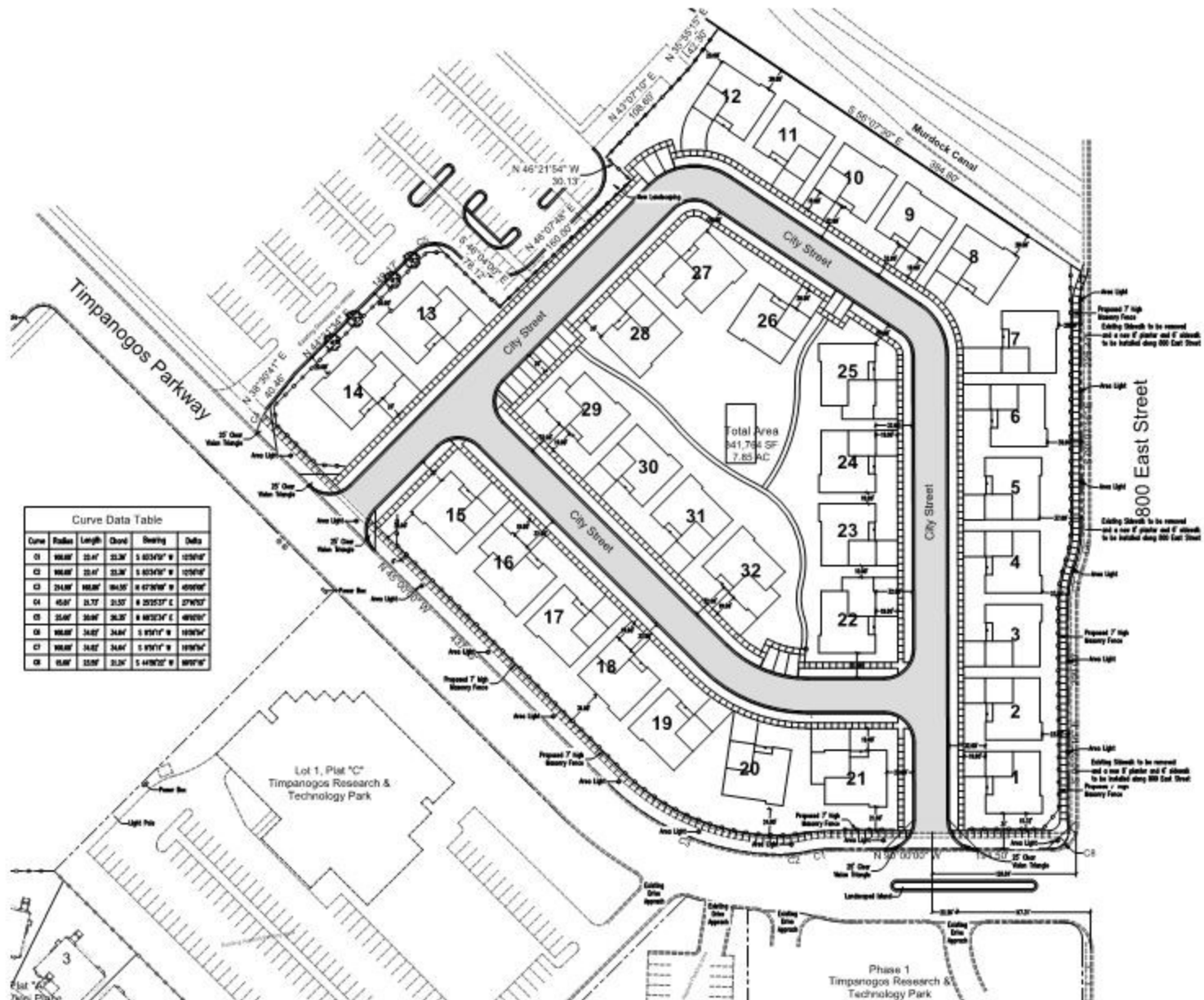
SI

C

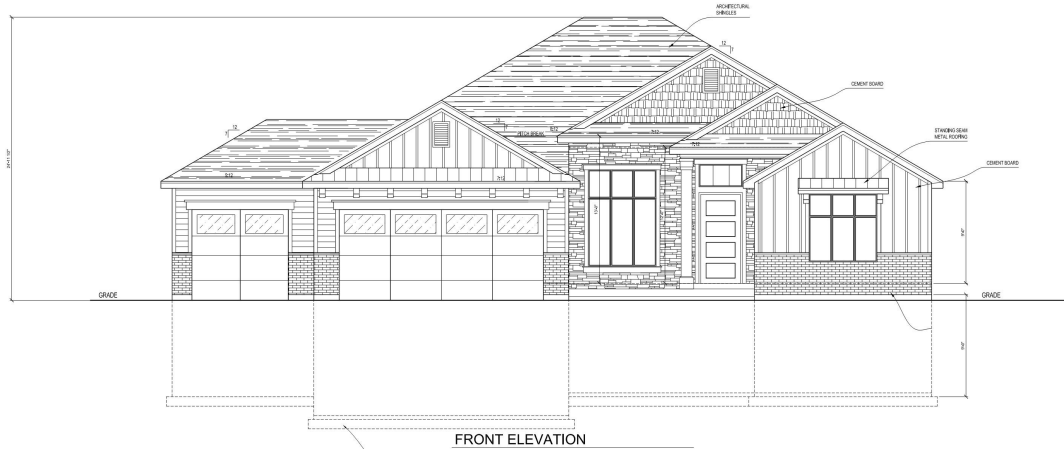
34

Abbey Road

Planned Residential Development



STRUCTURAL DESIGN CRITERIA	
GOVERNING CODE	2015 IRC & IBC
SOIL BEARING PRESSURE (Assumed - F888 Value)	1,500 PSF
WIND WIND SPEED	115 MPH
WIND EXPOSURE	3 SEC
WIND CATEGORY	C
SEISMIC DESIGN CATEGORY	D
IMPORTANCE FACTOR	1.0
ROOF LOADS	
DEAD	20 PSF
SNOW	30 PSF
FLOOR LOADS	
DEAD	20 PSF
LIVE	40 PSF



FRONT ELEVATION

SCALE 1/4" = 1'-0"
DRAFTING NOTE: FOR EXTRA HEIGHT
WIND UPLIFT, SEE DETAIL
COORDINATE WITH ARCHITECT
FOR ANY REQUIRED CATCHMENT AREAS



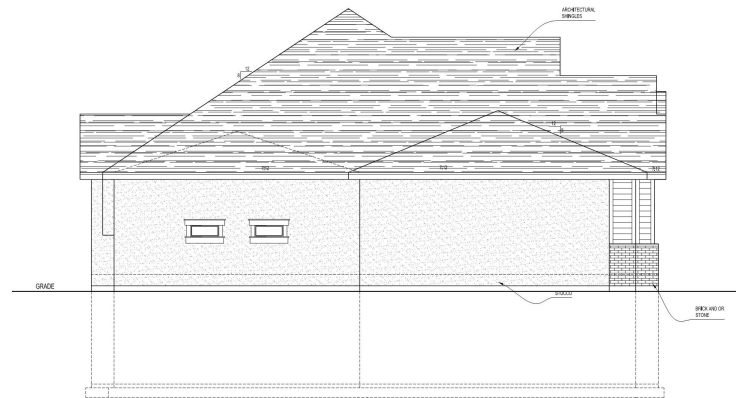
BACK ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

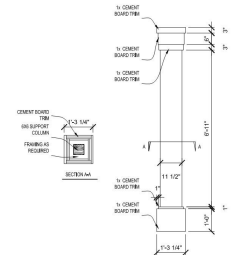
SCALE 1/4" = 1'-0"



LEFT ELEVATION

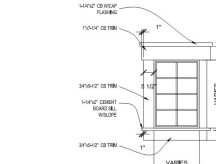
SCALE 1/4" = 1'-0"

DRAFTING NOTE: FOR EXTRA HEIGHT
WIND UPLIFT, SEE DETAIL
COORDINATE WITH ARCHITECT
FOR ANY REQUIRED CATCHMENT AREAS



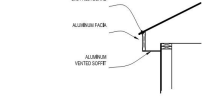
PORCH COLUMN DETAIL

Scale: 1/2" = 1'-0"



WINDOW AND DOOR TRIM DETAIL

Scale: 1/2" = 1'-0"



FASCIA AND SOFFIT DETAIL

Scale: 1/2" = 1'-0"

A
1

B
1

C
1

VERSION INFORMATION:

2016
BONNEVILLE 3
BASEMENT

TOTAL SQUARE FEET: 14500
REVISIONS: 4500
UNREVISIONED: 0

ELE 36 IS

V1.0
9-13-18

1 OF 4

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



City Council Chambers, 56 N State Street

City Council
Tue, May 14, 2019
6:00 pm

The applicant requests the City rezone property located generally at 759 East Timpanogos Parkway from the PD6 zone to the PRD zone.

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

Planning Commission
Wed, May 1, 2019
5:00 pm

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

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



City Council Chambers, 56 N State Street

City Council
Tue, May 14, 2019
6:00 pm

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

Planning Commission
Wed, May 1, 2019
5:00 pm

RICHARDSON, KARY D & DANA
219 W 170 N
OREM, UT 84057

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



City Council Chambers, 56 N State Street

City Council
Tue, May 14, 2019
6:00 pm

The applicant requests the City rezone property located generally at 759 East Timpanogos Parkway from the PD6 zone to the PRD zone.

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

Planning Commission
Wed, May 1, 2019
5:00 pm

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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



City Council Chambers, 56 N State Street

City Council
Tue, May 14, 2019
6:00 pm

The applicant requests the City rezone property located generally at 759 East Timpanogos Parkway from the PD6 zone to the PRD zone.

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

Planning Commission
Wed, May 1, 2019
5:00 pm

JAMANACO LLC
1686 N 250 E
OREM, UT 84057

OREM CITY COREPORATION
--OR CURRENT RESIDENT--
MURDOCK CANAL
OREM, UT 84097

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

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

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

COMMON AREA
100 E CENTER
PROVO, UT 84606

COMMON AREA
100 E CENTER ST
PROVO, UT 84604

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

RICHARDSON, KARY D & DANA
219 W 170 N
OREM, UT 84057

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
335 W 1300 S
OREM, UT 84058

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

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
500 E TIMPANOGOS CIR
OREM, UT 84097

CANYON PARK BUILDING S TRS LLC
--OR CURRENT RESIDENT--
500 E TIMPANOGOS PKWY
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
600 E TIMPANOGOS CIR
OREM, UT 84097

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
601 E TIMPANOGOS PKWY
OREM, UT 84097

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

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

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

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

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

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

GRAY, LAWRENCE H & LOIS (ET AL)
650 E 1200 N
OREM, UT 84097

STASTNY, JOHN SHELBY & MARY
ELLEN
652 E 1220 N
OREM, UT 84097

GRAY, LAWRENCE H & LOIS (ET AL)
--OR CURRENT RESIDENT--
660 E 1200 NORTH
OREM, UT 84097

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

ANDERSEN, FERRON L & STENNA T
664 E 1220 N
OREM, UT 84097

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

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

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

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

SMITH, BYRON L & RHONDA R --OR CURRENT RESIDENT-- 682 E 1160 NORTH OREM, UT 84097	CAPENER, CHRISTOPHER LYNN & LYNNE M (ET AL) --OR CURRENT RESIDENT-- 682 E 1220 NORTH OREM, UT 84097	NOBLE, DAVID A & JANYCE L 683 E 1220 N OREM, UT 84097
ASHWORTH, RACHEL C 683 E 1280 N OREM, UT 84097	CHATTERLEY, JIMMIE LE ROY & PATRICIA JEAN 684 E 1200 N OREM, UT 84097	BARE, JOHN A 684 E 1280 N OREM, UT 84097
SMITH, BYRON L & RHONDA R 685 E 1160 N OREM, UT 84097	YOUNGQUIST, KEITH A & ANN C (ET AL) 686 E 1220 N OREM, UT 84097	MORRISON, DOUGLAS W & SUSAN B (ET AL) 687 E 1220 N OREM, UT 84097
BURRELL, LETHA GRACE 687 E 1280 N OREM, UT 84097	ROWE, LYNN B & KAREN C (ET AL) 688 E 1280 N OREM, UT 84097	REYNEKE, GREGORY & SUSANNAH MAE (ET AL) 690 E 1200 N OREM, UT 84097
SMITH, PHILIP C & RUTH ANN H 692 E 1220 N OREM, UT 84097	HUNT, DAVID A & SHARON M (ET AL) 693 E 1280 N OREM, UT 84097	SMITH, SANDRA E 694 E 1280 N OREM, UT 84097
HANSEN, QUADE P & LEARAE 695 E 1220 N OREM, UT 84097	CLARK, ALBERT B & ELAINE N 696 E 1220 N OREM, UT 84097	GRENNY, GUY W & JOHANNA 697 E 1280 N OREM, UT 84097
CHRISTENSEN, JAMES E & STACI D 699 E 1160 N OREM, UT 84097	699 ASSOCIATES LLC --OR CURRENT RESIDENT-- 699 E 1220 NORTH OREM, UT 84097	NEWSOME, MICHAEL B & LINDA M (ET AL) 700 E 1280 N OREM, UT 84097
CANYON PARK OWNER II LLC --OR CURRENT RESIDENT-- 700 E TECHNOLOGY AVE OREM, UT 84097	CANYON PARK OWNER II LLC --OR CURRENT RESIDENT-- 701 E TIMPANOGOS PKWY OREM, UT 84097	BARLOW FAMILY REVOCABLE TRUST 09-27-2012 (ET AL) 702 E 1220 N OREM, UT 84097
MOORE, ROY (ET AL) 705 E 1280 N OREM, UT 84097	HAYWARD, LANELL B 707 E 1220 N OREM, UT 84097	ALBRECHT, STERLING J & NANCY B 710 E 1280 N OREM, UT 84097
DA VINCI 18 LLC 712 E 1220 N OREM, UT 84097	DILLENBECK, VERNON R & BETH W 713 E 1280 N OREM, UT 84097	STRATTON K&L FAMILY FARMS LC --OR CURRENT RESIDENT-- 714 E 1160 NORTH OREM, UT 84097

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

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

WILKINSON, RON D
%WILKINSON, DARLA
734 BOWL DR
OREM, UT 84097

WILKINSON, RON D
--OR CURRENT RESIDENT--
735 E 1600 NORTH
OREM, UT 84097

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

PARK, JERRY (ET AL)
740 E BOWL DR
OREM, UT 84097

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

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
750 E TECHNOLOGY AVE
OREM, UT 84097

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

SHURTLIFF, MARK ALAN & TANNA
LARKELL
755 E 1600 N
OREM, UT 84097

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

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

BECKMAN, LINDA
765 BOWL DR
OREM, UT 84097

BECKMAN, LINDA
--OR CURRENT RESIDENT--
765 E 1600 NORTH
OREM, UT 84097

JAMSHED, HUMERA & HASSAN
781 E BOWL DR
OREM, UT 84097

PARK, NITA B & LARRY R (ET AL)
797 E BOWL DR
OREM, UT 84097

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

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PARKWAY MAIL
STOP 109
OREM, UT 84058

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

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

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

CHAMBERLAIN, DANIEL &
MICHELLE
867 E 1170 N
OREM, UT 84097

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

HIGHAM, MERRILL F & CAROL E
1035 ALAMEDA DE LAS PULGAS
BELMONT, CA 94002

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

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

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

ANDLER PROPERTIES LLC
1185 N 910 E
OREM, UT 84097

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

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

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

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1201 N RESEARCH WAY
OREM, UT 84097

HOLT, IVAN KARL & LENORE C (ET
AL)
1227 N 650 E
OREM, UT 84097

MURPHY, BLAKE
1228 N 740 E
OREM, UT 84097

HIGHAM, MERRILL F & CAROL E
--OR CURRENT RESIDENT--
1235 N 650 EAST
OREM, UT 84097

NAVIDI, SHIRINE
1242 N 740 E
OREM, UT 84097

STONE, SHARI M (ET AL)
1243 N 650 E
OREM, UT 84097

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

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

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

MAY, RUTH
1258 N 740 E
OREM, UT 84097

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

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

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

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

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1301 N RESEARCH WAY
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1303 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1306 N STRAWBERRY LN
OREM, UT 84097

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

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

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

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

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1329 N STRAWBERRY LN
OREM, UT 84097

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

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1334 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1338 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1342 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1343 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1346 N STRAWBERRY LN
OREM, UT 84097

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

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1401 N RESEARCH WY
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1500 N TECHNOLOGY WAY
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1501 N TECHNOLOGY WAY
OREM, UT 84097

PARK, JERRY (ET AL)
--OR CURRENT RESIDENT--
1566 N BOWL DR
OREM, UT 84097

RICHARDSON, KARY D & DANA
--OR CURRENT RESIDENT--
1575 N 800 EAST
OREM, UT 84097

BRADFORD, MARK J & JANIS
1578 N MOUNTAIN OAKS DR
OREM, UT 84097

MERRELL, PETER JAMES & TAUNI
LOU
1581 N MOUNTAIN OAKS DR
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1600 N 1000 WEST
OREM, UT 84097

JAMANACO LLC
1686 N 250 E
OREM, UT 84057

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

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

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

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

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

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

CANYON PARK BUILDING S TRS LLC
18881 VON KARMAN AVE
IRVINE, CA 92612

CANYON PARK OWNER II LLC
18881 VON KARMAN AV STE 400
IRVINE, CA 92612

Minutes of the Meeting Regarding the Abbey Road Parcel dated 04-30-2018

These are the minutes from the meeting which was held on April 30th, 2018 in accordance with the requirements of our submittal to the city for the Abbey Road subdivision, formerly known in part as Strawberry Fields.

The meeting was led by the developers of Abbey Road, which include Scott McQuarrie, Mark Horne, and Rick Chatwin. The discussion began by reviewing various development options for the property which included office condos, retail, mixed-use, medium to high density residential, or a single and twin home residential. We presented various site plans based on the different land uses. The attendees voted on the various options and they made their preference clear by voting 100% in favor of the single family and Twin FUD layout, and they would happily come to any city meetings and talk to any city officials expressing that support. They also expressed their intent to sign against any of the other proposed uses.

With the clear direction expressed by the neighbors, which was also a direction acceptable to the developers, the balance of the meeting was focused on design and amenities associated with the layout. The neighbors suggested that in addition to the central common grass park area, that we include one or two pickle ball courts. They were also in favor of only having sidewalk on one side of the street if it would allow the park area to be enlarged and if there was an access sidewalk that went from the street, through the park, accessing the street in at least two locations, if not more.

Strawberry Fields Public Meeting and Abbey Road



4-30-2018
6:10 PM

Table 1

Signature	Print Name and Phone Number	Address
<i>Rachel C Ashworth</i>	<i>Rachel C Ashworth</i>	<i>683 E 1280 N - 801 225-8397</i>
<i>J. S. Stastny</i>	<i>John Shelby Stastny</i>	<i>801 669-8174 652 E 1220 N</i>
<i>M. E. Stastny</i>	<i>Mary Ellen Stastny</i>	<i>801 669 1174 652 E 1220 N</i>
<i>La. Nell Haywood</i>	<i>La. Nell Haywood</i>	<i>801 426-0837 707 E 1220 N</i>
<i>JOSEPH WALKER</i>	<i>JOSEPH WALKER</i>	<i>801 310 0940 677 E 1220 N</i>
<i>Marleen Walker</i>	<i>Marleen Walker</i>	<i>801 717-7234 677 E 1220 N</i>
<i>Beth Dillenbeck</i>	<i>Beth Dillenbeck</i>	<i>801 225-7641 713 E 1280 N.</i>
<i>VERN Dillenbeck</i>	<i>VERN Dillenbeck</i>	<i>(801) 225-7641 713 E 1280 N.</i>
<i>David Hunt</i>	<i>David Hunt</i>	<i>801 691-1535 693 E 1280 N.</i>
<i>Shirley Myers</i>	<i>Shirley Myers</i>	<i>737 E 1280 N 803 947-0395</i>
<i>Don Hawley</i>	<i>Don Hawley</i>	<i>663 E 128 N 801 443-4375</i>
<i>Jain Noble</i>	<i>Jain Noble</i>	<i>801 607-1646 683 E 1220 N</i>
<i>Ann Barlow</i>	<i>Ann Barlow</i>	<i>801 412-3385 702 E 1220 N</i>
<i>Bob Barlow</i>	<i>Bob Barlow</i>	<i>801 577-3700 702 E 1220 N</i>
<i>Richard & Carol Lynn Allen</i>	<i>Richard & Carol Lynn Allen</i>	<i>705 E 1280 N</i>
<i>Cherie Page</i>	<i>Cherie Page</i>	<i>801 576 1718 636 E. 1280 N.</i>
<i>Thomas Dockendorf</i>	<i>THOMAS DOCKENDORF</i>	<i>801-367-9642 624 E 1280 N</i>
<i>Calvin Candland</i>	<i>Calvin Candland</i>	<i>801 691 0559 665 E 1220 N Orum</i>
<i>Dave Noble</i>		<i>683 E, 1220 N, Orum 801-607-1646</i>

April 24, 2019

Via email

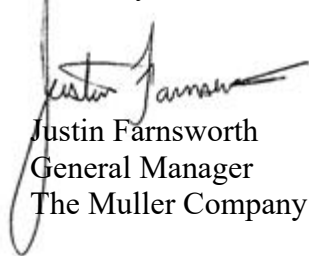
Ryan L. Clark
Development Services Director
Orem City Planning and Zoning
56 North State Street
Orem, Utah 84057
rclark@orem.org

Re: Notification from Adjacent Property Owner regarding the Abbey Road Town Home Development located at 800 E. Timpanogos Parkway

To Whom it May Concern:

Be it known that Canyon Park Owner II, LLC is the recorded owner of the adjacent parcel to the proposed development referenced as Abbey Road Town Homes located at 800 E. Timpanogos Parkway. As the owner of the adjacent property it is important that Orem City understands that the impacts to our property are still being reviewed and discussed. Such impacts include but are not limited to: ingress and egress with existing access points from Timpanogos Parkway, loss of use of parking, and aesthetic concerns with the impact of any reconfiguration. We are working with the developer of this project to come to an agreement, but no such agreement has been reached at this time. As such, we are sending this notification as intention to reserve our right to oppose any improvements that may negatively impact our property. Please do not hesitate to reach out if any additional information is required.

Sincerely,



Justin Farnsworth
General Manager
The Muller Company

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
April 17, 2019

The following items are discussed in these minutes:

Public Hearing – Vacate Hearthstone Plat A and approve the final plat of Hearthstone Plat C – Approved

Public Hearing – Approval of Il Centro Piazza Condominiums 8th Supplemental Plat – Approved

Public Hearing - Vacate Lots 1 & 2 of Rawlings Subdivision Plat A and approve the Final Plat of

Rawlings Subdivision Amended Plat B; vacate Lots 3,4,5,6 and 7 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat C - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Grant Allen, Planner; Jenna Albers and Emily Guffin, Long Range Planners; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer and Cheryl Vargas, Minutes Secretary

Those excused: Mickey Cochran, Carl Cook, David Moulton, Planning Commission members; Jason W. Bench, Planning Division Manager; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Debby Lauret, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from April 3, 2019 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Spencer called the Planning Commission meeting to order and offered the invocation.

Those present: Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Grant Allen, Planner; Jenna Albers and Emily Guffin, Long Range Planners; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer and Cheryl Vargas, Minutes Secretary

Those excused: Mickey Cochran, Carl Cook, David Moulton, Planning Commission members; Jason W. Bench, Planning Division Manager; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Debby Lauret, City Council Liaison

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

Agenda Item 3.1 is a request by Jennifer Gale to request the Planning Commission approve the plat amendment of Hearthstone Plat A and approve the final plat of Hearthstone Plat C generally located at 1129 East 920 North in the R12 zone.



Staff Presentation: The applicant currently owns both parcels. The applicant desires to adjust the lot line between lots 1 and 2 through vacating the original plat and approve the final plat with the lot line adjustments. The proposed plat complies with all applicable requirements.

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

DRAFT Planning Commission minutes for April 17, 2019

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Hearthstone Plat A and approve the final plat of Hearthstone Plat C generally located at 1129 East 920 North in the R12 zone.

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

Chair Spencer invited the applicant to come forward. The applicant was not present. Mr. Spencer asked about the reason for the change and was it the same owner. Mr. Allen said it is the same owner.

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.

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

Planning Commission Action: Mr. Staker moved to approve vacating Hearthstone Plat A and approve the final plat of Hearthstone Plat C generally located at 1129 East 920 North in the R12 zone. Ms. Jensen seconded the motion. Those voting aye: Camille Jensen, Barry Roberts, Ross Spencer and 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 Paul Washburn to request the Planning Commission approve the amended plat of Il Centro Piazza Condominiums, 8th Supplemental Plat located generally at 824 North 900 West in the PD-22 zone.



Staff Presentation: The applicant is modifying the line between units 308 and 309 of the 3rd floor condominiums. No other changes are proposed. 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 plat amendment of Il Centro Piazza Condominiums, 8th Supplemental Plat located generally at 825 North 900 West in the PD-22 zone.

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

Chair Spencer invited the applicant to come forward. Paul Washburn introduced himself. Mr. Spencer said he was confused as to what is going on with these two units. Mr. Washburn said these are convertible space condominiums. On third floor on the extreme north side of the building, there is an attorney's office and Cambridge Financial. Cambridge Financial is growing and would like more space. The attorney is in his mid-seventy's and trying to cut back his practice. This is a boundary line adjustment of seven to eight hundred feet. Mr. Spencer said it is a boundary line as far as the city is concerned but physically the wall is being moved.

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.

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

Planning Commission Action: Mr. Roberts moved to approve the plat amendment of Il Centro Piazza Condominiums, 8th Supplemental Plat located generally at 825 North 900 West in the PD-22 zone. Mr. Spencer seconded the motion. Those voting aye: Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

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

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

DRAFT Planning Commission minutes for April 17, 2019

Agenda Item 3.3 is a request by Richmond American Homes to request the Planning Commission approve vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approving the Final Plat of Rawlings Subdivision Amended Plat B; and Approving Vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approving the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South in the R8 zone.



Staff Presentation: There was a discrepancy discovered at the county when the previous plat was recorded. The applicant is correcting the discrepancy and adjusting the lot lines to meet existing lots and fence lines along the boundary between Rawlings subdivision lots 1-7 and properties to the west. 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 vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat B; and vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South 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. Matt Brown, MW Brown Engineering, introduced himself. When they laid the lot corners out, they were west of the existing fence. Richmond American wants to pull the line back to match the existing fence and the County line.

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.

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

Planning Commission Action: Mr. Spencer moved to approve vacating Lots 1 & 2 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat B; and vacating 3, 4, 5, 6, and 7 of Rawlings Subdivision Plat A and approve the Final Plat of Rawlings Subdivision Amended Plat C located generally at 1085 West 400 South in the R8 zone. Mr. Staker seconded the motion. Those voting aye: Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Mr. Clark said regarding the new Library Hall, most of the underground work is completed, sewer and water are in. They are relocating telephone lines now and power infrastructure conduit has been installed. The City received five bids to construct the building and should be starting in a week or two. They are making progress on the Fitness Center as well.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion to approve the minutes of April 3, 2019. Mr. Staker moved to approve the meeting minutes for April 3, 2019. Mr. Spencer seconded the motion. Those voting aye: Camille Jensen, Barry Roberts, Spencer and Mike Staker. The motion passed unanimously.

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

Adjourn: 4:42 p.m.

Jason Bench
Planning Commission Secretary

Approved:

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