CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
August 05, 2020

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

NOTICE OF ALL ELECTRONIC MEETING

To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020 Executive Order, the Orem City Planning Commission meeting on August 5, 2020 will be an all-electronic meeting. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically. You can view the meeting live at orem.org/meetings. If you want to make a comment, please submit them to orem.org/comments or email them to PlanningCommissionPublicComments@orem.org.

Comments will be accepted before and during the meeting. All comments received will be read into the record during the live meeting. Once an item has been voted on, that item will be closed to additional comments. thank you for your cooperation during these challenging times.

3:30 PM PRE-MEETING – CANCELED

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 El Mexicano located at 560 North State Street in the CXD-C Zone; a one time, 15% exception to the Canyon Crossing District standards

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of El Mexicano located at 560 North State Street in the CXD-C Zone; a one time, 15% exception to the Canyon Crossing District standards.

3.1_SRJ_El Mexicano_07.09.2020.docx
Map.pdf
Vicinity Imagery.pdf
Aerial Imagery.pdf
Site Plan.pdf
Street View from State Street.pdf
Street View from 100 West.pdf
3D Street View.pdf

3.2. PUBLIC HEARING – Vacating Lot 6 of the High River Estates Subdivision, Plat A and approving the preliminary plat and Riverside Estates, Plat A located at 1100 South Carterville Road in the R20 zone.

Staff recommends the Planning Commission vacate Lot 6 of the High River Estates Subdivision, Plat A and approve the preliminary plat and Riverside Estates, Plat A located at 1100 South Carterville Road in the R20 zone.

Presenter:Cheryl Vargas

3.2_SR.C_Riverside_Estates_Plat_A_2020.08.05.docx
Vicinity Map.pdf
Map.pdf
Preliminary Plat.pdf
Plat.pdf
Landscaping.pdf
Street View.pdf

3.3. PUBLIC HEARING – Vacating Lots 8 and 9 of Mountain Oaks, Plat B and approving Mountain Oaks, Plat V located generally at 1644 North Mountain Oaks Drive in the R12 zone.

Staff recommends the Planning Commission vacate Lots 8 and 9 of Mountain Oaks, Plat B and approve Mountain Oaks, Plat V located generally at 1644 North Mountain Oaks Drive in the R12 zone.

Presenter:Cheryl Vargas

3.3_SR.C_Mountain_Oaks_Plat_V_2020.08.05.docx
Vicinity Map.pdf
Map.pdf
Plat.pdf
Street View.pdf

4. MINUTES REVIEW AND APPROVAL

4.1. MINUTES REVIEW AND APPROVAL

Review and approve minutes from July 15, 2020

2020-07-15.pcmin - DRAFT.docx

5. ADJOURN

Next meeting scheduled for Wednesday, August 19, 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** August 5, 2020	OREM
Prepared By: Jake Harding		
Applicant: Custom Carports	**SITE PLAN** – Site plan approval of El Mexicano located at 560 North State Street in the CXD-C Zone; a one time, 15% exception to the Canyon Crossing District standards.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Posted at utah.gov/pa

Site Information	
General Plan	MIX
Current Zone	CXD-C
Acreage	0.60
Neighbor-hood	Sharon Park

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 El Mexicano located at 560 North State Street in the CXD-C Zone; a one time, 15% exception to the Canyon Crossing District standards.

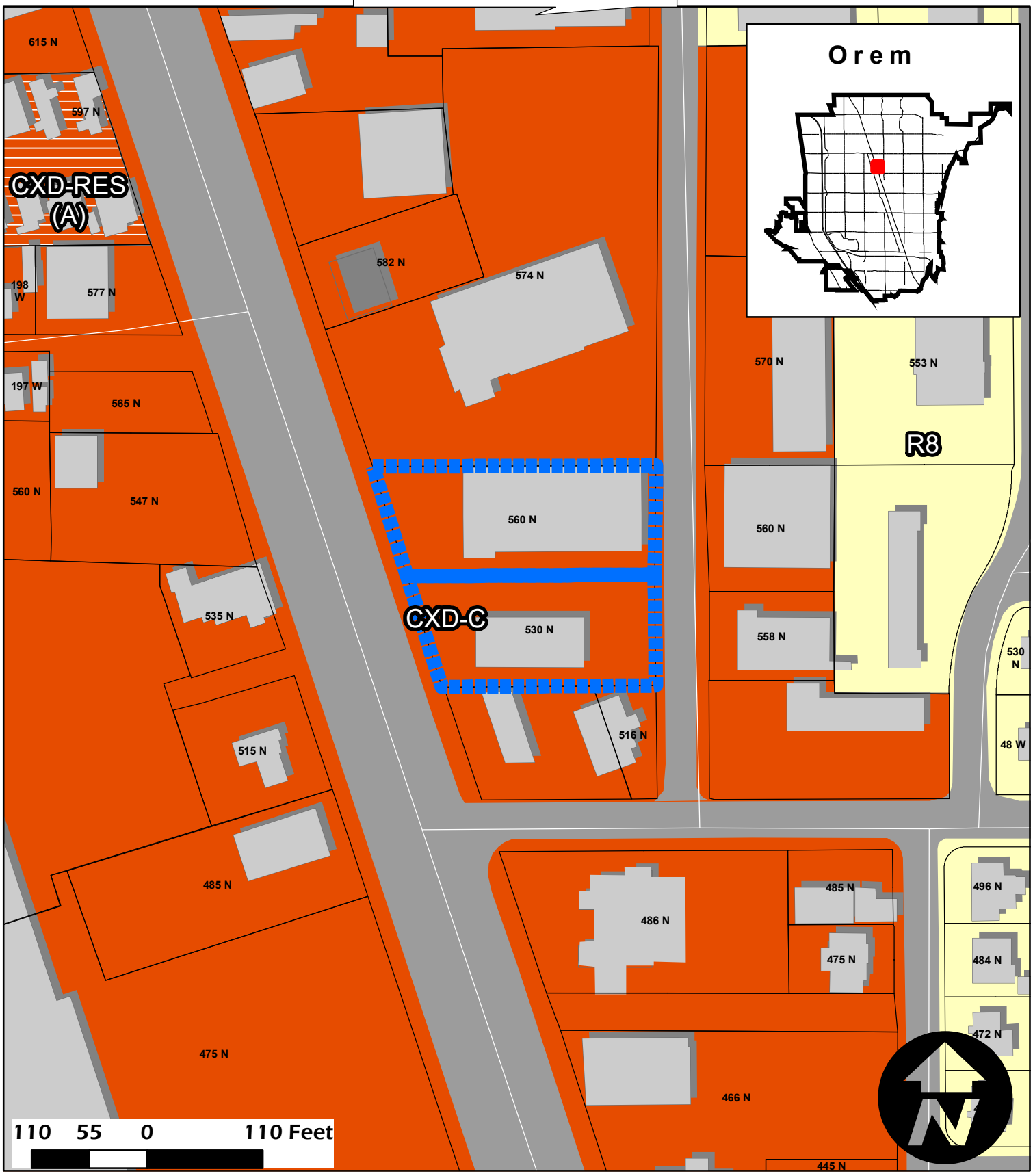
BACKGROUND:
The applicant is proposing to construct two solar carports. Each carport will be on one of the two parcels owned by his client. Each proposed carport is less than 15% of the square footage of the building they are associated with.

	Building Square Footage	15% of Building Square Footage	Awning Square Footage
North Parcel	14,450	2,167.5	2,025
South Parcel	4,944	741.60	726

RECOMMENDATION:
The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of El Mexicano located at 560 North State Street in the CXD-C Zone; a one time, 15% exception to the Canyon Crossing District standards.



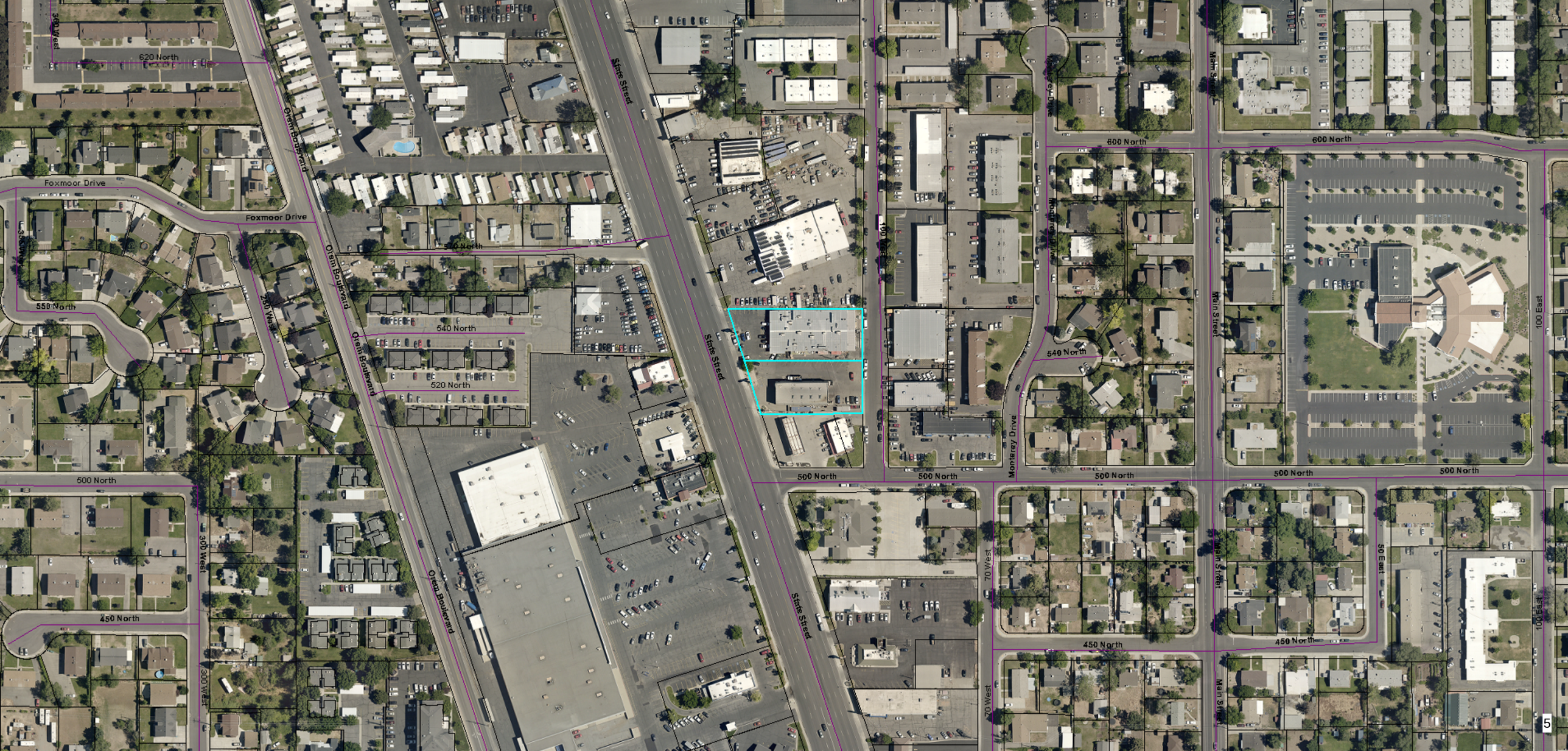
El Mexicano



El Mexicano
CXD-C
0.60 acres

NEIGHBORHOOD
Sharon Park

Legend
Parcels selection
Parcels
Buildings


620 North
Foxmoor Drive
Foxmoor Drive
550 North
540 North
520 North
500 North
500 North
500 North
500 North
500 North
450 North
450 North
450 North
600 North
600 North
540 North
State Street
State Street
State Street
Orem Boulevard
Orem Boulevard
Orem Boulevard
Orem Boulevard
Monterey Drive
Monterey Drive
Main Street
Main Street
Main Street
100 East
100 East
50 East
100 East
70 West
70 West
300 West
300 West
300 West
200 West


560 N
535 N
530 N
560 N
558 N


El Mexicano Market
adding Solar awnings
No parking stalls will be removed.
Legend
560 N State St
gas
sewer
water
170'
14,450SQF 15%=2,167.5
85'
80'
Power
Box
560 N State St
18'
135'
solar awning 2025 sqf
15'
66'
1'
sewer
gas
water
103'
4944SQF 15%=741.60
48'
44'
16'6"
solar awning 726 SQF
42'
18'
14'
Power
Box
Google Earth
© 2020 Google
N
100 ft
7


EL MEXICANO MARKET
TORTILLERIA • RESTAURANT • CARNICERIA • BAKERY
EL MEXICANO MARKET
TORTILLERIA
CARNICERIA • BAKERY • RESTAURANT
(801) 765-0400
530 N STATE
Google


EL MEXICANO MARKET
560 N STATE
OREM
(801) 765-0400


El Mexicano Market
N 100 W
N 300 W
N 500 N
89
State St

Item #: 3.2	**Planning Commission** August 5, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Church Properties LLC	**PUBLIC HEARING** – Vacating Lot 6 of the High River Estates Subdivision, Plat A and approving the preliminary plat and Riverside Estates, Plat A located at 1100 South Carterville Road in the R20 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/pan

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R20**
- Acreage: **5.56**
- Neighborhood: **Hillcrest**

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

REQUEST:
The applicant requests the Planning Commission vacate Lot 6 of the High River Estates Subdivision, Plat A and approve the preliminary plat and Riverside Estates, Plat A located at 1100 South Carterville Road in the R20 zone.

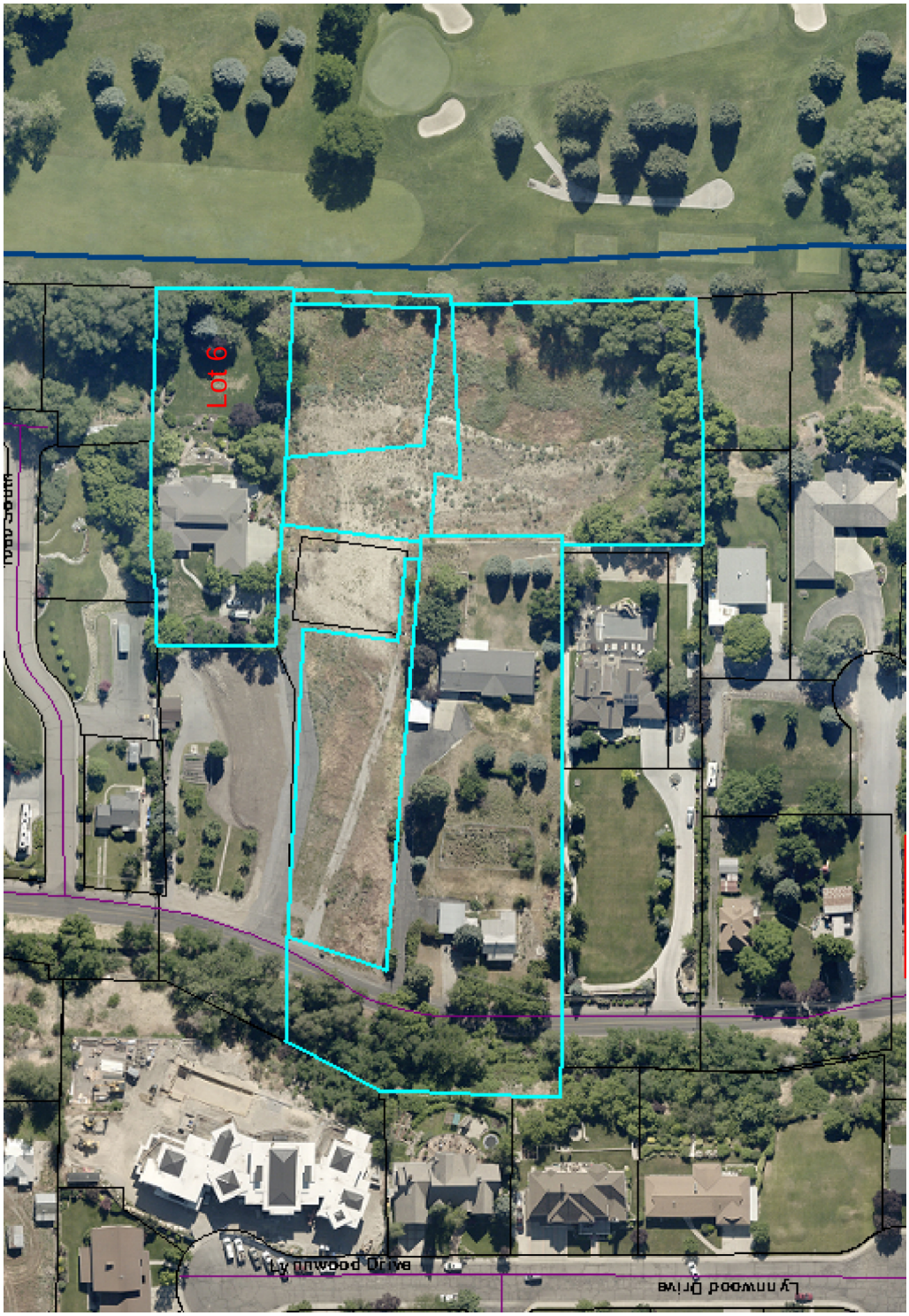
BACKGROUND:
The applicant is a current resident in Orem but is looking to build a new home. He purchased the parcels shown on the map below and is re-platting them to create a four-lot subdivision that will tear down the existing homes on the south but keep the one on the north. All four lots will be deep lots accessible by a private road owned by the applicant, with no driveway access allowed off of Carterville Road.

Lot 6 is part of the existing High River Estates Subdivision plat; however, the other lots are all lots of record and have not been previously platted.

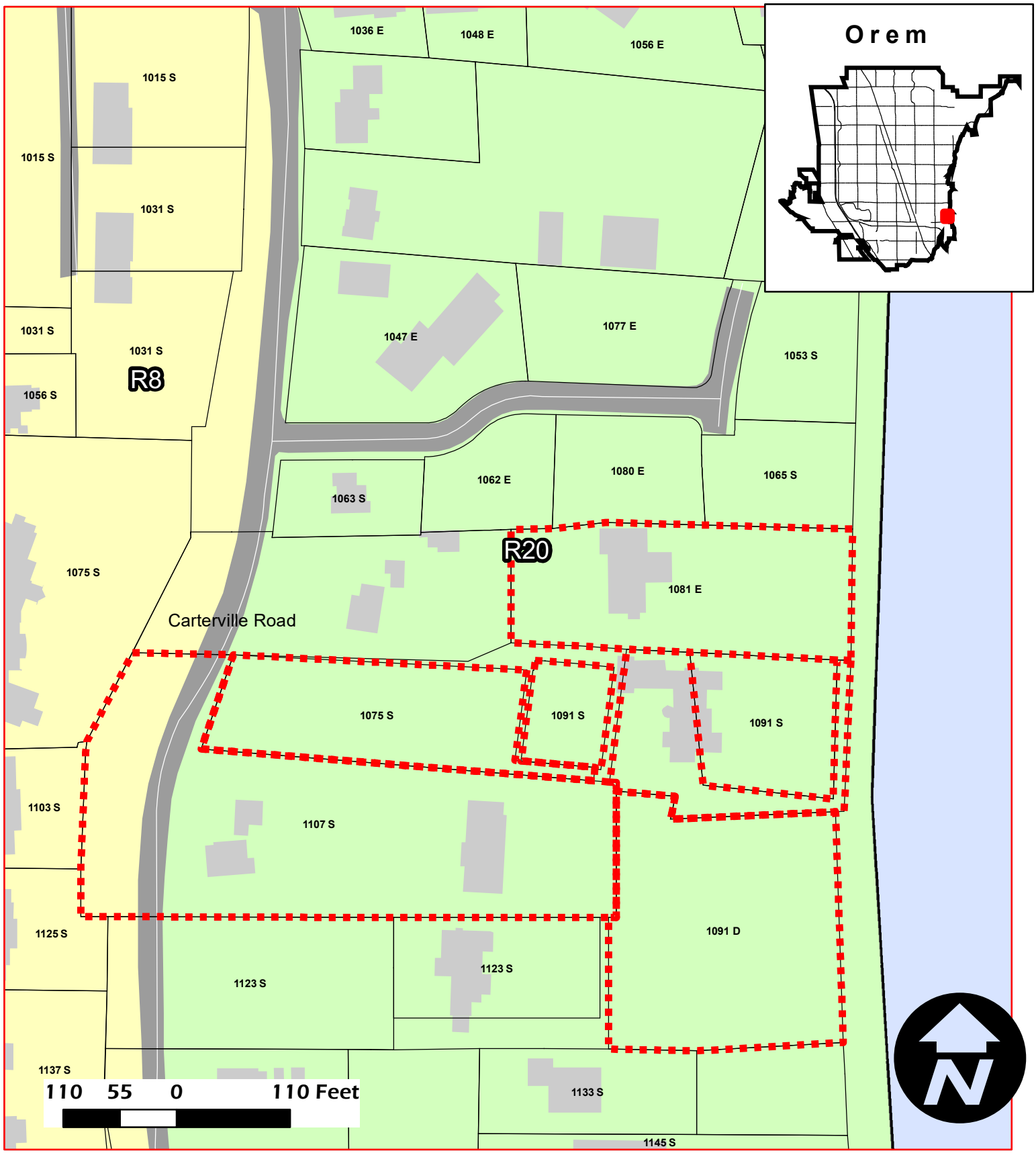
A few minor storm drain issues remain pertaining to the site. These issues are minor in nature and staff is confident these corrections will be addressed prior to recording the final plat. Staff recommends this be a condition of approval.

RECOMMENDATION:
The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 6 of the High River Estates Subdivision, Plat A and approve the preliminary plat and Riverside Estates, Plat A located at 1100 South Carterville Road in the R20 zone with the condition that the storm drain report be updated and the storm drain easement on the final plat is addressed.




Lot 6
Lynnwood Drive

Riverside Estates Plat A



Preliminary Plat
R20
5.56 Acres

NEIGHBORHOOD
Heatheridge

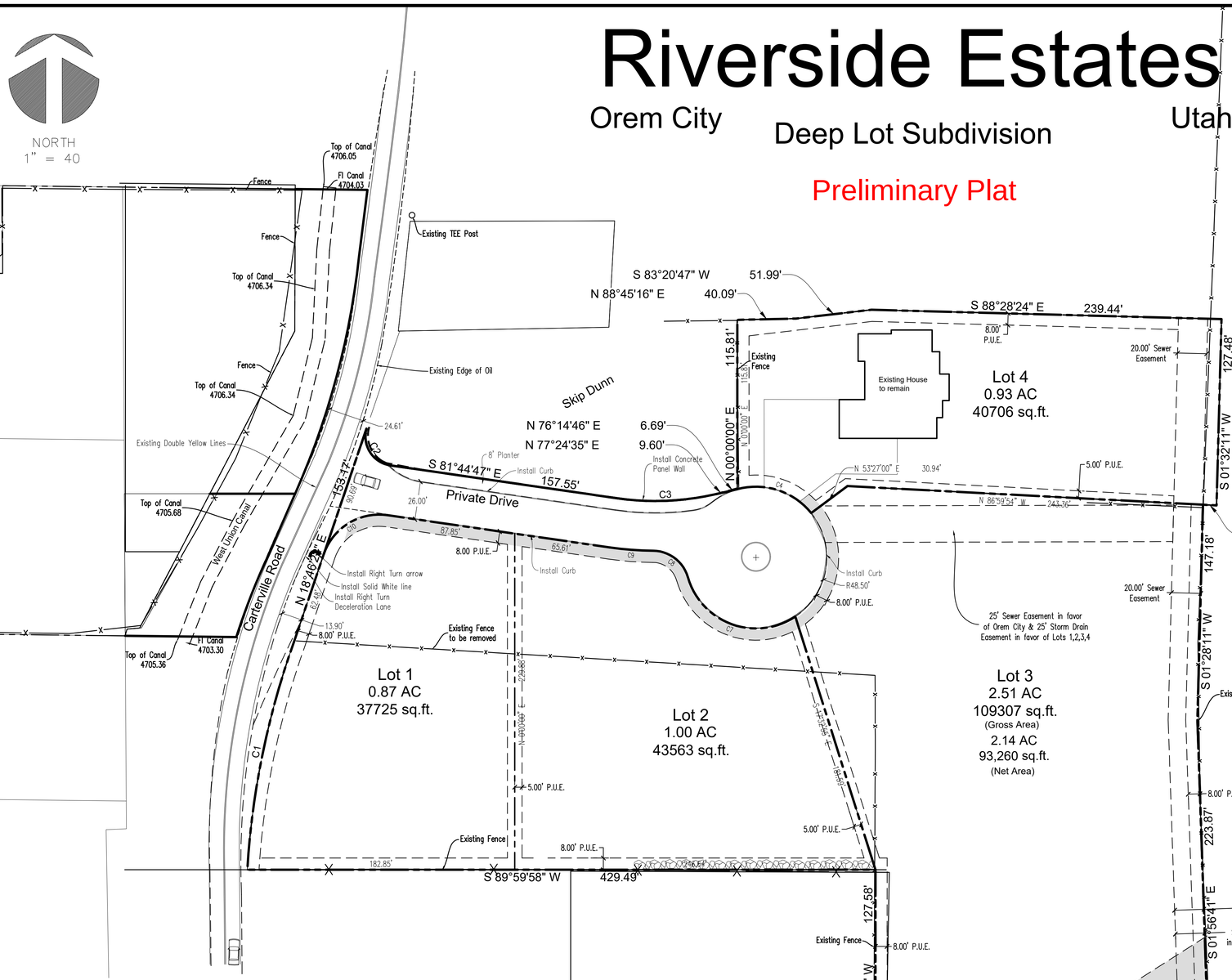
Legend
Parcels selection
Parcels
Buildings

Riverside Estates

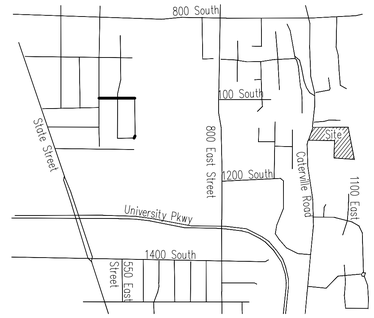
Orem City — Deep Lot Subdivision — Utah

Preliminary Plat

NORTH
1" = 40



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	562.36'	160.44'	159.90'	N 11°36'42" E	16°20'47"
C2	20.00'	32.77'	29.22'	S 31°29'42" E	93°52'00"
C3	184.00'	66.94'	66.57'	N 87°49'54" E	20°50'38"
C4	48.50'	56.14'	53.05'	N 72°07'45" W	66°18'57"
C5	48.50'	22.56'	22.36'	N 25°38'41" W	26°39'12"
C6	48.50'	58.10'	54.69'	N 22°00'01" E	68°38'12"
C7	48.50'	91.13'	78.30'	S 69°51'11" E	107°39'25"
C8	25.00'	32.08'	29.93'	N 52°47'27" W	73°31'58"
C9	218.00'	29.72'	29.70'	S 85°39'06" E	7°48'39"
C10	40.00'	55.49'	51.14'	S 58°30'47" W	79°28'51"
C11	20.00'	0.25'	0.25'	S 78°03'57" E	0°43'31"
C12	40.00'	25.77'	25.32'	S 63°17'31" E	36°54'31"
C13	192.00'	53.80'	53.63'	S 89°46'27" E	16°03'20"
C14	25.00'	13.54'	13.38'	N 66°40'44" E	31°02'17"
C15	48.50'	19.94'	19.80'	S 62°56'11" W	23°33'10"



Vicinity Map

NOTES:

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

Note:
A grading & landscaping plan will be required with each lot and must be approved by the City before the issuance of any building permit

Developer:

Church Properties LLC
7433 South 3500 East
Salt Lake City, Utah 84121
801-673-2344

Engineer:

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

Site Data:

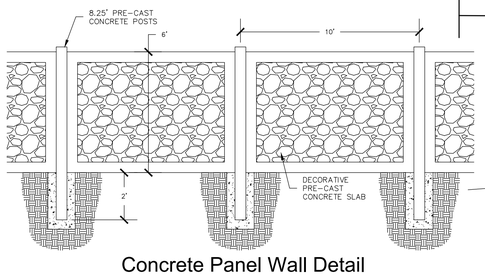
Zone = R-20
Total Area = 231,210 S.F. or 5.30 Acres
Total number of Lots 4

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

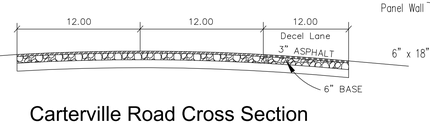
CAUTION!!! Notice to contractors

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.

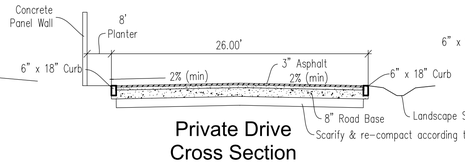




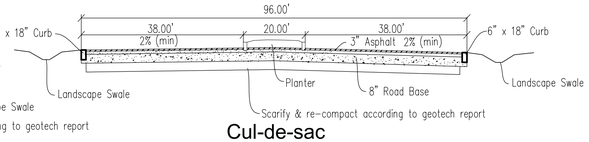
Concrete Panel Wall Detail



Carterville Road Cross Section



Private Drive Cross Section



Cul-de-sac Cross Section

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

Riverside Estates
Preliminary Plat
Orem City Utah

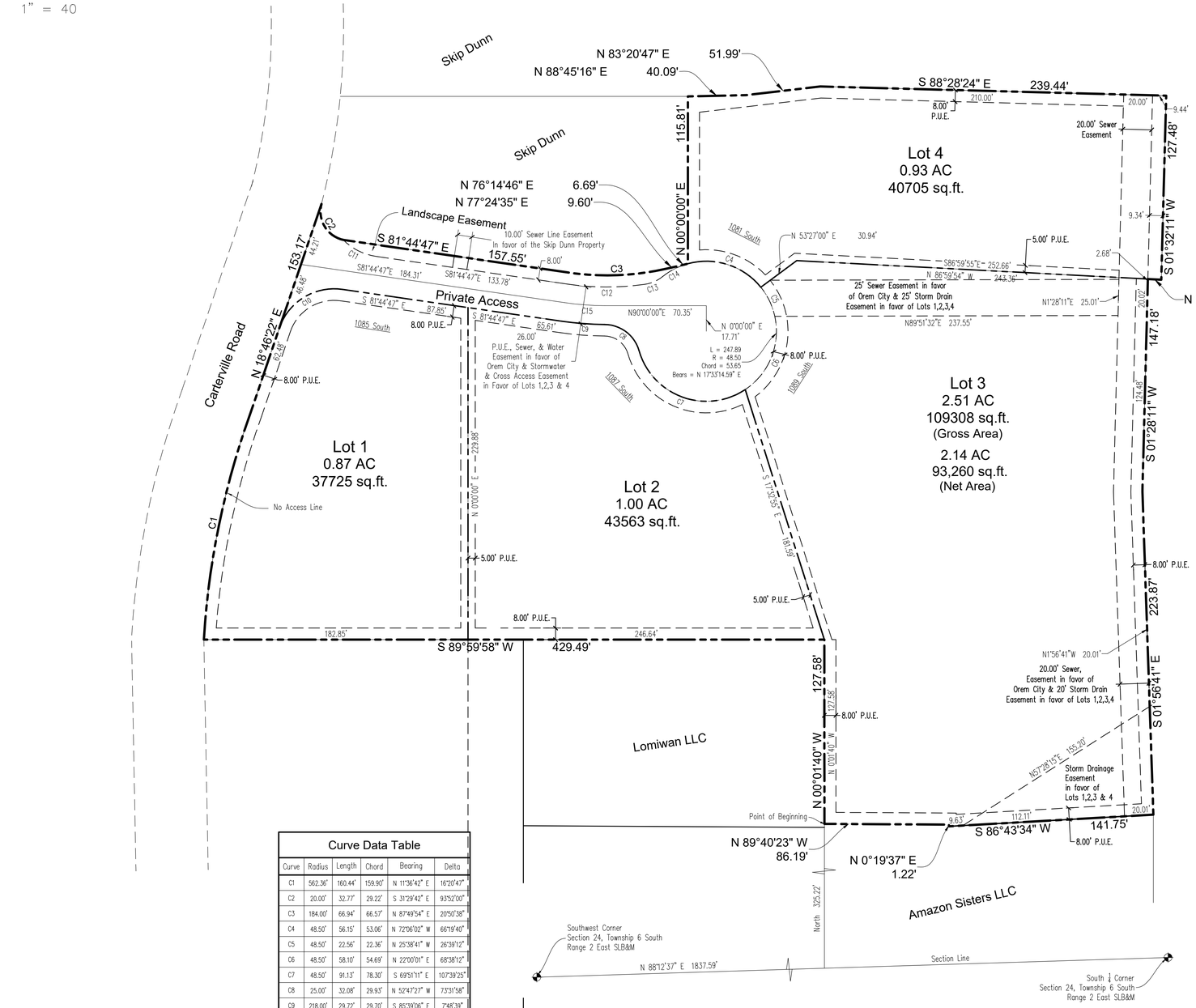
Revisions
6-29-2020

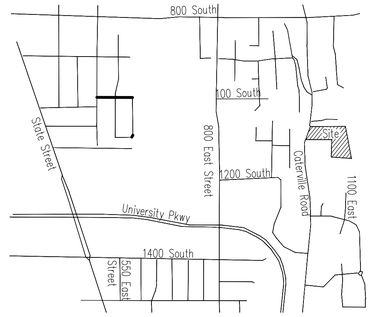
Date	4-22-2016
Scale	1"=40'
By	BHT
Tracing No.	L - 4768

Sheet No.
C - 2

Plat Map

NORTH
1" = 40





Vicinity Map

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	562.36'	160.44'	159.90'	N 11°36'42" E	16°20'47"
C2	20.00'	32.77'	29.22'	S 31°29'42" E	93°52'00"
C3	184.00'	66.94'	66.57'	N 87°49'54" E	20°50'38"
C4	48.50'	56.15'	53.06'	N 72°06'02" W	66°19'40"
C5	48.50'	22.56'	22.36'	N 25°38'41" W	26°39'12"
C6	48.50'	58.10'	54.69'	N 22°00'01" E	68°38'12"
C7	48.50'	91.13'	78.30'	S 69°51'11" E	107°39'25"
C8	25.00'	32.08'	29.93'	N 52°47'27" W	73°31'58"
C9	218.00'	29.72'	29.70'	S 85°39'06" E	7°48'39"
C10	40.00'	55.49'	51.14'	S 58°30'47" W	79°28'51"
C11	40.00'	25.77'	25.32'	S 63°17'31" E	36°54'31"
C12	192.00'	53.75'	53.57'	S 89°45'58" E	16°02'22"
C13	25.00'	13.57'	13.40'	N 66°40'01" E	31°05'40"
C14	48.50'	19.98'	19.84'	S 62°55'15" W	23°36'06"
C15	205.00'	27.95'	27.92'	S 85°39'06" E	7°48'39"

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Note:
A grading & landscaping plan will be required with each lot and must be approved by the City before the issuance of any building permit

Long Term SWPPP required for all building lots

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 6, Plat "A" High River Estates Subdivision. Lot 6, Plat "A" High River Estates Subdivision is hereby vacated.

Approved as to Form

City Attorney Date

PREPARED BY

DUDLEY AND ASSOCIATES INC.

Surveyor's Certificate

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

Boundary Description

Commencing at a point located North 88°12'37" East along the Section line 1837.59 feet and North 325.22 feet from the Southwest corner of Section 24, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°01'40" West 127.58 feet; thence South 89°59'58" West 429.49 feet; thence along the arc of a 562.36 foot radius curve to the right 160.44 feet (chord bears North 11°36'42" East 159.90 feet); thence North 18°46'22" East 153.17 feet; thence along the arc of a 20.00 foot radius curve to the left 32.77 feet (chord bears South 31°29'42" East 29.22 feet); thence South 81°44'47" East 157.55 feet; thence along the arc of a 184.00 foot radius curve to the left 66.94 feet (chord bears North 87°49'54" East 66.57 feet); thence North 77°24'35" East 9.60 feet; thence North 76°14'46" East 6.69 feet; thence North 115.81 feet; thence North 88°45'16" East 40.09 feet; thence North 83°20'47" East 51.99 feet; thence South 88°28'24" East 239.44 feet; South 01°32'11" West 127.48 feet; thence North 87°00'26" West 9.29 feet; thence South 01°28'11" West 147.18 feet; South 01°56'41" East 223.87; thence South 86°43'34" West 141.75 feet; thence North 00°19'37" East 1.22 feet; thence North 89°40'23" West 86.19 feet; to the point of beginning.

AREA=5.31 acres

Basis of Bearing North 88°12'37" East along the Section line

Date Surveyor (See Seal Below)

Owner's Dedication

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

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

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH

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

My Commission Number _____ NOTARY PUBLIC

My Commission Expires _____ Printed Name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer Approved: _____ City Recorder

Planning Commission Approval

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

Director-Secretary Chairman, Planning Commission Resolution No.

Conditions of Approval

Plat " A "

Riverside Estates

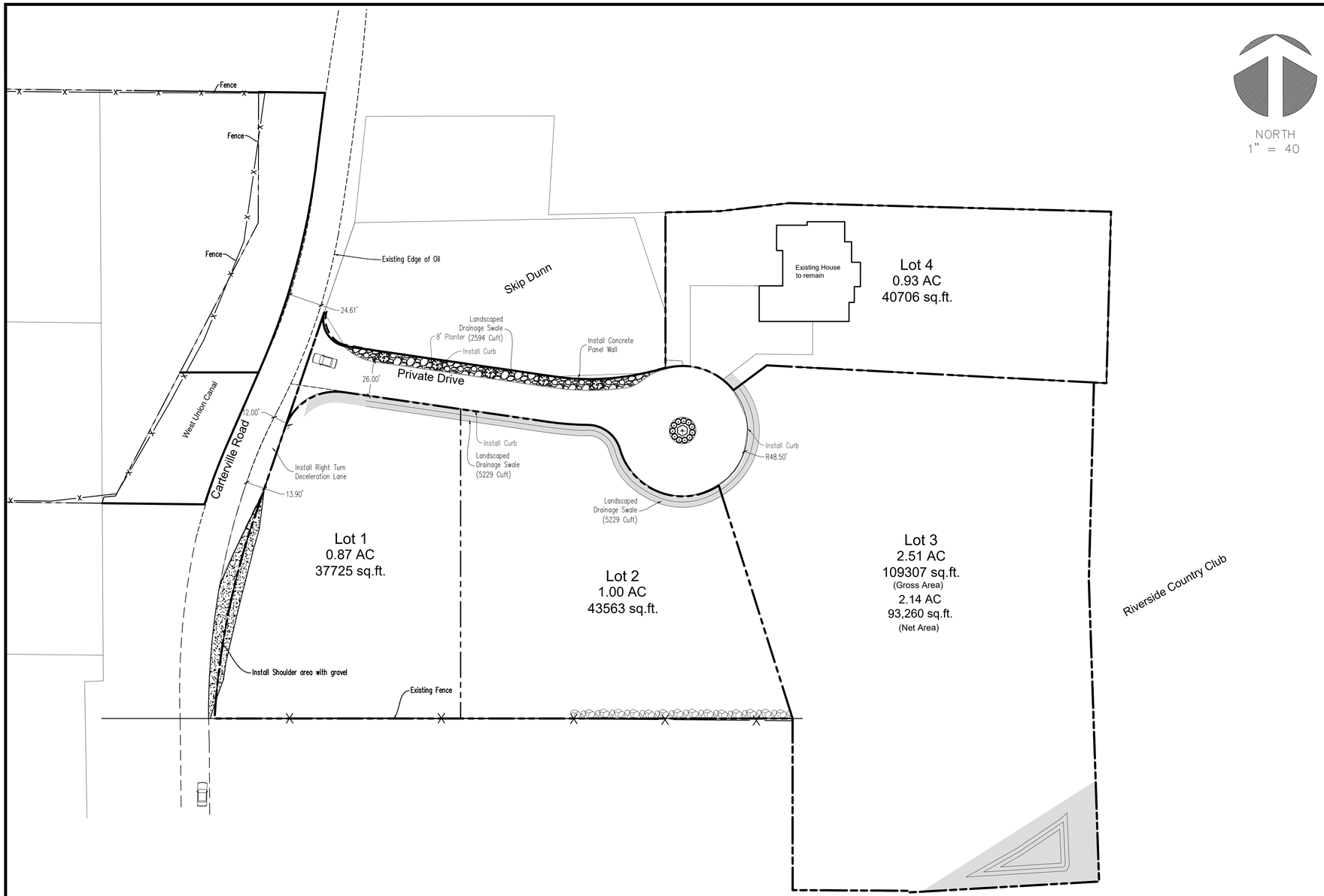
Deep Lot Subdivision

Including a vacation of Lot 6, Plat "A" High River Estates Subdivision

OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

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



NORTH
1" = 40

PLANTING SCHEDULE

SYMBOL	SPECIES
Trees	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab (5)
Shrubs	
	RED TWIG DOGWOOD (5) CORUS ALBA 'SIBIRICA'
	DARK GREEN SPREADER YEW (1) TAXUS X MEDIA (DENSIFORMIS)
	COMPACT OREGON GRAPE HOLLY (11) MAHONIA AQUIFOLIUM 'COMPACTA'
	Gravel
	Landscape Rock
	Lawn

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.

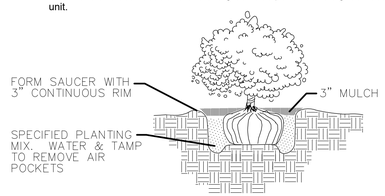
All trees provided = 2" Caliper in size.

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

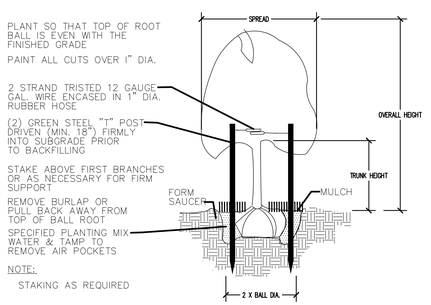
Note: The final location and types to be finalized and approved by Orem City prior to installation.

Note:

Must have one deciduous and one evergreen tree per unit and eight shrubs per unit.



2 SHRUB PLANTING
SCALE: NOT TO SCALE



1 TREE PLANTING – VERTICAL STAKES
SCALE: NOT TO SCALE

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

CAUTION!!! Notice to contractors

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

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

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

Riverside Estates

Landscaping Plan

Orem City Utah

Revisions
6-29-2020

Date	6-30-2016
Scale	1"=20'
By	BHT
Tracing No.	L - 14203

Sheet No.
C - 7


Street View

Item #: 3.3	**Planning Commission** August 5, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Peter Johnson	**PUBLIC HEARING** – Vacating Lots 8 and 9 of Mountain Oaks, Plat B and approving Mountain Oaks, Plat V located generally at 1644 North Mountain Oaks Drive in the R12 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/pan

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R12**
- Acreage: .61
- Neighborhood: **Heatheridge**

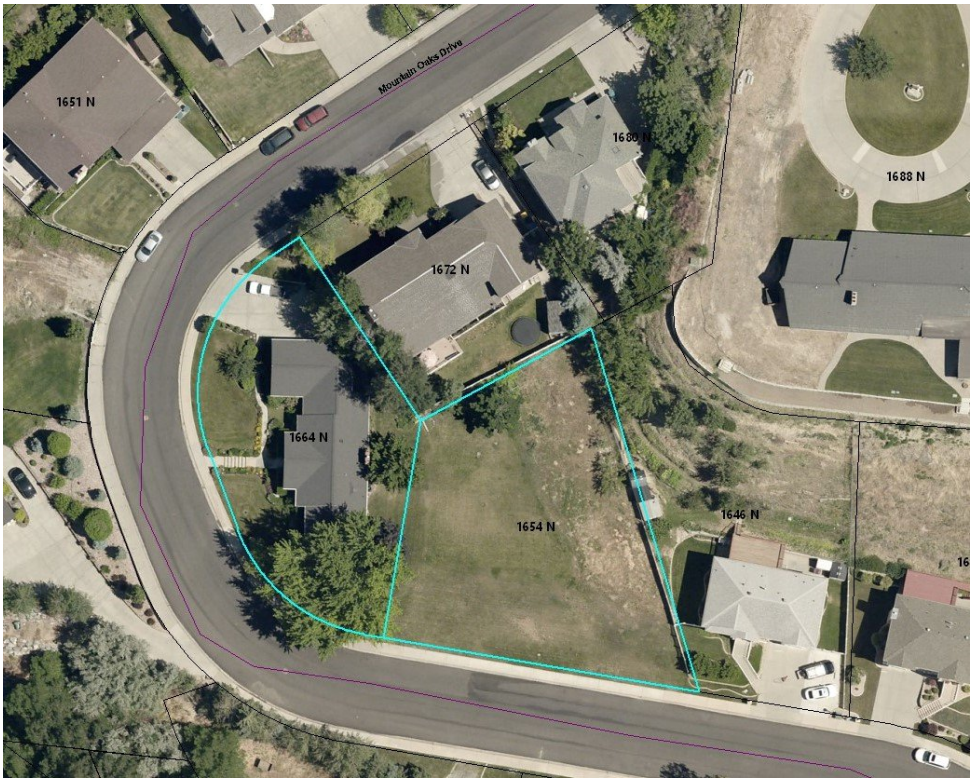
ACTION:
The Planning Commission is the final approving authority regarding the plat amendment request.

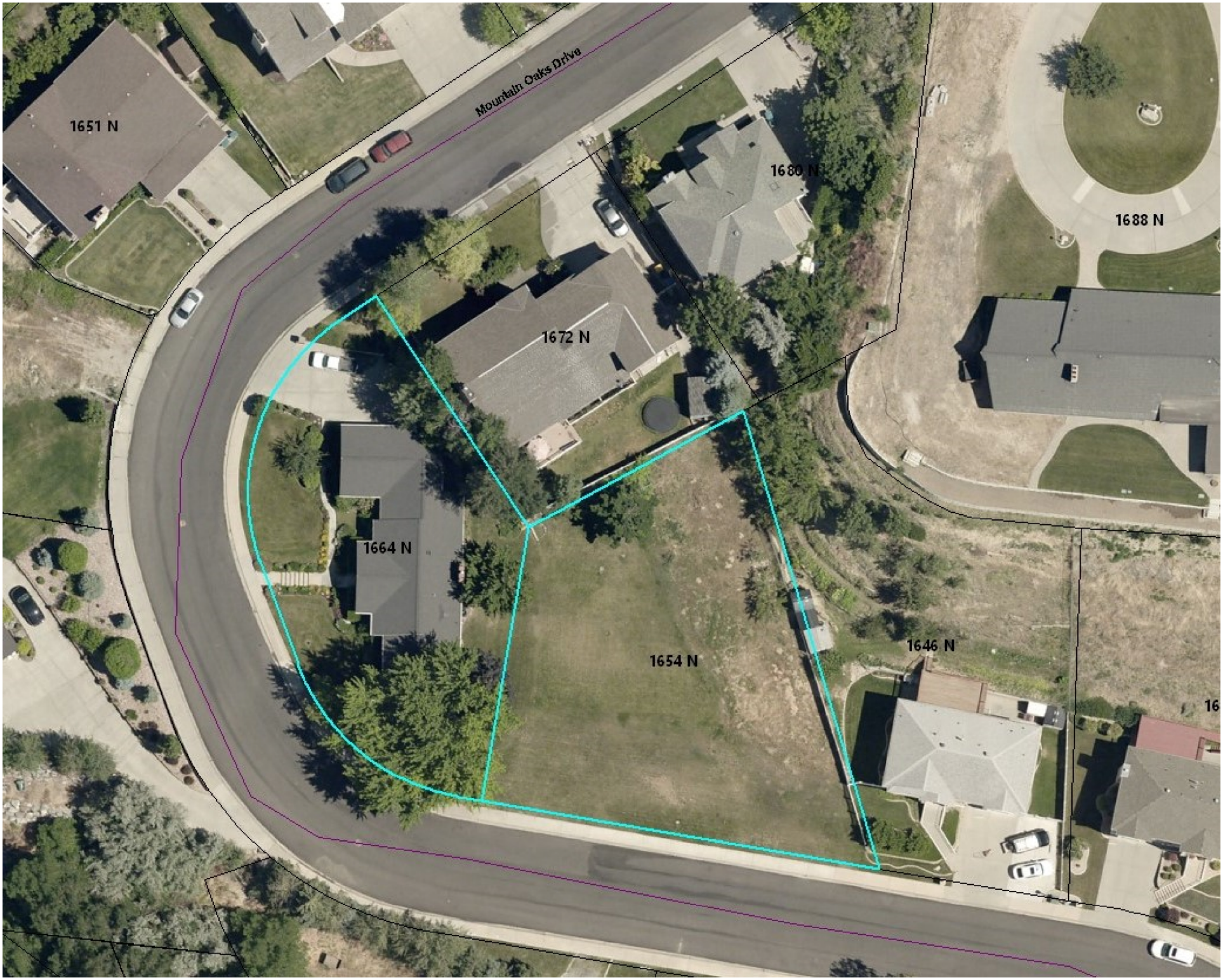
REQUEST: The applicant requests the Planning Commission vacate Lots 8 and 9 of Mountain Oaks, Plat B and approve Mountain Oaks, Plat V located generally at 1644 North Mountain Oaks Drive in the R12 zone.

BACKGROUND:
Mountain Oaks, Plat V is two lots with .61 acres in the R12 zone. The applicant owns both parcels and would like to move the property line to the east. Both lots meet the minimum R12 zone lot size requirement of 12,000 square feet. Lot 1 will be 13,632 square feet and Lot 2 will be 13,145 square feet.

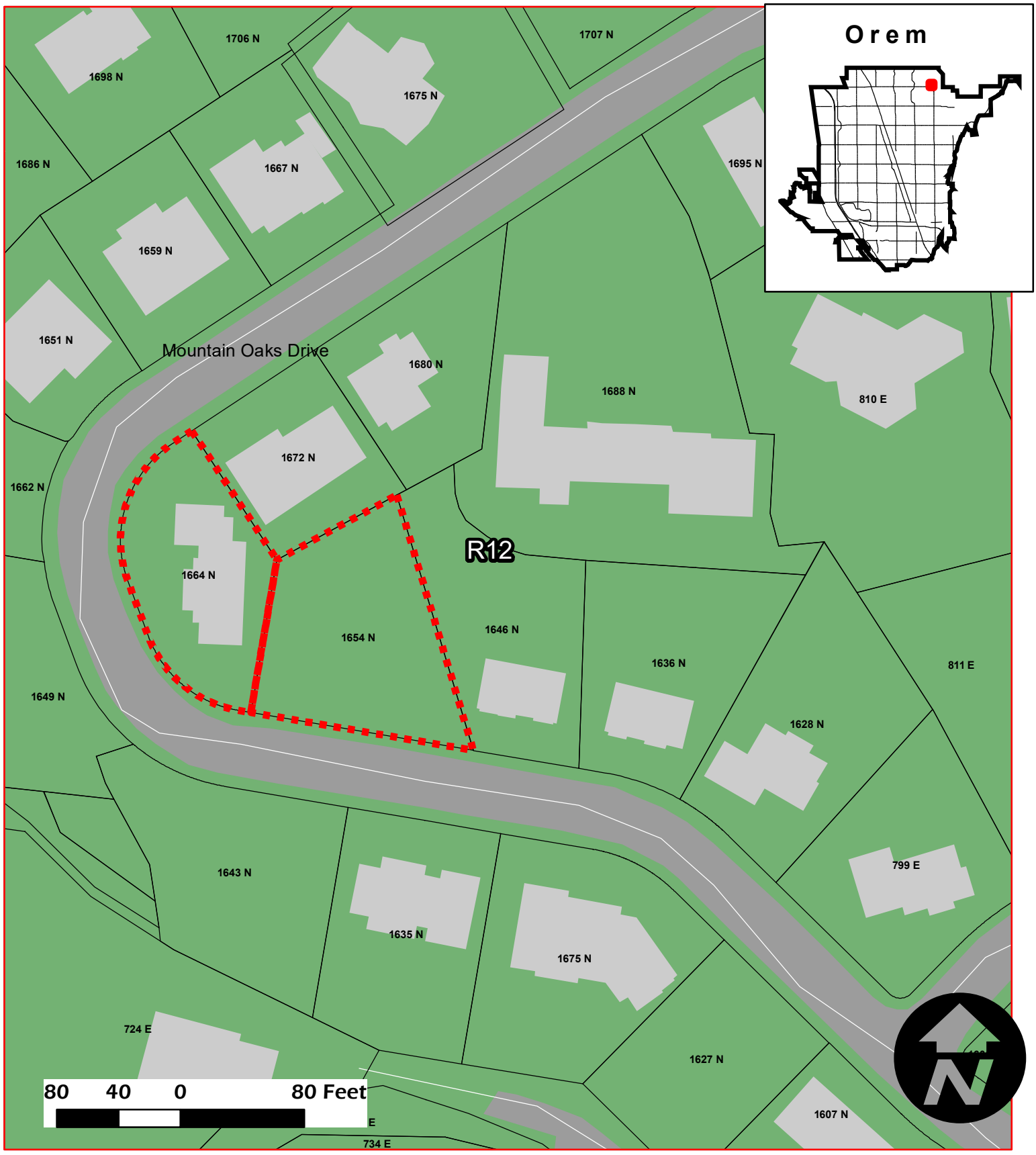
The utility companies have vacated the existing Public Utility Easement (PUE) between the properties; however, CenturyLink is maintaining a part of the existing easement where they have a utility box. A new PUE will be established between the parcels at the new eastern property line.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 8 and 9 of Mountain Oaks, Plat B and approve Mountain Oaks, Plat V located generally at 1644 North Mountain Oaks Drive in the R12 zone.




Mountain Oaks Drive
1651 N
1680 N
1688 N
1672 N
1664 N
1654 N
1646 N

Mountain Oaks Plat V

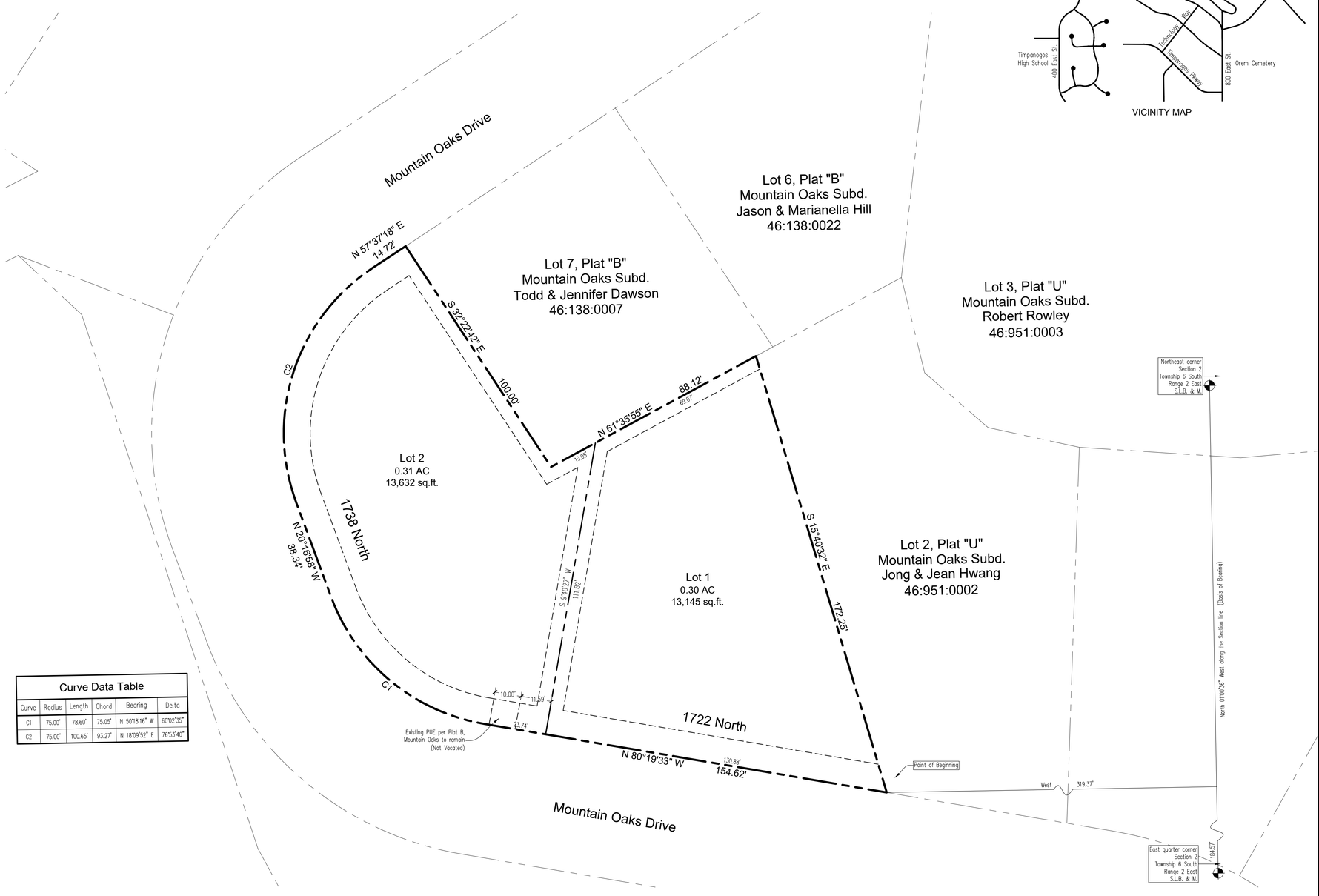


Plat Amendment
R12
.61 Acres

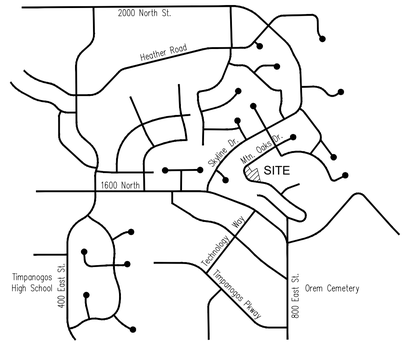
NEIGHBORHOOD
Heatheridge

Legend
Parcels selection
Parcels
Buildings

NORTH
1" = 20'



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	75.00'	78.60'	75.05'	N 50°18'16" W	60°02'35"
C2	75.00'	100.65'	93.27'	N 18°09'52" E	76°53'40"



VICINITY MAP

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

Boundary Description

Commencing at the Southwest corner of Lot 10, Plat "B", Mountain Oaks Subdivision as shown on record in the office of the Utah County Recorders Office, Utah County, Utah, said point also being located North 01°00'36" West along the Section line 184.57 feet and West 319.37 feet from the East quarter corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 79°18'57" West along Highland Drive 154.62 feet; thence along the arc of a 75.00 foot radius curve to the right 78.60 feet (chord bears North 49°17'40" West 75.05 feet); thence North 19°16'22" West 38.34 feet; thence along the arc of a 75.00 foot radius curve to the right 100.65 feet (chord bears North 19°10'28" East 93.27 feet); thence North 57°37'18" East 14.72 feet more or less to the Northwest corner of Lot 7, Plat "B", Mountain Oaks Subdivision; thence South 32°22'42" East along said Lot 7, 100.00 feet; thence North 62°36'31" East along said Lot 7, 88.12 feet more or less to the Northwest corner of Lot 10, Plat "B", Mountain Oaks Subdivision; thence South 15°40'32" East 172.25 feet more or less to the point of beginning.

Area = 26,777 sq.ft. or 0.615 Acres

Basis of bearing is North 01°00'36" West along the Section line from the East quarter corner to the Northeast corner of said Section 2.

Date

Professional Land Surveyor
(see Seal below)

Owner's Dedication

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

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

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH

The foregoing instrument was acknowledged before me this_____day of_____, 20___, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer

Approved: _____ City Recorder

Occupancy Restriction Notice

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

Planning Commission Approval

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

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

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 8 & 9, Plat "B", Mountain Oaks Subdivision. Lots 8 & 9, Plat "B", Mountain Oaks Subdivision is hereby vacated.

Approved as to Form

City Attorney Date

Plat " V "

Mountain Oaks

Including a Vacation of Lots 8 and 9, Plat "B"
Mountain Oaks Subdivision

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

Prepared by:

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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


Street View

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
July 15, 2020

The following items are discussed in these minutes:

- Enacting Section 22-14-21(D) and Standard Land Use Code 5945 of the Orem City Code pertaining to requirements for retail tobacco specialty businesses – Positive Recommendation to City Council
- Vacating Lot 1, Nan's Place, Plat A and Lot 1, Thomasville, Plat A, approving the preliminary plat and approving Thomasville Plat, B - Approved
- Vacating Utah Valley Home Builders Condominiums, Plat A and approving Vineyard Gateway Professional Center Condominiums, Plat A - Approved
- Site plan approval of the Orem Utah Temple - Approved
- Amending portions of Chapter 2 *Land Use* and Chapter 6 *Transportation* of the Orem General Plan updating the Land Use Map and Pedestrian and Bike Path Map and language pertaining to the southwest area - Positive Recommendation to City Council
- Adopting the Sunset Heights East-West and Lakeview-Cherry Hill Neighborhood Plans - Positive Recommendation to City Council

STUDY SESSION

Place: Canceled

REGULAR MEETING

NOTICE OF ALL-ELECTRONIC MEETING
To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020 Executive Order, the Orem City Planning Commission meeting on July 15, 2020 will be an all-electronic meeting. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically. You can view the meeting live at orem.org/meetings. If you want to make a comment, please use: orem.org/comments or PlanningCommissionPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be read into the record during the live meeting. Once an item has been voted on, that item will be closed to additional comments. Thank you for your cooperation during these challenging times.

Place: Orem City Council Chambers - Electronic

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

Those present: Mickey Cochran, Planning Commission Chair; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Jake Harding, Associate Planners; Grant Allen, Long Range Planner; Steve Earl, Legal Counsel and Lori Merritt, Business License Specialist

Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker, Planning Commission members; Sam Kelly, City Engineer; Brady Hale, Traffic Engineer; Jonathan Ditto, Legal Counsel and Terry Peterson, City Council Liaison (via telephone)

Those excused: Carl Cook, Planning Commission member; Kendall Willardson, Planning Intern

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Orem City Business Licensing to enact Section 22-14-21(D) and Standard Land Use Code 5945 Orem City Code pertaining to requirements for retail tobacco specialty businesses.

Staff Presentation: Recently, there has been a surge of retail tobacco specialty businesses coming into Orem City. The Department of Business Licensing has determined that it would be in the best interest of the City to impose additional restrictions on retail tobacco specialty businesses because they pose a potential health risk to residents. Additionally, it has been determined that Orem has more vape shops per capita than any other city in Utah except for Salt Lake City. These proposed restrictions would help curb this trend.

A summary of the proposed text is provided below. The complete text is provided in an attachment to this report.

The proposed restrictions put limitations on these businesses in two ways.

1. **Separation** - The proposed text would require that these businesses be at least 1,000 feet away from community locations, at least 600 feet away from another retail tobacco specialty business, and at least 600 feet away from properties used or zoned for residential or agricultural uses. This language is taken directly from the Utah State Code. Business Licensing is proposing that Orem City adopt these restrictions as part of its own code in order to make it easier for potential businesses to understand and abide by these laws.

2. **Per Capita** - The proposed text sets the maximum number of these businesses in the City at 1 per 10,000 citizens. This language is taken from Orem City Code 22-14-21(A)(3) regarding check cashing and other credit services. The City placed this per capita limit on check cashing businesses in order to prevent being overrun by them and preserve the neighborhood feel of the City. Business Licensing is proposing that this same per capita limit be applied to retail tobacco specialty businesses.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to enact Section 22-14-21(D) and Standard Land Use Code 5945 of the Orem City Code pertaining to requirements for retail tobacco specialty businesses.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. There was a discussion regarding the following points:

- Would this code apply to any other businesses other than the check cashing businesses
  - This is a new ordinance for tobacco products.
- There are six of these in the City now, if they are limited to 1 business per 10,000 citizens and we have 100,000 citizens and we are already the highest in the State, it seems the City is going in the wrong direction.
  - Orem is not the highest in the State, but the highest in Utah County. If the Planning Commission feels like that ratio is not appropriate, you can consider changing that, for example if you want to limit it to 1 in 15,000 it would limit the number to six.
- This ordinance is limiting the number of vape shops in the City, is there a cap on any other business
  - Yes, it is done for check cashing businesses.
- It does not seem appropriate to limit businesses, why are check cashing businesses limited
  - Two reasons and they would apply to these specialty tobacco businesses
    - They are seen as predatory at the State level. Orem was becoming a magnet for those types of businesses.
    - There is still a legitimate concern for those types of businesses. Does it make sense to have a concentration of those businesses in Orem or should they be spread out throughout the County
- Do surrounding cities limit how many tobacco businesses they can have in their cities.
  - Staff will do research to see what restrictions surrounding cities have and what the specifics are.
  - Ms. Merritt said cities work with Utah County and the vape shops have to get permits from the County. The county has encouraged all cities to have some kind of control in order to respond to what the County has asked them to do.
  - Mr. Cochran said Orem can also be a leader and take control of our own commercial businesses. It was the same with the self-storage businesses. Mr. Earl said with the check cashing businesses, Orem was the first city to limit number of businesses and after that other cities followed and did the same thing.

- Another question was if there is any evidence that there is more vaping by children of Orem than other cities.
  - The information presented was County-wide (increase of 553%) and not specific to Orem.
  - The Planning Commission members decided they would like to have more information on what other cities are doing.
  - Mr. Earl said the primary motivation of this limitation is not to reduce the convenience of vaping locations, but the primary motivation is if the proliferation of these businesses is in the best interest of the City. Not sure these dominating our commercial areas is in the best interest of the City.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to forward a positive recommendation to the City Council to enact Section 22-14-21(D) and Standard Land Use Code 5945 of the Orem City Code pertaining to requirements for retail tobacco specialty businesses subject to the stipulation that more information and statistics be gathered from the surrounding cities concerning the proliferation of these types of businesses and that a suggestion of 1 business per 15,000 residents be the ratio. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Ross Spencer and Mike Staker. Those voting nay: Barry Roberts and Haysam Sakar. The motion passed.

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.2**:

Agenda Item 3.2 is a request by David V. Thomas to vacate Lot 1, Nan's Place, Plat A and Lot 1, Thomasville, Plat A, approve the preliminary plat and Thomasville, Plat B located generally at 491 North 450 West in the R7.5 zone.


39

Staff Presentation: Thomasville Plat B is a 1.71 acre development at 500 North and 450 West. The applicant owns .84 acres behind his current address at 491 North 450 West. That area will be split into three lots. Lot 1 and Lot 2 have existing homes with existing plats that will be vacated. Lots 3, 4, and 5 do not have any structures and are currently Lots of Record. The lots all meet the minimum zone R7.5 deep lot size requirement of 8,500 square feet.

450 West south of 500 North will be vacated and become a private access for Lots 1, 3, 4 and 5. At the intersection of 450 West/500 North, an elbow will be created giving Lot 2 direct driveway access off the elbow so this lot will not be a part of the deep lot access.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1, Nan's Place, Plat A and Lot 1, Thomasville, Plat A, approve the preliminary plat and approve Thomasville, Plat B located generally at 491 North 450 West in the R7.5 zone with the condition that the street be vacated prior to the plat being recorded.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. Mr. Staker asked when the City vacates the street is the property just given to the home owners or do they have to buy it. Mr. Bench said half the street will go to Lot 1 and half to Lot 2. There is not a charge for the street, they do have to pay a vacation application fee.

Chair Cochran invited the applicant to speak up via telephone. David Thomas introduced himself. He had nothing to add to Mr. Harding's presentation.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

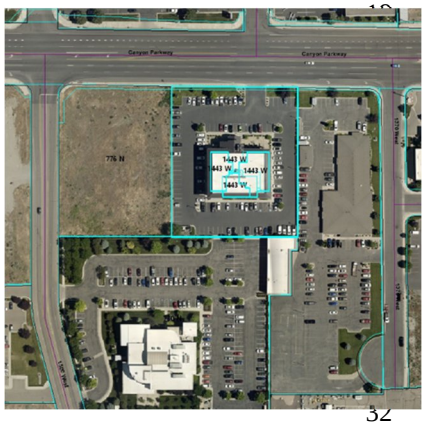
When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Jensen moved to vacate Lot 1, Nan's Place, Plat A and Lot 1, Thomasville, Plat A, approve the preliminary plat and approve Thomasville, Plat B located generally at 491 North 450 West in the R7.5 zone with the condition that the street be vacated prior to the plat being recorded. Mr. Sakar seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

Utah County reaction to Item 3.1 – Brittany Guerra, Utah County Tobacco Prevention & Control Program Manager, said data age range representation is Grades 6, 8, 10, and 12th. See her full comment attached to these minutes.

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by 1443 W 800 North, LLC to vacate Utah Valley Home Builders Condominiums, Plat A and approve Vineyard Gateway Professional Center Condominiums, Plat A located at 1443 West 800 North in the M2 zone.



Staff Presentation: The applicant is seeking to change the internal lot lines of units on all three levels. There will be no additional units added, they are only changing the sizes of the existing units. There are currently three units on three levels of the building. The needs of the tenants that occupy these units have changed and these lot line changes will benefit their current uses.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Utah Valley Home Builders Condominiums, Plat A and approve Vineyard Gateway Professional Center Condominiums, Plat A located at 1443 West 800 North in the M2 zone.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. Ross- is there any reason to not allow them to do this. Jason – it is a legal lot and already platted at the County, so this is process they need to go through.

Chair Cochran invited the applicant to speak up via telephone. John MacKay introduced himself. He said the Home Valley Home Builders is no longer in the building so they are changing the name of the building and trying to clean up some condominium lot lines. Mr. Spencer asked why they have to go through this process when they are only changing internal lines. Mr. Bench said because they are legal lots and previously platted at the County. To change those lot lines, the owner has to go through this process to change the lines, codifying those changes and recording the new plat at the County to make them legal lots with correct lot lines.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

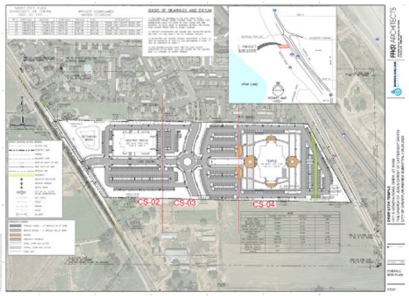
When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to vacate Utah Valley Home Builders Condominiums, Plat A and approve Vineyard Gateway Professional Center Condominiums, Plat A located at 1443 West 800 North in the M2 zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.4**:

Agenda Item 3.4 is a request by The Church of Jesus Christ of Latter-Day Saints for the Planning Commission to approve the site plan of the Orem Utah Temple located at 1471 South Geneva Road in the PD50 Zone.





Staff Presentation: The applicant is proposing to construct a temple and a church building on this site.

The height of the proposed temple at the top of the spire is 218 ft. 6 in. Each of the elevations are primarily made of precast/masonry.

There are 381 required parking stalls for both the temple and the church site. 434 stalls are provided with the potential to expand for more parking if it is needed. Bicycle parking will be provided.

UDOT has approved the proposed access on Geneva Road. An acceleration and a deceleration lane will be provided. Geneva Road will be widened to accommodate a median left turn lane. An eight (8) foot landscaped median with trees will buffer the 10' sidewalk along that right-of-way.

The groundwater in this area is about eight (8) feet below the surface. The City does not allow basements to be constructed in this area unless the City Engineer approves them. The applicant has addressed this issue by proposing to waterproof the exterior of the foundation of the temple. They have noted that similar waterproofing has been done on other temple projects they've done previously, such as the Provo City Center Temple.

In order to fulfill the Street Master Plan for this area, the City has required the applicant to have a public street connection that runs north-south through the property. The applicant has planned to provide this public street and has also proposed a private street that will run east-west from Geneva Road to the temple site.

A few minor engineering concerns remain pertaining to the proposed utilities for the site. These changes are minor in nature and staff is confident these corrections will be addressed prior to obtaining a building permit for the Temple. Staff recommends this be a condition of approval.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code, subject to minor engineering and irrigation corrections pertaining to site utilities. Staff recommends the Planning Commission approve the site plan of the Orem Utah Temple located at 1471 South Geneva Road in the PD50 Zone with the condition that the minor engineering concerns pertaining to site utilities and irrigation concerns be resolved prior to obtaining a building permit.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. Mr. Harding described the minor engineering and irrigation concerns.

Mr. Clark read in the public comments that had been received. They are attached to the end of this record and may be referred to the recorded record for details. American Fork (2)

Chair Cochran invited the applicant to speak up via telephone. Tom Heath, The Church of Jesus Christ of Latter-Day Saints and Courtney Haddick, FFKR Architects, introduced themselves. Mr. Heath said they are fully aware of the property to the south and the issues with the irrigation. They are working with the irrigation company as well. They have also been working with Rocky Mountain Power so no power will be cut to existing homes.

Mr. Kelly said regarding bike lanes on Geneva Road, that only the east side will be improved. The multi-use trail will be installed, and Geneva Road will eventually have bike lanes through-out the whole corridor, but it is hard to add a bike lane here and there. It is a UDOT decision, as Geneva Road is a state road. This will be completed in phases and on one side of the road. 1450 South is a private road and there will be a maintenance agreement to maintain the public utilities under that road. Mr. Heath said at this time they are not planning on having a bike lane on the private road. They do not anticipate a lot of traffic that will endanger bikes.

Mr. Kelly said they do not see too many safety concerns requiring a traffic light on 1100 West. There has been a discussion with UDOT for a traffic light at 1330 West or 1390 West but not on the temple property. Temples are an anomaly as far as peak times which are usually evenings and after school. Traffic as far as ingress and egress is a little different. There will be a left turn lane into the temple and a right turn deceleration lane northbound into the temple.

Chair Cochran asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Staker moved to approve the site plan of the Orem Utah Temple located at 1471 South Geneva Road in the PD50 Zone with the condition that the minor engineering concerns pertaining to site utilities and irrigation issues be resolved prior to obtaining a building permit. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.5 is a request by Development Services to forward a positive recommendation to amend portions of the Orem General Plan including updating the Land Use Map and the Pedestrian and Bike Path Map pertaining to the Southwest area of the city.

Staff Presentation: The southwest area was annexed by the City in 2015. At the time of annexation, a general plan map was adopted by the city and generally included a light industrial designation on the west side of Geneva Road and low density designation on the east side of Geneva road.

With the announcement of the Temple site located generally at 1471 South Geneva Road and the additional interest in development in the general area, the City Council asked staff to review the current general plan for the area. Based on our review process, staff is proposing several changes to the General Plan for the southwest area.

Staff held an online neighborhood meeting on May 13, 2020 to discuss the proposed amendments. A total of 2,455 notices were mailed to the entire Lakeview neighborhood, with 38 participating in the online meeting. Many comments were received through the process which are part of the staff report for your review. During the online meeting staff presented four options relating to land use. Based on comments received, staff developed a preferred option which was also presented to the City Council in a work session on May 26, 2020 for discussion. In addition to the land use designations, staff also proposed the addition of several trails within the southwest area as shown on the Pedestrian and Bike Path Plan.

The proposed changes include an update to the Land Use Map that will include a new land use designation of Low Density Residential/Southwest (LDR/SW) this new designation would allow a density between 4-8 units per gross acre. Based on this new land use designation, a modified Planned Residential Development ordinance will be developed for the LDR/SW designation that would be reviewed at a later date. Several areas are proposed to be designated as LDR/SW as shown on the proposed land use map.

In addition, two commercial areas will be designated on the revised general plan including at the corner of 2000 South Geneva Road and at the crossroads of the future Lakeview Parkway and Geneva Road as shown.

The proposed Land Use Map also shows future areas not part of the City; the intent of the map indicates future land use designations if those properties are annexed in the future. The overall density including future areas are included in the overall calculations pertaining to all applicable utilities.

The current general plan designations for the southwest area were calculated at a total density of 1,248 equivalent residential units (ERUs). The proposed amendments to the general plan for the area will increase the ERUs to 2,500 as shown on the density table provided for your review. Once the General Plan is amended the City plans to update the Impact Fee Analysis (IFA) and Impact Fee Facilities Plan (IFFP) and amend the impact fees based on the increased ERUs for the southwest area subject to the revised studies.

The Pedestrian and Bike Path Plan will also be updated showing the trails added to the southwest area including the Lakeview Parkway trail, The Geneva Trail, the Rail Trail, and the Wakara Way Trail. These trails are included on the proposed map and additional language added to the general plan outlining the requirement to install these trails when they are applicable to any development in the area.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation amending portions of Chapter 2 *Land Use* and Chapter 6 *Transportation* of the Orem General Plan updating the Land Use Map and Pedestrian and Bike Path Map and language pertaining to the southwest area.

Chair Cochran asked if the Planning Commission had any questions for Mr. Bench. Mr. Spencer asked how conservation and agriculture easements work. Mr. Bench said the County has an option for a farmer to put his property into an agricultural easement which gives them some protection from utility companies going across their property. They can rescind that when they are ready to sell or develop. A conservation easement is where the property owner sells or gives the rights for that property development to a conservation association and they hold those conservation rights in the conservation easement. This property (designated on the zoning map) will remain some kind of open space. Mr. Spencer said he is surprised there is any light industrial remaining in this area as people will be living next to it. Mr. Bench said the commercial development in the area will be located more to the south. There is a wider landscaping requirement, fencing, design in separation of uses and in some areas separation with a park between. It will be more clean industrial, not heavy industrial.

Mr. Spencer said he did not see any high density in this plan. Mr. Bench said this plan will allow for a PRD with slightly higher density of up to a maximum of eight units per acre. Apartment buildings will not be permitted in this area, it will be twin homes, town houses or single-family homes. Mr. Spencer asked how this impacts traffic on Geneva Road. Mr. Kelly said Geneva Road was proposed in a previous environmental report to be widened down to 2000 South. That is recently being reevaluated because Lakeview Parkway will be a five-lane road. Geneva Road is most likely being widened to three lanes. As these parcels develop, the City will do what it can to make sure there are other north/south roadways in that area. As these sites come through, they will be required to submit traffic impact studies, staff will have to mitigate how many accesses they have. Developers may only be able to build so many units in the first phase until there are other routes available. They cannot just come in and build without a traffic plan.

Ms. Jensen said that looks like a lot of people living in this area and she asked if the sewer infrastructure can handle all of that new development. Mr. Bench said the City is currently in the process to upsize the sewer lift stations to accommodate this. Before that was not what the city considered but the going forward plan is now being looked at and the need to upsize these lift stations is in the works now. This is the direction the City wants to go, making a plan so this does not come back in a few years and have to be done again. The capacity will be there based on improved infrastructure.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

Mr. Clark read a comment from Byron Taylor: see full comment attached to the end of this record and recording.

When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cochran moved to forward a positive recommendation amending portions of Chapter 2 *Land Use* and Chapter 6 *Transportation* of the Orem General Plan updating the Land Use Map and Pedestrian and Bike Path Map and language pertaining to the southwest area. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

Chair Cochran asked Mr. Allen to introduce **Agenda Item 3.6**:

Agenda Item 3.6 is a request by Development Services for the Planning Commission to forward a positive recommendation to City Council to adopt the Sunset Heights East and West Neighborhood Plan and the Lakeview and Cherry Hill Neighborhood in Appendix "Z" of the Orem General Plan.

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

The creation of these two plans was guided by two advisory committees – one for the Sunset Heights East and West neighborhood and one for the Lakeview and Cherry Hill neighborhood. These advisory committees met nine times over the past several months to hear from city staff members in each department, formulate a vision statement to reflect their aspirations for the future of the neighborhood, and list goals to achieve those aspirations. Many of the themes for the neighborhoods' vision statements included maintaining the character of the neighborhood, ensuring that the neighborhoods stay safe, clean, and family-friendly. Other themes included working to improve their neighborhoods through better walkability, increasing multi-modal transportation options and improving green space, and overall better environmental practices. Lastly, residents expressed desire in ensuring that new development is responsible and encouraged a stronger working relationship for UVU future development to balance with the neighborhood concerns.

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

Public participation was a key component of this process. In addition to the nine advisory committee meetings that were held, two neighborhood meetings were held; one at the beginning, where we had approximately 120 attendees, and one at the end, where we had 59 participants (due to Covid-19 restrictions the second meeting was held through an online webinar format). Notices for these open houses were sent to every resident in the neighborhood and the meetings had over one hundred residents in attendance. There who participated in the planning process represented a wide range of community stakeholders who may be impacted by decisions regarding development within these neighborhoods, including property owners, business owners and tenants, and residents and representatives from UVU.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to City Council to adopt the Sunset Heights East and West Neighborhood Plan and the Lakeview and Cherry Hill Neighborhood in Appendix "Z" of the Orem General Plan.

Chair Cochran asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer said these plans are a wish list for these neighborhoods, but what bite does this have with City Council. Mr. Bench said the plans are a reference document for the Council and staff will reference them when a project comes forward. Staff has spent the last six years doing this and these are the last two neighborhood plans. They will be active and a living document where goals can be evaluated regularly. It is an active plan where improvement can be shown and they will be used as a stepping stool moving forward.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat. Mr. Allen said there were comments after the neighborhood meetings that were addressed.

When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to forward a positive recommendation to City Council to adopt the Sunset Heights East and West Neighborhood Plan and the Lakeview and Cherry Hill Neighborhood Plan in

Appendix "Z" of the Orem General Plan. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

Mr. Clark said there was a comment asking if the temple will be built to withstand earthquakes, so that they will not cause cracks in the basement, which will result in the flooding (since there's water 8 feet deep there).

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion and moved to approve the meeting minutes for June 17, 2020. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Adjourn: 6:58 p.m.

Jason Bench
Planning Commission Secretary

Approved:

PUBLIC COMMENTS

Item 3.1 – Tobacco Specialty Businesses

- Brittany:
  - I apologize, I am listening in but couldn't find the call-in information to provide any additional comment. Below is some responses to questions/comments brought up: SHARP data age range, representation is Grades 6,8, 10, and 12th grades. Utah County youth who participated: 19,003. All state youth who participated: 86,346 representatives. It is illegal for anyone under the age of 21 to purchase vape/tobacco products. In 2019, it was under 19.E-cigarettes have been around since 2003.It is considered a best practice policy to limit number off vape shops to reduce youth uptake and increase. Thank you,

    Brittany Guerra, MPH, CHES®
    Tobacco Prevention & Control Program Manager
    Utah County Health Department
    151 S. University Avenue, Ste 2700
    Provo, UT 84601
  - I'll follow up with Jake later, and I again apologize for my delayed input!

3.4 – Orem Utah Temple

- American Fork 7557:
  - The irrigation easement in the plan is not where it belongs. It needs to be parallel to the railroad tracks until it reaches Clinger Family Property. It then turns west to the existing diversion structure. The Lake Bottom Irrigation Company has a permitting process. A Permit needs to be filled out with RB & G Engineering with Carl Cook as the contact person. The plans needs to be cleared with him. We are willing to have the east/west part of the line on Clinger Property rather than Temple property.

    3:08

    On Geneva Road at 1454 South there is a power pole and power line scheduled to be removed. Where is the power for 1454 going to come from?

- American Fork 7567
  - Can we create the bicycle lane to and from the temple, to cut down on car congestion from all the people going to the temple? Will the temple be built to withstand earthquakes, so that they will not cause cracks in the basement, which will result in the flooding (since there's water 8 feet deep there).

    4:47

    The roads near the temple will need stop lights and zebras from the townhouses and condos, to improve the traffic safety there.

3.5 - Southwest Area General Plan Amendment

- Byron Taylor:
  - The annexation of the Lakeview area on Geneva Road was a difficult process. Nobody got exactly what they wanted but it was accomplished through compromise. Affordable housing was part of those annexation discussions. The 2012 data referenced to support affordable housing in the Lakeview and Cherry Hill draft plan would have been available when Lakeview was annexed. Is it fair to those of us who were forced to accept higher density then to accept even higher density now? Since "rezoning to allow smaller lots" is now a goal and plays perfectly into the hands of developers, do those seeking to constrain residential density have a voice in this discussion? Developers like to point out that Lakeview is unappealing to those seeking lower density neighborhoods. If this is the case, why did they purchase property in Lakeview with full knowledge of the lower density zoning? Their quest for maximum profit should not come at the expense of those who want Lakeview to be a desirable place for a long-term residence. Developers like to explain that low density properties on Geneva Road result in an average lower density for the entire area, and thus enabling their own higher density developments. This demonstrates a total

disregard for comprehensive planning that is beneficial to the area as a whole. They want to pretend that traffic volume produced by their higher density developments will not adversely affect farm operations on Geneva Road. It is troubling enough that developers want to force higher density into our community. That they want those of us who are committed to open space and agriculture to enable their higher profits is unconscionable. Traffic is already a problem on Geneva Road. When this issue was raised at a meeting in May we were assured that traffic analyses will be performed. If this is true, and if that work means anything, all decisions pertaining to any changes in the city plan should be deferred until the study has been completed and published. Complex problems such as this typically require a variety of actions. Please consider that a significant no-cost measure will be to constrain residential traffic volume on Geneva Road by abiding by the zoning agreed to at the time of annexation. We attended the city council meeting where a developer presented a plan for storage construction across Geneva Road from our farm. We voiced our opposition to this development with a request that the parcel in question be considered for single family homes. We were reminded that it was zoned for light industrial. Fair enough. However, the city council and city staff went on to explain in some detail why the sewer could not support additional residential density. Why was sewer-sizing an indisputable showstopper then and not now? Text in the Vision Statement such as “Our focus is on encouraging green space” and “creation of aesthetically pleasing neighborhoods” is not consistent with our experience. We have honestly tried to think of any time when Orem City has focused on encouraging green space in Lakeview. Until we read the draft plan, we would have said the density compromises at the time of annexation were at least a gesture in that direction. We cannot say that now. At one annexation meeting our farm, with its conservation easements, was identified as a problem that was hindering the process. Those seeking higher density are quick to state that landowners can still farm. They choose to ignore the obvious, that urban sprawl and farming do not mix well as traffic volume, trespassing, and other risks escalate. As stated in the draft plan “Utah leaders encouraged settlers to live in the city center and cultivate farmland outside the City's limits.” We have come to accept the inevitability of urban sprawl into Lakeview. We are simply requesting a plan that is less invasive and with lower risk to ongoing farming operations and the green space they provide.