



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
December 02, 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 December 2, 2020, the Orem City Planning Commission meeting on December 2, 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.

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Thank you for your cooperation during these challenging times.

3:30 PM PRE-MEETING – CANCELED

4:30 PM REGULAR SESSION – ELECTRONIC

1. CALL TO ORDER
2. INVOCATION BY INVITATION
3. 4:30 PM SCHEDULED ITEMS

- 3.1. **CONDITIONAL USE PERMIT – Conditional use permit approval for an accessory structure, basketball court and garage, located at 1391 South 1140 East in the PD18 Zone.**

Staff recommends the Planning Commission forward a positive recommendation to the City Council

to approve the conditional use permit for an accessory structure, basketball court and garage, located at 1391 South 1140 East in the PD18 zone.

Presenter: Cheryl Vargas

[3.1_SR.C_Matt_Hawkins-Garage_Addition_12.2.20.docx](#)

[Vicinity Map.pdf](#)

[Map.pdf](#)

[Site Plan.pdf](#)

[Property.pdf](#)

[Floor Plan.pdf](#)

[Elevations1.pdf](#)

[Elevations2.pdf](#)

[Elevations3.pdf](#)

[Elevations4.pdf](#)

[20201117_1_MailerFront2.pdf](#)

[20201117_1_MailerBack.pdf](#)

[20201117_1_Labels.docx](#)

3.2. SITE PLAN – Site plan approval of 5 Star Building Products located at 944 North 1200 West in the HS zone.

Staff recommends the Planning Commission approve the site plan of 5 Star Building Products located at 944 North 1200 West in the HS zone.

Presenter: Cheryl Vargas

[3.2_SR.C_5_Star_Building_Products_2020.12.2.docx](#)

[Vicinity Map.pdf](#)

[Map.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Elevations1.pdf](#)

[Elevations2.pdf](#)

[Street View 950 N.pdf](#)

[Street View 1200 W.pdf](#)

3.3. PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 1.96 acres from the R20 zone to the R12 zone at 925 South Carterville Road.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 1.96 acres from the R20 zone to the R12 zone at 925 South Carterville Road.

Presenter: Cheryl Vargas

[3.3_SR.C_Meadowlark_Lane_Rezone_12.2.20.docx](#)

[Vicinity Map.pdf](#)

[Map.pdf](#)

[Existing Plat.pdf](#)

[Proposed Plat.pdf](#)

[Rezone.pdf](#)

[Street View.pdf](#)
[20201118_2_MailerFront2.pdf](#)
[20201118_2_MailerBack.pdf](#)
[20201118_2_Labels.docx](#)

4. MINUTES REVIEW AND APPROVAL

4.1. Miscellaneous

Approving the 2021 Planning Commission meeting schedule

Presenter: Cheryl Vargas

[PC 2021 Calendar.pdf](#)

4.2. Minutes Review and Approval

Review and Approve Minutes from November 18, 2020

[2020-11-18.pcmmin - DRAFT.docx](#)

5. ADJOURN

Next meeting scheduled for Wednesday, January 13, 2021

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 December 2, 2020	
Prepared By: Cheryl Vargas		
Applicant: Matt Hawkins	CONDITIONAL USE PERMIT – Conditional use permit approval for an accessory structure, basketball court and garage, located at 1391 South 1140 East in the PD18 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
- Noticed 43 property owners within 500 ft of the property.

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **PD18**
- Acreage: **1.46**
- Neighborhood: **Hillcrest**

ACTION:

The Planning Commission shall forward a recommendation to the City Council.

REQUEST: The applicant requests the City Council approve the conditional use permit for an accessory structure, basketball court and garage, located at 1391 South 1140 East in the PD18 zone.

BACKGROUND: The applicant is adding an accessory structure containing a basketball court and garage. The lot contains a total area of 63,701 square feet or 1.46 acres. The accessory building contains a total building area of 1,735 square feet.

The ordinance requires a conditional use permit for accessory structures in the PD18 zone which are 1,000 square feet or greater. Accessory structures cannot be more than 10% of the area of the parcel. This structure is 3 percent of the lot at 1,735 square feet. The structure is also within the height requirement of the ordinance (which is 35 feet for accessory buildings/structures) at 31 feet 2-7/16 inches.

The setback requirements in the PD18 zone for accessory buildings are:

Front – Thirty (30) feet from back of curb.

Rear and Side – Five (5) feet from the property lines.

Proposed garage/basketball court:

Front - One hundred twenty-nine feet seven inches (129'7") from the back of curb

South side - Ten feet six inches (10'6")

North side - Eight feet five inches (8'5") from the house (it is required to be a minimum of six (6) feet from the house)

Rear - One hundred one feet (101')

It is well within the required setbacks.

The proposed elevations consist of stone and other finishes matching the existing residence. The proposed landscaping and overall plan comply with the requirements of the PD18 zone.

The applicant will also build a pool house and swimming pool. Because the pool house is only 597 square feet, it does not require a conditional use permit in the PD18 zone. The swimming pool also does not require a conditional use permit. They will, however, need to meet the zoning requirements as part of the building permit process.

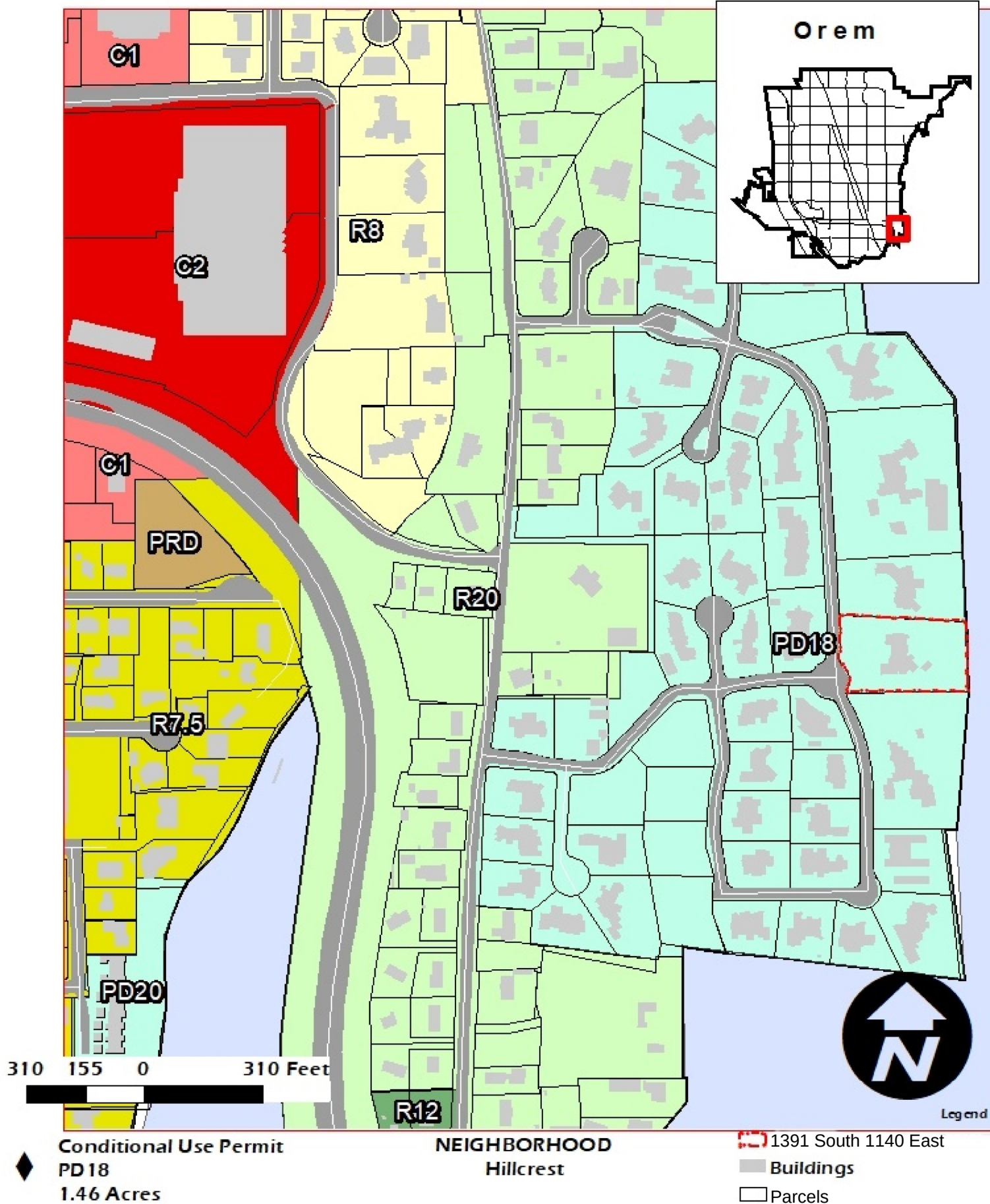
RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the conditional

use permit for an accessory structure, basketball court and garage, located at 1391 South 1140 East in the PD18 zone.



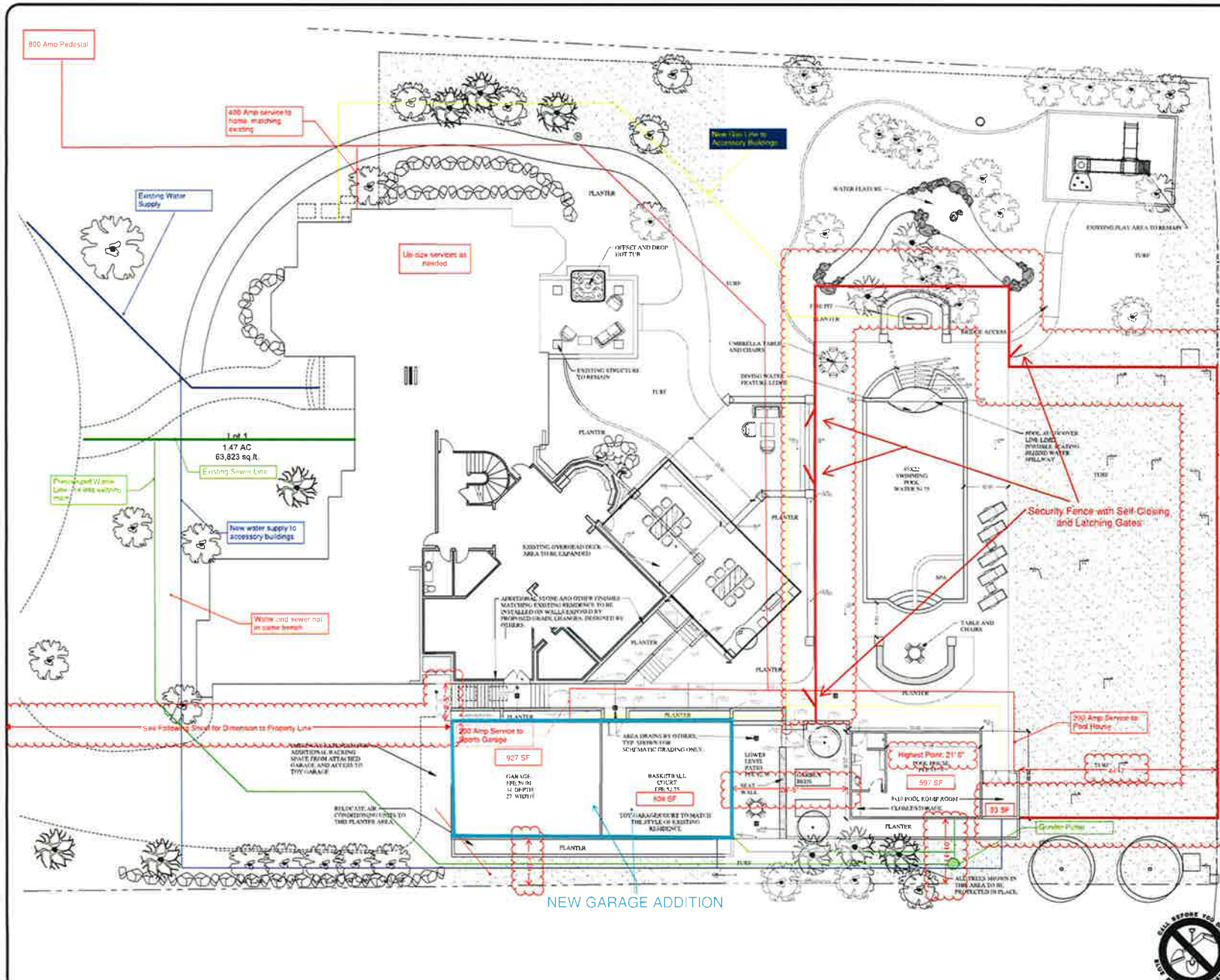


Matt Hawkins Garage Addition



[illegible]

Riverside Country Club





NORTH
1" = 20'

Lot 13, Plat "J"
Berkshires Subdivision
35:479:0003
Rachelle Bell

1450 South Street

Lot 3, Plat "K"
Berkshires Subdivision
35:480:0003
Glen & Lori Collyer

1140 East Street

Lot 1, Plat "E" Amended
Berkshires Subdivision
35:442:0001
Purple Sage Be LLC

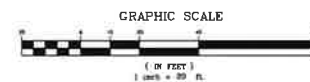
S 86°49'36" E 335.93'

Lot 1
1.47 AC
63,823 sq. ft.

Existing House
FFE 4661.28

Lot 1, Plat "R"
Berkshires Subdivision
35:650:0001
Debra Dunn

Riverside Country Club



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

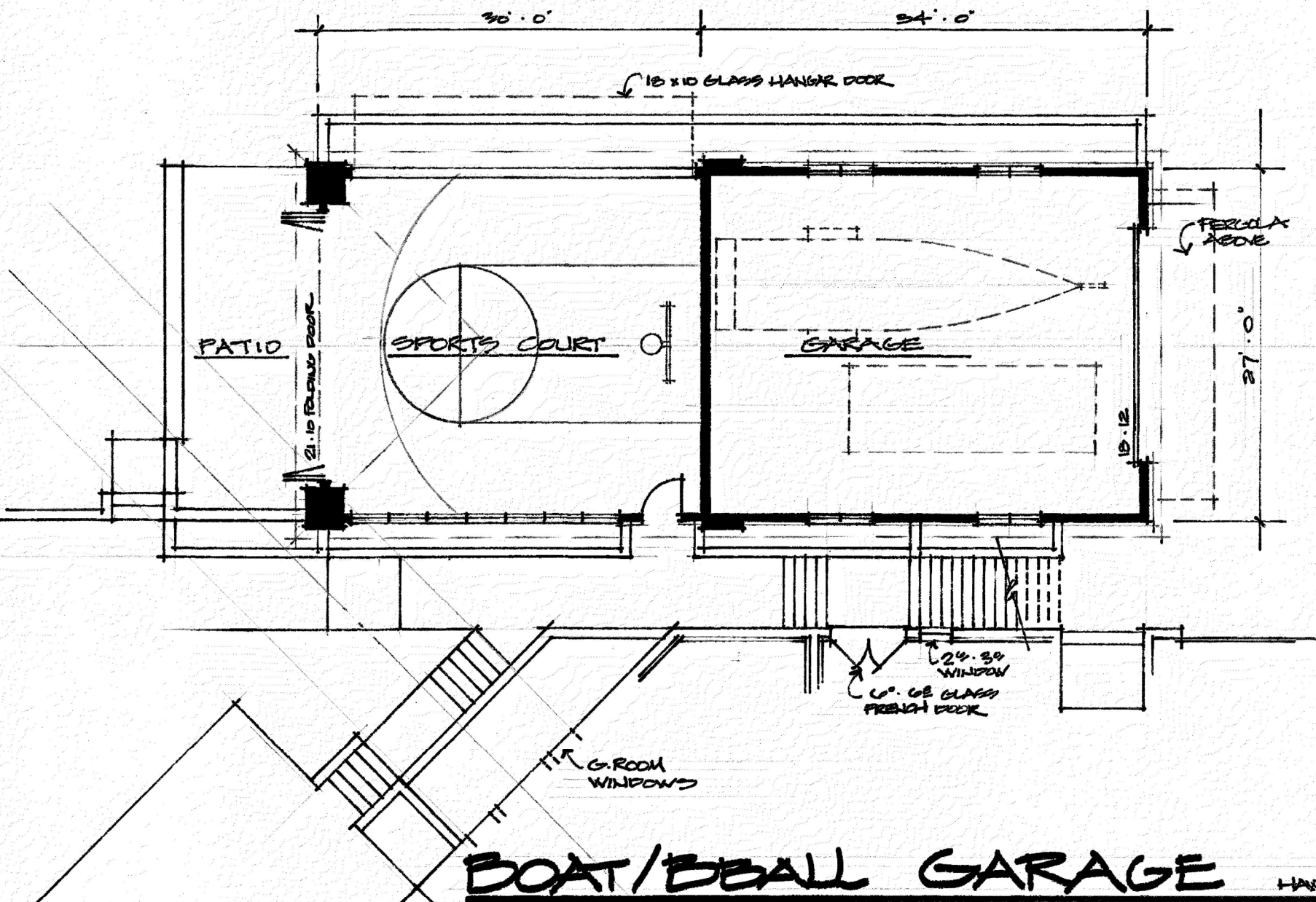
Lot 1, Plat "R", Berkshires Subdivision
Location/Topography Survey

Drawn

Revisions

Date: 5-24-2020
Title: 1" = 20'
By: TD
Tracing No.: L: 5743

Sheet No.:
C-1.0



BOAT/BBALL GARAGE

HANKINS REM.











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



Electronic, 56 N State Street

City Council Tue, Dec 8, 2020 6:00 pm
Planning Commission Wed, Dec 2, 2020 4:30 pm

PUBLIC HEARING – Conditional Use Permit approval for an accessory structure, basketball court and garage, located at 1391 South 1140 East in the PD18 Zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

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



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KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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



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

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



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BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

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BERKSHIRES LC THE
PO BOX 921
SPANISH FORK, UT 84660

PURPLE SAGE BE LLC
PO BOX 970340
OREM, UT 84097

BERK 3 LLC (ET AL)
PO BOX 970520
OREM, UT 84097

STRATE, STEVE & LINDA L
PO BOX 970730
OREM, UT 84097

SIMPSON, MICHAEL K & CYNTHIA
REEVES
PO BOX 971747
OREM, UT 84097

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

SORA HAWK LLC
300 S 4TH ST STE 1400
LAS VEGAS, NV 89101

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

MULTIPLIER LLC
--OR CURRENT RESIDENT--
1045 E 1450 SOUTH
OREM, UT 84097

MATTHEWS, CORBIN
1089 E 1500 S
OREM, UT 84097

BOWEN, JANA V & LAYNE A (ET AL)
1096 E 1450 S
OREM, UT 84097

SIMPSON, MICHAEL K & CYNTHIA
REEVES
--OR CURRENT RESIDENT--
1123 E 1500 SOUTH
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

TAYLOR, THERESE (ET AL)
1342 S 1100 E
OREM, UT 84097

BURTON, MITCHELL & CHERYL (ET
AL)
1343 S 1100 E
OREM, UT 84097

KIM, YONG MIN (ET AL)
1344 S 1140 E
OREM, UT 84097

BERK 3 LLC (ET AL)
--OR CURRENT RESIDENT--
1353 S 1140 EAST
OREM, UT 84097

ROBINSON, ERIC & JANE
1363 S 1080 E
OREM, UT 84097

STRATE, STEVE & LINDA L
--OR CURRENT RESIDENT--
1366 S 1080 EAST
OREM, UT 84097

DECKER, KRISTEN A (ET AL)
1366 S 1140 E
OREM, UT 84097

PURPLE SAGE BE LLC
--OR CURRENT RESIDENT--
1377 S 1140 EAST
OREM, UT 84097

BELL, RACHELLE ROSITTA
HIERSCHE
1380 S 1140 E
OREM, UT 84097

DIAL, BRANDON C & KRISTI (ET AL)
1383 S 1080 E
OREM, UT 84097

BAUGH, CASEY
1386 S 1080 E
OREM, UT 84097

COLLYER, GLEN B & LORI (ET AL)
--OR CURRENT RESIDENT--
1460 S 1140 EAST
OREM, UT 84097

CATALYST PARTNERS LLC
1465 S 1080 E
OREM, UT 84097

SCHARFFS, BRETT & DEIRDRE
1468 S 1140 E
OREM, UT 84097

DUNN, DEBRA KAYE (ET AL)
1471 S 1140 E
OREM, UT 84097

LEWIS, CHAD W & MICHELE F
1481 S 1080 E
OREM, UT 84097

HARRISON, HEATHER R (ET AL)
1482 S 1140 E
OREM, UT 84097

CANALIZO LINDO LLC
--OR CURRENT RESIDENT--
1489 S 1140 EAST
OREM, UT 84097

CANALIZO LINDO LLC
1684 W 1825 N
PROVO, UT 84604

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

COLLYER, GLEN B & LORI (ET AL)
2107 LYANS DR
LA CANADA, CA 91011

RIVERSIDE COUNTRY CLUB
2701 N UNIVERSITY AVE
PROVO, UT 84604

MULTIPLIER LLC
3501 GLENWOOD CIR
PROVO, UT 84604

TSH HOLDINGS LLC
3805 N 450 W
PROVO, UT 84604

Item #: 3.2	Planning Commission December 2, 2020	
Prepared By: Cheryl Vargas		
Applicant: KBR Construction	SITE PLAN – Site plan approval of 5 Star Building Products located at 944 North 1200 West in the HS 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:

Regional Commercial

- Current Zone: **Highway Services (HS)**
- Acreage: **1.90**
- Neighborhood: **Timpview**

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan of 5 Star Building Products located at 944 North 1200 West in the HS zone.

BACKGROUND:

The applicant is proposing to build a thirty-foot-wide covered roof over the dock area of the main building. They will also be adding a new concrete loading dock.

Architecture: The proposed canopy will be 30 feet wide. It will have steel columns as part of the canopy frame and will be painted.

Parking: The installation of the new canopy and loading dock will not impact their parking. They have met the zone requirement with 70 parking stalls.

Landscaping: The overall landscape plan complies with applicable City and HS zone codes. They will be adding additional landscaping along 950 North as outlined on the landscaping plan in addition to maintaining the existing landscaping on the site.

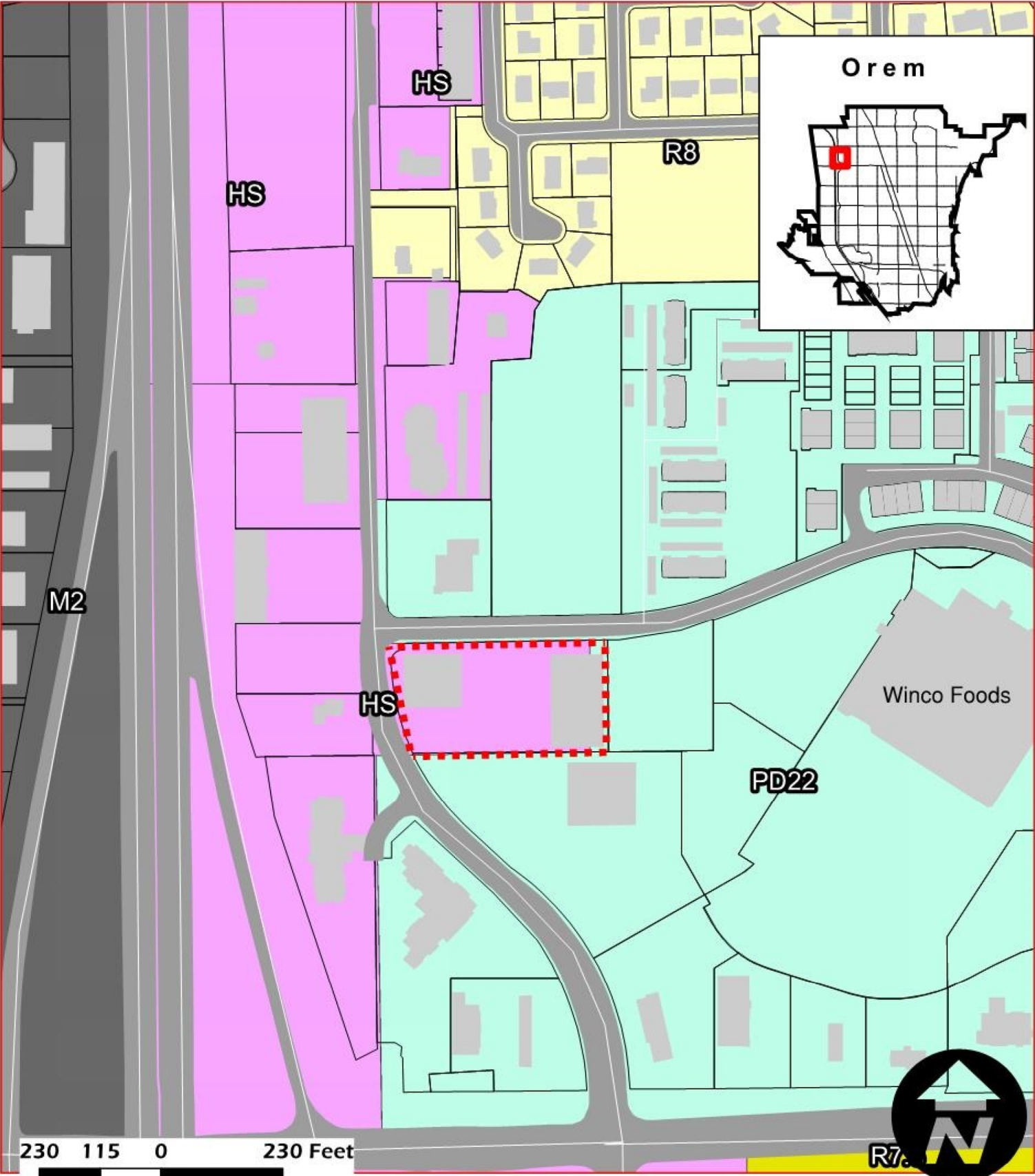
Transportation/Engineering: No Concerns.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of 5 Star Building Products located at 944 North 1200 West in the HS zone.





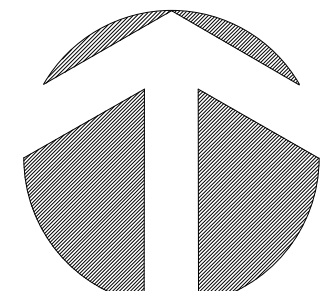
5 Star Building Products



◆ Site Plan
HS
1.90 Acres

NEIGHBORHOOD
Timpview

- Legend
- 5 Star Building Products
 - Buildings
 - Parcels



NORTH
1" = 20'

Northwest corner
Section 9
Township 6 South
Range 2 East
S.L.B. & M.

L = 31.21'
R = 20.00'
Chord = 28.13'
Bears = N 44°06'41" E

L = 192.91'
R = 461.00'
Chord = 191.51'
Bears = N 13°42'18" W

North 00°47'19" West along the Section line (Basis of Bearing)

788.79'

West quarter corner
Section 9
Township 6 South
Range 2 East
S.L.B. & M.

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

CAUTION!!! Notice to contractors

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

BJ Plumbing

47:318:0001
JBR Investments LLC

47:293:0001
LDS Church

950 North Street

Landscaping

Existing Building
11,212 sq.ft.
FFE 4671.89

CONCRETE

ASPHALT PAVING

Landscaping

Existing Building
18,152 sq.ft.
FFE 4676.19

17:033:0251
Troy Monty

ASPHALT PAVING

Landscaping

47:282:0003
Vineyard Flagship 87 LLC

Property Owner:

5 Star Building Products LLC

Developer:

5 Star Building Products
Dan Street
944 North 1200 West
Orem, Utah 84057
801-231-5562

Engineer:

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

Site Data:

Zone = HS

Total Area = 83,825 sq.ft. 1.92 acres

Building Area = 33,839 sq.ft.

Parking Calculations =

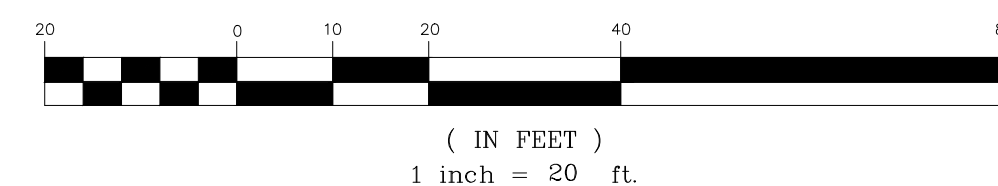
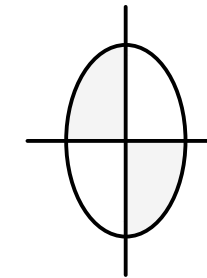
Total parking shown = 70 stalls

Total parking required = 1space/1000 sq.ft. = 70 stalls

	Square Footage	Acreage	Percent of total
Total Area	83,825	1.92	100
Total Building / Pad Area	33,839	0.78	40
Total Hard Surface Area	35,922	0.82	43
Total Impervious Area	69,791	1.60	83
Total Landscaped Area	14,064	0.32	17

Tabulation Table

GRAPHIC SCALE



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

Five Star Building Products

Site Plan

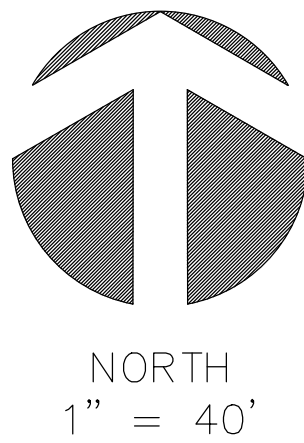
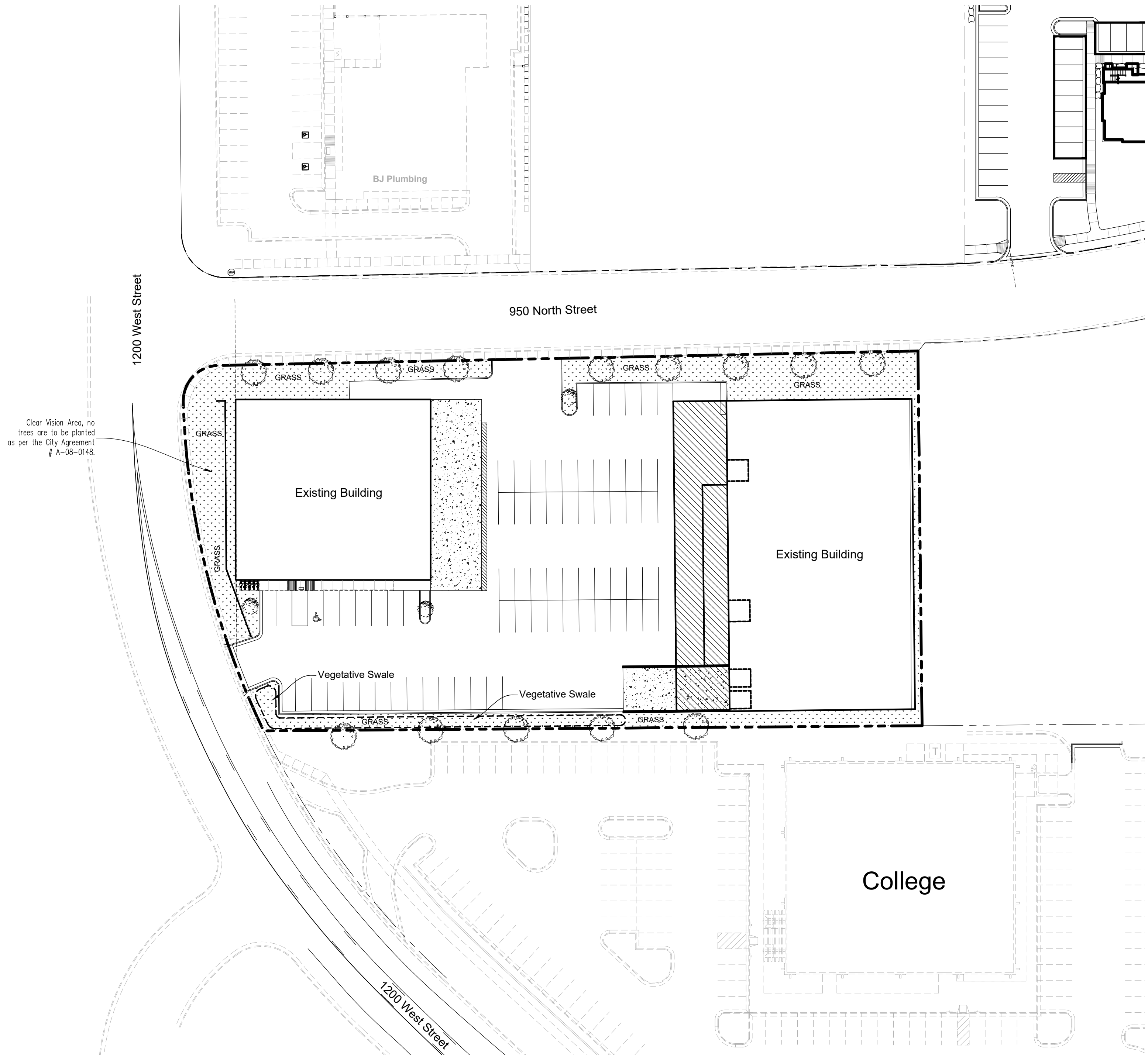
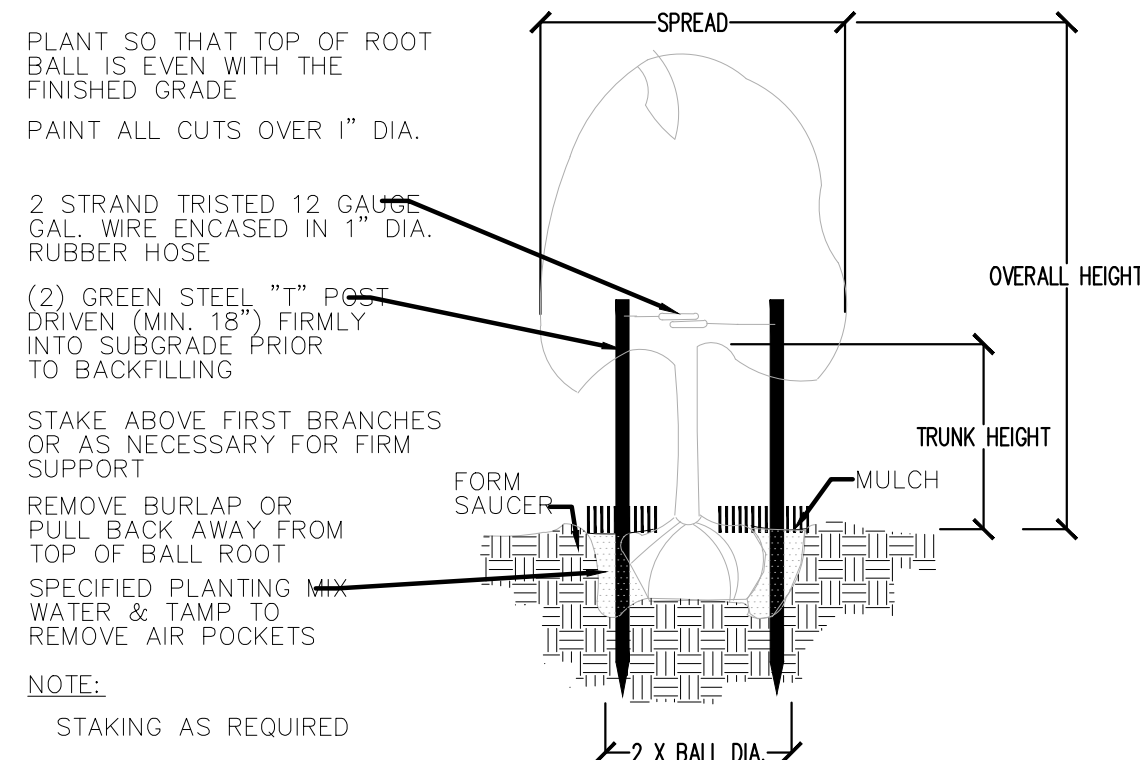
Utah

Orem

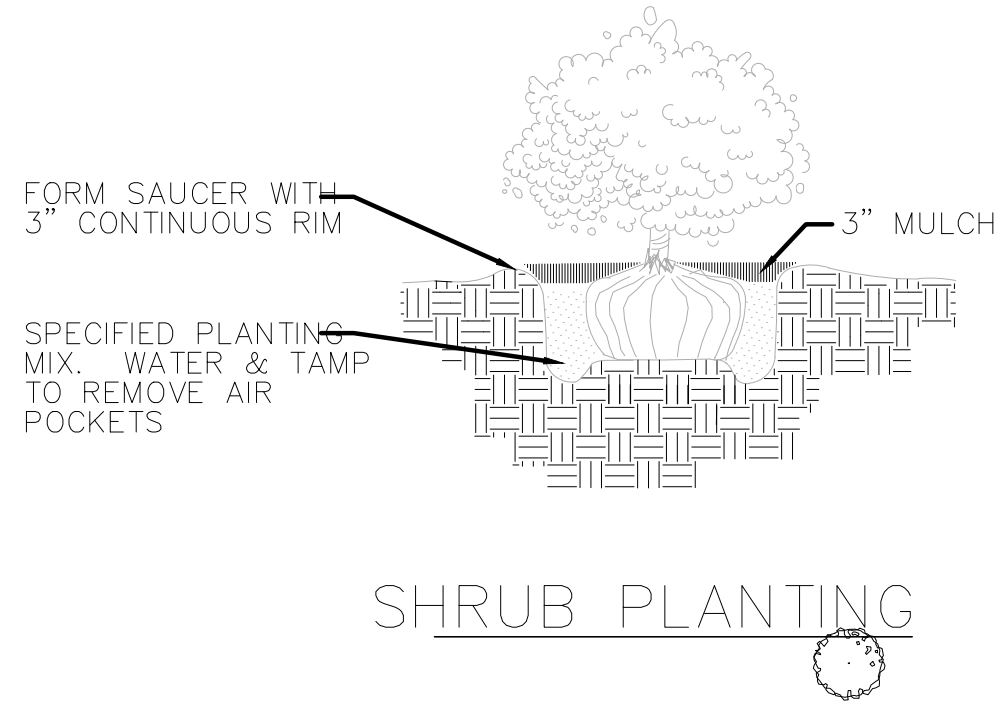
Revisions

Date
11-10-2020
Scale
1" = 20'
By
TD
Tracing No.
L -

Sheet No.
C - 2.0



TREE PLANTING – VERTICAL STAKES



SHRUB PLANTING

PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
EVERGREEN TREES				
	Dwarf Blue Spruce	7'-9' HT (EQUAL MIX)	B & B	
DECIDUOUS TREES				
	Littleleaf Linden (along 1200 West Street)	2" CAL	B & B	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL	B & B	
	PYRUS CALLERYANA 'CAPITAL' Capital Flowering Pear	2" CAL	B & B	
SHRUBS				
	COTONEASTER DAMMER 'CORAL BEAUTY' Coral Beauty Cotoneaster	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	5 Gal.	Cont.	
	PINUS MUGO MUGO PUMILO Shrubby Swiss Mountain Pine	5 Gal.	Cont.	
GROUNDCOVERS				
	AEGOPodium PODAGRARIA VARIEGATUM Blotch's Weed	1 Gal.	Cont.	24" O.C.
	AILANTHUS Bittersweet	1 Gal.	Cont.	24" O.C.
	CALLUNA MYRICA Sweet Woodruff	1 Gal.	Cont.	24" O.C.
	Grass Area			

Landscaping Notes:

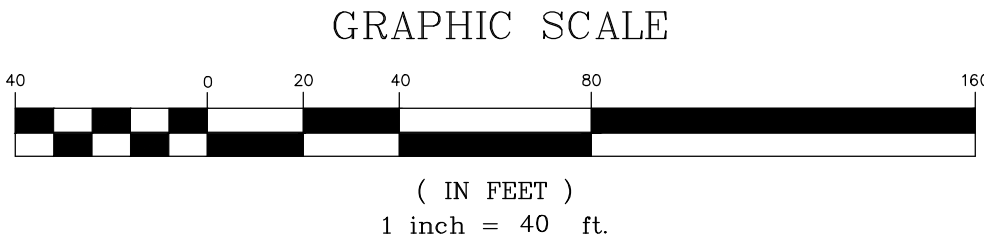
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

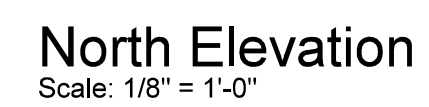
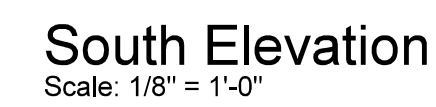
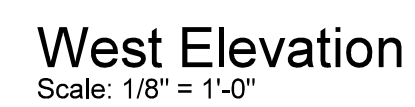
All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

Minimum design standards:
At least (1) deciduous trees at least two (2) inch caliper measured four (4) feet above the ground, one (1) evergreen tree at least five gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

All Evergreen trees provided = 2" Caliper in size.
All Deciduous trees provided = 2" Caliper in size.
All shrubs provided = 5 gallon in size.

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



[illegible]

Project number	1285,38,391
Date	13 April 2017
Drawn by	JDR
Checked by	
A201	
Scale	

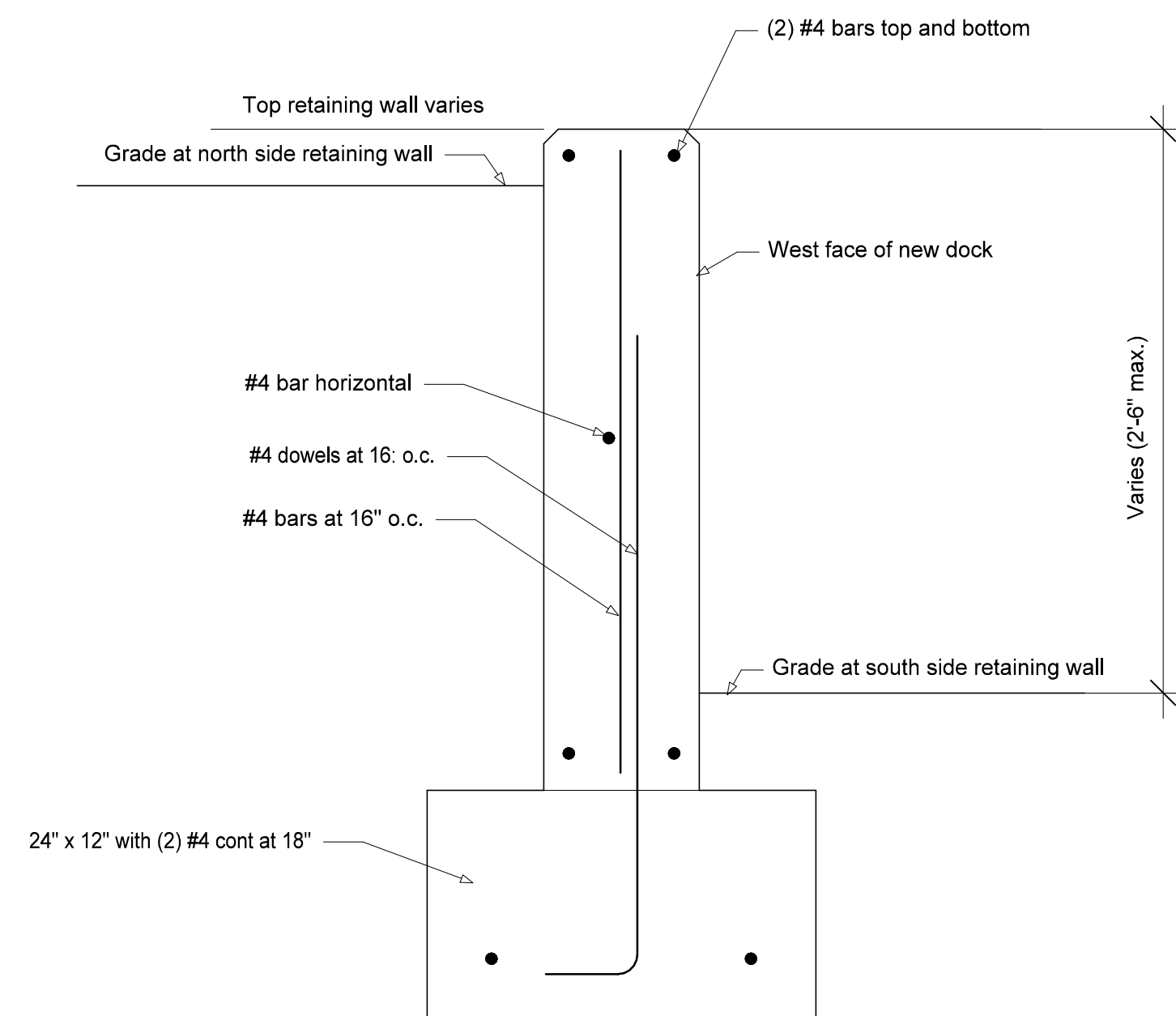
1200 West 944 North
Orem, UT

1200 West 944 North
Orem, UT

866 South Main
Pleasant Grove, UT 84062
Telephone (801) 701-0277
FAX (801) 701-0491

No.	Description	Date
Original	For review	24 Mar 2018
Rev A	For review	31 May 2018
Rev B	For review	28 Aug 2020
Rev C	For review	31 Aug 2020
Rev D	For review	1 Sep 2020
Rev E	Overhang changed to 16'	2 Sep 2020

Project number	1285.38.391
Date	13 April 2017
Drawn by	JDR
Checked by	
A301	
Scale	



West face of existing building

Existing floor elevation = 100'-0"

Grade at dock 2'-9" below floor

West edge of new dock

Grade against retaining wall at north side

Top of retaining wall 6" above grade

Finish grade at south side of retaining wall

Bottom of footing at new dock

Bottom of footing to have 2'-6" cover min.

A Elevation of Dock/Retaining Wall
Scale: 1/4" = 1'-0"

Street View from 950 North



Street View from 1200 West



Item #: 3.3	Planning Commission December 2, 2020	
Prepared By: Cheryl Vargas		
Applicant: Gene Robison	PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 1.96 acres from the R20 zone to the R12 zone at 925 South Carterville Road.	

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
- Noticed 79 property owners within 500 ft of the property.

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R20**
- Acreage: **1.96**
- Neighborhood: **Hillcrest**

ACTION:

The Planning Commission shall forward a recommendation to the City Council.

REQUEST: The applicant requests the City amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 1.96 acres from the R20 zone to the R12 zone at 925 South Carterville Road.

BACKGROUND: The existing property is approximately 85,231 square feet (1.96 acres). It currently has two lots, both owned by the applicant.

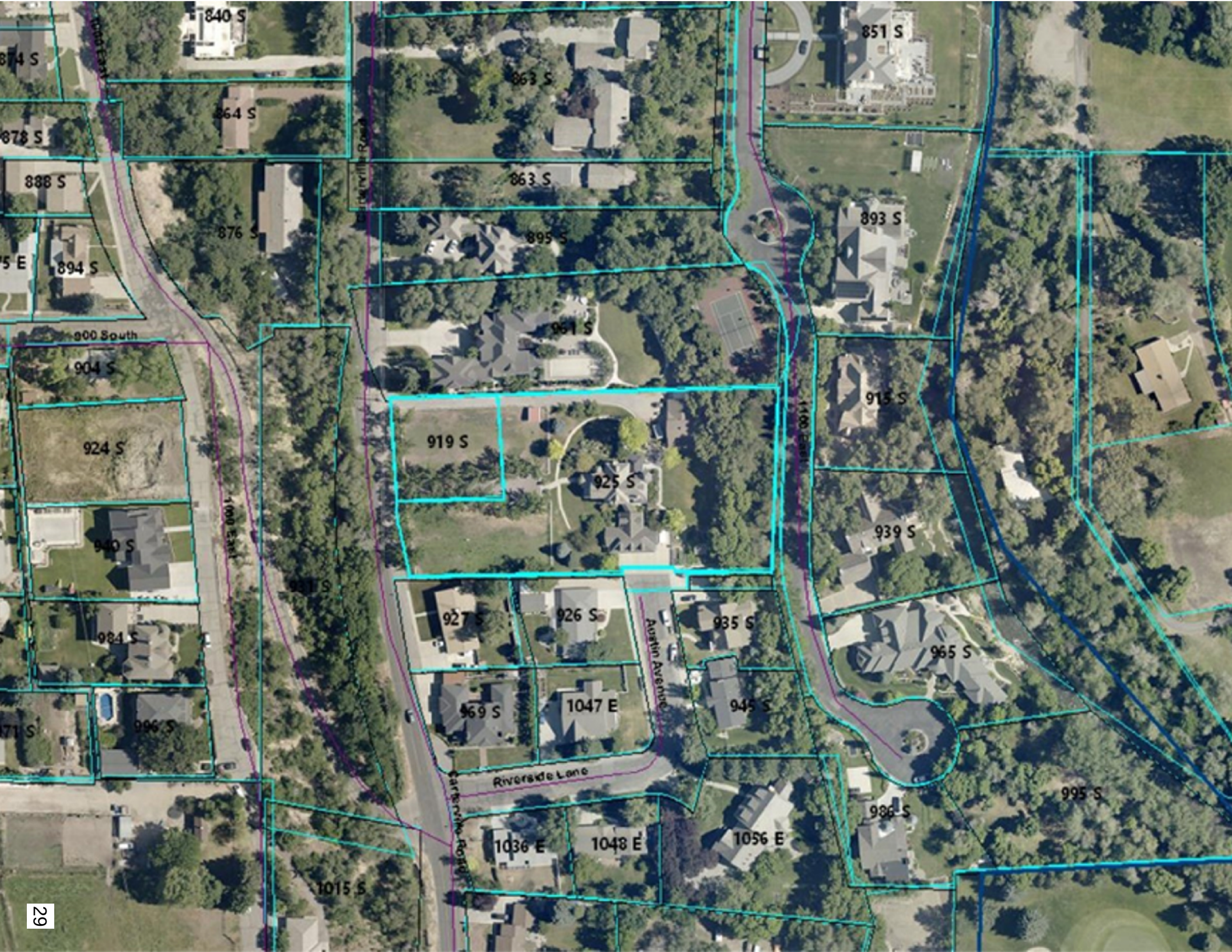
The applicant would like to divide the two lots into three lots to facilitate the development of two lots along Carterville Road. The existing home will remain on Lot 1 which will have 54,851 square feet (1.26 acres). Lot 2 will have 18,177 square feet and Lot 3 will have 16,853 square feet.

The current R20 zone requires a lot size minimum of 20,000 square feet meaning that the applicant's proposed lots will not meet current zoning requirements. The proposed R12 zone would allow for the proposed two lots up front on Carterville Road and their sizes would meet the minimum size requirement of 12,000 square feet. The General Plan designation of Low Density Residential (LDR) supports the rezone to R12.

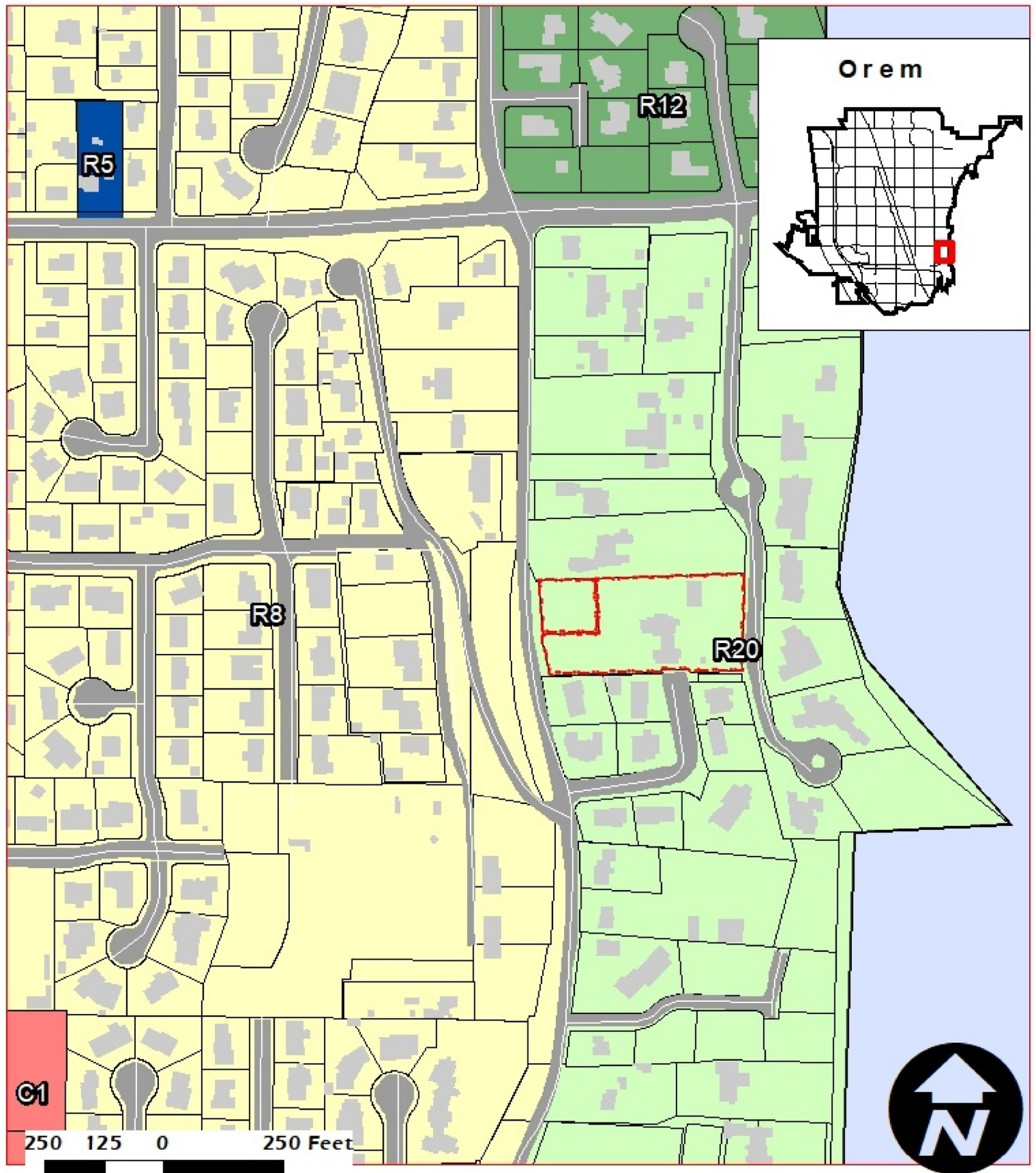
A neighborhood meeting was held and several neighbors were in attendance; however, no one had any objections to the rezone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 1.96 acres from the R20 zone to the R12 zone at 925 South Carterville Road.





Meadowlark Lane Rezone



Existing Plat



T - TABLE

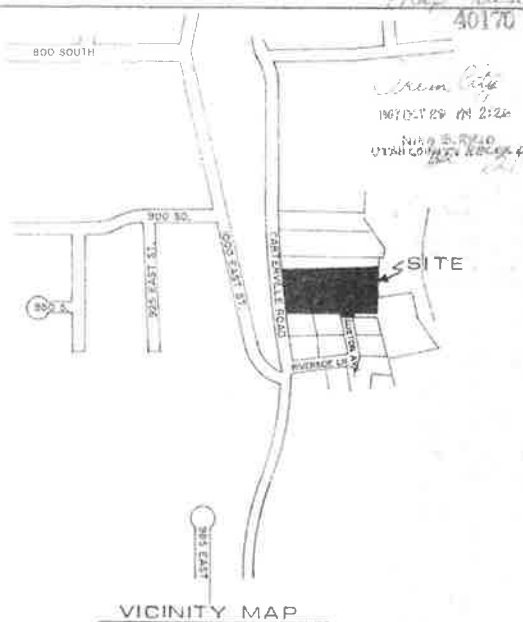
AD.	BEARING	LENGTH
T1	N00°00'00"E	20.00
T2	S00°00'00"W	20.00
T3	N03°11'00"W	7.81

CURVE DATA

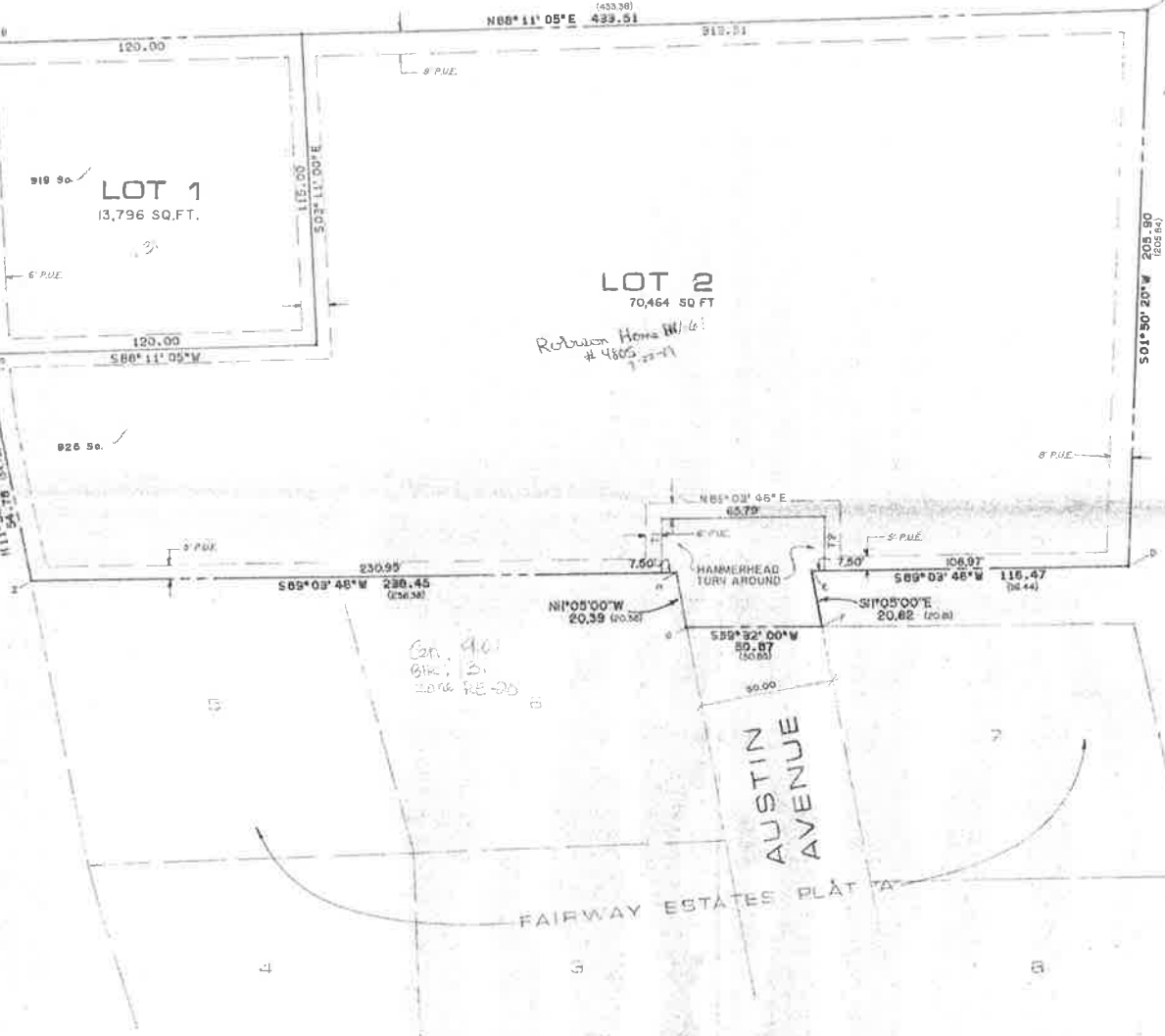
NO.	CHORD BEARING	CHORD	DELTA	RADIUS	ARC	TANGENT
C1	N 07°30'45" W	22.65	08°39'37"	150.00	22.67	11.36

STATE PLANE COORDINATES

PT	NORTHING	EASTING
A	709,945.17	1,951,060.04
B	709,203.68	1,952,524.16
C	709,217.41	1,952,957.32
D	709,011.68	1,952,950.71
E	709,009.78	1,952,834.29
F	708,909.35	1,952,839.29
G	708,988.34	1,952,787.44
H	709,008.95	1,952,783.52
I	709,005.05	1,952,545.17
J	709,058.66	1,952,533.93
K	709,081.10	1,952,530.97



CARTERVILLE ROAD



SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 3523, 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 S. 00°20'08" E. ALONG THE SECTION LINE 741.72 FEET AND EAST 1460.22 FEET FROM THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2, S. 1B, S. 1/4, SALT LAKE BASE & MERIDIAN, THENCE AS FOLLOWS:

BEARING	DISTANCE	REMARKS
N 88°11'08" E	433.51	THENCE
S 01°50'20" W	205.90	THENCE
S 89°03'46" W	116.47	THENCE
S 11°05'00" E	20.82	THENCE
S 89°32'00" W	20.87	THENCE
N 11°05'00" W	20.39	ALONG PLAT "A" FAIRWAY ESTATES SUBD, THENCE
S 89°03'46" W	238.45	ALONG PLAT "A" FAIRWAY ESTATES SUBD, THENCE
N 11°50'37" W	54.78	ALONG THE EAST BOUNDARY OF CARTERVILLE RD.
CHD. BEARS N07°30'45" W 22.65, IN ROAD		
N 03°11'00" W	122.81	TO THE POINT OF BEGINNING.

AREA = 1.888 ACRES

OWNER'S 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14 DAY OF SEP, A.D. 1987.

Karen Robinson KAREN ROBINSON James Bruce Belliston JAMES BRUCE BELLISTON
D. S. CARTER D. S. CARTER
Gene Robinson GENE ROBINSON

ACKNOWLEDGEMENT

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

ON THE 14 DAY OF SEP, A.D. 1987, PERSONALLY APPEARED BEFORE ME THE SHERIFF OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 2-2-88.

ACCEPTANCE BY LEGISLATIVE BODY

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 14 DAY OF SEP, A.D. 1987.

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

PLANNING COMMISSION APPROVAL

APPROVED THIS 14 DAY OF SEP, A.D. 1987, BY THE OREM CITY PLANNING COMMISSION.

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.

CONDITIONS OF APPROVAL

PLAT "A"

NON PARTICIPATING MEADOWLARK LANE

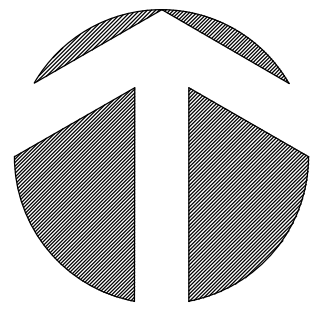
SUBDIVISION

OREM CITY, UTAH COUNTY, UTAH

SCALE 1" = 30 FEET

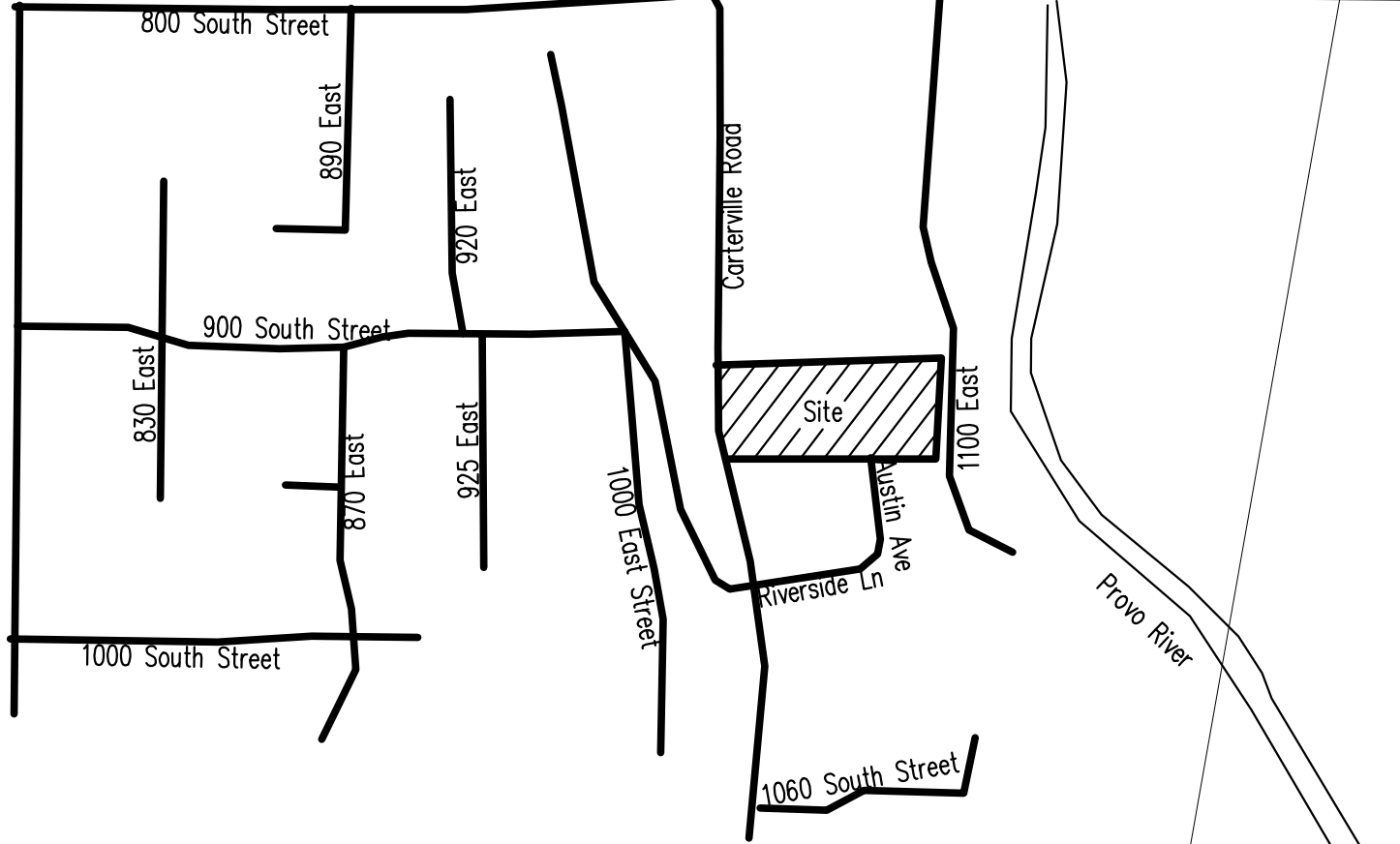
PREPARED BY
DUDLEY & ASSOCIATES
OREM, UTAH

3526-39



1" = 30'

Proposed Plat



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 142802 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°20'08" East along the Section line 741.72 feet and East 1460.22 feet from the West quarter corner of Section 24, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 88°11'05" East 433.50 feet; thence South 01°50'20" West along Country River Estates Subdivision 208.52 feet; thence South 13°36'26" East along said subdivision 19.31 feet; thence along Fairway Estates Subdivision the following 3 courses: South 89°32'00" West 167.78 feet, North 11°05'00" West 17.16 feet, South 88°55'30" West 238.30 feet; thence North 11°50'37" West 58.60 feet; thence along the arc of a 150.00 foot radius curve to the right 22.67 feet (chord bears North 07°30'49" West 22.65 feet); thence North 03°11'00" West 122.82 feet to the point of beginning.

AREA=2.06 acres

Basis of Bearing South 00°20'08" East along the Section line

Date

Surveyor

(See Seal Below)

Owner's Dedication

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

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

Acknowledgement

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

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

My Commission Number _____ NOTARY PUBLIC

My Commission Expires _____ Printed Name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer Approved: _____ City Recorder

Planning Commission Approval

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

Director-Secretary Chairman, Planning Commission Resolution No.

Conditions of Approval

Plat " B "

Meadowlark Lane

Including a vacation of Meadowlark Lane Amended Plat "A"

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

Plat Vacation Notice

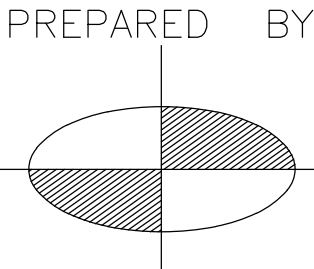
The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Meadowlark Lane Amended Plat "A"

Approved as to Form

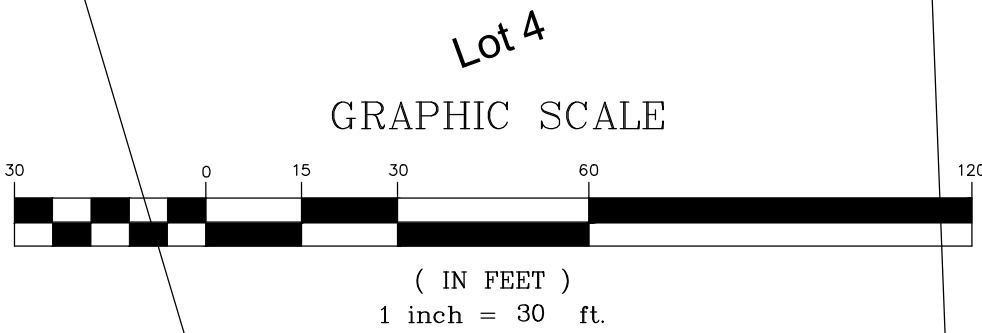
City Attorney

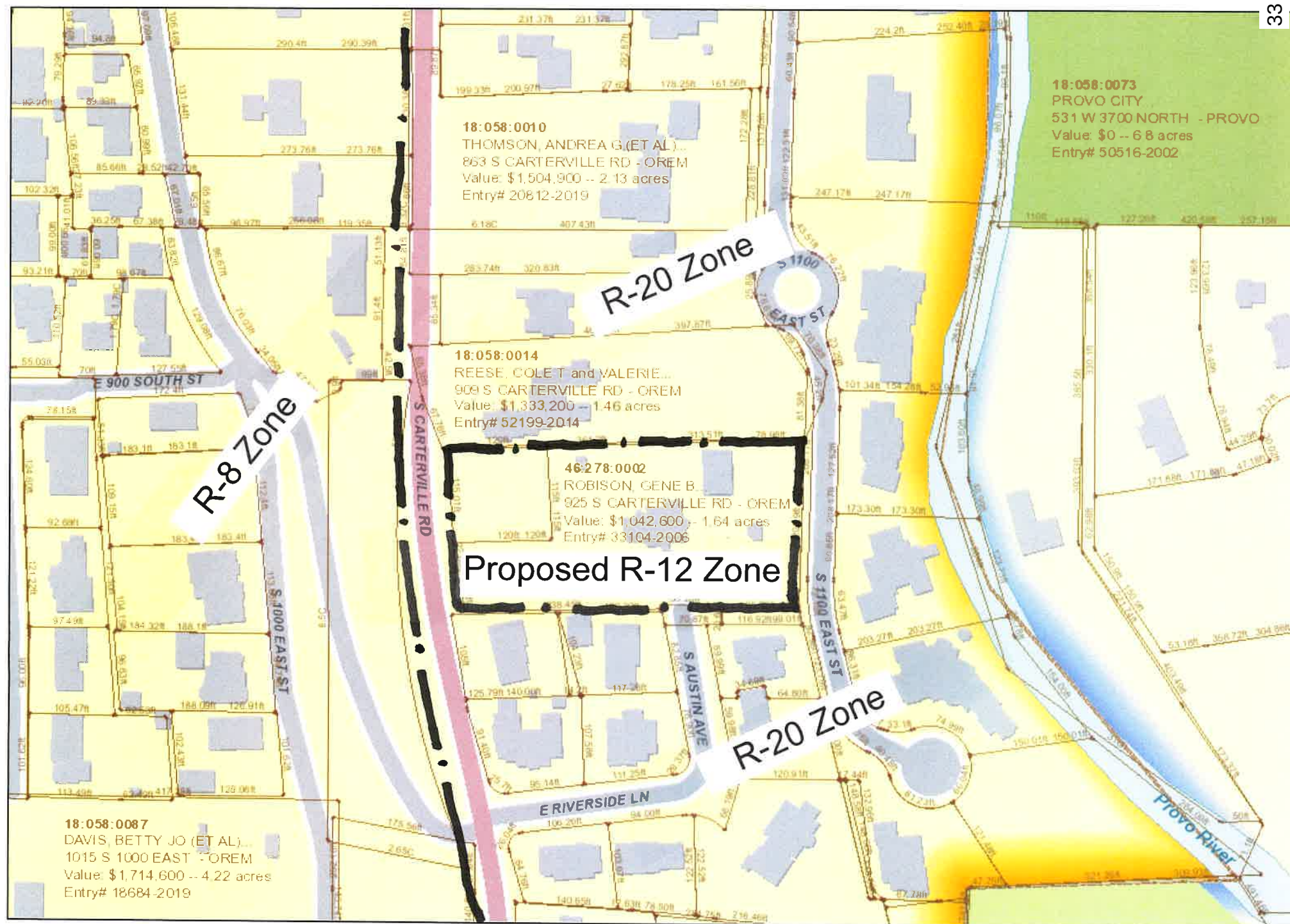
Date

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	150.00'	22.67'	22.65'	N 7°30'49" W	8°39'36"
C2	10.00'	10.31'	9.86'	N 61°24'14" W	59°03'01"
C3	10.00'	10.31'	9.86'	N 59°32'45" E	59°03'01"
C4	25.00'	64.92'	48.16'	N 75°35'07" W	148°47'18"
C5	25.00'	65.15'	48.22'	N 73°27'54" E	149°18'44"



DUDLEY AND ASSOCIATES INC.





Street View



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



Electronic, 56 N State Street

PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 1.96 acres from the R20 zone to the R12 zone at 925 South Carterville Road.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ALGER, DON M
6200 S ARROWHEAD LAKE DR
COLUMBIA, MO 65203

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

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



Electronic, 56 N State Street

PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 1.96 acres from the R20 zone to the R12 zone at 925 South Carterville Road.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

KOFFORD, CREE-L & ILA JEAN MACDONALD
(ET AL)
4334 S FOOTHILL DR
BOUNTIFUL, UT 84010

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

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



Electronic, 56 N State Street

PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 1.96 acres from the R20 zone to the R12 zone at 925 South Carterville Road.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BOYCE LEGACY LLC
%BLACK, AMY
12096 N BRIDGEGATE WAY
HIGHLAND, UT 84003

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

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



Electronic, 56 N State Street

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JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

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

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

Pursuant to Planning Commission Chairman Mickey Cochran's Proclamation dated December 2, 2020, the Orem City Planning Commission meeting on December 2, 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.

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Thank you for your cooperation during these challenging times.

LAYTON, MARK L & DANA L
PO BOX 970548
OREM, UT 84097

SHADED RIVER LLC
32565B GOLDEN LANTERN ST #224
DANA POINT, CA 92629

OREM CITY
56 N MAIN ST
OREM, UT 84057

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

PROVO CITY
351 W CENTER ST
PROVO, UT 84601

MATTHEWS, BLAKE L & SYDNEY (ET AL)
465 W 3540 N
PROVO, UT 84604

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BOYCE FAMILY FARMS LLC (ET AL)
511 W 3700 N
PROVO, UT 84604

PROVO CITY
--OR CURRENT RESIDENT--
531 W 3700 NORTH
PROVO, UT 84604

BOYCE FAMILY FARMS LLC (ET AL)
--OR CURRENT RESIDENT--
571 W 3700 NORTH
PROVO, UT 84604

ALGER, DON M
--OR CURRENT RESIDENT--
581 W 3700 NORTH
PROVO, UT 84604

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

DAVIS, BETTY JO (ET AL)
647 N 1280 E
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

CARTERVILLE LLC
826 S CARTERVILLE RD
OREM, UT 84097

BRUFORD, ROGER S & RACHELLE E
831 S 1100 E
OREM, UT 84097

MECHAM, ROBERT QUINN & MAREN E
840 S CARTERVILLE RD
OREM, UT 84097

BAKER, KENT & NATASHA
849 S CARTERVILLE RD
OREM, UT 84097

THOMSON, ANDREA G (ET AL)
863 S CARTERVILLE RD
OREM, UT 84097

HARRIS, RUTH B & DAVID J
864 S CARTERVILLE RD
OREM, UT 84097

LEAVITT, DAVID O & CHELOM R
869 S 1100 E
OREM, UT 84097

KOFFORD, QUINN M & JANA LYNN
--OR CURRENT RESIDENT--
874 S 1000 EAST
OREM, UT 84097

B & D RENTAL PROPERTY LLC
876 S CARTERVILLE RD
OREM, UT 84097

CONNORS, RONELDA LEE (ET AL)
878 S 1000 E
OREM, UT 84097

KOFFORD, JACK & JOAN K
888 S 1000 E
OREM, UT 84097

KOFFORD, QUINN M & JANA LYNN
889 S 920 E
OREM, UT 84097

LARSEN, MITCHELL & STEPHENIE S
893 S 1100 E
OREM, UT 84097

B & D RENTAL PROPERTY LLC
--OR CURRENT RESIDENT--
894 S 1000 EAST
OREM, UT 84097

GROW, JUDITH W
895 S CARTERVILLE RD
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

SUMTER COUNTRY RIVER ESTATES
LC
902 N 750 E
OREM, UT 84097

FRAME, JENNY
904 S 1000 E
OREM, UT 84097

REESE, COLE T & VALERIE
909 S CARTERVILLE RD
OREM, UT 84097

CRAWFORD, P THOMAS & KARIN L
(ET AL)
915 S 1100 E
OREM, UT 84097

ROBISON, GENE B & KAREN T
--OR CURRENT RESIDENT--
919 S CARTERVILLE RD
OREM, UT 84097

CLEGG, KENNETH ARNOLD & HELEN
COLLEEN BROWN
921 S 925 E
OREM, UT 84097

LAYTON, MARK L & DANA L
--OR CURRENT RESIDENT--
924 S 1000 EAST
OREM, UT 84097

ROBISON, GENE B
--OR CURRENT RESIDENT--
925 S CARTERVILLE RD
OREM, UT 84097

SMITH, MICHAEL JOE & JAYME
926 AUSTIN AV
OREM, UT 84097

SMITH, MICHAEL JOE & JAYME
926 AUSTIN AVNEUE
OREM, UT 84097

ROBISON, GENE B & KAREN T
929 S CARTERVILLE RD
OREM, UT 84097

DILLMAN FAMILY LLC
--OR CURRENT RESIDENT--
931 S CARTERVILLE RD
OREM, UT 84097

LIECHTY, WILLIAM DOUGLAS &
ANNE
933 S 925 E
OREM, UT 84097

BROWN, JEFFRY & RACHEL F
935 S AUSTIN AVE
OREM, UT 84097

WOLFERTS, EDGAR & JANE
937 S CARTERVILLE RD
OREM, UT 84097

WINKEL, GLORIA
939 S 1100 E
OREM, UT 84097

LIECHTY, DOUGLAS JAKE & KAREN
940 S 1000 E
OREM, UT 84097

WANAMAKER, DIANE S
945 AUSTIN AV
OREM, UT 84097

WANAMAKER, DIANE S
--OR CURRENT RESIDENT--
945 S AUSTIN AVE
OREM, UT 84097

WRIGHT, THOMAS C & MARY J
951 S 925 E
OREM, UT 84097

PASKETT, SIDNEY J & MIKI (ET AL)
965 S 1100 E
OREM, UT 84097

ADAMS, STIRLING (ET AL)
969 S CARTERVILLE RD
OREM, UT 84097

LIECHTY, KIRK HAROLD
971 S 925 E
OREM, UT 84097

KOFFORD, CREE-L & ILA JEAN
MACDONALD (ET AL)
--OR CURRENT RESIDENT--
975 E 900 SOUTH
OREM, UT 84097

LAYTON, DANA
984 S 1000 E
OREM, UT 84097

HORN, HARRISON & MIKELL
986 S 1100 E
OREM, UT 84097

SHADED RIVER LLC
--OR CURRENT RESIDENT--
995 S 1100 EAST
OREM, UT 84097

KOFFORD, QUINN M & JANA LYNN
996 S 1000 E
OREM, UT 84097

AUGUSTINE, KIF (ET AL)
999 S CARTERVILLE RD
OREM, UT 84097

DAVIS, BETTY JO (ET AL)
--OR CURRENT RESIDENT--
1015 S 1000 EAST
OREM, UT 84097

COX, BOYD DEAN
1015 S CARTERVILLE RD
OREM, UT 84097

MOWER, LISA (ET AL)
1031 S 1000 E
OREM, UT 84097

CONNORS, JESSICA PROCTOR
1036 E RIVERSIDE LN
OREM, UT 84097

DUNN, DAVID SCOTT & MICHELLE
1047 E 1060 S
OREM, UT 84097

STODDARD, KIM MICHELLE &
STEPHEN (ET AL)
1047 E RIVERSIDE LN
OREM, UT 84097

WARD, JERRY & NANCY
1048 RIVERSIDE LA
OREM, UT 84097

GRIERSON, LORNE W & SIRPA T
1056 RIVERSIDE LN
OREM, UT 84097

MOWER, LISA (ET AL)
--OR CURRENT RESIDENT--
1056 S 1000 EAST
OREM, UT 84097

MAULDIN, RANDAL KYLE &
AMANDA KAY
1060 E 800 S
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

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

RIVERSIDE COUNTRY CLUB
2701 N UNIVERSITY AVE
PROVO, UT 84604

DILLMAN FAMILY LLC
3206 E OLD MILL CIR
SALT LAKE CITY, UT 84121

KOFFORD, CREE-L & ILA JEAN
MACDONALD (ET AL)
4334 S FOOTHILL DR
BOUNTIFUL, UT 84010

ALGER, DON M
6200 S ARROWHEAD LAKE DR
COLUMBIA, MO 65203

BOYCE LEGACY LLC
%BLACK, AMY
12096 N BRIDGEGATE WAY
HIGHLAND, UT 84003

PLANNING COMMISSION 2021

JANUARY 2021						
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	PC Scheduled Meetings
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CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
November 18, 2020

The following items are discussed in these minutes:

- SITE PLAN – Site plan approval of Lakeview Park located generally at 1600 South Geneva Road – Approved
- 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 – Approved
- PUBLIC HEARING – Amending Section 22-6-9(G) *Commercial Daycare 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 – Positive Recommendation to City Council
- PUBLIC HEARING – Amending Article 22-6-9(I) *Accessory Apartments* of the Orem City Code to clarify language in the accessory apartment ordinance - Positive Recommendation to City Council
- 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 - Approved

STUDY SESSION

Place: Canceled

REGULAR MEETING

1. To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020 Executive Order, NOW THEREFORE, I Mickey Cochran, as Chairman of the Orem City Planning Commission, make the following determinations:
 - a. 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.
 - b. 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; and 3) the City of Orem cannot maintain appropriate social distancing if Planning Commission members and/or the public convene at the usual anchor location – the Orem City council Chambers.
 - c. Pursuant to U.C.A. 52-4-207(5), this determination expires 30 days after the date that it is signed.

Place: Electronic via Zoom

At 4:30 p.m. Chair Cochran called the Planning Commission meeting to order and asked Ms. Jensen, Planning Commission member, to offer the invocation.

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

Those excused: Grant Allen and Matt Taylor, Long Range Planners; Dave Lund, Staff Engineer

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

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

DRAFT Planning Commission minutes for November 18, 2020

Agenda Item 3.1 is a request by Tom Stuart Construction for the Planning Commission to approve the site plan of Lakeview Park located generally at 1600 South Geneva Road in the M1 Zone.

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Staff Presentation: 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 feet². 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.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. The discussion centered around the irrigation ditch that runs through the property.

- Mr. Cook said regarding the irrigation ditch that runs through the middle of this property, on the site plan it says that it is to be removed and relocated. He asked if that had been coordinated with the irrigation company, if not it needs to be coordinated.

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

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- Mr. Kelly said that would be a condition of approval.
- Mr. Cook said there will need to be an easement for the relocated ditch which is the Lake Bottom Ditch.

Chair Cochran invited the applicant to introduce himself. Jordan O'Toole introduced himself. He did not realize that the ditch would be an issue.

Chair Cochran called for a motion on this item.

Planning Commission Action: Mr. Cook moved to approve the site plan of Lakeview Park located generally at 1600 South Geneva Road in the M1 Zone with two conditions that a storm drain agreement with UDOT be completed and secondly that a permit be obtained from the Lake Bottom Irrigation Company prior to obtaining a building permit for the project or doing any work on that ditch. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.2 is a request by Jake Tate for the Planning Commission to 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.

21



Staff Presentation: 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.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. There was a discussion regarding redeveloping the area and filling the retail spaces, which is easier with smaller spaces as opposed to the larger spaces.

Chair Cochran invited the applicant to introduce himself. Jake Tate introduced himself. He said it is easier to get tenants into smaller spaces and hopefully bring more opportunities and some life back to the development.

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

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

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

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

Agenda Item 3.3 is a request by the City of Orem, Development Services for the Planning Commission to amend Section 22-6-9(G) *Commercial Daycare 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.

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Staff Presentation: 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) has been added to the SLU Code 6813.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-6-9(G) *Commercial Daycare 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.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. There was a discussion regarding commercial daycares approved in the past and requirements for future commercial daycares in residential zones.

- Daycares approved in the past would not be affected by these new requirements.
- On-street parking will be allowed in the future, but it may not count towards meeting their parking requirements.
- Mr. Earl said when this new requirement to the ordinance was being considered, on-street parking could be counted towards the required parking, that is unusual. That was the only case in the City Code where that was allowed. This will level the playing field and put them on the same level as every other use.
- Existing businesses will not be affected by this, just new ones coming in.

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

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

Planning Commission Action: Ms. Jensen moved to forward a positive recommendation to the City Council to amend Section 22-6-9(G) *Commercial Daycare 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. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Agenda Item 3.4 is a request by the City of Orem, Development Services for the Planning Commission to amend Article 22-6-9(I) *Accessory Apartments* of the Orem City Code to clarify language in the accessory apartment ordinance.

Staff Presentation: 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: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Article 22-6-9(I) *Accessory Apartments* of the Orem City Code to clarify language in the accessory apartment ordinance.

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

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Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. There was a discussion regarding number of bedrooms allowed and parking requirements.

- Mr. Sakar wanted clarification on the definition of a bedroom and the number of bedrooms allowed. Mr. Bench said an accessory apartment is considered an accessory to the unit. It should not be as large as the unit and that is accomplished by limiting the number of bedrooms allowed to two. It will also keep the accessory apartment small and the rent less.
- Mr. Earl said accessory apartments only need one additional parking space, so if there are three or more bedrooms, there will also be a parking issue. There is not any standard definition of a bedroom.
- Mr. Staker said it would be better to create a higher standard for the parking requirement to make sure there is not overflow. Mr. Earl said that is an interesting thought, but accessory apartments are not designed to serve every type of tenant. Larger families may need to look at a different location or share a room. Mr. Bench said the majority of people doing accessory apartments are having a difficult time adding one stall, it would be a limiting factor to add two stalls.
- Ms. Jensen said there are so many residents that have illegal apartments with multiple people renting and it can ruin the neighborhood with on-street parking. It is the illegal rentals that don't follow the rules that are the problem.

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

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

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

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

Agenda Item 3.5 is a request by Ivory Development, LLC for the Planning Commission to 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.



Staff Presentation: 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.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. Mr. Cook asked why the easement so large at the street. Mr. Bench said these are sub-local streets with buffered sidewalks and require the twenty foot easement.

Chair Cochran invited the applicant to introduce himself, but he was not in attendance.

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

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

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

DRAFT Planning Commission minutes for November 18, 2020

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

Mr. Clark said happy Thanksgiving and have a great rest of the week.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion and moved to approve the meeting minutes for November 4, 2020. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

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

Adjourn: 6:05 p.m.

Jason Bench
Planning Commission Secretary

Approved: