CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 02, 2020

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

CANCELLED - 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. 3.1 - PRELIMINARY PLAT – Preliminary Plat approval of Avila Subdivision with two lots located generally at 665 East 800 South in the R8 zone.

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Avila Subdivision with two lots located generally at 665 East 800 South in the R8 zone.

Presenter:Jake Harding

3.1_SRJ_Avila Subdivision_09.02.2020.docx
Map.pdf
Vicnity_Imagery.pdf
Aerial Image.pdf
Plat.pdf

3.2. 3.2 - PUBLIC HEARING – Vacating Ridgewood Estates, Plat G and final plat approval of Ridgewood Estates, Plat K located generally at 180 South 800 West in the R8 zone.

Staff recommends the Planning Commission vacate Ridgewood Estates, Plat G and approve the final plat of Ridgewood Estates, Plat K located generally at 180 South 800 West in the R8 zone.

Presenter:Jake Harding

3.2_Ridgewood Estates Plat K _09.02.2020.docx
Map.RidgewoodEstatesPlatK.pdf
Aerial Imagery.pdf
Vicinity Imagery.pdf
Plat.pdf
Street View.pdf

3.3. 3.3 - SITE PLAN – Site plan approval of Sun River Gardens located at 312 West 1200

North in the C2 Zone.
Staff recommends the Planning Commission approve the site plan of Sun River Gardens located at 312 West 1200 North in the C2 Zone.
Presenter:Jake Harding
3.3_SRJ_Sun River_09.02.2020.docx
Map.pdf
Vicinity Imagery.pdf
Aerial Imagery.pdf
Site Plan.pdf
Landscape Plan.pdf
Elevations.pdf
Demo Plan.pdf
Street View.pdf
Mailer Front.pdf
20200826_1_Labels.docx
Mailer Back.pdf

3.4. PUBLIC HEARING – Vacating Lot 7 of Strong, Plat A and approving the preliminary plat and final plat of Strong Subdivision, Plat C located generally at 1565 South 300 West in the R8 zone.
Staff recommends the Planning Commission vacate Lot 7 of Strong, Plat A and approve the preliminary plat and final plat of Strong Subdivision, Plat C located generally at 1565 South 300 West in the R8 zone.
Presenter:Cheryl Vargas
3.4_SR.C_Strong_Plat_C_2020.09.02.docx
Map.pdf
Vicinity Map.pdf
Preliminary Plat.pdf
Plat C.pdf
Street View.pdf
Street View2.pdf

3.5. PUBLIC HEARING – Amending Section 22-11-35(L)(1) of the Orem City Code pertaining to allowable density for residential units in the PD-22 Urban Village zone and amending portions of Appendix Q of the Orem City Code pertaining to the overall concept plan for Northgate Village, the Commercial/Retail Area Designation Plan, and the Public Streets, Building Heights, and Land Uses map.
Staff recommends the Planning Commission forward a recommendation to the City Council to amend Section 22-11-35(L)(1) of the Orem City Code pertaining to allowable density for residential units in the PD-22 Urban Village zone and amending portions of Appendix Q of the Orem City Code pertaining to the overall concept plan for Northgate Village, the Commercial/Retail Area Designation Plan, and the Public Streets, Building Heights, and Land Uses map.
Presenter:Cheryl Vargas
3.5_SRC_Villa_d_Este_09.2.2020 (2).pdf
Vicinity Map.pdf

Map.pdf
Proposed Concept Plan Phase 2.pdf
PD-22 Amended Drawings - Proposed portions of Appendix Q.pdf
Northgate Village_Appendix Q_Existing pages.pdf
Street View.pdf
Proposed_Text_PD-22_Density_modification_and_Appendix_Q.pdf
Villa Front angle 2.jpg
Villa Rear 2.jpg
Villa Side angle 2.jpg
VIlla Front 2.jpg
Neighborhood mtg 8-10-20.docx
20200821_1_MailerFront.pdf
20200821_1_MailerBack.pdf
20200821_1_Labels.docx

3.6. **3.6 - PUBLIC HEARING – Amending the Orem General Plan map by changing the land use designation on approximately 23.75 acres from LDR (Low Density Residential) to MDR (Medium Density Residential) and amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 505 West 400 North from the R8 zone to the R7.5 zone and rezone approximately 0.79 acres to the HO (Hospital Overlay zone).**

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the Orem General Plan map by changing the land use designation on approximately 23.75 acres from LDR (Low Density Residential) to MDR (Medium Density Residential) and amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 505 West 400 North from the R8 zone to the R7.5 zone and rezone approximately 0.79 acres to the HO (Hospital Overlay zone).

Presenter:Jake Harding

3.6_SRJ_Hospital_Rezone_09.02.2020.docx
Map.pdf
Vicinity Imagery.pdf
Proposed Rezone Maps.pdf
Mailer Front.pdf
Mailer Back.pdf
20200826_1_Labels.docx
Neighborhood Meeting Minutes.pdf

3.7. **PUBLIC HEARING – Development Services requests the City amend Section 22-8-17(7), Additional Provisions for Specific Uses, of the Orem City Code pertaining to location requirements for Climate Controlled Storage units.**

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-8-17(7), Additional Provisions for Specific Uses, of the Orem City Code pertaining to location requirements for Climate Controlled Storage units.

Presenter:Cheryl Vargas

3.7_SRC_Climate_Controlled_Storage_Units_09.2.2020.docx

Ordinance-ClimateControlledStorageUnits-NumberLimit2.pdf

3.8. PUBLIC HEARING – Business Licensing requests the City amend Appendix A of the Orem City Code by enacting Standard Land Use Code 6422 Towing Services Business (with building) as a permitted use in the M2 zone.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Appendix A of the Orem City Code by enacting Standard Land Use Code 6422 Towing Services Business (with building) as a permitted use in the M2 zone.

Presenter:Cheryl Vargas

3.8_SRC_SLU_Code_-_Tow_Yards_09.2.2020.docx

New SLU-Towing.pdf

4. MINUTES REVIEW AND APPROVAL

Review and approve minutes from August 19, 2020

5. ADJOURN

Next meeting scheduled for Wednesday, September 16, 2020

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 September 2, 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.

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** September 2, 2020	OREM
Prepared By: Jake Harding		
Applicant: Sofia Avila	**PRELIMINARY PLAT** – Preliminary Plat approval of Avila Subdivision with two lots located generally at 665 East 800 South in the R8 zone.	

NOTICES:

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

Site Information	
General Plan	LDR
Current Zone	R8
Acreage	0.45
Neighbor-hood	Sharon

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 Avila Subdivision with two lots located generally at 665 East 800 South in the R8 zone.

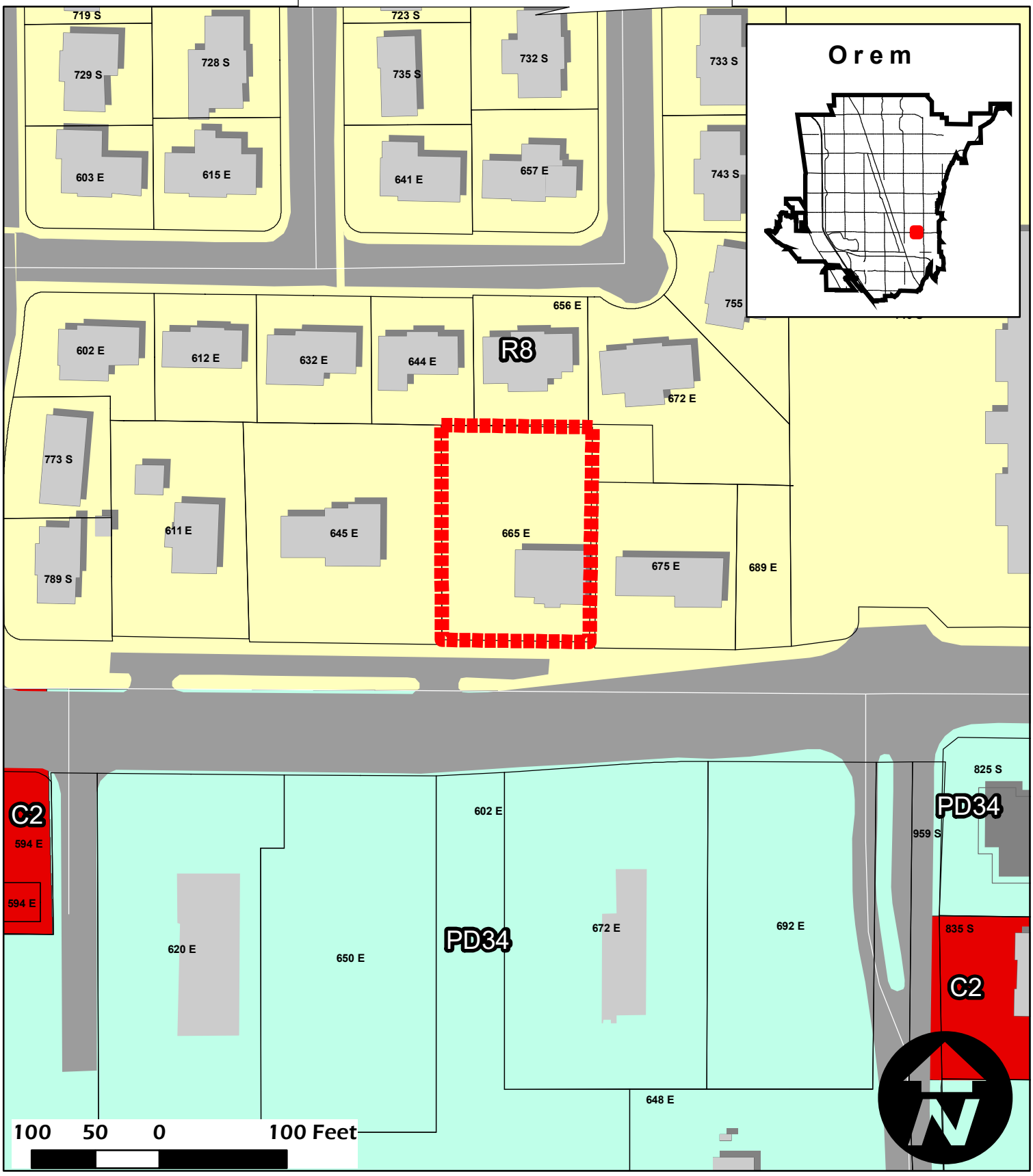
BACKGROUND:
The applicant is proposing to subdivide their existing property to create a deep lot. The proposed deep lot is 12,137 square feet. A twenty foot (20') wide access will go along the west side of the property. The proposed front lot is 8,734 square feet. The existing home will continue to meet all required setbacks.

There is a utility pole in the south-west corner of the existing lot. The proposed access drive will go around the pole.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Avila Subdivision with two lots located generally at 665 East 800 South in the R8 zone.



Avila Subdivision



Avila Subdivision
R8 zone
0.45 acres

NEIGHBORHOOD
Sharon

Legend
Avila Subdivision
Parcels
Buildings

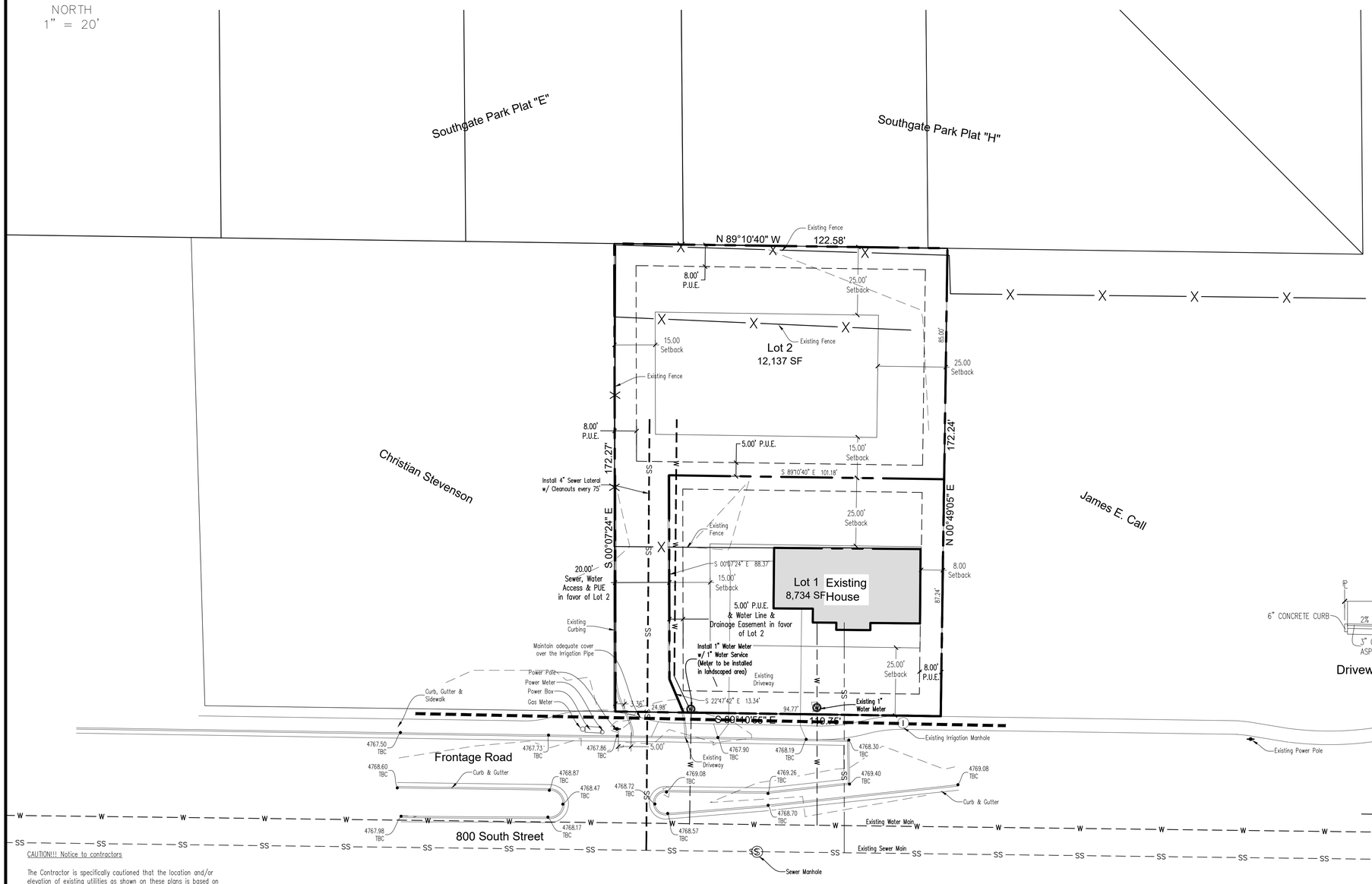

650 South
400 East
450 East
500 East
560 East
590 East
630 East
670 East
700 East
800 East
850 East
900 East
700 South
720 South
750 South
800 South
550 East
600 East
760 East
850 South
870 South
900 South
Palisade Drive
COSTCO WHOLESALE

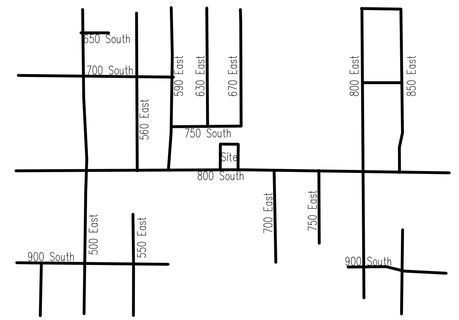

672 E
611 E
645 E
665 E
675 E
689 E
800 South
800 South
700 East

Avila Subdivision

Orem City Utah

NORTH
1" = 20'

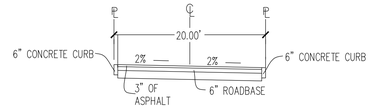




Vicinity Map

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 the 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 the 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 City Code.
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 the 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 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 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.



Driveway Cross-Section

Developer:

Sofia Avila
461 East 90 North
Orem Utah 84097

Engineer:

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

Site Data:

Zone = R-8
Total Area = 20,870 SF
Total number of Lots = 2

CAUTION!!! Notice to contractors

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



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

Avila Subdivision
Preliminary Plat
Orem City Utah

Revisions

Date	7-7-2020
Scale	1"=20'
By	BHT
Tracing No.	L - 14571

Sheet No.
C - 2.0

Item #: 3.2	**Planning Commission** September 2, 2020	OREM
Prepared By: Jake Harding		
Applicant: Donald J. Russell	**PUBLIC HEARING** – Vacating Ridgewood Estates, Plat G and final plat approval of Ridgewood Estates, Plat K located generally at 180 South 800 West in the R8 zone.	

NOTICES:

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

Site Information	
General Plan	LDR
Current Zone	R8
Acreage	0.53
Neighbor-hood	Orem Park

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

REQUEST: The applicant requests the Planning Commission vacate Ridgewood Estates, Plat G and approve the final plat of Ridgewood Estates, Plat K located generally at 180 South 800 West in the R8 zone.

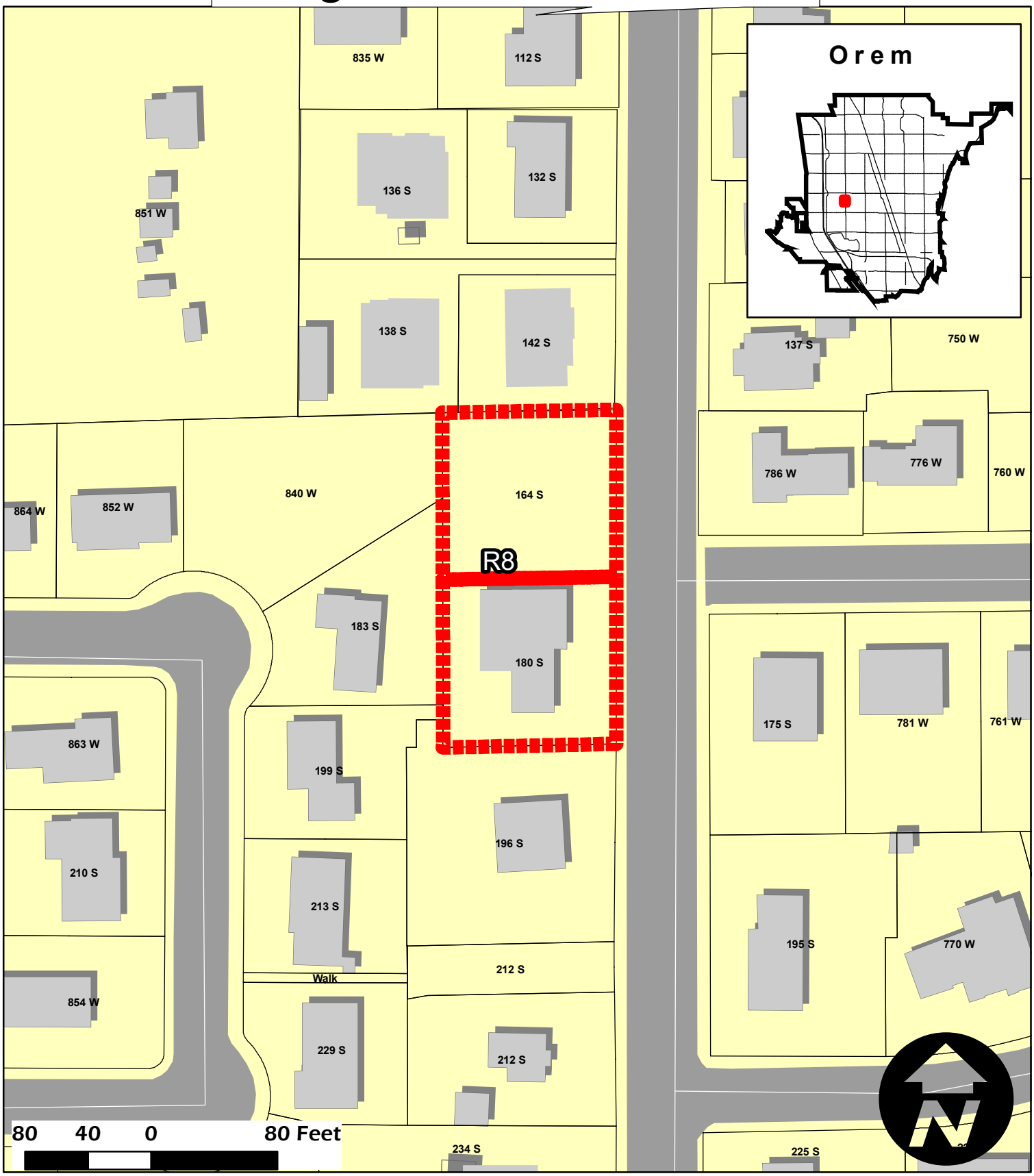
BACKGROUND:
The applicant is proposing to merge his two properties into one lot. He is not proposing to vacate any easements.

The existing plat is a two lot subdivision which contains the existing lots currently owned by the applicant. The existing lots are 0.26 acres each. The new subdivision will consist of one lot that is 0.53 acres. This new lot will maintain the easements from the existing plat and will not change.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Ridgewood Estates, Plat G and approve the final plat of Ridgewood Estates, Plat K located generally at 180 South 800 West in the R8 zone.



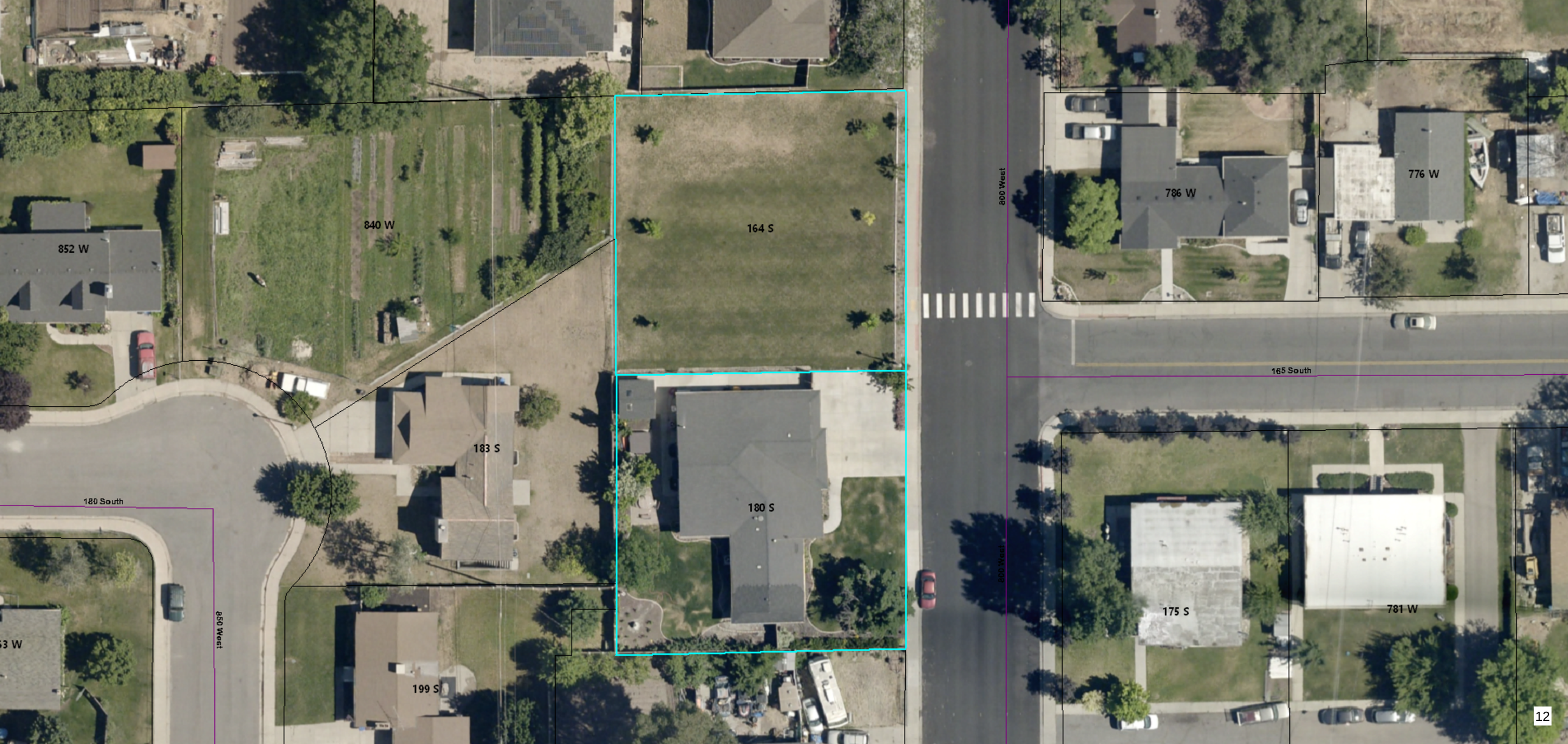
Ridgewood Estates Plat K

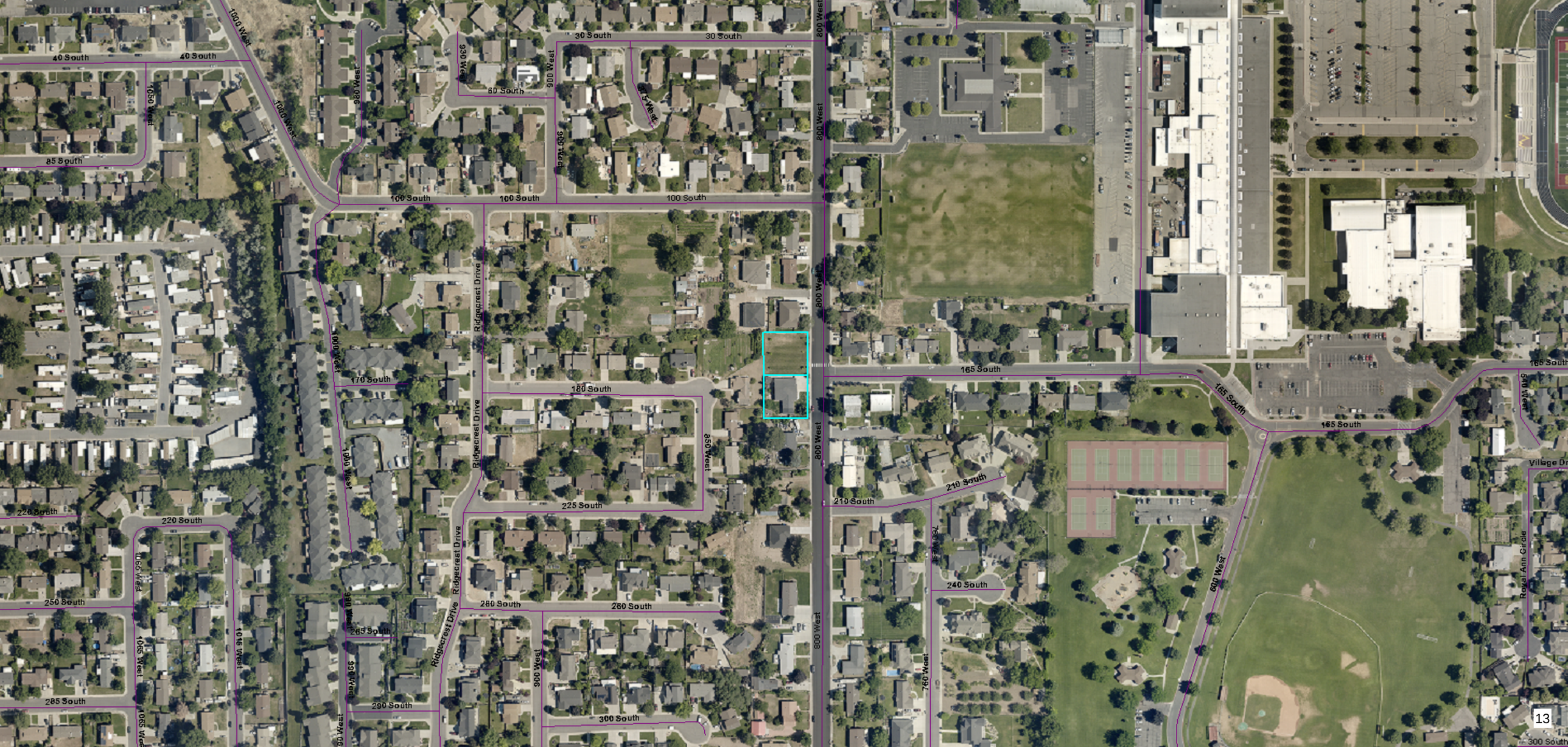


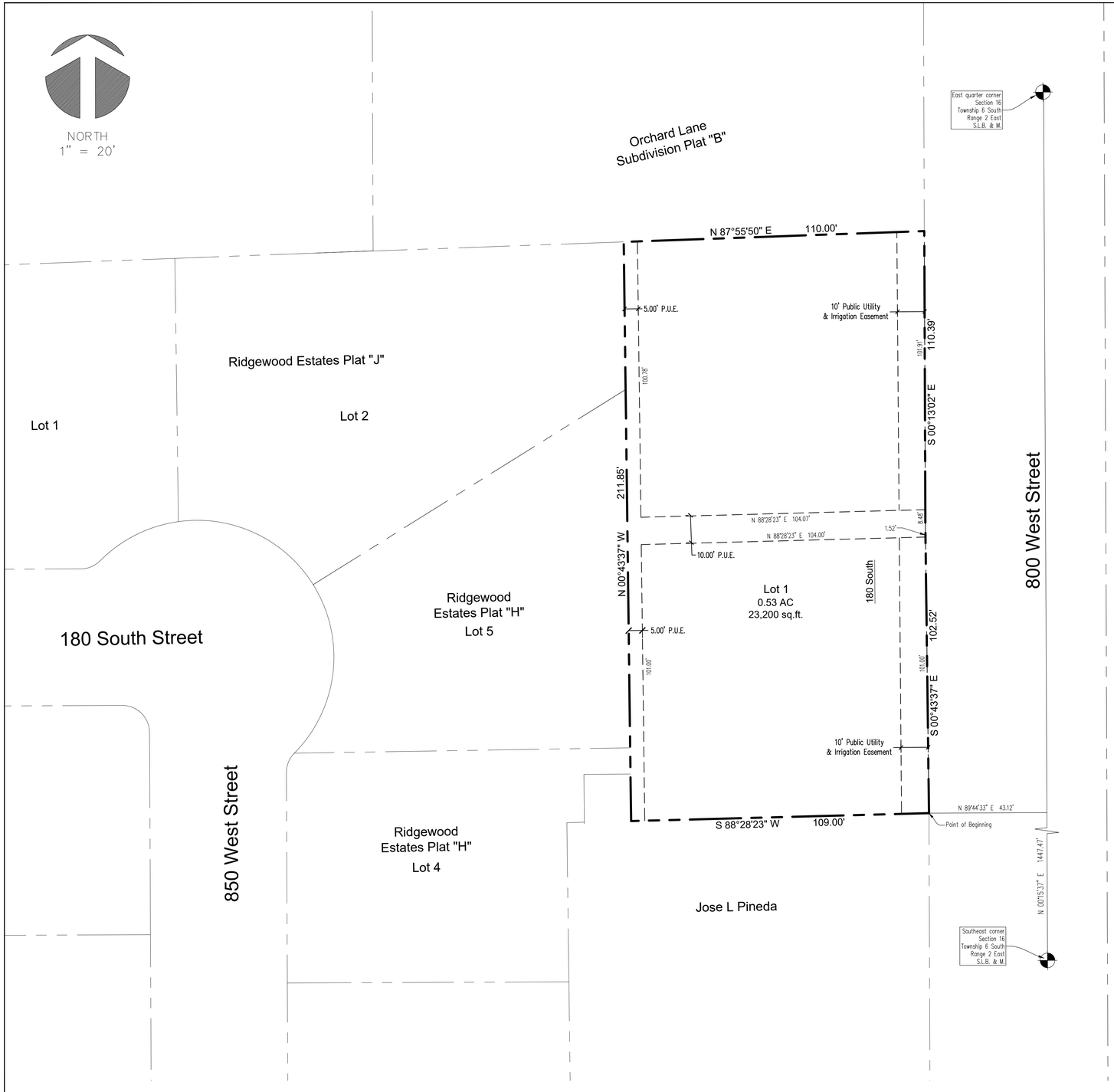
Ridgewood Estates Plat K
R8 zone
0.53 acres

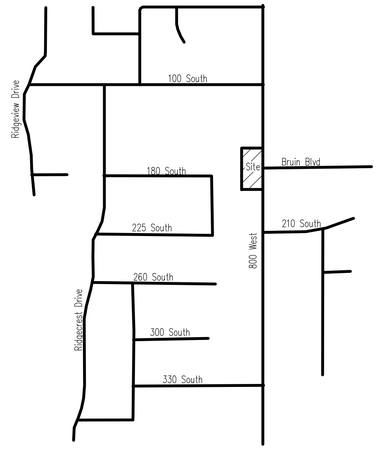
NEIGHBORHOOD
Orem Park

Legend
Ridgewood Estates Plat K
Parcels
Buildings


840 W
852 W
164 S
183 S
180 S
199 S
180 South
850 West
800 West
786 W
776 W
165 South
175 S
781 W


40 South
40 South
1000 West
1050 West
85 South
1000 West
30 South
30 South
930 West
900 West
80 South
800 West
100 South
100 South
100 South
Ridgecrest Drive
1000 West
170 South
180 South
850 West
225 South
220 South
220 South
1055 West
250 South
1015 West
280 South
260 South
265 South
Ridgecrest Drive
900 West
285 South
290 South
300 South
165 South
165 South
165 South
210 South
210 South
760 West
240 South
600 West
Village Dr
Robert Ann Circle
300 South





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 00°15'37" West along the Section line 1447.47 feet and South 89°44'23" West 43.12 feet from the Southeast corner of Section 16, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°28'23" West 109.00 feet; thence North 00°43'37" West 211.85 feet; thence North 87°55'50" East 110.00 feet; thence South 00°13'02" East along 800 West Street 110.39 feet; thence South 00°43'37" East along said street 102.52 feet to the point of beginning.

AREA=23,198 sq. ft. or 0.53 acre

Basis of Bearing is North 00°15'37" West along the Section line from the Southeast corner to the East quarter corner of said Section 16. (NAD 27)

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____, the above signed owner(s) 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 " K "

Ridgewood Estates

Including a vacation of Lot 1 & Lot 2, Plat "G" Ridgewood Estates

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20' Feet

PREPARED BY

DUDLEY AND ASSOCIATES INC.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1 & Lot 2, Plat "G" Ridgewood Estates. Lot 1 & Lot 2, Plat "G" Ridgewood Estates is hereby vacated.

Approved as to Form

City Attorney Date

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



Item #: 3.3	**Planning Commission** September 2, 2020	
Prepared By: Jake Harding		
Applicant: Scott Engh	**SITE PLAN** – Site plan approval of Sun River Gardens located at 312 West 1200 North in the C2 Zone.	

NOTICES:

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

Site Information	
General Plan	CC
Current Zone	C2
Acreage	2.39
Neighbor-hood	Windsor

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 Sun River Gardens located at 312 West 1200 North in the C2 Zone.

BACKGROUND:
The applicant previously received site plan approval for the proposed warehouse in 2016. Since the site plan is now expired, the applicant is required to receive site plan approval again and is now required to meet the new State Street Corridor requirements. The new building will be ten feet (10') from the property line.

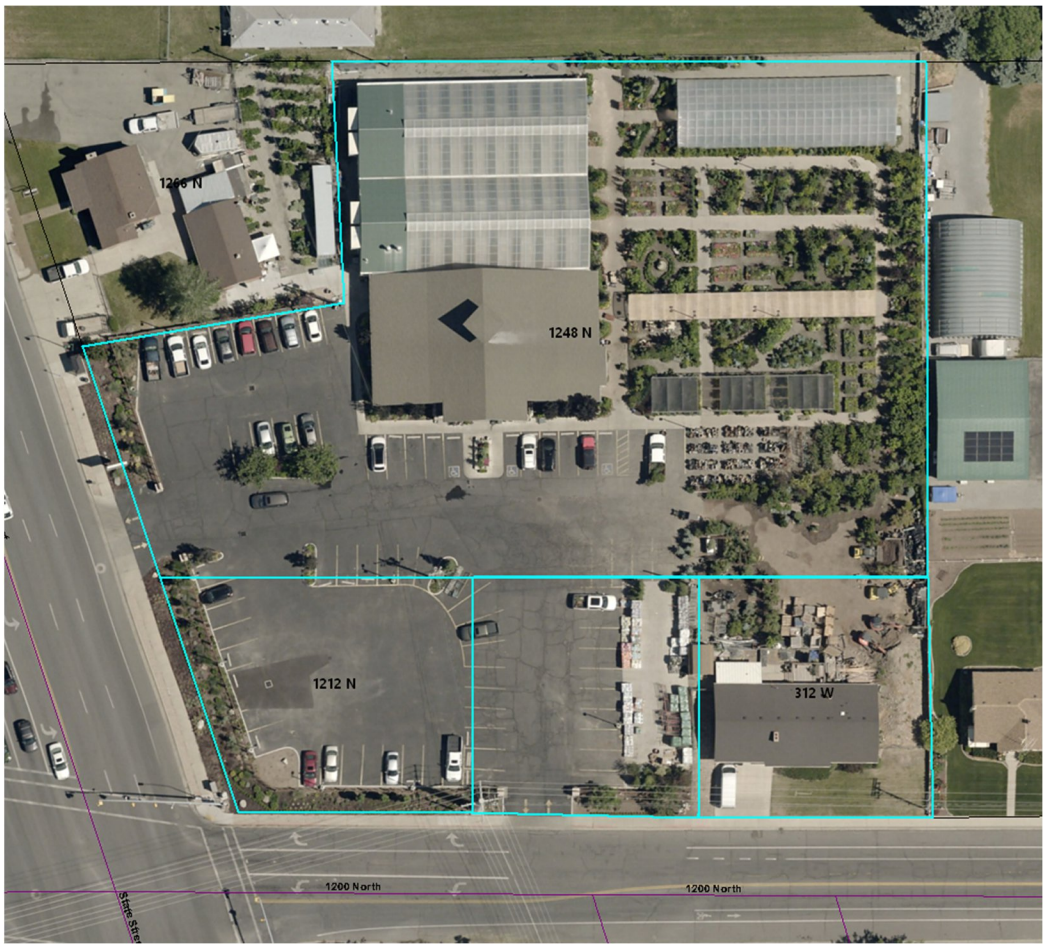
Fifteen foot (15') wide planter strips will be installed along State Street and eight foot (8') planter strips will be installed along 1200 North. The existing trees will be moved to be in those planter strips.

With the new building, 82 parking spaces are required. There are 74 existing spaces. Eight new spaces will be added to meet the requirement.

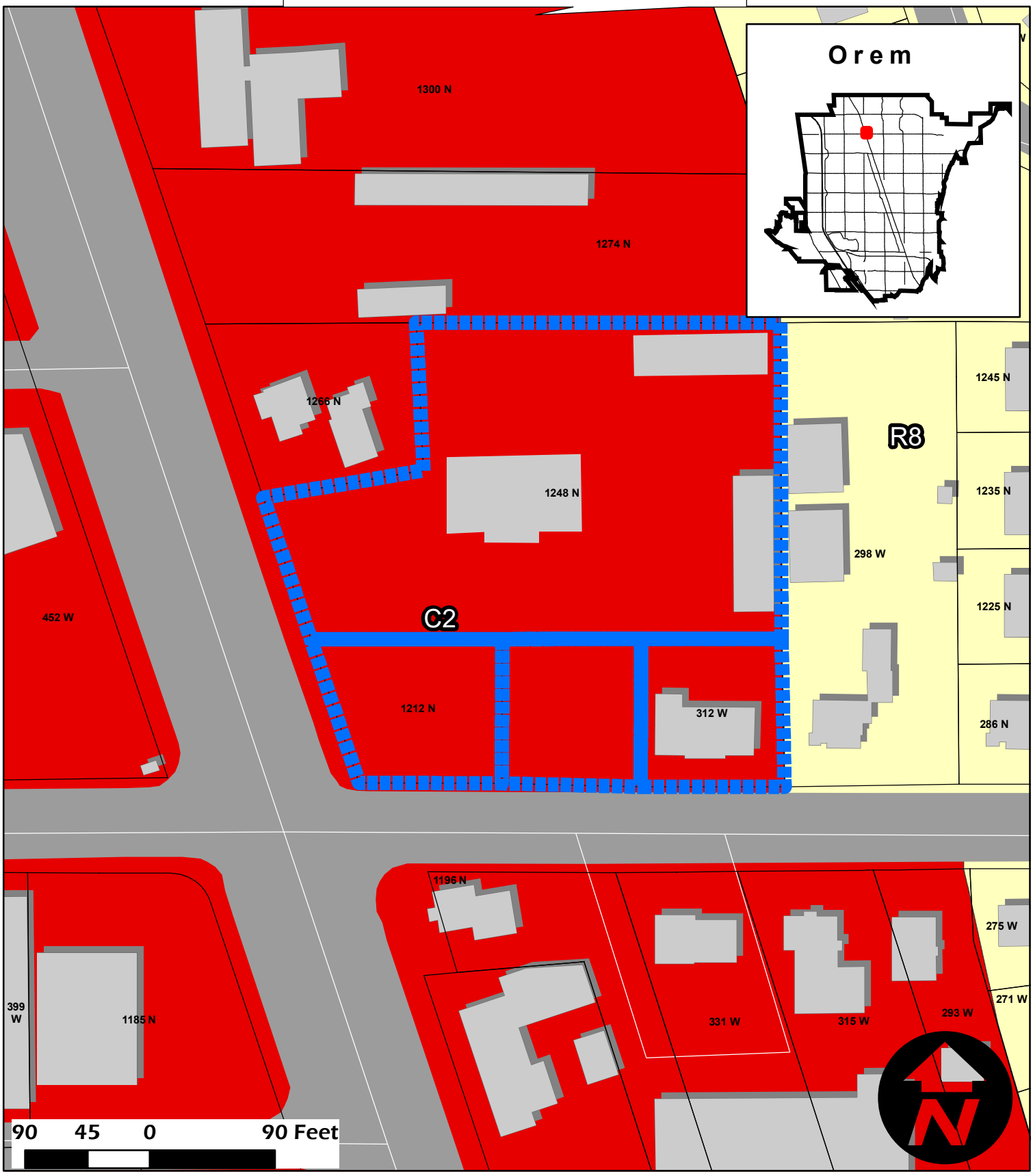
The existing fence will be maintained through much of the property. A new fence matching the existing fence will be installed along the frontage of the new warehouse. This new fence will meet clear-vision requirements as outlined in the City Code.

The proposed warehouse will be made of synthetic wood panels, cinderblock, and metal facia (as trim). It will stand twenty-eight feet (28') tall.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Sun River Gardens located at 312 West 1200 North in the C2 Zone.


1266 N
1248 N
1212 N
312 W
1200 North
1200 North

Sun River Gardens

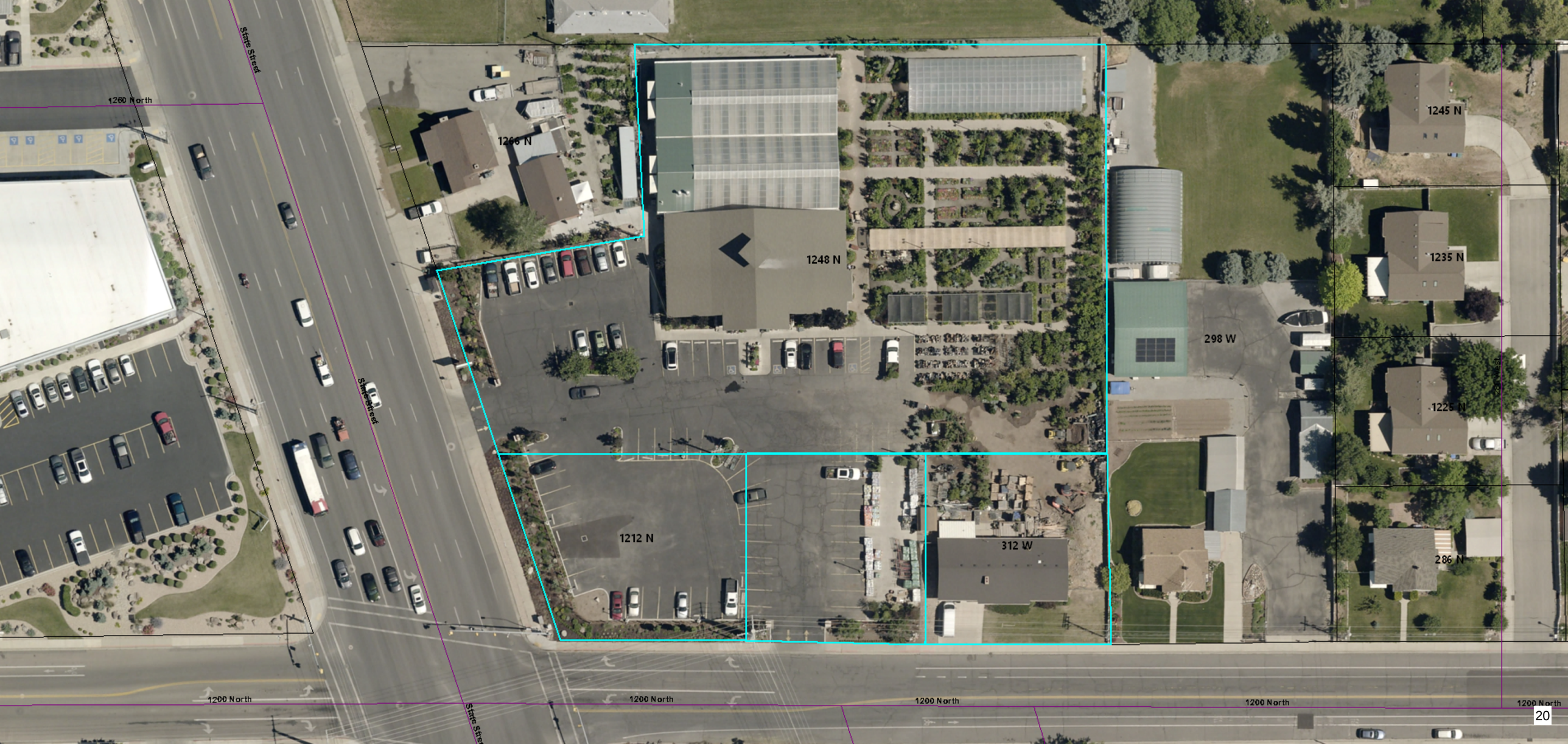


Sun River Gardens
C2 zone
2.39 acres

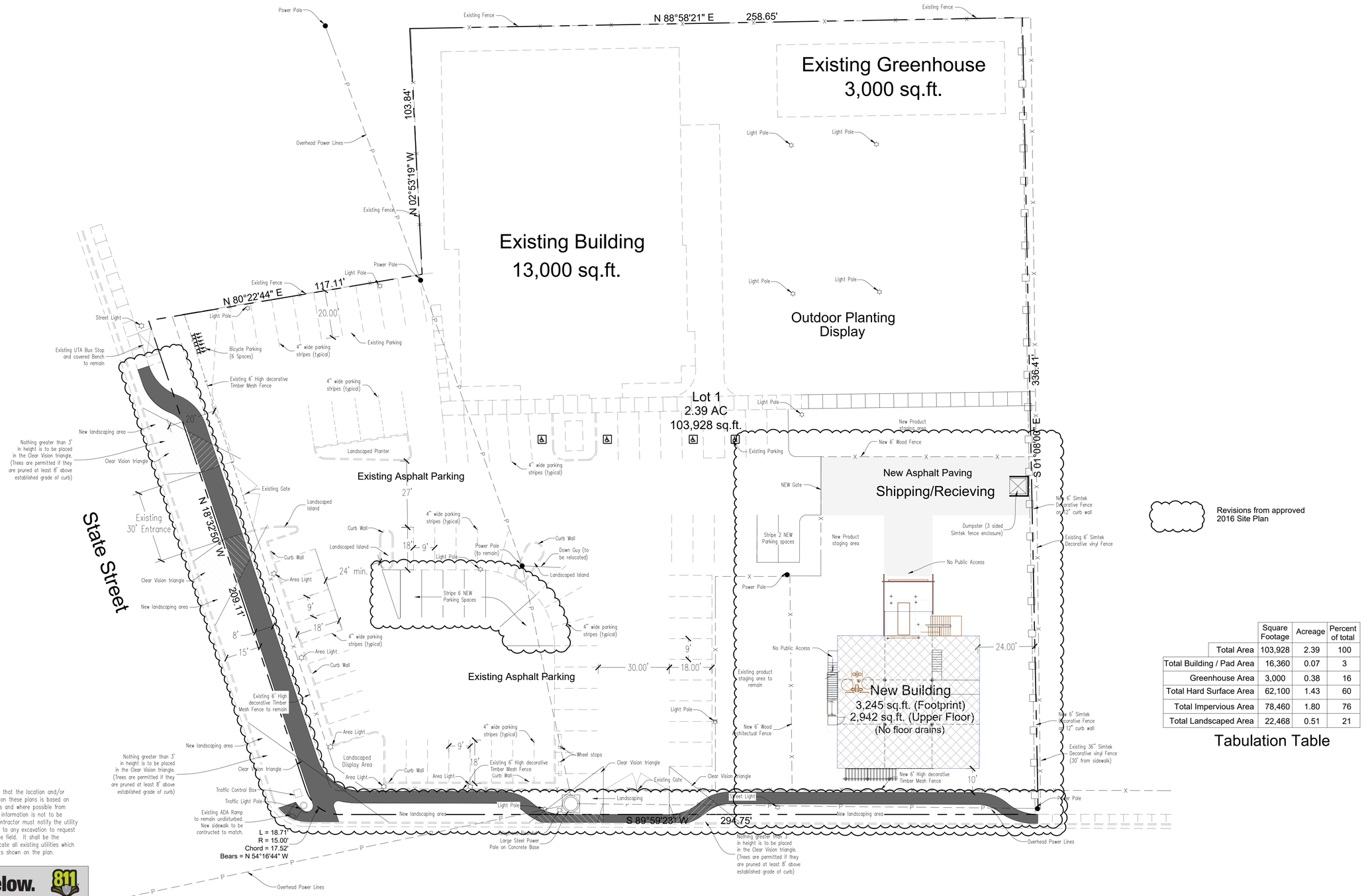
NEIGHBORHOOD
Windsor

Legend
Sun River Gardens
Parcels
Buildings


State Street
Daniel Drive
Main Street
1400 North
1360 North
1350 North
1330 North
1325 North
1300 North
1285 North
1260 North
1240 North
1200 North
1390 North
1340 North
1310 North
1250 North
1185 North
1170 North
1160 North
1140 North
1120 North
1100 North
1080 North
1075 North
1055 North
1040 North
1030 North
1025 North
1010 North
1090 North
1070 North
600 West
560 West
525 West
500 West
470 West
440 West
400 West
380 West
360 West
340 West
300 West
280 West
260 West
200 West
150 West
100 West
50 East
Crest Drive
Robert Court
Amiron Way


1260 North
State Street
1266 N
1248 N
1245 N
1235 N
298 W
1225 N
286 N
1212 N
312 W
1200 North
1200 North
1200 North
1200 North
1200 North

NORTH
1" = 20'



1200 North Street

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

Revisions from approved 2016 Site Plan

	Square Footage	Acreage	Percent of total
Total Area	103,928	2.39	100
Total Building / Pad Area	16,360	0.07	3
Greenhouse Area	3,000	0.38	16
Total Hard Surface Area	62,100	1.43	60
Total Impervious Area	78,460	1.80	76
Total Landscaped Area	22,468	0.51	21

Tabulation Table

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

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

Sun River Gardens

Amended Site Plan

Utah
Orem

Revisions
8-21-2020

Date	8-7-2020
Scale	1" = 20'
By	TD
Tracing No.	L - 14119

Sheet No.
C - 2.0

NORTH
1" = 20'

Existing Greenhouse
3,000 sq.ft.

Existing Building
13,000 sq.ft.

Outdoor Planting Display

Lot 1
2.39 AC
103,928 sq.ft.

New Building
3,245 sq.ft. (Footprint)
2,942 sq.ft. (Upper Floor)
(No floor drains)

New Asphalt Paving

Existing Asphalt Parking

Shipping/Recieving

Future Possible Parking Spaces

N 88°58'21" E 258.65'

N 02°53'19" W 103.84'

N 80°22'44" E 117.11'

S 01°08'00" E 336.41'

S 89°59'23" W 294.75'

EVERGREEN

MAPLE

CRABAPPLE

EXISTING TREE

BEECH

CRABAPPLE

State Street

1200 North Street

NOTE: ALL TREES TO BE SPADE AND TRANSPLANTED

CAUTION!!! Notice to contractors

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

	Square Footage	Acreage	Percent of total
Total Area	103,928	2.39	100
Total Building / Pad Area	16,360	0.07	3
Greenhouse Area	3,000	0.38	16
Total Hard Surface Area	62,100	1.43	60
Total Impervious Area	78,460	1.80	76
Total Landscaped Area	22,468	0.51	21

Tabulation Table

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

bruce maw
landscape architect
asla-pla
801.885.2211
bmla@ymail.com

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

Sun River Gardens
Site Plan
TREE PLAN
Orem Utah

Revisions

Date
3-21-2016
Scale
1" = 20'
By
TD
Tracing No.
L - 14119

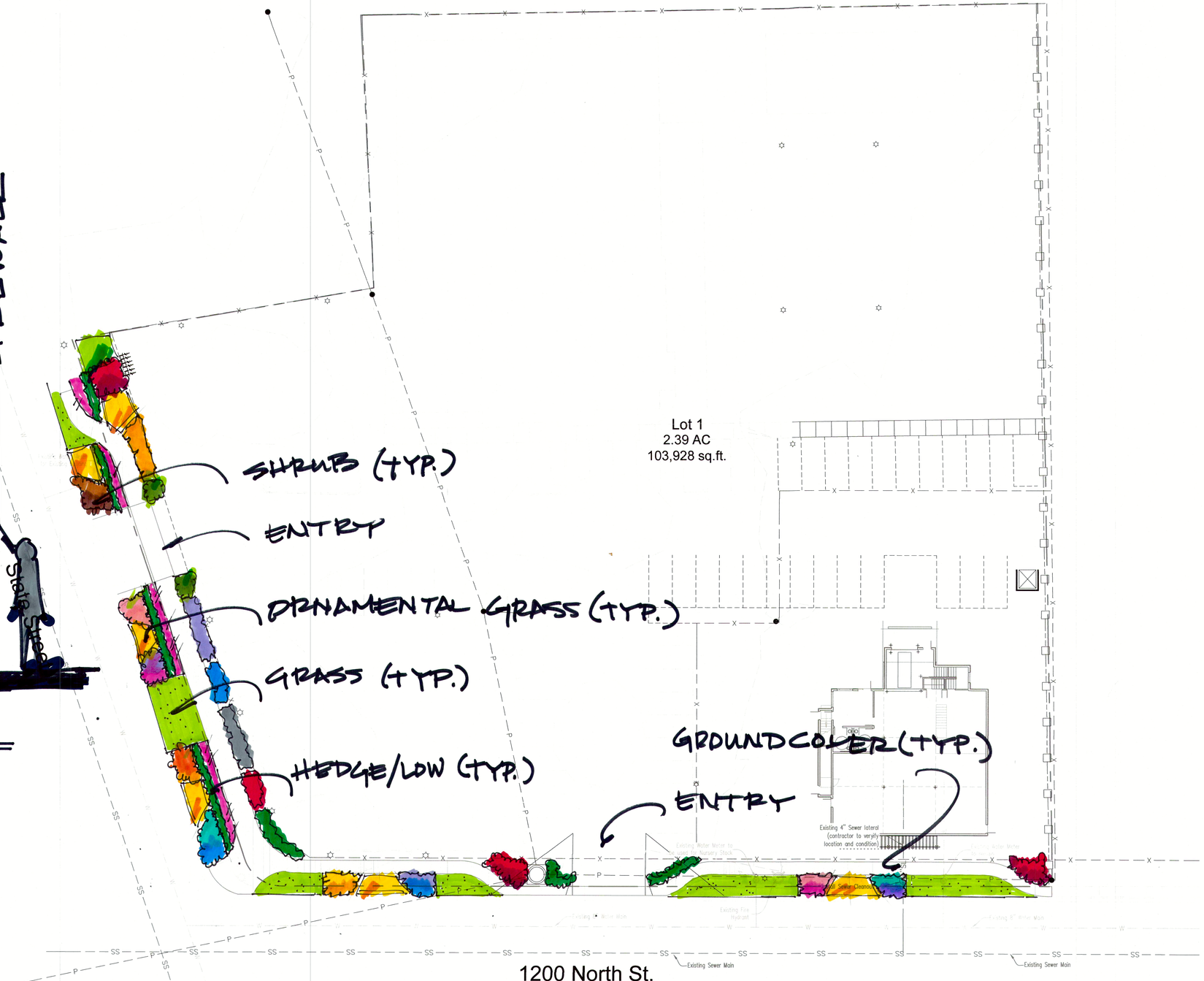
Sheet No.
C - 2.0

NORTH
1" = 20'



SECTION:

NOTE: ALL SHRUBS AND GRASSES TO BE REMOVED AND TRANSPLANTED.



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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

bruce maw
landscape architect
asla-pla
801.885.2211
bmla@ymail.com

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

Sun River Gardens

SHRUB Plan
GRASS PLAN

Orem Utah

Revisions

Date	7-17-2020
Scale	1" = 20'
By	TD
Tracing No.	L - 14119

Sheet No.
C - 3.0

NOTE
THIS IS NOT A PUBLIC BUILDING,
THERE IS NO PUBLIC ACCESS TO
THIS BUILDING

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com
PROJECT MANAGER: ROLLAND LEE, 801-710-4500,
ROLLAND@RIDGELINE-DESIGN.COM

Original drawings remain the property of Ridgeline Design Architects and as such Ridgeline Design Architects retains total ownership and control. The design represented by these drawings is to be used for a one time use unless otherwise agreed upon in writing by Ridgeline Design Architects.

RIDGELINE DESIGN

STAMP:

DATE: 7-9-2020
REVISION:

SUN RIVER GARDENS
NEW WAREHOUSE
BUILDING
1248 N STATE STREET
OREM, UTAH 84057

PROJECT NO:
1925

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-203

/Users/rollandlee/Desktop/Orem/Orem Warehouse Aug 23 2020.pln



NOTE
THIS IS NOT A PUBLIC BUILDING,
THERE IS NO PUBLIC ACCESS TO
THIS BUILDING

RIDGELINE DESIGN ARCHITECTS
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SOUTH OGDEN, UT 84403
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RIDGELINE DESIGN

STAMP:

DATE: 7-9-2020
REVISION:

SUN RIVER GARDENS
NEW WAREHOUSE
BUILDING
1248 N STATE STREET
OREM, UTAH 84057

PROJECT NO:
1925

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-204

/Users/rollandlee/Desktop/Orem/Orem Warehouse Aug 23 2020.pln









RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
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RIDGELINE DESIGN

STAMP:

DATE: 7-9-2020

REVISION:

SUN RIVER GARDENS
NEW WAREHOUSE
BUILDING
1248 N STATE STREET
OREM, UTAH 84057

PROJECT NO:
1925

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-205

/Users/rollandlee/Desktop/Orem/Orem Warehouse Aug 23 2020.pln

NORTH
1" = 30



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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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

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

Sun River Gardens

Demolision Plan

Orem Utah

Revisions

Date	8-7-2020
Scale	1" = 20'
By	TD
Tracing No.	L - 14119

Sheet No.
C - 1.2



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

Live Stream, orem.org/meetings

Scott Engh seeks site plan approval of a new warehouse to be built at 312 West 1200 North for Sun River Gardens located at 312 West 1200 North in the C2 Zone.

Additional information can be viewed on orem.org/planning under the "Current Planning (Public Hearing Noticing)" tab or by contacting Orem City Development Services at 801-229-7058.

Planning Commission
Wed, Sep 2, 2020
4:30 pm

AUTO ZONE INC
%AUTO ZONE #885
PO BOX 2198
MEMPHIS, TN 38101

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

Live Stream, orem.org/meetings

Scott Engh seeks site plan approval of a new warehouse to be built at 312 West 1200 North for Sun River Gardens located at 312 West 1200 North in the C2 Zone.

Additional information can be viewed on orem.org/planning under the "Current Planning (Public Hearing Noticing)" tab or by contacting Orem City Development Services at 801-229-7058.

Planning Commission
Wed, Sep 2, 2020
4:30 pm

PEPER, DARIN & HEATHER
380 SILVER CIR
ALPINE, UT 84004

For more information, contact
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or JRHarding@orem.org

Live Stream, orem.org/meetings

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Additional information can be viewed on orem.org/planning under the "Current Planning (Public Hearing Noticing)" tab or by contacting Orem City Development Services at 801-229-7058.

Planning Commission
Wed, Sep 2, 2020
4:30 pm

DW RENTALS - I LLC
6655 W 9500 N
HIGHLAND, UT 84003

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

Live Stream, orem.org/meetings

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Additional information can be viewed on orem.org/planning under the "Current Planning (Public Hearing Noticing)" tab or by contacting Orem City Development Services at 801-229-7058.

Planning Commission
Wed, Sep 2, 2020
4:30 pm

GS AUTO REPAIR LC
74 S 1025 E
LINDON, UT 84042

AUTO ZONE INC
%AUTO ZONE #885
PO BOX 2198
MEMPHIS, TN 38101

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

GS AUTO REPAIR LC
74 S 1025 E
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

HUDSON, NONA (ET AL)
158 S RIDGEVIEW DR
OREM, UT 84058

HUDSON, NONA (ET AL)
--OR CURRENT RESIDENT--
235 W 1200 NORTH
OREM, UT 84057

LOPEZ, DANIEL
243 W DANIEL DR
OREM, UT 84057

WASHBURN RENTALS LLC
--OR CURRENT RESIDENT--
245 W 1200 NORTH
OREM, UT 84057

WILSON, DANIEL H
246 W DANIEL DR
OREM, UT 84057

EVERETT, WILLIAM S & JANE (ET AL)
256 W 1200 N
OREM, UT 84057

GABRIEL, RAFAEL ESTRADA
257 W 1310 N
OREM, UT 84057

PACIFI CORP (ET AL)
--OR CURRENT RESIDENT--
260 W 1140 NORTH
OREM, UT 84057

WILSON, BEN & MARY ALICE
--OR CURRENT RESIDENT--
262 W 1270 NORTH
OREM, UT 84057

WILSON, BEN & MARY ALICE
262 W DANIEL DR
OREM, UT 84057

HARWARD, ELVIN S
263 W 1200 N
OREM, UT 84057

JOHNSON, SYLVANUS & LOLA MAXINE
266 W 1200 N
OREM, UT 84057

WISE, ROCHELLE (ET AL)
267 W 1200 N
OREM, UT 84057

DUNN, SANDRA R
271 W 1200 N
OREM, UT 84057

KIMBER, MARIA
271 W 1310 N
OREM, UT 84057

POSEY, ROBERT H (ET AL)
275 W 1200 N
OREM, UT 84057

MENDOZA, JUAN JOSE & WENDY
--OR CURRENT RESIDENT--
276 W 1310 NORTH
OREM, UT 84057

WINGER, TODD W & CHRYSTAL S
--OR CURRENT RESIDENT--
278 W DANIEL DR
OREM, UT 84057

SOLARES, EDVIN ARIS CASTANEDA
283 W 1310 N
OREM, UT 84057

ROZAS, NORBERTO (ET AL)
286 W 1200 N
OREM, UT 84057

GUDMUNDSON, JOHN BRUCE & KAREN LEE
290 W 1310 N
OREM, UT 84057

L J & E LEGACY LLC
--OR CURRENT RESIDENT--
293 W 1200 NORTH
OREM, UT 84057

REINHARD, JOHN KURT & ELIZABETH LYMAN
294 DANIEL DR
OREM, UT 84057

A&G JOHNSON FAMILY LC
--OR CURRENT RESIDENT--
298 W 1200 NORTH
OREM, UT 84057

REDING, MICHELLE C
299 W 1310 N
OREM, UT 84057

CHAN BOSTROM, SUETWAN
302 W 1310 N
OREM, UT 84057

RASMUSSEN, ALAN JOSEPH & LORAINE
315 DANIEL DR
OREM, UT 84057

MONSON, CECILLE D
325 DANIEL DR
OREM, UT 84057

DATWYLER FAMILY INVESTMENTS LTD
--OR CURRENT RESIDENT--
399 W 1200 NORTH
OREM, UT 84057

BEKEARIAN, ARA & HASMIK
443 W 700 S
OREM, UT 84058

LEIVA HOLDINGS LLC
520 E 600 S
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

BUSY CORNER INC THE
932 N 1760 W
PROVO, UT 84604

BEKEARIAN, ARA & HASMIK
--OR CURRENT RESIDENT--
1136 N STATE ST
OREM, UT 84057

LEIVA HOLDINGS LLC
--OR CURRENT RESIDENT--
1153 N STATE ST
OREM, UT 84057

KRAUSE, LARRY A & DIANE STRONG
305 DANIEL DR
OREM, UT 84057

LJ & E LEGACY LLC
--OR CURRENT RESIDENT--
315 W 1200 NORTH
OREM, UT 84057

LJ & E LEGACY LLC
--OR CURRENT RESIDENT--
331 W 1200 NORTH
OREM, UT 84057

GREAT WHITE OAK LLC
--OR CURRENT RESIDENT--
415 W 1200 NORTH
OREM, UT 84057

MOXTEK INC
452 W 1260 N
OREM, UT 84057

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MENDOZA, JUAN JOSE & WENDY
978 W 550 S
OREM, UT 84058

MACC HOLDINGS LLC
--OR CURRENT RESIDENT--
1140 N STATE ST
OREM, UT 84057

GS AUTO REPAIR LC
--OR CURRENT RESIDENT--
1169 N STATE ST
OREM, UT 84057

SUN RIVER PROPERTIES LLC
--OR CURRENT RESIDENT--
312 W 1200 NORTH
OREM, UT 84057

SUN RIVER PROPERTIES LLC
--OR CURRENT RESIDENT--
322 W 1200 NORTH
OREM, UT 84057

PEPER, DARIN & HEATHER
380 SILVER CIR
ALPINE, UT 84004

NEELEY, DOUGLAS A & DIANE R
438 W 1200 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

A&G JOHNSON FAMILY LC
%JOHNSON, JOHN A
739 CREST DR
OREM, UT 84057

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

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

LEIVA HOLDINGS LLC
--OR CURRENT RESIDENT--
1145 N STATE ST
OREM, UT 84057

DATWYLER, BOYD DELMAR & JANICE ALLRED
--OR CURRENT RESIDENT--
1171 N 400 WEST
OREM, UT 84057

NORDIK HOLDINGS LLC
1182 N STATE ST
OREM, UT 84057

AUTO ZONE INC
--OR CURRENT RESIDENT--
1187 N STATE
OREM, UT 84057

ROWBOTHAM, ANGELA
1192 N REGENT CT
OREM, UT 84057

ROWBOTHAM, ANGELA
--OR CURRENT RESIDENT--
1192 N REGENT CT UNIT#1
OREM, UT 84057

NORDIK HOLDINGS LLC
--OR CURRENT RESIDENT--
1196 N STATE ST
OREM, UT 84057

DW RENTALS - I LLC
--OR CURRENT RESIDENT--
1200 N
OREM, UT 84057

SUN RIVER PROPERTIES LLC
--OR CURRENT RESIDENT--
1212 N STATE
OREM, UT 84057

BRAND, KENNETH JAMES &
CATHERINE (ET AL)
1225 N 280 W
OREM, UT 84057

FERGUSON, JERRY LEE & BOBBI SUE
1231 N 260 W
OREM, UT 84057

SHIPPEN, LYLE R & KATHRYN
1234 N 260 W
OREM, UT 84057

SMITH, MICHAEL JAY & EMILY P
1235 N 280 W
OREM, UT 84057

SHIPPEN, LYLE R
1242 N 200 W
OREM, UT 84057

SIMMONS, JOHN
1244 N 260 W
OREM, UT 84057

CTO PROPERTIES LLC
1245 N 260 W
OREM, UT 84057

THOMPSON, JAMES & ASHLEY
1245 N 280 W
OREM, UT 84057

SUN RIVER PROPERTIES LLC
1248 N STATE ST
OREM, UT 84057

SUN RIVER PROPERTIES LLC
--OR CURRENT RESIDENT--
1272 N STATE
OREM, UT 84057

DHN INVESTMENTS LLC
--OR CURRENT RESIDENT--
1273 N STATE ST
OREM, UT 84057

CTO PROPERTIES LLC
--OR CURRENT RESIDENT--
1274 N STATE ST
OREM, UT 84057

DHN INVESTMENTS LLC
--OR CURRENT RESIDENT--
1277 N STATE ST
OREM, UT 84057

WALKER, TROY W
--OR CURRENT RESIDENT--
1300 N STATE ST
OREM, UT 84057

MOXTEK INC
--OR CURRENT RESIDENT--
1303 N STATE ST
OREM, UT 84057

WALKER, TROY W
1304 N STATE ST
OREM, UT 84057

WASHBURN, CLINT R
1315 DANIEL DR
OREM, UT 84057

WASHBURN, CLINT R
--OR CURRENT RESIDENT--
1315 N DANIEL (300 W) DR
OREM, UT 84057

PEPER, DARIN & HEATHER
--OR CURRENT RESIDENT--
1323 N STATE
OREM, UT 84057

PACIFI CORP (ET AL)
1407 W NORTH TEMPLE
SALT LAKE CITY, UT 84140

GREAT WHITE OAK LLC
1441 S GARDEN VIEW CT
SARATOGA SPRINGS, UT 84045

WASHBURN RENTALS LLC
1464 E 715 S
MAPLETON, UT 84664

DHN INVESTMENTS LLC
1516 E 1575 N
PROVO, UT 84604

MACC HOLDINGS LLC
1738 E 260 N
SPANISH FORK, UT 84660

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

DATWYLER FAMILY INVESTMENTS LTD
3057 NAVAJO LN
PROVO, UT 84604

L J & E LEGACY LLC
6480 S ROTHMOOR DR
SALT LAKE CITY, UT 84121

DW RENTALS - I LLC
6655 W 9500 N
HIGHLAND, UT 84003

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 September 2, 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 it 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.

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Item #: 3.4	**Planning Commission** September 2, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: David Strong	**PUBLIC HEARING** – Vacating Lot 7 of Strong, Plat A and approving the preliminary plat and final plat of Strong Subdivision, Plat C located generally at 1565 South 300 West in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: 3.08
- Neighborhood: **Lakeview**

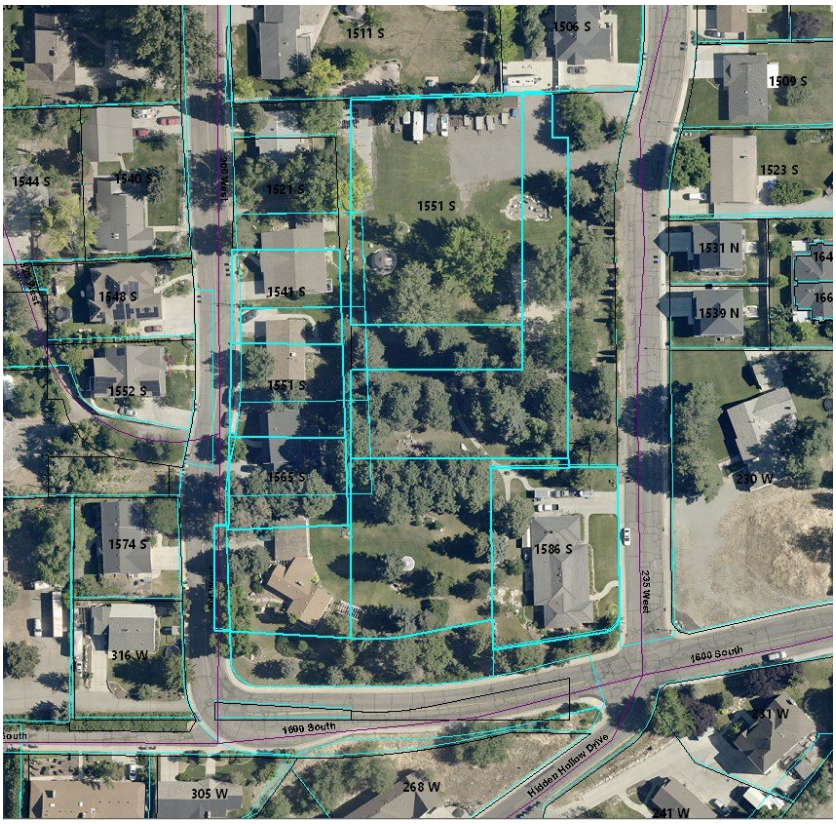
ACTION:
The Planning Commission is the final approving authority regarding the plat amendment request.

REQUEST: The applicant requests the Planning Commission vacate Lot 7 of Strong, Plat A and approve the preliminary plat and final plat of Strong Subdivision, Plat C located generally at 1565 South 300 West in the R8 zone.

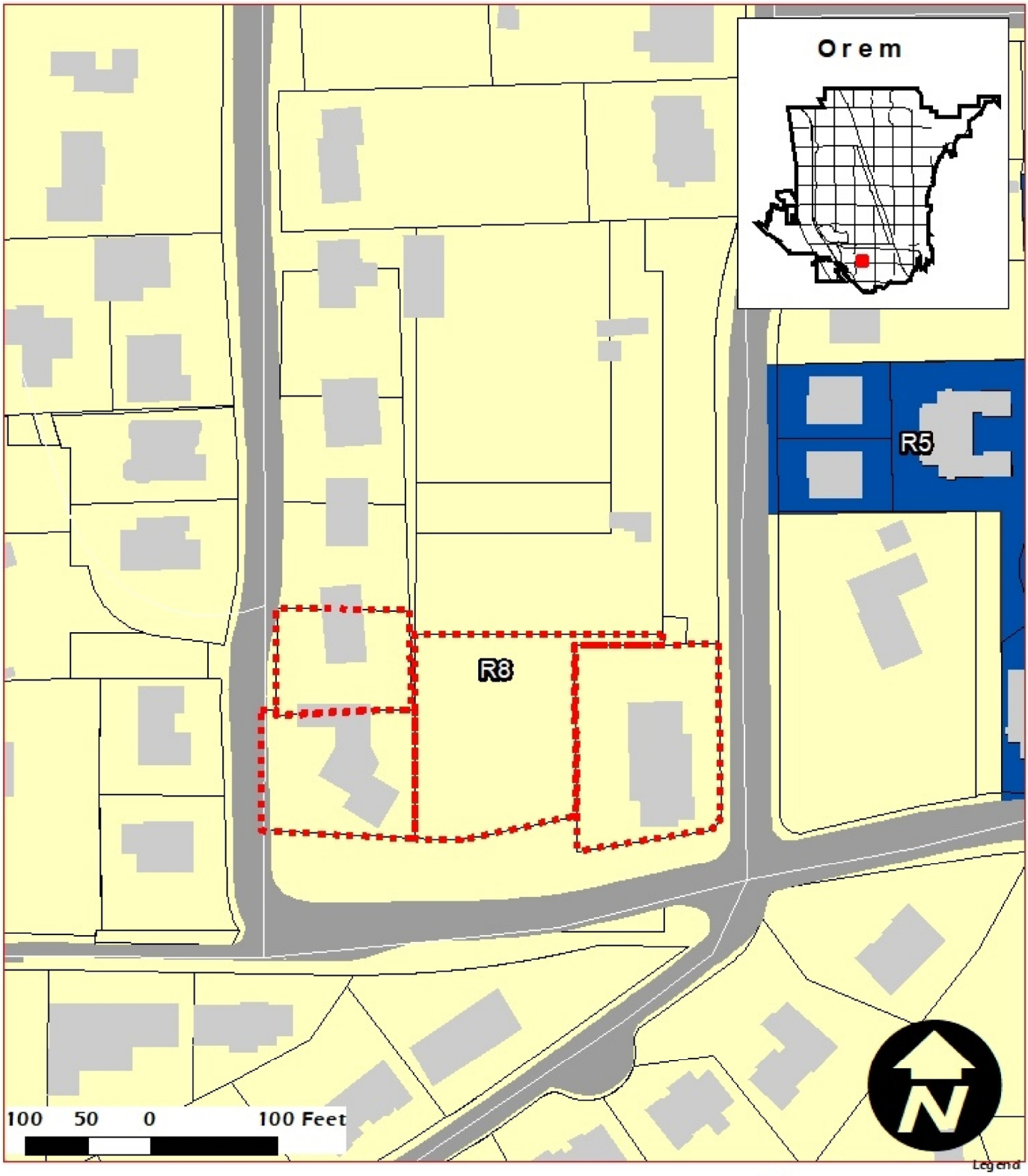
BACKGROUND:
The applicant owns Lots 1 and 2. He desires to build a new home on Lot 2. Both Lots 1 and 2 are lots of record, while Lot 3 was previously platted. There is a large park like area to the north of lots 2 and 3 that will not be platted at this time. There was also a small strip of land between lots 2 and 3 that was always intended to be part of Lot 3, and this preliminary plat will take care of that area.

Lots 1 and 3 currently have existing homes on them. There was a home on Lot 2, but it has been demolished to make room for a new home. The three lots meet the lot size requirements of the R8 zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 7 of Strong, Plat A and approve the preliminary plat and final plat of Strong Subdivision, Plat C located generally at 1565 South 300 West in the R8 zone.



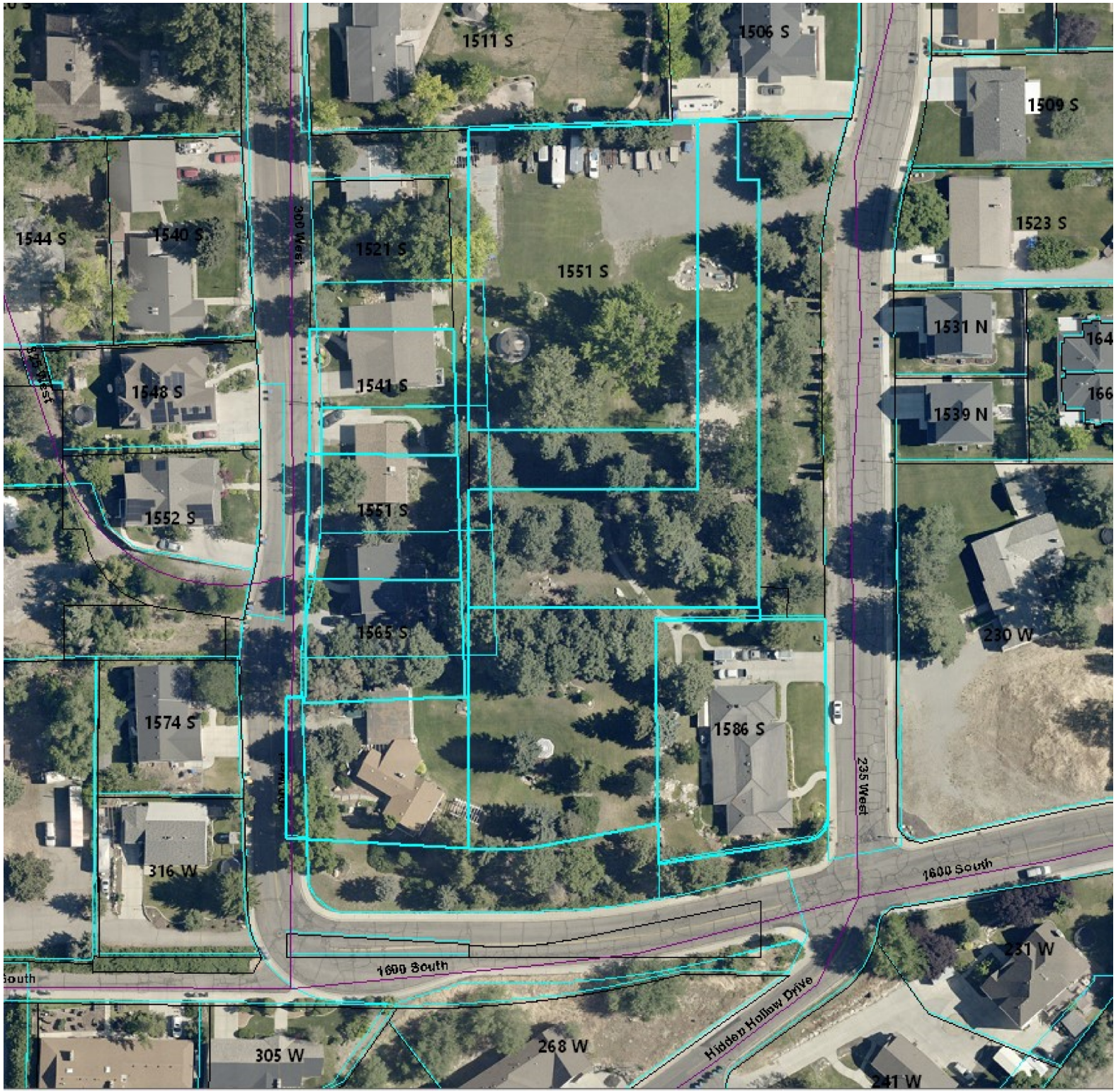
Strong Plat C



Preliminary Plat
R8
3.08 Acres

NEIGHBORHOOD
Lakeview

Strong Plat C
Buildings
Parcels

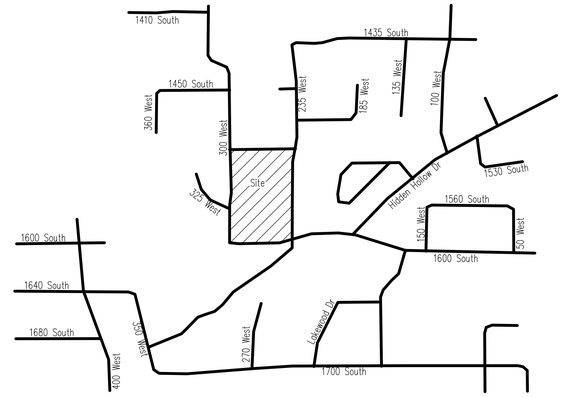

1511 S
1506 S
1509 S
1544 S
1540 S
300 West
1521 S
1551 S
1523 S
1531 N
1548 S
1541 S
1539 N
1552 S
1551 S
1565 S
230 W
1574 S
1586 S
235 West
316 W
1600 South
231 W
1600 South
Hidden Hollow Drive
305 W
268 W
241 W

Strong Subdivision

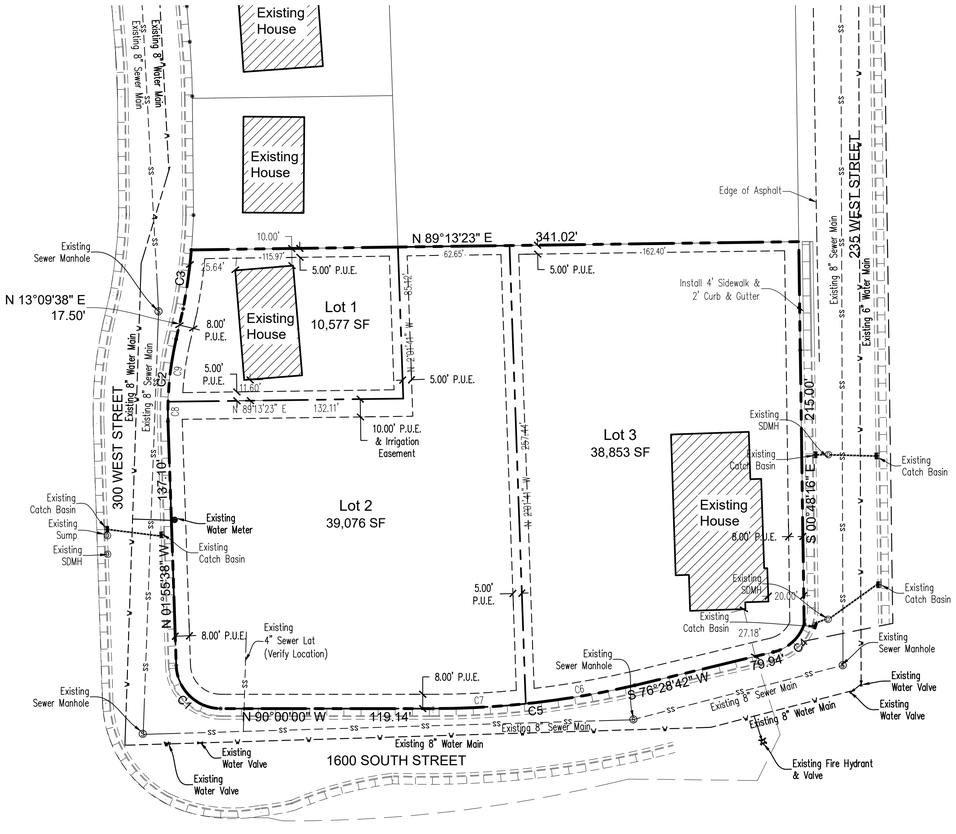
Orem Utah

PRELIMINARY PLAT

NORTH
1" = 40'



Vicinity Map



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	25.00'	38.43'	34.76'	N 45°57'49" W	88°04'22"
C2	182.00'	46.60'	46.48'	N 5°37'00" E	14°40'15"
C3	345.00'	33.44'	33.42'	N 7°54'24" E	5°33'11"
C4	23.92'	24.24'	23.22'	S 48°05'57" W	58°04'05"
C5	500.00'	114.38'	114.14'	S 83°26'47" W	13°06'27"
C6	500.00'	62.19'	62.15'	N 80°27'21" E	7°07'34"
C7	500.00'	52.20'	52.17'	N 87°00'34" E	5°58'53"
C8	182.00'	11.11'	11.11'	S 0°01'49" W	3°29'52"
C9	182.00'	35.49'	35.43'	S 7°21'56" W	11°10'23"

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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 the 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 the 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 City Code.
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 the 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 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 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.

Developer:
Strong Family
1565 South 300 West
Orem Utah 84058
801 360-1166

Engineer:

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

Site Data:

Zone = R-8
Total Area = 2.03 Acres
Total number of Lots = 3

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

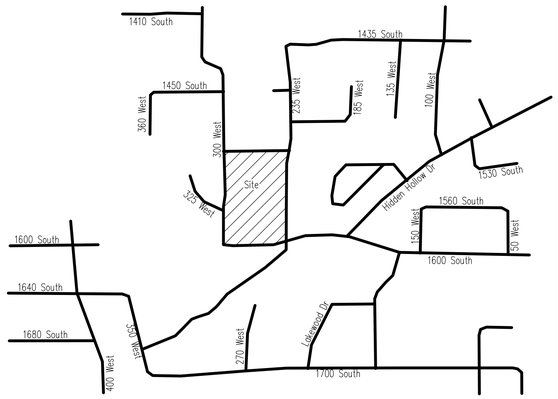
Strong Subdivision
Preliminary Plat
Orem City Utah

REVISIONS

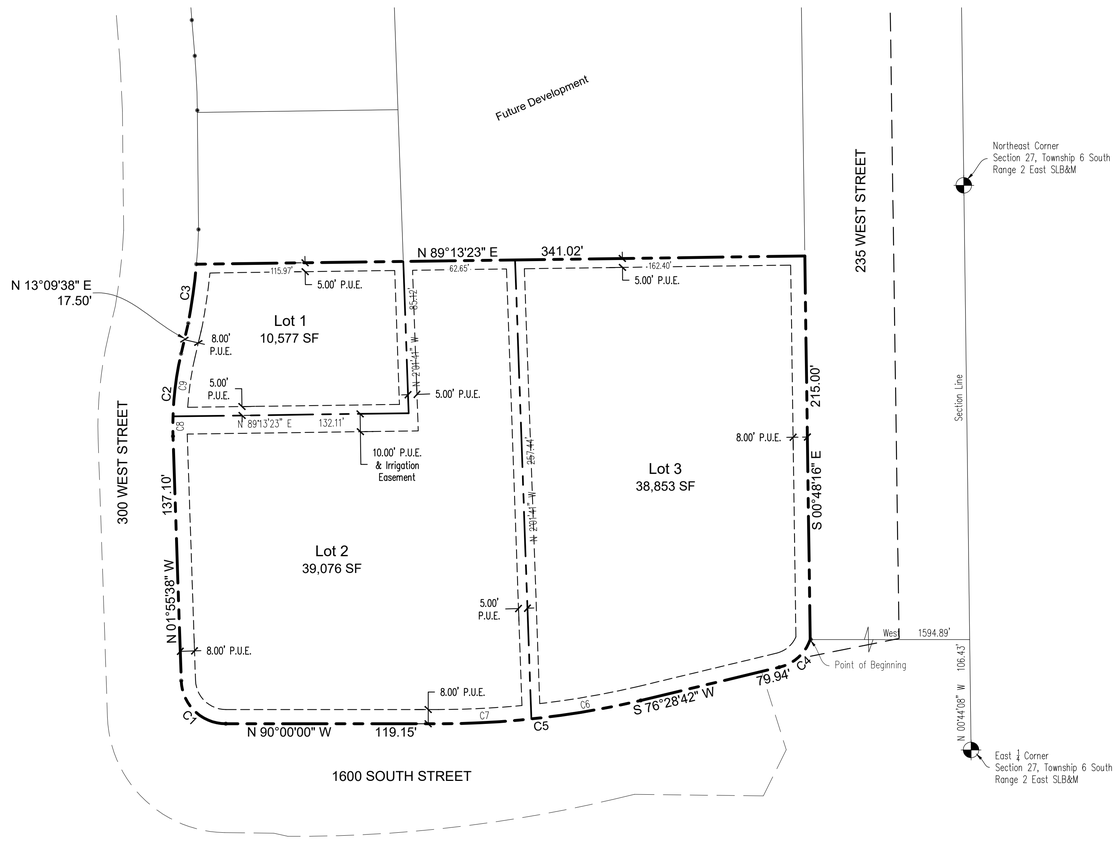
DATE	7-31-2020
SCALE	1"=40'
BY	BHT
TRACING NO.	L-14576

SHEET No.
C - 1

NORTH
1" = 40'



Vicinity Map



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	25.00'	38.43'	34.76'	N 45°57'49" W	88°04'22"
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C8	182.00'	11.11'	11.11'	N 0°01'49" E	3°29'52"
C9	182.00'	35.49'	35.43'	N 7°21'56" E	11°10'23"

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 00°44'08" West along the Section line 106.43 feet and West 1594.89 feet from the East quarter corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 23.92 foot radius curve to the right 24.24 feet (chord bears South 48°05'57" West 23.22 feet); thence South 76°28'42" West 79.94 feet; thence along the arc of a 500.00 foot radius curve to the right 114.38 feet (chord bears South 83°26'47" West 114.13 feet); thence West 119.15 feet; thence along the arc of a 25.00 foot radius curve to the right 38.43 feet (chord bears North 45°57'49" West 34.76 feet); thence North 01°55'38" West 137.10 feet; thence along the arc of a 182.00 foot radius curve to the right 46.60 feet (chord bears North 05°37'00" East 46.48 feet); thence North 13°09'38" East 17.50 feet; thence along the arc of a 345.00 foot radius curve to the left 33.44 feet (chord bears North 07°54'24" East 33.42 feet); thence North 89°13'23" East 341.02 feet; thence South 00°48'16" East 215.00 feet to the point of beginning.

AREA=88,506 sq. ft. or 2.03 acres

Basis of Bearing North 00°44'08" West along the Section line (NAD 27)

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___.

by:
David Lee Strong, Trustee
David L. Strong Asset Protection Trust U/A/D July 12,2013

by:
Troy David Strong, Trustee
David L. Strong Asset Protection Trust U/A/D July 12,2013

by:
Scott R. Strong

by:
Janet A. Strong

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

PREPARED BY
DUDLEY AND ASSOCIATES INC.

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

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1 Plat "A" Strong Subdivision. Lot 1 Plat "A" Strong Subdivision is hereby vacated

Approved as to Form

City Attorney Date

Plat " C "

Strong Subdivision

Including a vacation of Lot 1 Plat "A" Strong Subdivision

Subdivision

Orem City, _____ Utah County, Utah

SCALE: 1" = 40 FEET

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


Street View from 1600 South


Street View from 300 West

Item #: 3.5	**Planning Commission** September 2, 2020	
Prepared By: Cheryl Vargas		
Applicant: City of Orem - Development Services	PUBLIC HEARING – Amending Section 22-11-35(L)(1) of the Orem City Code pertaining to allowable density for residential units in the PD-22 *Urban Village* zone and amending portions of Appendix Q of the Orem City Code pertaining to the overall concept plan for Northgate Village, the Commercial/Retail Area Designation Plan, and the Public Streets, Building Heights, and Land Uses map.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa
- Mailed 228 notices to property owners within 500 feet.

SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **PD22**
- Acreage: **3.24**
- Neighborhood: **Timpview**

ACTION:
The Planning Commission makes a recommendation to the City Council regarding this request.

REQUEST: Development Services requests the Planning Commission amend Section 22-11-35(L)(1) of the Orem City Code pertaining to allowable density for residential units in the PD-22 *Urban Village* zone and amending portions of Appendix Q of the Orem City Code pertaining to the overall concept plan for Northgate Village, the Commercial/Retail Area Designation Plan, and the Public Streets, Building Heights, and Land Uses map.

BACKGROUND: The applicant would like to change the land use for the property located at 1140 West 950 North in the PD22 zone. The property was originally owned by the Church of Jesus Christ of Latter-Day Saints and the land use was designated as "Church". The Church is selling the property so that designation no longer applies.

On the overall plan for the PD22 zone, this location is listed as Commercial and a small portion of Mixed Use. The applicant would like to build residential condominiums similar to the Villa D'Este Condominiums located to the east of this property. The applicant would like to change to land use from a mixture of Commercial/Mixed Use to Residential.

Three maps currently in Appendix Q will be modified to show this change. These maps include the overall concept plan for Northgate Village, the Commercial/Retail Area Designation Plan, and the Public Streets, Building Heights, and Land Uses map.

In the PD22 zone, a maximum of seven hundred residential dwelling units are allowed. They propose to take the allowable 112 Mixed Use units plus 19 Mix-Use Towers units and add that 131 units to the Residential Only Area. The number of overall units will remain the same, but more units would be allocated to the Residential Only area. The applicant proposes to make the following changes:

Section 22-11-35(L)

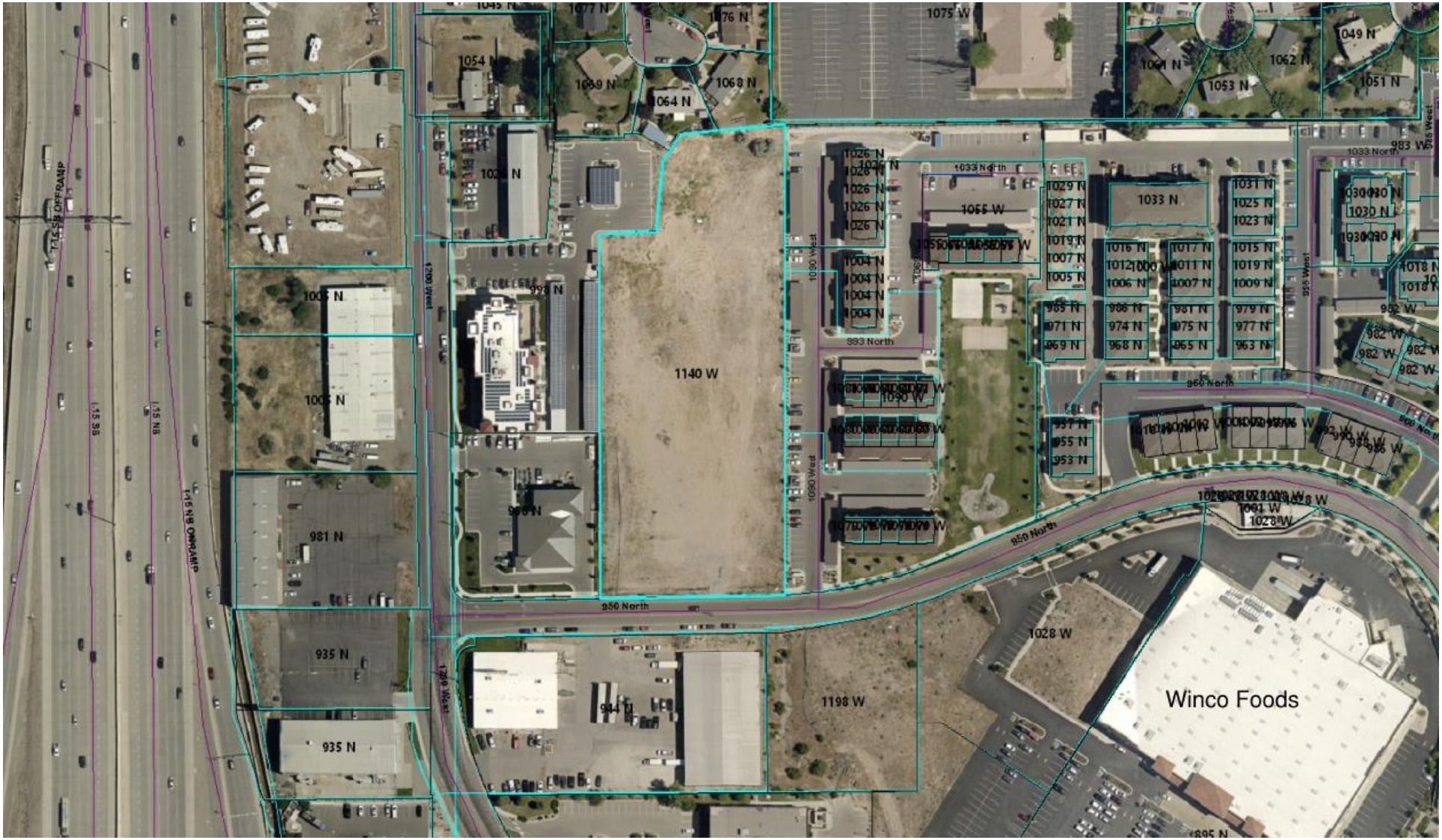
L. **Additional Development Standards and Requirements.** The following development standards and requirements shall apply to all development within the PD-22 zone:
1. **Allowable Density for Residential Units.** A maximum of seven hundred (700) residential dwelling units shall be allowed in the PD22 zone. These

units shall be allowed in the PD-22 zone. These units may be located in the development as follows:

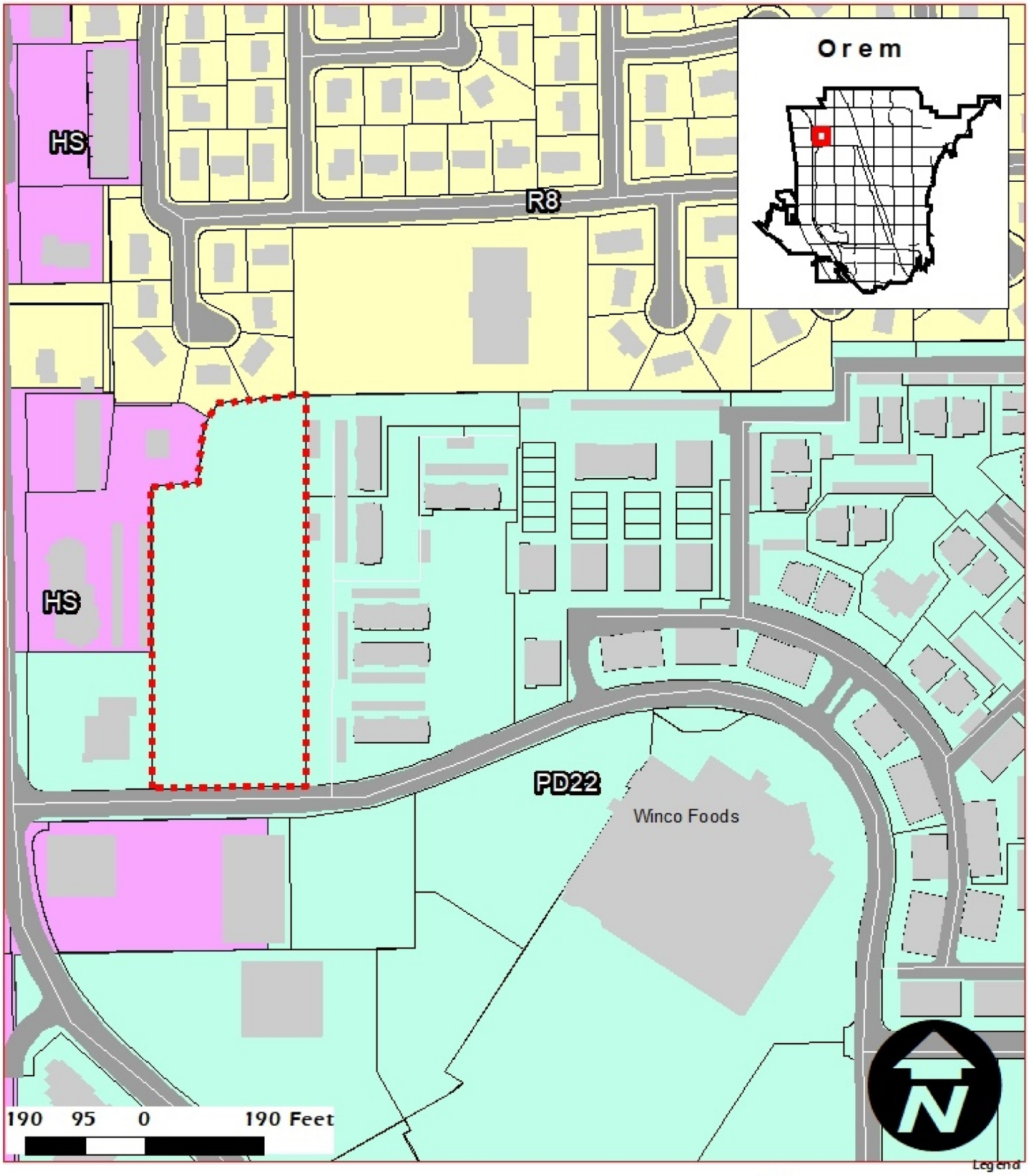
Allowable Density for Residential Units – PD-22 zone	
Unit Location	**# of Units**
Residential Only Area	Up to 561~~430~~
~~Mixed-use Area~~	~~Up to 112~~
Mixed-use Towers Area	Up to 139~~158~~

~~If the "Residential Only Area" is developed with less than 430 residential units, the difference between what is developed in the Residential Only Area and 430 may be moved to either the "Mixed-use Area" or the "Mixed-use Towers Area".~~

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the City Council to amend Section 22-11-35(L)(1) of the Orem City Code pertaining to allowable density for residential units in the PD-22 *Urban Village* zone and amending portions of Appendix Q of the Orem City Code pertaining to the overall concept plan for Northgate Village, the Commercial/Retail Area Designation Plan, and the Public Streets, Building Heights, and Land Uses map.


1140 W
1198 W
1028 W
Winco Foods
950 North
850 North
933 North
1033 North
1090 West
1300 West
1200 West
956 West
I-15 SB OFFRAMP
I-15 SB
I-15 NB
I-15 NB ONRAMP

Villa d'Este

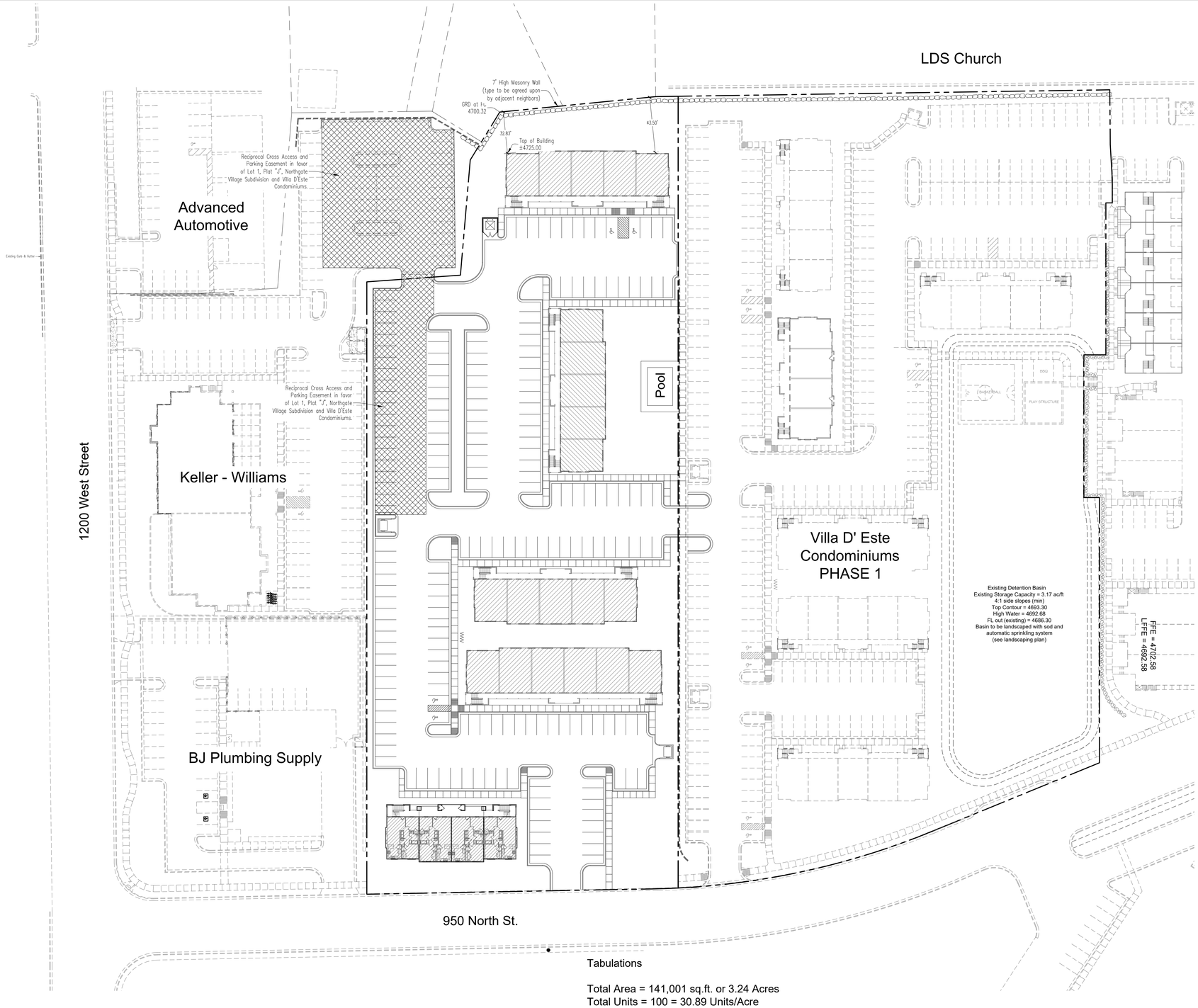


Zoning Ordinance Map Amendment
PD22
3.24 Acres

NEIGHBORHOOD
Timpview

Villa d'Este
Buildings
Parcels

NORTH
1" = 40'



Tabulations

Total Area = 141,001 sq.ft. or 3.24 Acres
Total Units = 100 = 30.89 Units/Acre

Parking Tabulations

Phase 1 parking required = 232
Phase 1 provided parking = 252
Phase 2 parking required = 200
Phase 2 provided parking = 197 spaces (on-site) with 22 Shared with Keller Williams.
Total parking provided = 219 (2.19 spaces/unit)

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

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

CAUTION!!! Notice to contractors

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

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

Villa D' Este Phase 2

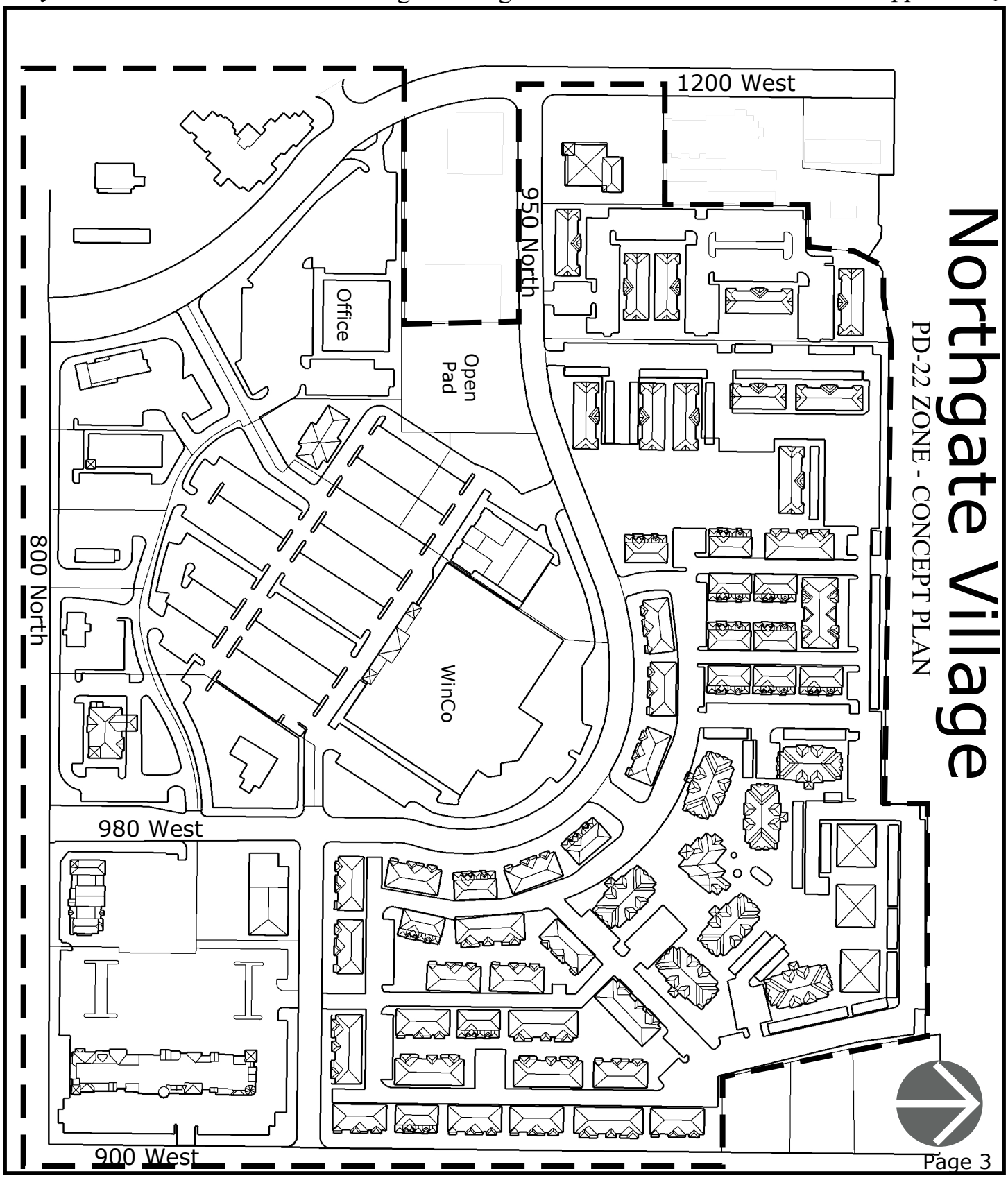
Concept Plan

Orem Utah

Revisions

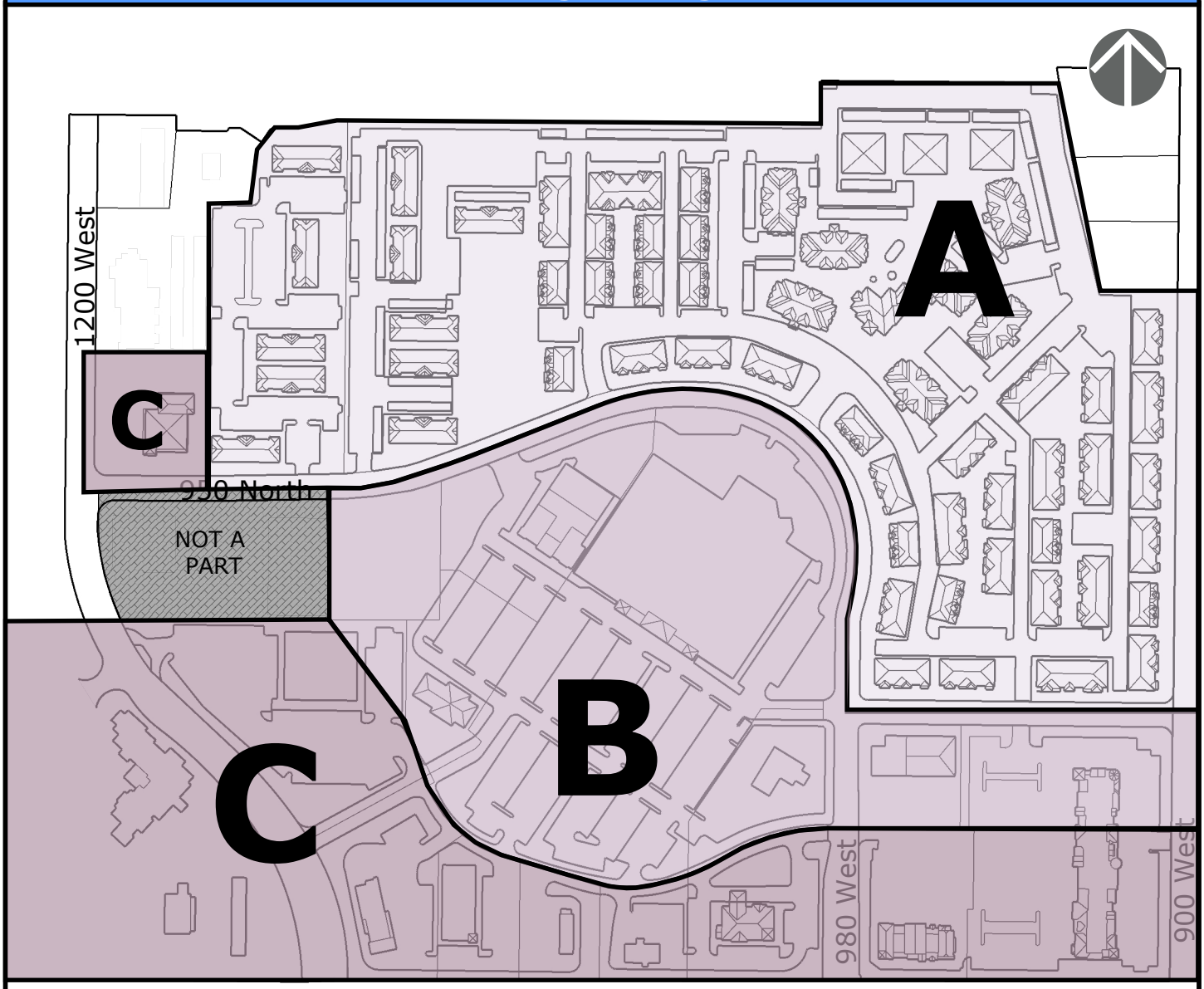
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By	By
Tracing No.	L -

Sheet No.
C - 2.0

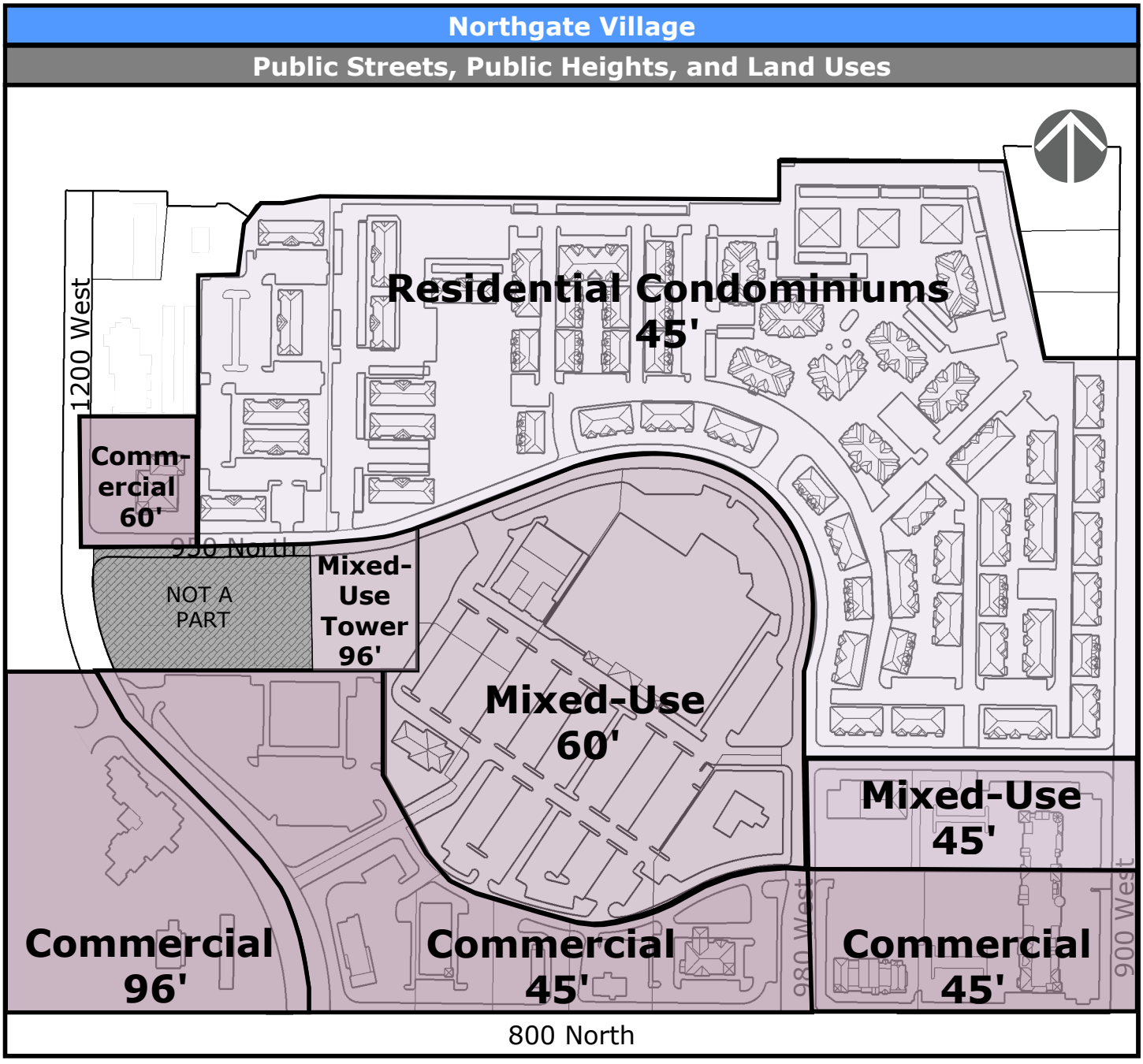

Northgate Village
PD-22 ZONE - CONCEPT PLAN
1200 West
950 North
800 North
980 West
900 West
Office
Open Pad
WinCo

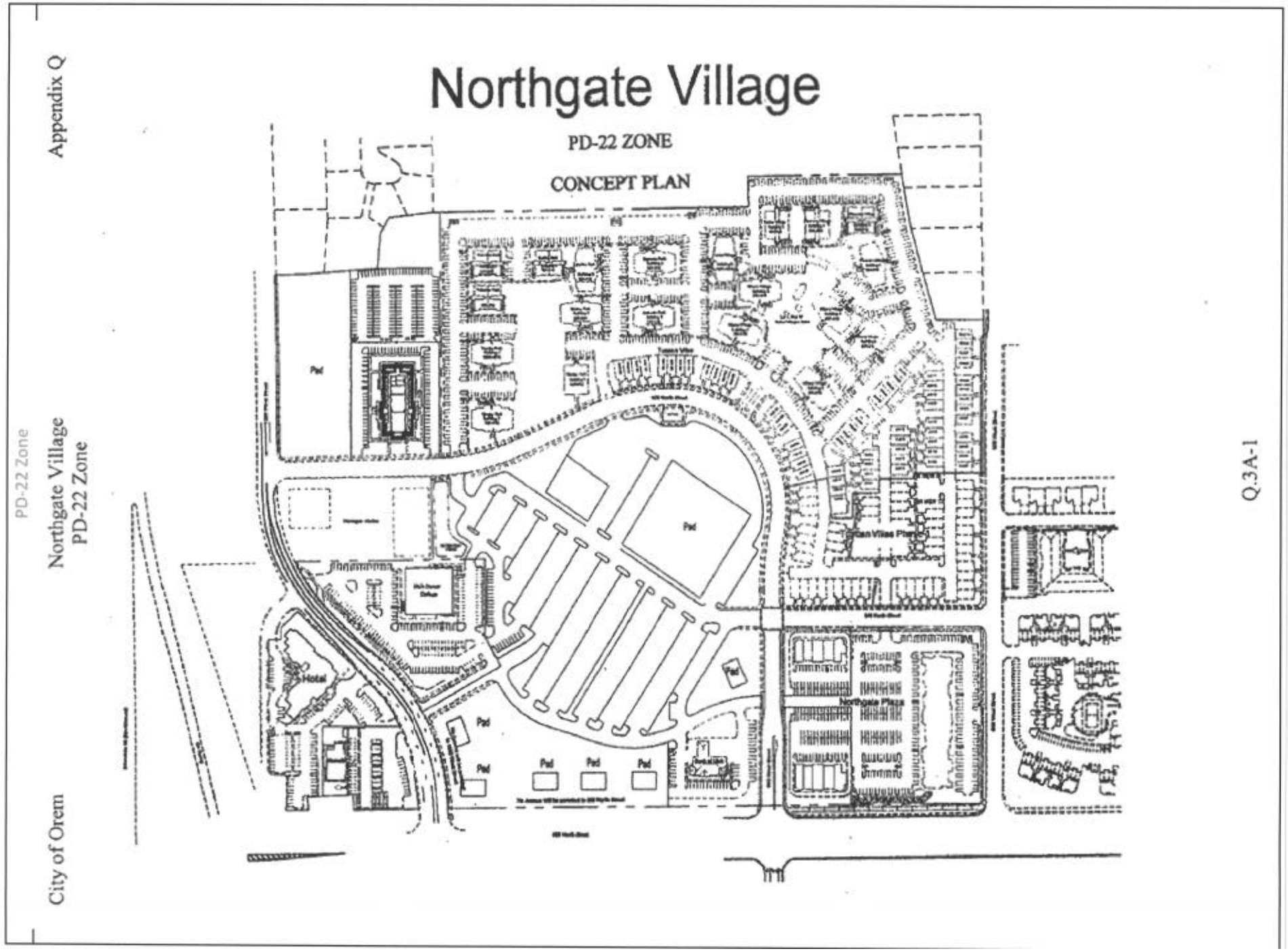
Commercial/Retail Area Designation Plan

Northgate Village



Area A Residential and condominium.	**Area B** Consists of mixed-uses such as main floor commercial areas -- offices and retail -- along with upper floors of the office, retail, and condominiums. At least 50% of the ground floor area will be dedicated to retail businesses.	**Area C** Consists of offices and retail businesses with some multilevel buildings. At least 70% of the ground floor area will be dedicated to retail business.

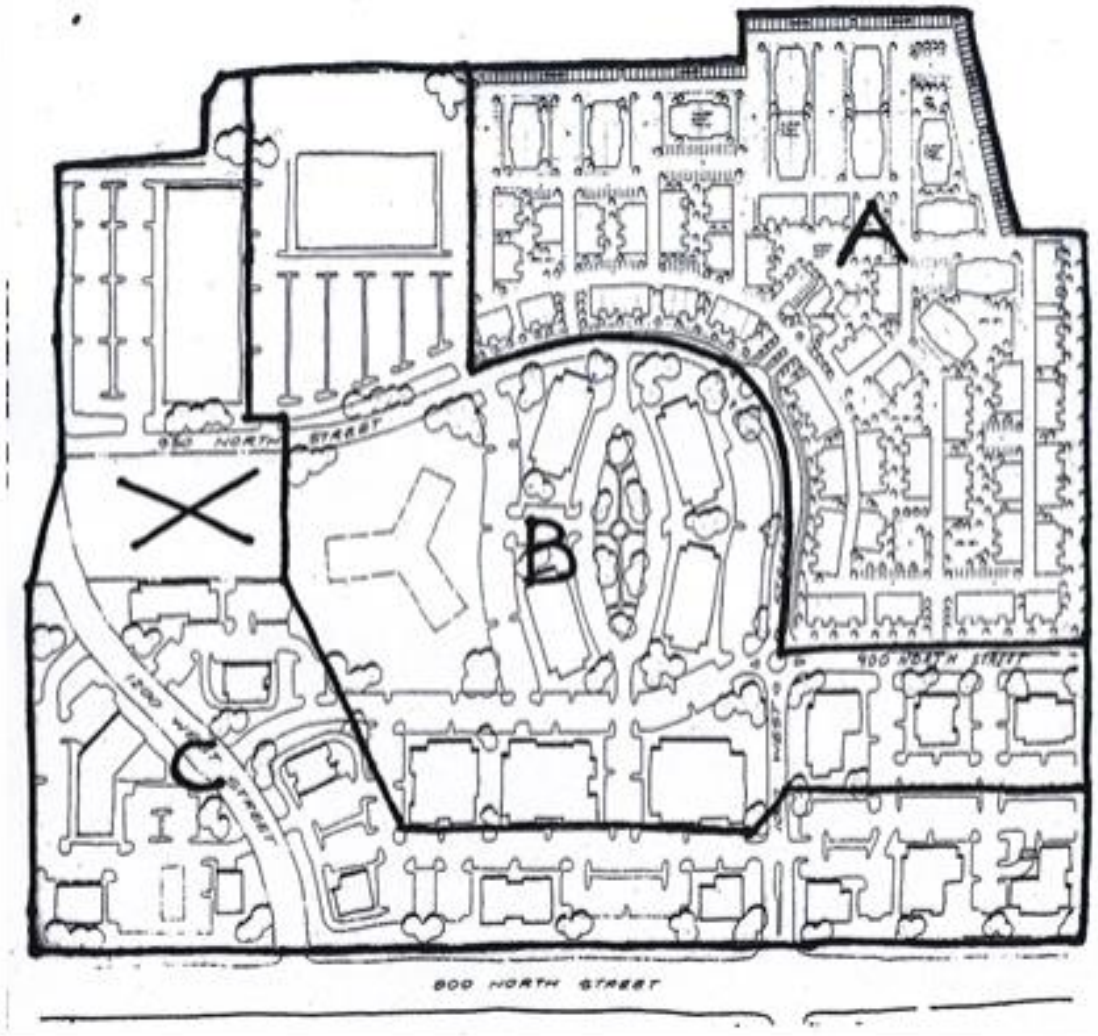

Northgate Village
Public Streets, Public Heights, and Land Uses
1200 West
Residential Condominiums
45'
Comm-
ercial
60'
950 North
NOT A
PART
Mixed-
Use
Tower
96'
Mixed-Use
60'
Mixed-Use
45'
Commercial
96'
Commercial
45'
980 West
Commercial
45'
900 West
800 North


Appendix Q
Northgate Village
PD-22 ZONE
CONCEPT PLAN
PD-22 Zone
Northgate Village
PD-22 Zone
City of Orem
Q.3A-1
Hotel
Pad
Northgate Plaza

Existing

Commercial/Retail Area Designation Plan

Northgate Village



Area A Residential/Condominium Area

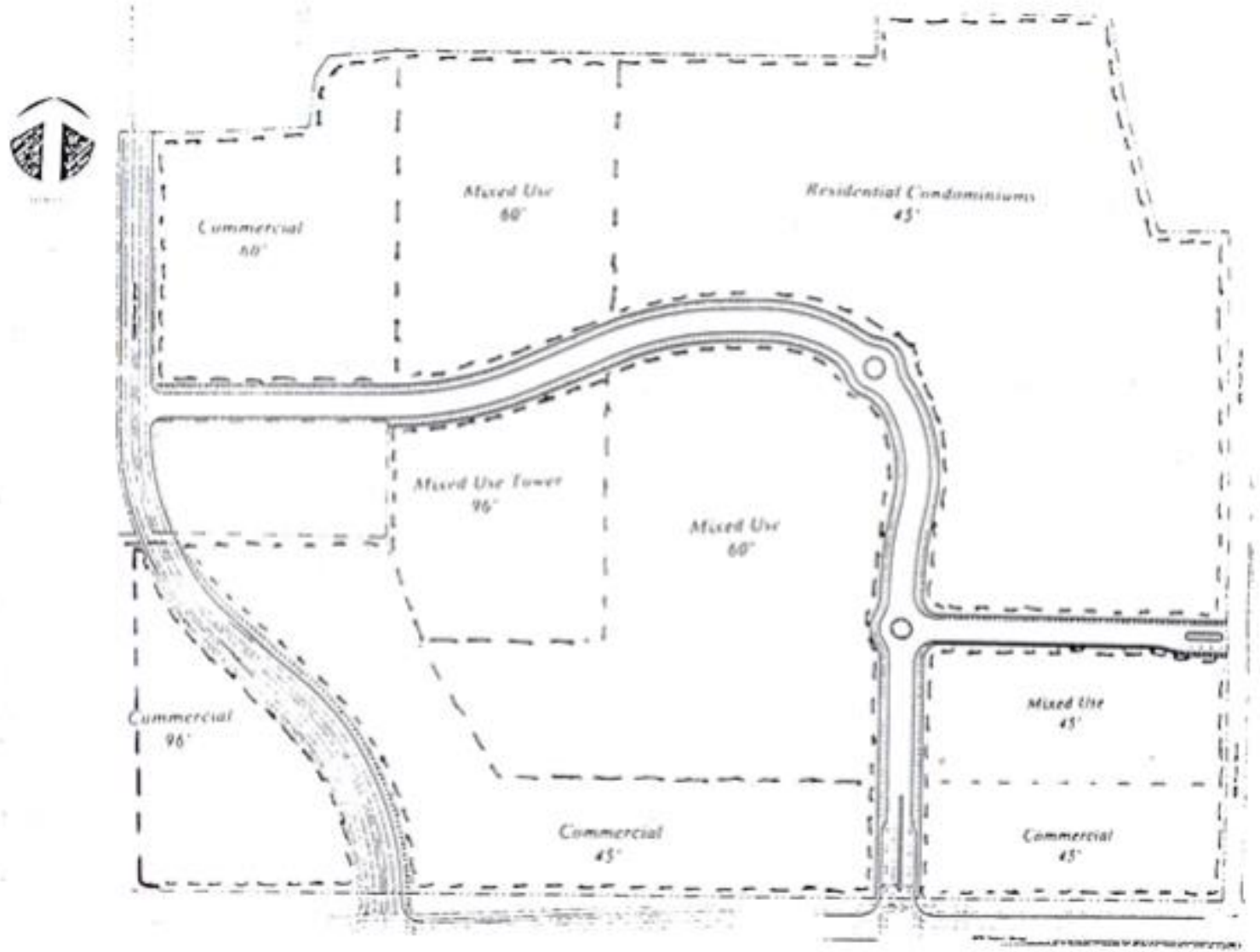
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Existing

Northgate Village

Public Streets, Public Heights, and Land Uses



Existing


Street View

22-11-35. PD-22 Zone, Urban Village

Section 22-11-35(L)

L. **Additional Development Standards and Requirements.** The following development standards and requirements shall apply to all development within the PD-22 zone:

1. **Allowable Density for Residential Units.** A maximum of seven hundred (700) residential dwelling units shall be allowed in the PD-22 zone. These units may be located in the development as follows:

Allowable Density for Residential Units – PD-22 zone	
Unit Location	**# of Units**
Residential Only Area	Up to 561~~430~~
~~Mixed-use Area~~	~~Up to 112~~
Mixed-use Towers Area	Up to 139~~158~~

~~If the "Residential Only Area" is developed with less than 430 residential units, the difference between what is developed in the Residential Only Area and 430 may be moved to either the "Mixed-use Area" or the "Mixed-use Towers Area".~~









Villa d'Este II

Minutes for 8/10/20 Neighborhood Meeting

ATTENDANCE:

Bruce R Dickerson

Jerry Anderson

Janie Morley

Brady Deucher

Scott & Barb Elder / Elder Family Holdings

Clay Winder w/ Keller Williams

Ryan Morley

Gary Broduer

AJ & Linda Winkelman

Kaia Johnson

Peter Fry

Andrus & Margie

Cole Deucher

Bruce Present project along with positive experience with previous projects, FHA approval, City approval and in favor, budget, etc.

Parking: 2 per building, tow those not belonging to the project. (Peter Frost had comments against it sharing amenities.). Kaia in favor or towing and sharing amenities. Other thoughts on parking situation were caused by the project new door. 2. Maybe two separate HOA's, shared amenities.

Possibly 4 months to get thru city approval?

Cross Traffic with Keller Williams. Twenty Parking stalls the we could share a cross easement on.

Everybody was in favor of the project. They loved it being mostly owner-occupied.

Most everyone hoped that we priced the new units in the low $200,000.00, closer to $230,000.00. Bruce Said HE HOPED THEY WOULD LOW $200,000.00

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 29, 2020
6:00 pm

Planninc Commission
Wed, Sep 2, 2020
4:30 pm

The Planning Commission will consider an amendment to Section 22-11-35(L)(1) of the Orem City Code pertaining to allowable density for residential units in the PD-22 Urban Village zone and amending portions of Appendix Q of the Orem City Code.

In addition, the City Council will hold a public meeting on September 29, 2020 to consider the proposed amendments outlined above.

Addition information can be viewed on Orem.org/planning under "Current Planning (Public Hearing Noticing)" tab.

MAYO, DAVID (ET AL)
6630 CASTLE DR
BLOOMFIELD HILLS, MI 48301

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

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MAGNUSON, KIM S TEE & MARK D TEE (ET AL)
2090 1/2 HODESHA CT
GRAND JUNCTION, CO 81507

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

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TJ HOMES LLC
1407 S FLANDERS ST
AURORA, CO 80017

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

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NORTHGATE HOTEL LLC
%URRUTIA, SHARON
PO BOX 1327
EAGLE, ID 83616

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 September 2, 2020 and the City Council meeting on September 29, 2020 will be all-electronic meetings. 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.

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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 September 2, 2020 and the City Council meeting on September 29, 2020 will be all-electronic meetings. 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.

NOTICE OF ALL-ELECTRONIC MEETING

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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.

NORTHGATE HOTEL LLC
%URRUTIA, SHARON
PO BOX 1327
EAGLE, ID 83616

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

AND7 LLC
PO BOX 1633
PROVO, UT 84603

LLEWELLYN, ROBERT BLAKE & GAYLEN
PO BOX 354
SALEM, UT 84653

RNB INVESTMENTS LC
PO BOX 525
PRICE, UT 84501

WINCO FOODS LLC
%TAX DEPARTMENT
PO BOX 5756
BOISE, ID 83705

ANDREW INVESTMENTS 1 LC
PO BOX 921
SPANISH FORK, UT 84660

SMITH, ERIC C & BONNIE L
%FIVE POINT FUNDING
PO BOX 9593
SALT LAKE CITY, UT 84109

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
27 N 420 E
OREM, UT 84097

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

CORP OF THE PRES BISHOP CHURCH OF JESUS CHRIST OF L D S
50 E NORTH TEMPLE # 22
SALT LAKE CITY, UT 84150

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

LLEWELLYN, ROBERT BLAKE & GAYLEN
70 W CENTER ST
SALEM, UT 84653

HALL, ROBERT J & KATHERINE
85 N 1200 E
OREM, UT 84057

HAGLER, LEWIS GRANT & SARAH E
96 MARRCREST S
PROVO, UT 84604

COMMON AREA
100 E CENTER
PROVO, UT 84606

TURTLE HALL LLC
113 S 300 W
SALEM, UT 84653

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

URRY, BRIAN (ET AL)
168 N 1200 E
OREM, UT 84097

PALETTA, JUSTIN & NICOLE (ET AL)
170 S 1600 W
MAPLETON, UT 84664

HAUB, DEVIN N & JULIANNE J
174 S 400 W
OREM, UT 84058

WILLIAMSON RENTALS LC (ET AL)
195 S GENEVA RD
LINDON, UT 84042

METWORKS INC
225 N 900 E
AMERICAN FORK, UT 84003

SOELBERG PROPERTIES INC
248 MOUNTAIN WAY DR
OREM, UT 84058

HALLADAY, DOUGLAS DAVID (ET AL)
248 N 500 E
OREM, UT 84097

ANDERSEN, CORY
270 E 930 S
OREM, UT 84058

MONTY, TROY
320 S WESTFIELD CIR
ALPINE, UT 84004

OREM CITY
351 W CENTER
PROVO, UT 84601

1200 MILLER LC
%LEWIS, MATT
380 TECHNOLOGY CT STE 100
LINDON, UT 84042

MILLER 1200 LLC
380 S TECHNILOGY CT STE 100
LINDON, UT 84042

SUELDO, JORGE
446 W 165 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

OLSEN, JACK D & GAE H
538 N 80 W
LINDON, UT 84042

MORLEY, JANA
544 W 1100 N
MAPLETON, UT 84664

C & L LYMAN PROPERTIES LLC
553 S 70 E
OREM, UT 84057

RG DEVELOPMENT LC
569 S 700 W
MAPLETON, UT 84664

WHITE HAWK PROPERTIES LLC
573 S 600 W
MAPLETON, UT 84664

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

PLANNED PARENTHOOD ASSOCIATION OF UTAH
654 S 900 E
SALT LAKE CITY, UT 84102

ARGENT PARTNERS LLC - SERIES 2 - TUSCAN 1018
658 N BELLA VISTA DR
OREM, UT 84097

BLACK, IRENE & IRENE BLACK (ET AL)
682 E 250 N
AMERICAN FORK, UT 84003

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

WINKLER, LIUDMILA
806 S FOX TRAIL LN
OREM, UT 84059

HOLMSTEAD, BYRON D & JAN B
809 156TH ST NE
ARLINGTON, WA 98223

NORTHGATE HOTEL LLC
--OR CURRENT RESIDENT--
873 N 1200 WEST
OREM, UT 84057

WINCO FOODS LLC
--OR CURRENT RESIDENT--
895 N 980 WEST
OREM, UT 84057

VINEYARD FLAGSHIP 87 LLC
--OR CURRENT RESIDENT--
898 N 1200 WEST UNIT# 101-210
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

NGHII JT LLC (ET AL)
--OR CURRENT RESIDENT--
901 N 1200 WEST
OREM, UT 84057

STUBALZABUL LLC
935 N 1200 W
OREM, UT 84057

5 STAR BUILDING PRODUCTS LLC
944 N 1200 W
OREM, UT 84057

WILLIAMSON, CHASE D & JORDYN
--OR CURRENT RESIDENT--
953 N 1030 WEST
OREM, UT 84057

WILLIAMSON, CHASE D & JORDYN N
955 N 1030 W
OREM, UT 84057

WILLIAMSON, JORDYN & CHASE D
957 N 1030 W
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
968 N 1030 WEST
OREM, UT 84057

JBR INVESTMENTS LLC
968 N 1200 W
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
969 N 1030 WEST
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
971 N 1030 WEST
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
974 N 1030 WEST
OREM, UT 84057

RM LAND LLC (ET AL)
--OR CURRENT RESIDENT--
981 N 1200 WEST
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
986 N 1030 WEST
OREM, UT 84057

SMILES REAL ESTATE LLC
1002 S 300 W
LEHI, UT 84043

TREJO, MANUELA
1004 N 1090 W # 103
OREM, UT 84057

FELL, BARRY J & BRITTANY A
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 202
OREM, UT 84057

RIEBEN, BRAEDON JOHN
1004 N 1090 W # 301
OREM, UT 84057

MCKEAN, CASSIDY
1004 N 1090 W UNIT 304
OREM, UT 84057

WHITE HAWK PROPERTIES LLC
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 403
OREM, UT 84057

HAMMOND, SUZANNE STRATFORD (ET AL)
--OR CURRENT RESIDENT--
1005 N 1200 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1009 N 1030 WEST
OREM, UT 84057

SMITH, CASEY J & AMANDA M
--OR CURRENT RESIDENT--
985 N 1030 WEST
OREM, UT 84057

RED AND BROWN OREM LLC
986 N 1200 W
OREM, UT 84057

CASTANEDA, JUAN GABRIEL
1004 N 1090 W # 101
OREM, UT 84057

PETERSON, BRANDON & HENRY
1004 N 1090 W # 104
OREM, UT 84057

EGGETT, MAKAELA BREANN
1004 N 1090 W # 203
OREM, UT 84057

MORLEY, DAVID S & JANA
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 302
OREM, UT 84057

HUNSAKER, SHAYNE & LINSY
1004 N 1090 W # 401
OREM, UT 84057

KIGGINS, KYNSIE L
1004 N 1090 W # 404
OREM, UT 84057

MCCANN, MARC & JESSICA
1006 N 1030 W
OREM, UT 84057

MCCANN, MARC & JESSICA
1012 N 1030 W
OREM, UT 84057

SMITH, CASEY J & AMANDA M
985 N 1030 W # 6
OREM, UT 84057

HAMMOND, SUZANNE STRATFORD (ET AL)
--OR CURRENT RESIDENT--
1001 N 1200 WEST
OREM, UT 84057

C & L LYMAN PROPERTIES LLC
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 102
OREM, UT 84057

TURTLE HALL LLC
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 201
OREM, UT 84057

PALETTA, JUSTIN & NICOLE (ET AL)
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 204
OREM, UT 84057

WINKLER, LIUDMILA
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 303
OREM, UT 84057

HALLADAY, DOUGLAS DAVID (ET AL)
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 402
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1005 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1007 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1013 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1015 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1017 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1021 N 1030 WEST
OREM, UT 84057

LUNDELL, MARGUERITE ANNE
1026 N 1090 W # 101
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 104
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 202
OREM, UT 84057

BLACK, IRENE & IRENE BLACK (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 205
OREM, UT 84057

WRIGHT, GARHET
1026 N 1090 W # 303
OREM, UT 84057

BRADBURY, STEVEN M & TIFFANY
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 401
OREM, UT 84057

WALTON, GENTRY
1026 N 1090 W # 404
OREM, UT 84057

MCCANN, MARC & JESSICA
1016 N 1030 W
OREM, UT 84057

ARGENT PARTNERS LLC - SERIES 2 - TUSCAN 1018
--OR CURRENT RESIDENT--
1018 W 950 NORTH
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1025 N 1030 WEST
OREM, UT 84057

HAGLER, LEWIS GRANT & SARAH E
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 102
OREM, UT 84057

METWORKS INC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 105
OREM, UT 84057

SOELBERG PROPERTIES LLC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 203
OREM, UT 84057

HOLMSTEAD, BYRON D & JAN B
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 301
OREM, UT 84057

RG DEVELOPMENT LC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 304
OREM, UT 84057

MAASS, ERIC & SHERLE
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 402
OREM, UT 84057

ELDER FAMILY HOLDINGS LLC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 405
OREM, UT 84057

HALL, ROBERT J & KATHERINE
--OR CURRENT RESIDENT--
1016 W 950 NORTH
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1019 N 1030 WEST
OREM, UT 84057

LARSEN, JAMES GREGORY
1026 N 1200 W
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 103
OREM, UT 84057

RG DEVELOPMENT LC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 201
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 204
OREM, UT 84057

BRADBURY, STEVEN M & TIFFANY
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 302
OREM, UT 84057

RICHARDS, BRYCE HUNTER (ET AL)
1026 N 1090 W # 305
OREM, UT 84057

TURTLE HALL LLC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 403
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1027 N 1030 WEST
OREM, UT 84057

K C WEST DEVELOPMENT LC (ET AL)
--OR CURRENT RESIDENT--
1027 W 1033 NORTH
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1029 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1031 N 1030 WEST
OREM, UT 84057

POWELL, KAYLYNN & KEITH
1049 W 1100 N
OREM, UT 84057

LARSEN, JAMES GREGORY
1054 N 1200 W
OREM, UT 84057

JOHNSON, DEVIN & JAMIE
1055 W 1033 N
OREM, UT 84057

YU, CHUNG H (ET AL)
1055 W 1033 N APT 103
OREM, UT 84057

WATSON, KALIMA & HANNAH
1055 W 1033 N # 105
OREM, UT 84057

CHICHIA, CARLOS
1055 W 1033 N # 203
OREM, UT 84057

CARLSON, DANIELLE
1055 W 1033 N UNIT 204
OREM, UT 84057

SACREN, JEAN
1055 W 1033 N # 403
OREM, UT 84057

JWR SERVICES LLC
--OR CURRENT RESIDENT--
1058 W 1100 NORTH
OREM, UT 84057

EKINS, JOHN D & CHRISTIE
1061 N 1035 W
OREM, UT 84057

MCKEETH, CORBIN P & HANNAH L
1064 N 1160 W
OREM, UT 84057

SMITH, KELLY D & MARY ANNE
1068 N 1160 W
OREM, UT 84057

ARMENTA, JOSE RAMIRO (ET AL)
1069 N 1035 W
OREM, UT 84057

LONG, MARK D
1069 N 1160 W
OREM, UT 84057

CORP OF THE PRES BISHOP CHURCH OF JESUS CHRIST OF L D S
--OR CURRENT RESIDENT--
1075 W 1100 NORTH
OREM, UT 84057

PEREZ, NORBERTO (ET AL)
1076 N 1160 W
OREM, UT 84057

MCDANIEL, DOUGLAS WAYNE & KRISTINE
1077 N 1160 W
OREM, UT 84057

JIMENEZ, MIGUEL A & ROSANA
1078 W 1100 N
OREM, UT 84057

MAYO, DAVID (ET AL)
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 101
OREM, UT 84057

SMITH, ERIC C & BONNIE L
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 102
OREM, UT 84057

LESTARI, FARLEY & SILVANIA MARIA
1079 W 965 N # 103
OREM, UT 84057

BLACK, R JAY & IRENE (ET AL)
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 104
OREM, UT 84057

SUELDO, JORGE
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 105
OREM, UT 84057

GAMMELL, BRANDI
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 201
OREM, UT 84057

CALDWELL, BRADLEY R & REBECCA L
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 202
OREM, UT 84057

SOELBERG PROPERTIES INC
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 203
OREM, UT 84057

RNB INVESTMENTS LC
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 204
OREM, UT 84057

BOSMAN, ANITA H
1079 W 965 N # 205
OREM, UT 84057

MORLEY, RYAN
1079 W 965 N # 301
OREM, UT 84057

FRANKS, JEFFREY & MARISOL
1079 W 965 N # 302
OREM, UT 84057

DE LA CRUZ, GLORIA
1079 W 965 N # 303
OREM, UT 84057

FRY, PETER M
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 304
OREM, UT 84057

POZO, GABY & MICHAEL ERIK
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 305
OREM, UT 84057

CUTLER, PRESTON (ET AL)
1079 W 965 N # 401
OREM, UT 84057

BACCUS, LINDSAY
1079 W 965 N # 402
OREM, UT 84057

MITCHELL, LANE ROBISON
1079 W 965 N # 403
OREM, UT 84057

HAROLDSEN, CLARISSA
1079 W 965 N # 404
OREM, UT 84057

METEKINGI, JULIET E & TAPUA
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 405
OREM, UT 84057

FOWLER, VALIAN (ET AL)
1080 W 965 N # 102
OREM, UT 84057

JARROW, ZACHARY O & YOANI
1080 W 965 N # 104
OREM, UT 84057

MACK, CODY V
1080 W 965 N # 201
OREM, UT 84057

NAGDASEVA, ALEXANDRA
1080 W 965 N # 204
OREM, UT 84057

PEACOCK, COLTER
1080 W 965 N # 205
OREM, UT 84057

BEATTIE, BAYLEE & MATTHEW
1080 W 965 N # 301
OREM, UT 84057

MENDENHALL, KAIA
1080 W 965 N UNIT 305
OREM, UT 84057

BAASANBYAMBA, ARIUNSANAA
1080 W 965 N # 402
OREM, UT 84057

SHEPHERD, CASEY
1080 W 965 N # 403
OREM, UT 84057

ALLEN, DALLAS C
1081 W 993 N # 101
OREM, UT 84057

BALLARD, BRYAN
1081 W 993 N UNIT 102
OREM, UT 84057

WILLIAMS, CHRISTIAN A & WARLA E
1081 W 993 N # 105
OREM, UT 84057

BRODEUR, GARY L & SUSAN J
1081 W 993 N # 201
OREM, UT 84057

BALLARD, BRYAN
1081 W 993 N # 202
OREM, UT 84057

JACKSON, JILLIAN
1081 W 993 N # 205
OREM, UT 84057

RUBIO, MARGIE DANIELA CASALLAS (ET AL)
1081 W 993 N # 301
OREM, UT 84057

GREEN, TAYLOR
1081 W 993 N # 304
OREM, UT 84057

HOOPER, ALBA MARINA
1081 W 993 N # 305
OREM, UT 84057

RIVERA, DAVID E MORALES
1081 W 993 N # 402
OREM, UT 84057

RHODES, SKYLAR
1081 W 993 N # 404
OREM, UT 84059

SOELBERG, SAMANTHA & CHRISTIE
1081 W 993 N # 405
OREM, UT 84057

PLANNED PARENTHOOD ASSOCIATION OF UTAH
--OR CURRENT RESIDENT--
1086 N 1200 WEST
OREM, UT 84057

CHATWIN, WESLEY T & MYSTIE D
1087 N 1160 W
OREM, UT 84057

ASAY, MARK FOSTER & MARILYN KAY
1088 N 1160 W
OREM, UT 84057

MURRAY, DEWARD NEIL & JILENE (ET AL)
1088 W 1100 N
OREM, UT 84057

DILLEY, LESLIE R & ANGELA F
1091 W 1130 N
OREM, UT 84057

SPENCER, SUSAN K & SCOTT M
1098 W 1100 N
OREM, UT 84057

KCJ INC
--OR CURRENT RESIDENT--
1102 N 1200 WEST
OREM, UT 84057

D & C WHATCOTT FAMILY TRUST 10-23-2018 (ET AL)
1103 W 1130 N
OREM, UT 84057

MARTINEZ, ELIANA
1105 S 1420 E
PROVO, UT 84606

KCJ INC
--OR CURRENT RESIDENT--
1106 N 1200 WEST
OREM, UT 84057

CHANTRY, BRIAN N & JENNIFER C
1109 N 1125 W
OREM, UT 84057

KCJ INC
--OR CURRENT RESIDENT--
1110 N 1200 WEST
OREM, UT 84057

ORTIZ, SALVADOR C & AMADA S
--OR CURRENT RESIDENT--
1110 W 1100 NORTH
OREM, UT 84057

GASSMAN, JEFFREY & TAUNI
1112 N 1165 W
OREM, UT 84057

HALE, DAVID B & JANELLE
1115 W 1130 N
OREM, UT 84057

JOHNSON, WILLIAM R & ROSEMARY
1117 N 1125 W
OREM, UT 84057

LEDEZMA, FILIBERTO S
1118 N 1165 W
OREM, UT 84057

S A B B LLC
1118 N 1200 W
OREM, UT 84057

NGHII JT LLC (ET AL)
%URRUTIA, SHARON
1119 E STATE ST STE 220
EAGLE, ID 83616

CANNON, TRESSA J & TODD R
1120 W 1100 N
OREM, UT 84057

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

ELDER FAMILY HOLDINGS LLC
1132 N 1450 E
OREM, UT 84097

DAGOSTINI, DANTE K
1135 W 1100 N
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1140 W 950 NORTH
OREM, UT 84057

CANO, JAVIER
1146 W 1100 N
OREM, UT 84057

MDG COMPANIES LLC
1191 N CHIMNEY ROCK RD
HEBER CITY, UT 84032

VINEYARD FLAGSHIP 87 LLC
1250 E 200 S STE 1D
LEHI, UT 84043

BETHERS, LARRY & VERNETTA
1370 W 1460 N
PROVO, UT 84604

TREE PROPERTIES LLC
1407 N MANILA CT
PLEASANT GROVE, UT 84062

TJ HOMES LLC
1407 S FLANDERS ST
AURORA, CO 80017

CALDWELL, BRADLEY R & REBECCA L
1445 S 100 W
OREM, UT 84058

JWR SERVICES LLC
1491 W 13200 S
RIVERTON, UT 84065

GAMMELL, BRANDI
1662 E SPRING CREEK DR
SPRINGVILLE, UT 84663

ORTIZ, SALVADOR C & AMADA S
1751 N 980 W
OREM, UT 84057

CUTLER, CHARLEEN (ET AL)
1805 COBBLESTONE DR
PROVO, UT 84604

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

MAGNUSON, KIM S TEE & MARK D TEE (ET AL)
2090 1/2 HODESHA CT
GRAND JUNCTION, CO 81507

EB WEBB LLC
2150 N CENTER ST
LEHI, UT 84043

KCJ INC
%CHORNIAK, HAZEL
2310 SKYLINE MOUNTAIN RESORT
FAIRVIEW, UT 84629

BS2 INVESTMENTS LLC
2370 W 780 S
LEHI, UT 84043

FELL, BARRY J & BRITTANY A
2623 W 1210 N
PROVO, UT 84601

HAMMOND, SUZANNE STRATFORD (ET AL)
%HAMMOND, SUZANNE STRATFORD TRUSTEE
4898 W CHILLY PEAK DR
RIVERTON, UT 84096

MAYO, DAVID (ET AL)
6630 CASTLE DR
BLOOMFIELD HILLS, MI 48301

POZO, GABY & MICHAEL ERIK
12523 VARENNA ST
HERRIMAN, UT 84096

MAASS, ERIC & SHERLE
16678 W WOODLANDS AVE
AVONDALE-GOODYEAR, AZ 85338

BRADBURY, STEVEN M & TIFFANY
33578 ROSEWOOD CIR
TEMECULA, CA 92592

Item #: 3.6	**Planning Commission** September 2, 2020	OREM
Prepared By: Jake Harding		
Applicant: IHC Health Services	**PUBLIC HEARING** – Amending the Orem General Plan map by changing the land use designation on approximately 23.75 acres from LDR (Low Density Residential) to MDR (Medium Density Residential) and amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 505 West 400 North from the R8 zone to the R7.5 zone and rezone approximately 0.79 acres to the HO (Hospital Overlay zone).	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Mailed 265 notices within 500 feet of the properties.
- Posted at utah.gov/pa

Site Information	
Current General Plan	LDR
Proposed General Plan	MDR
Current Zone	R8
Proposed Zone	R7.5
Acreage	21.19
Neighbor-hood	Suncrest

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

REQUEST: The applicant requests the City amend the Orem General Plan map by changing the land use designation on approximately 23.75 acres from LDR (Low Density Residential) to MDR (Medium Density Residential) and amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 505 West 400 North from the R8 zone to the R7.5 zone and rezone approximately 0.79 acres to the HO (Hospital Overlay zone).

BACKGROUND:
The applicant is simply proposing these rezones and general plan amendment to be more consistent with the current surrounding neighboring R7.5 zone. One property that the applicant owns was previously excluded from the hospital overlay because the hospital did not own it. That property is proposed to be included in the Hospital Overlay Zone as part of this rezone to clean up the overlay.

The applicant has no plans to change the existing hospital site now, or in the future.

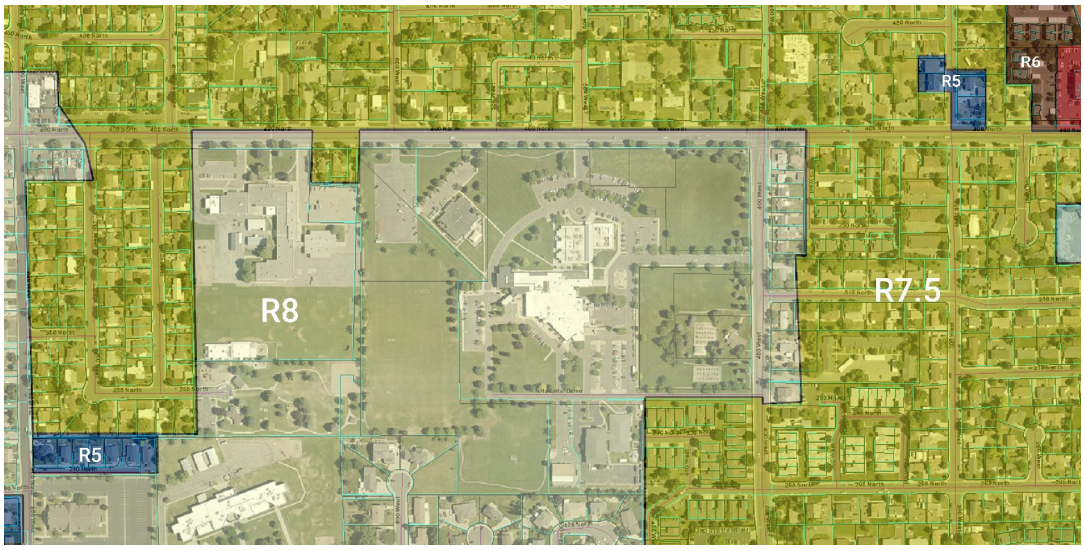
A neighborhood meeting was held on August 10, 2020. The minutes of that meeting are attached in this packet.

A few comments from that meeting are as follows:

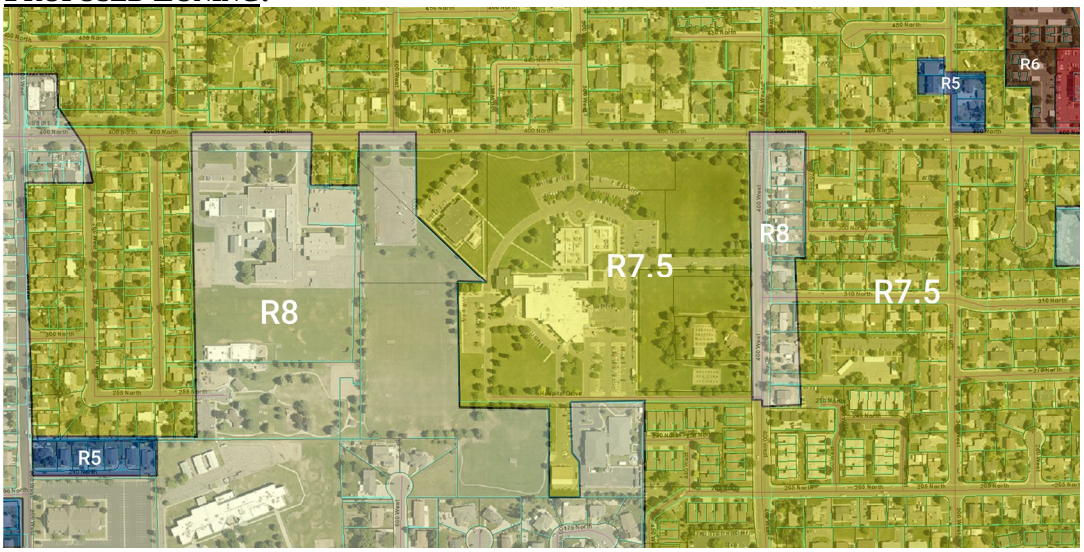
- "Good with the proposal."
- "Love that the hospital has not gone vertical."
- "Not sure you need zone change."
- "Garden area is good for community relations."

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the Orem General Plan map by changing the land use designation on approximately 23.75 acres from LDR (Low Density Residential) to MDR (Medium Density Residential) and amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 505 West 400 North from the R8 zone to the R7.5 zone and rezone approximately 0.79 acres to the HO (Hospital Overlay zone).

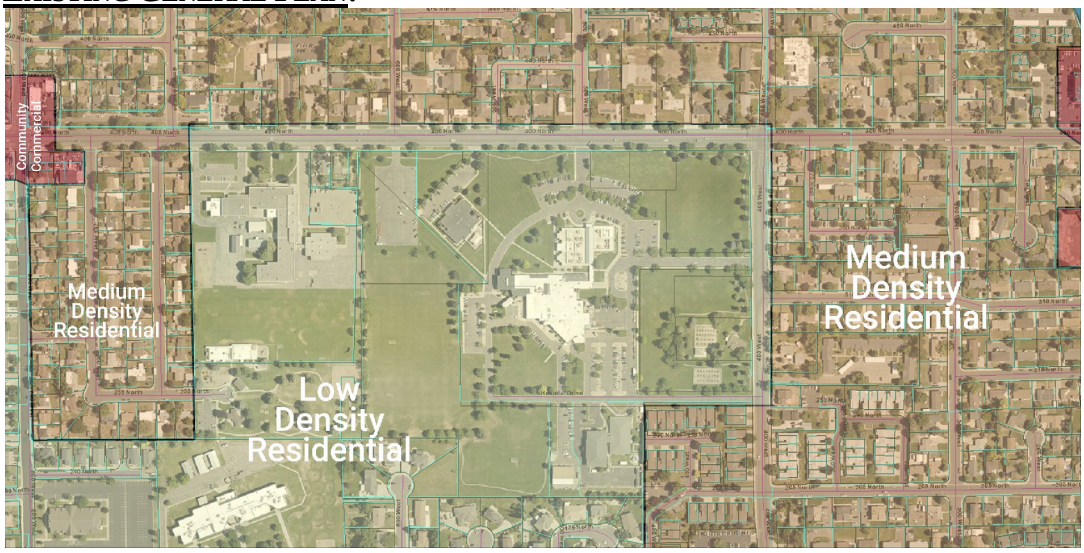
EXISTING ZONING:



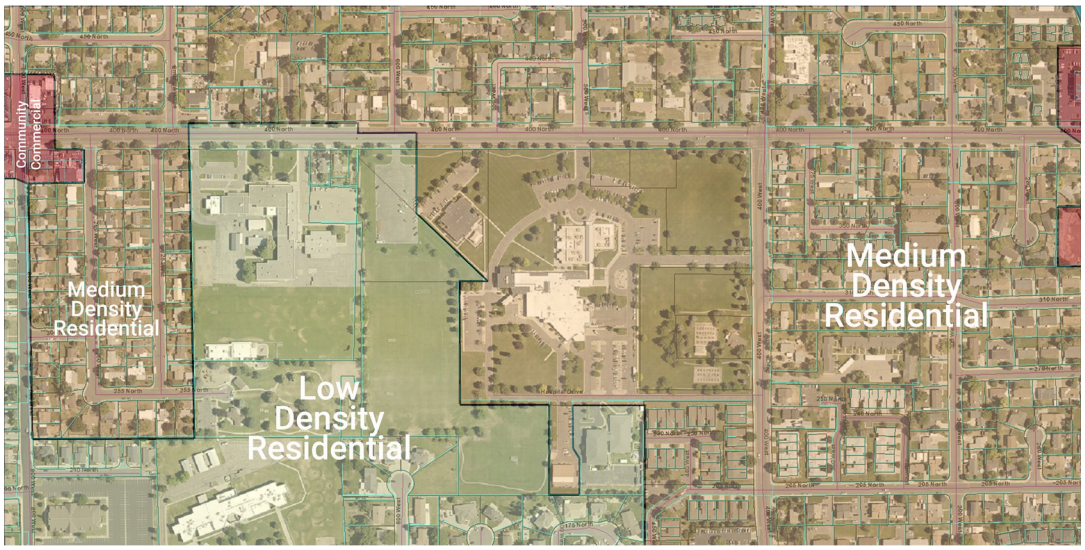
PROPOSED ZONING:



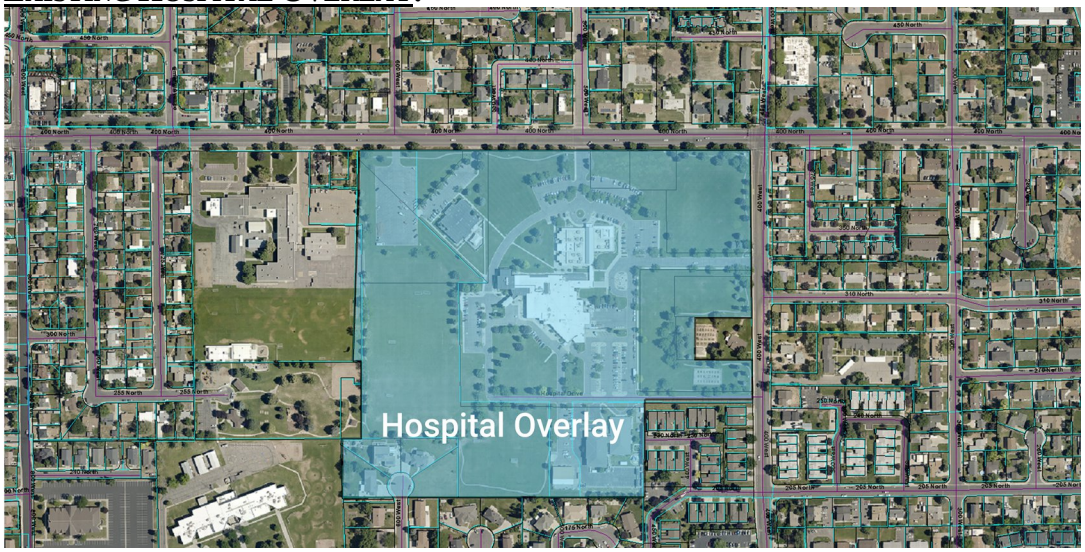
EXISTING GENERAL PLAN:



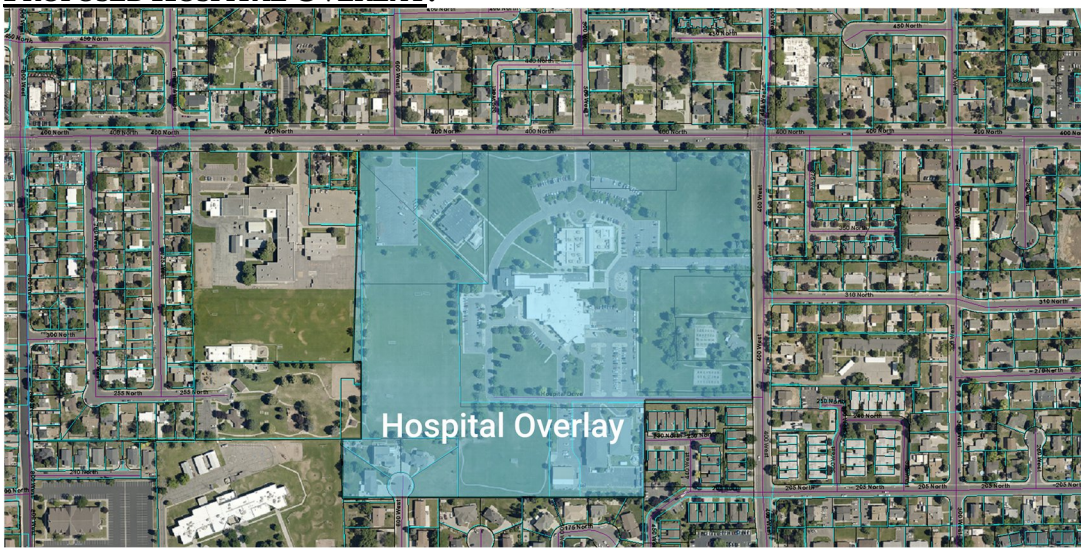
PROPOSED GENERAL PLAN:



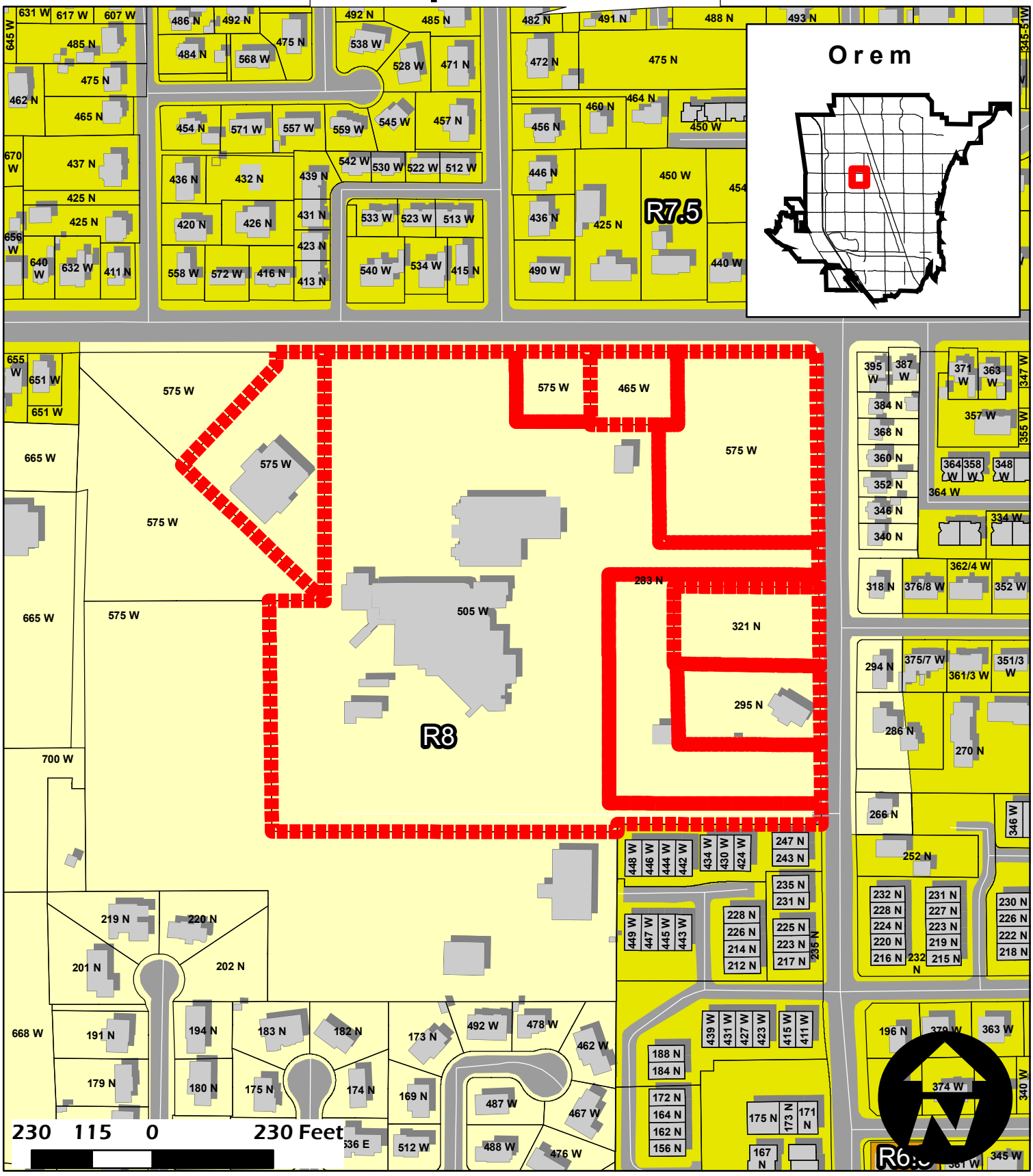
EXISTING HOSPITAL OVERLAY:



PROPOSED HOSPITAL OVERLAY:



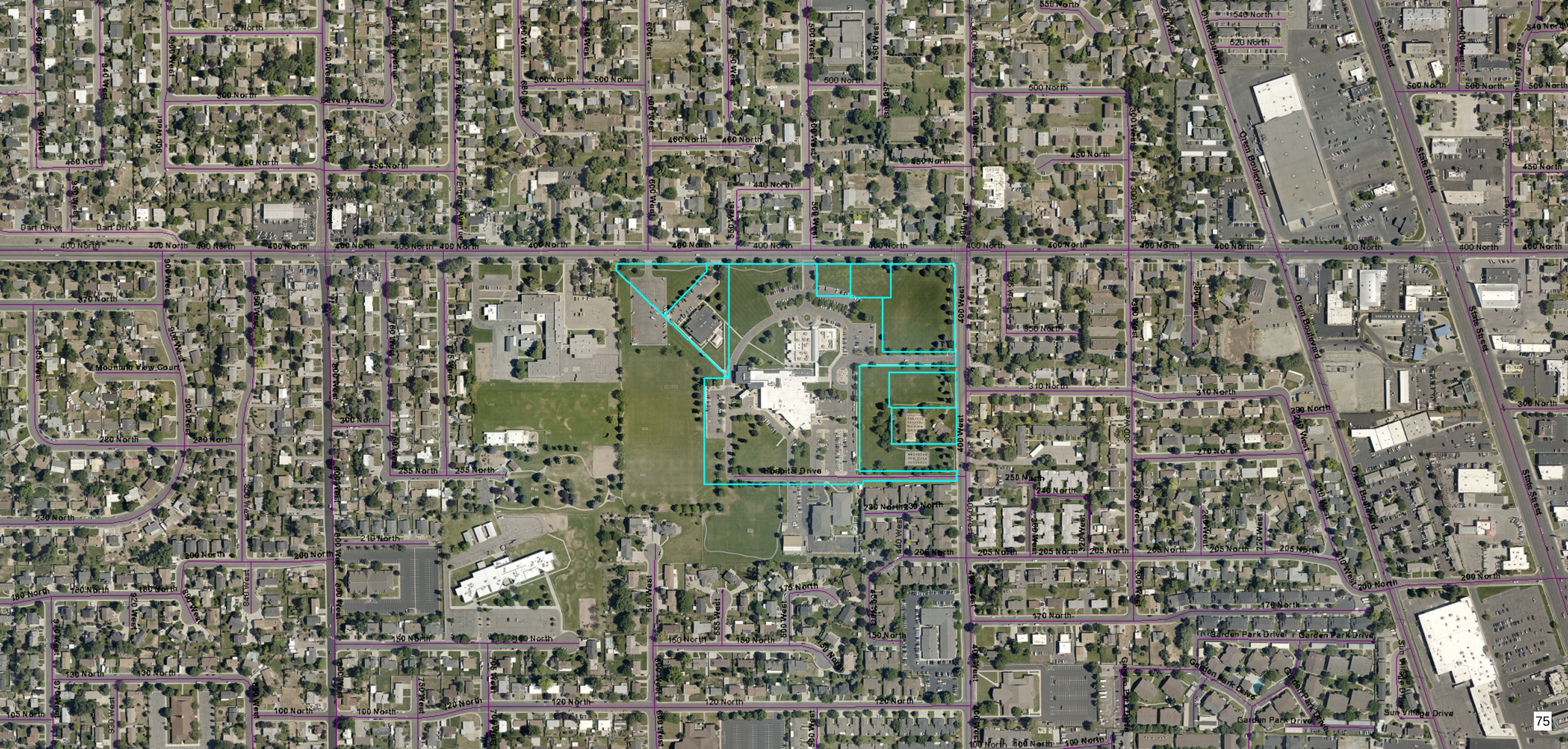
Hospital Rezone



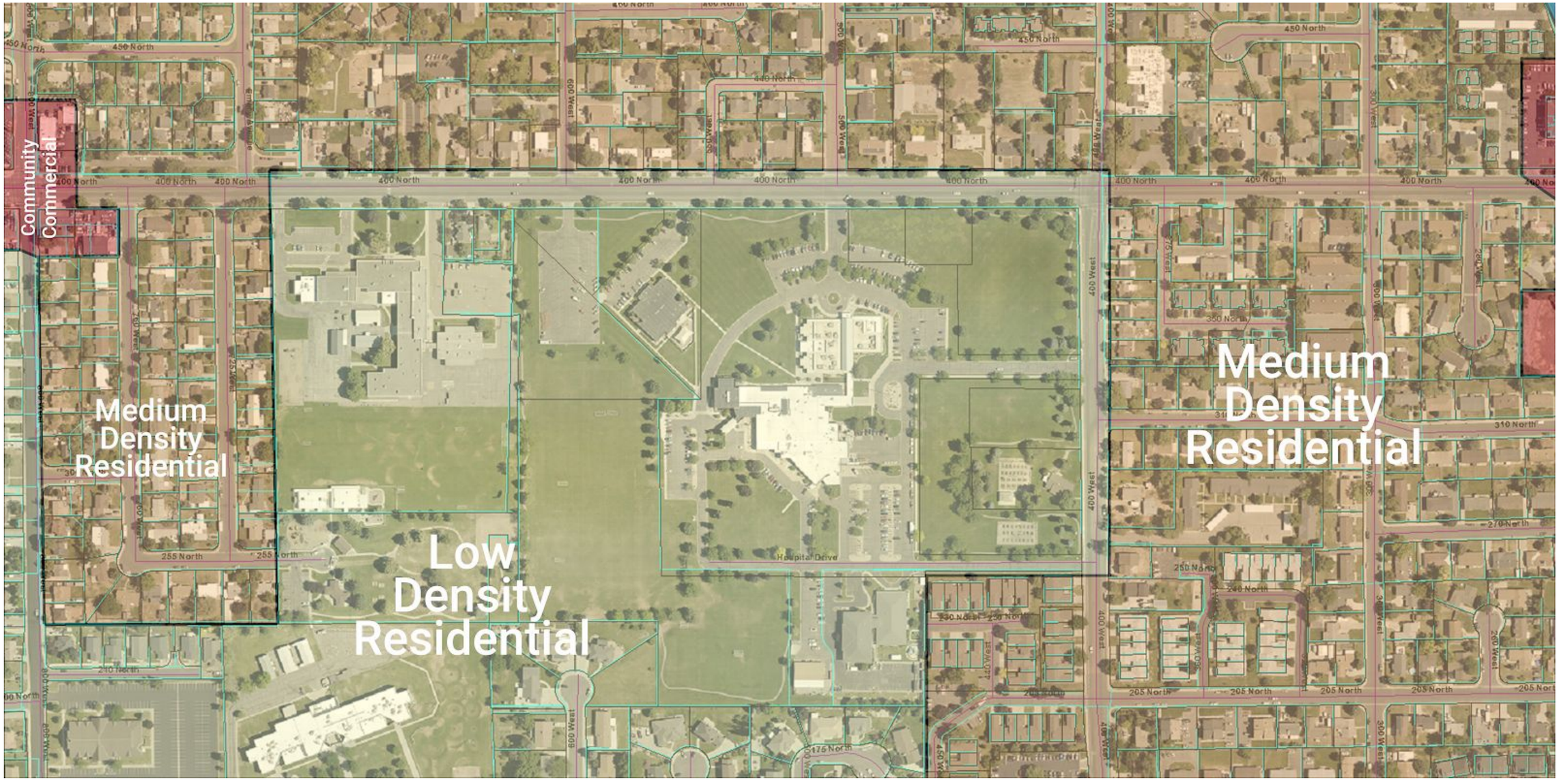
Hospital Rezone
Proposed R7.5 zone
21.19 acres

NEIGHBORHOOD
Suncrest

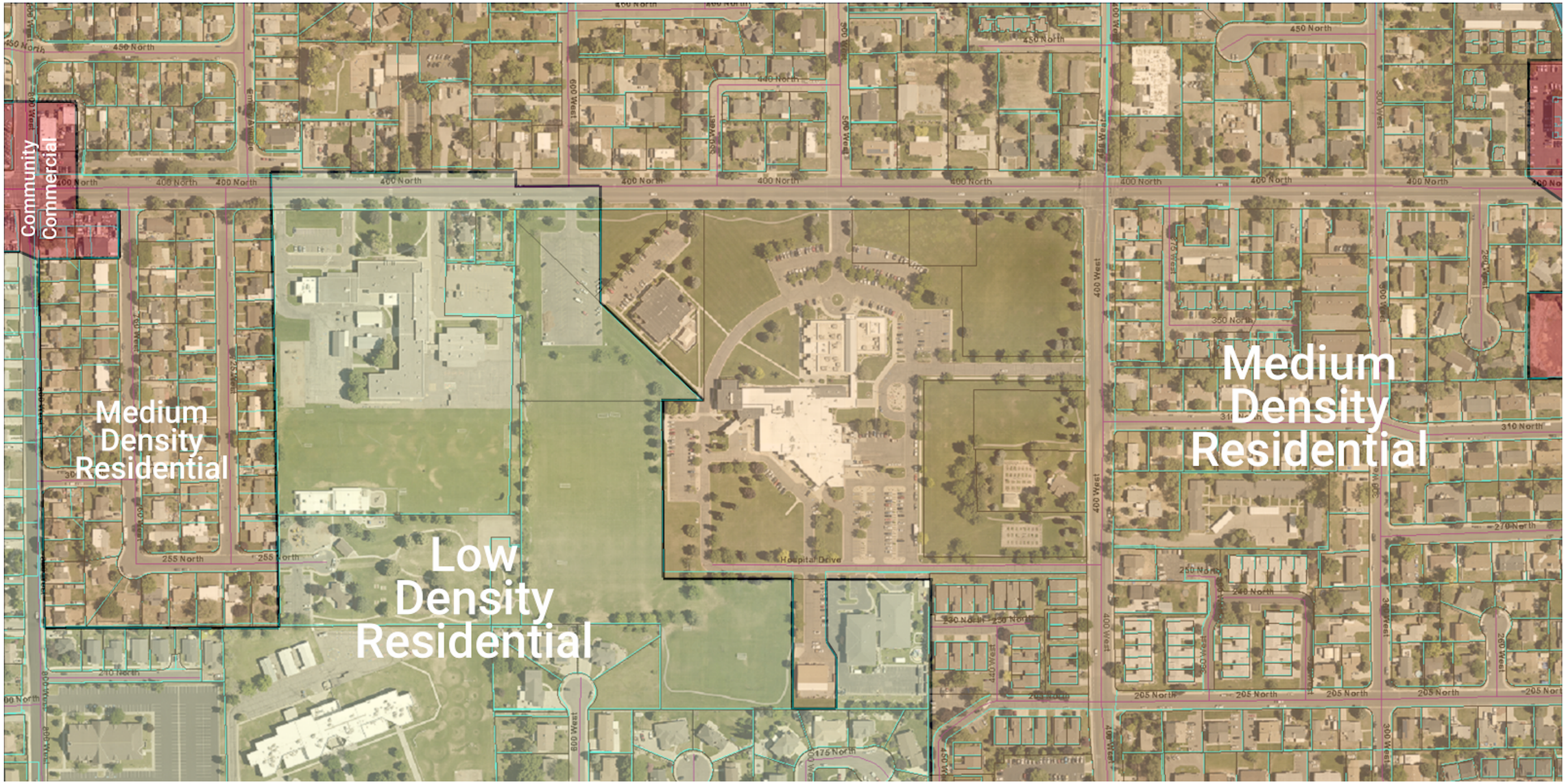
Legend
Hospital
Parcels
Buildings


Hospital Drive
Dart Drive
Beverly Avenue
Emery Avenue
Orem Boulevard
State Street
Mountain View Court
Garden Park Drive
Sun Village Drive
400 North
500 North
600 West
400 West
300 West
200 West
100 North
150 North
200 North
300 North
310 North
205 North
170 North
120 North
100 North

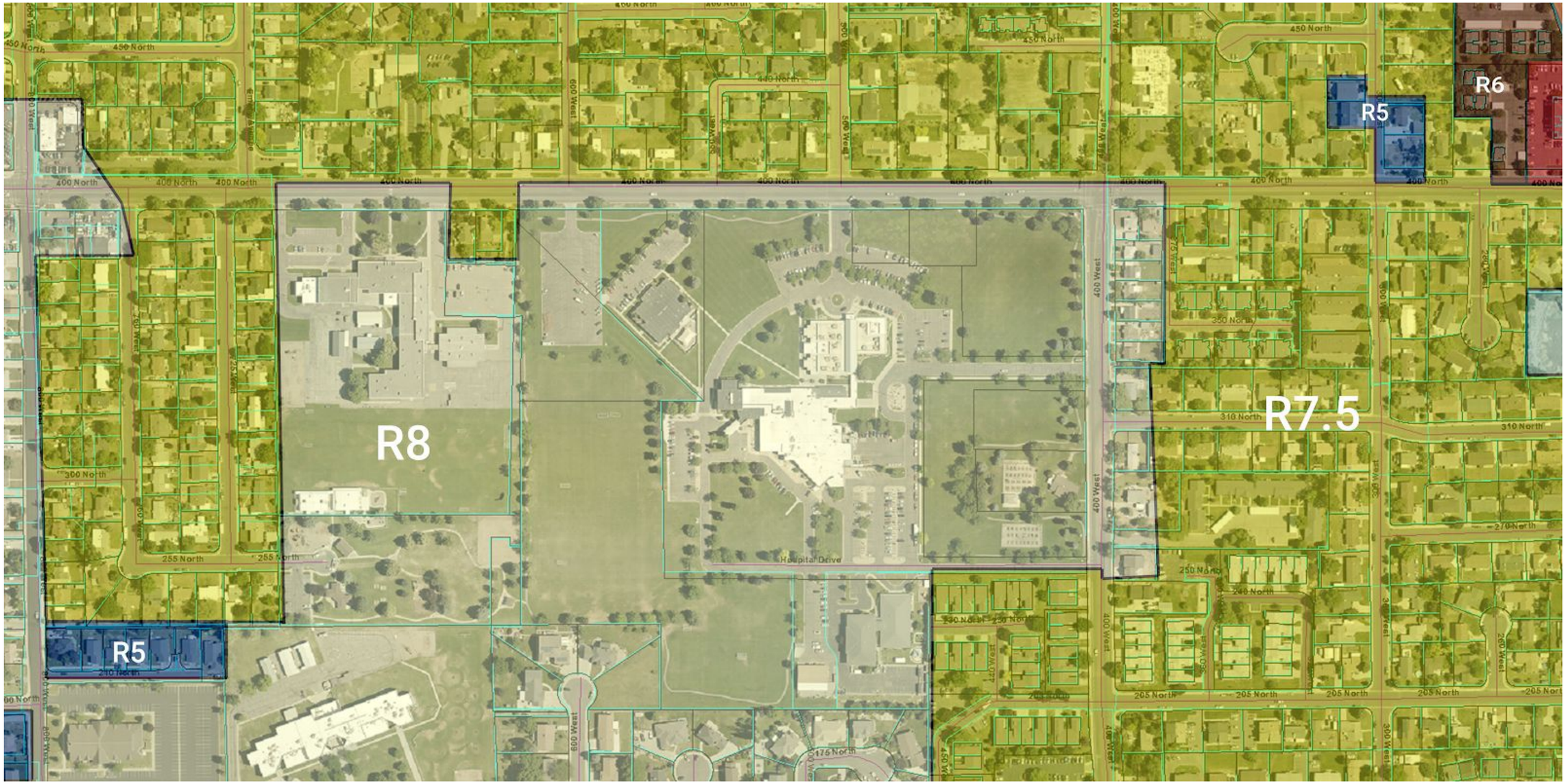
Existing General Plan:



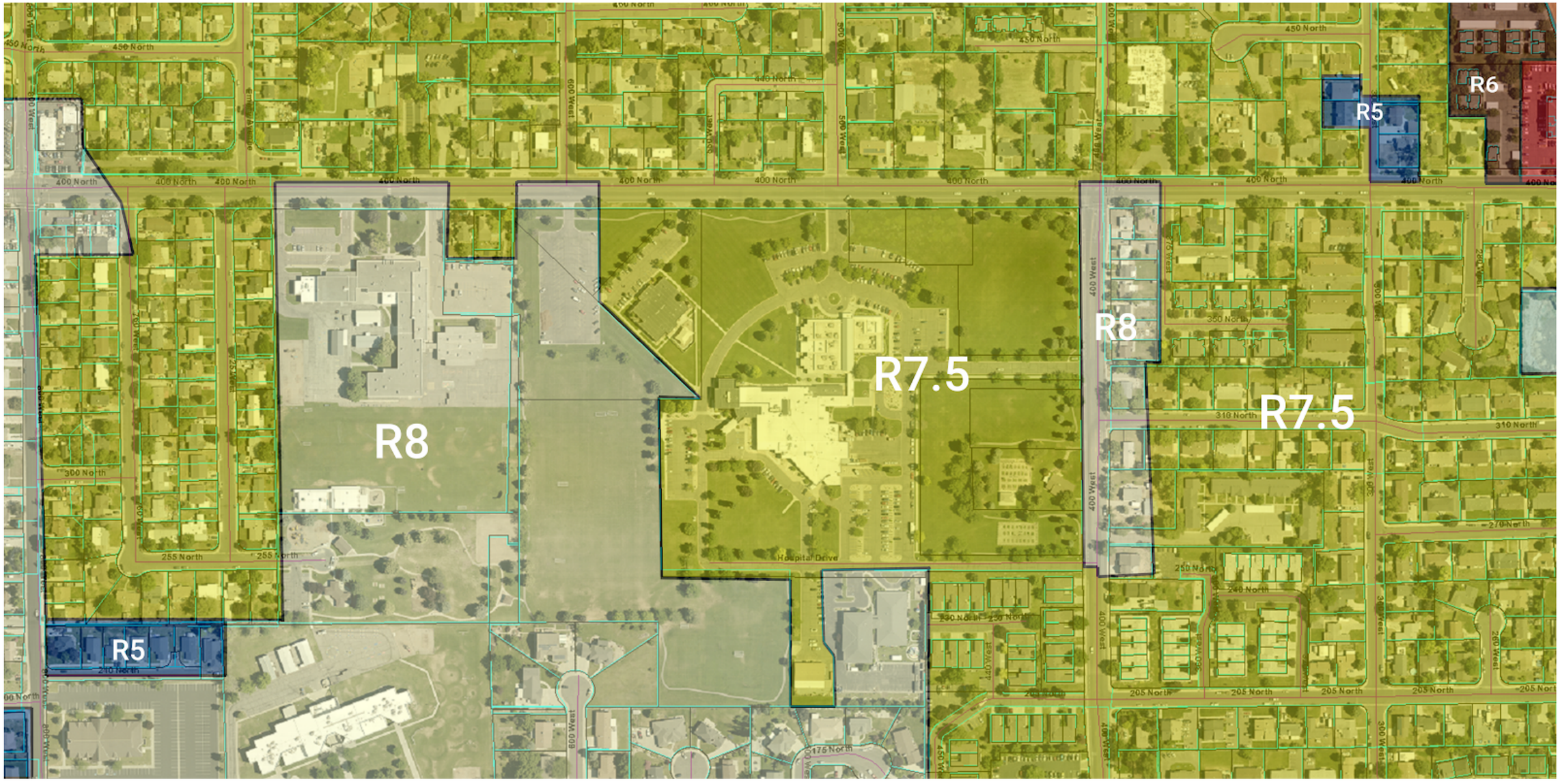
Proposed General Plan:



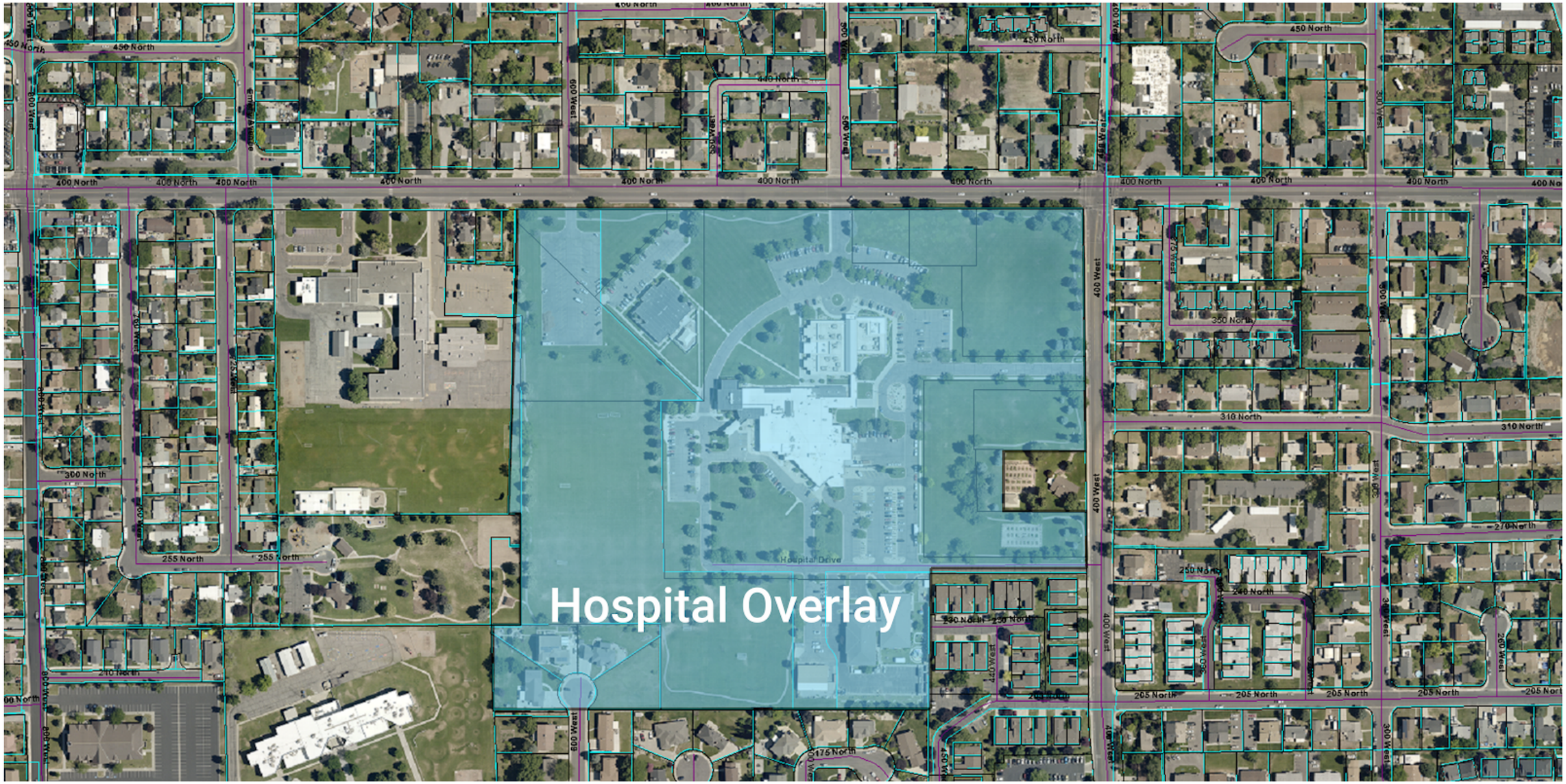
Existing Zoning:



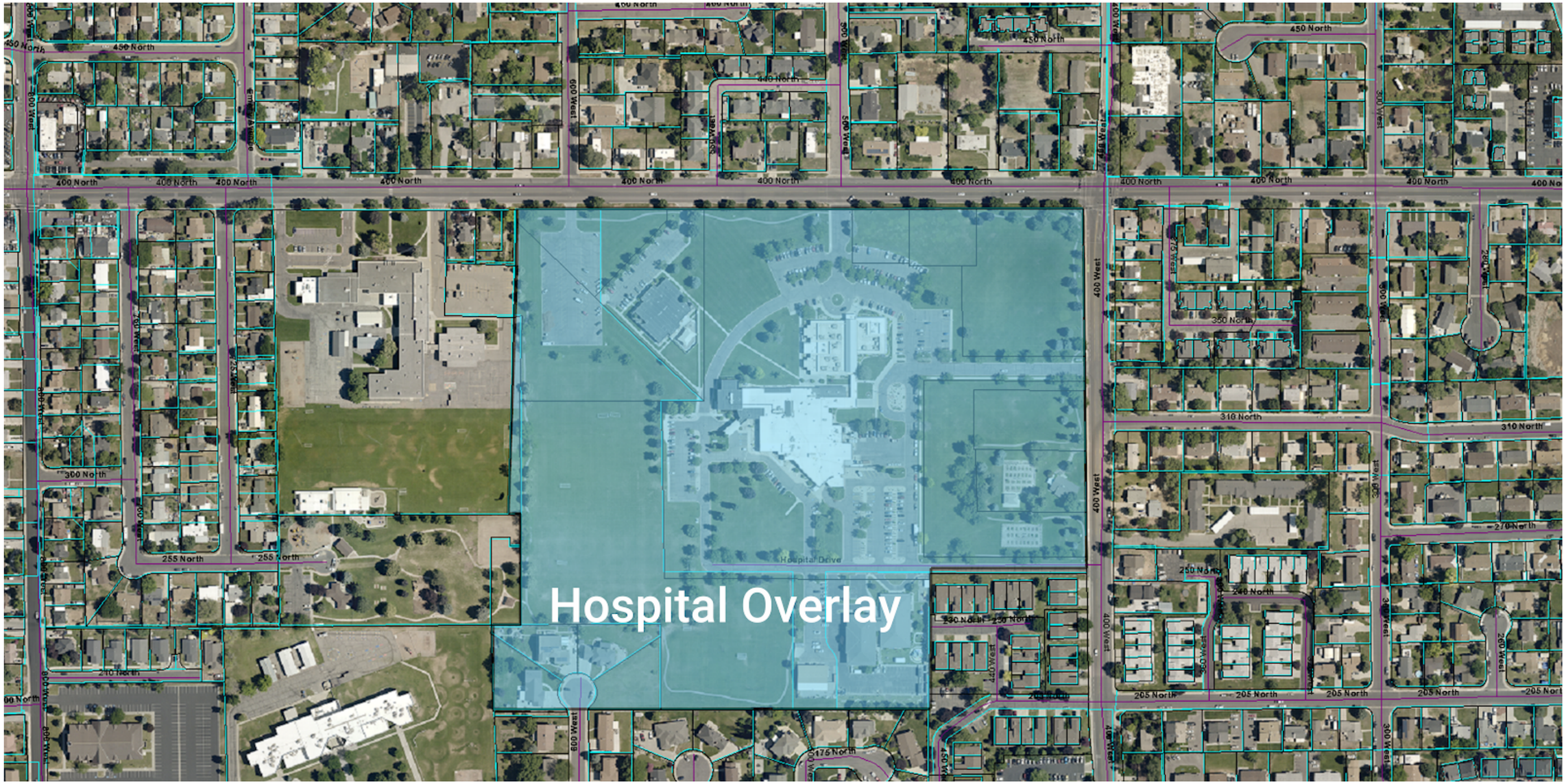
Proposed Zoning:



Existing Hospital Overlay:



Proposed Hospital Overlay:



For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 29, 2020
6:00 pm

Planning Commission
Wed, Sep 2, 2020
4:30 pm

IHC Health Services, Inc. requests the City amend the Orem General Plan map by changing the land use designation on approximately 23.75 acres from LDR (Low Density Residential) to MDR (Medium Density Residential) and amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 505 West 400 North from the R8 zone to the R7.5 zone and rezone approximately 0.79 acres to the HO (Hospital Overlay zone). Additional information can be viewed on Orem.org/planning under "Current Planning (Public Hearing Noticing)" tab.

310 N OREM LLC
9852 LEBANON GREENS DR
ST LOUIS, MO 63127

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org

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ASHLEY APARTMENTS LC
671 N 1170 E CIR
AMERICAN FORK, UT 84003

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org

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ZABRISKIE PROPERTIES #4 LLC
778 N 320 W
AMERICAN FORK, UT 84003

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org

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

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 September 2, 2020 and the City Council meeting on September 29, 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.

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.

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AUTO ZONE INC
%AUTO ZONE #885
PO BOX 2198
MEMPHIS, TN 38101

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

GS AUTO REPAIR LC
74 S 1025 E
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

HUDSON, NONA (ET AL)
158 S RIDGEVIEW DR
OREM, UT 84058

HUDSON, NONA (ET AL)
--OR CURRENT RESIDENT--
235 W 1200 NORTH
OREM, UT 84057

LOPEZ, DANIEL
243 W DANIEL DR
OREM, UT 84057

WASHBURN RENTALS LLC
--OR CURRENT RESIDENT--
245 W 1200 NORTH
OREM, UT 84057

WILSON, DANIEL H
246 W DANIEL DR
OREM, UT 84057

EVERETT, WILLIAM S & JANE (ET AL)
256 W 1200 N
OREM, UT 84057

GABRIEL, RAFAEL ESTRADA
257 W 1310 N
OREM, UT 84057

PACIFI CORP (ET AL)
--OR CURRENT RESIDENT--
260 W 1140 NORTH
OREM, UT 84057

WILSON, BEN & MARY ALICE
--OR CURRENT RESIDENT--
262 W 1270 NORTH
OREM, UT 84057

WILSON, BEN & MARY ALICE
262 W DANIEL DR
OREM, UT 84057

HARWARD, ELVIN S
263 W 1200 N
OREM, UT 84057

JOHNSON, SYLVANUS & LOLA MAXINE
266 W 1200 N
OREM, UT 84057

WISE, ROCHELLE (ET AL)
267 W 1200 N
OREM, UT 84057

DUNN, SANDRA R
271 W 1200 N
OREM, UT 84057

KIMBER, MARIA
271 W 1310 N
OREM, UT 84057

POSEY, ROBERT H (ET AL)
275 W 1200 N
OREM, UT 84057

MENDOZA, JUAN JOSE & WENDY
--OR CURRENT RESIDENT--
276 W 1310 NORTH
OREM, UT 84057

WINGER, TODD W & CHRYSTAL S
--OR CURRENT RESIDENT--
278 W DANIEL DR
OREM, UT 84057

SOLARES, EDVIN ARIS CASTANEDA
283 W 1310 N
OREM, UT 84057

ROZAS, NORBERTO (ET AL)
286 W 1200 N
OREM, UT 84057

GUDMUNDSON, JOHN BRUCE & KAREN LEE
290 W 1310 N
OREM, UT 84057

L J & E LEGACY LLC
--OR CURRENT RESIDENT--
293 W 1200 NORTH
OREM, UT 84057

REINHARD, JOHN KURT & ELIZABETH LYMAN
294 DANIEL DR
OREM, UT 84057

A&G JOHNSON FAMILY LC
--OR CURRENT RESIDENT--
298 W 1200 NORTH
OREM, UT 84057

REDING, MICHELLE C
299 W 1310 N
OREM, UT 84057

CHAN BOSTROM, SUETWAN
302 W 1310 N
OREM, UT 84057

RASMUSSEN, ALAN JOSEPH & LORAINE
315 DANIEL DR
OREM, UT 84057

MONSON, CECILLE D
325 DANIEL DR
OREM, UT 84057

DATWYLER FAMILY INVESTMENTS LTD
--OR CURRENT RESIDENT--
399 W 1200 NORTH
OREM, UT 84057

BEKEARIAN, ARA & HASMIK
443 W 700 S
OREM, UT 84058

LEIVA HOLDINGS LLC
520 E 600 S
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

BUSY CORNER INC THE
932 N 1760 W
PROVO, UT 84604

BEKEARIAN, ARA & HASMIK
--OR CURRENT RESIDENT--
1136 N STATE ST
OREM, UT 84057

LEIVA HOLDINGS LLC
--OR CURRENT RESIDENT--
1153 N STATE ST
OREM, UT 84057

KRAUSE, LARRY A & DIANE STRONG
305 DANIEL DR
OREM, UT 84057

LJ & E LEGACY LLC
--OR CURRENT RESIDENT--
315 W 1200 NORTH
OREM, UT 84057

LJ & E LEGACY LLC
--OR CURRENT RESIDENT--
331 W 1200 NORTH
OREM, UT 84057

GREAT WHITE OAK LLC
--OR CURRENT RESIDENT--
415 W 1200 NORTH
OREM, UT 84057

MOXTEK INC
452 W 1260 N
OREM, UT 84057

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MENDOZA, JUAN JOSE & WENDY
978 W 550 S
OREM, UT 84058

MACC HOLDINGS LLC
--OR CURRENT RESIDENT--
1140 N STATE ST
OREM, UT 84057

GS AUTO REPAIR LC
--OR CURRENT RESIDENT--
1169 N STATE ST
OREM, UT 84057

SUN RIVER PROPERTIES LLC
--OR CURRENT RESIDENT--
312 W 1200 NORTH
OREM, UT 84057

SUN RIVER PROPERTIES LLC
--OR CURRENT RESIDENT--
322 W 1200 NORTH
OREM, UT 84057

PEPER, DARIN & HEATHER
380 SILVER CIR
ALPINE, UT 84004

NEELEY, DOUGLAS A & DIANE R
438 W 1200 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

A&G JOHNSON FAMILY LC
%JOHNSON, JOHN A
739 CREST DR
OREM, UT 84057

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

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

LEIVA HOLDINGS LLC
--OR CURRENT RESIDENT--
1145 N STATE ST
OREM, UT 84057

DATWYLER, BOYD DELMAR & JANICE ALLRED
--OR CURRENT RESIDENT--
1171 N 400 WEST
OREM, UT 84057

NORDIK HOLDINGS LLC
1182 N STATE ST
OREM, UT 84057

AUTO ZONE INC
--OR CURRENT RESIDENT--
1187 N STATE
OREM, UT 84057

ROWBOTHAM, ANGELA
1192 N REGENT CT
OREM, UT 84057

ROWBOTHAM, ANGELA
--OR CURRENT RESIDENT--
1192 N REGENT CT UNIT#1
OREM, UT 84057

NORDIK HOLDINGS LLC
--OR CURRENT RESIDENT--
1196 N STATE ST
OREM, UT 84057

DW RENTALS - I LLC
--OR CURRENT RESIDENT--
1200 N
OREM, UT 84057

SUN RIVER PROPERTIES LLC
--OR CURRENT RESIDENT--
1212 N STATE
OREM, UT 84057

BRAND, KENNETH JAMES &
CATHERINE (ET AL)
1225 N 280 W
OREM, UT 84057

FERGUSON, JERRY LEE & BOBBI SUE
1231 N 260 W
OREM, UT 84057

SHIPPEN, LYLE R & KATHRYN
1234 N 260 W
OREM, UT 84057

SMITH, MICHAEL JAY & EMILY P
1235 N 280 W
OREM, UT 84057

SHIPPEN, LYLE R
1242 N 200 W
OREM, UT 84057

SIMMONS, JOHN
1244 N 260 W
OREM, UT 84057

CTO PROPERTIES LLC
1245 N 260 W
OREM, UT 84057

THOMPSON, JAMES & ASHLEY
1245 N 280 W
OREM, UT 84057

SUN RIVER PROPERTIES LLC
1248 N STATE ST
OREM, UT 84057

SUN RIVER PROPERTIES LLC
--OR CURRENT RESIDENT--
1272 N STATE
OREM, UT 84057

DHN INVESTMENTS LLC
--OR CURRENT RESIDENT--
1273 N STATE ST
OREM, UT 84057

CTO PROPERTIES LLC
--OR CURRENT RESIDENT--
1274 N STATE ST
OREM, UT 84057

DHN INVESTMENTS LLC
--OR CURRENT RESIDENT--
1277 N STATE ST
OREM, UT 84057

WALKER, TROY W
--OR CURRENT RESIDENT--
1300 N STATE ST
OREM, UT 84057

MOXTEK INC
--OR CURRENT RESIDENT--
1303 N STATE ST
OREM, UT 84057

WALKER, TROY W
1304 N STATE ST
OREM, UT 84057

WASHBURN, CLINT R
1315 DANIEL DR
OREM, UT 84057

WASHBURN, CLINT R
--OR CURRENT RESIDENT--
1315 N DANIEL (300 W) DR
OREM, UT 84057

PEPER, DARIN & HEATHER
--OR CURRENT RESIDENT--
1323 N STATE
OREM, UT 84057

PACIFI CORP (ET AL)
1407 W NORTH TEMPLE
SALT LAKE CITY, UT 84140

GREAT WHITE OAK LLC
1441 S GARDEN VIEW CT
SARATOGA SPRINGS, UT 84045

WASHBURN RENTALS LLC
1464 E 715 S
MAPLETON, UT 84664

DHN INVESTMENTS LLC
1516 E 1575 N
PROVO, UT 84604

MACC HOLDINGS LLC
1738 E 260 N
SPANISH FORK, UT 84660

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

DATWYLER FAMILY INVESTMENTS LTD
3057 NAVAJO LN
PROVO, UT 84604

L J & E LEGACY LLC
6480 S ROTHMOOR DR
SALT LAKE CITY, UT 84121

DW RENTALS - I LLC
6655 W 9500 N
HIGHLAND, UT 84003

INTERMOUNTAIN HEALTHCARE OREM COMMUNITY HOSPITAL REZONE MEETING MINUTES

Date: August 12, 2020 (6:00 P.M.)
Moderator: Tom Uriona, Senior Director Real Estate Intermountain Healthcare
Meeting Location: Virtual meeting via phone and/or computer - WebEx

Attendees (By Computer or Phone):

Brian Baxter	Lenny Lyons	Steve Cox	Doug Padilla
Jolene Rogers	Brian Hall	Scott B. (Kids on Move)	Kristen Lindsay or Monson
Brandon Garner	SMB	801-687-****	385-335-****
385-292-****	801-634-****		

Minutes:
Tom Uriona began the virtual meeting at 6:00 pm and waited a few minutes before beginning the rezoning presentation. Tom then provided a brief history of the Orem Community Hospital development and its current operational status. Tom utilized an exhibit (see attached) of the proposed rezone area which was provided to the community, in the mailing to the community members, and explained the need to expand the Hospital Overlay to include the entire medical campus as a result of acquisition of property subsequent to the original Hospital Overlay placement. Tom also explained the reason for the rezone of the area highlighted in yellow on the exhibit, from R-8 to R-7.5, is to bring that area in harmony with the General Plan and current zoning of adjacent properties. Tom indicated that Intermountain does not have any plans to change the current medical service uses at the campus. He further indicated that, in the future when the existing hospital and clinic improvements may need to be replaced, a redevelopment of the medical service improvements could be undertaken with the land available at the campus; that Intermountain will need the flexibility to redevelop, for medical services, its property in the future as the Orem community grows. Lastly, Tom explained there is no rezone requested for the soccer fields parcel.

Questions:
. What is the purpose of the rezone? Response: To be consistent with the current surrounding neighborhood zones of R-7.5 and R-6.5.

. How will the rezone affect parking, specifically to the south by Kids on the Move? Response: There will be no effect on parking with the Hospital Overlay in effect.

. Will re-zone affect the hospital? Response: There is no effect to the medical services because of the Hospital Overlay.

Comments from the Attendees:
Good with the proposal.
Love that the hospital has not gone vertical.
Not sure you need zone change.
Garden area good for community relations.

Item #: 3.7	**Planning Commission** September 2, 2020	
Prepared By: Cheryl Vargas		
Applicant: City of Orem - Development Services	PUBLIC HEARING – Development Services requests the City amend Section 22-8-17(7), *Additional Provisions for Specific Uses,* of the Orem City Code pertaining to location requirements for Climate Controlled Storage units.	

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

SITE INFORMATION:
- General Plan Designation: **varies**
- Current Zone: **C2, State Street Districts**
- Acreage: **varies**
- Neighborhood: **varies**

ACTION:
The Planning Commission makes a recommendation to the City Council regarding this request.

REQUEST:
The applicant requests the City amend Section 22-8-17(7), *Additional Provisions for Specific Uses,* of the Orem City Code pertaining to location requirements for Climate Controlled Storage units.

BACKGROUND:
This request is to clarify language in the Code for climate controlled storage units. The current language states that no more than two (2) climate-controlled storage buildings may be located in the C2 zone. With the addition of "or within any State Street District Zone", the intent of the ordinance will be made clear. Businesses that are allowed in the C2 zone are also allowed in the State Street Districts, so clarifying the language will help clear up any questions that may arise.

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 amend Section 22-8-17(7), *Additional Provisions for Specific Uses,* of the Orem City Code pertaining to location requirements for Climate Controlled Storage units.

Section 22-8-17(7)

22-8-17. Additional Provisions for Specific Uses.

Climate Controlled Storage units are defined as storage units that are offered for sale, lease, or use as a primary purpose of the building in which they are located and at least forty percent of which units are climate controlled with heating and cooling. In addition to the provisions of all other applicable ordinances, the following additional requirements shall apply to climate controlled storage units:

1. A building housing climate controlled storage units shall have a minimum of two stories with the square footage of the second level equal to at least eighty percent of the first floor.
2. No garage door or door accessing a unit shall face a public street.
3. The area of storage units accessed from the exterior of the building shall not exceed twenty percent of the gross leaseable space of the ground floor.
4. At least forty percent of the units shall be climate controlled with heating and cooling.

5. The ground floor exterior finish materials shall be split-face block, brick, or other cementations material. The second floor exterior finishing materials shall be split-face block, brick, stucco, textured block, or glass.
6. The architecture and finishing materials shall be designed, constructed, and maintained to make all storage unit access doors blend in with the adjacent walls to the greatest extent practicable. The color of all exterior storage unit doors shall match the color of the ground floor façade. No storage building façade shall be more than fifty feet in length without a visual break that creates the appearance of a change in material or depth. This shall be achieved through a change in building material, building projection, or relief measuring at least three inches in width and depth or another architectural variation that meets the intent of this sub-part. All exterior storage unit doors shall be recessed a minimum of twelve inches (12") from the building façade.
7. No more than two (2) climate-controlled storage buildings may be located in the combined area of the C2 zone and all of the State Street District zones.
8. All building facades shall have the appearance of an office and/or retail building through the use of doors, windows, awnings, and other appropriate building elements as approved by the Planning Commission.

Section 22-8-17(7)

22-8-17. Additional Provisions for Specific Uses.

Climate Controlled Storage units are defined as storage units that are offered for sale, lease, or use as a primary purpose of the building in which they are located and at least forty percent of which units are climate controlled with heating and cooling. In addition to the provisions of all other applicable ordinances, the following additional requirements shall apply to climate controlled storage units:

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7. No more than two (2) climate-controlled storage buildings may be located in the combined area of the C2 zone and all of the State Street District zones.
8. All building facades shall have the appearance of an office and/or retail building through the use of doors, windows, awnings, and other appropriate building elements as approved by the Planning Commission.

Item #: 3.8	**Planning Commission** September 2, 2020	
Prepared By: Cheryl Vargas		
Applicant: City of Orem - Business Licensing	PUBLIC HEARING – Business Licensing requests the City amend Appendix A of the Orem City Code by enacting Standard Land Use Code 6422 *Towing Services Business (with building)* as a permitted use in the M2 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/pa

SITE INFORMATION:
- General Plan Designation: **varies**
- Current Zone: **M2**
- Acreage: **varies**
- Neighborhood: **varies**

ACTION:
The Planning Commission makes a recommendation to the City Council regarding this request.

REQUEST:
The applicant requests the City amend Appendix A of the Orem City Code by enacting Standard Land Use Code 6422 *Towing Services Business (with building)* as a permitted use in the M2 zone.

BACKGROUND:
Public Safety often needs the services of various towing companies throughout the City. In order for a towing company to get on the list used by Public Safety they need a business license and an impound yard in Orem. Business licensing needs a way to differentiate between different types of towing facilities for business licensing purposes.

Some tow yards may have a yard and an office in another city and they will have a business license in that city. There are businesses that have an impound yard in Orem, but they have no office facilities, so no business license in Orem has been required. This new SLU code will allow Business Licensing to differentiate between those with offices and a towing yard in Orem and those that just have the impound yard in Orem.

This will also enable the various towing companies to be added to the rotation list used by Public Safety when their services are needed.

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 amend Appendix A of the Orem City Code by enacting Standard Land Use Code 6422 *Towing Services Business (with building)* as a permitted use in the M2 zone.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6422	Towing Services Business (with building)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6422	Towing Services Business (with building)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N