CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
July 10, 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 – Vacating Lot 19 of Cascade Estates Plat A and approving Cascade Estates Plat C located generally at 897 East 680 North in the R8 zone.
Staff recommends the Planning Commission vacate lot 19 of Cascade Estates Plat A and approve Cascade Estates Plat C located generally at 897 East 680 North in the R8 zone.
Presenter:Grant Allen
3.1_SR.G_Cascade Estates Plat C_2019.07.10.docx
Map_Cascade Estates Plat C_2019.07.pdf
Vicinity Map_Cascade Estates Plat C_2019.07.10.pdf
Plat Amendment - Cascade Estates Plat C 6.27.19 2.pdf
Utility Letter 1.pdf
Utility Letter 2.pdf
Utility Letter 3.pdf
Utility Letter 4.pdf
Utility Letter 5 Part 1.pdf
Utility Letter 5 Part 2.pdf

3.2. PUBLIC HEARING – Plat Amendment approval of Pinehurst Plaza Retail Condominiums located generally at 432 West 800 North in the C3 zone.
Staff recommends the Planning Commission approve the plat amendment of Pinehurst Plaza Retail Condominiums located generally at 432 West 800 North in the C3 zone.
Presenter:Grant Allen
3.2_SR.J_Pinehurst Plaza Retail Condo Plat Amendment_2019.07.10.docx
Map_Pinehurst Plaza Plat Amendment_2019.07.pdf
Plat Amendment - Pinehurst Plaza Retail Condos 6.27.19_plat only.pdf

3.3. PRELIMINARY PLAT – Preliminary Plat approval of Victoria Park Plat F located at 660

East 700 North in the R8 zone.

The Development Review Committee determined this request complies with the Orem City Code subject to resolving the turnaround issue. Staff recommends the Planning Commission consider the preliminary plat of Victoria Park Plat F located at 660 East 700 North in the R8 zone.

Presenter:Grant Allen

3.3_SR.G_Victoria Park Plat F_2019.07.10.docx
Map_Victoria Park Plat F_2019.07.10.pdf
Vicinity Map.pdf
Preliminary Plat - Victoria Park Plat F 5-8-19.pdf
Victoria Park Plat C.pdf
University Park Estates Plat A.pdf
Victoria Park Plat E.pdf
Preliminary Plat - Victoria Park Plat F 7-19-18.pdf

3.4. CONDITIONAL USE PERMIT – The applicant requests the Planning Commission forward a positive recommendation to City Council to approval the Conditional Use Permit for the Smith Residence Remodel located generally at 1311 South 1100 East in the PD18 zone.

The Development Services Department requests the Planning Commission forward a positive recommendation to the City Council to approve the Conditional Use Permit for the Smith Residence Remodel located generally at 1311 South 1100 East in the PD18 zone.

Presenter:Grant Allen

SR.J_Smith_Residence_Remodel_Conditional_Use_Permit_2019.07.10.docx
Map_Smith_Residence_Accessory_Building_2019.07.pdf
Site_Picture.pdf
Site_Plan_Doc_-_Smith_Residence_Remodel_6.27.19.pdf
Accessory_Structure_Elevation_2.pdf
Accessory_Structure_Elevation_1.pdf
20190701_1_MailerFront.pdf
20190701_1_MailerBack.pdf
20190701_1_Labels.docx

3.5. SITE PLAN – The applicant requests the Planning Commission forward a positive recommendation to the City Council approving the Site Plan of Lumber Liquidators Addition & Improvement located generally at 168 East University Parkway in the PD-5 zone.

The Development Services Department requests the Planning Commission forward a positive recommendation to the City Council approving the Lumber Liquidators Addition & Improvement Site Plan located generally at 168 East University Parkway in the PD-5 zone.

Presenter:Grant Allen

SR.J_Lumber_Liquidators_Addition_Site_Plan_2019.07.10.docx
Map_Lumber Liquidators Site Plan_2019.07.pdf
Site_image.pdf
Overall Site Plan.pdf
Elevations.pdf

Exterior Color Elevations.pdf
20190701_1_MailerFront.pdf
20190701_1_MailerBack.pdf
20190701_1_Labels.docx
Lumber Liquidators - Neighbor Meeting Minutes (7-2-19).pdf
Lumber Liquidators - Neighbor Meeting Sign-in Sheet (7-2-19).pdf

3.6. SITE PLAN – Site Plan approval of Baxter Gardens located generally at 195 East 1600 North in the PRD zone.

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Baxter Gardens located generally at 195 East 1600 North in the PRD zone.

Presenter:Grant Allen

SR.G_Baxter_Gardens_Site_Plan_2019.07.10.docx
Map_Baxter Gardens Site Plan_2019.07.10.pdf
Vicinity Map_Baxter Gardens Site Plan_2019.07.10.pdf
Baxter Gardens Site Plan_2019.07.10.pdf
Baxter Gardens Landscape Plan_2019.07.10.pdf
Baxter Gardens Elevations.pdf
Baxter Gardens Elevations_2.pdf
Baxter Gardens Elevations_3.pdf
Baxter Gardens Elevations_4.pdf
Baxter Gardens Elevations_5.pdf
Baxter Gardens Elevations_6.pdf
20190702_1_MailerFront.pdf
20190702_1_MailerBack.pdf
20190702_1_Labels.docx

4. MINUTES REVIEW AND APPROVAL

4.1. June 26, 2019 Planning Commission Minutes

Review and Approve
2019-06-26.pcmin-DRAFT.docx

5. ADJOURN

Next meeting scheduled for Wednesday, August 7, 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** July 10, 2019	OREM
Prepared By: Grant Allen		
Applicant: Brian Zimmerman	**PUBLIC HEARING** – Vacating Lot 19 of Cascade Estates Plat A and approving Cascade Estates Plat C located generally at 897 East 680 North in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **0.24**
- Neighborhood: **Orchard North**

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

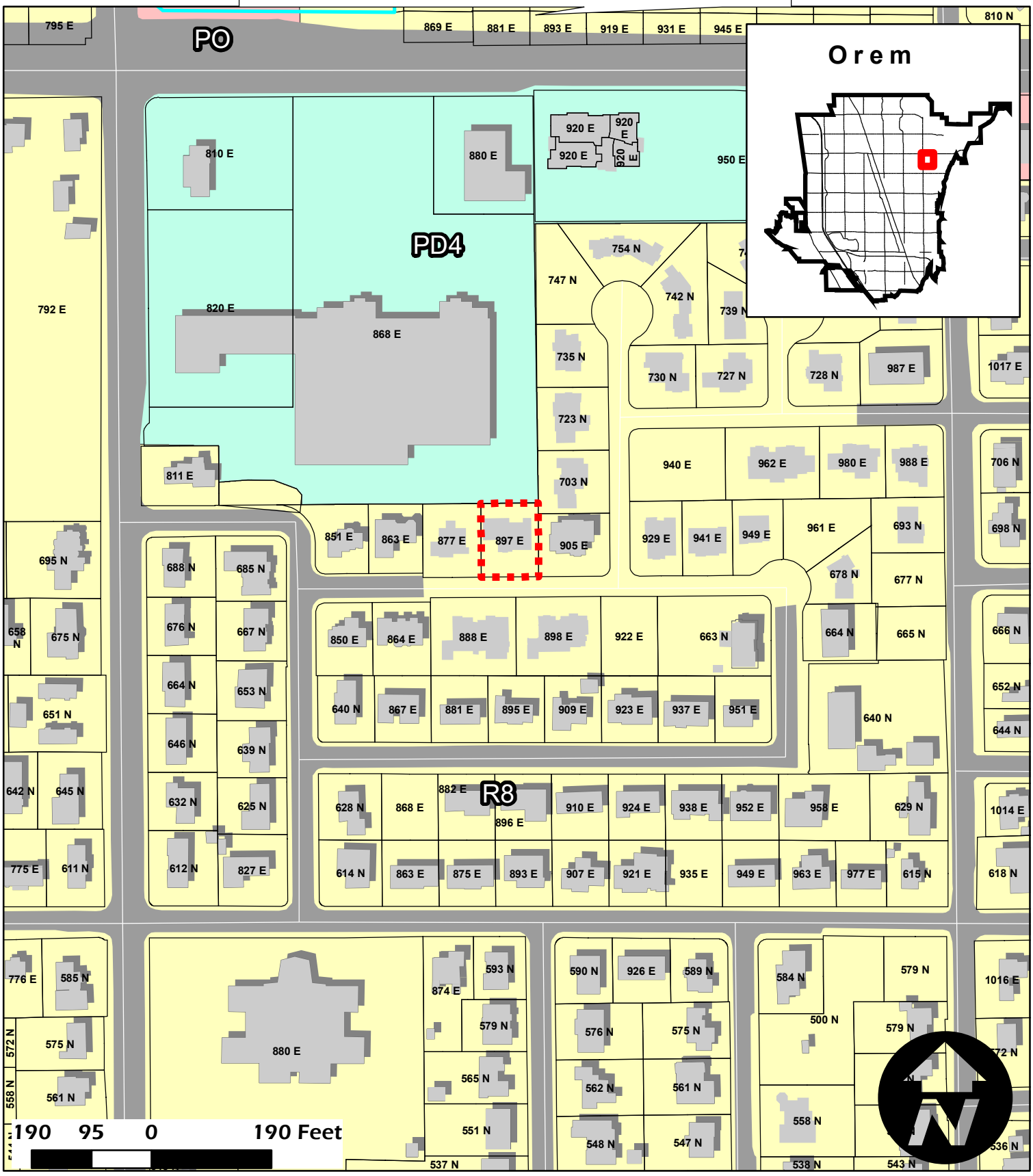
REQUEST: The applicant requests the Planning Commission approve vacating lot 19 of Cascade Estates Plat A and approve Cascade Estates Plat C located generally at 897 East 680 North in the R8 zone.

BACKGROUND: The applicant is seeking to vacate 3 feet of the 8 feet public utility easement on the north boundary of his property. He has contacted all five utility companies and provided letters supporting the vacation. A five-foot public utility will remain.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate lot 19 of Cascade Estates Plat A and approve Cascade Estates Plat C located generally at 897 East 680 North in the R8 zone.



Cascade Estates Plat C



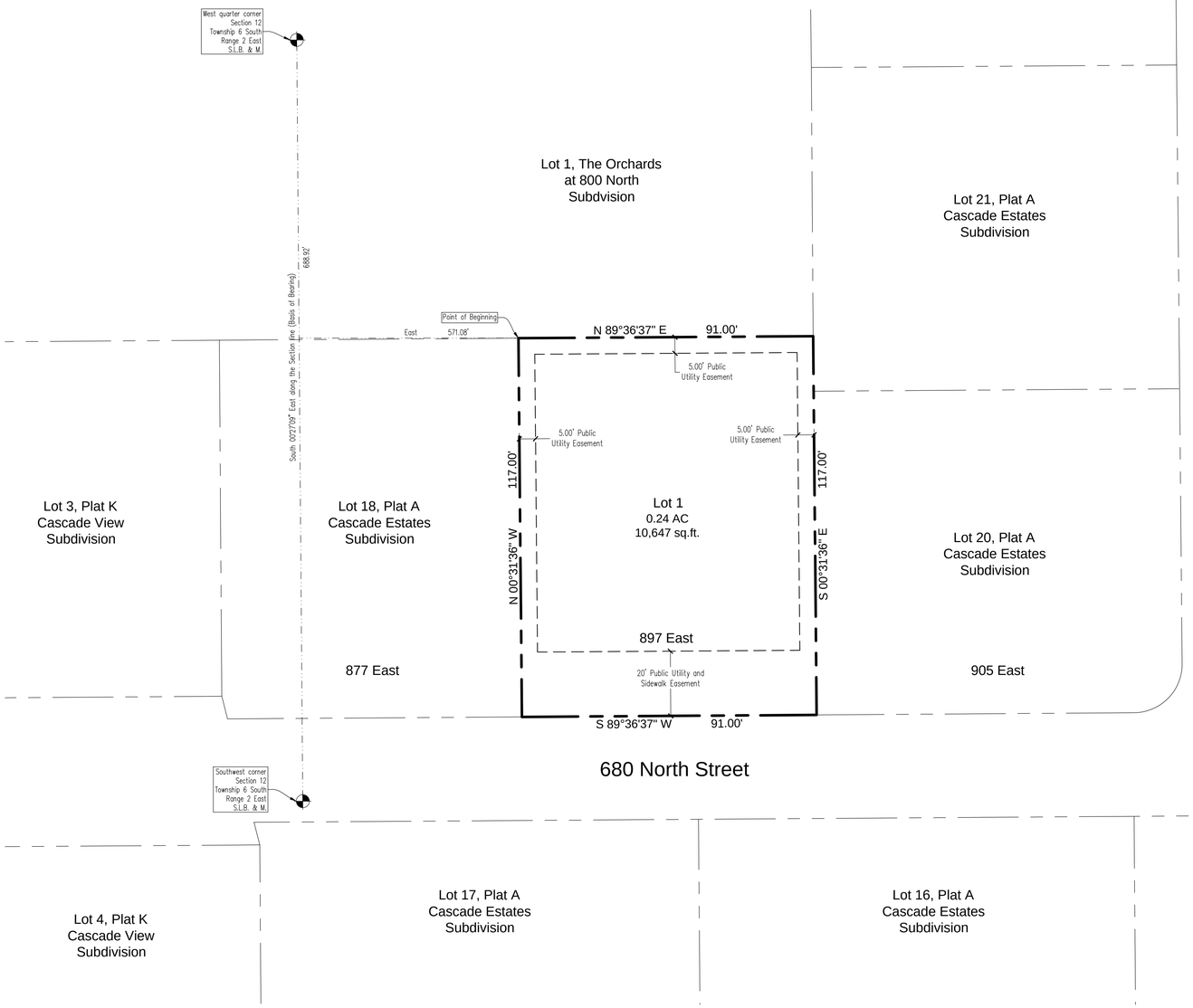
Cascade Estates Plat C
R8 Zone
0.24 Acres

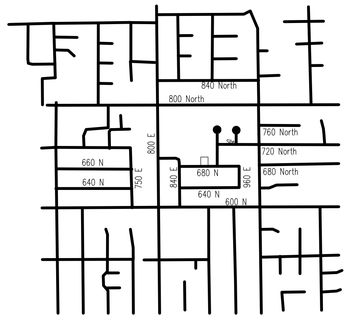
NEIGHBORHOOD
Orchard North

Legend
Parcels selection
Parcels
Buildings


920 East
960 East
720 North
720 North
700 North
840 East
680 North
680 North
920 East
840 East
960 East
640 North
840 East

NORTH
1" = 20'





Surveyor's Certificate

I, Roger D. Dudley , do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

All of Lot 19, Plat "A", Cascade Estates Subdivision, also being described as: Commencing at a point located South 00°27'09" East along the Section line 688.92 feet and East 571.08 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence North 89°36'37" East 91.00 feet; thence South 00°31'36" East 117.00 feet; thence South 89°36'37" West 91.00 feet; thence North 00°31'36" East 117.00 feet to the point of beginning.

Area = 10,647 sq.ft. or 0.24 Acre

Basis of Bearing is South 00°27'09" East along the Section line from the West quarter corner to the Southwest corner of said Section 12.

Date

Professional Land 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___.

Brian and Jennifer Zimmerman Family LLC

Brian Zimmerman, Member

Jennifer Zimmerman, Member

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____, 2016, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20___.

Approved: _____ City Engineer

Approved: _____ City Recorder

Occupancy Restriction Notice

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

Planning Commission Approval

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

_____ Director-Secretary

_____ Chairman, Planning Commission

_____ Resolution No.

DEPARTMENT REVIEW

SEWER____/DATE_____
WATER____/DATE_____
STORM DRAIN ____/DATE_____
TRAFFIC ____/DATE_____
STREET LIGHTS____/DATE_____
FIRE MARSHAL____/DATE_____

Plat " C "

Cascade Estates

Including a Vacation of Lot 19, Plat "A"
Cascade Estates Subdivision

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = Feet

PREPARED BY

DUDLEY AND ASSOCIATES INC.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 19, Plat "A", Cascade Estates Subdivision, Lot 19, Plat "A", Cascade Estates Subdivision is hereby Vacated.

Approved as to Form

_____
City Attorney Date

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

Space above for County Recorder's use
PARCEL I.D.# 65:431:0019

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY, a corporation of the State of Utah, dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Utah County, Utah, to-wit:

> All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 19, Cascade Estates Plat A Subdivision, located in the Southwest quarter of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on June 6, 2019.

QUESTAR GAS COMPANY,
Dba Dominion Energy Utah

By: _____
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On June 6, 2019, personally appeared before me _____, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY, dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

BRADY K. NOWERS
Notary Public State of Utah
My Commission Expires on:
April 15, 2023
Comm. Number: 705583

_____
Notary Public

ROCKY MOUNTAIN POWER
A PACIFICORP COMPANY
American Fork Estimating
70 North 200 East
American Fork, Utah 84003

May 30, 2019

Brain Zimmerman
897 E 680 N
Orem, UT 84097

Cascade Estates Subdivision Plat "A" Lot 19

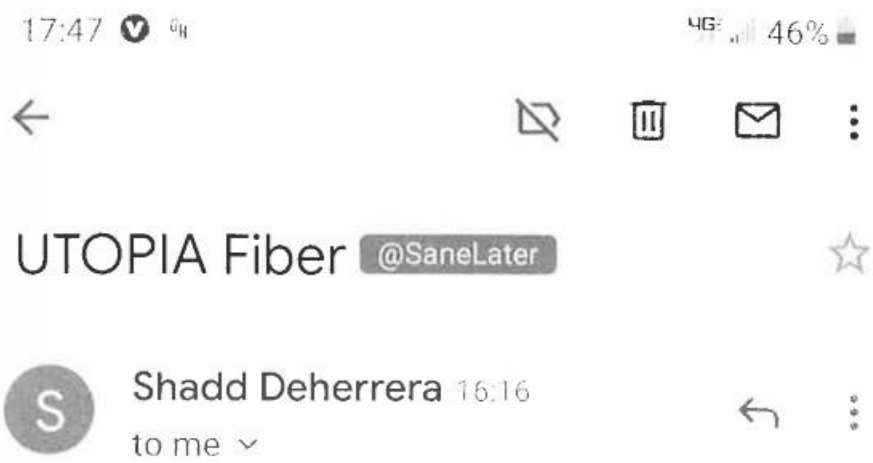
By this letter Rocky Mountain Power approves the vacation of the existing north property line 8' PUE of Lots 19 of Plat "A" of the Verona Estates subdivision.

Rocky Mountain Power maintains its rights to locate and maintain its facilities within or upon all other existing utility easements located upon these properties other than those specifically mentioned above.

Any and all structures built must maintain NESC clearances from Rocky Mountain Power facilities.

Sincerely,

Robin Anderson
Estimator



UTOPIA Fiber @SaneLater

Shadd Deherrera 16:16
to me

Good afternoon Brian,

Thank you for contacting UTOPIA Fiber. This email is to confirm UTOPIA does not have any Fiber lines placed in the back of your home. Attached is a map of the area with your home located on it showing were lines are designed to run. We do have lines near the front of your property and a design to run a line through your front yard should you want services once we are available for service in your area. If you are doing any digging we always recommend contacting Blue Stakes of Utah to have all major utility lines marked. You can contact them at (800)-662-4111. Please let us know if you have any other questions. Thank you for contacting UTOPIA Fiber and have a wonderful day!

UTOPIA FIBER | Shadd DeHerrera

COMCAST

Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

June 6, 2019

Brian Zimmerman
897 East 680 North
Orem, UT 84097

To whom it may concern,

Comcast of Utah II grants permission to encroach upon the easement, which exists along the North line of the property located at 897 East 680 North, Orem, UT 84097. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Courtney Filizetti

Courtney Filizetti
Authorized Representative

CenturyLink

6/11/2019

Brian & Jennifer Zimmerman
897 E 680 N
Orem, Utah 84097

SUBJECT: APPROVAL TO PROCEED / ENCROACHMENT

Project Name & Location: Proposed Pool Encroachment onto the North 8' PUE affecting Lot 19, Plat "A", Cascade Estates Subdivision, located in Utah County, State of Utah.
APN: 65-431-0019

Mr. and Mrs. Zimmerman:

Qwest Corporation, d/b/a CENTURYLINK QC ("CenturyLink") is holder of Easement Rights granted by that certain Plat recorded April 2, 2015 as Entry No.26918:2015 on file in the office of the County Recorder of Utah County, State of Utah.

CenturyLink has reviewed your request to proceed with improvements as shown on Exhibit "A" ("Improvements"), said Exhibit "A" attached hereto and incorporated by this reference, within the Easement Tract and has no objections providing, however, the following terms and conditions are agreed to, and met, by Property Owners:

1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).

2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.

3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining or removing said Improvements, Property Owners agrees to bear the cost of repair and/or relocation of said CenturyLink facilities.

4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED.

Prior to commencing construction please execute this Agreement below and return a copy to CenturyLink.

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easements or rights we have on this site or in the area.

If you have any questions or would like to discuss this action further, please contact Don Twiggs at Don.Twiggs@CenturyLink.com.

Sincerely yours,

Don Twiggs
Network Infrastructure Services
CenturyLink
P816936

I hereby agree to the terms and conditions as described in this document.

Signature

Brian Zimmerman

Printed Name

Title

06/11/19

Date

I hereby agree to the terms and conditions as described in this document.

Signature

Jennifer Zimmerman

Printed Name

Title

06/11/19

Date

Item #: 3.2	**Planning Commission** July 10, 2019	OREM
Prepared By: Jenna Albers		
Applicant: WX4 LLC	**PUBLIC HEARING** – Plat Amendment approval of Pinehurst Plaza Retail Condominiums located generally at 432 West 800 North in the C3 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 N/A

SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **C3**
- Acreage: **0.09**
- Neighborhood: **Timpview**

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

REQUEST: The applicant requests the Planning Commission approve the Plat Amendment for Pinehurst Plaza Retail Condominiums located generally at 432 West 800 North in the C3 zone.

BACKGROUND: The applicant is seeking to amend the Pinehurst Plaza Retail Condominiums plat. The purpose is to adjust the unit boundaries to match what is actually built. Unit J, K, and L are the only units being adjusted. No changes to the structure will be made. The plat complies with the requirements of the C3 zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment of Pinehurst Plaza Retail Condominiums located generally at 432 West 800 North in the C3 zone.



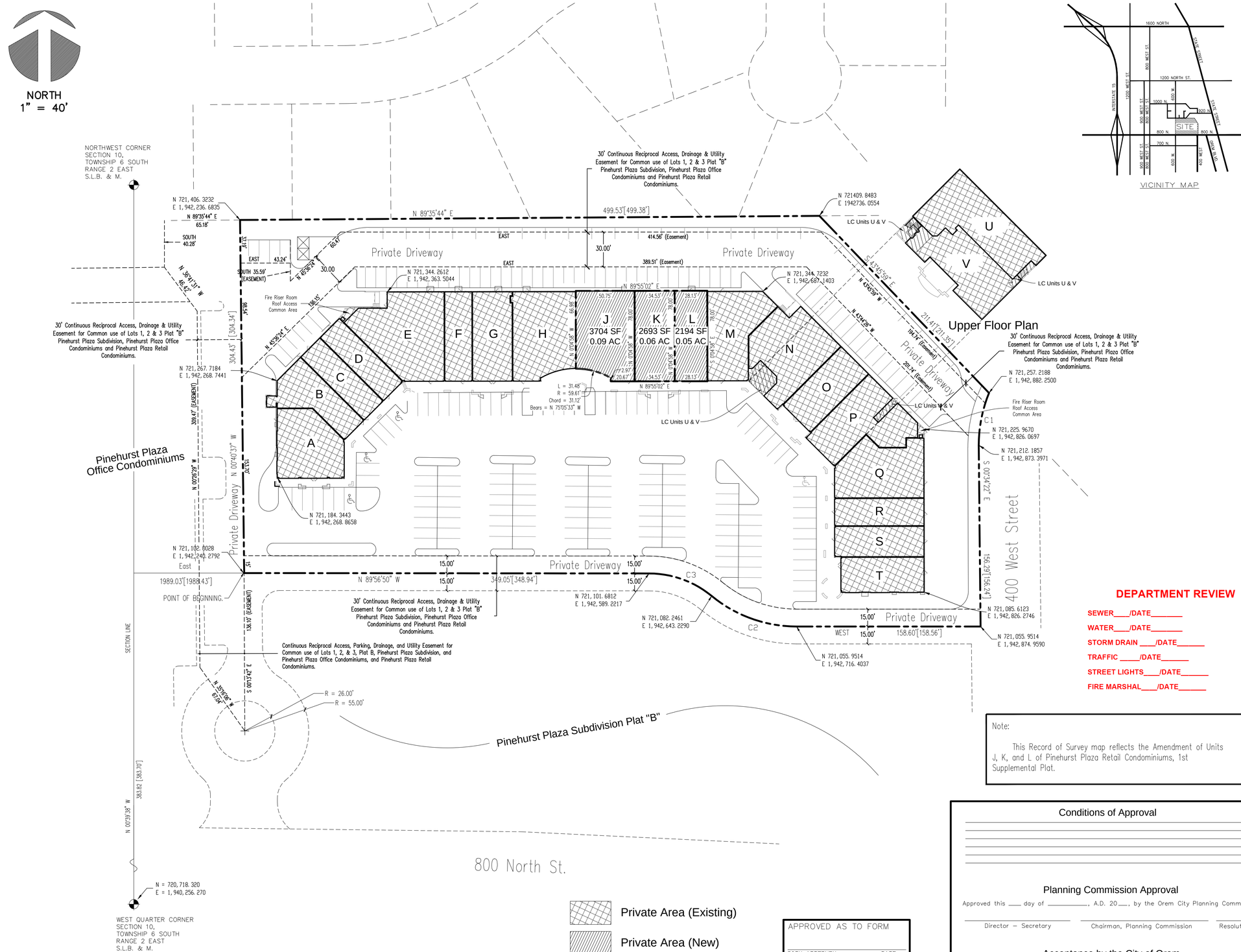
Pinehurst Plaza Plat Amendment



Pinehurst Plaza Plat Amendment
C3 Zone
0.09 Acres

NEIGHBORHOOD
Bonneville

Legend
Parcels selection
Parcels
Buildings



Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below-described land, I performed a Survey of said land: that the boundary description below correctly describes the land surface upon which will be constructed PINEHURST PLAZA RETAIL CONDOMINIUMS, A Utah Condominium Project, that the record of survey map for said Condominium Project, consisting of TWO (2) page(s), is accurate and complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act: and that the reference markers shown on said map are located as shown and are sufficient to readily retrace or reestablish this survey.

Date

Professional Land Surveyor
(see seal below)

Boundary Description

Commencing at a point located North 00°39'38" West along the Section line 383.82 feet and East 1989.03 feet from the found West quarter corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°40'37" West 304.43 feet; thence North 89°35'44" East 499.53 feet; thence South 43°45'59" East 211.41 feet; thence along the arc of a 119.00 foot radius curve to the left 46.20 feet (chord bears South 11°07'18" West 45.91 feet); thence South 00°34'22" East 156.29 feet; thence North 00°00'00" West 158.60 feet 158.60 feet thence along the arc of a 115.00 foot radius curve to the right 79.34 feet (chord bears North 70°14'04" West 77.78 feet); thence along the arc of a 85.00 foot radius curve to the left 58.57 feet (chord bears North 70°12'29" West 57.42 feet); thence North 89°56'50" West 349.05 feet to the point of beginning.

Area = 4.49 Acres

Basis of Bearing is North 00°39'38" West along the Section from the West quarter corner to the Northwest corner of said Section 10.

Owner's Certificate and Dedication

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

Utility Dedication

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

Reservation of Common Areas

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

Dated: _____ 20___.

Owner: WX4, LLC — By: _____ Larry W. Watts – Manager

THAT LUANG, LLC — By: _____ Suvan Sitizong – Manager

PET URGENT CARE, LLC — By: _____ Yoeny D. Calas-Dobson – Manager

Acknowledgement

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

On the ____ day of _____, A.D. 20____ personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

(Notary's full name) — A notary public commissioned in Utah — (Commission number)

My Commission Expires — (signature)

Occupancy Restriction Notice

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

SHEET OF SHEET(S)

DEPARTMENT REVIEW

SEWER____/DATE_____
WATER____/DATE_____
STORM DRAIN ____/DATE_____
TRAFFIC _____/DATE_____
STREET LIGHTS____/DATE_____
FIRE MARSHAL____/DATE_____

Note:

This Record of Survey map reflects the Amendment of Units J, K, and L of Pinehurst Plaza Retail Condominiums, 1st Supplemental Plat.

Conditions of Approval

Planning Commission Approval

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

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

Acceptance by the City of Orem

Approved this_____day of _____, 20____, by Orem City, 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. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____day of_____, A.D. 20___.

Approved: _____ City Engineer

Approved: _____ City Recorder

Approved: _____ Clerk / Recorder

5th Supplemental Record of Survey Map
(Including an Amendment of Units J, K, and L of the First Supplemental Record of Survey Map)

PINEHURST PLAZA RETAIL CONDOMINIUMS

Condominiums

Orem City, _____ Utah County, Utah

Scale: 1" = Feet

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

Prepared by:

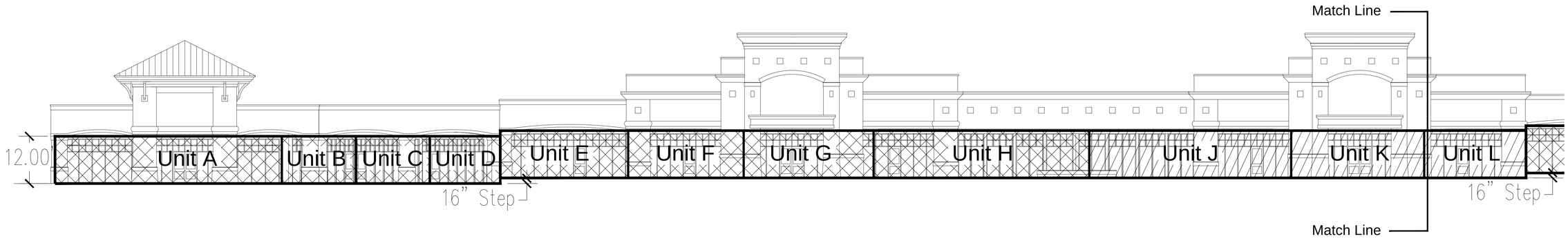
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

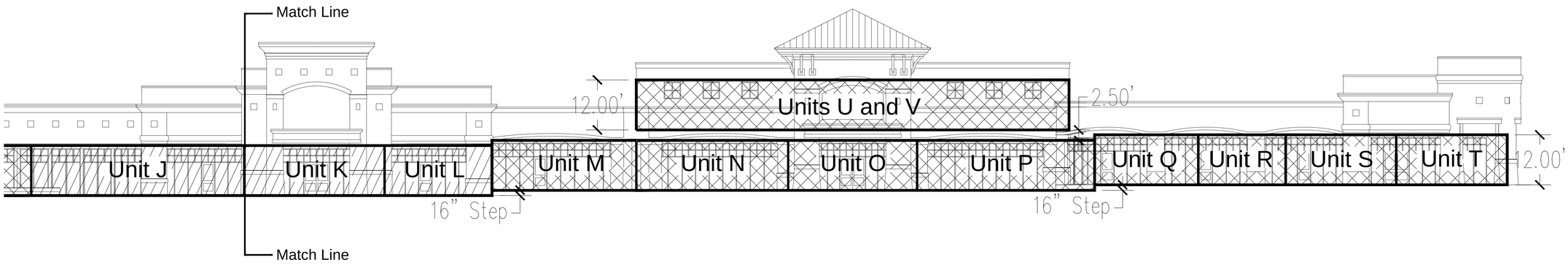
Private Area (Existing)
Private Area (New)
Limited Common Space
Common Area

APPROVED AS TO FORM
CITY ATTORNEY DATE

Note:
The owner and the Developer of the property are responsible to comply with all enviromental and wetlands regulations.



Front Elevation



Private Area (Existing)

Private Area (New)

Limited Common Space

Common Area

5th Supplemental Record of Survey Map

Pinehurst Plaza Retail Condominiums

A Convertible Space Condominium

Orem, City

Utah County, Utah

Item #: 3.3	**Planning Commission** July 10, 2019	OREM
Prepared By: Grant Allen		
Applicant: Susan Harding	**PRELIMINARY PLAT** – Preliminary Plat approval of Victoria Park Plat F located at 660 East 700 North in the R8 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 52 property owners within 500ft of the property.

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **0.59**
- Neighborhood: **Orchard**

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

REQUEST: The applicant requests the Planning Commission approve the preliminary plat of Victoria Park Plat F located at 660 East 700 North in the R8 zone.

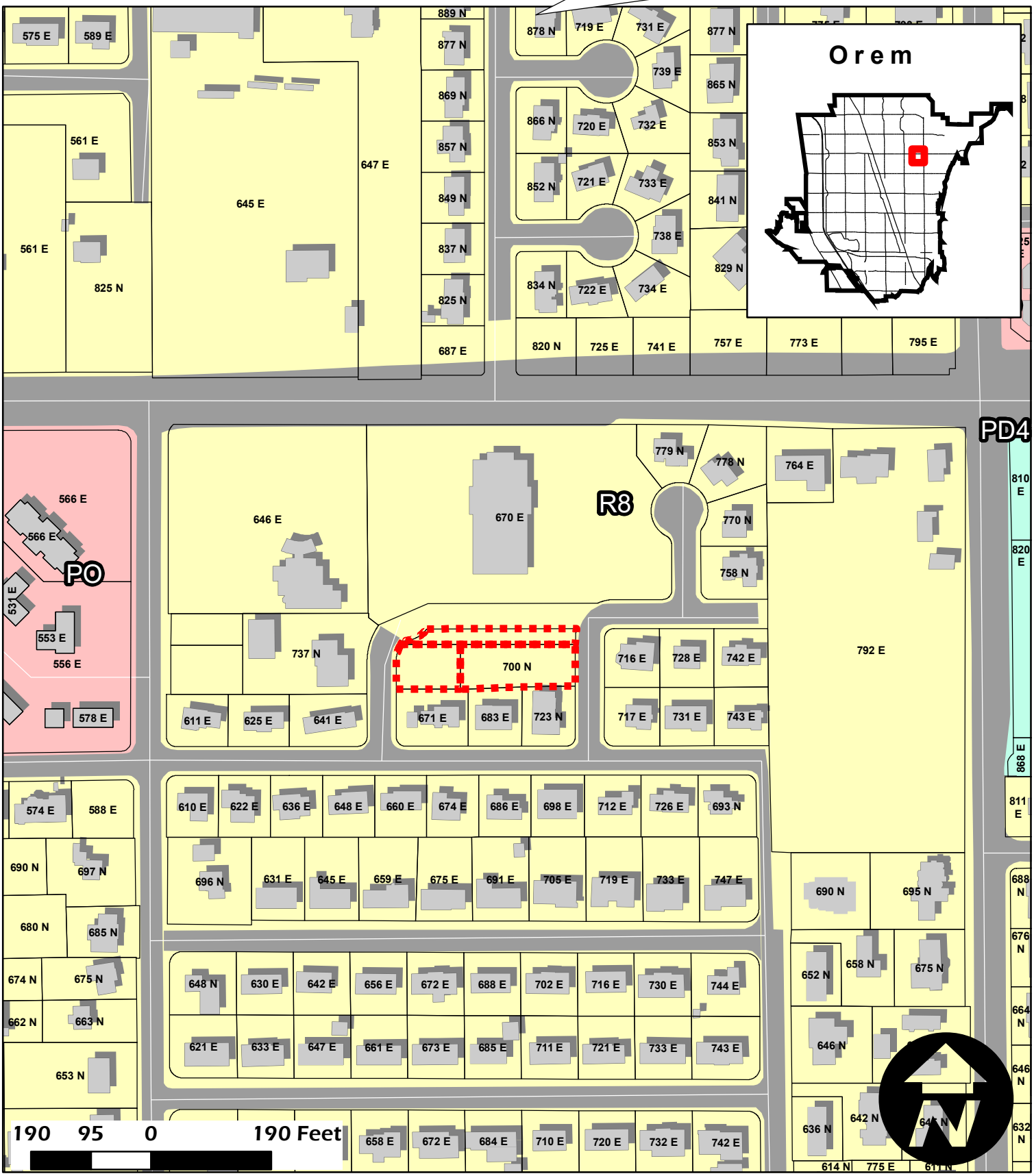
BACKGROUND: The applicant is requesting the city approve the preliminary plat for 2 lots. The fire code requires a turnaround for 660 East street due to the length. In 2018, owners applied for preliminary plat approval. The proposal that was forwarded at the time to Planning Commission included a 96' turnaround as was required by Staff. The applicant requested on August 1, 2018, the item be continued indefinitely to consult with the City Engineer as to other options for the property.

As of the writing of this staff report, we are still working to resolve the turnaround issue. No resolution has been reached, however, Staff is continuing to work with the applicant regarding a proposed solution. Without a resolution to the turnaround issue, Staff has determined it would not comply with the fire code requirements.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code subject to resolving the turnaround issue. Staff recommends the Planning Commission consider the preliminary plat of Victoria Park Plat F located at 660 East 700 North in the R8 zone.



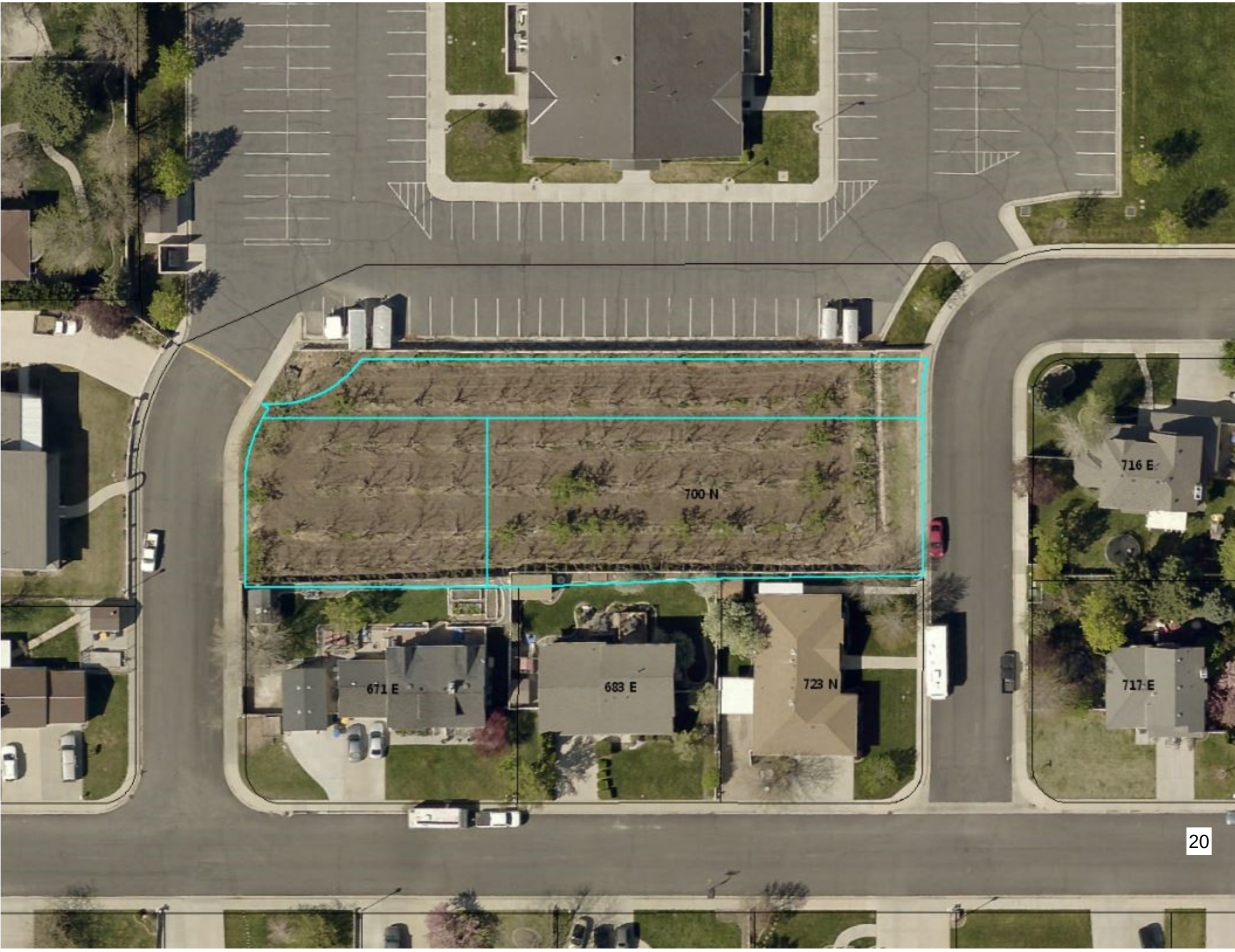
Victoria Park Plat F



Victoria Park Plat F
R8
0.59 Acres

NEIGHBORHOOD
Orchard
Brook & Danette Gardner

Legend
Parcels selection
Parcels
Buildings


700 N
716 E
671 E
683 E
723 N
717 E

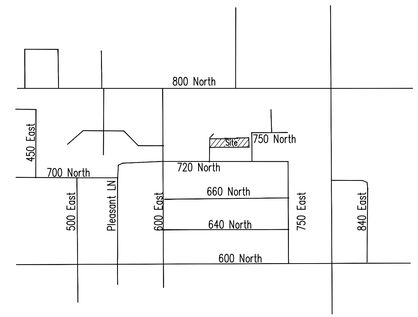
Victoria Park Plat "F"

Orem Utah

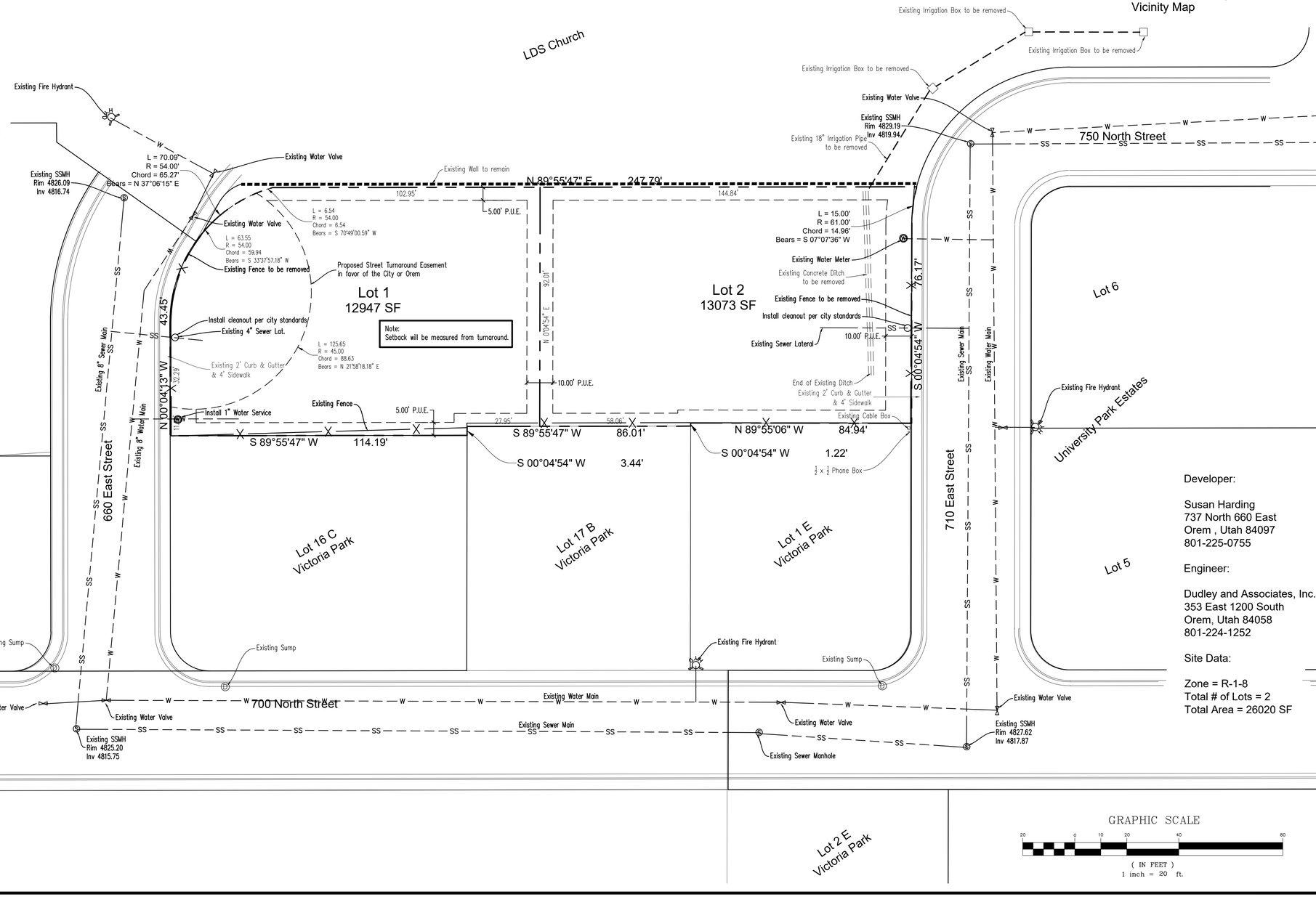
NORTH
1" = 20

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by Chapter 20 of the Orem City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the Orem City Code, Chapter 14.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to Chapter 21 of the Orem City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.



Vicinity Map



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.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Victoria Park Plat "F"
Preliminary Plat
Orem City Utah

Developer:

Susan Harding
737 North 660 East
Orem , Utah 84097
801-225-0755

Engineer:

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

Site Data:

Zone = R-1-8
Total # of Lots = 2
Total Area = 26020 SF

Revisions

Date	4-27-2015
Scale	1"=20'
By	BHT
Tracing No.	L -

Sheet No.
C - 1

Intermountain Copy

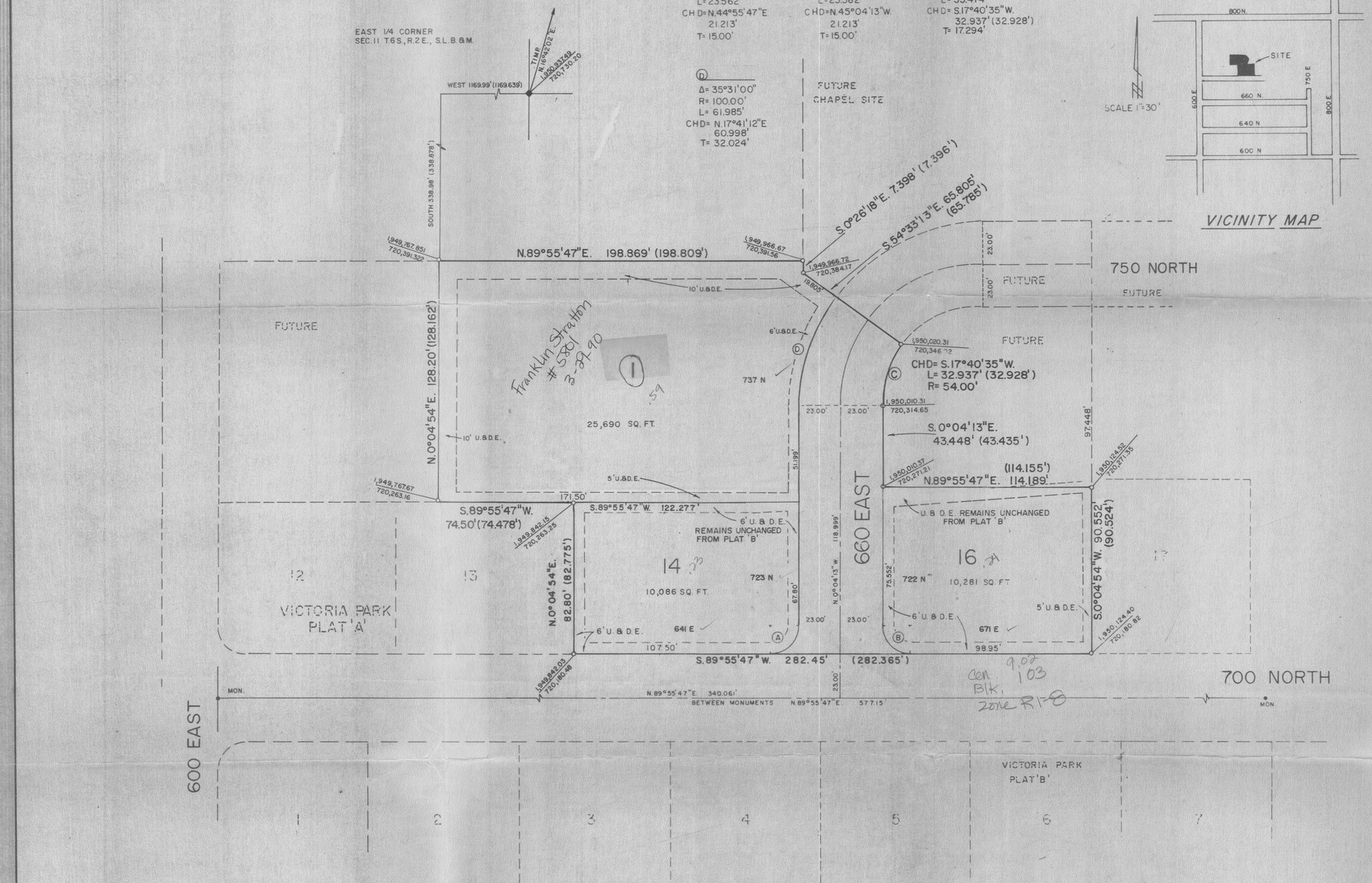
CURVE DATA

(A) Δ=90°00'00" R=15.00' L=23.562' CHD=N.44°55'47"E 21.213' T=15.00'

(B) Δ=90°00'00" R=15.00' L=23.562' CHD=N.45°04'13"W. 21.213' T=15.00'

(C) Δ=35°31'00" R=54.00' L=33.474' CHD=S.17°40'35"W. 32.937'(32.928') T=17.294'

(D) Δ=35°31'00" R=100.00' L=61.985' CHD=N.17°41'12"E 60.998' T=32.024'



VICINITY MAP

U.B.D.E.= UTILITY & DRAINAGE EASEMENT

PLAT VACATION NOTICE

THE CITY COUNCIL OF THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALY INJURED BY THE VACATION OF LOTS 14,15 AND 16 OF VICTORIA PARK SUBDIVISION, PLAT 'B', AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 14,15 AND 16 OF VICTORIA PARK SUBDIVISION, PLAT 'B' ARE HEREBY VACATED

DATE 11/28/89

S. Blaine Willes
S. BLANE WILLIES
MAYOR

SURVEYOR'S CERTIFICATE

I, STEVEN R. LARSON DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4258 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, HAVE ACCURATELY DESCRIBED THE SAME BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREET, AND EASEMENTS BASED ON THE BOUNDARY SURVEY COMPUTED AND DESCRIBED HEREON.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT WHICH IS 1169.99' WEST AND 338.98' SOUTH OF THE EAST QUARTER CORNER OF SECTION 11, T6S, R2E, SALT LAKE BASE & MERIDIAN THENCE AS FOLLOWS:

COURSE	DISTANCE	PHYSICAL REFERENCES
N.89°55'47"E.	198.869'	THENCE
S.0°26'18"E.	7.398'	THENCE
S.54°33'13"E.	65.805'	THENCE
SOUTHWESTERLY	33.474'	ALONG A 54.00' RADIUS NONTANGENT CURVE TO THE LEFT WHOSE CHORD BEARS S.17°40'35"W., 32.937'; THENCE
S.0°04'13"E.	43.448'	THENCE
N.89°55'47"E.	114.189'	THENCE
S.0°04'54"W.	90.552'	THENCE
S.89°55'47"W.	282.45'	THENCE
N.0°04'54"E.	82.80'	THENCE
S.89°55'47"W.	74.50'	THENCE
N.0°04'54"E.	128.20'	TO THE POINT OF BEGINNING
		3 LOTS
		AREA=1.2372 ACRES

BASIS OF BEARING STATE COORDINATE SYSTEM SECTION CORNER TO TIMP = N.16°42'02"E.

DATE _____ SURVEYOR (See Seal)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATE HEREON, 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., 19__

SUSAN S. HARDING-ATTORNEY FOR FRANKLIN K. STRATTON

Franklin K Stratton by Franklin K Stratton

ACCEPTANCE OF LEGISLATIVE BODY

THE City OF Orem COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PUPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 28 DAY OF November A.D. 1989

1988-89
BY RESOLUTION NO.

Gardner Johnston Jr
ENGINEER

S. Blaine Willes
MAYOR

Melody Downey
CLERK/RECORDER

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

CITY-COUNTY HEALTH DEPARTMENT

FIRE MARSHAL

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

FIRE MARSHAL

PLANNING COMMISSION APPROVAL

APPROVED THIS 1ST DAY OF NOV. A.D. 19 89 BY THE _____ PLANNING COMMISSION.

DIRECTOR SECRETARY — ACTING CHAIRMAN, PLANNING COMMISSION

PARTICIPATING

PLAT "C"

VICTORIA PARK

INCLUDES VACATION OF LOTS 14, 15, 16 PLAT 'B'

SUBDIVISION

OREM CITY UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

3914-47

CONDITIONS OF APPROVAL

ACKNOWLEDGEMENT (PERSONAL)

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

ON THE 7th DAY OF Dec, A.D. 1989 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECTUE THE SAME.

MY COMMISSION EXPIRES 4-8-90 Notary Public

NOTARY PUBLIC (See Seal Below)

OCCUPANCY RESTRICTION NOTICE

ORDINANCE NO. _____ OF _____, UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY: _____

ACKNOWLEDGEMENT (CORPORATE)

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

ON THE ____ DAY OF _____, 19__, PERSONALLY APPEARED BEFORE ME, _____ AND _____, WHO BEING BY ME DULY SWORN DID SAY, EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING AT: _____

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

SUBDIVISION CORPORATE & PERSONAL

22

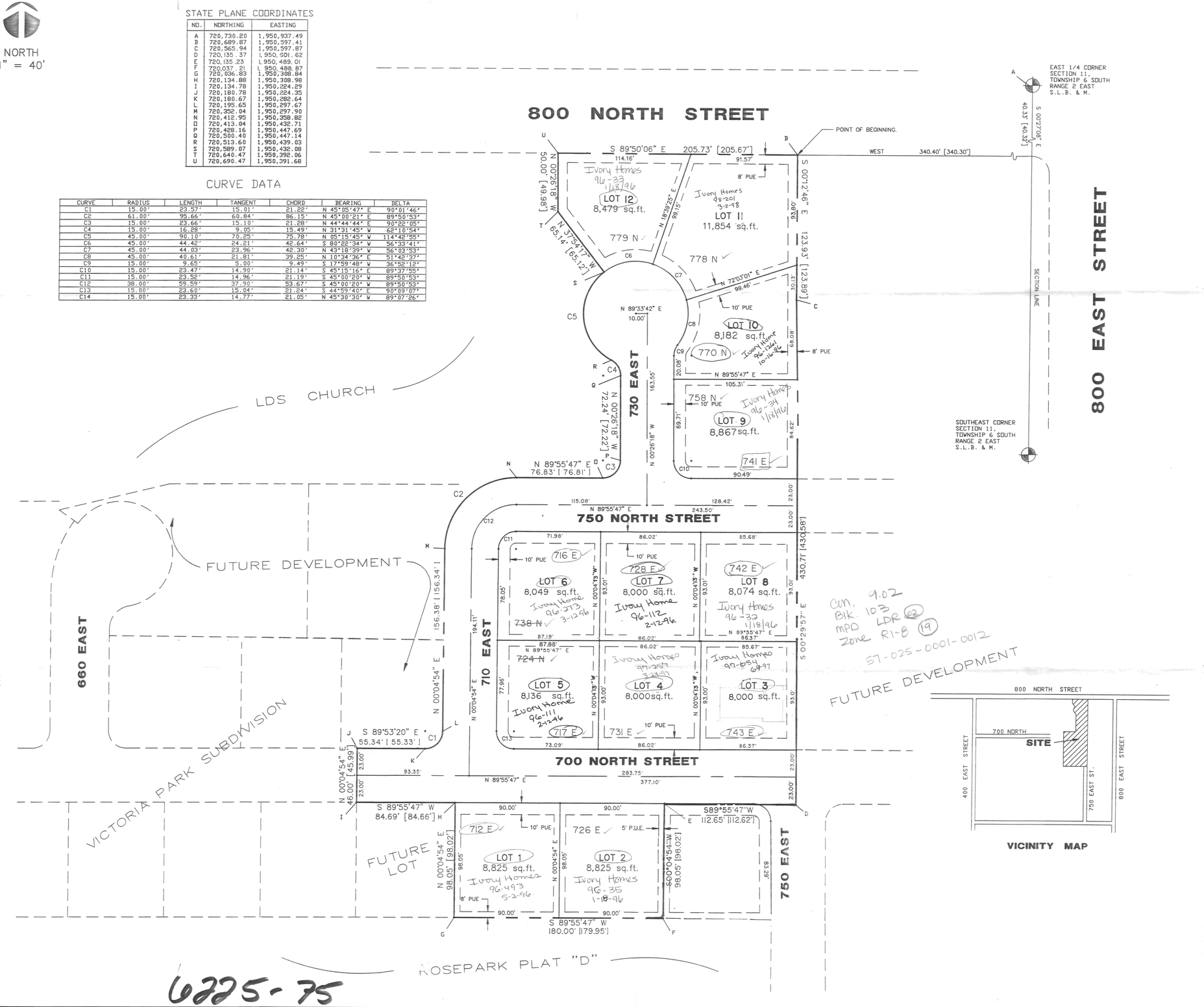
NORTH
1" = 40'

STATE PLANE COORDINATES

NO.	NORTHING	EASTING
A	720,730.20	1,950,937.49
B	720,689.87	1,950,597.41
C	720,565.94	1,950,597.87
D	720,135.37	1,950,601.62
E	720,135.23	1,950,489.01
F	720,037.21	1,950,488.87
G	720,036.83	1,950,308.84
H	720,134.88	1,950,308.98
I	720,134.78	1,950,224.29
J	720,180.78	1,950,224.35
K	720,180.67	1,950,282.64
L	720,195.65	1,950,297.67
M	720,352.04	1,950,297.90
N	720,412.95	1,950,358.82
O	720,413.04	1,950,432.71
P	720,468.16	1,950,447.69
Q	720,500.40	1,950,447.14
R	720,513.60	1,950,439.03
S	720,589.07	1,950,438.08
T	720,640.47	1,950,392.06
U	720,690.47	1,950,391.68

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	23.57'	15.01'	21.22'	N 45°05'47" E	90°01'46"
C2	61.00'	95.66'	60.84'	86.15'	N 45°00'21" E	89°50'53"
C3	15.00'	23.66'	15.10'	21.28'	N 44°44'44" E	90°22'05"
C4	15.00'	16.28'	9.05'	15.49'	N 31°31'45" W	62°10'54"
C5	45.00'	90.10'	70.25'	75.78'	N 05°15'45" W	114°42'55"
C6	45.00'	44.42'	24.21'	42.64'	S 80°22'34" W	56°33'41"
C7	45.00'	44.03'	23.96'	42.30'	N 43°18'39" W	56°03'53"
C8	45.00'	40.61'	21.81'	39.25'	N 10°34'36" E	51°42'37"
C9	15.00'	9.65'	5.00'	9.49'	S 17°59'48" W	36°52'12"
C10	15.00'	23.47'	14.90'	21.14'	S 45°15'16" E	89°37'55"
C11	15.00'	23.52'	14.96'	21.19'	S 45°00'20" W	89°50'53"
C12	38.00'	59.59'	37.90'	53.67'	S 45°00'20" W	89°50'53"
C13	15.00'	23.60'	15.04'	21.24'	S 44°59'40" E	90°09'07"
C14	15.00'	23.33'	14.77'	21.05'	N 45°30'30" W	89°07'26"



CEM. 9.02
BLK. 103
MPD LDR (62)
ZONE R1-8 (19)
57-025-0001-0012

FUTURE DEVELOPMENT

VICINITY MAP

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 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 SOUTH 00°27'08" EAST ALONG THE SECTION LINE 40.33 FEET AND WEST 340.40 FEET FROM THE EAST 1/4 CORNER OF SECITON 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

BEARING	DISTANCE	REMARKS
S 00°12'46" E	123.93'	
S 00°29'57" E	430.71'	
S89°55'47"W	112.65'	
S00°04'54"W	98.05'	
S 89°55'47" W	180.00'	
N 00°04'54" E	98.05'	
S 89°55'47" W	84.69'	
N 00°04'54" E	46.00'	
S 89°53'20" E	55.34'	
ARC LENGTH	23.57'	CHD BEARS N 45°05'47" E 21.22', R = 15.00'
N 00°04'54" E	156.38'	
ARC LENGTH	95.66'	CHD BEARS N 45°00'21" E 86.15', R = 61.00'
N 89°55'47" E	76.83'	
ARC LENGTH	23.66'	CHD BEARS N 44°44'44" E 21.28', R = 15.00'
N 00°26'18" W	72.24'	
ARC LENGTH	16.28'	CHD BEARS N 31°31'45" W 15.49', R = 15.00'
ARC LENGTH	90.10'	CHD BEARS N 05°15'45" W 75.78', R = 45.00'
N 37°54'17" W	65.14'	
N 00°26'18" W	50.00'	
S 89°50'06" E	205.73'	TO THE POINT OF BEGINNNG.
		AREA = 3.52 ACRES

BASIS OF BEARING = SOUTH 00°27'08" EAST ALONG THE SECTION LINE.

JUNE 30, 1995
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PEPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12TH DAY OF July, A.D. 1995

DONALD D. OLSEN
DAVID R. TYLER
MICHAEL TUCKER
FRANKLIN K. STRATTON
JANET O. STRATTON

ACKNOWLEDGEMENT

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

ON THE 12TH DAY OF July, A.D. 1995 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3-1-96

NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION ADN HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 8 DAY OF August A.D. 1995

BY RESOLUTION No. PC-95-0172
APPROVED
CITY ENGINEER
(See Seal Below)

ATTEST
CITY RECORDER
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 2ND DAY OF August A.D. 1995 BY THE OREM CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY
CHAIRMAN, PLANNING COMMISSION

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCE ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

PLAT " A "

UNIVERSITY PARK ESTATES

ENT 56077 MAP B 6225
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 AUG 28 8:39 AM FEE 42.00 BY AC
RECORDED FOR OREM CITY

SUBDIVISION

OREM CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
REGISTERED LAND SURVEYOR No. 147089 Roger D. Dudley STATE OF UTAH	ROGER D. DUDLEY NOTARY PUBLIC-STATE OF UTAH 1557 SUNSET DRIVE SOUTH OREM, UTAH 84058 COMM. EXP. 3-1-96		CORPORATE SEAL STATE OF UTAH

6225-75

57-025-0001-002

PARTICIPATING

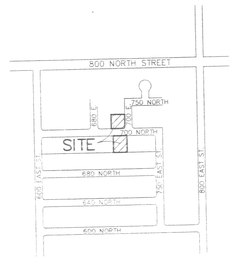
NORTH
1"=30'

CURVE DATA

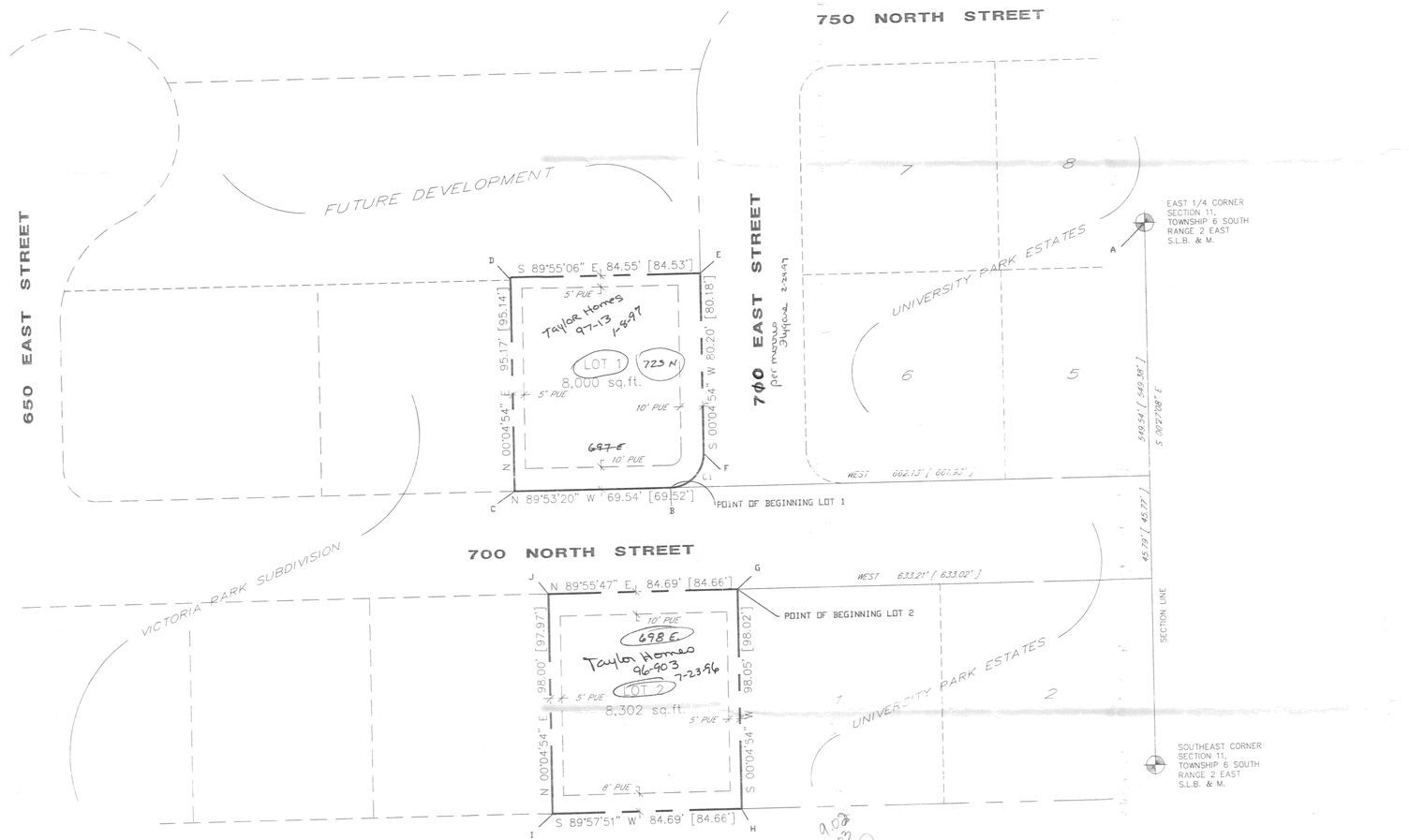
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	23.57'	15.01'	21.22'	N 45°05'47" E	90°01'46"

STATE PLANE COORDINATES

NO.	NORTHING	EASTING
A	720,730.20	1,950,937.49
B	720,180.84	1,950,879.95
C	720,180.98	1,950,810.37
D	720,276.12	1,950,810.51
E	720,276.00	1,950,895.04
F	720,195.81	1,950,294.91
G	720,135.06	1,950,309.16
H	720,037.04	1,950,309.02
I	720,036.99	1,950,224.36
J	720,134.96	1,950,224.50



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 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

LOT 1

COMMENCING AT A POINT LOCATED S 00°27'08" E ALONG THE SECTION LINE 549.54 FEET AND WEST 662.13 FEET FROM THE EAST ONE QUARTER CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN CENTRAL ZONE; THENCE

N 89°53'20" W	69.54'
N 00°04'54" E	95.17'
S 89°55'06" E	84.55'
S 00°04'54" W	80.20'
ARC LENGTH	23.57'

CHD BEARS S 45°05'47" W 21.22' R = 15.00' TO THE POINT OF BEGINNING.

AREA = 0.18 ACRE

LOT 2

COMMENCING AT A POINT LOCATED S 00°27'08" E ALONG THE SECTION LINE 595.34 FEET AND WEST 633.21 FEET FROM THE EAST ONE QUARTER CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN CENTRAL ZONE; THENCE

S 00°04'54" W	98.05'
S 89°57'51" W	84.69'
N 00°04'54" E	98.00'
N 89°55'47" E	84.69'

TO THE POINT OF BEGINNING

AREA = 0.19 ACRE

BASIS OF BEARING = S 00°27'08" E ALONG THE SECTION LINE

JANUARY 10, 1996
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF Feb., A.D. 1996

x Franklin K. Stratton — FRANKLIN K. STRATTON

x Janet D. Stratton — JANET D. STRATTON

ACKNOWLEDGEMENT

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

ON THE 4TH DAY OF Feb, A.D. 1996 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3-1-96

NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 12 DAY OF Feb A.D. 1996

P.W. DIRECTOR

APPROVED — CITY ENGINEER
(See Seal Below)

ATTEST — CITY RECORDER
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUB-DIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCE ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

ENT 12835 MAP # 6458
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1996 FEB 15 1:12 PM FEE 32.00 BY DJ
RECORDED FOR OREM CITY

PLAT " E "

VICTORIA PARK

SUBDIVISION

OREM CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

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

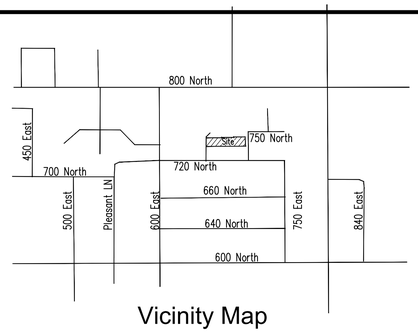
PARTICIPATING

Tax ID# 54-103-0001, 0002
Lot 1 & 2

458-77

Victoria Park Plat "F"

Orem Utah



Vicinity Map

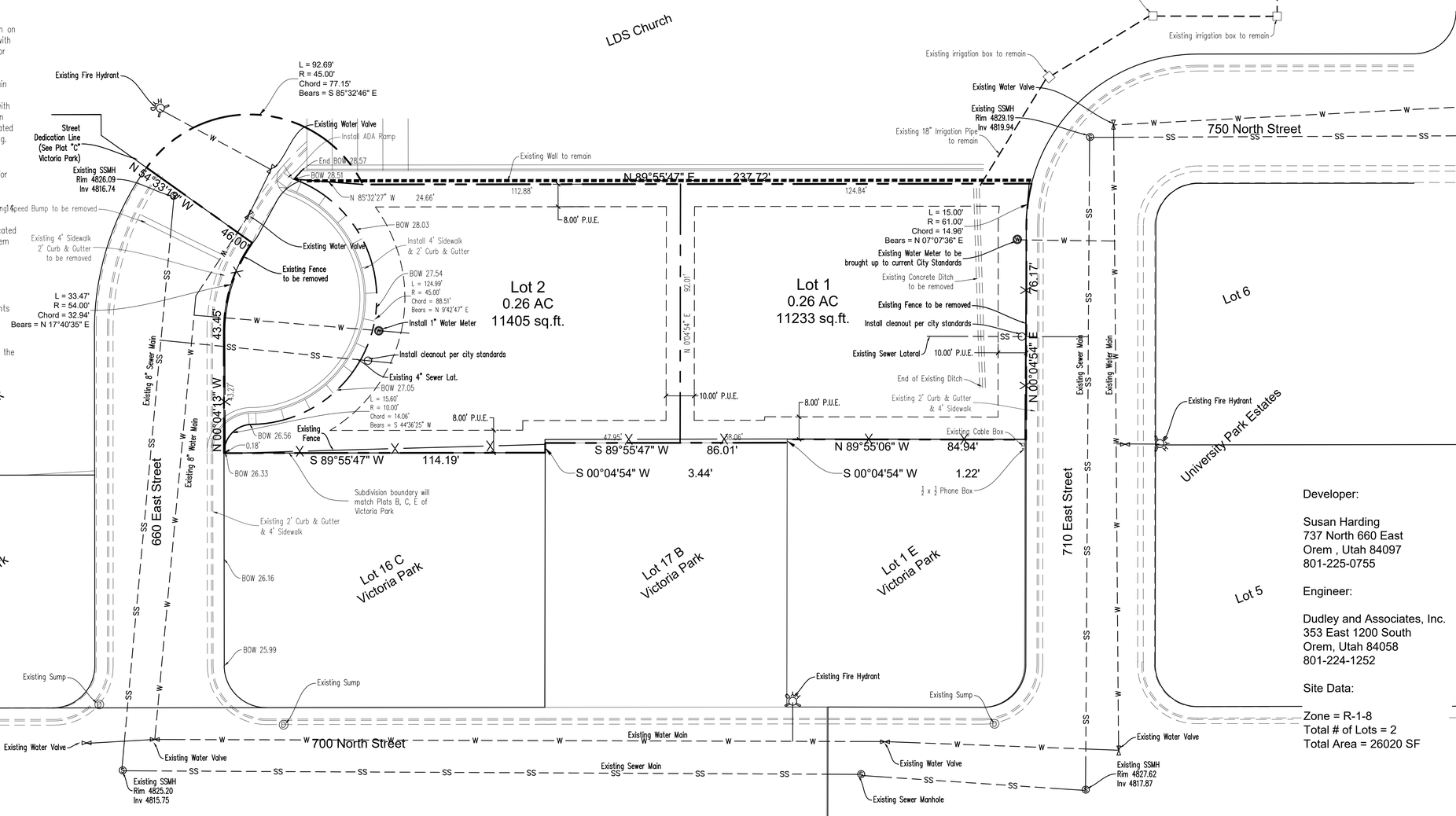
Existing sewer laterals shall be field verified to conform to current City of Orem standards.

All existing trees proposed to be removed shall be hauled off and not burned

Note:
Irrigation boxes will be concrete plugged, capped, backfilled and abandoned per Irrigation Company approval

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by Chapter 20 of the Orem City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the Orem City Code, Chapter 14
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to Chapter 21 of the Orem City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.



CAUTION!!! Notice to contractors

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

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Victoria Park Plat "F"
Preliminary Plat
Orem City Utah

Developer:

Susan Harding
737 North 660 East
Orem , Utah 84097
801-225-0755

Engineer:

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

Site Data:

Zone = R-1-8
Total # of Lots = 2
Total Area = 26020 SF

Revisions

Date	4-27-2015
Scale	1"=20'
By	BHT
Tracing No.	L -

Sheet No.
C - 1

Item #: 3.4	**Planning Commission** July 10, 2019	OREM
Prepared By: Jenna Albers		
Applicant: Kimble Smith	**CONDITIONAL USE PERMIT –** The applicant requests the Planning Commission forward a positive recommendation to City Council to approval the Conditional Use Permit for the Smith Residence accessory structure located generally at 1311 South 1100 East in the PD18 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 53 property owners within 500ft of the property.

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **PD18**
- Acreage: **0.65**
- Neighborhood: **Hillcrest**

ACTION:
The City Council is the final approving authority regarding this request.

REQUEST: The applicant requests the Planning Commission forward a positive recommendation to the City Council to approve the Conditional Use Permit for the Smith Residence accessory structure located generally at 1311 South 1100 East in the PD18 zone.

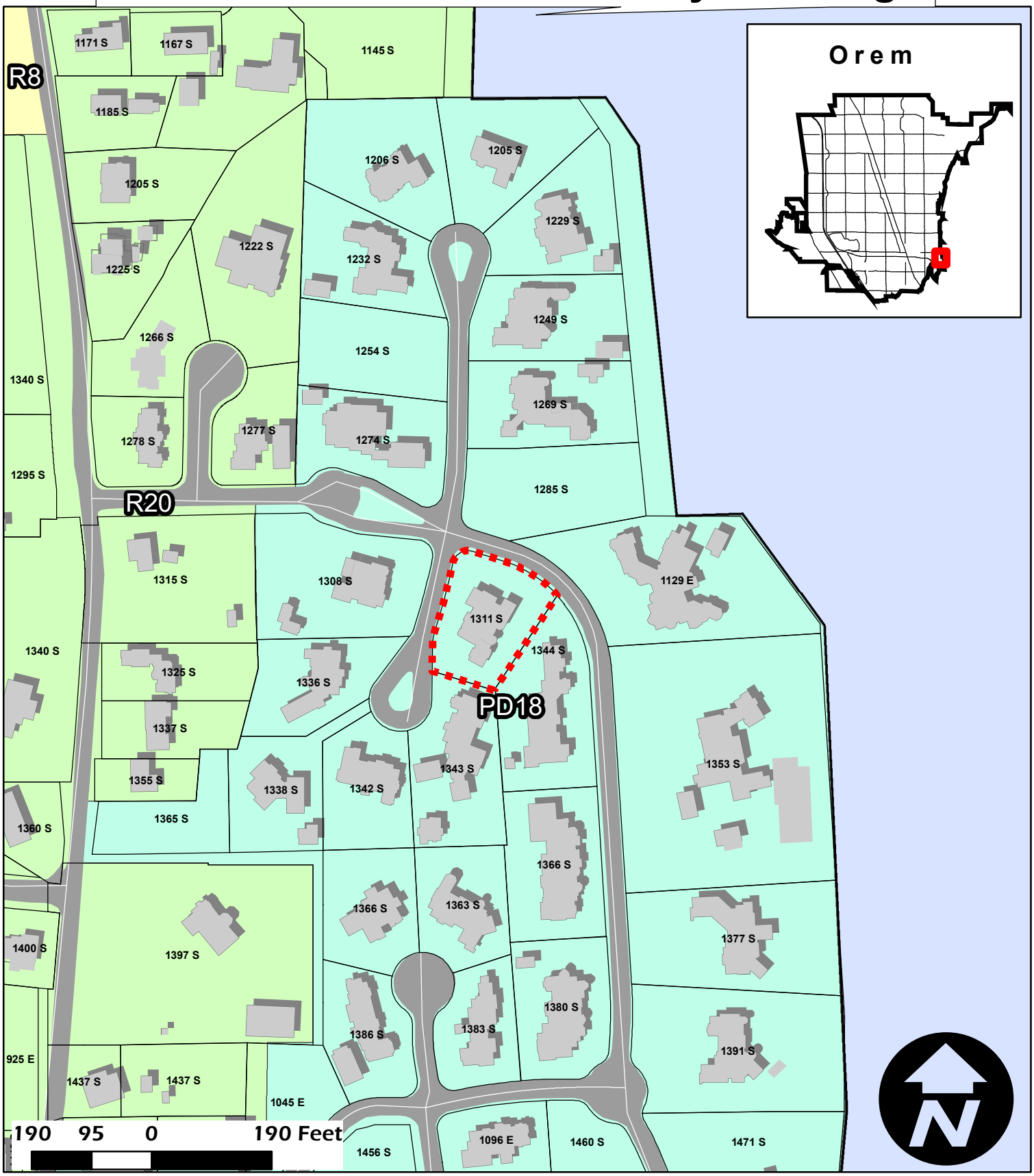
BACKGROUND: The applicant is proposing a new accessory structure on their lot with a footprint of 2,625 square feet. The PD18 zone requires a conditional use when an accessory structure is 1,000 square feet in area or greater.

The structure will be two stories tall and enclose a recreation room, two storage rooms, two porches, and a loft space. The proposed structure complies with the requirements of the PD18 zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the conditional use permit of Smith Residence Remodel located generally at 1311 South 1100 East in the PD18 zone.



Smith Residence Accessory Building



Smith Residence Accessory Building
PD18 Zone
0.65 Acres

NEIGHBORHOOD
Hillcrest

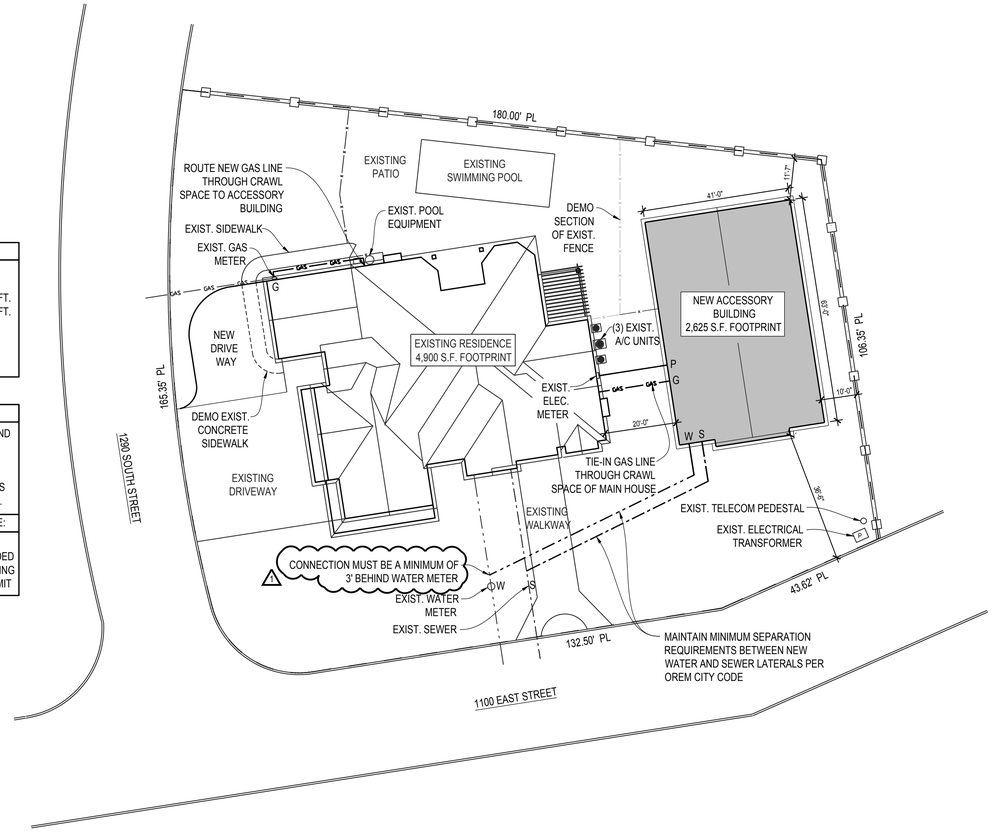
Legend
Parcels selection
Parcels
Buildings


1285 S
1308 S
1311 S
1129 E
1336 S
1344 S
1343 S
1353 S

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SITE CALCULATIONS - ACCESSORY BUILDING	
EXISTING ZONING:	PD-18
EXISTING LOT SIZE:	0.60 ACRES
ALLOWABLE AREA (10% OF TOTAL):	= 2,636.00 SQ. FT.
ACTUAL AREA OF NEW STRUCTURE:	= 2,625.00 SQ. FT.
MINIMUM SETBACK (FRONT & SIDE FACING A STREET):	30 FT.
MINIMUM SETBACK (REAR & SIDE NOT FACING A STREET):	5 FT.
EXISTING PLUMBING FIXTURE COUNT:	19
NEW PLUMBING FIXTURE COUNT:	0

NEW UTILITIES		UTILITY NOTE:
W	DOMESTIC WATER	FOLLOW OREM CITY AND UTILITY COMPANY REQUIREMENTS AS APPLICABLE FOR ANY EXISTING UTILITY LINES ABANDONED IN PLACE.
S	SANITARY SEWER	
G — GAS —	NATURAL GAS	
P	POWER	
T	TELECOM	
		WATER & SEWER NOTE:
		*WATER AND SEWER SHALL NOT BE EXTENDED TO ACCESSORY BUILDING AS PART OF THIS PERMIT



N

A3 / AS101 SITE PLAN
SCALE: 1" = 20'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE
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#	REV. DESCRIPTION	REV. DATE
1	CITY COMMENTS	06.24.19

SMITH RESIDENCE
REMODEL & ACCESSORY BUILDING
1311 SOUTH 1100 EAST, OREM, UTAH 84097

JSH DESIGNS
T 801 722 9021
3029 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER

PERMIT SET
05.05.19

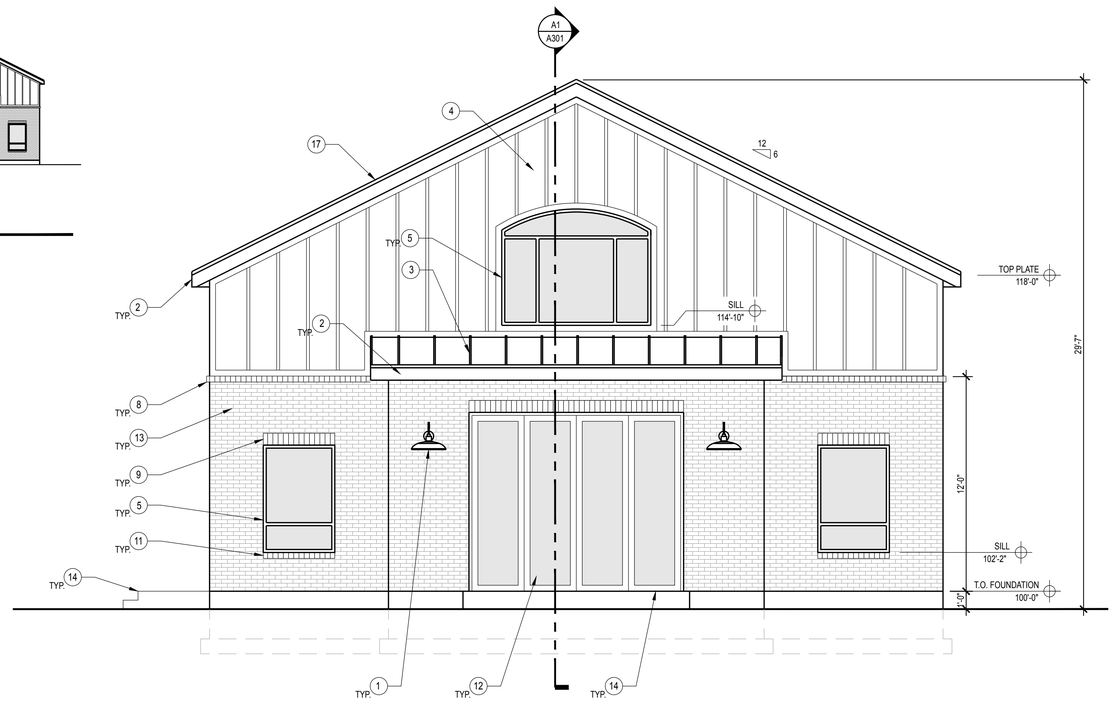
SITE PLAN

DRAWING NUMBER
AS101

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D1 / A205 FRONT OVERALL ELEVATION
SCALE: 1/16" = 1'-0"

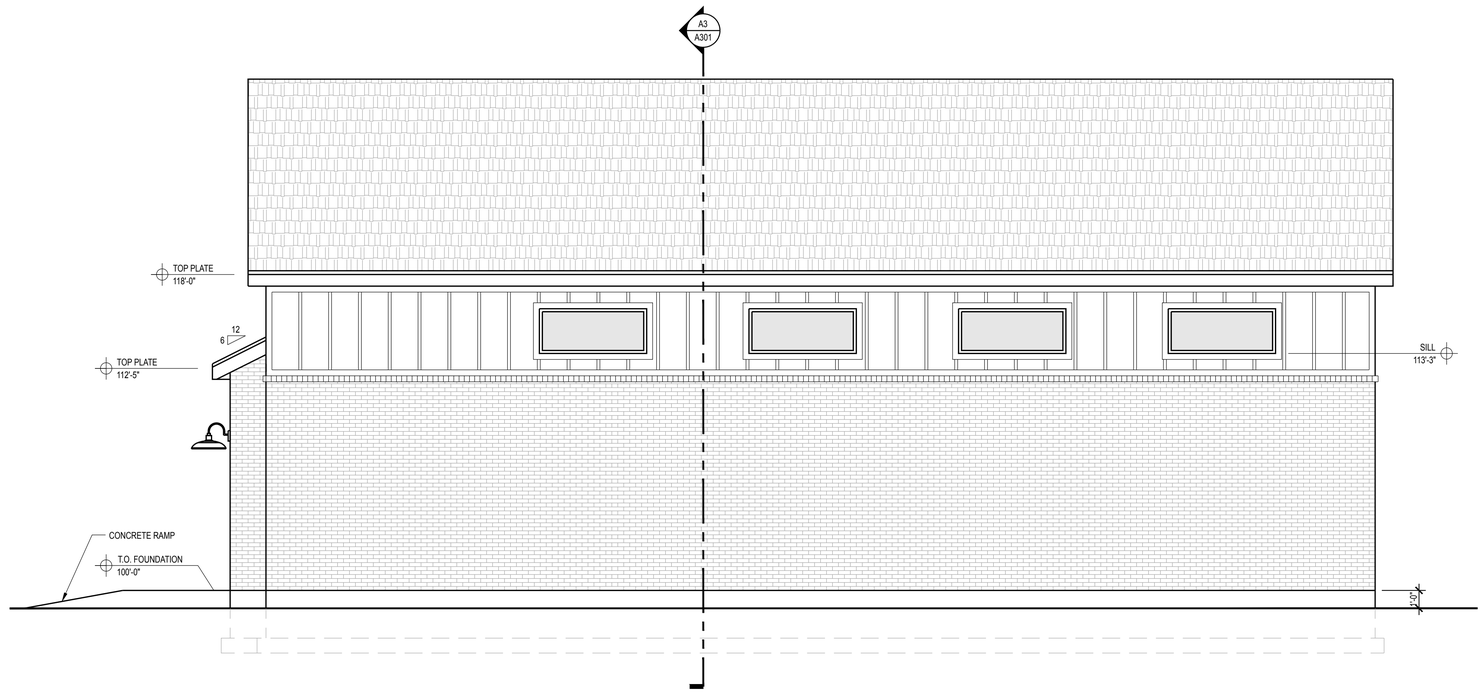


C3 / A205 ACCESSORY FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES: (#)

1. LIGHT FIXTURE
2. SOFFIT & FASCIA
3. STANDING SEAM METAL ROOFING
4. VERTICAL FIBER CEMENT SIDING
5. WINDOW (MATCH EXISTING)
6. BRICK TRIM (MATCH EXISTING)
7. PRE-CAST CAP
8. BRICK CAP (MATCH EXISTING)
9. BRICK HEADER (MATCH EXISTING)
10. STONE VENEER
11. BRICK SILL (MATCH EXISTING)
12. DOOR & WINDOW SYSTEM
13. BRICK VENEER (MATCH EXISTING)
14. CONCRETE PORCH
15. OUTLINE OF ACCESSORY BUILDING IN FOREGROUND FOR REFERENCE
16. FIBER CEMENT TRIM
17. ASPHALT SHINGLES
18. GARAGE DOOR (MATCH EXISTING)

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
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A3 / A205 ACCESSORY RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SMITH RESIDENCE
REMODEL & ACCESSORY BUILDING
1311 SOUTH 1100 EAST, OREM, UTAH 84097

JSH DESIGNS
T 801 722 9021
3029 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER

PERMIT SET
05.05.19

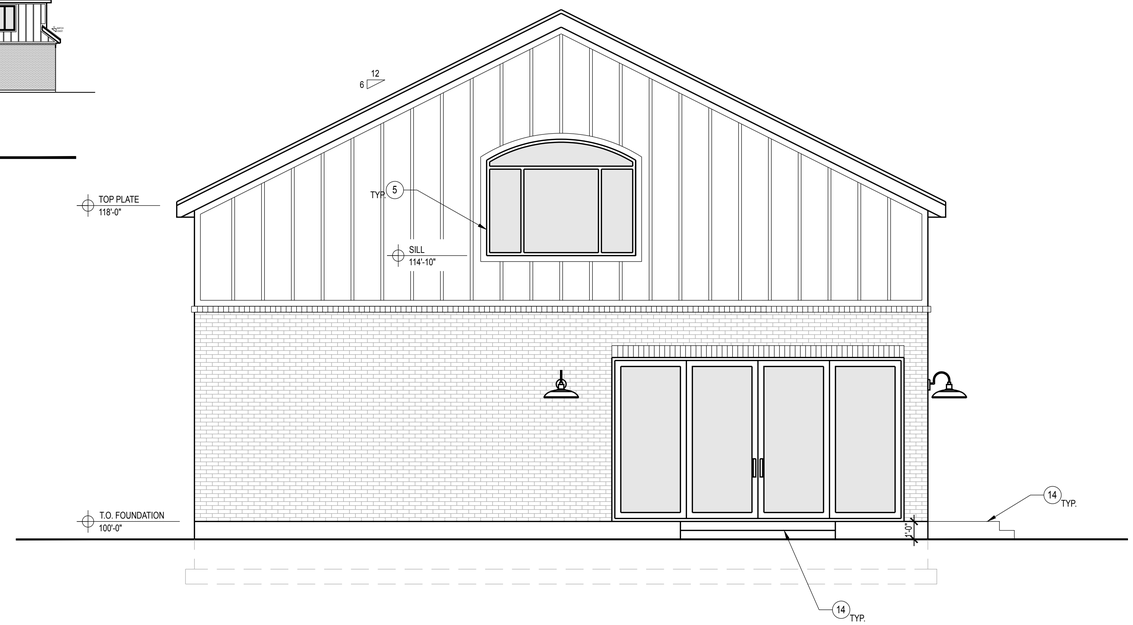
ACCESSORY ELEVATIONS

DRAWING NUMBER
A205

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D1 / A206 BACK OVERALL ELEVATION
SCALE: 1/16" = 1'-0"

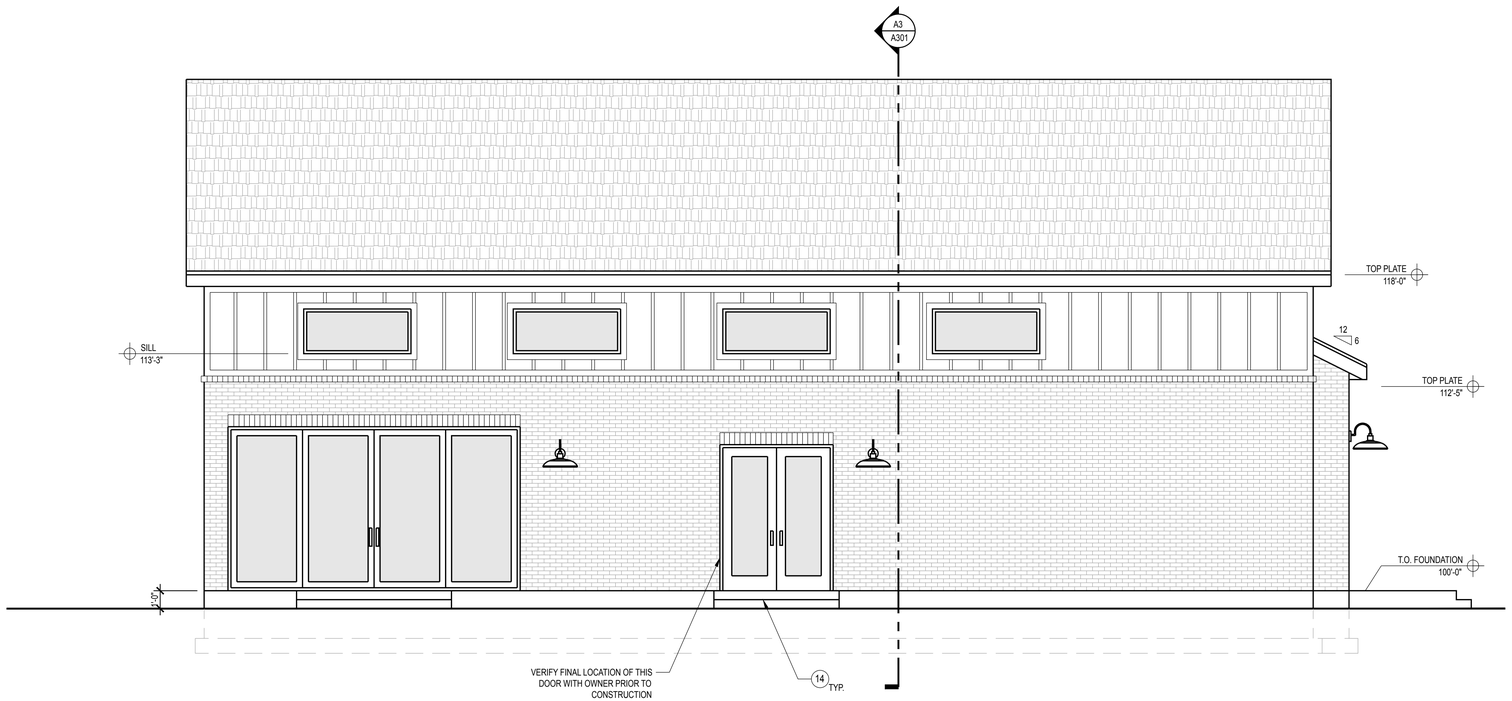


C3 / A206 ACCESSORY BACK ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

1. LIGHT FIXTURE
2. SOFFIT & FASCIA
3. STANDING SEAM METAL ROOFING
4. VERTICAL FIBER CEMENT SIDING
5. WINDOW (MATCH EXISTING)
6. BRICK TRIM (MATCH EXISTING)
7. PRE-CAST CAP
8. BRICK CAP (MATCH EXISTING)
9. BRICK HEADER (MATCH EXISTING)
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11. BRICK SILL (MATCH EXISTING)
12. DOOR & WINDOW SYSTEM
13. BRICK VENEER (MATCH EXISTING)
14. CONCRETE PORCH
15. OUTLINE OF ACCESSORY BUILDING IN FOREGROUND FOR REFERENCE
16. FIBER CEMENT TRIM
17. ASPHALT SHINGLES
18. GARAGE DOOR (MATCH EXISTING)

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
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A3 / A206 ACCESSORY LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SMITH RESIDENCE
REMODEL & ACCESSORY BUILDING
1311 SOUTH 1100 EAST, OREM, UTAH 84097

JSH DESIGNS
T 801 722 9021
3029 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER

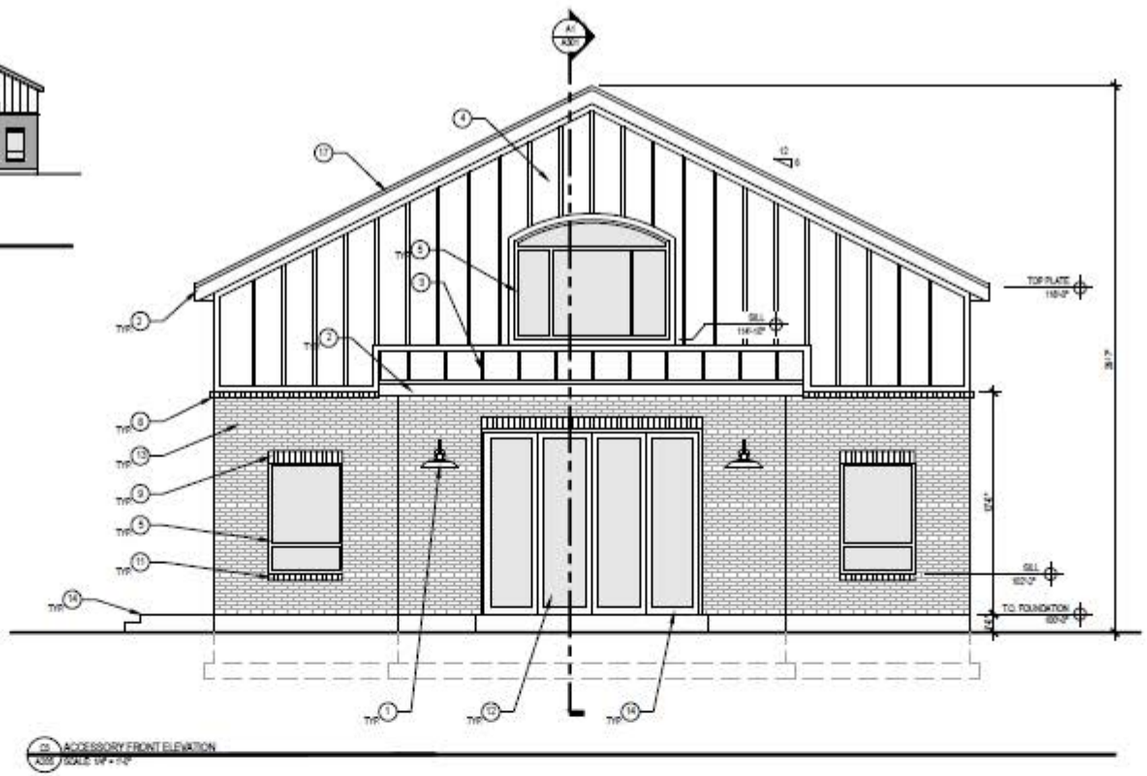
PERMIT SET
05.05.19

ACCESSORY ELEVATIONS

DRAWING NUMBER
A206



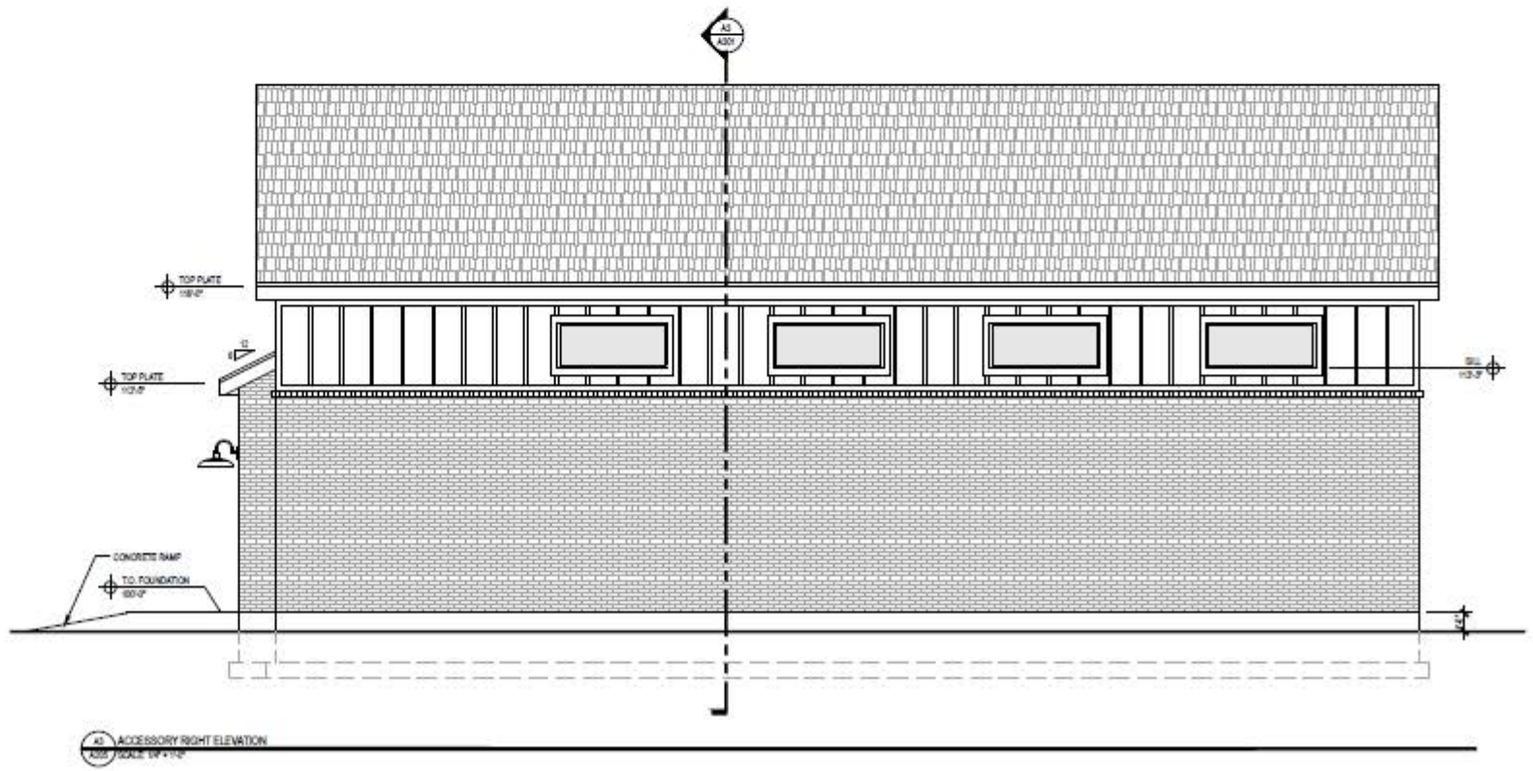
1 FRONT OVERALL ELEVATION
A205 SCALE: 1/8" = 1'-0"



2 ACCESSORY FRONT ELEVATION
A205 SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

1. LIGHT FIXTURE
2. SOFFIT & FASCIA
3. STANDING SEAM METAL ROOFING
4. VERTICAL FIBER CEMENT SIDING
5. WINDOW (MATCH EXISTING)
6. BRICK TRIM (MATCH EXISTING)
7. PRE-CAST CAP
8. BRICK CAP (MATCH EXISTING)
9. BRICK HEADER (MATCH EXISTING)
10. STONE VENEER
11. BRICK SILL (MATCH EXISTING)
12. DOOR & WINDOW SYSTEM
13. BRICK VENEER (MATCH EXISTING)
14. CONCRETE PORCH
15. OUTLINE OF ACCESSORY BUILDING IN FOREGROUND FOR REFERENCE
16. FIBER CEMENT TRIM
17. ASPHALT SHINGLES
18. GARAGE DOOR (MATCH EXISTING)



3 ACCESSORY RIGHT ELEVATION
A205 SCALE: 1/8" = 1'-0"

MARK	SCALE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

SMITH RESIDENCE
REMODEL & ACCESSORY BUILDING
1311 SOUTH 1100 EAST, OREM, UTAH 84097

JSH DESIGNS
T. 801.722.9021
3035 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER
—

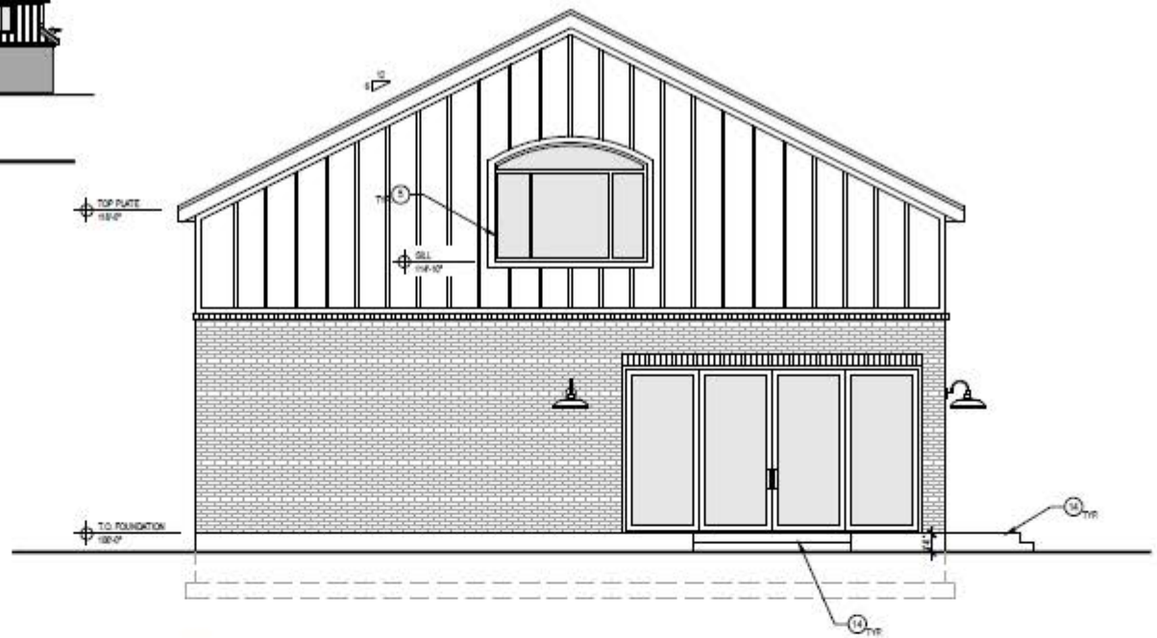
PERMIT SET
05.06.19

ACCESSORY ELEVATIONS 32

DRAWING NUMBER
A205



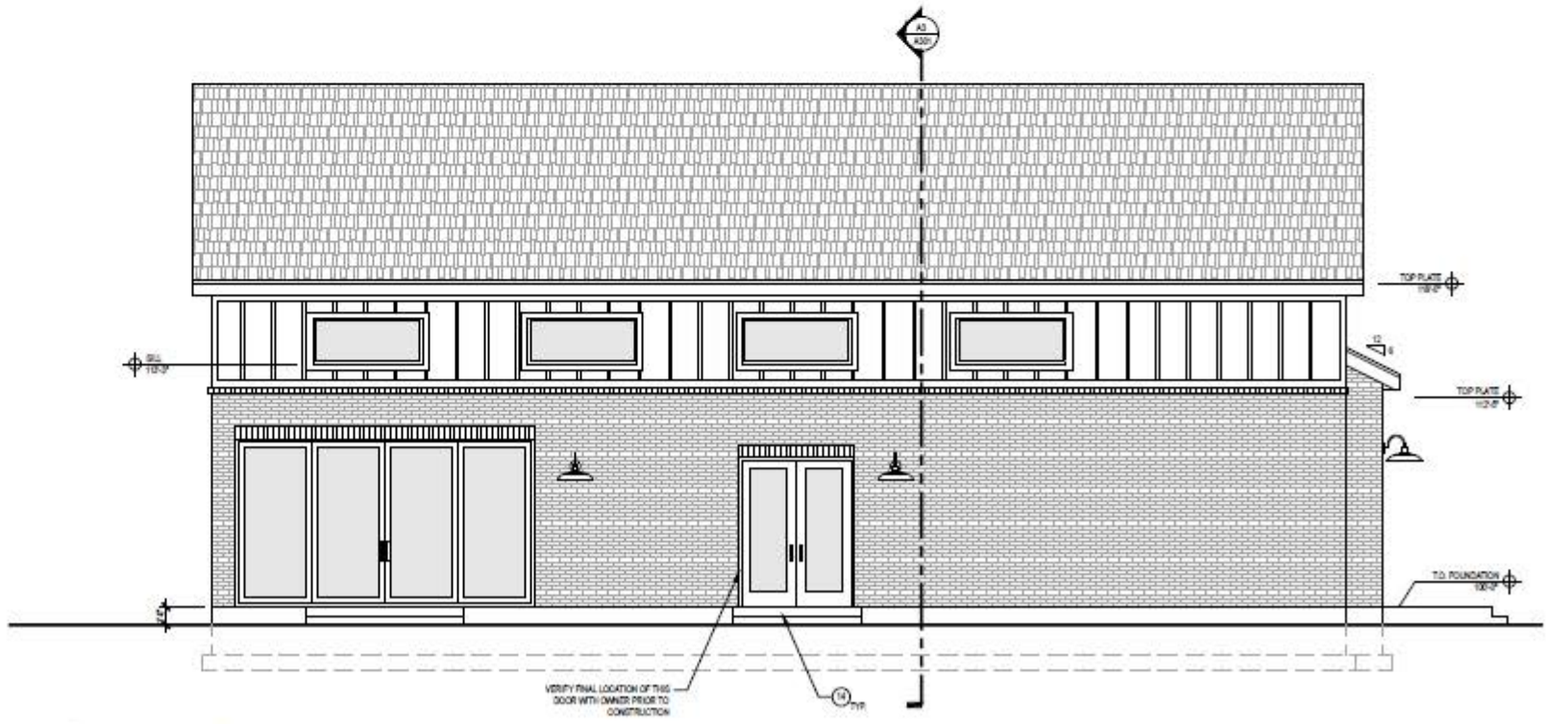
1 A206 BACK OVERALL ELEVATION
SCALE: 1/16" = 1'-0"



2 A206 ACCESSORY BACK ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES: (2)

1. LIGHT FIXTURE
2. SOFFIT & FASCIA
3. STANDING SEAM METAL ROOFING
4. VERTICAL FIBER CEMENT SIDING
5. WINDOW (MATCH EXISTING)
6. BRICK TRIM (MATCH EXISTING)
7. PRE-CAST CAP
8. BRICK CAP (MATCH EXISTING)
9. BRICK HEADER (MATCH EXISTING)
10. STONE VENEER
11. BRICK SILL (MATCH EXISTING)
12. DOOR & WINDOW SYSTEM
13. BRICK VENEER (MATCH EXISTING)
14. CONCRETE PORCH
15. OUTLINE OF ACCESSORY BUILDING IN FOREGROUND FOR REFERENCE
16. FIBER CEMENT TRIM
17. ASPHALT SHINGLES
18. GARAGE DOOR (MATCH EXISTING)



3 A206 ACCESSORY LEFT ELEVATION
SCALE: 1/4" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

SMITH RESIDENCE
REMODEL & ACCESSORY BUILDING
1311 SOUTH 1100 EAST, OREM, UTAH 84097

JSH DESIGNS
T. 801 722 9021
3028 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER
—

PERMIT SET
05.06.19

ACCESSORY ELEVATIONS

DRAWING NUMBER
A206

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

City Council Chambers, 56 N State Street

City Council
Tue, Jul 16, 2019
6:00 pm

Planning Commission
Wed, Jul 10, 2019
4:30 pm

Applicant (Kimble Smith) requests the City approve the conditional use permit for an accessory structdure located at 1311 South 1100 East PD18 zone.

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

LUDLOW, MELVIN J & ALICE L
17703 THEISSWOOD CT
SPRING, TX 77379

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

City Council Chambers, 56 N State Street

City Council
Tue, Jul 16, 2019
6:00 pm

Planning Commission
Wed, Jul 10, 2019
4:30 pm

Applicant (Kimble Smith) requests the City approve the conditional use permit for an accessory structdure located at 1311 South 1100 East PD18 zone.

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

SAM LENTZ
882 W 1720 N
OREM, UT 84057

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

City Council Chambers, 56 N State Street

City Council
Tue, Jul 16, 2019
6:00 pm

Planning Commission
Wed, Jul 10, 2019
4:30 pm

Applicant (Kimble Smith) requests the City approve the conditional use permit for an accessory structdure located at 1311 South 1100 East PD18 zone.

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

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

City Council Chambers, 56 N State Street

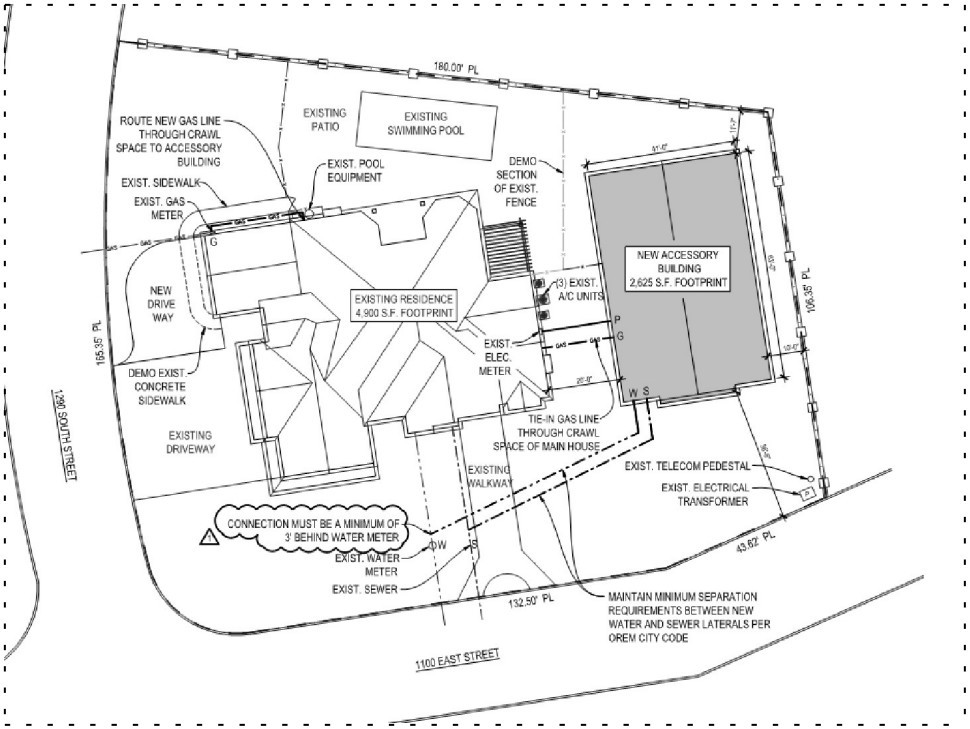
City Council
Tue, Jul 16, 2019
6:00 pm

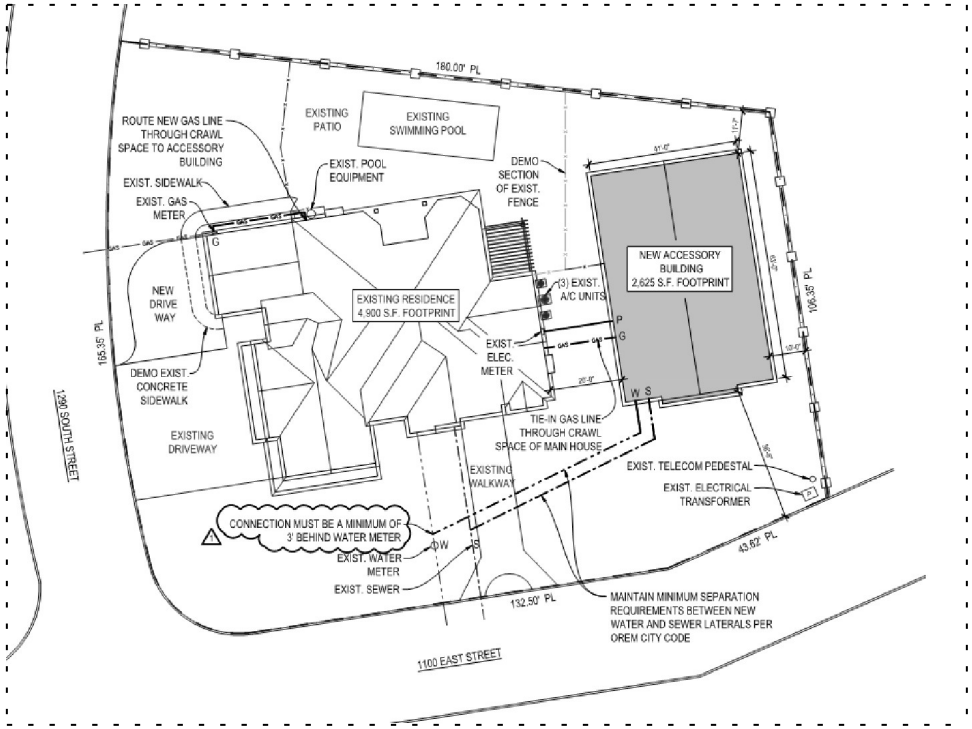
Planning Commission
Wed, Jul 10, 2019
4:30 pm

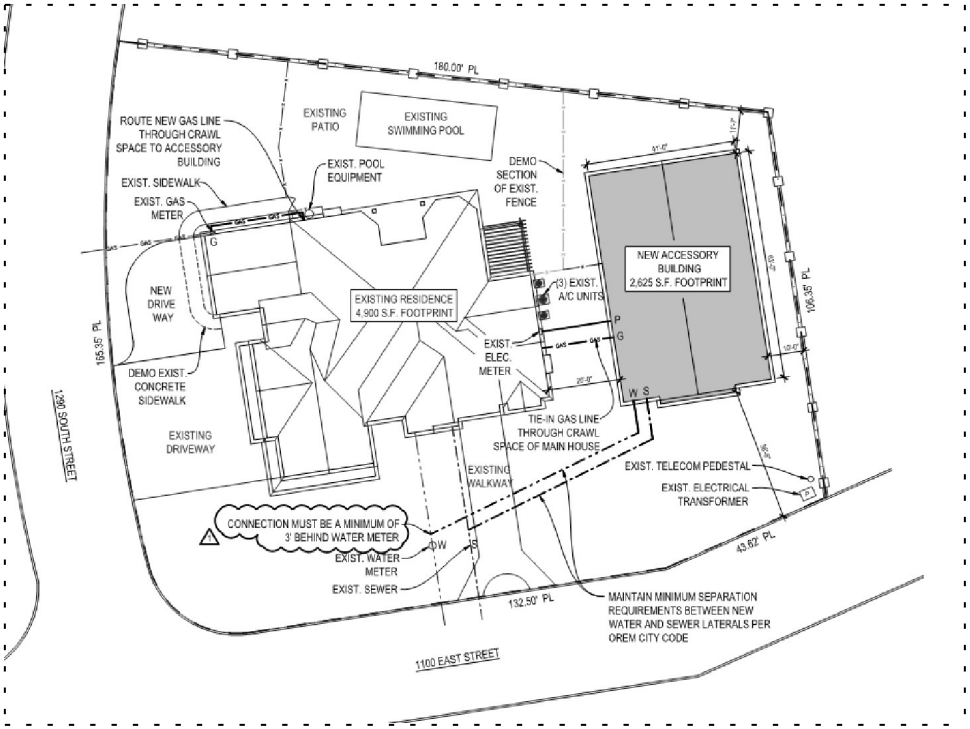
Applicant (Kimble Smith) requests the City approve the conditional use permit for an accessory structdure located at 1311 South 1100 East PD18 zone.

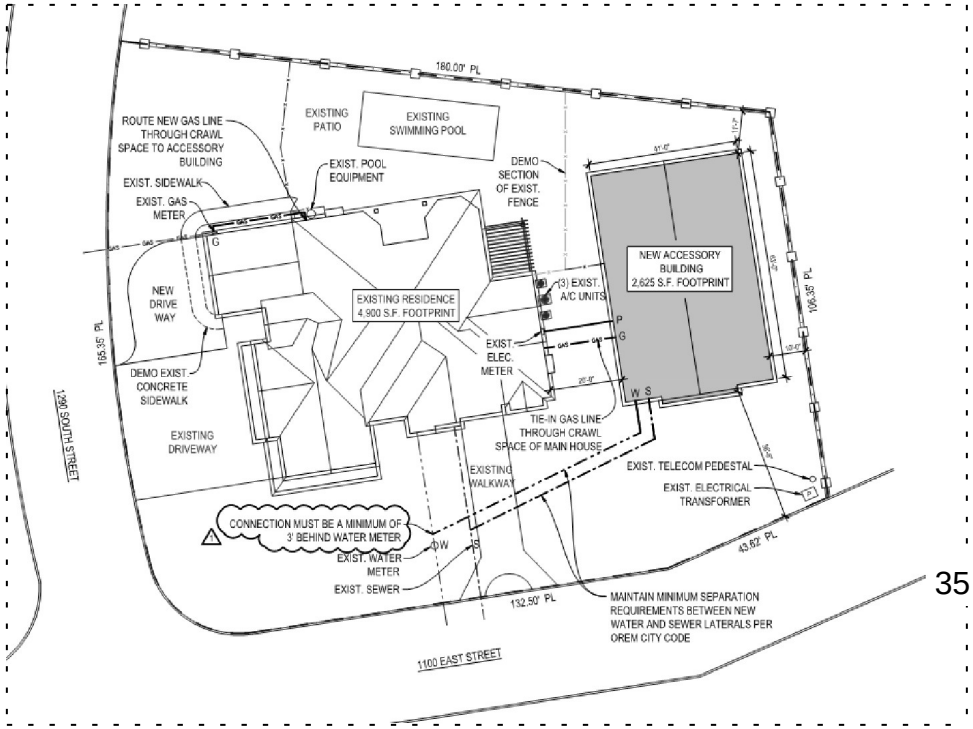
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

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


180.00' PL
ROUTE NEW GAS LINE THROUGH CRAWL SPACE TO ACCESSORY BUILDING
EXISTING PATIO
EXISTING SWIMMING POOL
EXIST. SIDEWALK
EXIST. GAS METER
EXIST. POOL EQUIPMENT
DEMO SECTION OF EXIST. FENCE
NEW ACCESSORY BUILDING 2,625 S.F. FOOTPRINT
NEW DRIVE WAY
EXISTING RESIDENCE 4,900 S.F. FOOTPRINT
(3) EXIST. A/C UNITS
EXIST. ELEC. METER
DEMO EXIST. CONCRETE SIDEWALK
EXISTING DRIVEWAY
TIE-IN GAS LINE THROUGH CRAWL SPACE OF MAIN HOUSE
EXISTING WALKWAY
EXIST. TELECOM PEDESTAL
EXIST. ELECTRICAL TRANSFORMER
CONNECTION MUST BE A MINIMUM OF 3' BEHIND WATER METER
EXIST. WATER METER
EXIST. SEWER
MAINTAIN MINIMUM SEPARATION REQUIREMENTS BETWEEN NEW WATER AND SEWER LATERALS PER OREM CITY CODE
132.50' PL
43.62' PL
106.38' PL
165.35' PL
1290 SOUTH STREET
1100 EAST STREET


180.00' PL
ROUTE NEW GAS LINE THROUGH CRAWL SPACE TO ACCESSORY BUILDING
EXISTING PATIO
EXISTING SWIMMING POOL
EXIST. SIDEWALK
EXIST. GAS METER
EXIST. POOL EQUIPMENT
DEMO SECTION OF EXIST. FENCE
NEW ACCESSORY BUILDING 2,625 S.F. FOOTPRINT
NEW DRIVE WAY
EXISTING RESIDENCE 4,900 S.F. FOOTPRINT
(3) EXIST. A/C UNITS
EXIST. ELEC. METER
DEMO EXIST. CONCRETE SIDEWALK
EXISTING DRIVEWAY
TIE-IN GAS LINE THROUGH CRAWL SPACE OF MAIN HOUSE
EXISTING WALKWAY
EXIST. TELECOM PEDESTAL
EXIST. ELECTRICAL TRANSFORMER
CONNECTION MUST BE A MINIMUM OF 3' BEHIND WATER METER
EXIST. WATER METER
EXIST. SEWER
MAINTAIN MINIMUM SEPARATION REQUIREMENTS BETWEEN NEW WATER AND SEWER LATERALS PER OREM CITY CODE
132.50' PL
43.62' PL
106.38' PL
165.35' PL
1290 SOUTH STREET
1100 EAST STREET


180.00' PL
ROUTE NEW GAS LINE THROUGH CRAWL SPACE TO ACCESSORY BUILDING
EXISTING PATIO
EXISTING SWIMMING POOL
EXIST. SIDEWALK
EXIST. GAS METER
EXIST. POOL EQUIPMENT
DEMO SECTION OF EXIST. FENCE
NEW ACCESSORY BUILDING 2,625 S.F. FOOTPRINT
NEW DRIVE WAY
EXISTING RESIDENCE 4,900 S.F. FOOTPRINT
(3) EXIST. A/C UNITS
EXIST. ELEC. METER
DEMO EXIST. CONCRETE SIDEWALK
EXISTING DRIVEWAY
TIE-IN GAS LINE THROUGH CRAWL SPACE OF MAIN HOUSE
EXISTING WALKWAY
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132.50' PL
43.62' PL
106.38' PL
165.35' PL
1290 SOUTH STREET
1100 EAST STREET

POELMAN, RYAN C
PO BOX 2416
OREM, UT 84059

BERKSHIRES LC THE
PO BOX 921
SPANISH FORK, UT 84660

PURPLE SAGE BE LLC
PO BOX 970340
OREM, UT 84097

BERK 3 LLC (ET AL)
PO BOX 970520
OREM, UT 84097

STRATE, STEVE & LINDA L
PO BOX 970730
OREM, UT 84097

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

COMMON AREA
100 E CENTER
PROVO, UT 84606

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

PROPERTY RESOURCES INC
820 S 920 E
OREM, UT 84097

HENRIE, ROBERT A
837 E SOUTH TEMPLE
SALT LAKE CITY, UT 84102

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

ROBISON, GENE
929 S CARTERVILLE RD
OREM, UT 84097

JENSEN, JEFFREY A
--OR CURRENT RESIDENT--
1129 E 1290 SOUTH
OREM, UT 84097

JENSEN, JEFFREY A
1171 S 1620 E
SPRINGVILLE, UT 84663

HENRIE, ROBERT A
--OR CURRENT RESIDENT--
1206 S 1100 EAST
OREM, UT 84097

JACOBSEN, ROBERT L & KAREN K
(ET AL)
1222 S 1040 E
OREM, UT 84097

PALICA, TRACY
1229 S 1100 E
OREM, UT 84097

POELMAN, RYAN C
--OR CURRENT RESIDENT--
1232 S 1100 EAST
OREM, UT 84097

CHRISTENSEN, TIMOTHY A &
MELANIE A (ET AL)
1249 S 1100 E
OREM, UT 84097

NELSON, LINDSEY ANN & ROBERT
WILEY (ET AL)
1254 S 1100 E
OREM, UT 84097

ERROR, BRETT M
1269 S 1100 E
OREM, UT 84097

NELSON, LINDSEY ANN & ROBERT
WILEY (ET AL)
1274 S 1100 E
OREM, UT 84097

EYRE, NICK G & DIANE D
1277 S 1040 E
OREM, UT 84097

MESERVY, THOMAS O & SUNDAY J
1278 S 1040 E
OREM, UT 84097

ERROR, BRETT M
--OR CURRENT RESIDENT--
1285 S 1100 EAST
OREM, UT 84097

MORTON, CARYN S
1308 S 1100 E
OREM, UT 84097

SMITH, KIMBLE J
1311 S 1100 E
OREM, UT 84097

LUDLOW, MELVIN J & ALICE L
--OR CURRENT RESIDENT--
1315 S CARTERVILLE RD
OREM, UT 84097

ANDERSON, CLARK & PATRICIA
1337 S CARTERVILLE RD
OREM, UT 84097

SMITH, RODGER H & HOLLY KRISTINE
1338 S 1100 E
OREM, UT 84097

DLA REAL ESTATE LLC
--OR CURRENT RESIDENT--
1342 S 1100 EAST
OREM, UT 84097

BURTON, MITCHELL & CHERYL (ET AL)
1343 S 1100 E
OREM, UT 84097

KIM, YONG MIN (ET AL)
1344 S 1140 E
OREM, UT 84097

PROPERTY RESOURCES INC
--OR CURRENT RESIDENT--
1347 S CARTERVILLE RD
OREM, UT 84097

BERK 3 LLC (ET AL)
--OR CURRENT RESIDENT--
1353 S 1140 EAST
OREM, UT 84097

HUGHES, LYNN (ET AL)
1355 S CARTERVILLE RD
OREM, UT 84097

ROBINSON, ERIC & JANEE
1363 S 1080 E
OREM, UT 84097

STRATE, STEVE & LINDA L
--OR CURRENT RESIDENT--
1366 S 1080 EAST
OREM, UT 84097

DECKER, KRISTEN A (ET AL)
1366 S 1140 E
OREM, UT 84097

PURPLE SAGE BE LLC
--OR CURRENT RESIDENT--
1377 S 1140 EAST
OREM, UT 84097

BELL, RACHELLE ROSITTA HIERSCHE
1380 S 1140 E
OREM, UT 84097

DIAL, BRANDON C & KRISTI (ET AL)
1383 S 1080 E
OREM, UT 84097

BAUGH, CASEY & CHELSEA
1386 S 1080 E
OREM, UT 84097

CHAPMAN, BRUCE & CERI (ET AL)
1421 S CARTERVILLE RD
OREM, UT 84097

DLA REAL ESTATE LLC
1493 S 1020 E
OREM, UT 84097

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

RIVERSIDE COUNTRY CLUB
2701 N UNIVERSITY AV
PROVO, UT 84604

LUDLOW, MELVIN J & ALICE L
17703 THEISSWOOD CT
SPRING, TX 77379

Item #: 3.5	**Planning Commission** July 10, 2019	OREM
Prepared By: Jenna Albers		
Applicant: Pascal Meyer	**SITE PLAN** – The applicant requests the Planning Commission forward a positive recommendation to the City Council approving the Site Plan of Lumber Liquidators Addition & Improvement located generally at 168 East University Parkway 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
- Noticed 195 property owners within 500ft of the property.

SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **PD 5**
- Acreage: **7.57**
- Neighborhood: **Cherry Hill**

ACTION:
The City Council is the final approving authority regarding this request.

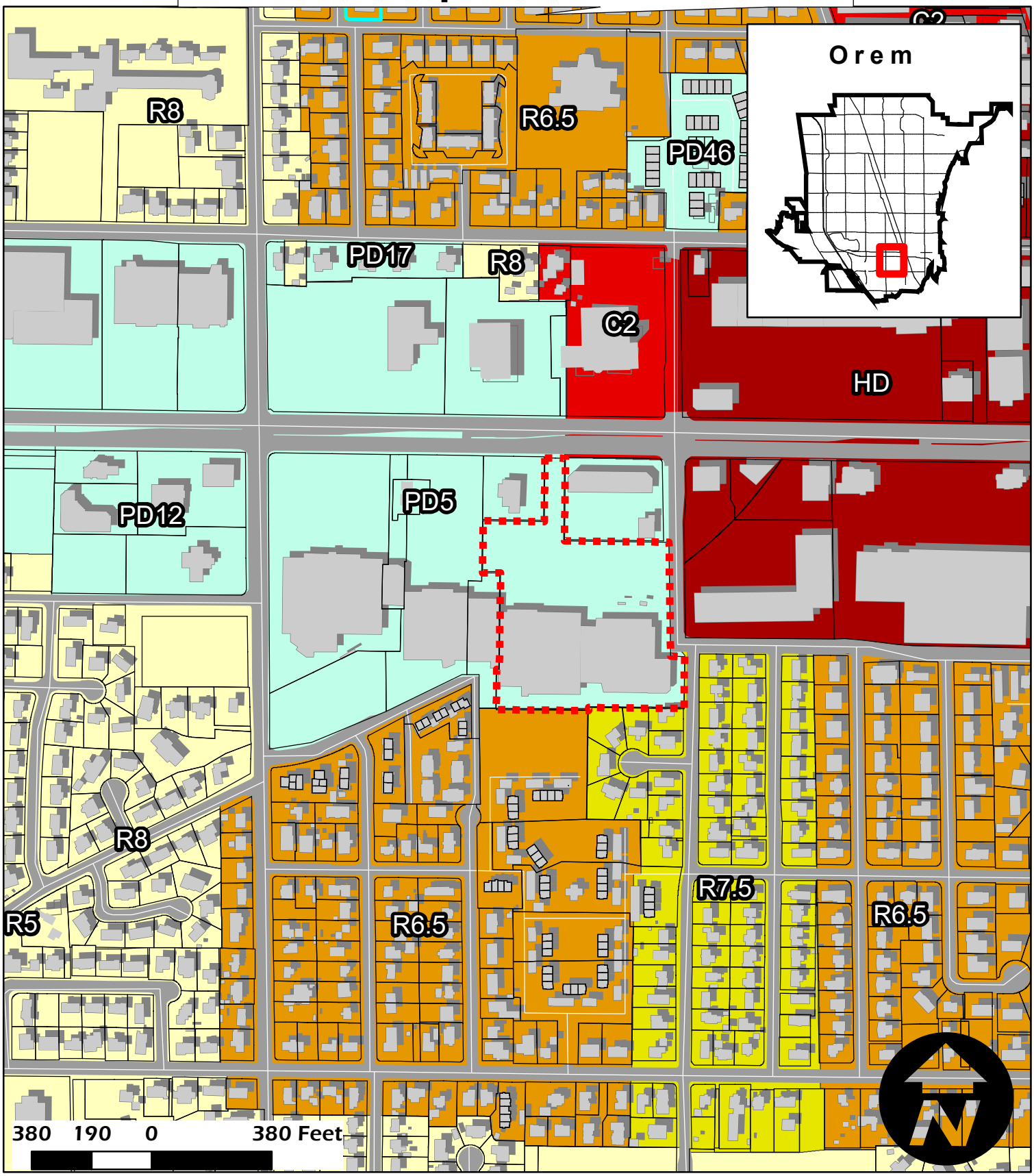
REQUEST: The applicant requests the Planning Commission forward a positive recommendation to the City Council approving the Lumber Liquidators Addition & Improvement Site Plan located generally at 168 East University Parkway in the PD5 zone.

BACKGROUND: The applicant is seeking to build a single story addition, measuring at 6,056 square feet. The addition will follow the outline of the current enclosed area attached to the building. The addition complies with the requirements for the PD-5 zone. Building materials include split face CMU block, and E.I.F.S (stucco system). The elevations are consistent with the existing shopping center. The PD-5 zone requires City Council approval for all site plan.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council for the site plan of Lumber Liquidators Addition & Improvement located generally at 168 East University Parkway in the PD5 zone.



Lumber Liquidators Site Plan

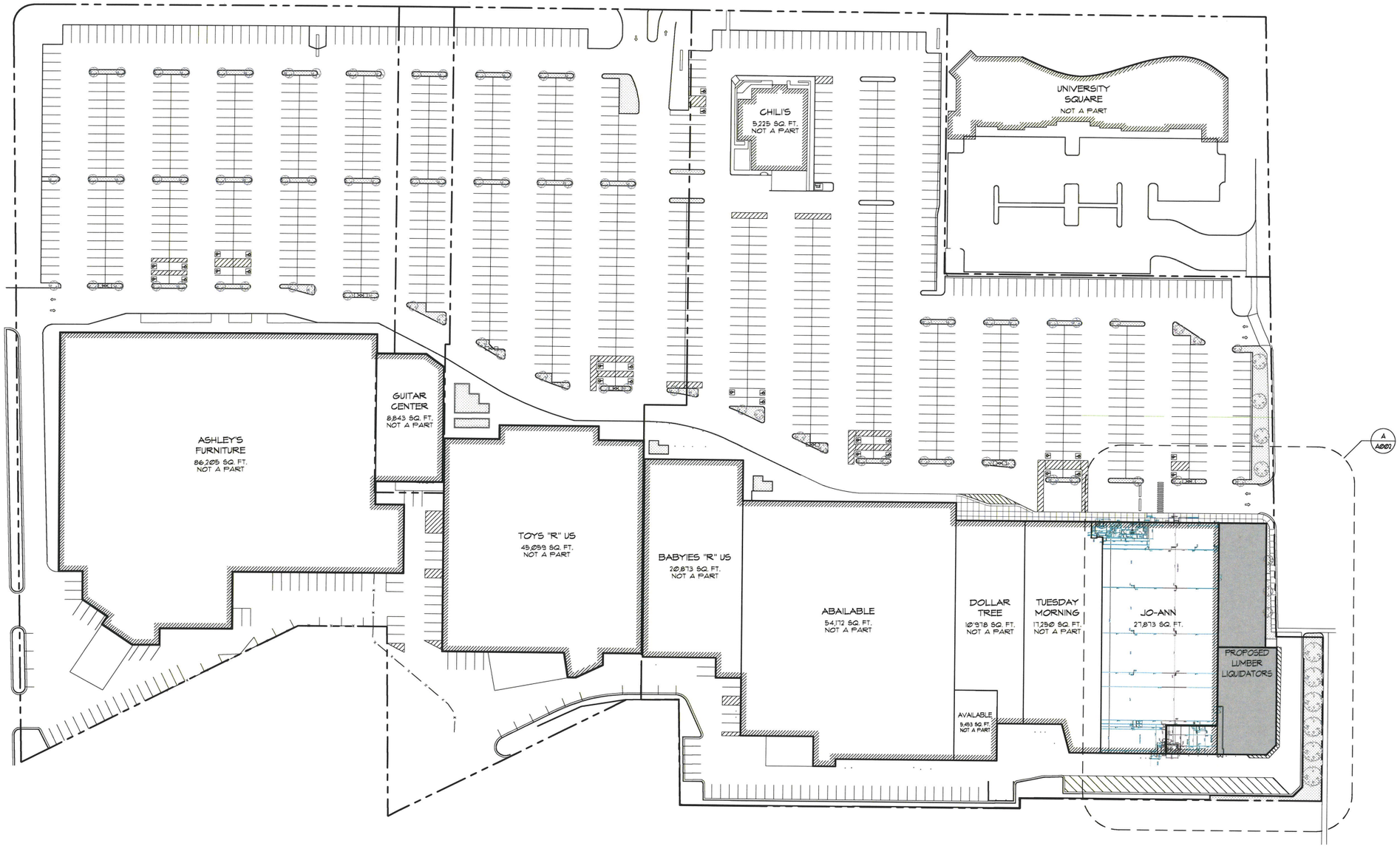


Lumber Liquidators Site Plan
PD5 Zone
7.56 Acres

NEIGHBORHOOD
Cherry Hill

Legend
Parcels selection
Parcels
Buildings


122 E
160 E
220 E
260 E
212 E
6 E
64 E
40 E
86 E
246 E
130 E
106 E
1405
1417 S
1416 S
1429 S
1428 S
1430 S
175 E
179 E
191 E
1441 S
1440 S
1449 S
1450 S
1410 S
1416 S
1461 S
1463 S
1481 S
170 E



A OVERALL SITE PLAN
SCALE: 1" = 50'-0"

CARPENTER STRINGHAM
ARCHITECTS LLC
ARCHITECTURE
PLANNING
INTERIORS
9133 S MONROE PLAZA WAY SUITE D
SANDY UT 84070
TEL:801.890.1092
www.carpenterstringham.com

PROJECT
A NEW TENANT IMPROVEMENT FOR:
LUMBER LIQUIDATORS
168 EAST UNIVERSITY PARKWAY
OREM, UTAH

STATE OF UTAH
PASCAL P. MEYER
5768265-0301
3/20/19
LICENSED ARCHITECT

SHEET TITLE
Overall Site Plan

REVISIONS
1 Revision #1 03-20-2019

PROJECT: 18-005.01
DATE: February 20, 2019
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET
A001

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\\CSASERVER2\Carpenter Stringham\Projects\18-005.01 Lumber Liquidators Shell & TI - Orem\CDs\A001.dwg March 21, 2019 - 9:27 AM

CODE REVIEW (JOANNS)

JURISDICTION	OREM, UTAH
APPLICABLE CODES	2015 IBC, IMC, IPC, IFG, IECC, 2017 NEC, CICC/ANSI A-117.1-2009
TYPE OF OCCUPANCY	GROUP M (MERCANTILE)
TYPE OF CONSTRUCTION	EXISTING / TYPE II
FIRE SPRINKLER	YES
ACTUAL FLOOR AREA	27,873 SQ. FT.
MERCANTILE AREA	23,062 SQ. FT.
STOCK / STORAGE AREA	4,811 SQ. FT.
OCCUPANT LOAD	
TOTAL OCCUPANT LOAD	400
MERANTILE (60 GROSS)	23,062 SQ. FT./60 GROSS = 384
STOCK / STORAGE AREA (300 GROSS)	4,811 SQ. FT./300 GROSS = 16
TOTAL EXITS REQUIRED (TABLE 1006.2.1)	2 EXIT
TOTAL EXITS PROVIDED	2 EXITS
REQUIRED EGRESS WIDTH	(400 X 0.2) 80 IN.
EGRESS WIDTH PROVIDED	150 IN.

GENERAL NOTES:

A. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH OREM CITY'S REQUIREMENTS, SPECIFICATIONS AND GUIDELINES.

B. INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS AND BENCHMARKS, MATERIALS AND METHODS OF CONSTRUCTION THAT MAY AFFECT OR BE AFFECTED BY NEW WORK, AND TO COORDINATE SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. DISCREPANCIES AND/OR CONFLICTS INVOLVING ANTICIPATED EXISTING CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

C. THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE DRAWINGS EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED SO AS TO ALLOW THE EXECUTION OF NEW WORK. THIS INFORMATION IS IN NO WAY INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF NEW WORK.

D. SEE CIVIL DRAWINGS FOR ALL SITE DIMENSIONS, DETAILS, SITE STAIR, RAMP, PARKING, AND ACCESSIBILITY DETAILS NOT SHOWN ON ARCHITECTURAL SITE PLAN

E. CONTRACTOR TO STRIPE / RESTRIPE ALL PARKING & DRIVE AREAS AS SHOWN. STANDARD PARKING STALLS ARE TO BE 9'-0" x 18'-0" UNLESS OTHERWISE SHOWN AS COMPACT PARKING STALLS WHICH ARE TO BE 8'-0" x 18'-0" AND LABELED (PAINTED) AS "COMPACT". ALL PAVEMENT MARKING TO BE 3" WIDE WHITE PAVEMENT PAINT

SHEET NOTES:

(S1) EXISTING CONCRETE CURB AND GUTTER - SEE CIVIL DRAWINGS

(S2) EXISTING SIDEWALK TO REMAIN - DEMOLISH AND PROVIDE NEW CONCRETE AS NEEDED TO ACCOMMODATE NEW CONSTRUCTION - SEE DEMOLITION PLANS & CIVIL DRAWINGS

(S3) EXISTING SIDEWALK / STOOP TO BE DEMOLISHED - SEE CIVIL DRAWINGS

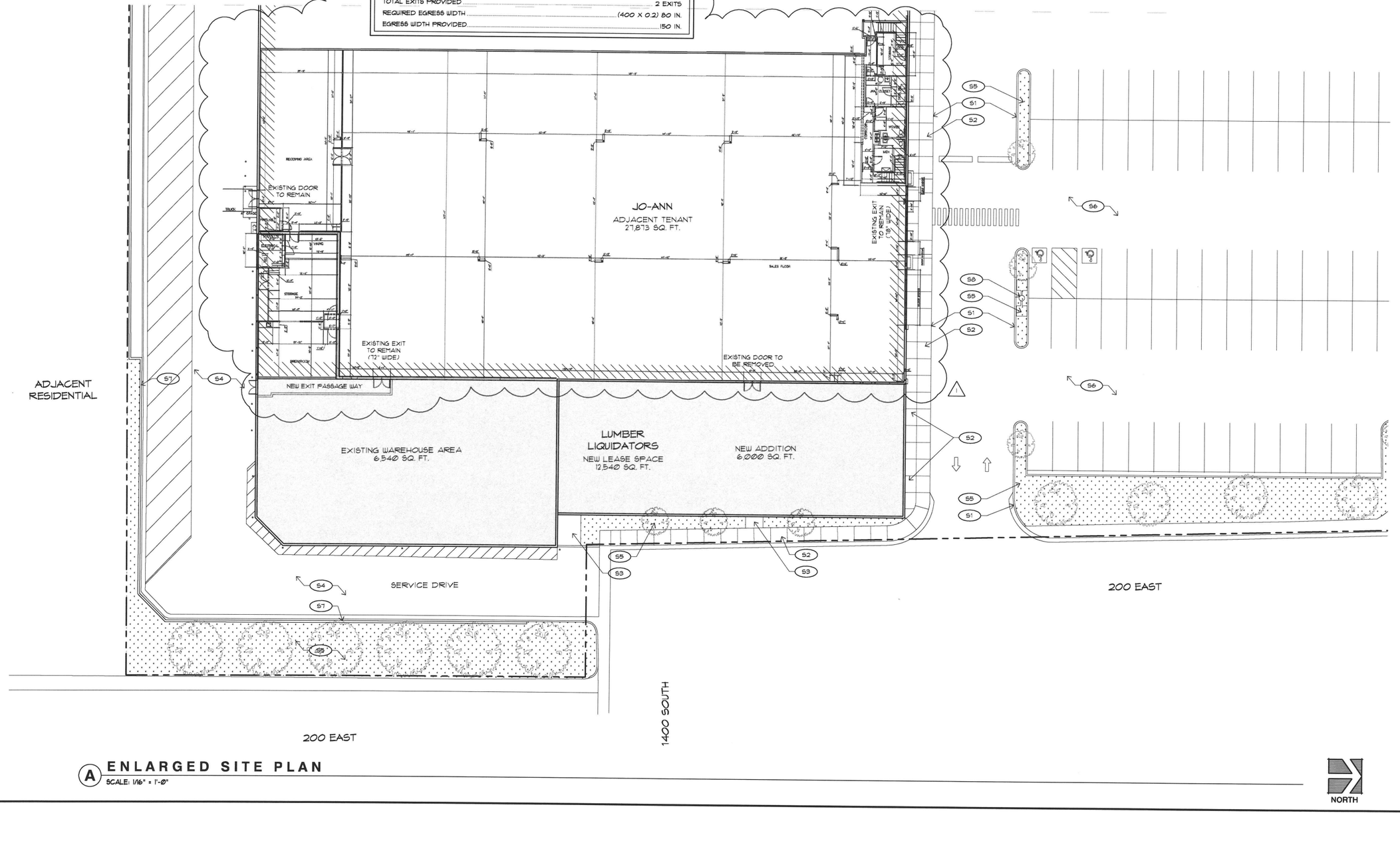
(S4) EXISTING ASPHALT PAVING TO REMAIN

(S5) LANDSCAPE AREA TO REMAIN & BE REPAIRED DUE TO CONSTRUCTION - SEE CIVIL DRAWINGS

(S6) EXISTING ASPHALT PARKING AREA TO REMAIN

(S7) EXISTING CMU WALL TO REMAIN

(S8) EXISTING POLE LIGHT



A ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

CARPENTER STRINGHAM ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
9133 S MONROE PLAZA WAY SUITE D
SANDY UT 84070
TEL 801.890.1092
www.carpenterstringham.com

PROJECT
A NEW TENANT IMPROVEMENT FOR:
LUMBER LIQUIDATORS
168 EAST UNIVERSITY PARKWAY
OREM, UTAH

STATE OF UTAH
PASCAL P. MEYER
5766265-0301
3/20/19
LICENSED ARCHITECT

SHEET TITLE
Enlarged Site Plan

REVISIONS

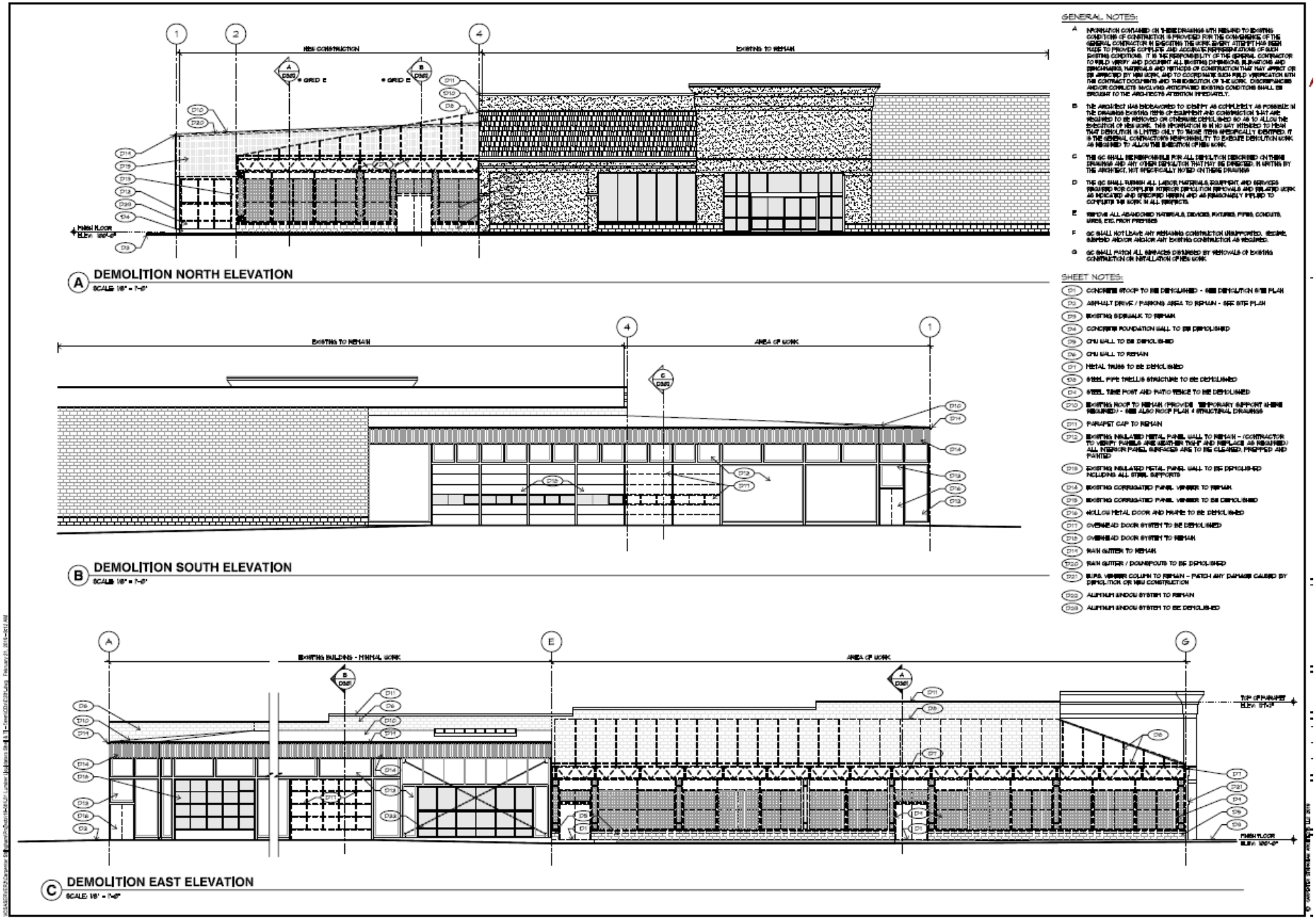
1	REVISION #1 03-20-19

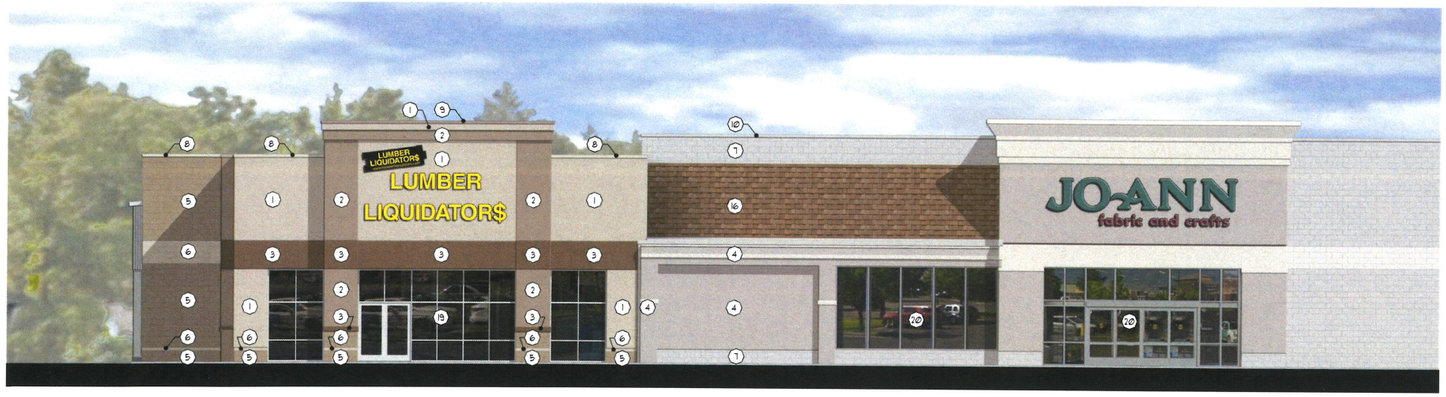
PROJECT: 18-005.01
DATE: February 20, 2019
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET
A002

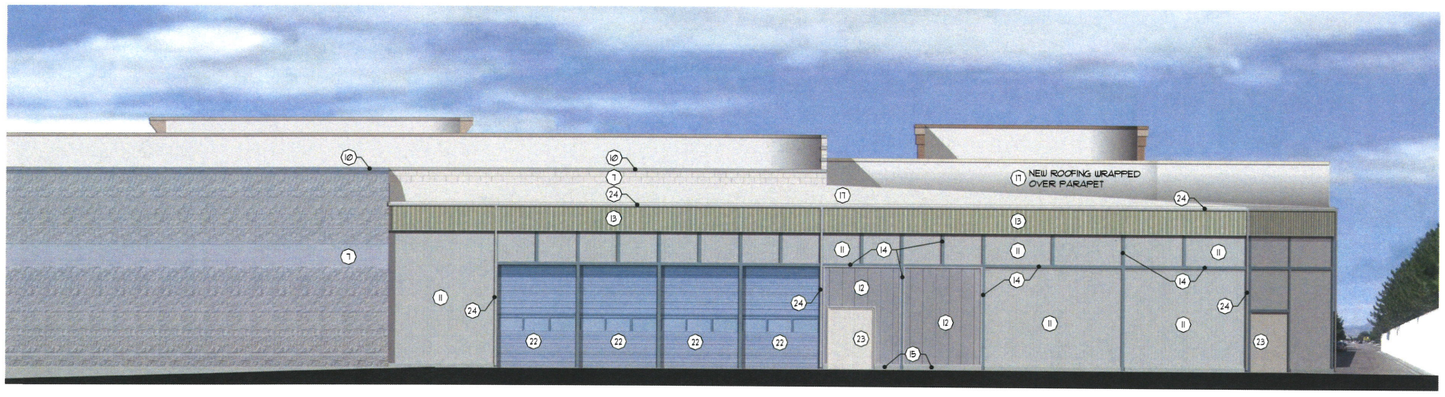
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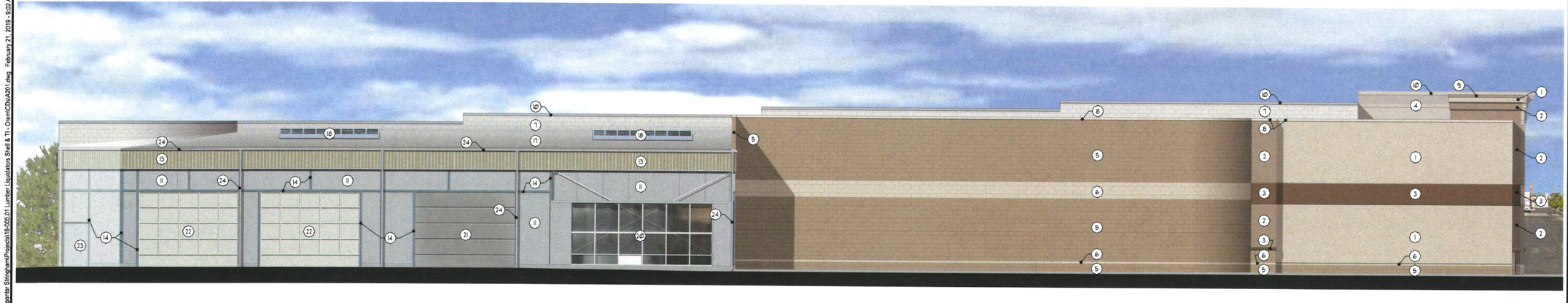

NEW CONSTRUCTION
EXISTING TO REMAIN
GRID E
GRID E
A DEMOLITION NORTH ELEVATION
SCALE: 1/8" = 1'-0"
EXISTING TO REMAIN
AREA OF WORK
B DEMOLITION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
EXISTING BUILDING - MINIMAL WORK
AREA OF WORK
C DEMOLITION EAST ELEVATION
SCALE: 1/8" = 1'-0"
GENERAL NOTES:
A INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN BIDDING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS AND BENCHMARKS, MATERIALS AND METHODS OF CONSTRUCTION THAT MAY AFFECT OR BE AFFECTED BY NEW WORK, AND TO COORDINATE SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. DISCREPANCIES AND/OR CONFLICTS INVOLVING ANTICIPATED EXISTING CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
B THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE DRAWINGS EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED SO AS TO ALLOW THE EXECUTION OF NEW WORK. THIS INFORMATION IS IN NO WAY INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF NEW WORK.
C THE GC SHALL BE RESPONSIBLE FOR ALL DEMOLITION DESCRIBED ON THESE DRAWINGS AND ANY OTHER DEMOLITION THAT MAY BE DIRECTED, IN WRITING BY THE ARCHITECT, NOT SPECIFICALLY NOTED ON THESE DRAWINGS
D THE GC SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED FOR COMPLETE INTERIOR DEMOLITION REMOVALS AND RELATED WORK AS INDICATED AND SPECIFIED HEREIN, AND AS REASONABLY IMPLIED TO COMPLETE THE WORK IN ALL RESPECTS.
E REMOVE ALL ABANDONED MATERIALS, DEVICES, FIXTURES, PIPING, CONDUITS, WIRES, ETC. FROM PREMISES
F GC SHALL NOT LEAVE ANY REMAINING CONSTRUCTION UNSUPPORTED. BRACE, SUPPORT AND/OR ANCHOR ANY EXISTING CONSTRUCTION AS REQUIRED.
G GC SHALL PATCH ALL SURFACES DISTURBED BY REMOVALS OF EXISTING CONSTRUCTION OR INSTALLATION OF NEW WORK.
SHEET NOTES:
D1 CONCRETE STOOP TO BE DEMOLISHED - SEE DEMOLITION SITE PLAN
D2 ASPHALT DRIVE / PARKING AREA TO REMAIN - SEE SITE PLAN
D3 EXISTING SIDEWALK TO REMAIN
D4 CONCRETE FOUNDATION WALL TO BE DEMOLISHED
D5 CMU WALL TO BE DEMOLISHED
D6 CMU WALL TO REMAIN
D7 METAL TRUSS TO BE DEMOLISHED
D8 STEEL PIPE TRELLIS STRUCTURE TO BE DEMOLISHED
D9 STEEL TUBE POST AND PATIO FENCE TO BE DEMOLISHED
D10 EXISTING ROOF TO REMAIN (PROVIDE TEMPORARY SUPPORT AS REQUIRED) - SEE ALSO ROOF PLAN & STRUCTURAL DRAWINGS
D11 PARAPET CAP TO REMAIN
D12 EXISTING INSULATED METAL PANEL WALL TO REMAIN - (CONTRACTOR TO VERIFY PANELS ARE WEATHER TIGHT AND REPLACE AS REQUIRED) ALL INTERIOR PANEL SURFACES ARE TO BE CLEANED, PREPPED AND PAINTED
D13 EXISTING INSULATED METAL PANEL WALL TO BE DEMOLISHED INCLUDING ALL STEEL SUPPORTS
D14 EXISTING CORRUGATED PANEL VENEER TO REMAIN
D15 EXISTING CORRUGATED PANEL VENEER TO BE DEMOLISHED
D16 HOLLOW METAL DOOR AND FRAME TO BE DEMOLISHED
D17 OVERHEAD DOOR SYSTEM TO BE DEMOLISHED
D18 OVERHEAD DOOR SYSTEM TO REMAIN
D19 RAIN GUTTER TO REMAIN
D20 RAIN GUTTER / DOWNSPOUTS TO BE DEMOLISHED
D21 BURA VENEER COLUMN TO REMAIN – PATCH ANY DAMAGE CAUSED BY DEMOLITION OR NEW CONSTRUCTION
D22 ALUMINUM WINDOW SYSTEM TO REMAIN
D23 ALUMINUM WINDOW SYSTEM TO BE DEMOLISHED



A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY

1	**E.I.F.S. FIELD COLOR - LIGHT TONE** **SEE NOTE 1 E.I.F.S. FINISH SYSTEM SMOOTH TEXTURE; COLOR TO MATCH SHERWIN WILLIAMS: WOOL SKEIN (SW 6148)	14	**STEEL FRAME (EXISTING)** EXISTING STEEL COLUMN BUILDING FRAME
2	**E.I.F.S. FIELD COLOR - MEDIUM TONE** **SEE NOTE 1 E.I.F.S. FINISH SYSTEM SMOOTH TEXTURE; COLOR TO MATCH SHERWIN WILLIAMS: URBAN JUNGLE (SW 9117)	15	**CONCRETE FOUNDATION WALL** NEW CONCRETE STEM WALL (NATURAL COLOR TO MATCH EXISTING) PROVIDE ARCHITECTURAL FINISH
3	**E.I.F.S. FIELD COLOR - DARK TONE** **SEE NOTE 1 E.I.F.S. FINISH SYSTEM SMOOTH TEXTURE; COLOR TO MATCH SHERWIN WILLIAMS: CARAIBE (SW 9090)	16	**ASPHALT SHINGLES (EXISTING)** EXISTING ASPHALT SHINGLE ROOFING - PATCH AS REQUIRED
4	**E.I.F.S. (EXISTING)** EXISTING E.I.F.S TO REMAIN - PATCH AS REQUIRED	17	**MEMBRANE ROOFING (EXISTING)** EXISTING ROOFING TO REMAIN - PATCH AS REQUIRED
5	**SPLIT-FACE CMU WALL (NEW)** INTEGRAL COLOR SPLIT-FACE CMU; SUNROC: TUMBLEWEED	18	**SKYLIGHT (EXISTING)** EXISTING SKYLIGHT TO REMAIN - VERIFY WATER TIGHT CONSTRUCTION AND REPAIR AS REQUIRED
6	**STANDARD CMU WALL (NEW)** INTEGRAL COLOR CMU WALL; SUNROC: IVORY	19	**STOREFRONT WINDOW SYSTEM (NEW)** ALUMINUM STOREFRONT SYSTEM. CLEAR ANODIZED FINISH W/ 1" INSULATED LOW-E GLAZING (CLEAR)
7	**EXISTING CMU (EXISTING)** EXISTING CMU (SPLIT-FACE OR STANDARD FACE) TO REMAIN	20	**STOREFRONT WINDOW SYSTEM (EXISTING)** ALUMINUM STOREFRONT SYSTEM TO REMAIN
8	**PRE-FINISHED PARAPET CAP - LIGHT TONE** PRE-FORMED ALUMINUM TRIM MBCI SIGNATURE 300 (OR EQUAL), COLOR: ALMOND	21	**METAL OVERHEAD DOOR** STEEL INSULATED OVERHEAD DOOR: WHITE
9	**PRE-FINISHED PARAPET CAP - DARK TONE** PRE-FORMED ALUMINUM TRIM MBCI SIGNATURE 300 (OR EQUAL), COLOR: SIERRA TAN	22	**METAL OVERHEAD DOOR (EXISTING)** STEEL AND GLASS OVER HEAD DOOR TO REMAIN - PROVIDE PLYWOOD GLASS PROTECTION (SEE FLOOR PLANS)
10	**PRE-FINISHED PARAPET CAP (EXISTING)** EXISTING PARAPET CAP TO REMAIN	23	**HOLLOW METAL DOOR & FRAME** NEW OR EXISTING HOLLOW METAL DOOR & FRAME; PAINTED: SHERWIN WILLIAMS: MATCH ADJACENT COLOR
11	**INSULATED METAL PANEL (EXISTING)** EXISTING METAL PANEL SYSTEM	24	**GUTTER DOWNSPOUT SYSTEM (EXISTING)** EXISTING GUTTER AND DOWNSPOUT SYSTEM - REPAIR AS REQUIRED
12	**METAL WALL PANEL** MBCI METAL WALL PANEL: PBR WALL PANEL, COLOR: ALMOND		
13	**COORUGATED WALL PANEL (EXISTING)** EXISTING COORUGATED WALL PANEL TO REMAIN		

NOTE 1: USE ELASTOMERIC PAINT ON ALL EXTERIOR STUCCO/CMU PAINT LOCATIONS: SHERWIN WILLIAMS CONFLEX XL ELASTOMERIC HIGH BUILDING COATING
- CONFLEX XL ELASTOMERIC FLAT A5-400 SERIES
- **PRIME CMU WITH LOXON BLOCK SURFACER A24W200 SERIES
- **PRIME CONCRETE / STUCCO W/ LOXON MASONRY PRIMER SEALER A24W8300 SERIES

CARPENTER STRINGHAM ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
9133 S MONROE PLAZA WAY SUITE D
SANDY UT 84070
TEL:801.890.1092
www.carpenterstringham.com

PROJECT
A NEW TENANT IMPROVEMENT FOR:
LUMBER LIQUIDATORS
168 EAST UNIVERSITY PARKWAY
OREM, UTAH

STATE OF UTAH
PASCAL P. MEYER
5766265-0301
2/20/19
LICENSED ARCHITECT

SHEET TITLE
Exterior Color Elevations

REVISIONS

PROJECT: 18-005.01
DATE: February 20, 2019
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET
A210

© CARPENTER STRINGHAM ARCHITECTS LLC 2019

\\CSASERVER2\Carpenter Stringham\Projects\18-005.01 Lumber Liquidators Shell & TI - Orem\CDs\A201.dwg, February 21, 2019 - 9:02 AM

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

City Council Chambers, 56 N State Street

City Council
Tue, Jul 16, 2019
6:00 pm

Planning Commission
Wed, Jul 10, 2019
4:30 pm

Applicant (Pascal Meyer) requests the City approve the site plan for Lumber Liquidators Addition & Improvement generally located at 168 East University Parkway in the PD5 zone.

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

ASHLEY REAL ESTATE LLC
ONE ASHLEY WAY
ARCADIA, WI 54612

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

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City Council
Tue, Jul 16, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

FARLEY, GREG C & LAURA L
5643 ROSA AV
SAINT LOUIS, MO 63109

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

City Council Chambers, 56 N State Street

City Council
Tue, Jul 16, 2019
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JOHNSON, SALLY A
3668 JASPER PARK DR
BILLINGS, MT 59102

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

City Council Chambers, 56 N State Street

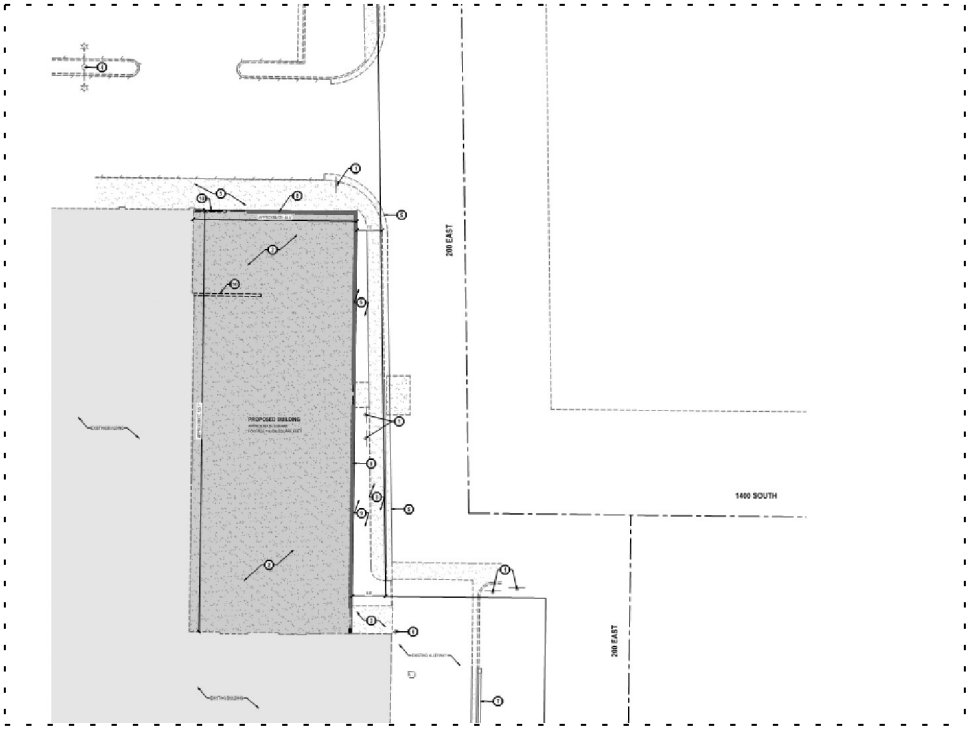
City Council
Tue, Jul 16, 2019
6:00 pm

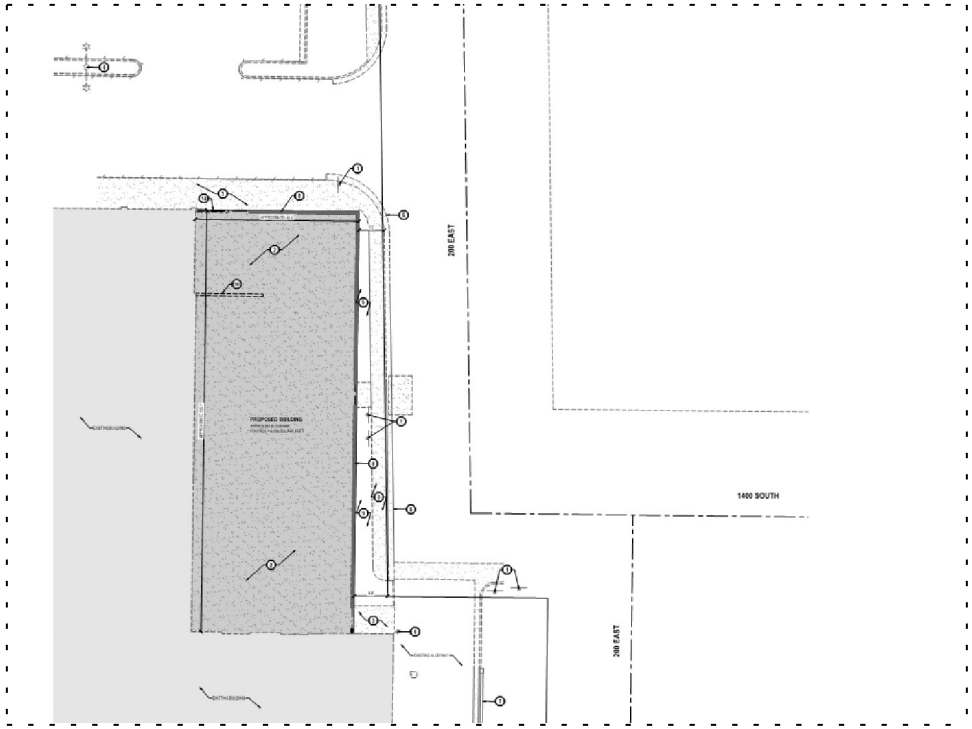
Planning Commission
Wed, Jul 10, 2019
4:30 pm

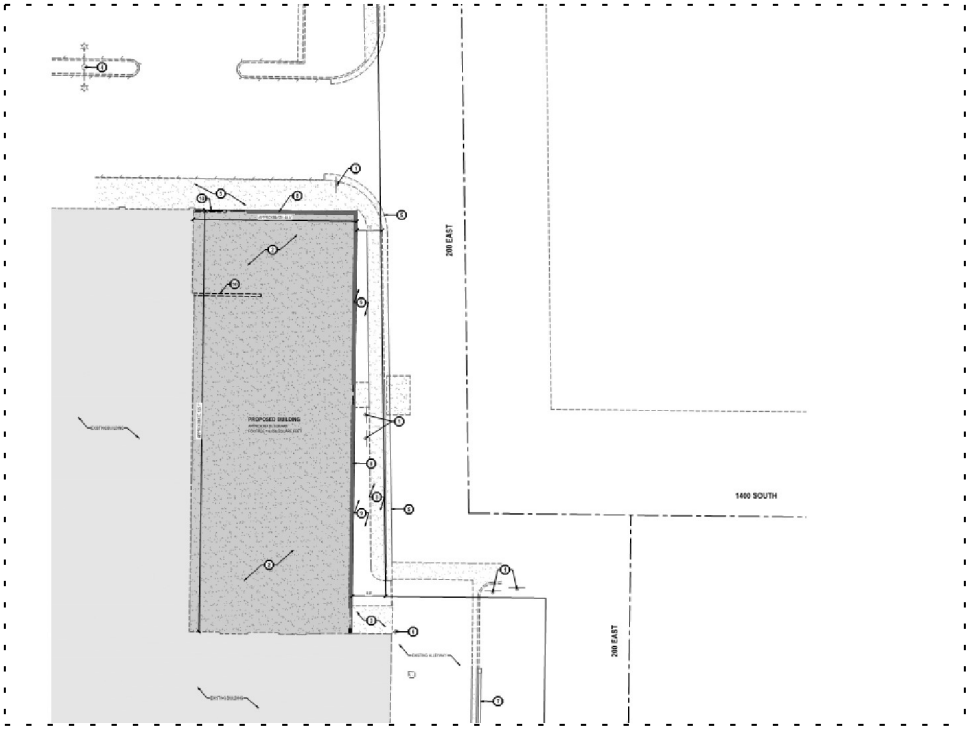
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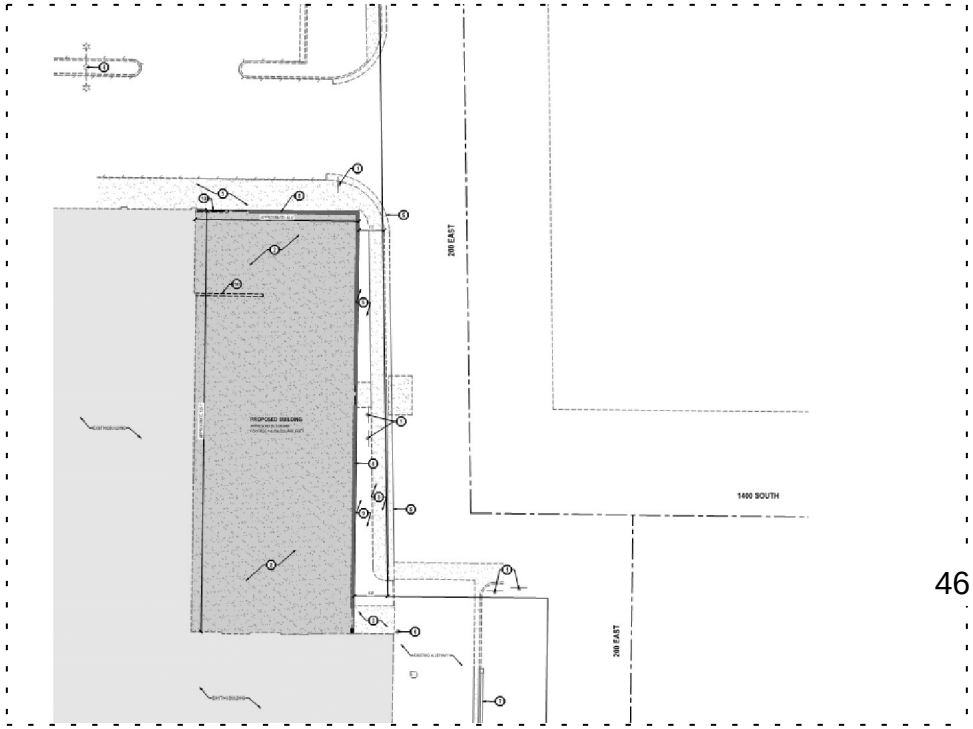
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

TORRES, RAUL DAVID & YOLANDA ELIZABETH
3603 SW RIVERWOOD PL
BENTONVILLE, AR 72712


200 EAST
1400 SOUTH
200 EAST
PROPOSED BUILDING


200 EAST
1400 SOUTH
200 EAST
PROPOSED BUILDING


200 EAST
1400 SOUTH
200 EAST
PROPOSED BUILDING


200 EAST
1400 SOUTH
200 EAST
PROPOSED BUILDING

PEDRON, MIGUEL M & FLORENCE
%PEDRON, MIKE
B P 2725
PAPEETE, TAHIT 98713

BLEDSOE, JEFFREY C & ASHLEE M
94-370 HOKUAHIAHI ST
WAHIAWA, HI 96789

ASHLEY REAL ESTATE LLC
ONE ASHLEY WAY
ARCADIA, WI 54612

UTAH DEPARTMENT OF
TRANSPORTATION (ET AL)
PO BOX 140857
SALT LAKE CITY, UT 84114

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

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 30810
SALT LAKE CITY, UT 84130

TIMPANOGOS PROPETIES LLC
PO BOX 532
PROVO, UT 84603

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

ASHLEY REAL ESTATE LLC
--OR CURRENT RESIDENT--
40 E UNIVERSITY PKWY
OREM, UT 84058

HOPKINSON INVESTMENTS LLC
49 N 1100 W # 8
PROVO, UT 84601

LONG, TERRI
54 E 1400 N
AMERICAN FORK, UT 84003

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

SISUI LLC
68 S 2825 E
LAYTON, UT 84040

REBOLLO, REUBEN & TAMMY
74 E 1450 S
OREM, UT 84058

FARLEY, GREG C & LAURA L
--OR CURRENT RESIDENT--
77 E 1500 SOUTH
OREM, UT 84058

MILLER, GLEN L & GERI LEE (ET AL)
78 E 1450 S
OREM, UT 84058

VANDERHEIDE, H WALTER
--OR CURRENT RESIDENT--
84 E 1450 SOUTH
OREM, UT 84058

SHAW, LANETT
85 E 1500 S
OREM, UT 84058

VANDERHEIDE, H WALTER
86 E 1450 S
OREM, UT 84058

BIRRELL, RONALD DEE & ADRAIN
KAY
90 E 1450 S
OREM, UT 84058

YEBRA, GUADALUPE
94 E 1450 S
OREM, UT 84058

COMMON AREA
100 E CENTER
PROVO, UT 84606

FAMILY CENTER OREM SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
106 E 1300 SOUTH
OREM, UT 84058

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

FAMILY CENTER OREM SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
130 E UNIVERSITY PKWY
OREM, UT 84058

GRAFF, VANCE DORAL & AFTON F
134 E 1200 S
OREM, UT 84058

PITCHFORTH, DILLON L
--OR CURRENT RESIDENT--
134 E 1460 SOUTH
OREM, UT 84058

ROGERS, HAROLD & DANA
136 E 1460 S
OREM, UT 84058

CROWE, CHRISTOPHER EVERETT &
ELIZABETH ANN (ET AL)
--OR CURRENT RESIDENT--
138 E 1460 SOUTH
OREM, UT 84058

FLORENCE, EMMETT & HOLLY
LYONS (ET AL)
140 E 1460 S
OREM, UT 84058

BUTTERFIELD, BARBARA
--OR CURRENT RESIDENT--
142 E 1460 SOUTH
OREM, UT 84058

BLEDSOE, JEFFREY C & ASHLEE M
--OR CURRENT RESIDENT--
148 E 1460 SOUTH
OREM, UT 84058

SALAS, MIGUEL A JR (ET AL)
154 E 1460 S
OREM, UT 84058

SLOAT, RANDOLPH H
--OR CURRENT RESIDENT--
172 KEYRIDGE CIR
OREM, UT 84058

HAVEA, GLENN S & SONDRA H
179 KEYRIDGE CIR
OREM, UT 84058

HAVEA, FOLOLINI (ET AL)
191 KEYRIDGE CIR
OREM, UT 84058

JEFFS JEFFS AND NAYLOR LC
--OR CURRENT RESIDENT--
212 E UNIVERSITY PKWY
OREM, UT 84058

AMENDOLA, DALLIN
231 E 1500 S
OREM, UT 84058

BISHOP, LEON K & SANDRA L
289 W 470 S
LINDON, UT 84042

BLACKBURN, DEBRA
354 E 1250 N
OREM, UT 84057

PEDRON, MIGUEL M & FLORENCE
--OR CURRENT RESIDENT--
144 E 1460 SOUTH
OREM, UT 84058

EVANS, LEE ANN H & MARK L (ET AL)
--OR CURRENT RESIDENT--
150 E 1460 SOUTH
OREM, UT 84058

HOFHEINS, CATHERINE P & DUSTIN
--OR CURRENT RESIDENT--
156 E 1460 SOUTH
OREM, UT 84058

ANGILAU, VILIAMI F
175 KEYRIDGE CIR
OREM, UT 84058

MWO LLC
179 W 4750 N
PROVO, UT 84604

CISNEROS, SECUNDINA
192 KEYRIDGE CIR
OREM, UT 84058

MOSBACKER, PATRICK & SHAUNA
217 E 1500 S
OREM, UT 84058

UNIVERSITY MALL SHOPPING CENTER LC
--OR CURRENT RESIDENT--
260 E 1300 SOUTH
OREM, UT 84058

UNIVERSITY CROSSING SHOPPING CENTER LLC
--OR CURRENT RESIDENT--
340 E UNIVERSITY PKWY
OREM, UT 84097

OREM R LLC
387 W 700 N
LINDON, UT 84042

VALLADARES, JORGE A
146 E 1460 S
OREM, UT 84058

LISTON, JAMES D & HUNG-PEI
--OR CURRENT RESIDENT--
152 E 1460 SOUTH
OREM, UT 84058

REYNOLDS, MARK A & LACEY
170 KEYRIDGE CIR
OREM, UT 84058

WILLIAMSON, JUDITH LYNN
178 KEYRIDGE CIR
OREM, UT 84058

JASPER, ELIZABETH H (ET AL)
182 S 1060 E
AMERICAN FORK, UT 84003

UNIVERSITY MALL SHOPPING CENTER LC
--OR CURRENT RESIDENT--
206 E UNIVERSITY PKWY
OREM, UT 84058

JJ TALEA LLC
--OR CURRENT RESIDENT--
220 E UNIVERSITY PKWY
OREM, UT 84058

CARILLON SQUARE I LC
--OR CURRENT RESIDENT--
287 E UNIVERSITY PKWY
OREM, UT 84058

ANDERSON, JEFFREY DEAN & KATHERINE WILLIS
341 CHAPEL CIR
OREM, UT 84058

AMEZQUITA, EDGAR
388 S MAIN ST APT 2
HEBER CITY, UT 84032

JEFFS JEFFS AND NAYLOR LC
%AMERICAN BLUE RIBBON HOLDINGS LLC
400 W 48TH AV
DENVER, CO 80216

KLINGLER, MICHAEL & MEAGAN
402 S 1300 E
BOUNTIFUL, UT 84010

YIP, WAI TAI LEONARD & KIKI KIN CHING
403 MARBLE COVE WY
SEAL BEACH, CA 90740

DURFEE, GEORGE E & ANNETTE
470 S 380 E
AMERICAN FORK, UT 84003

ROPER, GLADE F & GLENA J (ET AL)
472 W PUTNAM AV
PORTERVILLE, CA 93257

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

CITY OF OREM
522 E 90 N
OREM, UT 84097

UNIVERSITY MALL SHOPPING CENTER LC
%KALLAS, ROB
575 E UNIVERSITY PKY STE N260
OREM, UT 84097

LISTON, JAMES D & HUNG-PEI
601 W 40 N
OREM, UT 84057

NGUYEN, DUKE CONG
670 W 200 S
PROVO, UT 84601

C & O MANAGEMENT LLC
%HALL, CARLEE & NATHANAEL
674 S 100 W
OREM, UT 84058

EMILY LASSITER PROPERTIES LLC SERIES 4
727 W 250 S
MAPLETON, UT 84664

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

LISTON, LYNN SCOTT (ET AL)
909 E 900 S
OREM, UT 84097

MCFERSON PROPERTIES LLC
1140 E HILLCREST DR
SPRINGVILLE, UT 84663

SITES, DOUGLAS K & TERRI ANN
1153 N 240 E
OREM, UT 84057

KARLSVEN, MICHAEL & MANDY
1193 W HOLT FARM LN
SOUTH JORDAN, UT 84095

HOFHEINS, CATHERINE P & DUSTIN
1250 AMERICAN PACIFIC DR APT 1212
HENDERSON, NV 89074

HARMAN, CARL
1404 S 240 E
OREM, UT 84058

1405 OREM LLC
1405 S 200 E
OREM, UT 84058

ANDERTON, DOUGLAS C & BEVERLY M
1405 S 240 E
OREM, UT 84058

DGSK OREM LLC
--OR CURRENT RESIDENT--
1412 S 280 EAST
OREM, UT 84058

KRETSCHMER, ANTHONY
1416 S 240 E
OREM, UT 84058

NGUYEN, DUKE CONG
--OR CURRENT RESIDENT--
1417 S 200 EAST
OREM, UT 84058

WHITE, JAMES & MARIA
1417 S 240 E
OREM, UT 84058

TIMPANOGOS PROPETIES LLC
--OR CURRENT RESIDENT--
1422 S 280 EAST
OREM, UT 84058

CHRISTENSEN, TODD LYNN & JULENE A
1428 S 240 E
OREM, UT 84058

MULLINS, JONATHON
1429 S 200 E
OREM, UT 84058

PREVOST, EILEEN J (ET AL)
1429 S 240 E
OREM, UT 84058

JENSEN, REBECCA A & DANIEL M
1430 S 200 E
OREM, UT 84058

SISUI LLC
--OR CURRENT RESIDENT--
1432 S 280 EAST
OREM, UT 84058

SPINDLER, ERIK & BRITTANY
1440 S 240 E
OREM, UT 84058

SMITH, THOMAS EDWARD & DONNA MARIE
1441 S 200 E
OREM, UT 84058

SPARKS, CODY & JACQUELINE
1441 S 240 E
OREM, UT 84058

C & O MANAGEMENT LLC
--OR CURRENT RESIDENT--
1442 S 280 EAST
OREM, UT 84058

JJ TALEA LLC
1444 S MAIN ST
OREM, UT 84058

LUNA, HECOTR (ET AL)
1449 S 200 E
OREM, UT 84058

HEAD, RANDALL JAMES
1450 S 240 E
OREM, UT 84058

MWO LLC
--OR CURRENT RESIDENT--
1451 S 50 EAST
OREM, UT 84058

BOODY, HUNTER & LAUREN MICHELLE
1451 S 110 E
OREM, UT 84058

GARCIA, CESAR VALADEZ
1451 S 240 E
OREM, UT 84058

MWO LLC
--OR CURRENT RESIDENT--
1453 S 50 EAST
OREM, UT 84058

SEVEN M LEASING LTD
--OR CURRENT RESIDENT--
1453 S 110 EAST
OREM, UT 84058

FULLER, DUSTIN R & ALISSA W (ET AL)
--OR CURRENT RESIDENT--
1455 S 110 EAST
OREM, UT 84058

BELL, JEFFREY SCOTT
--OR CURRENT RESIDENT--
1456 S 280 EAST
OREM, UT 84058

SITES, DOUGLAS K & TERRI ANN
--OR CURRENT RESIDENT--
1457 S 110 EAST
OREM, UT 84058

SEVEN M LEASING LTD
--OR CURRENT RESIDENT--
1459 S 110 EAST
OREM, UT 84058

POWELL, MAYRA & AARON J
1459 S 200 E
OREM, UT 84058

BOY, WILLIAM
1460 S 100 E
OREM, UT 84058

KAUFER, DONALD B & BONNIE J
--OR CURRENT RESIDENT--
1460 S 240 EAST
OREM, UT 84058

MWO LLC
--OR CURRENT RESIDENT--
1461 S 50 EAST
OREM, UT 84058

JUDD, TAYLOR D & MCKENZIE V
--OR CURRENT RESIDENT--
1461 S 110 EAST
OREM, UT 84058

MAUGHAN, STACEY
1461 S 240 E
OREM, UT 84058

JUDD, TAYLOR D & MCKENZIE V
1461 S 110 E # 113
OREM, UT 84058

HOPKINSON INVESTMENTS LLC
--OR CURRENT RESIDENT--
1462 S 100 EAST
OREM, UT 84058

MWO LLC
--OR CURRENT RESIDENT--
1463 S 50 EAST
OREM, UT 84058

HOPKINSON PARK LC
--OR CURRENT RESIDENT--
1463 S 70 EAST
OREM, UT 84058

MCFERSON PROPERTIES LLC
--OR CURRENT RESIDENT--
1463 S 110 EAST
OREM, UT 84058

SEVEN M LEASING LTD
--OR CURRENT RESIDENT--
1465 S 110 EAST
OREM, UT 84058

YIP, WAI TAI LEONARD & KIKI KIN CHING
--OR CURRENT RESIDENT--
1466 S 280 EAST
OREM, UT 84058

FOX, STEVEN R & DEBRA L
--OR CURRENT RESIDENT--
1467 S 110 EAST
OREM, UT 84058

BERG, NATHAN
1468 S 200 E
OREM, UT 84058

EMILY LASSITER PROPERTIES LLC SERIES 4
--OR CURRENT RESIDENT--
1469 S 110 EAST
OREM, UT 84058

SINGLETON, RAY M (ET AL)
--OR CURRENT RESIDENT--
1470 S 240 EAST
OREM, UT 84058

SHUMWAY, TALMAGE & KRISTIN
1471 S 110 E
OREM, UT 84058

HALE, ALLAN B SR & MARILYN D
1471 S 200 E
OREM, UT 84058

WAKEFIELD, JOHN HOMER
1471 S 240 E
OREM, UT 84058

SYBROWSKY, SAMUEL JED
--OR CURRENT RESIDENT--
1473 S 50 EAST
OREM, UT 84058

EVANS, TAYLOR LYN
1473 S 110 E
OREM, UT 84058

SUMMERS, MICHAEL D & MELISSA R
--OR CURRENT RESIDENT--
1475 S 110 EAST
OREM, UT 84058

TORRES, RAUL DAVID & YOLANDA ELIZABETH
--OR CURRENT RESIDENT--
1477 S 110 EAST
OREM, UT 84058

GOODALL INVESTMENTS LLC
--OR CURRENT RESIDENT--
1479 S 110 EAST
OREM, UT 84058

DROMEY, ANITA SUSAN
--OR CURRENT RESIDENT--
1480 S 100 EAST
OREM, UT 84058

FARLEY, ROSEANN DARLENE (ET AL)
1480 S 240 E
OREM, UT 84058

MUNOZ, MARCIA LUISA ORELLANA
--OR CURRENT RESIDENT--
1481 S 110 EAST
OREM, UT 84058

CHRISTENSEN, JANE D
1481 S 200 E
OREM, UT 84058

JOHNSON, CASEY NEIL
1482 S 175 E
OREM, UT 84058

AMEZQUITA, EDGAR
--OR CURRENT RESIDENT--
1482 S 200 EAST
OREM, UT 84058

SKANKEY, ROBERT & TJISKE (ET AL)
1483 S 110 E
OREM, UT 84058

GARDUNO, BLANCA E
1483 S 240 E
OREM, UT 84058

DURFEE, GEORGE E & ANNETTE
--OR CURRENT RESIDENT--
1484 S 175 EAST
OREM, UT 84058

STETSON, JARED
1485 S 110 E
OREM, UT 84058

SMITH, TY & JOANI
1486 S 175 E
OREM, UT 84058

BLACKBURN, DEBRA
--OR CURRENT RESIDENT--
1487 S 110 EAST
OREM, UT 84058

OREM R LLC
--OR CURRENT RESIDENT--
1488 S 175 EAST
OREM, UT 84058

ANDERSON, JEFFREY DEAN & KATHERINE WILLIS
--OR CURRENT RESIDENT--
1489 S 110 EAST
OREM, UT 84058

BISCHOFF, ROBERT DOUGLAS & DALENE MAY
1490 S 100 E
OREM, UT 84058

JASPER, ELIZABETH H (ET AL)
--OR CURRENT RESIDENT--
1490 S 175 EAST
OREM, UT 84058

KLINGLER, MICHAEL & MEAGAN
--OR CURRENT RESIDENT--
1490 S 200 EAST
OREM, UT 84058

SMITH, CAMERON
--OR CURRENT RESIDENT--
1491 S 110 EAST
OREM, UT 84058

SMITH, CAMERON
1491 S 110 E # 96
OREM, UT 84058

LISTON, LYNN SCOTT (ET AL)
--OR CURRENT RESIDENT--
1492 S 175 EAST
OREM, UT 84058

ROPER, GLADE F & GLENA J (ET AL)
--OR CURRENT RESIDENT--
1493 S 110 EAST
OREM, UT 84058

JOHNSON, SALLY A
--OR CURRENT RESIDENT--
1494 S 175 EAST
OREM, UT 84058

PEDRON, MIGUEL M & FLORENCE
--OR CURRENT RESIDENT--
1495 S 110 EAST
OREM, UT 84058

DEVEY, JUSTIN
1496 S 175 E
OREM, UT 84058

BISHOP, LEON K & SANDRA L
--OR CURRENT RESIDENT--
1497 S 110 EAST
OREM, UT 84058

VAN WAGONER, LISA H & JOHN E
--OR CURRENT RESIDENT--
1498 S 175 EAST
OREM, UT 84058

BEUTLER, DANIEL D & RON A
1499 S 110 E
OREM, UT 84058

ROSADO, TILA
1501 S 110 E
OREM, UT 84058

BLACKBURN, DEBRA
--OR CURRENT RESIDENT--
1502 S 200 EAST
OREM, UT 84058

PEDRON, MIGUEL M & FLORENCE
--OR CURRENT RESIDENT--
1503 S 110 EAST
OREM, UT 84058

LONG, TERRI
--OR CURRENT RESIDENT--
1504 S 175 EAST
OREM, UT 84058

KARLSVEN, MICHAEL & MANDY
--OR CURRENT RESIDENT--
1506 S 175 EAST
OREM, UT 84058

GOK PROPERTIES LC
1530 S 500 W
SALT LAKE CITY, UT 84115

FULLER, DUSTIN R & ALISSA W (ET AL)
1541 S WHITE ST
LEHI, UT 84043

SINGLETON, RAY M (ET AL)
%MCGUIRE, PERNELL
1651 E KRAMER ST
MESA, AZ 85203

FOX, STEVEN R & DEBRA L
1864 N 1640 W
PROVO, UT 84604

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

BRENKEN PROPERTIES LLC
1929 S 180 W
OREM, UT 84058

HOPKINSON PARK LC
1961 N 360 E
PROVO, UT 84604

EVANS, LEE ANN H & MARK L (ET AL)
2001 N 1210 W
PLEASANT GROVE, UT 84062

CARILLON SQUARE I LC
2415 E NEFFS LN
SALT LAKE CITY, UT 84109

GOODALL INVESTMENTS LLC
2448 S SHOREWOOD DR
SARATOGA SPRINGS, UT 84045

CROWE, CHRISTOPHER EVERETT & ELIZABETH ANN (ET AL)
2835 N 930 E
PROVO, UT 84604

SUMMERS, MICHAEL D & MELISSA R
3004 W 13400 S
RIVERTON, UT 84065

KAUFER, DONALD B & BONNIE J
3158 E HACKAMORE ST
MESA, AZ 85213

SLOAT, RANDOLPH H
3214 N UNIVERSITY AV # 604
PROVO, UT 84604

PITCHFORTH, DILLON L
3561 HAWK DR
SARATOGA SPRINGS, UT 84045

TORRES, RAUL DAVID & YOLANDA ELIZABETH
3603 SW RIVERWOOD PL
BENTONVILLE, AR 72712

JOHNSON, SALLY A
3668 JASPER PARK DR
BILLINGS, MT 59102

DROMEY, ANITA SUSAN
4240 MILE HIGH DR
PROVO, UT 84604

FARLEY, GREG C & LAURA L
5643 ROSA AV
SAINT LOUIS, MO 63109

FAMILY CENTER OREM SHOPPING CENTER LLC
5670 WILSHIRE BLVD STE 1250
LOS ANGELES, CA 90036

KLINGLER, MICHAEL & MEAGAN
5854 S BRAMBLEWOOD LN
SALT LAKE CITY, UT 84118

BUTTERFIELD, BARBARA
6692 S 1530 E
COTTONWOOD HEIGHTS, UT 84121

SEVEN M LEASING LTD
8000 DA VINCI DR
SALT LAKE CITY, UT 84121

DGSK OREM LLC
9312 LONGHORN FALLS CT
LAS VEGAS, NV 89149

SYBROWSKY, SAMUEL JED
9644 KALAMERE CT
HIGHLANDS RANCH, CO 80126

VAN WAGONER, LISA H & JOHN E
10435 N 6300 W
HIGHLAND, UT 84003

BELL, JEFFREY SCOTT
11343 N AVONDALE LN
HIGHLAND, UT 84003

CARPENTER STRINGHAM
ARCHITECTS LLC

9133 South Monroe Plaza, Suite D, Sandy UT 84070 (801)890-1092

Lumber Liquidators Neighborhood Meeting Minutes

Project Name and Location:
Orem Family Center - Lumber Liquidators
172 East University Parkway
Orem, Utah 84058

Date: July 2, 2019

Time: 6:30 pm

Meeting Comments / Minutes:

* Number of new/added customers to the addition & overall Retail Center? Traffic & Parking?

* Concerns about parking on 200 East & 1400 South
  - Existing parking to North will remain and be utilized for new tenant

* Concern about delivery & large vehicles on 200 East w/ Children, bicycles & pedestrians
  - Customer pick-up area?
  - Resident o.k. if [redacted] No delivery or pick-up is on 200 East.
    - Delivery & pick-up to remain as is, off of 200 East

* Hours of operation?
  - Concerns about delivery & large vehicles/pick-up early or late hours & dealing w/ noise.

CARPENTER STRINGHAM
ARCHITECTS LLC

9133 South Monroe Plaza, Suite D, Sandy UT 84070 (801)890-1092

Lumber Liquidators Neighborhood Meeting - Sign-in Sheet

Project Name and Location:
Orem Family Center - Lumber Liquidators
172 East University Parkway
Orem, Utah 84058

Date: July 2, 2019

Time: 6:30 pm

Attendees:

Name:	Address:
Pascal Meyer	Architect / Meeting Facilitator
Judith Williamson	178 Key Ridge Circle

Item #: 3.6	**Planning Commission** July 10, 2019	OREM
Prepared By: Grant Allen		
Applicant: Baxter Family Trust	**SITE PLAN** – Site Plan approval of Baxter Gardens located generally at 195 East 1600 North in the PRD 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 87 property owners within 500ft of the property.

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **PRD**
- Acreage: 1.66
- Neighborhood: **Northridge**

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

REQUEST: The applicant requests the Planning Commission approve the site plan for Baxter Gardens located generally at 195 East 1600 North in the PRD zone.

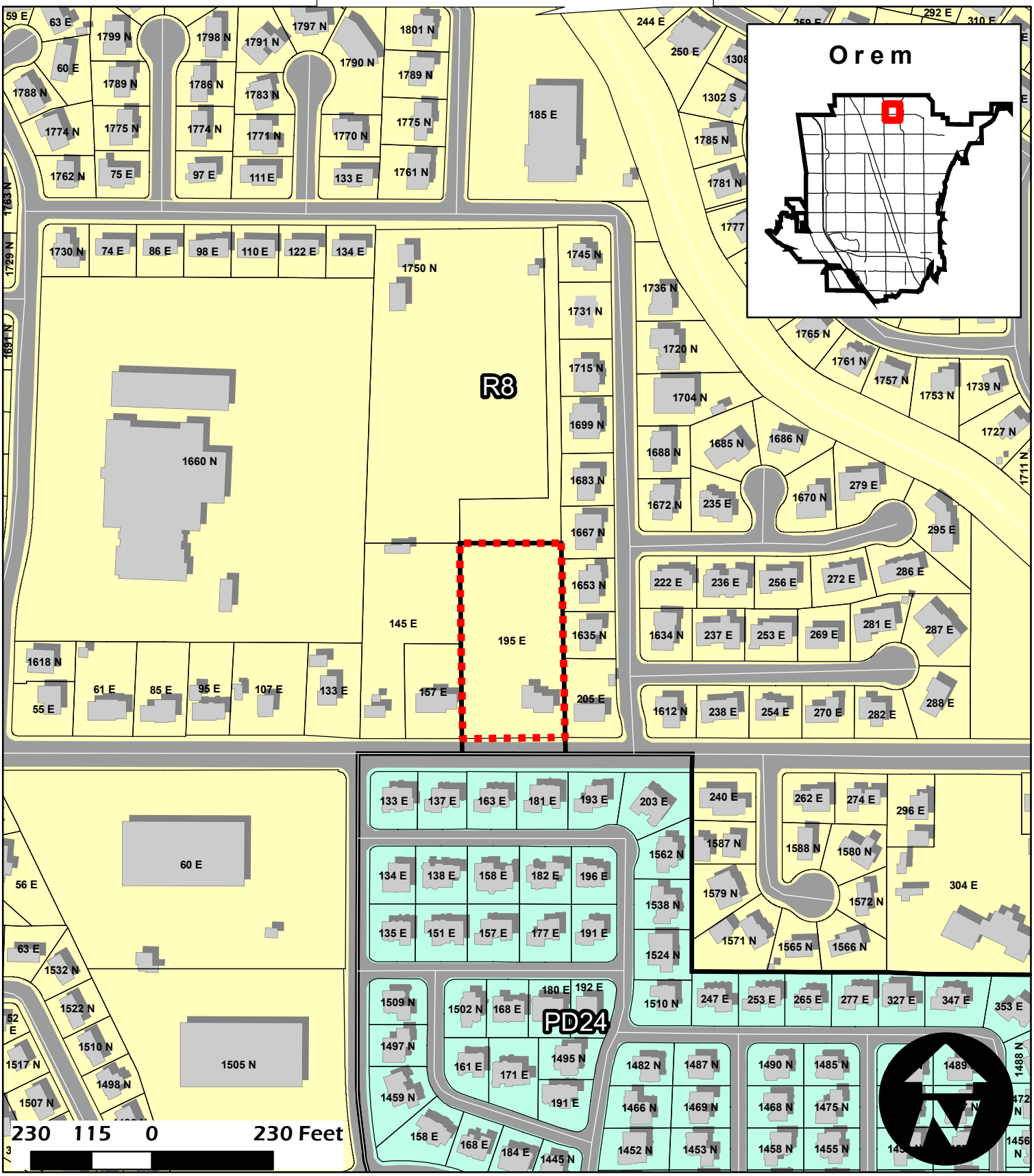
BACKGROUND: The applicant recently received approval to amend the PRD concept plan from 6 units and is seeking site plan approval to build 10 single story units with heights of 26 feet, 28 feet and 24 feet for the 3 different floor plan variations. The 10 units will be a density of 6.02 units per acre, below the maxiumum 7 units per acre allowed.

The turnaround provided has an easement in favor of the city of Orem, if the property to the west is ever to develop. The landscaping plan shows trees, grass and shrubs, and conforms to the reuqiremensts of the PRD zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Baxter Gardens located generally at 195 East 1600 North in the PRD zone.



Baxter Gardens



Baxter Gardens
PRD
1.66 Acres

NEIGHBORHOOD
Northridge

Legend
Parcels selection
Parcels
Buildings


1660 N
1699 N
1688 N
1685 N
1686 N
1683 N
1672 N
235 E
1667 N
222 E
236 E
256 E
1655 N
145 E
195 E
1635 N
1634 N
237 E
253 E
107 E
133 E
205 E
1612 N
238 E
254 E
133 E
137 E
163 E
181 E
193 E
203 E
240 E
1587 N
1562 N
60 E
134 E
138 E
158 E
182 E
196 E

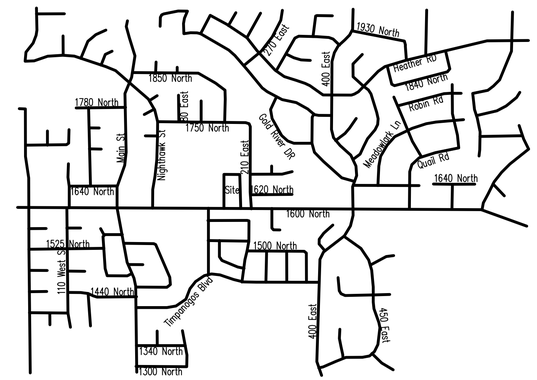
Baxter Gardens

Orem Utah

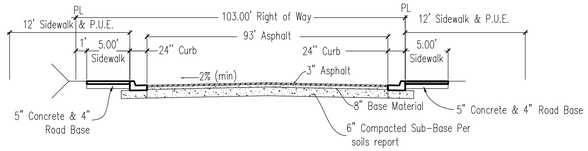
A Planned Residential Development

NORTH
1" = 30

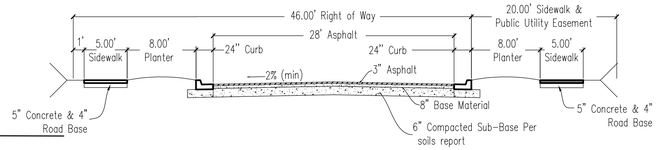




Vicinity Map



Culdesac
Cross Section



Sub-local Street
Cross Section

Final asphalt and base specifications will be according to soils report recommendations

Developer:

Lon Lewis
696 South Mohican Lane
Pleasant Grove Utah
801 372-5656
lonolewis@gmail.com

Engineer:

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

Site Data:

Zone = PRD
Total Area = 1.66 Acres
Total number of Units = 10

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Baxter Gardens — Utah

Site Plan

Orem City

Revisions

Date	3-11-2019
Scale	1"=30'
By	BHT
Tracing No.	L - 14389

Sheet No.
C - 2

Baxter Gardens

Orem Utah

A Planned Residential Development

NORTH
1" = 30



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
	EVERGREEN TREES			
	Dwarf Blue Spruce	7'-9' HT (EQUAL MIX)	B & B	
	DECIDUOUS TREES			
	ACER PLATANOIDES 'EMERALD QUEEN' Emerald Queen Maple	2" CAL.	B & B	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL.	B & B	
	PYRUS CALLERYANA 'CAPITAL' Captial Flowering Pear	2" CAL.	B & B	
	SHRUBS			
	COTONEASTER DAMMERI 'CORAL BEAUTY' Coral Beauty Cotoneaster	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	5 Gal.	Cont.	
	PINUS MUGO MUGUS PUMILIO Shrubby Swiss Mountain Pine	5 Gal.	Cont.	
	GROUNDCOVERS			
	AEGOPODIUM PODAGRARIA VARIAGATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUGA Bungleweed	1 Gal.	Cont.	24" O.C.
	GALLIUM ODORATA Sweet Woodruff	1 Gal.	Cont.	24" O.C.

Grass Area

Landscaping Notes:

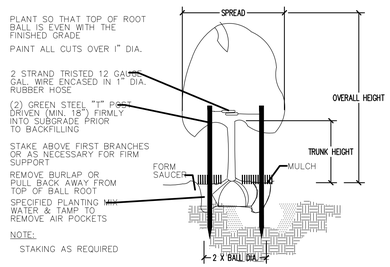
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintianed in accordance with good landscaping practice.

All area not coverd by buildings or driveways shal be landscaped and watered with an automatic sprinkling system.

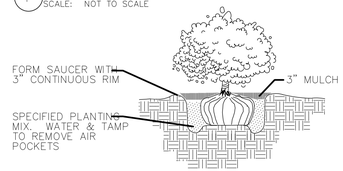
Minimum design standards:
At least (1) deciduous tree at least two (2) inch caliper measured four (4) feet above the ground, one (1) evergreen tree at least five gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

All Evergreen trees provided = 2" Caliper in size. 26 are required & provided.
All Deciduous trees provided = 2" Caliper in size. 26 are required, 29 provided.
All shrubs provided = 5 gallon in size. 416 Shrubs are required.

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.



1 TREE PLANTING – VERTICAL STAKES
SCALE: NOT TO SCALE



2 SHRUB PLANTING
SCALE: NOT TO SCALE

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Baxter Gardens

Landscaping Plan

Orem City Utah

Revisions

Date	3-11-2019
Scale	1"=30'
By	BHT
Tracing No.	L - 14389

Sheet No.
C - 7



2 Left Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

Legacy Drafting and Design
GREGORY D. BROWN, OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
1223 GILLMAN OREM, UT 84097 E-MAIL: greg@LegacyHomeDesign.com WEBSITE: LegacyHomeDesign.com

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***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc, on site prior to construction or the ordering of any materials.

Baxter Gardens
190 East 1600 North
Orem, UT 84057

SQUARE FOOTAGE

Main Level	1525
Basement	1525
Total	3050
Garage	440
Cold Str.	38

ENGINEER STAMP

REVISIONS:

1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:
A-4
2/11/2019

2/11/2019 3:42:03 PM



2 Right Elevation
1/4" = 1'-0"



1 Back Elevation
1/4" = 1'-0"

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ENGINEER STAMP

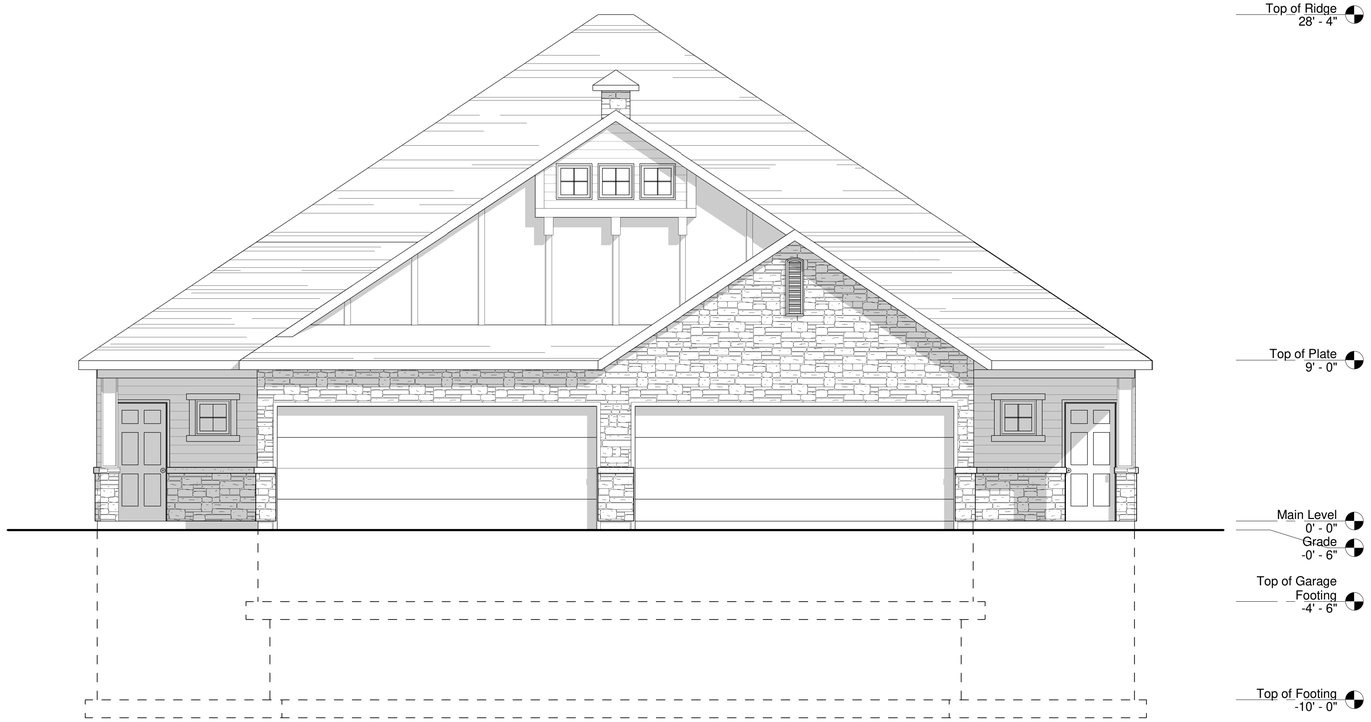
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2	00-00-00
3	00-00-00

SHEET NUMBER:
A-5
2/11/2019



② Left Elevation
1/4" = 1'-0"



① Front Elevation
1/4" = 1'-0"

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Baxter Gardens
190 East 1600 North
Orem, UT 84057

SQUARE FOOTAGE

Main Level	1500
Basement	1500
Total	3000
Garage	440
Cold Str.	22

ENGINEER STAMP

REVISIONS:

1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:
A-4
2/11/2019



② Right Elevation
1/4" = 1'-0"



① Back Elevation
1/4" = 1'-0"

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Orem, UT 84057

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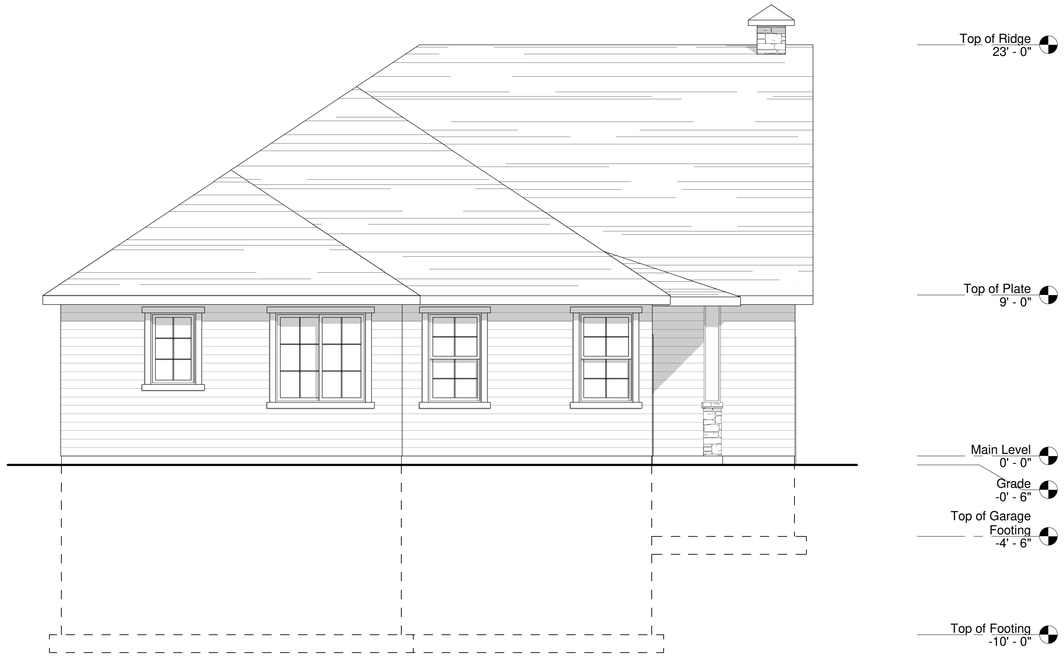
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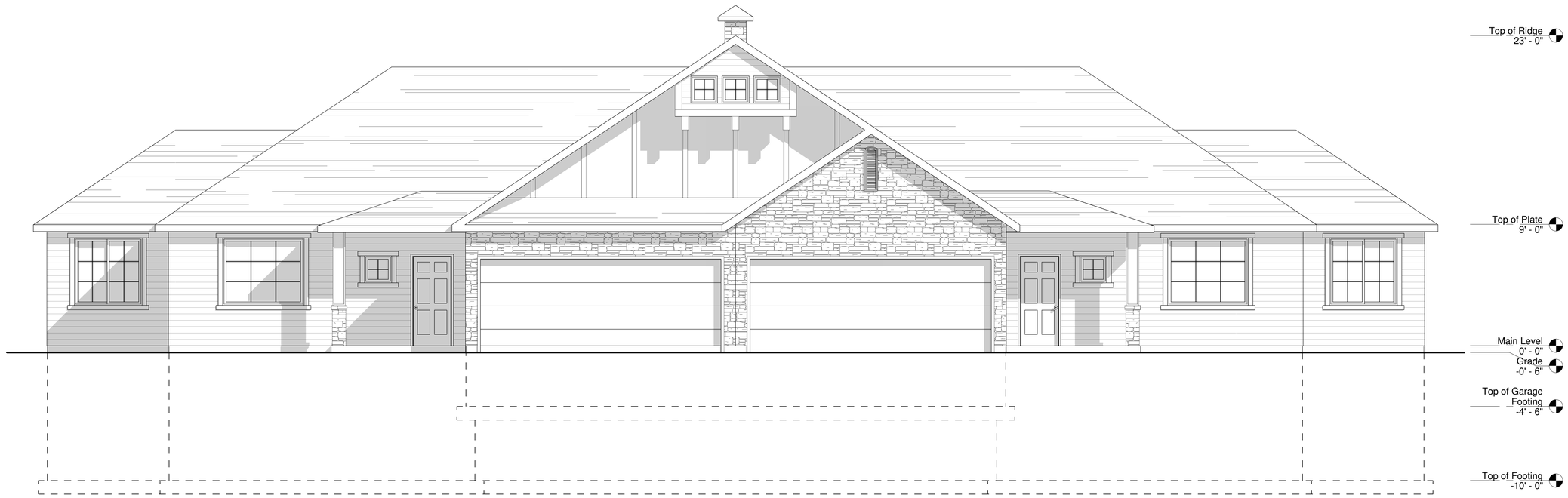
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2/11/2019

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Left Elevation

SCALE 1/4" = 1'-0"



Front Elevation

SCALE 1/4" = 1'-0"

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Baxter Gardens
190 East 1600 North
Orem, UT 84057

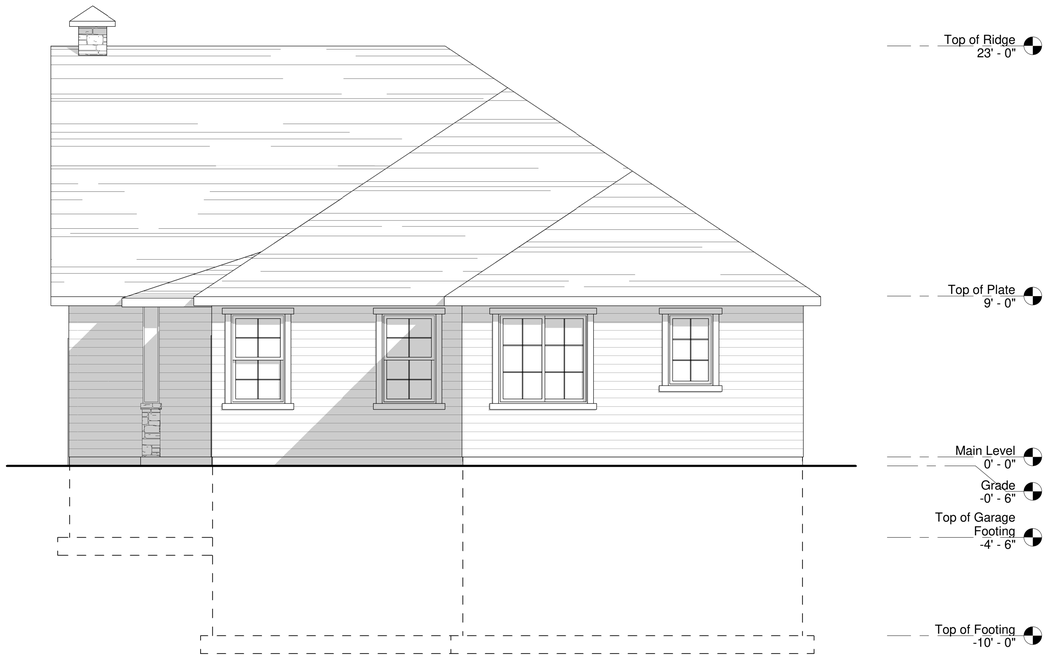
SQUARE FOOTAGE
Per Unit

Basement	1308 SF
Main Level	1301 SF
	2609 SF
Garage	416 SF

ENGINEER STAMP

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
A-4
2/11/2019



Right Elevation

SCALE 1/4" = 1'-0"



Back Elevation

SCALE 1/4" = 1'-0"

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Orem, UT 84057

SQUARE FOOTAGE
Per Unit

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ENGINEER STAMP

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
A-5
2/11/2019

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

City Council Chambers, 56 N State Street

Planning Commission
Wed, Jul 10, 2019
4:30 pm

Applicant (Baxter Family Trust) requests the City approve the site plan for Baxter Gardens located generally at 195 East 1600 North in the PRD zone.

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

BOARD OF EDUCATION OF ALPINE SCHOOL
DISTRICT THE
50 N CENTER
AMERICAN FORK, UT 84003

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

City Council Chambers, 56 N State Street

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Wed, Jul 10, 2019
4:30 pm

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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

Planning Commission
Wed, Jul 10, 2019
4:30 pm

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BOARD OF EDUCATION OF ALPINE SCHOOL
DISTRICT THE
--OR CURRENT RESIDENT--
1660 N 50 EAST
OREM, UT 84057

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

City Council Chambers, 56 N State Street

Planning Commission
Wed, Jul 10, 2019
4:30 pm

Applicant (Baxter Family Trust) requests the City approve the site plan for Baxter Gardens located generally at 195 East 1600 North in the PRD zone.

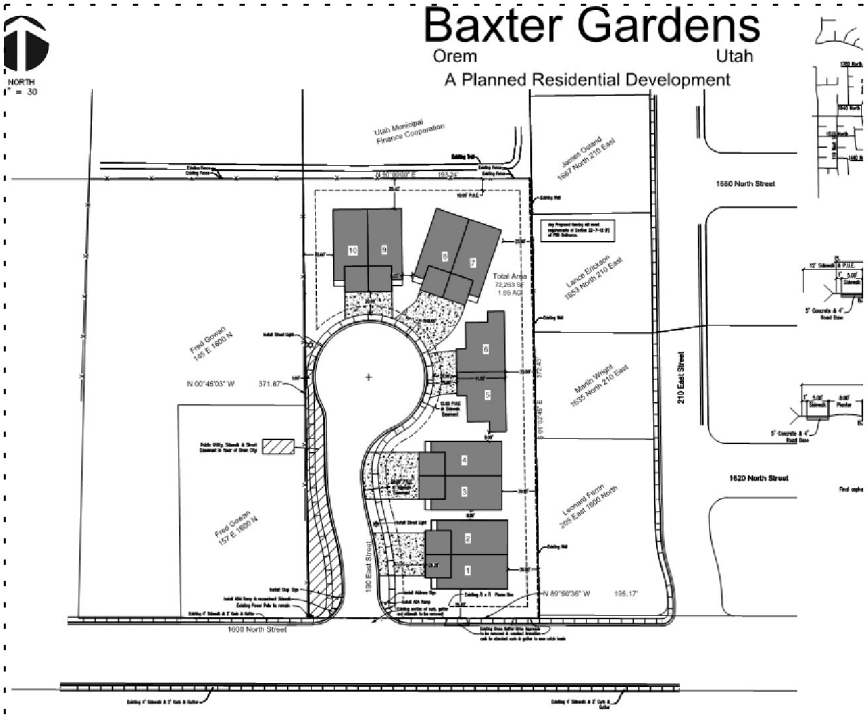
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

FANG, YI (ET AL)
1502 N 150 E
OREM, UT 84057

Baxter Gardens

Orem Utah

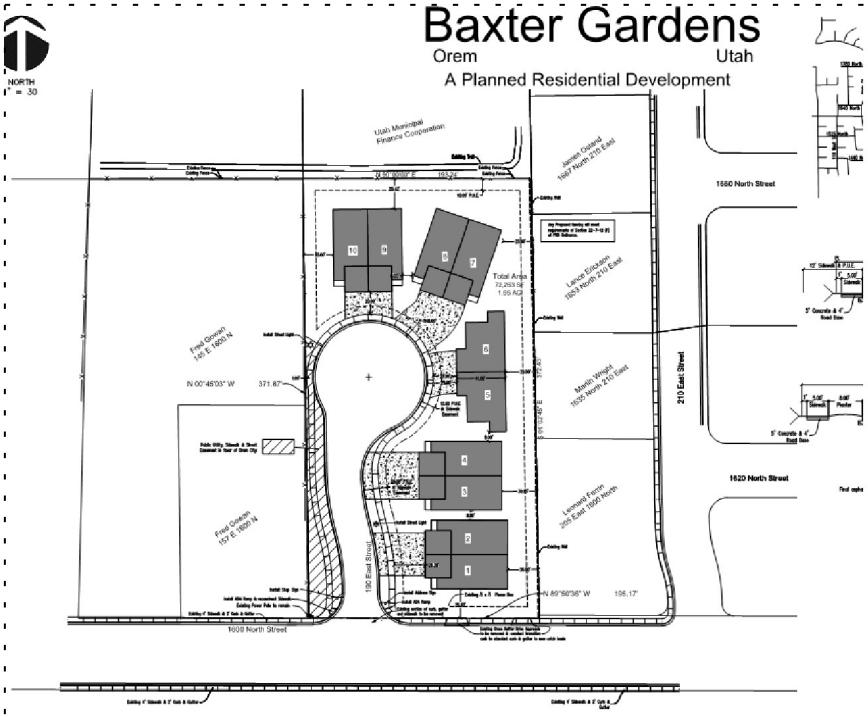
A Planned Residential Development



Baxter Gardens

Orem Utah

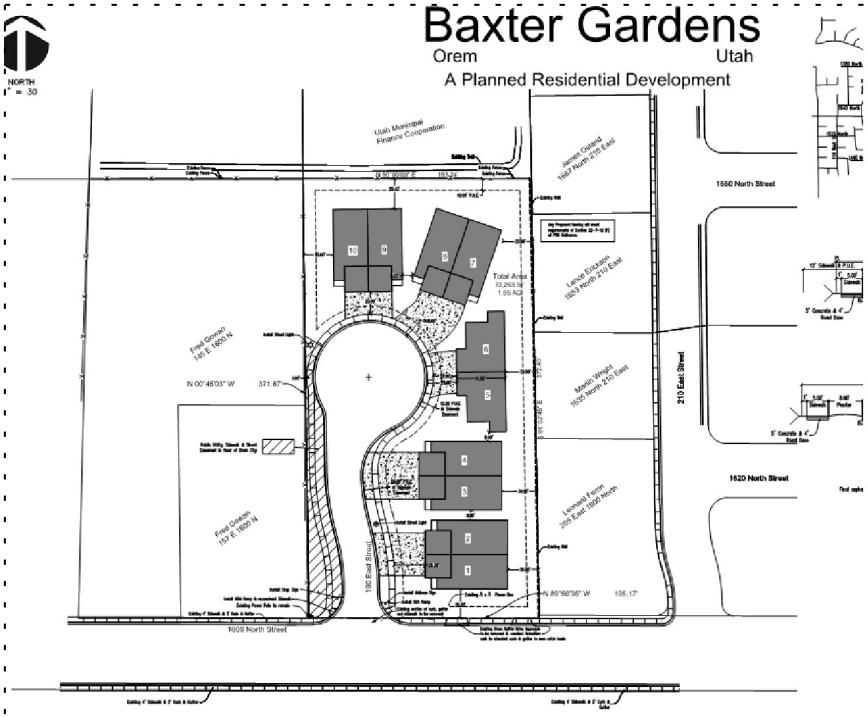
A Planned Residential Development



Baxter Gardens

Orem Utah

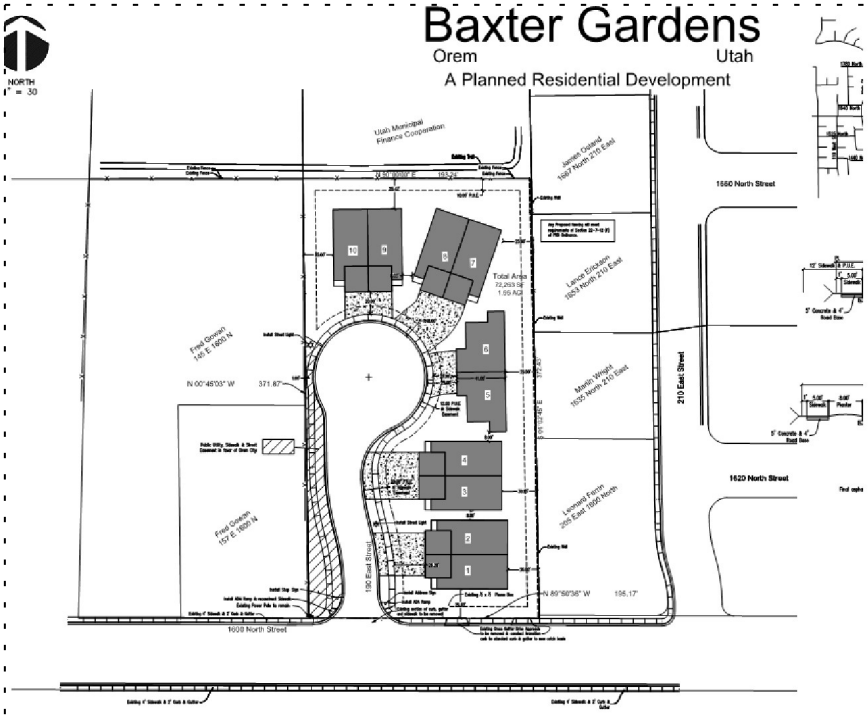
A Planned Residential Development



Baxter Gardens

Orem Utah

A Planned Residential Development



THOMAS, JEAN
%THOMAS, KARL
PO BOX 864
CAYUCOS, CA 93430

SWENSON, ERMA JARMAN
8 E 1600 N
OREM, UT 84057

SWENSON, ERMA JARMAN
8 W 1600 N
OREM, UT 84057

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

LAM, SHING MING (ET AL)
38 E SIENA DR
PLEASANT GROVE, UT 84062

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

BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT THE
50 N CENTER
AMERICAN FORK, UT 84003

UTAH MUNICIPAL FINANCE COOPERATIVE (MFA)
50 S 600 E STE 150
SALT LAKE CITY, UT 84102

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

SANDERSON, MCKELL H & JELYNN W
95 E 1600 N
OREM, UT 84057

EARL, JERALD
107 E 1600 N
OREM, UT 84057

PAULSEN, DICK RAY & STACY W
133 E 1570 N
OREM, UT 84057

GOWANS, FRED R & GLORIA
133 E 1600 N
OREM, UT 84057

HUNTER, WILLIAM R & MELANIE J (ET AL)
134 E 1570 N
OREM, UT 84057

LIVINGSTON, JOHN SPENCER & JOANIE
135 E 1520 N
OREM, UT 84057

FREEZE, CRAIG & EMILY
137 E 1570 N
OREM, UT 84057

MAC FARLANE, LARRY & CATHERINE
138 E 1570 N
OREM, UT 84057

GOWANS, FRED R & GLORIA
--OR CURRENT RESIDENT--
145 E 1600 NORTH
OREM, UT 84057

WIDMER, MARK A & SUZANNE
151 E 1520 N
OREM, UT 84057

MC GEE, DONALD C & DEBORAH C
157 E 1520 N
OREM, UT 84057

GOWANS, FLOYD H & SHANNON H
157 E 1600 N
OREM, UT 84057

TERRY, RICHARD E & VICKI L (ET AL)
158 E 1570 N
OREM, UT 84057

LAM, SHING MING (ET AL)
--OR CURRENT RESIDENT--
163 E 1570 NORTH
OREM, UT 84057

BRADY, SCOTT B & MICHELLE P
168 E 1520 N
OREM, UT 84057

BRIMHALL, GRANT & SONYA
177 E 1520 N
OREM, UT 84057

SONG, JAE K & MIA KANG
180 E 1520 N
OREM, UT 84057

CHOQUE, AURELIA E
181 E 1570 N
OREM, UT 84057

CHRISTENSEN, DAVID & SHEA
182 E 1570 N
OREM, UT 84057

POPE, GLEN (ET AL)
191 E 1520 N
OREM, UT 84057

ADAMS, SHARLYN
192 E 1520 N
OREM, UT 84057

SORENSEN, AARON C & SAVANNA L
193 E 1570 N
OREM, UT 84057

BAXTER, DAVID W
--OR CURRENT RESIDENT--
195 E 1600 NORTH
OREM, UT 84057

WANG, YUAN QUAN (ET AL)
196 E 1570 N
OREM, UT 84057

GUNDERSON, BONNIE E & NATHAN G
203 E 1570 N
OREM, UT 84057

FERRIN, LEONARD (ET AL)
205 E 1600 N
OREM, UT 84057

NAY, ROBERT BARRY & SUSAN KELLEY (ET AL)
222 E 1660 N
OREM, UT 84057

WATKINS, JOHN L & SHELLEY S
235 E 1660 N
OREM, UT 84057

MACBEAN, STANLEY F & CORINNE C
236 E 1660 N
OREM, UT 84057

JESSOP, H LYNN & ALICE A
237 E 1620 N
OREM, UT 84057

WILLIAMS, RUSSELL W
238 E 1620 N
OREM, UT 84057

WARNICK, SEAN C & ANNETTE M
240 E 1600 N
OREM, UT 84057

EULALA DARLENE BUTTERS OSTLUND TRUST 04-12-2018 THE (ET AL)
253 E 1620 N
OREM, UT 84057

OLSEN, ROSEMARY PEARCE
254 E 1620 N
OREM, UT 84057

THOMAS, JACOB S & NOEL J
256 E 1660 N
OREM, UT 84057

LILINO, LESLIE & LAYNE P
262 E 1600 N
OREM, UT 84057

SWEETEN, BLAKE A & JULIE O
269 E 1620 N
OREM, UT 84057

HEATH, DALE H & KRISTINE S
270 E 1620 N
OREM, UT 84057

STINSON, JERRY L & DELOIS G
272 E 1660 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

LOVELESS, SHAUNA COLLETTE DAWSON (ET AL)
688 CHERRY DR
OREM, UT 84058

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

FANG, YI (ET AL)
1502 N 150 E
OREM, UT 84057

BROWN, RODNEY J & SANDRA C
1509 N 150 E
OREM, UT 84057

PETERSEN, MARK EUGENE & KYLEE
1510 N 200 E
OREM, UT 84057

METCALF, LYMAN RICK & JULIANA
1524 N 200 E
OREM, UT 84057

ALVORD, TYLER S (ET AL)
--OR CURRENT RESIDENT--
1538 N 200 EAST
OREM, UT 84057

DOWNEY, CHAD DOUGLAS & SONJA
1562 N 200 E
OREM, UT 84057

STRATFORD, EDWARD PAUL & CANDICE TAYLOR
1571 N 250 E
OREM, UT 84057

SCHWEN, VON
--OR CURRENT RESIDENT--
1579 N 250 EAST
OREM, UT 84057

OGDEN, ROBERT E & DIANE L
1587 N 250 E
OREM, UT 84057

FLINDERS, NEIL J & JOAN D
1588 N 250 E
OREM, UT 84057

CRANDALL, VERNON L
1612 N 210 E
OREM, UT 84057

ROSE, JOHN & SHERRI
1634 N 210 E
OREM, UT 84057

WRIGHT, MARTIN C & LUCINDA
1635 N 210 E
OREM, UT 84057

ERICKSEN, LANCE
1653 N 210 E
OREM, UT 84057

BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT THE
--OR CURRENT RESIDENT--
1660 N 50 EAST
OREM, UT 84057

OSTLUND, JAMES BUTTERS & BARBARA C
1667 N 210 E
OREM, UT 84057

SWENSON, LAVELL & MARY JO
1670 N 250 E
OREM, UT 84057

THOMAS, JEAN
--OR CURRENT RESIDENT--
1672 N 210 EAST
OREM, UT 84057

WILKS, JARED L & KELLY
1683 N 210 E
OREM, UT 84057

MUIRHEAD, DONALD M & BARBARA N
1685 N 250 E
OREM, UT 84057

ALTAMIRANDA, ENRIQUE I
1686 N 250 E
OREM, UT 84057

LOVELESS, SHAUNA COLLETTE DAWSON (ET AL)
--OR CURRENT RESIDENT--
1688 N 210 EAST
OREM, UT 84057

BOTT, RANDY L & VICKIE (ET AL)
1699 N 210 E
OREM, UT 84057

POULSON, ANNETTE E
1704 N 210 E
OREM, UT 84057

D&T HOMESTEAD LLC
1715 N 210 E
OREM, UT 84057

FARR, PHYLLIS C (ET AL)
1720 N 210 E
OREM, UT 84057

BERRETT, NATHAN M & AIMEE K
1731 N 210 E
OREM, UT 84057

JESSOP, KEVIN PAUL & DALLIENE BUTLER
1736 N 210 E
OREM, UT 84057

RYTTING, BRYCE & LYSA
1745 N 210 E
OREM, UT 84057

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

SCHWEN, VON
2313 N 920 W
PROVO, UT 84604

BAXTER, DAVID W
3781 S 5100 W
HOOPER, UT 84315

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
June 26, 2019

The following items are discussed in these minutes:

- Public Hearing – Plat amendment of TPRE, LC Commercial plat and site plan for Evelyn Orem Creative Park located at 1340 W 760 North – Approved
- Site Plan – Approval of University Place Office, Parking Structure and Anchor located at 500 E Park Avenue – Approved
- Public Hearing – Adoption of the Stonewood/Lakeridge and the Orem/Sharon/Hillcrest Neighborhood Plans in Appendix Z of the Orem General Plan – Positive Recommendation to City Council
- Preliminary Plat – Approval of Victoria Park Plat F located at 660 E 700 North – Continued to July 10, 2019

STUDY SESSION

Place: City Council Conference Room

At **3:30 p.m.** Vice-Chair Staker called the Study Session to order.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and 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; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Ross Spencer, Planning Commission member; Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from June 5, 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.** Vice-Chair Staker called the Planning Commission meeting to order offered the invocation.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and 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; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Ross Spencer, Planning Commission member; Sam Kelly, City Engineer

Agenda Item 3.4 is a request by Susan Harding for the Planning Commission to approve the preliminary plat of Victoria Park, Plat F located at 660 East 700 North in the R8 zone.

Planning Commission Action: Per the applicant's request before the meeting, Mr. Cook moved to continue the preliminary plat of Victoria Park Plat F located at 660 East 700 North in the R8 zone to the July 10, 2019 Planning Commission meeting. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Vice-Chair Staker asked Mr. Allen to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Eric Budge for the Planning Commission to approve the plat amendment of TPRE, L.C. Commercial plat and site plan for Evelyn Orem Creative Park located at 1340 West 760 North in the M2 Zone.

Staff Presentation: The applicant is seeking to develop this site with two office warehouse structures containing a total of 19,400 square feet of warehouse space and 4,430 square feet of office space.



The applicant is amending the plat to change the Limited Common parking, adjusting for the layout of the proposed structures. Parking in the M2 zone requires 1 stall per 750 square feet of warehouse space and 1 stall per 250 square feet of office space. The parking provided for the new structures is 51 stalls, surpassing the minimum required 45 stalls.

Both structure heights are within height requirement of the ordinance at 23 feet and 36 feet. The proposed elevations consist of concrete block walls that will match the nearby existing building to the north. The proposed landscaping and overall plan comply with the requirements of the M2 zone.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment of TPRE, L.C. Commercial plat and site plan for Evelyn Orem Creative Park located at 1340 West 760 North in the M2 Zone.

Vice-Chair Staker asked if the Planning Commission had any questions for Mr. Allen.

Vice-Chair Staker invited the applicant to come forward. Eric Budge introduced himself but had nothing to add to Mr. Allen's presentation.

Vice-Chair Staker 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, Vice-Chair Staker 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. Cochran moved to approve the plat amendment of TPRE, L.C. Commercial plat and site plan for Evelyn Orem Creative Park located at 1340 West 760 North in the M2 Zone. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Vice-Chair Staker asked Mr. Allen to introduce **Agenda Item 3.2**:

Agenda Item 3.2 is a request by University Mall Shopping, LC for the Planning Commission to approve the site plan of University Place Office, Parking Structure and Retail Anchor located generally at 500 East Park Avenue in the PD34 zone.



Staff Presentation: The applicant is seeking to build a 5-story parking structure with 273 parking stalls, with a 3-story 70,000 square feet office building on top of the parking structure. They are demolishing an existing anchor (207,537 square feet) and rebuilding a 195,000 square feet anchor.

The parking structure will have an architectural skin on the exterior of the parking structure to ensure a seamless façade for the office structure on top. The parking, landscaping comply with the requirements of the PD34 zone.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of University Place Office, Parking Structure and Retail Anchor located generally at 500 East Park Avenue in the PD34 zone.

Vice-Chair Staker asked if the Planning Commission had any questions for Mr. Allen.

Vice-Chair Staker invited the applicant to come forward. Kathy Olson introduced herself but had nothing to add to Mr. Allen's presentation.

Vice-Chair Staker 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, Vice-Chair Staker 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 site plan of University Place Office, Parking Structure and Retail Anchor located generally at 500 East Park Avenue in the PD34 zone. Mr. Roberts seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Vice-Chair Staker asked Ms. Guffin to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by Development Services for the Planning Commission to forward a positive recommendation to City Council to adopt the Stonewood and Lakeridge Neighborhood Plan and the Orem, Sharon, and Hillcrest Neighborhood Plan in Appendix "Z" of the Orem General Plan.

Staff Presentation: The Stonewood and Lakeridge Neighborhood Plan and the Orem, Sharon, and Hillcrest Neighborhood Plan were created by participating neighborhood residents and Orem City planning staff. It was developed to record residents' visions for the neighborhood and potential ways to achieve those visions, as well as residents' concerns about how the neighborhood is currently developing. While neighborhood plans are not designed to solve all problems immediately, they allow the local community to influence planning in their neighborhood and guide future development in a way that is cohesive with the neighborhood character.

The creation of these two plans was guided by two advisory committees – one for the Stonewood and Lakeridge neighborhood and one for the Orem, Sharon, and Hillcrest neighborhood. These advisory committees met eight times over the past several months to hear from city staff members in each department, formulate a vision statement to reflect their aspirations for the future of the neighborhood, and list goals to achieve those aspirations. Many of the themes for the neighborhoods' vision statements included maintaining the single-family, residential character of the neighborhood and ensuring that the neighborhoods stay safe, clean, and family-friendly. Other themes included working to increase pedestrian and bicycle safety and implementing new bike routes as well as looking into new and innovative public transit options that can help reduce the increased traffic congestion the neighborhoods have been experiencing. Lastly, residents expressed desire in ensuring that new development is constructed in a way that respects residents' desires and limited to areas on the State Street and University Parkway corridors.

The plan document itself contains seven different sections: current demographics, land use, transportation, economic development, public works, neighborhood preservation, and implementation strategies. Each of these sections addresses the neighborhood's current conditions, future projects, and goals for achieving the neighborhood's vision statement.

Public participation was a key component of this process. In addition to the eight advisory committee meetings that were held, two neighborhood open houses were also held. Notices for these open houses were sent to every resident in the neighborhood and the meetings had over one hundred residents in attendance. Those who participated in the planning process represented a wide range of community stakeholders who may be impacted by decisions regarding development within these neighborhoods, including property owners, business owners and tenants, and residents.

Recommendation: The Development Services Department requests the Planning Commission forward a positive recommendation to City Council to adopt the Stonewood and Lakeridge Neighborhood Plan and the Orem, Sharon, and Hillcrest Neighborhood Plan in Appendix "Z" of the Orem General Plan.

Vice-Chair Staker asked if the Planning Commission had any questions for Ms. Guffin. Mr. Cochran said he was involved in the first plan. This has come so far and the participation from the residents in the neighborhoods is commendable.

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

Greg Carlisle. He said Ms. Guffin has incorporated a lot of the ideas from the neighborhood meetings into the plan. He said it took a half hour to an hour to read this plan. He is wondering if City Council will read this and what can the residents expect them to do with it. This is fantastic but now what. It is hard to get people to come out and participate. Mr. Carlisle's profession is public relations. There is all this information and there are so many ideas, he asked how do these things get done, how does it work with the City, how does it work with the citizens. There has been a lot of time invested in the plan and something needs to be done and a few things accomplished.

Ms. Lauret, City Council liaison, said the City Council takes these plans very seriously. She has been an integral part of two of them. They always ask staff if this is congruent with the neighborhood plan when projects come before the City Council. These people live here and know their neighborhood. It is not just public relations, but a working document and it will help with updating the City Plan. Mr. Staker said it helps to know what the neighbors and residents in each area want so Planning Commission members can keep that in mind when making decisions. Mr. Bench said this is one of nine plans. Staff will actively pursue these goals over time and will reference it to the City Council. It will be an active and integral plan, and not just be put on the shelf.

Jeanne Walker. She was not able to attend the last meeting. She does not know what is in the plan and has not read through it, so she does not know what was decided at the meeting. She is concerned about traffic on 800 East and what it will do to her property values. She asked if any changes were in the works. Traffic flow is not as good as it could be, and she asked if the road will be widened. Mr. Bench gave her a copy of the plan for her to reference.

When no one else came forward, Vice-Chair Staker 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. Cochran moved to forward a positive recommendation to the City Council to adopt the Stonewood and Lakeridge Neighborhood Plan and the Orem, Sharon, and Hillcrest Neighborhood Plan in Appendix "Z" of the Orem General Plan. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Vice-Chair Staker then called for a motion and moved to approve the meeting minutes for June 5, 2019. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts and Mike Staker. The motion passed unanimously.

Mr. Clark said he wanted to thank the Commission members for taking time out of their busy work schedules and daily activities to be here and make an impact and contribute to the development here in the City.

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

Adjourn: 4:55 p.m.

Jason Bench
Planning Commission Secretary

Approved: