CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 16, 2020

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

NOTICE OF ALL-ELECTRONIC MEETING AND OF OPPORTUNITY FOR PUBLIC PARTICIPATION

Pursuant to Planning Commission Chairman Mickey Cochran's Proclamation dated September 16, 2020, the Orem City Planning Commission meeting on September 16, 2020 will be an all-electronic meeting. There will be no anchor location for the meeting. The City cannot ensure the recommended minimum of six feet of social distancing for meeting participants at the usual anchor location in the Orem City Council Chambers. Therefore, holding the meeting at the City Council Chambers would present a substantial risk to the health and safety of those who may be present at the meeting and may contribute to the spread of COVID-19. 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.

To view the meeting: Please go to orem.org/meetings.

To make a comment: Please submit your comment through: orem.org/comments OR PlanningCommissionPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be entered into the record and forwarded to each Planning Commission member for review. Comments will also be read aloud during the live meeting when required by law or when time permits. Once an item has been voted on, that item will be closed to additional comments.

Thank you for your cooperation during these challenging times.

3:30 PM PRE-MEETING – CANCELED

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS - ELECTRONIC

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1. SITE PLAN – Site plan approval of Osmond Retail Orem located at 1296 West University Parkway in the PD21 zone.
Staff recommends the Planning Commission approve the site plan of Osmond Retail Orem located

at 1296 West University Parkway in the PD21 zone.
Presenter:Cheryl Vargas
3.1_SRC_Osmond_Retail_Orem_09.16.2020.docx
Map.pdf
Vicinity Map.pdf
Site Plan.pdf
Elevations1.pdf
Elevations2.pdf
Elevations3.pdf
Elevations4.pdf

3.2. PUBLIC HEARING – Vacating Lot 9 of Victory Heights, Plat A and final plat approval of Victory Heights, Plat H located at 1110 North 75 East in the R8 zone.
Staff recommends the Planning Commission vacate Lot 9 of Victory Heights, Plat A and approve the final plat of Victory Heights, Plat H located at 1110 North 75 East in the R8 zone.
Presenter:Cheryl Vargas
3.2_SR.C_Victory_Heights_Plat_H_2020.09.16.docx
Map.pdf
Vicinity Map.pdf
Plat.pdf
Aerial View.pdf
Utility Letters.pdf

3.3. PUBLIC HEARING – Vacating Lots 2 and 3 of Johnson's Grove, Plat A and approval of Johnson's Grove, Plat B generally located at 512 South Carterville Road in the R12 zone.
Staff recommends the Planning Commission vacate Lots 2 and 3 of Johnson's Grove, Plat A and approve Johnson's Grove Plat B generally located at 512 South Carterville Road in the R12 zone.
Presenter:Cheryl Vargas
3.3_SR.C_Johnson's_Grove_Plat_B_2020.09.16.docx
Map.pdf
Vicinity Map.pdf
Existing Plat.pdf
Plat.pdf
Street View.pdf

3.4. PUBLIC HEARING – Vacating Lots 10 and 18, Elysian Fields Plat A and final plat approval of Elysian Fields Plat E located at 882 North 1000 East in the R8 zone.
Staff recommends the Planning Commission vacate Lots 10 and 18, Elysian Fields Plat A and final plat approval of Elysian Fields Plat E located at 882 North 1000 East in the R8 zone.
Presenter:Jake Harding
3.4_SRJ_Elysian Fields Plat E_9.16.2020.pdf
Map.pdf
Aerial Imagery.pdf
Vicinity Imagery.pdf
Plat.pdf

Street View - 882 N 1000 E.pdf
Street View - 890 N 1000 E.pdf
Street View - 1029 E 850 N.pdf
Vacation Letters.pdf

3.5. PUBLIC HEARING – Vacating Lot 3 and Lot 6, Emil's Orchard Plat A and final plat approval of Emil's Orchard Plat B located generally at 1632 South 200 East in the R6.5 zone.

Staff recommends the Planning Commission vacate Lot 3 and Lot 6, Emil's Orchard Plat A and approve the final plat of Emil's Orchard Plat B located generally at 1632 South 200 East in the R6.5 zone.

Presenter:Jake Harding

3.5_SRJ_Emil's Orchard_9.16.2020.pdf
Map.pdf
Aerial Imagery.pdf
Vicinity Imagery.pdf
Plat.pdf
Street View - 1632 S 200 E.pdf

3.6. PUBLIC HEARING – Annexing 1.86 acres of property located generally at 1526 South 1250 West and amend the Orem General Plan map by designating the property LDR/SW (Low Density Residential/Southwest), and amend Section 22-5-3(A) of the Orem City Code and the zoning map by zoning the property OS5.

Staff recommends the Planning Commission forward a positive recommendation to the City Council for the annexation of 1.86 acres of property located generally at 1526 South 1250 West and amend the Orem General Plan map by designating the property LDR/SW (Low Density Residential/Southwest), and amend Section 22-5-3(A) of the Orem City Code and the zoning map by zoning the property OS5.

Presenter:Jake Harding

3.6_SRJ_Welch Cache Park Annexation_9.16.2020.pdf
Map of Property.pdf
Annexation Maps.pdf
Plat.pdf
Petition for Annexation.pdf
County Evaluation.pdf

4. MINUTES REVIEW AND APPROVAL

Review and approve minutes from September 2, 2020

4.1. MINUTES REVIEW AND APPROVAL

Review and approve minutes from September 2, 2020

2020-09-02.pcmin.docx

5. ADJOURN

Next meeting scheduled for Wednesday, October 7, 2020

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions, please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

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

4

Item #: 3.1	**Planning Commission** September 16, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Jared Osmond	**SITE PLAN** – Site plan approval of Osmond Retail Orem located at 1296 West University Parkway in the PD21 zone.	

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

SITE INFORMATION:
- General Plan Designation: **High Density Residential**
- Current Zone: PD21
- Acreage: **.43**
- Neighborhood: **Sunset Heights West**

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

REQUEST:
The applicant requests the Planning Commission approve the site plan of Osmond Retail Orem located at 1296 West University Parkway in the PD21 zone.

BACKGROUND:
The applicant is proposing to build a small 1300 square foot building for Roxberry Juice with a drive-thru. They will remove the current CNG awning.

Architecture: The proposed one-story structure will be 1,300 square feet.

Parking: They have met all the required parking requirements. Six spaces were required, and they have provided two existing plus four new places for a total of six parking spaces including a handicap space.

Dumpster: The dumpster is to the north of the project and enclosed as required by code.

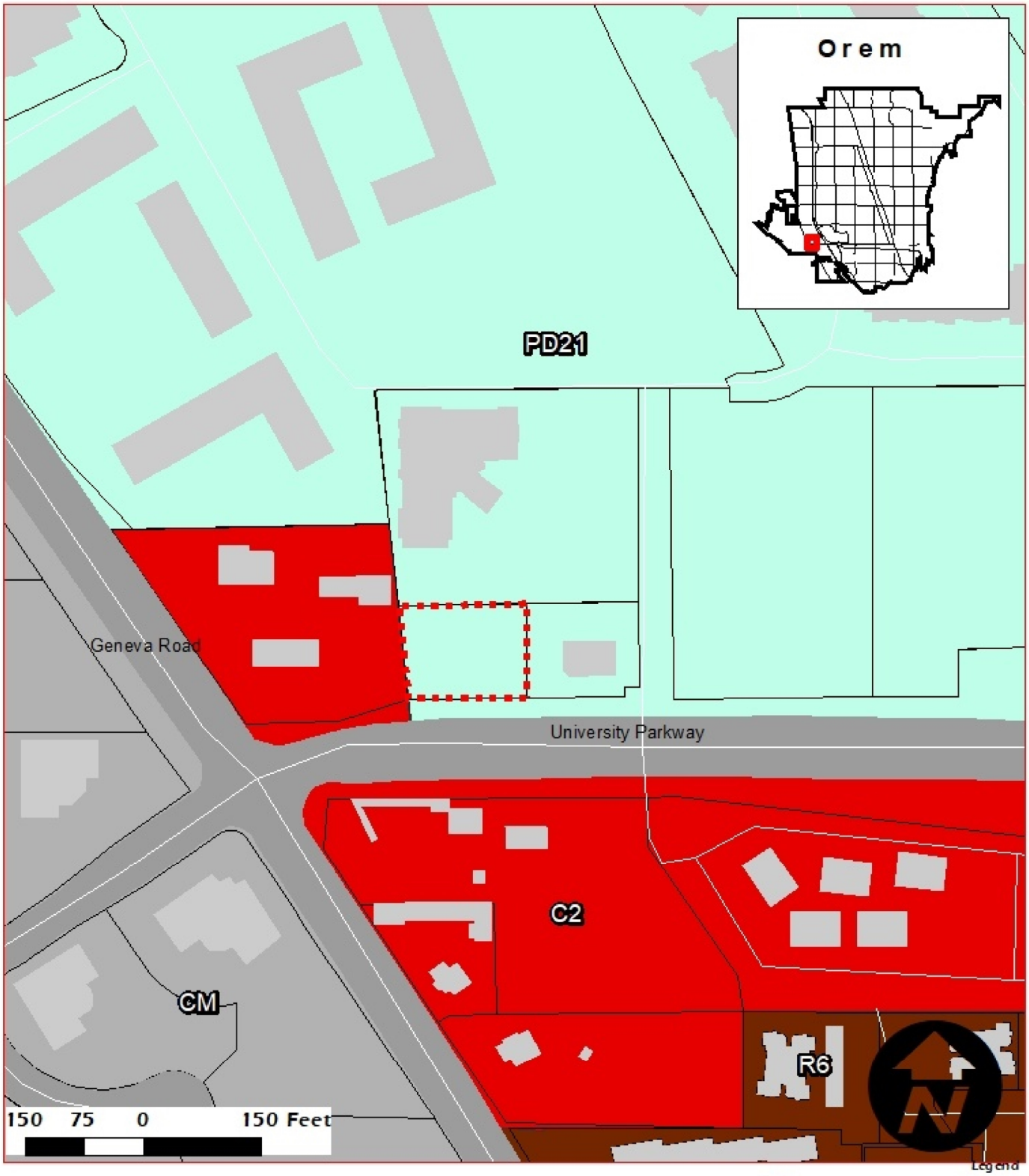
Landscaping: The overall landscape plan complies with applicable City and PD21 codes. The existing landscaping along University Parkway will remain.

Transportation/Engineering: No Concerns.

RECOMMENDATION:
The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Osmond Retail Orem located at 1296 West University Parkway in the PD21 zone.



Osmond Retail Orem



Site Plan
PD21
.43 Acres

NEIGHBORHOOD
Sunset Heights West

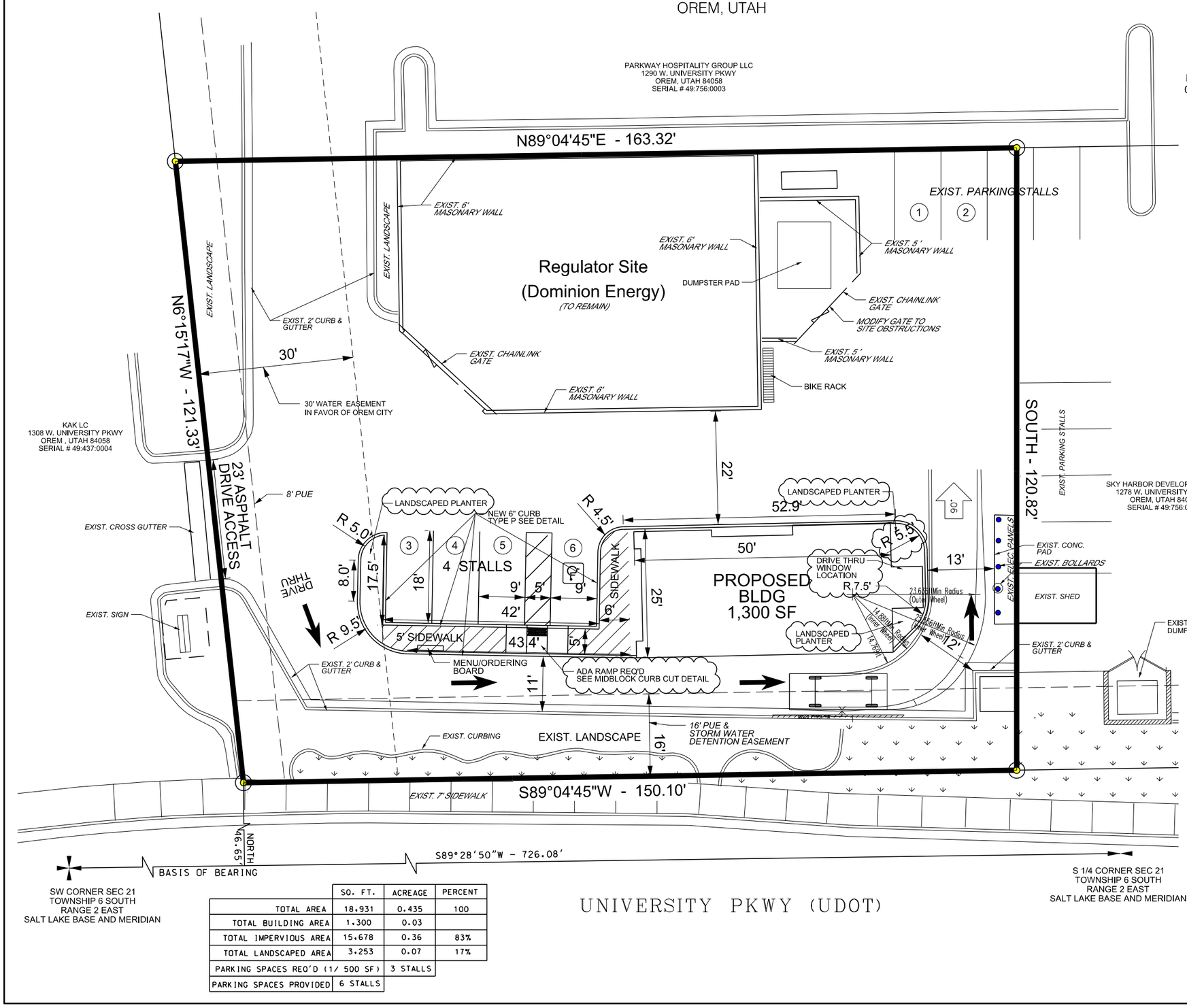
Osmond Retail Orem
Buildings
Parcels


1350 West
1150 South
1150 South
1150 South
1250 West
Geneva Road
University Parkway
University Parkway
I-15 SB ONRAMP W
University Parkway
I-15 SB
I-15 NB
I-15 SB OFFRAMP W
I-15 SB OFFRAMP E
I-15 NB ONRAMP
Business Park Drive
1230 South
1230 South
1200 West
1200 West
1200 West
Business Park Drive
Business Park Drive
1260 South
Geneva Road
1220 West

SITE PLAN

Osmond University Pkwy

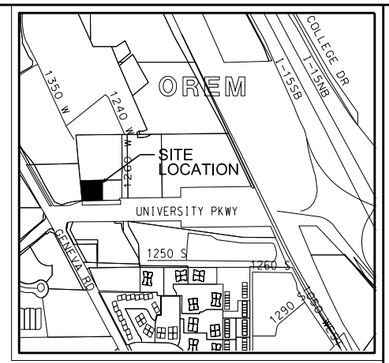
1296 W. UNIVERSITY PKWY
OREM, UTAH



SCALE (FEET)
0 5 10 20 30

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- 5/8" x 24" REBAR & PLASTIC CAP
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- EXIST. FENCE



VICINITY MAP

BOUNDARY DESCRIPTION

LOT 2 OF PARKWAY CENTER SUBDIVISION PLAT B, ON FILE AT THE UTAH COUNTY RECORDERS OFFICE.

MORE CLOSELY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°28'50" WEST ALONG THE SECTION LINE 726.08 FEET AND NORTH 46.65 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 06°15'17" WEST 121.33 FEET; THENCE NORTH 89°04'45" EAST 163.32 FEET; THENCE SOUTH 120.82 FEET; THENCE SOUTH 89°04'45" WEST 150.10 FEET TO THE POINT OF BEGINNING.

AREA = 0.435 ACRES (18931.25 SQ. FT.)

	SQ. FT.	ACREAGE	PERCENT
TOTAL AREA	18,931	0.435	100
TOTAL BUILDING AREA	1,300	0.03	
TOTAL IMPERVIOUS AREA	15,678	0.36	83%
TOTAL LANDSCAPED AREA	3,253	0.07	17%
PARKING SPACES REQ'D (1/ 500 SF)	3 STALLS		
PARKING SPACES PROVIDED	6 STALLS		

NOTES:
1. THE FIRE PROTECTION ITEMS (FIRE HYDRANTS, WATER MAINS, ACCESS ROADS, ETC.) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE INTERNATIONAL FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.

2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WHICH INCLUDES A BACK-FLOW DEVICE TO THE BUILDING. BACK-FLOW DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-1-14 OF THE OREM CITY CODE. WATER METER SIZES SHALL BE DETERMINED BY THE CITY OF OREM BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. WATER METERS SHALL BE LOCATED AT THE BACK OF SIDEWALK OR CURB IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OF WITHIN TEN FEET (10') OF ANY EXISTING OR PROPOSED STRUCTURE.

3. IF REQUIRED BY CHAPTER 20 OF THE OREM CITY CODE OR BY THE THE APPLICANT'S PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE, A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OREM STANDARDS AND SPECIFICATIONS.

4. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM 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., WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE OREM CITY CODE.

6. ALL ROOF DRAINAGE SHALL BE ROUTED THROUGH ON-SITE STORM WATER MANAGEMENT FACILITIES.

7. AT THE TIME OF CONSTRUCTION, THE CITY OF OREM MAY DETERMINE BASED ON PROFESSIONAL EXPERIENCE AND JUDGEMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, WHEELCHAIR RAMPS, ETC., OR ANY UNUSED DRIVE APPROACHES.

8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF OREM CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS THE IMPROVEMENT IS WITHIN THE UDOT RIGHT-OF-WAY, IN WHICH CASE THE CONSTRUCTION SHALL CONFORM TO UDOT CONSTRUCTION STANDARDS AND SPECIFICATIONS.

9. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

1-800-662-4111
811
Know what's **below.**
Call before you dig.

ENGINEER:
M.W. BROWN ENGINEERING
MATT W. BROWN (PE)
578 EAST 770 NORTH
OREM, UTAH 84097

DEVELOPER/ OWNER:
JARED OSMOND
801-787-1063
JAREDOSMOND@YAHOO.COM

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
AUG. 31, 2020
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed
Drawn
Checked
Date

Title: OSMOND UNIVERSITY PARKWAY PROJECT
Location: OREM, UTAH
Drawing Name: SITE PLAN

PROJECT NO.
2020.013

SHEET NO.
1.00

PRINT DATE: 8/31/2020

ELEVATIONS



ELEVATIONS



ELEVATIONS



ELEVATIONS



Item #: 3.2	**Planning Commission** September 16, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Max Behling	**PUBLIC HEARING** – Vacating Lot 9 of Victory Heights, Plat A and final plat approval of Victory Heights, Plat H located at 1110 North 75 East in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: .27
- Neighborhood: **Orem North**

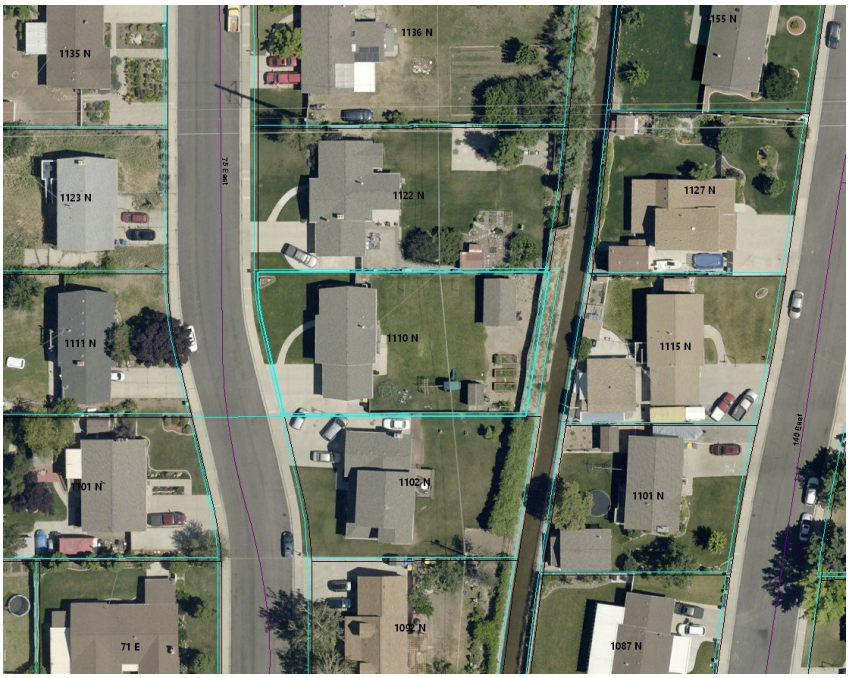
ACTION:
The Planning Commission is the final approving authority regarding the plat amendment request.

REQUEST: The applicant requests the Planning Commission vacate Lot 9 of Victory Heights, Plat A and approve the final plat of Victory Heights, Plat H located at 1110 North 75 East in the R8 zone.

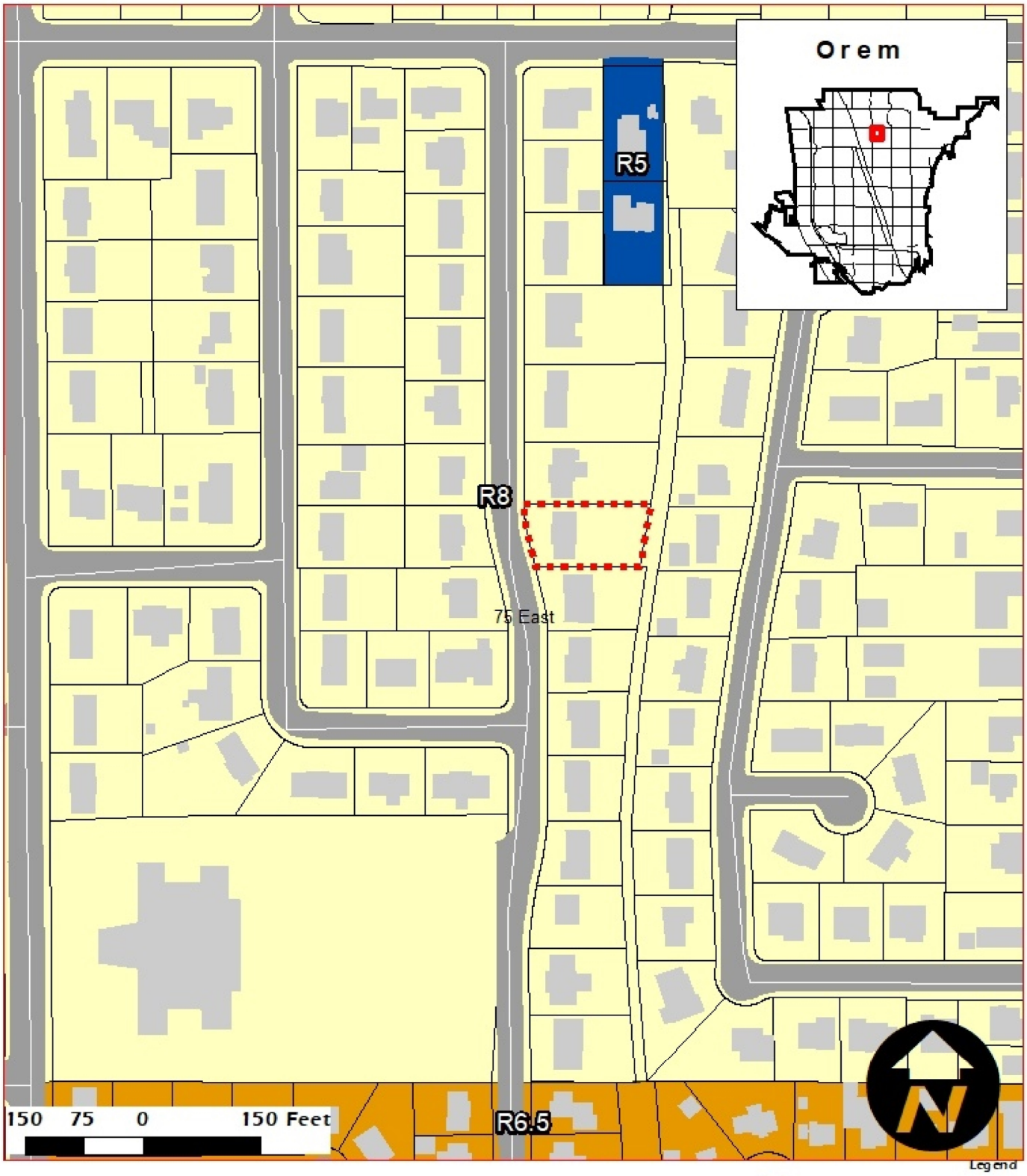
BACKGROUND:
The applicant owns the property at 1110 North and he noticed that the properties to the south of him had property lines that went all the way to the canal that runs behind their properties. He also wanted to add that small strip of land to his property and have his property line run to the canal.

He was able to purchase that strip of land and acquire letters from the five utility companies and the North Union Canal company to vacate an existing Public Utility Easement. With the new plat, Victory Heights, Plat H, there will be a new three foot Public Utility Easement that will run the length of the property next to the canal.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 9 of Victory Heights, Plat A and approve the final plat of Victory Heights, Plat H located at 1110 North 75 East in the R8 zone.



Victory Heights Plat H



Plat Amendment
R8
.27 Acres

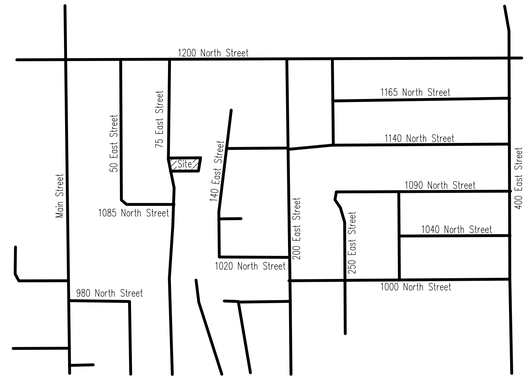
NEIGHBORHOOD
Orem North

Victory Heights Plat H
Buildings
Parcels

1135 N
1136 N
1155 N
75 East
1123 N
1122 N
1127 N
1111 N
1110 N
1115 N
140 East
1101 N
1102 N
1101 N
71 E
1092 N
1087 N

NORTH
1" = 20'





Vicinity Map

Surveyor's Certificate

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

Boundary Description

Commencing at a point located East along the Section line 646.95 feet and South 592.25 feet from the Northwest corner of Section 11, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence East 169.67 feet; thence South 09°17'00" West 81.06 feet; thence West 141.84 feet; thence North 13°00'00" West 54.19 feet; thence along the arc of a 100.00 foot radius curve to the right 22.69 feet (chord bears North 06°30'00" West 22.64 feet); thence North 4.70 feet to the point of beginning.

AREA=11,919 sq. ft. or 0.27 acre

BASIS OF BEARING: East along the Section line from the Northwest corner of Section 11.

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___.

Max L. Behling

Ann Behling

Acknowledgement

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

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

My Commission Number _____ NOTARY PUBLIC

My Commission Expires _____ Printed Name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer

Approved: _____ City Recorder

Planning Commission Approval

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

Director-Secretary Chairman, Planning Commission Resolution No.

Conditions of Approval

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the vacation of Lot 9, Plat "A", Victory Heights Subdivision. Lot 9, Plat "A", Victory Heights Subdivision is hereby vacated.

Approved as to Form

City Attorney Date

PREPARED BY

DUDLEY AND ASSOCIATES INC.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Plat " H "

Victory Heights

Including a vacation of Lot 9, Plat "A", Victory Heights Subdivision

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

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


AERIAL VIEW
1110 NORTH
N 75 E St
N 75 E

8/28/2020

CenturyLink

Max Behling
1110 North 75 East
Orem, UT 84057

WITH Reservations

SUBJECT: Vacate the East 5' Public Utility Easement (PUE) reserving the easterly 3' along the eastern property line of Lot 9, Victory Heights Subdivision, located in the NW1/4 of Section 11, T6S, R2E, S.L.B.&M., Orem City, Utah County, UT
APN: 54-023-0009

To Whom It May Concern:

Qwest Corporation, d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that in order to protect its facilities CenturyLink must reserve its rights.

Please SAVE AND EXCEPT an EASEMENT to CenturyLink over the following area/s:

> "We (CenturyLink) have no objection to vacating the East 5' Public Utility Easement except for the below described area: The new East 3' Public Utility Easement along the eastern property line, as further described and/or depicted on the attached Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

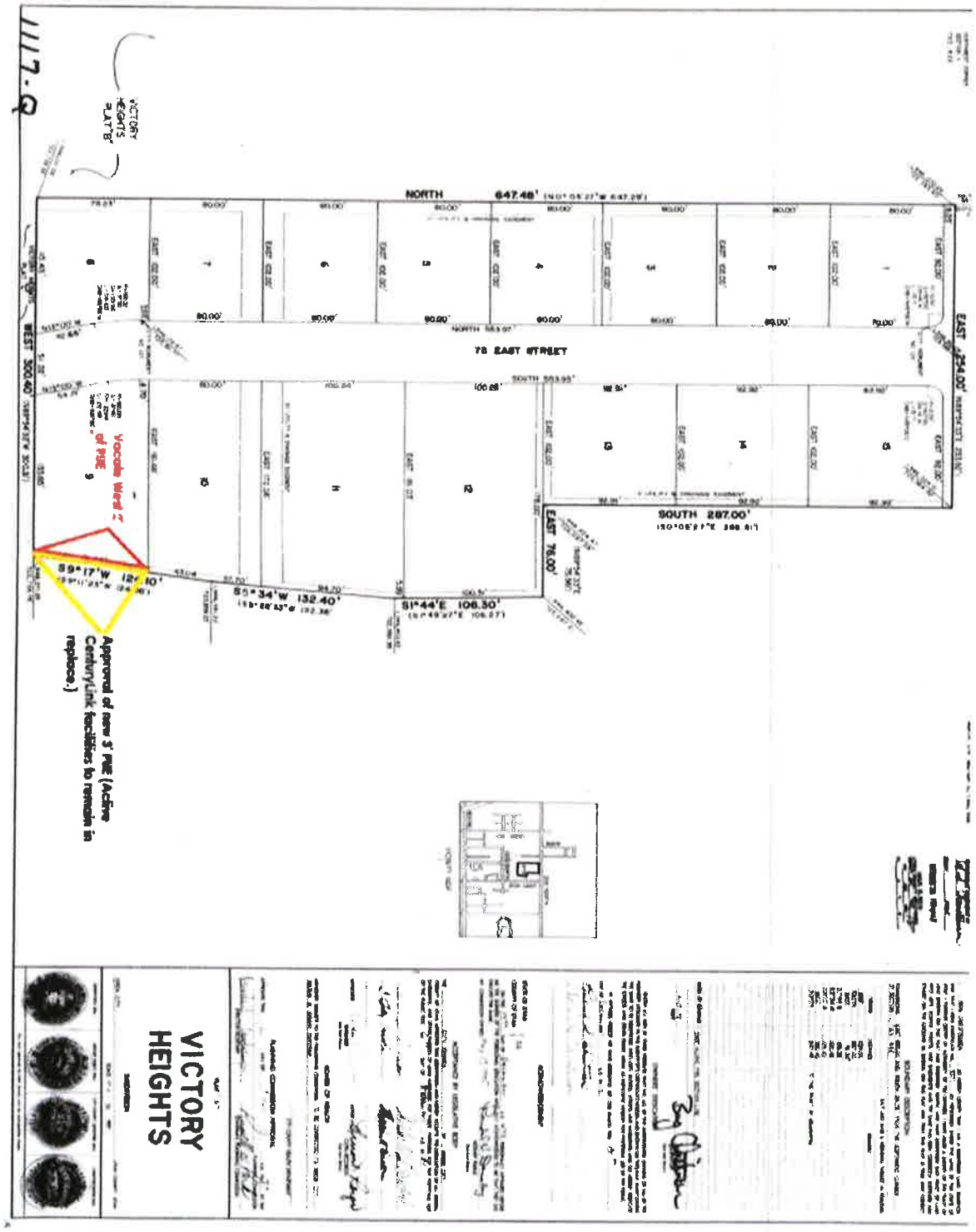
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

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

Sincerely yours,

Danett Kennedy
Network Infrastructure Services
CenturyLink
P830791

EXHIBIT A


VICTORY HEIGHTS
NORTH 647.48'
WEST 500.00'
EAST 254.00'
SOUTH 287.00'
EAST 76.00'
75 EAST STREET
S9°17'W 132.40'
S1°34'W 132.40'
S1°44'E 106.30'
Approval of new 3' PIE (Active CenturyLink facilities to remain in replace.)

COMCAST

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

June 11, 2020

Anne Behling
1110 N. 75 E.
Orem, UT 84057

To whom it may concern,

Comcast of Utah II states that there is currently Aerial running through the rear of the property located at 1110 N. 75 E., Orem, UT 84057. Comcast of Utah II grants permission to vacate upon the easement, which exists along the rear East line of the property located at 1110 N. 75 E., Orem, UT 84057. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

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

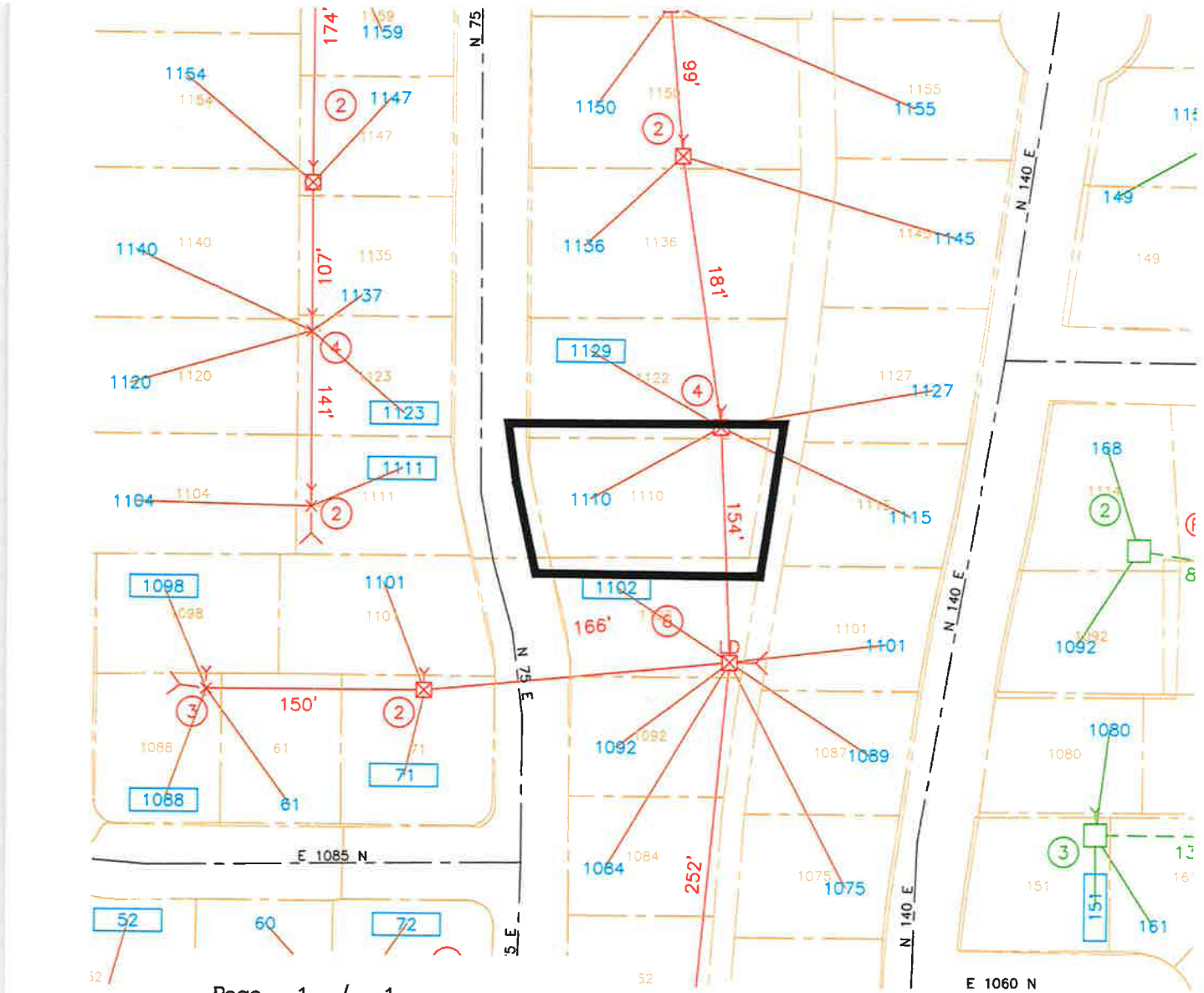
Sincerely,

Courtney Filizetti

Courtney Filizetti
Authorized Representative

1110 North 75 East, Orem Utility Map.pdf Open with

red = aerial cables/poles
green = underground cables, pedestals, vaults



Page 1 / 1

Space above for County Recorder's use
PARCEL I.D.# 54:023:0009

DISCLAIMER OF UTILITY EASEMENT

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

> All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 9, Victory Heights Plat A Subdivision, located in the Northwest quarter of Section 11, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on June 11, 2020.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: _____
Authorized Representative

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

On June 11, 2020, personally appeared before me Yuka Jenkins, who, being duly sworn, did say that she is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

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

_____
Notary Public

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

June 9, 2020

Ann Behling
1110 N 75 E
Orem, Utah 84057

Lot 9, Plat "A" of Victory Heights Subdivision

By this letter Rocky Mountain Power approves the vacation of the existing PUE's of lot 9, Plat "A" of Victory Heights Subdivision along the east property line.

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

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

Sincerely,

Robin Anderson

Robin Anderson
Estimator

Date: 6/10/20

RE: Easement Release

To Whom It May Concern:

As requested, Utopia hereby identifying consents to a vacation of a public utility easement described as the East property line, parallel to the North Union Canal, Lot 9, Plat "A" of Victory Heights Subdivision, 1110 N 75 E Orem UT, 84057,

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

May 29, 2020

To Whom it May Concern:

I hereby vacate the easement, in association with the canal company, for the 84' on the back of the Behling property along the west side of the North Union Canal. Both the head watermaster, John Tucker, and myself, Alex Lott, President of the North Union Canal, have been to the Behling property at 1110 N 75 E in Orem and have no concerns about moving the fence back to the edge of the canal. With changing times and how the canal is now being used, we no longer need access to that easement.

Best regards,
Alex

Alex D Lott

Item #: 3.3	**Planning Commission** September 16, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Scott Dent	**PUBLIC HEARING** – Vacating Lots 2 and 3 of Johnson's Grove, Plat A and approval of Johnson's Grove, Plat B generally located at 512 South Carterville Road in the R12 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R12**
- Acreage: 1.3
- Neighborhood: **Sharon**

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

REQUEST: The applicant requests the Planning Commission vacate Lots 2 and 3 of Johnson's Grove, Plat A and approve Johnson's Grove Plat B generally located at 512 South Carterville Road in the R12 zone.

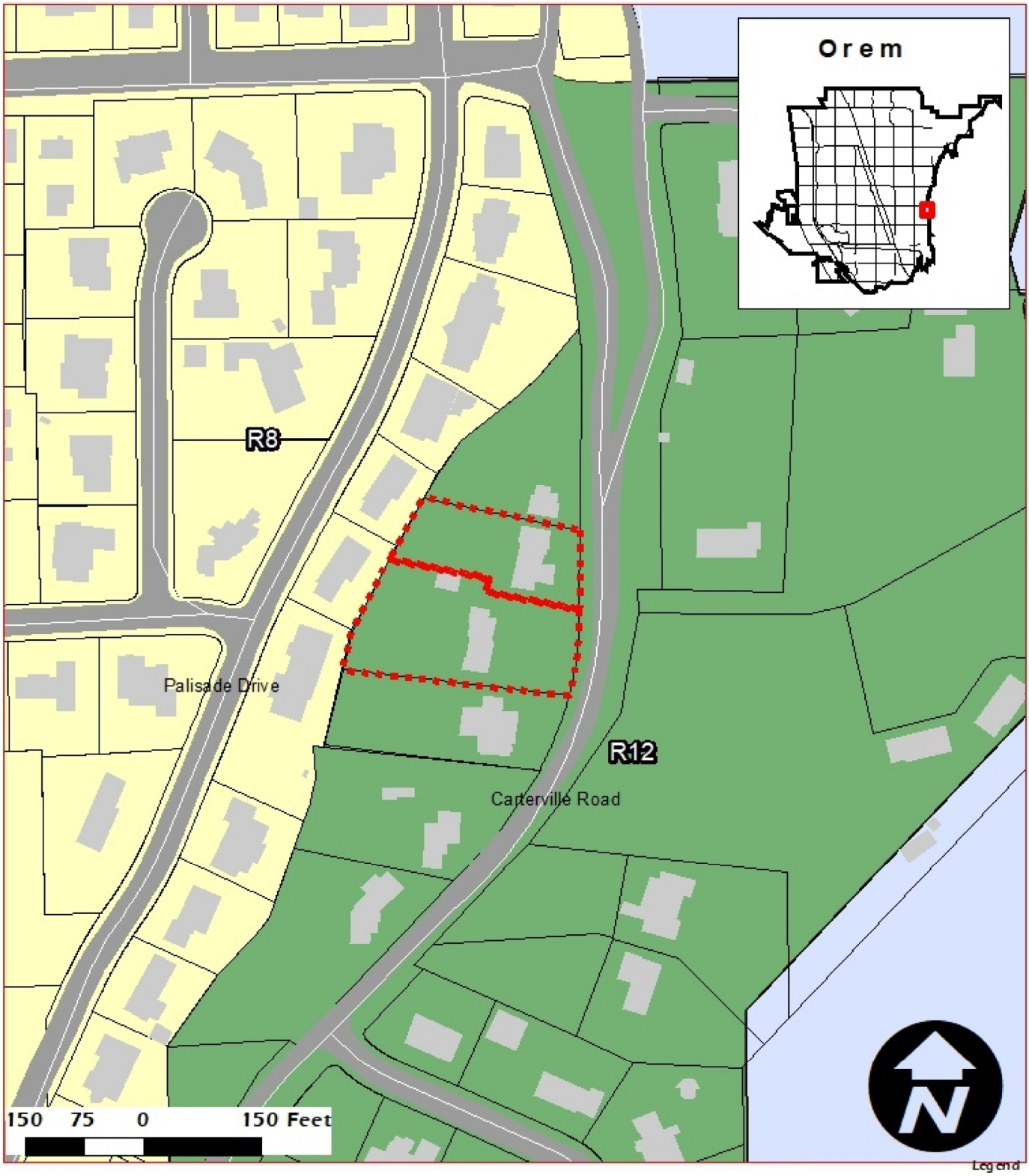
BACKGROUND:
The applicant owns the property at 512 South Carterville Road. A previous owner built a large shed (the shed was permitted) on the property line between 512 South and 496 South Carterville. Some time later, the owner at 496 South purchased the property with the shed and that was recorded at the County; however, it did not go through the City as a plat amendment.

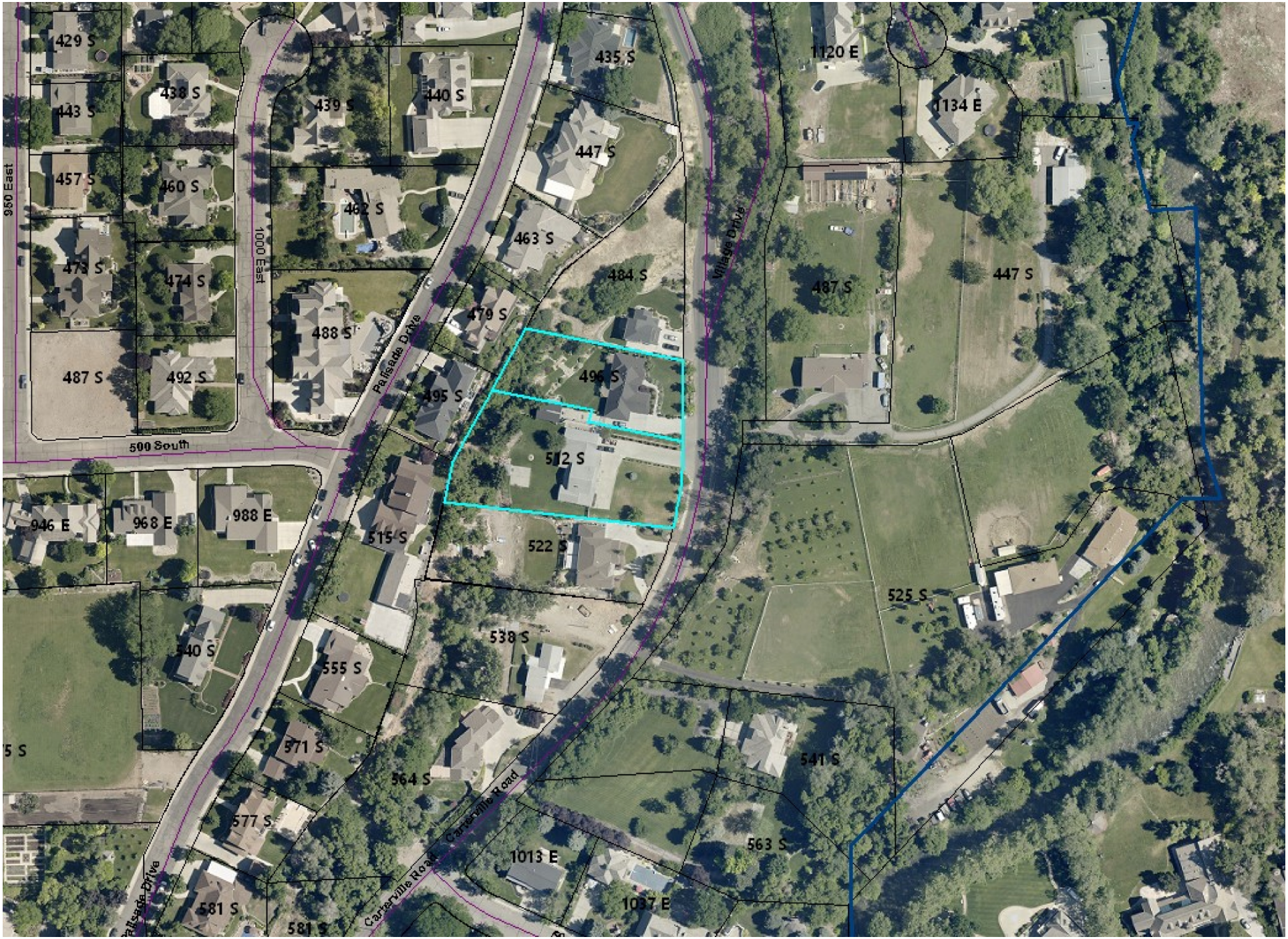
The house at 512 South has now been demolished in preparation of building a new home. That permit cannot move forward until the property lines have been properly platted and recorded at the County. Johnson's Grove, Plat B will move the property lines to the proper location and the shed and the property it sits on will officially be a part of 496 S Carterville Road.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 2 and 3 of Johnson's Grove, Plat A and approve Johnson's Grove Plat B generally located at 512 South Carterville Road in the R12 zone.

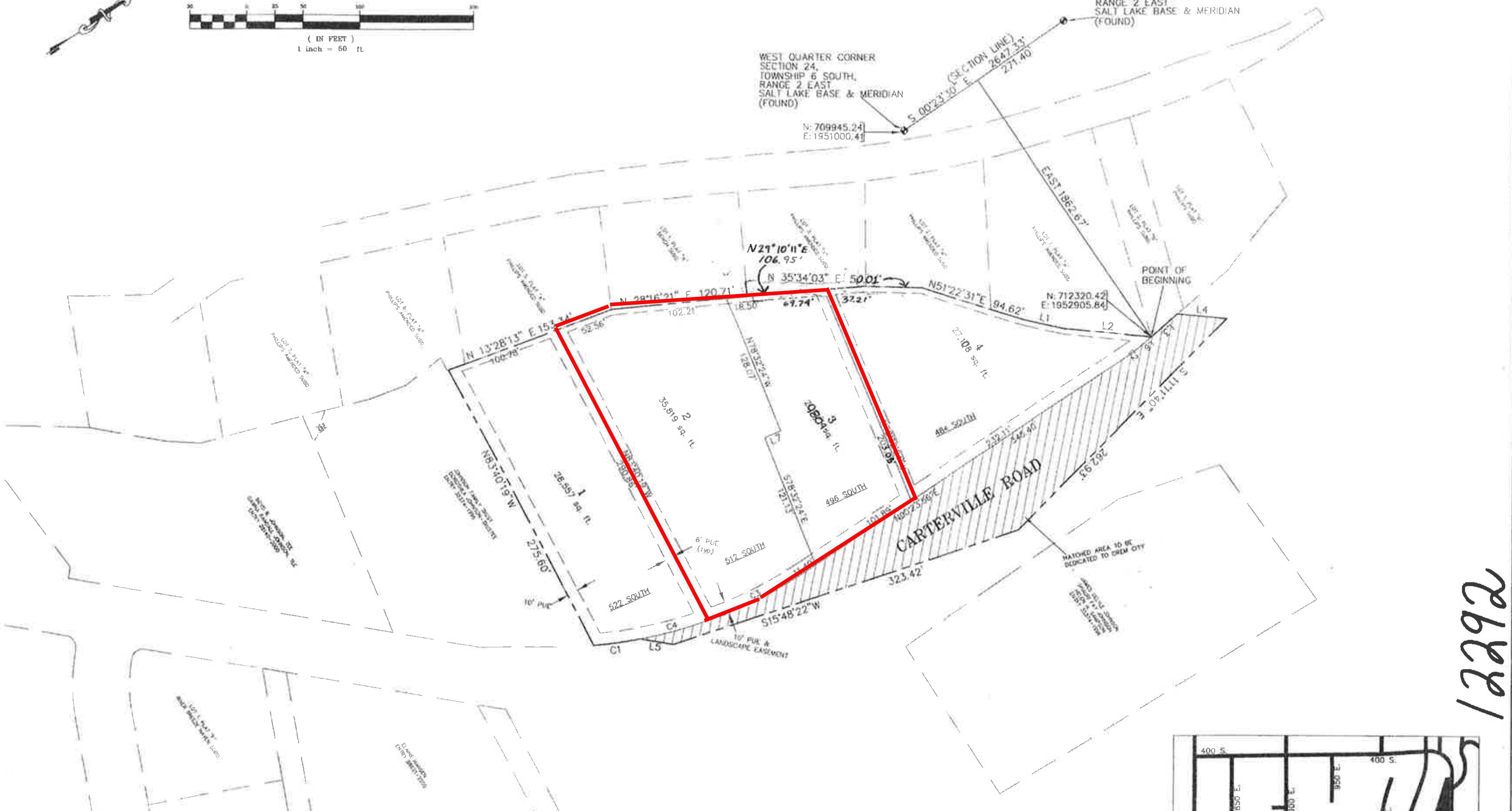


Johnson's Grove Plat B



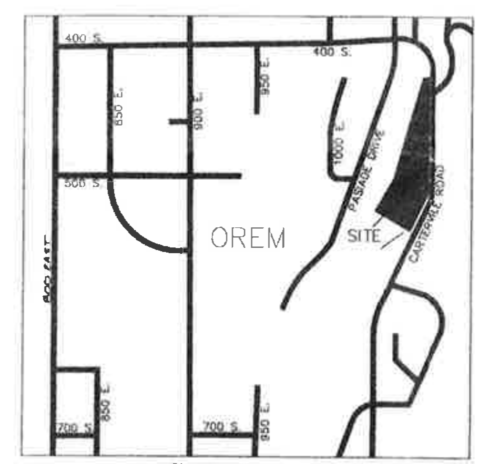

429 S
438 S
443 S
439 S
440 S
435 S
1120 E
1134 E
447 S
457 S
460 S
462 S
463 S
950 East
1000 East
473 S
474 S
484 S
487 S
447 S
479 S
488 S
Palisade Drive
Village Drive
487 S
492 S
496 S
495 S
500 South
512 S
946 E
968 E
988 E
515 S
522 S
525 S
538 S
540 S
555 S
571 S
564 S
541 S
577 S
Carrierville Road
563 S
1013 E
581 S
1037 E

EXISTING PLAT



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	42.15'	400.00'	21.09'	N26°17'47"E	42.13'	6°02'14"
C2	12.39'	100.00'	6.20'	N03°09'53"W	12.37'	7°05'37"
C3	97.79'	400.00'	49.14'	N07°24'09"E	97.55'	14°00'27"
C4	61.94'	400.00'	31.03'	N18°59'31"E	61.87'	8°52'18"

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.61'	N46°55'43"E
L2	78.38'	N40°09'26"E
L3	31.28'	N06°41'41"W
L4	44.03'	N39°48'14"E
L5	29.79'	S42°48'14"W
L6	13.72'	N06°41'41"W
L7	15.86'	S11°27'36"W



VICINITY MAP

APPROVED AS TO FORM

Steven C Earl ____ CITY ATTORNEY 5/24/07 ____ DATE

12292

SURVEYOR'S CERTIFICATE

I, MATTHEW B. JUDD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6913 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT LOCATED SOUTH 00°23'30" EAST ALONG THE SECTION LINE 271.40 FEET AND EAST 1862.67 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, PLAT "B" PHILLIPS SUBDIVISION, THENCE

BEARING	DISTANCE	REMARKS
N06°41'41"W	31.28'	ALONG SAID PHILLIPS PLAT "B" SUBDIVISION BOUNDARY
N39°48'14"E	44.03'	
S11°11'40"E	262.93'	
S15°48'22"W	323.42'	
S42°48'14"W	29.79'	
ARC RIGHT	42.15'	RAD. = 400.00' CHORD = S26°17'47" W 42.13'
N83°40'19"W	275.60'	TO A POINT ON THE EASTERLY BOUNDARY OF PHILLIPS PLAT "A" AMENDED SUBDIVISION
N13°28'13"E	153.34'	ALONG SAID PLAT "A" AMENDED PHILLIPS SUBDIVISION
N28°16'21"E	120.71'	ALONG PLAT "A" BENCH SUBDIVISION
N29°10'51"E	106.95'	"
N35°34'03"E	50.01'	ALONG SAID PLAT "A" AMENDED PHILLIPS SUBDIVISION
N51°22'31"E	94.62'	"
N46°55'43"E	36.61'	"
N40°09'26"E	78.38'	TO THE POINT OF BEGINNING
		AREA = 3.1267 ACRES

BASIS OF BEARING = SOUTH 00°23'30" EAST ALONG THE SECTION LINE

05-23-07 DATE

[signature] SURVEYOR (See Seal Below)

SEC 24 T6S R2E TU 090 (BT)

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 23 DAY OF May A.D. 2007

Paul T Johnson
PAUL T. JOHNSON

ACKNOWLEDGEMENT

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

ON THE 23 DAY OF May A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 6-19-10 ____ [signature] NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 25 DAY OF May A.D. 2007

BY ORDINANCE APPROVED [signature] CITY ENGINEER (See Seal Below) ATTEST Donna R. Weaver CITY RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF ______ A.D. 20__, BY THE OREM CITY PLANNING COMMISSION.

NA DIRECTOR-SECRETARY NA CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

ENT 78833:2007 PG 1 OF 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 May 29 4:12 pm FEE 34.00 BY VM
RECORDED FOR OREM CITY CORPORATION

PLAT "A"

JOHNSON'S GROVE SUBDIVISION

RESIDENTIAL SUBDIVISION

OREM CITY, ______ UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 05-23-07 Matthew B. Judd LICENSE NO. 6913 STATE OF UTAH		CITY OF OREM ENGINEERING DIVISION STATE OF UTAH	CITY OF OREM CORPORATE SEAL STATE OF UTAH

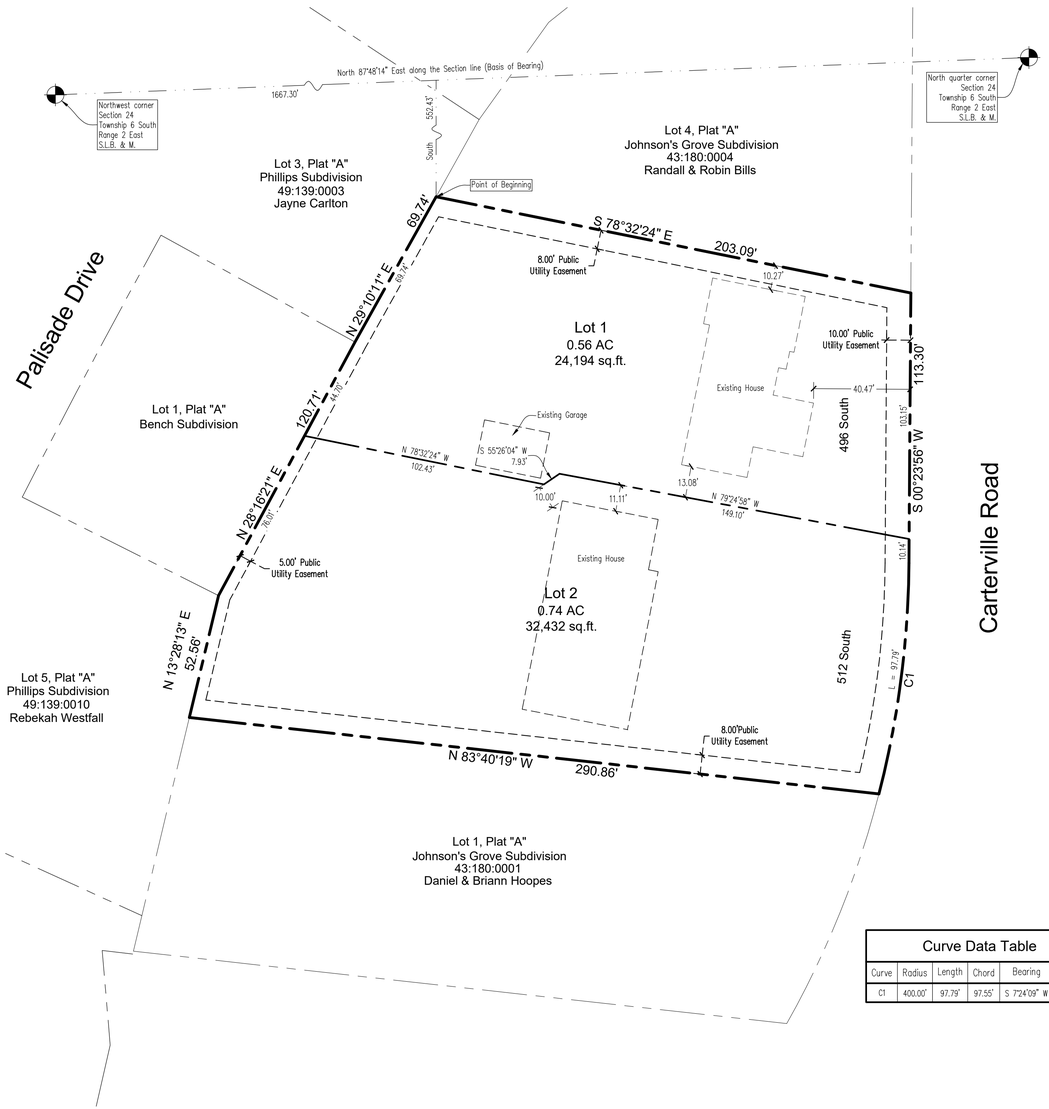
PARTICIPATING

Johnson's Grove

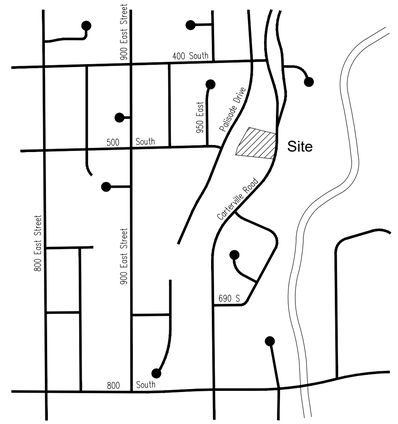
Including a Vacation of Lots 2 and 3, Plat "A"
Johnson's Grove Subdivision

Located in the Northwest quarter of Section 24,
Township 6 South, Range 2 East, Salt Lake Base and Meridian

NORTH
1" = 30'



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	400.00'	97.79'	97.55'	S 7°24'09" W	14°00'28"



Vicinity Map

Surveyor's Certificate

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

Boundary Description

Commencing at the Southwest corner of Lot 4, Plat "A", Johnson's Grove Subdivision, said point also located North 87°48'14" East along the Section line and South 592.43 feet form the Northwest corner of Section 24, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 78°32'24" East along Lot 4, 203.09 feet to Carterville Road; thence along Carterville Road as follows: South 00°23'56" West 113.30 feet, along the arc of a 400.00 foot radius curve to the right 97.79 feet (chord bears South 07°24'09" West 97.55 feet); thence North 83°40'19" West 290.86 feet to Lot 5, Plat "A", Phillips Subdivision; thence North 13°28'13" East partially along Phillips Subdivision 52.56 feet; thence North 28°16'21" East along Lot 1; Plat "A", Bench Subdivision 120.71 feet; thence North 29°10'11" East along Lot 3, Plat "A", Phillips Subdivision 69.74 feet to the point of beginning.

Area = 56,626 sq.ft. or 1.30 Acres

Basis of Bearing is North 87°48'14" East along the Section line from the Northwest to the North quarter corner of Section 24.

Date

Professional Land Surveyor
(See Seal Below)

Owner's Dedication

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

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

Acknowledgement

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

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

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer

Approved: _____ City Recorder

Occupancy Restriction Notice

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

Planning Commission Approval

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

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

Plat " B "

Johnson's Grove

Including a Vacation of Lots 2 and 3, Plat "A"
Johnson's Grove Subdivision

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

Prepared by:

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 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 Lots 2 & 3, Plat "A", Johnson's Grove Subdivision. Lots 2 & 3, Plat "A", Johnson's Grove Subdivision are hereby vacated.

Approved as to Form

City Attorney Date

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


STREET VIEW
Demolished
512 South
496 South

Item #: 3.4	**Planning Commission** September 16, 2020	
Prepared By: Jake Harding		
Applicant: Cameron Davis	**PUBLIC HEARING –** Vacating Lots 10 and 18, Elysian Fields Plat A and final plat approval of Elysian Fields Plat E located at 882 North 1000 East 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	0.97
Neighbor-hood	Canyon View

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

REQUEST: Cameron Davis requests the Planning Commission vacate Lots 10 and 18, Elysian Fields Plat A and final plat approval of Elysian Fields Plat E located at 882 North 1000 East in the R8 zone.

BACKGROUND:
The applicant lives in the proposed Lot 1 (882 North 1000 East), Jackie Wood lives on the proposed Lot 2 (862 North 1000 East), and the Wollaston family lives on the proposed Lot 3 (1029 East 850 North).

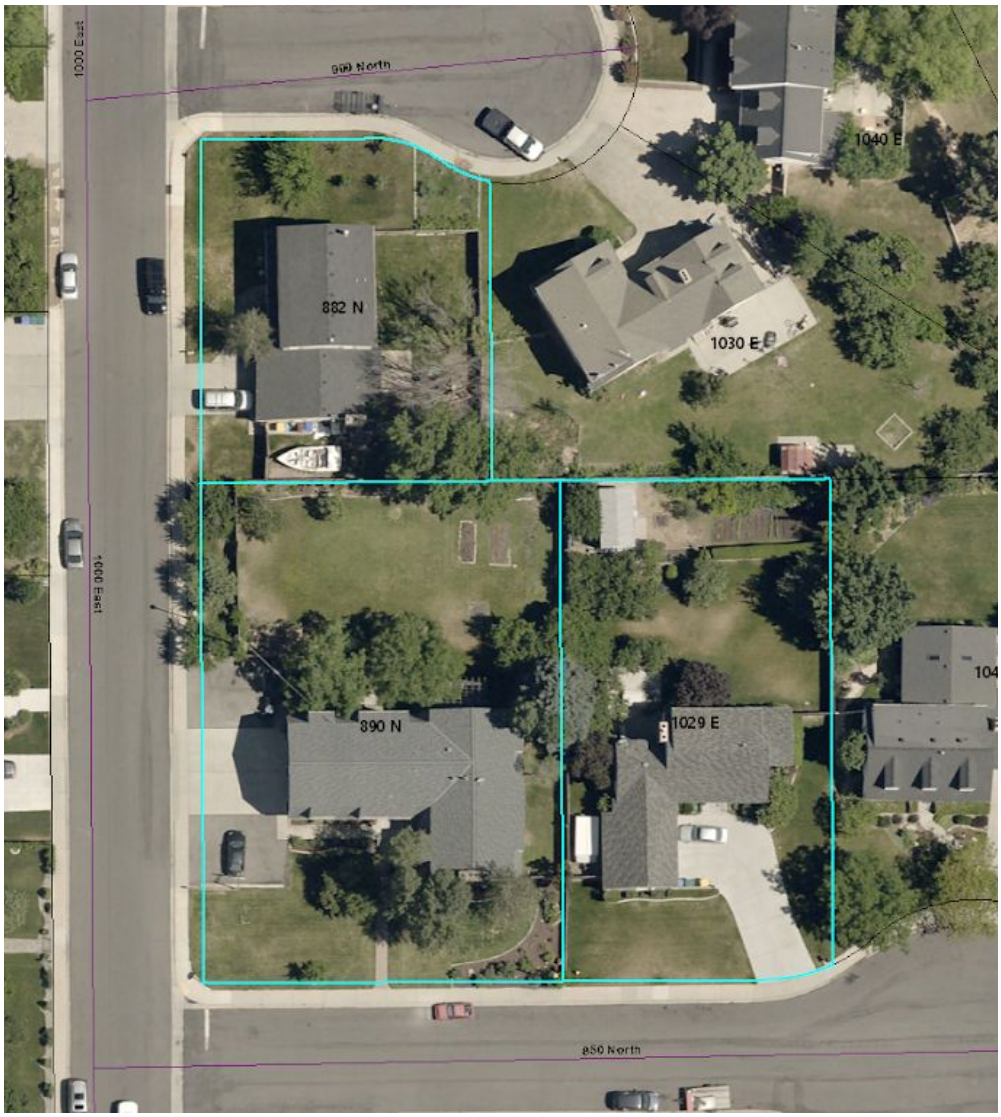
The applicant is interested in constructing a garage on his property in which to store his boat. After talking with the planning department, he came to the conclusion that in order to get a structure the size he needed, he would need to purchase additional land from his neighbor, Jackie Wood. This would allow him enough space to build the addition and be able to meet the required setbacks.

Ms. Wood has been cooperative and has agreed to sell the portion of land that the applicant needs. As part of the review of this plat, it was discovered that the Wollaston family had an illegal nuisance strip they purchased from Ms. Wood. The City required them to fix the issue, and they decided it would be best to be a part of this plat amendment.

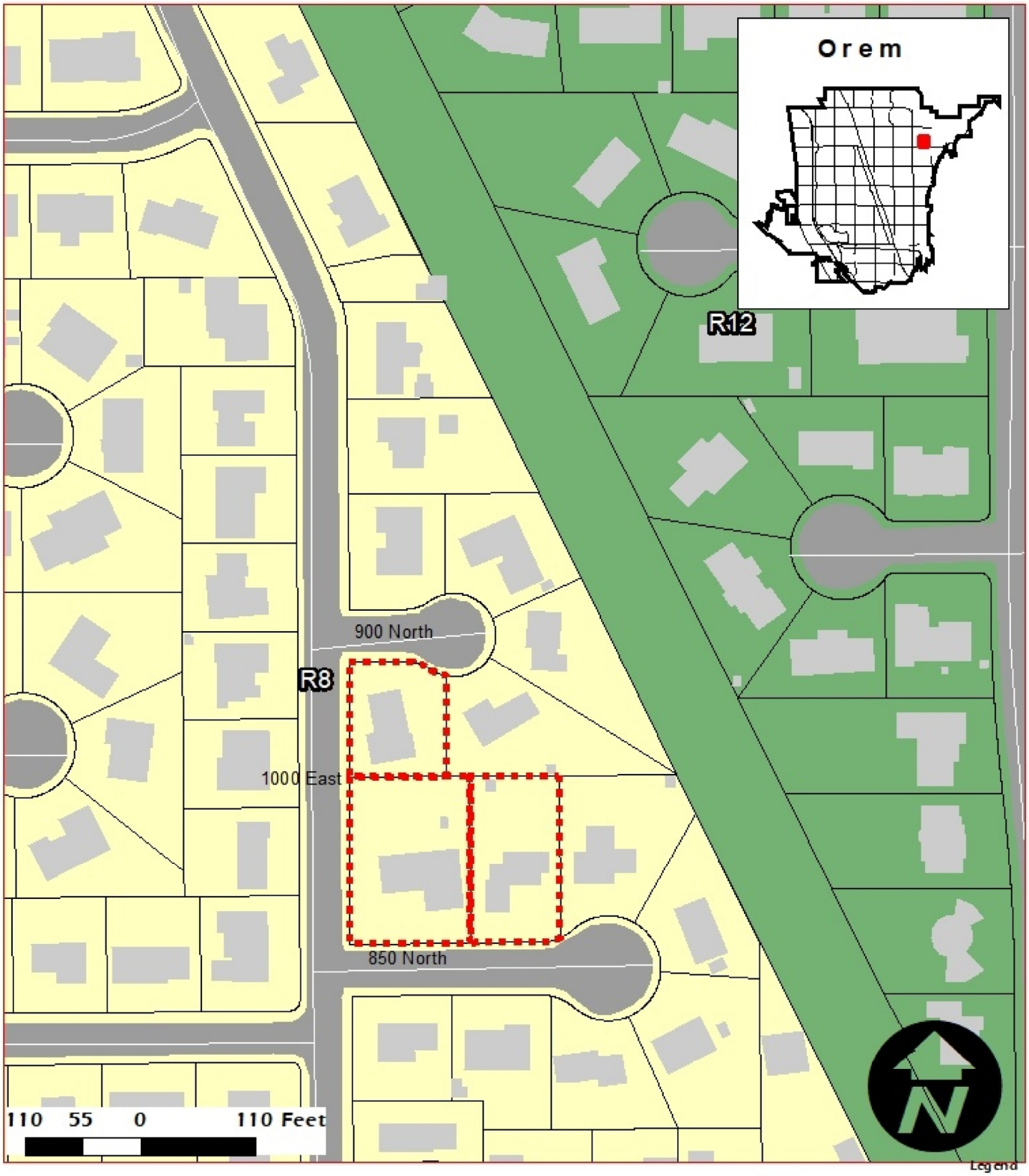
There is an existing easement on Lot 1 that the applicant determined needed to be vacated to build the garage. All other letters of vacation were obtained a few months ago. However, it was discovered that CenturyLink had an existing line in that easement. After working with them for a few months, they have moved the line to the proposed easement and have provided a letter of vacation.

All the proposed lots meet the minimum lot size and width requirements.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 10 and 18, Elysian Fields Plat A and final plat approval of Elysian Fields Plat E located at 882 North 1000 East in the R8 zone.


1000 East
900 North
1040 E
882 N
1030 E
890 N
1029 E
850 North

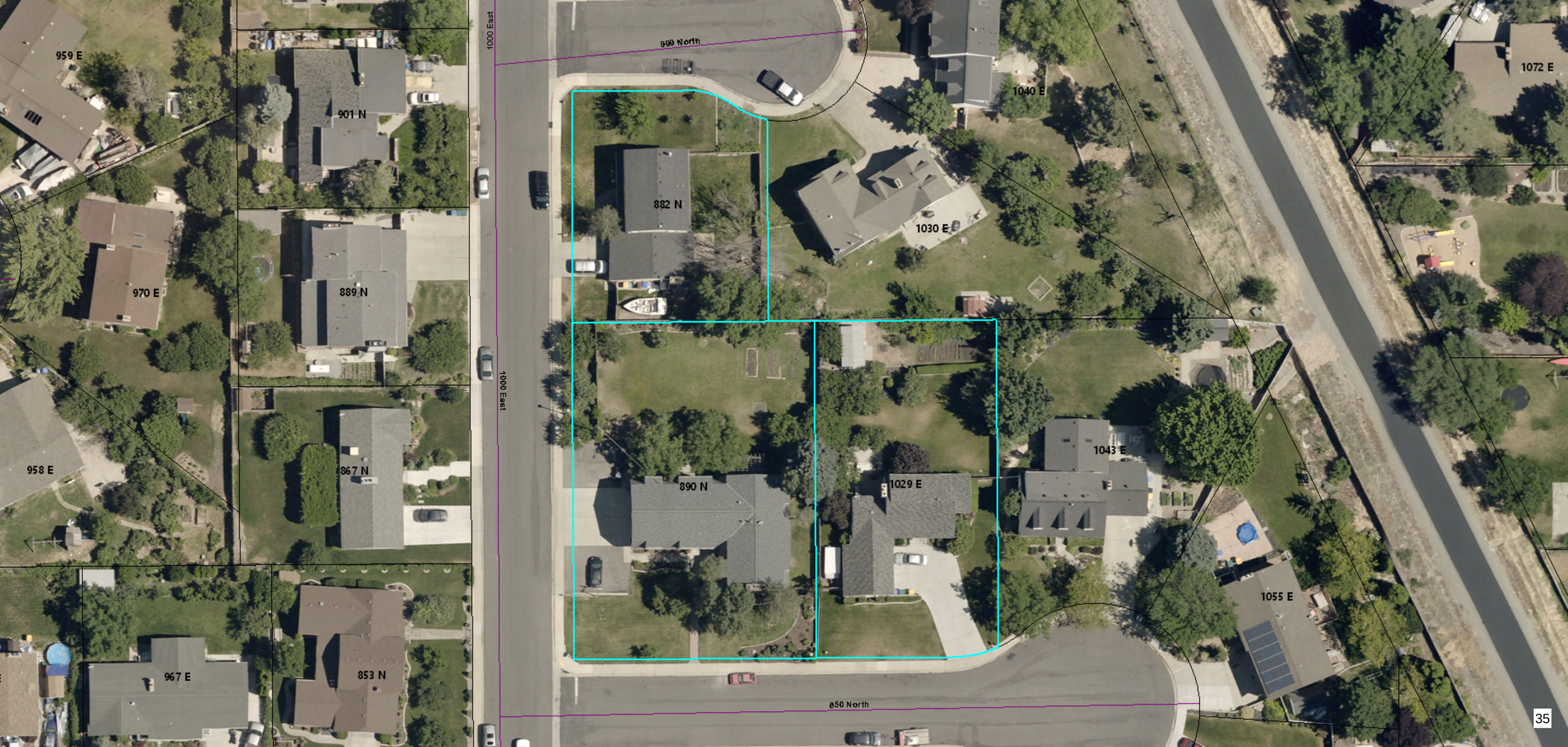
Elysian Fields Plat E

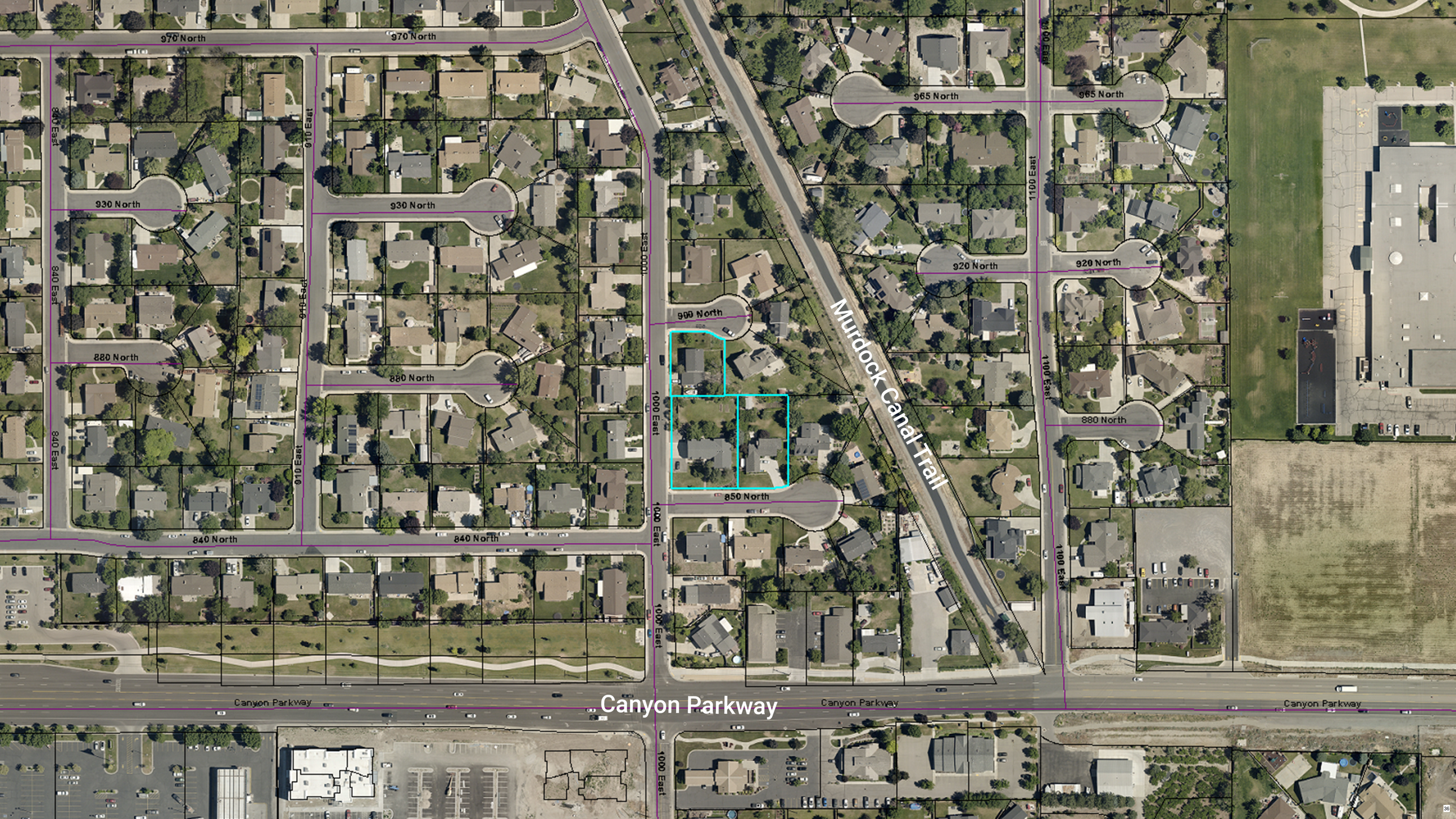


Plat Amendment
R8
.97 Acres

NEIGHBORHOOD
Canyon View

Elysian Fields Plat E
Buildings
Parcels


959 E
901 N
970 E
889 N
958 E
867 N
967 E
853 N
1000 East
900 North
882 N
1030 E
1040 E
1072 E
890 N
1029 E
1043 E
1055 E
850 North
1000 East


970 North
970 North
840 East
910 East
930 North
930 North
840 East
910 East
880 North
880 North
840 East
910 East
840 North
840 North
1000 East
900 North
Murdock Canal Trail
850 North
1000 East
1000 East
965 North
965 North
1100 East
920 North
920 North
1100 East
880 North
1100 East
Canyon Parkway
Canyon Parkway
Canyon Parkway
Canyon Parkway
1000 East

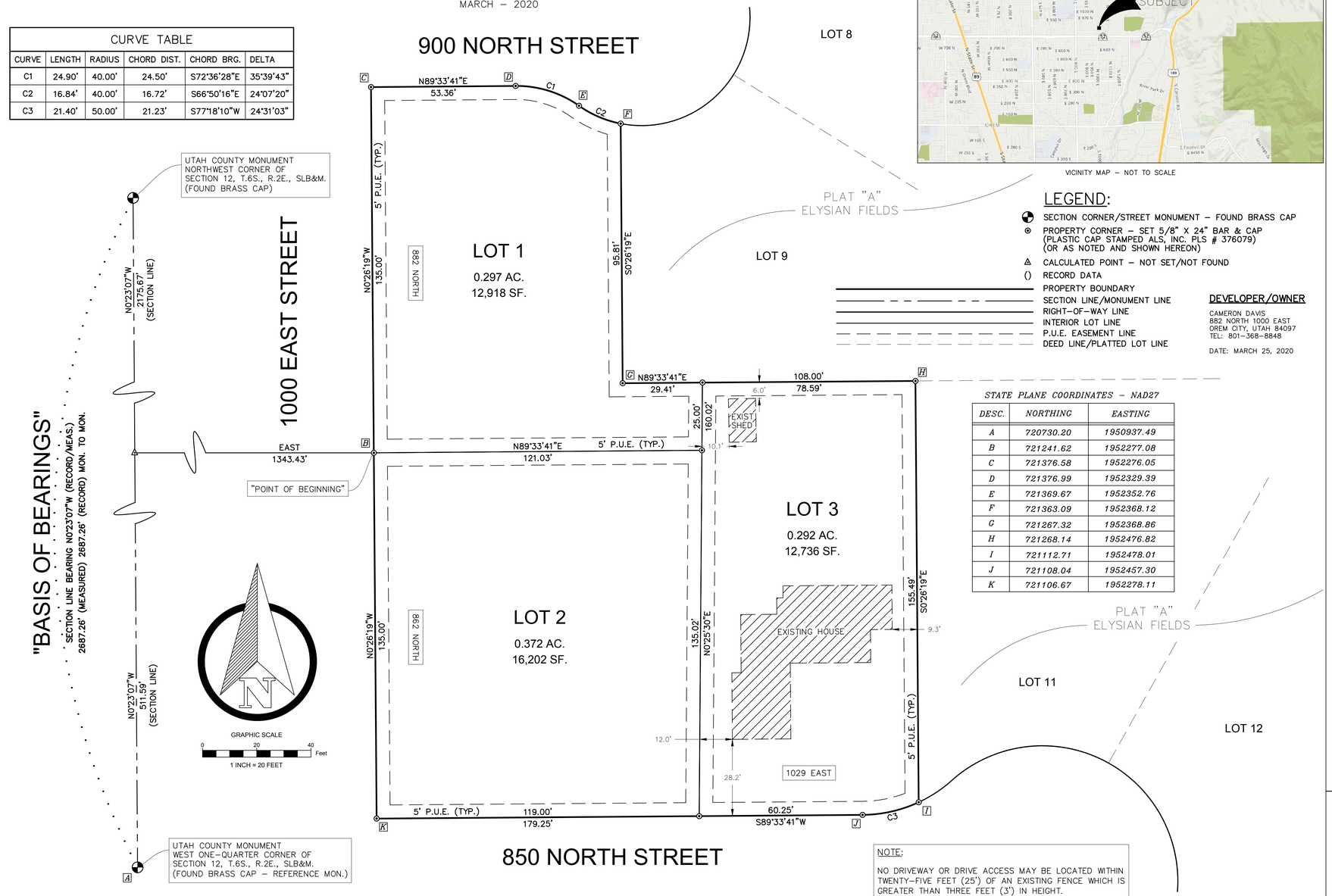
PLAT "E"

ELYSIAN FIELDS

INCLUDING A VACATION OF LOT 10 AND LOT 18, PLAT "A", ELYSIAN FIELDS

BEING LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH.
MARCH – 2020

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	24.90'	40.00'	24.50'	S72°36'28"E	35°39'43"
C2	16.84'	40.00'	16.72'	S66°50'16"E	24°07'20"
C3	21.40'	50.00'	21.23'	S77°18'10"W	24°31'03"



VICINITY MAP – NOT TO SCALE

LEGEND:

- SECTION CORNER/STREET MONUMENT – FOUND BRASS CAP
- PROPERTY CORNER – SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
- CALCULATED POINT – NOT SET/NOT FOUND
- () RECORD DATA
- PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- P.U.E. EASEMENT LINE
- DEED LINE/PLATTED LOT LINE

DEVELOPER/OWNER

CAMERON DAVIS
882 NORTH 1000 EAST
OREM CITY, UTAH 84097
TEL: 801-368-8848

DATE: MARCH 25, 2020

STATE PLANE COORDINATES – NAD27

DESC.	*NORTHING*	*EASTING*
A	*720730.20*	*1950937.49*
B	*721241.62*	*1952277.08*
C	*721376.58*	*1952276.05*
D	*721376.99*	*1952329.39*
E	*721369.67*	*1952352.76*
F	*721363.09*	*1952368.12*
G	*721267.32*	*1952368.86*
H	*721268.14*	*1952476.82*
I	*721112.71*	*1952478.01*
J	*721108.04*	*1952457.30*
K	*721106.67*	*1952278.11*

NOTE:

NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

SURVEYOR'S CERTIFICATE

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NO. 376079, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS PLAT "E", ELYSIAN FIELDS – LOT 10 AND LOT 18 AMENDMENT, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

JAMES PATRICK FRONK, PLS
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS 511.59 FEET N0°23'07"W ALONG THE SECTION LINE AND 1343.43 FEET EAST FROM THE WEST ONE-QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N0°26'19"W 135.00 FEET; THENCE N89°33'41"E 53.36 FEET TO A POINT OF CURVATURE; THENCE 24.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, SUBTENDED BY A CHORD BEARING S72°36'28"E 24.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE 16.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, SUBTENDED BY A CHORD BEARING S66°50'16"E 16.72 FEET; THENCE S0°26'19"E 95.81 FEET; THENCE N89°33'41"E 108.00 FEET; THENCE S0°26'19"E 155.49 FEET TO A POINT OF CURVATURE; THENCE 21.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, SUBTENDED BY A CHORD BEARING S77°18'10"W 21.23 FEET; THENCE S89°33'41"W 179.25 FEET; THENCE N0°26'19"W 135.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.961 ACRES OF LAND (41,856 SF.).

BASIS OF BEARINGS: N0°23'07"W ALONG THE SECTION LINE FROM THE WEST ONE-QUARTER CORNER TO THE NORTHWEST CORNER OF SAID SECTION 12, UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

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 SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

CAMERON DAVIS

JAIME DAVIS

GEORGE G. WOLLASTON

MARLENE N. WOLLASTON

JACQUELINE S. WOOD

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _____, BY CAMERON DAVIS, JAIME DAVIS, GEORGE G. WOLLASTON, MARLENE N. WOLLASTON AND JACQUELINE S. WOOD WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

NOTARY'S COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SIGNATURE)

NOTARY PUBLIC (PRINTED)

ACCEPTANCE BY THE CITY OF OREM

THE CITY ENGINEER OF OREM CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20 _____.

APPROVED _____ ATTEST _____

CITY ENGINEER (SEE SEAL BELOW)

CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, 20 ____ BY THE OREM CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRMAN

DIRECTOR-SECRETARY

CONDITIONS OF APPROVAL

PLAT "E"

ELYSIAN FIELDS

INCLUDING A VACATION OF LOT 10 AND LOT 18, PLAT "A", ELYSIAN FIELDS

BEING LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH.

SUBDIVISION _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

APPLIED LAND SOLUTIONS, INC.

PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT

P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

APPROVAL AS TO FORM

OREM CITY ATTORNEY

DATE

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER

PROFESSIONAL LAND SURVEYOR
JAMES PATRICK FRONK
No. 376079
STATE OF UTAH


Google


Google


Google

9/8/2020

Cameron Davis
882 N 1000 E
Orem, UT 84097
cameronwilliamdavis@gmail.com

No Reservations/No Objection

SUBJECT: APPROVAL TO PROCEED
Project Name & Location: Parcel 380620010, LOT 1 PUE, Plat A, Elysian Fields Sub

To Whom It May Concern:

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

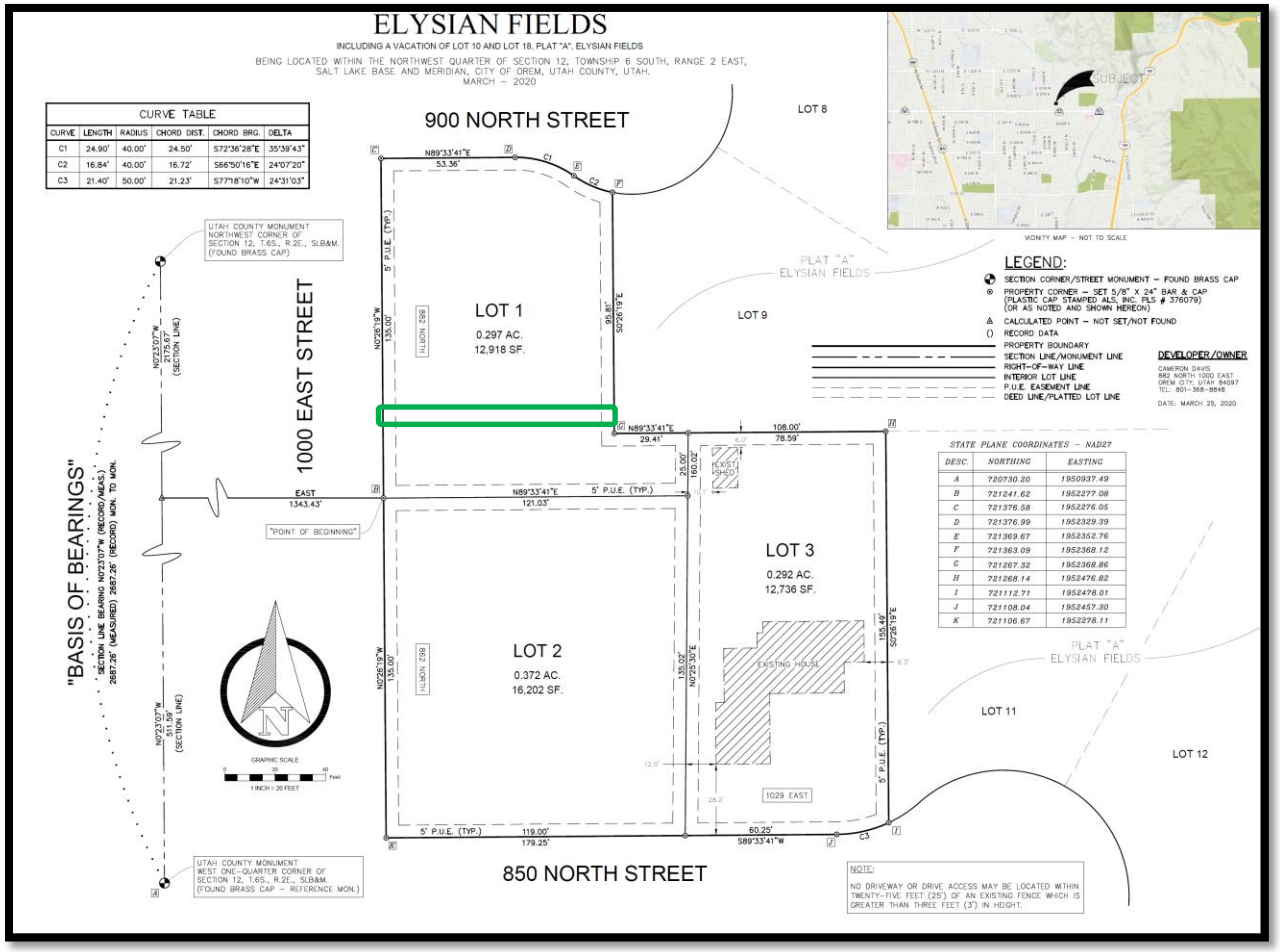
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation and repair of said facilities. Contact TJ Eich (Tamara.Eich@centuryLink.com) with any questions.

Sincerely,

Mary Hutton
Network Infrastructure Services
CenturyLink
P831115

EXHIBIT A


ELYSIAN FIELDS
INCLUDING A VACATION OF LOT 10 AND LOT 18, PLAT "A", ELYSIAN FIELDS
BEING LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH.
MARCH – 2020
CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA
C1 | 24.90' | 40.00' | 24.50' | S73°36'28"E | 35°39'43"
C2 | 16.84' | 40.00' | 16.72' | S66°50'16"E | 24°07'20"
C3 | 21.40' | 50.00' | 21.23' | S77°18'10"W | 24°31'03"
900 NORTH STREET
LOT 8
SUBJECT
VICINITY MAP – NOT TO SCALE
PLAT "A" ELYSIAN FIELDS
LOT 9
LOT 1
0.297 AC.
12,918 SF.
LOT 2
0.372 AC.
16,202 SF.
LOT 3
0.292 AC.
12,736 SF.
1000 EAST STREET
"BASIS OF BEARINGS"
SECTION LINE BEARING N0°23'07"W (RECORD/MEAS.) 2657.26' (MEASURED) 2657.26' (RECORD) MON. TO MON.
UTAH COUNTY MONUMENT NORTHWEST CORNER OF SECTION 12, T.6S., R.2E., SLB&M. (FOUND BRASS CAP)
UTAH COUNTY MONUMENT WEST ONE-QUARTER CORNER OF SECTION 12, T.6S., R.2E., SLB&M. (FOUND BRASS CAP – REFERENCE MON.)
"POINT OF BEGINNING"
EAST 1343.43'
N89°33'41"E 53.36'
N89°33'41"E 29.41'
N89°33'41"E 121.03'
108.00' 78.59'
25.00'
160.02'
EXIST. SHED
EXISTING HOUSE
1029 EAST
5' P.U.E. (TYP.)
119.00' 179.25'
60.25'
S89°33'41"W
135.00'
N0°25'30"E
S0°26'19"E 155.49'
HILBON 2ND
GRAPHIC SCALE
1 INCH = 20 FEET
LEGEND:
SECTION CORNER/STREET MONUMENT – FOUND BRASS CAP
PROPERTY CORNER – SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
CALCULATED POINT – NOT SET/NOT FOUND
RECORD DATA
PROPERTY BOUNDARY
SECTION LINE/MONUMENT LINE
RIGHT-OF-WAY LINE
INTERIOR LOT LINE
P.U.E. EASEMENT LINE
DEED LINE/PLATTED LOT LINE
DEVELOPER/OWNER
CAMERON DAVIS
882 NORTH 1000 EAST
OREM CITY, UTAH 84097
TEL: 801-368-8848
DATE: MARCH 25, 2020
STATE PLANE COORDINATES – NAD27
DESC. | NORTHING | EASTING
A | 720730.20 | 1950937.49
B | 721241.62 | 1952277.08
C | 721376.58 | 1952276.05
D | 721376.99 | 1952329.39
E | 721369.67 | 1952352.76
F | 721363.09 | 1952368.12
G | 721267.32 | 1952368.86
H | 721268.14 | 1952476.82
I | 721112.71 | 1952478.01
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K | 721106.67 | 1952278.11
PLAT "A" ELYSIAN FIELDS
LOT 11
LOT 12
850 NORTH STREET
NOTE:
NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

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

April 16, 2020

Cameron Davis
882 North 1000 East
Orem, UT 84097

To whom it may concern,

Comcast of Utah II grants permission to vacate the easement, which exists along the South line of the property located at 882 North 1000 East, Orem, UT 84097. Establishing the new property line 25' to the South according to Elysian Fields – Lot 10 and Lot 18 Amendment. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

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

Sincerely,
Courtney Filizetti

Courtney Filizetti
Authorized Representative

Space above for County Recorder's use
PARCEL I.D.# 38:062:0010

DISCLAIMER OF UTILITY EASEMENT

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

> All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 10, Elysian Fields Plat A Subdivision, located in the Northwest quarter of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on March 25, 2020.

QUESTAR GAS COMPANY,
Dba Dominion Energy Utah

By: _____
Authorized Representative

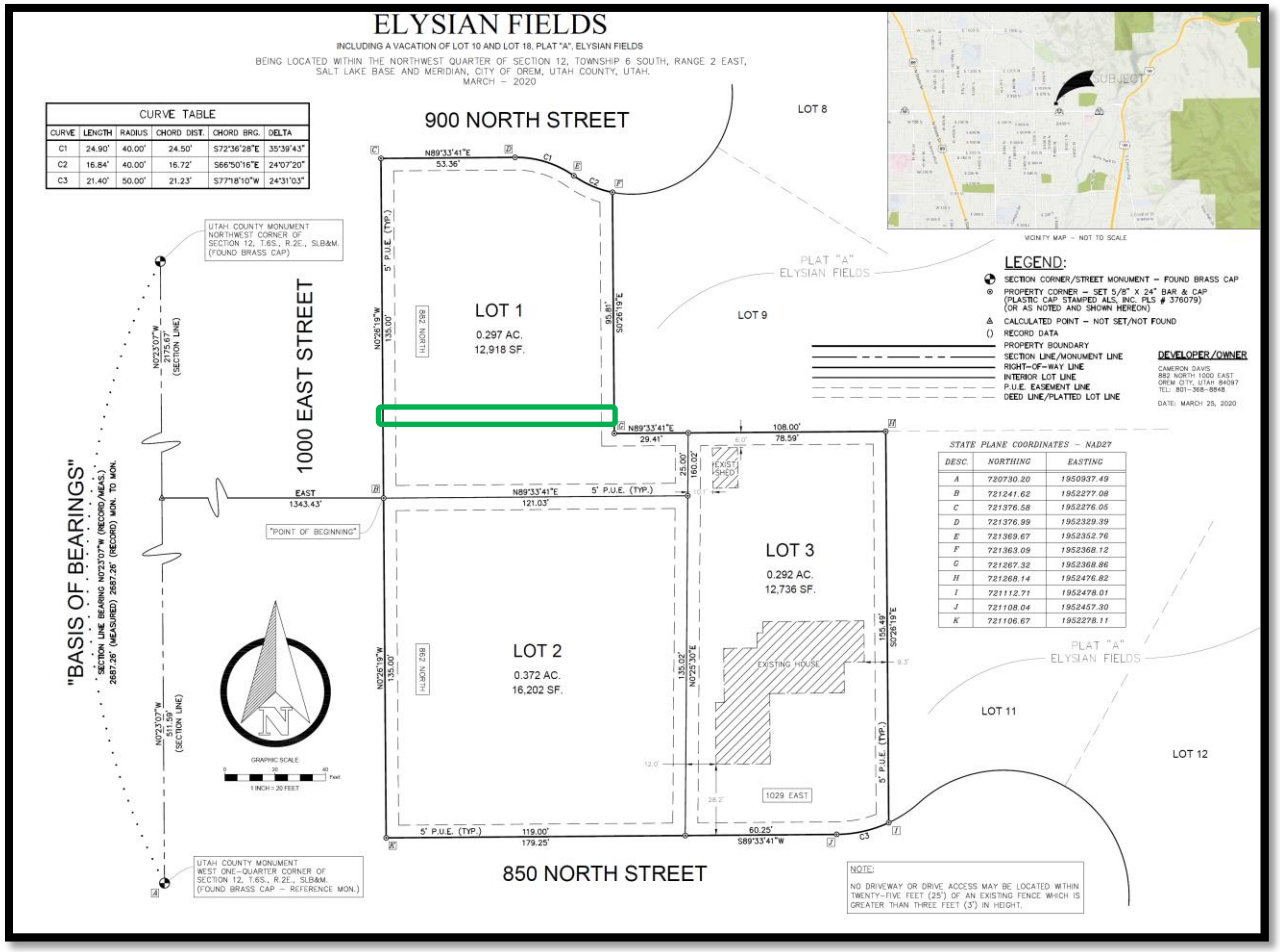
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On March 25, 2020, personally appeared before me Brady K. Nolvers, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY, dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

_____
Notary Public

PAUL LELAND SWAN
Notary Public State of Utah
My Commission Expires on:
April 18, 2022
Comm. Number: 699975

EXHIBIT A


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INCLUDING A VACATION OF LOT 10 AND LOT 18, PLAT "A", ELYSIAN FIELDS
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ROCKY MOUNTAIN POWER
A PACIFICORP COMPANY
American Fork Estimating
70 North 200 East
American Fork, Utah 84003

March 25, 2020

Cameron Davis

Elysian Fields Lot 10 and Lot 18 Amendment

By this letter Rocky Mountain Power approves the vacation of the existing PUE's of Elysian Fields Plat "A" on lot 10 for the New PUE's of the Elysian Fields Lot 10 and Lot 18 Amendment subdivision.

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

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

Sincerely,

Robin Anderson

Robin Anderson
Estimator

Date: 4/7/20

RE: Easement Release

To Whom It May Concern:

As requested, Utopia hereby identifying consents to a vacation of a public utility easement described as the South property line of Lot 10, Elysian Fields subdivision located at 882 N 1000 E Orem, UT.

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

Item #: 3.5	**Planning Commission** September 16, 2020	OREM
Prepared By: Jake Harding		
Applicant: Steve Bamgartnerf	**PUBLIC HEARING –** Vacating Lot 3 and Lot 6, Emil's Orchard Plat A and final plat approval of Emil's Orchard Plat B located generally at 1632 South 200 East in the R6.5 zone.	

NOTICES:

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

SITE INFORMATION:

Site Information	
General Plan	MDR
Current Zone	R6.5
Acreage	0.28
Neighbor-hood	Suncrest

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

REQUEST: The applicant requests the Planning Commission vacate Lot 3 and Lot 6, Emil's Orchard Plat A and approve the final plat of Emil's Orchard Plat B located generally at 1632 South 200 East in the R6.5 zone.

BACKGROUND:
The applicant owns both of these lots. He would like to have the garage on the proposed Lot 2 added to the proposed Lot 1. He still wants to maintain the ability to access the garage through an easement via 200 East.

There is an existing deep lot access to the proposed Lot 1 that runs to 1600 South from the north-west corner of the lot. The proposed new access easement through Lot 2 is 14ft. wide. It is not considered a deep lot access and would not be required to meet the 20ft. minimum width for those kinds of accesses.

The applicant has no desire to vacate existing easements and is not proposing to amend them. The 5ft. wide easement that is shown to run through the middle of the proposed Lot 1 reflects the easement that ran along the current edge of that lot.

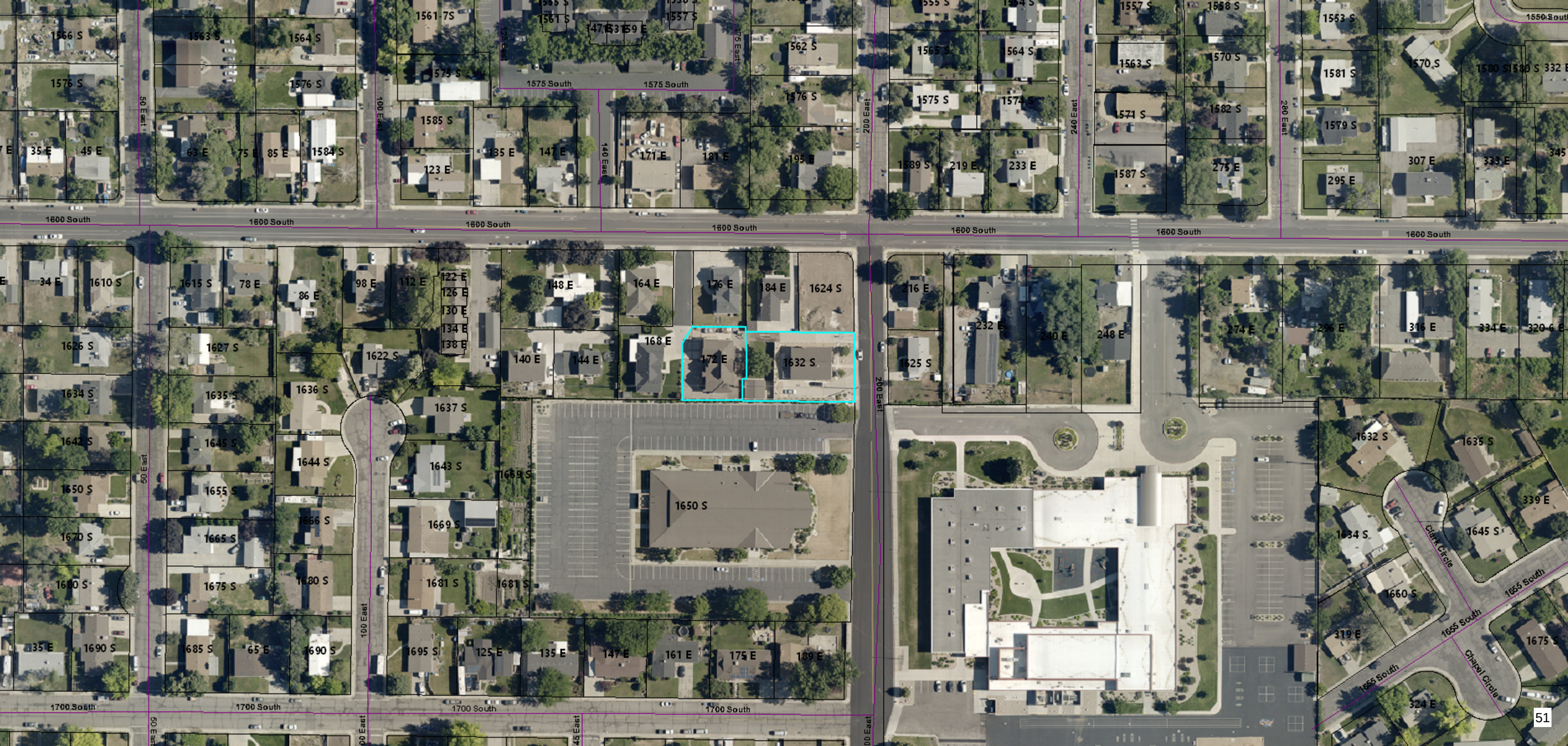
RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 3 and Lot 6, Emil's Orchard Plat A and approve the final plat of Emil's Orchard Plat B located generally at 1632 South 200 East in the R6.5 zone.



Emil's Orchard Plat B

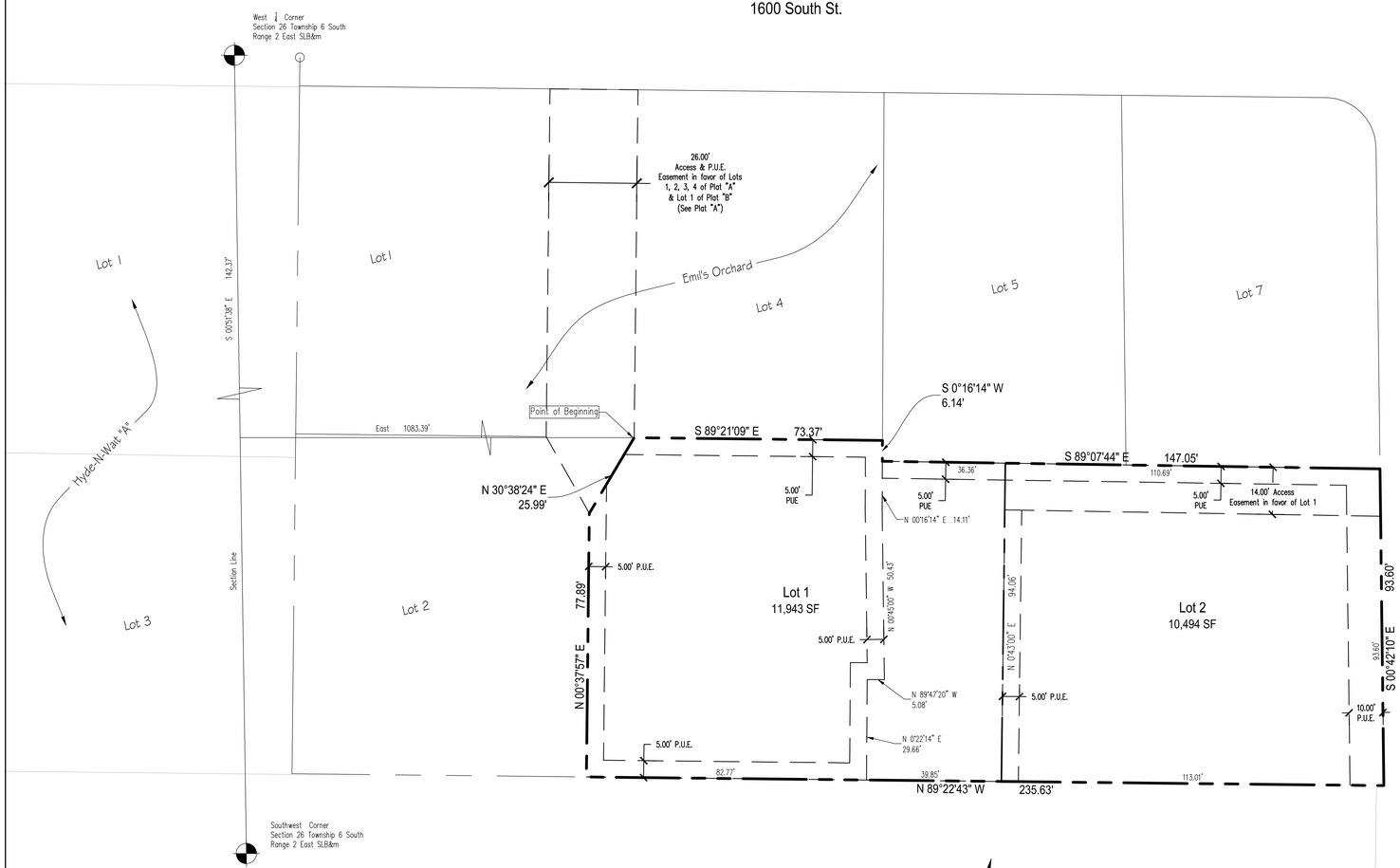



164 E
176 E
184 E
1624 S
216 E
168 E
172 E
1632 S
144 E
1625 S


1600 South
1700 South
50 East
100 East
125 East
140 East
175 East
200 East
240 East
280 East
1575 South
1655 South
Clark Circle
Chapel Circle
1632 S
1650 S
1669 S
1681 S
1695 S
1624 S
168 E
172 E
140 E
144 E
148 E
164 E
176 E
184 E
232 E
240 E
248 E
274 E
296 E
316 E
334 E
320 E
339 E
319 E
324 E
51

NORTH
1" = 20'

1600 South St.



Church of Jesus Christ of Latter day Saints



VICINITY MAP

200 East St.

Surveyor's Certificate

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

Boundary Description

Commencing at a point located South 00°51'38 East along the Section line 142.37 feet and East 1083.39 feet from the West quarter corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°21'09" East 73.37 feet; thence South 00°16'14" West 6.14 feet; thence South 89°07'44" East 147.05 feet; thence South 00°42'10" East 93.60 feet; thence North 89°22'43" West 235.63 feet; thence North 00°37'57" East 77.89 feet; thence North 30°38'24" East 25.99 feet to the point of beginning.

AREA=22,437 sq. ft. or 0.52 acre

Basis of Bearing South 00°51'38 East along the Section line

Date

Surveyor
(See Seal Below)

Owner's Dedication

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

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

Acknowledgement

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

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

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 3 & Lot 6, Plat "A" Emil's Orchard. Lot 3 & Lot 6 Plat "A" Emil's Orchard are hereby vacated

Approved as to Form

City Attorney Date

Plat " B "

Emil's Orchard

Including a vacation of Lot 3 & Lot 6, Plat "A" Emil's Orchard

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

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


Google

Item #: 3.6	**Planning Commission** September 16, 2020	OREM
Prepared By: Jake Harding		
Applicant: John Welch	**PUBLIC HEARING** – Annexing 1.86 acres of property located generally at 1526 South 1250 West and amend the Orem General Plan map by designating the property LDR/SW (Low Density Residential/Southwest), and amend Section 22-5-3(A) of the Orem City Code and the zoning map by zoning the property OS5.	

NOTICES:

- 30 day protest period
- 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	
Proposed General Plan	LDR
Proposed Zone	OS5
Acreage	1.86
Proposed Neighbor-hood	Lakeview

ACTION:
The Planning Commission shall make a recommendation regarding the annexation request.

REQUEST: The applicant requests the City annex 1.86 acres of property located generally at 1526 South 1250 West and amend the Orem General Plan map by designating the property LDR/SW (Low Density Residential/Southwest), and amend Section 22-5-3(A) of the Orem City Code and the zoning map by zoning the property OS5.

BACKGROUND:
The applicant applied for the annexation a few months ago. The City Council accepted the application on June 8, 2020. After an application for annexation has been accepted, the State allows a 30 day period for the City and the County to determine that the annexation meets applicable requirements. After that period, a 30 day protest period for neighbors to voice their opinions and concerns. This 30 day period ended on September 2, 2020.

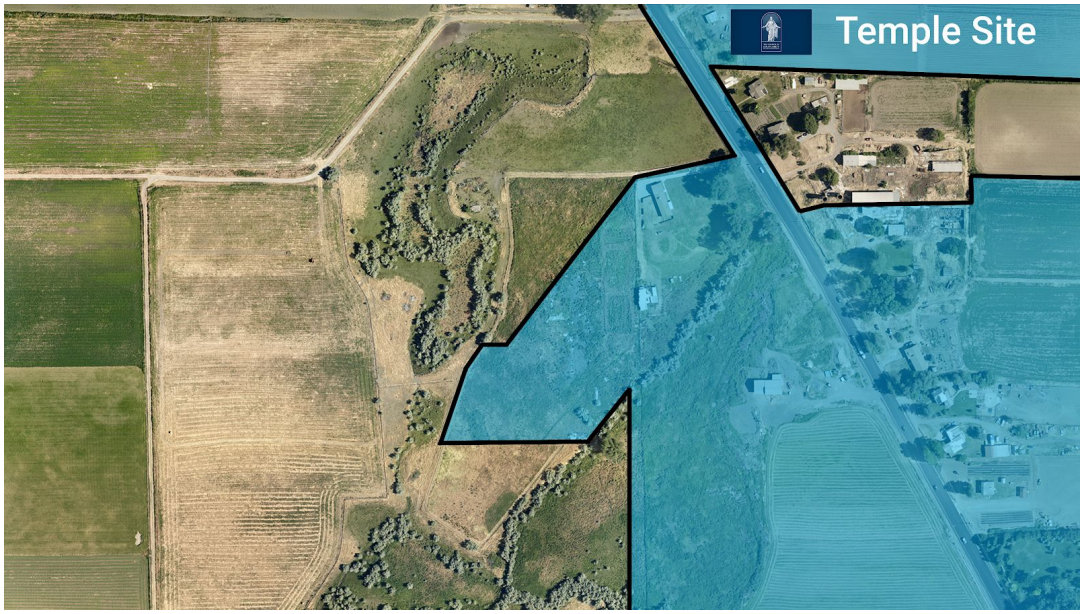
During the 30 day protest period. One comment was received by Orem City. The comment was made by the neighbor immediately to the west of this property. They came in person to the Development Services desk to express their concern about the irrigation ditch running through the proposed annexation property to their property. They were concerned as to whether their access to the ditch might be removed or limited by this annexation happening. The Department explained to them that if the annexation were to happen, their water rights would not be infringed upon and would be reviewed at the time of development

The proposed annexation property would be designated in the General Plan as LDR/SW (Low Density Residential/Southwest) and would be zoned as OS5.

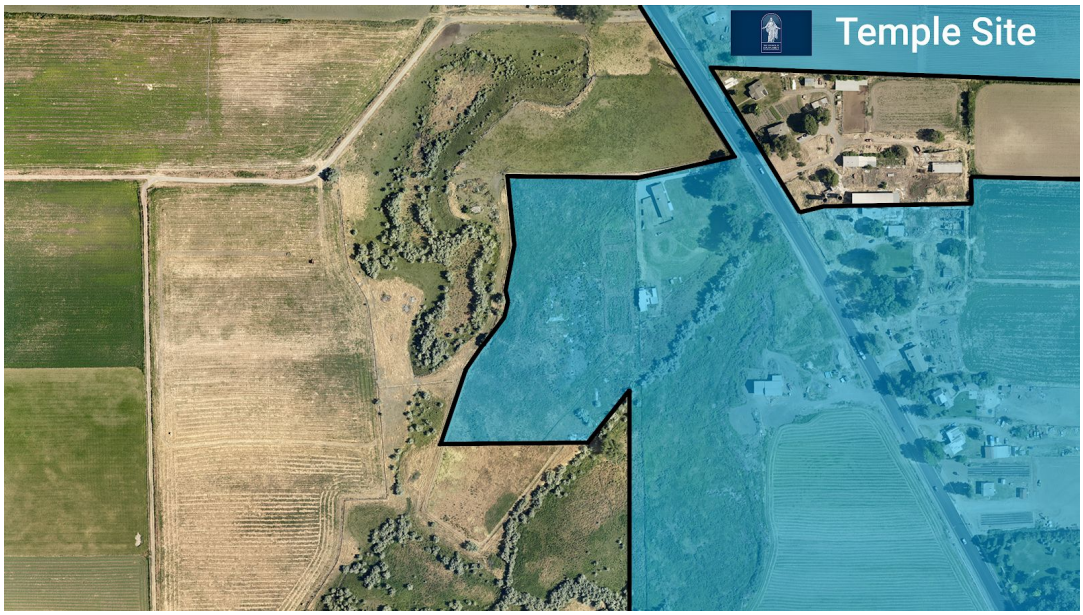
The City has not received any plans to develop the property at this time.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council for the annexation of 1.86 acres of property located generally at 1526 South 1250 West and amend the Orem General Plan map by designating the property LDR/SW (Low Density Residential/Southwest), and amend Section 22-5-3(A) of the Orem City Code and the zoning map by zoning the property OS5.

Existing City Boundaries

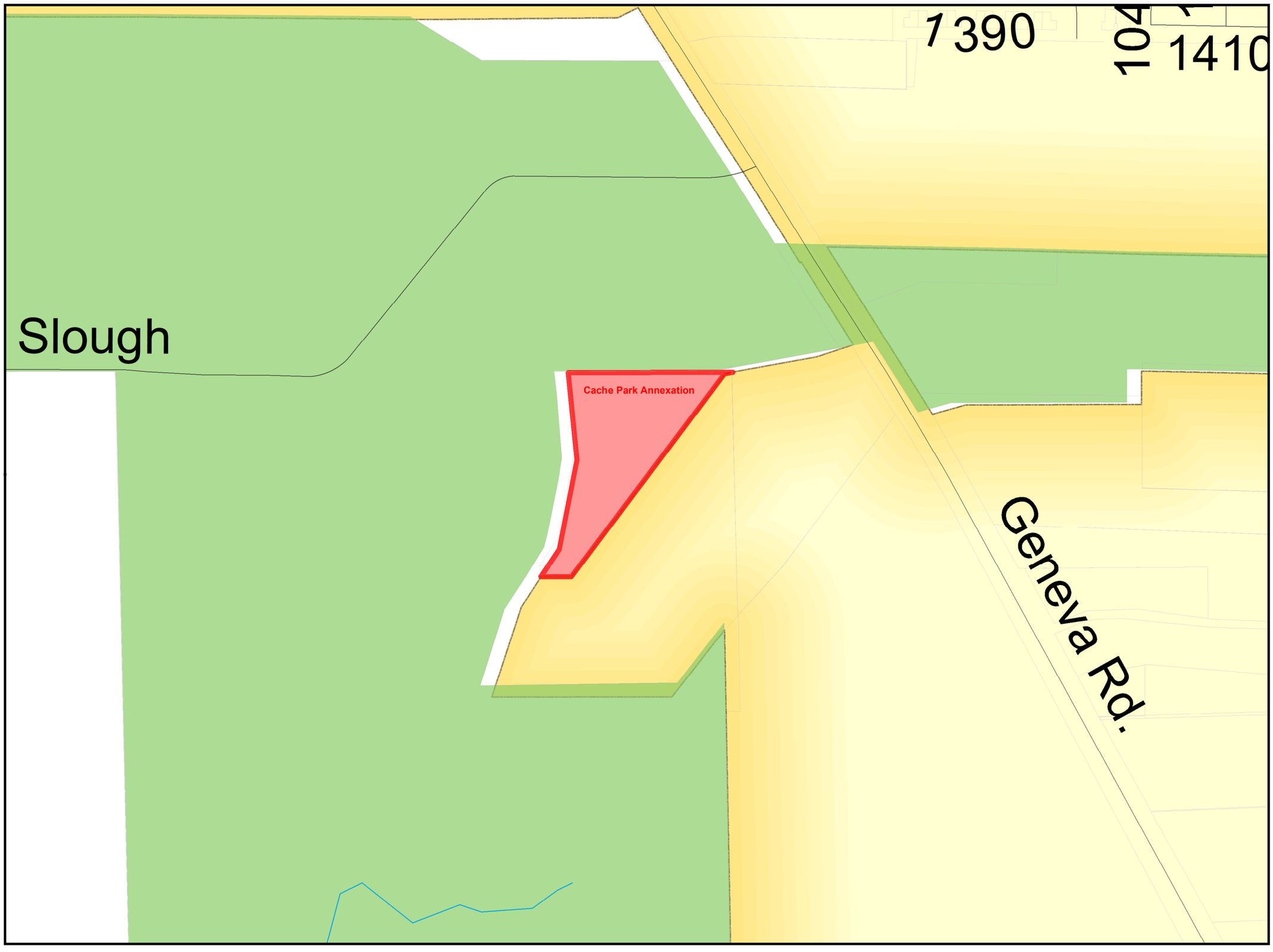


Proposed City Boundaries



Orem Annexation Petition

CACHE PARK ANNEXATION



N
W E
S

- I-15
- State Roads
- Local Roads
- Railroads
- Township Lines
- Section Lines
- County Boundary
- Property Lines
- Incorporated Cities
- Agricultural Covenants

Annexation Petitions

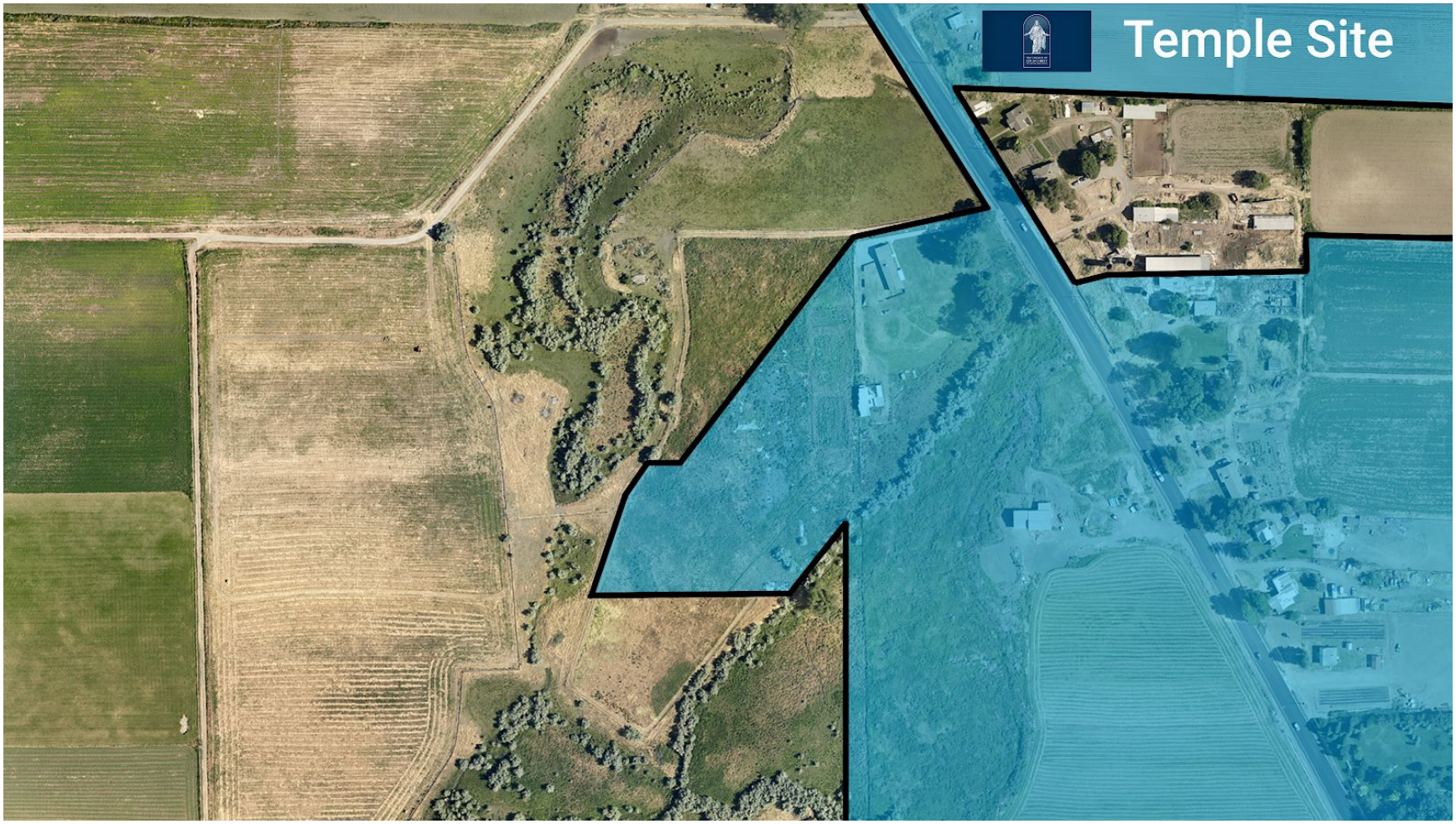
- Previously Filed Petitions
- Cache Park Annexation

Utah County
HEART of UTAH

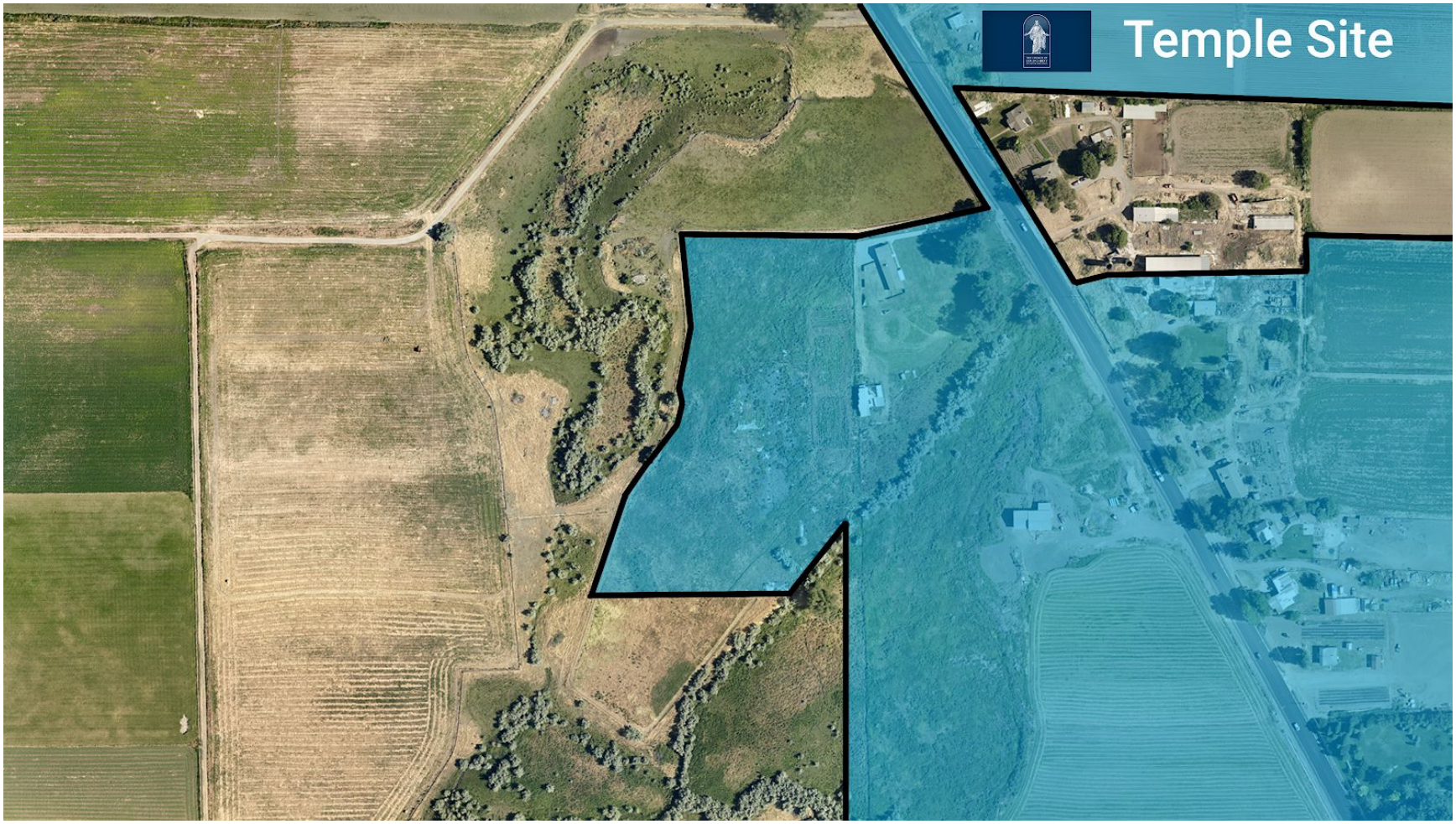
Utah County Public Works
Mapping Division
2855 South State Street
Provo, UT 84606
801-851-8626

8/12/2020 -- 2:23:48 PM
H:\Petitions\Petition Maps.mxd

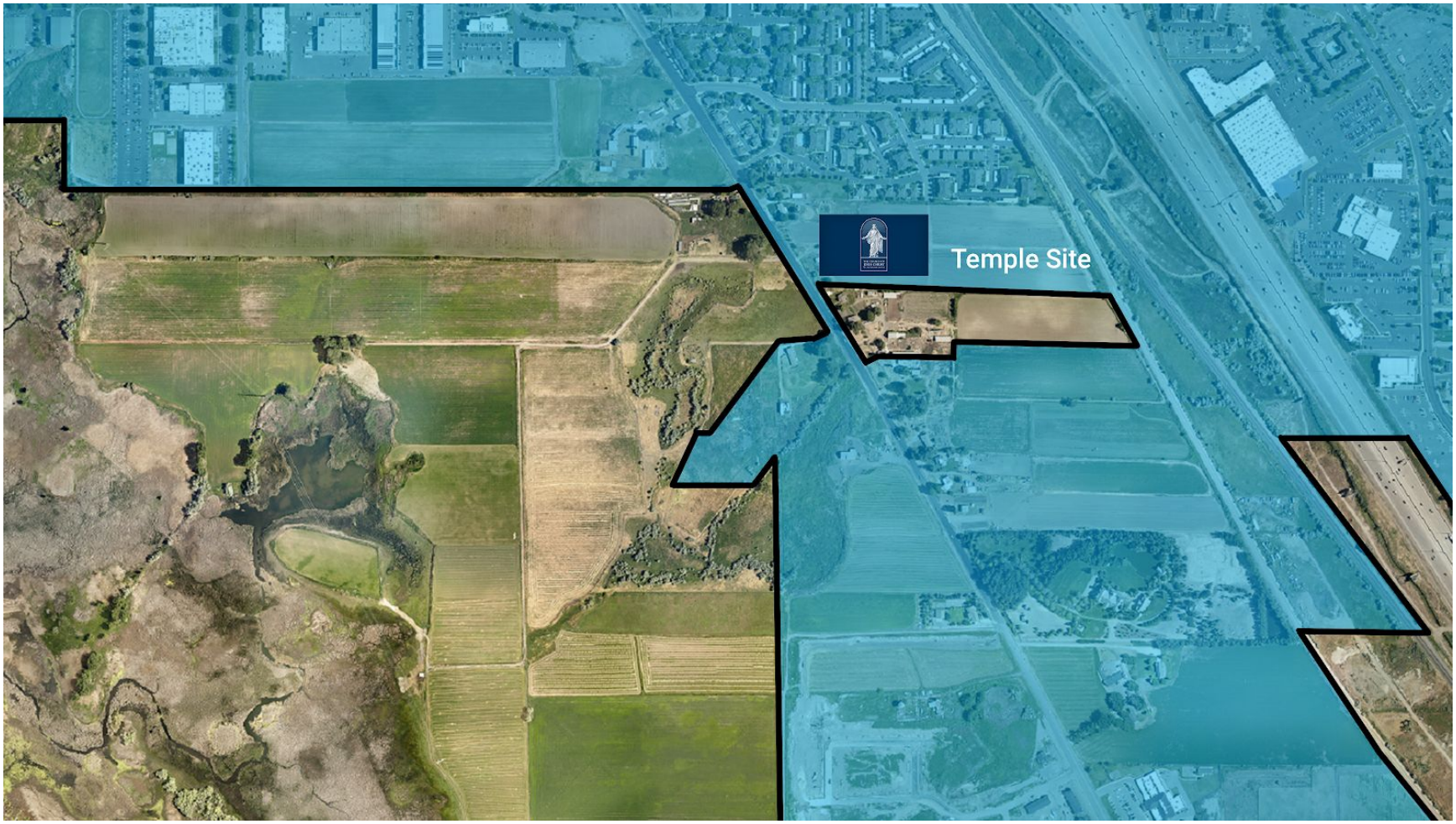
Existing City Boundaries



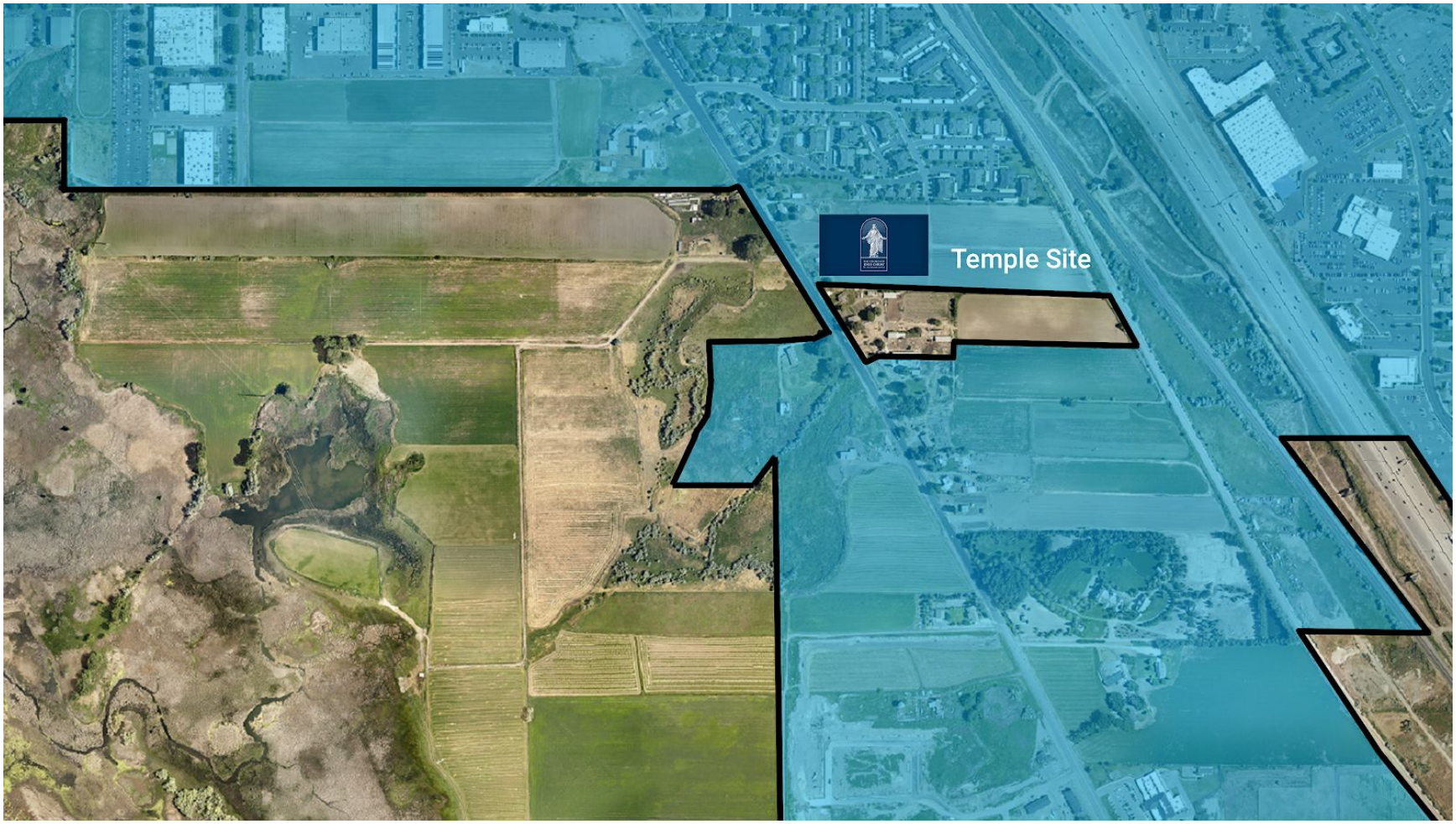
Proposed City Boundaries

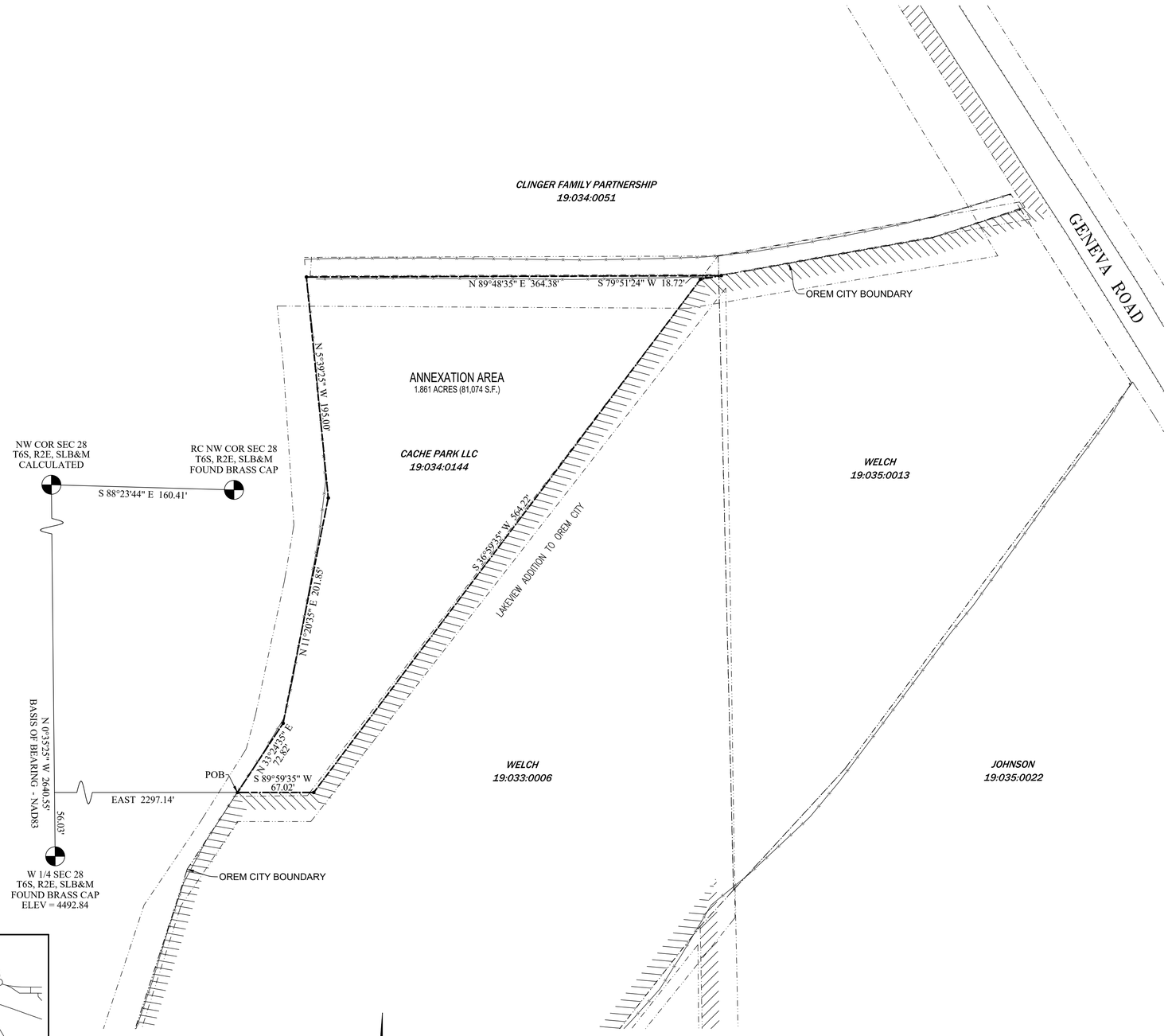


Existing City Boundaries - Vicinity Scale



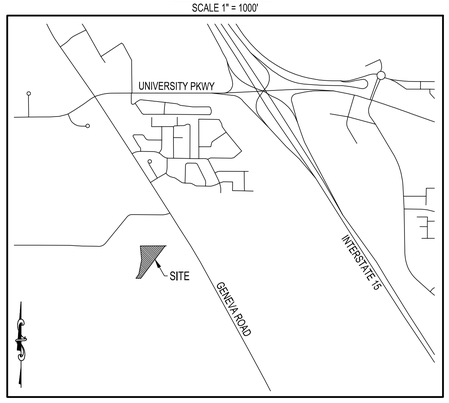
Proposed City Boundaries - Vicinity Scale





VICINITY MAP

SCALE 1" = 1000'



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF OREM CITY, UTAH COUNTY, UTAH IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

DATE

SURVEYOR'S NAME (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 0°35'25" WEST ALONG SECTION LINE 56.03 FEET AND EAST 2297.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG A FENCE LINE THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 33°24'35" EAST 72.82 FEET, 2) NORTH 11°20'35" EAST 201.85 FEET, 3) NORTH 5°39'25" WEST 195.00 FEET, AND 4) NORTH 89°48'35" EAST 364.38 FEET; THENCE ALONG THE LAKEVIEW ADDITION TO OREM CITY THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTH 79°51'24" WEST 18.72 FEET, 2) SOUTH 36°59'35" WEST 564.22 FEET, AND 3) SOUTH 89°59'35" WEST 67.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.861 ACRES, MORE OR LESS.
BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM NAD 1983, CENTRAL ZONE.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED OREM CITY COUNCIL HAVE ADOPTED A PETITION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO OREM CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE CACHE PARK ANNEXATION.

DATED THIS ____ DAY OF _____, A.D. ___.

MAYOR

ATTEST

CLERK-RECORDER
(SEE SEAL BELOW)

FINAL LOCAL ENTITY PLAT

CACHE PARK
ANNEXATION

LOCATED IN SECTION 28,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M
OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. § 17-23-20 AS AMENDED.

COUNTY SURVEYOR DATE

COUNTY SURVEYOR'S SEAL	SURVEYOR'S SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER

PETITION FOR ANNEXATION

WE THE UNDERSIGNED owners of certain real property lying contiguous to the present municipal limits of the City of Orem, Utah, hereby submit this PETITION FOR ANNEXATION and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated (UCA).
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of the City of Orem and the annexation there of will not leave or create an unincorporated island or peninsula.
3. The signatures affixed hereto are those of the owners of private real property that:
   a. Is located within the area proposed for annexation;
   b. Covers a majority of the private land area within the area proposed for annexation;
   c. Covers 100% of the private land area within the are proposed for annexation if the area is within:
      i. An agricultural protection area
      ii. A migratory bird production area
   d. Is equal in value to at least one third (⅓) of the value of all private real property within the area proposed for annexation; and
   e. Lies contiguous to the present boundary of the City of Orem's corporate limits, is described in Exhibit "A," and which is incorporated herein by this reference, and is at:
      1526 South Geneva Road, Orem, Utah 84058.
4. The manner in which it was established that at least one third (⅓) of the value of all the private property sought to be annexed is owned by the signers of this petition is shown in the attached Exhibit "B," and is incorporated herein by this reference.
5. The **total** acres and **total** assessed value of **all** the lands sought to be annexed are 1.861 acres and $ 87,800 assessed value. Values of lands owned by the signers of this petition are as follows:

OWNER OF RECORD	PARCEL SIZE (Acres)	ASSESSED VALUE	UTAH COUNTY TAX ID NUMBER
Cache Park LLC	1.861	$87,800	19:034:0144

6. The petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith.
7. This PETITION FOR ANNEXATION does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted.
8. This PETITION FOR ANNEXATION does not propose annexation of all or part of an area proposed to be incorporated in a request for a feasibility study under Section 110-2-103 UCA or a petition under Section 10-2-125 UCA if:
   a. The request or petition was filed before the filing of this PETITION FOR ANNEXATION.
   b. The request, a petition under Section 10-2-109 UCA based on that request, or a petition under Section 10-2-125 UCA is still pending on the date this PETITION FOR ANNEXATION was filed.
9. The names and mailing addresses of all the owners of the parcels of land located within the City of Orem within 300 feet of the area proposed for annexation are:

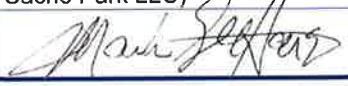
OWNERS OF RECORD	MAILING ADDRESS
Welch Family Trust	1265 East 530 North, American Fork, Utah 84003
Dale C Johnson	1738 South Geneva Road, Orem, Utah 84058
Clinger Family Partnership	140 West 400 South, Provo, Utah 84601

Continued on reverse side.

WHEREFORE, the petitioners hereby request that this petition be considered by the Orem City Council at its next regular meeting, or as soon thereafter as possible, that a resolution be adopted as required by law accepting this PETITION FOR ANNEXATION for further consideration, and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Dated this 15th day of June, 2020.

The petitioner(s) hereby sign(s) this PETITION FOR ANNEXATION and designate no more than five of the signers as "Sponsor," one of whom has been designated "Contact Sponsor/Petitioner," and has provided the mailing address and phone number of each sponsor.

	PETITIONER(S)	ADDRESS	PHONE
CONTACT SPONSOR/PETITIONER PRINT NAME:	Mark Steffensen (managing member of Cache Park LLC)	5148 Cottonwood Lane, Holladay, Utah 84117	801-580-8718
SIGNATURE			
SPONSOR/PETITIONER PRINT NAME:			
SIGNATURE			
SPONSOR/PETITIONER PRINT NAME:			
SIGNATURE			
SPONSOR/PETITIONER PRINT NAME:			
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SIGNATURE			

Utah County
HEART of UTAH

Gary Ratcliffe, PLS
Utah County Surveyor

2855 South State Street
Provo, UT 84606

TEL: 801-851-8600
FAX: 801-851-8612

ANNEXATION PETITION EVALUATION

Municipality	Orem	**Review Date**	8/12/2020
Annexation Name	Cache Park Annexation	**Reviewed By**	Melanie Rainey

The above referenced annexation petition has been examined by the Office of the Utah County Surveyor pursuant to Utah Code 10-2-405(4) to determine its status in relation to the following eight items of the Code. A map showing the petition boundary is included herewith. Additional documentation that may be needed pursuant to UCA 10-2-405(2)(a) may be obtained at the address above. Protests to the Boundary Commission can only be made by Governmental Entities.

YES	NO	ITEM
X		1) Is the proposed annexation a contiguous, unincorporated area? UCA 10-2-402(1)(b)(i)
X		2) Is the proposed annexation contiguous to the annexing municipality? UCA 10-2-402(1)(b)(ii)
	X	3) Does the proposed annexation petition leave or create an unincorporated island or peninsula? UCA 10-2-402(1)(b)(iii)
X		4) Is the proposed annexed within the proposed annexing municipality's expansion area? UCA 10-2-402(1)(b)(iv)
	X	5) Is the proposed annexation within an Agriculture Protection Area? UCA 10-2-403(3)(b)(i)(B)(II)(Aa)
X		6) Does the petition include an accurate map prepared by a licensed surveyor? UCA 10-2-403(3)(c)(i)
	X	7) Does the proposed annexation include all or part of an area proposed for annexation to a municipality in a previously filed petition that has not been denied, rejected, or granted? UCA 10-2-403(4)
X		8) Does the proposed annexation depict a name that is sufficiently unique to distinguish the plat from all other recorded plats in the county? UCA 17-23-20(4)(e)

Please Note: As defined in UCA 59-2-305.5(2), a boundary action is not effective until the required documents are recorded.

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
September 2, 2020

The following items are discussed in these minutes:

- Preliminary Plat approval of Avila Subdivision with two lots located generally at 665 East 800 South in the R8 zone. - Approved.
- 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. - Approved.
- Site plan approval of Sun River Gardens located at 312 West 1200 North in the C2 Zone. - Approved.
- 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. - Approved
- 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. - Positive Recommendation to City Council
- A request 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). - Positive Recommendation to City Council
- 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. - Positive Recommendation to City Council
- 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. - Positive Recommendation to City Council

STUDY SESSION

Cancelled.

REGULAR MEETING

NOTICE OF ALL-ELECTRONIC MEETING

To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020 Executive Order, the Orem City Planning Commission meeting on 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 use: orem.org/comments or PlanningCommissionPublicComments@orem.org

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

Place: Orem City Council Chambers - Electronic

At **4:30 p.m.** Chair Cochran called the Planning Commission meeting to order and offered the invocation. After the invocation, he made the following statement: "I Mickey Cochran, as Chairman of the Orem City Planning Commission, make the following determinations: 1. Under current conditions, conducting an Orem City Planning Commission meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. 2. This determination is based on the facts that (1) COVID-19 is a worldwide pandemic threatening the health and safety of the residents of Orem; (2) the State of Utah has determined that people should maintain social distancing of at least six feet to help mitigate the spread of COVID-19."

Those present: Mickey Cochran, Planning Commission Chair; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Jake Harding, Associate Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel;

Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker, Planning Commission members; Terry Peterson, City Council Liaison via telephone

Those excused: Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Long Range Planners.

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

Agenda Item 3.1 was a request for the Planning Commission to approve the preliminary plat of Avila Subdivision with two lots located generally at 665 East 800 South in the R8 zone.

Staff Presentation: 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: Staff recommended the Planning Commission approve the preliminary plat of Avila Subdivision with two lots located generally at 665 East 800 South in the R8 zone.

Chair Cochran invited the applicant to speak via telephone. Antonio Avila introduced himself.

Chair Cochran asked if he would like to add anything to the discussion. Mr. Avila described his family situation regarding the property. An interested buyer in their property asked that they subdivide the property prior to selling it, which has brought them to this point.

Chair Cochran then asked the Planning Commission if they had any questions for Mr. Bench or Mr. Avila.

Mr. Spencer asked if the City traffic engineers had any concerns about this subdivision as it will be accessed off of a frontage road.

Mr. Kelly answered that the City traffic engineers felt that it would be a better scenario as opposed to direct access off of 800 South. He understood that the frontage access is close to the proposed development, however, he indicated that the traffic engineers felt comfortable and confident that this development with the proposed location of the access for this deep lot.

Mr. Sakar agreed with Mr. Kelly. He indicated that he visited the site and thought the frontage street would help with traffic.

Chair Cochran asked if there were any other questions. When there were none, he called for a motion on this item.

Planning Commission Action: Mr. Cook moved to approve the preliminary plat of Avila Subdivision with two lots located generally at 665 East 800 South in the R8 zone. Chair Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.2 is a request by Donald J. Russell for the Planning Commission to 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.

Staff Presentation: 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 recommended 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.

Chair Cochran asked if the applicant was on the line. Donald Russell introduced himself.

Chair Cochran asked if there was anything he would like to add to the presentation. Mr. Russell clarified that the intended use of the current vacant lot is to install a swing set for his grandchildren to use. His homeowner's insurance won't cover it unless they are combined into one lot.

Chair Cochran asked if the Commission had any questions or comments for Mr. Russell or Mr. Bench.

Chair Cochran asked if this was considered an attractive nuisance. Mr. Earl indicated that it was. Chair Cochran asked if there were any fencing requirements on the frontage of this property. Mr. Russell said that there already was an existing fence on the front of the property. The street view image in the presentation was not showing that fence.

Chair Cochran asked again if the Commission had any questions or comments. When there were none, he opened the public hearing and invited those who wanted to make a comment on the item to send in their comments via email or chat. When there were none, he closed the public hearing and called for a motion on the item.

Planning Commission Action: Ms. Jensen moved to 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. Chair Cochran seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.3 is a request by Scott Engh for the Planning Commission to Site plan approval of Sun River Gardens located at 312 West 1200 North in the C2 Zone.

Staff Presentation: 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.

Chair Cochran asked if the applicant was on the conference call. Scott Engh introduced himself.

Chair Cochran asked if he would like to add anything to Mr. Bench's presentation. Mr. Engh added that the new building would be used as a storage warehouse. He believed Mr. Bench's presentation addressed everything else accurately.

Chair Cochran asked the Commission if they had any questions or comments for Mr. Bench or Mr. Engh. When there were none, he opened the public hearing and invited those who wanted to make a comment on the item to send in their comments via email or chat.

Mr. Spencer indicated that a public comment had been received prior to the meeting. The comment was from the neighbors directly to the east of the proposed site. They had concerns about the fence. That comment is as follows:

"We are neighbors to the east adjoining the property Scott Engh is asking for site plan approval for a warehouse. Our address is 298 West 1200 North. We have appreciated Scott as a neighbor for many years and have particularly appreciated the work he has done to beautify the corner of 1200 North and State Street and would love to see it remain as it is. We have no objection to the addition of a warehouse but would like to maintain our existing Simtek fence between our properties. We realize for security purposes he will need to continue his higher fence back to join our higher fence. We have no objection to this. We have appreciated the efforts of Scott and Sun River Nursery to beautify Orem City and would support him in his efforts to continue to do so. If you have any questions, please contact us at 801-376-8689.

John A. & Candyce Johnson"

Mr. Spencer asked if the fence issue with these neighbors had been resolved. Mr. Engh indicated that their fence was a Simtek, vinyl fence. Mr. and Ms. Johnson had a discussion with Mr. Engh the previous day to discuss this fence. The City Code requires a seven foot (7') minimum fence on that boundary. The. Johnsons want to keep their existing fence. Mr. Engh instructed them to write in a public comment for the meeting so that it could be discussed with the Planning Commission in this meeting to see if there was any way the existing fence could remain.

Mr. Bench asked if the existing fence was seven feet (7') tall or if it dropped down in height as it approached 1200 North.

Mr. Engh described that the fence dropped down as it approaches 1200 North, he believes it was thirty-six inches tall (3') and that it is meeting the existing zoning requirements. He said that if the existing fence was to remain as the only fence between the properties, it would be a security issue and put the business at risk for people coming into the business at night. After discussing with the Johnsons, they and Mr. Engh hoped to have both the proposed seven foot (7') fence and the existing three foot (3') fence abut each other. However, they were not certain if that would meet the zoning requirements.

Mr. Cochran verified what Mr. Engh said regarding the Johnsons' feelings about the seven foot (7') fence by quoting from the comment, "We realize for security purposes he will need to continue his higher fence back to join our higher fence. We have no objection to this."

Mr. Bench committed that staff would review the requirements to see if the proposal would meet the ordinance. He indicated that the proposed site plan met the ordinances. If the Commission would like to suggest a modification to the site plan, such as the fences abuting each other, staff could look into it.

Chair Cochran asked if there were any other comments or questions from the Commission.

Mr. Cook asked if the site plan was approved by the Commission and a change was made to it, would the entire site plan have to come back for Planning Commision approval. He also asked if it would be easier to approve it with the condition that the fence issue be resolved.

Mr. Bench answered that as long as the fence they're proposing complies with City Code, it would not need to come back for Planning Commission approval. Such a change is minor and would only need to be approved by staff administratively. However, if the proposed fence was to differ from the requirements of City Code, it would need to come back through the Planning Commission, and would most likely go on to the City Council for their approval.

Chair Cochran closed the public hearing and called for a motion on the item.

Planning Commission Action: Mr. Roberts moved to approve the site plan of Sun River Gardens located at 312 West 1200 North in the C2 Zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Mr. Spencer added the comment that he lived near Sun River Gardens and that the business was a gem and that he loved having them in the neighborhood. Mr. Engh thanked Mr. Spencer for the comment.

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

Agenda Item 3.4 is a request by David Strong for the Planning Commission to 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.

Staff Presentation: 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.

Chair Cochran asked if the applicant was in attendance. Roger Dudley from Dudley and Associates introduced himself and said that he would be representing David Strong and was happy to answer any questions the Commission might have.

Chair Cochran asked the Commission if they had any questions or comments for Mr. Bench or Mr. Dudley.

Mr. Cook had concerns about the existing property lines. They appeared to be going through many of the existing houses.

Mr. Bench clarified that the intention of this plat is to correct some of those property lines. The home shown on the proposed Lot 2 has been demolished. The existing homes on the proposed Lot 1 and Lot 3 will remain.

Mr. Spencer noted that the shape of the proposed Lot 2 has an odd shape. He asked what the purpose of the 'jog' is for. He also asked if all three of these proposed lots are owned by Mr. Strong.

Mr. Bench answered that the proposed Lots 1 and 2 of this plat are currently owned by Mr. Strong. The proposed Lot 3 is owned by his brother. The configuration of these lots was dictated by how the property was inherited. The odd 'jog' was a part of that inheritance for Mr. Strong. All the proposed lots do meet the requirements for lot size and dimensions as outlined in the City Code.

Mr. Spencer said that he figured that was the case. As long as the proposed lots meet the requirements for a lot, he has no objections to the odd shape.

Chair Cochran said to Mr. Spencer that the lot lines are being reconfigured to clean up some of the property lines in the area.

Mr. Spencer noted that all of the lots were large. He asked what would be allowed to go into these lots.

Mr. Bench said that only one single family home could go on the property.

Chair Cochran said that this is a cool area and that the large lots make sense for it.

Mr. Spencer agreed with Chair Cochran and noted that it would be interesting to see whether or not the land use of this area changes over time.

Chair Cochran asked the Commission if they had any questions or comments for Mr. Bench or Mr. Dudley. When there were none, he opened the public hearing and invited those who wanted to make a comment on the item to send in their comments via email or chat. When there were none, he closed the public hearing and called for a motion on the item.

Planning Commission Action: Mr. Spencer moved to 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. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.5 is a request by Bruce Dickerson for the Planning Commission 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.

Staff Presentation: 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 as 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.

Chair Cochran asked if there were currently 430 units built in the residential only area.

Mr. Bench affirmed it.

Chair Cochran had thought that the applicant wanted to construct 131 units. He asked if Bruce Dickerson was on the line and to clarify if he actually wanted to construct 131 new units in this development instead of 100 as presented by Mr. Bench.

Mr. Dickerson introduced himself and said that Mr. Bench was correct, he only wanted to construct 100 units, not 131.

Chair Cochran asked for clarification from Mr. Bench. It seemed to him that if this reallocation was to occur, Mr. Dickerson could build up to 131 units.

Mr. Bench said that was not correct. The proposed 561 units for the Residential Only Area would represent the existing residential units and the proposed 100 units. It would not allow for any more than that. The remaining 139 available units would need to be used by the only remaining open pad in this zone, which is directly south of the property in question.

Chair Cochran asked Mr. Dickerson if there was anything he wanted to add to the discussion. Mr. Dickerson did not have anything to add.

Chair Cochran then asked the Commission if they had any questions or comments for Mr. Bench or Mr. Dickerson.

Mr. Cook brought up a concern. He noted that the existing 'Mixed Use Area' was originally allocated 112 units and was proposed to be dissolved. He also noted that the existing 'Mixed Use Towers Area' was originally allocated 158 units and was proposed to be reduced to 139 units. He asked if the applicant owned the open pad. He also asked if by approving this change, the Commission would be taking away the ability of someone else to construct in favor of this particular development.

Mr. Bench described that the 'Mixed Use Area' was originally designated with this plan. Since that designation, it has been entirely built out and does not contain any residential. All these areas with the potential to be built as mixed use were not. Instead, the individual property owners chose to build this entire area as commercial only. Therefore, Mr. Dickerson is taking these units from an area that is not being used as residential at all. If the proposal was to pass, it would leave 139 units for the only remaining unbuilt pad in this zone. In order to build 139 units on this pad would require an extensive amount of density that would require multiple stories in the form of a high rise. This pad is really small and in the opinion of City staff, reallocating some units from this small pad would not significantly limit the potential of this property for a residential tower. It may not even be possible for the applicant to be able to use all 139 units there at this time. The property owner of that open pad was notified of both the neighborhood meeting that was required to be held prior to application and the Planning Commission meeting. He has not reached out to comment.

Mr. Cook asked for clarification if a high rise is a permitted use in that area. He was concerned that another request for a change might need to be made.

Mr. Bench answered that in the original plan for this area, that pad was designated as a 'Mixed Use Tower Area' with a maximum allowed height of ninety-six feet (96') from the beginning. It was always designed to have a high rise tower on it.

Chair Cochran asked the Commission if they had any questions or comments for Mr. Bench or Mr. Dickerson. When there were none, he opened the public hearing and invited those who wanted to make a comment on the item to send in their comments via email or chat.

Mr. Clark read in the following comment from Janelle Rich Hale, "What does the tower mean?"

Mr. Bench answered that the tower area does allow for a ninety-six foot (96') tall structure. In the opinion of the City, that is a tower. Whoever builds on that vacant pad could construct a ninety-six foot (96') tall structure that could contain the remaining 139 units for this area. Whether those are condos or apartments, those are permitted in the current zoning.

Chair Cochran indicated that he liked height.

Mr. Clark reminded the Commission that whatever is constructed there would still have to meet parking requirements. In order to use all 139 available units would be extremely difficult and expensive.

Chair Cochran agreed. He asked Mr. Clark if anymore public comments had been received. When there were none, he closed the public hearing and called for a motion on the item.

Planning Commission Action: Chair Cochran moved to forward a positive 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. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Chair Cochran asked Mr. Bench to present **Agenda Item 3.6**:

Agenda Item 3.6 is a request by IHC Health Services for the Planning Commission a 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).

Staff Presentation: 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).

Mr. Sakar commented that the proposed adjustments of the Hospital Overlay zone make sense, however, it did not make sense to him why the hospital would want to change the General Plan and the Zoning Map to become Medium Density if they were not planning to sell their property.

Chair Cochran asked if the applicant was on the line. Tom Uriona introduced himself. Chair Cochran asked if he would address Mr. Sakar's comment.

Mr. Uriona answered that the purpose behind the rezone is purely asset management on the part of IHC for the property to bring the property to what they think is a more consistent zoning with the surrounding properties. He confirmed that there are no plans to change or sell the property in the foreseeable future. He stated that the intentions of IHC are to hold the existing properties for either the future expansion of the hospital or for the company to redevelop the properties and sell them off at some distant future date. In the long term, if redevelopment were to happen, it would mean that IHC has determined that they don't need all of the property for medical use. IHC does not know yet what the future of this property will be. This rezone is purely asset management of the site to bring it into what IHC thinks is conformity with the surrounding properties. They intend to keep the soccer fields as R8 for the foreseeable future as well.

Mr. Sakar commented that zone changes such as this are normally done because there is some future change that is being asked for. He asked how the neighbors feel about this request. He noted that this change would increase the value of the property. He also wanted it clearly noted on the record that there are no plans for the site to develop.

Chair Cochran noted that the R7.5 zone does surround this property. The only portion that is not R7.5 is Geneva Elementary School, which is zoned R8. If the school was to request to be rezoned to R7.5, that gap would be closed. He asked if Geneva Elementary School was SITLA land.

Mr. Bench stated that he did not know.

Chair Cochran asked if the Commission had any more questions for Mr. Bench or Mr. Uriona.

Mr. Spencer noted that the R8 zone and the R7.5 zones are very similar. He asked Mr. Bench what the practical difference was between them.

Mr. Bench answered that the requirements for the two zones are almost identical, the only two differences are that minimum lot sizes are slightly smaller and that minimum frontage requirements are slightly smaller. The density difference between the zones is slightly higher and insignificant. It would be a minor change that is very comparable to the R8 zone.

Mr. Clark did a quick calculation and noted that a developer could get 58 lots with this property being zoned R7.5 as opposed to 54.5 lots if it was zoned R8. Those numbers do not include roads and other infrastructure. The density increase would be minimal.

Mr. Bench said that the R7.5 zone is a single family zone. Medium density or high density residential developments would not be allowed. In order to have that kind of development, they would need to go back through the rezone process if they wanted a PRD or something like it. The R7.5 zone is a single family detached zone.

Chair Cochran acknowledged that the proposed rezone would not make any dramatic changes.

Mr. Sakar thanked Mr. Bench for the clarification and agreed with Chair Cochran that the proposed rezone would not make any drastic changes and would not harm anyone if approved.

Mr. Bench said the change should be insignificant.

Chair Cochran opened the public hearing.

Two comments were received prior to the meeting. Chair Cochran asked Mr. Clark to read in the first comment.

The first comment was as follows:

"To the Orem City Planning Commission:

We attended the public information meeting hosted by IHC and appreciated having the dialog. Our thoughts are summarized thusly:

1. IHC represented that it has no near- or long-term intention of changing the usage of the land that is currently hospital property. If this stated intention holds true, then why is there a need to rezone to higher density housing? This question was asked in the meeting, but we did not hear a convincing reason.
2. Adjacent property is zoned R8 and we believe that the IHC property should remain the same. If IHC changes its represented plans and ultimately decides to sell the property, we believe that the property should remain R8 Residential.
3. In the event that IHC decides to sell the property in the future, a decision can be made at that time whether more housing density is needed in the city. We do not see any reason that this zoning decision should need to be made at this time. In summary: IHC has been a good neighbor here, but we see no compelling reason to grant this rezoning request.

Thank you,
Brian and Reina Hall"

Chair Cochran believed that the density issue had already been addressed. He reiterated that if this property is changed to R7.5, it would remain single family residential and will not become an apartment complex or townhome project. All that's changing is the lot size is slightly smaller.

Mr. Bench noted that these properties also have the Hospital Overlay zone.

Chair Cochran stated that he believed that IHC made a reasonable request. Their property is currently R8. If they want the property to be zoned R7.5, they can make that request. The proposed changes would not really change the existing zoning much. He asked Mr. Uriona to clarify again that this request was a property management decision.

Mr. Uriona clarified that it was. He agreed that he believed the request was reasonable. The intention of IHC is to bring a portion of their campus in line with the majority of the surrounding zoning while still leaving a buffer.

Chair Cochran asked Mr. Clark to read in the second comment.

The second comment was from 'Kristen,' and was read in as follows:

"Why is the Hospital Overlay including the homes and the empty privately owned lot in the southwest corner? What would happen to those properties? I am a neighbor and have concerns about this."

Mr. Clark described the existing Hospital Overlay. It appeared to be covering a few homes in a culdesac in the aerial image provided in the presentation. Mr. Clark asked if the Overlay is intended to be in that manner.

Mr. Harding clarified that what was shown was the existing Hospital Overlay. The four homes in the culdesac are a part of that existing overlay at the present time.

Chair Cochran asked what information the City had regarding those homes being in the Hospital Overlay.

Mr. Bench answered that the zoning allows for single family homes. He did not know if the hospital owned those homes. The Hospital Overlay would not prohibit or restrict someone from building a single family home on a lot. He indicated that if IHC does not own those properties, that the City might consider removing them from the Hospital Overlay Zone. He was not sure why the City included those lots as part of the Overlay Zone at the time it was created. He assumed it was because the property was once a part of the hospital campus many years ago.

Chair Cochran asked if Mr. Uriona had any clarification on the matter.

Mr. Uriona said that IHC does not own those properties. He surmised that those properties may have at one time been a part of the original campus and that portion was sold off with the Overlay Zone still attached to it. He indicated that IHC would not have any concern if the Overlay Zone was adjusted to remove those homes from it. IHC owns the vacant land surrounding those properties, but not those homes.

Chair Cochran asked Mr. Bench what the process would be for changing the Overlay Zone.

Mr. Bench said that the City could make an application to change the Overlay Zone to take the homes out of it. It would need to be a separate application from the one before the Commission and could not be voted on that evening. Since we know that the hospital does not own those properties, it wouldn't make any sense to keep these homes within the Overlay Zone.

Mr. Uriona agreed and again stated that IHC would not have any concern if the Overlay Zone was adjusted to remove those homes from it.

Mr. Bench said that staff may propose it as a clean up going forward.

Chair Cochran asked for verification that removing the four homes from the Overlay Zone was not an issue that could be addressed tonight.

Mr. Bench confirmed it. The hospital is not proposing to remove the homes from the Overlay Zone at this time. He understood the resident's concerns. Because that change is not part of the proposal or IHC's property, it could not be a part of this rezone tonight.

Ms. Jensen confirmed that the four homes in question may have originally been a part of the hospital campus, and are not now. She asked if there was any reason this Overlay Zone being on top of these homes might be a negative issue and if it might prevent the Commission from passing the proposal that evening.

Mr. Bench said that he could not see a reason why not to pass the proposed rezone. He committed that City staff would fix the issue going forward, but it doesn't affect those homeowners or the hospital. It was an oversight made years ago, but it does not affect this application before the commission.

Ms. Jensen understood that there could be some worry from the neighbors for the potential for higher density housing in the future. But she also understood that the proposed rezone is actually matching the density of the neighborhood. She also understood that IHC has no plans for the property for the foreseeable future and is trying to cover themselves if something were to happen in the future. She expressed her thoughts that even though there is some worry from the neighbors, that there really shouldn't be because the hospital is proposing this rezone to match the neighborhood. She did not see a problem with this proposed rezone.

Chair Cochran asked if there were any other comments or questions from the Commission. When there were none, he closed the public hearing and called for a motion on the item.

Planning Commission Action: Mr. Staker moved to 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). Chair Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Chair Cochran asked Mr. Bench to present **Agenda Item 3.7**:

Agenda Item 3.7 is a request by the Department of Development Services for Planning Commission to 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.

Staff Presentation: 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.

Chair Cochran asked if the Commission had any questions for Mr. Bench. When there were none, he opened the public hearing. When there were no public comments, he closed the public hearing and entertained a motion from the Commission.

Planning Commission Action: Mr. Cook moved to 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. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Chair Cochran asked Mr. Bench to present **Agenda Item 3.8**:

Agenda Item 3.8 is a request by the Department of Business Licensing for the Planning Commission to 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.

Staff Presentation: 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.

- There was discussion about if an Orem business license would be required of these new businesses.
- There was discussion about the fee that would be charged for these types of businesses.
- Whether this policy would be reciprocal with other cities.

Chair Cochran asked if the Commission had any questions for Mr. Bench. When there were none, he opened the public hearing. When there were no public comments, he closed the public hearing and entertained a motion from the Commission.

Planning Commission Action: Mr. Spencer moved to 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.

There was a discussion about adding more time for the public comment period. It was agreed that it would be extended from 60 seconds to 90 seconds in future meetings.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then made a motion to approve the minutes of the August 19, 2020 Planning Commission meeting. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Mr. Clark gave an update on the Orem Rec Center.

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

Adjourn: 6:08 p.m.

_____

Jason Bench
Planning Commission Secretary

Approved: