CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 7, 2022

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

DISCUSSION - Proposed amendments to the Orem General Plan pertaining to complying with State Code requirements as outlined in HB 462 approved in the 2022 legislative session.

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1 PUBLIC HEARING – The applicant requests the City enact Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) Zone, and Appendix "YY" of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

3.2 PUBLIC HEARING – Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.

3.3 PRELIMINARY PLAT – Approving the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone.

3.4 PUBLIC HEARING – Vacating Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, in the R8 zone.

3.5 PUBLIC HEARING – Amending Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.

4. MINUTES REVIEW AND APPROVAL

4.1 Review and approve minutes from August 17, 2022

5. ADJOURN

5.1 The next meeting is scheduled for September 21, 2022.

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

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

Item #: 3.1	**Planning Commission** September 7, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Julie Smith	**PUBLIC HEARING** – The applicant requests the City enact Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) Zone, and Appendix "YY" of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.	

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
- Mailed 139 postcards to residents within 1,500 feet

SITE INFORMATION:

- General Plan Designation: **Professional Services**
- Current Zone: **BP**
- Acreage: **3.15**
- Neighborhood: **Orchard**

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

REQUEST: The applicant requests the City enact Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) Zone, and Appendix "YY" of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

BACKGROUND:
The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. If the rezone is approved, they will come back to the Planning Commission at a future date for approval of the site plan and improvements.

The proposed zone is designed to be applied only to Lot 2 as designated in Appendix YY of the Orem City Code.

Units: There will be twenty-five (25) units in the residential portion of the new development. This will be the area that is being rezoned to the PD51 zone. The townhouse style units will be two or three stories high. The area to the north will remain the Business Park (BP) zone. There will be a private street that each of the units will access.

The new PD51 zone will be more than five hundred (500) feet from 800 North as is required for a new PD zone containing a residential use (22-11-1(3)). It is actually close to one thousand (1,000) feet from 800 North.

Since this is currently zoned BP, a PD zone is an option for this development containing residential uses (22-11-1(3)).

Materials: The exterior finishing materials of wood siding, stone and standing seam metal roofs are proposed (see proposed ordinance text).

Height: Structures in the PD51 zone can be up to three stories and no higher than forty feet above grade. The applicant proposes a height of thirty-five feet seven inches (35'7") as noted on the elevations (see proposed ordinance text).

Parking: The development is required to have 2.5 spaces per unit per 22-7-12(J) *Planned Residential Developments (PRD)* of the Orem City Code. For the twenty-five units they are proposing, they would be required to provide sixty-three (63)

parking spaces. They are providing eighty-eight (88), fifty are covered (garages) and thirty-eight are not covered.

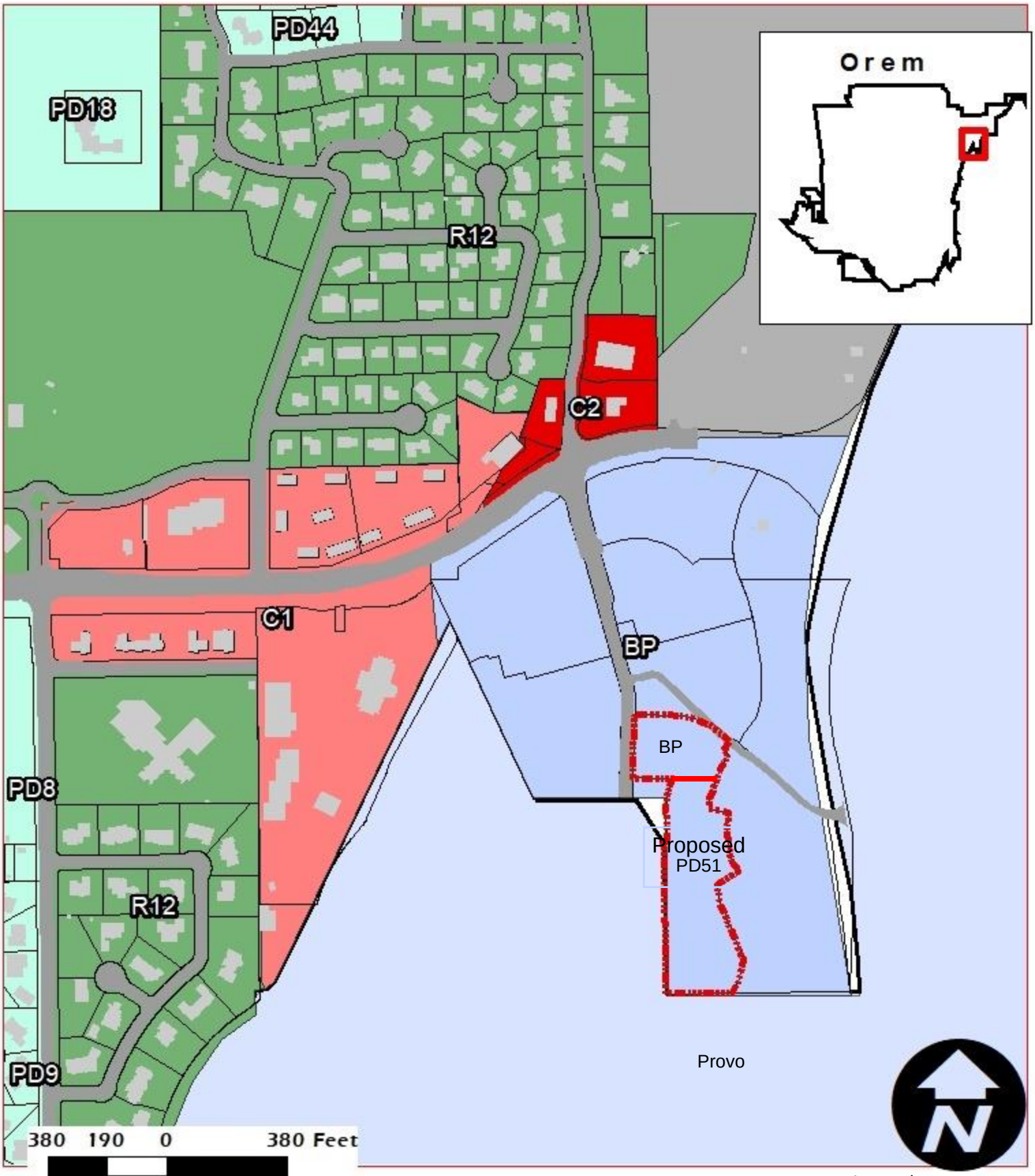
Development on the parcel would be required to conform the standards outlined in the PD51 zone and the concept plan and exhibits outlined in Appendix YY of the Orem City Code.

Concept Plan Details	
Height	Maximum height is 35'7"
Parking	63 Required - 88 Provided
Materials	wood siding, stone and standing seam metal roofs
# of Units	25-2 and 3-story units

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to enact Appendix YY of the Orem City Code by adding the concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.


800 North
US Highway 189
Canyon Parkway
1560 East
approximately
996 feet
BP
PD51
US Highway 189
Palisade Drive
750 North
660 North
Bella Vista Drive
600 North
570 North
530 North
500 North
620 North
850 North
840 North
820 North
1300 East
1400 East
1420 East

River District - PD51 & Appendix YY

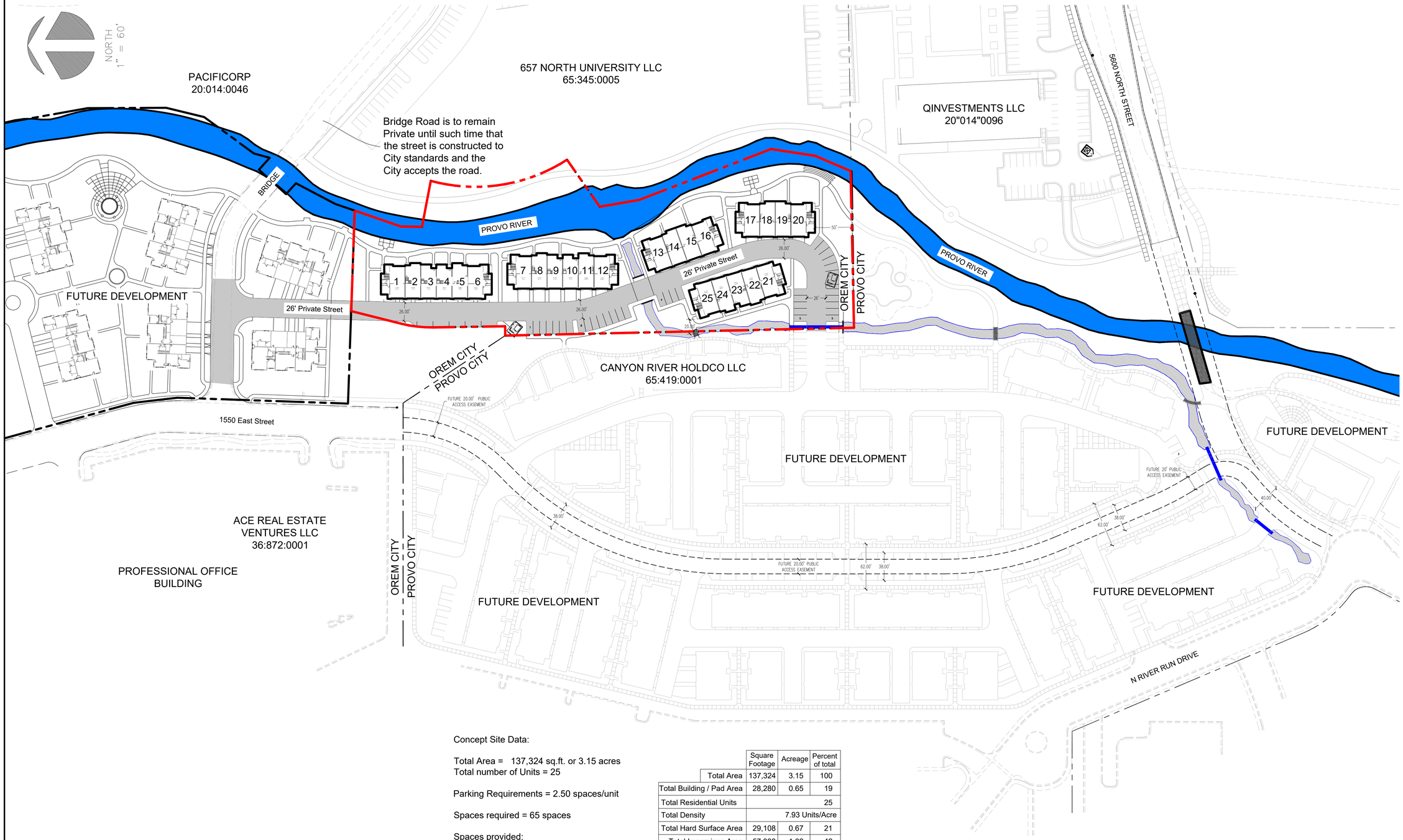


Legend

Rezone & Text Amendment
PD51
3.15 acres

NEIGHBORHOOD
Orchard

720 N 1550 East
Buildings
Parcels



Concept Site Data:

Total Area = 137,324 sq.ft. or 3.15 acres
Total number of Units = 25

Parking Requirements = 2.50 spaces/unit

Spaces required = 65 spaces

Spaces provided:
Garages = 50 spaces provided
Uncovered = 38

Total parking spaces provided = 88

	Square Footage	Acreage	Percent of total
Total Area	137,324	3.15	100
Total Building / Pad Area	28,280	0.65	19
Total Residential Units			25
Total Density			7.93 Units/Acre
Total Hard Surface Area	29,108	0.67	21
Total Impervious Area	57,388	1.32	42
Total Landscaped Area	79,936	1.83	58

Tabulation Table

Area to be Re-Zoned

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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

River District

CONCEPT PLAN

Provo Utah

Revisions

Date 8-24-2022
Scale 1" = 60'
By TD
Tracing No. L - 14668

Sheet No. C - 2.0

22-11-64. PD-51 Zone, 750 North 1550 East.

A. **Purpose.** The purpose of the PD-51 zone is to provide a planned development of attached residential dwelling units. The PD-51 zone may only be applied to parcel(s) designated in Appendix YY of the Orem City Code.

B. **Development Standards.** The development standards set forth in Article 22-7 (low-density PRD) of the Orem City Code shall apply to the PD-51 zone except as expressly modified as follows:

1. Density. The density for the PD-51 Zone shall not exceed eight (8) units per gross acre.
2. Height. Structures in the PD-51 zone shall not exceed three (3) stories above grade and shall not exceed a height of forty (40) feet above grade.
3. Setbacks. All buildings shall be set back at least twenty (20) feet from any street and from the boundary of the PD-51 zone. All buildings shall be separated from other buildings by at least twenty (20) feet.
4. Utilities. The public sewer system and the public water supply shall serve all dwellings. However, the sewer lines and water lines within the PD-51 zone shall be privately owned and maintained. All utilities shall be underground.
5. Fences. Fencing is not required. However, the type, size and location of any fence shall be included as part of the site plan.
6. Exterior Finishing Materials. The exterior elevations and finishing materials shall be a combination of brick, rock, stone, cement fiber siding, and/or stucco. Vinyl and aluminum siding are prohibited.
7. No Stacked Units. Stacked units are not allowed in the PD-51 zone.

C. **Concept Plan.** Development in the PD-51 zone shall substantially conform to the Concept Plan included herein as Appendix YY and incorporated herein by reference. The Concept Plan illustrates the site layout, types of uses, and design and architectural style of buildings to be developed within the PD-51 Zone. No request for development within the PD-51 zone shall be approved which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.

Concept Plan

NORTH
1" = 60'

PACIFICORP
20:014:0046

657 NORTH UNIVERSITY LLC
65:345:0005

QINVESTMENTS LLC
20"014"0096

5600 NORTH STREET

Bridge Road is to remain Private until such time that the street is constructed to City standards and the City accepts the road.

BRIDGE

PROVO RIVER

FUTURE DEVELOPMENT

26' Private Street

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

OREM CITY
PROVO CITY

CANYON RIVER HOLDCO LLC
65:419:0001

1550 East Street

FUTURE 20.00' PUBLIC ACCESS EASEMENT

FUTURE DEVELOPMENT

ACE REAL ESTATE
VENTURES LLC
36:872:0001

PROFESSIONAL OFFICE
BUILDING

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

N RIVER RUN DRIVE

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(IN FEET)
1 inch = 60 ft.

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

River District

CONCEPT PLAN

Provo Utah

Revisions

Date
8-24-2022
Scale
1" = 60'
By
TD
Tracing No.
L - 14668

Sheet No.
C - 2.0



PROVO RIVER TOWNHOMES

PROVO | UTAH

FOULGER PRATT | 21-133

DATE 07 | 28 | 22

PRELIMINARY SUBMITTAL

COVER SHEET

URBAN ARENA



FRONT ELEVATION



REAR ELEVATION

PROVO RIVER TOWNHOMES

PROVO | UTAH

FOULGER PRATT | 21-133

DATE 07 | 28 | 22

PRELIMINARY SUBMITTAL

3/16"=1'-0" SCALE

0 8 16

ELEVATIONS | OPTION A

URBAN ARENA



FRONT PERSPECTIVE



REAR PERSPECTIVE



SIDE ELEVATIONS

PROVO RIVER TOWNHOMES

PROVO | UTAH

FOULGER PRATT | 21-133

DATE 07 | 22 | 22

PRELIMINARY SUBMITTAL

3/16"=1'-0" SCALE

0 8 16

ELEVATIONS & PERSPECTIVES | OPTION A

URBAN ARENA



BODY COLOR 1/
GARAGE COLOR 1
SW 7005
PURE WHITE

BODY COLOR 2
SW 7669
SUMMIT GRAY

BODY COLOR 3 (SIDING)
SW 6202
CAST IORN

TRIM/
GARAGE COLOR 2/
ENTRY DOOR 1
SW 7069
IRON ORE

GARAGE COLOR 3
SW 7668
MARCH WIND

ENTRY DOOR 2
SW 2801
ROCKWOOD DARK RED

WOOD SIDING
RESYSTA
FVG C08 BURMA

METAL ROOF
PAC CLAD
CITYSCAPE



STONE
CREATIVE MINES
SPLIT MODULAR - FOGBANK

*All siding to be HardiePlank Lap Siding

* Materials subject to change due to future availability

RIVER DISTRICT
PROVO & OREM | UTAH
FOULGER-PRATT | 21-029
DATE 12 | 17 | 21

ARCHITECTURAL MATERIAL BOARD
TOWNHOME SCHEME

URBAN



METAL ROOF
PAC CLAD
SLATE GRAY

WOOD SIDING
RESYSTA
C29 DARK TAUPE

WOOD ACCENT EAVES
RESYSTA
FVG C02 PALE GOLDEN

BODY COLOR 1
SW 7005
PURE WHITE

BODY COLOR 2/ GARAGE COLOR 1
SW 6254
LAZY GRAY

ACCENT COLOR 1/ ENTRY DOOR 1
SW 7605
GALE FORCE

ACCENT COLOR 2
SW 6249
STORM CLOUD

ACCENT COLOR 3
SW 2704
MERLOT

TRIM/ GARAGE COLOR 2/ ENTRY DOOR 3
SW 7069
IRON ORE



STONE
CREATIVE MINES
SPLIT MODULAR - GREY PEARL

*All siding to be HardiePlank Lap Siding

* Materials subject to change due to future availability

RIVER DISTRICT

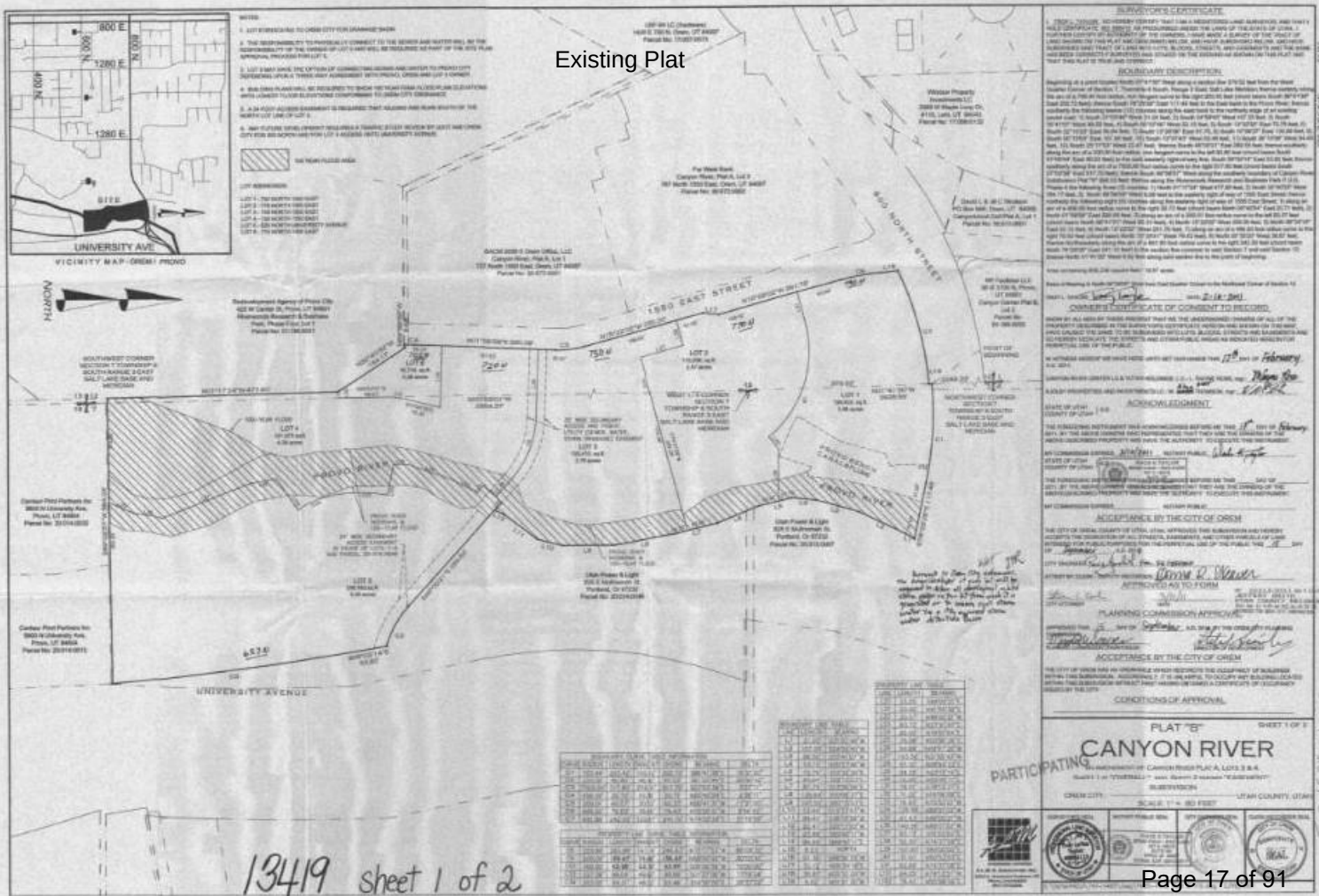
PROVO & OREM | UTAH
FOULGER-PRATT | 21-029
DATE 12 | 17 | 21

ARCHITECTURAL MATERIAL BOARD
TOWNHOME SCHEME A

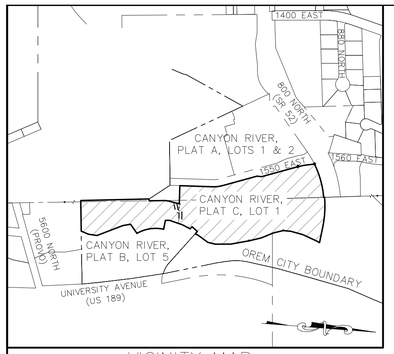
URBAN


Existing Zoning
R12
C2
BP
BP
Proposed
PD51
Provo
Feet


Proposed Zoning
R12
C2
Provo
BP
PD51
Provo
Feet


Existing Plat
VICINITY MAP - OREM / PROVO
UNIVERSITY AVE
SITE
NORTH
1580 EAST STREET
650 NORTH STREET
UNIVERSITY AVENUE
PROVO RIVER
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S CERTIFICATE OF CONSENT TO RECORD
ACKNOWLEDGMENT
ACCEPTANCE BY THE CITY OF OREM
APPROVED AS TO FORM
PLANNING COMMISSION APPROVAL
ACCEPTANCE BY THE CITY OF OREM
CONDITIONS OF APPROVAL
PLAT "B"
CANYON RIVER
SUBDIVISION
SCALE: 1" = 80 FEET
PARTICIPATING
13419 sheet 1 of 2

Proposed Plat



VICINITY MAP

Parcel Line Table		
Line #	Length	Direction
L1	117.49	S78°25'28"E
L2	21.20	S31°03'48"W
L3	107.55	S24°59'45"W
L4	88.55	S15°41'07"W
L5	53.15	S5°07'46"W
L6	70.76	S13°32'30"E
L7	90.84	S22°15'23"E
L8	87.75	S13°26'06"E
L9	130.69	S10°06'37"E
L10	107.55	S0°15'03"E
L11	53.48	S13°37'43"W
L12	84.45	S36°15'58"W
L13	22.47	S25°17'03"W
L14	22.05	N48°00'21"W
L15	50.00	S41°59'39"W
L16	20.07	S48°00'21"E
L17	60.72	S27°41'47"W
L18	95.00	S19°01'04"W
L19	29.08	S0°50'26"W
L20	64.05	S79°13'57"E

Parcel Line Table		
Line #	Length	Direction
L21	78.42	S55°08'59"W
L22	54.68	S9°47'30"E
L23	193.59	S21°05'43"E
L24	61.10	S8°44'33"W
L25	54.29	S23°15'14"W
L26	214.09	S89°06'57"W
L27	477.60	N1°17'24"W
L28	12.80	N89°40'11"E
L29	98.97	N0°53'01"W
L30	70.36	N14°06'59"E
L31	126.68	N88°01'02"W
L32	233.74	N1°58'58"E
L33	255.00	N15°22'02"W
L34	32.12	N6°34'18"E
L35	261.78	N15°22'02"W
L36	38.87	N5°35'20"W
L37	6.02	S1°41'30"E
L38	137.82	S88°01'02"E

CENTRAL UTAH WATER CONSERVANCY
1426 E 750 N SUITE 400, OREM, UT 84097
PARCEL NO. 17:057:0073

HERITAGE BEHAVIORAL HEALTH SYSTEMS
5600 N HERITAGE SCHOOL DR,
PROVO, UT 84604
PARCEL NO. 17:057:0085

OREM CITY BOUNDARY

ACE REAL ESTATE VENTURES, LLC
727 N 1550 E #400, OREM, UT 84097
CANYON RIVER, PLAT A, LOT 2
PARCEL NO. 36:872:0002

ACE REAL ESTATE VENTURES, LLC
727 N 1550 E #400, OREM, UT 84097
CANYON RIVER, PLAT A, LOT 1
PARCEL NO. 36:872:0001

CHU HILL LLC
100 E CENTER, PROVO, UT 84606
STONE FIVE, PLAT A, LOT 1
PARCEL NO. 66:386:0001

DAVID L. & JILL C. NICOLSON
PO BOX 946 OREM, UT 84059
CANYONBROOK PLAT A, LOT 1
PARCEL NO. 36:610:0001

800 NORTH STREET (SR-52)

1530 EAST STREET

1560 EAST STREET

1550 EAST STREET

L=79.53'
R=466.00'
CB=N10°28'41"W
CD=79.43'
Δ=9°46'41"

L=60.57'
R=200.01'
CB=N6°41'31"W
CD=60.33'
Δ=17°20'55"

10.00' WIDE OR AS NOTED PUE. TYPICAL NORTHERN, WESTERN & SOUTHERN PROPERTY LINES.

L=242.50'
R=651.80'
CB=N74°28'28"E
CD=241.10'
Δ=21°18'59"

MB FAULKNER LLC
1565 E 800 N OREM, UT
CANYON CORNER PLAT B, LOT 2
PARCEL NO. 65:189:0005

RIVERWOODS CANYON POINT LLC
5720 N HERITAGE SCHOOL 9250 W)
DR., PROVO, UT 84504
RIVERWOODS RESEARCH & BUSINESS
PARK, PHASE IV, LOT 1
PARCEL NO. 51:198:0001

OREM CITY
56 N STATE, OREM, UT 84057
CANYON RIVER, PLAT B, LOT 6
PARCEL NO. 65:345:0006

SOUTHWEST CORNER SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN

35 FOOT WIDE ACCESS AND UTILITY (SEWER, WATER DRAINAGE & ELECTRICAL) EASEMENT.

WEST QUARTER CORNER SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN

N0°53'01"W 2654.37

N1°41'30"W 2628.85

379.52'

NORTHWEST CORNER SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN

POINT OF BEGINNING

EDGE OF 26' WIDE ACCESS ROAD AND UTILITY (SEWER, WATER, STORM DRAINAGE AND ELECTRICAL) EASEMENT.

LOT 2
137,324 SF
3.15 ACRES

LOT 1
416,022 SF
9.55 ACRES

L=43.98'
R=168.00'
CB=N6°36'59"E
CD=43.86'
Δ=15°00'04"

L=203.42'
R=705.44'
CB=S86°41'38"E
CD=202.72'
Δ=16°31'20"

66.73'

28.27'

EDGE OF 12' WIDE PUBLIC ACCESS EASEMENT IN FAVOR OF OREM CITY FOR RIVER TRAIL

L=94.31'
R=203.00'
CB=S19°50'55"E
CD=93.46'
Δ=26°37'02"

L=99.04'
R=327.56'
CB=S1°37'08"W
CD=98.66'
Δ=17°19'24"

Q INVESTMENTS LLC
5600 N UNIVERSITY AVENUE
PROVO, UT 84604
PARCEL NO. 20:014:0096

Q INVESTMENTS LLC
5600 N UNIVERSITY AVENUE
PROVO, UT 84604
PARCEL NO. 20:014:0013

657 NORTH UNIVERSITY LLC
950 CEDAR AVE. PROVE, UT 84604
CANYON RIVER, PLAT B, LOT 5
PARCEL NO. 65:345:0005

PACIFICORP
825 NE MULTNOMAH STREET #1900,
PORTLAND, OR 97232
PARCEL NO. 20:014:0046

24' WIDE
ACCESS EASEMENT ALONG THE NORTHERN 24' OF CANYON RIVER PLAT "B", LOT 5, IN FAVOR OF CANYON RIVER PLAT "A", LOT NOS. 1 & 2, SAID LOT 5, CANYON RIVER PLAT "C", LOT NO. 1 AND PARCEL NO. 20:014:0046.

CENTRAL UTAH WATER CONSERVANCY DISTRICT
1426 E 750 N SUITE 400, OREM, UT 84097
PARCEL NO. 20:015:0007

CENTRAL UTAH WATER CONSERVANCY DISTRICT
1426 E 750 N SUITE 400, OREM, UT 84097
PARCEL NO. 20:015:0007

UNIVERSITY AVENUE
(US 189)

NOTE:

1. THE FLOOD PLAIN SHOWN ON THIS PLAT ARE FOR GRAPHICAL REPRESENTATION ONLY.
2. BUILDING PLANS WILL BE REQUIRED TO SHOW 100 YEAR FEMA FLOOD PLAIN ELEVATIONS WITH THE LOWEST FLOOR ELEVATIONS CONFORMING TO OREM CITY ORDINANCE.
3. LOT 1 ADDRESS: 750 NORTH 1550 EAST, OREM, UTAH.
4. LOT 2 ADDRESS: 730 NORTH 1550 EAST, OREM, UTAH.
5. ALL SEWER LINES, MANHOLES, LATERALS ETC. LOCATED IN THE PUBLIC STREETS SHALL BE MAINTAINED BY THE CITY OF OREM. ALL SEWER LINES, MANHOLES, LATERALS ETC. LOCATED IN LOT 1 AND LOT 2 SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
6. ALL FIRE HYDRANTS, WATER LINES, WATER VALVES, ETC LOCATED IN THE PUBLIC STREETS SHALL BE MAINTAINED BY THE CITY OF OREM. ALL FIRE HYDRANTS, FIRE LINES, WATER LINES, WATER VALVES ETC. LOCATED IN THE PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

100 YEAR FLOOD AREA

80 40 0 80 160
FEET

APPROVED AS TO FORM

CITY ATTORNEY _____ DATE _____

SURVEYOR'S CERTIFICATE

I, C. DAVID McKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5251295. 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 SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, 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 SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

SEE SHEET 2 FOR BOUNDARY DESCRIPTION

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL ME BE THESE PRESENTS THAT WE 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 ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

SAND HILLS NE L.L.C. :

BY

ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____, BY THE ABOVE OWNERS WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE-DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY THE CITY OF OREM

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

CITY ENGINEER

CITY RECORDER

PLANNING COMMISSION APPROVAL

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

DIRECTOR OF DEVELOPMENT

PLANNING COMMISSION CHAIRPERSON

ACCEPTANCE BY THE CITY OF OREM

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

PURSUANT TO OREM CITY ORDINANCES, THE OWNER OF THE LOT WILL BE REQUIRED TO DETAIN ALL DEVELOPMENT RELATED STORM WATER ON THE LOT FROM WHICH IT IS GENERATED OR TO CONVEY SUCH STORM WATER TO THE OREM CITY APPROVED STORM WATER DETENTION BASIN LOCATED ON CANYON RIVER PLAT B, LOT 6.

HORROCKS ENGINEERS
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

PLAT "D"

SHEET 1 OF 2

CANYON RIVER

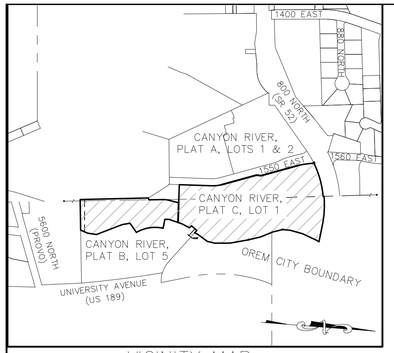
AN AMENDMENT OF PLAT C CANYON RIVER, OF LOT 1

SHEET 1 IS "OVERALL" AND SHEET 2 SHOWS "EASEMENT"

E ½, SEC 12, T6S, R2E & W ½, SEC 7, T6S, R3E, SLB&M
OREM CITY, UTAH COUNTY, UTAH
SCALE: 1 INCH = 80 FEET

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

O:\2014\PG-188-1404 CUWCD General Surveying Services\01 Provo Canyon Poperty Survey\Project Data\Design\Right_of_Way\Canyon River Review\ut-cv-3343-21 PLAT C VERSION 13.dwg - Layout1 - 1/28/2022 04:13pm, caitlynn

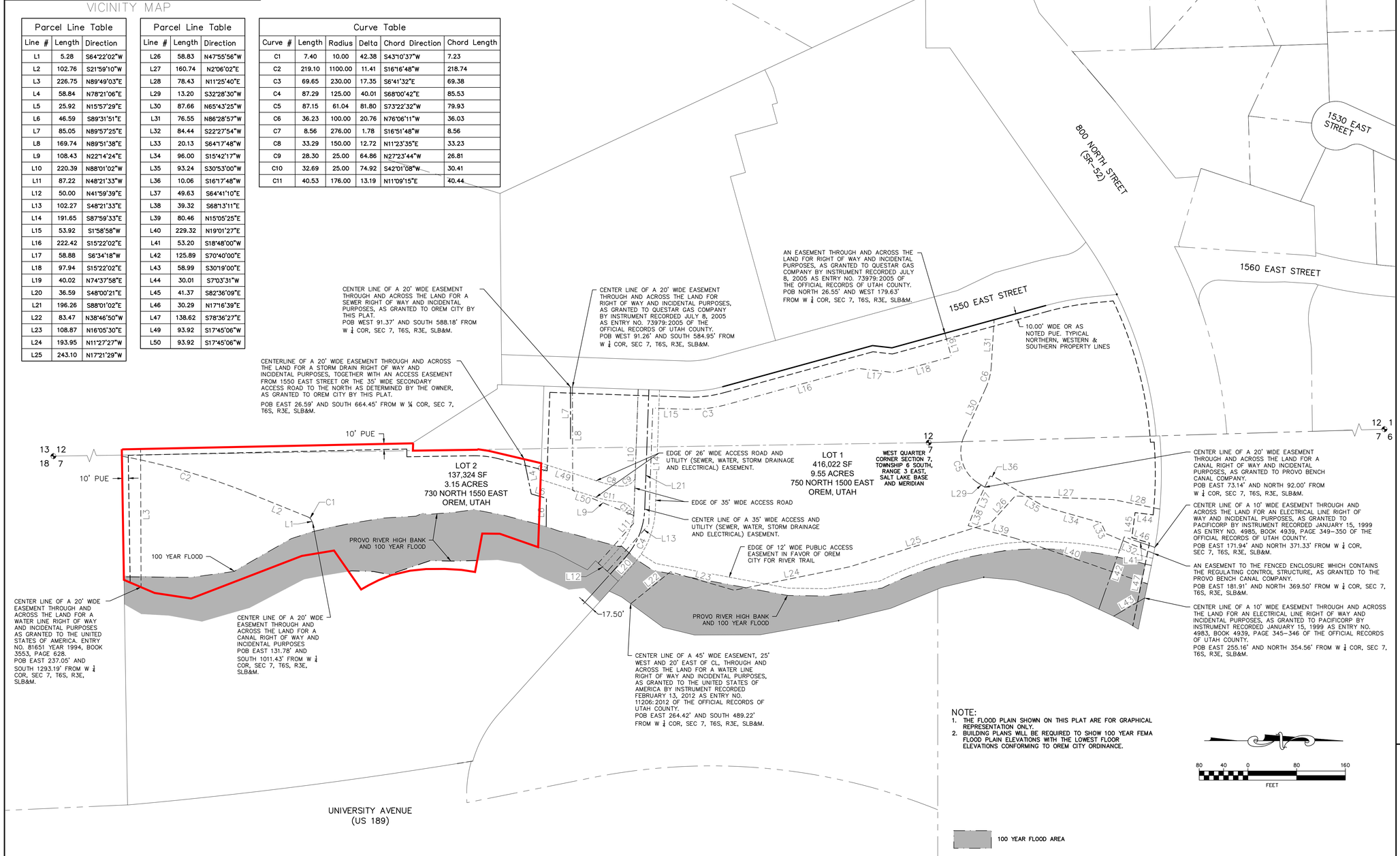


VICINITY MAP

Parcel Line Table		
Line #	Length	Direction
L1	5.28	S64°22'02"W
L2	102.76	S21°59'10"W
L3	226.75	N89°49'03"E
L4	58.84	N78°21'06"E
L5	25.92	N15°57'29"E
L6	46.59	S89°31'51"E
L7	85.05	N89°57'25"E
L8	169.74	N89°51'38"E
L9	108.43	N22°14'24"E
L10	220.39	N88°01'02"W
L11	87.22	N48°21'33"W
L12	50.00	N41°59'39"E
L13	102.27	S48°21'33"E
L14	191.65	S87°59'33"E
L15	53.92	S1°58'58"W
L16	222.42	S15°22'02"E
L17	58.88	S6°34'18"W
L18	97.94	S15°22'02"E
L19	40.02	N74°37'58"E
L20	36.59	S48°00'21"E
L21	196.26	S88°01'02"E
L22	83.47	N38°46'50"W
L23	108.87	N16°05'30"E
L24	193.95	N11°27'27"W
L25	243.10	N17°21'29"W

Parcel Line Table		
Line #	Length	Direction
L26	58.83	N47°55'56"W
L27	160.74	N2°06'02"E
L28	78.43	N11°25'40"E
L29	13.20	S32°28'30"W
L30	87.66	N65°43'25"W
L31	76.55	N86°28'57"W
L32	84.44	S22°27'54"W
L33	20.13	S64°17'48"W
L34	96.00	S15°42'17"W
L35	93.24	S30°53'00"W
L36	10.06	S16°17'48"W
L37	49.63	S64°41'10"E
L38	39.32	S68°13'11"E
L39	80.46	N15°05'25"E
L40	229.32	N19°01'27"E
L41	53.20	S18°48'00"W
L42	125.89	S70°40'00"E
L43	58.99	S30°19'00"E
L44	30.01	S7°03'31"W
L45	41.37	S82°36'09"E
L46	30.29	N17°16'39"E
L47	138.62	S78°36'27"E
L49	93.92	S17°45'06"W
L50	93.92	S17°45'06"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.40	10.00	42.38	S43°10'37"W	7.23
C2	219.10	1100.00	11.41	S16°16'48"W	218.74
C3	69.65	230.00	17.35	S6°41'32"E	69.38
C4	87.29	125.00	40.01	S68°00'42"E	85.53
C5	87.15	61.04	81.80	S73°22'32"W	79.93
C6	36.23	100.00	20.76	N76°06'11"W	36.03
C7	8.56	276.00	1.78	S16°51'48"W	8.56
C8	33.29	150.00	12.72	N11°23'35"E	33.23
C9	28.30	25.00	64.86	N27°23'44"W	26.81
C10	32.69	25.00	74.92	S42°01'08"W	30.41
C11	40.53	176.00	13.19	N11°09'15"E	40.44



NOTE:
1. THE FLOOD PLAIN SHOWN ON THIS PLAT ARE FOR GRAPHICAL REPRESENTATION ONLY.
2. BUILDING PLANS WILL BE REQUIRED TO SHOW 100 YEAR FEMA FLOOD PLAIN ELEVATIONS WITH THE LOWEST FLOOR ELEVATIONS CONFORMING TO OREM CITY ORDINANCE.

80 40 0 80 160
FEET

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3 AND 4, CANYON RIVER SUBDIVISION, PLAT "B", A SUBDIVISION SITUATE IN THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, THE SW1/4 NW 1/4 AND THE NW1/4 SW1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A NORTHERLY BOUNDARY LINE OF SAID CANYON RIVER SUBDIVISION, PLAT "B" AND THE WESTERLY SECTION LINE OF SAID SECTION 7, WHICH POINT IS 379.52 FEET N.01°41'30"W. ALONG SAID SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 7; AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) THENCE 203.42 FEET EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 705.44 FEET, CHORD BEARS S.86°41'38"E. 202.72 FEET; THENCE S.78°25'28"E. 117.49 FEET TO THE EASTERLY BANK OF THE PROVO RIVER; THENCE ALONG SAID PROVO RIVER THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: (1) THENCE S.31°03'48"W. 21.20 FEET; (2) THENCE S.24°59'45"W. 107.55 FEET; (3) THENCE S.15°41'07"W. 88.55 FEET; (4) THENCE S.05°07'46"W. 53.15 FEET; (5) THENCE S.13°32'30"E. 70.76 FEET; (6) THENCE S.22°15'23"E. 90.84 FEET; (7) THENCE S.13°26'06"E. 87.75 FEET; (8) THENCE S.10°06'37"E. 130.69 FEET; (9) THENCE S.00°15'03"E. 107.55 FEET; (10) THENCE S.13°37'43"W. 53.48 FEET; (11) THENCE S.36°15'58"W. 84.45 FEET; (12) THENCE S.25°17'03"W. 22.47 FEET TO THE NORTHERLY EDGE OF AN EXISTING PAVED ROAD; THENCE N.48°00'21"W. 22.05 FEET ALONG SAID PAVED ROAD TO A WESTERLY BOUNDARY LINE OF SAID LOT 5; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: (1) THENCE S.41°59'39"W. 50.00 FEET; (2) THENCE S.48°00'21"E. 20.07 FEET; (3) THENCE S.27°41'47"W. 60.72 FEET; (4) THENCE S.19°01'04"W. 95.00 FEET; (5) THENCE S.00°50'26"W. 29.08 FEET; (6) THENCE S.79°13'57"E. 64.05 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 327.56 FEET; (7) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 99.04 FEET, CHORD BEARS S.01°37'08"W. 98.66 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 203.00 FEET; (8) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 94.31 FEET, CHORD BEARS S.19°50'55"E. 93.46 FEET; (9) THENCE S.55°08'59"W. 78.42 FEET; (10) THENCE S.09°47'30"E. 54.68 FEET; (11) THENCE S.21°05'43"E. 193.59 FEET; (12) THENCE S.08°44'33"W. 61.10 FEET; (13) THENCE S.23°15'14"W. 54.29 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID CANYON RIVER SUBDIVISION, PLAT "B"; THENCE S.89°06'57"W. 214.09 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N.01°17'24"W. 477.60 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID SUBDIVISION TO THE SOUTHERLY BOUNDARY LINE OF LOT 6, CANYON RIVER SUBDIVISION, PLAT "B"; THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID LOT 6 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) THENCE N.89°40'11"E. 12.80 FEET; (2) THENCE N.00°53'01"W. 98.97 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 168.00 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 43.98 FEET, CHORD BEARS N.06°36'59"E. 43.86 FEET; (4) THENCE N.14°06'59"E. 70.36 FEET; (5) THENCE N.88°01'02"W. 126.68 FEET TO A WESTERLY BOUNDARY LINE OF SAID CANYON RIVER SUBDIVISION, PLAT "B"; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) THENCE N.01°58'58"E. 233.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 200.01 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 60.57 FEET, CHORD BEARS N.06°41'31"W. 60.33 FEET; (3) THENCE N.15°22'02"W. 255.00 FEET; (4) THENCE N.06°34'18"E. 32.12 FEET; (5) THENCE N.15°22'02"W. 261.78 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 466.00 FEET; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 79.53 FEET, CHORD BEARS N.10°28'41"W. 79.43 FEET; (7) THENCE N.05°35'20"W. 38.87 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 651.80 FEET; (8) THENCE EASTERLY ALONG THE ARC OF SAID CURVE 242.50 FEET, CHORD BEARS N.74°28'28"E. 241.10 FEET; (9) THENCE N.01°41'30"W. 6.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 12.703 ACRES OR 553,338 SQUARE FEET IN AREA.

BASIS OF BEARING: N.00°53'01W. BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

HORROCKS ENGINEERS
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

SHEET 2 OF 2

PLAT "D"
CANYON RIVER

AN AMENDMENT OF PLAT C CANYON RIVER, OF LOT 1
SHEET 1 IS "OVERALL" AND SHEET 2 SHOWS "EASEMENT"
E ½, SEC 12, T6S, R2E & W ½, SEC 7, T6S, R3E, SLB&M
OREM CITY, UTAH COUNTY, UTAH
SCALE: 1 INCH = 80 FEET

O:\12014\PG-188-1404 CUWCD General Surveying Services\01 Provo Canyon Poperty Survey\Project Data\Design\Right_of_Way\Canyon River Review\ut-cv-3343-21 PLAT C SHEET 2 OF 2 VERSION 13.dwg - Layout1 - 1/28/2022 04:13pm, caitlynn

NORTH
1" = 60'

PACIFICORP
20:014:0046

FUTURE ROAD CONNECTION TO UNIVERSITY AVE.

Bridge Road is to remain Private until such time that the street is constructed to City standards and the City accepts the road.

657 NORTH UNIVERSITY LLC
65:345:0005

QINVESTMENTS LLC
20"014"0096

FUTURE TRAIL CONNECTION TO PROVO PARKWAY TRAIL

5600 NORTH STREET

BRIDGE

PROVO RIVER

FUTURE DEVELOPMENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

OREM CITY
PROVO CITY

PEDESTRIAN BRIDGE

CANYON RIVER HOLDCO LLC
65:419:0001

1550 EAST STREET

FUTURE DEVELOPMENT

ACE REAL ESTATE VENTURES LLC
36:872:0001

PROFESSIONAL OFFICE BUILDING

EASEMENT GRANTED IN FAVOR OF PROVO CITY

FUTURE DEVELOPMENT

N RIVER RUN DRIVE

PUBLIC VEHICULAR TRAFFIC

PRIVATE VEHICULAR TRAFFIC

PUBLICLY ACCESSIBLE PEDESTRIAN ROUTE.

PRIVATE PEDESTRIAN TRAFFIC

TRAFFIC REPORT TO BE PROVIDED AT SITE PLAN APPLICATION. ESTIMATED TRAFFIC COUNTS ARE TO BE 10 TRIPS/DAY PER UNIT = 250 TRIPS PER DAY.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

River District

Traffic Circulation Plan

Provo Utah

Revisions

Date
8-24-2022
Scale
1" = 60'
By
TD
Tracing No.

Sheet No.
C - 2.0

Thursday, November 18, 2021

Minutes from River District Neighborhood Meeting, Thursday, November 18, 2021, regarding 750 North 550 East zone change, creation of new zone and Plat amendment.

Julie Smith, a consultant, Jim Ivory, the developer, and Jason White one of the owners, conducted the meeting which began at 6 pm, Julie Smith took the minutes.

A description of the project was explained and discussed.
The City Approval Process was addressed as a few Neighbors had questions.
David and Joi Pearson were concerned about increased traffic on 800 North.
A traffic study was discussed in reference to concerns about increased traffic on 800 North.
A Neighbor was concerned about how unsafe the property currently is: homeless people, drug dealers etc.
The neighbors are excited to see the area cleaned up. "This is the best proposal we have seen on this property"

The meeting was attended by 6 residents. The meeting concluded at 7:00 PM

Julie Smith did receive one phone call from Kevin Curtis from Heritage School, he stated he was not able to attend but wanted information. I sent him the concept plan. No other correspondence was had.

*There was an error on the flyer, stating meeting would be held at the Orem City Council Chambers
Julie Smith had Faye Howard at the city to direct parties to the correct meeting site.
Two people showed up and were redirected. They came to the meeting location.

NEIGHBORHOOD MEETING 11-18-2021

Suzanne Ran

DAVID & JOI PEARSON

KIRK BEEGER CLINCD

Greg Bird

Brian B —

Julie Smith
182 S. Orem Blvd. Orem
Julielynnsmith5@gmail.com
801-368-9552

NEIGHBORHOOD MEETING

1510 E. 840 North, Orem

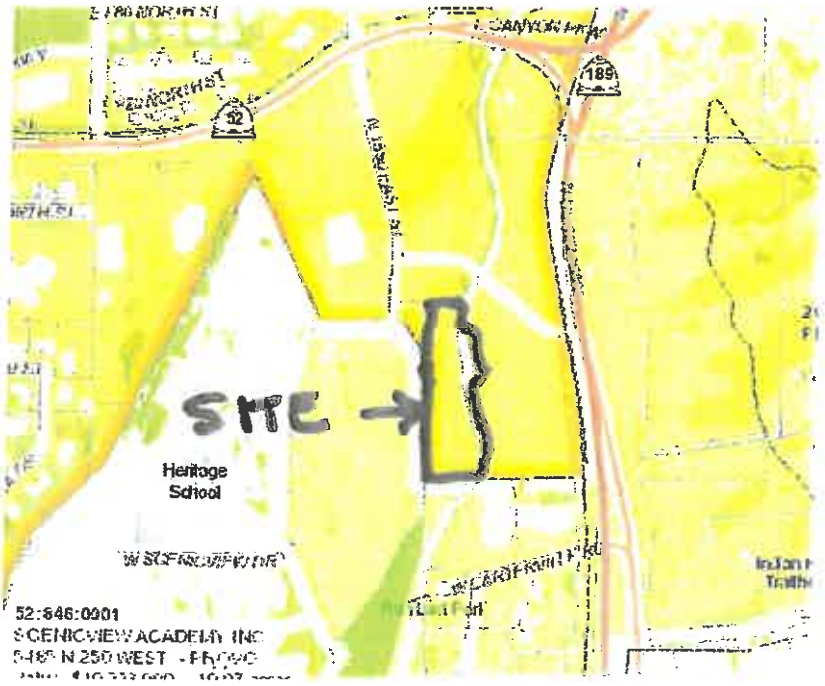
Thursday, November 18th

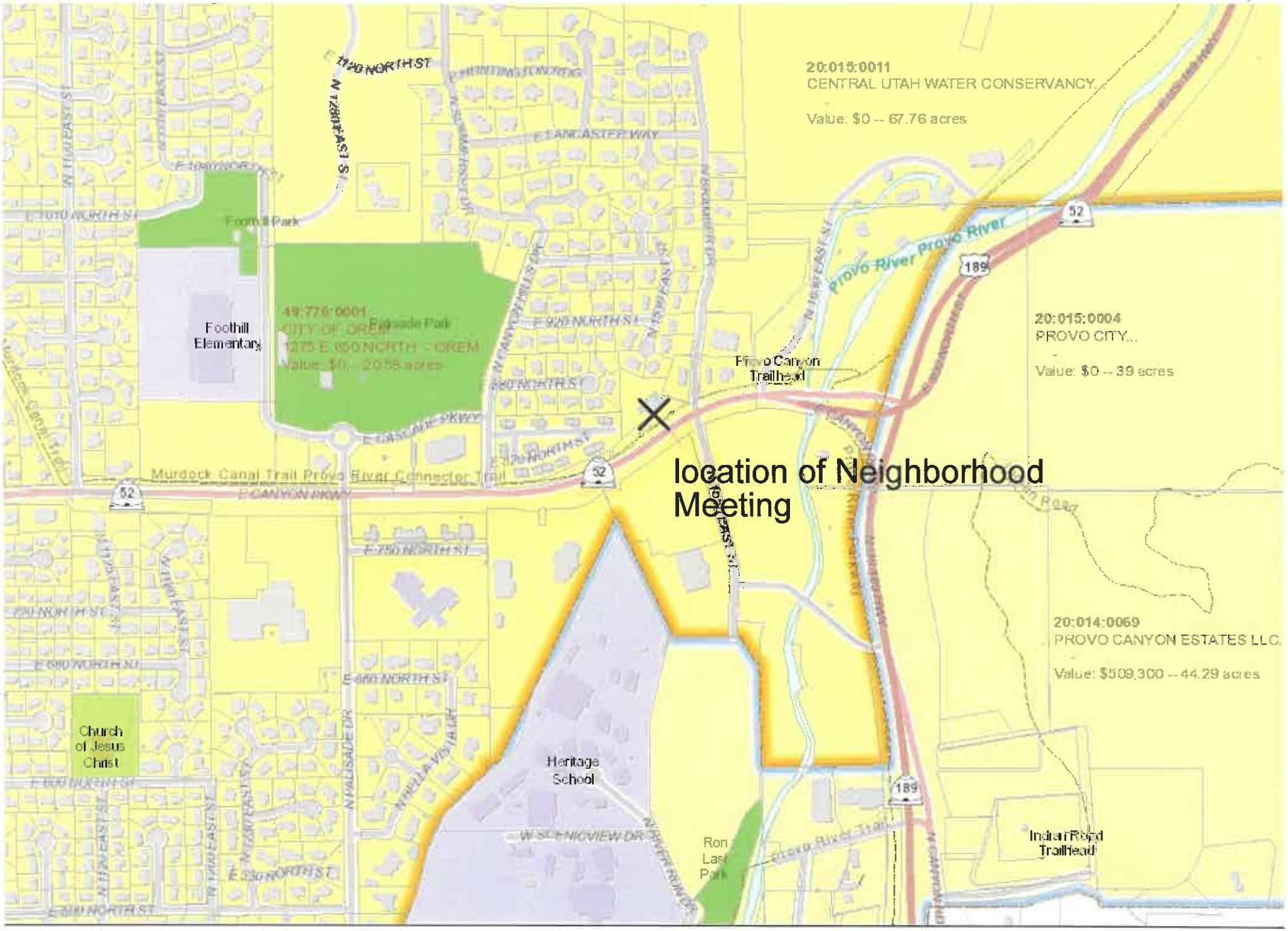
6:00 P.M.

Julie Smith is holding a neighborhood meeting at the Orem City Council Chambers, to discuss a proposed Zone Change on property located at approx. 1150 East 660 North. The current zoning of the subject property is Business Park (BP), the proposed project would ask for PD 51 Zoning.

"Pursuant to Orem City Code 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process."

Should you be unable to attend the meeting or if you have a question, please contact Julie Smith 801-368-9552.





Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 11/16/2021

N

Street View from 1550 East



Street View from University Avenue



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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 27, 2022
6:00 pm

Planning Commission
Wed, Sep 7, 2022
4:30 pm

*** IMPORTANT DEVELOPMENT NOTICE ***

PUBLIC HEARING – The applicant requests the City enact Section 22-11-64 PD-51 (River District – 720 North 1550 East) Zone, and Appendix "YY" of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 3 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

PUBLIC HEARING – Amending Appendix A of the Orem City Code to amend Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru in the Business Park (BP) zone located at approximately 800 North and University Avenue.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) a permitted use in the Business Park (BP) zone.

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 27, 2022
6:00 pm

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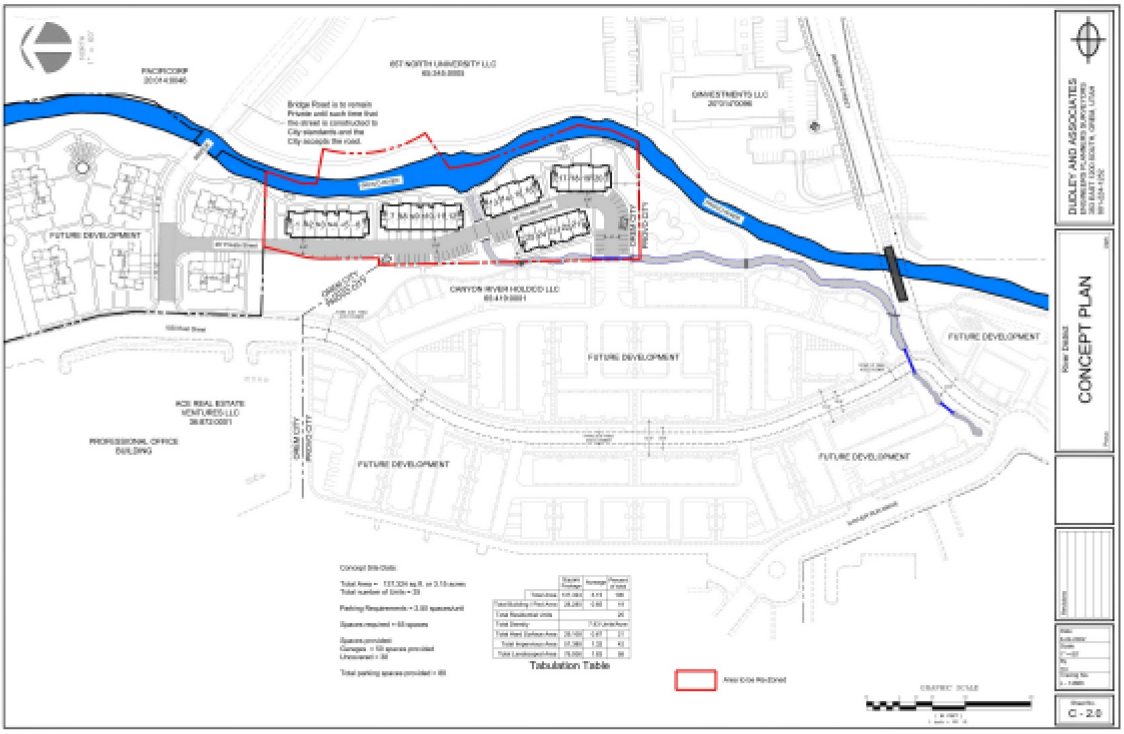
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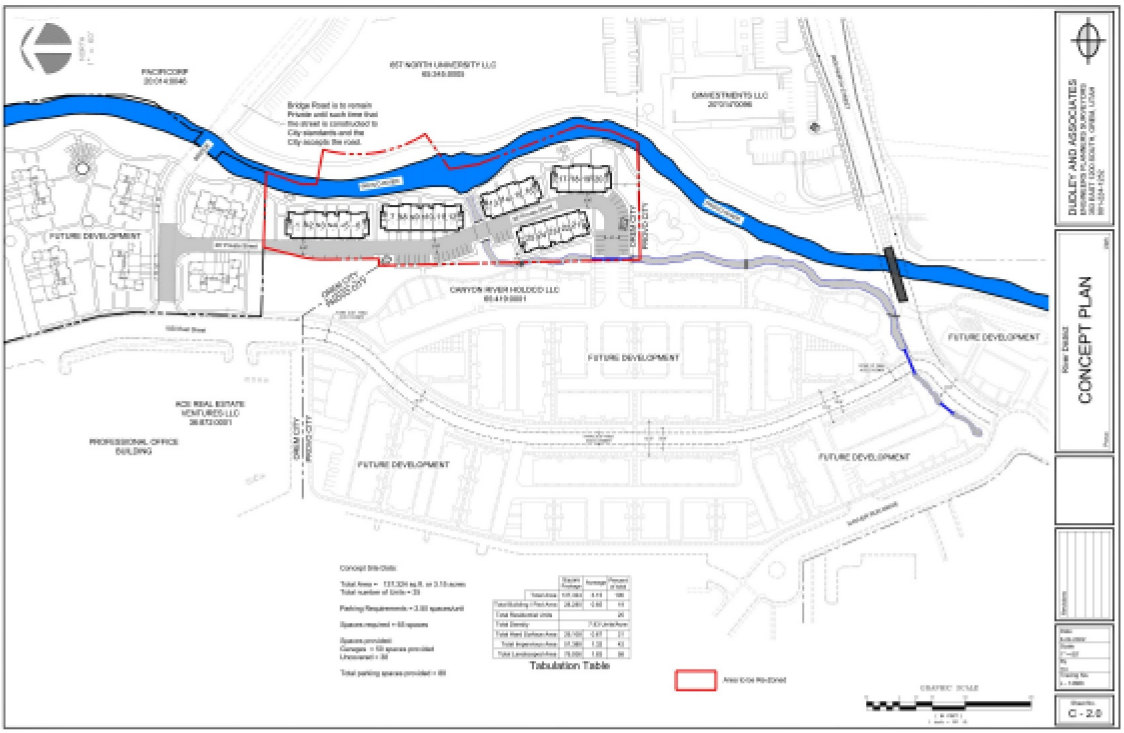
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UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

PANDA BEAR HOMES INC
PO BOX 1132
OREM, UT 84057

PROVO CITY CORPORATION
PO BOX 1849
PROVO, UT 84603

NICOLSON, DAVID L & JILL C
PO BOX 946
OREM, UT 84059

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1 XACTWARE PLAZA
OREM, UT 84097

MB FAULKNER LLC
36 W 3700 N
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
50 W BROADWAY STE 333 PMB 42981
SALT LAKE CITY, UT 84101

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

UNITED STATES OF AMERICA
125 S STATE MAIL ROOM 6107
SALT LAKE CITY, UT 84138

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DAVIS, RYAN B
236 N COUNTRY MANOR LA
ALPINE, UT 84004

QUANTUM CONSTRUCTION AND
DEVELOPMENT LC
251 W RIVER PARK DR # 300
PROVO, UT 84604

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MPT OF PROVO LLC
--OR CURRENT RESIDENT--
306 W RIVER BEND LN
PROVO, UT 84604

PROVO CITY
351 W CENTER
PROVO, UT 84601

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ZUFELT, JIMMY L & DEBRA A
558 S 130 W
OREM, UT 84058

WINEGAR, LISA M
588 N BELLA VISTA DR
OREM, UT 84097

FWT BUSINESSES LLC
602 DRAPER HEIGHTS WAY
DRAPER, UT 84020

HARRISON, MICHAEL A & CLYDA F
602 N BELLA VISTA DR
OREM, UT 84097

GILBERT, KENT S & LANA R
612 N BELLA VISTA DR
OREM, UT 84097

JOHNSON, ALAN E & NORINE L (ET
AL)
631 N BELLA VISTA DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

HENDERSON, LON & CARRIE
648 N BELLA VISTA DR
OREM, UT 84097

ARTHUR, DOUGLAS K & TERRY C
651 N BELLA VISTA DR
OREM, UT 84097

OREM KEY PROPERTIES LLC
651 W GALENA PARK BLVD STE 101
DRAPER, UT 84020

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

657 NORTH UNIVERSITY LLC
--OR CURRENT RESIDENT--
657 N UNIVERSITY AVE
OREM, UT 84097

CAMERON, CLINTON BRUCE &
MARCIA JONES
658 N BELLA VISTA DR
OREM, UT 84097

OREM CITY
--OR CURRENT RESIDENT--
702 N 1550 EAST
OREM, UT 84604

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
727 N 1550 EAST
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
727 N 1550 E # 400
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
787 N 1550 EAST
OREM, UT 84097

PACIFICORP
%PROPERTY TAX DEPARTMENT
825 NE MULTNOMAH ST # 1900
PORTLAND, OR 97232

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
825 N 1420 EAST
OREM, UT 84097

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
831 N 1420 EAST
OREM, UT 84097

WOLSEY, NICK J & AIMEE A
872 N CANYON HILLS DR
OREM, UT 84097

FAIRBANKS, DANIEL J & DONNA P
893 N 1530 E
OREM, UT 84097

BECKSTEAD, RONALD B &
PRISCILLA A
894 N 1530 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
902 N 1530 EAST
OREM, UT 84097

WOODRUFF, RUTH M
903 N 1530 E
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

KESTERSON, PAMELA J
918 N 1530 E
OREM, UT 84097

ORTIZ, JESUS J
921 N 1530 E
OREM, UT 84097

KERN, DAVID & LYNETTE (ET AL)
934 N 1530 E
OREM, UT 84097

ABA 800 SOUTH STATE LLC
941 E 680 N
OREM, UT 84097

657 NORTH UNIVERSITY LLC
950 CEDAR AVE
PROVO, UT 84604

UNITED STATES OF AMERICA
--OR CURRENT RESIDENT--
950 N 1560 EAST
OREM, UT 84097

WILKINS, BRUCE WARREN & DEBRA
J
957 N 1530 E
OREM, UT 84097

BLACK, SCOTT BAYLES & JAMI
KOWALLIS (ET AL)
960 N 1530 E
OREM, UT 84097

BECK, STEFNIE K & JASON
968 N 1530 E
OREM, UT 84097

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

GARNER LC
1188 W 10400 S
SOUTH JORDAN, UT 84095

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

CHU HILL LLC
1212 E 1130 N
OREM, UT 84097

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

UHS OF PROVO CANYON INC
--OR CURRENT RESIDENT--
1350 E 750 NORTH
OREM, UT 84097

HUFFAKER, BRIAN & MISA
1355 E 660 N
OREM, UT 84097

JARVIS, MICHAEL L & KELLYE A (ET AL)
1369 E 660 N
OREM, UT 84097

SOMMERSET PARK HOLDINGS LLC
--OR CURRENT RESIDENT--
1371 E 750 NORTH
OREM, UT 84097

CASCADE PROFESSIONAL PLAZA LLC
--OR CURRENT RESIDENT--
1375 E 800 NORTH
OREM, UT 84097

K&S JENSON PROPERTIES LLC
1385 E 750 N
OREM, UT 84097

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

LIBERTY PIONEER ENERGY LLC
--OR CURRENT RESIDENT--
1409 E 840 NORTH
OREM, UT 84097

DAVIS, RYAN B
--OR CURRENT RESIDENT--
1415 E 840 NORTH
OREM, UT 84097

CENTRAL UTAH WATER CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1420 E 800 NORTH
OREM, UT 84097

BLUE 42 LLC
1422 E 820 N
OREM, UT 84097

SCHMIDT, PETER ROBERT
1425 E 880 N
OREM, UT 84097

BLUE 42 LLC
--OR CURRENT RESIDENT--
1426 E 820 NORTH
OREM, UT 84097

CENTRAL UTAH WATER CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

JAMISON PROPERTIES LLC
1428 E 840 N
OREM, UT 84097

PETERSON, LEILANI MARIE
--OR CURRENT RESIDENT--
1432 E 840 NORTH
OREM, UT 84097

PETERSON, LEILANI MARIE
1432 E 840 N STE 100
OREM, UT 84097

CWCIC LC
%HANSEN, DENNIS
1433 E 840 N
OREM, UT 84097

CANYON VIEW OF OREM LLC
--OR CURRENT RESIDENT--
1434 E 820 NORTH
OREM, UT 84097

MMSALTZ LTD (ET AL)
1434 E 880 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1435 E 840 NORTH
OREM, UT 84097

LAMBSON, ALAN K & EDEL C
1436 E 920 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1437 E 840 NORTH
OREM, UT 84097

BRYCE, NATHAN KEITH & KRISTIN GAYLE
1439 E 880 N
OREM, UT 84097

SACHS INVESTMENT PROPERTY LLC
--OR CURRENT RESIDENT--
1442 E 820 NORTH
OREM, UT 84097

SAGERS, JAMES (ET AL)
1446 E 880 N
OREM, UT 84097

GARNER LC
--OR CURRENT RESIDENT--
1450 E 820 NORTH
OREM, UT 84097

BROBERG, ROGER D & LAJEAN G
1452 E 920 N
OREM, UT 84097

WOODRUFF, RUTH M
--OR CURRENT RESIDENT--
1453 E 920 NORTH
OREM, UT 84097

FWT BUSINESSES LLC
--OR CURRENT RESIDENT--
1454 E 820 NORTH
OREM, UT 84097

BUTLER, RICHARD JOHN & DIANE (ET AL)
1455 E 880 N
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1457 E 840 NORTH
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1461 E 840 NORTH
OREM, UT 84097

NICHOLSON, LYNELLE & STEVEN L
1468 E 880 N
OREM, UT 84097

VELLINGA, AMANDA KAY (ET AL)
--OR CURRENT RESIDENT--
1468 E 920 NORTH
OREM, UT 84097

HARRIS, ROBERT JAMES (ET AL)
1471 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LC
--OR CURRENT RESIDENT--
1472 E 820 NORTH
OREM, UT 84097

OLSEN, TONY F & KERRI
1478 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LLC
--OR CURRENT RESIDENT--
1480 E 820 NORTH
OREM, UT 84097

ABA 800 SOUTH STATE LLC
--OR CURRENT RESIDENT--
1481 E 840 NORTH
OREM, UT 84097

ROJAS, PEDRO M & ANA A
1482 E 920 N
OREM, UT 84097

PATTON, DANNY R & BARBARA (ET AL)
1483 E 880 N
OREM, UT 84097

HEALTH WATCH PROVO INC
--OR CURRENT RESIDENT--
1485 E 840 NORTH
OREM, UT 84097

STINGER, DENNIS P & LORI
1485 E 920 N
OREM, UT 84097

MAKIN, JUSTIN R & JENNIFER ANN
1486 E 880 N
OREM, UT 84097

MICHAELIS, DAVID JOHN & TANYA KATHERINE
1494 E 920 N
OREM, UT 84097

SU, CHARLES & CHUEH-CHIH (ET AL)
1501 E 920 N
OREM, UT 84097

YOUNG, ROBERT & STACEY (ET AL)
1506 E 970 N
OREM, UT 84097

TD GARAGE LLC
1510 E 840 N
OREM, UT 84097

TD GARAGE LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 101
OREM, UT 84097

CHU HILL LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 201
OREM, UT 84097

NICOLSON, DAVID L & JILL C
--OR CURRENT RESIDENT--
1555 E 800 NORTH
OREM, UT 84097

BA LIMITED LC
1555 N TECHNOLOGY WY
SALT LAKE CITY, UT 84157

BA WAREHOUSE LC
--OR CURRENT RESIDENT--
1569 E 800 NORTH
OREM, UT 84097

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

SOMMERSET PARK HOLDINGS LLC
2064 GRAYSTONE LA
DRAPER, UT 84020

CASCADE PROFESSIONAL PLAZA LLC
%WYNGATE PROPERTY MANAGEMENT
2230 N UNIVERSITY PKWY STE 2F
PROVO, UT 84604

MILO PROPERTY LLC
2975 INDIAN HILLS DR
PROVO, UT 84604

BA WAREHOUSE LC
%HARKNESS, DAVID
3200 W CLUBHOUSE DR STE 200
LEHI, UT 84043

LIBERTY PIONEER ENERGY LLC
3319 N UNIVERSITY AVE STE 200
PROVO, UT 84604

BACK BAY INVESTMENTS LLC
3733 PEBBLE LN
PROVO, UT 84604

SACHS INVESTMENT PROPERTY LLC
4126 W JOSUAH LN
CEDAR HILLS, UT 84062

UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

VELLINGA, AMANDA KAY (ET AL)
4837 N 400 E
PROVO, UT 84604

CANYON VIEW OF OREM LLC
5132 N 300 W STE 100
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5448 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
5455 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
--OR CURRENT RESIDENT--
5485 N 250 WEST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5572 N 60 EAST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5575 N UNIVERSITY AV
PROVO, UT 84604

HERITAGE BEHAVIORAL HEALTH SYSTEMS INC
5600 HERITAGE SCHOOL DR
PROVO, UT 84604

Q INVESTMENTS LLC
--OR CURRENT RESIDENT--
5600 N UNIVERSITY AV
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5720 N HERITAGE SCHOOL (250 W) DR
PROVO, UT 84604

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

HEALTH WATCH PROVO INC
9152 SILVER LAKE DR
CEDAR HILLS, UT 84062

CIRQUE CONDOS LLC (ET AL)
10274 N BAYHILL DR
CEDAR HILLS, UT 84062

Item #: 3.2	**Planning Commission** September 7, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Julie Smith	**PUBLIC HEARING** – Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.	

NOTICES:
- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa
- Mailed 139 postcards to residents within 1,500 feet

SITE INFORMATION:
- General Plan Designation: **Professional Services**
- Current Zone: **BP**
- Acreage: **n/a**
- Neighborhood: **Orchard**

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

REQUEST: The applicant requests the City amend Appendix A of the Orem City Code to amend Standard Land Use Code 5811 *Fast Food* and make such use permitted in the Business Park (BP) zone and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.

BACKGROUND: The applicant proposes changes to the Business Park zone located at approximately 800 North and University Avenue to allow development west of the Provo River to be consistent throughout the west side development.

The applicant is also proposing to amend the SLU Code 5811 *Fast Food* to allow restaurants with a drive-thru in the BP zone.

22-9-8. Miscellaneous Regulations for Manufacturing and Research and Development Zones.

~~1.~~ H. The following additional requirements shall apply to development in the BP zone:

a. No more than thirty percent (30%) of the gross leaseable area (as defined in section 22-15-2) of any building may be devoted to retail uses. However, buildings that are used solely as a restaurant and have at least 3,000 square feet are excluded from this restriction.

~~b. No restaurant may have a drive-through.~~

c. For the BP zone area located at approximately 800 North and University Avenue, all development west of the Provo River shall ~~have an architectural and design theme consistent with the existing office building.~~ be consistent throughout each individual project area. For development east of the Provo River the architectural and design theme may be different from the west

side of the river but shall be consistent throughout the east side development.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
5811	**Fast Food**	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	~~N~~P

RECOMMENDATION: Staff recommends the Planning Commission forward a positive a recommendation to the City Council to amend Appendix A of the Orem City Code to amend Standard Land Use Code 5811 *Fast Food* and make such use permitted in the Business Park (BP) zone and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.

22-9-8 Miscellaneous Regulations for Manufacturing and Research and Development Zones.

…

~~1.~~ H. The following additional requirements shall apply to development in the BP zone:

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b. ~~No restaurant may have a drive-through.~~

~~c.~~ For the BP zone area located at approximately 800 North and University Avenue, all development west of the Provo River shall ~~have an architectural and design theme consistent with the existing office building.~~ be consistent throughout each individual project area. For development east of the Provo River the architectural and design theme may be different from the west side of the river but shall be consistent throughout the east side development.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
5811	**Fast Food**	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	~~N~~P

Thursday, November 18, 2021

Minutes from River District Neighborhood Meeting, Thursday, November 18, 2021, regarding 750 North 550 East zone change, creation of new zone and Plat amendment.

Julie Smith, a consultant, Jim Ivory, the developer, and Jason White one of the owners, conducted the meeting which began at 6 pm, Julie Smith took the minutes.

A description of the project was explained and discussed.
The City Approval Process was addressed as a few Neighbors had questions.
David and Joi Pearson were concerned about increased traffic on 800 North.
A traffic study was discussed in reference to concerns about increased traffic on 800 North.
A Neighbor was concerned about how unsafe the property currently is: homeless people, drug dealers etc.
The neighbors are excited to see the area cleaned up. "This is the best proposal we have seen on this property"

The meeting was attended by 6 residents. The meeting concluded at 7:00 PM

Julie Smith did receive one phone call from Kevin Curtis from Heritage School, he stated he was not able to attend but wanted information. I sent him the concept plan. No other correspondence was had.

*There was an error on the flyer, stating meeting would be held at the Orem City Council Chambers
Julie Smith had Faye Howard at the city to direct parties to the correct meeting site.
Two people showed up and were redirected. They came to the meeting location.

NEIGHBORHOOD MEETING 11-18-2021

Suzanne Ran

DAVID & JOI PEARSON

KIRK BEEGER CLINCD

Greg Bird

Brian B —

Julie Smith
182 S. Orem Blvd. Orem
Julielynnsmith5@gmail.com
801-368-9552

NEIGHBORHOOD MEETING

1510 E. 840 North, Orem

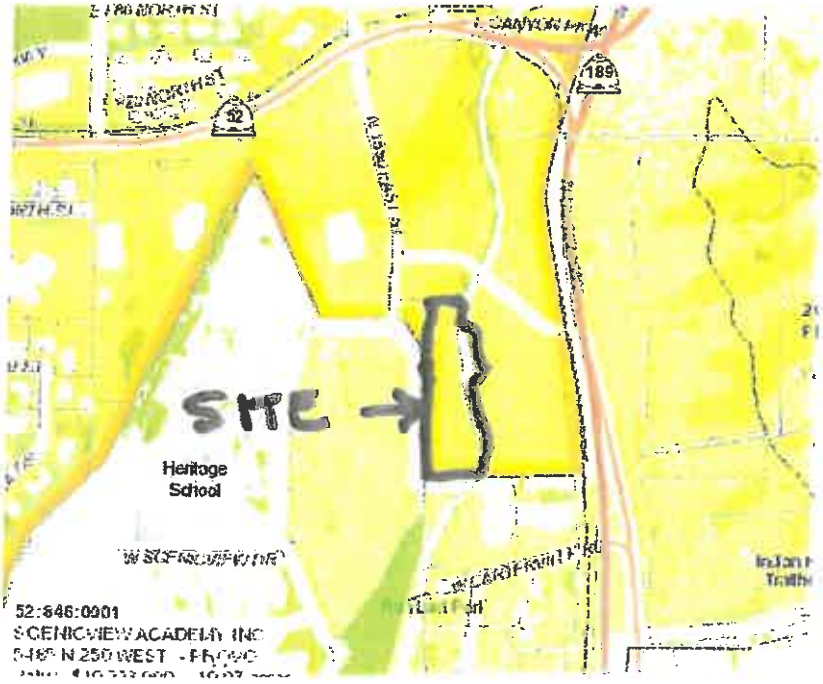
Thursday, November 18th

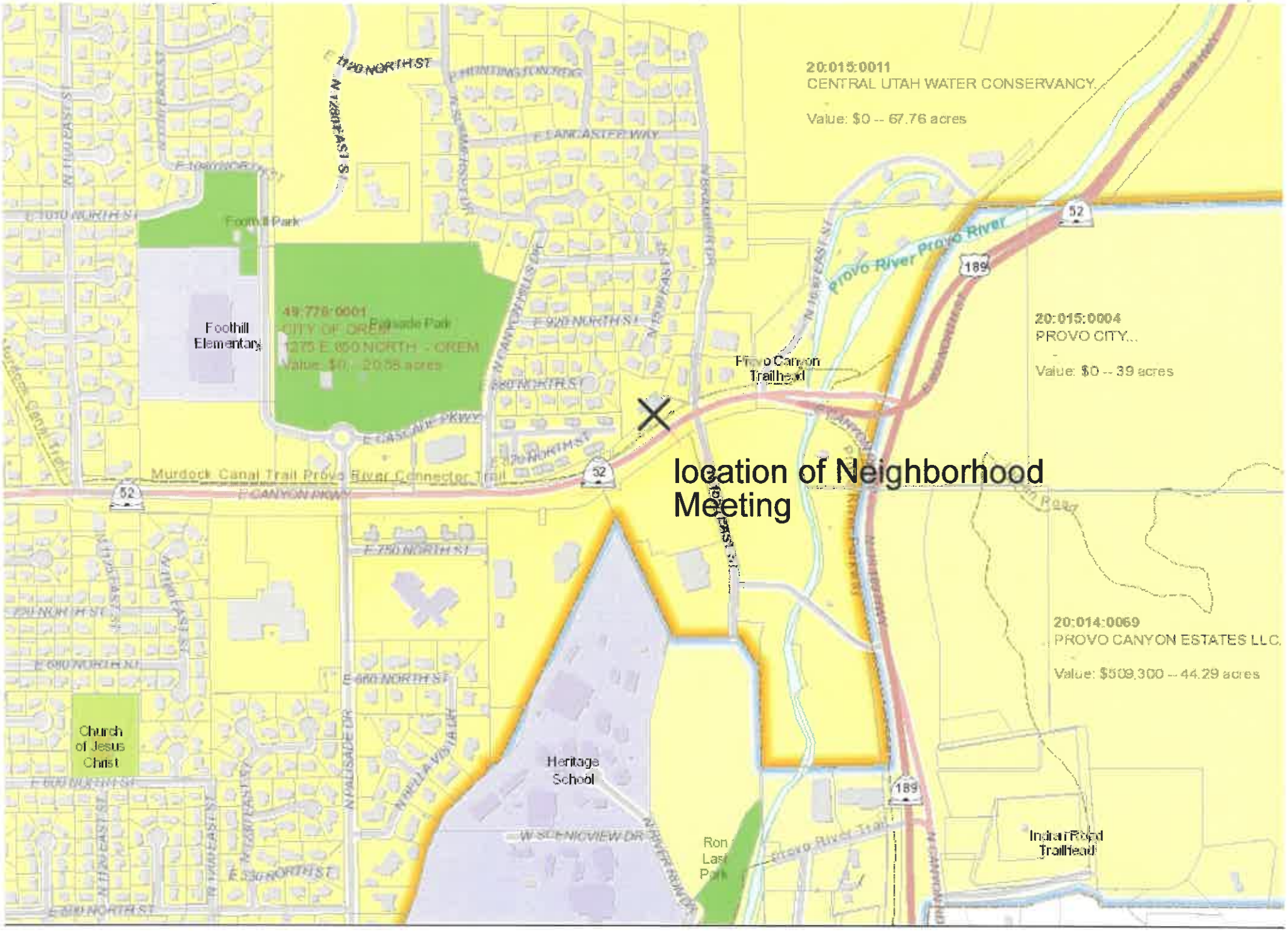
6:00 P.M.

Julie Smith is holding a neighborhood meeting at the Orem City Council Chambers, to discuss a proposed Zone Change on property located at approx. 1150 East 660 North. The current zoning of the subject property is Business Park (BP), the proposed project would ask for PD 51 Zoning.

"Pursuant to Orem City Code 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process."

Should you be unable to attend the meeting or if you have a question, please contact Julie Smith 801-368-9552.





Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 11/16/2021

N

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 27, 2022
6:00 pm

Planning Commission
Wed, Sep 7, 2022
4:30 pm

*** IMPORTANT DEVELOPMENT NOTICE ***

PUBLIC HEARING – The applicant requests the City enact Section 22-11-64 PD-51 (River District – 720 North 1550 East) Zone, and Appendix "YY" of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 3 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

PUBLIC HEARING – Amending Appendix A of the Orem City Code to amend Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru in the Business Park (BP) zone located at approximately 800 North and University Avenue.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) a permitted use in the Business Park (BP) zone.

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 27, 2022
6:00 pm

Planning Commission
Wed, Sep 7, 2022
4:30 pm

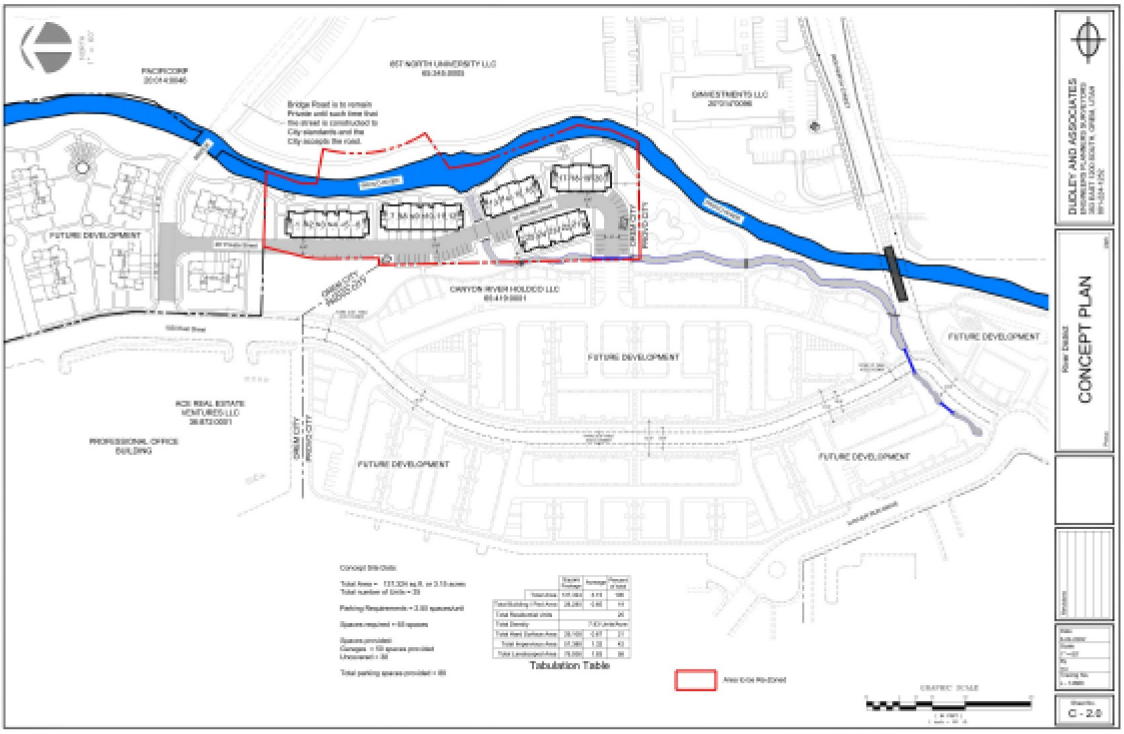
*** IMPORTANT DEVELOPMENT NOTICE ***

PUBLIC HEARING – The applicant requests the City enact Section 22-11-64 PD-51 (River District – 720 North 1550 East) Zone, and Appendix "YY" of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 3 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

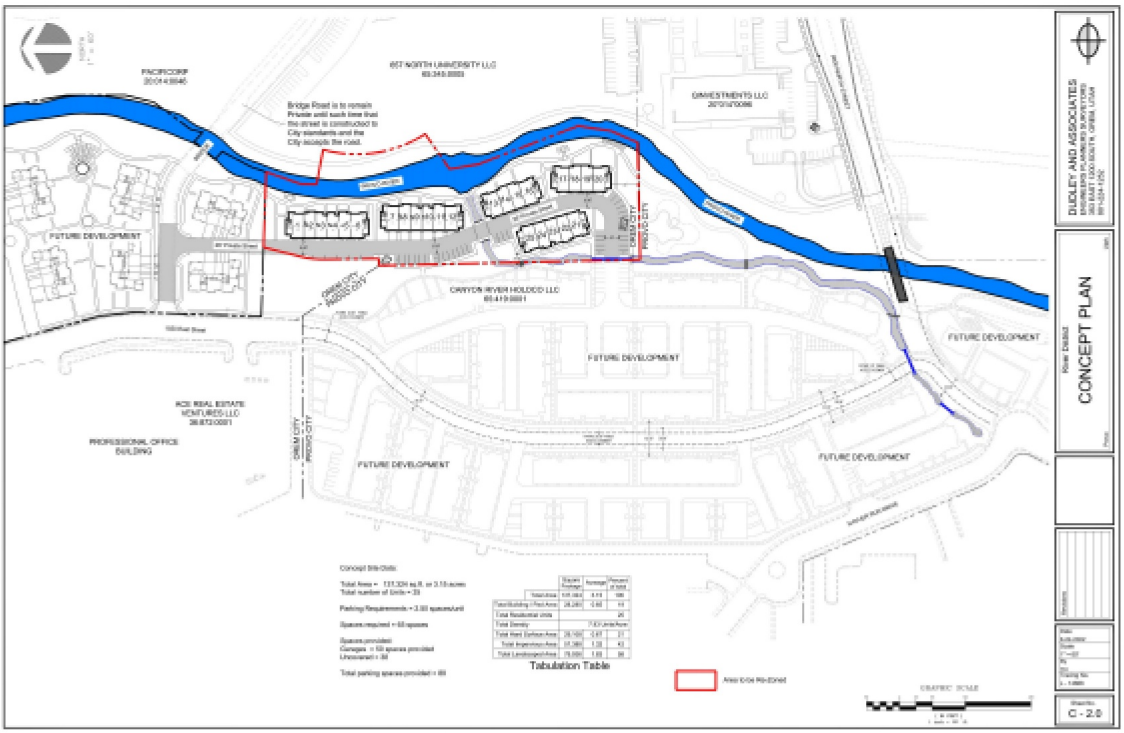
PUBLIC HEARING – Amending Appendix A of the Orem City Code to amend Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru in the Business Park (BP) zone located at approximately 800 North and University Avenue.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) a permitted use in the Business Park (BP) zone.

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

PANDA BEAR HOMES INC
PO BOX 1132
OREM, UT 84057

PROVO CITY CORPORATION
PO BOX 1849
PROVO, UT 84603

NICOLSON, DAVID L & JILL C
PO BOX 946
OREM, UT 84059

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1 XACTWARE PLAZA
OREM, UT 84097

MB FAULKNER LLC
36 W 3700 N
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
50 W BROADWAY STE 333 PMB 42981
SALT LAKE CITY, UT 84101

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

UNITED STATES OF AMERICA
125 S STATE MAIL ROOM 6107
SALT LAKE CITY, UT 84138

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DAVIS, RYAN B
236 N COUNTRY MANOR LA
ALPINE, UT 84004

QUANTUM CONSTRUCTION AND
DEVELOPMENT LC
251 W RIVER PARK DR # 300
PROVO, UT 84604

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MPT OF PROVO LLC
--OR CURRENT RESIDENT--
306 W RIVER BEND LN
PROVO, UT 84604

PROVO CITY
351 W CENTER
PROVO, UT 84601

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ZUFELT, JIMMY L & DEBRA A
558 S 130 W
OREM, UT 84058

WINEGAR, LISA M
588 N BELLA VISTA DR
OREM, UT 84097

FWT BUSINESSES LLC
602 DRAPER HEIGHTS WAY
DRAPER, UT 84020

HARRISON, MICHAEL A & CLYDA F
602 N BELLA VISTA DR
OREM, UT 84097

GILBERT, KENT S & LANA R
612 N BELLA VISTA DR
OREM, UT 84097

JOHNSON, ALAN E & NORINE L (ET
AL)
631 N BELLA VISTA DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

HENDERSON, LON & CARRIE
648 N BELLA VISTA DR
OREM, UT 84097

ARTHUR, DOUGLAS K & TERRY C
651 N BELLA VISTA DR
OREM, UT 84097

OREM KEY PROPERTIES LLC
651 W GALENA PARK BLVD STE 101
DRAPER, UT 84020

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

657 NORTH UNIVERSITY LLC
--OR CURRENT RESIDENT--
657 N UNIVERSITY AVE
OREM, UT 84097

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MARCIA JONES
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OREM CITY
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OREM, UT 84604

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OREM, UT 84097

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--OR CURRENT RESIDENT--
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PACIFICORP
%PROPERTY TAX DEPARTMENT
825 NE MULTNOMAH ST # 1900
PORTLAND, OR 97232

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
825 N 1420 EAST
OREM, UT 84097

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
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OREM, UT 84097

WOLSEY, NICK J & AIMEE A
872 N CANYON HILLS DR
OREM, UT 84097

FAIRBANKS, DANIEL J & DONNA P
893 N 1530 E
OREM, UT 84097

BECKSTEAD, RONALD B &
PRISCILLA A
894 N 1530 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
902 N 1530 EAST
OREM, UT 84097

WOODRUFF, RUTH M
903 N 1530 E
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

KESTERSON, PAMELA J
918 N 1530 E
OREM, UT 84097

ORTIZ, JESUS J
921 N 1530 E
OREM, UT 84097

KERN, DAVID & LYNETTE (ET AL)
934 N 1530 E
OREM, UT 84097

ABA 800 SOUTH STATE LLC
941 E 680 N
OREM, UT 84097

657 NORTH UNIVERSITY LLC
950 CEDAR AVE
PROVO, UT 84604

UNITED STATES OF AMERICA
--OR CURRENT RESIDENT--
950 N 1560 EAST
OREM, UT 84097

WILKINS, BRUCE WARREN & DEBRA
J
957 N 1530 E
OREM, UT 84097

BLACK, SCOTT BAYLES & JAMI
KOWALLIS (ET AL)
960 N 1530 E
OREM, UT 84097

BECK, STEFNIE K & JASON
968 N 1530 E
OREM, UT 84097

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

GARNER LC
1188 W 10400 S
SOUTH JORDAN, UT 84095

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

CHU HILL LLC
1212 E 1130 N
OREM, UT 84097

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

UHS OF PROVO CANYON INC
--OR CURRENT RESIDENT--
1350 E 750 NORTH
OREM, UT 84097

HUFFAKER, BRIAN & MISA
1355 E 660 N
OREM, UT 84097

JARVIS, MICHAEL L & KELLYE A (ET AL)
1369 E 660 N
OREM, UT 84097

SOMMERSET PARK HOLDINGS LLC
--OR CURRENT RESIDENT--
1371 E 750 NORTH
OREM, UT 84097

CASCADE PROFESSIONAL PLAZA LLC
--OR CURRENT RESIDENT--
1375 E 800 NORTH
OREM, UT 84097

K&S JENSON PROPERTIES LLC
1385 E 750 N
OREM, UT 84097

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

LIBERTY PIONEER ENERGY LLC
--OR CURRENT RESIDENT--
1409 E 840 NORTH
OREM, UT 84097

DAVIS, RYAN B
--OR CURRENT RESIDENT--
1415 E 840 NORTH
OREM, UT 84097

CENTRAL UTAH WATER CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1420 E 800 NORTH
OREM, UT 84097

BLUE 42 LLC
1422 E 820 N
OREM, UT 84097

SCHMIDT, PETER ROBERT
1425 E 880 N
OREM, UT 84097

BLUE 42 LLC
--OR CURRENT RESIDENT--
1426 E 820 NORTH
OREM, UT 84097

CENTRAL UTAH WATER CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

JAMISON PROPERTIES LLC
1428 E 840 N
OREM, UT 84097

PETERSON, LEILANI MARIE
--OR CURRENT RESIDENT--
1432 E 840 NORTH
OREM, UT 84097

PETERSON, LEILANI MARIE
1432 E 840 N STE 100
OREM, UT 84097

CWCIC LC
%HANSEN, DENNIS
1433 E 840 N
OREM, UT 84097

CANYON VIEW OF OREM LLC
--OR CURRENT RESIDENT--
1434 E 820 NORTH
OREM, UT 84097

MMSALTZ LTD (ET AL)
1434 E 880 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1435 E 840 NORTH
OREM, UT 84097

LAMBSON, ALAN K & EDEL C
1436 E 920 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1437 E 840 NORTH
OREM, UT 84097

BRYCE, NATHAN KEITH & KRISTIN GAYLE
1439 E 880 N
OREM, UT 84097

SACHS INVESTMENT PROPERTY LLC
--OR CURRENT RESIDENT--
1442 E 820 NORTH
OREM, UT 84097

SAGERS, JAMES (ET AL)
1446 E 880 N
OREM, UT 84097

GARNER LC
--OR CURRENT RESIDENT--
1450 E 820 NORTH
OREM, UT 84097

BROBERG, ROGER D & LAJEAN G
1452 E 920 N
OREM, UT 84097

WOODRUFF, RUTH M
--OR CURRENT RESIDENT--
1453 E 920 NORTH
OREM, UT 84097

FWT BUSINESSES LLC
--OR CURRENT RESIDENT--
1454 E 820 NORTH
OREM, UT 84097

BUTLER, RICHARD JOHN & DIANE (ET AL)
1455 E 880 N
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1457 E 840 NORTH
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1461 E 840 NORTH
OREM, UT 84097

NICHOLSON, LYNELLE & STEVEN L
1468 E 880 N
OREM, UT 84097

VELLINGA, AMANDA KAY (ET AL)
--OR CURRENT RESIDENT--
1468 E 920 NORTH
OREM, UT 84097

HARRIS, ROBERT JAMES (ET AL)
1471 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LC
--OR CURRENT RESIDENT--
1472 E 820 NORTH
OREM, UT 84097

OLSEN, TONY F & KERRI
1478 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LLC
--OR CURRENT RESIDENT--
1480 E 820 NORTH
OREM, UT 84097

ABA 800 SOUTH STATE LLC
--OR CURRENT RESIDENT--
1481 E 840 NORTH
OREM, UT 84097

ROJAS, PEDRO M & ANA A
1482 E 920 N
OREM, UT 84097

PATTON, DANNY R & BARBARA (ET AL)
1483 E 880 N
OREM, UT 84097

HEALTH WATCH PROVO INC
--OR CURRENT RESIDENT--
1485 E 840 NORTH
OREM, UT 84097

STINGER, DENNIS P & LORI
1485 E 920 N
OREM, UT 84097

MAKIN, JUSTIN R & JENNIFER ANN
1486 E 880 N
OREM, UT 84097

MICHAELIS, DAVID JOHN & TANYA KATHERINE
1494 E 920 N
OREM, UT 84097

SU, CHARLES & CHUEH-CHIH (ET AL)
1501 E 920 N
OREM, UT 84097

YOUNG, ROBERT & STACEY (ET AL)
1506 E 970 N
OREM, UT 84097

TD GARAGE LLC
1510 E 840 N
OREM, UT 84097

TD GARAGE LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 101
OREM, UT 84097

CHU HILL LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 201
OREM, UT 84097

NICOLSON, DAVID L & JILL C
--OR CURRENT RESIDENT--
1555 E 800 NORTH
OREM, UT 84097

BA LIMITED LC
1555 N TECHNOLOGY WY
SALT LAKE CITY, UT 84157

BA WAREHOUSE LC
--OR CURRENT RESIDENT--
1569 E 800 NORTH
OREM, UT 84097

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

SOMMERSET PARK HOLDINGS LLC
2064 GRAYSTONE LA
DRAPER, UT 84020

CASCADE PROFESSIONAL PLAZA LLC
%WYNGATE PROPERTY MANAGEMENT
2230 N UNIVERSITY PKWY STE 2F
PROVO, UT 84604

MILO PROPERTY LLC
2975 INDIAN HILLS DR
PROVO, UT 84604

BA WAREHOUSE LC
%HARKNESS, DAVID
3200 W CLUBHOUSE DR STE 200
LEHI, UT 84043

LIBERTY PIONEER ENERGY LLC
3319 N UNIVERSITY AVE STE 200
PROVO, UT 84604

BACK BAY INVESTMENTS LLC
3733 PEBBLE LN
PROVO, UT 84604

SACHS INVESTMENT PROPERTY LLC
4126 W JOSUAH LN
CEDAR HILLS, UT 84062

UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

VELLINGA, AMANDA KAY (ET AL)
4837 N 400 E
PROVO, UT 84604

CANYON VIEW OF OREM LLC
5132 N 300 W STE 100
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5448 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
5455 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
--OR CURRENT RESIDENT--
5485 N 250 WEST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5572 N 60 EAST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5575 N UNIVERSITY AV
PROVO, UT 84604

HERITAGE BEHAVIORAL HEALTH SYSTEMS INC
5600 HERITAGE SCHOOL DR
PROVO, UT 84604

Q INVESTMENTS LLC
--OR CURRENT RESIDENT--
5600 N UNIVERSITY AV
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5720 N HERITAGE SCHOOL (250 W) DR
PROVO, UT 84604

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

HEALTH WATCH PROVO INC
9152 SILVER LAKE DR
CEDAR HILLS, UT 84062

CIRQUE CONDOS LLC (ET AL)
10274 N BAYHILL DR
CEDAR HILLS, UT 84062

Item #: 3.3	**Planning Commission** September 7, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Michael & Lisa Kelly	**PRELIMINARY PLAT** – Approving the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone.	

NOTICES:

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

SITE INFORMATION:

- **General Plan Designation:**

Low Density Residential

- **Current Zone: R6**
- **Acreage: .32**
- **Neighborhood: Stonewood**

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

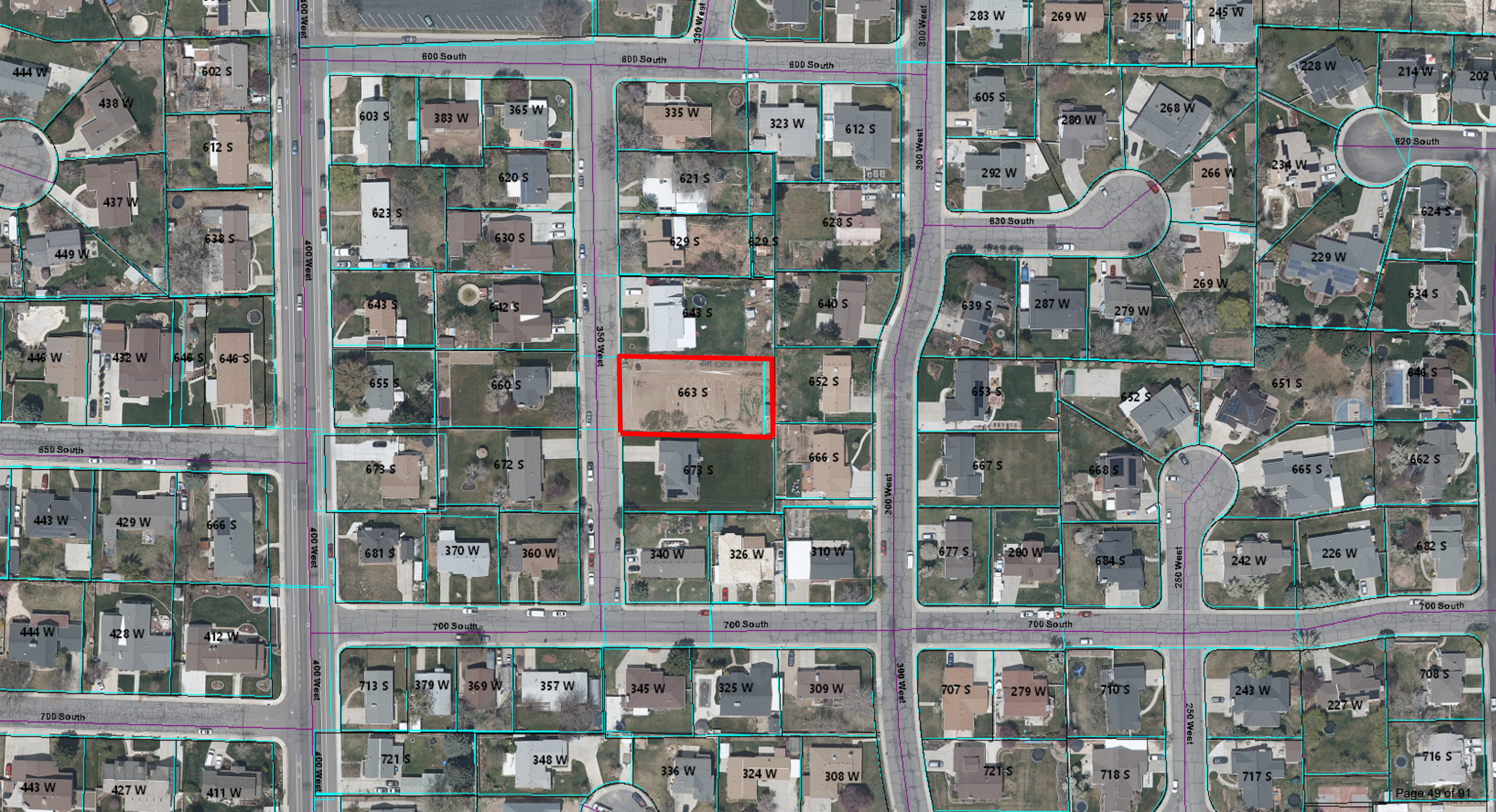
REQUEST: The applicant requests the Planning Commission approve the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone.

BACKGROUND:
This property currently is a lot of record and recently came before the Planning Commission and City Council to rezone it from the R8 zone to the R6 zone. They are now requesting approval of their preliminary plat. OCC 17-4

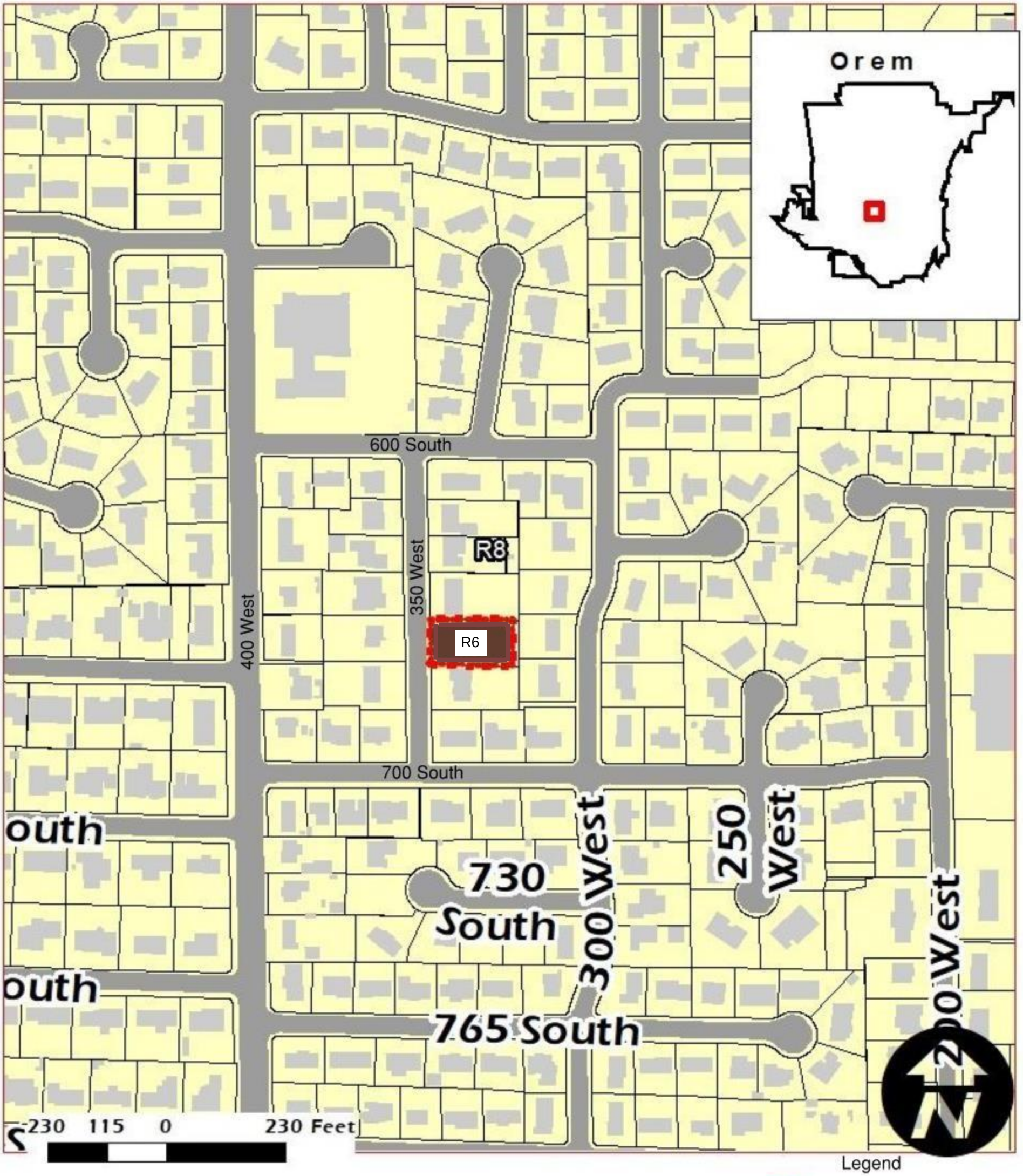
This lot will be split into two separate lots with the second lot being a flag lot. Both lots meet the minimum requirements of 6,000 square feet of the R6 zone. Lot 1 is 7,464 square feet. Lot 2, which has to meet the 6,000 square foot requirement plus one hundred twenty-five percent (125%) for flag lots (7,500 square feet), is 7,555 square feet. OCC 17-8-1(B)

Both lots 1 and 2 are currently vacant with no existing structures. Once the preliminary plat is approved and the plat recorded, they will build a new home on each lot.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone.


600 South
400 West
350 West
300 West
330 West
650 South
700 South
620 South
630 South
250 West
663 S
673 S
643 S
629 S
621 S
623 S
603 S
612 S
638 S
646 S
652 S
666 S
672 S
681 S
677 S
684 S
667 S
653 S
639 S
634 S
624 S
602 S
605 S
620 S
630 S
640 S
655 S
660 S
673 S
681 S
677 S
684 S
667 S
653 S
639 S
634 S
624 S
444 W
438 W
437 W
449 W
446 W
432 W
443 W
429 W
428 W
412 W
427 W
411 W
383 W
365 W
335 W
323 W
340 W
326 W
310 W
370 W
360 W
345 W
325 W
309 W
379 W
369 W
357 W
348 W
336 W
324 W
308 W
283 W
269 W
255 W
245 W
228 W
214 W
292 W
280 W
268 W
266 W
234 W
229 W
269 W
287 W
279 W
242 W
226 W
682 S
665 S
662 S
651 S
713 S
707 S
279 W
710 S
721 S
718 S
243 W
227 W
708 S
716 S
717 S

Kelly Subdivision Plat E



Legend

Preliminary Plat
Zone: R6
.32 acres

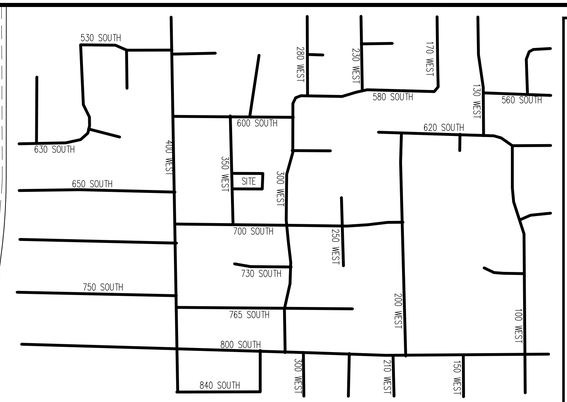
NEIGHBORHOOD
Stonewood

659 S 350 West
Buildings
Parcels

Preliminary Plat

NORTH
1" = 20'





Developer:

Lisa Kelly
673 South 350 West
Orem Utah 84058

Engineer:

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

Site Data:

Zone = R-6.5
Total Area = 15,019 SF
Total Number of Lots 2

CAUTION!!! Notice to contractors

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



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

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

Kelly Subdivision Plat "E"
Preliminary Plat
Orem Utah

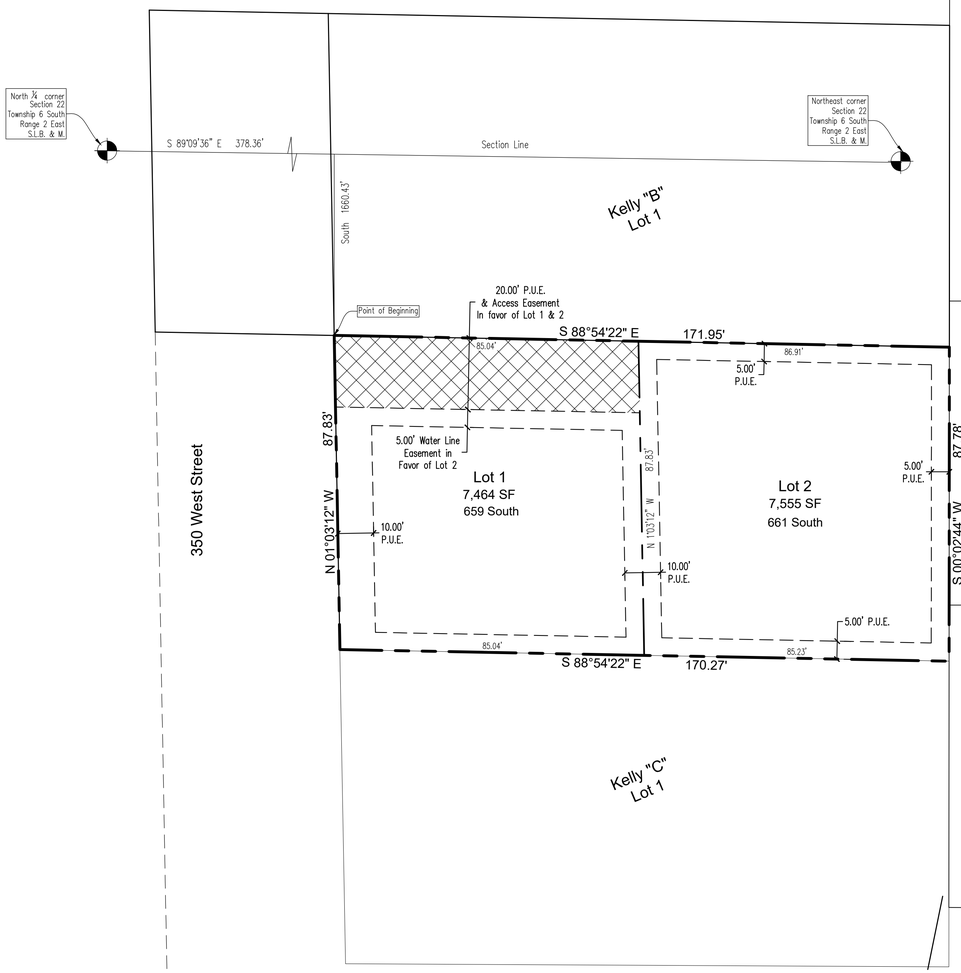
Revisions

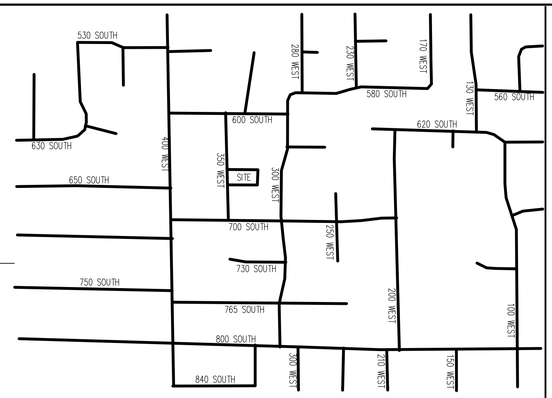
Date
5-13-2022
Scale
1"=20'
By
BHT
Tracing No.
L - 14718

Sheet No.
C - 2.0

Final Plat

NORTH
1" = 20'





Vicinity Map

Note:

No driveway or drive access may be located within twenty-five (25') of an existing fence which is greater than three feet (3') in height.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Surveyor's Certificate

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

Boundary Description

Commencing at a point located South 89°09'36" East along the Section line 378.36 feet and South 1660.43 feet from the North quarter corner of Section 22, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°54'22" East along Plat "B", Kelley Subdivision 171.95 feet; thence South 00°02'44" West along Plat "A" Harmony Drive Subdivision 87.78 feet; thence North 88°54'22" West along Plat "C" Kelley Subdivision 170.27 feet; thence North 01°03'12" West along 350 West Street 87.83 feet to the point of beginning.

AREA=15,019 sq. ft. or 0.34
Basis of Bearing = South 89°09'36" East along the Section line (NAD 27)

Roger D Dudley — Date

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___.

Michael R. Kelly — Lisa C. Kelly

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____, 20____, by ___Michael R. Kelly & Lisa C. Kelly___, who represented that they are the ___Owners___ of the _____Kelly Subdivision Plat "E"_____ 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

Approved: _____ Development Services Director

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.

County Recorder

Plat " E "

Kelly Subdivision

Subdivision

OREM CITY,_____ UTAH COUNTY, UTAH
SCALE: 1" = 20 Feet

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

Approved as to Form

City Attorney Date

Prepared by:

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


Street View

Item #: 3.4	**Planning Commission** September 7, 2022	OREM
Prepared By: Rachel Stevens		
Applicant: Arlen and Jennifer Card	PUBLIC HEARING – Vacating Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, 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/pa

SITE INFORMATION:

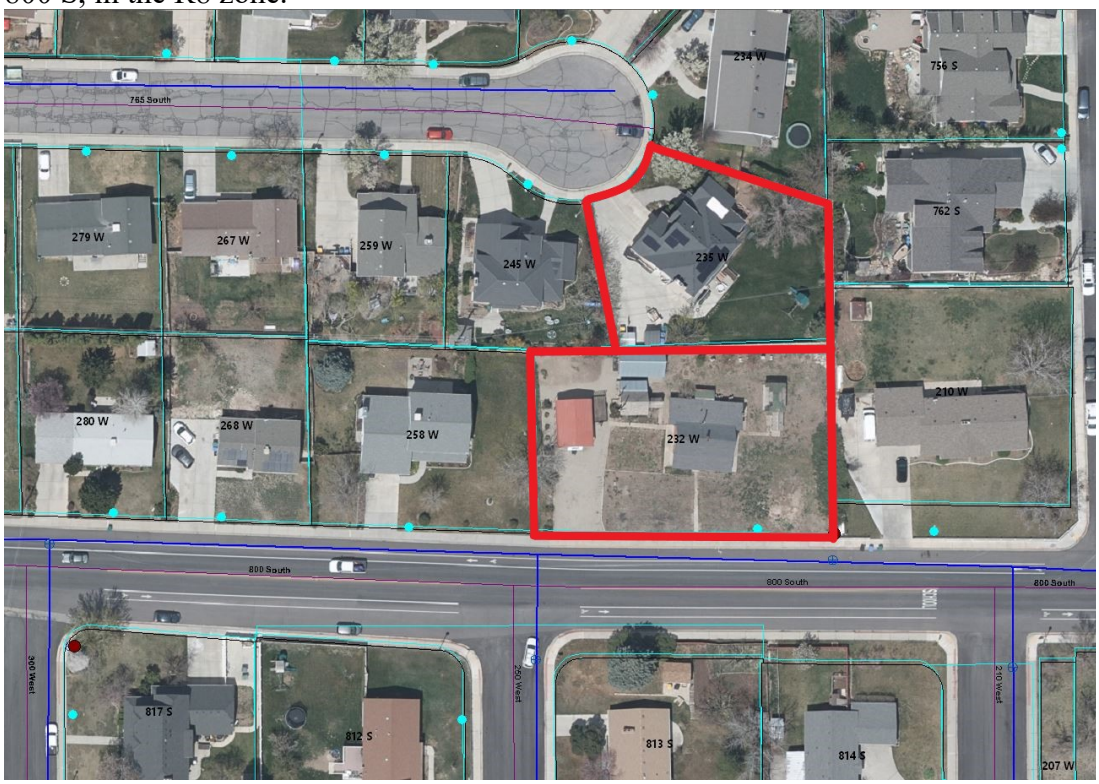
- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.66**
- Neighborhood: **Stonewood**

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

REQUEST:
The applicant requests the Planning Commission vacate Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, in the R8 zone.

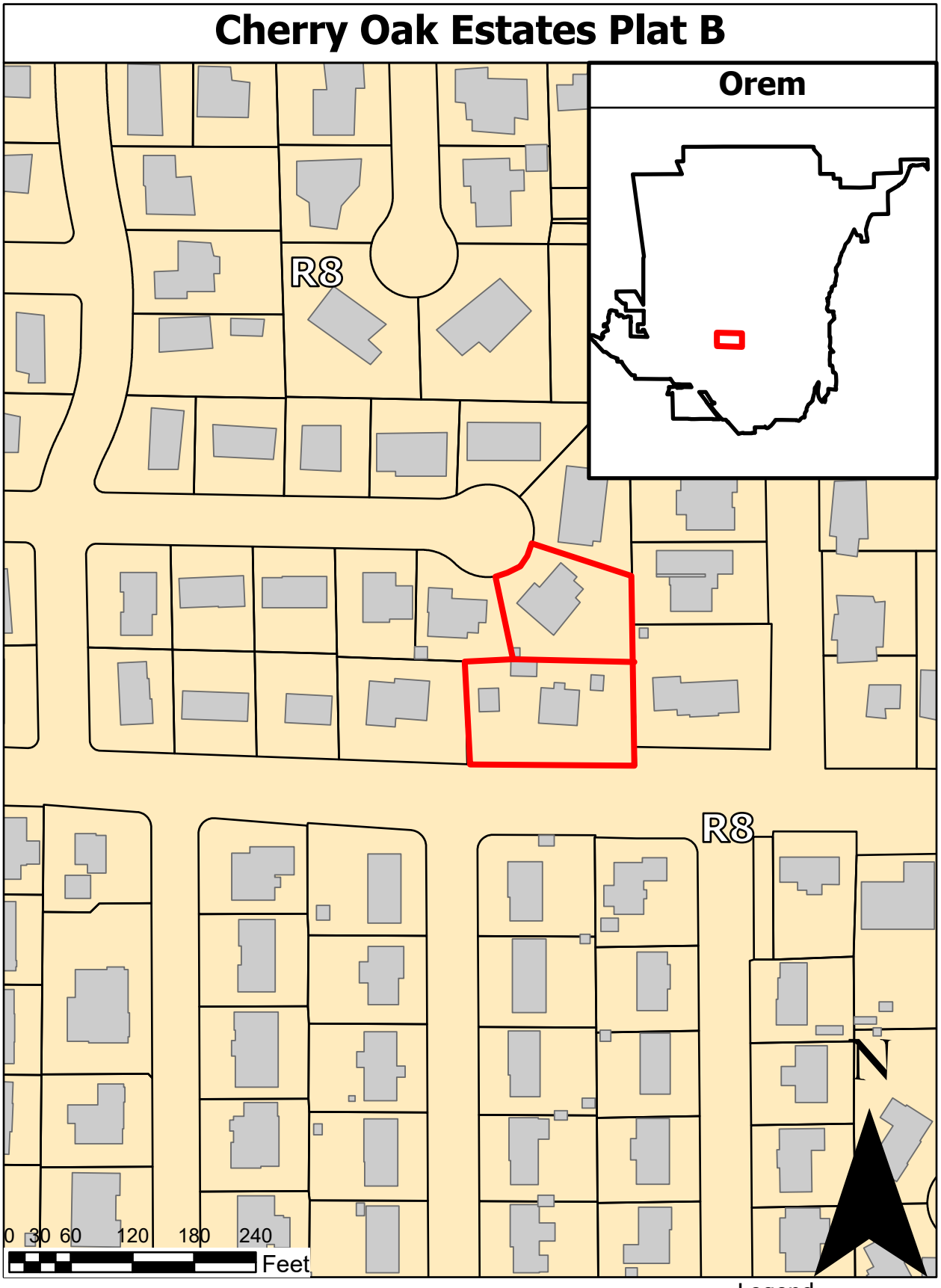
BACKGROUND:
The applicant is seeking to subdivide Lot 8 of Cherry Oak Estates Plat A into two new lots. Lot 1 will be 11,782 square feet. The existing home will remain. The existing home and structures on Lots 2 and 3 will be removed. Lot 2 will be 8,413 square feet with approximately 82 feet of frontage. Lot 3 will be 8,684 square feet with approximately 82 feet of frontage. The proposed plat meets all the requirement of the R8 zone and Final Plat application. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

RECOMMENDATION:
Staff recommends the Planning Commission vacate Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, in the R8 zone.



765 South
234 W
756 S
279 W
267 W
259 W
245 W
235 W
762 S
200 West
280 W
268 W
258 W
232 W
210 W
800 South
800 South
800 South
300 West
250 West
210 West
817 S
812 S
813 S
814 S
207 W
207 W

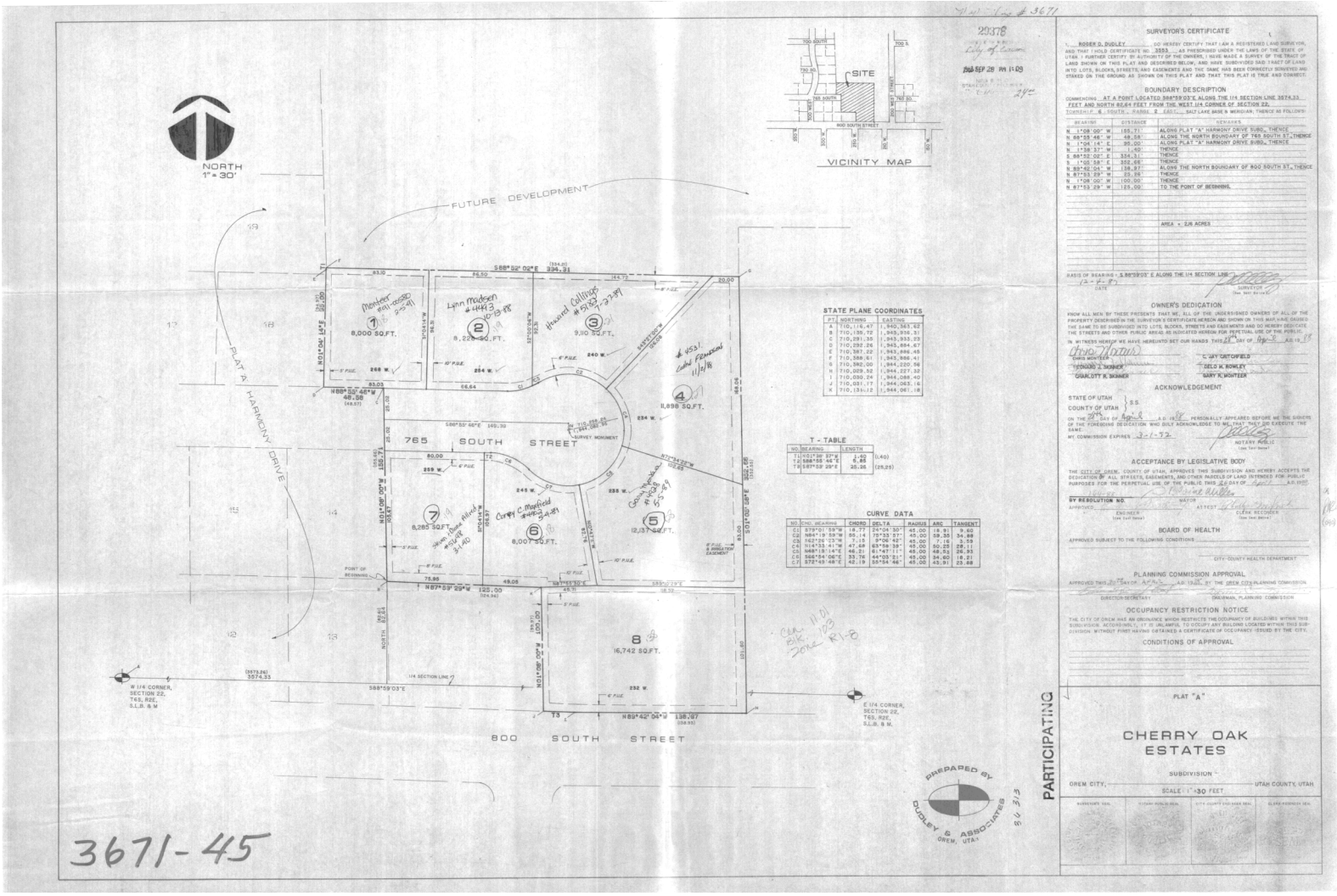
Cherry Oak Estates Plat B



Plat Amendment
R8 Zone

Neighborhood
Stonewood

Legend
232 W 800 S
Parcels
Building Outline



Plat Map # 3671

2378

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 3553, 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 S88°59'03"E ALONG THE 1/4 SECTION LINE 3574.33 FEET AND NORTH 50.64 FEET FROM THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

BEARING	DISTANCE	REMARKS
N. 1°08'00" W.	155.71	ALONG PLAT "A" HARMONY DRIVE SUBD., THENCE
N. 88°55'46" W.	48.58	ALONG THE NORTH BOUNDARY OF 765 SOUTH ST., THENCE
N. 1°04'14" E.	90.00	ALONG PLAT "A" HARMONY DRIVE SUBD., THENCE
N. 1°38'57" W.	1.40	THENCE
S. 88°52'02" E.	334.31	THENCE
S. 1°05'58" E.	352.66	THENCE
N. 89°42'04" W.	138.97	ALONG THE NORTH BOUNDARY OF 800 SOUTH ST., THENCE
N. 87°53'29" W.	25.95	THENCE
N. 1°08'00" W.	100.00	THENCE
N. 87°53'29" W.	125.00	TO THE POINT OF BEGINNING.

AREA = 2.26 ACRES

BASIS OF BEARING - S.88°59'03" E ALONG THE 1/4 SECTION LINE

(2-2-88) DATE — SURVEYOR (See Seal Below)

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 22nd DAY OF Sept A.D. 19 88

CHRIS MONTER — C. JAY CRITCHFIELD
EDWARD J. WEBER — DELO K. ROWLEY
CHARLOTT K. SKINNER — GARY R. MONTEER

ACKNOWLEDGEMENT

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

ON THE 22nd DAY OF Sept A.D. 1988 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTE THE SAME.

MY COMMISSION EXPIRES 3-1-92 — NOTARY PUBLIC (See Seal Below)

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 22nd DAY OF Sept A.D. 1988

BY RESOLUTION NO. 88-66

APPROVED: ENGINEER (See Seal Below) — MAYOR — ATTEST: CLERK-RECORDER (See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF Sept A.D. 1988 BY THE OREM CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY — CHAIRMAN, 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

PARTICIPATING

PLAT "A"

CHERRY OAK ESTATES

SUBDIVISION

OREM CITY, — UTAH COUNTY, UTAH

SCALE 1" = 30 FEET

SURVEYOR'S SEAL	UTAH PUBLIC HEALTH	CITY COUNTY ENGINEER SEAL	OREM MAYOR'S SEAL

3671-45

Cherry Oak Estates "B"

Orem City Utah

NORTH
1" = 20'

765 South Street

Existing curb, gutter and sidewalk

Cherry Oak Estates "A" Lot 4

Stowell Subdivision "A" Lot 1

Stowell Subdivision "A" Lot 2

L = 48.53'
R = 45.00'
Chord = 46.21'
Bearing = N 48°19'14" E

S 72°34'22" E 102.65'

10.00' P.U.E.

8.00' P.U.E.

Existing House to remain

Cherry Oak Estates "A" Lot 6

N 10°47'11" W 82.76'

Lot 1
11782 SF

Existing Fence

77.00'

5.00' P.U.E.

N 87°55'30" E 45.71'

82.22'

Existing Shed to be removed

Existing Gate

S 87°55'30" W 82.01'

84.50'

S 01°05'58" E

Existing Shed to be removed

Existing Shed to be removed

Existing House to be removed

Lot 2
8413 SF

Lot 3
8684 SF

Existing Carport to be removed

R=45.00'

S 10°08'00" E

N 01°08'00" W 100.00'

David Boothe

Benjamin Berry

Any existing water meter and service to be deleted at the water main

Water meters to be installed outside of driveways

Location of driveways to be decided by contractor and home owner.

West 1/4 corner Section 22 Township 6 South Range 2 East S.L.B. & M.

East 1/4 corner Section 22 Township 6 South Range 2 East S.L.B. & M.

Section Line

Existing 15" RCP Irrigation Main to remain

107.60'

Existing Water Meter

Existing curb, gutter and sidewalk

Existing Fiber Optic Line

Install 1" Service & Water Meter w/ RPZ assembly

Install 4" Sewer Lateral w/ Cleanout

Existing 3/4" Water Meter to be deleted at the main

Existing Fire Hydrant

Water Valve

Existing Cleanout type Manhole

N 89°42'04" W 138.97'

56.95'

82.02'

N 87°53'29" W 25.26'

Existing Driveway to remain

Proposed Trench Patch Boundaries See Detail M-3

Existing 12" Water Main

Existing 146.55' L.F. 8" PVC Pipe

0+00

0+50

1+00

1+50

2+00

2+07.52

2+58.75

Install 252.41 L.F. 8" PVC Pipe @ 2.18%

Existing 4' SSMH #23
STA = 0+02.20
Rim = 4802.62
FL IN = 4791.77

Install 4' SSMH #22
STA = 2+58.60
Rim = 4807.35
FL OUT = 4797.35

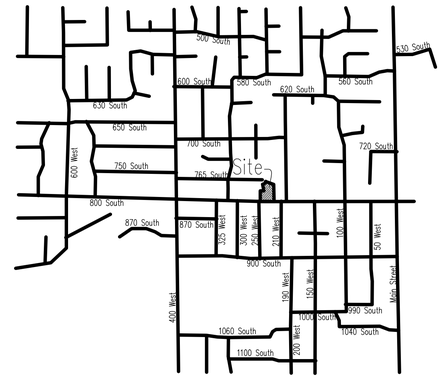
800 South Street

Existing 8" Water Main

Existing Water Valve

Existing 3x3 Irrigation Box

4801 4802 4803 4804 4805 4806 4807 4808



Vicinity Map

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

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by Chapter 20 of the Orem City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed in accordance with City standards and specifications.
4. All signage shall comply with the requirements of the Orem City Code, Chapter 14.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to Chapter 21 of the Orem City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Developer:

Jennifer Card
235 West 765 South
Orem Utah 84057
801 473-1500

Engineer:

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

Site Data:

Zone = R-8
Total Area = 28,879 SF or 0.66 Acre
Total number of Lots 3

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

CAUTION!!! Notice to contractors

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

Cherry Oak Estates Plat "B"

Utility Plan

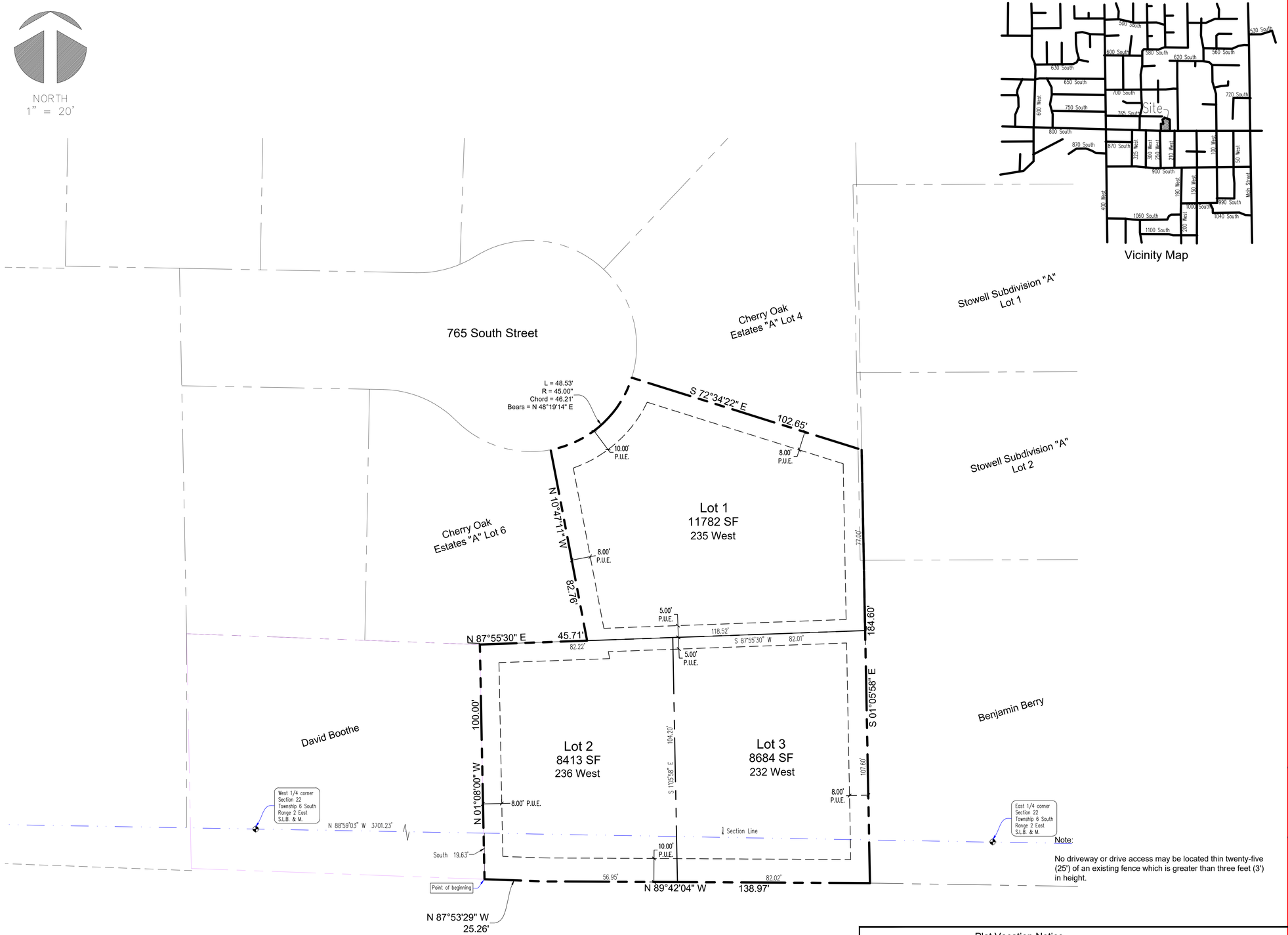
Utah

Orem City

Revisions
7-22-2022

Date
7-21-2022
Scale
1"=20'
By
BHT
Tracing No.
L - 14737

Sheet No.
C - 1



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 the Southwest corner of Lot 8, Plat "A", Cherry Oak Estates Subdivision, Orem, Utah, said point being located South 88°59'03" East along the quarter Section line 3701.23 feet and South 19.69 feet from the West quarter corner of Section 22, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 01°08'00" West 100.00 feet; thence North 87°55'30" East 45.71 feet; thence North 10°47'11" West 82.76 feet, to the Northwest corner of Lot 5, Plat "A", Cherry Oak Estates Subdivision; thence along the arc of a 45.00 foot radius curve to the left 48.53 feet (chord bears North 48°19'14" East 46.21 feet); thence South 72°34'22" East 102.65 feet, to the Northeast corner of said Lot 5; thence South 01°05'58" East partially along Stowell Subdivision 184.60 feet, to the Southeast corner of said Lot 8; thence North 89°42'04" West along 800 South Street 138.97 feet; thence North 87°53'29" West along 800 South Street 25.26 feet to the point of beginning.

AREA=28,879 sq. ft. or 0.66 acre

North 88°59'03" West along the quarter Section line NAD 27

Basis of Bearing

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___.

Arlen Card

Jennifer Card

Arlen L. Card

Jennifer L. Card

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____, 20___, by Arlen Card & Arlen L. Card & Jennifer Card & Jennifer L Card , who represented that they are the ____Owners____ of the ____Cherry Oak Estates Plat "B"_____ 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.

County Recorder

Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Plat " B "

Cherry Oak Estates

Including a vacation of Lots 5 & 8 Plat "A" Cherry Oak Estates

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

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.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 5 & 8 Plat "A" Cherry Oak Estates. Lots 5 & 8 Plat "A" Cherry Oak Estates is hereby vacated

Approved as to Form

City Attorney Date

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


Google

Item #: 3.5	**Planning Commission** September 7, 2022	OREM
Prepared By: Rachel Stevens		
Applicant: Chris Allen	**PUBLIC HEARING** – Amending Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill 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/pa
- Noticed 217 property owners within 500 feet of 1550 S Sandhill Road.

SITE INFORMATION:

- General Plan Designation: **RC**
- Current Zone: **HS**
- Acreage: **4.61**
- Neighborhood: **Lakeview**

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

REQUEST: Amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.

BACKGROUND: Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. This sign would replace the historic use of hanging 10' x 10' banners on the building to advertise for events, such as a Christmas Eve Service. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

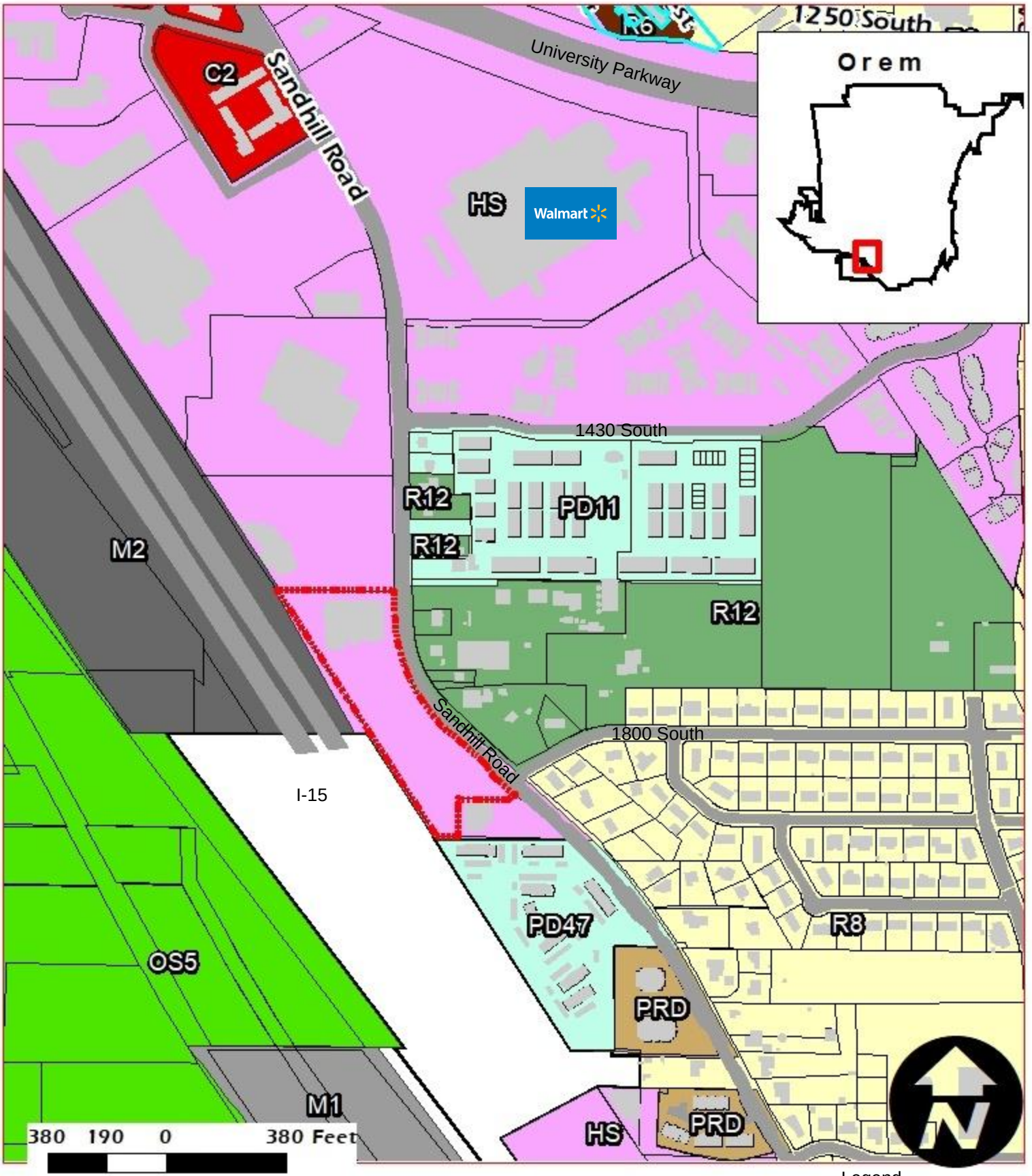
1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" allows freestanding monument signs, however is does not allow any freestanding pole signs (Section 14-3-3). The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property (Section 14-3-3).

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.




Walmart
I-15 SB
I-15 NB OFFRAMP
I-15 NB
I-15 SB ONRAMP
I-15 SB
I-15 NB
1360 South
1020 West
1050 West
1410 South
1400 South
1350 South
1430 South
1428 South
1435 South
1475 South
1520 South
1600 South
1640 South
1700 South
1725 South
1410 South
Sandhill Road
Geneva Road
Wildwood Hollow Drive
Hidden Hollow Dr
550 West
605 West
590 West
615 West
630 West
560 West
540 West
520 West
460 West
495 West
430 West
400 West
360 West
500 West
350 West

CenterPoint Church

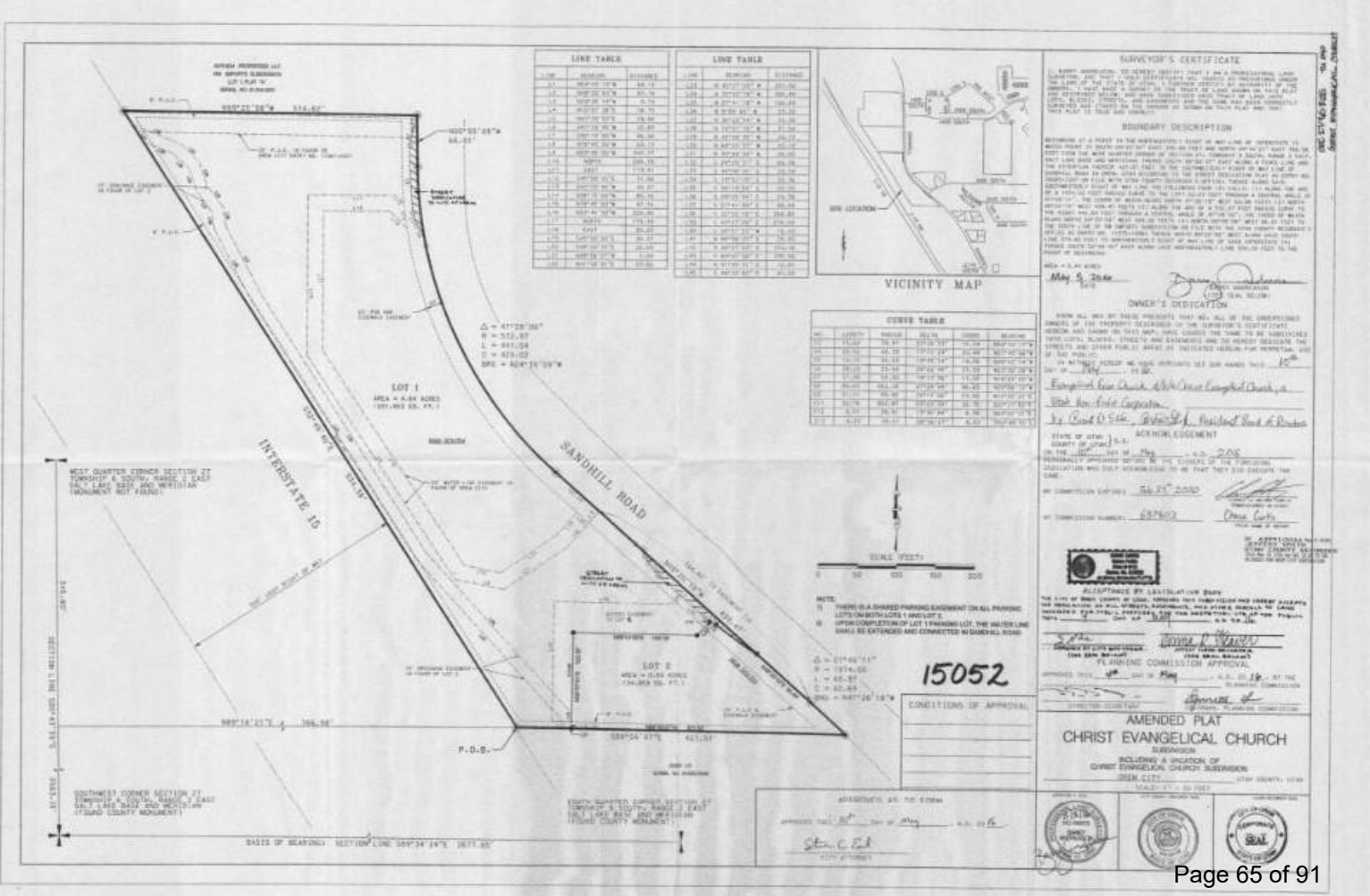


Legend

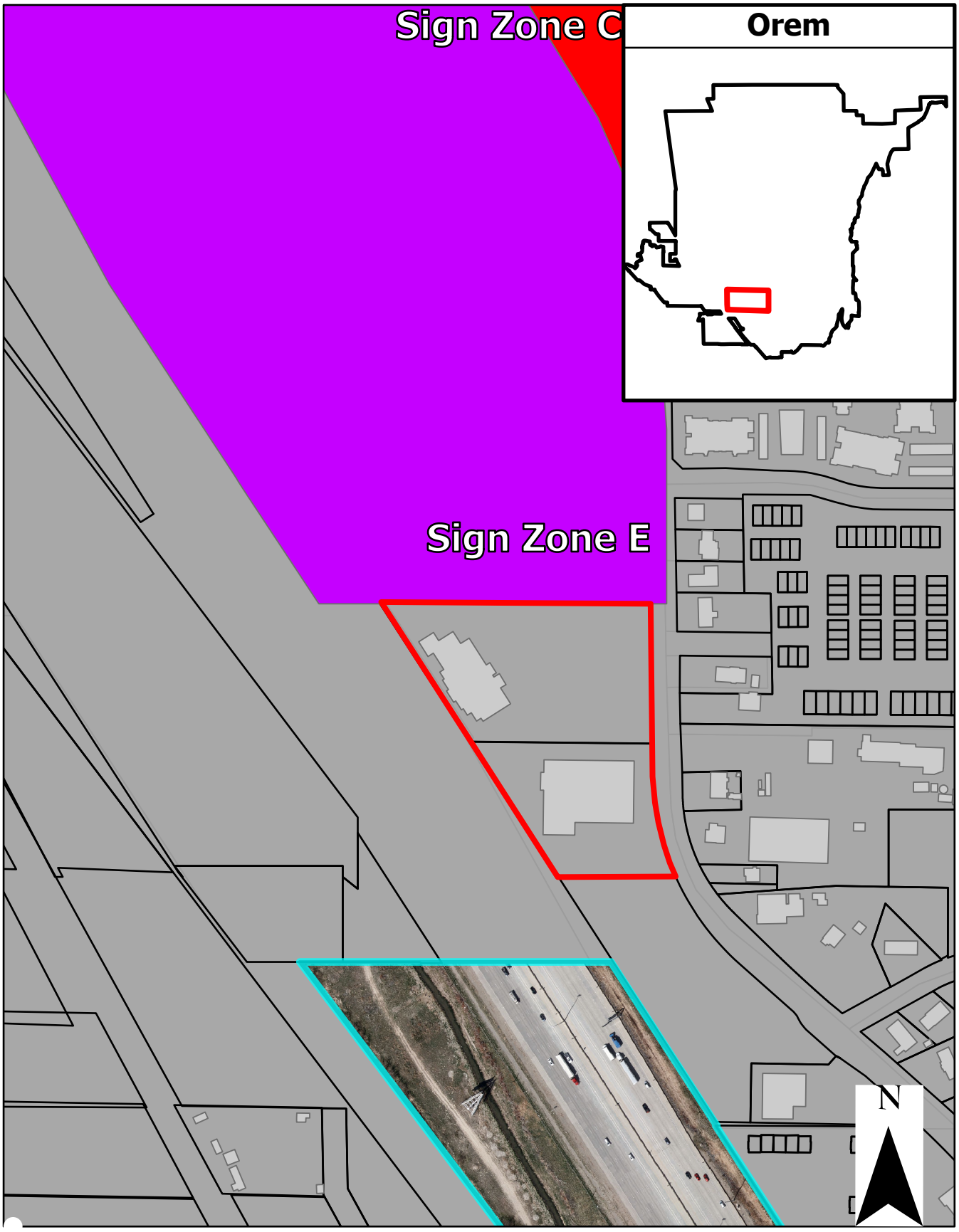
Text Amendment
HS
4.61 Acres

NEIGHBORHOOD
Lakeview

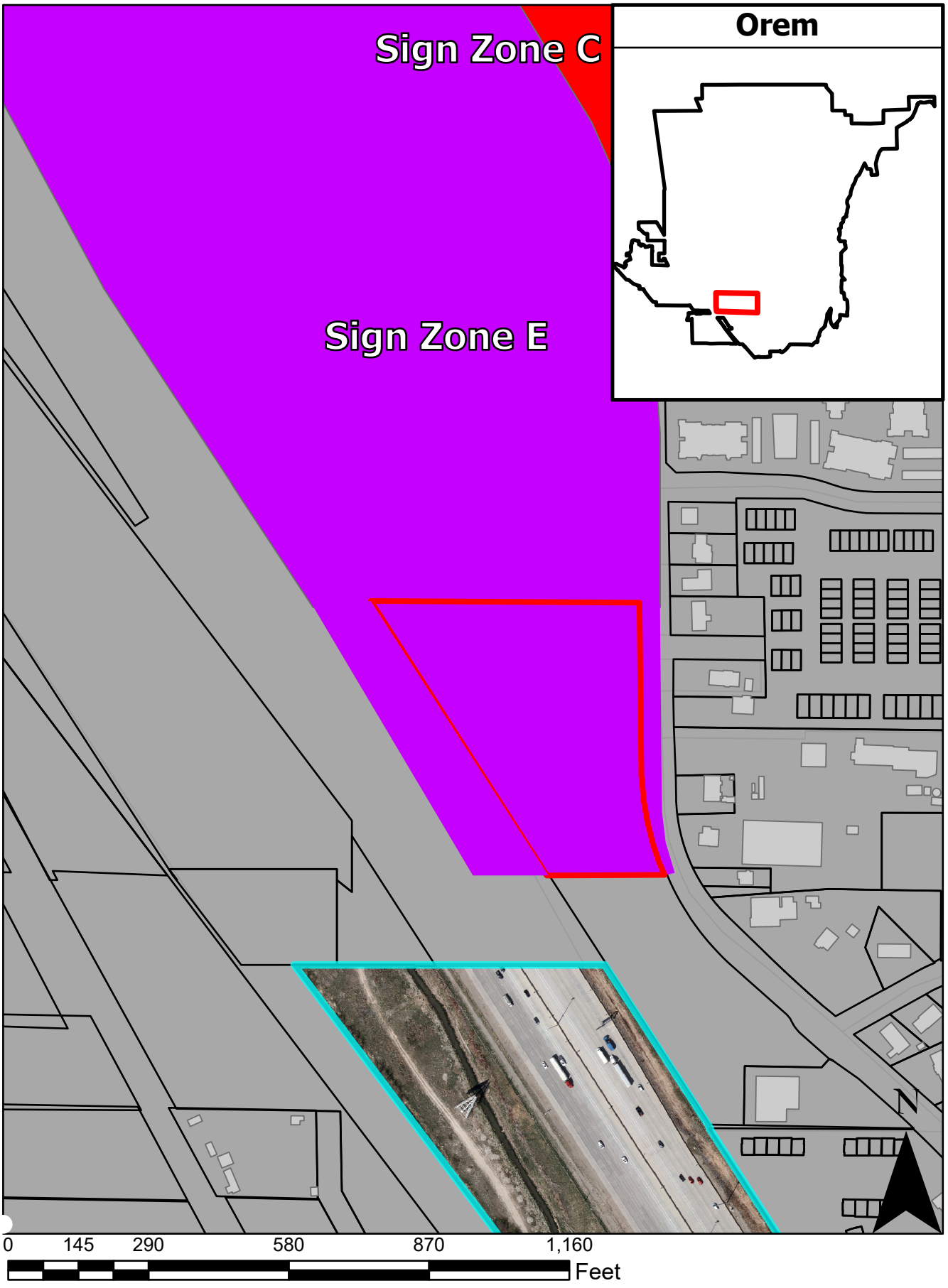
1550 S Sandhill Road
Buildings
Parcels

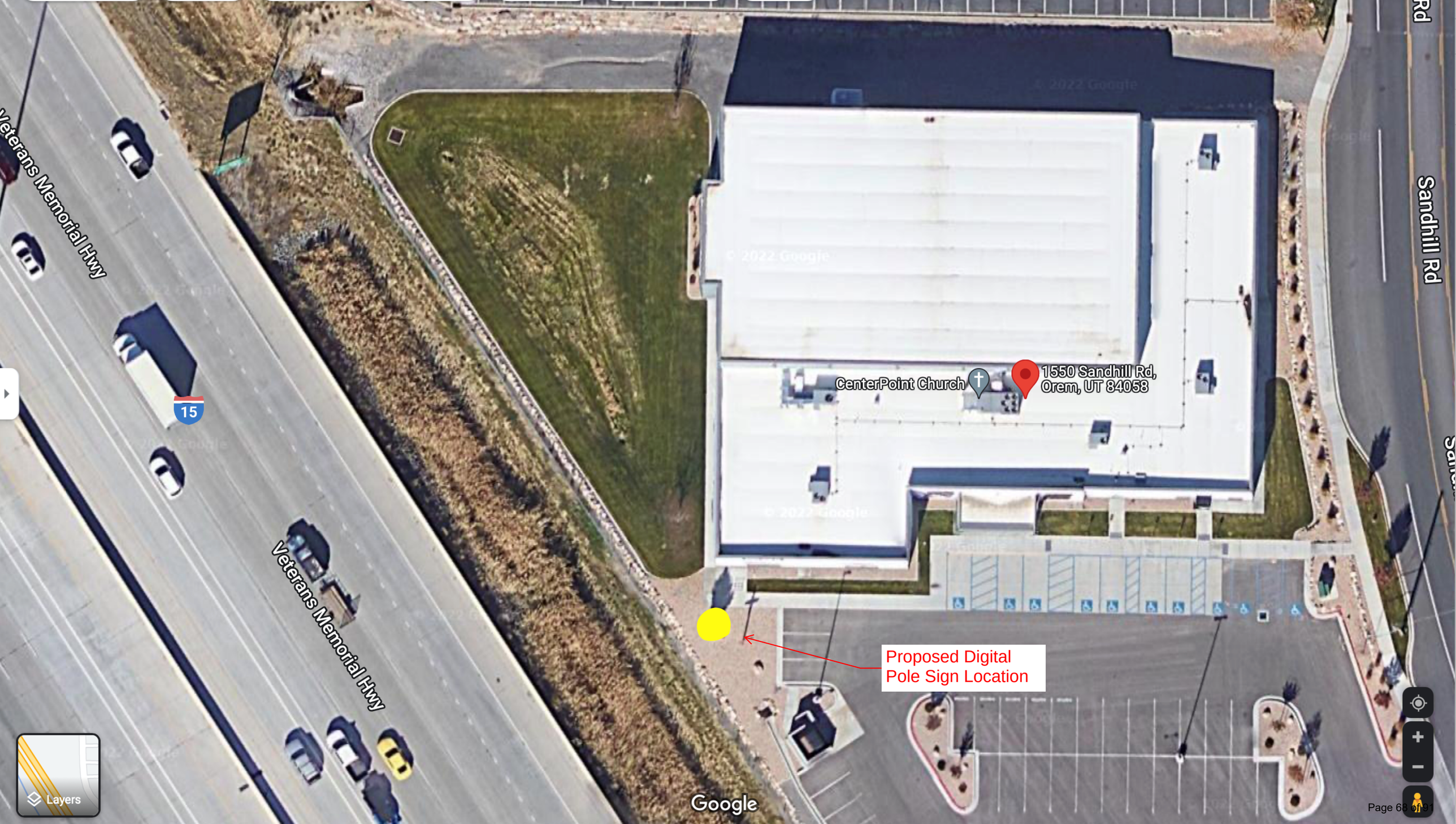

LINE TABLE
CURVE TABLE
VICINITY MAP
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
APPROVED AS TO FORM
CONDITIONS OF APPROVAL
15052
LOT 1
AREA = 4.64 ACRES
LOT 2
AREA = 0.84 ACRES
INTERSTATE 15
SANDHILL ROAD
P.O.B.
BASIS OF BEARING: SECTION LINE S89°34'24"E 2677.65'
AMENDED PLAT
CHRIST EVANGELICAL CHURCH
SUBDIVISION
INCLUDING A VACATION OF
CHRIST EVANGELICAL CHURCH SUBDIVISION
SHEET 1 OF 1
SCALE: 1" = 100 FEET

Existing Sign Zone Map



Proposed Sign Zone Map




Veterans Memorial Hwy
15
Sandhill Rd
CenterPoint Church
1550 Sandhill Rd,
Orem, UT 84058
Proposed Digital
Pole Sign Location
Layers
Google


10’ 9”
4’ 5”
12’
Christmas
at Center Point
Utah Valley
University
EXIT 269


CENTERPOINT church
Proposed Sign


CENTERPOINTchurch

CENTERPOINT

CenterPoint Church
801-225-3038
CenterPointUtah.org
callen@centerpointutah.org

Proposed Text Amendment

Development Review Committee,

CenterPoint Church is hoping to install a double sided, pole mounted digital sign on the west end of our property. The use of this sign is to display, primarily static, lettering that will promote events and services to the community. Historically, we have used the side of our facility for similar promotions, typically hanging 10' by 10' banners on the southwest corner. Each time we do this there's a relatively significant fee for printing/installing and the banner is typically dated and obsolete once the event has passed. Our hope is to be able to project on a digital sign information for things like Christmas Eve services, our Chalk the Lot spring event, etc., without having to hang a banner.

The proposed sign would be 10' 9" by 4' 5" and would be installed in the area between our building and the disposal gate on the west end. The zoning for pole mounted signs ends just north of our property at the Toyota dealership. We are proposing that sign zone E be extended far enough south to include our property. This will allow us to position our sign in an optimal, visible location, as well as retain a more tactful aesthetic for the facility itself in avoiding fixing it to the building. Thankyou for your consideration and all you do for Orem city!

Sincerely,
Chris Allen
Executive Pastor
CenterPoint Church

DEPARTMENT REVIEW

SEWER OREM SEWER **/DATE** 08/11/2022
WATER OREM **/DATE** 08/09/2022
STORM DRAIN R **/DATE** 08/08/2022
TRAFFIC _____ **/DATE** _____
STREET LIGHTS JDG **/DATE** 08/11/2022
FIRE MARSHAL _____ **/DATE** _____
STREETS OREM STREETS **/DATE** 08/09/2022

Recieved On
080822

CENTERPOINTchurch

Hello neighbors! CenterPoint Church is pursuing a text amendment from the city of Orem to extend pole mounted sign zone E from its current border at the Toyota dealership, south to the church property. This will allow us to install a sign on the far west side of our property adjacent to the freeway. Pursuant to Orem city code section 22-1-5(G), a meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

LOCATION: CenterPoint Church
DATE: August 4th from 6:00pm - 6:30pm

801 225 3038
staff@centerpointutah.org
CenterPointUtah.org

Meeting commences at 6:05
Meeting led by Chris Allen, Executive Pastor.
One resident attender: Jerry Crismon

- Welcome & introducing Chris Allen & Dan Eckhoff, member of the CenterPoint board of directors.
- Brief preview of the evening and what we'll cover.
- Overview of who CenterPoint is, and history in the community
    - 77 year old church formerly located on 400 E. across from Orem H.S.
    - Has grown to 900 in-person attenders weekly and 100 - 200 online attenders
- CenterPoint would like to install a 2 sided digital sign on the west side of our property for viewing from freeway traffic.
    - Prior to this sign, we have purchased and hung 10' x 10' banners from the SW side of our building to make the community aware of services, events, etc.
    - These banners are costly, and quickly become obsolete after the event. They also leave pockmarks in the wall of the facility
    - We hope a digital sign will be more efficient for this kind of communication.
- We're proposing a text amendment to the city of Orem.
    - Current zoning for pole mounted signs (Sign Zone E) ends just north at Brent Brown Toyota. We're proposing it be extended just far enough south for the church.
- The site for the proposed sign was displayed on a video slide and then visited in person by all 3 in attendance.
    - Chris asked for feedback and any questions. The resident attender commented it seemed straightforward what we're trying to do and had no further feedback.

Meeting adjourned at 6:25

NAME

1. Jerry Crismon

2.

3.

4.

5.

6.

7.

8.

9.

10.

11.

For more information, contact Rachel Stevens at
(801) 229-7239 or rlstevens@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 27, 2022
6:00 pm

Planning Commission
Wed, Sep 7, 2022
4:30 pm

*** IMPORTANT DEVELOPMENT NOTICE ***

Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" does not allow any freestanding pole signs. The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property.

EVANS, DAVID C & COLLEEN
6171 MILLWOOD DR
WARRENTON, VA 20187

For more information, contact Rachel Stevens at
(801) 229-7239 or rlstevens@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 27, 2022
6:00 pm

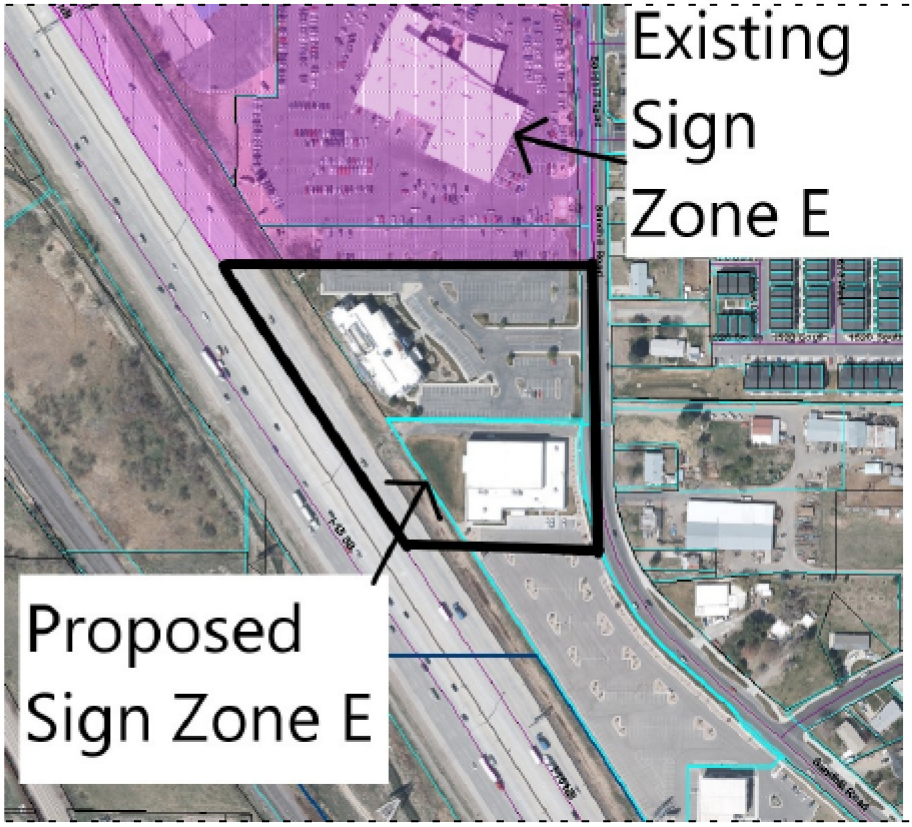
Planning Commission
Wed, Sep 7, 2022
4:30 pm

*** IMPORTANT DEVELOPMENT NOTICE ***

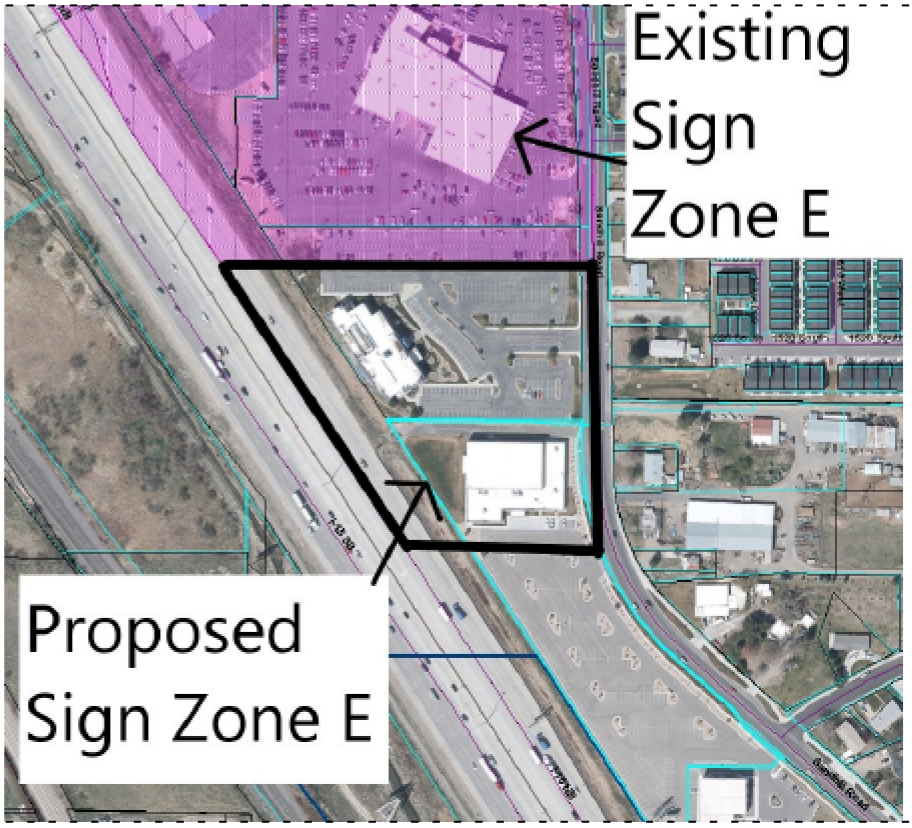
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PETERSON, REED A & KENDALL A
14375 MORNING MOUNTAIN WY
ALPHARETTA, GA 30004



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

AND7 LLC
PO BOX 1633
PROVO, UT 84603

RNB INVESTMENTS LC
PO BOX 525
PRICE, UT 84501

TORREY PINES LLC (ET AL)
%WINEGAR, VIRGINIA
30 LONE HOLW
SANDY, UT 84092

BANKHEAD, JUSTIN
31 W 2030 S
OREM, UT 84058

BEAR CLAW RUNNING HORSE 301 LLC
51 W CENTER ST # 218
OREM, UT 84058

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

OREM CITY
57 N STATE
OREM, UT 84057

CENTRAL BANK CUSTODIAN (ET AL)
75 N UNIVERSITY AVE
PROVO, UT 84601

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

SANDHILL ROAD PROPERTIES LLC
150 W HILTON DR
SAINT GEORGE, UT 84770

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DICKERSON FAMILY LLC
270 E 930 S
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

BRALEY, KORDEL THOMAS & HEATHER CHRISTIANSON
290 E 1100 N
LEHI, UT 84043

RWP COMPANY INC
301 S 1200 E UNIT 85
SAINT GEORGE, UT 84790

MAYFIELD, KIMBERLY T
305 E 330 N
VINEYARD, UT 84059

PERKINS, JULIE ANN MCCORD (ET AL)
355 AOLOA ST UNIT G202
KAILUA, HI 96734

WONG, WAI LIN
387 W 1800 S
OREM, UT 84058

MARTIN, DENISE C
390 S 700 E
OREM, UT 84097

COLEMAN, JOHN & JULIE (ET AL)
444 E 1960 S
OREM, UT 84058

WARNER, KEVIN RICHARD & DENISE SHELLEY (ET AL)
464 E 330 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

LAING, CHANDLER
492 N 1250 E
AMERICAN FORK, UT 84003

NUTTALL, SANDRA
522 W 40 N
OREM, UT 84057

JAKEMAN, GEORGE LESLIE & JANE HANCOCK (ET AL)
554 W 1600 S
OREM, UT 84058

PETERSON, JEFF M & BRITA
%PETERSON, LARRY
558 W 1600 S
OREM, UT 84058

PITTARD, LAURA
--OR CURRENT RESIDENT--
576 W 1600 SOUTH
OREM, UT 84058

UTASKA CORPORATION INC
588 W 1600 S
OREM, UT 84058

MILLHEIM, JUSTIN K
605 W 1600 S
OREM, UT 84058

WEST DESERT INVESTMENTS LLC
--OR CURRENT RESIDENT--
606 W 1600 SOUTH
OREM, UT 84058

RILEY, M BRANDON & ALLISON D
613 W 1520 S
OREM, UT 84058

PERKINSON, JOHN
617 W 1600 S
OREM, UT 84058

NEVES, CHAD
619 W 1520 S
OREM, UT 84058

MAYFIELD, KIMBERLY T
--OR CURRENT RESIDENT--
623 W 1520 SOUTH
OREM, UT 84058

NELSON BROTHERS PROPERTIES LLC
--OR CURRENT RESIDENT--
627 W 1520 SOUTH
OREM, UT 84058

AMMON3 LLC
631 W 1520 S
OREM, UT 84058

JENSEN, KIB O & LISA ANNE ABBOTT (ET AL)
--OR CURRENT RESIDENT--
637 W 1520 SOUTH
OREM, UT 84058

MAGLEBY, ETHAN & TRACI
639 W 1520 S
OREM, UT 84058

JOHNSON, GARY
--OR CURRENT RESIDENT--
640 W 1520 SOUTH
OREM, UT 84058

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BOBBY W JOHNSON & L LORRAINE JOHNSON REVOCABLE LIVING TRUST 09-24-1994 (ET AL)
--OR CURRENT RESIDENT--
641 W 1475 SOUTH
OREM, UT 84058

OSTLER PROPERTY LLC
642 W 1475 S
OREM, UT 84058

ANDERSEN, CORY W
644 S MAIN # D
SPRINGVILLE, UT 84663

JACKSON PROPERTY HOLDINGS LLC
--OR CURRENT RESIDENT--
644 W 1520 SOUTH
OREM, UT 84058

BRENCHLEY, DAVID R & REBECCA
--OR CURRENT RESIDENT--
645 W 1475 SOUTH
OREM, UT 84058

AITKEN, TREVOR J & ANNE G
646 W 1475 S
OREM, UT 84058

BLANCHARD, VIRGINIA
648 W 1520 S
OREM, UT 84058

GILL, TANNER & MADELINE
649 W 1475 S
OREM, UT 84058

JOYNER, CHRISTOPHER & CHRISTAL
%NEAL, CHRISTOPHER
650 W 1475 S
OREM, UT 84058

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

GIBSON, BRIAN N (ET AL)
--OR CURRENT RESIDENT--
653 W 1435 SOUTH
OREM, UT 84058

GIBSON, BRIAN N (ET AL)
--OR CURRENT RESIDENT--
657 W 1435 SOUTH
OREM, UT 84058

HOUSE, MILES C & ANGELA P
661 W 1435 S
OREM, UT 84058

PETERSON, REED A & KENDALL A
--OR CURRENT RESIDENT--
667 W 1435 SOUTH
OREM, UT 84058

TORREY PINES LLC (ET AL)
--OR CURRENT RESIDENT--
669 W 1430 SOUTH
OREM, UT 84058

LI, YUANFEI
--OR CURRENT RESIDENT--
671 W 1435 SOUTH
OREM, UT 84058

BOBBY W JOHNSON & L LORRAINE JOHNSON REVOCABLE LIVING TRUST 09-24-1994 (ET AL)
815 E 80 S
AMERICAN FORK, UT 84003

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

JENSEN, KIB O & LISA ANNE ABBOTT (ET AL)
1027 E 20 N
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

JACKSON PROPERTY HOLDINGS LLC
1127 N 1350 W
PROVO, UT 84604

BEN LOMOND INVESTMENTS LLC
1147 N 1230 W
CLINTON, UT 84015

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

WAYKAR LLC
%EVANS, JAMIE
1220 N MAIN ST STE 1
SPRINGVILLE, UT 84663

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

MUHLESTEIN, F MILO & LINDA S (ET AL)
1341 W 6800 S
SPANISH FORK, UT 84660

WARNER, REED C & YOLETTE
1344 E 1360 S
SPANISH FORK, UT 84660

LI, YUANFEI
1365 W 810 S
PROVO, UT 84601

SANDHILL ROAD PROPERTIES LLC
--OR CURRENT RESIDENT--
1400 S SANDHILL RD
OREM, UT 84058

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

LEMON, LANCE & NICOLE
1412 E DAMIE LN
LEHI, UT 84043

SANDHILL PROPERTY LLC
--OR CURRENT RESIDENT--
1439 SANDHILL RD
OREM, UT 84058

JONES, JENNIFER
--OR CURRENT RESIDENT--
1441 SANDHILL RD
OREM, UT 84058

RIDGESTONE INVESTMENT PROPERTIES LLC
--OR CURRENT RESIDENT--
1445 S 630 WEST
OREM, UT 84058

BRADFORD, WILLIAM
1463 S 630 W
OREM, UT 84058

LIZARD LOG LLC
--OR CURRENT RESIDENT--
1473 S 630 WEST
OREM, UT 84058

MAPLE STEVENS LLC
--OR CURRENT RESIDENT--
1480 S SANDHILL RD
OREM, UT 84058

LINDHORST, MICHAEL W & KRISTA LYNN
1481 S 630 W
OREM, UT 84058

WEST DESERT INVESTMENTS LLC
1483 SPRINGDELL DR
PROVO, UT 84604

NUTTALL, SANDRA
--OR CURRENT RESIDENT--
1485 SANDHILL RD
OREM, UT 84058

PROVIDENT TRUST GROUP LLC (ET AL)
--OR CURRENT RESIDENT--
1500 S 615 WEST
OREM, UT 84058

WONG, WAI LIN
--OR CURRENT RESIDENT--
1505 S 630 WEST
OREM, UT 84058

HEO, SUNGWOON & CHRIS JUNGYOON (ET AL)
--OR CURRENT RESIDENT--
1506 S 615 WEST
OREM, UT 84058

HEO, SUNGWOON & CHRIS JUNGYOON (ET AL)
1506 S 615 W # 3043
OREM, UT 84058

SCHMITZ, RICHARD CANTWELL & CLAUDIA LEE (ET AL)
--OR CURRENT RESIDENT--
1509 S 630 WEST
OREM, UT 84058

LAGLO ENTERPRISES LC
--OR CURRENT RESIDENT--
1509 S SANDHILL RD
OREM, UT 84058

LAMB, KEVIN (ET AL)
1513 S 630 W
OREM, UT 84058

MACFARLANE, MEGAN ELIZABETH (ET AL)
--OR CURRENT RESIDENT--
1514 S 615 WEST
OREM, UT 84058

ANDERSON, PAUL C & ANGELA
1517 S 630 W
OREM, UT 84058

CHIPMAN, JORDAN DEAN
1518 S 615 W
OREM, UT 84058

CENTERPOINT CHURCH
1550 SANDHILL RD
OREM, UT 84058

PETERSON, GLORIA & LARRY
--OR CURRENT RESIDENT--
1555 S SANDHILL RD
OREM, UT 84058

WEST DESERT INVESTMENTS LLC
--OR CURRENT RESIDENT--
1585 S SANDHILL RD
OREM, UT 84058

HARRINGTON, JACOB A (ET AL)
1605 SANDHILL RD
OREM, UT 84058

EXCELERATION BUILDING LLC
1608 S SANDHILL RD
OREM, UT 84058

WITT, ALVIN W
1611 SANDHILL RD
OREM, UT 84058

WALL, KEATON L
1614 S WILDWOOD HOLLOW DR
OREM, UT 84058

COPE, REID EVANS SR & NANCY
1628 WILDWOOD HOLW
OREM, UT 84058

COPE, REID EVANS SR & NANCY
--OR CURRENT RESIDENT--
1628 S WILDWOOD HOLLOW DR
OREM, UT 84058

PINO, DEREK J & DEREK J (ET AL)
1640 WILDWOOD HOLLOW DR
OREM, UT 84058

BEN LOMOND INVESTMENTS LLC
--OR CURRENT RESIDENT--
1641 S SANDHILL RD
OREM, UT 84058

SANDHILL HOUSE LLC
--OR CURRENT RESIDENT--
1659 S SANDHILL RD
OREM, UT 84058

SANDHILL HOUSE LLC
--OR CURRENT RESIDENT--
1671 S SANDHILL RD
OREM, UT 84058

GALLOWAY, CORY & LEISA
1695 S SANDHILL RD
OREM, UT 84058

CULP, TALON BRYCE & LING
1700 SANDHILL RD 104
OREM, UT 84058

JONES, ALEXANDER & MARY
1700 SANDHILL RD B201
OREM, UT 84058

HUGHES, RICHARD D & RACHEL
1700 SANDHILL RD B202
OREM, UT 84058

MCCLEARY, JACOB M & SYDNEY
1700 SANDHILL RD E202
OREM, UT 84058

LAGUNAS, ALEXANDER & GABRIELA L
1700 SANDHILL RD E304
OREM, UT 84058

EARNSHAW, MCKALL C
1700 SANDHILL ROAD A105
OREM, UT 84058

CUTHBERT, KENDALL R
1700 SANDHILL ROAD A305
OREM, UT 84058

SORENSEN, EVAN
1700 SANDHILL ROAD D103
OREM, UT 84058

HAPAIRAI, HIRAMA & VERA DANIELA
1700 SANDHILL ROAD D104
OREM, UT 84058

BINGHAM, PARKER MATTHEW & TARIN J (ET AL)
1700 SANDHILL ROAD D202
OREM, UT 84058

BEARD, MARCIE JEAN
1700 SANDHILL ROAD D304
OREM, UT 84058

HARDY, MARIAH K
1700 SANDHILL ROAD E201
OREM, UT 84058

MUNOZ-HERRERA, ENRIQUE EDUARDO (ET AL)
1700 SANDHILL ROAD F203
OREM, UT 84058

MCGEE, CHARLOTTE & RYAN (ET AL)
1700 SANDHILL ROAD F304
OREM, UT 84058

SMITH, KADEN K & SHERIDAN (ET AL)
1700 SANDHILL ROAD F404
OREM, UT 84058

REAL, KEVIN
1700 SANDHILL RD UNIT A103
OREM, UT 84058

RIOS, MARCO SALAS (ET AL)
1700 SANDHILL RD # B104
OREM, UT 84058

HARDMAN, JENNIFER
1700 SANDHILL RD UNIT B205
OREM, UT 84058

OHMAN, MITCHEL (ET AL)
1700 SANDHILL RD UNIT B303
OREM, UT 84058

TOHARA, CONNIE
1700 SANDHILL RD # C101
OREM, UT 84058

CASTANO, LUCRECIA BELEN
1700 SANDHILL RD # C102
OREM, UT 84058

DE LA TORRE, VIVIAN VAZQUEZ
1700 SANDHILL RD UNIT C302
OREM, UT 84058

CORREA-TORRES, ANGEL FERNANDO
1700 SANDHILL RD UNIT C303
OREM, UT 84058

ALLINGER, LUKE & HANNAH
1700 SANDHILL RD # D102
OREM, UT 84058

CRAWFORD, ABIGAIL & JONATHAN
1700 SANDHILL RD UNIT D403
OREM, UT 84058

JONES, BEVERLY & MICHAEL AARON
1700 SANDHILL RD UNIT E204
OREM, UT 84058

WALKER, AVERY C & JACKSON
1700 SANDHILL RD UNIT E303
OREM, UT 84058

SALAZAR, EDUARDO JOSEPH (ET AL)
1700 SANDHILL RD # F305
OREM, UT 84058

WHITE, MADELEINE JULIA (ET AL)
1700 S SANDHILL RD
OREM, UT 84058

BROWN, HANK
1700 S SANDHILL RD A101
OREM, UT 84058

LARSON, MELISSA & GREGORY
1700 S SANDHILL ROAD A301
OREM, UT 84058

CHOMO, EDUARDO V
1700 S SANDHILL ROAD C205
OREM, UT 84058

HOLLIMAN, STONE
1700 S SANDHILL ROAD D-203
OREM, UT 84058

JENKINS, JOSHUA (ET AL)
1700 S SANDHILL ROAD F102
OREM, UT 84058

FABIAN, JUAN A
1700 S SANDHILL ROAD F205
OREM, UT 84058

LOPEZ, ELLEN & ISAAC
1700 S SANDHILL RD UNIT 103
OREM, UT 84058

NELSON, CHASE & AMY
1700 S SANDHILL RD # 402
OREM, UT 84058

CASPER, AARON
1700 S SANDHILL RD # A102
OREM, UT 84058

MALEKI, HAMID (ET AL)
1700 S SANDHILL RD UNIT A104
OREM, UT 84058

LUND, GARY EUGENE & ASHLEY DAWN
1700 S SANDHILL RD UNIT A201
OREM, UT 84058

RHOTON, JACOB W & DEVIN E (ET AL)
1700 S SANDHILL RD UNIT A202
OREM, UT 84058

EDWARDS, BRYSON M & TESSA M
1700 S SANDILL RD UNIT B304
OREM, UT 84058

TRONSON, ASHLEY
1700 S SANDHILL RD # C103
OREM, UT 84058

CULP, TALON BRYCE & LING
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# C104
OREM, UT 84058

VAZQUEZ, MARTHA
1700 S SANDHILL RD # C105
OREM, UT 84058

BEAR CLAW RUNNING HORSE 202 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# C202
OREM, UT 84058

BARNUM, BROOKE I
1700 S SANDHILL RD # C203
OREM, UT 84058

SCHLEISMAN, KATHLENA S
1700 S SANDHILL RD # C304
OREM, UT 84058

THORPE, AUSTIN & MIKELLE
1700 S SANDHILL RD # C403
OREM, UT 84058

AND7 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D101
OREM, UT 84058

SORENSEN, EVAN
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D103
OREM, UT 84058

HAPAIRAI, HIRAMA & VERA DANIELA
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D104
OREM, UT 84058

SNT SANDHILL 2 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D201
OREM, UT 84058

BINGHAM, PARKER MATTHEW & TARIN J (ET AL)
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D202
OREM, UT 84058

HOLLIMAN, STONE
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D203
OREM, UT 84058

HARKER, JACEN & EMILY
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D204
OREM, UT 84058

MNT SANDHILL 3 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D301
OREM, UT 84058

RDQCSS LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D302
OREM, UT 84058

KENNARD, RYAN J & KEHAULANI M
1700 S SANDHILL RD # D303
OREM, UT 84058

BEARD, MARCIE JEAN
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D304
OREM, UT 84058

ANDERSEN, CORY W
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D401
OREM, UT 84058

NELSON, CHASE & AMY
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D402
OREM, UT 84058

ANDERSEN, CORY W
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D404
OREM, UT 84058

ANDERSEN, CORY W
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E101
OREM, UT 84058

MALCOLM, JAANNA Y
1700 S SANDHILL RD UNIT E102
OREM, UT 84058

CHRISTENSEN, TYSON LAWRENCE
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E103
OREM, UT 84058

BANKHEAD, JUSTIN
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E104
OREM, UT 84058

HARDY, MARIAH K
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E201
OREM, UT 84058

MCCLEARY, JACOB M & SYDNEY
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E202
OREM, UT 84058

DE LA TORRE, JOSE M VASQUEZ
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E203
OREM, UT 84058

TANG, MARIN & SHANE
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E301
OREM, UT 84058

CLAWSON, MAEGAN A
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E302
OREM, UT 84058

LAGUNAS, ALEXANDER & GABRIELA L
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E304
OREM, UT 84058

DENYS ENTERPRISES LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E401
OREM, UT 84058

COLEMAN, JOHN & JULIE (ET AL)
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E402
OREM, UT 84058

COSPER, SEAN RANDALL
1700 S SANDHILL RD UNIT E403
OREM, UT 84058

MUHLESTEIN, F MILO & LINDA S (ET AL)
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E404
OREM, UT 84058

PERKINS, JULIUN
1700 S SANDHILL RD # F201
OREM, UT 84058

B & C JARRETT PROPERTIES LLC
1731 S 400 W
OREM, UT 84058

ZABEL, NANCY L
1738 S GENEVA RD
OREM, UT 84058

OREM I-15 LLC
%FARNSWORTH, LANGDON
1775 N WARM SPRINGS RD
SALT LAKE CITY, UT 84116

WEEKS, KAREN F & PHILIP B
1869 N 1420 W
PROVO, UT 84604

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

MACFARLANE, MEGAN ELIZABETH (ET AL)
1918 N 1350 W
PROVO, UT 84604

JONES, JENNIFER
1999 W 475 S
OREM, UT 84058

RIDGESTONE INVESTMENT PROPERTIES LLC
2344 W 560 S
PROVO, UT 84601

RDQCSS LLC
2605 W CARRIAGE OAK CT
SOUTH JORDAN, UT 84095

NELSON BROTHERS PROPERTIES LLC
3128 W ROANNY RD
SOUTH JORDAN, UT 84095

KAUFER, DONALD B & BONNIE J
3158 E HACKAMORE ST
MESA, AZ 85213

MAPLE STEVENS LLC
3214 N UNIVERSITY AVE # 409
PROVO, UT 84604

SANDHILL 1 LLC
3355 N RESEDA # 1
MESA, AZ 85215

GIBSON, BRIAN N (ET AL)
3577 N FOOTHILL DR
PROVO, UT 84604

BZIK, DAVOR
3710 W 860 N
LEHI, UT 84043

TANG, MARIN & SHANE
4357 W HARVEST MOON DR
SOUTH JORDAN, UT 84009

SUGAR MAGNOLIA LLC
4375 STONE CREEK LN
PROVO, UT 84604

UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
WEST VALLEY CITY, UT 84119

PROVIDENT TRUST GROUP LLC (ET AL)
5160 VIRGINIATOWN RD
NEWCASTLE, CA 95658

SCHMITZ, RICHARD CANTWELL & CLAUDIA LEE (ET AL)
5392 VIA VINCENTE
YORBA LINDA, CA 92887

BRENCHLEY, DAVID R & REBECCA
5892 W 10620 N
HIGHLAND, UT 84003

SCHEXNAYDER, SAUNIE
5959 HEAVY CLOUD CIR
HERRIMAN, UT 84096

DENYS ENTERPRISES LLC
6021 DRY CRK
HIGHLAND, UT 84003

SANDHILL HOUSE LLC
6066 W VALLEY VIEW DR
HIGHLAND, UT 84003

EVANS, DAVID C & COLLEEN
6171 MILLWOOD DR
WARRENTON, VA 20187

JOHNSON, GARY
7369 ALICANTE RD
CARLSBAD, CA 92009

MNT SANDHILL 3 LLC
9717 S CORTINA PL
SANDY, UT 84092

LIZARD LOG LLC
12177 S KODIAK CT
DRAPER, UT 84020

PETERSON, REED A & KENDALL A
14375 MORNING MOUNTAIN WY
ALPHARETTA, GA 30004

CLINGER, STEVEN M & MARGARET
19839 N 85TH DR
PEORIA, AZ 85382

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
August 17, 2022

The following items are discussed in these minutes:

- **SITE PLAN** – Approving the site plan of McDonald's located at 650 East 800 South in the PD34 zone - Approved
- **PUBLIC HEARING** – Amending Northgate Plaza Retail Condominiums, Unit 1 Phase 1 by approving Northgate Plaza Retail Condominiums, Phase 1 Amended located generally at 966 West 800 North in the PD22 zone – Approved
- **PUBLIC HEARING** – REZONE - Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone – Positive recommendation to City Council
- **PUBLIC HEARING** – TEXT AMENDMENT - Amending portions of Sections 22-14-8(A)(1) and 22-14-8(A)(2) (*Moving a House, Building or other Structure)* pertaining to inspection fees and personnel who approves site and building plans – Positive recommendation to City Council
- **PUBLIC HEARING** – Vacating Washburn Park, Plat B and approving Washburn Park, Plat B Amended located generally at 860 West 1250 South in the HS zone - Approved

STUDY SESSION

Place: City Council Conference Room

At **3:45 p.m.** Chair Sakar called the Study Session to order.

Those present: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen, Senior Planner; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: **A**mber Pope, Planning Commission member; Jason W. Bench, Planning Division Manager and Matt Taylor, Senior Planner

The Commission and staff briefly reviewed the current agenda items and minutes from the July 20, 2022 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At **4:30 p.m.** Chair Sakar called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen, Senior Planner; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: **A**mber Pope, Planning Commission member; Jason W. Bench, Planning Division Manager and Matt Taylor, Senior Planner

Chair Sakar asked Ms. Stevens to introduce **Agenda Item 3.1** (click here for recording):

Agenda Item 3.1 is a request by Darrin Perkes, Dominion Engineering, for the Planning Commission to approve the site plan of McDonald's located at 650 East 800 South in the PD34 zone.



Staff Presentation: The applicant is proposing to construct a fast food restaurant with a drive-thru off of 800 South within the University Place property on an existing pad location (Lot 205). This is located on the northeast area of the University Place property. Access to this project will be from the existing access off of 800 South. There will be no direct access to 800 South from this location.

Architecture: The exterior of the main building will be Hardie plank siding with metal wall panels and aluminum battens that are wood grain. The roof will be flat with metal fascia. This meets the building materials requirements outlined in Section 22-11-47(H)(7). Link to PD34 zone:

> **Building Materials**. All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, cultured stone, fluted block, colored textured block, EIFS, glass, stucco, metal, cementitious fiberboard, wood and other materials of comparable quality. However, sheet metal, corrugated metal, PVC and vinyl siding shall be prohibited except for trim, soffits, facia, mansards and similar architectural features.

Drive-thru: Vehicles will enter and exit the drive-thru from the south end of the property. They will then go north all the way around the building and then order and stop at the drive-thru window heading south again. Stacking will be all around the building and, if necessary, into the parking lot. There will be no stacking on 800 South. They will also modify some of the existing islands in the parking lot to provide more space for accessing the drive-thru.

Parking: For retail space, 3.6 parking stalls are required for every one thousand (1,000) square feet of gross leaseable area. This building is four thousand four hundred eighty-six (4,486) square feet and requires seventeen (17) parking spaces. They are providing twelve (12) parking spaces plus five (5) additional shared stalls provided per overall development agreement (22-11-47(N)(1)(a)):

> **Retail space**. Three and six tenths (3.6) parking stalls shall be provided for every one thousand (1000) square feet of gross leaseable area (as defined in Section 22-15-2) of retail space.

The five (5) additional parking spaces will be located in the University Place parking area of the Costco parking lot. The lease line of Costco cuts through the large parking lot to the north of Costco and not all those spaces are on the Costco lot (refer to attached plans for details on shared parking location).

Traffic: A Traffic Impact Study (TIS) was completed that addressed the traffic impacts associated with the proposed McDonald's development. The purpose of the study was to analyze traffic operations at key intersections for existing (2021) and future (2026) conditions, with and without the proposed project, and to recommend mitigation measures as needed. After review by the City Engineer, the TIS was accepted and the proposed site plan reflects any related items of the Traffic Impact Study.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of McDonald's located at 650 East 800 South in the PD34 zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Stevens.

Chair Sakar invited the applicant to come forward. Darrin Perkes, Dominion Engineering introduced himself. There were a few parking related questions from the Planning Commission for Mr. Perkes (see video for details)

Chair Sakar called for a motion on this item.

Planning Commission Action: Chair Sakar moved to approve the site plan of McDonald's located at 650 East 800 South in the PD34 zone. Mr. Hawkes seconded the motion. Those voting aye Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Stevens to introduce **Agenda Item 3.2** (click here for recording):

Agenda Item 3.2 is a request by Dave Tuomisto for the Planning Commission to amend Northgate Plaza Retail Condominiums, Unit 1 Phase 1 by approving Northgate Plaza Retail Condominiums, Phase 1 Amended located generally at 966 West 800 North in the PD22 zone.



Staff Presentation: The applicant is proposing an addition of approximately two hundred fifty-four (254) square feet to the kitchen area on the south side of Milagros Restaurant, which is Unit 1 of the multi-unit building. Because they are taking space that is Common Area, they have to amend the current condominium plat.

In addition to enlarging the kitchen area on the south side of Milagros, they will add a drive-up window. There is an existing lane that runs from the parking lot on the north around the building to the south. They will use this lane to access the new drive-up window. See Section (17-5-10).

The proposed amendment meets all applicable requirements and existing parking exceeds the minimum parking requirements. See Section 22-11-35(L)(4)(b).

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission amend Northgate Plaza Retail Condominiums, Unit 1 Phase 1 by approving Northgate Plaza Retail Condominiums, Phase 1 Amended located generally at 966 West 800 North in the PD22 zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Stevens.

Chair Sakar invited the applicant to come forward. Julie Smith introduced herself.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar 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. Low moved to amend Northgate Plaza Retail Condominiums, Unit 1 Phase 1 by approving Northgate Plaza Retail Condominiums, Phase 1 Amended located generally at 966 West 800 North in the PD22 zone. Ms. Okolowitz seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Stevens to introduce **Agenda Item 3.3** (click here for recording):

Agenda Item 3.3 is a request by McKay Matthews for the Planning Commission to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone.



Staff Presentation: The applicant owns approximately 0.77 acre of land and requests a zoning map amendment to approximately 0.36 acre of land from R8 to R6.5. The 0.36 acre they are requesting to be rezoned is on the west side of the property fronting 800 East street. The applicant wishes the east side of the property to remain R8. Link to Rezone code (22-1-5, Orem City Code).

The existing parcel has 132 feet of frontage along 800 E. In order to fit two lots along 800 E the lot needs to be rezoned from R8 to R6.5. Lot 1 would be 8,684 square feet with 66.23 feet of frontage. The existing home and garage would remain on lot 1. Lot 2 would be 7,156 square feet

with 67.77 feet of frontage. Lots 1 and 2 would share the existing driveway for access. The concept plan has been included in the staff report for your review.

This request is for the rezone only, not the preliminary and final plat. If the City Council approves the rezone application, the applicant will need to apply for a preliminary and final plat. Link to Review and approval procedure (Section 17-4-5, Orem City Code).

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward positive a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Stevens.

Chair Sakar invited the applicant to come forward. McKay Matthews introduced himself. There was a discussion regarding the rezone of the two west lots and future plans for the two east lots (see video for details).

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone. The following individuals came forward:

Roger Toone
Garrett Bodily

Chair Sakar 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. Hawkes moved to forward positive a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone. Ms. Okolowitz seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Stevens to introduce **Agenda Item 3.4** (click here for recording):

Agenda Item 3.4 is a request by Development Services for the Planning Commission to amend portions of Sections 22-14-8(A)(1) and 22-14-8(A)(2) (*Moving a House, Building or other Structure)* pertaining to inspection fees and personnel who approves site and building plans.

Staff Presentation: During a general review of the Orem City Code, Development Services found a discrepancy between the Code and annual budget approved by the City Council. The fees for all building permits are reviewed and changed each year (Link to City or Orem Adopted Budget, Appendix B). The proposed language will eliminate the discrepancy between the adopted budget and Orem City Code. (Link to Section 22-14-8).

22-14-8. Moving a House, Building or other Structure.

A. No house, building or other structure of any kind shall be brought into the City nor shall any house, building or other structure be moved from one lot in the City to another lot within or outside the City until all of the following conditions have been met:
   1. If the home, building or structure is to be moved to a lot in the City, the person desiring to move the structure must apply to the Department of Development Services and pay a pre-inspection fee as adopted by City Council ~~fifty dollar ($50.00) fee~~ to have the structure and the proposed site of the structure inspected by the City before it is moved to determine all of the changes or improvements necessary to bring the structure and site into compliance with the City's current applicable codes (zoning, building, electrical, plumbing, etc.) relating to that structure and site.
   2. Detailed site and building plans must be submitted to and approved by the ~~building inspector~~ City Building Official which specify all of the modifications and improvements necessary to bring the structure and site into compliance with all applicable City codes. The requirements for the building shall be identical to the

requirements for any newly constructed building. The site plan which is submitted must be drawn to scale and show all relevant dimensions. In addition, the site plan shall indicate all adjacent lots as well as all structures and improvements on those lots.

3. When moving a building to a lot requires site plan review, approval of a site plan prepared according to the requirements of Section 22-14-20 or 22-14-21 of the Orem City Code must first be obtained. If the building is to be moved to a lot in a residential zone and site plan review is not required, approval of a plot plan meeting the building permit requirements of CHAPTER 7 and Section 22-1-4 of the Orem City Code must first be obtained from the Zoning Administrator.
4. The appropriate fees must be paid to the City and a building permit must be obtained.
5. All necessary dedications of property must be made to the City as required by the City ordinances or resolutions.
6. The applicant shall post a cash bond with the City in an amount determined by the City to be the cost of making all of the changes and improvements necessary to bring the structure and sites (both the vacated site and the proposed site) into compliance with all of the applicable City codes. This bond is posted to ensure that all necessary changes and improvements are made within six (6) months after the date the structure is moved into or within the City.

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 portions of portions of Sections 22-14-8(A)(1) and 22-14-8(A)(2) (*Moving a House, Building or other Structure)* pertaining to inspection fees and personnel who approves site and building plans.

Chair Sakar asked if the Planning Commission had any questions for Ms. Stevens.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar 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. Komen moved to forward a positive recommendation to the City Council to amend portions of portions of Sections 22-14-8(A)(1) and 22-14-8(A)(2) (*Moving a House, Building or other Structure)* pertaining to inspection fees and personnel who approves site and building plans. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Stevens to introduce **Agenda Item 3.5** (click here for recording):

Agenda Item 3.5 is a request by David Washburn, Washburn Management for the Planning Commission to vacate Washburn Park, Plat B and approve Washburn Park, Plat B Amended located generally at 860 West 1250 South in the HS zone.



Staff Presentation: The existing Washburn Park, Plat B has a sewer line easement in favor of Orem City. This is actually a private sewer line and the easement should be in favor of Lots 1, 2 and 3, as the City will not maintain this line. Washburn Park, Plat B Amended will correct that label. See Section (17-5-10).

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Washburn Park, Plat B and approve Washburn Park, Plat B Amended located generally at 860 West 1250 South in the HS zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Stevens.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar 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. Low moved to vacate Washburn Park, Plat B and approve Washburn Park, Plat B Amended located generally at 860 West 1250 South in the HS zone. Chair Sakar seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar. The motion passed unanimously.

Councilman Peterson made a comment regarding the Economic Development Strategic Plan. (click here for recording):

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion and moved to approve the meeting minutes for July 20, 2022. Ms. Okolowitz seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar. The motion passed unanimously.

Adjourn: Chair Sakar called for a motion and moved to adjourn. Mr. Low seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope and Haysam Sakar. The motion passed unanimously.

Adjourn: 5:20 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: