CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 18, 2019

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

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

5:00 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 5:00 PM SCHEDULED ITEMS

3.1. PUBLIC HEARING – Vacating Lots 45 and 46 Plat "D" Legacy Ridge & Lot 13 Plat "A" Legacy Ridge and approving Legacy Ridge Plat E located generally at 98 West 2070 South in the R8 zone.

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 45, 46 Plat "D" Legacy Ridge & Lot 13 Plat "A" Legacy Ridge and approving Legacy Ridge Plat E located generally at 98 West 2070 South in the R8 zone.

Presenter:Grant Allen

3.1_SR.G_Legacy Ridge_2019.09.18.docx
Map_Legacy Ridge_2019.09.pdf
Vicinity Map_Legacy Ridge_2019.09.18.pdf
Proposed Plat Legacy Ridge Plat E.pdf
Legacy_Ridge_Utility_Letters.pdf

3.2. PRELIMINARY PLAT – Preliminary Plat approval of Starks Lot Subdivision located at 520 South 400 West 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 approve the preliminary plat of Starks Lot subdivision located at 520 South 400 West in the R8 zone.

Presenter:Grant Allen

3.2_SR.G_Starks Lot_2019.09.18.docx
Map_SR.G_Starks Lot_2019.09.pdf
Vicinity Map.pdf
Preliminary Plat - Starks Lot 9.9.19.pdf

3.3. PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of the City of

Orem by changing the zoning on approximately 2.42 acres of property located generally at 1000 East Center Street from the R8 zone to the PRD zone; and Amending Appendix KK of Orem City Code by adding Cascade Court PRD concept plan and elevations.
Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 2.42 acres of property located generally at 1000 East Center Street from the R8 zone to the PRD zone; and amend Appendix KK of Orem City Code by adding Cascade Court PRD concept plan and elevations.
Presenter:Grant Allen
3.3_SR.G_Cascade_Court_2019.09.18.docx
Map_Cascade Court_2019.09.18.pdf
Vicinity Map_Cascade Court_2019.09.18.pdf
Cascade Court Concept Plan.pdf
Cascade Court Landscape Plan.pdf
Elevations.pdf
Elevations (2).pdf
Elevations (3).pdf
MailerFront_PC.pdf
20190909_2_MailerBack.pdf
20190909_2_Labels.docx
Neighborhood_Meeting_Info.pdf
Neighborhood_Meeting_Attendance.pdf

4. MINUTES REVIEW AND APPROVAL

4.1. September 4, 2019 Planning Commission Minutes
Review and Approve
2019-9-4.pcmin - DRAFT.docx

5. ADJOURN

Next meeting scheduled for Wednesday, October 2, 2019

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

2

Item #: 3.1	**Planning Commission** September 18, 2019	OREM
Prepared By: Grant Allen		
Applicant: Steven Peterson	**PUBLIC HEARING** – Vacating Lots 45 and 46 Plat "D" Legacy Ridge & Lot 13 Plat "A" Legacy Ridge and approving Legacy Ridge Plat E located generally at 98 West 2070 South 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: **0.77**
- Neighborhood: **Lakeview**

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

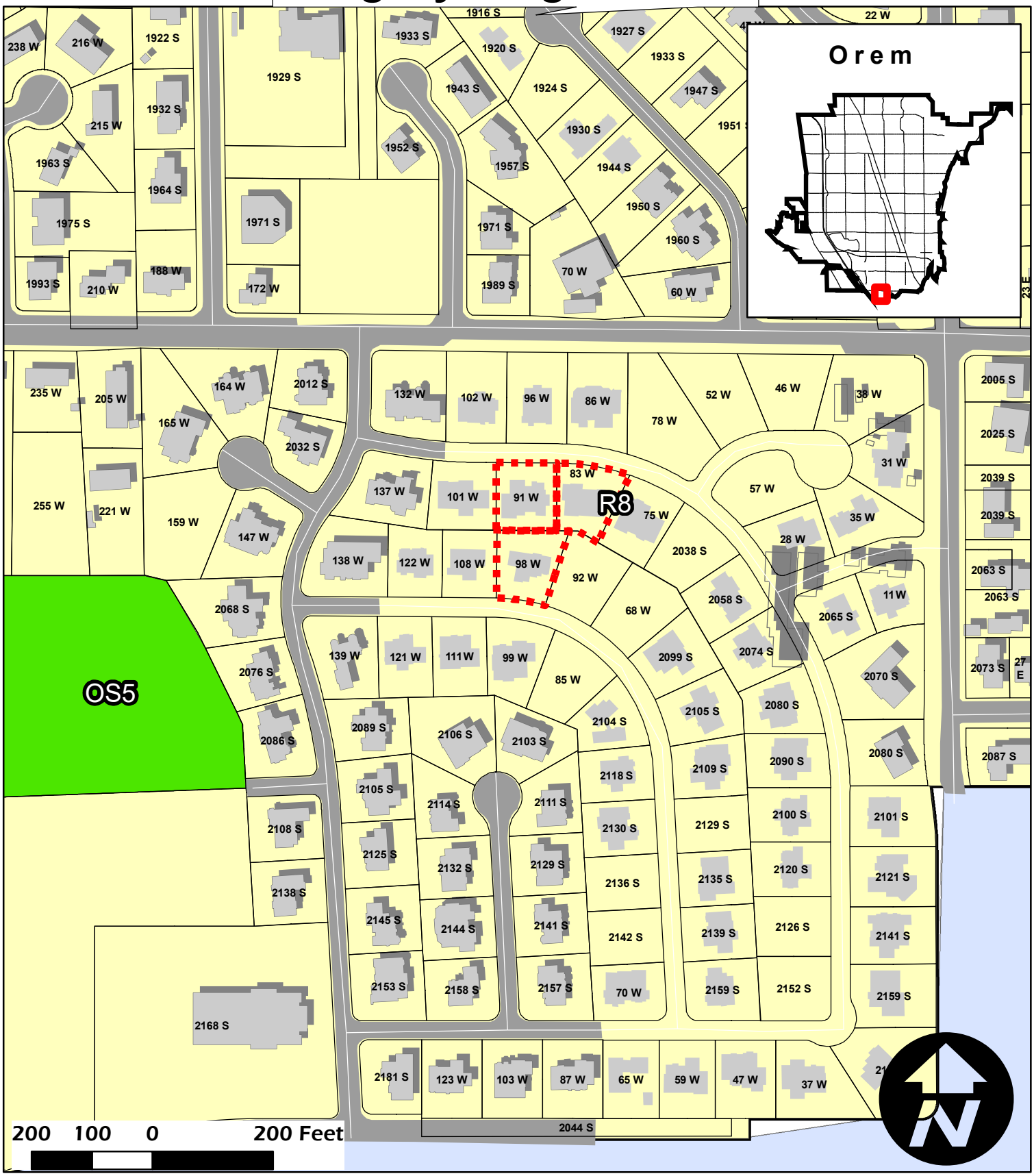
REQUEST: The applicant requests the Planning Commission approve vacating Lots 45 and 46 Plat "D" Legacy Ridge & Lot 13 Plat "A" Legacy Ridge and approving Legacy Ridge Plat E located generally at 98 West 2070 South in the R8 zone.

BACKGROUND: The applicant is seeking to vacate Public Utility Easements on the southern boundary of Lots 1 & 2 and the northern boundary of lot 3 as shown on the proposed plat. Homeowners have provided letters from the five Utility Companies supporting the vacation.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 45, 46 Plat "D" Legacy Ridge & Lot 13 Plat "A" Legacy Ridge and approving Legacy Ridge Plat E located generally at 98 West 2070 South in the R8 zone.



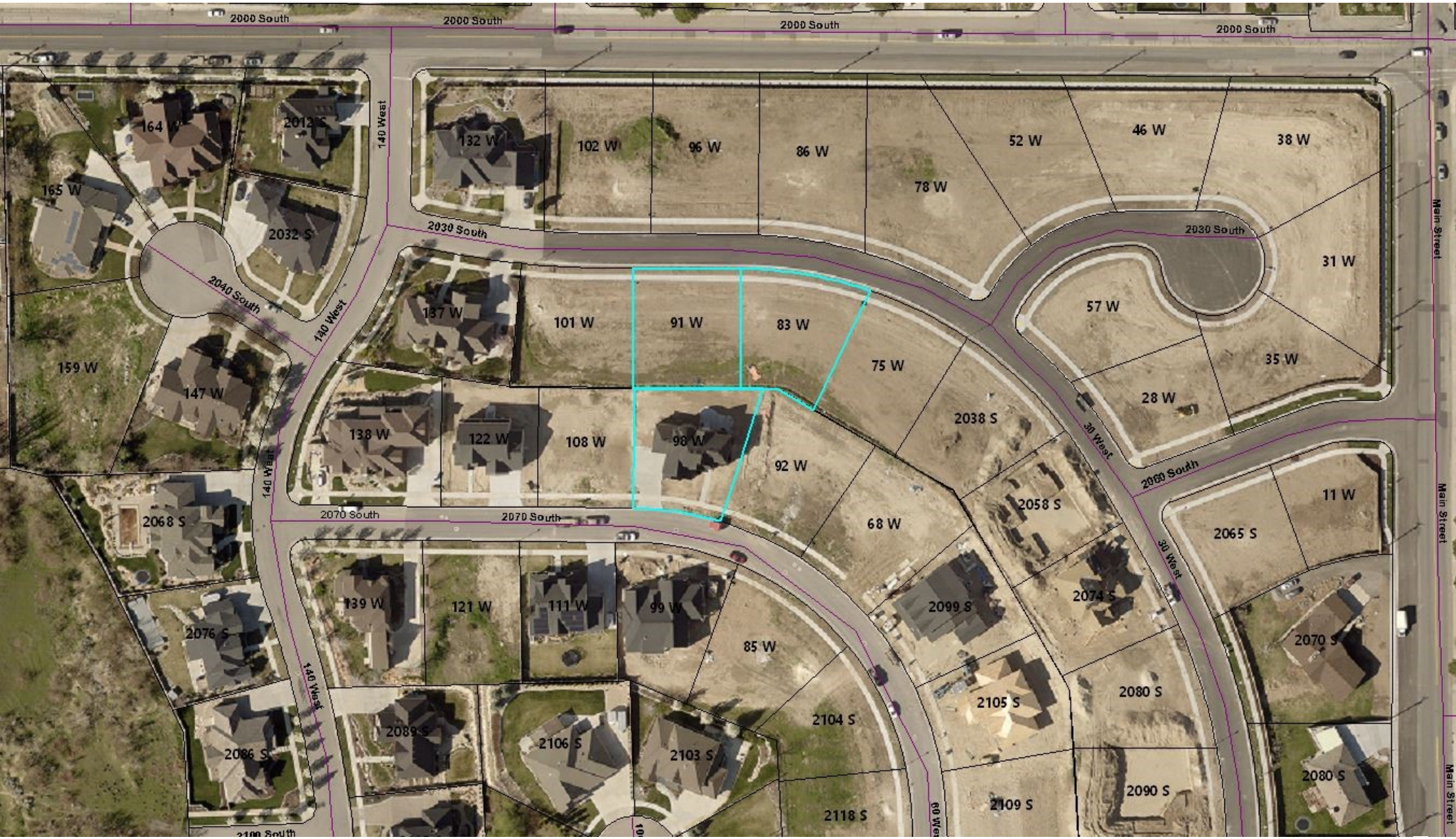
Legacy Ridge Plat E

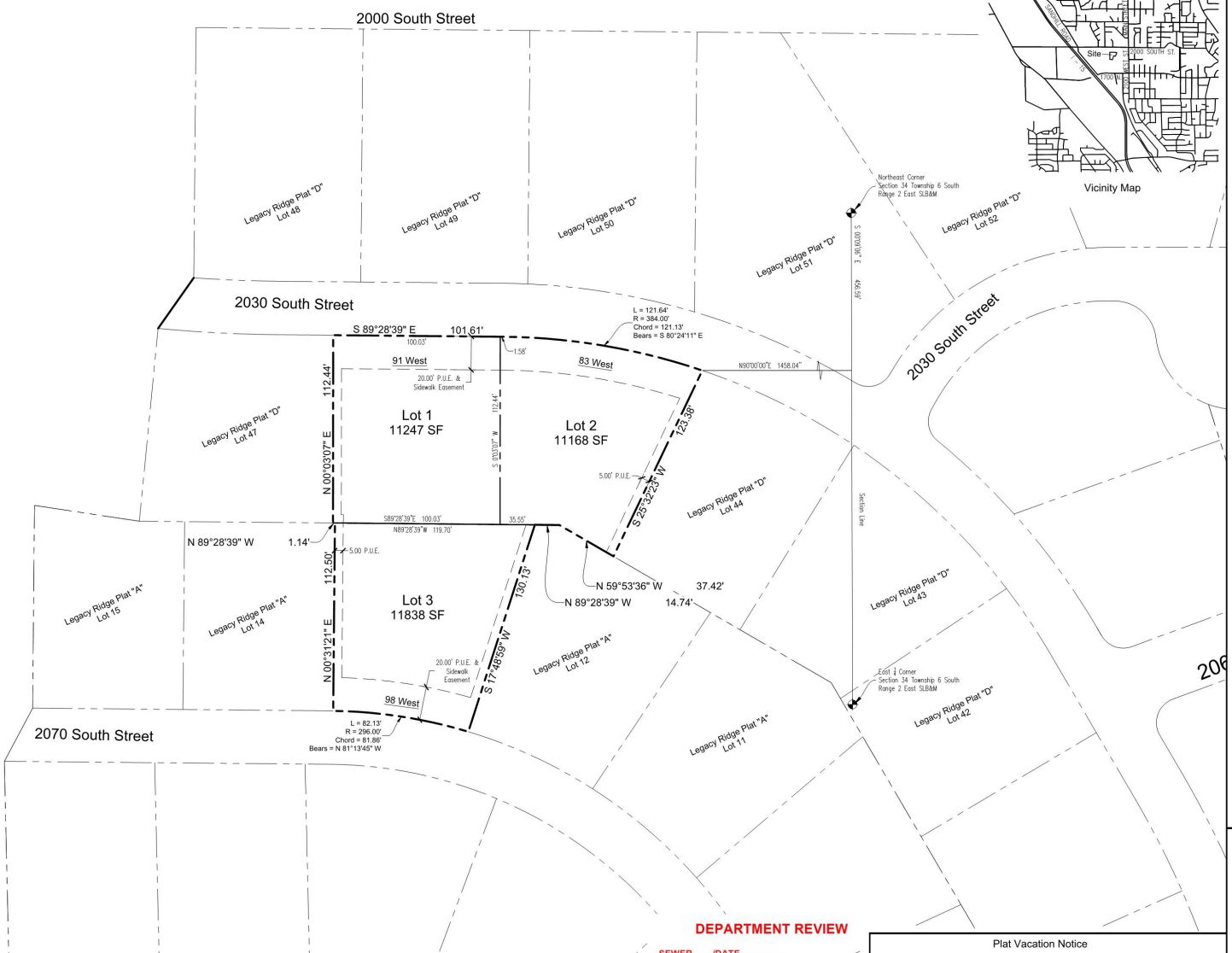


Legacy Ridge Plat E
R8 Zone
0.77 acres

NEIGHBORHOOD
Lakeview

Legend
Parcels selection
Parcels
Buildings


2000 South
2000 South
2000 South
2000 South
140 West
164 W
2012 S
165 W
2032 S
2040 South
140 West
159 W
147 W
132 W
102 W
96 W
86 W
78 W
52 W
46 W
38 W
2030 South
2030 South
31 W
57 W
35 W
28 W
137 W
101 W
91 W
83 W
75 W
2038 S
30 West
2060 South
138 W
122 W
108 W
98 W
92 W
68 W
2058 S
11 W
2065 S
2068 S
140 West
2070 South
2070 South
139 W
121 W
111 W
99 W
85 W
2099 S
2074 S
2070 S
2076 S
140 West
2089 S
2106 S
2103 S
2104 S
2105 S
2080 S
2086 S
2118 S
2109 S
2090 S
2080 S
Main Street
Main Street
Main Street



Vicinity Map

Surveyor's Certificate

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

Boundary Description

Commencing at a point located South 00°09'06" East along the Section line 456.59 feet and West 1548.04 feet from the Northeast corner of Section 34, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 25°32'23" West 123.38 feet; thence along Legacy Ridge Subdivision Plat "A" the following 3 courses; North 59°53'36" West 37.42 feet, North 89°28'39" West 14.74 feet, South 17°48'59" West 130.13 feet; thence along the arc of a 296.00 foot radius curve to the left 82.13 feet (chord bears North 81°13'45" West 81.86 feet); thence North 00°31'21" East 112.50 feet; thence North 89°28'39" West 1.14 feet; thence North 00°03'07" East 112.44 feet; thence South 89°28'39" East 101.61 feet; thence along the arc of a 384.00 foot radius curve to the right 121.64 feet (chord bears South 80°24'11" East 121.13 feet) to the point of beginning.

AREA=34,253 feet or 0.79 acre

Basis of Bearing: South 00°09'06" East along the Section line.

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Acknowledgement

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

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

My Commission Number _____ NOTARY PUBLIC

My Commission Expires _____ Printed Name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer

Approved: _____ City Recorder

Planning Commission Approval

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

Director-Secretary | Chairman, Planning Commission | Resolution No.

Conditions of Approval

Plat " E "

Legacy Ridge

Including a vacation of Lot 45, 46 Plat "D" Legacy Ridge & Lot 13 Plat "A" Legacy Ridge

Orem City, _____ Subdivision Utah County, Utah

Scale: 1" = 30' Feet

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

PREPARED BY

DUDLEY AND ASSOCIATES INC.

DEPARTMENT REVIEW

SEWER____/DATE_____
WATER____/DATE 8/29/19
STORM DRAIN ____/DATE_____
TRAFFIC ____/DATE_____
STREET LIGHTS____/DATE_____
FIRE MARSHAL____/DATE_____

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 45,46 Plat "D" Legacy Ridge & Lot 13 Plat "A" Legacy Ridge. Lot 45,46 Plat "D" Legacy Ridge & Lot 13 Plat "A" Legacy Ridge is hereby vacated

Approved as to Form

City Attorney Date

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

May 30, 2019

Alison Johnson
83 W 2030 S
Orem, UT 84058

Legacy Ridge Subdivision Plat "D" Lot 45

By this letter Rocky Mountain Power approves the vacation of the existing south property line 5' PUE of Lots 45 of Plat "D" of the Legacy Ridge 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

Date: 5/29/19

RE: Easement Release

To Whom It May Concern:

As requested, Utopia hereby identifying consents to a vacation of a public utility easement described as the rear and side property lines of lot 45, 83 W 2030 S, Orem, UT.

Respectfully,
Keith Perkins
Construction Manager
kperkins@utopiafiber.com
Office: 801-613-3863

Space above for County Recorder's use
PARCEL I.D.# 45:590:0045

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 45, Legacy Ridge Plat D Subdivision, located in the Northeast quarter of Section 34, 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 3, 2019.

QUESTAR GAS COMPANY,
Dba Dominion Energy Utah

By: _____
Authorized Representative

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

On June 3, 2019, personally appeared before me CHRIS B. BALLING, 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

CenturyLink

8/8/2019

Property Owner
ATTN: Vance and Alison Johnson
83 W 2030 South
Orem, Utah 84058

No Reservations/No Objection

SUBJECT: Proposed Vacate of a rear 8' Utility Easement affecting Lot 45, Plat D, Legacy Ridge Subdivision, Utah County, State of Utah.
APN: 45590045

To Whom It May Concern:

Qwest Corporation, d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

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

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Don Twiggs
Network Infrastructure Services
CenturyLink
P816765

Exhibit A


Google Earth overlay of Plat
83 W 2030 S, Provo, Utah
Lot 45
2000 South Street
Lot 48
15124 SF
Lot 49
15151 SF
Lot 50
15759 SF
Lot 51
20755 SF
Lot 52
15911 SF
Lot 53
14774 SF
Lot 54
19804 SF
2030 South Street
Lot 55
Lot 58
13958 SF
Lot 56
13421 SF
Lot 57
11112 SF
Lot 47
12507 SF
Lot 46
11247 SF
Lot 45
11168 SF
Lot 44
12149 SF
Lot 43
12267 SF
2060 South Street
Lot 42
12005 SF
Lot 60
10535 SF
Lot 59
11620 SF
Approx. location of a
proposed 8' Encroachment
of a Retaining wall onto the rear
lot 8' PUE
Lot 41
12235 SF
Lot 40
11727 SF
Main Street
Google Earth

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

June 11, 2019

Alison Johnson
83 W. 2030 S.
Orem, UT 84058

To whom it may concern,

Comcast of Utah II does not have any cable facilities running parallel and adjacent to the shared South property line of 83 West 2030 South, Orem, UT 84058.

Comcast of Utah II grants permission to vacate the public utility easement which exists on the South property line of 83 West 2030 South, Orem, UT 84058.

Sincerely,
Courtney Filizetti

Courtney Filizetti
Authorized Representative


W 2000 S
W 2030 S
W 2070 S
S 140 W
S 50 W
S 30 W
S 60 W
249'
394'
135'
143'
240'
1989
1987
2012
2038
2052
2074
2080
2089
2099
2103
2104
2105
2106

ROCKY MOUNTAIN POWER
A PACIFICORP COMPANY

American Fork Estimating
70 North 200 East
American Fork, Utah 84003

May 30, 2019

Michael Kreutzkamp
91 W 2030 S
Orem, UT 84058

Legacy Ridge Subdivision Plat "D" Lot 46

By this letter Rocky Mountain Power approves the vacation of the existing south property line 8' PUE of Lot 46 of Plat "D" of the Legacy Ridge 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

Robin Anderson
Estimator

UTOPIA
FIBER

Date: 6/3/19

RE: Easement Release

To Whom It May Concern:

As requested, Utopia hereby identifying consents to a vacation of a public utility easement described as the south property line of lot 46 located at 91 W 2030 S, Orem.

Respectfully,
Keith Perkins
Construction Manager
kperkins@utopiafiber.com
Office: 801-613-3863

Space above for County Recorder's use
PARCEL I.D.# 45:590:0046

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 46, Legacy Ridge Plat D Subdivision, located in the Northeast quarter of Section 34, 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 3, 2019.

QUESTAR GAS COMPANY,
Dba Dominion Energy Utah

By: _____
Authorized Representative

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

On June 3, 2019, personally appeared before me CHRIS B. BALLING, 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

CenturyLink

8/8/2019

Property Owner
ATTN: Michael and Amy Kreutzkamp
91 W 2030 South
Orem, Utah 84058

No Reservations/No Objection

SUBJECT: Proposed Vacate of a rear 8' Utility Easement affecting Lot 46, Plat D, Legacy Ridge Subdivision, Utah County, State of Utah.
APN: 45590046

To Whom It May Concern:

Qwest Corporation, d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

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

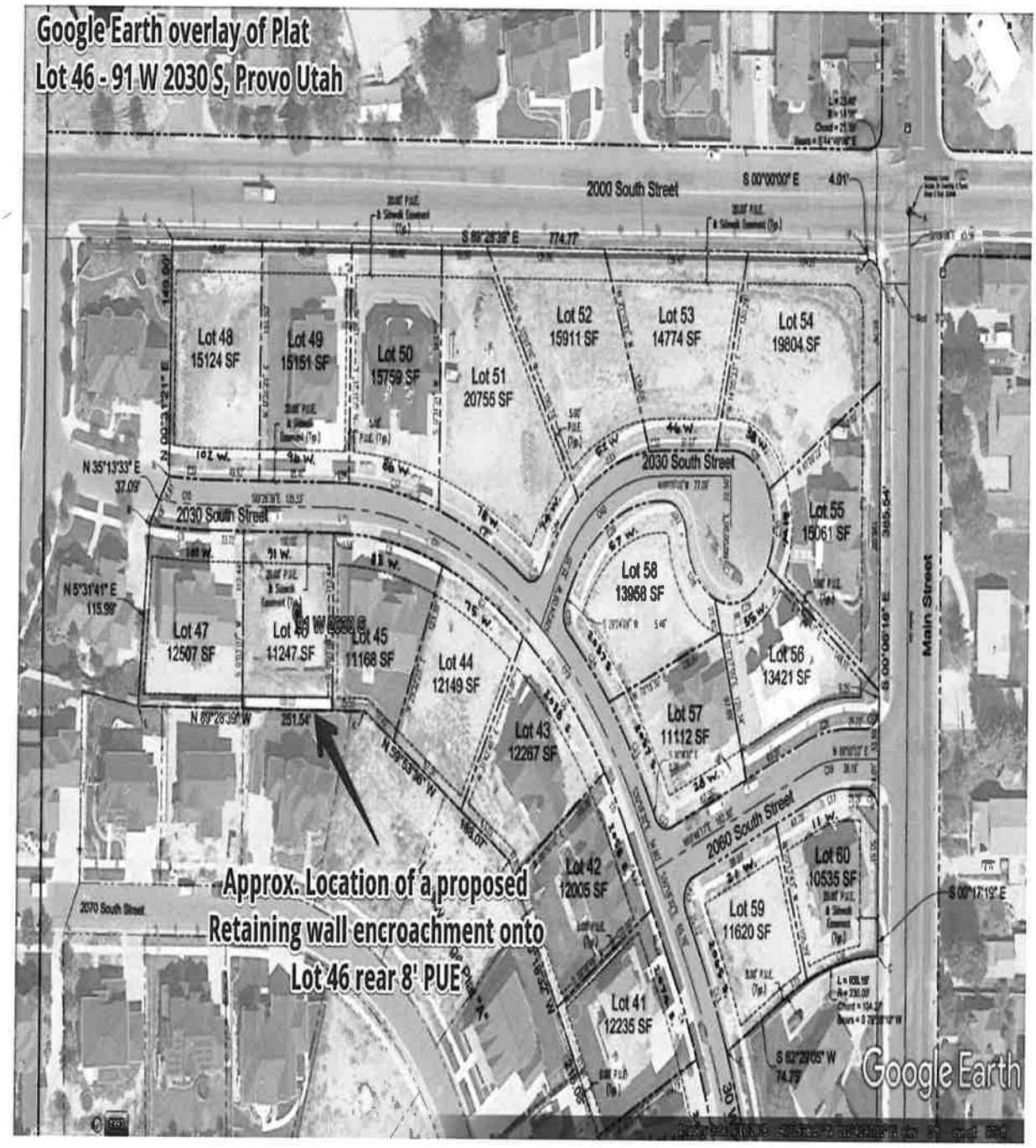
This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Don Twiggs

Don Twiggs
Network Infrastructure Services
CenturyLink
P817672

Exhibit A


Google Earth overlay of Plat
Lot 46 - 91 W 2030 S, Provo Utah
2000 South Street
S 89°28'38" E 774.77'
S 00°00'00" E 4.01'
Lot 48 15124 SF
Lot 49 15151 SF
Lot 50 15759 SF
Lot 51 20755 SF
Lot 52 15911 SF
Lot 53 14774 SF
Lot 54 19804 SF
Lot 55 15061 SF
Lot 56 13421 SF
Lot 57 11112 SF
Lot 58 13958 SF
Lot 59 11620 SF
Lot 60 10535 SF
Lot 47 12507 SF
Lot 46 11247 SF
Lot 45 11168 SF
Lot 44 12149 SF
Lot 43 12267 SF
Lot 42 12005 SF
Lot 41 12235 SF
2030 South Street
2060 South Street
2070 South Street
Main Street
N 35°13'33" E 37.09'
N 5°31'41" E 115.99'
N 89°28'39" W 251.54'
S 82°29'05" W 74.75'
Approx. Location of a proposed
Retaining wall encroachment onto
Lot 46 rear 8' PUE
Google Earth

COMCAST

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

June 7, 2019

Michael and Amy Kreutzkamp
91 West 2030 South,
Orem, UT 84058

To whom it may concern,

Comcast of Utah II does not have any cable facilities running parallel and adjacent to the shared rear South property line of 91 West 2030 South, Orem, UT 84058.

Comcast of Utah II grants permission to vacate the public utility easement which exists on the Rear South property line of 91 West 2030 South, Orem, UT 84058.

Sincerely,

Courtney Filizetti

Courtney Filizetti
Authorized Representative

ROCKY MOUNTAIN POWER
A PACIFICORP COMPANY

American Fork Estimating
70 North 200 East
American Fork, Utah 84003

May 30, 2019

Steven Peterson
98 W 2070 S
Orem, UT 84058

Legacy Ridge Subdivision Plat "A" Lot 13

By this letter Rocky Mountain Power approves the vacation of the existing north property line 8' PUE of Lots 13 of Plat "A" of the Legacy Ridge 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

Date: 5/29/19

RE: Easement Release

To Whom It May Concern:

As requested, Utopia hereby identifying consents to a vacation of a public utility easement described as the north property line of Lot 13, 98 W 2070 S, Orem, UT.

Respectfully,
Keith Perkins
Construction Manager
kperkins@utopiafiber.com
Office: 801-613-3863

Space above for County Recorder's use
PARCEL I.D.# 45:559:0013

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 13, Legacy Ridge Plat A Subdivision, located in the Northeast quarter of Section 34, 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 3, 2019.

QUESTAR GAS COMPANY,
Dba Dominion Energy Utah

By: Todd C. Cassity
Authorized Representative

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

On June 3, 2019, personally appeared before me TODD C. CASSITY, 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.

CHRIS B. BALLING
Notary Public State of Utah
My Commission Expires on:
January 27, 2020
Comm. Number: 687288

Notary Public

CenturyLink

8/8/2019

Property Owner
ATTN: Steven Barret Peterson
98 W 2070 S
Orem, Utah 84058

No Reservations/No Objection

SUBJECT: Proposed Vacate of a rear 8' Utility Easement affecting Lot 13, Plat A, Legacy Ridge Subdivision, Utah County, State of Utah.
APN: 45590013

To Whom It May Concern:

Qwest Corporation, d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

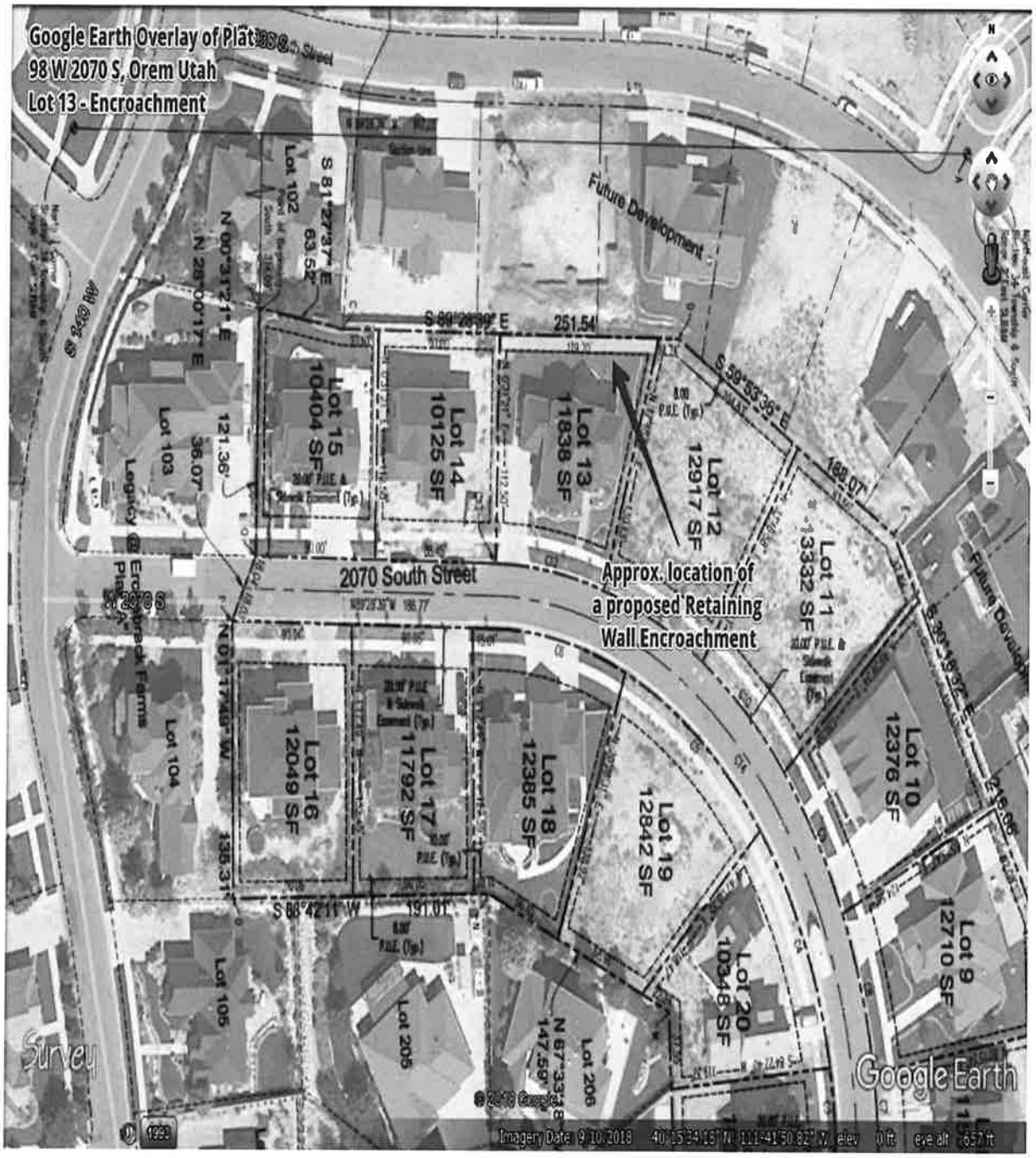
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Don Twiggs
Network Infrastructure Services
CenturyLink
P816764

Exhibit A


Google Earth Overlay of Plat
98 W 2070 S, Orem Utah
Lot 13 - Encroachment
2070 South Street
Future Development
Approx. location of
a proposed Retaining
Wall Encroachment
Lot 102
Lot 103
Lot 104
Lot 105
Lot 205
Lot 206
Lot 15
10404 SF
Lot 14
10125 SF
Lot 13
11838 SF
Lot 12
12917 SF
Lot 11
13332 SF
Lot 10
12376 SF
Lot 9
12710 SF
Lot 20
10346 SF
Lot 19
12842 SF
Lot 18
12385 SF
Lot 17
11792 SF
Lot 16
12049 SF
S 81°27'37" E
63.52'
N 00°31'21" E
N 29°00'17" E
121.36'
36.07'
S 89°28'39" E
251.54'
S 50°33'39" E
189.07'
S 39°19'37" E
216.86'
N 01°17'49" W
135.31'
S 88°42'11" W
191.01'
N 67°33'18"
147.59'
Google Earth
Survey

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

August 7, 2019

Steven Barrett Peterson
98 W. 2070 S.
Orem, UT 84058

To whom it may concern,

Comcast Cable Communications, Inc. does not have any cable facilities running parallel and adjacent to the north shared property line of 98 W. 2070 S., Orem, UT 84058.

Comcast Cable Communications, Inc. hereby agrees to the vacation of the public utility easements which exist parallel and adjacent to the north shared property line of 98 W. 2070 S., Orem, UT 84058.

Sincerely,

Courtney Filizetti

Courtney Filizetti
Authorized Representative


W 2000 S
W 2030 S
W 2040 S
W 2070 S
W 2100 S
S 120 W
S 140 W
S 150 W
S 50 W
S 60 W
394'
249'
240'
135'
143'
201'

Item #: 3.2	**Planning Commission** September 18, 2019	OREM
Prepared By: Grant Allen		
Applicant: F. Brent Starks	**PRELIMINARY PLAT** – Preliminary Plat approval of Starks Lot Subdivision located at 520 South 400 West in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **0.39**
- Neighborhood: **Sunset Heights East**

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

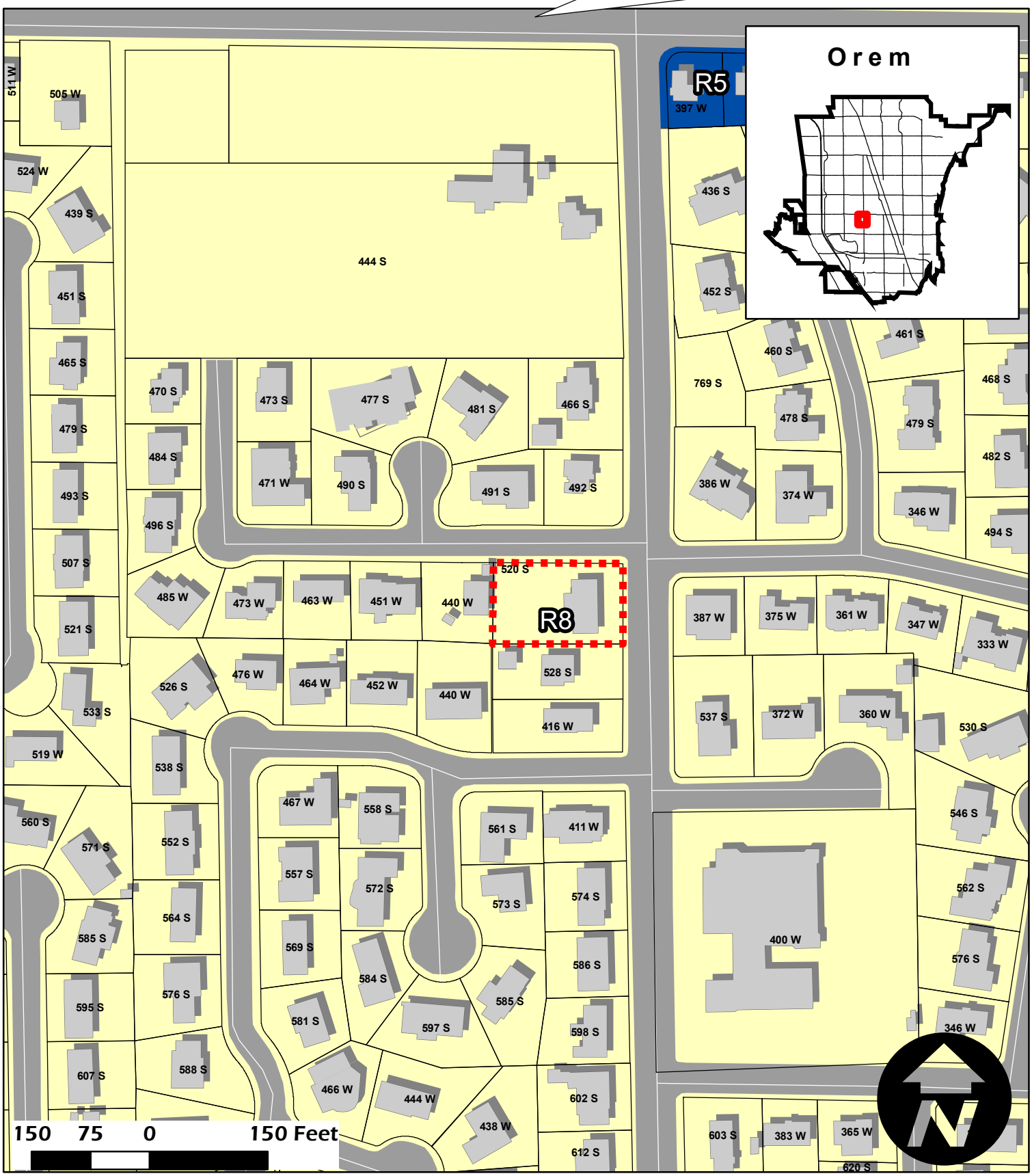
REQUEST: The applicant requests the Planning Commission approve the preliminary plat of Starks Lot subdivision located at 520 South 400 West in the R8 zone.

BACKGROUND: The applicant is requesting the city approve the preliminary plat for 2 lot subdivision. The owner is subdividing his lot into two with both lots meeting the minimum size for the R8 zone. Ordinance allows two lots in a subdivision from a metes and bounds lot to be 85% of the minimum required width of 80' in the R8 zone (22-6-8(C)(1)). These lots comply with that exception.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Starks Lot subdivision located at 520 South 400 West in the R8 zone.



Starks Lot Subdivision



Starks Lot Subdivision
R8
0.39

NEIGHBORHOOD
Sunset Heights East

Legend
Parcels selection
Parcels
Buildings


470 S
473 S
477 S
481 S
466 S
484 S
471 W
490 S
491 S
492
496 S
490 West
450 West
500 South
500 South
400 West
769 S
478 S
479 S
386 W
374 W
360 West
346 W
500 South
485 W
473 W
463 W
451 W
440 W
520 S
387 W
375 W
361 W
347 W
476 W
464 W
452 W
528 S
440 W
524 S
537 S
372 W
360 W
416 W
530 South
538 S
530 South
550 South
490 West
467 W
558 S
440 West
561 S
411 W

PROJECT DEVELOPER

BRENT STARKS
520 SOUTH 400 WEST
OREM, UT 84058
801.229.7942

PROJECT ENGINEER/SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE ST. #110
OREM, UTAH 84057
PH - 801.376.2245

NOTE

1. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25) FEET OF AN EXISTING FENCE WHICH IS GREATER THAN THREE (3) FEET IN HEIGHT IF TO DO SO WOULD RESULT IN THE FENCE BEING WITHIN THE CLEAR VISION AREA ASSOCIATE WITH THE DRIVEWAY OR DRIVE ACCESS AS DESCRIBED IN SECTION 22-14-19.
2. THE FIRE PROTECTION ITEMS (FIRE HYDRANTS, 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 CITY OF OREM FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.THE PLAN REVIEWS BY THE CITY OF OREM 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. THE CONNECTION POINT WITH THE MAIN WATER LINES.
3. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WHICH INCLUDES 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 METER SIZES SHALL BE DETERMINED BY THE CITY OF OREM BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. 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 TEN FEET (10') OF ANY EXISTING OR PROPOSED STRUCTURE.
4. 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 IN ACCORDANCE WITH THE CITY OF OREM STANDARDS AND SPECIFICATIONS.
5. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THEOREM CITY CODE.
6. ALL UTILITIES, INCLUDING WATER AND SEWER LATERALS, WATER AND SEWER MAINS, STORM WATER DRAINS, STORM WATER SUMPS,SEWER MANHOLES, WATER VALVES, ETC., WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THEOREM CITY CODE.
7. ALL ROOF DRAINAGE SHALL BE ROUTED THROUGH ON-SITE STORM WATER MANAGEMENT FACILITIES.
8. 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 THEOWNER/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.
9. 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.

CITY CONTACTS & PHONE NUMBERS

TROY HOUGHTON, PRE-TREATMENT 229-7491
SULLIVAN LOVE, BACKFLOW 229-7558
SAM KELLY, CITY ENGINEER 229-7328
CLIFF PETERSON, ENGINEERING 229-7198
BRET LARSEN, FIRE MARSHALL 229-7323
JIM YEOMAN, PLANS EXAMINER 229-7185
JASON BENCH, PLANNING DIVISION MANAGER 229-7238
RICK SABEY, STORM WATER 229-7545
STEVE JOHNSON, STORM WATER 229-7556

Boundary Description

BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, THENCE SOUTH A DISTANCE OF 775.50 FEET AND WEST A DISTANCE OF 24.60' TO THE POINT OF BEGINNING;

THENCE S.00°08'14"W. 103.67';

THENCE WEST 165.15';

THENCE N.00°29'10"E. 104.98'.

THENCE S.89°32'42"E. 164.51' TO THE POINT OF BEGINNING.

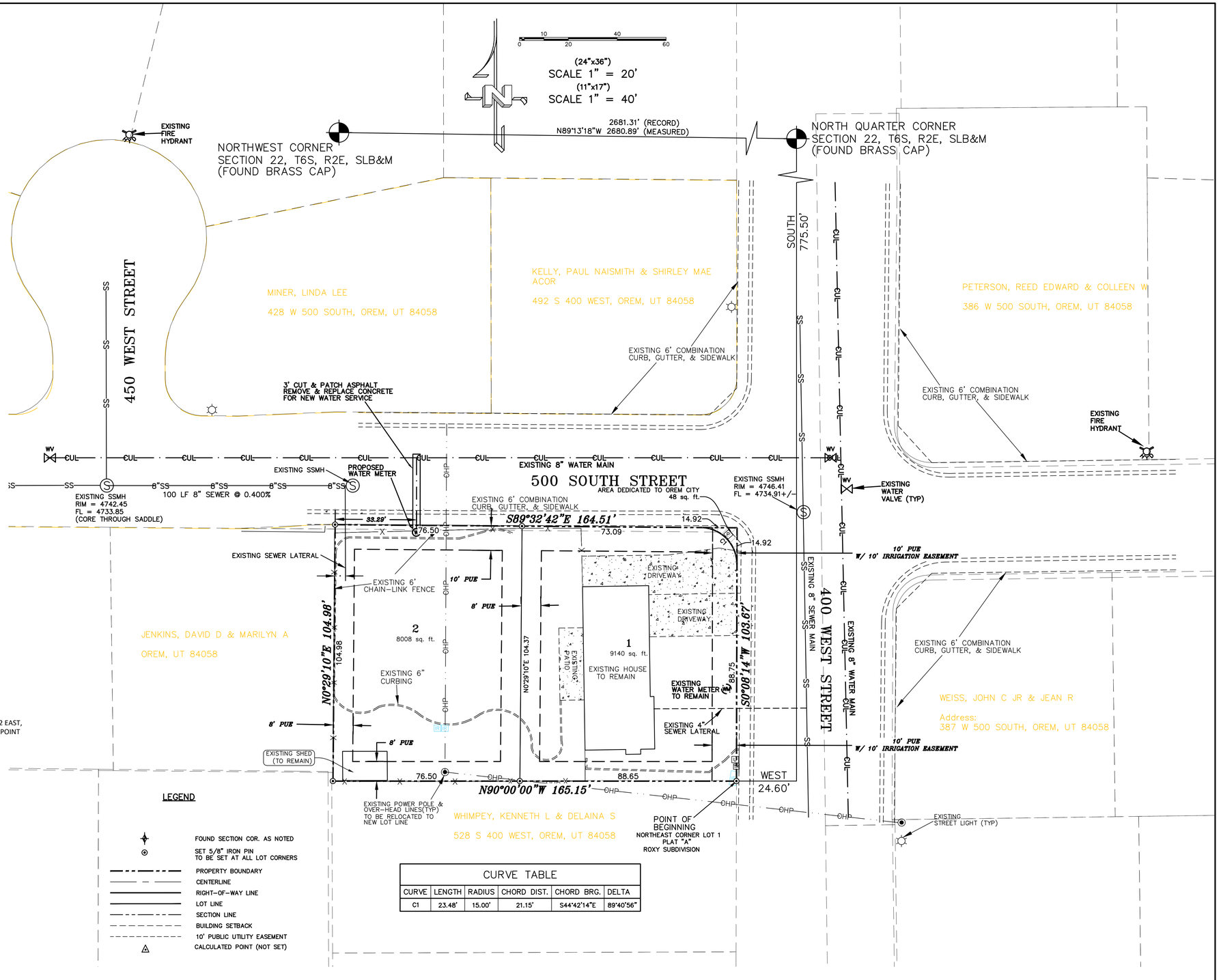
SAID PROPERTY CONTAINS 17,196 SQ FT AND 2 LOTS

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH REGION ENGINEERING & SURVEYING



LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- BUILDING SETBACK
- 10' PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.48'	15.00'	21.15'	S44°42'14"E	89°40'56"

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Egnster
P.E. L.S.
STATE OF UTAH

PRELIMINARY PLAT
STARKS LOT SPLIT
LOCATED IN OREM, UTAH AT APPROX. 40 WEST AND 500 SOUTH

DATE:9.9.2019
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PRELIMINARY PLAT
SHEET:
PP-01

Item #: 3.3	**Planning Commission** September 18, 2019	OREM
Prepared By: Grant Allen		
Applicant: Eagle Summit Construction LLC	**PUBLIC HEARING** – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 2.42 acres of property located generally at 1000 East Center Street from the R8 zone to the PRD zone; and amending Appendix KK of Orem City Code by adding Cascade Court PRD concept plan and elevations.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pan
- Noticed 347 property owners within 1000ft of the property.

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **2.42**
- Neighborhood: **Cascade**

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

REQUEST: The applicant requests the City amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 2.42 acres of property located generally at 1000 East Center Street from the R8 zone to the PRD zone; and amending Appendix KK of Orem City Code by adding Cascade Court PRD concept plan and elevations.

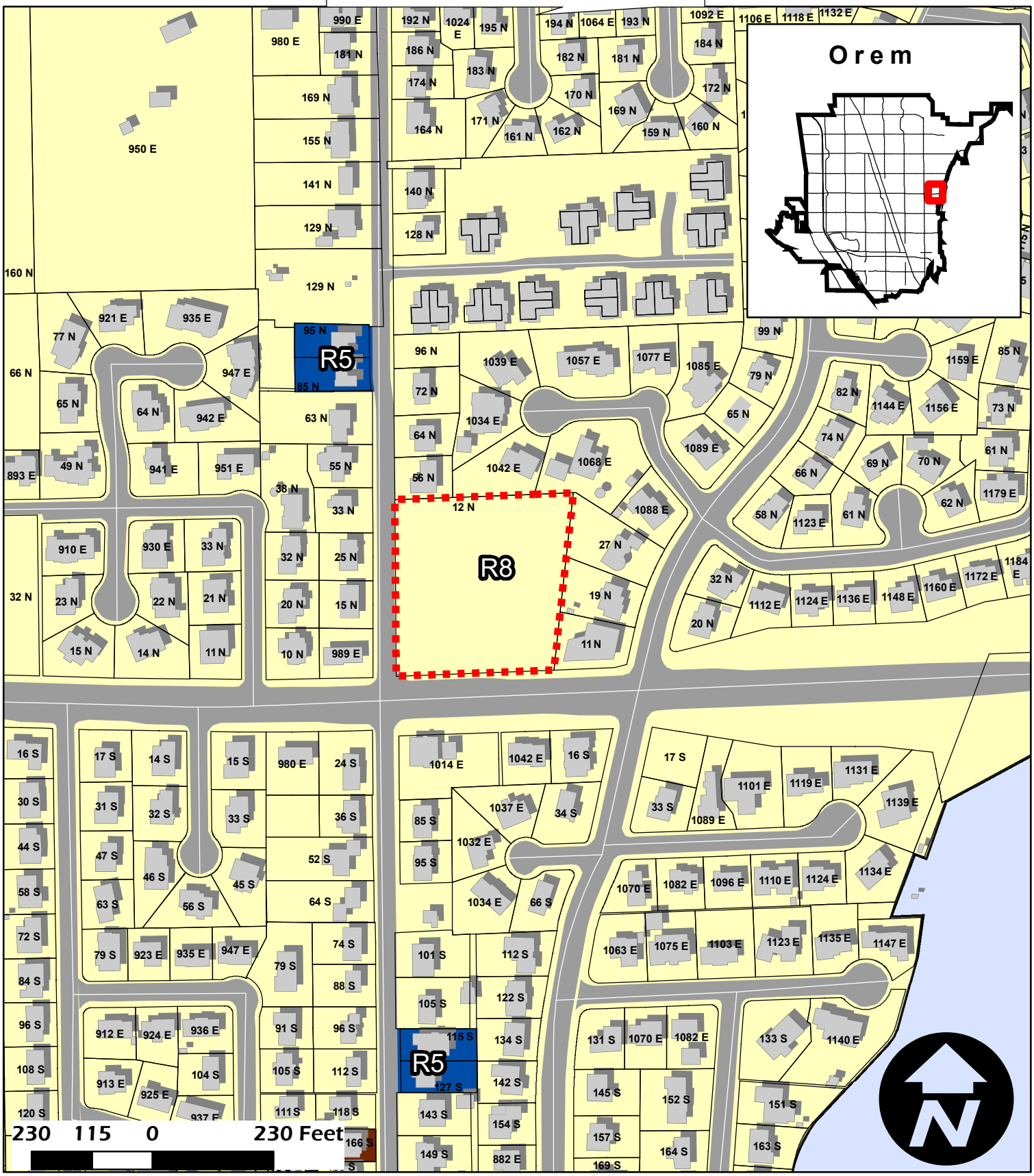
BACKGROUND: The applicant is proposing to rezone the property to develop the parcel as a planned residential development with 11 total residential units consisting of five twin home structures and one single unit structure which has a density of 4.95 units per acre. The proposed density meets the requirements of the PRD zone. The PRD zone allows up to 7 units per acre.

The finishing materials for the structures will include stucco, stone, and board and batten. The proposed structures will be one story, with 4 different floor plan variations with approximately 2,136, 1,700 square feet with 3 car garages and 1,850 and 1,700 square feet with 2 car garages. The height of the structures will not exceed 28 feet above grade. The PRD zone allows an overall height of 30 feet.

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 2.42 acres of property located generally at 1000 East Center Street from the R8 zone to the PRD zone; and amend Appendix KK of Orem City Code by adding Cascade Court PRD concept plan and elevations.



Cascade Court



Cascade Court
PRD
2.42 Acres

NEIGHBORHOOD
Cascade

Legend
Parcels selection
Parcels
Buildings

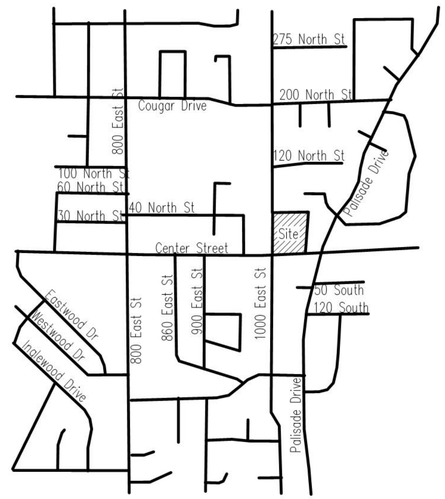

80 North
Country Lane
Breton Woods Lane
1000 East
Palisade Drive
40 North
Country Lane
960 East
Palisade Drive
Center Street
Center Street
Center Street
Center Street
940 East
1000 East
Palisade Drive
50 South
50 South

Cascade Court

Orem City Planned Residential Development Utah

NORTH
1" = 30





Vicinity Map

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

Cascade Court PRD

Concept Plan

Orem City Utah

Developer:

Eagle Summit Construction
PO Box 971238
Orem Utah 84097
801 234-0601

Engineer:

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

Site Data:

Zone = PRD
Total Area = 2.42 Acres
Total number of Units =11

Revisions

Date	8-8-2019
Scale	1"=30'
By	BHT
Tracing No.	L - 14486

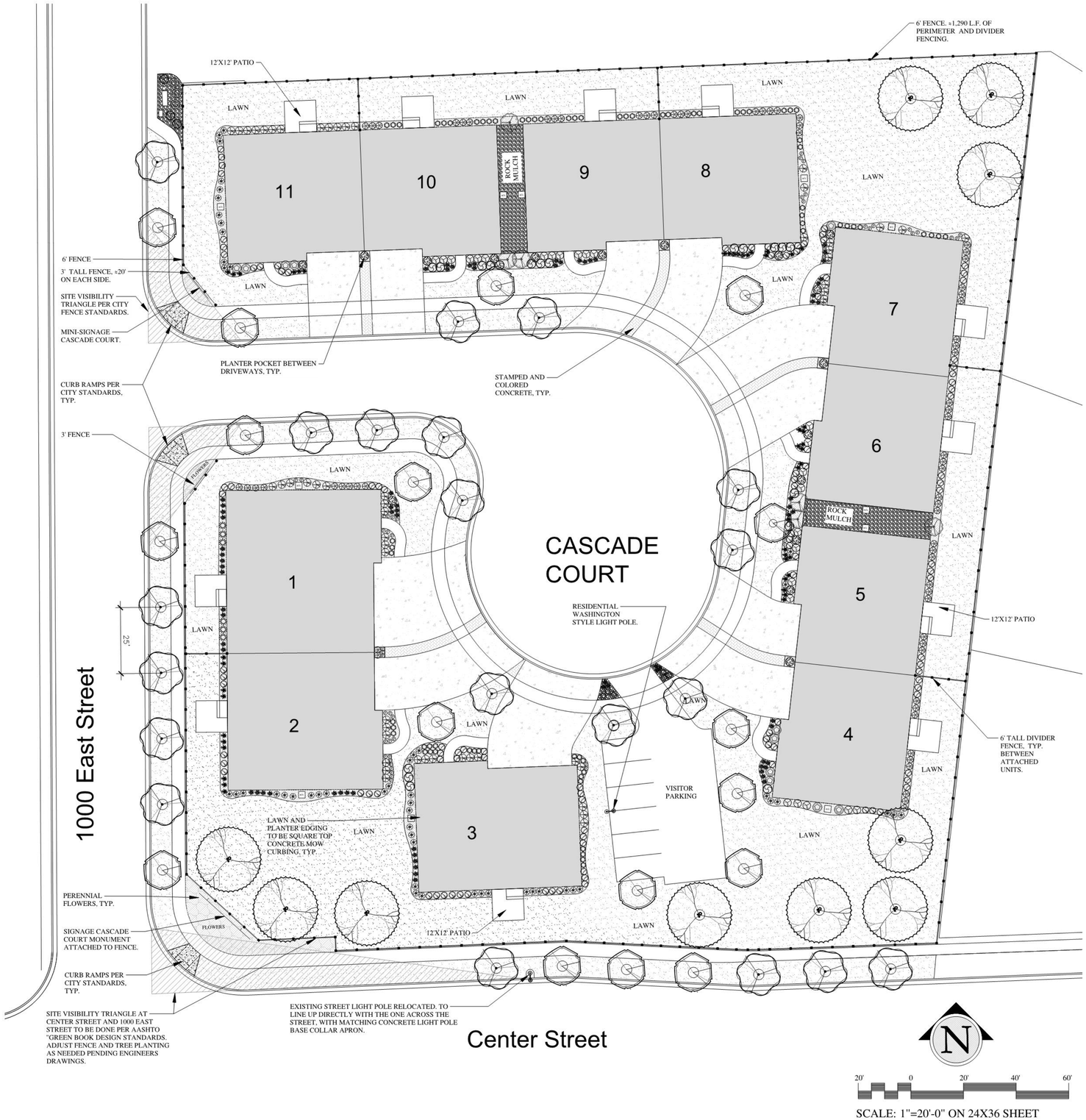
Sheet No.
C - 2.0

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
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



SCALE: 1"=20'-0" ON 24X36 SHEET

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER PLANTINOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE	15	1.1/2" CAL
	GLEDITSIA TRICANTHOS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	9	1.1/2" CAL
	PRUNUS SARGENTTI 'COLUMNARIS' COLUMNAR SARGENT CHERRY	15	1.1/2" CAL

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BERBERIS THUNBERGII 'CONCORDE' CONCORDE JAPANESE BARBERRY	50	3 GAL
	BUXUS MICRO. ASIATIC 'WINTER GEM' WINTER GEM BOXWOOD	56	5 GAL
	BUXUS SEMP. SUFF. 'TRUE DWARF' TRUE DWARF BOXWOOD	79	2 GAL
	CORNUS SERICEA 'KELSEYI' KELSEY'S DOGWOOD	67	3 GAL
	FORSYTHIA COURTASOL 'GOLD TIDE' GOLD TIDE FORSYTHIA	28	5 GAL
	PINUS MUGO MUGUS 'SLOWMOUND' SLOWMOUND MUGO PINE	21	5 GAL
	PUNUS X CISTENA PRUPLE SAND CHERRY	6	5 GAL
	SPIREA JAPONICUS 'SNOWMOUND' SNOWMOUND SPIREA	15	5 GAL
	VIBURNUM OPULUS NANUM DWARF VIBURNUM	25	3 GAL

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' FEATHER REED GRASS	9	3 GAL.
	HEMEROCALLIS 'STELLA D'ORO STELLA D'ORO DAYLILY	42	2 GAL.
	HEMEROCALLIS 'ROSY RETURNS' ROSY RETURNS DAYLILY	75	2 GAL.
	HEUCHERA 'RASPBERRY ICE' RASPBERRY ICE CORAL BELLS	59	1 GAL.
	LOBELIA X DARK RED/GRAPE KNEE-HI CARDINAL FLOWER	60	1 GAL.
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DW/CWARF FOUNTAIN GRASS	61	3 GAL.
	PERENNIAL FLOWER MIX AT SIGNAGE LOCATIONS PENDING AVAILABLILITY. GAZANIA'S, HARD GERANIUM, DAYLILLIES, LAVENDER, SNOW LADY SHASTA DAISY, ETC. CONTRACTOR TO LAYOUT BASE ON VARIETIES AVAILABLE. PLANTS SO THAT FLOWER APPEAR FROM EARLY SPRING INTO LATE FALL.	712 S.F.	4"-6" POTS AND SOME 1 GALLON 12" SPACING
	TURF / BLUEGRASS KENTUCKY BLUEGRASS -MIN. 3 VARIETIES.	~35,600 S.F.	SOD

INERT MATERIALS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY
	4" DEPTH OD 1.1/2"-3" COBBLE ROCK INSTALLED OVER WEED CONTROL FABRIC. SEE LANDSCAPE NOTE #8 BELOW.	1,170 S.F./ 14.3 C.Y.
	4" DEPTH OF ROCK MULCH. (SIZE AND TYPE TO BE DETERMINED BY OWNER) INSTALLED IN ALL PLANTER BEDS AND OVER WEED CONTROL FABRIC. SEE LANDSCAPE NOTE #8 BELOW.	4,875 S.F./ 60 C.Y.
NOT SHOWN	CONCRETE MOW CURB BETWEEN ALL LAWN AND PLANTER BEDS.	1,010' L.F.

TOTAL LANDSCAPE AREA	42,357 S.F.
TOTAL IRRIGATABLE AREA	41,187 S.F.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. NO IRRIGATION PLAN PROVIDED, TO BE DONE BY OTHERS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
5. MINIMUM RECOMMENDATION FOR SITE SOILS OR AS DIRECTED BY OWNER. USE A SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 8" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS. ALTERNATE CONTRACTOR TO USE ONSITE TOPSOIL STRIPPED FROM SITE PRIOR TO CONSTRUCTION THEN AMEND PER SOILS TEST RECOMMENDATION WITH THE ADDITION OF 15% WELL DECOMPOSED ORGANICS BY VOLUME.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL COBBLE OR ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS, ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE A FINE GRIND WOOD MULCH.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING ROCK MULCH. AFTER INSTALLATION OF THE ROCK MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. DARK BROWN/CHOCOLATE FINE GRIND WOOD MULCH OR MOUNTAIN MAGIC SOIL PEP TO BE INSTALLED 1" DEPTH UNDER ALL PERENNIALS IN THE 3 LARGE FLOWER BEDS NEAR THE ENTRY OR MONUMENT LOCATIONS. PULL MULCH MIN. 2" AWAY FROM BASE OF ALL PERENNIALS.
10. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF A DARK BROWN/CHOCOLATE COLORED WOOD MULCH. THE GRASS FREE RING FOR TREES SHALL BE 4' DIAMETER FOR COLUMNAR TREES AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
11. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING PER LOCAL STANDARDS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
12. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

IRRIGATION NOTES

1. NO IRRIGATION PLAN IS PROVIDED., TO BE DONE BY OTHERS.
2. CONTRACTOR TO MAKE A 1.1/2" MAINLINE CONNECTION TO TWO -1" IRRIGATION METERS. IRRIGATION ZONES TO BE NO LARGE THAN 32 GPM.
3. INSTALL ONLY COMMERCIAL GRADE RAIN BIRD, HUNTER OR GPH PRODUCTS.
4. SPRAYS AND ROTORS IN LAWN AREAS.
5. USE POINT SOURCE OR INLINE DRIP IRRIGATION IN PLANTER BEDS. IF USING INLINE STAKE TUBING EVERY 3' ON CENTER.
6. CONTRACTOR RESPONSIBLE FOR VERIFYING WATER PRESSURE AND FLOW RATES FROM METERS.

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 870 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting STATE OF UTAH

PROJECT:
CASCADE COURT
EAGLE SUMMIT CONSTRUCTION, LLC
OREM-UT-84097
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLANTING PLAN

DRAWN BY: LS
CHECKED: SW
DATE: 08-27-2019
REVISIONS: 09-06-2019
JOB NO. 19-149

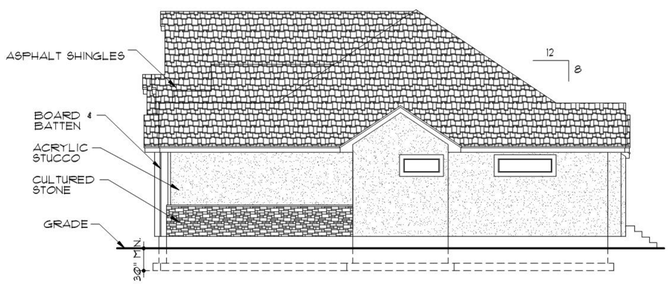
SHEET: LS1.1

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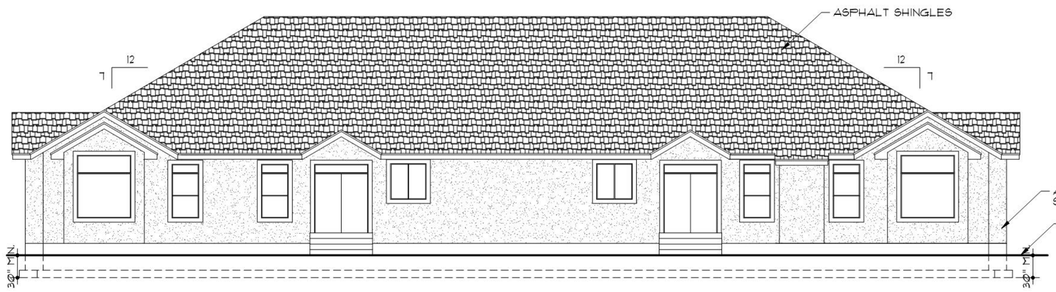
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



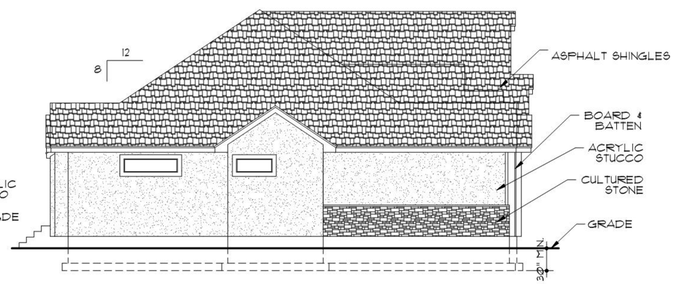
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

ALPINE HOME DESIGN, Inc.

1904 West 800 North Pleasant Grove, Utah - (801) 492-2320

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A NEW PROJECT BY

EAGLE SUMMIT CONSTRUCTION, LLC

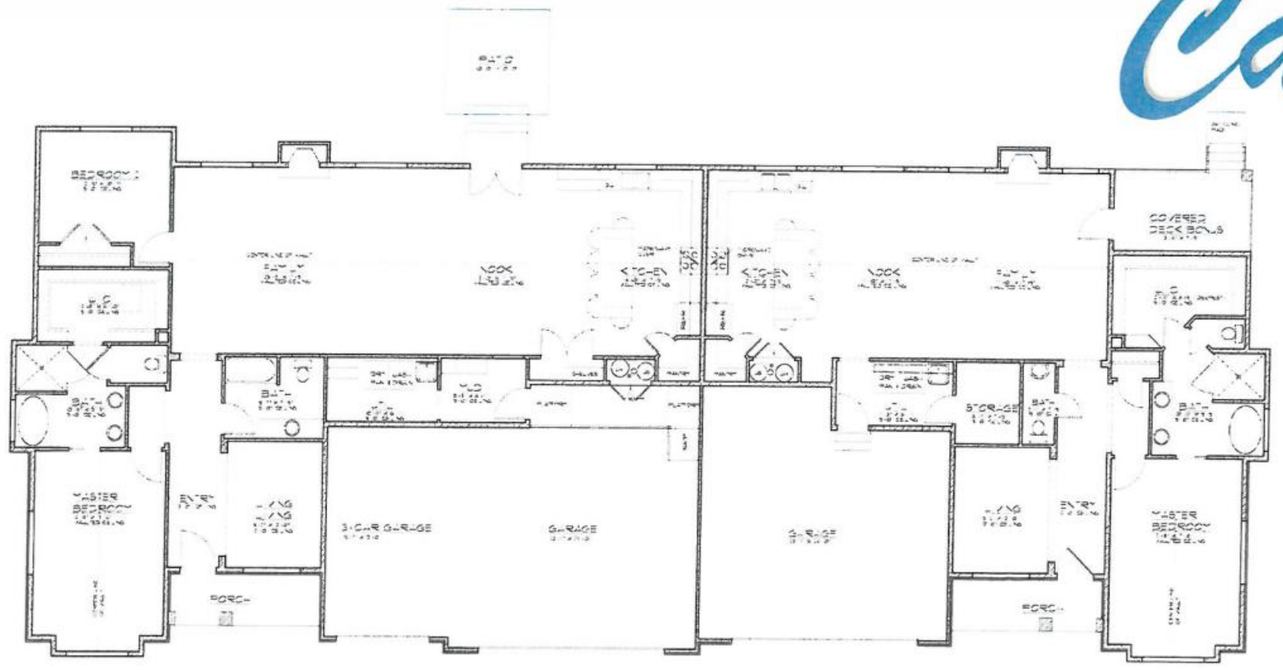
LOTS 25 & 26 HOMESTEAD

Contractor and all subcontractors working on this project take full liability of these plans and shall thoroughly review and verify all dimensions, locations, notes, etc. prior to starting any stage of construction.

Drawn By	Drawing Number	Sheet Number
PSH	2012-409	3
Date 2/1/2018		



Cascade Court



2 BR Unit
Living Area—2136 Sq Ft

1 BR Unit
Living Area—1700 Sq Ft

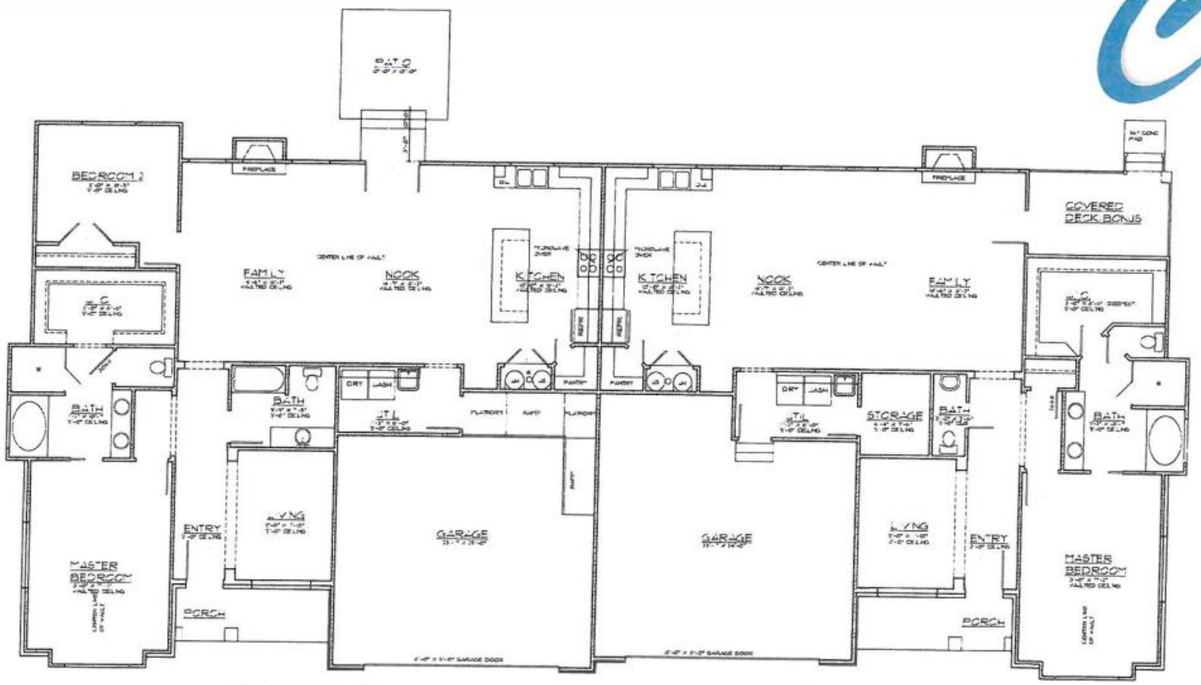
3-Car Garage

Built by

Eagle Summit Construction, LLC



Cascade Court



2 BR Unit

Living Area—1850 Sq Ft

1 BR Unit

Living Area—1700 Sq Ft

Built by

Eagle Summit Construction, LLC

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

City Council Chambers, 56 N State Street

City Council
Tue, Oct 8, 2019
6:00 pm

Planning Commission
Wed, Sep 18, 2019
5:00 pm

The applicant (Eagle Summit Construction, LLC) requests the City rezone property located generally at 1000 East Center from the R8 (Single Family Residential) zone to the PRD (Planned Resedential Development) zone, and amend Appendix KK of the Orem City Code for 'Cascade Court' with a concept plan and elevations.

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

JOHNSON, SUMMER BROOKE
308 ROUND POND LN
ROCHESTER, NY 14626

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

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

For more information, contact
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or grallen@orem.org

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

HUDSON, MONTE W & ANNETTE M
525 W 560 N
AMERICAN FORK, UT 84003

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

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City Council
Tue, Oct 8, 2019
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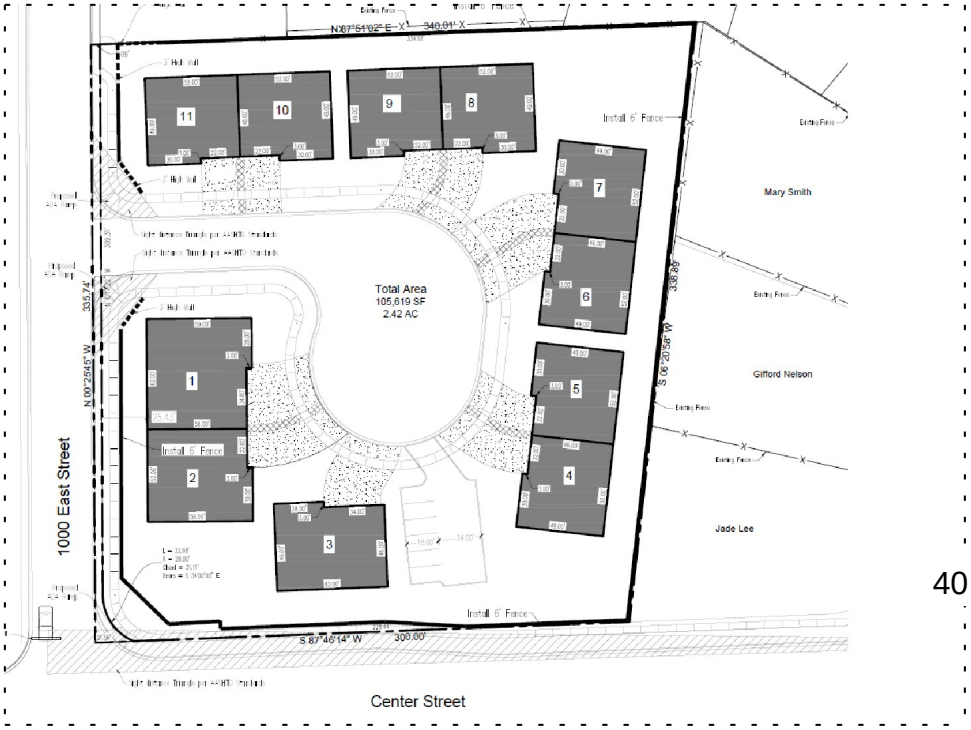
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

T&K RESIDENTIAL HOLDINGS LLC
PO BOX 772
AMERICAN FORK, UT 84003


1000 East Street
Center Street
Total Area
105,619 SF
2.42 AC
Mary Smith
Gifford Nelson
Jade Lee
Install 6' Fence
S 87°46'14" W
300.00
N 00°29'45" W
335.74'
S 06°20'58" W
338.89'
N 87°54'02" E
340.01'


1000 East Street
Center Street
Total Area
105,619 SF
2.42 AC
Mary Smith
Gifford Nelson
Jade Lee
Install 6' Fence
S 87°46'14" W
300.00
N 00°29'45" W
335.74'
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338.89'
N 87°54'02" E
340.01'


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1000 East Street
Center Street
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105,619 SF
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Gifford Nelson
Jade Lee
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S 87°46'14" W
300.00
N 00°29'45" W
335.74'
S 06°20'58" W
338.89'
N 87°54'02" E
340.01'

ABM RENTAL PROPERTIES LC
PO BOX 160
PLEASANT GROVE, UT 84062

LEE, JADE
PO BOX 970058
OREM, UT 84097

ANDERSON, DUANE MELVIN &
LESLIE LERENE ASPIAZU (ET AL)
--OR CURRENT RESIDENT--
11 N 960 EAST
OREM, UT 84097

BILBAO, DEREK & CINDY
14 S 940 E
OREM, UT 84058

APPLEGATE, LYNN ROY & A DEE
15 N 1000 E
OREM, UT 84097

HORNABROOK, BARRY J &
ELISABETH A
17 S 900 E
OREM, UT 84097

NIELSEN, GIFFORD J & JENNA
19 N PALISADE DR
OREM, UT 84097

BAKER, WILLIAM & SHERRY
--OR CURRENT RESIDENT--
20 N PALISADE DR
OREM, UT 84097

MARTIN, JONATHAN E & LARISSA B
22 N 920 E
OREM, UT 84097

BARNES, RALPH D & NADINE B
25 N 1000 E
OREM, UT 84097

WILLIAMS, RODNEY S & VILMA B
PO BOX 2198
OREM, UT 84059

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
STREET 1180 E CENTER ST
OREM, UT 84097

LEE, JADE
--OR CURRENT RESIDENT--
11 N PALISADE DR
OREM, UT 84097

BILBAO, DEREK & CINDY
--OR CURRENT RESIDENT--
14 S COUNTRY WY
OREM, UT 84097

FOX, JEFFREY CARL
15 S COUNTRY WY
OREM, UT 84097

HORNABROOK, BARRY J &
ELISABETH A
--OR CURRENT RESIDENT--
17 S 914 EAST
OREM, UT 84097

ANDERSON, SUSAN D
19 S 860 E
OREM, UT 84097

BAKER, WILLIAM & SHERRY
20 N PALISADES DR
OREM, UT 84097

PETERSON, KIM C & MICHELLE C
23 N 920 E
OREM, UT 84097

SMITH, MARY G
27 N PALISADE DR
OREM, UT 84097

T&K RESIDENTIAL HOLDINGS LLC
PO BOX 772
AMERICAN FORK, UT 84003

RAYNES, LINCOLN F & MARYBETH
--OR CURRENT RESIDENT--
10 N 960 EAST
OREM, UT 84097

FEHLBERG, RONDO & MARY (ET AL)
14 N 920 E
OREM, UT 84097

KILLPACK, SHELBY W & CHRIS
DANIEL
15 N 920 E
OREM, UT 84097

HAAG, MAX LEO & LUCINDA C
16 S PALISADES DR
OREM, UT 84097

LUDLOW, ALEXANDER M & CLYDA
K
18 S 860 E
OREM, UT 84097

MARTINEZ, SERGIO & BIBI ANA
--OR CURRENT RESIDENT--
20 N 960 EAST
OREM, UT 84097

BARLOW, PAUL & AMY L
21 N 960 E
OREM, UT 84097

BENSON, BRIAN G & SISI T
24 S 1000 E
OREM, UT 84097

MAUGHAN, NATHAN D & HEATHER J
30 S 860 E
OREM, UT 84097

WALLACE, GLORIA STRAUSS
30 S 900 E
OREM, UT 84097

BORI, ALBERT J & JESSICA L
31 S 860 E
OREM, UT 84097

KNUDTSON, EMERY & ANNETTE
31 S 900 E
OREM, UT 84097

CRANDALL, TIM K & NATALIE
32 N 800 E
OREM, UT 84097

SCHWARTING, RICHARD H & DEBRA M
32 N 960 E
OREM, UT 84097

BLACK, WESLEY E & KRISTIN C
32 S COUNTRY WY
OREM, UT 84097

HARPER, AMMEN B
33 N 960 E
OREM, UT 84097

PITCHER, DENISE R
--OR CURRENT RESIDENT--
33 N 1000 EAST
OREM, UT 84097

ALLEN, JAMES MICHAEL & KELLI W (ET AL)
33 S 940 E
OREM, UT 84097

ALLEN, JAMES MICHAEL & KELLI W (ET AL)
--OR CURRENT RESIDENT--
33 S COUNTRY WY
OREM, UT 84097

EARL, DOUGLAS F & CHERYL M
--OR CURRENT RESIDENT--
33 S PALISADE DR
OREM, UT 84097

EARL, DOUGLAS F & CHERYL M
33 S PALISADES DR
OREM, UT 84097

RAMAGE, CORY J & LINDSEY J
34 N 920 E
OREM, UT 84097

GRAHAM, CURTIS J & STEPHANIE S
--OR CURRENT RESIDENT--
34 S PALISADE DR
OREM, UT 84097

GRAHAM, CURTIS J & STEPHANIE S
34 S PALISADES DR
OREM, UT 84097

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

NIELSEN, MICHAEL M
36 S 1000 E
OREM, UT 84097

GERBER, JANELLE R (ET AL)
--OR CURRENT RESIDENT--
38 N 960 EAST
OREM, UT 84097

GARCIA, HUGO MENDEZ
42 S 860 E
OREM, UT 84097

YOUNG, COLBY J & KAYLYNN C
43 S 860 E
OREM, UT 84097

DAVIS, FRANK LAMONT & PRISCILLA W
44 N 1200 E
OREM, UT 84097

ZOLLINGER, BARDONNA
44 S 900 E
OREM, UT 84097

RICHARDS, BARRIE W & SHARON W
45 S 940 E
OREM, UT 84097

RICHARDS, BARRIE W & SHARON W
--OR CURRENT RESIDENT--
45 S COUNTRY WY
OREM, UT 84097

LEBRAS, YVON R & MONG HOA N
46 N 920 E
OREM, UT 84097

BIRD, LEON C & BUNNY O (ET AL)
46 S 940 E
OREM, UT 84097

NIELSEN, S GIFFORD & WENDY O
47 E SOUTH TEMPLE ST
SALT LAKE CITY, UT 84111

JUICE JAR PROPERTIES LLC
--OR CURRENT RESIDENT--
47 S 900 EAST
OREM, UT 84097

BARRETT, WILLIAM JOSEPH SR
49 N 920 E
OREM, UT 84097

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

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

WARD, PAUL A & CINDY D
52 S 1000 E
OREM, UT 84097

FALKENTHAL, KURT R
54 S 860 E
OREM, UT 84097

KENNEDY, DANIELLE D & BRYAN T
55 N 1000 E
OREM, UT 84097

ABM RENTAL PROPERTIES LC
--OR CURRENT RESIDENT--
55 S 860 EAST
OREM, UT 84097

NELSON, KENNETH B & LISA A
56 N 1000 E
OREM, UT 84097

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

ORULLIAN, AARON D & LINDA L
--OR CURRENT RESIDENT--
58 N PALISADE DR
OREM, UT 84097

ORULLIAN, AARON D & LINDA L
58 N PALISADES DR
OREM, UT 84097

ANDERSON, CHAD & JILL
58 S 900 E
OREM, UT 84097

CHRISTENSEN, BLAYNE H & PATRICIA L (ET AL)
60 N 1200 E
OREM, UT 84097

DEAVER, ANDREW THOMAS & CHRISTINA A
61 N 1160 E
OREM, UT 84097

GOLIGHTLY, KYLE C & MICHELLE B
61 N 1200 E
OREM, UT 84097

RIESKE, DONALD K & LEAH MAE (ET AL)
62 N 800 E
OREM, UT 84097

HANSEN, TAMRA I
62 N 1160 E
OREM, UT 84097

PITCHER, PAUL J
63 N 1000 E
OREM, UT 84097

SHURTZ, JOSEPH KELLY & CHRISTINE JARMAN
63 S 900 E
OREM, UT 84097

MORGAN, BRIAN S & LEE ANN J
64 N 920 E
OREM, UT 84097

HARKNESS, WALLACE W & ANNETTE R
64 N 1000 E
OREM, UT 84097

RUF, DEON F (ET AL)
64 S 1000 E
OREM, UT 84097

KIRKLAND, CHRISTY BATES & SCOTT FRANK (ET AL)
65 N 920 E
OREM, UT 84097

PUGMIRE, ANNE (ET AL)
--OR CURRENT RESIDENT--
65 N PALISADE DR
OREM, UT 84097

SMITH, TRACY & VALERIE
65 S PALISADES DR
OREM, UT 84097

CRANDALL, TIM K & NATALIE
--OR CURRENT RESIDENT--
66 N 800 EAST
OREM, UT 84097

BLANKENSHIP, TAMARA (ET AL)
--OR CURRENT RESIDENT--
66 N PALISADE DR
OREM, UT 84097

BLANKENSHIP, TAMARA (ET AL)
66 N PALISADES DR
OREM, UT 84097

WOOD, RHONDA LARSEN (ET AL)
66 S PALISADE DR
OREM, UT 84097

ROBERT, CHRISTIAN & LISEL
69 N 1160 E
OREM, UT 84097

HOWARD, ERIC D & LEANN C
69 S 860 E
OREM, UT 84097

FRAZIER, KEVIN R & HILDEGUNDE
70 N 1160 E
OREM, UT 84097

STRONG, KIRK
70 N 1200 E
OREM, UT 84097

BARNES, NORMA
--OR CURRENT RESIDENT--
72 N 1000 EAST
OREM, UT 84097

HOOVER, BRADLEY G & JANA LEA
72 S 900 E
OREM, UT 84097

GANT, STEVEN J & BARBARA B
73 N 1200 E
OREM, UT 84097

WILLIS, KATHY (ET AL)
74 N PALISADE DR
OREM, UT 84097

MATAGI, KUINISE V & TEARO T (ET AL)
74 S 1000 E
OREM, UT 84097

JONES, CURT T & DIANE R
77 N 920 E
OREM, UT 84097

CRAWFORD, GARY L & KATHRYN A
--OR CURRENT RESIDENT--
79 N PALISADE DR
OREM, UT 84097

CRAWFORD, GARY L & KATHRYN A
79 N PALISADES DR
OREM, UT 84097

SHUEY, THOMAS V & CINDY (ET AL)
79 S 900 E
OREM, UT 84097

HOLLINGSHAUS, WADE J & JENNINE L
79 S 950 E
OREM, UT 84097

PUSEY, JOHN R
80 N 1200 E
OREM, UT 84097

JACKSON, SHERLAND E & CHARLEEN R
81 S 860 E
OREM, UT 84097

FINLINSON, ALLEN W & BRETA ANNE
82 N PALISADE DR
OREM, UT 84097

BARTLETT, PATTI
84 S 900 E
OREM, UT 84097

HUNTER, JASON R & HEATHER P
85 N 1000 E
OREM, UT 84097

HALL, ROBERT JEFFREY & KATHERINE
85 N 1200 E
OREM, UT 84097

OTTO BOTT ENTERPRISES LLC
85 S 1000 E
OREM, UT 84097

ERICKSON, JO ANN T
--OR CURRENT RESIDENT--
88 S 1000 EAST
OREM, UT 84097

HILL, RICHARD LEE & KATHRYN S (ET AL)
90 N 1200 E
OREM, UT 84097

KARTCHNER, RANDY L & TAMMY A
91 S 950 E
OREM, UT 84097

JASPERSON, TY
93 S 860 E
OREM, UT 84097

LINDSAY, KYLE Z
95 N 1000 E
OREM, UT 84097

COPE, ROBERT
95 S 1000 E
OREM, UT 84097

CHRISTENSEN, JOY
96 N 1000 E
OREM, UT 84097

YOUNG, AMY N & MATTHEW A
--OR CURRENT RESIDENT--
96 S 900 EAST
OREM, UT 84097

BASSIR, FRESHTEH (ET AL)
96 S 1000 E
OREM, UT 84097

HOWELL, LANA & CHRISTOPHER BRENT
99 N PALISADE DR
OREM, UT 84097

JACOBSON, CHAD L & CHARLA R
101 S 1000 E
OREM, UT 84097

DAHL, MICHAEL & CARRIE
104 S 950 E
OREM, UT 84097

BIEGLER, SHARON BRINTON &
STEVE ROBERT (ET AL)
105 N 1200 E
OREM, UT 84097

DODDS, REBECCA
--OR CURRENT RESIDENT--
105 N PALISADE DR
OREM, UT 84097

DODDS, REBECCA
105 N PALISADES DR
OREM, UT 84097

JOHNSON, CAMERON S
105 S 950 E
OREM, UT 84097

CLUFF, JULIA D R (ET AL)
--OR CURRENT RESIDENT--
105 S 1000 EAST
OREM, UT 84097

ACTIONF INVESTMENT A LLC
105 S STATE ST # 407
OREM, UT 84058

T&K RESIDENTIAL HOLDINGS LLC
--OR CURRENT RESIDENT--
108 S 900 EAST
OREM, UT 84097

THAYNE, DOUGLAS (ET AL)
109 E SOUTH TEMPLE APT 8-Z
SALT LAKE CITY, UT 84111

STAN, NICHOLAS & ETHEL
--OR CURRENT RESIDENT--
110 N PALISADE DR
OREM, UT 84097

STAN, NICHOLAS & ETHEL
110 N PALISADES DR
OREM, UT 84097

JUDD, PAUL E & CAROLINE K
111 S 950 E
OREM, UT 84097

HOBBS, KEVIN & YANINA
112 S 1000 E
OREM, UT 84097

REYNOLDS, JUSTIN K
112 S PALISADES DR
OREM, UT 84097

MGDTA1 LC
--OR CURRENT RESIDENT--
113 S 950 EAST
OREM, UT 84097

FIELDING, ELIZABETH BAKER (ET
AL)
115 N 1200 E
OREM, UT 84097

SURUKY, TINO & VICKY
115 S 950 E
OREM, UT 84097

CLUFF, JULIA D R (ET AL)
115 S 1000 E
OREM, UT 84097

SYCAMORE, TYLER
117 N PALISADE DR
OREM, UT 84097

COPE, KATHLEEN
120 N PALISADE DR
OREM, UT 84097

USHER, KELLI A
122 S PALISADES DR
OREM, UT 84097

TABLA, DOROTHY HUDSON
127 N 1080 E
OREM, UT 84097

CROSS, JOHN & CYNTHIA (ET AL)
127 S 1000 E
OREM, UT 84097

MINER, LAURA LEE
128 N 1000 E
OREM, UT 84097

WELSH, STANLEY L & STELLA T
129 N 1000 E
OREM, UT 84097

DRIGGS, WILLIAM K III & BARBARA
L
129 N PALISADE DR
OREM, UT 84097

SOELBERG, KENT & SHARILYN
131 S PALISADES DR
OREM, UT 84097

WHITE, DAVID E & JEANNINE
133 S 1100 E
OREM, UT 84097

PORTER, NATHAN G
134 S PALISADES DR
OREM, UT 84097

WILLIAMS, ROLAND H
135 N 1080 E
OREM, UT 84097

CARLILE, WAYNE & BEVERLY ANN
137 N PALISADE DR
OREM, UT 84097

JOHNSON, SUMMER BROOKE
--OR CURRENT RESIDENT--
138 N 1080 EAST
OREM, UT 84097

LOLOHEA, ASELIKA & ULUAKIMATA
140 N 1000 E
OREM, UT 84097

FINCH PROPERTIES LLC SERIES 1
--OR CURRENT RESIDENT--
141 N 1000 EAST
OREM, UT 84097

DENNIS, GLADYS P
142 N 1080 E
OREM, UT 84097

BALL, JOHN PRICE & VIRGINIA S (ET AL)
143 S 1000 E
OREM, UT 84097

CRABB, NOEL M & TIFFANY A
145 S PALISADES DR
OREM, UT 84097

GIBSON, DOROTHY LYN
146 S PALISADES DR
OREM, UT 84097

FOX, R SHAWN & ANNETTE
149 S 1000 E
OREM, UT 84097

BARNES, NORMA
150 N 3050 EAST TRLR 31
SAINT GEORGE, UT 84790

SCHILL, RONALD L & BARBARA J NEILSEN
--OR CURRENT RESIDENT--
151 S 1100 EAST
OREM, UT 84097

TOBLER, BRENT & PAMELA
152 S 1100 E
OREM, UT 84097

ARMSTRONG, BRIAN H (ET AL)
--OR CURRENT RESIDENT--
153 S 1000 EAST
OREM, UT 84097

BLUMEL, JOSEPH S & RENEE J
154 S PALISADES DR
OREM, UT 84097

BARLEY, DEAN E & KARREN B
155 N 1000 E
OREM, UT 84097

PARK, WILLIAM L & LOIS P
157 S PALISADES DR
OREM, UT 84097

WILLIAMS, RODNEY S & VILMA B
--OR CURRENT RESIDENT--
159 N 1080 EAST
OREM, UT 84097

BOARD OF EDUCATION ALPINE SCHOOL DISTRICT
--OR CURRENT RESIDENT--
160 N 800 EAST
OREM, UT 84097

HILLSTEAD, JOSEPH B (ET AL)
160 N 1080 E
OREM, UT 84097

ANDELIN, KAREN L
160 N PALISADES DR
OREM, UT 84097

LARSON, EVAN & TRACY A
161 N 1040 E
OREM, UT 84097

TEBBS, KAREN
162 N 1040 E
OREM, UT 84097

ARCHIBALD, JOHN FELT
--OR CURRENT RESIDENT--
163 N PALISADES DR
OREM, UT 84097

MCMILLAN, CHASE
163 S 1100 E
OREM, UT 84097

MARTINEZ, DELFIDO V & THORA H
164 N 1000 E
OREM, UT 84097

WIMPFHEIMER, SAMUEL CHRIST & DEBRA H
164 S 1100 E
OREM, UT 84097

OSTLER, BRADFORD
164 S PALISADES DR
OREM, UT 84097

NELL, NICHOLE
166 S 1000 E
OREM, UT 84097

THAYNE, JAMES PRESTON & KIM
--OR CURRENT RESIDENT--
169 N 1000 EAST
OREM, UT 84097

SAGERS, JENNIFER
169 N 1080 E
OREM, UT 84097

SACKETT, SCOTT O & RACHELLE
169 S PALISADES DR
OREM, UT 84097

JOHNSON, KURT M & ASHLEY L
170 N 1040 E
OREM, UT 84097

HUDSON, MONTE W & ANNETTE M
--OR CURRENT RESIDENT--
171 N 1040 EAST
OREM, UT 84097

HUNT, ROBERT & JENNIFER
--OR CURRENT RESIDENT--
172 N 1080 EAST
OREM, UT 84097

ESTRADA, JOSE
174 N 1000 E
OREM, UT 84097

SIMS, DAVID PATRICK & SUSAN HAMPSHIRE
176 S PALISADE DR
OREM, UT 84097

SIMS, DAVID PATRICK & SUSAN HAMPSHIRE
--OR CURRENT RESIDENT--
176 S PALISADES DR
OREM, UT 84097

FRANCOM, PATRICK & CHELSEA
178 S 1100 E
OREM, UT 84097

CLAROS, RAUL & JACQUELINE
181 N 1000 E
OREM, UT 84097

BROWN, ROBERT KEITH & KELLEEN GAYLE
181 N 1080 E
OREM, UT 84097

JACKSON, RODNEY L & ROSE ELLEN
182 N 1040 E
OREM, UT 84097

CALL, STEVEN E & SUE ELLEN
183 N 1040 E
OREM, UT 84097

OUYANG, TIANCHENG
184 N 1080 E
OREM, UT 84097

CLARK, HEATHER A & CODY C
186 N 1000 E
OREM, UT 84097

MCGEAN, PATRICK
--OR CURRENT RESIDENT--
186 S 1000 EAST
OREM, UT 84097

MECHAM, JOAN
193 N 1080 E
OREM, UT 84097

AUSTIN, EDWIN G & VICKIE S
194 N 1040 E
OREM, UT 84097

COLEMAN, MATTHEW
195 N 1040 E
OREM, UT 84097

MOORE, SAMIA
209 S 1100 E
OREM, UT 84097

RAYNES, LINCOLN F & MARYBETH
212 W 400 S
SAINT GEORGE, UT 84770

COLES DEVELOPMENT COMPANY
281 N 1200 E
OREM, UT 84097

JOHNSON, SUMMER BROOKE
308 ROUND POND LN
ROCHESTER, NY 14626

FINCH PROPERTIES LLC SERIES 1
334 N 800 E
OREM, UT 84097

MGDTA1 LC
339 S 850 E
OREM, UT 84097

GARDNER, GAYLE C
%BELOT, NANCY
346 W 1850 S
MAPLETON, UT 84664

JUICE JAR PROPERTIES LLC
383 N STATE ST
OREM, UT 84057

TURN COMMUNITY SERVICES INC
%PARKE, JAN
423 W 800 S STE A200
SALT LAKE CITY, UT 84110

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

SCHILL, RONALD L & BARBARA J NEILSEN
515 RAMONA CT # 7
MONTEREY, CA 93940

HUDSON, MONTE W & ANNETTE M
525 W 560 N
AMERICAN FORK, UT 84003

MARTINEZ, SERGIO & BIBI ANA
632 N 800 E
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

ARMSTRONG, BRIAN H (ET AL)
670 E 400 N
LINDON, UT 84042

GERBER, JANELLE R (ET AL)
715 E 1100 N
PLEASANT GROVE, UT 84062

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

RIESKE, DONALD K & LEAH MAE
845 E 40 N
OREM, UT 84097

RIESKE, W REED & ERVA LEE
867 E 40 N
OREM, UT 84097

SAM LENTZ
882 W 1720 N
OREM, UT 84057

VARGAS, GERARDO PRIETO
888 E CENTER
OREM, UT 84097

DENNING, ROBERT KYLE &
LYNETTE OAKEY
893 E 40 N
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

DUMMITT, MITCHELL & ASHLEY
910 E 40 N
OREM, UT 84097

MARTINEZ, YADIRA
912 E 80 S
OREM, UT 84097

FAWCETT, JOSHUA T & JENNY J
913 E 120 S
OREM, UT 84097

MC CLURE, JAMES C & JANET A
921 E 80 N
OREM, UT 84097

THOMAS, ROBERT F & BARBARA J
--OR CURRENT RESIDENT--
923 E 80 SOUTH
OREM, UT 84097

THOMAS, ROBERT F & BARBARA J
923 N 1000 E
OREM, UT 84097

HARRIS, ARDELL JAY & CINDY T
924 E 80 S
OREM, UT 84097

ALDER, STEVE B & DEANNE B (ET
AL)
925 E 120 S
OREM, UT 84097

MADRIGAL-AMATON, ALEJANDRO I
(ET AL)
935 E 80 S
OREM, UT 84097

SANDBERG, BARBARA H
935 E COUNTRY CIR
OREM, UT 84097

DAMRON, ALAN J & LILLIAN T (ET
AL)
936 E 80 S
OREM, UT 84097

BAKKE, MARYANN M
937 E 120 S
OREM, UT 84097

MACIAS, CARLOS LUIS (ET AL)
938 E 120 S
OREM, UT 84097

BAER, DEVIN MICHAEL & BRITTNI
942 E 80 N
OREM, UT 84097

NEIL AND ARIANE NEWELL FAMILY
TRUST 05-21-2019 THE (ET AL)
947 E 80 S
OREM, UT 84097

MC KELL, JANET W
947 E 80 N
OREM, UT 84097

LAMBERT, RYAN W & DANIELLE B
950 E 120 S
OREM, UT 84097

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
950 E 200 NORTH
OREM, UT 84097

HALLAM, ARACELY B
951 E 40 N
OREM, UT 84097

HALLAM, ARACELY B
--OR CURRENT RESIDENT--
951 E COUNTRY DR
OREM, UT 84097

BERIM, MOSES
989 E CENTER ST
OREM, UT 84097

RENSINK, BRENDEN W & JULIANNE C
1012 E 200 N
OREM, UT 84097

MORGAN, WENDY R
1023 E 120 N
OREM, UT 84097

HOWES, LEON C
1031 E 120 N
OREM, UT 84097

TATE, GARY W (ET AL)
1034 E 50 S
OREM, UT 84097

MARRIOTT, VICKI I
1037 E 50 S
OREM, UT 84097

TUCKER, LARRY A & DIANE L
--OR CURRENT RESIDENT--
1042 E BRETON WOODS LN
OREM, UT 84097

RENNER, REVA JANE
1044 E 120 N
OREM, UT 84097

HATCH, ARTHUR J & CARROLE S
--OR CURRENT RESIDENT--
1051 E 120 NORTH
OREM, UT 84097

NESS, STANLEY JR
980 E 200 N
OREM, UT 84097

DAVIS, DENEAL MAY
990 E 200 N
OREM, UT 84097

TURN COMMUNITY SERVICES INC
--OR CURRENT RESIDENT--
1014 E CENTER
OREM, UT 84097

NIELSEN, S GIFFORD & WENDY O
--OR CURRENT RESIDENT--
1024 E 120 NORTH
OREM, UT 84097

HUGHES, MICHAEL P & LISA K
1032 E 50 S
OREM, UT 84097

FOLKMAN, LAURA LEE & JOSEPH ROBERT
--OR CURRENT RESIDENT--
1034 E BRETON WOODS LN
OREM, UT 84097

HADLEY, DALE C & RAYLENE J
1039 E BRETON WOODS LN
OREM, UT 84097

TUCKER, LARRY A & DIANE L
1042 E BRETONWOODS LA
OREM, UT 84097

BROWN, LARRY S & SHEILA
1047 E 120 N
OREM, UT 84097

SEAMONS, LARRY V & JANET L (ET AL)
--OR CURRENT RESIDENT--
1052 E 120 NORTH
OREM, UT 84097

ACTIONF INVESTMENT A LLC
--OR CURRENT RESIDENT--
980 E CENTER ST
OREM, UT 84097

THAYNE, DOUGLAS (ET AL)
--OR CURRENT RESIDENT--
1008 E 120 NORTH
OREM, UT 84097

MARCH, LUANN G
1016 E 120 N
OREM, UT 84097

WILLIAMS, RICHARD D & TIFFANI F (ET AL)
1024 E 200 N
OREM, UT 84097

ALLEN, BRYAN & CHANDI
--OR CURRENT RESIDENT--
1032 E 120 NORTH
OREM, UT 84097

FOLKMAN, LAURA LEE & JOSEPH ROBERT
1034 E BRETONWOODS LA
OREM, UT 84097

MOFFAT, RILEY & CONNIE (ET AL)
1040 E 120 N
OREM, UT 84097

KOCHERHANS, MARY KATHRYN SHARP
--OR CURRENT RESIDENT--
1042 E CENTER
OREM, UT 84097

ALLEN, BRYAN & CHANDI
1048 E 120 N
OREM, UT 84097

OWEN, DAWNA LEIGH
--OR CURRENT RESIDENT--
1057 E BRETON WOODS LN
OREM, UT 84097

OWEN, DAWNA LEIGH
1057 E BRETONWOODS LA
OREM, UT 84097

JACKSON, SCOTT & CHELSEY
1063 E 120 S
OREM, UT 84097

HAFEN, SUNNY
1064 E 200 N
OREM, UT 84097

MILLER, RAYMOND JR & KAITLAND
1064 E 120 N # 14
OREM, UT 84097

RUCKER, BENJAMIN BRUCE
1068 E BRETON WOODS LN
OREM, UT 84097

SMITH, TRACY & VALERIE
--OR CURRENT RESIDENT--
1070 E 50 SOUTH
OREM, UT 84097

RASMUSSEN, REES & YVONNE
1070 E 120 S
OREM, UT 84097

JOLLEY, CAITLIN
1072 E 120 N
OREM, UT 84097

SPERRY, RICHARD D
1075 E 120 S
OREM, UT 84097

FLYNN, MICHAEL & KIMBERLY
--OR CURRENT RESIDENT--
1077 E BRETON WOODS LN
OREM, UT 84097

FLYNN, MICHAEL & KIMBERLY
1077 E BRETONWOODS LA
OREM, UT 84097

NIXON, BRIAN R & AMANDA
1082 E 50 S
OREM, UT 84097

PALISADES DRIVE HOME LLC
--OR CURRENT RESIDENT--
1082 E 120 SOUTH
OREM, UT 84097

TARRAN, HELEN S (ET AL)
1087 E 120 N
OREM, UT 84097

RLT PROPERTIES #1 LLC
--OR CURRENT RESIDENT--
1087 E BRETON WOODS
OREM, UT 84097

RLT PROPERTIES #1 LLC
1087 E BRETONWOODS LA
OREM, UT 84097

BATEMAN, BRAD L & KATHLEEN
--OR CURRENT RESIDENT--
1088 E 120 NORTH
OREM, UT 84097

SNELL, STEVEN & MELANIQUE O
1088 E BRETON WOODS LN
OREM, UT 84097

SCHAUERS, JUSTIN R
1089 E 50 S
OREM, UT 84097

DONALDSON, MATTHEW L
--OR CURRENT RESIDENT--
1089 E BRETON WOODS LN
OREM, UT 84097

DONALDSON, MATTHEW L
1089 E BRETONWOODS LN
OREM, UT 84097

PETERSON, PAUL THOMAS & ROMA
1092 E 200 N
OREM, UT 84097

CARPENTER, MICHAEL & AUBREY
1095 E 120 N
OREM, UT 84097

BRAITHWAITE, ALTON KEITH &
CHRISTEN SAMANTHA
1096 E 50 S
OREM, UT 84097

ANDERSON, CORY
1096 E 120 N
OREM, UT 84097

FLATT, CATHLEEN MAXINE &
MARVIN ALLEN
1100 E 40 N
OREM, UT 84097

PEARSON, JARED K & SHERSTI N (ET
AL)
1101 E 50 S
OREM, UT 84097

COCKRELL, PHILLIP L & ANDREA R
1103 E 120 S
OREM, UT 84097

HOGGE, PAUL R & REBECCA
1106 E 200 N
OREM, UT 84097

CHUNTZ, SALLY M (ET AL)
1108 E 150 N
OREM, UT 84097

FOWLER, JEFFREY S & HOLLY P
1109 E 150 N
OREM, UT 84097

GARDNER, GAYLE C
--OR CURRENT RESIDENT--
1110 E 50 SOUTH
OREM, UT 84097

HARDMAN, TODD J & ALISA K
1112 E 40 N
OREM, UT 84097

BOWDEN, BRENT A & MIRIAM T
1118 E 150 N
OREM, UT 84097

BODINE, JASON & TARYN
1118 E 200 N
OREM, UT 84097

ALDOUS, DUANE L & BARBARA K
1119 E 50 S
OREM, UT 84097

FERGUSON, JARED R
1123 E 40 N
OREM, UT 84097

CHERRINGTON, DAVID JACK & MARILYN D
1123 E 120 S
OREM, UT 84097

ARCHIBALD, JOHN FELT
--OR CURRENT RESIDENT--
1123 E 150 NORTH
OREM, UT 84097

VIVEIROS, DAVID & ABIGAIL
1124 E 40 N
OREM, UT 84097

COX, ROSS ANDREW & LESA ANN (ET AL)
1124 E 50 S
OREM, UT 84097

FERNLUND, MARSHA LEE & MARSHA L
1131 E 50 S
OREM, UT 84097

WILSON, ROB & MELISSA
1134 E 50 S
OREM, UT 84097

ANDERSON, ROBERT H
1135 E 120 S
OREM, UT 84097

WHEELER, ADELE D & KENNETH
1136 E 40 N
OREM, UT 84097

FRAZIER, HEATHER M & MATTHEW S
1139 E 50 S
OREM, UT 84097

MCCORD, KJELL & OLIVIA
1140 E 120 S
OREM, UT 84097

WILLIAMS, JAMES MICHAEL & RACHEL JANE
1144 E 100 N
OREM, UT 84097

CANTOR, JOSE G (ET AL)
1147 E 100 N
OREM, UT 84097

WASDEN, DARLENE C
1147 E 120 S
OREM, UT 84097

WILKINSON, DARREN B & DARREN B (ET AL)
1148 E 40 N
OREM, UT 84097

SMITH, ROBERT TERRY & GLORIA BUCHANAN
1148 E 140 N
OREM, UT 84097

FREDERICKSON, ANDREW R & KRISTINE W
1155 E 100 N
OREM, UT 84097

GARRISON, JASON & BARBARA
1155 E 140 N
OREM, UT 84097

GROSSARTH, VERNON & BARBARA (ET AL)
--OR CURRENT RESIDENT--
1156 E 100 NORTH
OREM, UT 84097

BARTON, CLYDE W & WENDY W
1159 E 100 N
OREM, UT 84097

BAGBY, KENNETH A & JOYCE (ET AL)
1160 E 40 N
OREM, UT 84097

GARRETT, PAUL J & CHERI W
1160 E 140 N
OREM, UT 84097

JOHNSON, CARL M & SHERRIE M (ET AL)
1167 E 140 N
OREM, UT 84097

LI, TAO (ET AL)
1172 E 40 N
OREM, UT 84097

HENDERSON, JEFF D & MONIQUE F (ET AL)
1172 E 140 N
OREM, UT 84097

DOMINGUEZ, DAVID (ET AL)
1175 E 140 N
OREM, UT 84097

FELLER, WILFORD C & DEBORAH L
1179 E 40 N
OREM, UT 84097

MOORE, SAMIA
--OR CURRENT RESIDENT--
1184 E 40 NORTH
OREM, UT 84097

THAYNE, JAMES PRESTON & KIM
1460 CANBERRA DR
LINDON, UT 84042

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

PALISADES DRIVE HOME LLC
2386 W 230 S
PROVO, UT 84601

DAJ PLACE LLC
2505 N 1000 E
PROVO, UT 84604

HATCH, ARTHUR J & CARROLE S
2625 N 24TH ST # 33
MESA, AZ 85213

SEAMONS, LARRY V & JANET L (ET AL)
2648 WOOD HOLLOW WY
BOUNTIFUL, UT 84010

HOBBS, RONALD GORDON & CHARLOTTA MAUSS (ET AL)
3861 FENLEY DR
LOS ALAMITOS, CA 90720

ASLAN PROPERTIES LLC
%LISONBEE, DAVID
4485 STAFFORD CT
PROVO, UT 84604

YOUNG, AMY N & MATTHEW A
5117 SOUTHSIDE RANCH RD
ROCKLIN, CA 95677

BATEMAN, BRAD L & KATHLEEN
5425 WOODMILL DR SE
SALEM, OR 97306

MCGEAN, PATRICK
5787 LAKESIDE DR
MURRAY, UT 84121

ERICKSON, JO ANN T
6385 W TARO LN
GLENDALE, AZ 85308

GROSSARTH, VERNON & BARBARA (ET AL)
10929 W CLOVER WY
AVONDALE, AZ 85392

Cascade Court PRD
Monday, August 26, 2019

Minutes from Eagle Summit Construction Neighborhood Meeting, Monday, August 26, 2019, at 6:00pm, at Orem City Council Chambers, regarding Cascade Court PRD, 1000 East Center Street.

Paul Washburn, a consultant, and Jimmy Zufelt, the developer, conducted the meeting, and Wesley Zufelt took the minutes.

A description of the current R1-8 Zoning and the changes to the PRD Zone Change were explained and discussed.
The City Approval Process was addressed as multiple Neighbors had questions for the timeline of approval and when construction would happen.
Someone asked regarding the HOA and what would be covered and approximate Costs.
Several neighbors were concerned about increased traffic on Center Street as a result and also inquired about a Traffic Light being added to Center and 1000 East. The traffic was discussed in reference to concerns about increased traffic on Center Street.
A Neighbor was concerned about "illegal" rentals happening in basements and it was pointed out if that occurs it should be reported to the city to resolve.
Only one neighbor expressed concern that his property value would go down that resides in the area to the northeast of the project, while it was pointed out that the project access was onto 1000 East where these new homes would likely raise those property values. Another resident who is a RE Broker said he did not believe any property values would suffer.
The price point of the proposed homes was discussed, as well as design and layout.
Setbacks were discussed and what changes those would have from the current zoning to the proposed changes.
HOA Snow Removal & Landscape Maintenance, was discussed as well as the visitor parking areas in the driveways as well as the ones we had on the site plan.
A Neighbor asked how tall the units will be and it was discussed that they will all be 1 story with an unfinished/finished basement.

The meeting was attended by 21 residents who signed the roll. The meeting concluded at 7:15 PM

1 OF 2

Cascade Court Neighborhood Meeting

Monday, August 26, 2019

	Name	Address	Email	Phone	Receive Email Updates on Project? YES	NO
1	Aaron Orullian					
2	Kathy Crawford		athyk-craw@comcast.net		✓	
3	RAYLENE HADLEY	1039 E BRETON WOODS LN	raylenehadley a gmail.com	801-360-5797	✓	
4	Tom Macdonald					✓
5	Vicki Marriott	1037 E 50 S.	marriott.vicki@gmail.com		✓	
6	Becca Podd	105 N Palisade Dr.	beccadodds@gmail.com		✓	
7	Denise Pitcher	33 N. 1000 E.	DeniseRPitcher@hotmail.com		✓	
8	Paul Pitcher	63 N. 1000 E.		801-224-0944		✓
9	FRED [illegible]	105 N 1200 E	fred.[illegible]@[illegible].net	678-469-[illegible]	✓	
10	Steve Bigler	65 No Palisade dr	SRBigg@gmail.com	801-83[illegible]	3/4	
11	Sharon Bigler	105 N @ 1200 E	srbigg@aol.com	801-607-9167	✓	
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2 OF 2

Cascade Court Neighborhood Meeting

Monday, August 26, 2019

	Name	Address	Email	Phone	Receive Email Updates on Project? YES	NO
1	JASON GARRISON	1155 E. 140 N. OREM, 84097	coachgarrison@sbcglobal.net	661-713-3195	X	
2	BARBARA GARRISON	1155 E. 140 N. OREM, 84097	" " "	661-713-3196	X	
3	HOA LE BRAS	46 N. 920 E 84097	hoalebras@gmail.com	801 225-7272	✓	
4	JOHN BALL	1435 SOUTH 1000 EAST	balljp@gmail.com	801-310-4618	X	
5	MARLEN PLATT	127 SOUTH 1000 EAST	marlenplatt@gmail.com	801-427-0342	✓	
6	Julia D Roberts	115 S 1000 E Orem UT 84097	drjulia@ExperienceAMothers Touch.com	801-225-1043	✓	
7	GERHARD RUF	64 S 1000 E OREM	GRUF@BYU.NET	801-602-5048	✓	
8	Bret Tobler	152 S 1100 E Orem	brtobler@gmail.com	801-724-4071	L	
9	Justin Schauers	1089 E 50 S Orem,	justin@homebasicsrealestate.com	801-400-0215	X	
10	Wallace Harkness	64 N 1000 E			X	
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CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
September 4, 2019

The following items are discussed in these minutes:

- Public Hearing – Approval of Il Centro Piazza Condominiums 9th Supplemental Plat – Approved
- Public Hearing – Rezoning the property located at 355 W University Parkway from R8 to PD5 and amend the PD5 zone to include Standard Land Use Code 5530 – Negative Recommendation to City Council
- Public Hearing - Amending Sections 22-24-1(H), 22-24-2(H), 22-24-3(H), 22-24-4(H), and 22-24-5(H) pertaining to parking requirements in the State Street District zones – Positive Recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

At 4**:00 p.m.** Chair Spencer called the Study Session to order.

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

The Commission and staff briefly reviewed agenda items and minutes from August 21, 2019 meeting and adjourned at 4:55 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5**:00 p.m.** Chair Spencer called the Planning Commission meeting to order and asked Mr. Cochran, Planning Commission member, to offer the invocation.

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

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

Agenda Item 3.1 is a request by Paul Washburn to for the Planning Commission to approve the amended plat of Il Centro Piazza Condominiums, 9th Supplemental Plat located generally at 824 North 900 West in the PD22 zone.



Staff Presentation: The applicant is modifying units 205, 206 and 207 of the 2nd-floor condominiums as show in the attachments. The proposed plat complies with all applicable requirements.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment of the Il Centro Piazza Condominiums, 9th Supplemental Plat located generally at 825 North 900 West in the PD22 zone.

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

Chair Spencer invited the applicant to come forward. Paul Washburn introduced himself. This is a lot line adjustment proposal. The past occupant has moved out and the owner now wants to reconfigure the space in order to market the property.

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

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

Planning Commission Action: Mr. Moulton moved to approve the plat amendment of the Il Centro Piazza Condominiums, 9th Supplemental Plat located generally at 825 North 900 West in the PD22 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.2 is a request by Wright Development Group to for the City to rezone the property located at 355 West University Parkway from the R8 zone to the PD-5 zone and amend the PD-5 zone to include Standard Land Use Code 5530 *Gasoline Service Station With or Without Store* as a permitted use.

Staff Presentation: The applicant is seeking to rezone the current property to the PD-5 zone with a proposed hotel, retaining the existing office building and proposing a convenience store and gas station on the corner of 400 West and University Parkway.

The proposed text amendment to the PD-5 zone would allow gas stations not only at this site but anywhere along the University Parkway corridor where it is zoned PD-5. One of the main purposes of the PD-5 zone was to promote planned commercial, retail developments along the University Parkway corridor. Since the PD-5 zone was created the University Parkway corridor has developed into a valued commercial corridor. Staff concludes that a gasoline Service Station does not meet the intent of the PD-5 zone and would not be in the best interest of the City. With the UVX Bus Rapid Transit stop directly in front of this development, an office use or other commercial development with a high employment opportunity which takes advantage of the direct transit benefit would be a better use for the property. Additional office or retail uses currently permitted in the PD-5 zone would be in the best interest of the city and meet the long-term vision for the corridor. Therefore, staff recommends the Planning Commission forward a negative recommendation to the City Council concerning adding SLU Code 5530 as a permitted use to the PD-5 zone.

Rezoning the property at this location would match the adjacent property to the north and east with the PD-5 zone and would be consistent with the frontage along the University Parkway corridor. Rezoning this property would allow the parcel to be developed to the PD-5 zone standards and is consistent with the general plan of regional commercial. However, staff has recommended to the applicant a modification to their concept with uses that would better fit with the UVX Bus Rapid Transit Station directly north of the property, however, the applicant wishes to proceed with their proposed concept.

In a recent study completed by Zions Bank Public Finance titled "Provo Orem BRT/TOD Study" in their recommendations concluded this property has significant potential if the Water Conservancy District could be relocated. "That property, at approximately six acres, could support upwards of 200,000 square feet of office space. The proximity to transit, I-15, a major University, retail amenities, and hillside location promoting views, would result in one of the most desirable office sites in central Utah County." Staff agrees with the assessment of the property outlined in the study.

Staff supports a rezone to the PD-5 zone subject to the applicant providing a concept plan that conforms to the uses currently allowed in the PD-5 zone and creates a high employment opportunity that takes advantage of the UVX Station, easy I-15 access, views of the valley, and proximity to UVU. Without a concept plan that meets the

requirements of the PD-5 zone, staff recommends the Planning Commission forward a negative recommendation to the City Council regarding this request.

Recommendation: Staff recommends the Planning Commission forward a negative recommendation to the City Council to amend the zoning map of the City of Orem for the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and recommends denial of the text amendment to the PD-5 zone to include Standard Land Use Code 5530 *Gasoline Service Station With or Without Store* as a permitted use.

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

Chair Spencer invited the applicant to come forward. Leslie Mascaro, Wright Development Group, introduced herself. She said she would like to focus on the opportunity of this site. They wanted to do something that would identify some of the deficiencies in this area which is gasoline stations and accommodations. They will maintain the existing building of office. They are also proposing a nice hotel, such as a Hilton or Marriott. It would be good for graduations and sporting events for UVU and BYU. They are currently working with Maverick to be the gas station/convenience store (c-store) at this location. This would be a huge benefit to passengers on the BRT bus line. They provide fresh food and amenities. Wright Development would be bringing the entire site up to conformance of existing standards. They would provide pedestrian connectivity to sidewalks. The c-store would be a great amenity for the hotel. They would install new landscaping, handicapped accessible amenities and bike racks.

Ms. Mascaro did reach out to UVU and Ken Garff to obtain their feedback. UVU is a commuter school with students commuting from long distances and they would make use of these amenities as well as the hotel. The Ken Garff dealership would benefit by having a gas source much closer.

Ms. Mascaro said prior to them acquiring the property, a study was done, and this particular property was chosen as redevelopment. Wright Development placed a valuation of $6.5 million on just the existing building alone. To go in and demolish the existing building is not feasible. Mr. Cochran said there is one ingress/egress. Ms. Mascaro said they completed a turning template to make sure delivery trucks can get in and out. A convenience store is all about convenience, but it is not a destination. To be successful, a c-store needs to be on the corner where they have access to full movement. This site is a little trickier with the hard corners. Mr. Spencer asked if a Marriott would like to have a service station in front of their hotel. Ms. Mascaro said a c-store is actually a good amenity, and there is a level of safety that a c-store adds to this corner. During the late nights when the hotel is closed for amenities, customers can go to the c-store.

Mr. Cook said he would have concerns with that access for a c-store and a hotel, with just one entrance and very low potential stacking out to the street. He tried to remember when he last saw a set up like this with just one way in and out. Having a high use area and facility like a c-store would be a real issue at that site. Ms. Mascaro said the office building will typically have employees that will be there 8:00 -5:00 and the hotel will have customers coming in at varying times during the day, so there will not be a lot of stacking. Mr. Goodrich explained the traffic study information and the ingress/egress at this location.

Mr. Cochran said this location is currently zoned R8. The zone would need to be changed to PD5 and another use added to all PD5 locations. There is a reason this use was excluded from the original PD5.

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

Rhea Georgie. She said the noticing was not made clear that this meeting was a public hearing. In the neighborhood, they are spoiled by having those beautiful gardens. She checked up on Wright Development Group from an independent source and was told they were good to work with. The way she understands it, the hotel would be one hundred feet away from the neighbors. She knows that in the PD5 zone, the buildings can go closer to the residential homes than that. She has greater concerns if someone else got hold of the property and built closer to the neighbors.

Chair Spencer closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. Mr. Staker said he has concerns about changing the zone and what is allowed there. The PD5 zone

has a reason and has done well. To allow something like this would give a different feel and it is a concern. Chair Spencer called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to forward a negative recommendation to the City Council to amend the zoning map of the City of Orem for the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and recommends denial of the text amendment to the PD-5 zone to include Standard Land Use Code 5530 *Gasoline Service Station With or Without Store* as a permitted use. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.3 is a request by Development Services for the City to amend Sections 22-24-1(H), 22-24-2(H), 22-24-3(H), 22-24-4(H), and 22-24-5(H) of the Orem City Code pertaining to parking requirements in the State Street District zones.

Staff Presentation: The first State Street District zones was created by the City in June 2018 when the City Center District was adopted by the City Council. The remaining districts including The North Village District, Canyon Crossing District, The Arts District, and the HUB District were adopted in October 2018.

Currently, parking for the districts is based on four parking stalls for every one-thousand (1000) square feet of gross leasable floor area for non-residential uses. Since any residential use in these zones is required to be part of a mixed-use development, no parking stalls shall be required for residential units included within the base residential density. The base residential density is calculated by dividing the total commercial parking requirement by three (3). For each residential unit in excess of the base residential density, a minimum of 2.25 parking stalls shall be provided (of which .25 stalls per unit shall be dedicated to visitor parking). In addition to the parking requirements stated above, one (1) additional parking stall shall be required for each large residential unit (three bedrooms or more) (including three-bedroom units in the base residential density).

Current Parking Requirements	
Commercial Requirement	4/1000 - Four parking stall for every one-thousand square feet of gross leasable floor area of nonresidential uses. Shared parking - No parking required for units included in the base density. (Base Density = Commercial parking requirement divided by 3)
Residential uses in the Core, Civic, and Edge zones	2.25 parking stalls for each unit in excess of the base density. (.25 stalls dedicated to visitor parking) One additional stall for large units (three or more bedrooms)
Residential uses only - Res (A & B) zones	2.5 stalls for each unit (less than three bedrooms and less than 1200 square feet) (.5 per unit reserved for visitor parking) 3.5 for each unit (three or more bedrooms or 1200 or more square feet)

In addition, for the residential only areas within certain district zones 2.5 stalls shall be provided for each standard residential unit (less than three bedrooms and less than 1200 square feet) and 3.5 stalls shall be provided for each large residential unit (three or more bedrooms or 1200 or more square feet). Visitor parking is required at 0.5 stalls per unit. At the time the districts were developed staff proposed parking standards within the districts to be on the higher end of parking requirements in order to ensure parking would not be an issue. However, as several developers have investigated developing within the Districts, parking requirements has been an issue in determining the feasibility of a project within the districts.

In May 2018, the City hired a consultant to complete a city-wide parking study to review and make a possible recommendation to current parking standards. As a result of the parking study, the consultant determined that parking

reductions within the districts should be considered. Within the study it was recommended to prohibit developments from charging for parking, to reduce commercial parking requirements, and to adjust the numbers of stalls per bedroom. In addition to the recommendation from the parking study, staff has also worked with several developers to determine a standard that will work for both the city and developers parking demands.

Based on a combination of the Orem City Parking Study (2019), developer recommendations, and city staff review the city is proposing the following parking modifications to the State Street District zones.

Proposed Parking Changes	
Commercial requirement	3/1000 - Three parking stall for every one-thousand square feet of gross leasable floor area of nonresidential uses. The shared parking component will remain in place. No parking required for units included in the base density. (Base Density = Commercial parking requirement divided by 3)
Residential uses in the Core, Civic, and Edge zones	1.75 parking stalls per unit (of which .1 stalls per unit shall be dedicated to visitor parking)
Residential uses only - Res (A & B) zones	No parking changes are proposed to the residential only areas.

As part of the proposed parking amendments staff ran several scenarios to determine how the proposed parking amendments would work based on currently developed projects. As a result, staff determined that although the proposed parking standards fluctuate depending on the unit mix the overall standard proposed is a workable standard for both the city and developers.

The proposed parking amendment is intended to provide property owners with flexibility as they design their projects to meet all the district requirements and at the same time provide the city with the assurance that proposed projects meet the parking needs of the residents and employees of a development.

	Residential and Commercial Parking Requirements			Residential Parking Requirements	
Location	Current Code	1.75 Ratio Required Stalls		Current Code	Proposed 1.75 Ratio
		4 per 1,000 Commercial	3 per 1,000 Commercial		
920 N State Monte Vista (No Commercial)	257	N/A	N/A	257	231
1120 W Center Wasatch Orem Center St (No Commercial)	336	N/A	N/A	336	294
1450 S State Legacy at Orem (No Commercial)	295	N/A	N/A	295	315
470 S State St Sun Canyon Villas	225	183	174	189	174
320 S State St Midtown Village	1084	978	948	1084	948

Note: All calculations for 1.75 ratio predictions including commercial assumes a 3/1,000 commercial requirement and 1/3 parking credit for base density.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Sections 22-24-1(H), 22-24-2(H), 22-24-3(H), 22-24-4(H), and 22-24-5(H) of the Orem City Code pertaining to parking requirements in the State Street District zones.

Chair Spencer asked if the Planning Commission had any questions for Mr. Bench. Mr. Spencer asked if the fact that parking is shared went into the calculation. Mr. Bench said part of it does, and the shared component seems to work well. There will be cross over parking with commercial and residential. Mr. Spencer asked if there were a lot of empty parking spaces at Midtown. Mr. Bench said they have not finished Phase 4 but they have ample parking. Mr. Moulton said there is one project on the presentation's table that is under-parked. He asked if there were any others in the City that are under-parked. Mr. Bench said it just depends on the project. Each project is a bit unique.

Chair Spencer invited the applicant to come forward. Robert Schmidt, PEG Development, introduced himself. He said he applauds the city's efforts on this parking issue. Parking is changing, retail is changing, and demands are changing due to ride-share, Uber and Lyft. Some of the cities have parking requirements that are onerous, and they cannot do the project. He is supportive of this proposal. He thinks the City is still overparked with 1.75 stalls per unit. They own the Sienna Villas Apartments and at the most occupied seasons, they are parked at 1.4 per unit and are overparked. They are building a project in Provo on the east end of Orem, the Riverwoods project. It is designed at 1.6 per unit and they feel that will be appropriate. He feels this is a positive step and there is room for flexibility.

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

Alan Argyle, Ivory Commercial and ICO Construction. He agrees and is supportive of the City and staff in trying to make this issue more developer friendly. He had one clarification on the no charge on required parking. A lot of their projects have a garage. If they can no longer charge for garage parking, it may make it difficult to get financing. Mr. Earl said it does say you cannot charge for required parking. If you have over the required amount, you could charge for those. He anticipates developers will still charge for parking, but it will be included in the rent. There is nothing wrong with charging an extra $50 in the rent and stating that with the rent comes a parking stall. Mr. Cook said the problem is the City has been burned badly where people will not pay for the parking and park in the neighborhoods.

There was a discussion regarding required parking and paying for it. Mr. Earl suggested they have to include the cost of the parking stall in the rent or include it as a separate line item. Some may not want to charge for parking at all.

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

Planning Commission Action: Mr. Cochran moved to forward a positive recommendation to the City Council to amend Sections 22-24-1(H), 22-24-2(H), 22-24-3(H), 22-24-4(H), and 22-24-5(H) of the Orem City Code pertaining to parking requirements in the State Street District zones. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion to approve the minutes of August 21, 2019. Mr. Cook moved to approve the meeting minutes for August 21, 2019. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Planning Commission Action: Add September 18, 2019 to the Planning Commission calendar. Mr. Spencer moved to approve to add September 18, 2019 to the Planning Commission calendar. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Adjourn: 6:08 p.m.

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Jason Bench
Planning Commission Secretary

Approved: