CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
October 21, 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 October 21, 2020, the Orem City Planning Commission meeting on October 21, 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

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 – ELECTRONIC VIA ZOOM

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1. PUBLIC HEARING – Business Licensing requests the City amend Appendix A of the Orem City Code by amending Standard Land Use Code 6413 Automobile Repair to Automobile Repair (Mechanical Only) and enacting Standard Land Use Code 6414 Auto

Body Repair and Paint as permitted uses in the C2, HS, M1 and M2 zones.
Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Standard Land Use Code 6413 Automobile Repair to Automobile Repair (Mechanical Only) and enact Standard Land Use Code 6414 Auto Body Repair and Paint as permitted uses in the C2, HS, M1 and M2 zones.
Presenter:Cheryl Vargas
3.1_SRC_SLU_Code_-_Auto Repair_10.21.2020.docx

3.2. PUBLIC HEARING – Business Licensing requests the City amend Sections 22-14-15, 12-1-2, 12-3-1, 12-4-1, 12-5-8 and 12-7-39 of the Orem City Code by changing the approval authority from Development Services and Administrative Services to the Finance Department.
RECOMMENDATION: Due to noticing issues, staff requests this item be continued to November 4, 2020.

Presenter:Talia Adams
SRT_Home_Occ_Requir_Staff_Report.docx

3.3. Site Plan – Site plan approval of Tear Apart Auto Recycling located at 520 North Geneva Road in the M2 zone.
Staff recommends the Planning Commission approve the site plan of Tear Apart Auto Recycling located at 520 North Geneva Road in the M2 zone.
Presenter:Cheryl Vargas
3.3_SR.C_Tear Apart Auto Recycling_2020.10.21.docx
Vicinity Map.pdf
Map.pdf
Site Plan.pdf
Demo Plan.pdf
Landscape Plan.pdf
Elevations.pdf
Street View.pdf

3.4. PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zoning of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.
Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zoning of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.
Presenter:Jake Harding
3.4_SRJ_Lakeview_Corner_Rezone_10.21.2020.docx
Map.pdf
Aerial Imagery.pdf
Existing Zoning - Vicinity.pdf
Proposed Zoning - Vicinity.pdf

General Plan - Vicinity.pdf
Existing Zoning - Close Up.pdf
Reason for Zone Change_Applicant.pdf
General Plan - Close Up.pdf
Proposed Zoning - Close Up.pdf
Concept Site Plan.pdf
Elevations.pdf
Traffic_Study_Conclusions & Recommendations.pdf
Street View - From Geneva.pdf
Street View - From 2000 S.pdf
Neighborhood Meeting Minutes.pdf
Neighborhood Meeting Roster.pdf
Mailer Front.pdf
Mailer Back.pdf
20201008_1_Labels.docx

4. MINUTES REVIEW AND APPROVAL

4.1. MINUTES REVIEW AND APPROVAL

Review and approve minutes from October 7, 2020.
Presenter:Jake Harding
2020-10-07.pcmin - DRAFT.docx

5. ADJOURN

Next meeting scheduled for Wednesday, November 4, 2020

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

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

Item #: 3.1	**Planning Commission** October 21, 2020	
Prepared By: Cheryl Vargas		
Applicant: City of Orem - Business Licensing	PUBLIC HEARING – Business Licensing requests the City amend Appendix A of the Orem City Code by amending Standard Land Use Code 6413 *Automobile Repair* to *Automobile Repair (Mechanical Only)* and enacting Standard Land Use Code 6414 *Auto Body Repair and Paint* as permitted uses in the C2, HS, M1 and M2 zones.	

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

SITE INFORMATION:
- General Plan Designation: **varies**
- Current Zones: **C2, HS, M1, M2**
- Acreage: **varies**
- Neighborhood: **varies**

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

REQUEST:
The applicant requests the City amend Appendix A of the Orem City Code by amending Standard Land Use Code 6413 *Automobile Repair* to *Automobile Repair (Mechanical Only)* and enacting Standard Land Use Code 6414 *Auto Body Repair and Paint* as permitted uses in the C2, HS, M1 and M2 zones.

BACKGROUND:
There is currently a Standard Land Use (SLU) Code for Automobile Repair (6413) in Appendix A of the Orem City Code which has covered all auto repair. It has recently been brought to the attention of Business Licensing that auto body work needs a special license from the State and they have special safety restrictions that are not required with mechanical auto repair.

After working with several businesses who are less than cooperative with the Neighborhood Preservation Officer, it was decided that a separate SLU code was needed to help mitigate the potential issues from non-licensed paint booths to operate without proper approvals. Several businesses are doing auto painting that is getting overspray on vehicles in the area, they are not getting permits for their paint booths, they do not have the proper ventilation, they do not have the required State license and they do not have health department regulations in place. It is a nuisance to neighboring businesses and can cause property damage.

RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Standard Land Use Code 6413 *Automobile Repair* to *Automobile Repair (Mechanical Only)* and enact Standard Land Use Code 6414 *Auto Body Repair and Paint* as permitted uses in the C2, HS, M1 and M2 zones.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6413	Automobile Repair (Mechanical Only)	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N	N
6414	Auto Body Repair and Paint	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N	N

Item #: 3.2	**Planning Commission** October 21, 2020	
Prepared By: Talia Adams		
Applicant: City of Orem - Business Licensing	PUBLIC HEARING – Business Licensing requests the City amend Sections 22-14-15, 12-1-2, 12-3-1, 12-4-1, 12-5-8 and 12-7-39 of the Orem City Code by changing the approval authority from Development Services and Administrative Services to the Finance Department.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **varies**
- Current Zone: **varies**
- Acreage: **varies**
- Neighborhood: **varies**

ACTION:
Continue to November 4, 2020

REQUEST:
Business Licensing requests the City amend Sections 22-14-15, 12-1-2, 12-3-1, 12-4-1, 12-5-8 and 12-7-39 of the Orem City Code by changing the approval authority from Development Services and Administrative Services to the Finance Department.

RECOMMENDATION:
Due to noticing issues, staff requests this item be continued to November 4, 2020.

Item #: 3.3	**Planning Commission** October 21, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Tom Stuart Construction	**PUBLIC HEARING** – Site plan approval of Tear Apart Auto Recycling located at 520 North Geneva Road in the M2 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Industrial**
- Current Zone: **M2**
- Acreage: 3.21
- Neighborhood: **Geneva Heights**

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 Tear Apart Auto Recycling located at 520 North Geneva Road in the M2 zone.

BACKGROUND:
The applicant is proposing to build a small 1500 square foot office building and use the rest of the acreage to store autos prior to being transferred to the facility in Salt Lake City. The main facility for this business is in Salt Lake City where they specialize in buying and selling cars, as well as providing used auto parts.

At the facility in Orem they will not be selling autos or parts. This will be a short term storage facility, usually a vehicle will be on this site for only two or three days. It will then be transported to the facility in Salt Lake City.

Architecture: The proposed one-story structure will be 1,500 square feet. Materials will be corrugated metal siding, stucco and reclaimed wood. The storage area for autos will be reclaimed asphalt.

Parking: They have met all the required parking requirements. Six spaces were required (1 per 250 square feet), and they have provided nineteen parking stalls including a handicap parking stall.

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

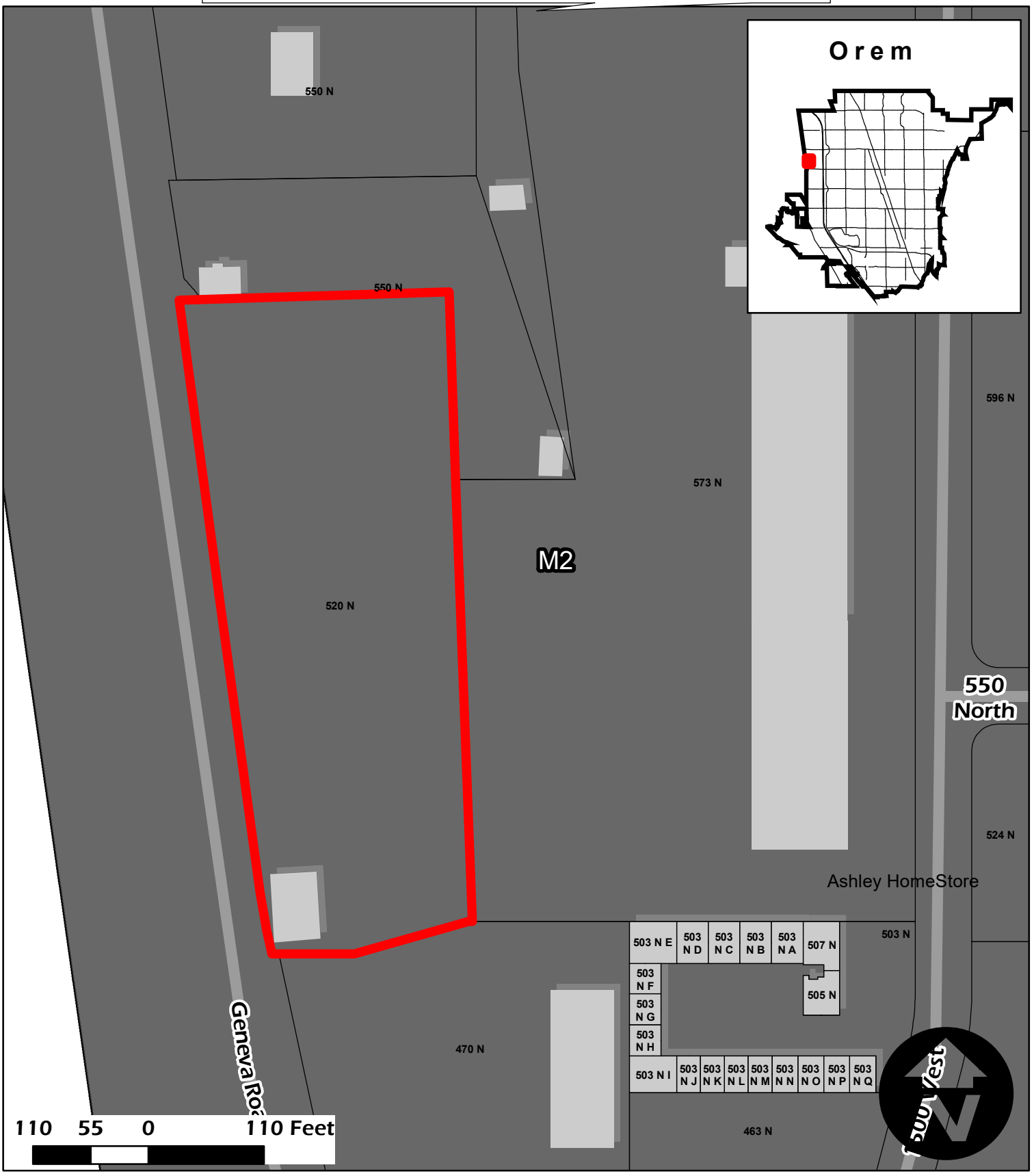
Landscaping: The overall landscape plan complies with applicable City and M2 zone codes. The existing wall and landscaping along Geneva Road will remain.

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 Tear Apart Auto Recycling located at 520 North Geneva Road in the M2 zone.

MegaPlex
UPS
Public Works
Geneva Road
1500 West
550 North
400 North
I-15 SB
I-15 NB OFFRAMP
I-15 NB

Tear Apart Auto Recycling



Tear Apart Auto Recycling
M2
3.21 Acres

NEIGHBORHOOD
Geneva Heights

Legend
Parcels selection
Parcels
Buildings

SITE PLAN

	SQUARE FOOTAGE	ACREAGE	PERCENT
TOTAL AREA	137,252 SF	3.15 ACRES	100%
TOTAL BUILDING AREA	1,500 SF	0.03 ACRES	1.09%
TOTAL IMPERVIOUS AREA	126801 SF	2.91 ACRES	92.38%
TOTAL LANDSCAPED AREA	8,951 SF	0.21 ACRES	6.52%
TOTAL PARKING SPACES	19		

LOT AREAS:

	SQ. FT. / ACRES
LOT	137,252 SQ. FT. / 3.15 ACRES
BUILDING FOOTPRINT	1,500 SQ. FT. / 0.03 ACRES
ASPHALT	24,836 SQ. FT. / 0.57 ACRES
RECLAIMED ASPHALT	86,550 SQ. FT. / 1.99 ACRES
TOTAL LANDSCAPING	8,913 SQ. FT. / 0.20 ACRES
CONCRETE	15,452 SQ. FT. / 0.35 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

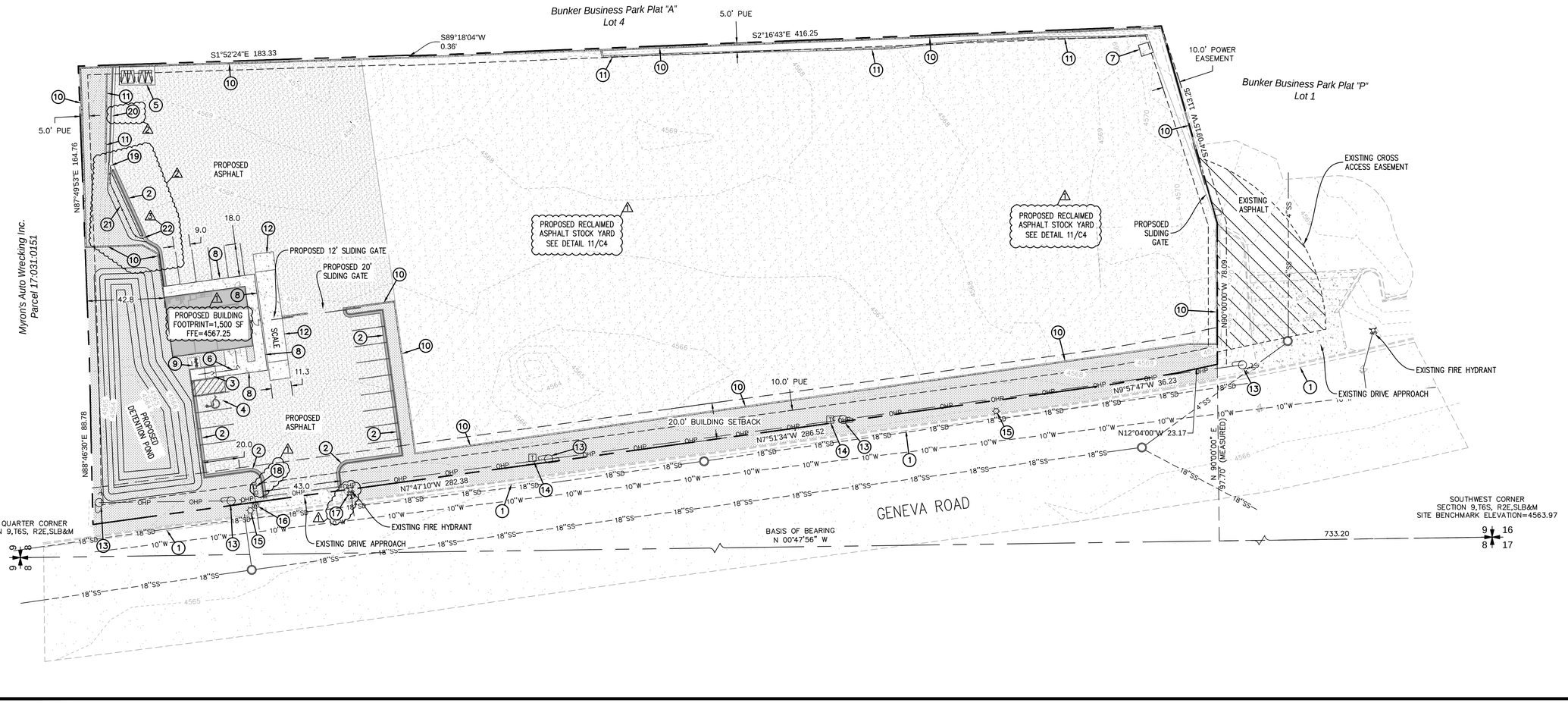
LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T	
OFFICE	1,500 SQ. FT.	6	(1/250)
TOTAL REQUIRED:		6	
TOTAL PROVIDED:		19	
ACCESSIBLE SPACES		1 (1 REQ'D 1 TO 25)	
BICYCLE SPACES		4 (3 or 10% OF REQUIRED PARKING)	

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SITE PLAN NOTES:

1. EXISTING 30" CURB & GUTTER
2. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 1/C4.
3. ADA RAMP TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.
4. INSTALL ADA STALL AND ADA SIGN. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 16/C4 & 17/C4.
5. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
6. PROPOSED ACCESSIBLE PATH.
7. EXISTING TRANSFORMER PAD.
8. PROPOSED 6" OPEN FACE SIDEWALK. SLOPES NOT TO EXCEED 2%. SEE DETAIL 2/C4.
9. PROPOSED BIKE RACKS. SEE DETAIL 15/C4.
10. PROPOSED PRIVACY WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
11. EXISTING RETAINING WALL, TO BE REPAIRED BY CONTRACTOR AS NEEDED.
12. PROPOSED AVERY WEIGHT-TRONIX BMS/BMC 5011-70T TRUCK SCALE.
13. EXISTING POWER POLE.
14. EXISTING TELEPHONE/COMMUNICATIONS PEDISTAL.
15. EXISTING STREET LIGHT.
16. EXISTING 1" WATER METER, TO REMAIN.
17. PROPOSED BALLARD TO PROTECT EXISTING FIRE HYDRANT.
18. EXISTING IRRIGATION SYSTEM TO BE UPGRADED TO AN RPZ BACKFLOW ASSEMBLY.
19. CONTRACTOR TO INSTALL CURB CUT INLET TO ALLOW STORM WATER TO FLOW INTO LANDSCAPED SWALE. SEE DETAIL 5/C4.
20. PROPOSED 24" CURB & GUTTER. SEE DETAIL 3/C4.
21. PROPOSED LANDSCAPED SWALE TO CLEAN STORM WATER RUNOFF FROM DUMPSTER.
22. CONTRACTOR TO INSTALL REVERSE PAN CURB CUT OUTLET TO ALLOW STORM WATER TO FLOW OUT OF LANDSCAPED SWALE. SEE DETAIL 10/C4.



0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

ADA ACCESSIBLE PATH

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	RGW	08/12/20
2	CITY COMMENTS	RGW	09/02/20
3	CITY COMMENTS	RGW	09/16/20

DESIGNER: RGW PROJECT ENGINEER: SDT

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

OREM MANTAS
520 NORTH GENEVA ROAD, OREM, UTAH 84057

SITE PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

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

SHEET NO.
C1.1

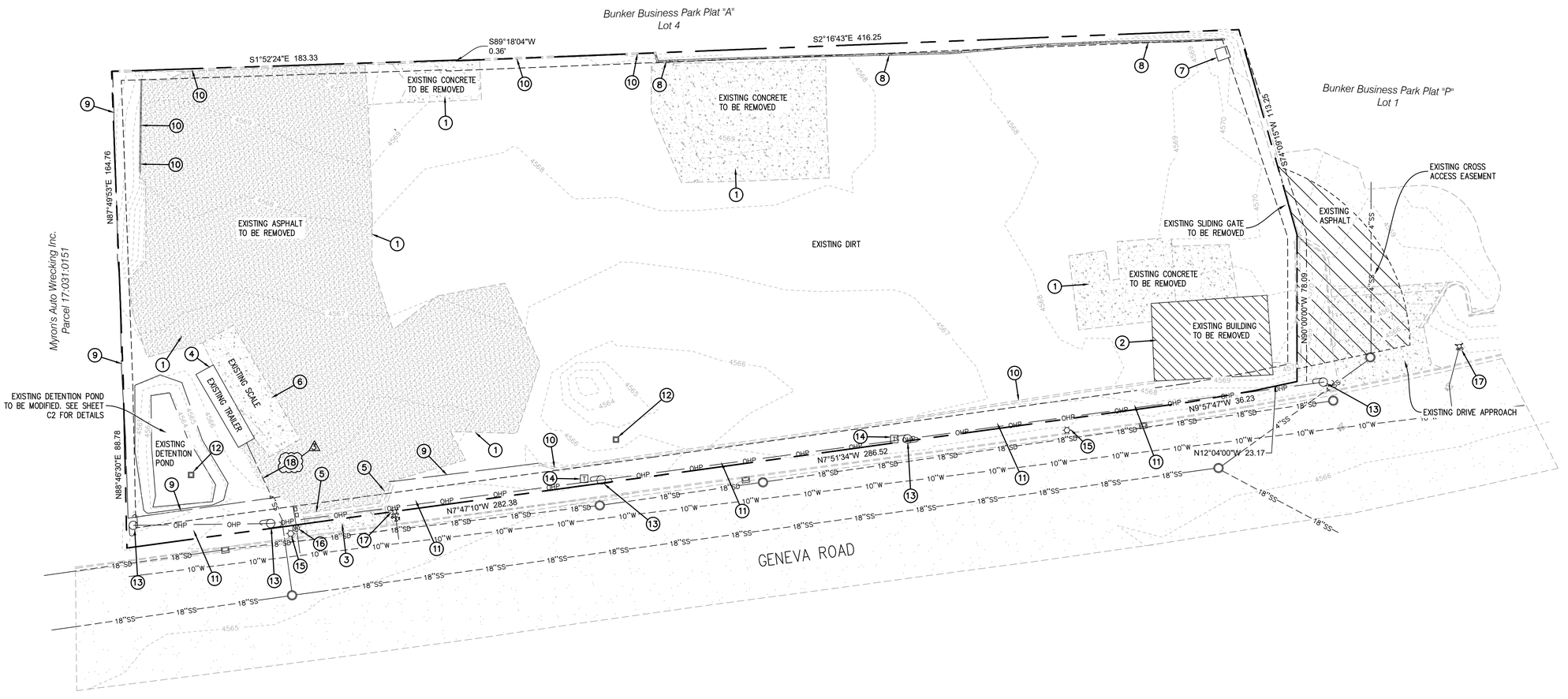
PROJECT ID	DATE:
M-1016-01	07/31/20
FILE NAME: PRJ-OMA	SCALE: 1"=30'

C:\

DEMO PLAN

SITE PLAN NOTES:

1. EXISTING ASPHALT AND CONCRETE, TO BE REMOVED.
2. EXISTING BUILDING, TO BE REMOVED.
3. EXISTING DRIVE APPROACH.
4. EXISTING TRAILER, TO BE REMOVED.
5. EXISTING ROLL GUTTER, TO BE REMOVED.
6. EXISTING SCALE, TO BE REMOVED.
7. EXISTING TRANSFORMER, TO REMAIN.
8. EXISTING RETAINING WALL, TO BE REPAIRED BY CONTRACTOR AS NEEDED.
9. EXISTING FENCE, TO BE REMOVED.
10. EXISTING WALL, TO BE REMOVED.
11. EXISTING RIGHT-OF-WAY LANDSCAPING, TO REMAIN.
12. EXISTING SUMPS, TO BE REMOVED.
13. EXISTING POWER POLE, TO REMAIN.
14. EXISTING TELEPHONE/COMMUNICATIONS PEDESTAL.
15. EXISTING STREET LIGHT, TO REMAIN.
16. EXISTING 1" WATER METER, TO REMAIN.
17. EXISTING FIRE HYDRANT, TO REMAIN.
18. CUT EXISTING 4" SEWER LATERAL BEHIND CURB AND REMOVE SECTION FROM CURB TO EXISTING TRAILER. SEE SHEET C3 FOR PROPOSED SEWER LATERAL LOCATION.



0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	RGW	08/12/20
2	CITY COMMENTS	RGW	09/02/20
3	CITY COMMENTS	RGW	09/16/20

DESIGNER: RGW PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

OREM MANTAS
520 NORTH GENEVA ROAD, OREM, UTAH 84057

EXISTING CONDITIONS/DEMOLITION PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

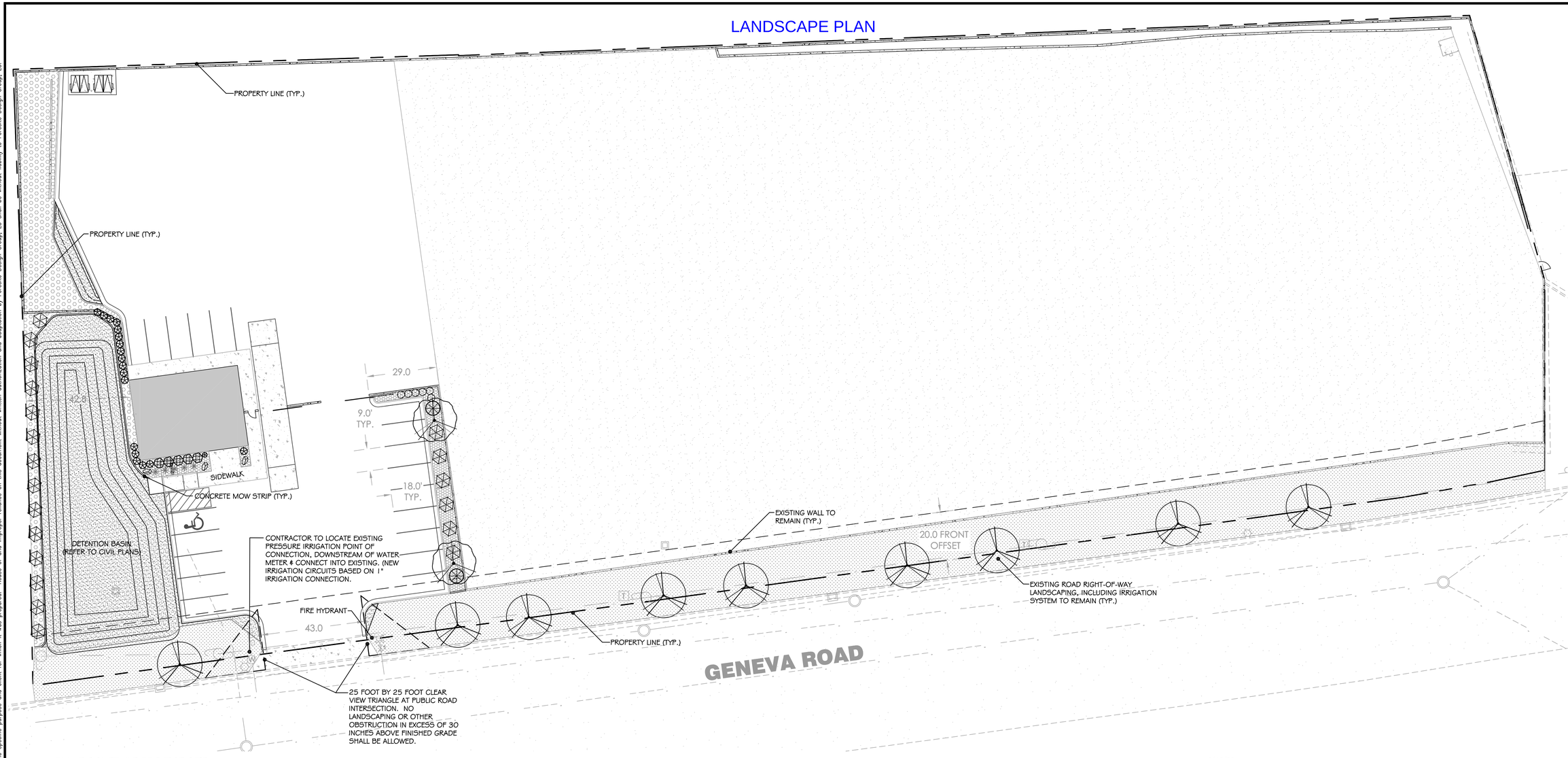
CALL BEFORE YOU DIG! 811 IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO.
C1.0

PROJECT ID	DATE:
M-1016-01	07/31/20
FILE NAME: PRJ-OMA	SCALE: 1"=30'

C:\

LANDSCAPE PLAN



PLANT SCHEDULE PROJECT SITE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple	B & B	1.5"Cal	2
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal		1
	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	5 gal		5
	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	5 gal		2
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal		20
GRASSES	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal		6
	Helictotrichon sempervirens / Blue Oat Grass	1 gal		5
	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	1 gal		18
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	Poa pratensis `Imperial Blue` / Imperial Blue Kentucky Bluegrass	sod		6,251 sf

EXISTING TREES OF VARIOUS SIZES AND SPECIES LOCATED ON THE PROPERTY AND/OR WITHIN THE ROAD RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE WHICH ARE TO REMAIN. LOCATION DETERMINED BY SITE SURVEY AND APPROXIMATE CANOPY SIZE DETERMINED FROM GOOGLE EARTH AERIAL IMAGE. ALL OTHER EXISTING TREES ARE TO BE REMOVED. PROTECT ON-SITE EXISTING TREES DURING CONSTRUCTION WITH CONSTRUCTION FENCING AT THE DRIP LINE OF THE TREES.

MULCHES / ROCK

	4" MINIMUM DEPTH OF 3/4" TO 1" COLORED CRUSHED GRAVEL (BROWNS, REDS, & GRAYS) OVER DEWITT PRO 5 WEED BARRIER	888 S.F.
	4" MINIMUM DEPTH OF 2" COLORED CRUSHED GRAVEL (GRAYS, WHITES, BLACKS) OVER DEWITT PRO 5 WEED BARRIER	2,524 S.F.
	EXISTING GRASS TO REMAIN. CONTRACTOR TO REPAIR ANY AREAS OF DISTURBANCE AND/OR AREAS THAT ARE STRESSED THAT NEED REPLACED.	12,573 S.F.
	CONCRETE MOW STRIP - REFER TO SHEET L-2	
	8-18 CF LANDSCAPE BOULDER THAT MATCH EXISTING BLENDER BOTTLE BOLDERS	3 EACH

NOTES:
1. SEE SHEET L-2 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
4. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM BLUFFDALE CITY PUBLIC WORKS AND/OR CITY TREE BOARD.
5. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
6. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
7. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERITY QUANTITIES.
8. SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
10. PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS BASED ON THEIR HYDRO ZONE CLASSIFICATION.
11. IF PLANTS OF DIFFERENT HYDRO ZONE CLASSIFICATIONS ARE PLACED ON THE SAME IRRIGATION VALVE, ONLY PLANTS OF TWO HYDRO ZONE CLASSIFICATIONS CAN BE GROUPED TOGETHER, I.E. HYDRO ZONE 1 WITH HYDRO ZONE 2 OR HYDRO ZONE 2 WITH HYDRO ZONE 3 PLANT MATERIAL. THEN, EACH PLANT MATERIAL WITH THE HIGHER HYDRO ZONE VALUE IS TO RECEIVE ONE ADDITIONAL DRIP EMITTER THAN THE LOWER HYDRO ZONE PLANT MATERIAL.

PLANT SCHEDULE GRAPHIC SYMBOLS FOR PLANT MATERIALS ARE SMALLER THAN PLAN VIEW GRAPHIC SYMBOLS

NOTES:
ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT

9/16/20

LANDSCAPE CALCULATIONS SUMMARY

ON SITE LANDSCAPE PROVIDED (REFER TO SITE PLAN)
8,913 S.F.
TOTAL PROJECT LANDSCAPING (INCLUDING AREAS IN ROAD R.O.W.)
21,486 S.F.
TOTAL LANDSCAPE AREA IN TURF GRASS - EXISTING TO REMAIN (INCLUDING ROAD R.O.W.)
18,824 S.F. 87.61% OF LANDSCAPE
TOTAL AREA IN DROUGHT TOLERANT LANDSCAPE (INCLUDING R.O.W)
2,662 S.F. 12.39% OF LANDSCAPE
PERCENT OF LANDSCAPE PLANT MATERIAL AREA VALUE COVERAGE (EXCLUDES TURF GRASS)
8.83% BASED ON "WATER-WISE PLANTS FOR SLC", WITH TREES CALC.
4.27% BASED ON "WATER-WISE PLANTS FOR SLC", WITHOUT TREES CALC.
PERCENT OF DROUGHT TOLERANT PLANTS (EXCLUDES TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
PERCENT OF LANDSCAPE AREA OF LIVE PLANT COVERAGE (INCLUDES TURF GRASS)
96.44% WITH TREES CALCULATED
33.37% WITHOUT TREES CALCULATED (70% REQUIRED)
REQUIRED GENEVA ROAD STREET TREES
15.7 TREES 627 FT DIV.BY 40
PROVIDED GENEVA ROAD STREET TREES
9 TREES (EXISTING TO REMAIN)

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

CALL BEFORE YOU DIG 1-8-LESS LAW BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE
1	SITE TREE CHANGED - OREM CITY REVIEW	DCM	8/14/20
2	SITE PLAN CHANGE - DUMPSTER DRAINAGE	DCM	9/3/20
3	DUMPSTER DRAINAGE SWALE VEGETATED	DCM	9/16/20

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7454
www.foresitedesigngroup.com

OREM MANTAS
LANDSCAPE PLAN
520 NORTH GENEVA ROAD OREM, UTAH 84058

LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
9/16/20

SHEET: **L-1**

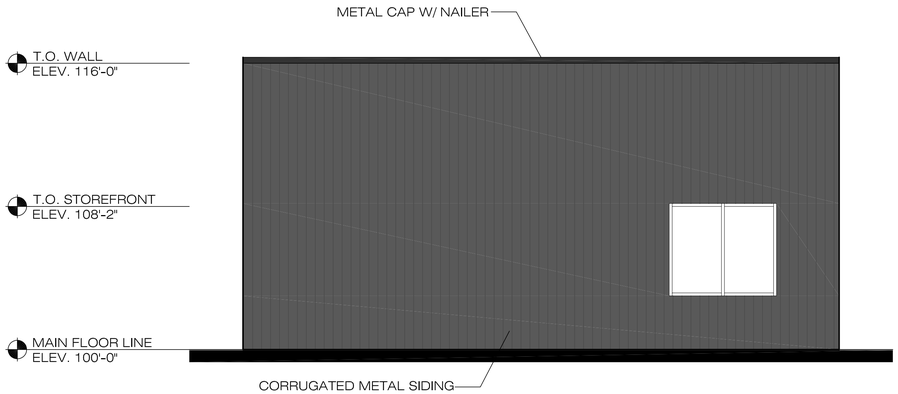
FILE NAME: FDG-239 | SCALE: 1"=20'

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, LC shall be without liability to Foresite Design Group, LC.

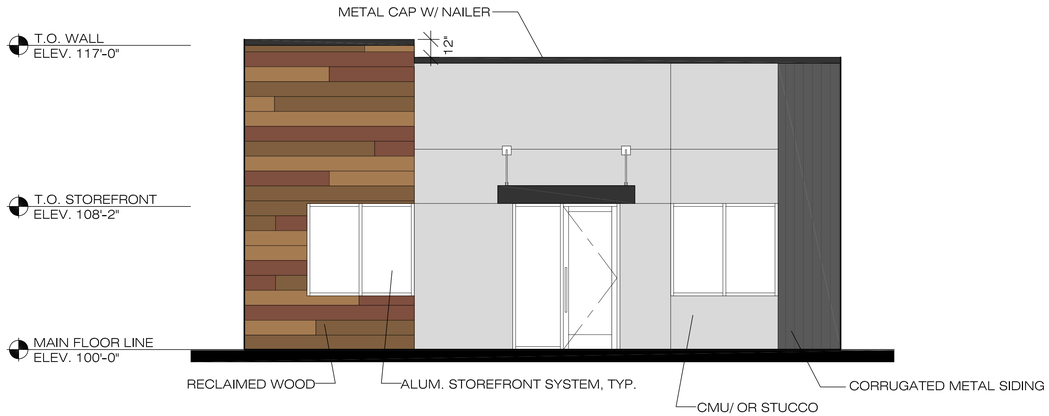
NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 501.2 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.



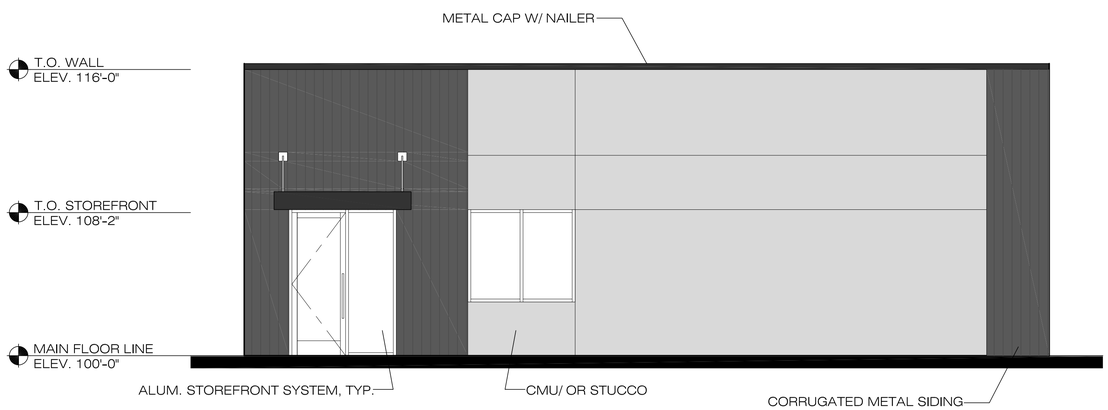
WEST ELEVATION
SCALE: 1/4" =1'-0"



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



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



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

SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

520 N GENEVA ROAD

OREM, UT

PROPOSED BUILDING

EXTERIOR ELEVATIONS

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

JULY 10, 2020
2066401S5.dwg

A3.1


Street View

Item #: 3.4	**Planning Commission** October 21, 2020	
Prepared By: Jake Harding		
Applicant: Davies Design Build	**PUBLIC HEARING** - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zoning of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Mailed 125 notices within 500 feet of the property.
- Posted at utah.gov/pa

Site Information	
General Plan	CC
Current Zone	OS5
Proposed Zone	C2
Acreage	2.16
Neighbor-hood	Lakeview

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

REQUEST: The applicant requests the City amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.

BACKGROUND:
The applicant is requesting the zone change to allow for a neighborhood convenience store and gas station. The proposed gas station will be patterned after the existing gas station at approximately 1700 West Main Street in Lehi. It is proposed to have internal restaurants, a convenient store, and 6-12 gas pumps.

The properties in question were originally designated in the General Plan as LDR residential. However, a recent change was made to the South-West area in the General Plan that designates this corner as Community Commercial (CC). This change was made understanding that this applicant was interested in this rezone.

The proposed rezone sits at the corner of Geneva Road and 2000 South. The Development Review Committee requested that the applicant go through preliminary review for his curb cuts since 2000 South is a Provo street and Geneva Road is a UDOT road. Preliminary UDOT and Provo City reviews have been completed. Provo is very likely to grant the request. However, UDOT has not indicated whether or not the request will be granted. Once the applicant applies for site plan approval, he will need to get full approval from both jurisdictions in addition to Orem City for the curb cuts. UDOT is planning on putting in a light at the intersection in the near future.

As the property was originally planned to be residential, the water and sewer infrastructure was also originally planned to go through this property to service the future residential properties to the east of this corner. In order to be able to still accommodate that plan, staff will require the applicant to continue those utilities through the property to the east when they apply for site plan approval. The applicant has been made aware of this and has updated the concept plan to reflect these utilities going through the north-east portion of the property.

The applicant was required to hold a neighborhood meeting prior to applying for the rezone. 44 residents attended the meeting. Below is a list of some prominent concerns with the applicant's response to each one.

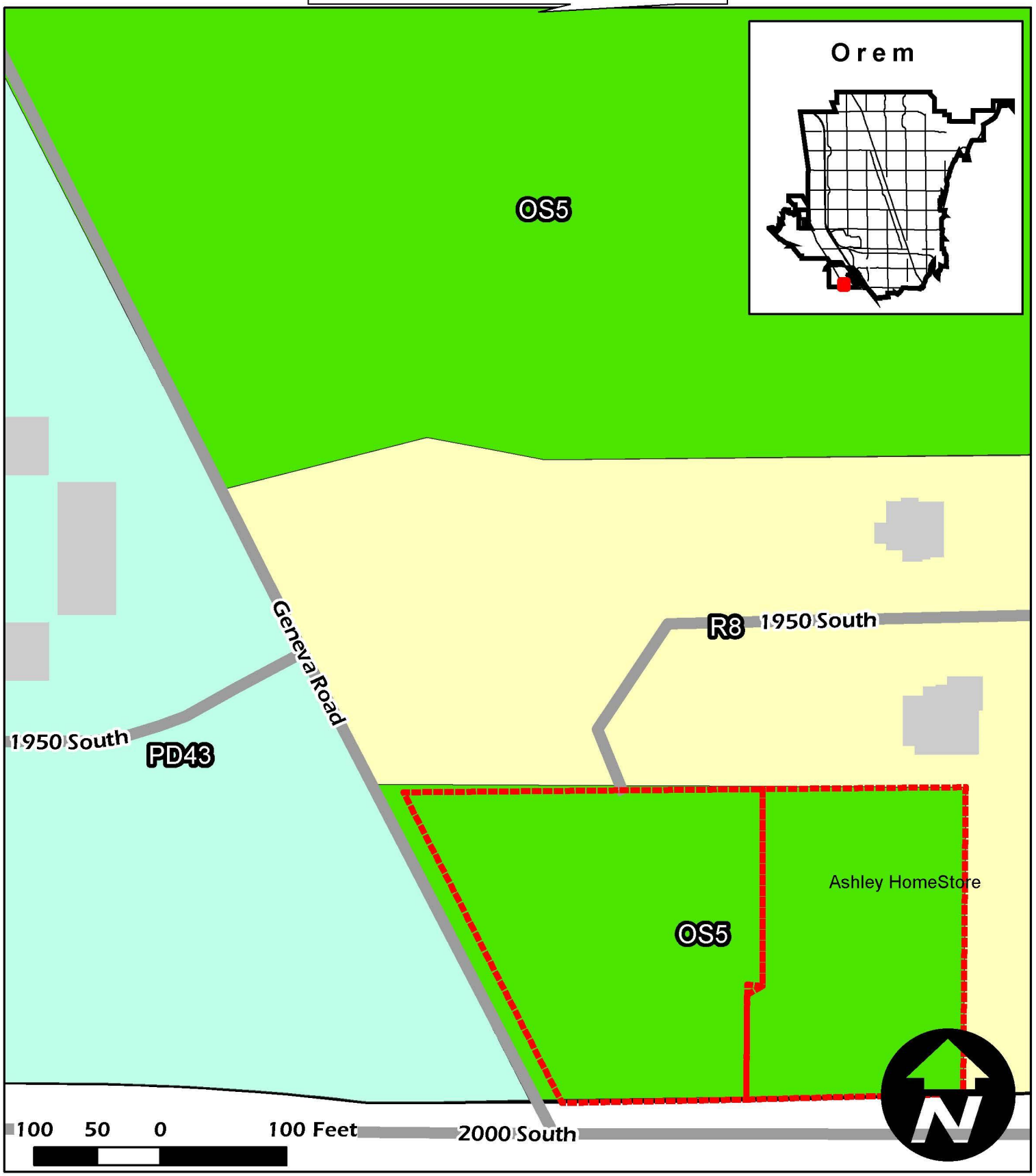
- Why this particular location instead of elsewhere?
  - Demand for a convenience store in this area is increasing. The closest commercial to this location is at Geneva Road and University Parkway.
- What kind of fence will border the gas station?

    - An 8’ stamped concrete wall.
- If approved for the zone change, what is the likelihood of something other than a gas station going into the property?
    - The cost of the land would prohibit anything other than a gas station from going in.
- How tall will the structure be?
    - 32 feet.

During the neighborhood meeting, the applicant asked for an informal vote of all in attendance as to whether they approved of the proposal or not. The vote was 42 in favor, 1 abstained, and 1 against. The general feel from the meeting was that the residents were excited about the proposal.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City General Plan. Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.

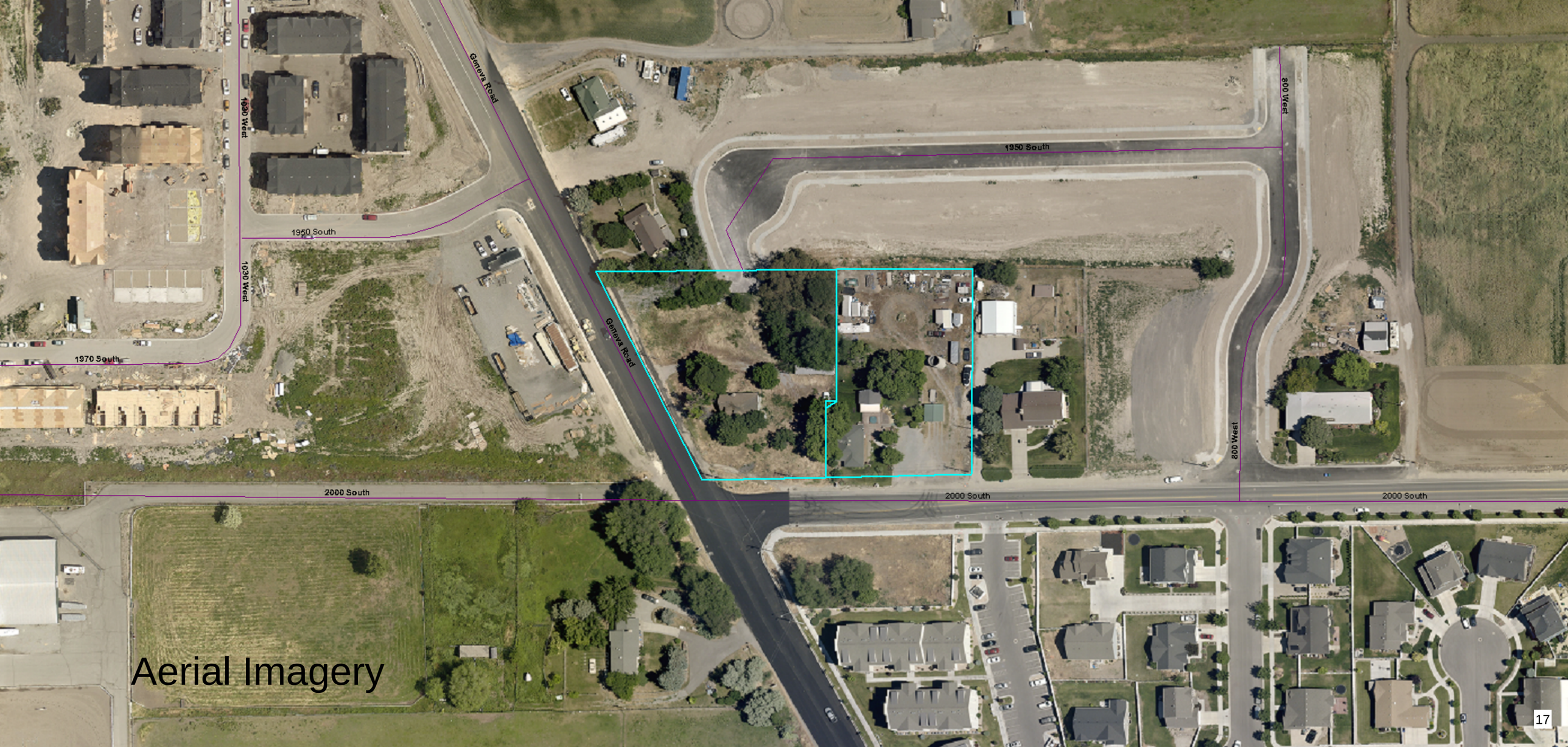
Lakeview Corner



Lakeview Corner
OS5
2.16 Acres

NEIGHBORHOOD
Lakeview

Legend
Parcels Selection
Buildings



Aerial Imagery

OS5

M2

PD43

OS5

OS5

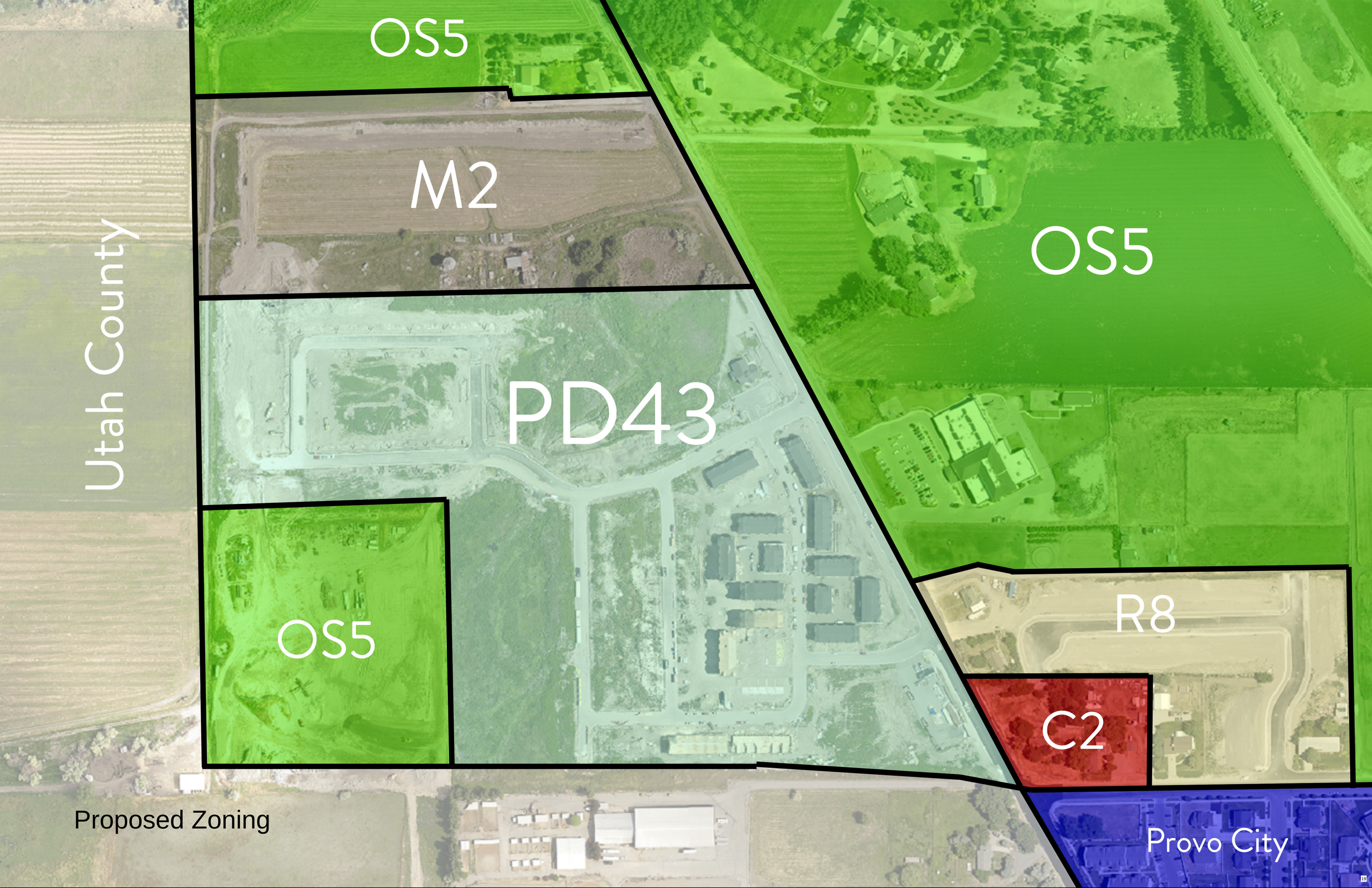
R8

OS5

Utah County

Provo City

Existing Zoning


Utah County
OS5
M2
PD43
OS5
OS5
R8
C2
Provo City
Proposed Zoning

LI

CC

LI

LDR-SW

LI

Conservation Easement

Future Lakeview Pkwy

Future Geneva Rd Widening

Conservation Easement

MDR

PS

CC

LDR-SW

CC

Future Trail

Future Highway

General Plan

OS5

R8

PD43

OS5

Utah County

Current Zoning

Provo City

Orem Zone Change Reason for Change
(2000 N. & Geneva Rd. Gas Station)

We are requesting consideration and possible approval for a zone change for the subject parcels to Neighborhood Commercial that would allow a convenience store and gas station.

There is new demand and population for this area.

There is a signaled intersection being constructed August of 2020 per UDOT, at 2000 South and Geneva Rd.

We believe that this zone change meets the vision of the changing needs in the southwest quadrant of Orem.

We recognize that the subject property and area was slated to be residential and we believe a well designed convenience store will better serve the needs of the patrons and surrounding community, allowing those in this area to avoid adding additional congestion to area to the north and east of town.

MDR

CC

LDR-SW

General Plan

OS5

R8

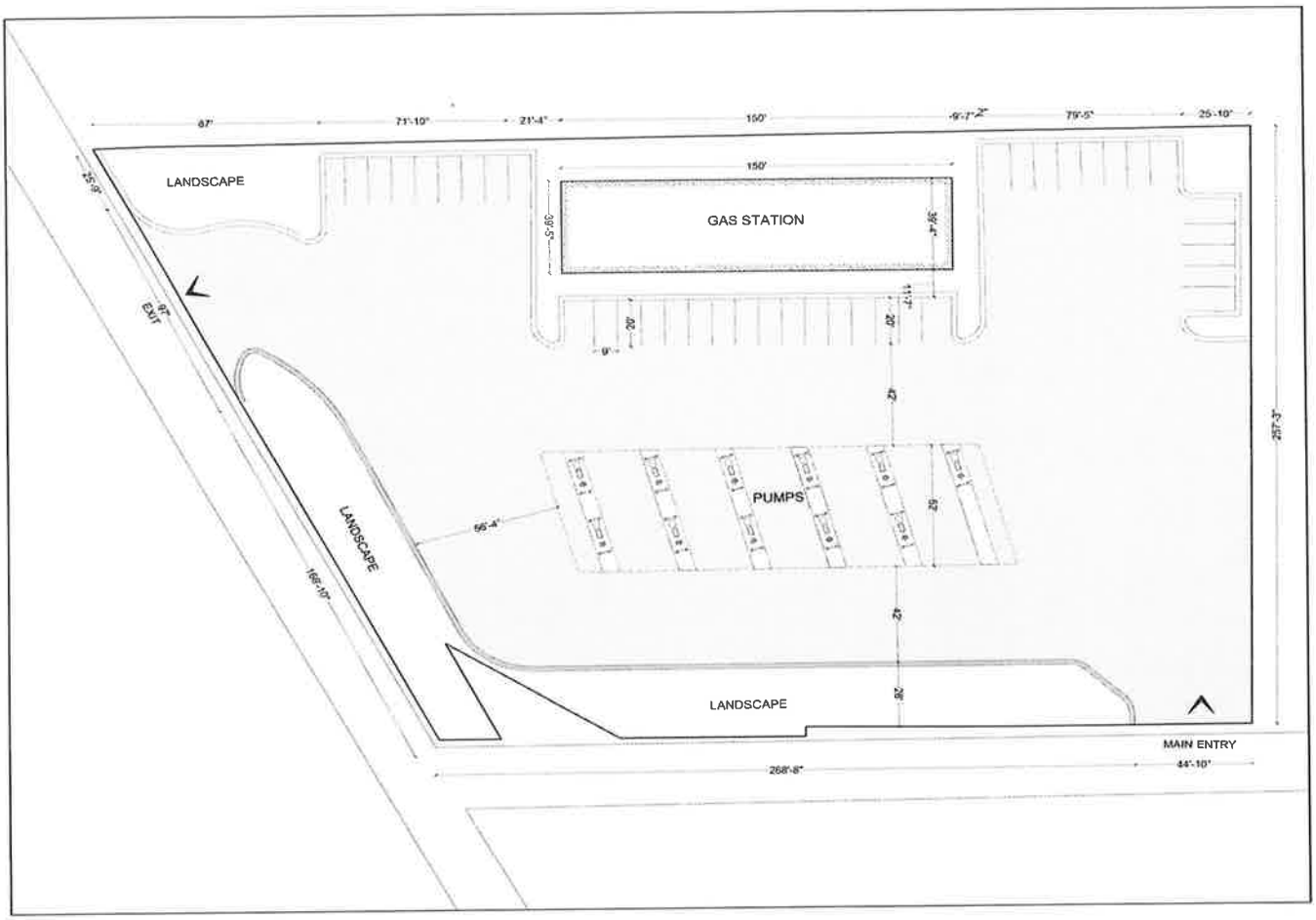
PD43

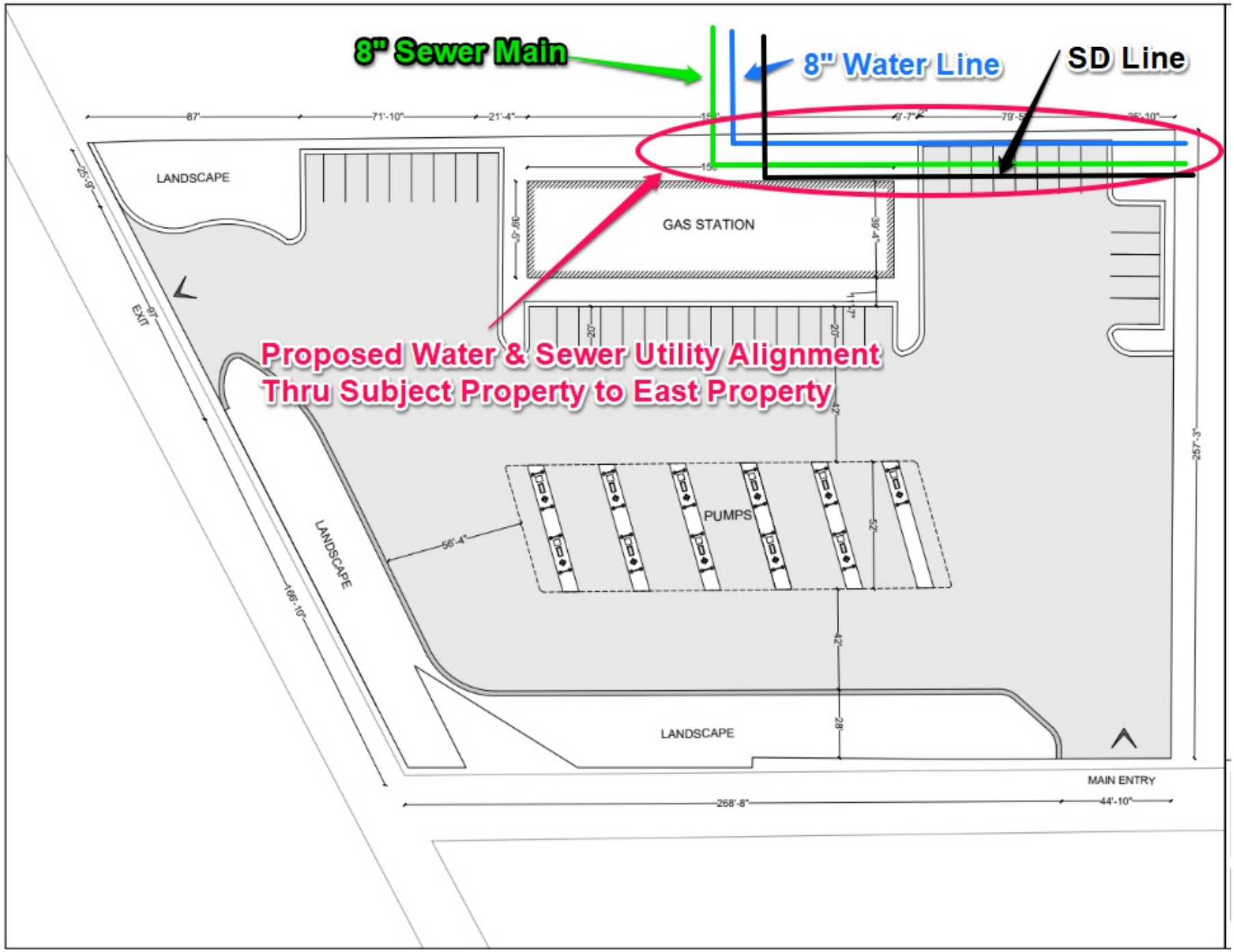
C2

Utah County

Provo City

Proposed Zoning


LANDSCAPE
GAS STATION
PUMPS
LANDSCAPE
LANDSCAPE
EXIT
MAIN ENTRY
150'
39'-5"
36'-4"
11'-7"
20'
9'
42'
56'-4"
166'-10"
257'-3"
268'-8"
44'-10"
87'
71'-10"
21'-4"
150'
9'-7"-2"
79'-5"
25'-10"
25'-9"
97'


8" Sewer Main
8" Water Line
SD Line
Proposed Water & Sewer Utility Alignment
Thru Subject Property to East Property
LANDSCAPE
GAS STATION
PUMPS
LANDSCAPE
LANDSCAPE
EXIT
MAIN ENTRY
87'
71'-10"
21'-4"
39'-5"
39'-4"
20'
20'
42'
52'
42'
28'
257'-3"
56'-4"
166'-10"
268'-8"
44'-10"










POLICE
FIREMEN
EMTs



VIII. Conclusions

The proposed Lakeview Corner site is located on the northeast corner of Geneva Road and 2000 South in Orem, Utah. The site is planned to include a 22 pump gas station and is projected to generate 274 AM and 308 PM peak hour trips with 4,518 daily trips.

The following comments are made about the site:

- Geneva Road / 2000 South operates with critical WBL at LOS C in the AM peak period and LOS F in the PM peak period. This is maintained with the addition of the site in 2020. In 2025 with and without the site the intersection operates with critical WBL at LOS D in the AM peak period and LOS F in the PM peak period. If a signal is built at this location it will operate with LOS A in 2025 with and without the site. The site traffic increases traffic at the intersection by 5.2% in the AM and 4.3% in the PM peak period.
- 3100 West / 2000 South operates with critical NBL at LOS B in the AM peak period and LOS B in the PM peak period. This is maintained with the addition of the site in 2020. In 2025 without the site the intersection operates with critical NBL at LOS B in the AM peak period and LOS B in the PM peak period. With the addition of the site the intersection operates with critical NBL at LOS C in the AM peak period and LOS B in the PM peak period.
- Multifamily Access / Geneva Road operates with critical WBL at LOS C in the AM peak period and LOS C in the PM peak period. With the addition of the site the intersection operates with critical WBL at LOS C in the AM peak period and LOS D in the PM peak period. In 2025 with and without the site the intersection operates with critical WBL at LOS C in the AM peak period and LOS D in the PM peak period.
- The site access along 2000 South operates with NBL delay at LOS B with and without the site. The SBL movement for site traffic leaving the site operates at LOS C throughout 2025.
- The site access along Geneva Road operates with WBL delay at LOS C in the AM and LOS D in the PM peak period. In 2025 the access operates with WBL delay at LOS C in the AM and LOS E in the PM peak period. If a signal is not built at Geneva Road / 2000 South, delay for egress traffic to the south will begin to experience high delay by 2025. With a signal at this location, traffic headed to the south from the site can use the access on 2000 South and the signal to travel to the south.
- The queue analysis indicates that there are no expected queue overlap locations between the accesses and the surrounding intersections and accesses.
- Based on this analysis the signal is warranted per Method 1 in both the AM and PM peak periods and per Method 2 in the PM peak period.
- This segment of State Street has a Safety Index of 4 out of 10 with a crash rate 40% of the average and a severe crash rate 40% of the average.

IX. Recommendations

The following non-site related improvements are recommended:

- Due to the existing volumes at the intersection of Geneva Road / 2000 South, a signal is warranted in the AM and PM peak period and the intersection operates at high side street delay. Once the signal is installed at this location, the congestion concerns are mitigated.

The following site related improvements are recommended:

- Access 1 on 2000 South does not meet the required access spacing per Orem City Guidelines. The misalignment of the apartment access and the proposed access are offset with the north leg to the west and the south leg to the east, this a better type of offset as there is no shared storage location overlap required for the EBL at the site and the WBL at the apartments. This offset will however increase the size of the conflict area for NBL and SBL when compared to a typically aligned access. It is recommended that the access be built with an eastbound left deceleration lane. This can be accommodated by restriping 2000 South as a three lane facility between Geneva Road and 3100 West with a center turn lane and restricting parking along both sides of the street.
- Access 2 does not meet the required access spacing and will require a variance through UDOT. Per UDOT standards, this access will requires a NBR deceleration land and a SBL deceleration lane. The center lane on Geneva Road provides the left turn deceleration. The expected site frontage improvements along Geneva Road should include a shoulder area that can be used as the right turn deceleration lane.

It should be noted that when the signal is installed at 2000 North and Geneva Road it will be a UDOT intersection and both accesses are considered to be within the functional area of the intersection which may restrict them to right-in / right-out operations depending if raised median islands are installed to protect the turn lane area of the intersection.


UT-114
©2020 Google
Google


Google

Orem neighborhood meeting
2000 S. & Geneva Rd. (Gas Station)
March 3, 2020

Introduction
Ed Axley
• presentation of drone fly by of gas station
• Modern but residential feel
• Area is changing because of new temple. Lots of re zoning
• Wants feedback from public
• Project is taking 2 properties on Geneva and 2000 s .. Kent Roberts and Taylor family's home
Community input
• Infrastructure. How much strain will infrastructure have in neighborhood because of project
• Same people in neighborhood will be the same people using gas station
• Provo is in control of 2000s the right away.
• How many pumps 6-8 pumps
• Beautiful plan what kind of traffic are you needing through the doors. 30,000 people pass there each day
• Zoned open space now.
• Some of the neighborhood wants this gas station and some absolutely do not
• Comparison is on 800 N cascade estates harmons in the north section of Orem. The neighborhood filled out even though the neighborhood was in the shadow of the gas station 2 25,000 sq ft buildings. 44 people there 42 people wanted it. 1 was against it and 1 didn't vote. In the end the neighborhood loves it. It was an orchard master plan assisted living facility
• Most recent plan does not show off ramp in this location.
• What's the impact of taxes of homes near by.
• What kind of fence will go against there property that borders the gas station. 8 feet concrete wall. Concrete and stamped . Very solid material.
• 4 way intersection is coming on at 2000 S and Geneva Road to control the traffic flow. Area is changing because of all the roof tops going in.
• If they get approval what's the Likley hood Davies would put in something different. Davies is asking neighborhood/commercial zoning. Cost of the land is prohibited to develop anything other than a gas stations.
• Mill haven homes said the city did not want this zoned commercial. They want it to stay residential.
• Why not this spot instead of another spot for this gas station. The demand is increasing with all the new homes and temples.
• 32 feet high is how high the structure will be.

Neighborhood Meeting Sign In

Project: Gas Station Convenience Store
Project Location: North East corner: 2000 S. & Geneva Rd.
Facilitator: Davies Design Build

Date: March 3, 2020
Time: 7PM

	PRINT NAME	PHONE	EMAIL
1.	Tamara Salisbury	805-724-0586	Tamara@gmail.com
2.	McKay Salisbury	703-895-8005	McKaydSalisbury@yahoo.com
3.	Cody Chamberlain	801 449 0543	Cody.Chamberlain5@gmail
4.	Ashley Axley	801-592-1199	ashley.axley@gmail.com
5.	Shad Outsen	801-361-4425	shad.outsen@gmail.com
6.	Hugh Black	801 592-2406	hughbblack@gmail.com
7.	Liz Robles	8016160314	lizmrobles@gmail.com
8.	Jon Banks	801-865-1633	jon@banks.fm
9.	Paula Rowe	801-310-6698	rauem@digis.net
10.	Jeremy Ackley	801-787-0912	Jeremy@millhollowhomes.com
11.	Eric Houston	435-640-0163	
12.	Emily Jensen	801.494.1955	
13.	Barry Brown	801-472-5797	brownfolks2@gmail.com
14.	Sandi Morgan OR sandiemorgan@gmail.com	801-376-2987	MMshowhorse@digis.net
15.	Cassidy Baum	801-722-8598	cassidybaumrealestate@gmail.
16.	Francis Rode	801-919-7686	FrancisR@utahpropertiesllc.com
17.	Truett Chamberlain	801.361.5855	truett.chamberlain@gmail.com
18.	Linda Nielson	801-494-4285	lindac171@juno.com
19.	Ryan Knowlton	801-669-6114	ryan@rhihogfx.com
20.	Ted Lee	(801) 358-7066	theodore.e.lee@gmail.com
21.	Marlene Sconlle	(801) 228 8408	marlenesconlle@gmail.com
	Michael Nogatowski	801 675 3079	yrvdoughnuts@gmail.com

Templates by Vertex42.com
© 2009-2014 Vertex42 LLC

Neighborhood Meeting Sign In

Project: Gas Station Convenience Store
Project Location: North East corner: 2000 S. & Geneva Rd.
Facilitator: Davies Design Build

Date: March 3, 2020
Time: 7PM

	PRINT NAME	PHONE	EMAIL
1.	Lane Taylor		
2.	Cindy Taylor		
3.	Dwane Butler		
4.	Eric Houston		
5.	Cody Chamberlain		
6.	Emily Jenson		
7.	Spencer Wells (Lake View Fields HOA President)	801 875 9945	Spencer.Wells1@gmail (please email video) thx. presentation of building
8.			
9.	Jud Harvey		
10.	Kent Roberts		
11.	Marina and Roger Weight		
12.	TANNER NORDSTROM		
13.	Cassidy Baum		
14.	Jeremy Ackley & wife		
15.	[illegible]		
16.	Kelli Jenson		
17.	Terry Way		
18.			
19.			
20.			
21.			

Templates by Vertex42.com

© 2009-2014 Vertex42 LLC

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

Digitally via Zoom, Contact Development Services

City Council
Tue, Nov 10, 2020
6:00 pm

Planning Commission
Wed, Oct 21, 2020
4:30 pm

Davies Design Build LLC requests the City amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.

CHURCH, MATTHEW J & MELISSA K (ET AL)
5501 W 10600 N
HIGHLAND, UT 84003

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

Digitally via Zoom, Contact Development Services

City Council
Tue, Nov 10, 2020
6:00 pm

Planning Commission
Wed, Oct 21, 2020
4:30 pm

Davies Design Build LLC requests the City amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.

DE LEEUW, DOLAN J
276 W 130 S
LINDON, UT 84042

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

Digitally via Zoom, Contact Development Services

City Council
Tue, Nov 10, 2020
6:00 pm

Planning Commission
Wed, Oct 21, 2020
4:30 pm

Davies Design Build LLC requests the City amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.

TORNOW, MICHAEL S & IVY A
11302 N NORMANDY WAY
HIGHLAND, UT 84003

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

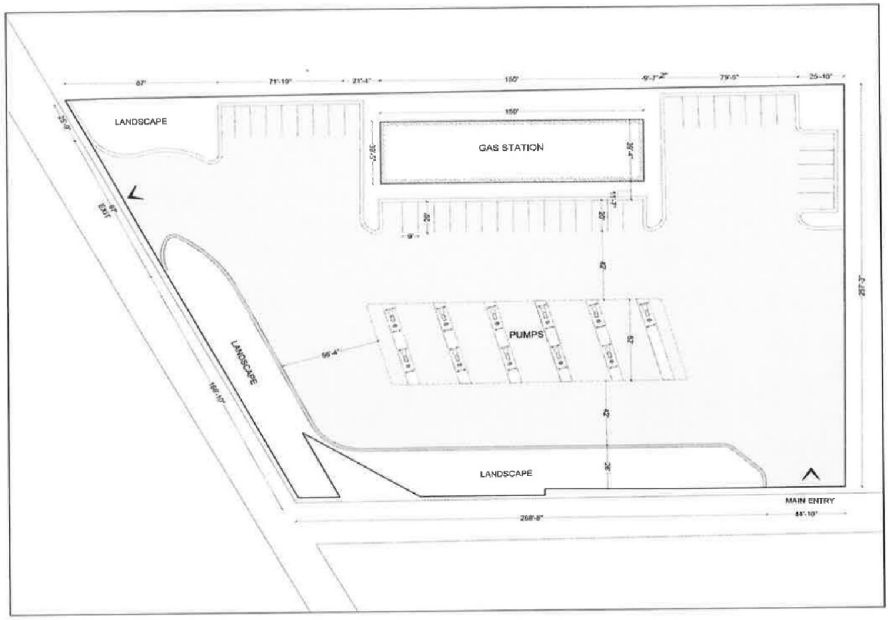
Digitally via Zoom, Contact Development Services

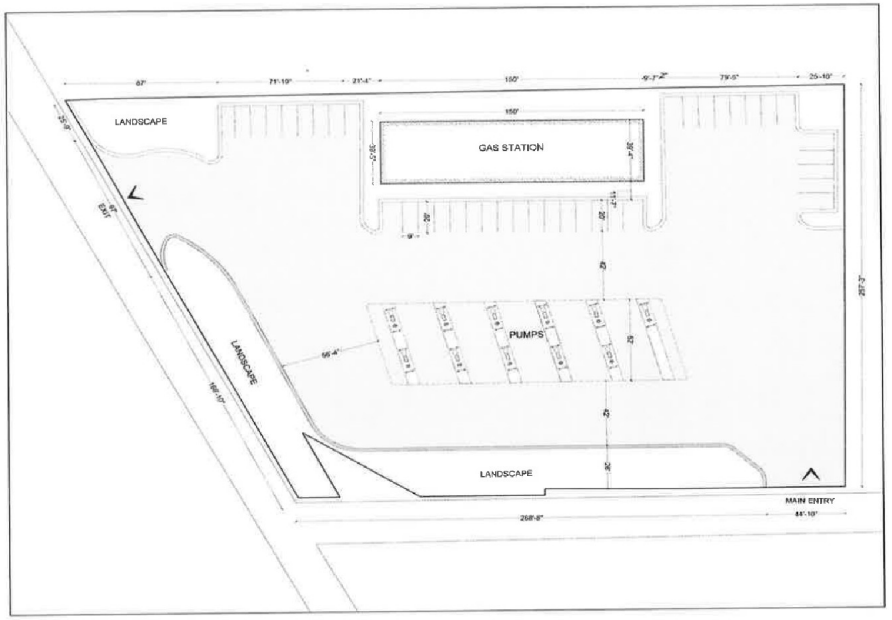
City Council
Tue, Nov 10, 2020
6:00 pm

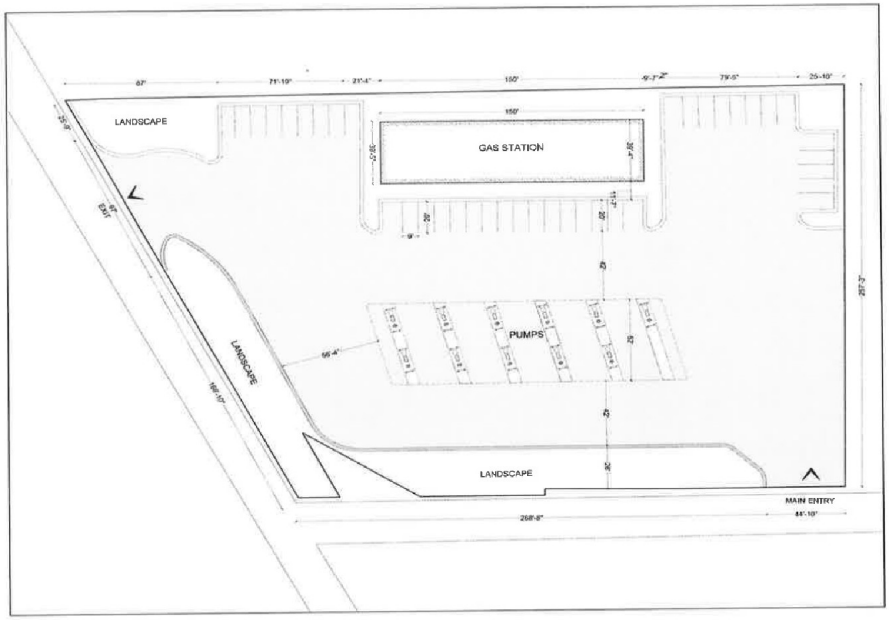
Planning Commission
Wed, Oct 21, 2020
4:30 pm

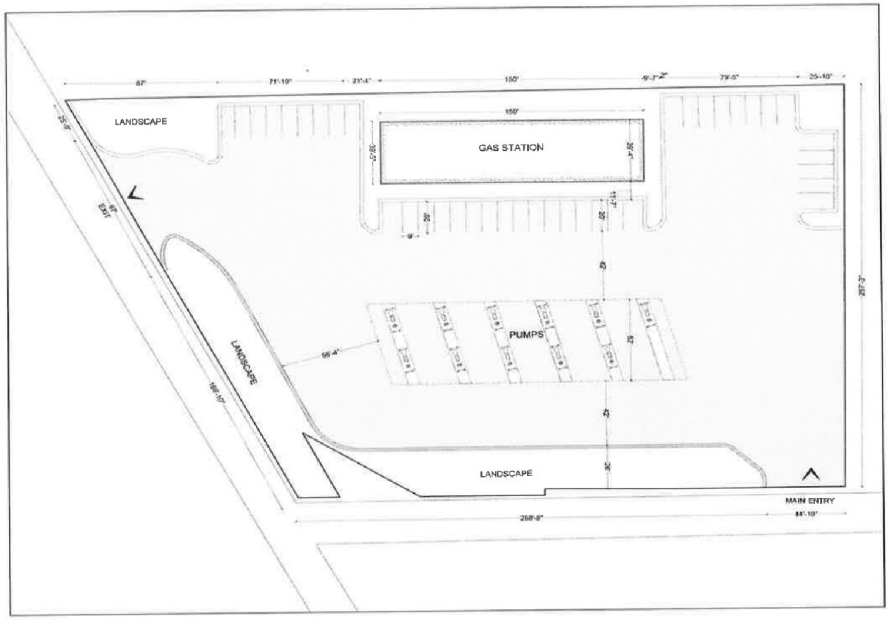
Davies Design Build LLC requests the City amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.

MILLHAVEN CONSTRUCTION LLC
272 W 200 N STE 100
LINDON, UT 84042


LANDSCAPE
GAS STATION
PUMPS
LANDSCAPE
LANDSCAPE
MAIN ENTRY


LANDSCAPE
GAS STATION
PUMPS
LANDSCAPE
LANDSCAPE
MAIN ENTRY


LANDSCAPE
GAS STATION
PUMPS
LANDSCAPE
LANDSCAPE
MAIN ENTRY


LANDSCAPE
GAS STATION
PUMPS
LANDSCAPE
LANDSCAPE
MAIN ENTRY

UTAH DEPARTMENT OF TRANSPORTATION
%RIGHT OF WAY FOURTH FLOOR
PO BOX 148420
SALT LAKE CITY, UT 84114

BACKUS, KRISTOPHER CRAIG & JILL RAWLINGS
44 S 300 E
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

DOME PARK PROPERTIES LLC
58 E 2650 N
LEHI, UT 84043

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

SHAMROCK HOMES LLC
125 3 300 N
LEHI, UT 84043

SHAMROCK HOMES LLC
125 E 300 N
LEHI, UT 84043

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

CLASSIC JACK REAL ESTATE HOLDINGS LLC
231 N 300 E
OREM, UT 84057

MILLHAVEN CONSTRUCTION LLC
272 W 200 N STE 100
LINDON, UT 84042

DE LEEUW, DOLAN J
276 W 130 S
LINDON, UT 84042

PROVO CITY CORPORATION
351 W CENTER ST
PROVO, UT 84601

CLYDE HOMES LLC
360 N STATE STEET STE A
LINDON, UT 84042

PETERSON, JEREMY & AMANDA
459 W 1840 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

HEATON, GERRY L & KAYE B
501 W MAIN CANYON RD
WALLSBURG, UT 84082

GENEVA ROAD 44 LLC
519 W STATE ST STE 202
PLEASANT GROVE, UT 84062

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

TAYLOR, LLOYD
%TAYLOR, LANE
678 W 1325 N
OREM, UT 84057

CHAMBERLAIN, JON
725 S NEBO CIR
WOODLAND HILLS, UT 84653

ARIVE HOMES LLC
733 N MAIN ST
SPANISH FORK, UT 84660

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

BROWN, BARRY E & LINDA B (ET AL)
782 W 2000 S
OREM, UT 84058

GROO, DENIS E & NANCY M
838 W 2000 S
OREM, UT 84058

ROBERTS, DONALD KENT
868 W 2000 S
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1006 W 1950 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1008 W 1950 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1014 W 1950 DS
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1018 W 1950 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1022 W 1950 SOUTH
OREM, UT 84058

CHOWDHARY, PRATAPRAI R & KIRAN B
--OR CURRENT RESIDENT--
1033 W 1970 SOUTH
OREM, UT 84058

THOMPSON, BEAU
1036 W 1970 S
OREM, UT 84057

MATTHEWS, ROBERT JOSHUA & MADISON
1037 W 1970 S
OREM, UT 84058

HURST WOOD EDUCATION FOUNDATION INC
1095 S 800 E
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

CHOWDHARY, PRATAPRAI R & KIRAN B
1373 W RAMES RD
SOUTH JORDAN, UT 84095

MORGAN, DAVID S & SANDRA C
1476 LAKESHORE DR
PROVO, UT 84601

HOLLAND, CINDY B (ET AL)
1600 GROVE CREEK CT
ROSEVILLE, CA 95747

EXO INVESTMENTS LLC
1815 N 1880 W
PROVO, UT 84604

HURST WOOD EDUCATION FOUNDATION INC
--OR CURRENT RESIDENT--
1875 S GENEVA RD
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1893 S 1030 WEST
OREM, UT 84058

MAPLE MOUNTAIN BUILDERS LLC
1896 N 1120 W
PROVO, UT 84604

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1897 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1899 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1901 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1903 S 1030 WEST
OREM, UT 84058

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 105
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 106
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 205
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 206
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 304
PROVO, UT 84601

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1907 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1909 S 1030 WEST
OREM, UT 84058

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

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1911 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1913 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1917 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1919 S 1030 WEST
OREM, UT 84058

TRONSON, TANNER
1921 N 1640 W
PROVO, UT 84604

HEATON, GERRY L & KAYE B
--OR CURRENT RESIDENT--
1921 N GENEVA RD
PROVO, UT 84601

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1921 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1923 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1927 S 1030 WEST
OREM, UT 84058

BRINKERHOFF, WALTER A & CONI JO (ET AL)
1928 SIYTG 1030 W3ST # 429
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1929 S 1030 WEST
OREM, UT 84058

OYANEDEL, ANGEL PATRICIO
1929 S GENEVA RD
OREM, UT 84058

NIELSON, LINDA E
1931 N 3100 W
PROVO, UT 84601

CISNEROS, JESUS JR & CHRISTIAN A
1936 N 3100 W
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 101
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 102
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 201
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 202
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 301
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 302
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 304
PROVO, UT 84601

GARDNER, ANDREW & JESSICA
1939 N 3100 W
PROVO, UT 84601

NORDSTROM, MACKENZIE & TANNER
1942 N 3100 W
PROVO, UT 84601

THENOT, JODY R
1953 N 3050 W
PROVO, UT 84601

FLYGARE, KELLY
1959 N 3100 W
PROVO, UT 84601

MERRILL, SETH & BROOKE
1965 N 3050 W
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 101
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 102
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 105
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 106
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 201
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 202
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 205
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 206
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 301
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 302
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 304
PROVO, UT 84601

BAHR, DON F & VONDA P
1969 N GENEVA RD
PROVO, UT 84601

HART, RACHEL (ET AL)
1971 N 3100 W
PROVO, UT 84601

HERNANDEZ, GABRIELA COMPRES & GABRIELA
1979 N 3100 W
PROVO, UT 84601

HERIFORD, HANK & AUBREY
1987 N 3100 W
PROVO, UT 84601

GERMAN, EDWARD & JEANNETTE VARGAS
1988 N 3100 W
PROVO, UT 84601

PROVO CITY CORPORATION
--OR CURRENT RESIDENT--
1992 N GENEVA RD
PROVO, UT 84601

BOARDWALK INDUSTRIES LLC
2000 S GENEVA RD
OREM, UT 84058

LAKEVIEW FIELDS HOMEOWNERS ASSOCIATION
%ROBLES, LIZ
3089 W 1930 N
PROVO, UT 84601

JAUREGUI, JOSE ARMANDO
3103 W 1930 N
PROVO, UT 84601

VINDEL, JOSUE MORENO & KELLY MORENO
3713 N 600 E
PROVO, UT 84604

ALVARENGA, BORIS & JOSIE
4393 SHADYHOLLOW LOOP
LEHI, UT 84043

UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

CHURCH, MATTHEW J & MELISSA K (ET AL)
5501 W 10600 N
HIGHLAND, UT 84003

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
MIDVALE, UT 84047

GRAY, TYRELL
8651 S 1150 E
SPANISH FORK, UT 84660

CAMPBELL, CHAD
9167 S 6000 W
PAYSON, UT 84651

TORNOW, MICHAEL S & IVY A
11302 N NORMANDY WAY
HIGHLAND, UT 84003

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 7, 2020

The following items are discussed in these minutes:

- Vacating Strawberry Fields, Plat A and approving Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone - Approved.
- Vacating Heritage Homes, Plat H and approving Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone - Approved.

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 October 7, 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; Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, Mike Staker, Planning Commission members; Terry Peterson, City Council Liaison; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Jake Harding, Cheryl Vargas, Associate Planners; Brady Hale, Traffic Engineer; Sam Kelly, City Engineer; Steve Earl, Legal Counsel via zoom.

Those excused: Grant Allen and Matt Taylor, Long Range Planners.

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

Agenda Item 3.1 is a request by Tracy Rawle for the Planning Commission to vacate Strawberry Fields, Plat A and approve Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone.



Staff Presentation: The applicant desires to amend the existing plat in order to add Limited Common areas to the building pads. This will allow residents to fence their yards if they want to. There is also a minor address correction on Lot 1, it will be changed from 1303 North to 1309 North Strawberry Lane. No other changes are proposed.

Recommendation: Staff recommends the Planning Commission vacate Strawberry Fields, Plat A and approve Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone

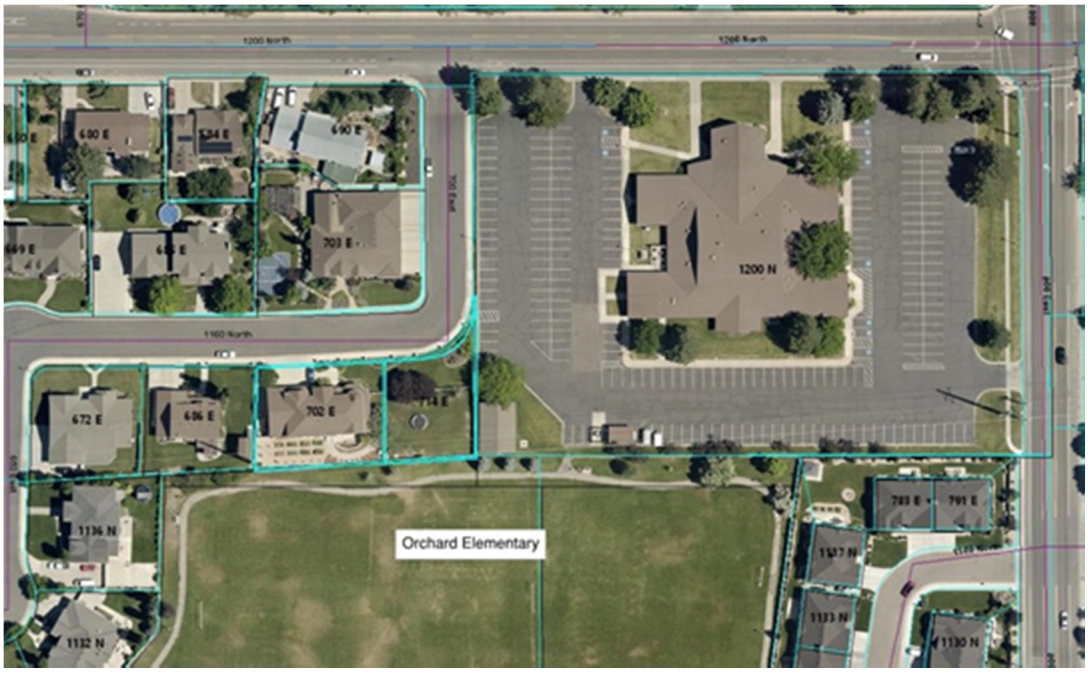
There was discussion on the item. Some of the key issues that were discussed were:

- That the plat amendment represents an interest of the current and future homeowners of this subdivision.

Planning Commission Action: Mr. Roberts moved to vacate Strawberry Fields, Plat A and approve Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone. Ms. Jensen 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 Ms.Vargas to introduce **Agenda Item 3.2**:

Agenda Item 3.2 was a request by Keven Stratton for the Planning Commission to vacate Heritage Homes, Plat H and approve Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone.



Staff Presentation: The existing plat is a two-lot subdivision containing Lots 1 and 2, currently owned by the applicant. Lot 1 is .23 acres and Lot 2 is .17 acres. The new subdivision will consist of one lot that is .42 acres. The applicant is proposing to merge these two lots into one lot. There are no existing easements between the two lots, so no easement vacation is required. No other changes are proposed.

Recommendation: Staff recommends the Planning Commission vacate Heritage Homes, Plat H and approve Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone.

There was discussion on the item. Some of the key issues that were discussed were:

- The intention of the plat amendment is to construct a pool on the property.

Planning Commission Action: Mr. Spencer moved to vacate Heritage Homes, Plat H and approve Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone. Mr. Cook 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.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then made a motion to approve the minutes of the September 16, 2020 Planning Commission meeting. Ms. Roberts 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.

Adjourn: Mr. Cook 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: 4:53 p.m.

_____ _____

_____ Jason Bench
Planning Commission Secretary

Approved: