



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
December 04, 2019

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION BY INVITATION
3. 4:30 PM SCHEDULED ITEMS

3.1. SITE PLAN – Site Plan approval of Utopia Fiber OR014 Communications Hut located at 1750 N 210 East in the R8 zone.

Staff recommends the Planning Commission approve the site plan of Utopia Fiber OR014 Communications Hut located at 1750 N 210 East in the R8 zone.

Presenter: Cheryl Vargas

[3.1_SR.C_Utopia_Fiber_Communications_Hut_12.04.19.docx](#)
[Map.pdf](#)
[Vicinity Map.pdf](#)
[Site Plan - Utopia Fiber.pdf](#)
[Elevations_Utopia_Fiber.pdf](#)
[20191119_1_MailerFront.pdf](#)
[20191119_1_MailerBack.pdf](#)
[20191119_1_Labels.docx](#)

3.2. PUBLIC HEARING – Plat amendment vacating the Public Utility Easement for Ford, Plat A Lot 37 and approving Ford, Plat C-Wright 223 located at 355 S Palisade Drive in the R8 zone.

Staff recommends the Planning Commission vacate the Public Utility Easement for Ford, Plat A Lot 37 and approve Ford, Plat C-Wright 223 located at 355 S Palisade Drive in the R8 zone.

Presenter: Cheryl Vargas

[3.2_SR.C_Ford_Plat_C_Wright_223_12.04.19.docx](#)
[Map.pdf](#)
[Vicinity_Map.pdf](#)
[Plat Ford Plat C-Wright 223.pdf](#)
[Vacation letters.pdf](#)

3.3. PRELIMINARY PLAT – Preliminary Plat approval of Cascade Court Subdivision with eight (8) lots at 1000 E Center Street in the R8 Zone.

Staff recommends the Planning Commission approve the preliminary plat of Cascade Court Subdivision with eight (8) lots at 1000 E Center Street in the R8 Zone.

Presenter: Cheryl Vargas

[3.3_SR.J_CascadeCourt_12.4.2019.docx](#)

[Map_Cascade_Court_2019.09.18.pdf](#)

[VicinityMap_CascadeCourt_2019.12.04.pdf](#)

[Preliminary Plat_CascadeCourt_2019.12.04.pdf](#)

[Mailer_Front_-_Cascade_Court_Subdivision.pdf](#)

[Mailer Back - Cascade Court Subdivision.pdf](#)

[20190909_2_Labels.docx](#)

3.4. SITE PLAN – Site Plan approval of Covington Senior Addition located at 1925 North State Street in the C2 zone.

Staff recommends the Planning Commission approve the site plan of the Covington Senior Living Addition located at 1952 North State Street in the C2 Zone.

Presenter: Cheryl Vargas

[3.4_SRJ_Covington Senior Addition_12-4-2019.docx](#)

[Map Covington.pdf](#)

[Vicinity Map - Covington Senior Living Addition.pdf](#)

[SitePlan_CovingtonSrLivingAddition_2019.12.04.pdf](#)

[Elevations_CovingtonSrLivingAddition_2019.12.04.pdf](#)

[Floor Plans - Covington Senior Living Addition.pdf](#)

[Landscape Plan - Covington Senior Living Addition.pdf](#)

[20191121_1_MailerFront.pdf](#)

[20191121_1_MailerBack.pdf](#)

[20191121_1_Labels.docx](#)

3.5. SITE PLAN – Site Plan approval of Cascadeview Retail located at 396 North State Street in the C2 zone.

Staff recommends the Planning Commission approve the site plan of the Cascadeview Retail located at 396 North State Street in the C2 Zone.

Presenter: Cheryl Vargas

[3.5_SR.J_CascadeviewRetail_2019.12.04.docx](#)

[Map Cascadeview Retail.pdf](#)

[VicinityMap_CascadeviewRetail_2019.12.04.pdf](#)

[SitePlan_CascadeviewRetail_2019.12.04.pdf](#)

[Landscape Plan - Cascadeview Retail.pdf](#)

[Elevations - Cascadeview Retail.pdf](#)

[20191122_1_MailerFront.pdf](#)

[20191122_1_MailerBack.pdf](#)

[20191122_1_Labels.docx](#)

3.6. PUBLIC HEARING - Amending Orem City Code by enacting Section 22-14-21(C)

Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy and amending Appendix A by enacting Standard Land Use Codes 2140 Cannabis Production Establishment (Subject to the requirements of Section 22-14-21(C)) and 5920 Medical Cannabis Pharmacy (Subject to the requirements of Section 22-14-21(C)).

Staff recommends the Planning Commission forward a positive recommendation to the City Council to enact Section 22-14-2(C) Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy and enact Standard Land Use Codes 2140 Cannabis Production Establishment (Subject to the requirements of Section 22-14-21(C)) and 5920 Medical Cannabis Pharmacy (Subject to the requirements of Section 22-14-21(C)) of the Orem City Code.

Presenter: Jason Bench

[SR.J_Section 22-14-21\(C\)_SLU Codes 2140_5920.docx](#)

[Ordinance-CannabisRegulations.docx](#)

[Ordinance-Cannabis-AppendixA.docx](#)

4. 5:00 PM SCHEDULED ITEMS

5. MINUTES REVIEW AND APPROVAL

5.1. Miscellaneous

Approving the 2020 Planning Commission meeting schedule

[PC ONLY 2020 Calendar.pdf](#)

5.2. November 6, 2019 Planning Commission Minutes

Review and Approve

[2019-11-06.pcmn - DRAFT.docx](#)

6. ADJOURN

Next meeting scheduled for Wednesday, January 15, 2020

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.

If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions, please call the Development Services Office at least 3 working days prior to the meeting.

(Voice 801-229-7183)

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

Item #: 3.1	Planning Commission December 4, 2019	
Prepared By: Cheryl Vargas		
Applicant: Utopia Fiber	SITE PLAN – Site Plan approval of Utopia Fiber OR014 Communications Hut located at 1750 N 210 East in the R8 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 37 property owners within 300 ft

SITE INFORMATION:

- General Plan Designation:

Park

- Current Zone: **R8**
- Acreage: **.08**
- Neighborhood: **Northridge**

ACTION:

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

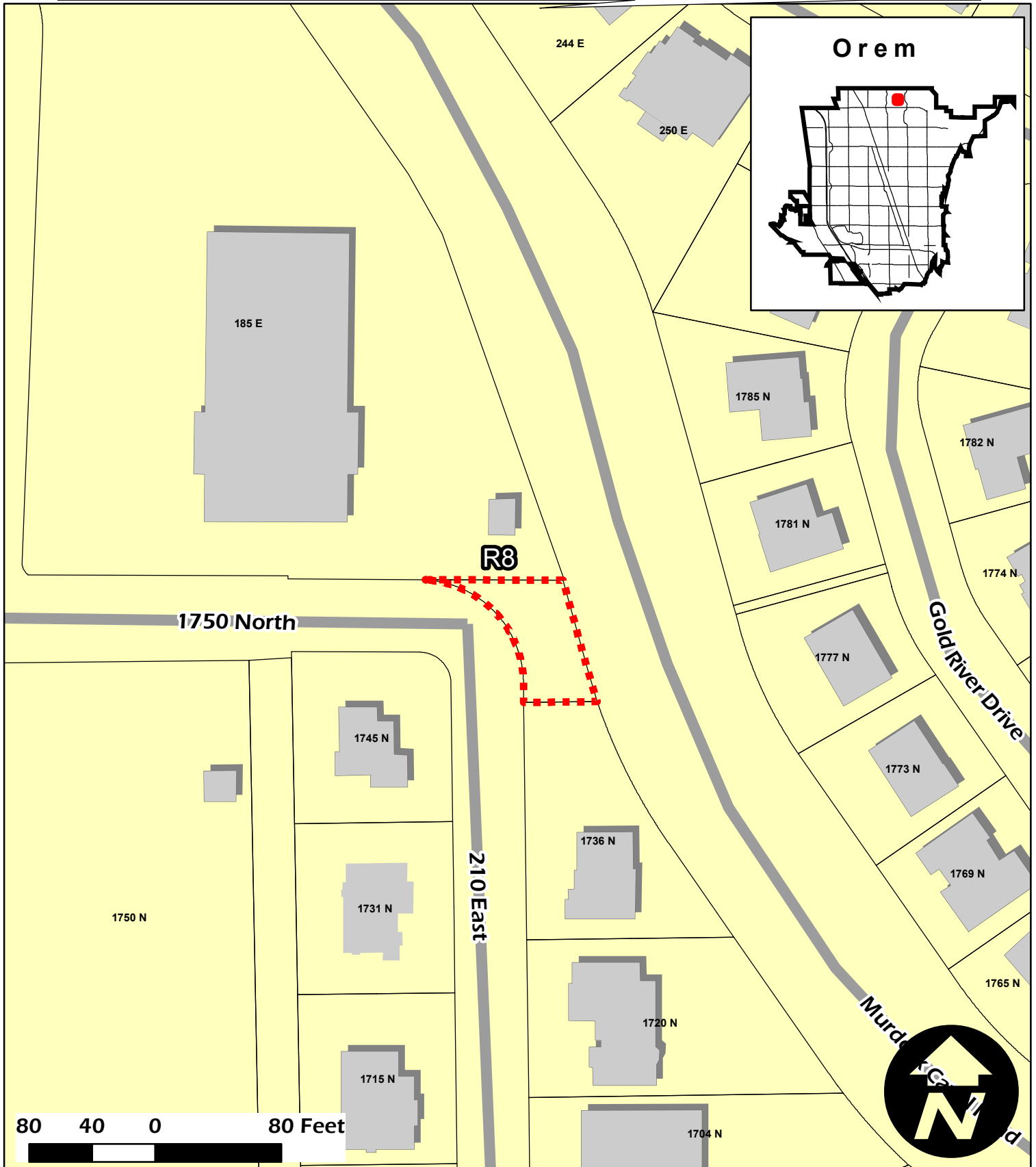
REQUEST: The applicant requests the Planning Commission approve the site plan for Utopia Fiber OR014 Communications Hut located at 1750 N 210 East in the R8 zone.

BACKGROUND: The applicant is proposing to place a pre-fabricated communications hut on the site. The hut will be 11 feet tall, 12 feet wide and ten feet deep. The exterior will be brick with a metal roof. This is part of the Utopia buildout throughout the City.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Utopia Fiber OR014 Communications Hut located at 1750 N 210 East in the R8 zone.



Utopia Fiber OR014 Communications Hut

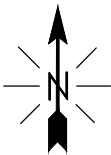


◆ Utopia Fiber Comm. Hut
R8
.08 Acres

NEIGHBORHOOD
Northridge

Legend
□ Parcels
■ Buildings





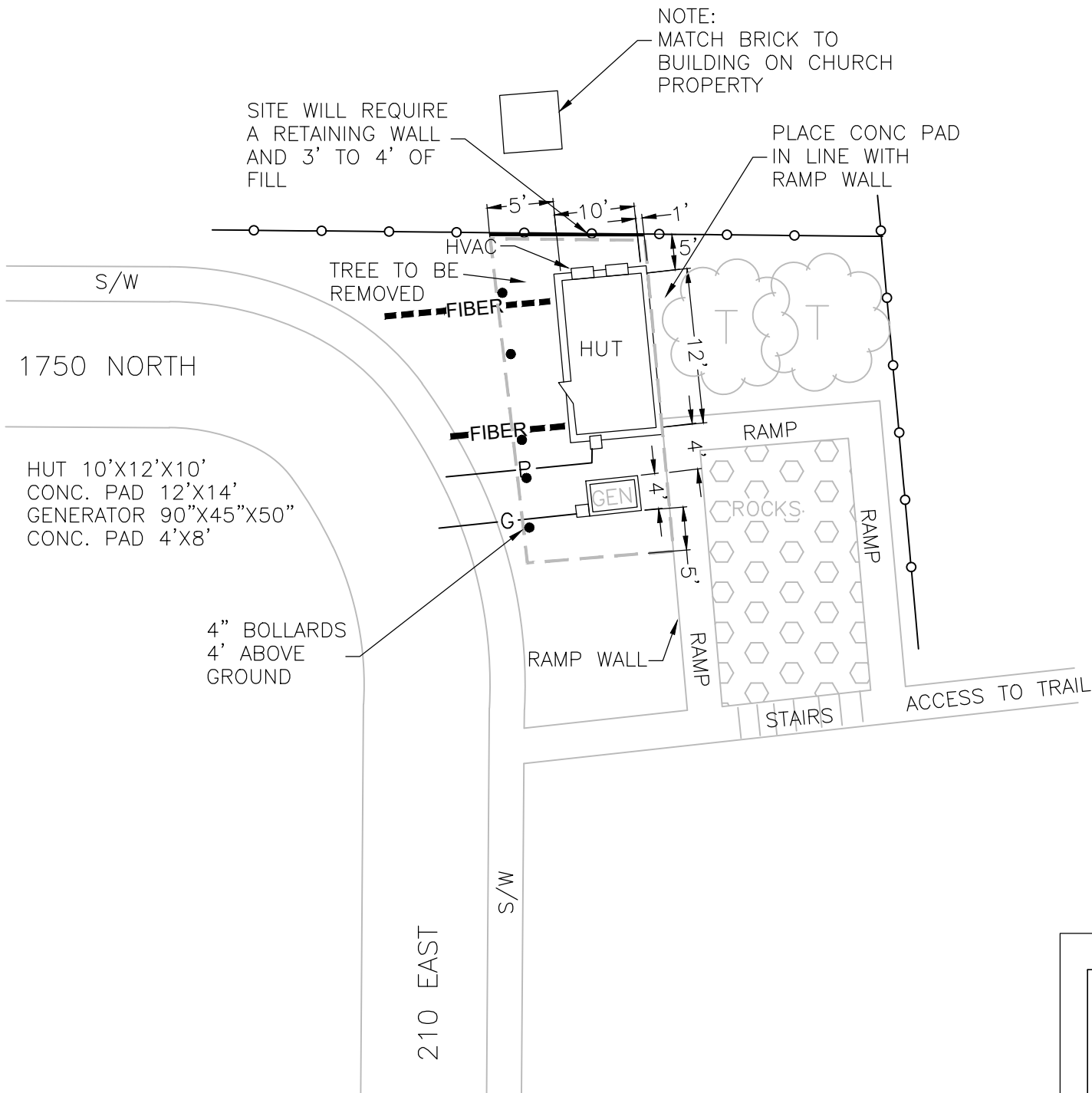
NOTES:

LEGEND	
	FOOTPRINT BORDER
	STREET CENTERLINE
	PARCEL BOUNDARIES
	OHP OVERHEAD POWER
	W WATER LINE
	SS SEWER LINE
	RAILROAD
	EOP EDGE OF PAVEMENT
	BOC BACK OF CURB
	R/W RIGHT-OF-WAY
	S/W SIDEWALK
	DROP WIRE
	BORE BORE
	A AERIAL FIBER
	SUCCESS BASED CONDUIT
	TRENCH
	EXISTING FIBER

THE PREFERRED CONSTRUCTION METHOD IS DIRECTIONAL BORE. THE FOLLOWING PLACEMENT WILL BE USED DURING FIELD DESIGN:

1. BACK OF CURB
2. BACK OF SIDEWALK (WITHIN UTILITY EASEMENT)
3. BENEATH SIDEWALK
NOTE: CONCRETE RESTORATIONS WILL BE REQUIRED
4. EDGE OF ROAD (ASPHALT) NOTE: ASPHALT RESTORATION WILL BE REQUIRED

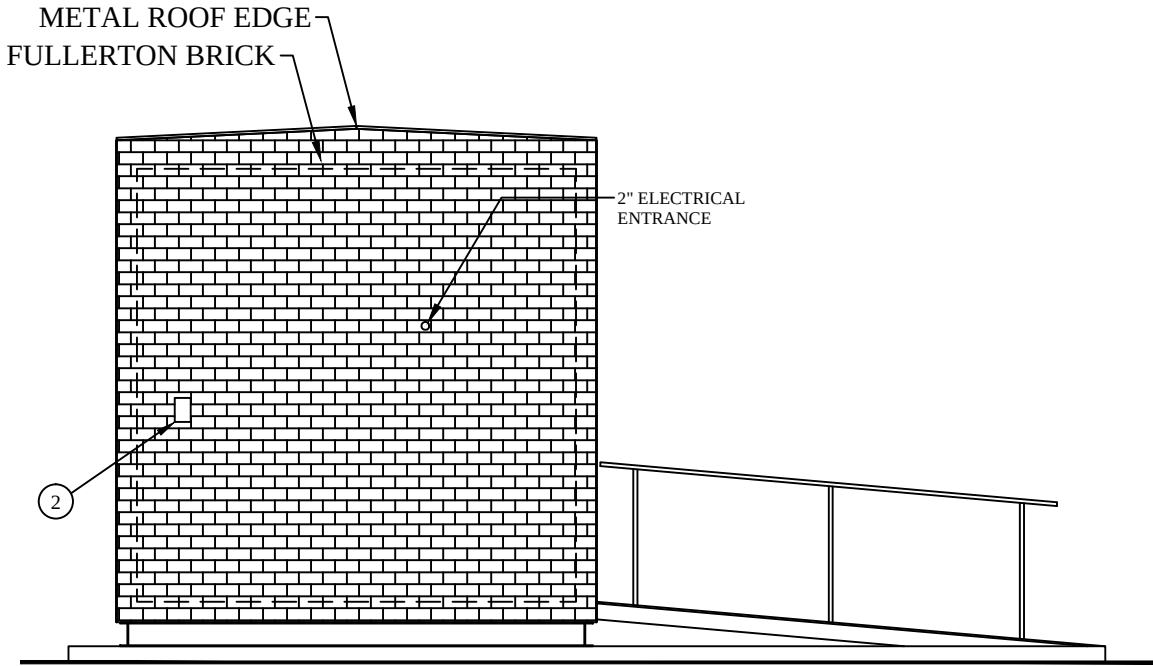
CALL BEFORE DIGGING
BLUE STAKES UTILITY
1(800) 662-4111



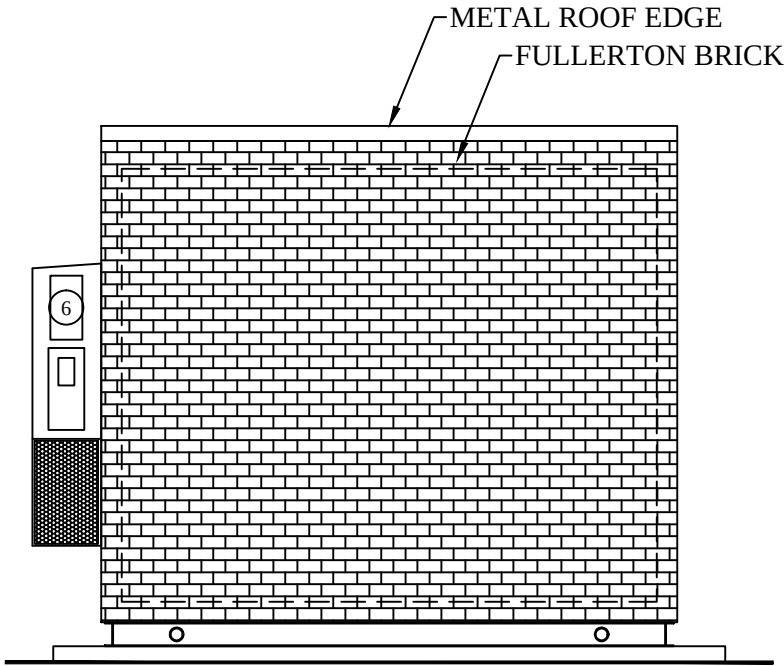
 UTOPIA	UTOPIA					JOB NUMBER	REV
	2019 PROJECT					DRAWING NUMBER	3
	OREM-OR014 - UTAH						
						HUT SITE	
 MID-STATE CONSULTANTS PROVIDING COMMUNICATION SYSTEMS ENGINEERING	1	ISSUED FOR REVIEW					
	REV	REVISIONS				DATE	DRN
	CKD	MSC					
	DSGN	MSC					
	DRN	MSC					
	CKD	MSC					
	SCALE:					NTS	

THIS DRAWING WAS PREPARED BY MID-STATE CONSULTANTS, INC. FOR A SPECIFIC PROJECT, TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM UTAH TELECOMMUNICATIONS OPEN INFRASTRUCTURE AGENCY (UTOPIA) IS GRANTED.

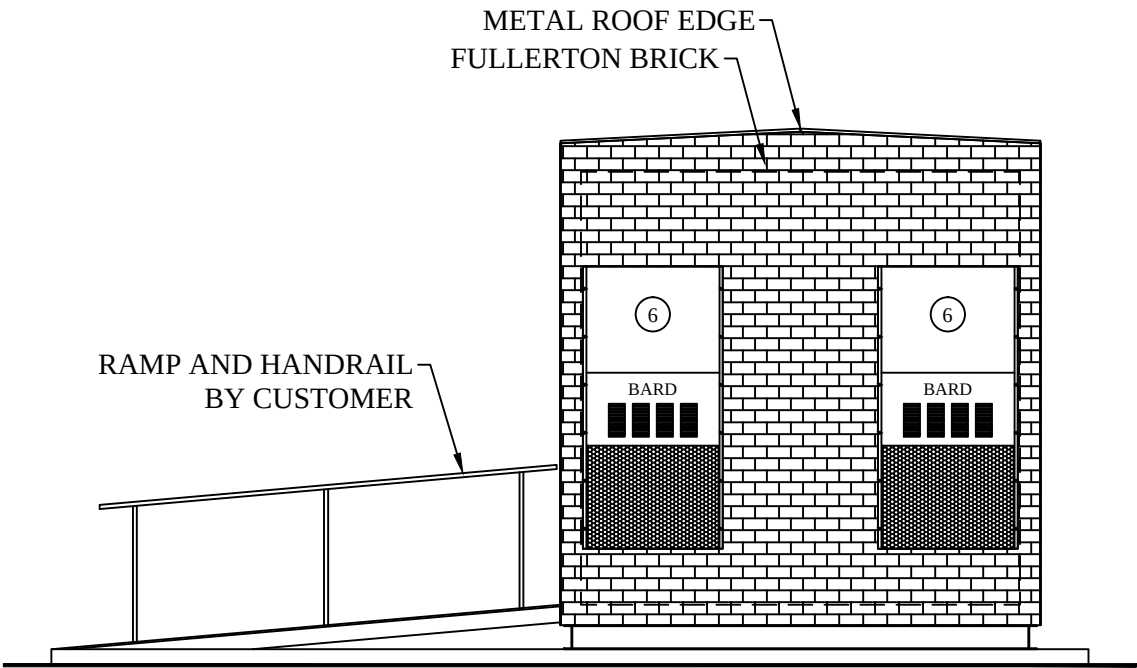
ELEVATIONS



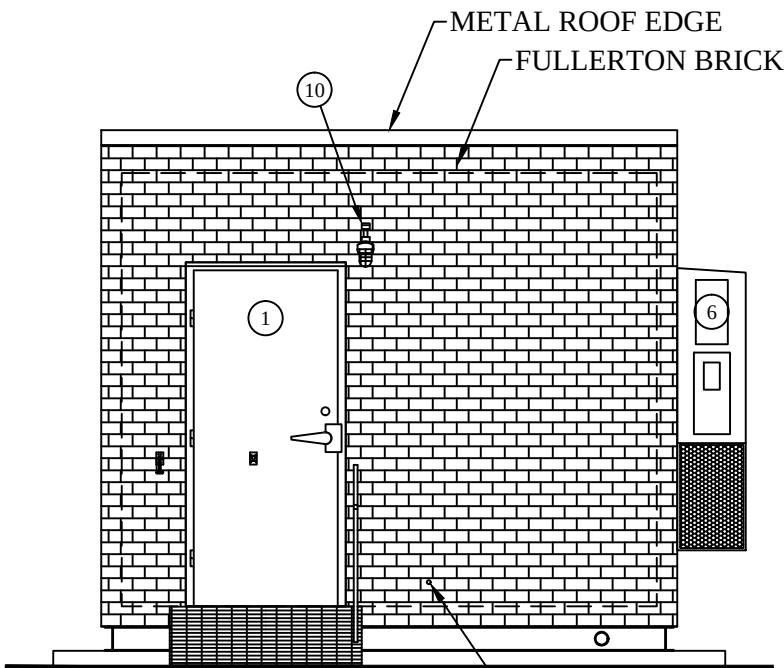
WALL "B"



WALL "A"



WALL "D"



WALL "C"

THIS DOCUMENT AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPRIETARY DATA AND DESIGN OF THERMOBOND BUILDINGS. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE REPRODUCED, USED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THERMOBOND.



THERMOBOND
BUILDINGS
209 N. Court P.O. Box 445
Elk Point, SD 57025
605-356-2090
58120 County Road 3
Elkhart, IN 46517
www.thermobond.com
574-295-1214

Payson, UT
10'W. OD x 12'L. OD x 9'H. ID
SHELTER
EXTERIOR

PROJECT NAME:
Utopia
DRAWING NUMBER:
AGB9916

PROJECT NUMBER: 1903-165	DRAWN: 4/9/19	REVISD: 5/6/19	DRAWN BY: JB
SCALE ~ 11X17: 1/4" = 1'			
SHEET: 5 OF 11			

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Request Site Plan approval of Utopia Fiber OR014 Communications Hut located at 1750 N 210 East in the R8 zone.

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

RANDY AND VICKIE BOTT FAMILY TRUST
04-24-2017 THE (ET AL)
1699 N 210 E
OREM, UT 84057

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

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

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

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

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



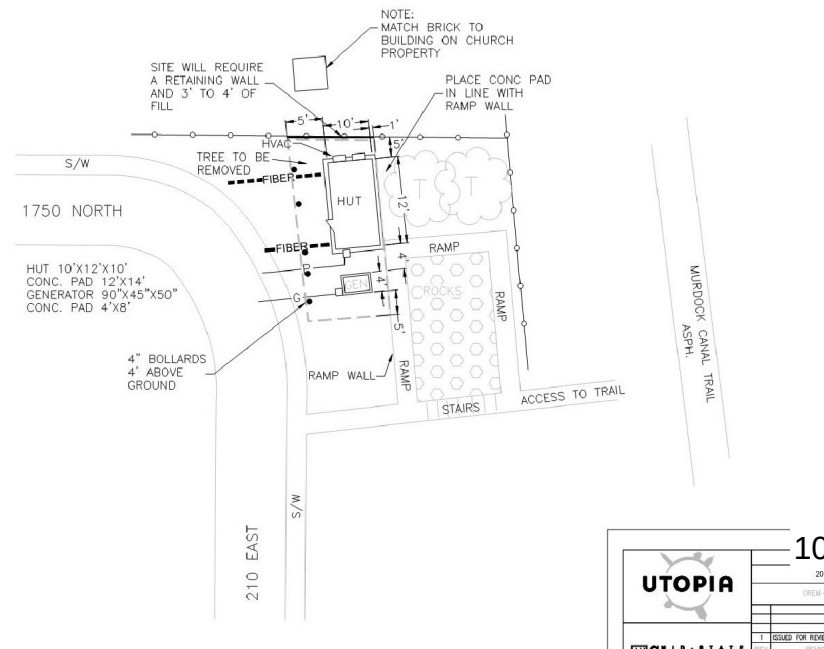
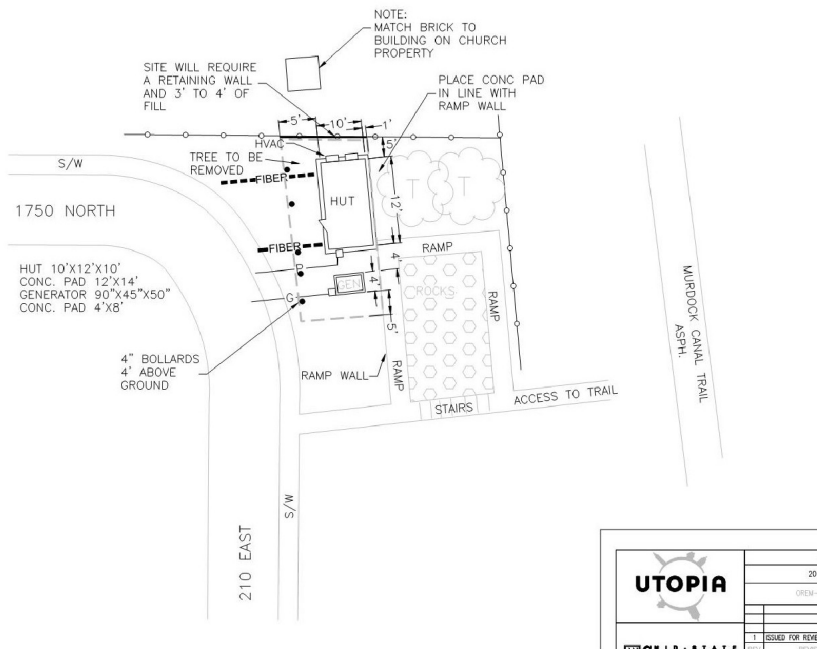
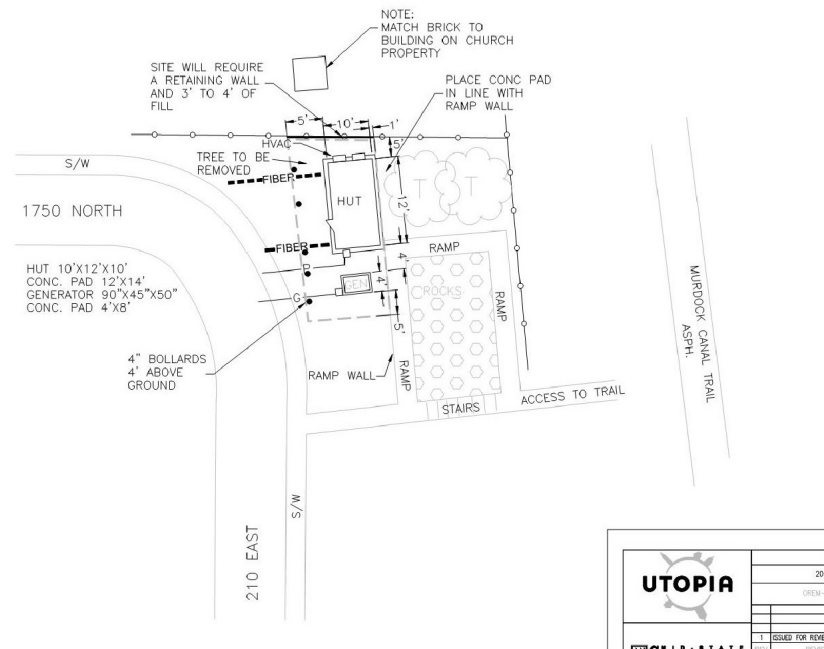
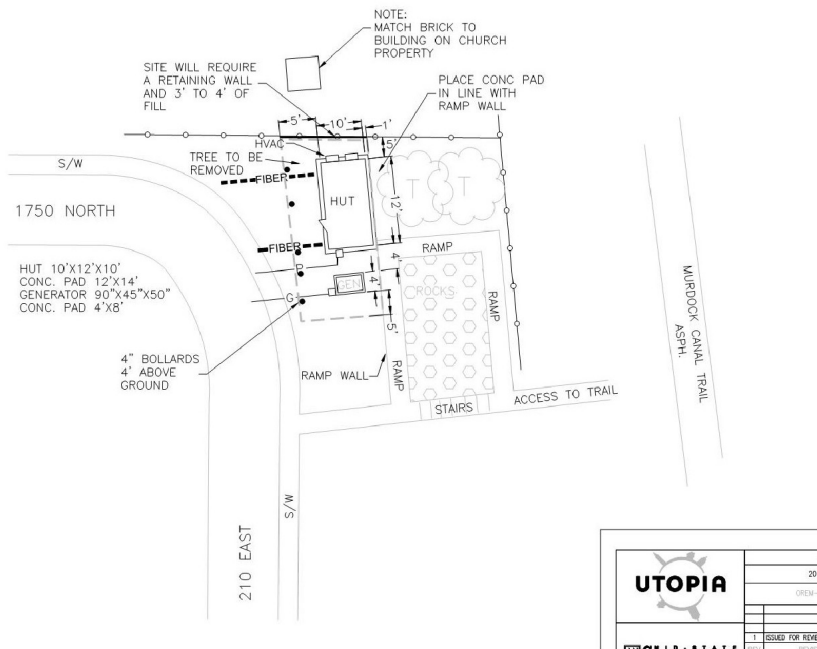
City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Request Site Plan approval of Utopia Fiber OR014 Communications Hut located at 1750 N 210 East in the R8 zone.

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

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



CAMPBELL AND SONS INVESTMENT
CORPORATION (ET AL)
PO BOX 2001
OREM, UT 84059

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

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

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

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

NIELSEN, CHYLEEN C
110 S 500 W # 206
PROVO, UT 84601

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
185 E 1750 NORTH
OREM, UT 84057

BAXTER, DAVID W & ELIZABETH R
195 E 1600 N
OREM, UT 84057

THOMAS, JOHN E & KAY L
244 RIDGE RD
OREM, UT 84057

NIELSEN, CHYLEEN C
--OR CURRENT RESIDENT--
250 E RIDGE RD
OREM, UT 84057

ZOBELL, RALPH R & JANET N
256 RIDGE RD
OREM, UT 84057

RAMOS, RAUL E & LEYLA D
273 GOLD RIVER CIR
OREM, UT 84057

UNITED RESOURCES INC
273 W 1600 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

RANDY AND VICKIE BOTT FAMILY
TRUST 04-24-2017 THE (ET AL)
1699 N 210 E
OREM, UT 84057

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

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

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

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

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

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

HARRIS, DAVID BRANCH & TONI
MICHELE
1765 GOLD RIVER DR
OREM, UT 84057

CHRISTIENSEN, DAVID M &
MARGARET A
1769 GOLD RIVER DR
OREM, UT 84057

HOUGAARD, DARREN T & JULIE A
1773 GOLD RIVER DR
OREM, UT 84057

SNOW, MICHAEL S & RABILIN
1774 GOLD RIVER DR
OREM, UT 84057

HUEBNER, TROY & BROOKE
1777 GOLD RIVER DR
OREM, UT 84057

WAGSTAFF, NATHAN B & SANDRA A
1781 GOLD RIVER DR
OREM, UT 84057

PRAY, EDWARD & LINDA
1782 N GOLD RIVER DR
OREM, UT 84057

JENSEN, CHRISTOPHER L & JAMIE L
(ET AL)
1785 GOLD RIVER DR
OREM, UT 84057

BREWER, LACI & GAVIN
1789 N GOLD RIVER DR
OREM, UT 84057

PECORELLI, LOU ANN (ET AL)
1792 N GOLD RIVER DR
OREM, UT 84057

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

Item #: 3.2	Planning Commission December 4, 2019	
Prepared By: Cheryl Vargas		
Applicant: Big Rock Industries, Inc.	PUBLIC HEARING – Plat amendment vacating the Public Utility Easement for Ford, Plat A Lot 37 and approving Ford, Plat C-Wright 223 located at 355 S Palisade Drive 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: **.21**
- Neighborhood: **Orem**

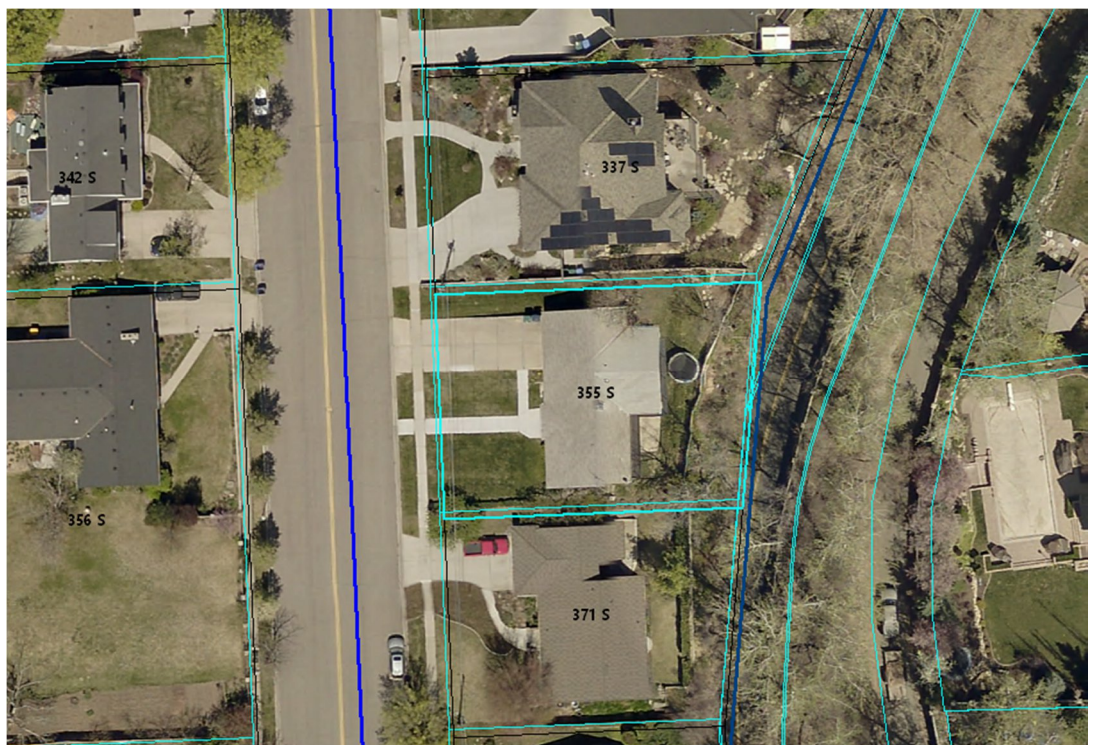
ACTION:

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

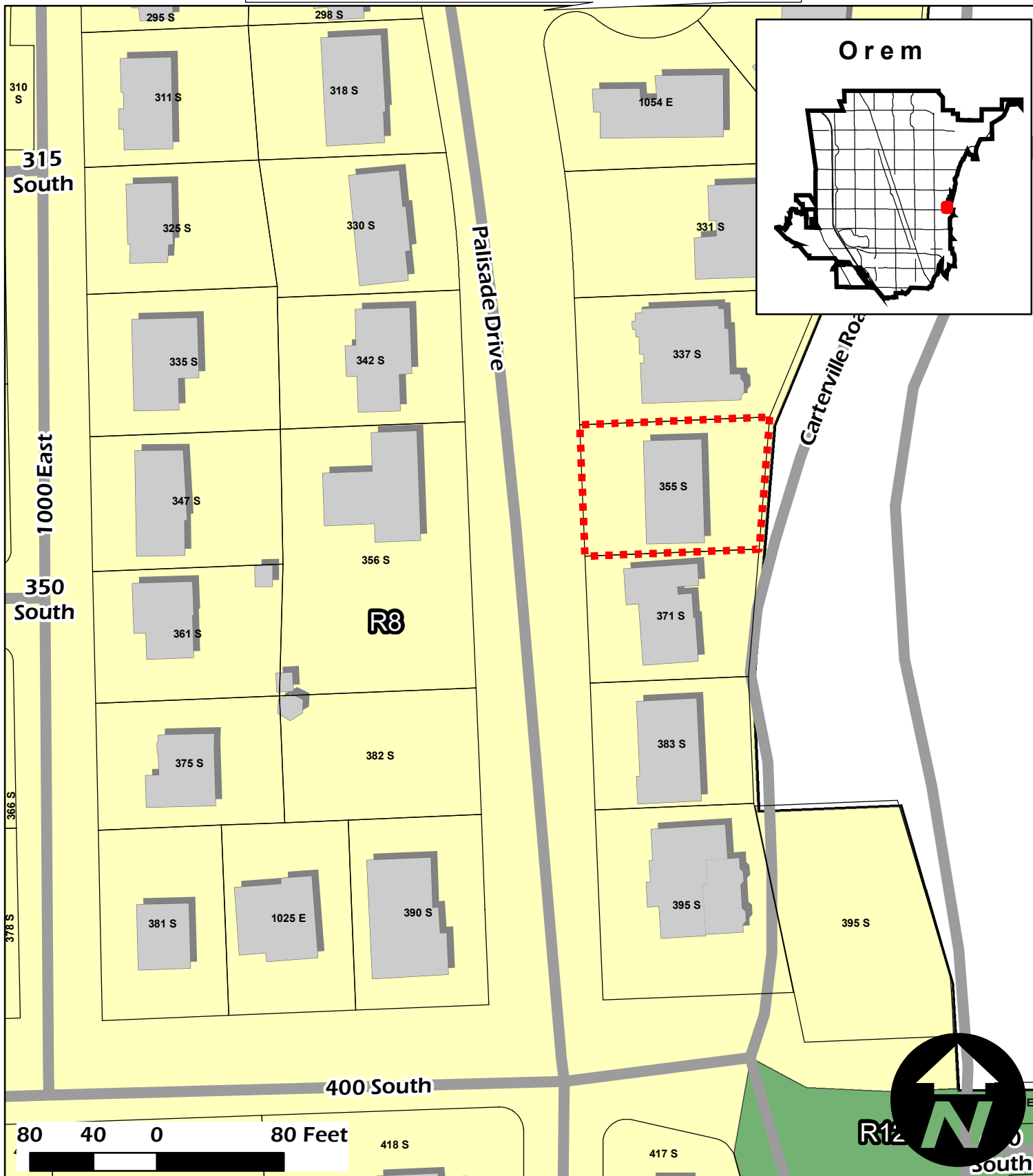
REQUEST: The applicant requests the Planning Commission vacate the Public Utility Easement for Ford, Plat A Lot 37 and approve Ford, Plat C-Wright 223 located at 355 S Palisade Drive in the R8 zone.

BACKGROUND: The applicant is seeking to build a retaining wall. This requires vacating the Public Utility Easement that currently goes through the back of the property. The property owner has obtained letters from all utilities to giving their permission to vacate the Public Utility Easement.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate the Public Utility Easement for Ford, Plat A Lot 37 and approve Ford, Plat C-Wright 223 located at 355 S Palisade Drive in the R8 zone.



Ford, Plat C-Wright 223



◆ Ford, Plat C-Wright 223
R8
.21 Acres

NEIGHBORHOOD
Orem

Legend 14
□ Parcels
■ Buildings



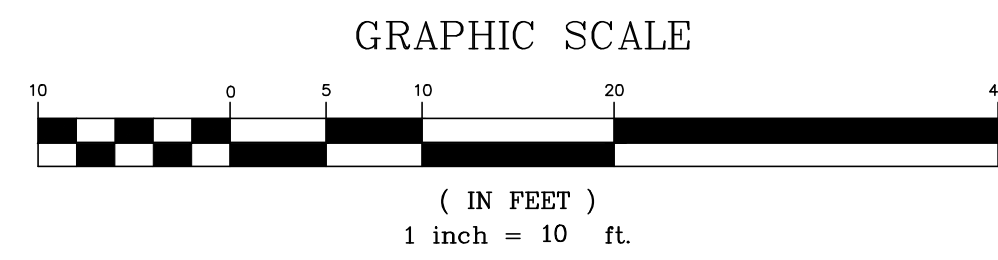
342 S

337 S

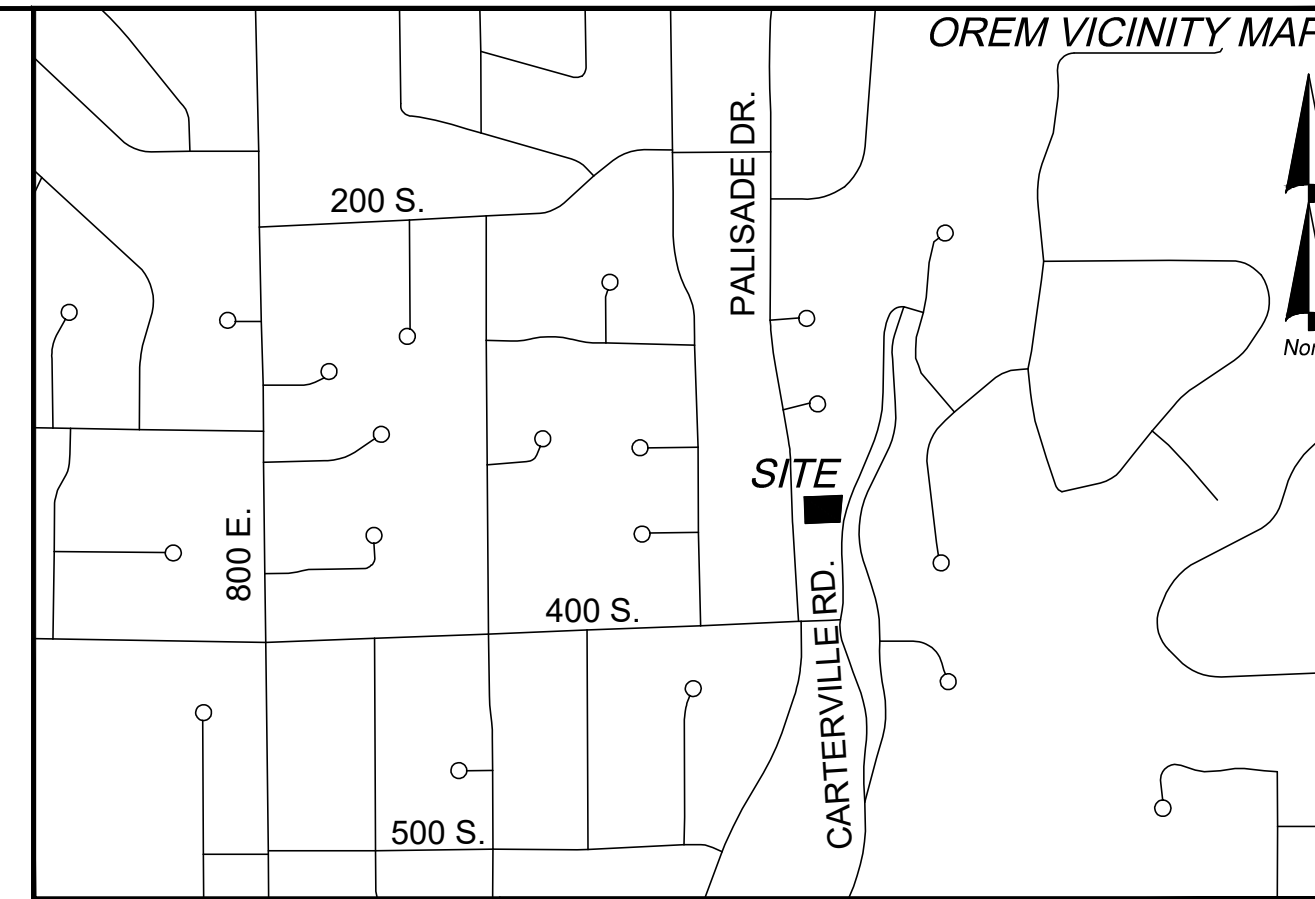
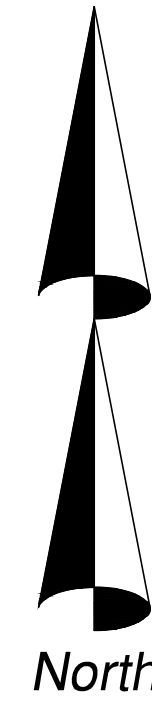
355 S

371 S

356 S



FORD PLAT "A"
LOT 36
GARY L. & RACHAEL O. HICKS
337 SOUTH PALISADE DRIVE
39-011-0035



SURVEYOR'S CERTIFICATE

I, **SEAN A. FERNANDEZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE **NO. 312775** 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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 37, FORD PLAT "A" SUBDIVISION, SAID POINT BEING LOCATED NORTH 00°54'00" WEST ALONG THE SECTION LINE 379.84 FEET AND EAST 1712.70 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE ALONG THE FOUR SIDES OF LOT 37, FORD PLAT "A" SUBDIVISION THE FOLLOWING FOUR CALLS:
NORTH 02°20'00" WEST 83.00 FEET,
NORTH 87°40'00" EAST 120.00 FEET,
SOUTH 04°39'30" WEST 83.63 FEET,
SOUTH 87°40'00" WEST 109.82 FEET TO THE POINT OF BEGINNING.
AREA = 9.537, 58 SQ.FT. / 0.22 ACRES

BASIS OF BEARING BEING NORTH 00°54'07" WEST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SECTION 13, NAD83 COORDINATE SYSTEM.

SURVEYOR - SEAN A. FERNANDEZ

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 2019

WARD WRIGHT

MARY BETH WRIGHT:

ACKNOWLEDGMENT

COUNTY OF UTAH } s.s.
STATE OF UTAH }

ON THIS DAY OF , A.D. 2019, BEFORE ME, A NOTARY PUBLIC,
PERSONALLY APPEARED WARD AND MARY BETH WRIGHT, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE
THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGE THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY FULL NAME AND SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES _____ MY COMMISSION NUMBER _____

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC

THIS ____ DAY OF _____, A.D. 2019.

APPROVED BY CITY ENGINEER: _____ APPROVED BY CITY RECORDER _____

<u>PLANNING COMMISSION APPROVAL</u>		
APPROVED THIS ____ DAY OF ____, A.D. 2019, BY OREM CITY PLANNING COMMISSION.		
_____ DIRECTOR-SECRETARY:	_____ CHAIRPERSON, PLANNING COMMISSION:	_____ RESOLUTION NO.

OCCUPANCY RESTRICTION NOTICE

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

AREA FOR UTAH COUNTY RECORDER OFFICE

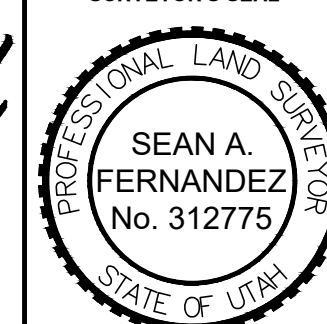
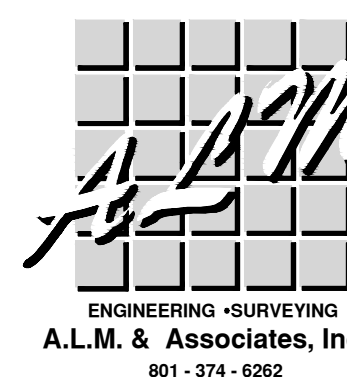
PLAT "C"

FORD

A Vacation and an Amendment to Lot 37, Ford Plat "A"

OREM, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	
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14 13

WEST QUARTER CORNER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
FOUND BRASS CAP MONUMENT

N00°54'07"W 2656.89' (RECORDED)
N00°54'07"W 2657.02' (MEASURED)
N00°54'07"W (ALONG THE SECTION LINE) 2277.05'

N00°54'07"W (ALONG THE SECTION LINE) 379.84'

N02°20'00"W 83.00'

EAST 1712.70'

POINT OF BEGINNING

N87°48'01"E (ALONG THE RECORDED SECTION LINE) 2634.40'

N87°40'00"E 120.00'

10' DITCH EASEMENT

LOT 1
9,537.58 SQ.FT.
0.22 ACRES

S87°40'00"W 109.82

S04°39'30"W 83.63'

SOUTH QUARTER CORNER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

CARTERVILLE ROAD

ADVANTAGE ON THE RIVER SUBD

VINTAGE ON THE RIVER SIDE

FORD PLAT "A", LOT 18

FORD PLAT "A", LOT 17

FEORD PLAT "A", LOT 16



CenturyLink

11/7/2019

Big Rock industries, Inc.
Attn: Cole Kempton
5017 N Edgewood Drive
Provo, Utah 84604

No Reservations/No Objection

SUBJECT: Proposed Vacate of a rear 8' Utility Easement affecting Lot 37, Ford Plat "A"
Subdivision, Utah County, State of Utah.
APN: 390110036

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.

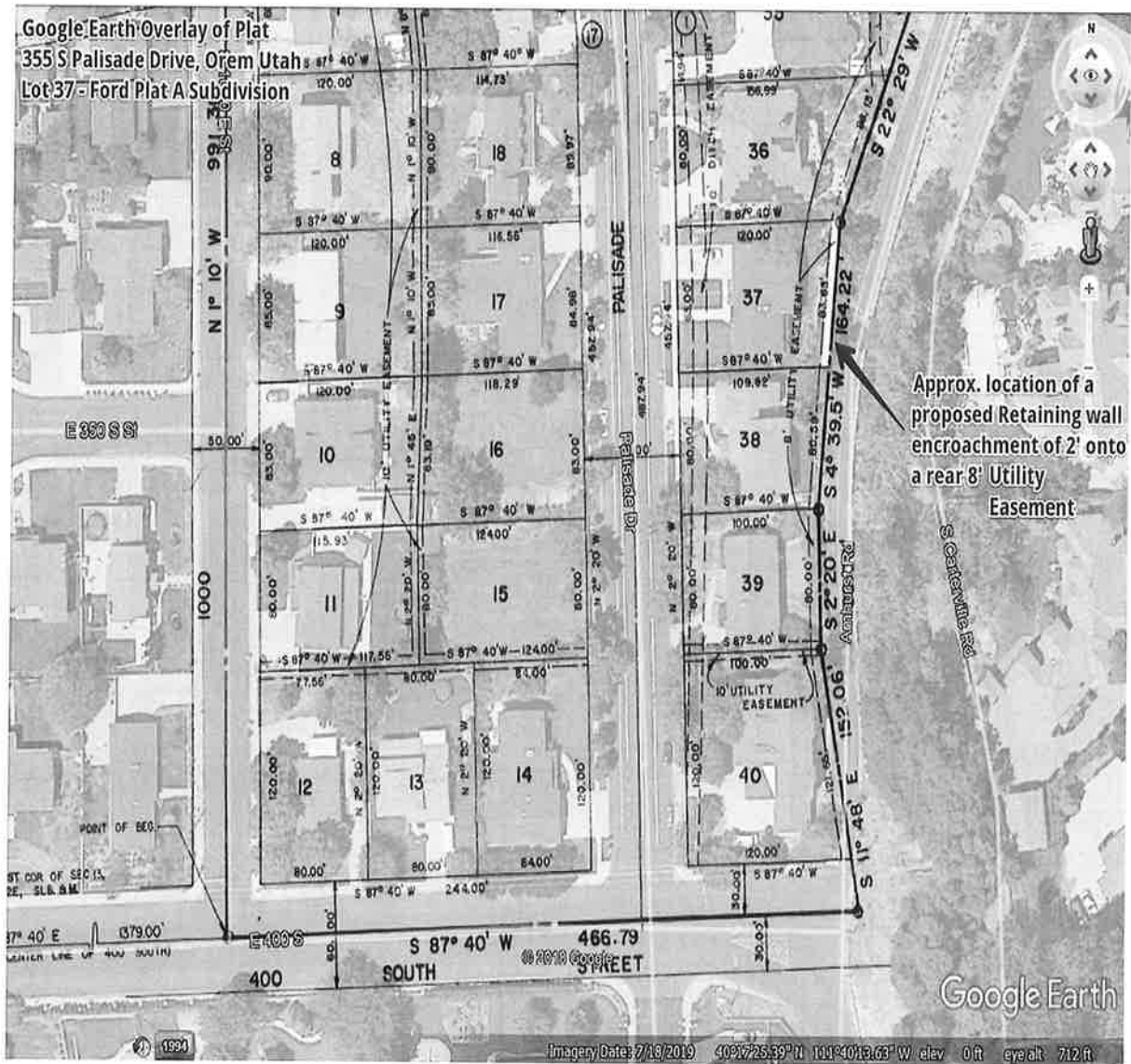
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

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
P821136

Exhibit A



Space above for County Recorder's use
PARCEL I.D.# 39:011:0036

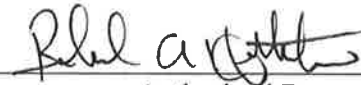
DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY, dba Dominion Energy Utah, a corporation of the State of 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 37, Ford Plat A Subdivision, located in the Southwest quarter of Section 13, 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.

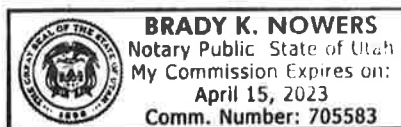
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on September 26, 2019.

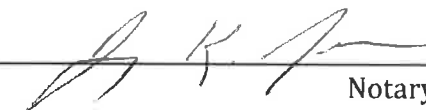
QUESTAR GAS COMPANY,
Dba Dominion Energy Utah

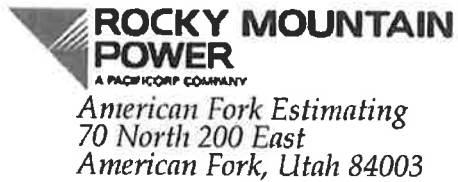
By: 
Authorized Representative

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

On September 26, 2019, personally appeared before me Richard A. Hellstrom, 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.




Notary Public



September 30, 2019

Ward Wright
355 S Palisades Dr
Orem, Utah 84097

Plat "A" of Ford Subdivision

By this letter Rocky Mountain Power approves the vacation of the existing PUE's of Plat "A" of Ford Subdivision along the east property line of lot 37.

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



Date: 10/1/19

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 east property line of 355 S Palisade Drive, Orem, Utah. Lot 37 in the Ford Plat "A" subdivision.

Respectfully,

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

UTOPIA Fiber
5858 S 900 E | Murray, UT | 84121
(801) 613-3880
www.utopiafiber.com



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

September 30, 2019

Cole Kempton
355 S. Palisade Dr.
Orem, UT 84097

To whom it may concern,

Comcast of Utah II grants permission to vacate the easement, which exists along the East line of the property located at 355 S. Palisade Dr., Orem, UT 84097. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

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

Sincerely,

Courtney Filizetti

Courtney Filizetti
Authorized Representative

Item #: 3.3	Planning Commission December 4, 2019	
Prepared By: Jake Harding		
Applicant: Eagle Summit Construction LLC	PRELIMINARY PLAT – Preliminary Plat approval of Cascade Court Subdivision with eight (8) lots at 1000 E Center Street in the R8 Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Mailed 149 notices within 500 feet of the property.
- Posted at utah.gov/pa

SITE INFORMATION	
General Plan	LDR
Current Zone	R8
Acreage	2.46
Neighborhood	CASCADE

ACTION:

The Planning Commission is the final approving authority regarding the preliminary plat request.

REQUEST

The applicant requests the Planning Commission approve the preliminary plat of Cascade Court Subdivision with eight (8) lots at 1000 E Center Street in the R8 Zone.

BACKGROUND

The applicant previously applied for a Planned Residential Development Zone Change on October 8, 2019. They were denied.

The applicant is now proposing an eight (8) lot subdivision.

The R8 Zone requires minimum lot widths of 80 feet and minimum lot sizes of 8,000 square feet. The proposed plat complies with these requirements.

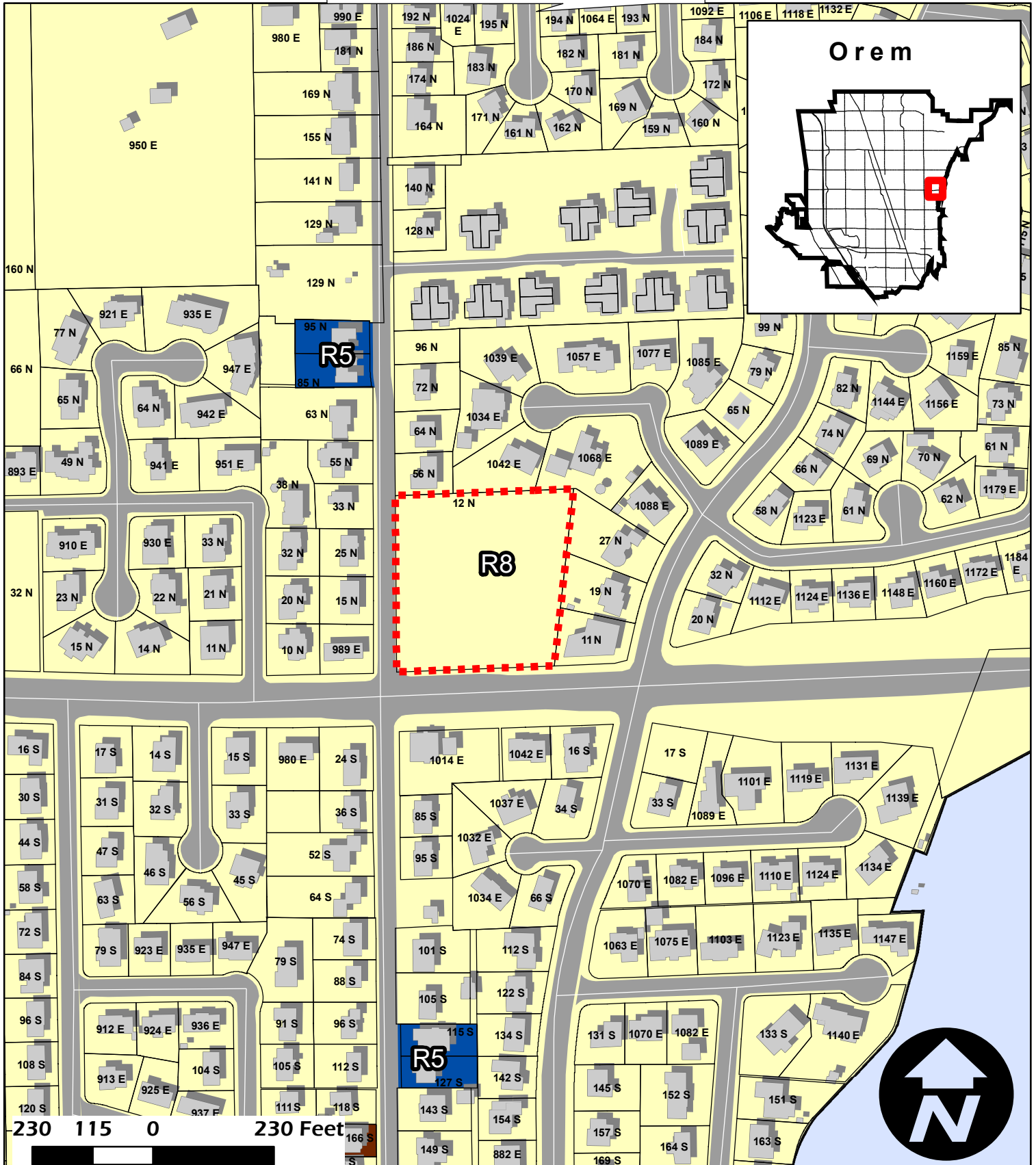
Preliminary Plat Description		
Lot Number	Gross Square Footage	Lot Width
1	9,702	89.52'
2	8,927	83.71'
3	15,992	161.70'
4	10,950	162.01'
5	14,995	119.27'
6	13,789	113.97'
7	9,871	98.31'
8	9,167	82.27'

RECOMMENDATION

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Cascade Court Subdivision with eight (8) lots at 1000 E Center Street in the R8 Zone.



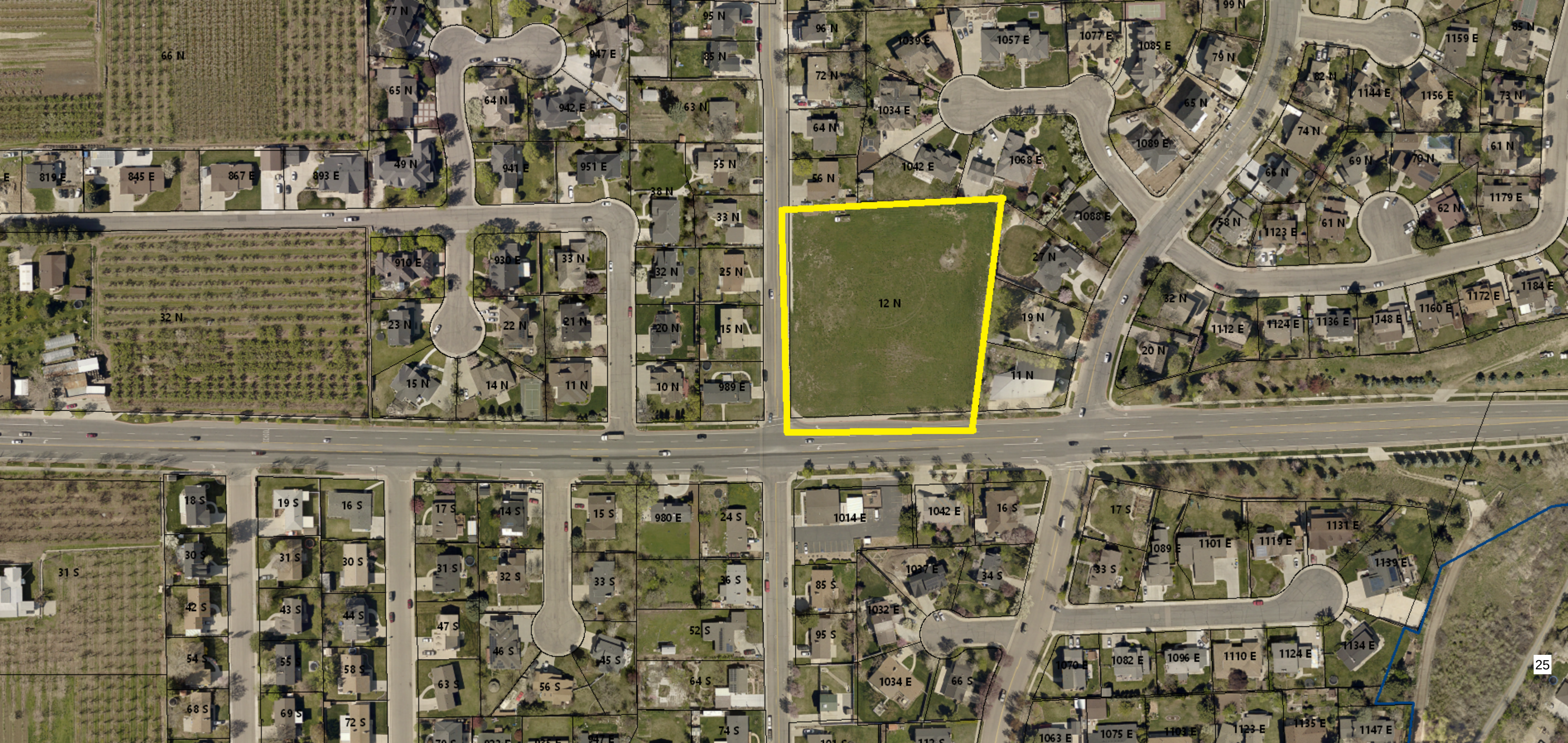
Cascade Court



◆ Cascade Court
PRD
2.42 Acres

NEIGHBORHOOD
Cascade

Legend
 Parcels selection
 Parcels
 Buildings



For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks Preliminary Plat approval for an 8 - lot subdivision located generally at 1000 East Center Street in the R8 zone.

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

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

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks Preliminary Plat approval for an 8 - lot subdivision located generally at 1000 East Center Street in the R8 zone.

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

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

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks Preliminary Plat approval for an 8 - lot subdivision located generally at 1000 East Center Street in the R8 zone.

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

SAM LENTZ
882 W 1720 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks Preliminary Plat approval for an 8 - lot subdivision located generally at 1000 East Center Street in the R8 zone.

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

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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

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

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

LEE, JADE
PO BOX 970058
OREM, UT 84097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SMITH, MARY G
27 N PALISADE DR
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

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

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

BERIM, MOSES
989 E CENTER ST
OREM, UT 84097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Item #: 3.4	Planning Commission December 4, 2019	
Prepared By: Jake Harding		
Applicant: Adam Lambert	SITE PLAN – Site Plan approval of Covington Senior Addition located at 1925 North State Street in the C2 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Mailed 196 notices within 500 feet of the property.
- Posted at utah.gov/pa

SITE INFORMATION	
General Plan	CC
Current Zone	C2
Acreage	3.81
Neighborhood	ASPEN

ACTION:

The Planning Commission is the final approving authority regarding the site plan request.

REQUEST

The applicant requests the Planning Commission approve the site plan of Covington Senior Living Addition located at 1925 North State Street in the C2 Zone.

BACKGROUND

The applicant is requesting to construct an addition to their existing building. The proposed building height and architecture are consistent with the existing building. Specifications for the proposed addition are in the description table below.

The applicant planned to provide enough parking for this addition during the construction of the initial building. Therefore, no new parking stalls are proposed. The parking rate for this land use is 1 parking stall per 2.5 beds. The proposed new total of 143 beds requires a minimum of 58 parking stalls. The existing 66 stalls are more than enough to meet this requirement. The existing site and its proposed addition are consistent with the C2 zone.

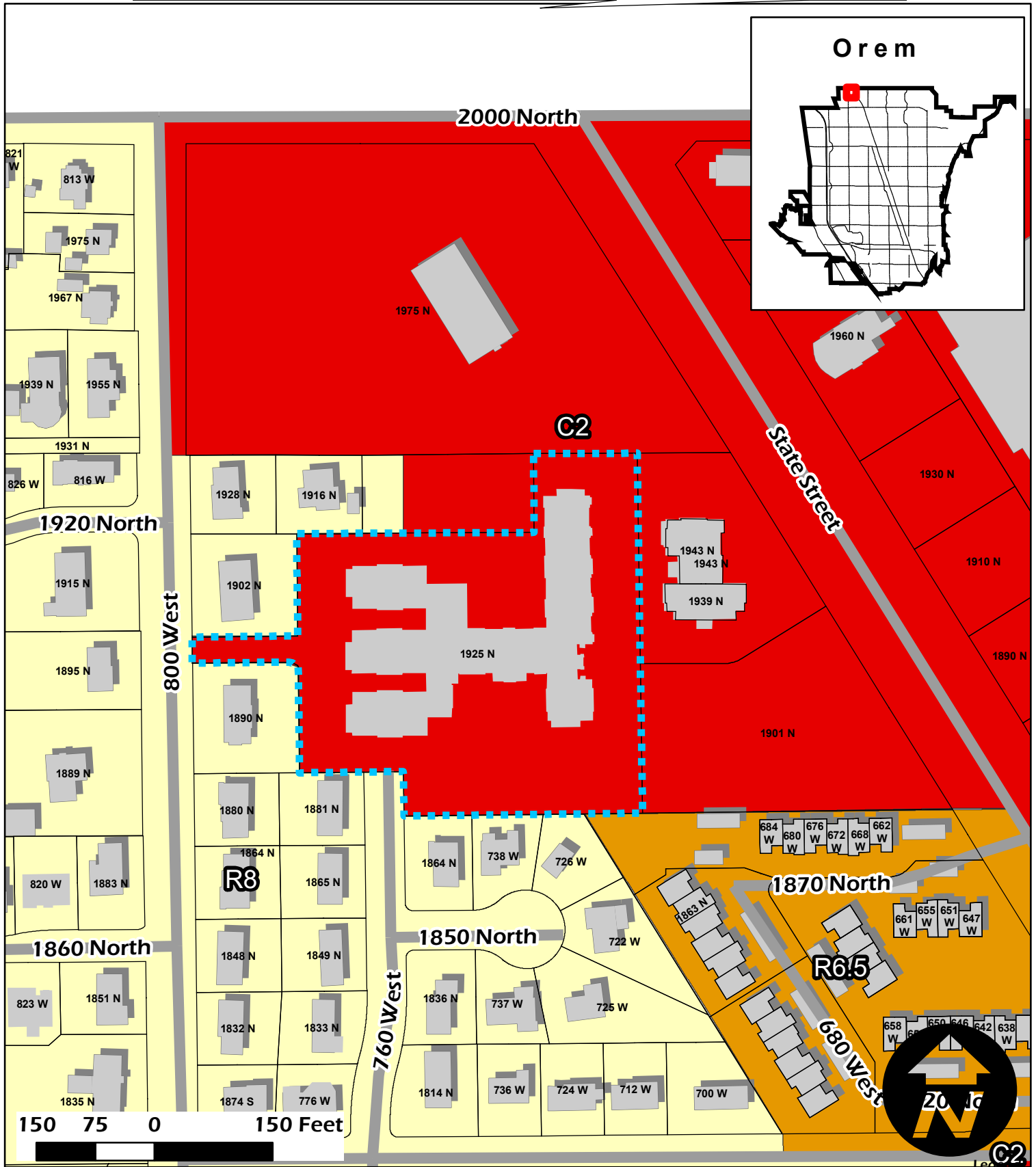
RECOMMENDATION

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends that the Planning Commission approve the site plan of the Covington Senior Living Addition located at 1952 North State Street in the C2 Zone.

SITE PLAN DESCRIPTION		
Addition Footprint	4,738 ft ²	
Addition Height	31ft 7in	
Exterior Finish Materials	Masonry & Stucco	
Parking	Rate	1 per 2.5 beds
	Required with Addition	58
	Existing	66
	Proposed New	0
Beds	Existing	115
	Proposed New	28
	New Total	143
Landscaping Plan	Meets C2 Zone Requirements	
Setbacks	Meet C2 Zone Requirements	



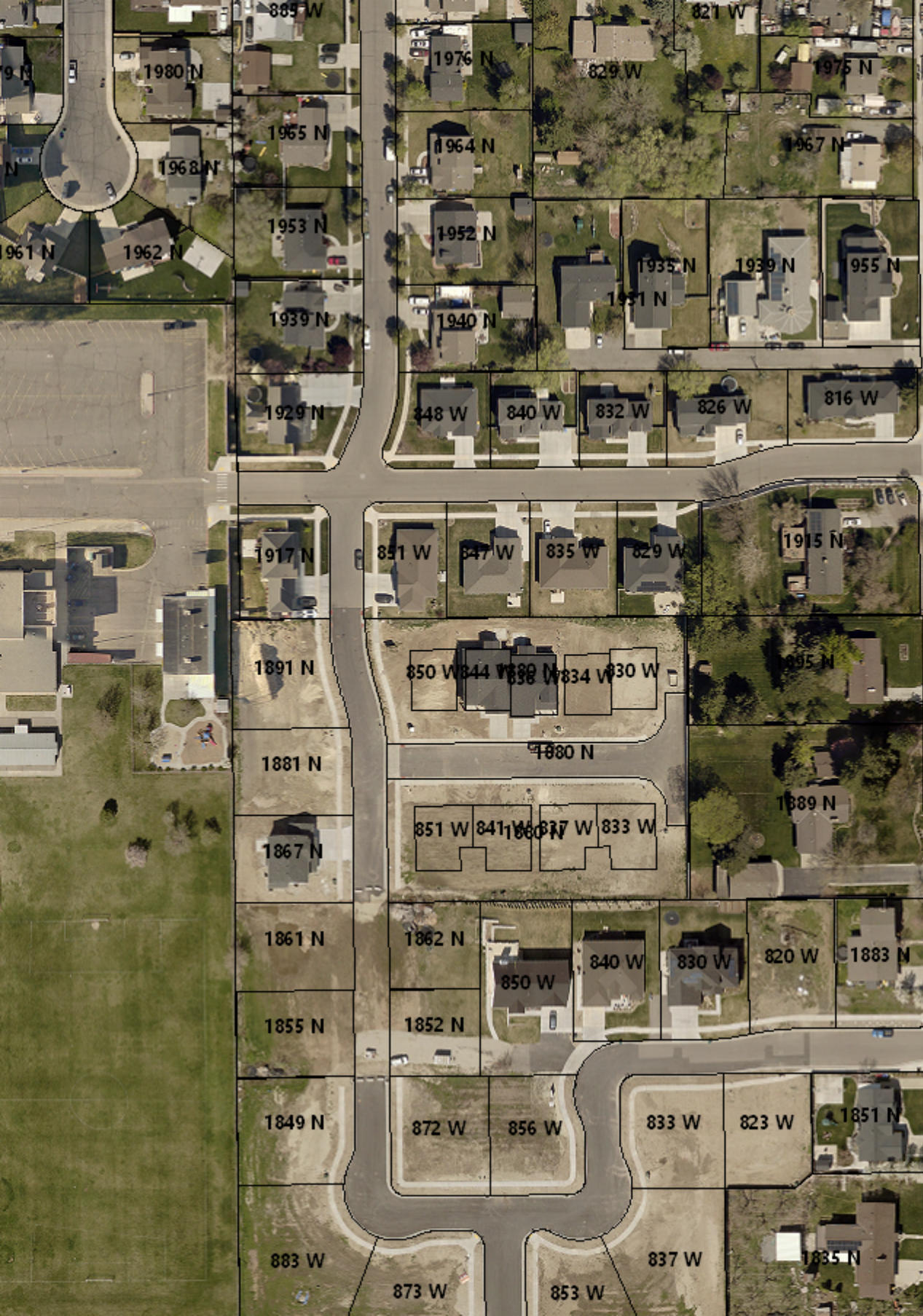
Covington Senior Living Addition

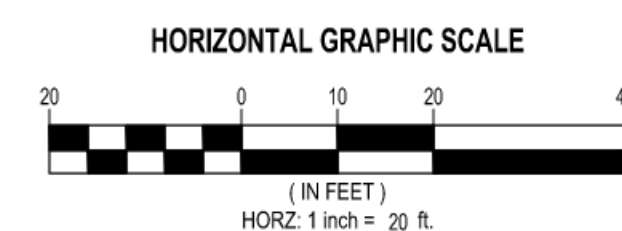
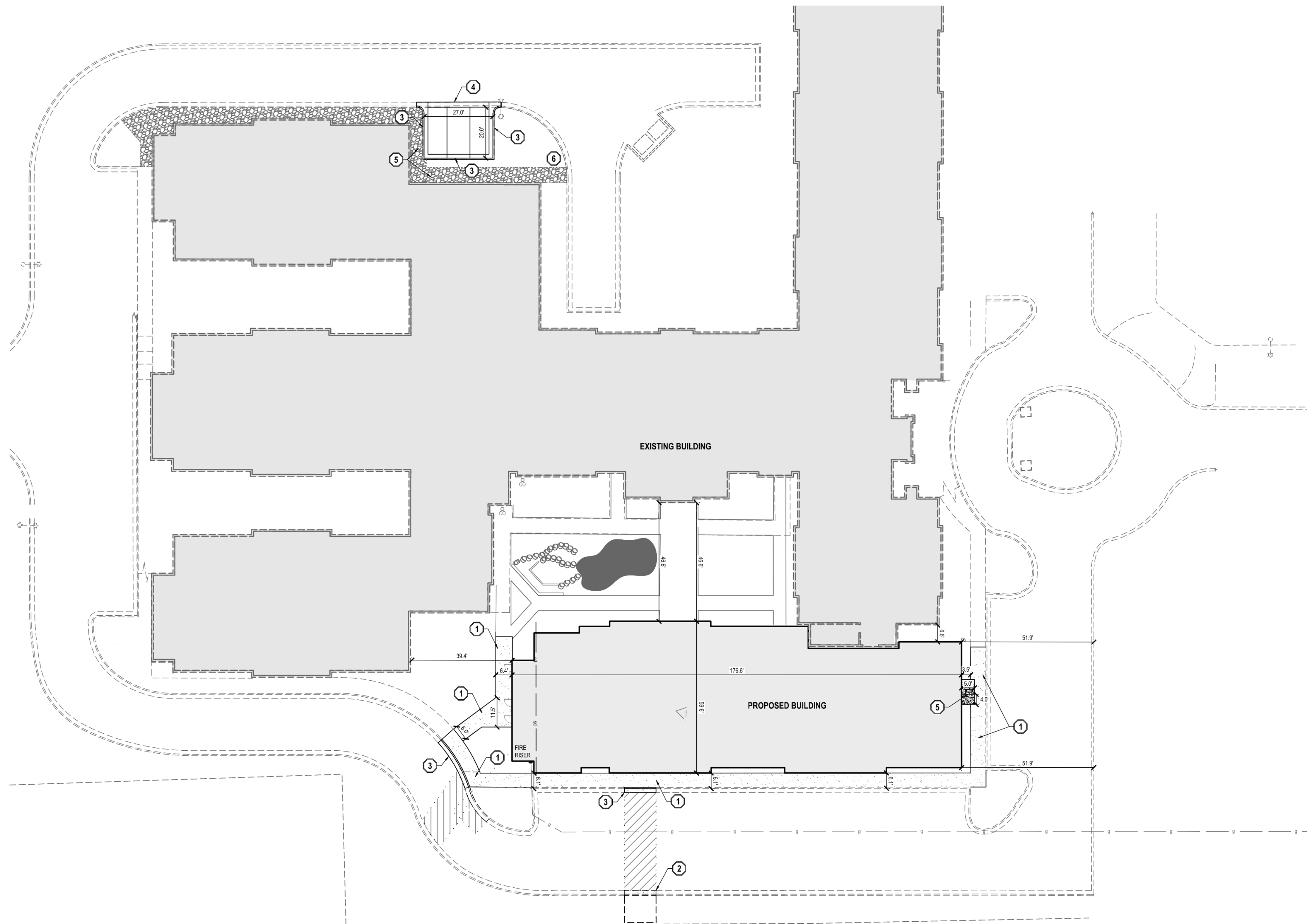


◆ Covington Senior Living Addition
R8
3.81 Acres

NEIGHBORHOOD
Aspen

◆ Parcels & 42'atio
□ Parcels
■ Buildings





GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, BOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
- ② 24" COLLECTION CURB AND GUTTER PER OREM CITY STANDARD DETAIL RW-1 (TYP).
- ③ 24" REVERSE PAN CURB AND GUTTER PER OREM CITY STANDARD DETAIL RW-1 (TYP WITH REVERSE CURB AND GUTTER).
- ④ 4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
- ⑤ STAIRS. SEE ARCHITECTURAL PLANS
- ⑥ EXISTING GRAVEL LANDSCAPING MULCH WITH PLANTINGS. REMOVE AND REPLACE AS NEEDED. SMOOTHING TRANSITION MULCH TO MATCH NEW PARKING LOT TBC.
- ⑦ EXISTING GRASS. REMOVE AND REPLACE AS NEEDED. SMOOTHING TRANSITION GRASS TO MATCH NEW PARKING TBC.



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

**OREM ASSISTED LIVING
BUILDING EXPANSION**
1925 NORTH STATE STREET
OREM, UTAH

SITE PLAN

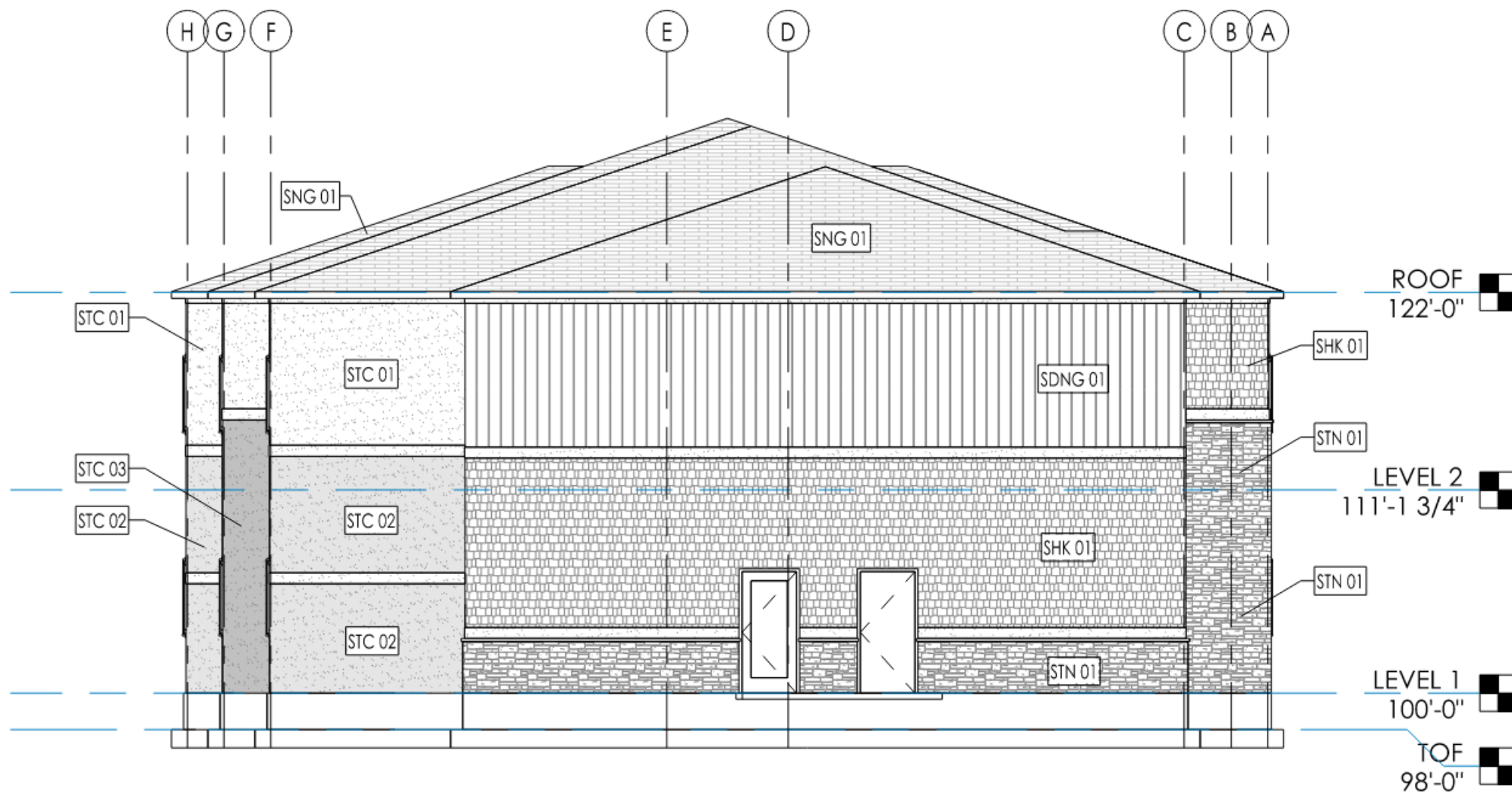
PROJECT NUMBER 5679B	PRINT DATE 10/31/19
DRAWN BY BCA	CHECKED BY
PROJECT MANAGER C. MCFARLANE	

C-200

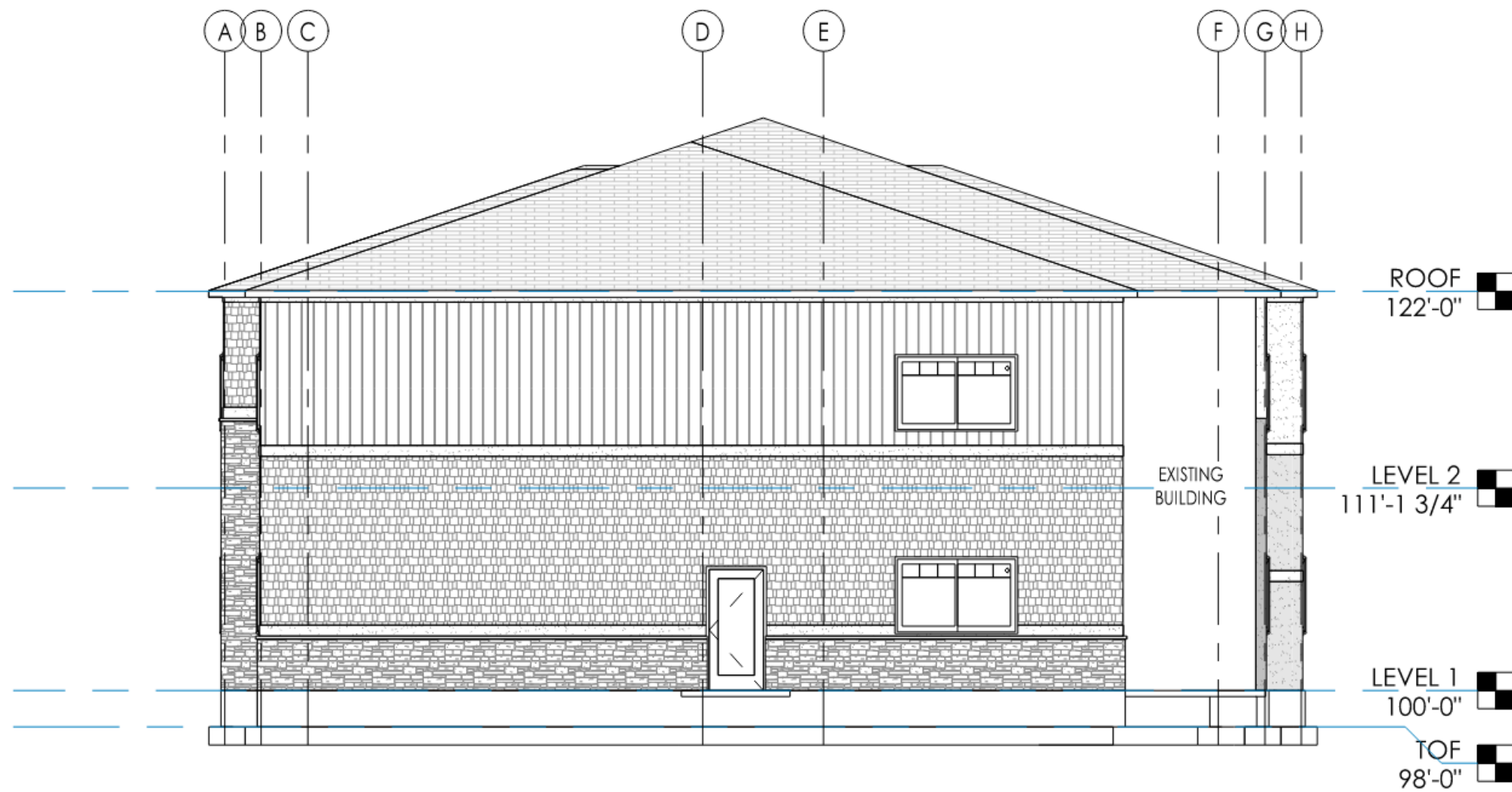
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EXTERIOR MATERIALS

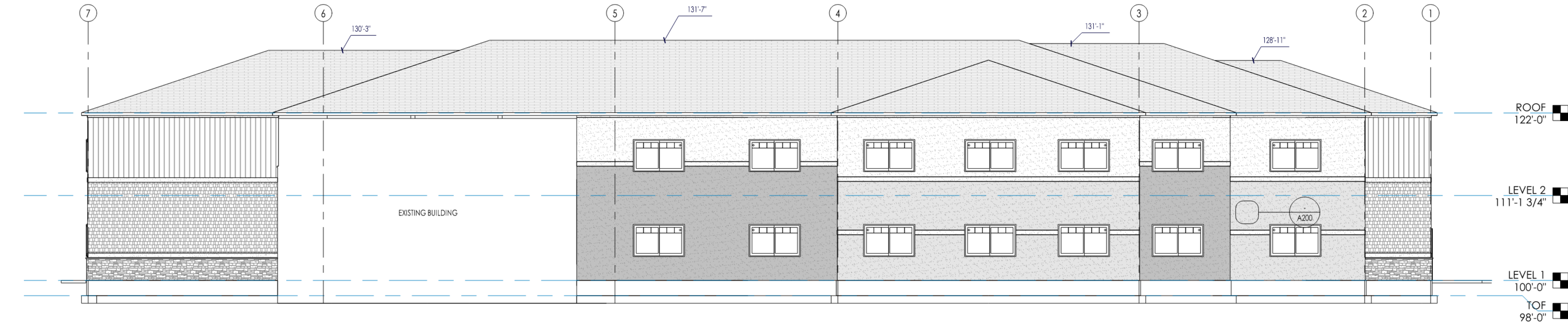
#	DESCRIPTION
SDNG 01	SW 7045 "INTELLECTUAL GRAY" VERTICAL SIDING
SHK 01	SHAKES
SNG 01	ASPHALT SHINGLES
STC 01	SW 7042 "SOJI WHITE" STUCCO
STC 02	SW 7045 "INTELLECTUAL GRAY" STUCCO
STC 03	SW 7047 "PORPOISE" STUCCO
STN 01	HARRISTONE "SUMMIT UTAH LEDGESTONE"



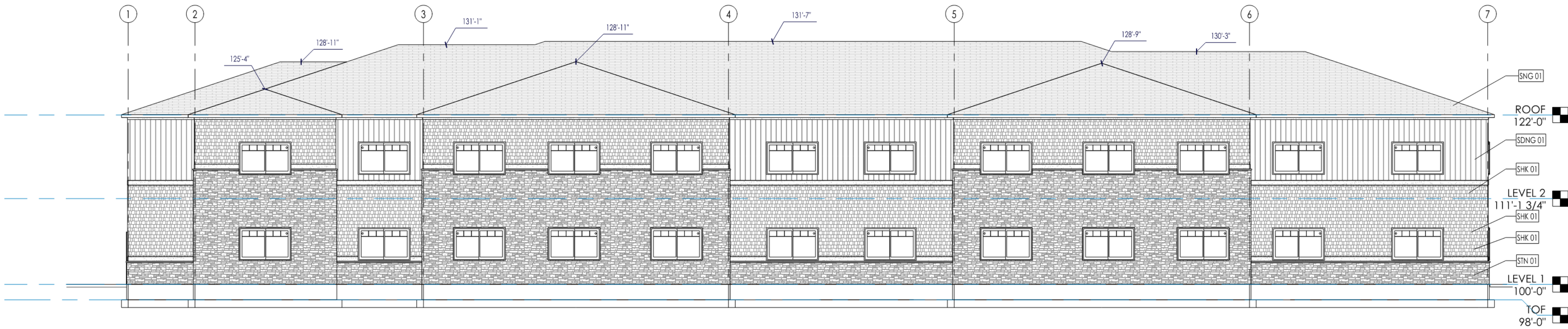
3 WEST
A101 1/8" = 1'-0"



4 EAST
A101 1/8" = 1'-0"



2 NORTH
A101 1/8" = 1'-0"



1 SOUTH
A101 1/8" = 1'-0"

DATE

REVISION DESCRIPTION

#

OREM COVINGTON PHASE 2
ELEVATIONS

1925 N STATE ST
OREM, UT 84057

B:\180_Orem Covington AL Addition\Orem Covington Phase 2.rvt
3/19/2019 10:11:45 PM

DATE

REVISION DESCRIPTION

#

OREM COVINGTON PHASE 2
LEVEL 2 FLOOR PLAN

1925 N STATE ST
OREM, UT 84057

PROJECT #: 1901.04
SCALE: 1/8" = 1'-0"
DATE: 12/19/18

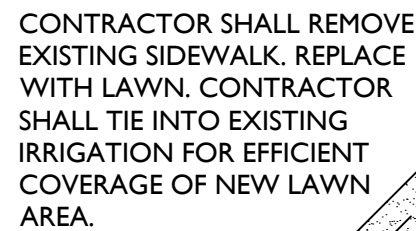
A102



1 LEVEL 2
A200 1/8" = 1'-0"

DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	PLANT HEIGHT	LEAF	LEAF COLOR	FLOWER	SEAS
		1	Acer gresum	PaperBark Maple	B & B	2' Cal	20'	25'	Red	
SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT HEIGHT	LEAF	LEAF COLOR	FLOWER	SEAS
		1	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	B & B	2' Cal	25'	20'	Yellow-Orange	
		1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2' Cal	15'	20'		
ANNUAL/SUPERANNUALS		QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT HEIGHT	LEAF	LEAF COLOR	FLOWER	SEAS
		12	Euphyasia atata 'Fire Ball'	Fire Ball Burning Bush	9 gal	5'-7'	5'-7'	Green	Yellow-Green	
JC	5	Juniperus communis 'Compressa'	Pencil Point Upright Juniper	5 gal	4'-5'	1'-2'	Blue/Green			
Pv2	4	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel	5 gal	2'-4'	3'-4'	Dark Green	White	spring/summer	
Pc2	5	Prunus x cistena	Purple Leaf Sand Cherry	5 gal	4'-6'	4'-5'	Purple Red	White	spring/summer	
Rc	2	Rhus glabra 'Laciniata'	Cutleaf Smooth Sumac	5 gal	6'-10'	4'-7'	Green	red	spring/summer	
RG	7	Rhus trilobata 'Gro Low'	Skunkbush Sumac	5 gal	2'-3'	6'-8'	Green Red	Yellow		
GRASSES		QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT HEIGHT	LEAF	LEAF COLOR	FLOWER	SEAS
		20	Aurinia x 'Summit'	Basket of Gold	1 gal	5'-1'	1'-1.5'	Green	Gold	Spring
he	4	Hemerocallis x 'Apricot Sparkles'	Daylily	1 gal	3' Tall	3' wide	Green	Orange Yellow	Spring Summer Fall	
rf	19	Rudbeckia fulgida	Coneflower	1 gal	2'-3'	2-2.5'	Green	Yellow	Summer/Fall	
GRASSES		QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT HEIGHT	LEAF	LEAF COLOR	FLOWER	SEAS
		15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	3'-4'	1'-2'	Variegated Green White	Green	Summer
Pl	1	Penstemon alpeocoides 'Little Bunny'	Little Bunny Fountain Grass	1 gal	1'-2'	1'-2'	Green	White-Pink	FF	

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
1-01	SODDED LAWN AREA	1,370 sf	
1-08	EXISTING LANDSCAPE TO REMAIN. CONTRACTOR SHALL PROTECT THIS AREA FROM DAMAGE DURING CONSTRUCTION PROCESSES. CONTRACTOR SHALL ENSURE DURING CONSTRUCTION THAT ALL IRRIGATION IS MAINTAINED TO KEEP PLANTS ALIVE. ANY DAMAGE SHALL BE REPLACED WITH LIKE PLANT MATERIAL AND SIZE AT CONTRACTORS EXPENSE.	1,551 sf	
1-09	POND - DESIGN BY OTHERS		
1-10	WATER FEATURE - DESIGN BY OTHERS.		
	<u>2 HARDSCAPE</u>		
2-02	WALKWAY - CONCRETE	1,416 sf	
2-05	PATIO - FLAGSTONE	168 sf	
2-10	EXISTING CONCRETE TO REMAIN - CONTRACTOR SHALL PROTECT FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPLACED AT CONTRACTORS EXPENSE.	1,543 sf	
	<u>3 MISG.</u>		
	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
3-07	EXISTING PERGOLA TO REMAIN. CONTRACTOR SHALL PROTECT FROM DAMAGE. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTORS EXPENSE.	1	



ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if and as) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR HAS TO VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN, WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

0' 10' 20' 40'

SCALE: 1" = 10' on 24"x36" Sheet

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks Site Plan approval of Covington Senior Addition located at 1925 North State Street in the C2 zone.

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

MARTINEZ, LUIS A
1626 CREEKSIDE DR
CORINTH, TX 76210

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks Site Plan approval of Covington Senior Addition located at 1925 North State Street in the C2 zone.

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

MEADOWBROOK RENTALS LLC
10038 N HIGHLAND BLVD 100
HIGHLAND, UT 84003

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks Site Plan approval of Covington Senior Addition located at 1925 North State Street in the C2 zone.

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

KNOLL, LINDA K & HARVEY
7712 S OLD FARM LN
MERIDIAN, ID 83642

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org



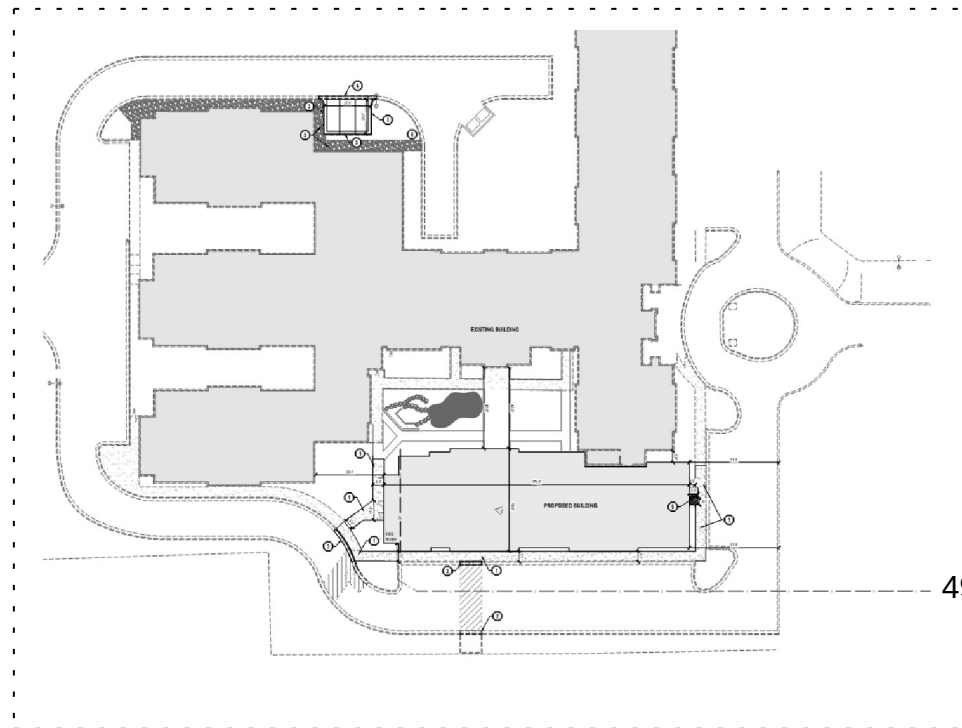
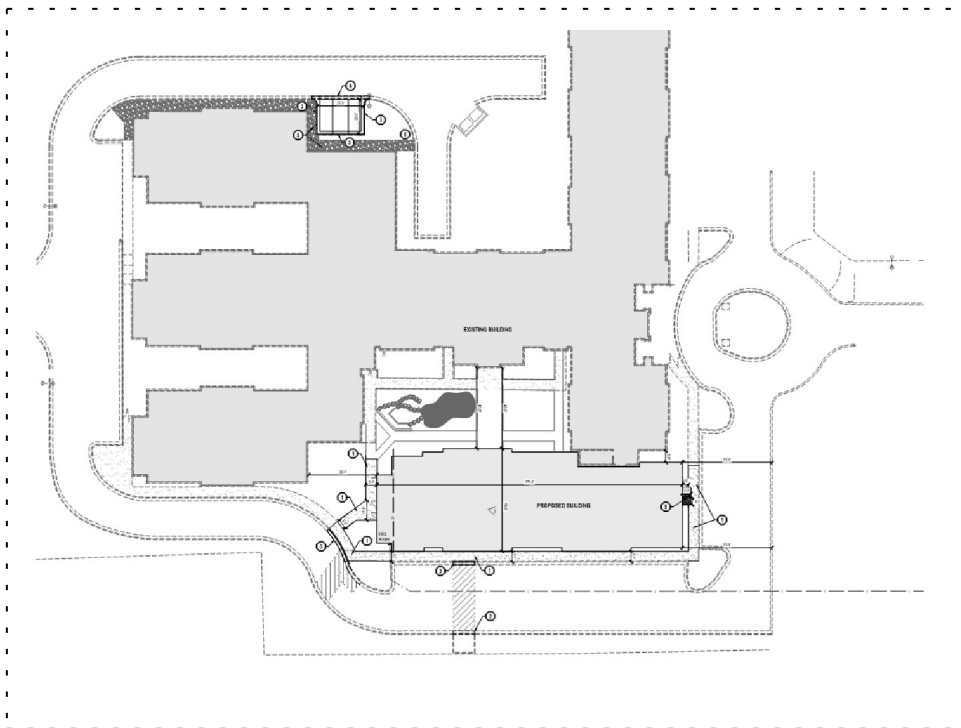
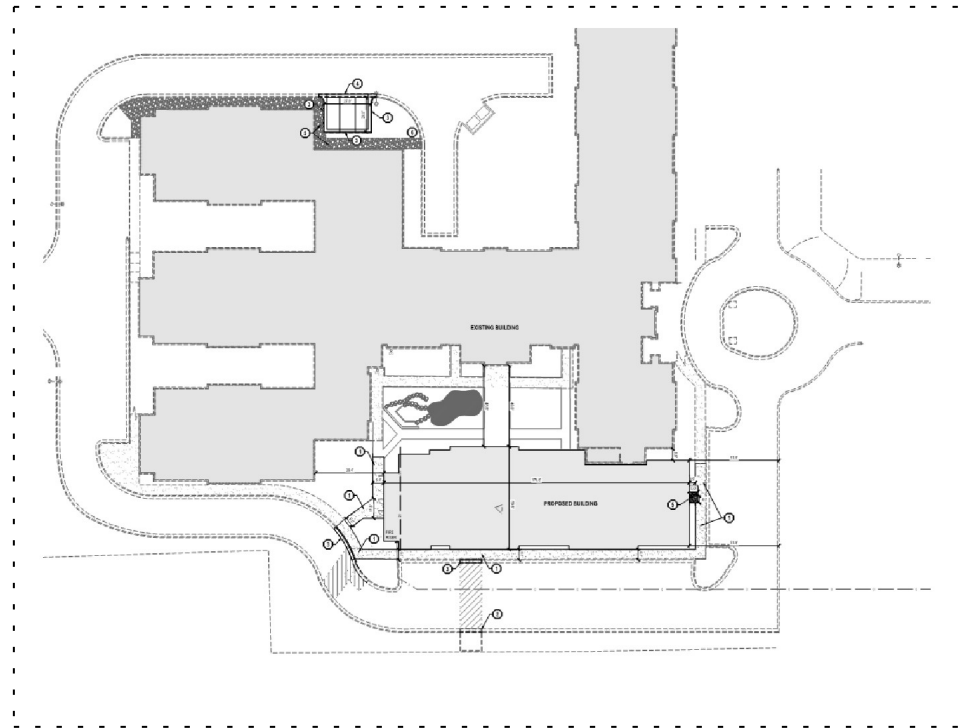
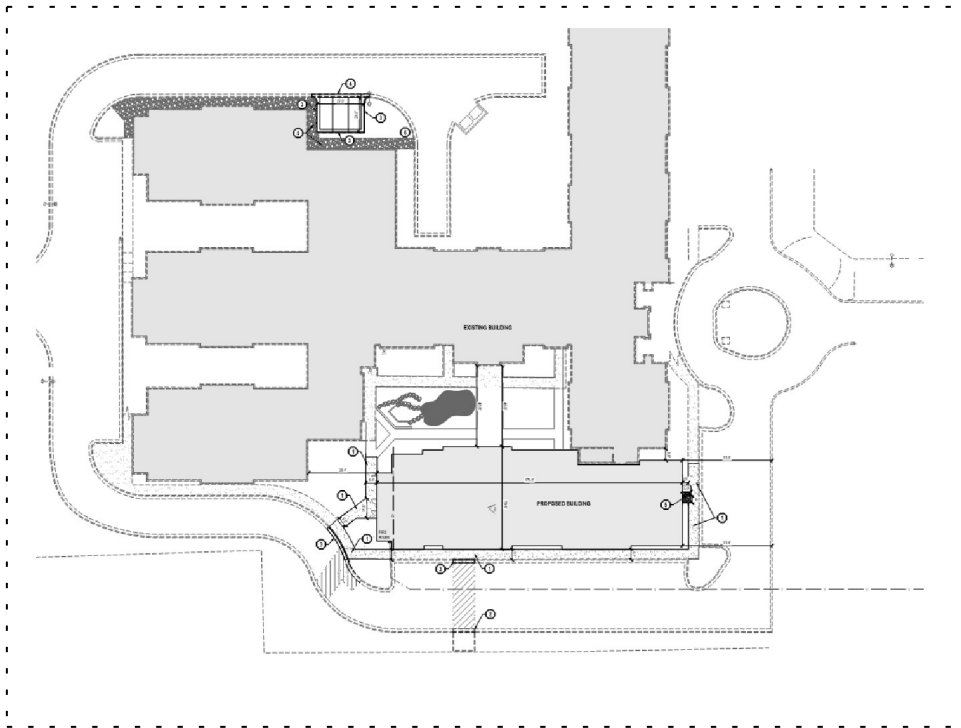
City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks Site Plan approval of Covington Senior Addition located at 1925 North State Street in the C2 zone.

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

PENROD, ROSANNA
13615 GROVE DR
ALPINE, UT 84004



IHC HOSPITALS INC
%INTERMOUNTAIN HEALTHCARE
PO BOX 3390
SALT LAKE CITY, UT 84110

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

OREM CITY
59 N STATE ST
OREM, UT 84057

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

SKOUSEN, ORVAL & VONDA
--OR CURRENT RESIDENT--
123 E 200 SOUTH
LINDON, UT 84042

AB ALLEN INVESTMENTS LLC
150 S STATE ST
LINDON, UT 84042

KEY WEST PROPERTIES LLC
--OR CURRENT RESIDENT--
195 S STATE ST
LINDON, UT 84042

TURNER, FRANCIS & DAWN
291 E 4075 N
PROVO, UT 84604

RUNNIN' UTE PROPERTIES LLC
%WHITTINGHAM, CARY
417 N 1340 E
PROVO, UT 84606

PATTERSON, ROBERT
432 SILVER LN
ALPINE, UT 84004

KNIGHT WEST BUILDERS LLC
451 E 1000 S STE A
PLEASANT GROVE, UT 84062

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

KRL RENTAL PROPERTIES-4
512 W 440 N
OREM, UT 84057

TIEMANN, PAUL & MARY ANN
521 VILLAGE DR
OREM, UT 84058

NORTON, BENJAMIN E & CHRISTY K
573 ROBIN RD
OREM, UT 84097

GLR INVESTMENTS L C
633 S 200 W
OREM, UT 84058

KNOLL, LINDA K & HARVEY
--OR CURRENT RESIDENT--
640 W 1820 NORTH
OREM, UT 84057

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

KAHL, CHRISTOPHER LEE VORN
642 W 1820 N
OREM, UT 84057

POWERS, BURKE & EMILY
--OR CURRENT RESIDENT--
644 W 1820 NORTH
OREM, UT 84057

GLR INVESTMENTS L C
--OR CURRENT RESIDENT--
646 W 1820 NORTH
OREM, UT 84057

CAMERON, ANNIE M
647 W 1870 N
OREM, UT 84057

KJAR, DAWN LIPPLY
648 W 1820 N
OREM, UT 84057

BYBEE, KIRSTIN
649 W 1870 N
OREM, UT 84057

AVALOS, GONZALO
650 W 1820 N
OREM, UT 84057

BYRNE, BONNEE & JACK
651 W 1870 N
OREM, UT 84057

MCCLEERY, JODY
652 W 1820 N
OREM, UT 84057

BOYER, CAMERON
653 W 1870 N
OREM, UT 84057

TAYLOR, MILTON J & JOHANNA F
(ET AL)
--OR CURRENT RESIDENT--
654 W 1820 NORTH
OREM, UT 84057

TAYLOR, MILTON J & JOHANNA F
(ET AL)
654 W 1820 N UNIT 25
OREM, UT 84057

MONTANO, AMY
655 W 1870 N
OREM, UT 84057

PETTERSSON, EDWARD & DELORES
656 W 1820 N
OREM, UT 84057

MILLER, JAMES PHILLIP & TERIN
657 W 1870 N
OREM, UT 84057

KUHNI, JOETTE
658 W 1820 NORTH 24
OREM, UT 84057

KUHNI, JOETTE
--OR CURRENT RESIDENT--
658 W 1820 NORTH
OREM, UT 84057

PACHECO, HAROLDO FERNANDO &
IDALINA RESENDE
659 W 1870 N
OREM, UT 84057

RIVERA, MIRIAM
661 W 1870 N
OREM, UT 84057

AARON, DOUGLAS SIDNEY &
RACHEL ASHCROFT (ET AL)
--OR CURRENT RESIDENT--
662 W 1870 NORTH
OREM, UT 84057

WANLASS, BRIAN
--OR CURRENT RESIDENT--
664 W 1870 NORTH
OREM, UT 84057

WANLASS, BRIAN
664 W 1870 N # 7
OREM, UT 84057

BUTLER, SAMUEL
668 W 1870 N
OREM, UT 84057

BATAA, TUSHIGSAIKHAN (ET AL)
--OR CURRENT RESIDENT--
670 W 1870 NORTH
OREM, UT 84057

SAUSED0, MICHAEL EDWARD &
HELEN
672 W 1870 N
OREM, UT 84057

PERKINS, DEANNE & DEAN
674 W 1870 N
OREM, UT 84057

KINGSBURY, KATHRYN ELIZABETH
(ET AL)
675 W 1800 N
OREM, UT 84057

CARTER, KATHLEEN J
676 W 1870 N
OREM, UT 84057

FLETCHER, KERI A
678 W 1870 N
OREM, UT 84057

HAVE, KORBY JO
680 W 1870 N
OREM, UT 84057

KEYL, SHIREEN
--OR CURRENT RESIDENT--
682 W 1870 NORTH
OREM, UT 84057

KEYL, SHIREEN
682 W 1870 N # 11
OREM, UT 84057

OLIVE, KENNETH R & BARBARA F
--OR CURRENT RESIDENT--
684 W 1870 NORTH
OREM, UT 84057

TWITCHELL, JAKE
--OR CURRENT RESIDENT--
686 W 1870 NORTH
OREM, UT 84057

TWITCHELL, JAKE
686 W 1870 N # 12
OREM, UT 84057

JONES, A KIM (ET AL)
687 W 1800 N
OREM, UT 84057

LYON, TERESA
699 W 1800 N
OREM, UT 84057

SANT, KYLER P & AUBREY M
700 W 1800 N
OREM, UT 84057

TURNER, FRANCIS & DAWN
--OR CURRENT RESIDENT--
711 W 1800 NORTH
OREM, UT 84057

HEATON, GERRY WAYNE
712 W 1800 N
OREM, UT 84057

WARDLE, DIANE D & CHARLES J (ET
AL)
722 W 1850 N
OREM, UT 84057

PORTER, CHERYL K
--OR CURRENT RESIDENT--
723 W 1800 NORTH
OREM, UT 84057

ASHWORTH, JAMES GERALD &
CHERYL (ET AL)
724 W 1800 N
OREM, UT 84057

PARKER, BRUCE D & JANALEE H (ET
AL)
725 W 1850 N
OREM, UT 84057

HARRISON, MICHAEL & JESSIE
--OR CURRENT RESIDENT--
726 W 1850 NORTH
OREM, UT 84057

HARRISON, MICHAEL & JESSIE
726 W 1860 N
OREM, UT 84057

SKOUSEN, ORVAL & VONDA
735 S 500 E
OREM, UT 84097

KINROSS, RUSSELL & ELAINE
735 W 1800 N
OREM, UT 84057

SCHROEDER, DALE & JANICE
736 W 1800 N
OREM, UT 84057

AXELGARD, MIKEL A & JULIE A
737 W 1850 N
OREM, UT 84057

POWERS, BURKE & EMILY
738 E 700 N
OREM, UT 84097

GURULE, KENNETH A
738 W 1850 N
OREM, UT 84057

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

COX, KATRINA
756 W 4100 N
LEHI, UT 84043

PORTER, CHERYL K
763 N 500 E
PLEASANT GROVE, UT 84062

MORTENSEN, ROGER C & PAULINE E
776 W 1800 N
OREM, UT 84057

MARTINEZ, RODOLFO MORA (ET AL)
787 W 1800 N
OREM, UT 84057

CHAVEZ-ALCALA, CARLOS A
788 W 1800 N
OREM, UT 84057

CRANER, RORY DEAN
813 W 2000 N
OREM, UT 84057

MEADOWBROOK RENTALS LLC
--OR CURRENT RESIDENT--
816 W 1920 NORTH
OREM, UT 84057

WALD, JOHN & MARY BETH
--OR CURRENT RESIDENT--
820 W 1860 NORTH
OREM, UT 84057

NORTON, BENJAMIN E & CHRISTY K
--OR CURRENT RESIDENT--
821 W 2000 NORTH
OREM, UT 84057

HENRIE, WES
823 W 1860 N
OREM, UT 84057

PATTERSON, ROBERT
--OR CURRENT RESIDENT--
826 W 1920 NORTH
OREM, UT 84057

HUMBLE, STEPHANIE & TYLER
829 W 1920 N
OREM, UT 84057

HANSEN, SHARON J
829 W 2000 N
OREM, UT 84057

JOHNSON, SCOTT & STEACEY
830 W 1860 N
OREM, UT 84057

CHEN, KEZHANG (ET AL)
832 W 1920 N
OREM, UT 84057

ELLIS, K BARRY & CAROL C
833 W 1880 N
OREM, UT 84057

VAN DYKE, ANDREW & MICHELLE
834 W 1880 N
OREM, UT 84057

MILLENIUM PROPERTIES LLC
835 N 500 W
BRIGHAM CITY, UT 84302

PENROD, ROSANNA
--OR CURRENT RESIDENT--
835 W 1920 NORTH
OREM, UT 84057

OLSEN, MICHELLE
836 W 1880 N
OREM, UT 84057

GARDNER, ZOEANN
837 W 1880 N ST
OREM, UT 84057

GIBBS, RANDY J & CINDY
840 W 1860 N
OREM, UT 84057

WOOLF, KARI
840 W 1920 N
OREM, UT 84057

AHN, YEJIN (ET AL)
841 W 1880 N ST
OREM, UT 84057

PERKINS, JOHN
844 W 1880 N
OREM, UT 84057

NEWTON, CHRISTOPHER M & JENNY
L
847 W 1920 N
OREM, UT 84057

PEAD, BALLARD E & LEAHMARY (ET
AL)
848 W 1860 N
OREM, UT 84057

HARDY, JENNY A
848 W 1920 N
OREM, UT 84057

WALDRON, PAUL & AMY
850 W 1880 N
OREM, UT 84057

CREER, DAVID S & LISA (ET AL)
851 W 1880 N
OREM, UT 84057

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

MONEY, MINA MARIA
1010 E 1240 S
SPANISH FORK, UT 84660

WALD, JOHN & MARY BETH
1025 W 1770 N
OREM, UT 84057

KEY WEST PROPERTIES LLC
1100 E 900 S
PLEASANT GROVE, UT 84062

BATAA, TUSHIGSAIKHAN (ET AL)
1315 CANBERRA DR
LINDON, UT 84042

MARTINEZ, LUIS A
1626 CREEKSIDE DR
CORINTH, TX 76210

OLIVE, KENNETH R & BARBARA F
1671 FOSTER DR
RENO, NV 89509

DEARING, ARTHUR H & RHONDA C
1713 CRIMSON OAK DR
DRAPER, UT 84020

PINALES, SALVADOR ARELLANO (ET
AL)
1784 N 760 W
OREM, UT 84057

POULSON, MICHAEL T & BARBARA A
1785 N 760 W
OREM, UT 84057

GLR INVESTMENTS L C
--OR CURRENT RESIDENT--
1800 N 680 WEST
OREM, UT 84057

WALKER, GLENN P & CHRISTINE B
1814 N 760 W
OREM, UT 84057

THOMPSON, JAMES M & NATALIE S
1821 N 680 W
OREM, UT 84057

WALTER, KAITLYN & KARLA E (ET
AL)
1823 N 680 W
OREM, UT 84057

MILLENIUM PROPERTIES LLC
--OR CURRENT RESIDENT--
1825 N STATE
OREM, UT 84057

NICHOLAS, MARK A
1829 N 680 W
OREM, UT 84057

NICHOLAS, MARK A
--OR CURRENT RESIDENT--
1829 N STATE
OREM, UT 84057

LYMAN, MATTHEW & EMILY
1831 N 680 W
OREM, UT 84057

GONZALEZ-PAREDES, GERARDO (ET
AL)
1832 N 800 W
OREM, UT 84057

FINLINSON, LLOYD & GAYLENE
1833 N 680 W
OREM, UT 84057

WHITEHEAD, CRAIG DOUGLAS &
INA KATHLEEN
1833 N 760 W
OREM, UT 84057

FINLINSON, LLOYD & GAYLENE
--OR CURRENT RESIDENT--
1833 N STATE
OREM, UT 84057

HATCH, BONNIE L
1834 N 680 W
OREM, UT 84057

BIRD, SCOTT & EMILEE
--OR CURRENT RESIDENT--
1835 N 680 WEST
OREM, UT 84057

LOTT, ALEXANDER D &
GLENNAMAE B
1835 N 800 W
OREM, UT 84057

BIRD, SCOTT & EMILEE
1835 N 680 W # 9
OREM, UT 84057

ALONSO, CLAUDIA
1836 N 680 W
OREM, UT 84057

BRADLEY, DAVID C & LINDA
MICHELE
1836 N 760 W
OREM, UT 84057

MONEY, MINA MARIA
--OR CURRENT RESIDENT--
1837 N STATE
OREM, UT 84057

THOMAS, KATHRYN
1838 N 680 W
OREM, UT 84057

RADMALL, CLINT R & LISA M
1839 N 680 W
OREM, UT 84057

EPPERSON, DWIGHT
1840 N 680 W
OREM, UT 84057

CROSS, CINDY SUE
1841 N 680 W
OREM, UT 84057

CROSS, CINDY SUE
--OR CURRENT RESIDENT--
1841 N STATE
OREM, UT 84057

DEARING, ARTHUR H & RHONDA C
--OR CURRENT RESIDENT--
1842 N 680 WEST
OREM, UT 84057

COX, KATRINA
--OR CURRENT RESIDENT--
1843 N 680 WEST
OREM, UT 84057

MARTINEZ, LUIS A
--OR CURRENT RESIDENT--
1844 N 680 WEST
OREM, UT 84057

CHRISTOPHERSON, ROBERT &
ELLEN LASCHELLE
1846 N 680 W
OREM, UT 84057

BREEDEN, KIAH
1847 N 680 W
OREM, UT 84057

TIEMANN, PAUL & MARY ANN
--OR CURRENT RESIDENT--
1848 N 680 WEST
OREM, UT 84057

BARFUSS, BRODY
1848 N 800 W
OREM, UT 84057

OLSON, HOLLY
1849 N 680 W
OREM, UT 84057

POE, PATRICK GUY & NATASHA
MARIE
1849 N 760 W
OREM, UT 84057

YOUNG, DANIEL W & CINDY M
1850 N 840 W
OREM, UT 84057

THUESON, DAVID & TRACY (ET AL)
--OR CURRENT RESIDENT--
1851 N 680 WEST
OREM, UT 84057

DALLIN, DAVID Q & STACY G
1851 N 800 W
OREM, UT 84057

THUESON, DAVID & TRACY (ET AL)
1851 N 680 W APT 5
OREM, UT 84057

ODGEN, JACKSON R
1853 N 680 W
OREM, UT 84057

LIU, JUN (ET AL)
1855 N 680 W
OREM, UT 84057

WINTERS, DOUGLAS & DIANA
--OR CURRENT RESIDENT--
1857 N 680 WEST
OREM, UT 84057

HATCH, EARL W & KARIN K
1859 N 680 W
OREM, UT 84057

SANT, M JEANE
1861 N 680 W
OREM, UT 84057

NG, YUK BUN WILLIAM (ET AL)
1863 N 680 W
OREM, UT 84057

GILES, JAMES W & AMY M
1864 N 760 W
OREM, UT 84057

SALISBURY, PAUL
--OR CURRENT RESIDENT--
1864 N 800 WEST
OREM, UT 84057

PRICE, JUDY (ET AL)
1865 N 680 W
OREM, UT 84057

HARRIS, JASON J
1865 N 760 W
OREM, UT 84057

ROBBINS, KEVIN C
--OR CURRENT RESIDENT--
1867 N 680 WEST
OREM, UT 84057

ROBBINS, KEVIN C
1867 N 680 W UNIT 1
OREM, UT 84057

DENSMORE, ERIC (ET AL)
1869 N 680 W
OREM, UT 84057

MOUNTAIN AMERICA FEDERAL
CREDIT UNION
--OR CURRENT RESIDENT--
1880 N 800 WEST
OREM, UT 84057

ENRIQUEZ-CEDENO, JOSE ANTONIO
1881 N 760 W
OREM, UT 84057

DELLARIPA, ROY & KINDRA K
1883 N 800 W
OREM, UT 84057

MCGRATH, JESSE R & MICHELLE
1889 N 800 W
OREM, UT 84057

PEAY, GARY DANIEL & OLEAH ANN
G
1895 N 800 W
OREM, UT 84057

EMEK LLC
--OR CURRENT RESIDENT--
1902 N 800 WEST
OREM, UT 84057

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

EMEK LLC
1915 N 800 W
OREM, UT 84057

AUSTIN, MATTHEW (ET AL)
1916 N 800 W
OREM, UT 84057

STOCKETT, JEFF T
1928 N 800 W
OREM, UT 84057

ESPLIN, VANCE & KATHERINE
PAMELA
1931 N 800 W
OREM, UT 84057

PATTY, DAVID & KATIE
1935 N 800 W
OREM, UT 84057

HONE, GARY & TENAYA
1939 N 800 W
OREM, UT 84057

ROWLEY, JARED D & JESSICA L
1940 N 860 W
OREM, UT 84057

BARRY FAMILY ENTERPRISES LLC
1943 N STATE ST
OREM, UT 84057

PALMER, R BRANDON
1955 N 800 W
OREM, UT 84057

KRL RENTAL PROPERTIES-4
--OR CURRENT RESIDENT--
1967 N 800 WEST
OREM, UT 84057

KRL RENTAL PROPERTIES-5
1975 N 800 W
OREM, UT 84057

IHC HOSPITALS INC
--OR CURRENT RESIDENT--
1975 N STATE ST
OREM, UT 84057

GCW CORPORATION
1980 N STATE
OREM, UT 84057

KNEADERS AND ASSOCIATES LLC
1990 N STATE
OREM, UT 84057

WEAVER FAMILY TRUST 06-18-2019
(ET AL)
2625 E 1300 S
SAINT GEORGE, UT 84790

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
WEST VALLEY CITY, UT 84119

WINTERS, DOUGLAS & DIANA
4851 CHARLEMAGNE AV
LAS VEGAS, NV 89130

AARON, DOUGLAS SIDNEY &
RACHEL ASHCROFT (ET AL)
5617 BETTENCOURT DR
CLAYTON, CA 94517

ROCKWORKS LAND LLC
6891 S 700 W STE 100
MIDVALE, UT 84047

MOUNTAIN AMERICA FEDERAL
CREDIT UNION
7181 CAMPUS VIEW DR
WEST JORDAN, UT 84084

KNOLL, LINDA K & HARVEY
7712 S OLD FARM LN
MERIDIAN, ID 83642

MEADOWBROOK RENTALS LLC
10038 N HIGHLAND BLVD 100
HIGHLAND, UT 84003

MIC ROCK SENIOR CARE LLC (ET AL)
11635 S 700 E # 100
DRAPER, UT 84020

PENROD, ROSANNA
13615 GROVE DR
ALPINE, UT 84004

Item #: 3.5	Planning Commission December 4, 2019 	
Prepared By: Jake Harding		
Applicant: Cobblewood LLC	SITE PLAN – Site Plan approval of Cascadeview Retail located at 396 North State Street in the C2 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Mailed 48 notices within 300 feet of the property.
- Posted at utah.gov/pa

SITE INFORMATION	
General Plan	CC
Current Zone	C2
Acreage	0.33
Neighborhood	SHARON

ACTION:

The Planning Commission is the final approving authority regarding the site plan request.

REQUEST

The applicant requests the Planning Commission approve the site plan of Cascadeview Retail located at 396 North State Street in the C2 Zone.

BACKGROUND

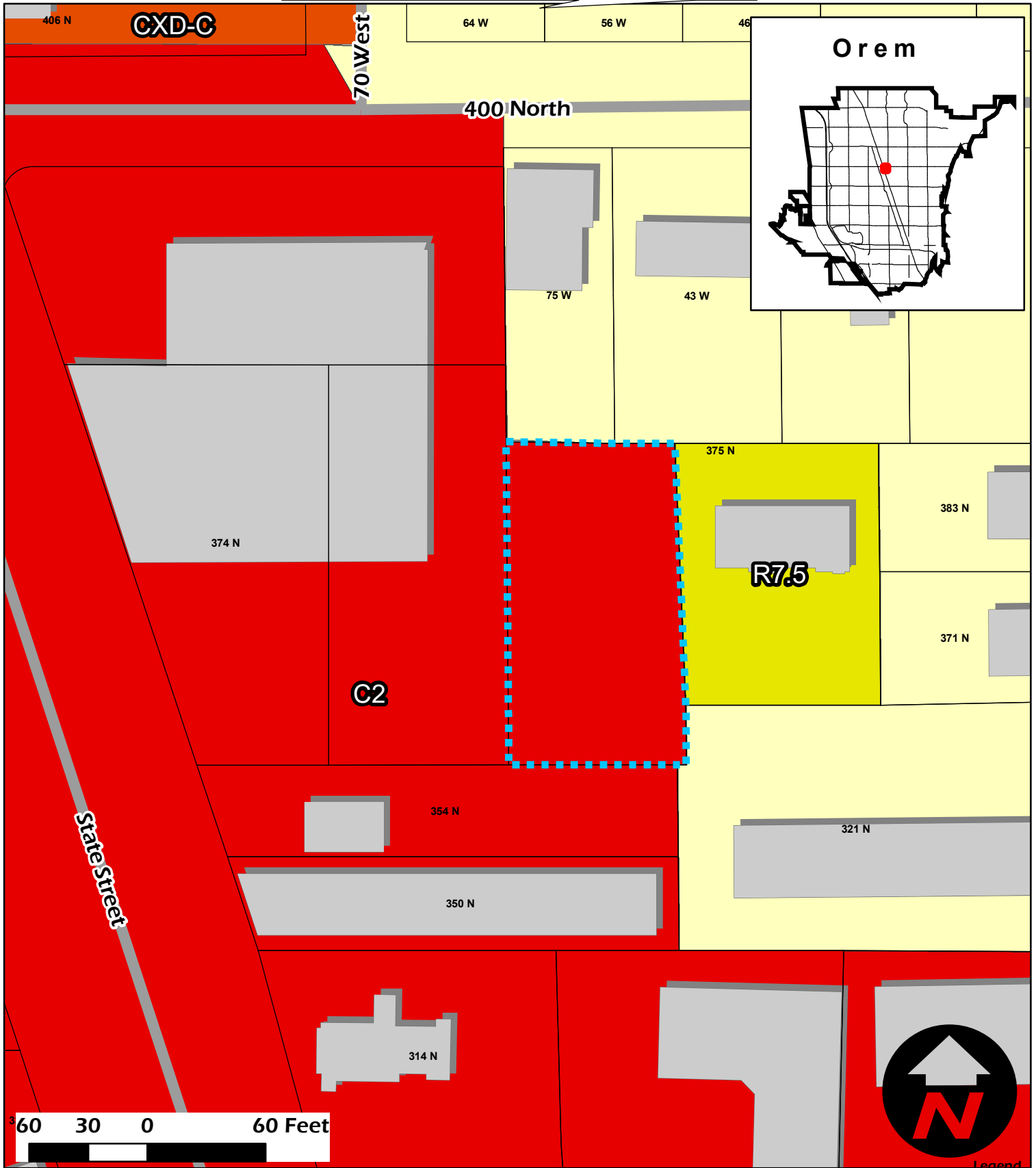
The applicant is proposing to construct a four (4) unit, commercial building on a deep lot. A reciprocal access agreement with the property to the west (374 North State Street) allows the site to be accessed through the adjacent parking lot. As indicated in the table below, the requirements for the C2 Zone have been met.

RECOMMENDATION

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of the Cascadeview Retail located at 396 North State Street in the C2 Zone.

SITE PLAN DESCRIPTION		
Units	4	
Building Footprint	4,017.83 ft ²	
Building Height	23ft 6in	
Exterior Finish Materials	Brick	
Parking	Rate	1 per 250 ft ²
	Required	16
	Provided	16
	ADA	1
Landscaping Plan	Meets C2 Zone Requirements	
Fencing and Walls	7ft wall on residential borders to be reconstructed.	

Cascadeview Retail



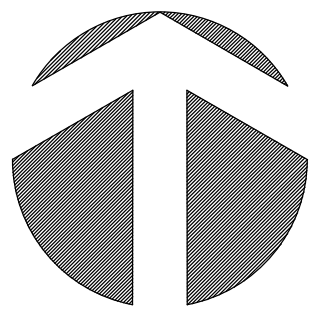
◆ Cascadeview Retail
C2
.33 Acres

NEIGHBORHOOD
Sharon

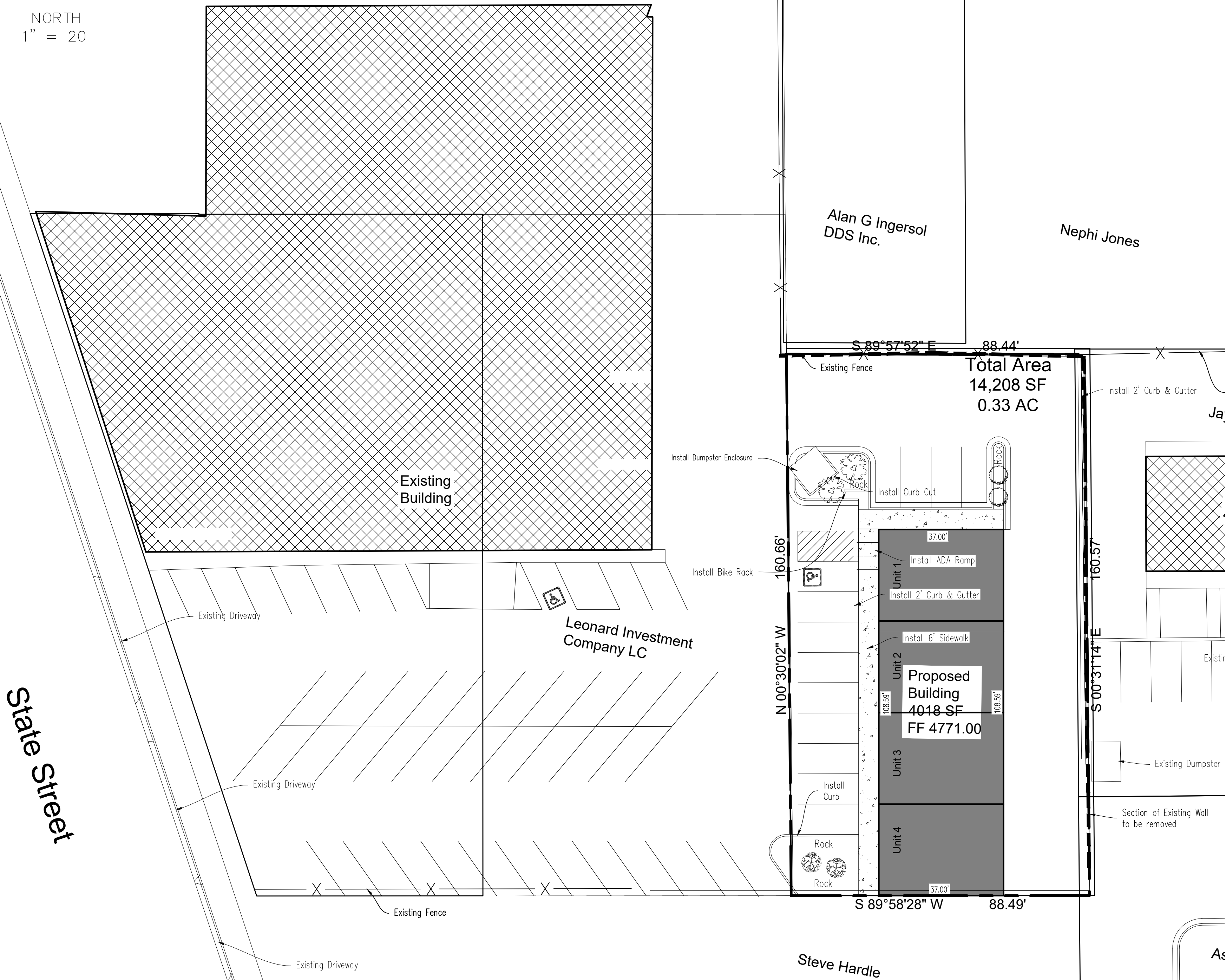
Legend
 Parcels with 58' or more frontage
 Parcels
 Buildings



400 North Street



1" = 20'



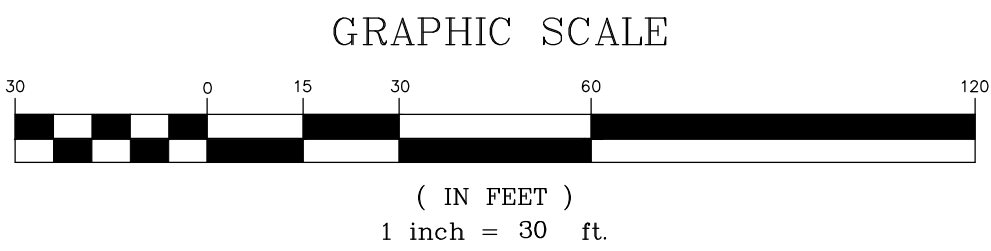
CAUTION!!! Notice to contractors

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.

Call 811 before you dig.

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



PLANTING SCHEDULE

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

Landscaping Notes:

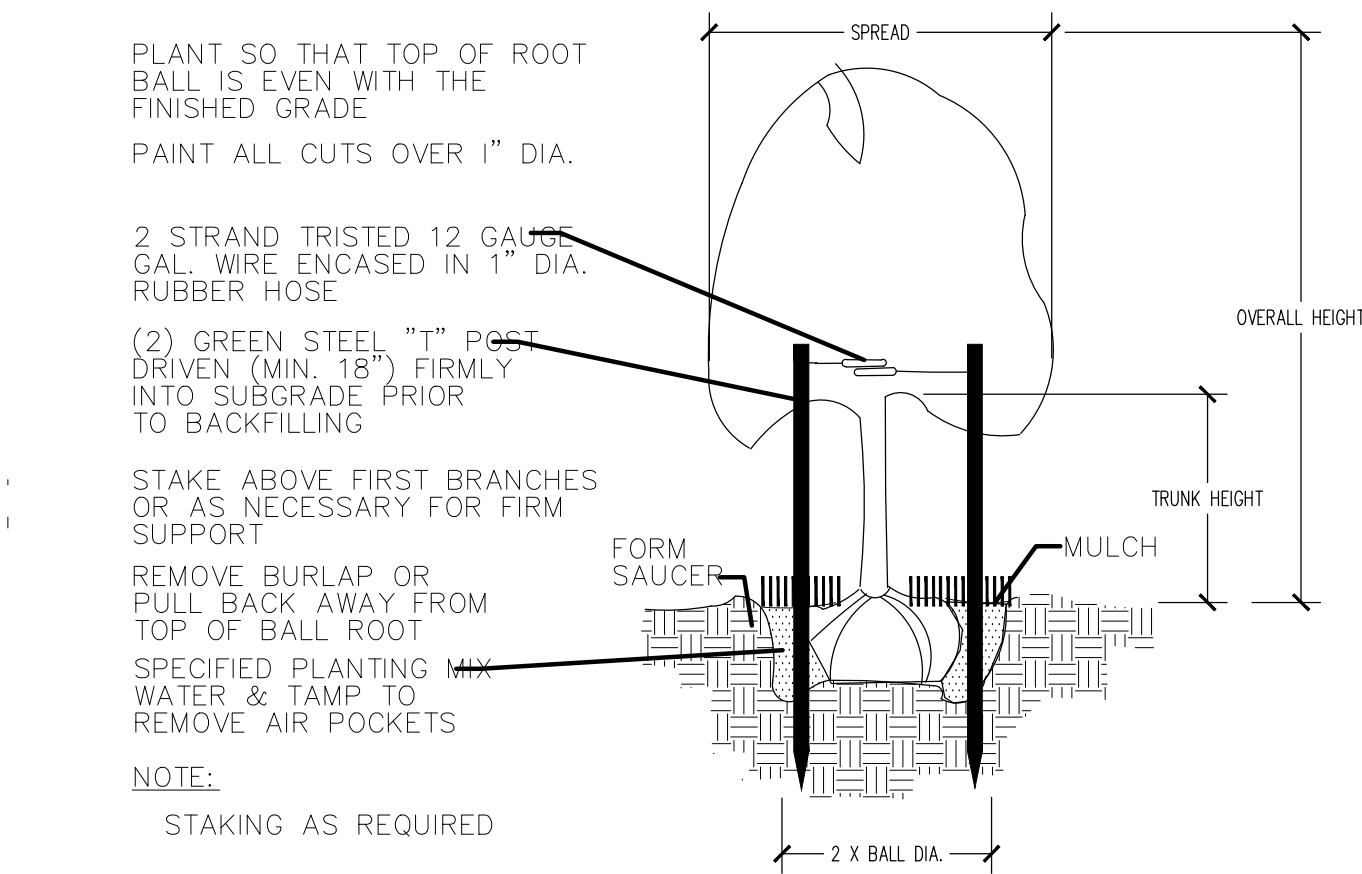
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

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

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

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

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



TREE PLANTING – VERTICAL STAKES

1 SCALE: NOT TO SCALE

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

Cascadeview Retail

Landscape Plan

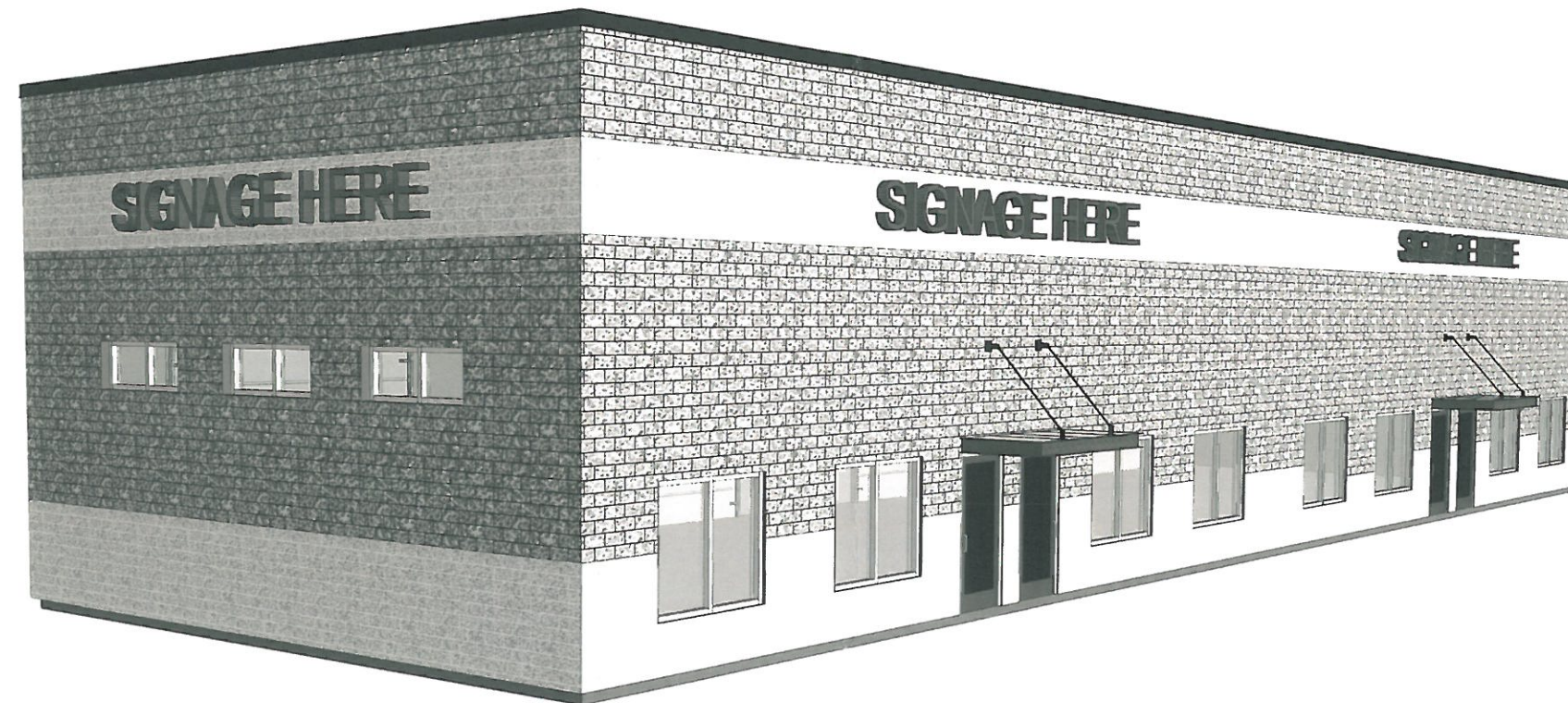
Utah

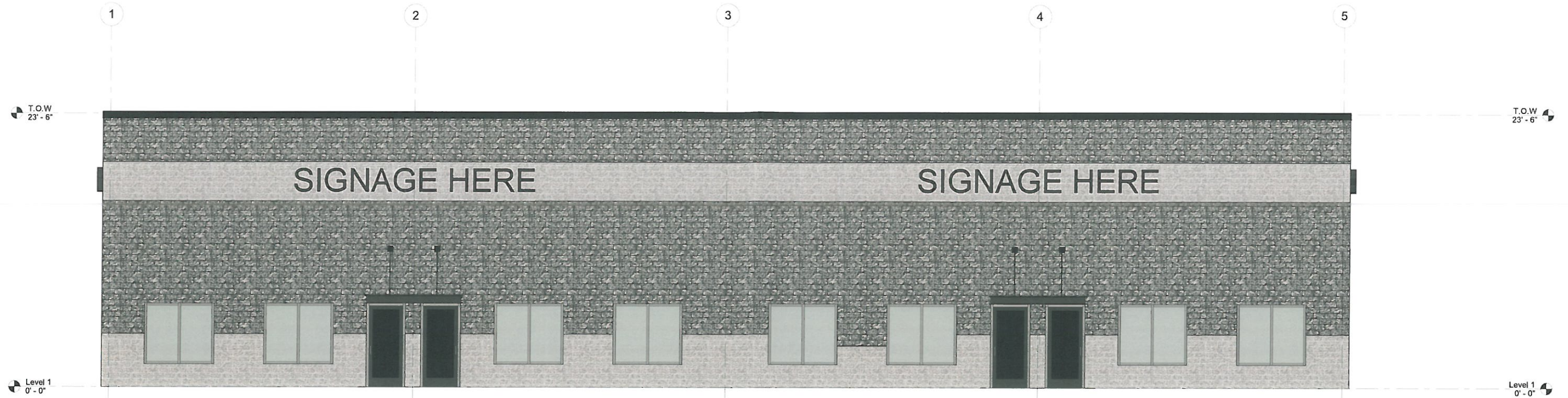
Orem City

Revisions	
8-19-2019	

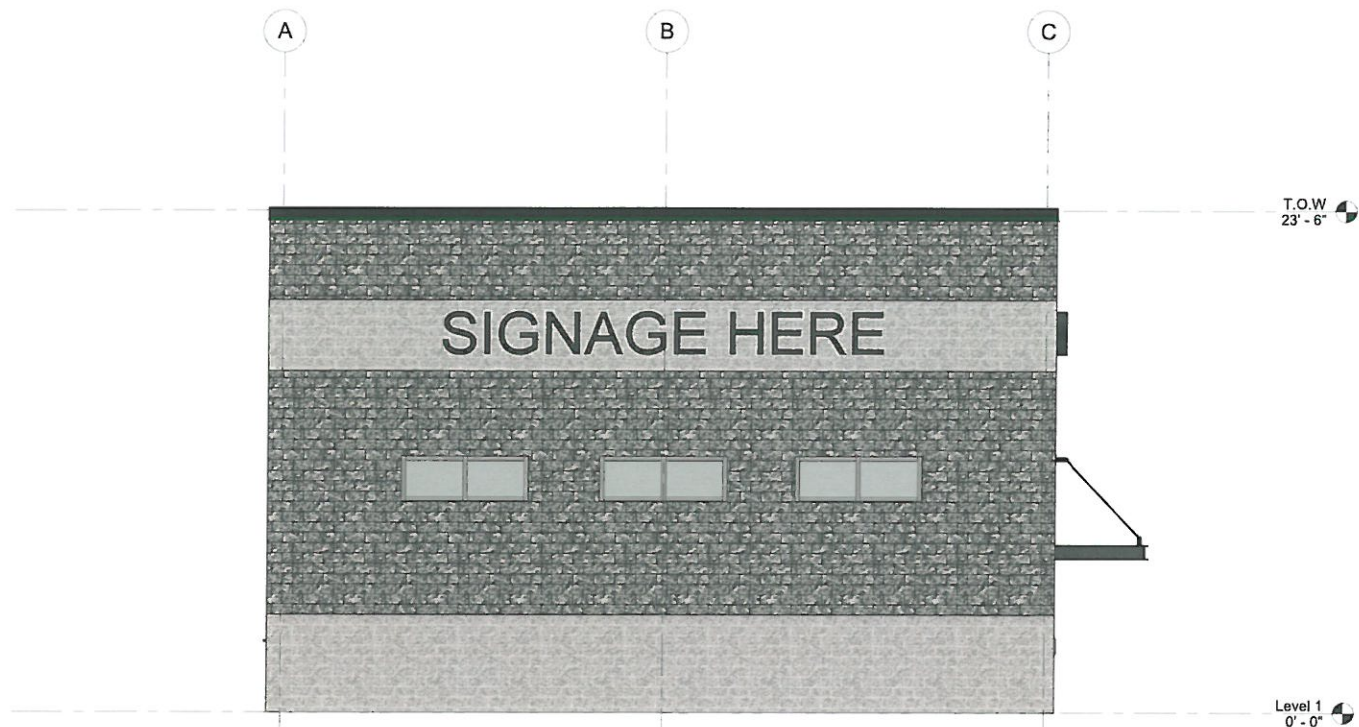
Date	12-21-2016
Scale	1"=20'
By	BHT
Tracing No.	L - 14218

Sheet No.	C - 6
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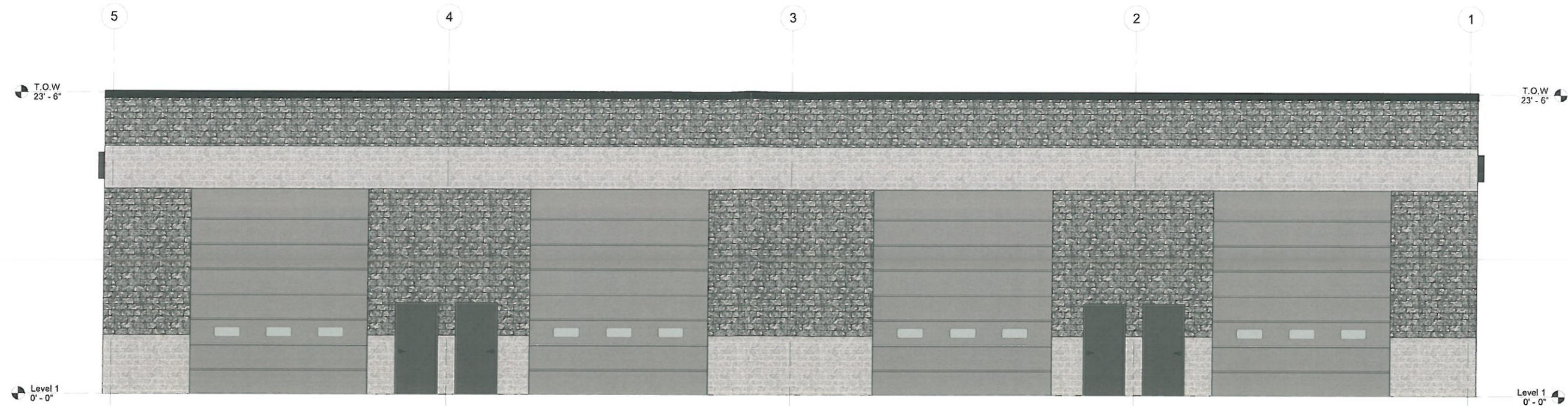




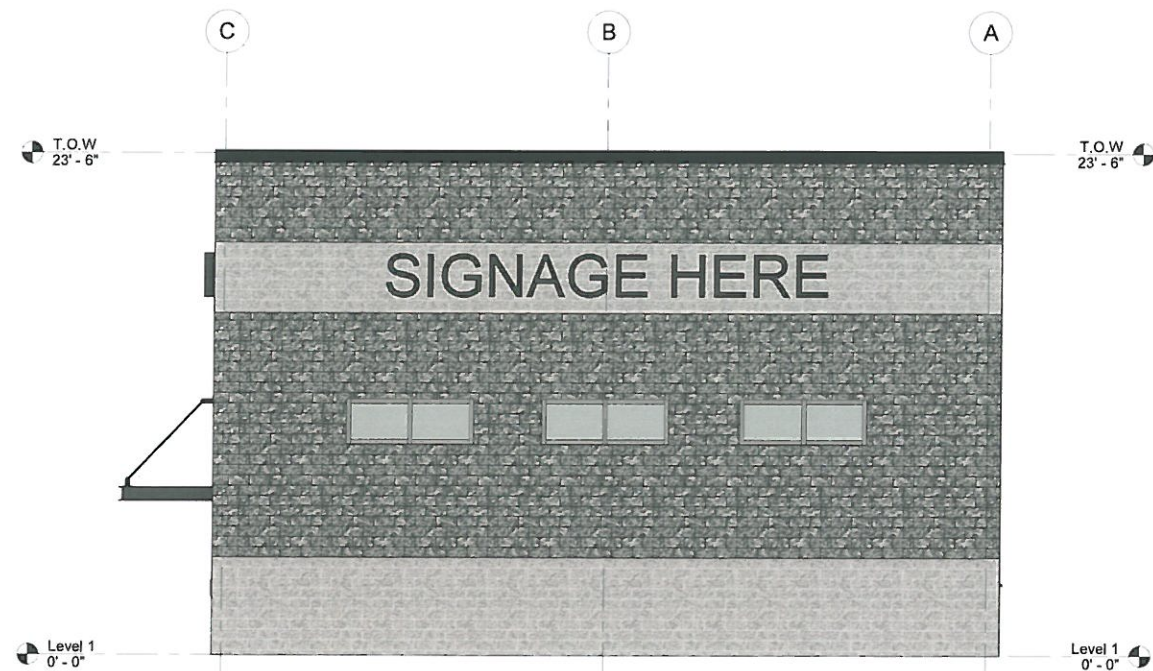
1 WEST ELEVATION
A801



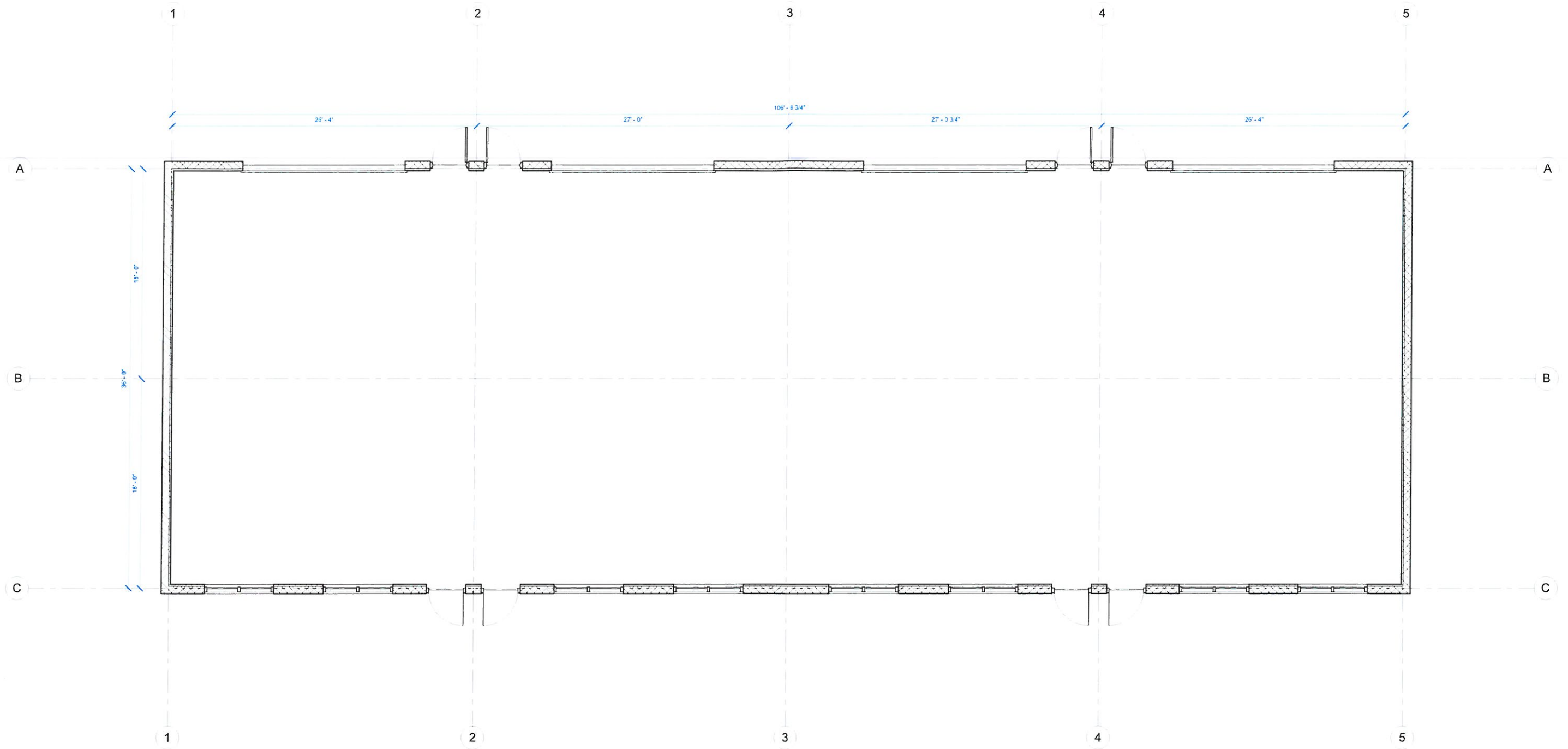
2 NORTH ELEVATION
A801



1 EAST ELEVATION
A802 1/4" = 1'-0"



2 SOUTH ELEVATION
A802 1/4" = 1'-0"



Level 1
1/4" = 1'-0"

For more information, contact
Cheryl Vargas at (801) 229-7052
or chvargas@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks site plan approval for a commercial building located generally at 396 North State Street in the C2 zone.

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

SPIRIT MASTER FUNDING X LLC
2727 N HARWOOD ST STE 300
DALLAS, TX 75201

For more information, contact
Cheryl Vargas at (801) 229-7052
or chvargas@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks site plan approval for a commercial building located generally at 396 North State Street in the C2 zone.

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

JOHNSON, DANIEL A & LYNLEY JILL
--OR CURRENT RESIDENT--
430 N 70 WEST
OREM, UT 84057

For more information, contact
Cheryl Vargas at (801) 229-7052
or chvargas@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks site plan approval for a commercial building located generally at 396 North State Street in the C2 zone.

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

LEONARD INVESTMENT COMPANY LC
%LOVE, STEVE
3876 MONARCH DR
BOUNTIFUL, UT 84010

For more information, contact
Cheryl Vargas at (801) 229-7052
or chvargas@orem.org



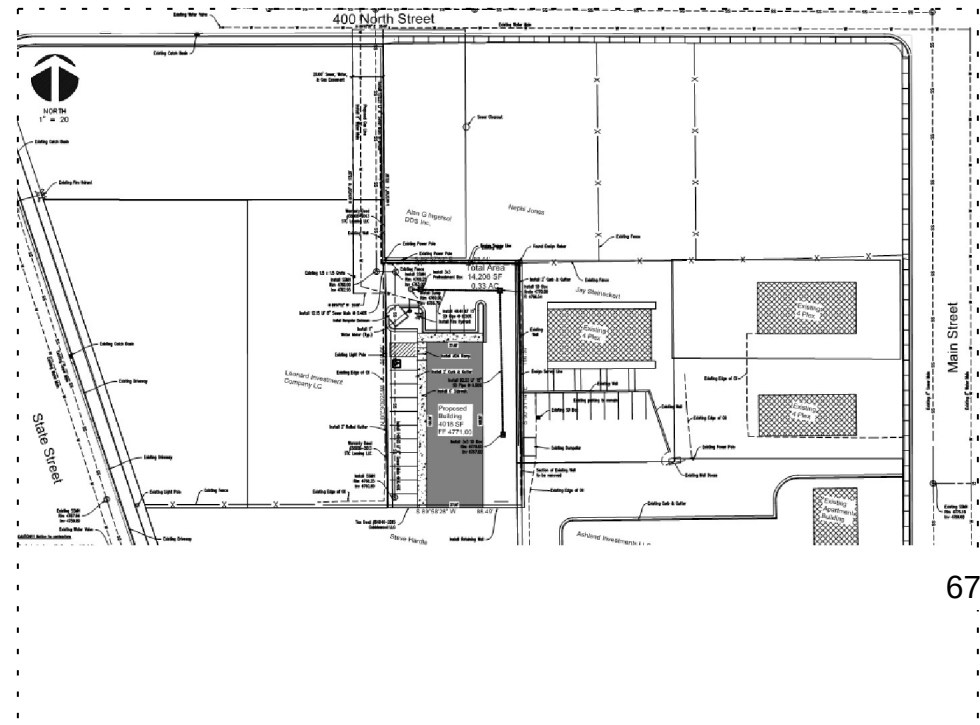
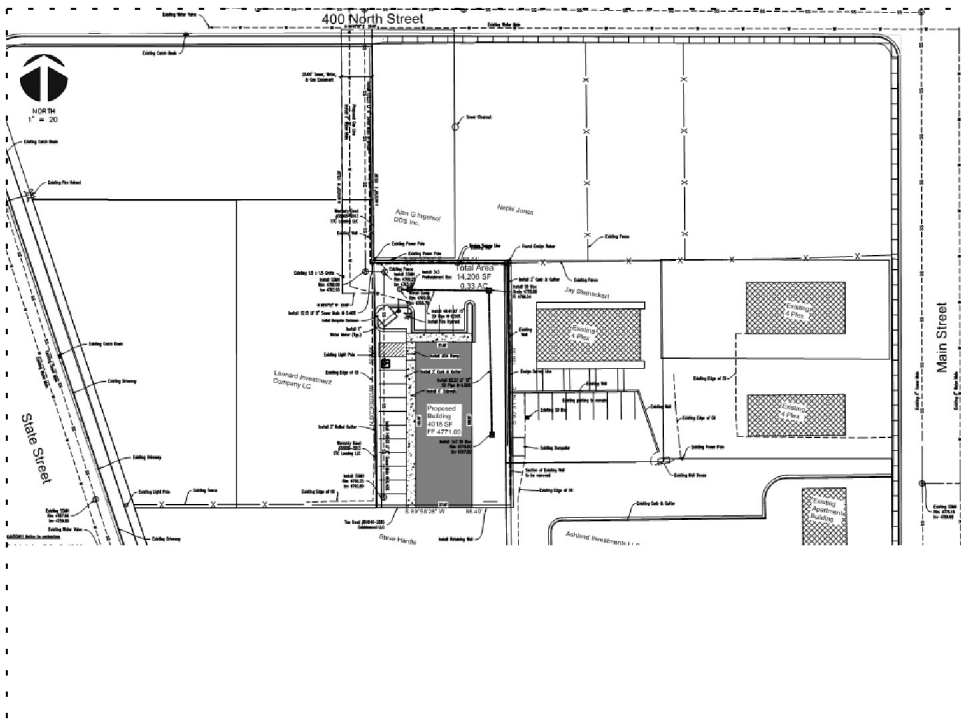
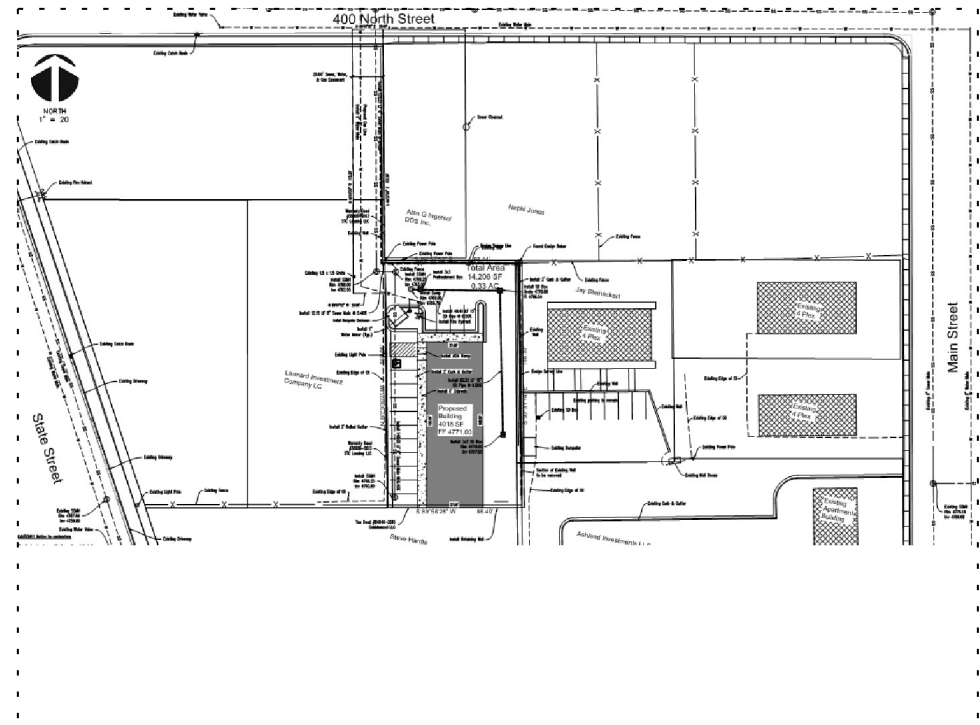
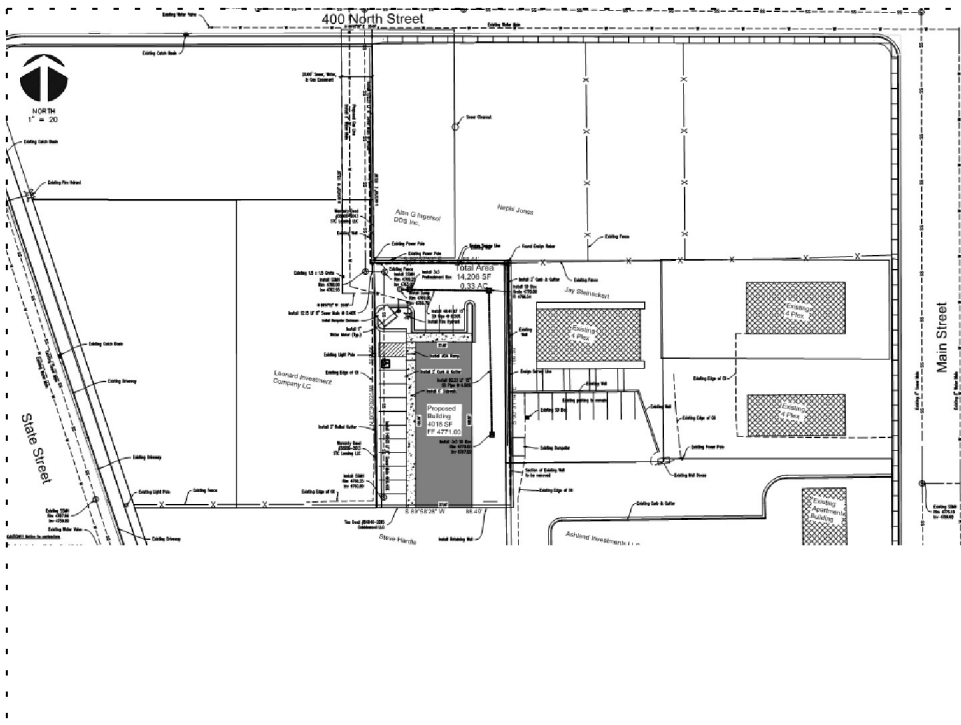
City Council Chambers, 56 N State Street

Planning Commission
Wed, Dec 4, 2019
4:30 pm

Applicant seeks site plan approval for a commercial building located generally at 396 North State Street in the C2 zone.

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

EASY STREAMS LLC
--OR CURRENT RESIDENT--
40 W 300 NORTH
OREM, UT 84057



PUERTO VALLARTA 2 LLC
PO BOX 17290
SALT LAKE CITY, UT 84117

JONES, NEPHI
PO BOX 353
NEWTON, UT 84327

MATLOCK, CLINTON THOMAS &
MARY ANN
--OR CURRENT RESIDENT--
14 W 400 NORTH
OREM, UT 84057

BELL, CRAIG N
15 W 400 N
OREM, UT 84057

JONES, GARRISON & VALERI
23 W 400 N
OREM, UT 84057

WEBB, ORIYA H
26 W 400 N
OREM, UT 84057

SWIFT, SCOTT L & RACHEL A
33 W 400 N
OREM, UT 84057

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

EASY STREAMS LLC
--OR CURRENT RESIDENT--
40 W 300 NORTH
OREM, UT 84057

JONES, NEPHI
--OR CURRENT RESIDENT--
43 W 400 NORTH
OREM, UT 84057

CLEMENTS, KENNETH & DIANE
46 W 400 N
OREM, UT 84057

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

WAGENMAN, JOHN L
56 W 400 N
OREM, UT 84057

EASY STREAMS LLC
62 W 560 S
OREM, UT 84058

HELPS, ROSALYN & CAVAN
64 W 400 N
OREM, UT 84057

ALAN G INGERSOLL DDS INC
75 W 400 N
OREM, UT 84057

EARL CORPORATION
180 N UNIVERSITY AV STE 840
PROVO, UT 84601

ASHLAND INVESTMENTS LLC
180 S 100 W # 873
PLEASANT GROVE, UT 84062

PUERTO VALLARTA 2 LLC
--OR CURRENT RESIDENT--
314 N STATE ST
OREM, UT 84057

WASHBURN 317 N MAIN LLC
317 N MAIN ST
OREM, UT 84057

ASHLAND INVESTMENTS LLC
--OR CURRENT RESIDENT--
321 N MAIN
OREM, UT 84057

DESERET FIRST CREDIT UNION
--OR CURRENT RESIDENT--
337 N STATE
OREM, UT 84057

SOPHIA'S SPECIAL OCCASIONS INC
--OR CURRENT RESIDENT--
350 N STATE
OREM, UT 84057

SOPHIA'S SPECIAL OCCASIONS INC
352 N STATE ST
OREM, UT 84057

RELIK SALON AND SPA LLC
354 N STATE ST
OREM, UT 84057

SPIRIT MASTER FUNDING X LLC
--OR CURRENT RESIDENT--
367 N STATE ST
OREM, UT 84057

MAUGHAN OREM TOWNHOMES LLC
--OR CURRENT RESIDENT--
369 N MAIN UNIT# 1-4
OREM, UT 84057

WOODBURN LLC
--OR CURRENT RESIDENT--
371 N MAIN
OREM, UT 84057

STC LEASING LLC
--OR CURRENT RESIDENT--
374 N STATE
OREM, UT 84057

MEDFORD LLC
--OR CURRENT RESIDENT--
383 N MAIN
OREM, UT 84057

TOY, VICTOR D & ANNIE MARIE
--OR CURRENT RESIDENT--
390 N STATE ST
OREM, UT 84057

EARL CORPORATION
--OR CURRENT RESIDENT--
406 N STATE
OREM, UT 84057

JOHNSON, DANIEL A & LYNLEY JILL
--OR CURRENT RESIDENT--
430 N 70 WEST
OREM, UT 84057

MATLOCK, CLINTON THOMAS &
MARY ANN
462 N 950 E
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

JOHNSON, DANIEL A & LYNLEY JILL
542 N 2620 W
PROVO, UT 84601

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

STC LEASING LLC
%OGDEN, TRENT
889 W BAXTER DR
SOUTH JORDAN, UT 84095

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

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

DESERET FIRST CREDIT UNION
2480 S 3850 W STE C
SALT LAKE CITY, UT 84120

SPIRIT MASTER FUNDING X LLC
2727 N HARWOOD ST STE 300
DALLAS, TX 75201

LEONARD INVESTMENT COMPANY
LC
%LOVE, STEVE
3876 MONARCH DR
BOUNTIFUL, UT 84010

TOY, VICTOR D & ANNIE MARIE
4902 86TH AV NW
GIG HARBOR, WA 98335

MAUGHAN OREM TOWNHOMES LLC
9847 N MEADOW DR
CEDAR HILLS, UT 84062

Item #: 3.6	Planning Commission December 4, 2019	
Prepared By: Jason Bench, AICP		
Applicant: City of Orem	PUBLIC HEARING – Amending Orem City Code by enacting Section 22-14-21(C) <i>Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy</i> and amending Appendix A by enacting Standard Land Use Codes 2140 <i>Cannabis Production Establishment (Subject to the requirements of Section 22-14-21(C))</i> and 5920 <i>Medical Cannabis Pharmacy (Subject to the requirements of Section 22-14-21(C))</i> .	

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: N/A
- Current Zone: N/A
- Neighborhood: **Citywide**

ACTION:

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

REQUEST:

The applicant requests the City amend Orem City Code by enacting Section 22-14-21(C) *Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy* and amend Appendix A by enacting Standard Land Use Codes 2140 *Cannabis Production Establishment (Subject to the requirements of Section 22-14-21(C))* and 5920 *Medical Cannabis Dispensing Medical Cannabis Pharmacy (Subject to the requirements of Section 22-14-21(C))* pertaining to cannabis production and dispensing in the City.

BACKGROUND:

In November 2018, Utah voters approved Proposition 2 which made medical marijuana legal in the state. The state legislature passed House Bill 3001 on December 3, 2018 which was signed by the Governor and became law. Among the elements of the bill specific to cities was a requirement that cities provide in their zoning code a place for cannabis cultivation facilities and cannabis pharmacies. The licensing for the cultivation facilities and the pharmacies are regulated by the state. The cities must allow for the use in their code.

The proposed amendments to Appendix A include enacting two new Standard Land Use Codes 2140 *Cannabis Production Establishment (Subject to the requirements of Section 22-14-21(C))* and 5920 *Medical Cannabis Pharmacy (Subject to the requirements of Section 22-14-21(C))*. SLU Code 2140 would allow a cannabis production establishment (cultivation) in the M2 manufacturing zone only. This would meet the requirement stipulated in state law. In addition, SLU Code 5920 would allow a medical cannabis pharmacy in all zones that are not primarily residential zones subject to a separation requirement. These zones include the PO, C1, C2, C3, HS, M1, M2, CM, and BP zones. This would also meet the requirement stipulated in state law. The proposed amendments are outlined below.

Additionally, Section 22-14-21(C) *Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy* will provide additional requirements pertaining to both the production and sale of medical cannabis. The proposed ordinance is outlined below:

C. Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy. The following provisions shall apply to Cannabis Production Establishment (SLU 2140) and Medical Cannabis Pharmacy (SLU 5920).

1. Unless otherwise specified, all terms used in this subsection 22-14-21(C) shall have the same meaning as defined in applicable state law.

- a. Cannabis production establishment means a cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.
- b. Community location means a public or private school, a licensed child-care facility or preschool, a church a public library, a public playground or a public park.
- c. Medical cannabis pharmacy means the same as defined in Utah Code Section 26-61a-102.

2. A cannabis production establishment:

- a. Shall be permitted only in the M2 zone subject to the separation requirements below.
- b. May not be located within 600 feet of any primarily residential zone or within 1,000 feet of any community location, measured from the nearest entrance to the cannabis production establishment by following the shortest ordinary route of pedestrian travel to the boundary of the community location or residential zone. If the distances above are reduced by waiver of the Utah Department of Agriculture and Food, the reduced separation requirements shall apply.
- c. Shall be operated entirely within an enclosed building.
- d. Shall be designed, constructed and operated to prevent the emission of any cannabis-related dust, fumes, vapors, odors or waste outside of the building.
- e. Signage for a cannabis production establishment is limited to one wall sign on the front face of the building that does not exceed four feet (4') by five feet (5') in size. Signage shall not be displayed in any manner on or in exterior windows. The sign is limited to the name of the business, hours of operation and a green cross.
- f. No cannabis products shall be visible from outside a cannabis production establishment.
- g. Each cannabis production establishment shall obtain a City of Orem business license before operating in the City.

3. A medical cannabis pharmacy:

- a. Shall be permitted in all zones that are not primarily residential zones subject to the separation requirements below.
- b. May not be located within 600 feet of any primarily residential zone or within 200 of any community location, measured from the nearest entrance to the medical cannabis pharmacy by following the shortest ordinary route of ordinary pedestrian travel to the property boundary of the community location or residential zone. If the distances above are reduced by waiver of the Utah Department of Agriculture and Food, the reduced separation requirements shall apply.
- c. Signage for a medical cannabis pharmacy is limited to one wall sign on the front face of the building that does not exceed four feet (4') by five feet (5') in size. Signage shall not be displayed in any manner on or in exterior windows. The sign is limited to the name of the business, hours of operation and a green cross.
- d. No cannabis products shall be visible from outside a medical cannabis pharmacy.

e. Each medical cannabis pharmacy shall obtain a City of Orem business license before operating in the City.

4. A person may not operate a cannabis production establishment or a medical cannabis pharmacy without a license therefore issued by the Utah State Department of Agriculture and Food.

5. A cannabis production establishment and medical cannabis pharmacy shall comply with all other provisions of Utah state law applicable to the same.

6. Upon request, a cannabis production establishment and a medical cannabis pharmacy shall provide the Orem Chief of Police with a copy of its state approved security plan for securing its operations so as to prevent the theft, embezzlement or illegal use and/or distribution of cannabis.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5 / ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
<u>2140</u>	<u>Cannabis Production Establishment (Subject to the requirements of Section 22-14-21(C))</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>
<u>5920</u>	<u>Medical Cannabis Pharmacy (Subject to the requirements of Section 22-14-21(C))</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to enact Section 22-14-2(C) *Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy* and enact Standard Land Use Codes 2140 *Cannabis Production Establishment (Subject to the requirements of Section 22-14-21(C))* and 5920 *Medical Cannabis Pharmacy (Subject to the requirements of Section 22-14-21(C))* of the Orem City Code.

22-14-21. Regulations Governing Particular Uses.

....

C. Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy. The following provisions shall apply to Cannabis Production Establishment (SLU 2140) and Medical Cannabis Pharmacy (SLU 5920).

1. Unless otherwise specified, all terms used in this subsection 22-14-21(C) shall have the same meaning as defined in applicable state law.

a. Cannabis production establishment means a cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.

b. Community location means a public or private school, a licensed child-care facility or preschool, a church a public library, a public playground or a public park.

c. Medical cannabis pharmacy means the same as defined in Utah Code Section 26-61a-102.

2. A cannabis production establishment:

a. Shall be permitted only in the M2 zone subject to the separation requirements below.

b. May not be located within 600 feet of any primarily residential zone or within 1,000 feet of any community location, measured from the nearest entrance to the cannabis production establishment by following the shortest ordinary route of pedestrian travel to the boundary of the community location or residential zone. If the distances above are reduced by waiver of the Utah Department of Agriculture and Food, the reduced separation requirements shall apply.

c. Shall be operated entirely within an enclosed building.

d. Shall be designed, constructed and operated to prevent the emission of any cannabis-related dust, fumes, vapors, odors or waste outside of the building.

e. Signage for a cannabis production establishment is limited to one wall sign on the front face of the building that does not exceed four feet (4') by five feet (5') in size. Signage shall not be displayed in any manner on or in exterior windows. The sign is limited to the name of the business, hours of operation and a green cross.

f. No cannabis products shall be visible from outside a cannabis production establishment.

g. Each cannabis production establishment shall obtain a City of Orem business license before operating in the City.

3. A medical cannabis pharmacy:

a. Shall be permitted in all zones that are not primarily residential zones subject to the separation requirements below.

b. May not be located within 600 feet of any primarily residential zone or within 200 of any community location, measured from the nearest entrance to the medical cannabis pharmacy by following the shortest ordinary route of ordinary pedestrian travel to the property boundary of the community location or residential zone. If the distances above are reduced by waiver of the Utah Department of Agriculture and Food, the reduced separation requirements shall apply.

c. Signage for a medical cannabis pharmacy is limited to one wall sign on the front face of the building that does not exceed four feet (4') by five feet (5') in size. Signage shall not be displayed in any manner on or in exterior windows. The sign is limited to the name of the business, hours of operation and a green cross.

d. No cannabis products shall be visible from outside a medical cannabis pharmacy.

e. Each medical cannabis pharmacy shall obtain a City of Orem business license before operating in the City.

4. A person may not operate a cannabis production establishment or a medical cannabis pharmacy without a license therefore issued by the Utah State Department of Agriculture and Food.

5. A cannabis production establishment and medical cannabis pharmacy shall comply with all other provisions of Utah state law applicable to the same.

6. Upon request, a cannabis production establishment and a medical cannabis pharmacy shall provide the Orem Chief of Police with a copy of its state approved security plan for securing its operations so as to prevent the theft, embezzlement or illegal use and/or distribution of cannabis.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5 /ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
<u>2140</u>	<u>Cannabis Production Establishment</u> (Subject to the requirements of Section 22- 14-21(C))	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>
<u>5920</u>	<u>Medical Cannabis Pharmacy</u> (Subject to the requirements of Section 22- 14-21(C))	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

JANUARY 2020						
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SEPTEMBER 2020						
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NOVEMBER 2020						
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DECEMBER 2020						
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	PC Scheduled Meetings
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CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
November 6, 2019

The following items are discussed in these minutes:

- Preliminary Plat approval of Walker Cove Subdivision located at 846 N Main Street - Approved
- Preliminary Plat approval of Glendell Plat R located at 1745 S Glendell Drive - Approved
- Site Plan approval of Knight West Builders Orem Office located at 1901 N State Street - Approved
- Public Hearing approving Western-Springfield Plat C Amended located at 212 N 1330 West - Approved
- Site Plan approval of an automated metering reading system located generally at 950 E 1400 South - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Sam Kelly, City Engineer; Paul Goodrich, Transportation Engineer; Cheryl Vargas, Planner; Grant Allen and Jenna Albers, Long Range Planners; Steve Earl, Legal Counsel.

Those excused: Haysam Sakar, Planning Commission member; Debby Lauret, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from October 16, 2019 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Paul Goodrich, Transportation Engineer; Cheryl Vargas, Planner; Grant Allen and Jenna Albers, Long Range Planners; Steve Earl, Legal Counsel.

Those excused: Haysam Sakar, Planning Commission member; Sam Kelly, City Engineer; Debby Lauret, City Council Liaison

Chair Spencer asked Ms. Vargas to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Gary Stone for the Planning Commission to approve the preliminary plat of Walker Cove Subdivision with two (2) lots including one (1) deep lot at 846 N Main Street in the R6.5 Zone.

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Staff Presentation: The preliminary plat was originally approved by the Planning Commission on April 18, 2007 (PC-2007-0045). That approval has expired.

Proposed Subdivision: Walker Cove Subdivision includes two (2) lots, one (1) of which is a deep lot. The property is located in the R6.5 zone, which requires a minimum of 6,500 square feet for each lot including 125% for the deep lot. Proposed Lot 1 has a gross square footage of 10,173 and a net square footage of 7,821. Proposed Lot 2 is a deep lot and requires

a minimum of 8,125 square feet; the lot has 9,094 square feet. The private drive is 20 feet wide and provides access to both lots. The existing home on proposed Lot 1 will remain, but the existing garage will be modified to be off the proposed deep lot access.

The preliminary plat was originally approved by the Planning Commission on April 18, 2007 (PC-0007-0045). That approval has expired.

Chair Spencer asked if the Planning Commission had any questions for Ms. Vargas.

Chair Spencer called for a motion on this item.

Planning Commission Action: Mr. Cochran moved to approve the preliminary plat of Walker Cove Subdivision with two (2) lots including one (1) deep lot at 846 N Main Street in the R6.5 Zone. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Ms. Vargas to introduce **Agenda Item 3.2:**



Agenda Item 3.2 is a request by Jordan Kartchner to request the Planning Commission approve the preliminary plat of Glendell Plat R located at 1745 South Glendell Drive in the R8 zone.

Staff Presentation: The applicant is seeking to build a home on Lot 1 in the proposed preliminary plat. The preliminary plat is for this one lot only. The remaining property to the north-east will be addressed in a subsequent preliminary plat application.

The city Engineer required a public safety turnaround on Glendell Drive since the proposed street will not be connected with this preliminary plat. The preliminary plat also shows a deep lot access easement for the future development of a future deep lot.

Chair Spencer asked if the Planning Commission had any questions for Ms. Vargas.

Chair Spencer invited the applicant to come forward. Roger Dudley introduced himself. Mr. Dudley said this lot has a history to it and has been in the family for a number of years. This turn around is a compromise until the street will go through.

Mr. Cook asked if they could develop any further to the north without putting the road through. Mr. Bench said they can do the deep lot behind this lot, but any lots further to the north would have to put the road through. If they want to build on the deep lot, they will have to come back and do a one-lot subdivision.

Chair Spencer called for a motion on this item.

Planning Commission Action: Mr. Cook moved to approve the preliminary plat of Glendell, Plat R located at 1745 South Glendell Drive in the R8 zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

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

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

Agenda Item 3.3 is a request by Knight West Builders, LLC to request the Planning Commission approve the site plan for Knight West Builders Orem Office located generally at 1901 North State Street in the C2 zone.



Staff Presentation: The applicant is proposing to develop the site with a 10,000 square foot office building. The building will be 32 feet tall and have exterior styling of aluminum curtain wall and brick. The proposed landscaping and other sections of the site plan meet the requirements of the C2 zone. The zone requires 1 stall per 250 square feet for parking, the site will provide 80 parking spaces which meets the requirement of the C2 zone.

The applicant is also proposing a 'space open to the public' as required by the Board of Adjustment, for a setback variance that was approved in July 2019.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer asked how big the variance was. Mr. Bench said the one corner met the setback requirements, but because of the angle going south a variance was granted. The compromise was to have the open space for the public in exchange for the variance.

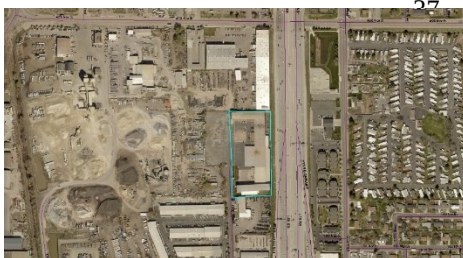
Chair Spencer invited the applicant to come forward. Bill West introduced himself. He is comfortable with the compromise that was worked out with the City regarding the variance. He thinks it will be a good addition to the City.

Chair Spencer called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to approve the site plan of Knight West Builders Orem Office located at 1901 North State Street in the C2 zone. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.4:**

Agenda Item 3.4 is a request by Kace Johnson to request the Planning Commission amend the plat for Western - Springfield Plat C located generally at 212 North 1330 West in the M2 zone.



Staff Presentation: The applicant is seeking to develop their site with additional buildings. This requires relocating a water line that currently goes through the center of the property. The applicant is proposing amending the plat to change the easement for the water line to the west and then south, and south-east back through the property.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Staker said the existing building was not on top of the previous easement or the new one. He asked what the purpose of moving the water line is if there is no building on top of it. Mr. Allen said to provide for future planning and making additional amendments to their site plan.

Chair Spencer invited the applicant to come forward. Lane Lythgoe, Lythgoe Design Group, was unable to be in attendance but had been in attendance at the pre-meeting.

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.

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

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Planning Commission Action: Mr. Cochran moved to amend Western - Springfield Plat C and approve Western - Springfield Industrial Park Plat C Amended located generally at 212 North 1330 West in the M2 zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Spencer asked Mr. Bench to introduce **Agenda Item 3.5:**

Agenda Item 3.5 is a request by City of Orem – Orem Water Section to request the Planning Commission approve the site plan of an eighty foot communications pole located generally at 950 East 1400 South.



Staff Presentation: The Orem City Public Works Department, Orem Water Section is in the process of completing the communication network for the Advanced Metering Infrastructure (AMI) system being implemented by the City. The proposed pole is part of the overall system used for the communications network for the AMI system. As part of the pole the city proposes to add to the usefulness of the pole by adding an American Flag and City Flag which adds to the aesthetics of the pole.

Chair Spencer asked if the Planning Commission had any questions for Mr. Bench. Mr. Spencer asked if this would be located on an Orem City easement. Neal Winterton, Orem's Water Resource Division Manager, said the pole would not be in an easement but in the right-of-way.

Mr. Spencer asked if this is for Orem City's electronic water metering information system. Mr. Winterton said AMI stands for Automated Metering Infrastructure. There will be about twenty poles needed for communication throughout the city. They will be strategically located in various locations. He felt this one would be a nice amenity for the community enhanced by the flag. He went door to door to talk with the neighbors and did not receive any negative feedback. Mr. Cook asked if eighty feet is big enough. Mr. Winterton said because it is on the hill, eighty feet is a good number.

Chair Spencer called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to approve the site plan of the pole located generally at 950 East 1400 South. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, 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 and moved to approve the meeting minutes for October 16, 2019. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Paul Goodrich said he has spent thirty-three years as a civil servant as a civil engineer and the last fourteen years with the City of Orem. Retirement is one of those bitter sweet things and he is happy for the service he has been able to provide. He was born and raised in Orem, and he appreciates working with the Commission, the City Council and staff. The consensus is the City tries to develop as much as possible. He appreciates the form of government that Orem has. Mr. Spencer thanked him for his service and being such a good technical resource.

Mr. Clark said he wanted to reiterate his appreciation for Mr. Goodrich. He has been an awesome mentor.

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

Adjourn: 4:53 p.m.

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Approved:

Jason Bench
Planning Commission Secretary