CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 18, 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 November 18, 2020, the Orem City Planning Commission meeting on November 18, 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 – CANCELLED

4:30 PM REGULAR SESSION – ELECTRONIC VIA ZOOM

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1. SITE PLAN – Site plan approval of Lakeview Park located generally at 1600 South Geneva Road in the M1 Zone.

Staff recommends the Planning Commission approve the site plan of Lakeview Park located generally at 1600 South Geneva Road in the M1 Zone with the condition that a storm drain

agreement with UDOT be completed prior to obtaining a building permit for the project.
Presenter: Jake Harding
3.1_SRJ_Lakeview_Park_11.18.2020.docx
Aerial Imagery
Map.pdf
Site Plan
Demo Plan
Plat
Landscape Plan
Elevations
Street View

3.2. PUBLIC HEARING – Vacating University Square Lot 1, Plat C; Lots 4 and 5, Plat A; and Lots 1, 2 and 3, Plat D and approving University Square Plat E generally located at 130 East University Parkway in the PD5 zone.
Staff recommends the Planning Commission vacate University Square Lot 1, Plat C; Lots 4 and 5, Plat A; and Lots 1, 2 and 3, Plat D and approve University Square Plat E generally located at 130 East University Parkway in the PD5 zone.
Presenter:Cheryl Vargas
3.2_SR.C_University_Square_Plat_E_2020.11.18.docx
Vicinity Map.pdf
Map.pdf
Preliminary Plat.pdf
Final Plat - Page 1 and 2.pdf
Street View.pdf

3.3. PUBLIC HEARING – Amending Section 22-6-9(G), Commercial Day Care Services, Section 22-6-9(H) Private Schools of the Orem City Code and Appendix A by amending Standard Land Use Code 6813 Private Primary and Secondary Schools pertaining to commercial daycare services and private schools in a residential zone.
RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-6-9(G), Commercial Day Care Services, Section 22-6-9(H) Private Schools of the Orem City Code and Appendix A by amending Standard Land Use Code 6813 Private Primary and Secondary Schools pertaining to commercial daycare services and private schools in a residential zone.
Presenter:Cheryl Vargas
SR-C_22-6-9(G)_22-6-9(H)_SLUCode_6813.docx
Ordinance-CommercialDayCare_22-6-9(G).pdf
Ordinance-PrivateSchools_22-6-9(H)&Appendix A.pdf

3.4. PUBLIC HEARING – Amending Article 22-6-9(I) Accessory Apartments of the Orem City Code to clarify language in the accessory apartment ordinance.
RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Article 22-6-9(I) Accessory Apartments of the Orem City Code to clarify language in the accessory apartment ordinance.

Presenter:Cheryl Vargas
SR-C_22-6-9(I)_Accessory_Apartments_11.18.20.docx
Text Amendment - Accessory Apartments 22-6-9(I).pdf

3.5. PUBLIC HEARING – Vacating Lot 13 of Deer Horn Estates, Plat A and approving Deer Horn Estates, Plat B located at 972 West 600 South in the R8 zone.
Staff recommends the Planning Commission vacate Lot 13 of Deer Horn Estates, Plat A and approve Deer Horn Estates, Plat B located at 972 West 600 South in the R8 zone.
Presenter:Cheryl Vargas
3.5_SR.C_Deer_Horn_Plat_B_11.18.20.docx
Vicinity Map.pdf
Map.pdf
Existing Plat.pdf
Proposed PLat.pdf
Vacation Letters.pdf

4. MINUTES REVIEW AND APPROVAL

4.1. MINUTES REVIEW AND APPROVAL
Review and approve minutes from November 4, 2020.
Presenter:Jake Harding
PC_Minutes_11.4.2020 - DRAFT.docx

5. ADJOURN

Next meeting scheduled for Wednesday, December 2, 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** November 18, 2020	OREM
Prepared By: Jake Harding		
Applicant: Tom Stuart Construction	**SITE PLAN** – Site plan approval of Lakeview Park located generally at 1600 South Geneva Road in the M1 Zone.	

NOTICES:

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

Site Information	
General Plan	LI
Current Zone	M1
Acreage	7.06
Neighbor-hood	Lakeview

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

REQUEST: The applicant requests the Planning Commission approve the site plan of Lakeview Park located generally at 1600 South Geneva Road in the M1 Zone.

BACKGROUND:
The applicant previously was granted a rezone of this property in May of 2018. He applied for this site plan approval shortly after the rezone was granted. He has since been working with the Development Review Committee toward this site plan approval.

Three new warehouse buildings are proposed. The largest building will be in the rear along the future Lakeview Parkway at a size of 69,857 feet^2. The other two buildings will be near the front along Geneva Road and will be 54,696 feet squared and 44,884 feet squared respectively.

Zoning Standards:
All setbacks are shown on the site plan to be met. The minimum south side setback is 20 feet from the property line that is shared with the residential development. The building fronting Geneva Road will be 26 feet from it, and the rear building fronting Lakeview Parkway will be 60 feet from it. The maximum height in the M1 zone is 48 feet, the proposed buildings will be 38, 40, and 40 feet tall.

Architecture:
The proposed buildings will have painted concrete wall exteriors. These exteriors will be accented with aluminum panel accents and awnings. There will be many docking stations that will all face inward. These doors will all be aluminum.

Parking:
80 stalls are required for the 20,000 feet squared of office space that will be provided. 217 are required for the remaining 149,438 feet squared of warehouse space. A total of 297 stalls are required. 297 stalls are provided on the site. 30 bicycle stalls are required for the site. 30 are being provided.

Dumpster:
The dumpster will be enclosed with the required enclosures. These enclosures will be one foot taller than the height of the dumpsters.

Landscaping:
Trees are being provided along the Geneva Road frontage and along the frontage of the future Lakeview Parkway. Frontage trees are typically spaced at a distance of 1 per 40 feet, however, the M1 zone does allow for some flexibility in the spacing requirement and does allow clustering if desired. In this case, the applicant is spacing

the trees along Geneva Road at 1 per 37 feet He is spacing them along Lakeview Parkway at 1 per 28 feet A total of thirteen (13) non-frontage trees are required on site. These are being provided along the north and south boundaries of the site. An eight foot tall screening wall will be provided along the southern boundary of the site.

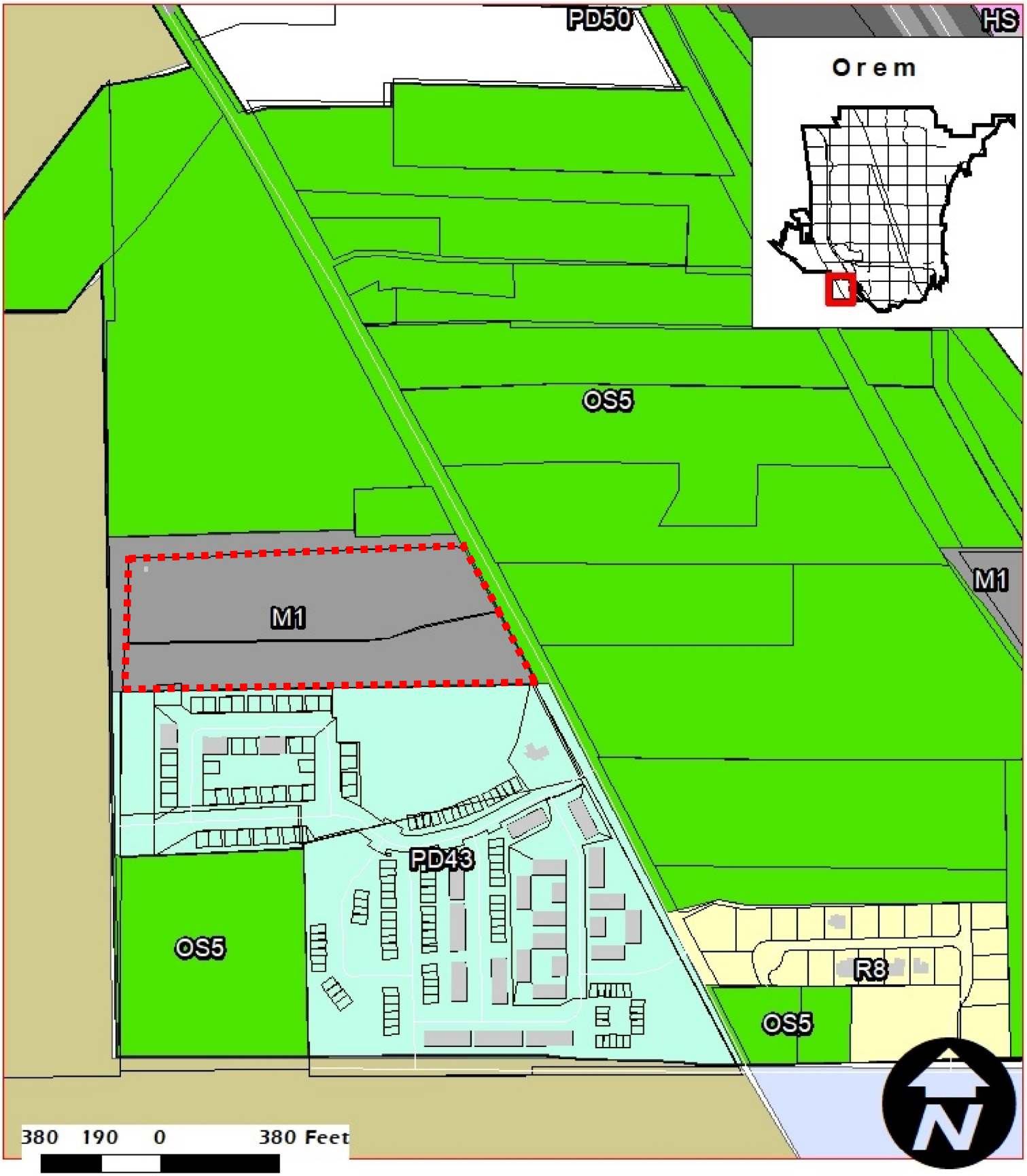
Transportation/Engineering:
Access along Geneva Road is being provided. In addition, access is being provided on the future Lakeview Parkway in the rear of the property. The applicant has committed to enter into a storm drain agreement with UDOT. Staff is recommending that the site plan be approved with the condition that this agreement be completed.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Lakeview Park located generally at 1600 South Geneva Road in the M1 Zone with the condition that a storm drain agreement with UDOT be completed prior to obtaining a building permit for the project.




1810 South
1230 West
1150 West
1860 South
1860 South
1860 South
1860 South
1860 South
1860 South
1860 South
Geneva Road
1140 West
1940 South
1120 West
1080 West
1050 West
1950 South
1950 South
1030 West
1970 South
1970 South
Geneva Road
Geneva Road
800 West
800 West
I-15 NB
I-15 SB
Sandhill Road

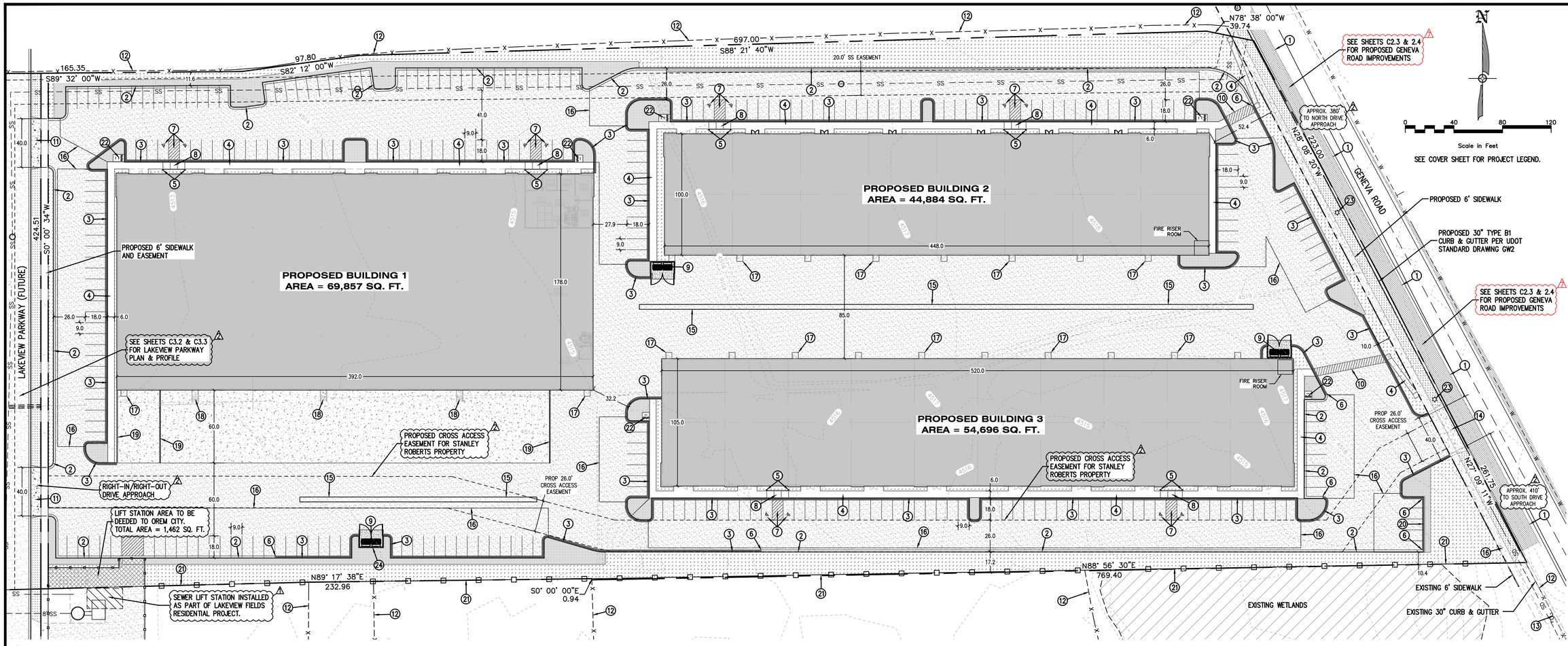
Lakeview Park



Site Plan
OS5
7.06 Acres

NEIGHBORHOOD

Legend
1600 S Geneva Road
Buildings
Parcels



NO.	REVISIONS	BY	DATE
2	SITE CHANGES/CITY COMMENTS	NJR	01/07/20
3	CITY/UDOT COMMENTS	NJR	03/03/20
4	CITY COMMENTS	NJR	04/09/20
5	UDOT COMMENTS	NJR	06/12/20
6	CITY COMMENTS	NJR	07/22/20
7	CITY COMMENTS	NJR	10/12/20

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6236

LAKEVIEW PARK
1600 SOUTH GENEVA ROAD, OREM, UTAH

SITE PLAN

LOT AREAS:

	SQ. FT. / ACRES
LOT	483,012 SQ. FT. / 11.09 ACRES
GENEVA ROAD IMPROVEMENTS	7,760 SQ. FT. / 0.18 ACRES
LAKEVIEW PARKWAY IMPROVEMENTS	2,547 SQ. FT. / 0.06 ACRES
NET LOT	472,691 SQ. FT. / 10.85 ACRES
BUILDING FOOTPRINT	169,438 SQ. FT. / 3.89 ACRES
ASPHALT	196,711 SQ. FT. / 4.52 ACRES
TOTAL LANDSCAPING	57,646 SQ. FT. / 1.32 ACRES
PARKING LANDSCAPING	12,918 SQ. FT. / 0.30 ACRES
REMAINING LANDSCAPING	44,728 SQ. FT. / 1.03 ACRES
CONCRETE	48,897 SQ. FT. / 1.12 ACRES

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

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA:	128,587 SQ. FT.	
PARKING AREA LANDSCAPING	12,918 SQ. FT.	(10% OR 12,859 SQ. FT. REQ'D)
TOTAL LANDSCAPING	57,646 SQ. FT.	(11.93% PROVIDED)

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T	
BUILDING AREA	169,438 SQ. FT.		
OFFICE	20,000 SQ. FT.	80	(1/250 SF)
WAREHOUSE	149,438 SQ. FT.	217	(217 MIN. FOR 150,000 SF)
TOTAL REQUIRED:		297	
TOTAL PROVIDED:		297	
ACCESSIBLE SPACES		12 (7 REQ'D 201 TO 300)	
BICYCLE STALLS		30	

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

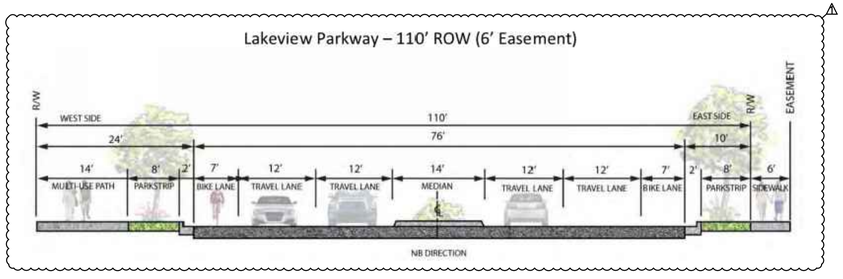
SITE PLAN NOTES:

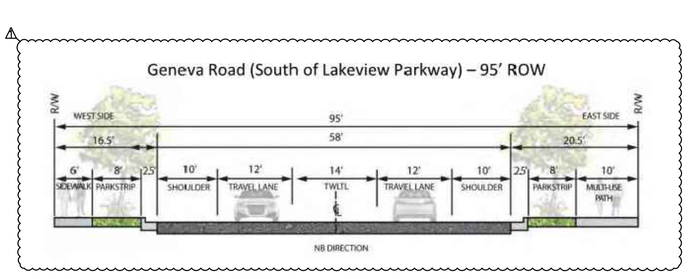
1. EXISTING EDGE OF ASPHALT.
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.
3. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.
4. PROPOSED SIDEWALK TO BE INSTALLED PER OREM CITY STANDARDS & SPECIFICATIONS.
5. PROPOSED ADA SIGN. SEE DETAIL 13/C4.
6. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
7. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 15/C4.
8. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.
9. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
10. PAINTED PEDESTRIAN WALKWAY.
11. PROPOSED DRIVE APPROACH PER OREM STD. RW-5. SEE DETAIL SHEET C5.
12. EXISTING FENCE.
13. EXISTING POWER POLE.
14. PROPOSED DRIVE APPROACH PER UDOT STANDARD DRAWING GW-3A. SEE DETAIL SHEET C5.
15. PROPOSED 4' WIDE ROLL GUTTER. SEE DETAIL 6/C4.
16. PARKING AREA USED FOR CALCULATIONS.
17. PROPOSED 5'x5' CONCRETE LANDING PAD. SLOPES TO BE LESS THAN 2% IN ALL DIRECTIONS.
18. PROPOSED STAIR SECTION. SEE ARCHITECTURAL PLANS FOR DETAILS.
19. PROPOSED DOCK WALL. SEE STRUCTURAL PLANS FOR DETAILS.
20. PROPOSED APWA PLAN 205.1-TYPE D CURB & GUTTER.
21. PROPOSED 8' RESIDENTIAL SCREENING WALL (RHINOWALL).
22. PROPOSED BIKE RACK. SEE DETAIL 16/C4.
23. PROPOSED STREET LIGHT TO BE INSTALLED PER OREM CITY STANDARDS AND SPECIFICATIONS.
24. CONTRACTOR TO DRILL HOLES IN THE BACK SIDE OF THE TRASH ENCLOSURE TO ALLOW FOR STORMWATER RUNOFF TO DISCHARGE INTO THE ADJACENT LANDSCAPING.

	SQUARE FOOTAGE	ACREAGE	PERCENT
TOTAL AREA	472,691 SF	10.85 ACRES	100%
TOTAL BUILDING AREA	169,438 SF	3.89 ACRES	35.85%
TOTAL IMPERVIOUS AREA	245,607 SF	5.64 ACRES	51.99%
TOTAL LANDSCAPED AREA	57,646 SF	1.32 ACRES	12.16%
TOTAL PARKING SPACES	297		

DRIVE APPROACH NOTE:
NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (23') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

LAKEVIEW PARKWAY NOTE:
LAKEVIEW PARKWAY WILL BE PRESERVED TO THE WEST OF THIS SITE. THE WEST PROPERTY LINE OF THIS SITE IS THE FUTURE R.O.W. LINE FOR LAKEVIEW PARKWAY.



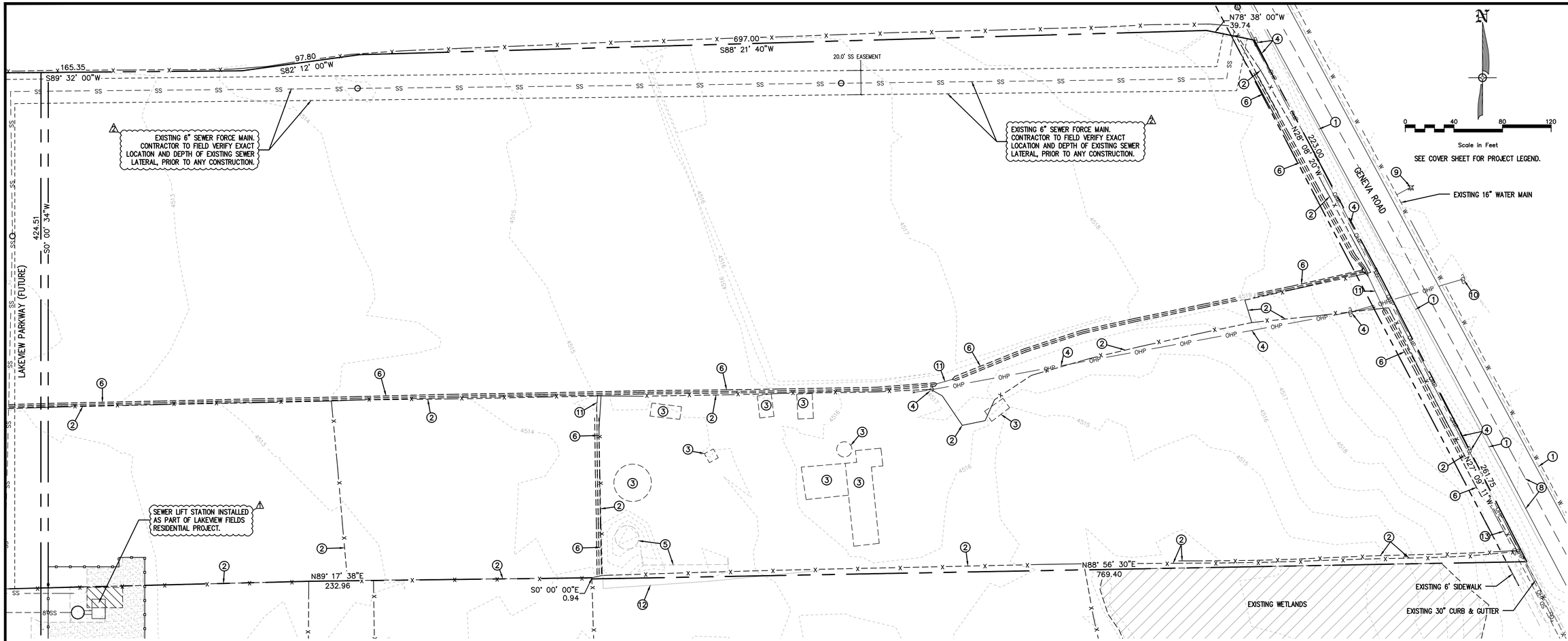


SCOTT D. THORSEN
No. 354291
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
C1

PROJECT ID	DATE:
T1069-01	05/21/18
FILE NAME: PRJ-OLV	SCALE: 1"=40'



SEE COVER SHEET FOR PROJECT LEGEND.

DEMOLITION PLAN NOTES:

1. EXISTING EDGE OF ASPHALT.
2. EXISTING FENCE, TO BE REMOVED.
3. EXISTING BUILDING, TO BE REMOVED.
4. EXISTING POWER POLES AND OVERHEAD POWER LINES TO BE REMOVED AND RELOCATED. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER ON RELOCATION OF POWER LINES.
5. EXISTING CONCRETE, TO BE REMOVED.
6. EXISTING IRRIGATION DITCH TO BE REMOVED AND RELOCATED. SEE SHEET C2.2 FOR RELOCATION OF IRRIGATION DITCH.
7. not used.
8. EXISTING STRIPING.
9. EXISTING FIRE HYDRANT.
10. EXISTING POWER POLE, TO REMAIN.
11. EXISTING IRRIGATION PIPE, TO BE REMOVED.
12. EXISTING ASPHALT, TO BE REMOVED.
13. EXISTING 18" IRRIGATION PIPE, TO REMAIN. SEE SHEET C2.2 FOR CONTINUATION OF IRRIGATION PIPE.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FIELD VERIFYING ALL NECESSARY DEMOLITION AND/OR RELOCATION OF UTILITIES AND STRUCTURES PRIOR TO PROVIDING BID NUMBERS.

CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING GAS, POWER, AND TELECOMMUNICATIONS LINES AND STRUCTURES.

NO.	REVISIONS	BY	DATE
2	SITE CHANGES/CITY COMMENTS	NJR	01/07/20
3	CITY/UDOT COMMENTS	NJR	03/03/20
4	CITY COMMENTS	NJR	04/09/20
5	UDOT COMMENTS	NJR	06/12/20
6	CITY COMMENTS	NJR	07/22/20
7	CITY COMMENTS	NJR	10/12/20

DESIGNER: SDT PROJECT ENGINEER: SDT

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

LAKEVIEW PARK
1600 SOUTH GENEVA ROAD, OREM, UTAH

EXISTING SITE/DEMOLITION PLAN

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

CALL BEFORE YOU DIG! 811 or 1-800-662-4111 BLUE STAKES 1-800-662-4111

SHEET NO.
C0.1

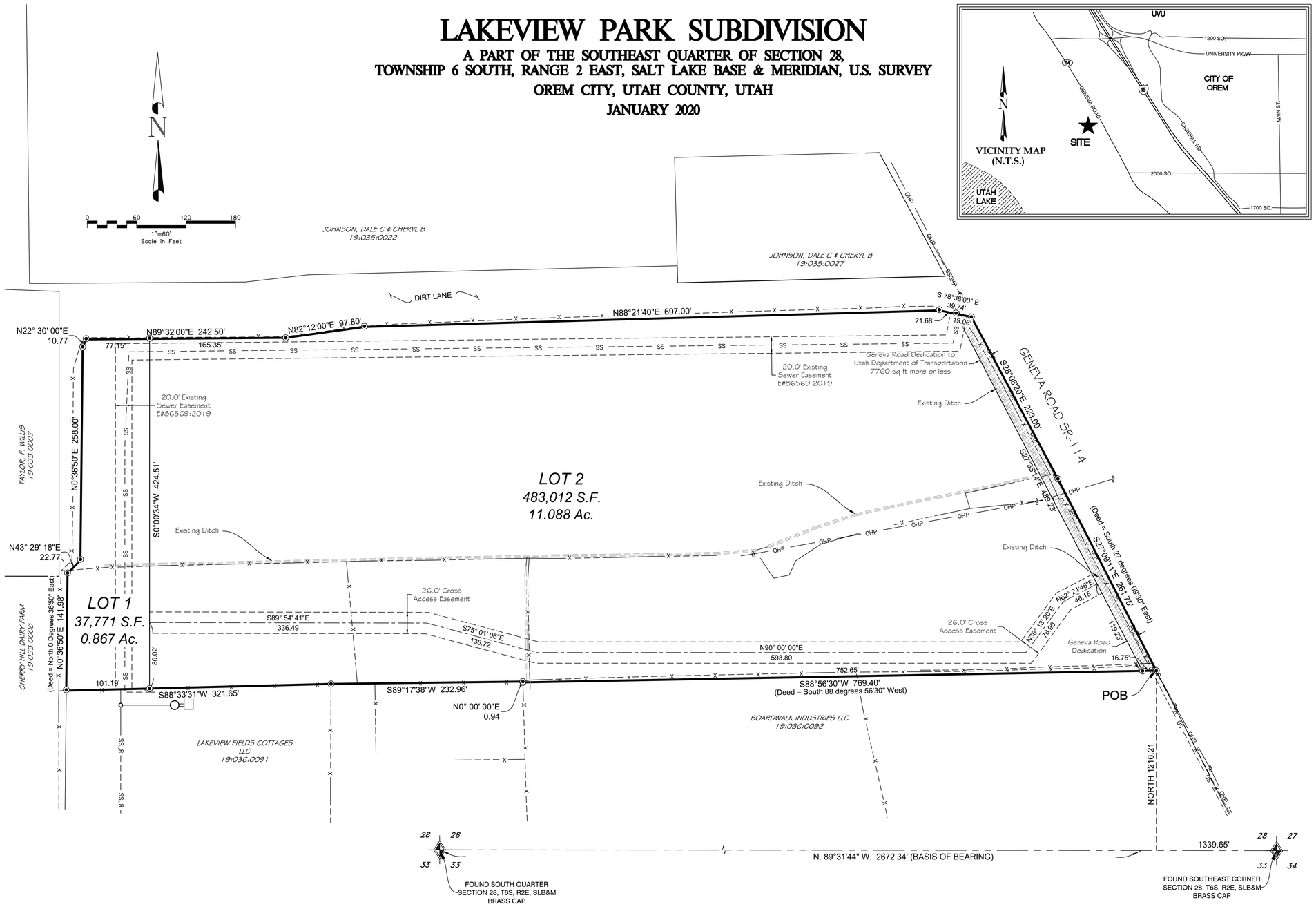
PROJECT ID	DATE:
T1069-01	05/21/18
FILE NAME: PRJ-OLV	SCALE: 1"=40'

LAKEVIEW PARK SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

OREM CITY, UTAH COUNTY, UTAH

JANUARY 2020



NARRATIVE

This subdivision plat was prepared at the request of for the purpose of subdividing the tract of land. A survey by Aztec Engineering was used to help establish the boundary shown hereon. Per said survey, the southerly boundary has been adjusted to follow a existing fence line agreed upon between owners and is recommended a boundary line agreement be signed. The right-of-way of Geneva Road is not well defined but, UDOT map 114-4 was found in the Orem Surveys Office shows a 66 foot right-of-way width for Geneva Road with the westerly boundary being located near an old fence line. The exact location of the right-of-way line is not known. Current title lines have been used as the easterly boundary with the anticipation that road dedication will be needed in conjunction with future development

The basis of bearing for this subdivision plat is N. 89°31'44" W. between the Southeast Corner and the South Quarter Corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Section Line
- Easement Line
- OHP — Existing Overhead Power
- SS — Existing Sanitary Sewer
- SD — Existing Storm Drain
- Set Rebar and Cap stamped CIR Engineering

SHEET 1 / 1

OWNER / DEVELOPER:
LAKEVIEW PLACE IP, LLC

PREPARED BY:

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

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN , do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; 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 hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as ***LAKEVIEW PARK SUBDIVISION*** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20_____

BOUNDARY DESCRIPTION

A parcel of land being a part of that entire tract described as Parcel II in that Warranty Deed recorded May 1, 1990 as Entry No. 13532 in Book 2685, at Page 879 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian and described as follows:

Beginning at the intersection of the southerly line of said entire tract and the southwesterly wight-of-way line of Sate Road - 114 (Geneva Road), which is 1339.65 feet North 89°31'44" West along section line and 1216.21 feet North from the Southeast corner of said Section 28; thence South 88°56'30" West (Deed = South 88 degrees 56'30" West) 769.40 feet; thence North 0.94 feet; thence South 89°17'38" West along a fence line 232.96 feet; thence South 88°33'31" West along a fence line 321.65 feet; thence North 0°36'50" East 141.98 feet (Deed = North 0 degrees 36' 50" East 142.16); thence North 43°29'18" East 22.77 feet (Deed = North 43° degrees 30' East 15.24 feet); thence North 0°36'50" East 258.00 feet; thence North 22°30'00" East 10.77 feet; thence North 89°32'00" East 242.50 feet; thence North 82°12'00" East 97.80 feet; thence North 88°21'40" East 697.00 feet; thence South 78°38'00" East 39.74 feet to said southwesterly right-of-way line of State Road - 114 (Geneva Road); thence South 28°08'20" East 223.00 feet; thence South 27°09'11" East (Record = South 27 degrees 09'30" East) 261.75 feet to the Point of Beginning.

The above described parcel of land contains 520,783 square feet or 11.956 acres more or less.

OWNERS DEDICATION

Know all men by these presents 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 ___ day of _____, a.d. 20_____.

_____ _____

_____ _____

_____ _____

ACKNOWLEDGEMENT

On the _____ Day of _____, A.D. 20_____, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Number _____ _____
Signed (A Notary Public Commissioned in Utah)

My Commission Number _____ _____
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 this _____ Day of _____, A.D. 20_____.

_____ _____
Approved
City Engineer

_____
Attest
City Recorder

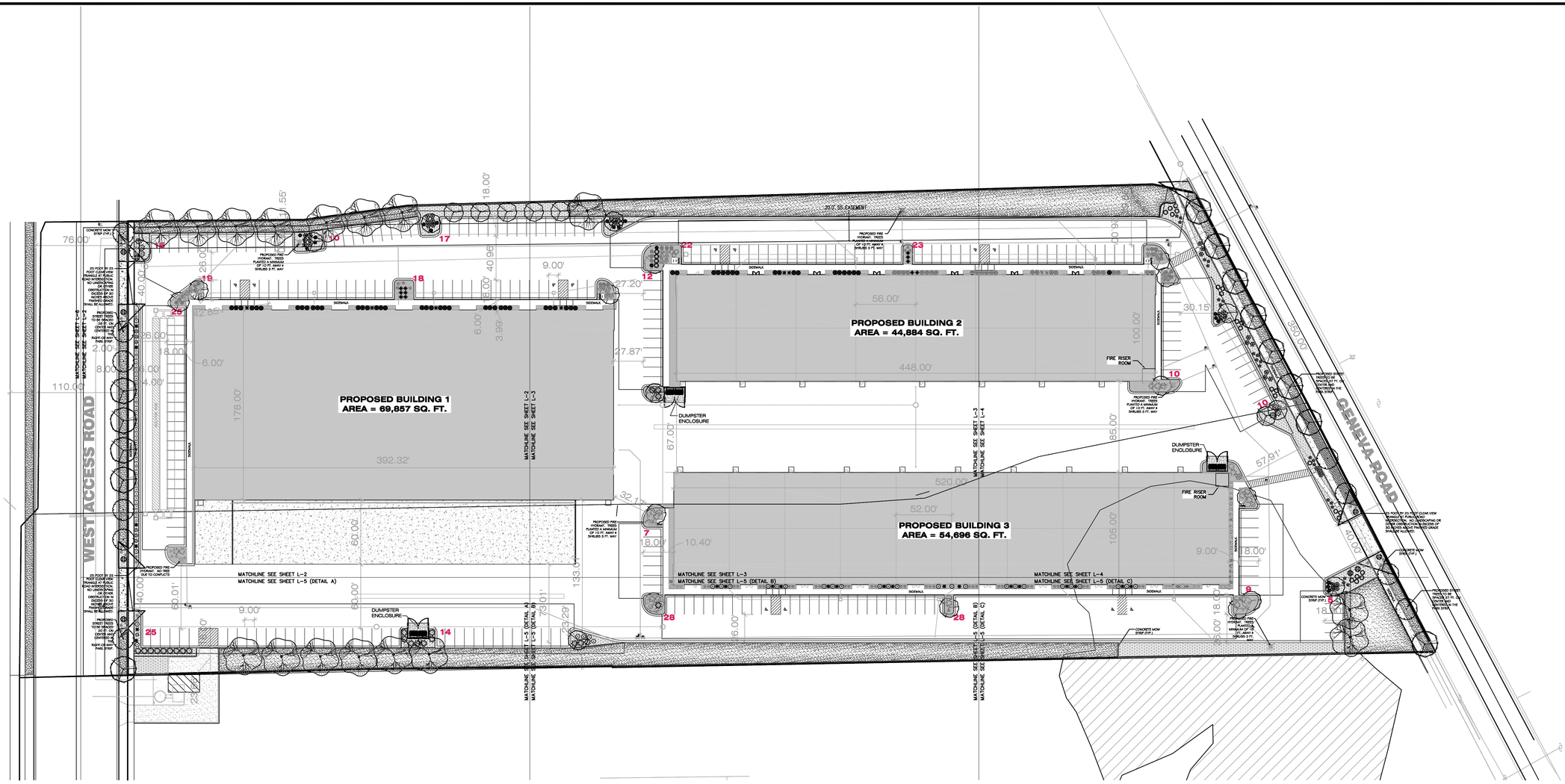
LAKEVIEW PARK SUBDIVISION

_____OREM_____ Utah County, Utah
Scale: 1" = 60' feet

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR GARY CHRISTENSEN No. 5152617 01/14/2020 STATE OF UTAH			

This form approved by Utah County and the municipalities therein

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 adoption by Foresite Design Group, LC shall be without liability to Foresite Design Group, LC.



PLANT SCHEDULE TOTAL PROJECT

ALL PLANT SYMBOLS IN THE PLANT SCHEDULE ARE NOT THE SAME SIZE OR SCALE AS THE PLAN VIEW

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple Hydro Zone Td3	B & B	1.5"Cal	27
	Cercis canadensis / Eastern Redbud Hydro Zone Td4	B & B	1.5"Cal	11
	Koelreuteria paniculata / Golden Rain Tree Hydro Zone Td2	B & B	1.5"Cal	13
	Tilia cordata / Littleleaf Linden	B & B	1.5"Cal	16
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
	Calamagrostis x acutiflora `Avalanche` / Feather Reed Grass Hydro Zone Tw2	5 gal		48
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Hydro Zone Tw2	5 gal		19
	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub Hydro Zone Sd2	5 gal		41
	Euonymus alatus `Compactus` / Compact Burning Bush Hydro Zone Sd4	5 gal		40
	Hemerocallis x `Pardon Me` / Pardon Me Daylily Hydro Zone P3	1 gal		41
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily Hydro Zone P3	1 gal		23
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper Hydro Zone Dv1 - Evergreen	5 gal		9
	Mahonia aquifolium `Compacta` / Compact Oregon Grape Hydro Zone Se3 - Evergreen	5 gal		60
	Miscanthus sinensis `Gracillimus` / Maiden Grass Hydro Zone Tw2	5 gal		44
	Miscanthus sinensis `Purpurescens` / Flame Grass Hydro Zone Tw2	5 gal		6
	Pennsetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass Hydro Zone Tw2	2 gal		96
	Spiraea japonica `Neon Flash` / Neon Flash Spirea Hydro Zone Sd3	5 gal		34
	Spiraea x bumalda `Goldmound` / Gold Mound Spirea Hydro Zone Sd3	5 gal		57
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Chanshare Farms Imperial Blue Turf Grass Blend A "Water-Wise" turf grass	sod		41,959 sf

MULCHES / ROCK

	4" DEPTH OF 2" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS) OVER DEWITT PRO 5 WEED BARRIER.	14,245 S.F.
	4" DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER	9,737 S.F.
	CONCRETE MOW STRIP - REFER TO SHEET L-7	

NOTES:
1. SEE SHEET L-7 FOR LANDSCAPE NOTES AND DETAILS.
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3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
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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.
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12. ALL SHRUBS ARE REQUIRED TO HAVE A MINIMUM HEIGHT OR SPREAD OF EIGHTEEN INCHES (18) DEPENDING ON THE PLANTS NATURAL GROWTH HABIT. PLANTS IN FIVE (5) GALLON CONTAINERS WILL GENERALLY COMPLY WITH THIS REQUIREMENT. HOWEVER, CONTRACTOR CAN SELECT APPROPRIATE CONTAINER SIZE TO MEET THIS CRITERIA AT THE TIME OF PLANTING.
13. CONTRACTOR TO SUBMIT SAMPLES OF ROCK MULCH MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. ROCK MULCHES TO BLEND WITH THE ARCHITECTURAL COLORS OF THE BUILDINGS.

2/11/20

LANDSCAPE CALCULATIONS TOTAL PROJECT

ON SITE LANDSCAPE PROVIDED (REFER TO ARCHITECTURAL PLANS)
57,646 S.F.
TOTAL PROJECT LANDSCAPING (INCLUDING AREAS IN ROAD R.O.W.)
67,371 S.F.
TOTAL LANDSCAPE AREA IN TURF GRASS (INCLUDING ROAD R.O.W.)
41,959 S.F. 62.28% OF LANDSCAPE
TOTAL AREA IN DROUGHT TOLERANT LANDSCAPE (INCLUDING R.O.W)
25,412 S.F. 37.72% OF LANDSCAPE
PERCENT OF LANDSCAPE PLANT MATERIAL AREA VALUE COVERAGE (EXCLUDES TURF GRASS)
54.24% BASED ON 'WATER-WISE PLANTS FOR SLC', WITH TREES CALC.
10.31% BASED ON 'WATER-WISE PLANTS FOR SLC', WITHOUT TREES CALC.
PERCENT OF DROUGHT TOLERANT PLANTS (EXCLUDES TURF GRASS)
90.56% BASED ON CITY WATER CONSERVING PLANT LIST
PERCENT OF LANDSCAPE AREA OF LIVE PLANT COVERAGE (INCLUDES TURF GRASS)
116.52% WITH TREES CALCULATED
72.59% WITHOUT TREES CALCULATED (70% REQUIRED)
REQUIRED GENEVA ROAD STREET TREES
12.4 TREES 495 FT DIV.BY 40
PROVIDED GENEVA ROAD STREET TREES
12 TREES
REQUIRED WEST ACCESS ROAD STREET TREES
10.6 TREES 425 FT DIV.BY 40
PROVIDED WEST ACCESS ROAD STREET TREES
11 TREES
REQUIRED INTERIOR PARKING LOT LANDSCAPE AREA (REFER TO ARCH PLANS)
12,771 S.F. 127,712 S.F. OF PARKING AREA x's .10
PROVIDED INTERIOR PARKING LOT LANDSCAPE AREA (REFER TO ARCH PLANS)
12,814 S.F. 10.03% PROVIDED
REQUIRED INTERIOR LANDSSCAPING TREES
42.6 TREES 127,712 S.F. DIV. BY 3,000 (1 TREE/3,000 SF OF ASPH.)
PROVIDED INTERIOR LANDSCAPING TREES
43 TREES
TOTAL REQUIRED TREES (STREET TREES & INTERIOR TREES)
65.6 TREES
TOTAL PROVIDED TREES (STREET TREES & INTERIOR TREES)
67 TREES

TREE LOCATION AND FINAL PLACEMENT GUIDELINES:

1. TREES LOCATED ON THESE PLANS ARE BASED ON THE FOLLOWING DESIGN CRITERIA, AND THE DESIGNED LOCATION OF NON LANDSCAPE FACILITIES PROVIDED BY OTHERS, SUCH AS: UTILITIES, SIDEWALKS, BUILDINGS, SIGNS, LIGHTS, ROADWAYS, DRIVEWAYS, AND PROPERTY LINES. THE CONTRACTOR IS TO ADJUST THE FINAL TREE PLANTING PLACEMENT BASED ON THE "AS CONSTRUCTED" LOCATIONS OF THESE NON LANDSCAPE ITEMS.
   A. 5 FEET FROM WATER METER AND/OR UTILITY BOX.
   B. 10 FEET FROM FIRE HYDRANT.
   C. 5-10 FEET FROM RESIDENTIAL DRIVEWAY.
   D. 5-10 FEET FROM PROPERTY LINE OF ADJOINING PARCEL.
   E. 5-10 FEET FROM NON-TRAFFIC CONDUCTING SIGNAGE.
   F. 5-10 FEET FROM UTILITY POLE AND/OR LIGHT.
   G. 20 FEET FROM AN UNREGULATED INTERSECTION (20 FEET BACK FROM INTERSECTING SIDEWALKS).
   H. 30 FEET FROM STOP SIGNS.
   I. 30 FEET FROM COMMERCIAL DRIVEWAY AND/OR ALLEY.
   J. 40 FEET FROM AN INTERSECTION WITH TRAFFIC LIGHTS (40 FEET BACK FROM INTERSECTING SIDEWALKS).
   K. 15-20 FEET FROM A TREE THAT IS SMALL IN SIZE AT MATURITY (LESS THAN 30 FEET TALL).
   L. 20-30 FEET FROM A TREE THAT IS MEDIUM IN SIZE AT MATURITY (30-50 FEET TALL).
   M. 30-40 FEET FROM A TREE THAT IS LARGE IN SIZE AT MATURITY (MORE THAN 50 FEET TALL).

NORTH

0 50 100 15 feet

SCALE: 1" = 50'

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NO.	REVISIONS	BY	DATE
1	PER SITE PLAN CHANGES	DCM	12/27/19
2	PER SITE PLAN CHANGES	DCM	2/11/20

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

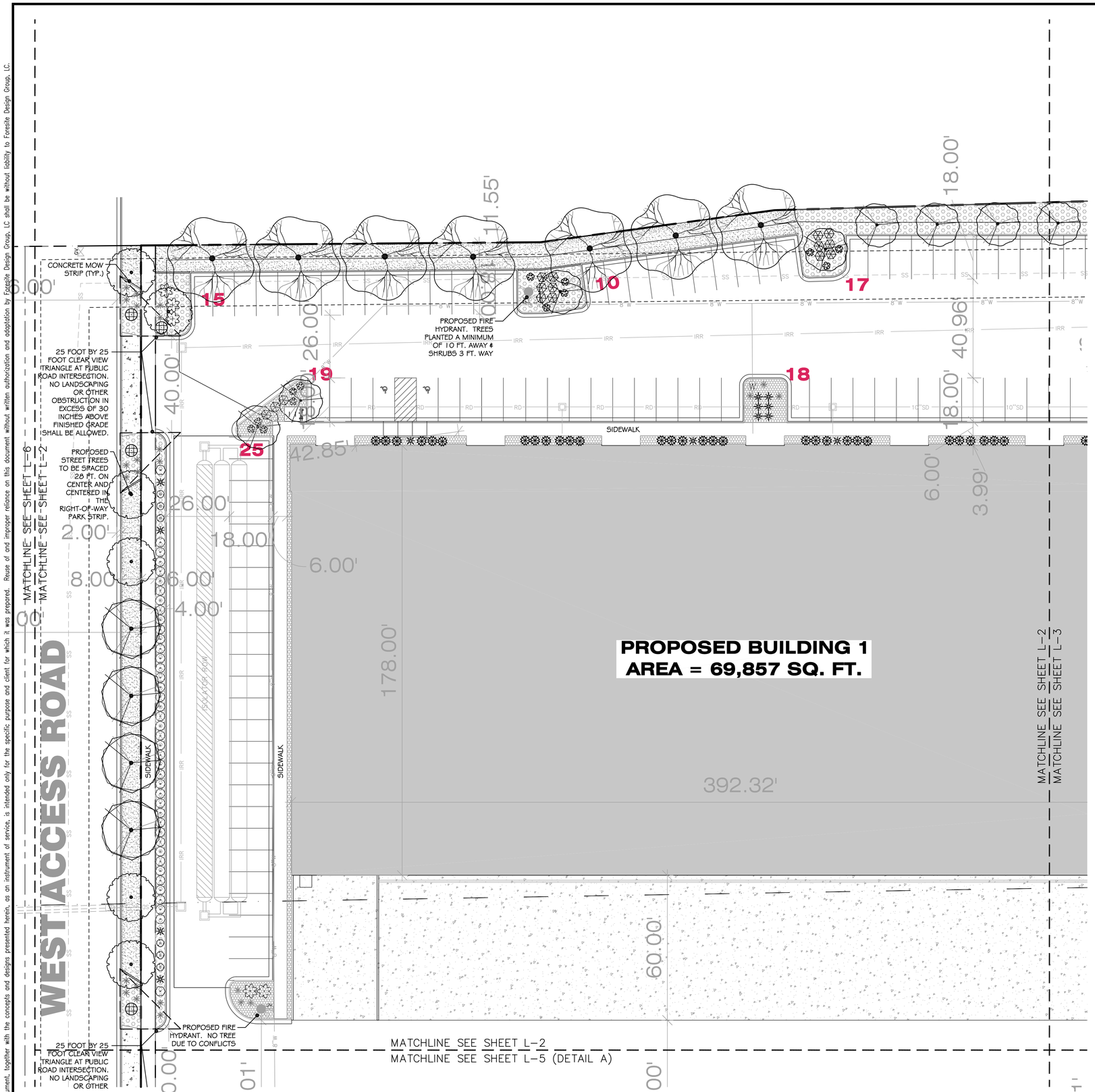
Foresite Design Group, L.C.
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PHONE: 801.641.7464
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LAKEVIEW PARK
OVERALL LANDSCAPE PLAN
1600 SOUTH GENEVA ROAD OREM, UTAH 84058

LICENSED LANDSCAPE ARCHITECT DAN C. MATTA No. 106248 2/11/20

SHEET: L-1

FILE NAME: FDG-174 SCALE: 1"=50'



PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple Hydro Zone Td3	B & B	1.5"Cal	27
	Cercis canadensis / Eastern Redbud Hydro Zone Td4	B & B	1.5"Cal	11
	Koelreuteria paniculata / Golden Rain Tree Hydro Zone Td2	B & B	1.5"Cal	13
	Tilia cordata / Littleleaf Linden	B & B	1.5"Cal	16

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Calamagrostis x acutiflora `Avalanche` / Feather Reed Grass Hydro Zone Tw2	5 gal	48
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Hyrdo Zone Tw2	5 gal	19
	Caryoptens x clandonensis `Dark Knight` / Blue Mist Shrub Hydro Zone Sd2	5 gal	41
	Euonymus alatus `Compactus` / Compact Burning Bush Hyrdo Zone Sd4	5 gal	40
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GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Chanshare Farms Imperial Blue Turf Grass Blend A "Water-Wise" turf grass	sod		41,959 sf

MULCHES / ROCK

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NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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NO.	REVISIONS	BY	DATE
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PROJECT PROFESSIONAL: DCM DESIGNER: DCM

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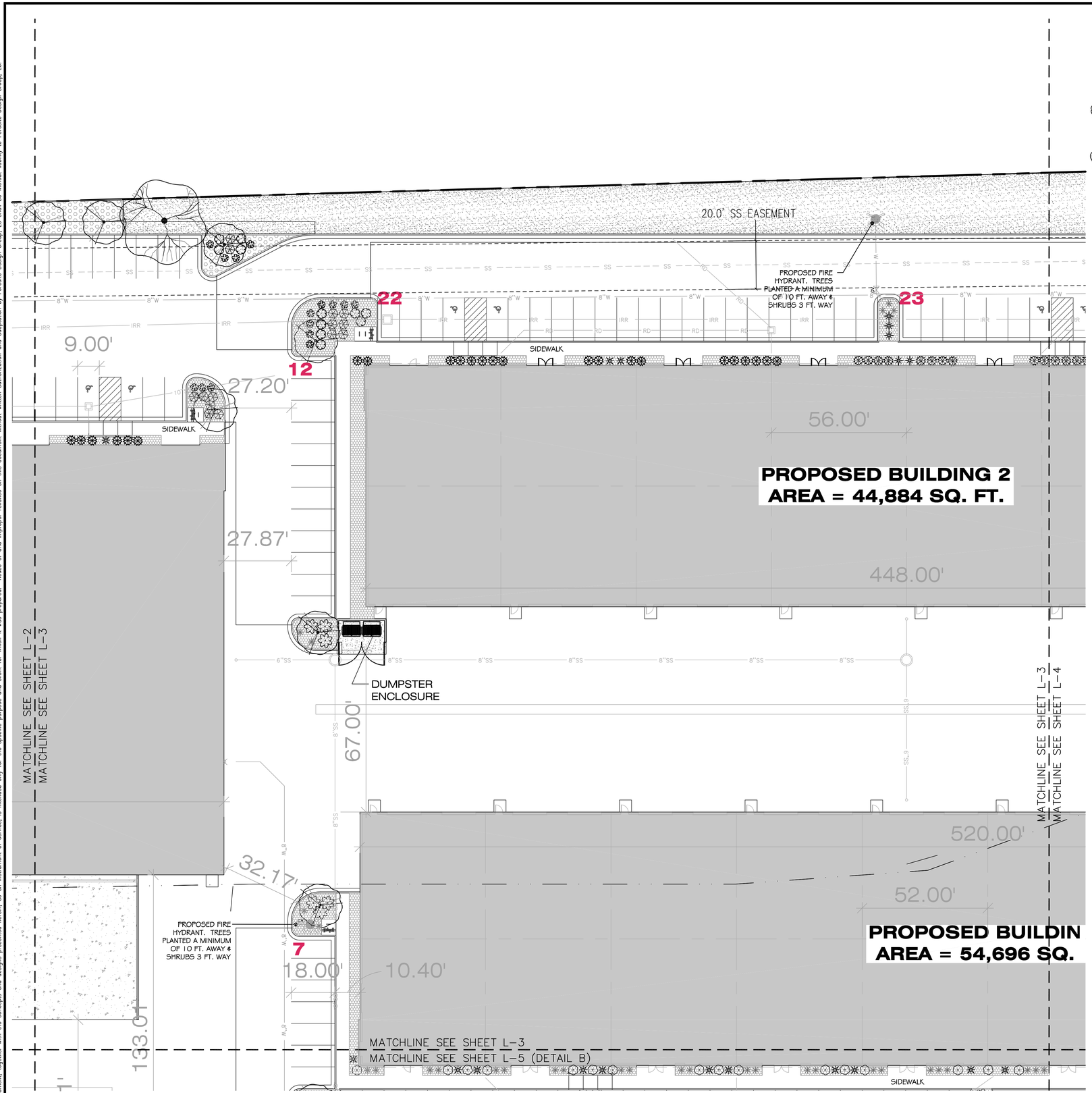
LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
2/11/20

SHEET:
L-2

FILE NAME: FDG-174 | SCALE: 1"=20'

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PLANT SCHEDULE TOTAL PROJECT

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	Tilia cordata / Littleleaf Linden	B & B	1.5"Cal	16

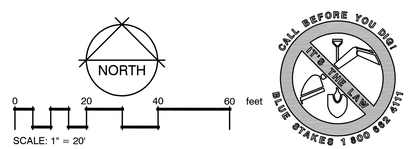
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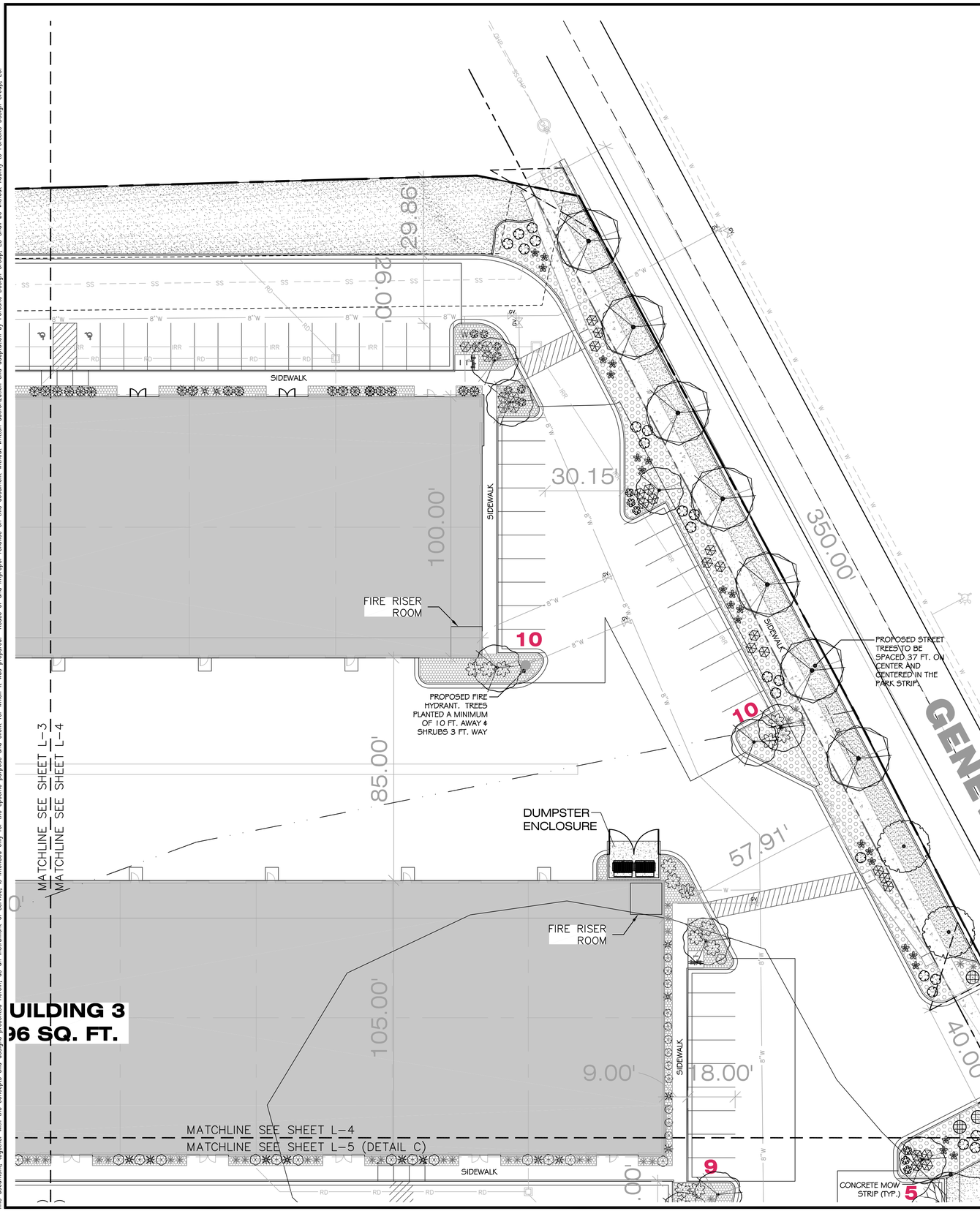
LAKEVIEW PARK
LANDSCAPE PLAN
1600 SOUTH GENEVA ROAD OREM, UTAH 84058

LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
2/11/20

SHEET:
L-3

FILE NAME: FDG-174
SCALE: 1"=20'

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MULCHES / ROCK		
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12. ALL SHRUBS ARE REQUIRED TO HAVE A MINIMUM HEIGHT OR SPREAD OF EIGHTEEN INCHES (18") DEPENDING ON THE PLANTS NATURAL GROWTH HABIT. PLANTS IN FIVE (5) GALLON CONTAINERS WILL GENERALLY COMPLY WITH THIS REQUIREMENT. HOWEVER, CONTRACTOR CAN SELECT APPROPRIATE CONTAINER SIZE TO MEET THIS CRITERIA AT THE TIME OF PLANTING.
13. CONTRACTOR TO SUBMIT SAMPLES OF ROCK MULCH MATERIALS TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. ROCK MULCHES TO BLEND WITH THE ARCHITECTURAL COLORS OF THE BUILDINGS.

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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NO.	REVISIONS	BY	DATE
1	PER SITE PLAN CHANGES	DCM	12/27/19
2	PER SITE PLAN CHANGES	DCM	2/11/20

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

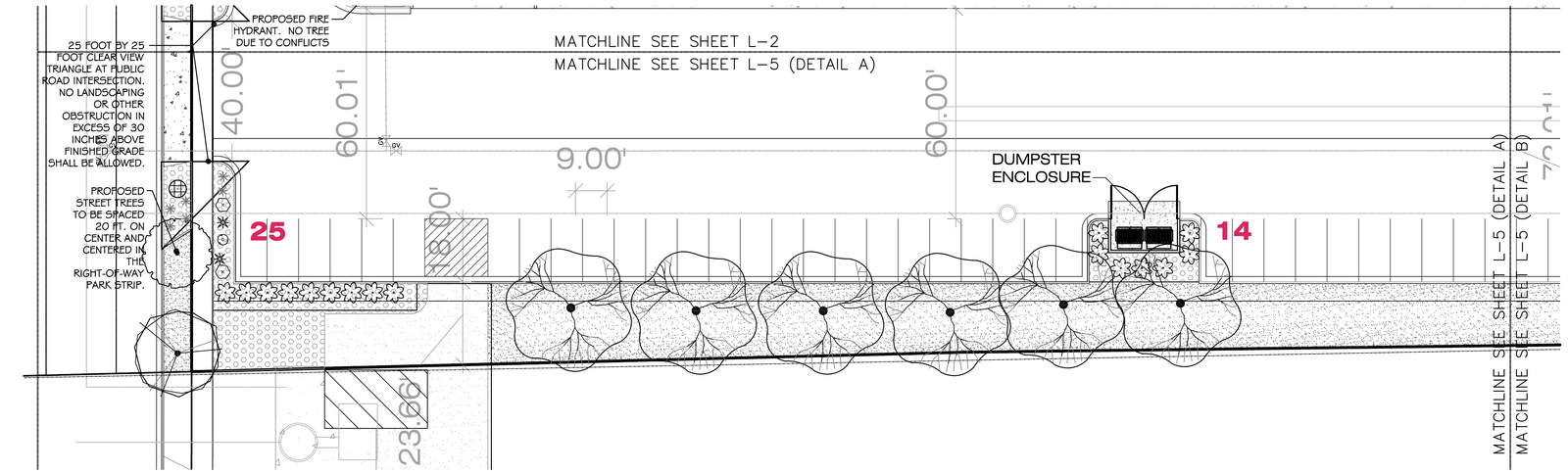
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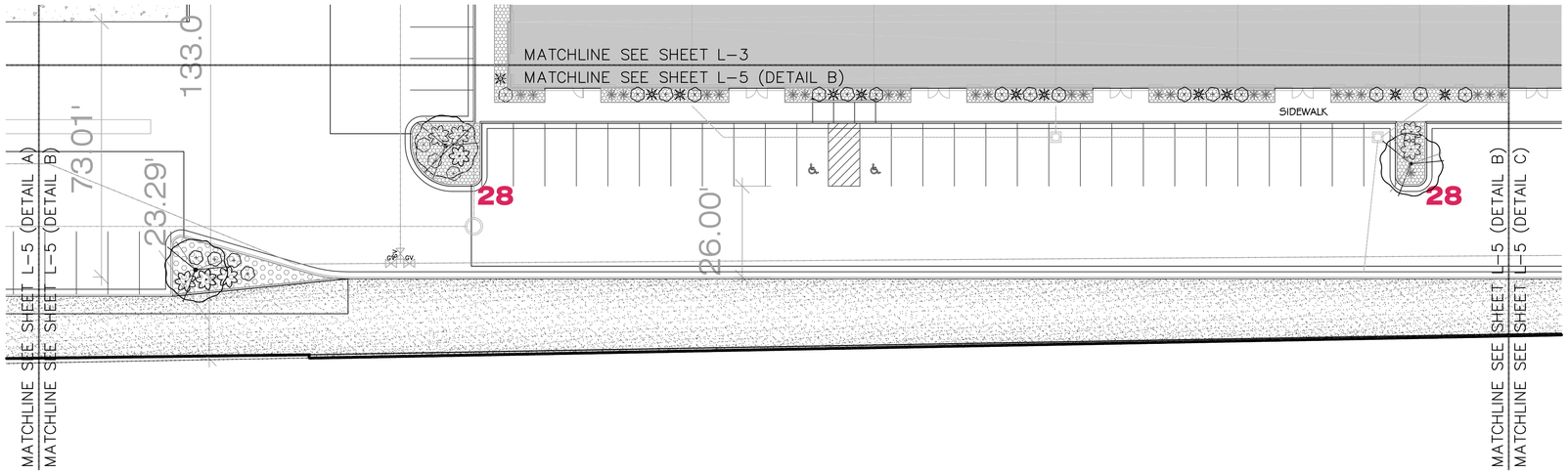
LAKEVIEW PARK
LANDSCAPE PLAN
1600 SOUTH GENEVA ROAD OREM, UTAH 84058

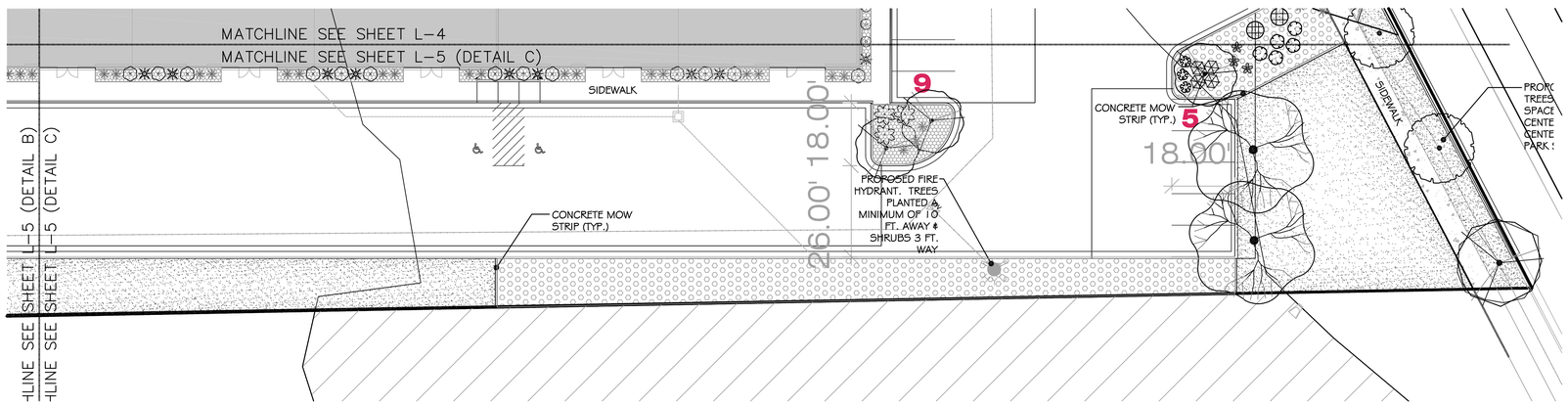
LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
2/11/20

SHEET: L-4

FILE NAME: FDG-174 | SCALE: 1"=20'







PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple Hydro Zone Td3	B & B	1.5"Cal	27
	Cercis canadensis / Eastern Redbud Hydro Zone Td4	B & B	1.5"Cal	11
	Koelreuteria paniculata / Golden Rain Tree Hydro Zone Td2	B & B	1.5"Cal	13
	Tilia cordata / Littleleaf Linden	B & B	1.5"Cal	16

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Calamagrostis x acutiflora `Avalanche` / Feather Reed Grass Hydro Zone Tw2	5 gal	48
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Hyrdo Zone Tw2	5 gal	19
	Caryoptens x clandonensis `Dark Knight` / Blue Mist Shrub Hydro Zone Sd2	5 gal	41
	Euonymus alatus `Compactus` / Compact Burning Bush Hyrdo Zone Sd4	5 gal	40
	Hemerocallis x `Pardon Me` / Pardon Me Daylily Hydro Zone P3	1 gal	41
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily Hydro Zone P3	1 gal	23
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper Hydo Zone GV1 - Evergreen	5 gal	9
	Mahonia aquifolium `Compacta` / Compact Oregon Grape Hydro Zone Se3 - Evergreen	5 gal	80
	Miscanthus sinensis `Gracillimus` / Maiden Grass Hydro Zone Tw2	5 gal	44
	Miscanthus sinensis `Purpurescens` / Flame Grass Hydro Zone Tw2	5 gal	6
	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass Hydro Zone Tw2	2 gal	96
	Spiraea japonica `Neon Flash` / Neon Flash Spirea Hydro Zone Sd3	5 gal	34
	Spiraea x bumalda `Goldmound` / Gold Mound Spirea Hydro Zone Sd3	5 gal	57

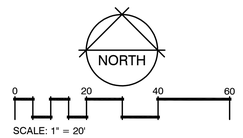
ALL PLANT SYMBOLS IN THE PLANT SCHEDULE ARE NOT THE SAME SIZE OR SCALE AS THE PLAN VIEW

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Chanshare Farms Impenal Blue Turf Grass Blend A "Water-Wise" turf grass	sod		41,959 sf

MULCHES / ROCK

	4" DEPTH OF 2" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS) OVER DEWITT PRO 5 WEED BARRIER.	14,245 S.F.
	4" DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS $ GRAYS) OVER DEWITT PRO 5 WEED BARRIER	9,737 S.F.
	CONCRETE MOW STRIP - REFER TO SHEET L-7	

NOTES:
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6. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
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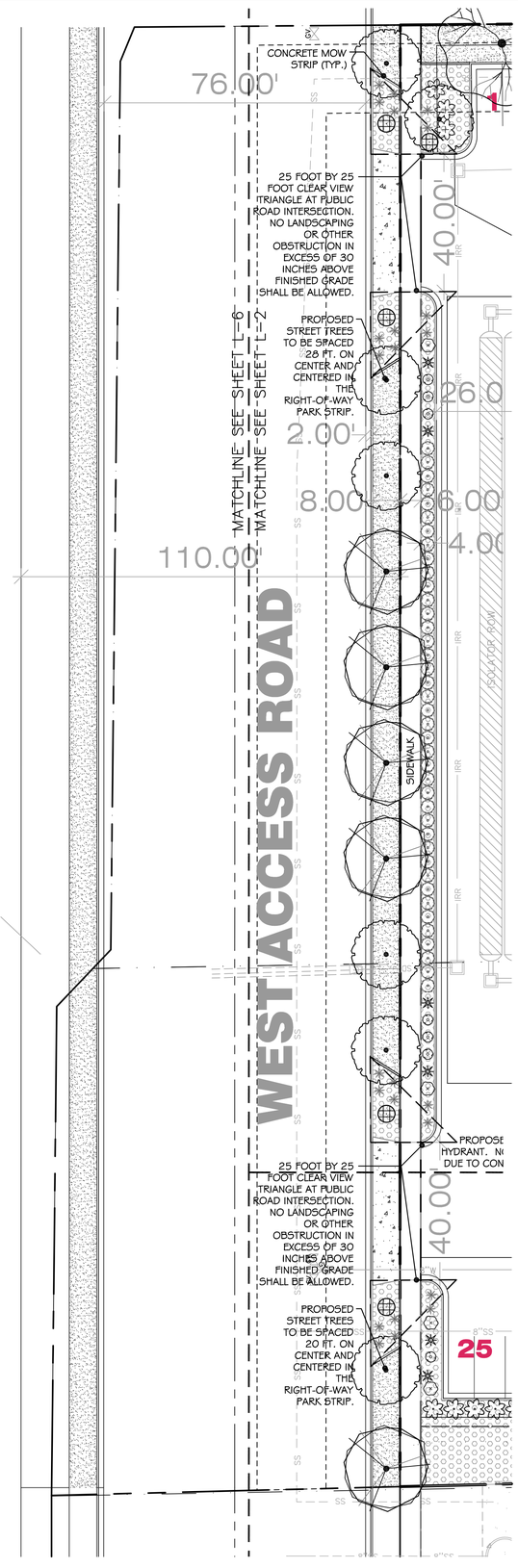
LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
2/11/20

SHEET:
L-5

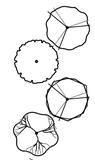
FILE NAME: FDG-174
SCALE: 1"=20'

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PLANT SCHEDULE TOTAL PROJECT



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NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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LANDSCAPE PLAN
1600 SOUTH GENEVA ROAD OREM, UTAH 84058

LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
2/11/20

SHEET: L-6

FILE NAME: FDG-174 | SCALE: 1"=20'

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PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASS TO BE "CHANSHARE FARMS IMPERIAL BLUE" (OR EQUIVALENT) WHICH IS A "WATER-WIZE TURF". INSTALL AND MAINTAIN PER GROWER'S SPECIFICATIONS.

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

16. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

17. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

18. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2012 APWA "MANUAL OF STANDARD SPECIFICATIONS".

19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD). IRRIGATION DESIGN SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM JULIE FRATTO, SLC URBAN FORESTER (801-972-7818) OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL.

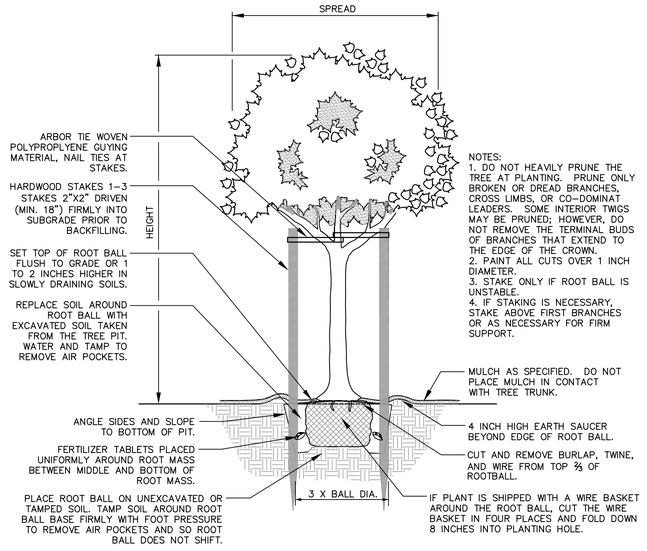
TOPSOIL QUALITY GUIDELINES

Category	Soluble salts (dS/m or mmho/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)	% Coarse fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SiL	≥2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SCL, SL, CL, SiCL	≥1.0	2.1 to 5.0	3 to 7 (SiL, SiCL, CL) 3 to 10 (SCL, SL, L)
Unacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	LS, SC, SiC, S, Si, C	<1.0	> 5.0	> 10 for any texture

*L = loam; SiL = Silt loam; SCL = sandy clay loam; SL = sandy loam; CL = clay loam; SiCL = silty clay loam; LS - loamy sand; SC = sandy clay; SiC = silty clay; S = sand; Si = silt; C = clay.
**This guideline also includes no fragments larger than 1 ½ inch in diameter.

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010.



1 TREE PLANTING AND STAKING
N.T.S.

2 SHRUB AND ORNAMENTAL GRASS PLANTING
N.T.S.

3 GROUNDCOVER, ANNUAL, AND/OR PERENNIAL PLANTINGS
N.T.S.

4 BOULDER PLACEMENT
N.T.S.

NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 5' ON CENTER.

2. EXPANSION JOINTS SHALL BE PLACED AT 20' ON CENTER, AND AT ALL HARD SURFACE ABUTMENTS.

3. MOWSTRIP SHALL BE INSTALLED TO SEPARATE ALL DIFFERING MULCH TYPES AND ALL SOD FROM MULCH AREAS.

5 CONCRETE MOWSTRIP
N.T.S.

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NO.	REVISIONS	BY	DATE
1	PER SITE PLAN CHANGES	DCM	12/27/19
2	PER SITE PLAN CHANGES	DCM	2/11/20

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13892 ARROW CREEK DRIVE
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LAKEVIEW PARK
LANDSCAPE NOTES AND DETAILS
1600 SOUTH GENEVA ROAD OREM, UTAH 84058

LICENSED LANDSCAPE ARCHITECT DAN C. MATTA No. 106248 2/11/20

SHEET: L-7

FILE NAME: FDG-174 SCALE: N.A.

IRRIGATION NOTES

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.

2. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURES REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.

3. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT OWNER'S REPRESENTATIVE TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 75 P.S.I. OR OVER 100 P.S.I.

5. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.

6. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.),(1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.). INSTALL KING DRAINS AT ALL LOW POINTS AND ADAPT SYSTEM TO MANUAL COMPRESSION AIR BLOWOUT. THE OWNER MUST BE INFORMED ON WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.

8. IRRIGATION MAIN LINE 3" AND SMALLER SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.

9. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.

10. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-I WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.

11. HEAD RISERS FOR SPRAY HEADS MUST BE A "FUNNY PIPE SYSTEM". RISERS FOR GEAR DRIVEN AND IMPACT HEADS MUST BE RAINBIRD TSJ SERIES SWING JOINTS (SIZE TO MATCH INLET SIZE OF HEAD) OR APPROVED EQUAL.

12. SIZE VALVE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.

13. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.

14. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.

15. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.

16. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.

17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-4". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".

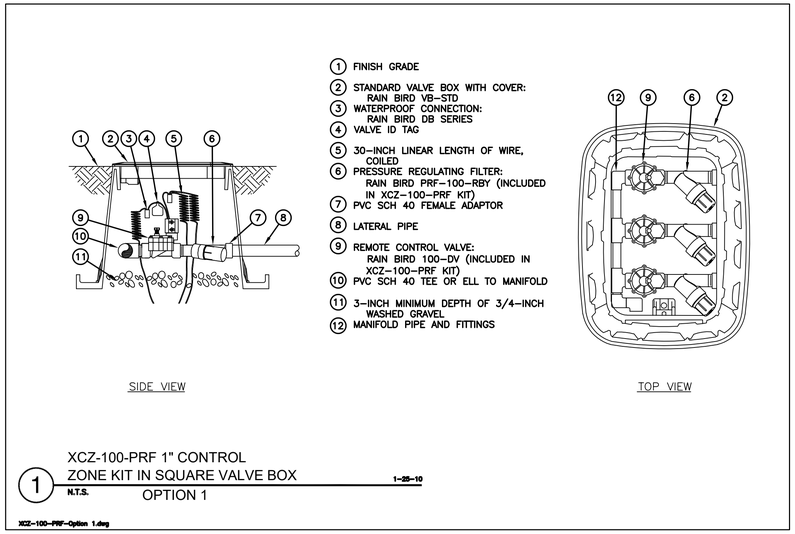
18. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE.

19. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERTY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.

20. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. NO POLYTUBING SHALL RUN UNDER PAVEMENT.

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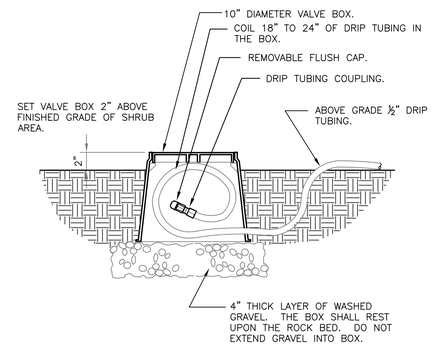
NOTE:
1. SEE SHEET IR-2 AND IR-3 FOR ENLARGED PLANS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.



1 XCZ-100-PRF 1" CONTROL ZONE KIT IN SQUARE VALVE BOX OPTION 1

N.T.S. 1-25-10

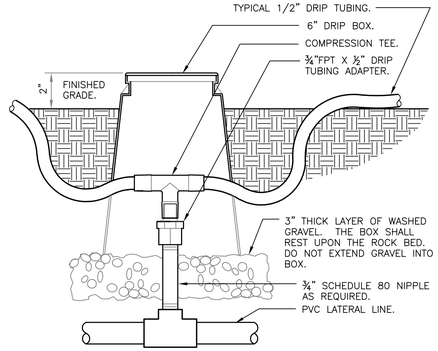
XCZ-100-PRF-Option 1.dwg



1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

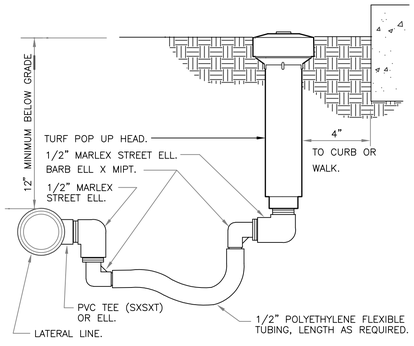
2 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0" 328413.49-06



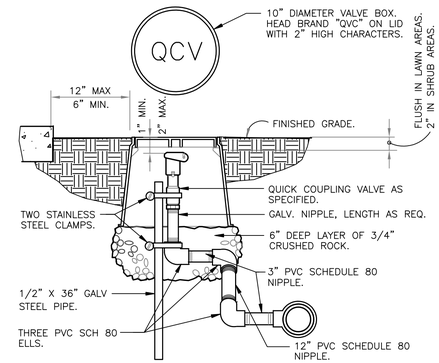
3 ZONE CONTROL

3" = 1'-0" 328413.46-03



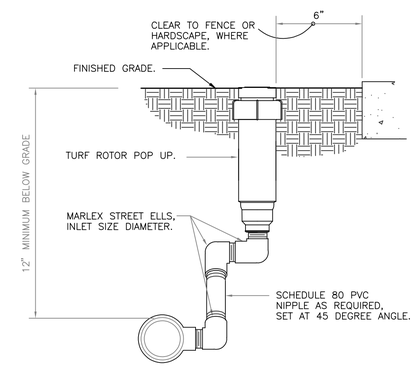
4 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 32 8403.13-02



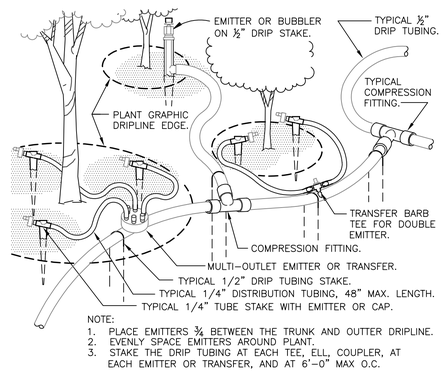
5 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" 32 8406.43-02



6 TURN ROTOR MARLEX ASSEMBLY

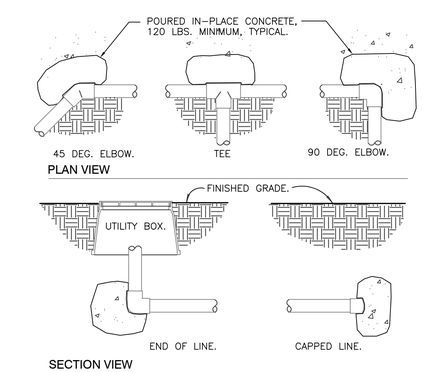
3" = 1'-0" 32 8403.16-01



NOTE:
1. PLACE EMITTERS ¾ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

7 TYPICAL DRIP TUBING

1 1/2" = 1'-0" 328413.43-01



8 THRUST BLOCKING

3/4" = 1'-0" 32 8409.76-01

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NO.	REVISIONS	BY	DATE
1	PER SITE PLAN CHANGES	DCM	12/27/19
2	PER SITE PLAN CHANGES	DCM	2/11/20

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

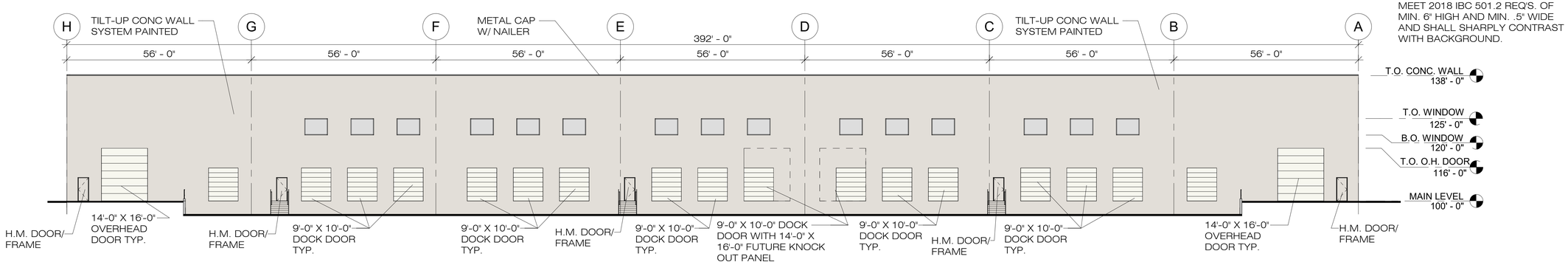
Foresite Design Group, L.C.

LAKEVIEW PARK
IRRIGATION NOTES AND DETAILS
1600 SOUTH GENEVA ROAD OREM, UTAH 84058

LICENSED LANDSCAPE ARCHITECT DAN C. MATTA No. 106248 2/11/20

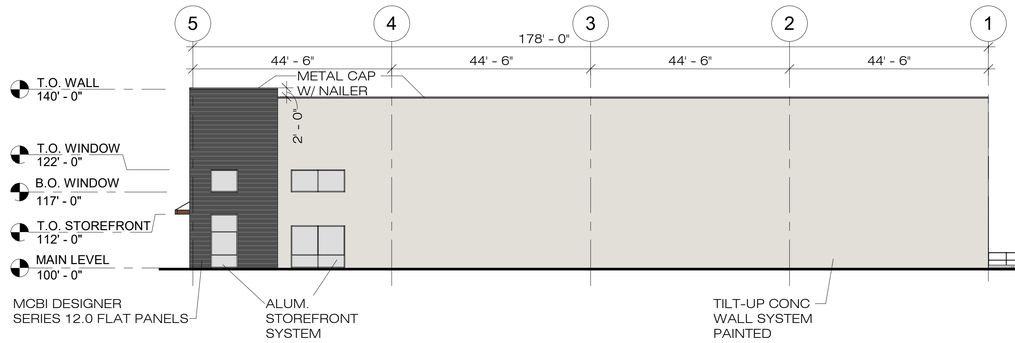
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FILE NAME: FDG-174 | SCALE: N.A.

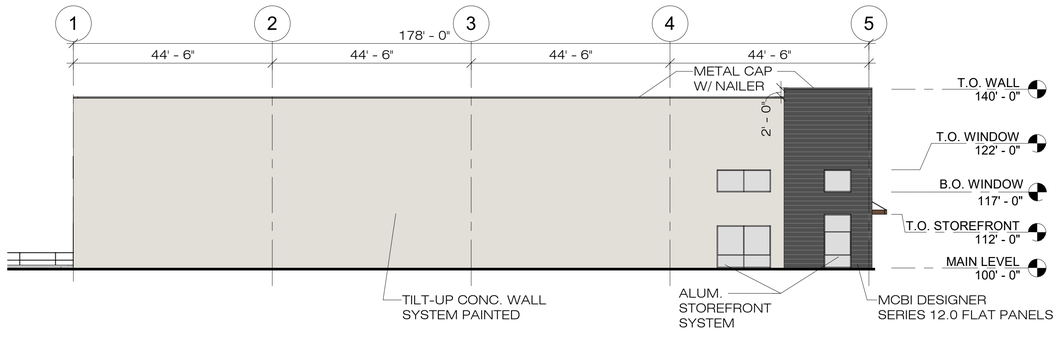


NOTE:
PROVIDE ADDRESS SIGNAGE ON OR NEAR THE ENTRANCE TO MEET 2018 IBC 501.2 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL SHARPLY CONTRAST WITH BACKGROUND.

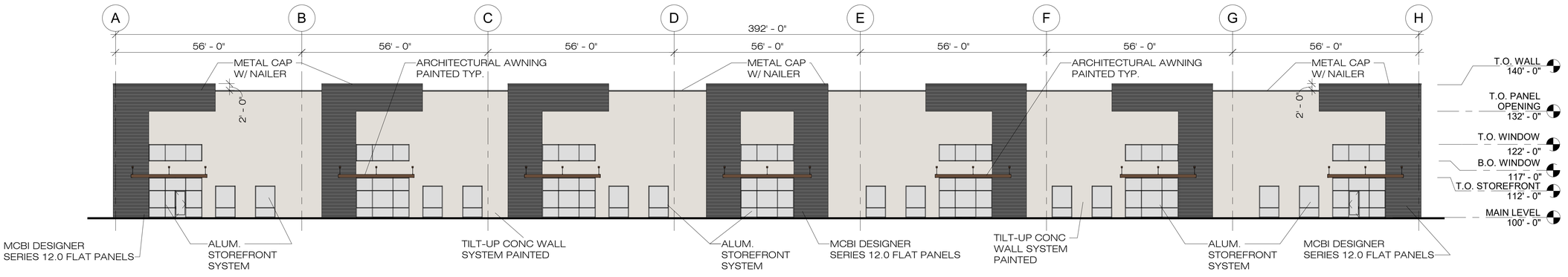
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

sba

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NICHOLAS T. BRADY 9561408 LICENSED ARCHITECT

8/26/19

TOM STUART CONSTRUCTION

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(801) 936-3446
FAX: (801) 936-8633

LAKEVIEW PARK BUILDING 1

1700 SOUTH GENEVA ROAD

OREM, UTAH

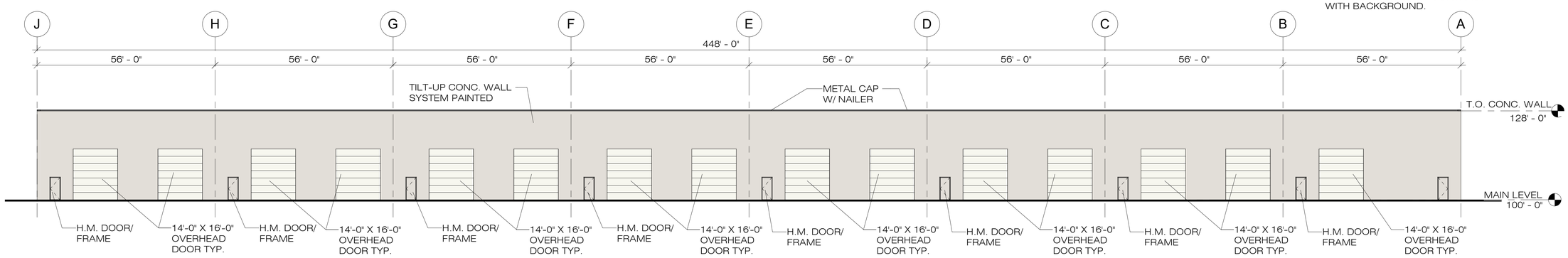
ANCHOR 3PL

EXTERIOR ELEVATIONS

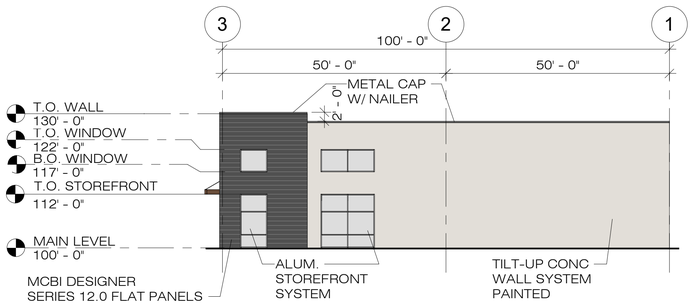
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AUGUST 26, 2019
1842705

A3.1

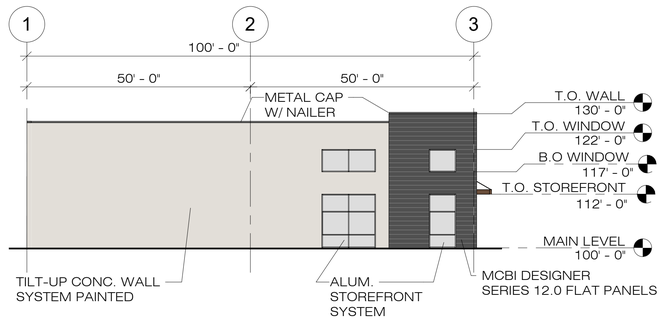
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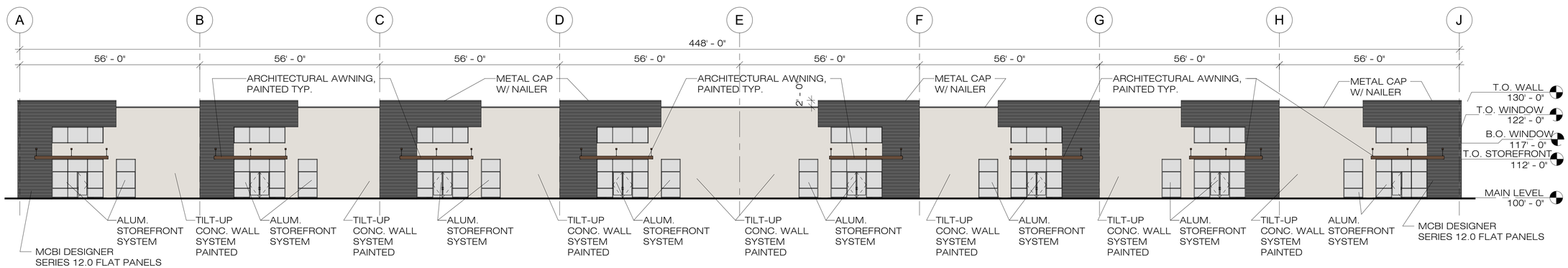
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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

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(801) 936-3446
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1700 SOUTH GENEVA ROAD

OREM, UTAH

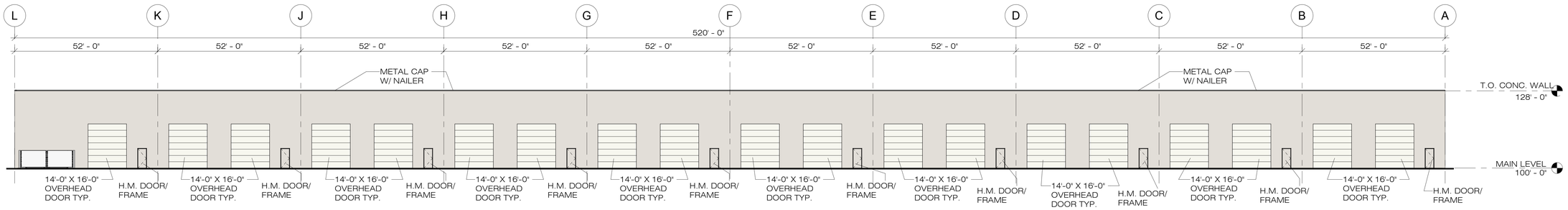
LAKEVIEW PARK BUILDING 2

EXTERIOR ELEVATIONS

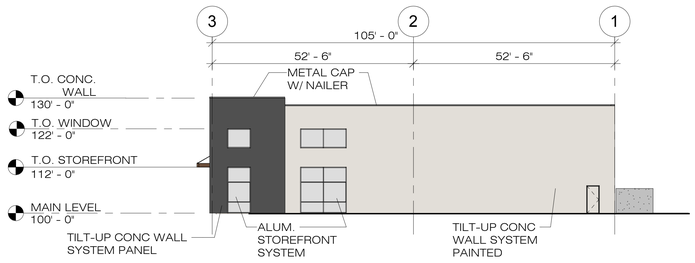
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SEPTEMBER 23, 2019
1842704

A3.1

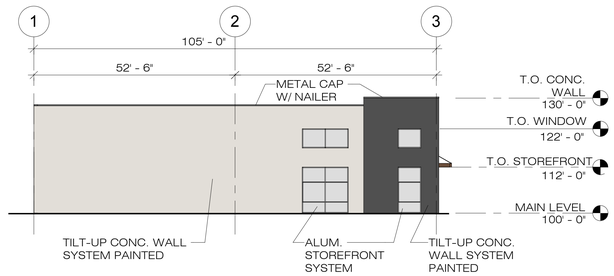
NOTE:
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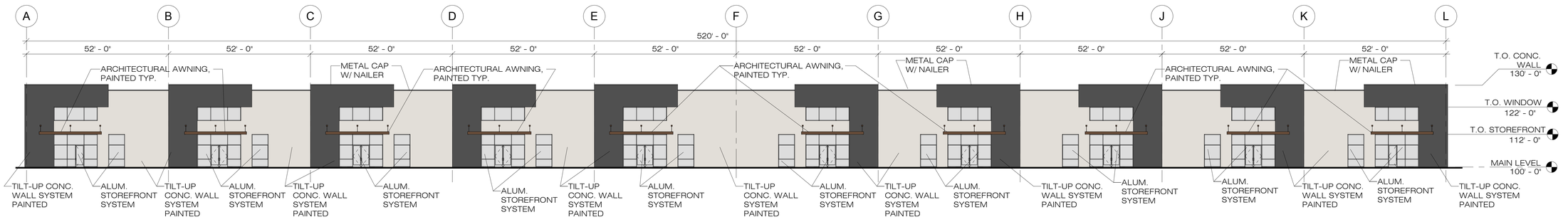
NORTH ELEVATION



EAST ELEVATION



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SOUTH ELEVATION

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FAX: (801) 936-8633

LAKEVIEW PARK BUILDING 3
1700 SOUTH GENEVA ROAD
OREM, UTAH

EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"

AUGUST 20, 2019
1842703

A3.1



Item #: 3.2	**Planning Commission** November 18, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Jake Tate	**PUBLIC HEARING** – Vacating University Square Lot 1, Plat C; Lots 4 and 5, Plat A; and Lots 1, 2 and 3, Plat D and approving University Square Plat E generally located at 130 East University Parkway in the PD5 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:

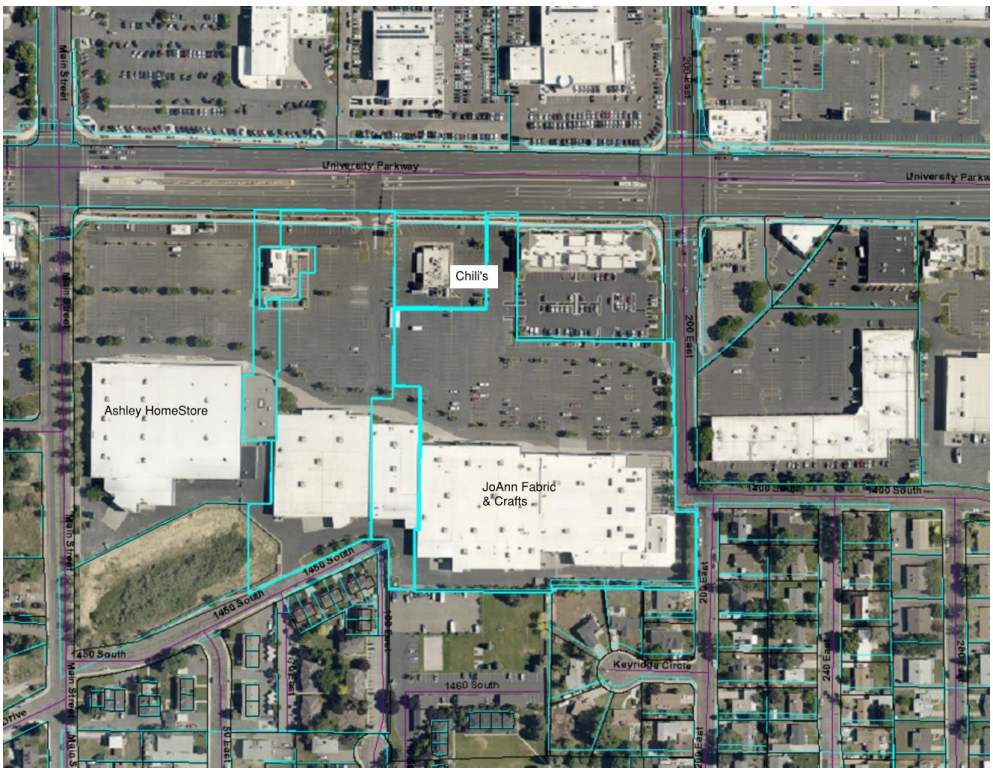
- General Plan Designation: **Medium Density Residential**
- Current Zone: **PD5**
- Acreage: **13.74**
- Neighborhood: **Cherry Hill**

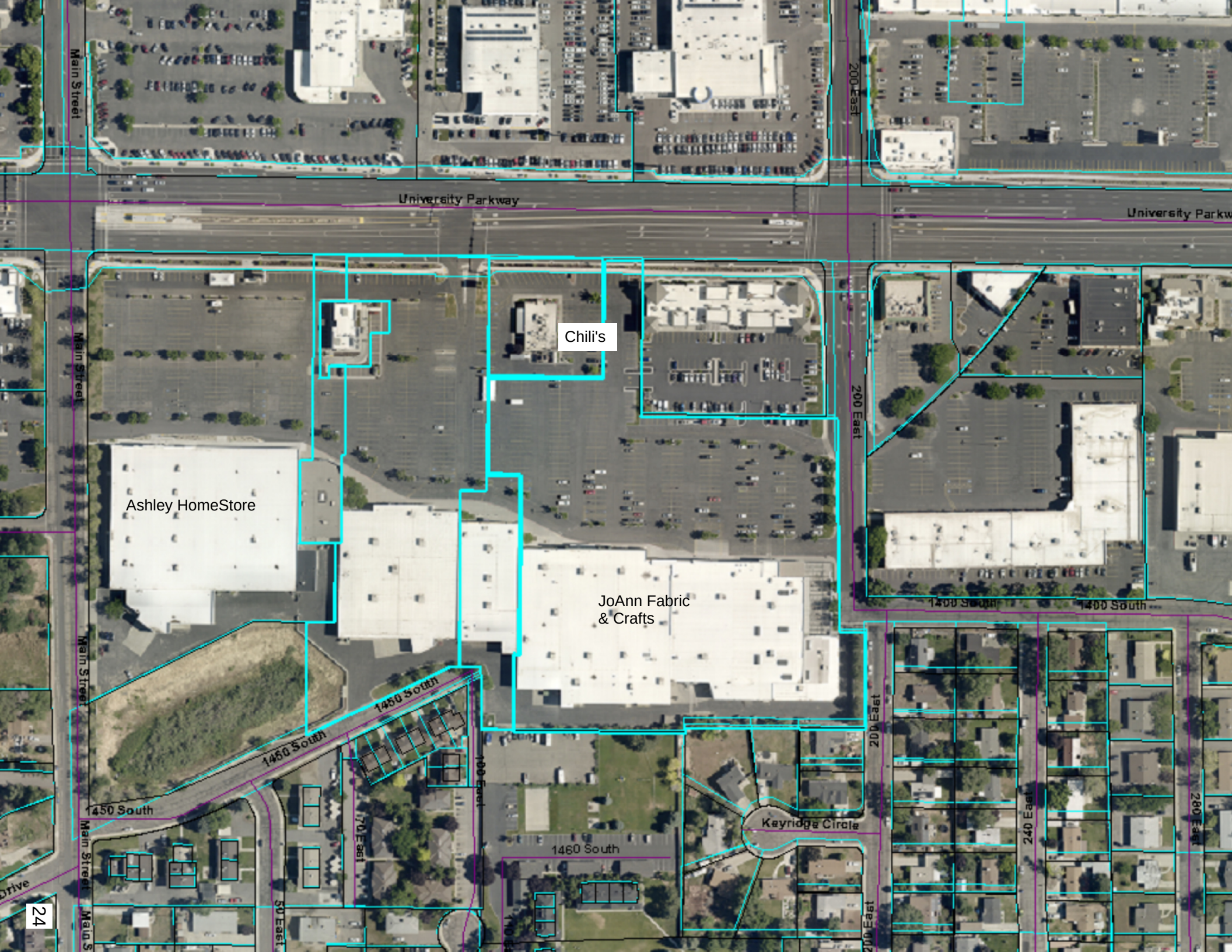
ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests the Planning Commission vacate University Square Lot 1, Plat C; Lots 4 and 5, Plat A; and Lots 1, 2 and 3, Plat D and approve University Square Plat E generally located at 130 East University Parkway in the PD5 zone.

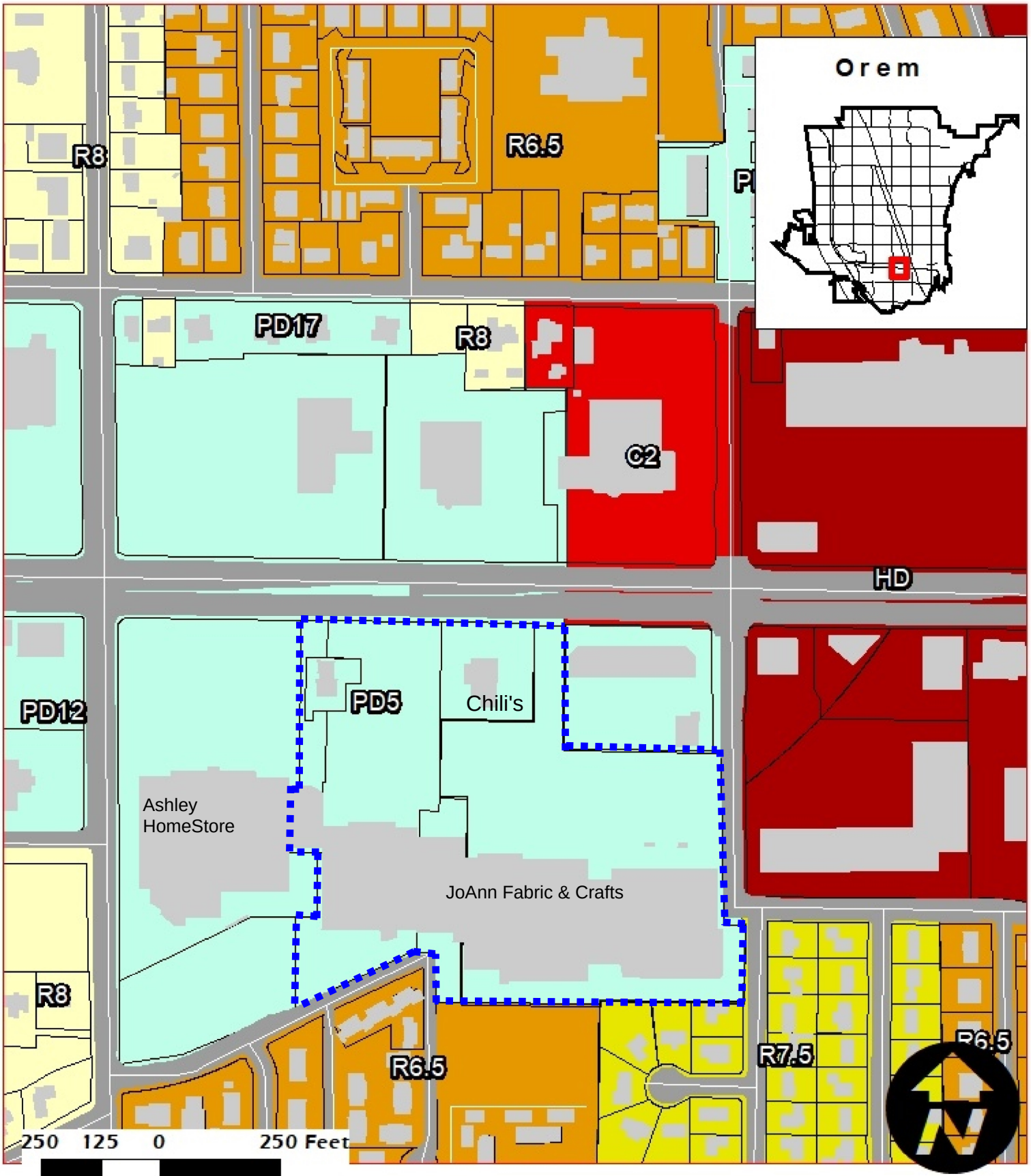
BACKGROUND:
The applicant desires to amend the existing plats in order to break up the larger big box store lots and create smaller lots for future redevelopment. Smaller lots will be easier to develop and fit into the plans of the applicant for this area in the future.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate University Square Lot 1, Plat C; Lots 4 and 5, Plat A; and Lots 1, 2 and 3, Plat D and approve University Square Plat E generally located at 130 East University Parkway in the PD5 zone.




Main Street
University Parkway
200 East
Chili's
Ashley HomeStore
JoAnn Fabric
& Crafts
1450 South
1460 South
Keyridge Circle
240 East
280 East

University Square Plat E



Legend

Preliminary Plat
PD5
13.74 Acres

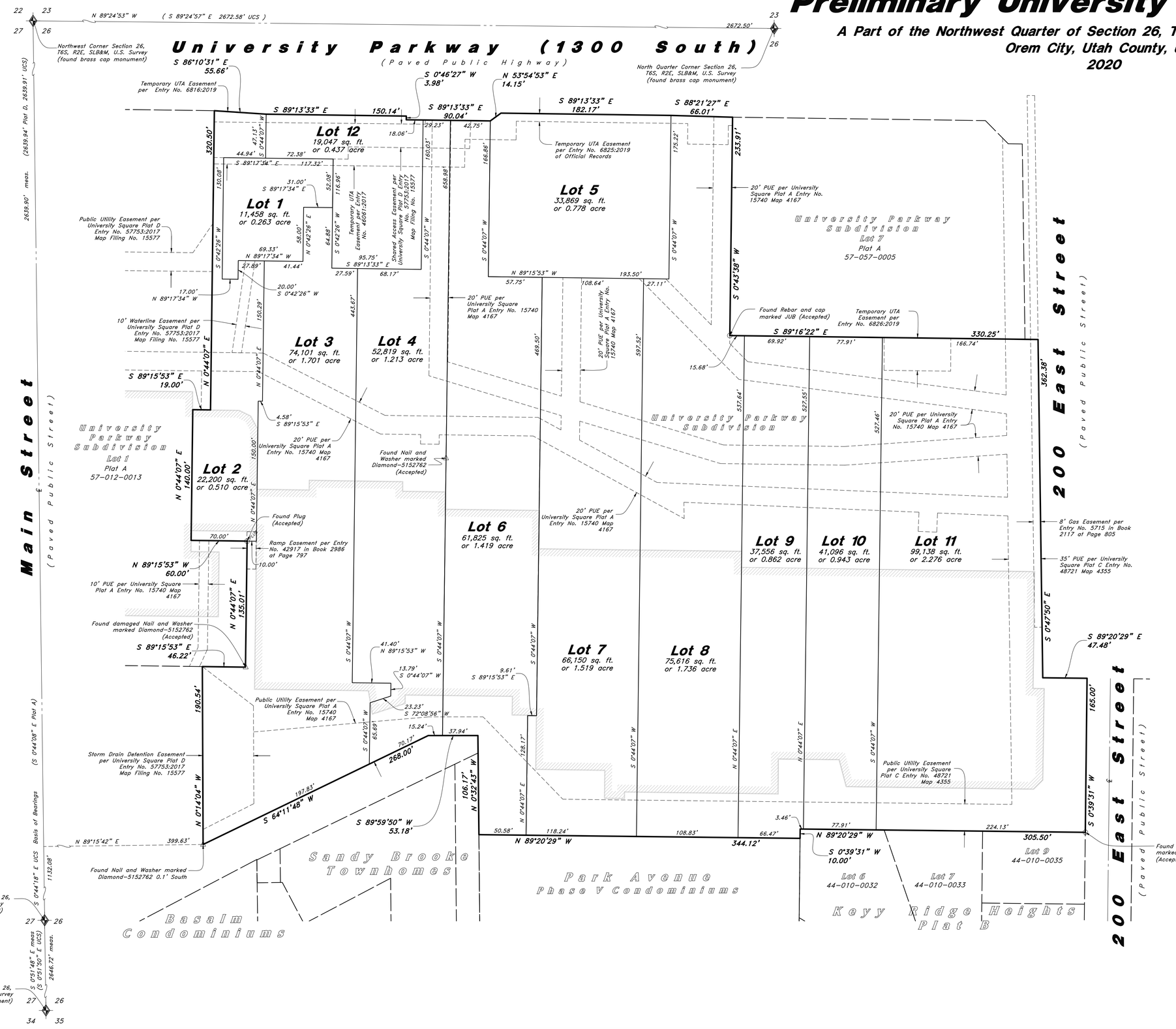
NEIGHBORHOOD
Cherry Hill

130 E University Parkway
Buildings
Parcels

Preliminary University Square Plat E

A Part of the Northwest Quarter of Section 26, T6S, R2E, SLB&M, U.S. Survey
Orem City, Utah County, Utah
2020

20-015SUB



Scale: 1" = 50'

50' 0 50' 100'

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Centerline Monument
- Found Rebar & Cap
- Found Nail & Washer
- PUE — Public Utility Easement

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements contained in the following Documents, records of Utah County, Utah:

Reciprocal Easement Agreement recorded April 30, 1991 as Entry No. 15743 in Book 2785 at Page 702 of Official Records.

First Amendment to Reciprocal Easement and Operation Agreement recorded August 7, 1992 as Entry No. 39973 in Book 2978 at Page 920 of Official Records.

First Amendment to Reciprocal Easement and Operation Agreement recorded August 21, 1992 as Entry No. 42918 in Book 2986 at Page 801 of Official Records.

Second Amendment to Reciprocal Easement and Operation Agreement recorded June 15, 2017 as Entry No. 57752:2017 of Official Records.

Third Amendment to Reciprocal easement and Operation Agreement recorded December 19, 2019 as Entry No. 134870:2019 of Official Records.

Easement Note

A Cross Drainage Easement covering all common areas in favor of all lots is hereby granted with this plat.

PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

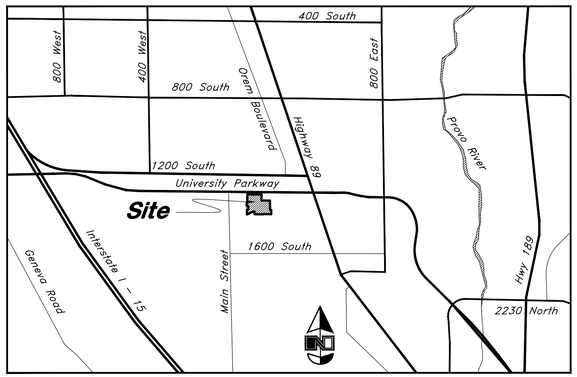
Bruce D. Pimper

Nov 10, 2020

20-015SUB

University Square Plat E

Amending Lot 1 of Plat C, Lots 4 and 5 of Plat A, and Lots 1, 2 and 3 of Plat D, University Square Subdivision
A Part of the Northwest Quarter of Section 26, T6S, R2E, SLB&M, U.S. Survey
Orem City, Utah County, Utah
2020



Vicinity Map
Not to Scale

Narrative

This Subdivision was requested by Acquisition Company, LLC to create 12 lots.

This Subdivision retraces and honors the underlying University Square Plats A, B, C and D as rotated onto the 1983 State Plane Utah Central Zone datum.

A line between monuments found for the Northwest Corner and the West Quarter of Section 26 was assigned the UCS bearing of South 0°44'18" East as the Basis of Bearings.

Property corners will be set or honored as shown hereon.

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyors Certificate hereon and shown on this Map, and subject to any conditions and restrictions stated hereon, have caused the same to be subdivided into lots.

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

Family Center Orem Shopping Center, LLC, a Delaware Limited Liability Company

By:
Its:

Acknowledgment

State of
County of } ss

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, Steven Usdan, who being by me duly sworn did say that he is the Managing member of Family Center Orem Shopping Center, LLC a Delaware Limited Liability Company and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in _____
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Approved as to Form

_____
City Attorney

Accepted 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_____ day of _____, 20____,
By Resolution No.

Approved by City Engineer _____

Attest by City Recorder _____

Planning Commission Approval

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_____ day of _____, 20____,
By Resolution No.

_____
Director–Secretary

_____
Chairman, Planning Commission

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the 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 and streets, hereafter to be known as

University Square Plat E

Boundary Description

A part of the Northwest Quarter of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Orem City, Utah County, Utah, being more particularly described as follows:

Beginning at the most Southwesterly Corner of Lot 3, University Square Plat D located 1132.08 feet North 0°44'18" West along the Section Line and 399.63 feet North 89°15'42" East from a Brass Cap Monument found marking the West Quarter Corner of said Section 26; and running thence North 0°14'04" West 190.54 feet along the Westerly Line of said Lot 3 to a point on the Southerly Line of Lot 1, University Square Plat A; thence along the Southerly and Easterly lines of said Lot 1 the following six courses: South 89°15'53" East 46.22 feet; North 0°44'07" East 135.01 feet; North 89°15'53" West 60.00 feet; North 0°44'07" East 140.00 feet; South 89°15'53" East 19.00 feet; and North 0°44'07" East 320.50 feet to a point on the Southerly Line of University Parkway as dedicated; thence along said Southerly Line the following seven courses: South 86°10'31" East 55.66 feet; South 89°13'33" East 150.14 feet; South 0°46'27" West 3.98 feet; South 89°13'33" East 90.04 feet; North 53°54'53" East 14.15 feet; South 89°13'33" East 182.17 feet; and South 88°21'27" East 66.01 feet to a point on the Westerly Line of Lot 7, University Square Plat A; thence South 0°43'38" West 233.91 feet along said Westerly line to the Southwest Corner thereof; thence South 89°16'22" East 330.25 feet along the Southerly Line of said Lot 7 to the Southeasterly Corner thereof and a point on the Westerly Line of 200 East Street; thence along the Westerly and Southerly lines of 200 East street the following three courses: South 0°47'50" East 362.38 feet; South 89°20'29" East 47.48 feet; and South 0°39'31" West 165.00 feet to the Northeast Corner of Lot 9, Keyy Ridge Heights, Plat B; thence North 89°20'29" West 305.50 feet along the Northerly line of Lots 6, 7 and 9 of said Keyy Ridge Heights, Plat B to the Northwesterly Corner of said Lot 6; thence South 0°39'31" West 10.00 feet along the Westerly Line of said Lot 6; thence North 89°20'29" West 344.12 feet; thence North 0°32'43" West 106.17 feet; thence South 89°59'50" West 53.18 feet; thence South 64°11'48" West 268.00 feet to the point of beginning.

Contains 594,873 sq. ft.
Or 13.656 acres
12 Lots

PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

Nov 10, 2020
Date

Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyors Certificate hereon and shown on this Map, and subject to any conditions and restrictions stated hereon, have caused the same to be subdivided into lots.

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

Family Center Orem II, LLC, a Delaware limited liability company

By:
Its:

Acknowledgment

State of
County of } ss

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, Steven Usdan, who being by me duly sworn did say that he is the Managing member of Family Center Orem II, LLC, a Delaware Limited Liability company and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in _____
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

University Square Plat E

Amending Lot 1 of Plat C, Lots 4 & 5 of Plat A, and Lots 1, 2, & 3 of Plat D
A part of the Northwest Quarter of Section 26, Township 6 South, Range 2 East, Salt Lake Base & Meridian U.S. Survey,
Orem City, Salt Lake County, Utah.

Surveyor's Seal	Notary Public Seal	City-County Engineer Seal	Clerk-Recorder Seal
PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH			

University Square Plat E

Amending Lot 1 of Plat C, Lots 4 & 5 of Plat A, and Lots 1, 2, & 3 of Plat D

A Part of the Northwest Quarter of Section 26, T6S, R2E, SLB&M, U.S. Survey

Orem City, Utah County, Utah

2020

20-015SUB

Scale: 1" = 50'

50' 0 50' 100'

Legend

- Property Line
- Easement Line
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Existing Agreements

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Easement Note

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3622548 PROFESSIONAL LAND SURVEYOR BRUCE D. PIMPER STATE OF UTAH

Nov 10, 2020

Sheet 2 of 2

Street View



Item #: 3.3	**Planning Commission** November 18, 2020	
Prepared By: Cheryl Vargas		
Applicant: City of Orem – Development Services	PUBLIC HEARING – Amending Section 22-6-9(G), *Commercial Day Care Services,* Section 22-6-9(H) *Private Schools* of the Orem City Code and Appendix A by amending Standard Land Use Code 6813 *Private Primary and Secondary Schools* pertaining to commercial daycare services and private schools in a residential zone.	

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

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

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

REQUEST:
The applicant requests the City amend Section 22-6-9(G), *Commercial Day Care Services,* Section 22-6-9(H) *Private Schools* of the Orem City Code and Appendix A by amending Standard Land Use Code 6813 *Private Primary and Secondary Schools* pertaining to commercial daycare services and private schools in a residential zone.

BACKGROUND:
The City has found a need to clarify the language regarding the parking requirements for commercial daycare services and private schools located in a residential zone.

Staff is proposing to base the parking requirements for commercial daycares in a residential zone on the maximum occupancy of the facility. Parking will be required to be provided at a ratio of 0.24 parking stalls per child, plus one parking stall per full time caregiver/teacher and 0.5 stalls per part time caregiver/teacher. All required parking will need to be located on-site and no on-street parking may be counted towards the required parking.

In addition, reference to Private Schools, 22-6-9(H) as been added to the SLU Code 6813.

In addition, staff recommends Commercial Day Care Services located in residential zones be allowed as a permitted use instead of a conditional use if they meet the requirements outlined in Section 22-6-9(G).

RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-6-9(G), *Commercial Day Care Services,* Section 22-6-9(H) *Private Schools* of the Orem City Code and Appendix A by amending Standard Land Use Code 6813 *Private Primary and Secondary Schools* pertaining to commercial daycare services and private schools in a residential zone.

Section 22-6-9(G)

G. ~~**Private Schools and**~~ **Commercial Day Care Services (SLU Codes 6261 and 6262)**. ~~Private Schools and~~ Commercial Day Care Services ~~are Commercial Day Care Services~~ are defined to include (1) Commercial Child Day Care/ Preschool Facilities, and (2) Commercial Adult Day Care Facilities. Commercial Day Care Services ~~shall be allowed~~are permitted in residential zones ~~only upon the issuance of a conditional use permit and must, at a minimum,~~ if they meet the following requirements:

1. In residential zones, Commercial Day Care Services shall only be allowed on properties adjacent to either a collector or an arterial street.
2. A Commercial Day Care facility shall not be established within two thousand six hundred and forty feet (2640') of another Private School or Commercial Day Care facility that is located in a residential zone.
3. Commercial Day Care Services shall comply with the site plan requirements set forth in Section 22-14-20.
4. The entire area of the front yard setback shall be landscaped except for permitted driveways.
5. No more than two car trips per hour shall be generated before 5:30 a.m. or after 9:00 p.m.
6. The site plan shall be configured so that no vehicle will back out on to a dedicated street. Parking and turn-around areas shall be located in the side or rear yard unless the site includes a circular driveway.
7. The rear yard shall be enclosed with a six-foot (6'), sight-obscuring fence. All gates shall be self-closing and self-locking.
8. The exterior building design shall resemble a single-family residential dwelling in harmony with any neighboring residential dwelling units.
9. A maximum of one wall sign no greater than six square feet (6ft ²) in area shall be allowed ~~unless otherwise prohibited as part of the conditional use permit~~. The sign shall be designed to minimize the visual impact on surrounding properties.
10. There shall be no exterior evidence of a business other than a permitted sign. No activities connected with the operation of the Commercial Day Care facility shall be conducted in the front yard or in a side yard adjacent to a street with the exception of parking in a permitted drive-way and use of the front entrance to enter and exit the building.
11. ~~All residents, visitors and employees who arrive at the facility in connection with the Commercial Day Care facility shall be legally parked on the lot occupied by the facility or on that part of the street which immediately abuts the lot.~~

~~12.~~11. Commercial Day Care Facilities shall obtain a license from the State of Utah Department of Human Services, where required. Private Schools and Commercial Day Care Facilities must also obtain a business license from the City of Orem in accordance with the provisions of ChapterHAPTER 12 prior to operating the business.

~~13.~~12. Applicants for site plan approval of ~~private schools~~Commercial Day Care Services shall submit an engineered traffic flow and parking plan showing sufficient ingress and egress, drop-off areas, traffic flow, and parking spaces so that parking ~~for school functions~~ will be contained on the site and the ~~school~~ Commercial Day Care Service will not adversely affect surrounding properties. The Planning Commission shall review the plan and based on the City Engineer's recommendations may modify the site plan and impose additional requirements in order to meet all projected needs of the site for traffic flow and parking.

~~14.~~13. Parking shall be required based on the maximum occupancy of the facility. Parking shall be provided at a ratio of 0.24 parking stalls per child, plus one parking stall per full time caregiver/teacher and~~or~~ 0.5 stalls per part time caregiver/teacher. All required parking shall be located on site. Parking shall not be located in a required front yard setback or in a side yard setback adjacent to a street. No on-street parking may be counted towards the required parking.

Appendix A																		
SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6813	Private Primary and Secondary Schools - permitted* if adjacent to or across the street from a Public Primary or Secondary School See Section 22-6-9(H)	N	N*	N*	N*	N*	N*	N*	N*	P	P	P	N	N	N	N	N	N

Section 22-6-9(H)

H. Private ~~Primary and Secondary~~ Schools ~~and Commercial Day Care Services~~ (SLU Code 6813) Private Schools (SLU Code 6813). Private Schools are defined as private (1) primary schools, and (2) secondary schools. Private schools are allowed in residential zones only (1) on property adjacent to a public primary or secondary school, or (2) on property located across the street from a public primary or secondary school where the street is an arterial or collector street. Private schools located in residential zones must also meet all of the following requirements:

1. Private Schools shall comply with the site plan requirements set forth in Section 22-14-20. In addition to the requirements of Section 22-14-20, the site plan must meet the following additional requirements:
   a. The site plan shall be configured so that no vehicle will back out onto a dedicated street.
   b. Parking and turn-around areas shall be located in the side or rear yard unless the site includes a circular driveway.
   c. The site shall be designed with an on-site drop-off location with room for stacking of vehicles sufficient to accommodate the anticipated number of students.
   d. The site plan shall include a traffic circulation and parking plan that provides adequate: (1) ingress and egress, (2) traffic flow, and (4) parking spaces so that parking for school functions will be contained on the site and the school will not adversely affect surrounding properties.

   An applicant for a site plan for a private school shall obtain a traffic study prepared by a licensed engineer for the proposed site. The traffic study must demonstrate that the proposed site plan meets all of the requirements of this Section. The Planning Commission shall review the site plan and may impose additional requirements in order to meet all projected needs of the site for traffic flow and parking.
2. The entire area of the front yard setback shall be landscaped except for permitted driveways.
3. No more than two car trips per hour shall be generated by the private school before 5:30 a.m. or after 10:00 p.m.
4. A pickup and drop-off location must be located on site for students and be part of a continuous motion of traffic flow to prevent vehicles from backing out onto a public right-of-way.

5. A six foot (6') foot fence shall be installed and maintained on all parts of the perimeter of the private school property that is adjacent to property that is zoned or used for residential purposes.
6. In a residential zone, a monument sign no greater that thirty-six (36) square feet and six (6) feet high shall be allowed. The sign shall be designed to minimize the visual impact on surrounding properties.
7. A private school located across the street from a public primary or secondary school must be on a lot with a minimum of one (1) acre and a maximum of two (2) acres. The lot must have been in existence on December 1, 2008, and not have been combined with any other lot or parcel subsequent to that date.
8. A private school shall not front on a cul-de-sac.
9. Lighting on a building or lighting for parking or play areas shall be shielded downward to minimize the impact and glare to neighboring residential uses. No recreational areas that are part of the private school site plan shall be lighted after 10:00 p.m. or before 7:00 a.m.
10. Private schools shall obtain a license from the State of Utah Department of Human Services, where required. Private schools must also obtain a business license from the City of Orem in accordance with the provisions of CHAPTER 12 prior to operating the business.
11. Parking shall be provided at the ratio of two (2) stalls for every teaching station and one (1) stall for every six (6) students age sixteen (16) or older.
12. Due to existing traffic impacts, a private school may not be located within one quarter (1/4) mile of Utah Valley University campus property.

Item #: 3.4	**Planning Commission** November 18, 2020	
Prepared By: Cheryl Vargas		
Applicant: City of Orem – Development Services	PUBLIC HEARING – Amending Article 22-6-9(I) *Accessory Apartments* of the Orem City Code to clarify language in the accessory apartment ordinance.	

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

REQUEST:
The applicant requests the City amend Article 22-6-9(I) *Accessory Apartments* of the Orem City Code to clarify language in the accessory apartment ordinance.

BACKGROUND:
The City has found a need to clarify the language in the Accessory Apartments ordinance pertaining to the definition of an "owner' and "bedroom" and clarifying interior connectivity between units.

In working with the residents of Orem who have a desire to have an accessory apartment in their home, these sections of the ordinance needed further clarification. This amendment to the accessory apartment ordinance will help clarify the ordinance.

RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Article 22-6-9(I) *Accessory Apartments* of the Orem City Code to clarify language in the accessory apartment ordinance.

22-6-9(I). Accessory Apartments. Accessory apartments shall be allowed only in owner-occupied single-family dwellings and in such other dwellings as may be specifically designated by ordinance, but shall not be allowed in any R5 zone or PRD.

1. A dwelling shall be considered owner-occupied only if the owner uses the dwelling as his/her primary dwelling and mailing address. For purposes of this section, the term "owner" shall mean:
   a. The person (defined for purposes of this section as a human being and not including any other legal entity except as elsewhere expressly allowed) listed as the owner of record in the records of the Utah County Recorder.
   b. In the event that more than one person is listed as an owner, the owner shall be the person(s) who owns at least a 50% equity interest in the property. Each person listed on the title shall be presumed to hold an equal equity interest in the property unless otherwise clearly specified. In the event that no single person has a 50% equity interest in the property, a single-family dwelling shall not be considered owner-occupied unless the total equity interest in the property owned by the occupants is at least 50%.
   c. In the event that title to a dwelling is held in the name of a trust, the occupant(s) of such dwelling may be considered the owner for purposes of this section only if such person(s) created the trust primarily for estate planning purposes, placed the dwelling in such trust, and retains at least a 50% primary beneficial interest in the dwelling.
   ~~c.~~d. In the event that title to a dwelling is held in the name of a corporation or limited liability company, the dwelling shall not be considered to be owner-occupied unless the occupants have bona fide ownership of at least 50% of the corporation or limited liability company that owns the dwelling.
   ~~d.~~e. Notwithstanding any other provision to the contrary, no person claiming ownership by virtue of his/or her status as one of the following classes of individuals shall be deemed an owner for purposes of this section:
      1. (1)A person with only an option to purchase a single-family dwelling.
      2. (2)The children or other relatives of an owner.
      3. (3)Any person other than a spouse or child of the owner who is listed on the title to a single- family dwelling without having paid fair market value for their interest in the property.
      4. (4)Any beneficiary of a trust whose interest is secondary or subordinate to the interest of a primary beneficiary.
      5. (5)A person with a contract to purchase a single-family dwelling.
      6. (6)A person who meets the technical definition of owner by virtue of any transaction or agreement that is not bona fide or serves no legitimate purpose other than to meet the technical definition of owner under subsections (a), (b) or (c) above.
   ~~e.~~f. Nothing contained herein shall be construed to allow more than one family to occupy either a single-family dwelling or an accessory apartment.
   ~~f.~~g. For purposes of establishing that a single family dwelling is owner occupied, the purported owner shall have the burden of proving his/her status as the owner pursuant to the criteria outlined in this section and of providing documentation to the City to prove that the person qualifies as an owner under this section.

~~g.~~h. Owner occupancy for a dwelling with an accessory apartment shall not be required when:

1. (1)The owner cannot live in the dwelling because of a bona fide temporary absence of three years or less for a temporary job assignment, sabbatical, or voluntary service;

2. (2)The owner was living in the dwelling immediately prior to leaving for the temporary job assignment, sabbatical, or voluntary service; and

3. (3)The owner intends to make the dwelling his/her primary place of residence upon returning from the temporary job assignment, sabbatical or voluntary service.

Indefinite periods of absence from the home shall not qualify for this exception.

2. Number of Accessory Apartments. A maximum of one (1) accessory apartment shall be allowed in each owner occupied single-family dwelling.
3. Parking. A single family dwelling with an accessory apartment shall provide at least three (3) off-street parking stalls, each at least eight feet (8') by sixteen feet (16') in size. Parking stalls within a garage or carport shall not count toward the three required parking stalls. No more than two (2) parking stalls shall be within the front yard setback and no more than one (1) parking stall shall be within the side yard setback adjacent to a street. Parking areas and driveways shall be paved with concrete, masonry, or concrete pavers. Exception: If the primary residence includes a three (3) car garage or three (3) car carport, all three (3) parking stalls in front of the garages or carports may be counted toward the required number.
4. Utility Meters. A single family dwelling with an accessory apartment shall have no more than two (2) meters for each water, gas, and electricity utility service and each meter shall be in the property owner's name.
5. Minimum Size - Maximum Size. The size of an accessory apartment shall be at least three hundred (300) square feet. An accessory apartment shall not exceed twelve hundred (1200) square feet nor shall it contain more than two (2) bedrooms. For purposes of this section, a bedroom is defined as any room that is only accessible via an interior doorway, including but not limited to offices, libraries, dens, sewing rooms, game rooms, etc., but not including any room that is clearly designed and intended for use only as a bathroom, utility room, closet, pantry, mud room, laundry room, or any room having less than fifty (50) square feet. In addition, the single-family dwelling shall maintain a minimum of one thousand (1000) square feet of finished living space separate from the accessory apartment.
6. Building Code. All construction and remodeling shall comply with building codes in effect at the time of construction or remodeling.
7. Building Entrances. A new single-family structure approved with an accessory apartment shall not have a separate entrance at the front of the building or side of the building facing a street where the sole purpose of the entrance is to provide access to the accessory apartment. An accessory apartment approved in an existing structure shall use existing entrances on any side of the structure that faces a street. The purpose of this requirement is to preserve the single-family residential look of the building.
8. Interior Connectivity. Interior connectivity shall be maintained between the accessory apartment and the main dwelling by means of an interior door that provides direct access to both the main dwelling and the accessory apartment. A door to a garage or carport shall not satisfy this requirement. The interior connecting door may be closed and locked.

9. Accessory Apartment Permit. Any person constructing or causing the construction of a residence that has an accessory apartment or any person remodeling or causing the remodeling of a residence for an accessory apartment, or any person desiring an accessory apartment shall obtain an accessory apartment permit from the Development Services Department. Before the permit is issued the applicant shall:
   a. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters.
   b. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.
   c. Pay fees in accordance with the City of Orem Resolution establishing fees and charges.

Item #: 3.5	**Planning Commission** November 18, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Ivory Development, LLC	**PUBLIC HEARING –** Plat amendment vacating Lot 13 of Deer Horn Estates, Plat A and approving Deer Horn Estates, Plat B located at 972 West 600 South in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.26**
- Neighborhood: **Sunset Heights East**

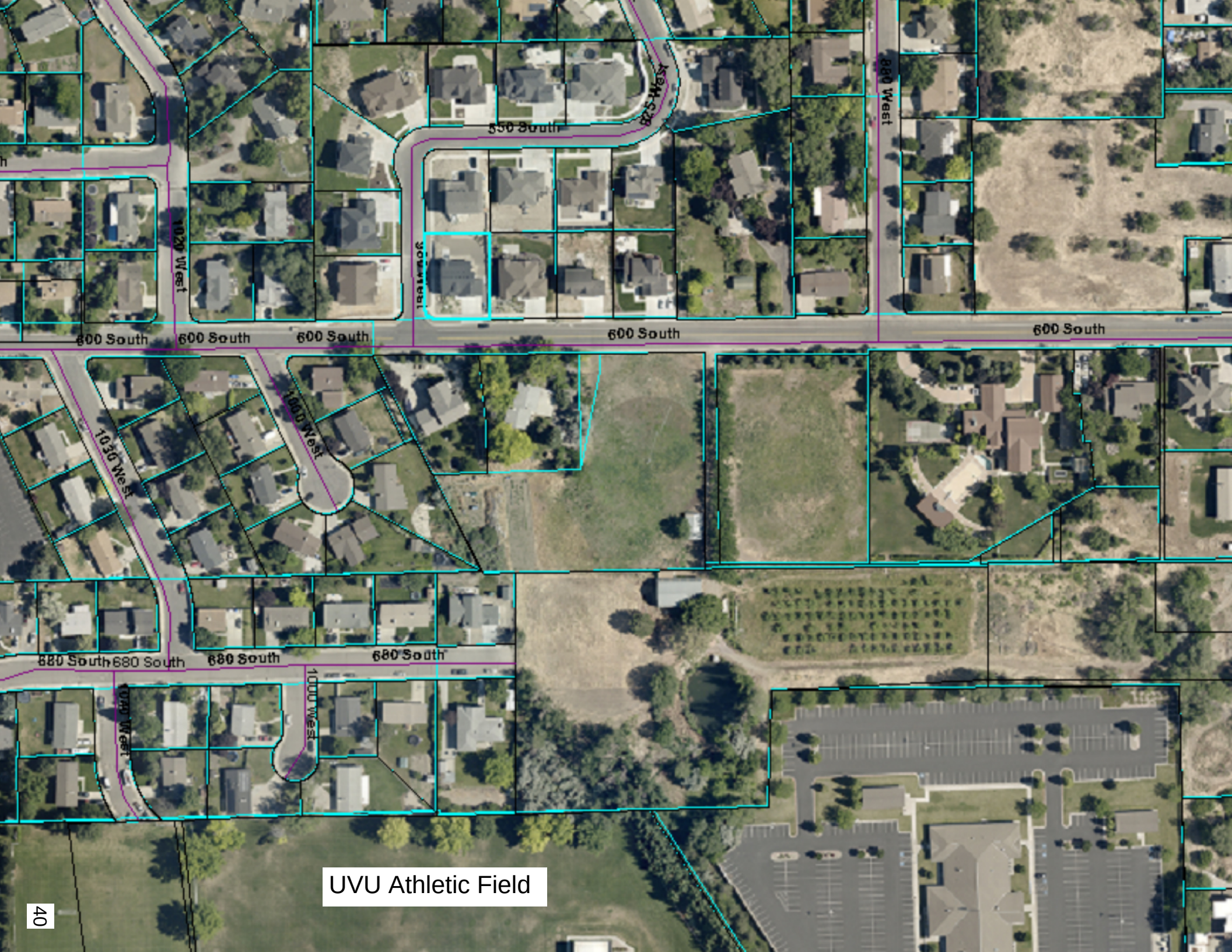
ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests the Planning Commission vacate Lot 13 of Deer Horn Estates, Plat A and approve Deer Horn Estates, Plat B located at 972 West 600 South in the R8 zone.

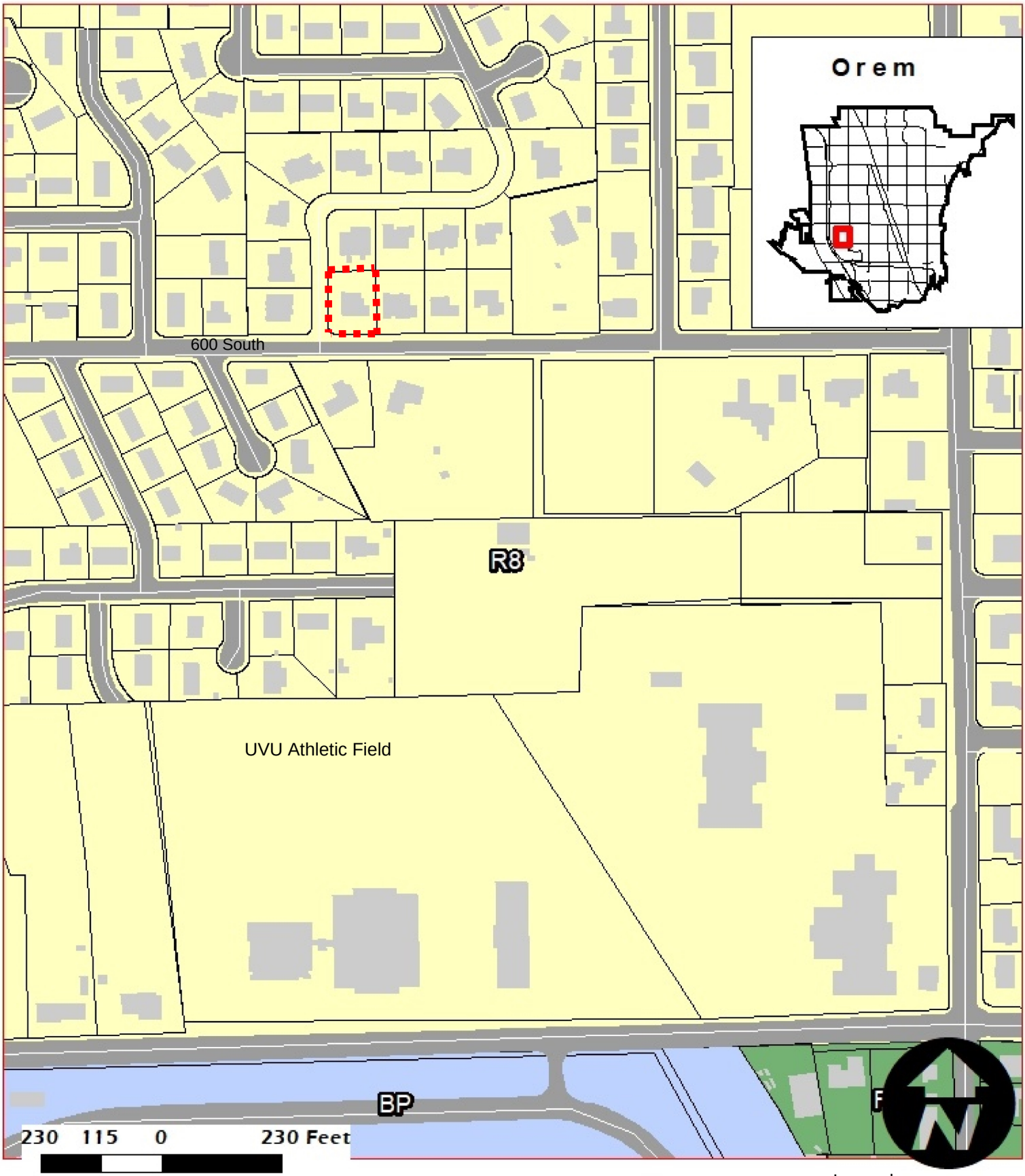
BACKGROUND: The applicant is seeking to vacate the Public Utility Easements (PUE) on the north and east sides of Lot 13 as shown on the proposed plat. The applicant has provided letters from the five Utility Companies supporting the vacation.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 13 of Deer Horn Estates, Plat A and approve Deer Horn Estates, Plat B located at 972 West 600 South in the R8 zone.




550 South
880 West
1020 West
600 South
600 South
600 South
600 South
600 South
1030 West
1060 West
680 South
680 South
680 South
680 South
1040 West
1000 West
UVU Athletic Field

Deer Horn Estates Plat B



Legend

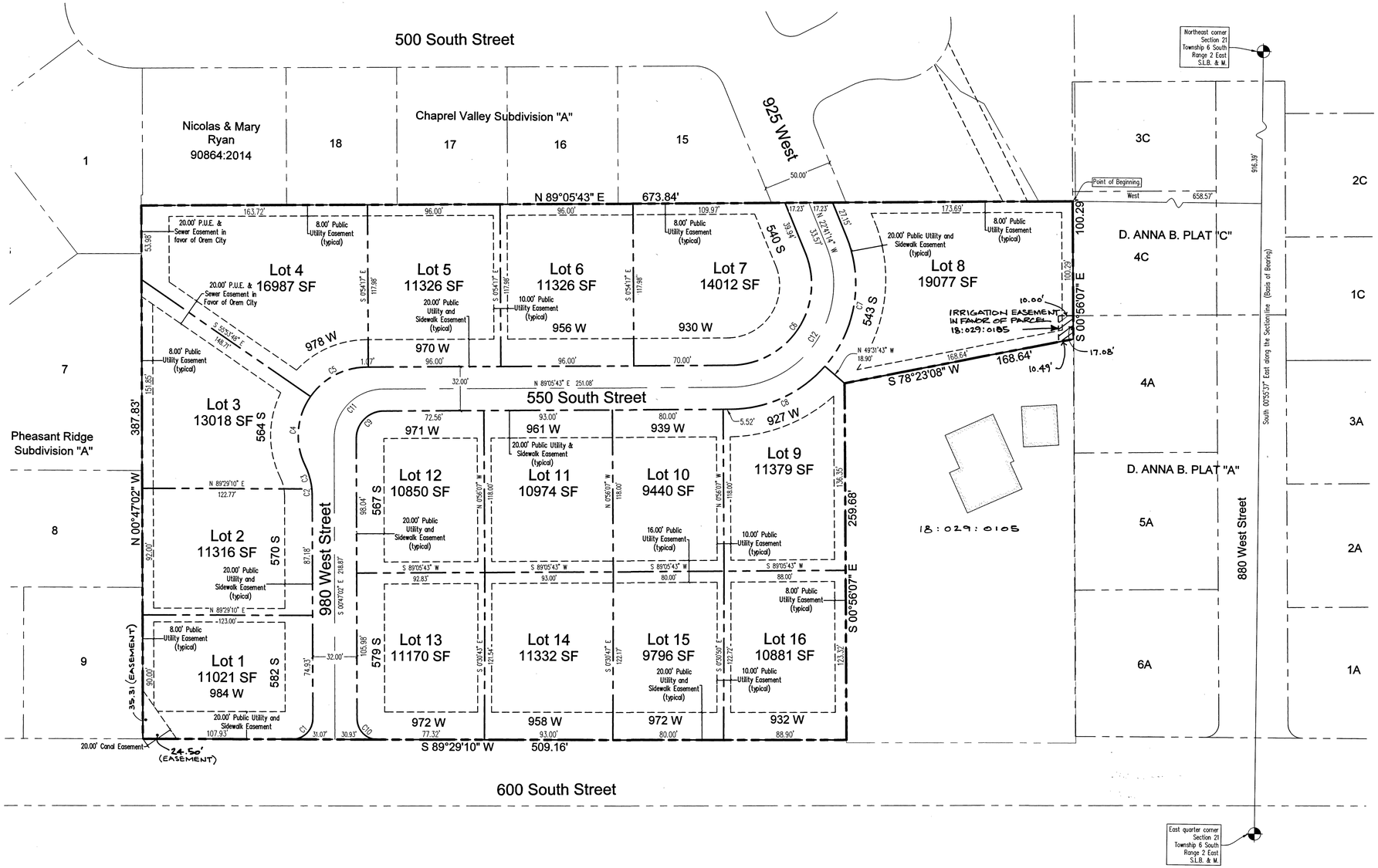
Plat Amendment
R8
.26 Acres

NEIGHBORHOOD
Sunset Heights East

672 W 600 South
Buildings
Parcels

Existing Plat

NORTH
1" = 40'

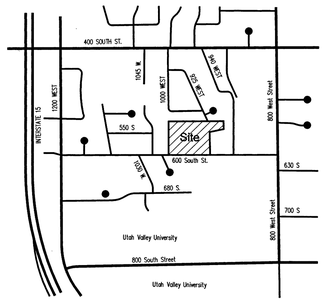


Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.63'	21.26'	S 44°21'04" W	90°16'12"
C2	50.00'	4.83'	4.82'	S 3°32'58" E	5°31'51"
C3	50.00'	17.72'	17.63'	S 16°28'13" E	20°18'40"
C4	50.00'	53.00'	50.55'	S 3°44'20" W	60°43'45"
C5	50.00'	47.99'	46.17'	S 61°35'58" W	54°59'31"
C6	59.00'	115.11'	97.70'	S 33°12'15" E	111°46'57"

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C7	91.00'	100.31'	95.31'	N 8°53'31" E	63°09'31"
C8	91.00'	77.23'	74.93'	N 64°47'00" E	48°37'26"
C9	20.00'	31.37'	28.25'	N 44°09'20" E	89°52'45"
C10	15.00'	23.49'	21.16'	N 45°38'56" W	89°43'48"
C11	36.00'	56.47'	50.86'	S 44°09'20" W	89°52'45"
C12	75.00'	146.32'	124.20'	N 33°12'15" E	111°46'57"



Vicinity Map

NOTE:
LOTS 1, 2, 3 AND 4, REQUIRE AN APPROVED GRADING PLAN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

15243

PREPARED BY
DUDLEY AND ASSOCIATES INC.

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Registered 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°55'37" East along the Section line 916.39 feet and West 658.57 feet from the Northeast quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°56'07" East along the Easterly boundary line of Plat "C" and a portion of Plat "A", D. Anna B. Subdivision 100.29 feet; thence South 78°23'08" West 168.64 feet; thence South 00°56'07" East 259.68 feet more or less to the northerly boundary line of 600 South Street; thence South 89°29'10" West along 600 South Street 509.16 feet more or less to the Easterly boundary line of Plat "A", Pheasant Ridge Subdivision; thence North 00°47'02" West along Plat "A", Pheasant Ridge Subdivision 387.83 feet; thence North 89°05'43" East partially along Plat "A", Chaprel Subdivision 673.84 feet more or less to the point of beginning.

Area = 217,376 sq.ft. or 4.99 Acres

Basis of Bearing is South 00°55'37" East along the Section line from the Northeast corner to the East quarter corner of Section 21.

2/24/16
Date

Surveyor
(See Seal Below)

SEC 21-T6S-R2E-SLBM

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 24th day of FEBRUARY A.D. 20 16

IVORY DEVELOPMENT, LLC, BY PRESIDENT
CHRISTOPHER P. GAMVROULAS

Acknowledgement

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

BRYON FRANKLIN PRINCE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 681328
COMM. EXP. 01-26-2019

The foregoing instrument was acknowledged before me this 24th day of FEBRUARY 2016, by CHRISTOPHER P. GAMVROULAS who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number #681328
Signed (a Notary Public Commissioned in Utah)
My Commission Expires 01-26-2019
BRYON F. PRINCE
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

ENT 96128:2016 Map # 15243
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Sep 29 3:53 pm FEE 46.00 BY DA
RECORDED FOR OREM CITY CORPORATION

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.

Plat " A "

Deer Horn Estates

Subdivision

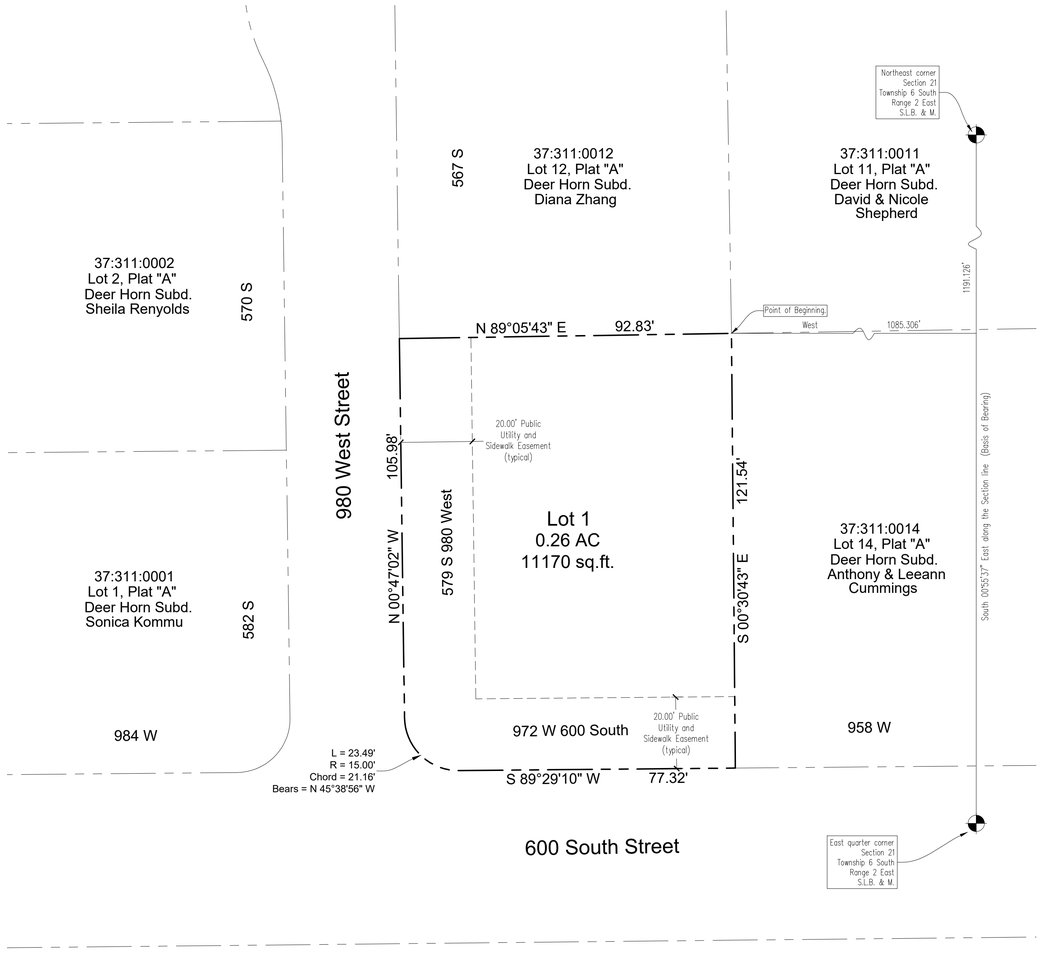
OREM CITY, _____ UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

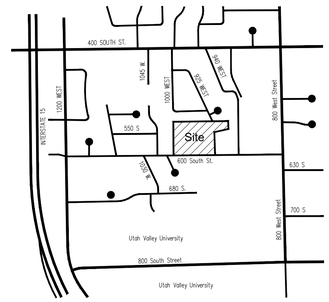
Approved as to Form
Steven C Earl 3/2/16
City Attorney Date

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY RECORDER SEAL
2/24/16		CITY OF OREM ENGINEERING DIVISION STATE OF UTAH	CITY OF OREM CORPORATE SEAL STATE OF UTAH

Proposed Plat

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 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.

Boundary Description

Commencing at a point located South 00°55'37" East along the Section line 1191.126 feet and West 1085.306 feet from the Northeast quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°30'43" East along Lot 14, Plat "A", Deer Horn Subdivision 121.54 feet to 600 South street; thence South 89°29'10" West along 600 South Street 77.32 feet; thence along the arc of a 15.00 foot radius curve to the right 23.49 feet (chord bears North 45°38'56" West 21.16 feet); thence North 00°47'02" West along 980 West Street 105.98 feet to the Southwest corner of Lot 12, Plat "A", Deer Horn Subdivision; thence North 89°05'43" East along Lot 12, Plat "A", Deer Horn Subdivision 92.83 feet to the point of beginning.

Area = 11,170 sq.ft. or 0.26 Acres

Basis of Bearing is South 00°55'37" East along the Section line from the Northeast corner to the East quarter corner of Section 21.

Date

Surveyor
(See Seal Below)

Owner's Dedication

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

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

by: Trevor B. Taylor

by: Olga Taylor

Acknowledgement

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

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 "

Deer Horn Estates

Including a Vacation of Lot 13, Plat "A"
Deer Horn Estates

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

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 13, Plat "A" Deer Horn Estates. Lot 13, Plat "A" Deer Horn Estates is hereby vacated.

Received
Date: 10/13/2020
By: CV

Approved as to Form

City Attorney Date

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

Prepared by:

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Space above for County Recorder's use
PARCEL I.D.# 37:311:0013

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 13, Deer Horn Estates Plat A Subdivision, located in the Northeast quarter of Section 21, 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 August 27, 2020.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: Chris B. Balling
Authorized Representative

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

On August 27, 2020, personally appeared before me CHRIS B. BALLING, 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.

Yuka Jenkins
Notary Public

YUKA K. JENKINS
Notary Public State of Utah
My Commission Expires on:
May 21, 2024
Comm. Number: 712170

NORTH
1" = 40'

500 South Street

Chaprel Valley Subdivision "A"

925 West

Nicolas & Mary Ryan 90864:2014

Northeast corner Section 21 Township 6 South Range 2 East S.L.B. & M.

Point of Beginning

N 89°05'43" E 673.84'

West 658.57'

916.39'

South 00°55'37" East along the Section line (Basis of Bearing)

SEC 21-T6S-R2E-TUOM

D. ANNA B. PLAT "C"

D. ANNA B. PLAT "A"

880 West Street

Lot 1 11021 SF 984 W

Lot 2 11316 SF

Lot 3 13018 SF

Lot 4 16987 SF

Lot 5 11326 SF

Lot 6 11326 SF

Lot 7 14012 SF

Lot 8 19077 SF

Lot 9 11379 SF

Lot 10 9440 SF

Lot 11 10974 SF

Lot 12 10850 SF

Lot 13 11170 SF

Lot 14 11332 SF

Lot 15 9796 SF

Lot 16 10881 SF

550 South Street

980 West Street

600 South Street

Pheasant Ridge Subdivision "A"

20.00' Canal Easement

IRRIGATION EASEMENT IN FAVOR OF PARCEL 18:029:0105

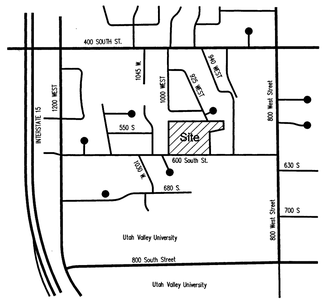
18:029:0105

East quarter corner Section 21 Township 6 South Range 2 East S.L.B. & M.

NOTE:
LOTS 1,2,3 AND 4, REQUIRE AN APPROVED GRADING PLAN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

15243

Vicinity Map



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
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C2	50.00'	4.83'	4.82'	S 3°32'58" E	5°31'51"
C3	50.00'	17.72'	17.63'	S 16°28'13" E	20°18'40"
C4	50.00'	53.00'	50.55'	S 3°44'20" W	60°43'45"
C5	50.00'	47.99'	46.17'	S 61°35'58" W	54°59'31"
C6	59.00'	115.11'	97.70'	S 33°12'15" W	111°46'57"

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Curve	Radius	Length	Chord	Bearing	Delta
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C12	75.00'	146.32'	124.20'	N 33°12'15" E	111°46'57"

PREPARED BY

DUDLEY AND ASSOCIATES INC.

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Registered 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

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Area = 217,376 sq.ft. or 4.99 Acres

Basis of Bearing is South 00°55'37" East along the Section line from the Northeast corner to the East quarter corner of Section 21.

2/24/16
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 24th day of FEBRUARY A.D. 20 16

IVORY DEVELOPMENT, LLC, BY PRESIDENT
CHRISTOPHER P. GAMVROULAS

Acknowledgement

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

BRYON FRANKLIN PRINCE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 681328
COMM. EXP. 01-26-2019

The foregoing instrument was acknowledged before me this 24th day of FEBRUARY 2016, by CHRISTOPHER P. GAMVROULAS who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number #681328

Signed (a Notary Public Commissioned in Utah)

My Commission Expires 01-26-2019

BRYON F. PRINCE
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: Donna R. Graves City Recorder

ENT 96128:2016 Map # 15243
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Sep 29 3:53 pm FEE 46.00 BY DA
RECORDED FOR OREM CITY CORPORATION

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.

Plat " A "

Deer Horn Estates

Subdivision

OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

Approved as to Form
Steven C Earl 3/2/16
City Attorney Date

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY RECORDER SEAL
2/24/16		CITY OF OREM ENGINEERING DIVISION STATE OF UTAH	CITY OF OREM CORPORATE SEAL STATE OF UTAH

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

October 24, 2019

Trevor Taylor
972 W 600 S
Orem, Utah 84058

Deer Horn Estates Subdivision, Plat A, Lot 13

By this letter Rocky Mountain Power approves the vacation of the existing PUE's of Deer Horn Estates Subdivision Plat A, Lot 13 on the east property line and the north property line. Keeping the West and South PUE located on this property.

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

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

Sincerely,

Robin Anderson
Estimator

12/3/2019

CenturyLink

Brad Llewelyn, PLS
Ivory Homes & Development

P822276
No Reservations/No Objection

SUBJECT: Vacation of PUE request, Lots 12-13, Deer Horn Plat

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation of the public utility easement and has determined that it has no objections with respect to the areas proposed for vacation along the east side of lots 12 & 13 and the common area between these two lots as shown/described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference..

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

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

Sincerely yours,

Brad Baker
Network Infrastructure Services
CenturyLink
P822276

W 530 S
S 925 W
W 550 S
S 1045 W
W 600 S
S 1000 W

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

November 11, 2020

Brad Llewelyn PLS.
Ivory Homes and Development
969 and 972 W. 600 S.
Orem, UT 84058

To whom it may concern,

Comcast of Utah II grants permission to vacate the easements, which exists along the East and North Lot Line of Lot 13, Deer Horn Estates Plat “A”, (or) the East and North Line of the property located at 969 and 972 W. 600 S., Orem, UT 84058. 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

UTOPIA
FIBER

Date: 10/22/19

RE: Easement Release

To Whom It May Concern:

As requested, Utopia hereby identifying consents to a vacation of a public utility easement described as The North and East property lines of Lot 13, Deer Horn Estates subdivision, Orem UT

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

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 4, 2020

The following items are discussed in these minutes:

- Amending Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code by changing Development Services and Administrative Services to Finance. - Positive recommendation to City Council.
- Amending portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge 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 November 4, 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 asked Mr. Staker, Planning Commission member, to offer 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; 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 and Cheryl Vargas, Associate Planners; Grant Allen, Long Range Planner; Brady Hale, Traffic Engineer; Steve Earl, Legal Counsel via zoom.

Those excused: Carl Cook, Planning Commission member; Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; David Lund, Staff Engineer.

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

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

Agenda Item 3.1 is a request by Business Licensing for the City to 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.

Staff Presentation: The Administrative Services Department was renamed as the Finance Department and this recommendation would update the code to the current configuration. Also, Business Licensing who issues the home occupation permits has been moved from Development Services to Administrative Services (Finance Department).

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend City amend Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code.

There was no discussion on the item.

Planning Commission Action: Mr. Roberts moved to forward a positive recommendation to the City Council to amend City amend Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.2 is a request by the Department of Development Services for the City to amend portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone.

Staff Presentation: The Development Services Department requests the city amend portions of Section 22-24-2 pertaining to the HUB District ordinance. One of the main purposes of the amendments is to create a new Edge zone within the HUB District. The proposed Edge zone would be in three general locations adjacent to University Parkway with a depth of 200 feet from the back of the sidewalk creating an area for retail uses with no minimum height requirement.

Currently, the Core zone within the HUB District requires a minimum height of three stories for new structures. The Edge zone would allow one story structures which are limited to the retail uses outlined in the proposed ordinance. The purpose for the change is to allow property owners an opportunity to develop pad sites adjacent to University Parking while maintaining leases for tenants in the larger retail spaces that usually have restrictions in their leases that limit the height of structures located in the front of the development. The Edge zone would allow a property owner to maintain these leases while at the same time encourage additional retail development along University Parkway frontage.

Additional changes include updating setback requirements for parking lots adjacent to the street. A minimum six foot (6') landscaped setback would be required from the back of the sidewalk when adjacent to parking stalls, drive isles or drive thru stacking lanes.

Furthermore, enacting Sections 22-24-2(J) and 22-24-2(K) will clarify sidewalk and landscaping requirements as well as alternatives in developing in the Edge zone.

In addition to the ordinance amendments the Development Services Department requests the city rezone the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD-C zone to the HD-Edge zone as outlined on the proposed map.

The Development Services Department held a neighborhood meeting through Zoom on October 22, 2020 at 5:50 p.m. with two individuals plus city staff in attendance. The two attendees made positive comments regarding the proposed changes. They represented property within the proposed Edge zone.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone.

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

- In regards to the portion of this rezone that is east of State Street, parking was discussed. It seemed that the existing parking lot there was a little cramped. It was asked that if the property owner wanted to develop that parking lot, would they still need to meet the current parking requirements. The answer was yes.
- It was asked if this was also true of the portion west of State Street. Yes it was.
- It was asked if this rezone allows for new buildings to be built right up to University Parkway. It would be required.
- It was asked why the corners at the intersection of University Parkway and State Street were not included in this rezone. The City still wants larger buildings brought to the front of this intersection.
- The parking concern was brought up again. The existing parking is now terrible at some of these locations in the rezone. It was asked what the required parking rate is and if it was currently being met. Mr Bench explained that before this area was rezoned into the Hub District, the parking rate was 4 per 1000ft^2 of the building. The Hub District requires a rate of 3 per 1,000ft^2, a reduction. A parking study was conducted two years ago prior to that change to see if it made sense to reduce the parking rate. That study revealed that at the time, the commercial centers in this area were parked at 80%. That information is what guided the decision to change the parking rate.
- Ms. Jensen asked what the overall goal for the Hub District was. Mr. Bench answered that it is to be a walkable area. There is currently a good transit line in the area that is well used by many demographics. A similar bus line will likely go down State Street in the future. However, the City also wants this area to have convenient parking. The City believes that many of the existing traffic and parking issues in this area could be solved if people felt comfortable parking in one location and walking around the area instead of continually getting back in the car to drive to a store a block away.

Planning Commission Action: Mr. Spencer moved to forward a positive recommendation to the City Council to amend portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone. Mr. Sakar seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, 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 October 21, 2020 Planning Commission meeting. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

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

Adjourn: 5:08 p.m.

Jason Bench
Planning Commission Secretary

Approved: