



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
April 1, 2026

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

4:30 WORK SESSION – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

- 1 Planning Commission Training**

- 2 Review of Agenda Items**

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 Approval of the Minutes from the 3-18-26 Planning Commission**
4. ACTION ITEMS
 - 4.1 No Items**
5. PUBLIC HEARINGS
 - 5.1 CONTINUED — “Westerly Way” Text Amendment and Rezone — Request to rezone the property located generally at 1875 South Geneva Road from OS-5 (Open Space) to PRD (Planned Residential Development); and to amend Appendix KK “Site Plan - Farm Haven” to include the subject property**
 - 5.2 PUBLIC HEARING – 355 West University Rezone – Request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial. Approximately 5.93 acres.**
 - 5.3 PUBLIC HEARING – Primary Building Height in Residential Zones Text Amendment – Request to amend portions of Article 22-6-8 of the Orem City Code relating to allowable height of primary buildings in single-family**

residential zones.

6. ADJOURN

**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



Planning Commission

March 18th & April 1st, 2025

5.1 Westerly Way, PRD

PUBLIC HEARING - ZONING MAP & TEXT AMENDMENT

Request to rezone property located generally at 1875 South Geneva Road from OS-5, Open Space to PRD, Planned Residential Development (approximately 2.9 acres) and to amend Appendix KK "Site Plan – Farm Haven" to include the property.

Prepared By:

Jared Hall

Applicant:

Craig Brady,
Utah Autism Academy

Notices:

Posted in 2 public places
 Posted on City Webpage and City hotline
 Posted at Utah.gov/pmn
 Notices sent to property owners within a 1,000-foot radius

Site Information:

General Plan Designation:
Low Density Residential SW
 Current Zone: **OS5**
 Acreage: **2.9 acres**
 Neighborhood: **Lakeview**

Action:

The Planning Commission is an advisory body in legislative applications and should forward a recommendation to the City Council to approve or deny the requested Zone Map Amendment or may vote to continue the hearing to a future date to allow for further review, additional information, or public comment as may be needed to make a decision.

REQUEST: The applicant requests the Planning Commission forward a recommendation to the City Council to rezone the subject property at 1875 South Geneva Road to be included in the existing PRD property adjacent to the north, and to amend the text of Appendix KK for the Farm Haven Cottages to include it, and to make the existing cottage lots of Farm Haven into twin-home lots like those proposed in the subject property to be added.

BACKGROUND: A Planned Residential Development (PRD) called Farm Haven Cottages was previously approved on the rear acreage of the Autism Academy building property. Since that time, the subject property at 1875 S. Geneva Road (immediately south of the Autism Academy and Farm Haven Cottages PRD) became available to the applicants. This application seeks to modify the existing PRD into a twin-home project and extend it onto the subject property.



Figure 1: Subject Properties, aerial view. |

REVIEW & ANALYSIS:

Process – The application has two components. The first is a change of zoning on the parcel at 1875 S. Geneva Road from OS-5, Open Space, to PRD, Planned Residential Development. The second component is technically a text amendment. When property is rezoned to PRD a concept site plan and elevations have to be approved and recorded in the City Code under Appendix KK. If this request is

approved, Appendix KK will be modified to include a concept and elevations for “Westerly Way PRD” in place of the existing “Farm Haven PRD.”

While the rezone and concept plan recorded in Appendix KK would rezone the property and make the project possible, before it could be constructed it would still require site plan (for multi-family projects, which would include the proposed twin-homes because they are attached units) and subdivision approval, both of which require additional applications and reviews by the Planning Commission. The subdivision and site plan will have to comply with the concept plan that established the PRD.

Review – The subdivision and site plan reviews that would follow if the PRD changes requested here were to be approved would be more in-depth, and additional civil engineering and other work would be required to provide those details. The review of the Concept plan establishing the PRD is intended to help the city determine whether the broader concept of planned housing is appropriate in this location.

General Plan – The property to be added to the existing PRD Zone (1875 S. Geneva Road) is designated “Low Density Residential, SW” on the Future Land Use Map. This land use category prioritizes single-family zoning, but the subcategory of “SW” was created to allow for the possibility of PRDs and other housing options in the area if appropriate.

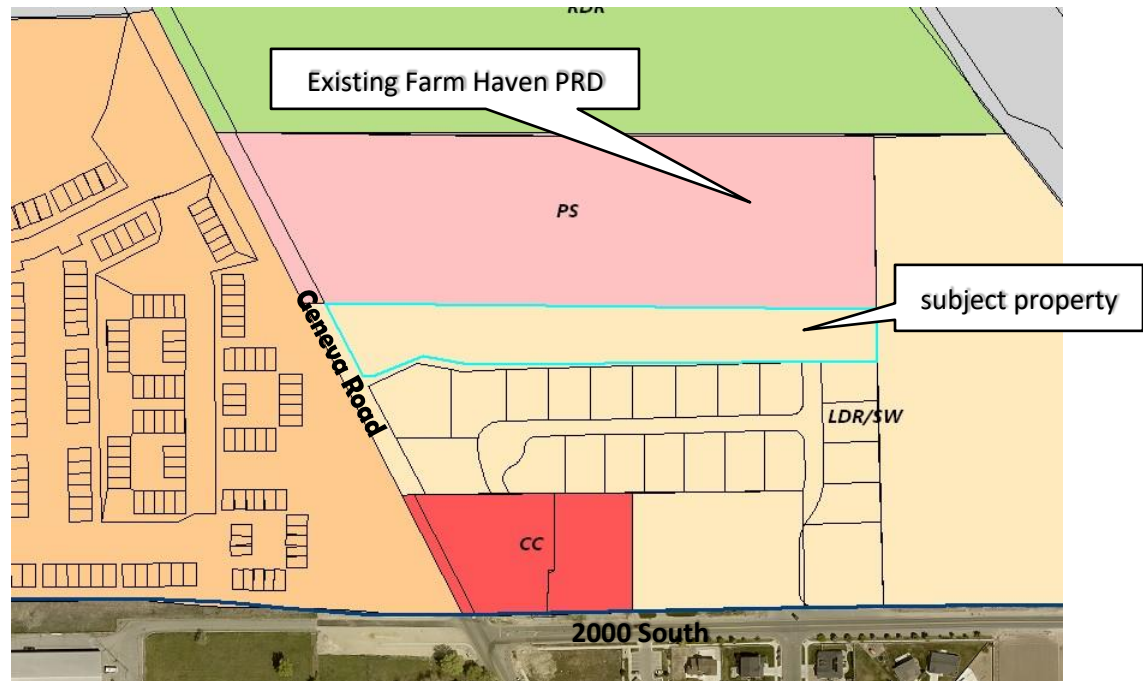


Figure 2: Subject Property, General Plan designation LDR SW

The surrounding area is a mix of open space (Cherry Hill conservation area to the north) single-family like the Payton Crossing subdivision and proposed Whitestone Estates to the east and south, higher-density residential across Geneva Road and non-residential uses like the Autism Academy and commercial zoning at the corner of Geneva Road and 2000 South. The proposed residential as twin-homes (approximately 6 units per acre) would be considered medium density residential.

Current Zoning – The subject property is currently zoned OS-5, Open Space. The OS-5 zone is a very low density residential and agriculture zone, allowing one single-family residential development with a minimum 5-acre lot size, and various agricultural uses.

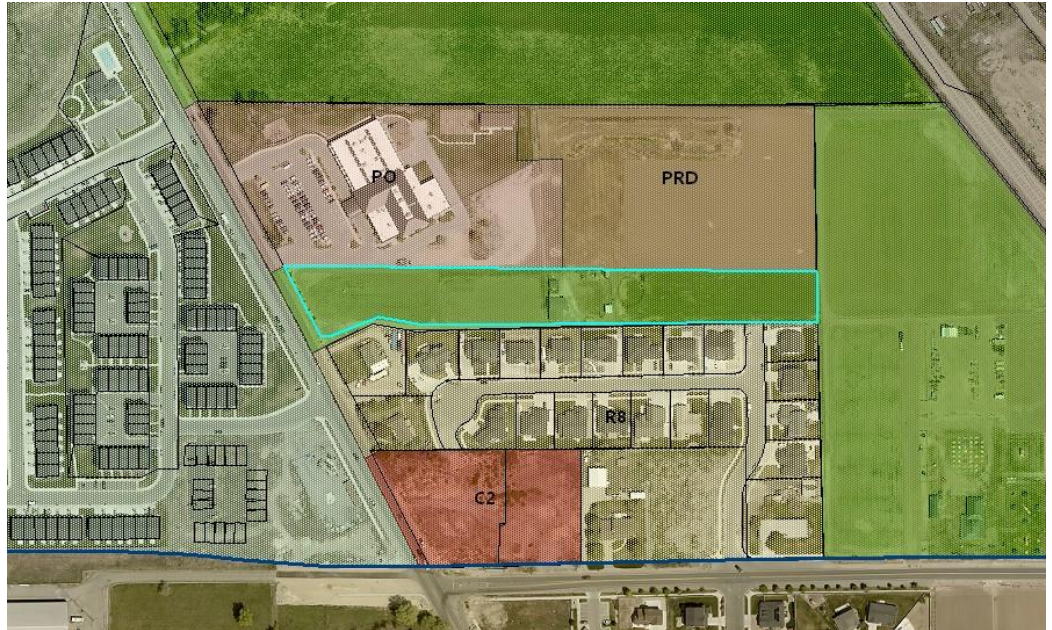


Figure 3: Existing Zoning, OS-5

Proposed Zoning – The applicants have proposed PRD Zoning which allows residential development of greater densities and which include attached housing types such as townhomes, condominiums, twin homes, zero lot-line developments, and apartments. Although many types of housing are allowed, the PRD is tied to the concept plan adopted when the PRD is established. In this case, if a PRD Zone is approved it will only allow the development of the number and type of units proposed in the concept plan. Any changes would have to go through the same process to amend the PRD again.

Concept Plan – The existing PRD, Farm Haven, is made up of cottage lots which are smaller than regular zoning. See below.

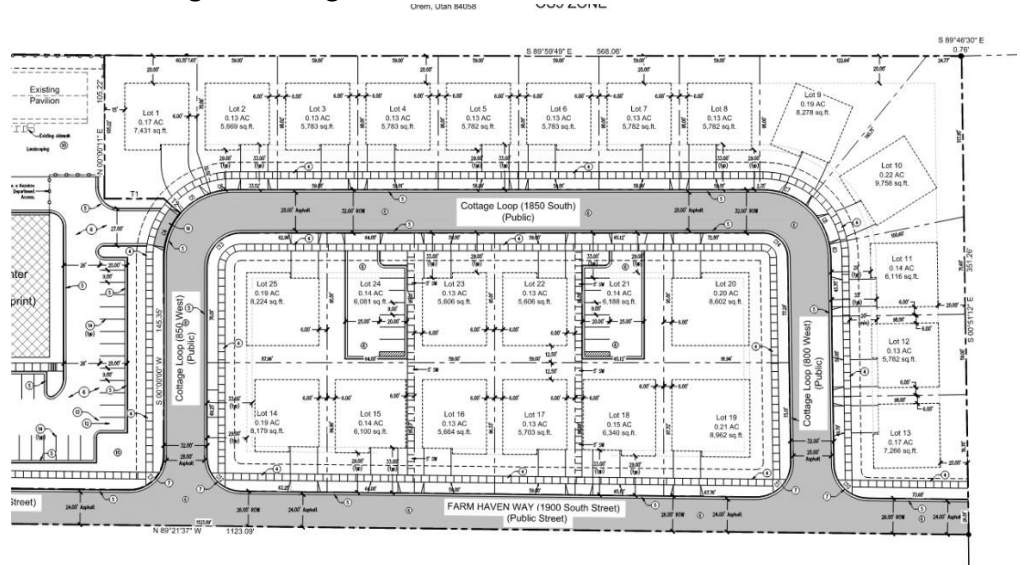


Figure 4: Existing Site Plan, Farm Haven (cottage lots)

The proposed concept plan consists of 44 twin-home lots. Each twin home is a single-family home sharing a zero-lot line with the interior side with another twin home. The overall density of the residential portion of the PRD is 5.5 units per acre. Some aspects of the concept plan are reviewed below:

- **Parking.** Each twin home will have a driveway and two-car garage. Because the twin driveways will make on-street parking limited or impossible, 39 additional parking spaces are offered in three separate locations on the site. The resulting parking ratio is almost three spaces per unit, not including driveways. PRDs are required to provide a minimum of 2.5 spaces per unit.
- **Streets.** The proposed PRD subdivision would be served by public dedicated rights-of-way (ROWs) meeting Orem City sub-local standards: 28' of asphalt, curb + gutter, park strips, and sidewalks. All twin home lots have access to one of these ROWs.
- **Access.** The subdivision is proposed to be accessed primarily from existing 800 West (which is a road through Payton Crossing subdivision, currently stubbed into the subject property) and a proposed stub road in the Whitestone Estates subdivision. The concept proposes a third point of potential access to Geneva Road, but that access is secondary: it runs not through public ROWs but through parking lot areas associated with the Autism Academy building and the project itself.

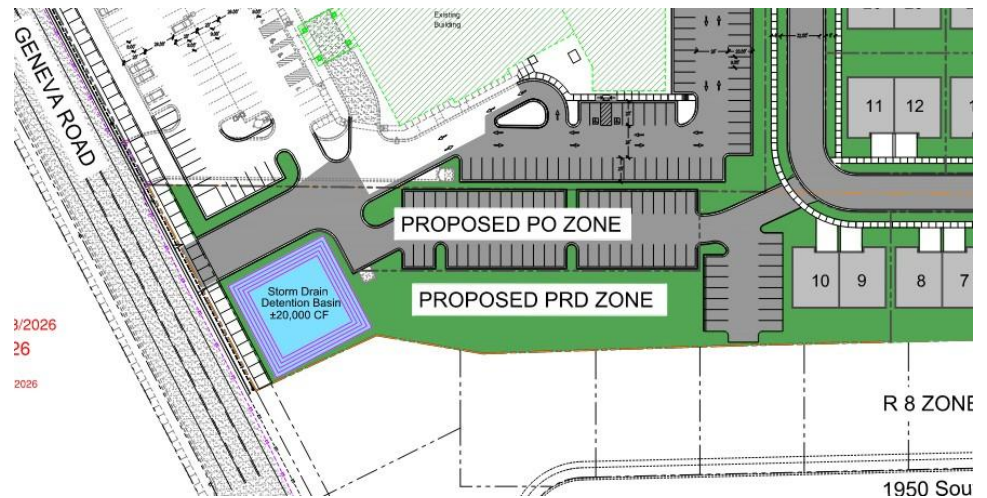


Figure 5: Secondary access from Geneva Road

- **Utilities & Drainage.** Preliminary civil engineering has been reviewed for utilities and drainage. For purposes of the concept, a project like this could be served by the utilities in the area. A storm drain basin is proposed near Geneva Road that could serve the subdivision and some additional storm flow from the Autism Academy.
- **Traffic.** Traffic Impact Studies have been reviewed for the concept and could be updated if a PRD Zone is approved before site plan and subdivision reviews. The proposed and existing ROWs appear to be adequate for the proposed levels of development.

- **Height.** PRDs have limitations on height, depending upon location and unit type. The proposed twin homes are all single-story and would meet the height requirements.
- **Fencing.** The concept plan will need to be modified to meet the requirements for 6' solid perimeter fencing per the requirements of PRDs.
- **Elevations.** Elevations and floor plans have been attached with this report for your review. PRDs require that front elevations of units include a minimum of 60% finish of brick, stone, stucco, wood, or a combination. The proposed front elevations meet these requirements. Rear elevations must have at least 40% in the same exterior finishes. The rear elevations will need to be modified to include 40% in those finishes to meet requirements.

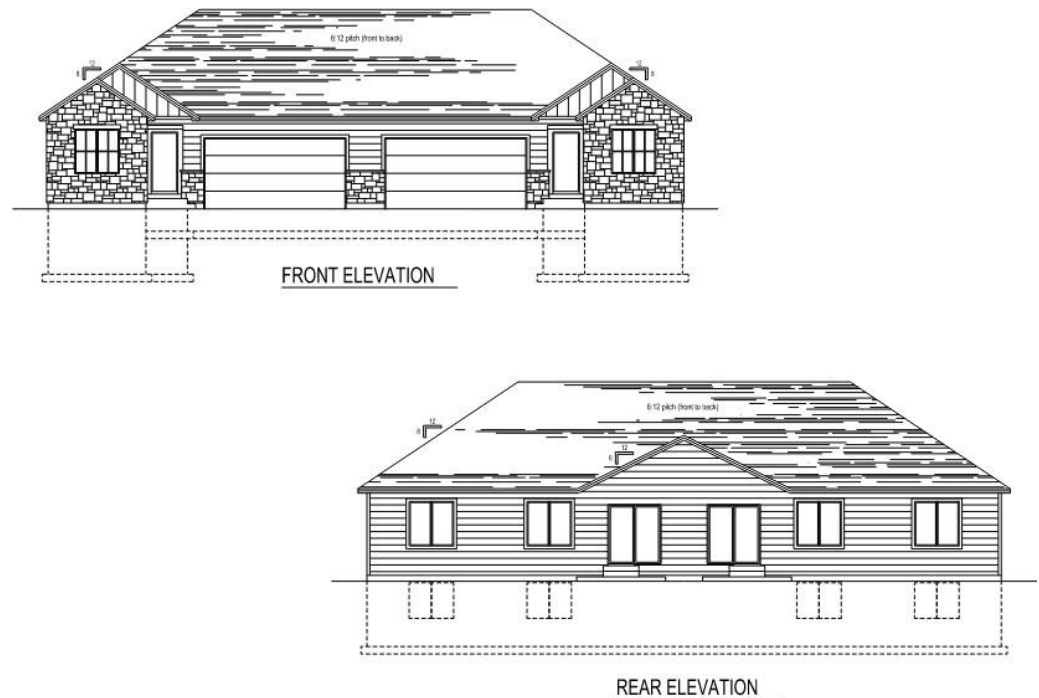


Figure 6: Proposed Elevations. Rear lacks the necessary 40% finish materials required by code.

Neighborhood Meeting: A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting at the Autism Academy building. The meeting notes are included for your review. Residents' concerns include access through the Payton Crossing subdivision specifically and increased traffic from the new development. The original Farm Haven PRD had principal access onto Geneva Road. There were also some concerns about traffic from the Autism Academy filtering through the existing neighborhoods as a result of the connection.

DEVELOPMENT REVIEW COMMITTEE (DRC): The proposed zone change and amendment to the existing PRD have been reviewed by the DRC. The DRC has voted to move the request to the Planning Commission for the public hearing.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested zone change, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission’s recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission’s recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS

After review and consideration of the application, the Planning Commission may:

Recommend Approval of the proposed amendment to the Zoning Map and Appendix KK.

Recommend Denial of the proposed amendment to the Zoning Map and Appendix KK.

Continue the Request to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

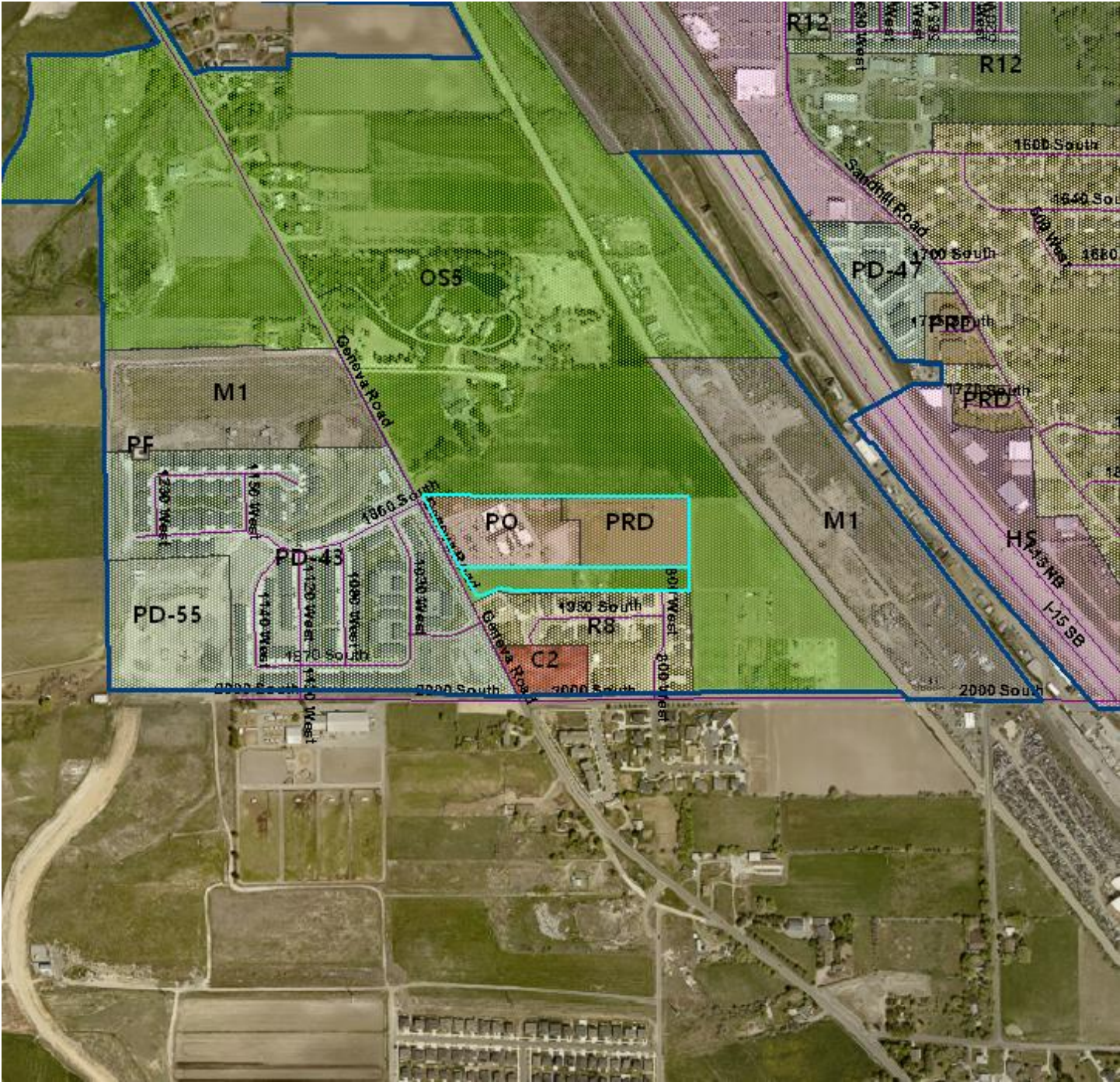
Motion to Approve or Deny

“I move that the Planning Commission forward a recommendation of [**choose APPROVAL or DENIAL**] to the City Council for the request to rezone the property located generally at 1875 S. Geneva Road from OS-5, Open Space to PRD, Planned Residential Development (approximately 2.9 acres) and to amend Appendix KK “Site Plan – Farm Haven” of the Orem City Code.

Motion to Continue the Request

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).”

Westerly Way – 1875 S Geneva Road



Vicinity & Zoning Map

Zone: OS-5 to PRD

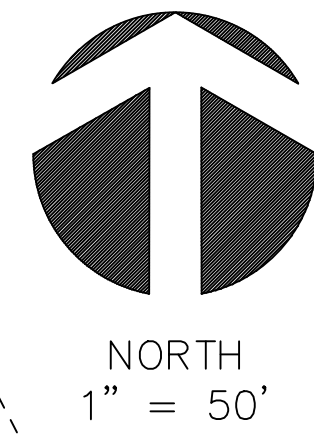
Acres: Approx 2.9 Acres



Westerly Way Street View (1875 S Geneva Road)

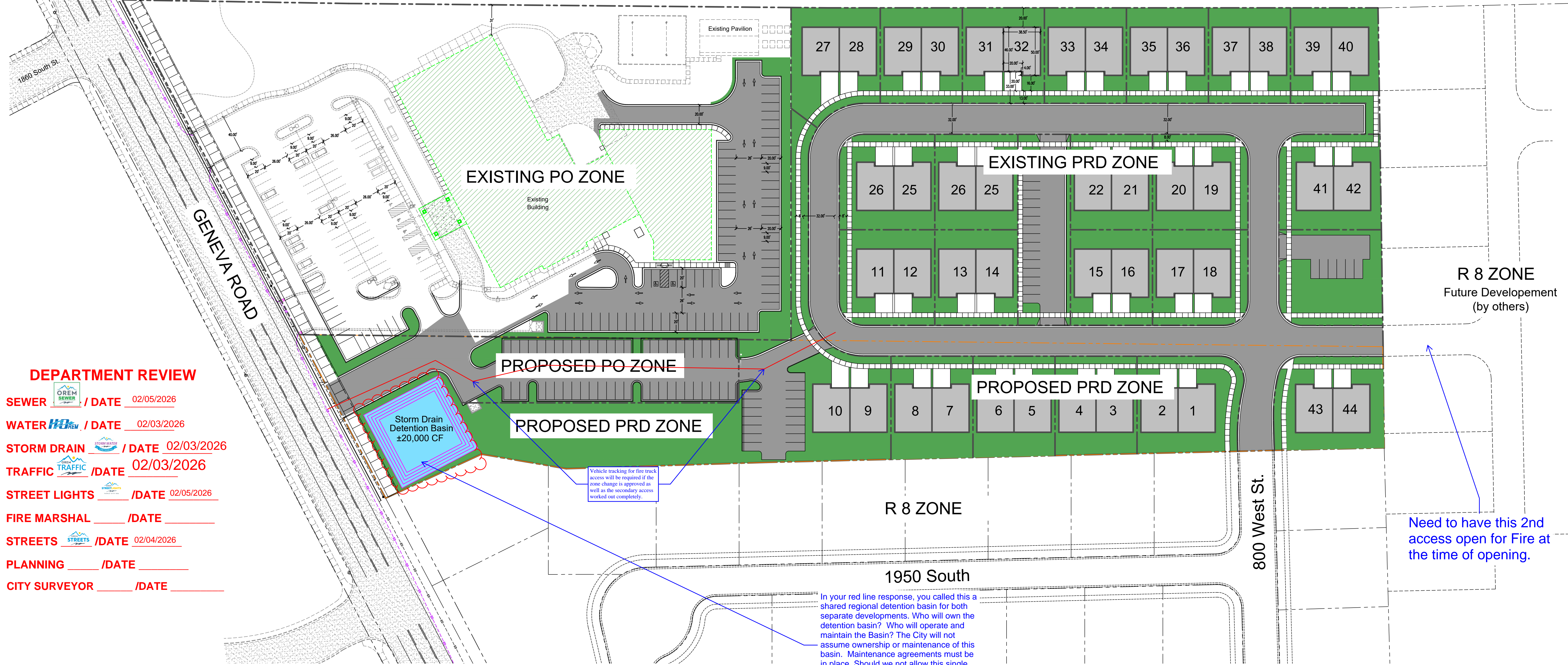


Westerly Way



Note to developer: HOA will be needed to maintain all common areas which means a Storm Water Maintenance Agreement and Plan will be requested by the Storm Water Division. The public streets will have city owned and operated storm facilities, but the private parking lots will need their own drainage system.

OS5 ZONE



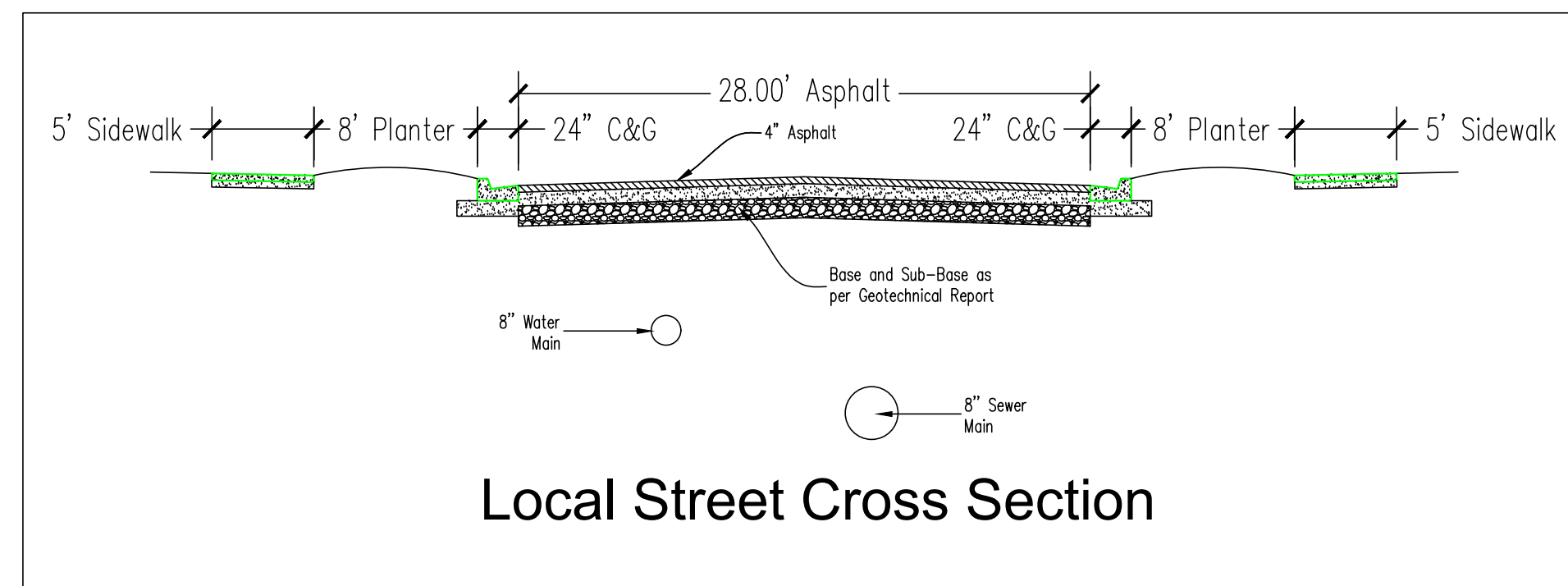
DEPARTMENT REVIEW

- SEWER / DATE 02/05/2026
- WATER / DATE 02/03/2026
- STORM DRAIN / DATE 02/03/2026
- TRAFFIC / DATE 02/03/2026
- STREET LIGHTS / DATE 02/05/2026
- FIRE MARSHAL _____ / DATE _____
- STREETS / DATE 02/04/2026
- PLANNING _____ / DATE _____
- CITY SURVEYOR _____ / DATE _____

Vehicle tracking for fire truck access will be required if the zone change is approved as well as the secondary access worked out completely.

In your red line response, you called this a shared regional detention basin for both separate developments. Who will own the detention basin? Who will operate and maintain the Basin? The City will not assume ownership or maintenance of this basin. Maintenance agreements must be in place. Should we not allow this single basin to be shared but rather require two separate basins? This will need to be worked out if rezoning is approved.

Need to have this 2nd access open for Fire at the time of opening.



Owner / Developer:

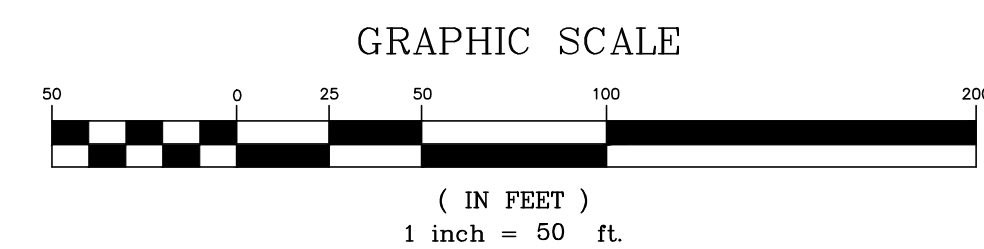
Utah Autism Academy
 Craig Brady
 1875 South Geneva Road
 Orem, Utah 84058
 Office (801)437-0490
 cbrady@utahautismacademy.com

Engineer:

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

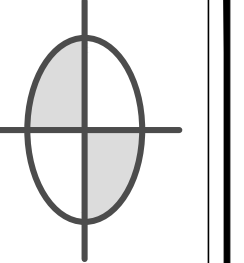
Site Data:

The PO portion of the zone change request has increased in size by .65 acres to allow for more parking.
 The PRD portion has increased to 7.32 acres (approx 2.44 additional acres)
 The number of PRD units is 44, which is 6/acre.
 The number of visitor parking stalls has increased to 39.



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.

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



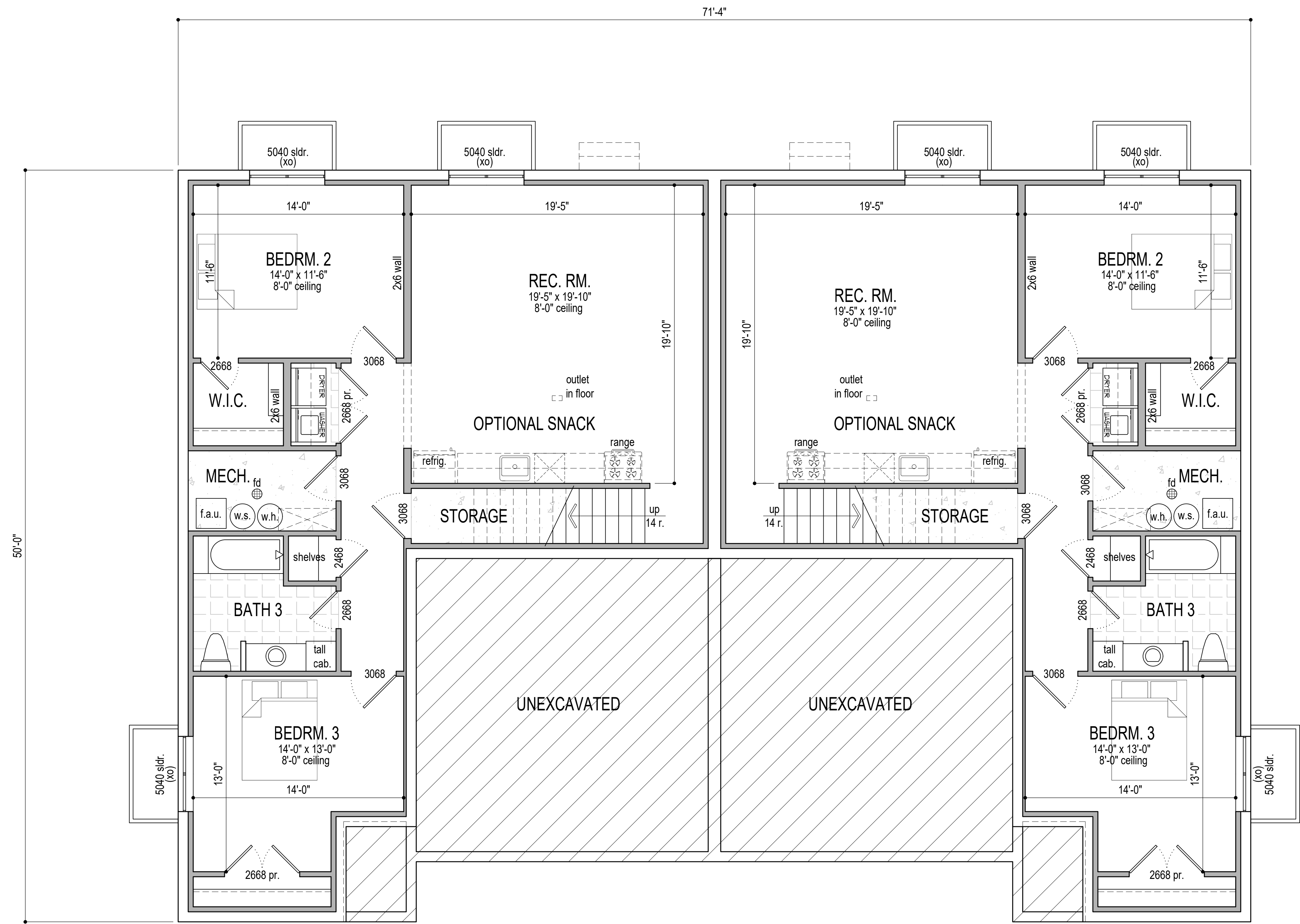
DUDLEY AND ASSOCIATES
 ENGINEERS PLANNERS SURVEYORS
 353 EAST 1200 SOUTH, OREM, UTAH
 801-224-1252

Utah
Concept Plan
 Orem

Revisions

Date	1-28-2026
Scale	1" = 50'
By	TD
Tracing No.	L - 14701

Sheet No.
C - 2.0



DEPARTMENT REVIEW

- SEWER / DATE 02/05/2026
- WATER / DATE 02/03/2026
- STORM DRAIN _____ / DATE _____
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- FIRE MARSHAL _____ / DATE _____
- STREETS / DATE 02/04/2026
- PLANNING _____ / DATE _____
- CITY SURVEYOR _____ / DATE _____

GENERAL & KEYED NOTES

- 1 Header heights u.n.o.
Exterior header heights - 7'-6" a.s.f.
Interior header heights - 6'-8" a.s.f.
- 2 Provide shelves as per owner

FLOOR FINISH SCHEDULE

- Carpet
- Tile
- LVP

LIVING AREA - 1,274 sq. ft.



PROJECT TITLE:

Westerly Way Twinhomes

800 West 1900 South Orem, Utah

DRAWING TITLE

BASEMENT LEVEL FLOOR PLAN

All dimensions and size designations given are subject to verification on the job site and adjustment to fit job conditions. Designer is not an architect or engineer.

Job # 25MD-027
October 14, 2025
1/8" = 1'-0" on 12"x18"
1/4" = 1'-0" on 24"x36"

A4

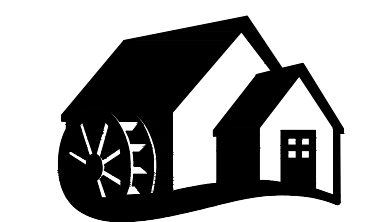
GENERAL & KEYED NOTES

- 1 Header heights u.n.o.
Exterior header heights - 7'-0" a.s.f.
Interior header heights - 6'-8" a.s.f.
- 2 This header height to be at 7'-0" a.s.f.
- 3 This header height to be at 6'-8" above garage slab
- 4 Provide cased opening w/ top at 7'-3" a.s.f.
- 5 Provide shelves as per owner
- 6 Vented hood to have makeup air provided when 400 CFM or more
- 7 Location of electrical panel

FLOOR FINISH SCHEDULE

	Carpet		Tile
	LVP		

MAIN LIVING - 1,220 sq. ft.
GARAGE - 413 sq. ft.
COVERED PORCH - 26 sq. ft.



MILLHAVEN
— DESIGN —

PROJECT TITLE:

**Westerly Way
Twinhomes**

800 West 1900 South Orem, Utah

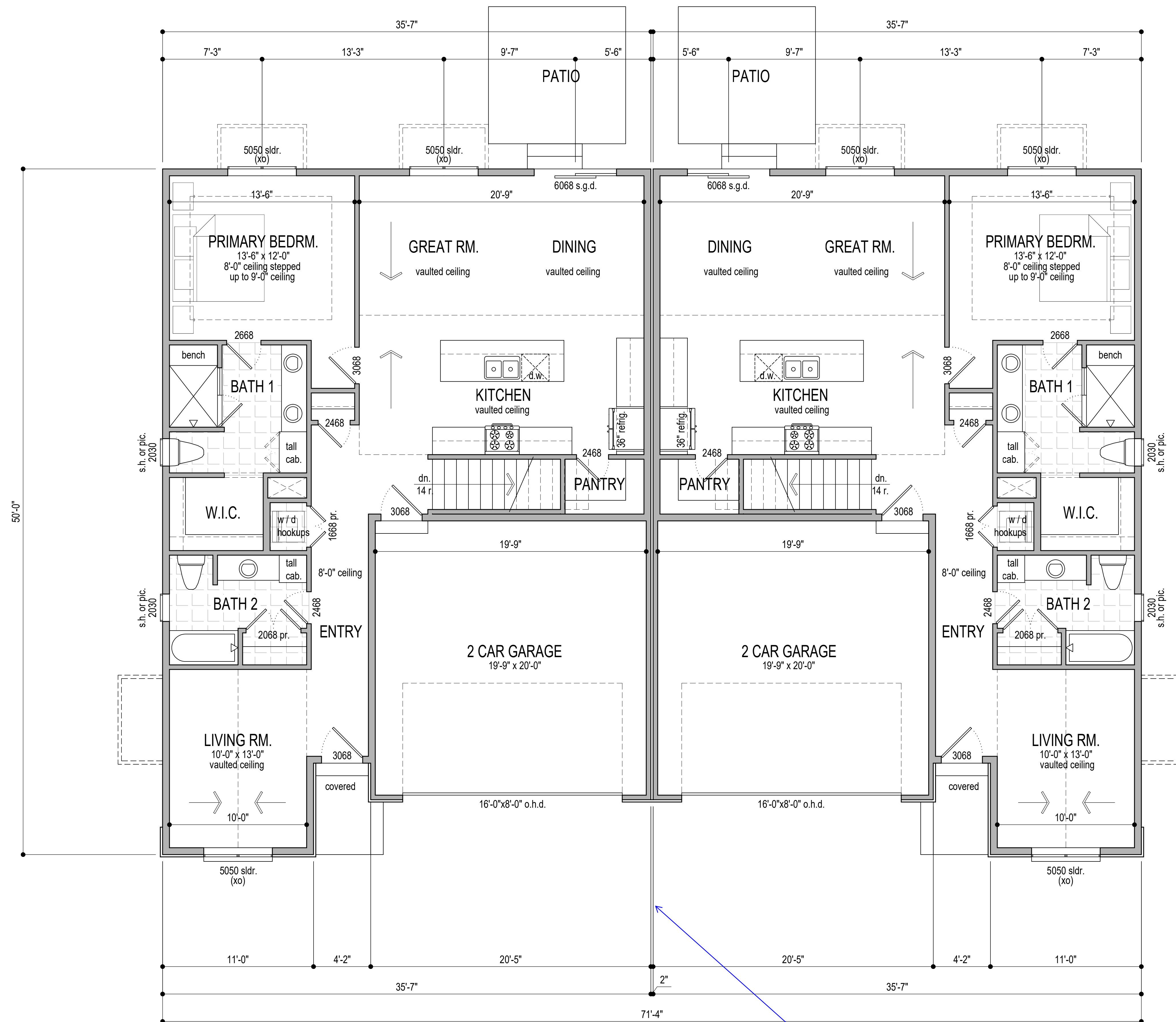
DRAWING TITLE

**MAIN LEVEL
FLOOR PLAN**

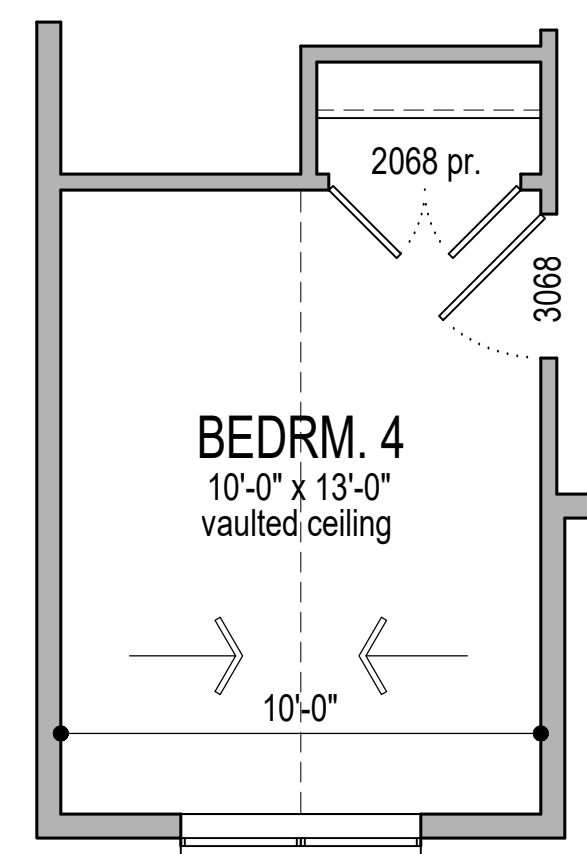
All dimensions and size designations given are
are subject to verification on the job site and
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Designer is not an architect or engineer.

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October 14, 2025
1/8" = 1'-0" on 12"x18"
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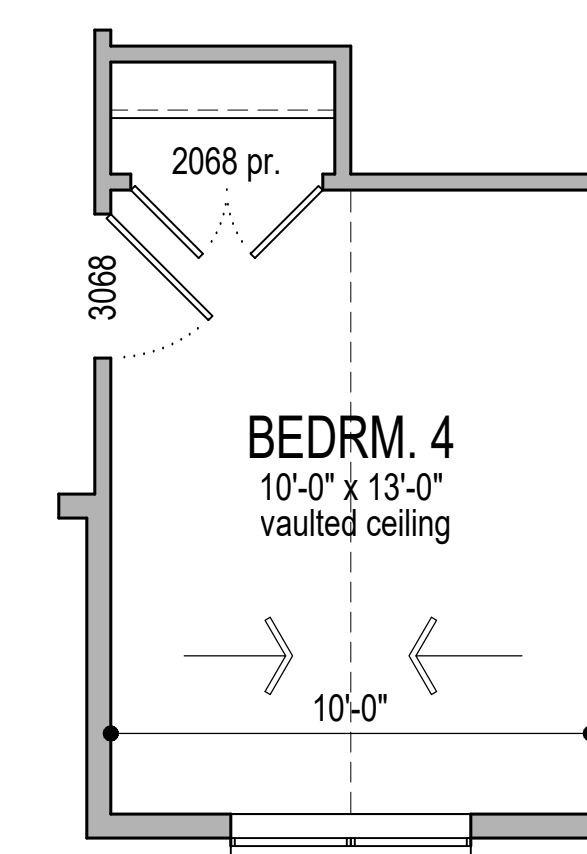
A6



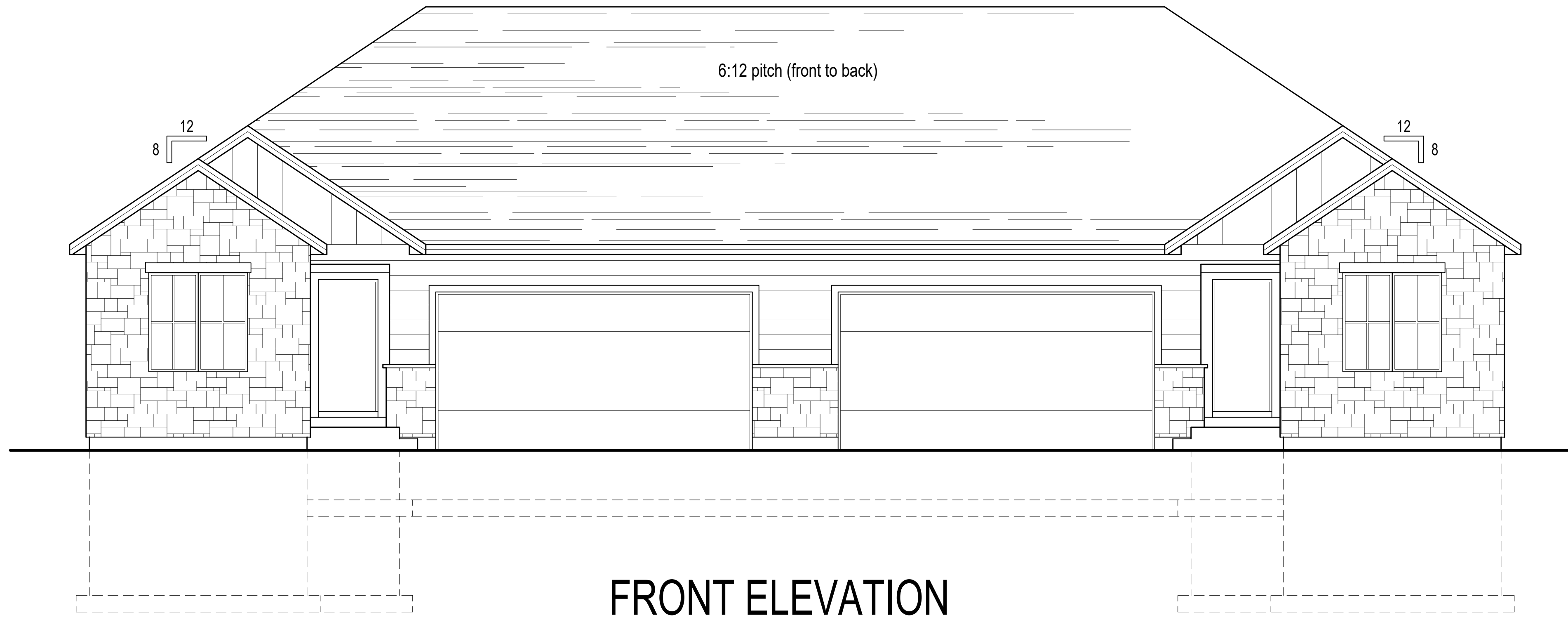
Provide Length of
Driveway if rezone is
approved.



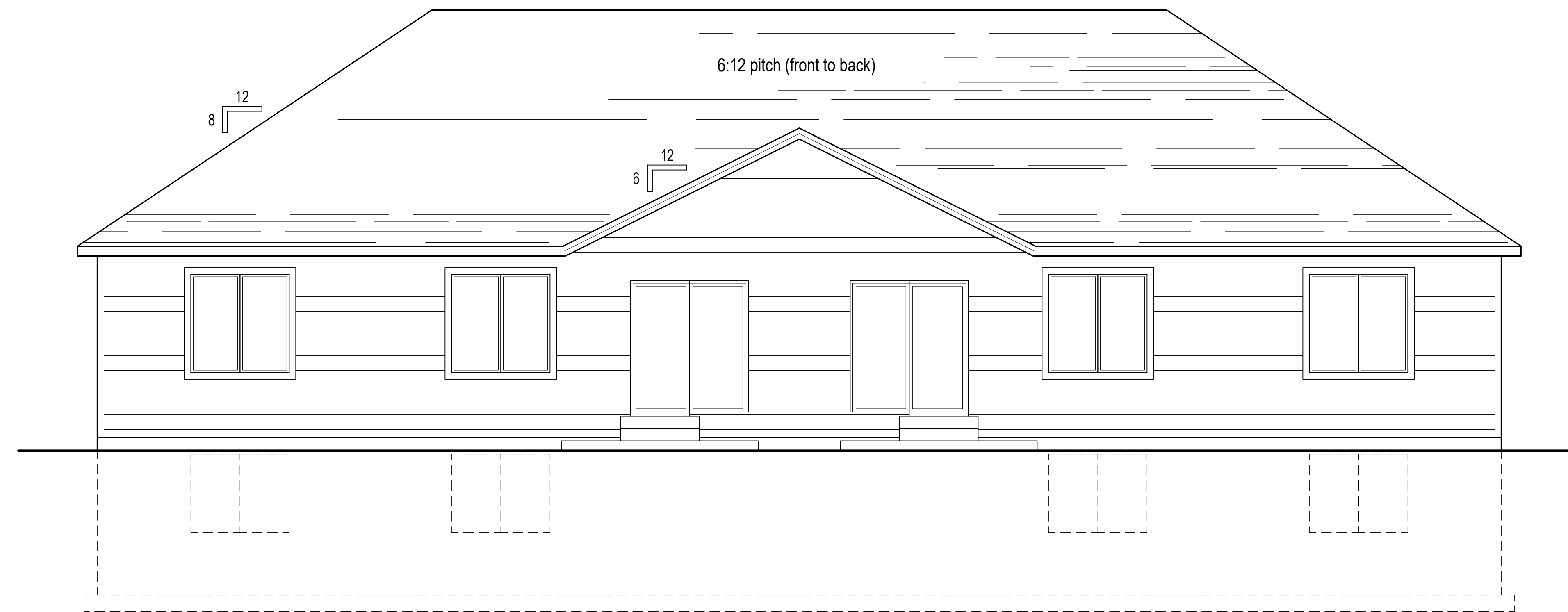
BEDRM. OPTION



BEDRM. OPTION



FRONT ELEVATION



REAR ELEVATION



MILLHAVEN
— DESIGN —

PROJECT TITLE:

**Westerly Way
Twinhomes**

800 West 1900 South Orem, Utah

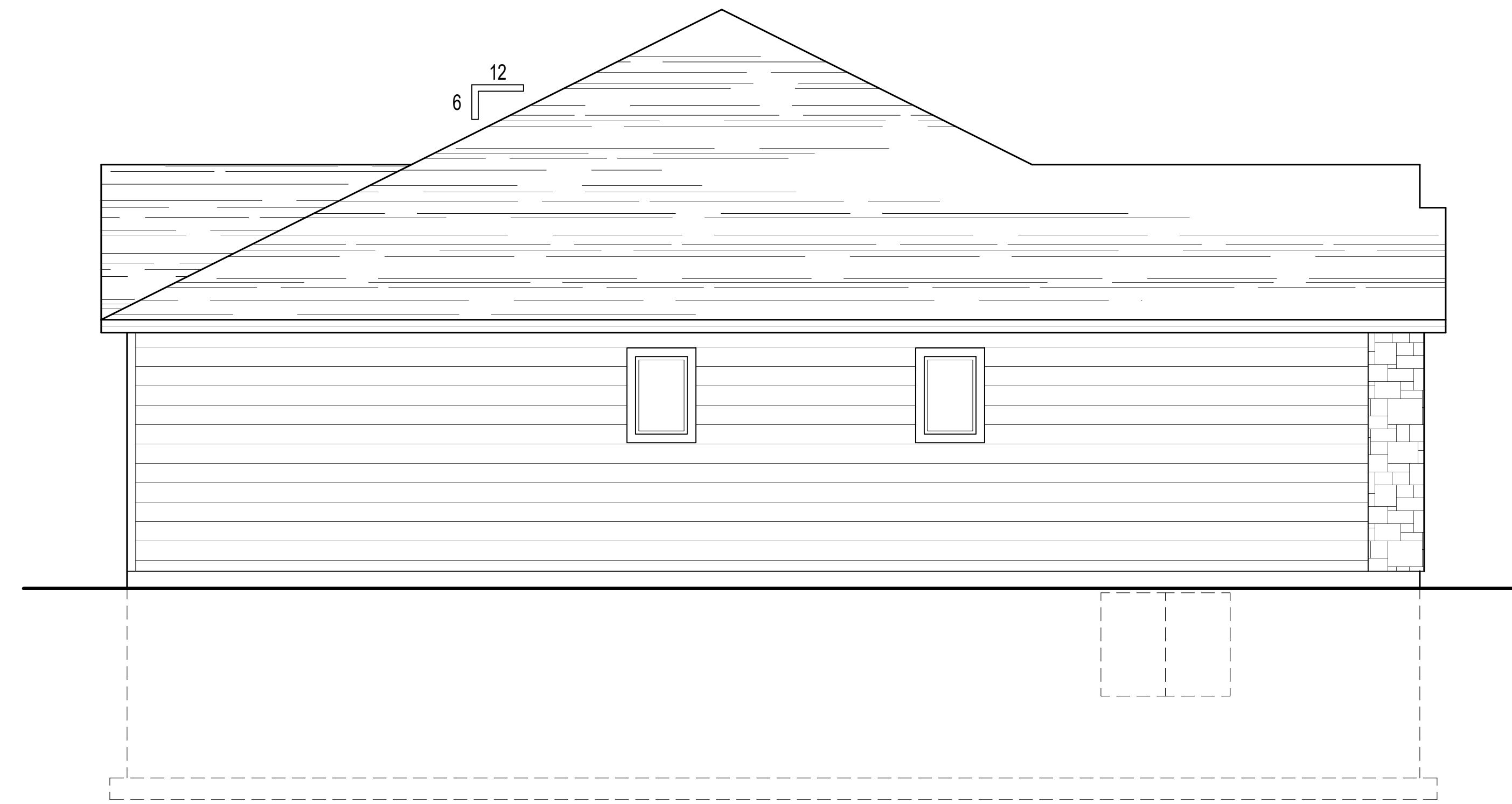
DRAWING TITLE:

**FRONT & REAR
ELEVATIONS**

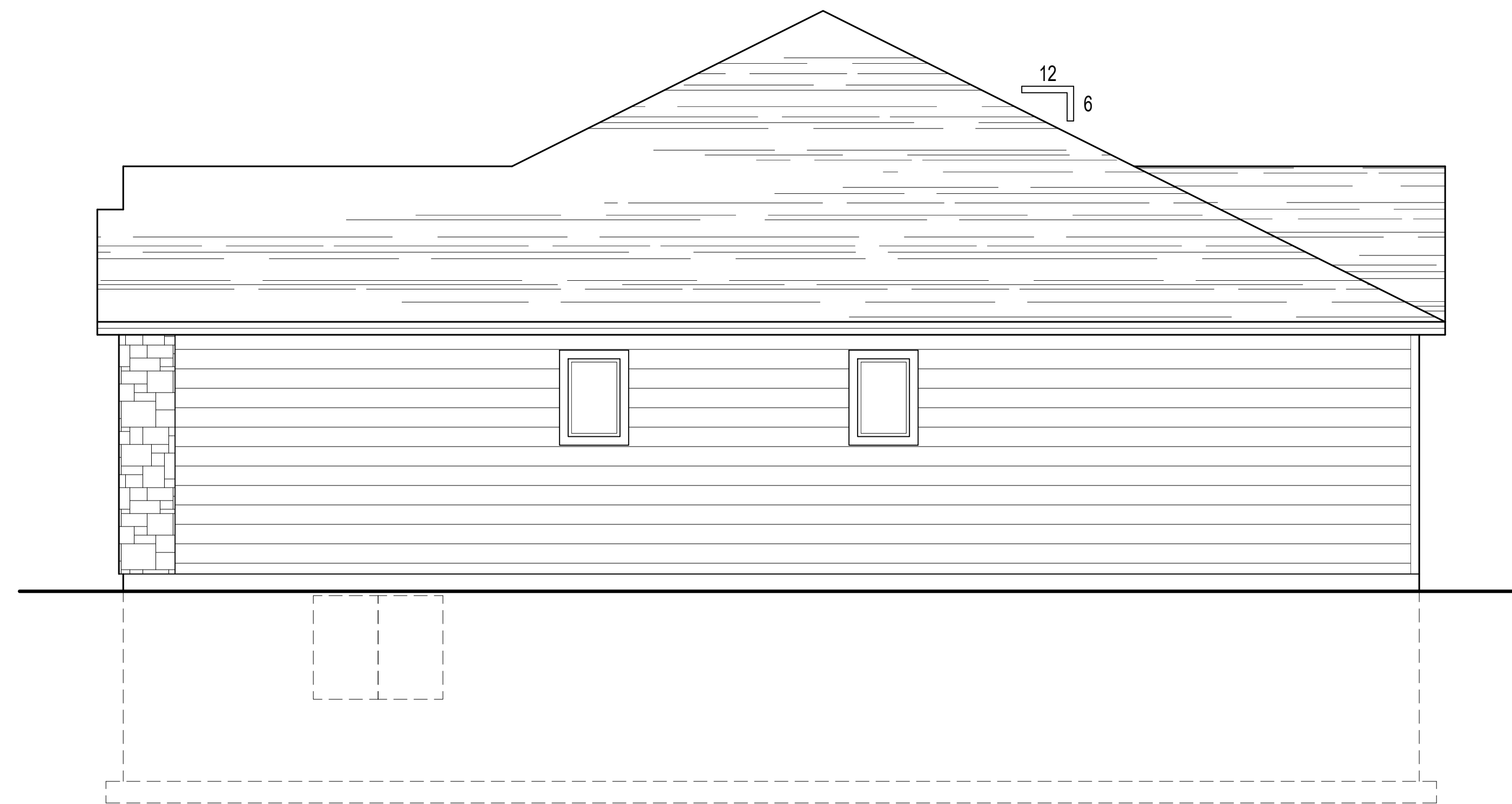
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adjustment to fit job conditions.
Designer is not an architect or engineer.

Job # 25MD-027
October 14, 2025
1/8" = 1'-0" on 12"x18"
1/4" = 1'-0" on 24"x36"

A10



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



MILLHAVEN
— DESIGN —

PROJECT TITLE:

**Westerly Way
Twinhomes**

800 West 1900 South

Orem, Utah

DRAWING TITLE

**LEFT & RIGHT SIDE
ELEVATIONS**

All dimensions and size designations given are
subject to verification on the job site and
adjustment to fit job conditions.
Designer is not an architect or engineer.

Job # 25MD-027
October 14, 2025
1/8" = 1'-0" on 12"x18"
1/4" = 1'-0" on 24"x36"

A11



Dear Neighbor,

This letter is to inform you of an upcoming “Neighborhood Meeting” to discuss a change in the masterplan and zoning on properties located generally at 1875 South Geneva Road in Orem. Parcel #19:036:0084, currently occupied by Utah Autism Academy, is partially zoned “Professional Office”. The applicant wishes to rezone the eastern portion of the parcel to “Planned Residential” and change the underlying masterplan to low density residential. The applicant also wishes to rezone Parcel #19:036:0088, currently owned by Al Switzler and zoned OS-5, to “Professional Office” on the northwest portion of the parcel. The remaining Switzler property is proposed to be rezoned to “Planned Residential” and change the underlying masterplan to low density residential. The “Planned Residential” rezone is proposed to be developed as twin home residences.

A neighborhood meeting will be held at Utah Autism Academy, located at 1875 S Geneva Rd. The meeting will begin at 6:00 pm on December 15th, 2025. All neighbors within 500 feet have been notified of this meeting, however if you know of someone who may not have been notified, please pass this information on to them.

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

We will look forward to hearing from you at the meeting. Should you be unable to attend the meeting or have questions prior to the meeting, please feel free to contact Craig Brady at 801-437-0490 or email cbrady@utahautismacademy.com.

Best regards,

Craig Brady
Utah Autism Academy
1875 S. Geneva Road
Orem, UT 84058
801.437.0490
cbrady@utahautismacademy.com

Neighborhood Meeting: Introduction & Discussion of the new concept plan for Westerly Way

Date: December 15th

Time: 6:00pm (discussions continued until approx. 8:30pm)

Attendance: See attendance sheet

Presentation of Plan: Craig Brady (Tricia Nelson present to answer questions as well)

The concept plan C - 2.0 11-24-2025 (1"=50') from Dudley and Associates was presented for attendees to inspect.

The history of UAA's effort to develop its vacant parcel was reviewed. It included the original plan to rezone the approximately 5 acre parcel from OS-5 to PRD, with a concept plan of 23-approximately 3,200-3,400 sf free-standing homes. The City of Orem Development Services team had required access points to 800 West and to the east adjacent parcel (previously known as Wilkerson Farms). Neither of those access points were available to UAA at the time, due to the Dolan DeLeew 3 acre parcel in between. The concept plan provided a public road access to Geneva Road and a fire lane access through the north end of the existing clinical facility.

The original application was presented to the Orem City Council August 27, 2023 and was approved for a PRD. The application was withdrawn by UAA shortly thereafter due to the news that the owner of the east parcel had purchased the south parcel (DeLeew) and was placing both on the market for future development. This news created concern for the safety of the clients of Utah Autism Academy. It was anticipated that this would allow considerably more traffic to utilize the Geneva Road access that was designed to pass near the entrance of the clinical facility.

The parcels being sold were placed under contract with Keystone Construction and an R-8 rezone of the east parcel was approved by the Orem City Council in February 2025.

The south parcel was terminated from the purchase contract, and UAA has agreed to purchase that parcel.

A new concept plan was introduced in the neighborhood meeting. It calls for 44 twin-homes (about 2,500 sf each) on approximately 7-½ acres (including the south parcel). The Geneva Road access has been eliminated from the plans, and the original access points on 800 West and to the east parcel have remained. It was shared with the residents that UAA's goal is to create more affordable housing for the autism community by placing more units in the development with the twin home concept and by reducing the square footage.

Neighborhood feedback

The main concern of residents is the access of 44 units through 800 West. It was mentioned that previous flooding of 800 West has occurred, that there are many children in the area, that 800 West was not designed for this kind of traffic, and that 2000 South will become more congested with the traffic from this development and the other current and future developments.

Some recommended not using the “outdated” 2014 traffic study. It was indicated that we would follow the requirements of the City of Orem which may include a new traffic study. Several of the neighbors also wanted to close access to their neighborhood from the Keystone development to the east.

One neighbor was concerned about the behavior of individuals with autism living near her neighborhood. UAA is firmly committed to assisting with the development of a safe and friendly neighborhood.

Neighbors were concerned about the number of residents and vehicles at each unit. UAA shared its desire to restrict the number of vehicles per unit by creating the HOA CC&Rs. The neighbors requested these documents be available for the presentation to the Planning Commission.

Neighbors asked about backyard set-backs and roof heights, which were clarified as per city code.

There was considerable discussion about UAA's closure of the access to Geneva Road (as a change from the previous plan). It was indicated that UAA refuses to have traffic from the new Keystone development passing close to the clinic, as it poses substantial risk for clientele. It was discussed that if the Keystone (east parcel) access were to be permanently closed, UAA would petition UDOT and the City of Orem to allow the Geneva Road access. UAA is supportive of this possibility.

Craig Brady & Tricia Nelson stayed to answer any questions or address any concerns of neighbors.

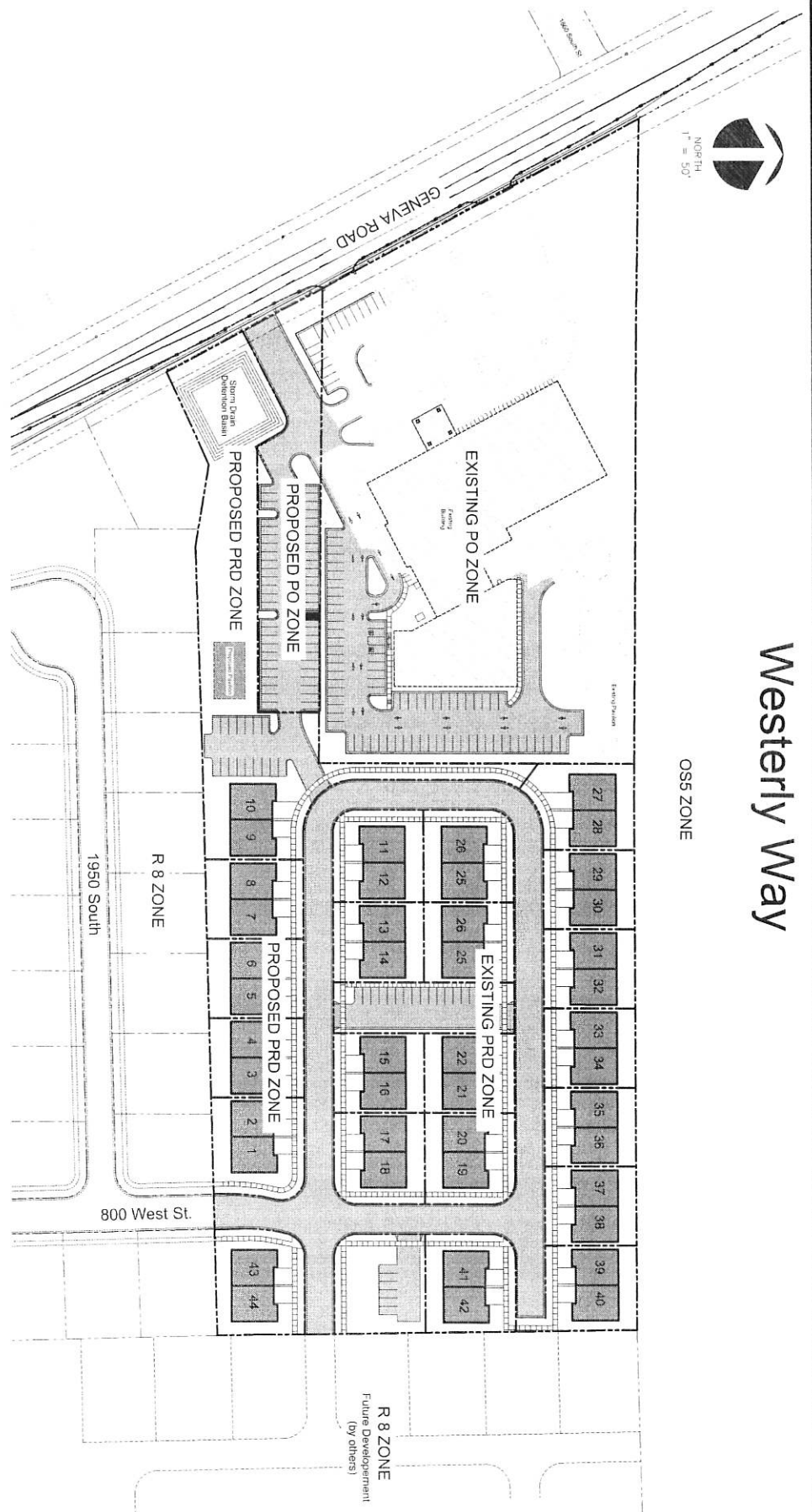
Westerly Way Neighborhood Meeting

12/15/25

Name	Address	Email	Phone
Terrie Foster	861 W 1950 S	Terrie.Foster@gmail.com	
Barbara Linda Brown	788 W 2000 S.		
HARDEN HARBUT	1877 S 1630 W	HARDENHARBUT@gmail.com	
JOHN PETER	861 W 1950 S	JOHN.PETER@gmail.com	951-675-2202
Pamela Moose	1949 S. 800 W		
Laurie Berrett	878 W. 1950 S.	LaurieBerrett@gmail.com	308 251-1505
Sherril Fong	840 W 1950 S.	sherril@aol.com	
Tom Fong	840 W 1950 S.	biskopff@bishopfong@gmail.com	
ADAM BROWN	866 W 1950 S.	EZITADT@gmail.com	801-592-5296
Don Bahen	1949 N. 600 W. 1950 S.	bahlen@gmail.com	801 822 2479
Vonda Bahen	1949 N. 600 W. 1950 S.	bahlen@gmail.com	" " "
Alan Moose	1949 S. 800 W. 1950 S.		

Westerly Way

OSS5 ZONE



Know what's below.
Call 811 before you dig.
 BLUE STAVES OF UTAH
 UTILITY CONNECTION CENTER, INC.
 WWW.811UTAH.COM
 800-452-4111

Owner / Developer
 Utah Autism Academy
 Craig Brady
 1875 South Geneva Road
 Orem, Utah 84058
 Office (801) 437-0490
 cbrady@utahautismandemacy.com

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

Site Data
 PRD ZONE = 319,294 sq.ft. or 7.33 Acres
 Total number of Units = 44
 PO ZONE = 28,314 sq.ft. or 0.65 Acres



<p>Revisions</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>DATE 11-26-2025</p> <p>SCALE AS SHOWN</p> <p>BY T.D. HANSEN, INC.</p> <p>UTAH</p>	<p>Sheet No. C-210</p>	<p>Concept Plan</p>	<p>DUDLEY AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS 353 EAST 1200 SOUTH, OREM, UTAH 801-224-1252</p>	

December 1, 2025

Utah Autism Academy
1875 S. Geneva Road Orem, UT 84058
Office Phone # (801)437-0490
Fax # - (801)456-9954

Dear Mr. Brady

Subject: Rezoning of Orem Acreage Adjacent to Utah Autism Academy

I have no objections to the rezoning of the property in Orem, UT adjacent to the Utah Autism Academy. I am sure the Academy will put the land to good use in support of the mission of the school.



Al Switzler
801.602.5543



Items needed for Westerly Way Application

Rebecca Gourley <rsgourley@orem.gov>
To: Craig Brady <cbrady@utahautismacademy.com>
Cc: Grace Bjarnson <gebjarnson@orem.gov>

Mon, Nov 24, 2025 at 5:14 PM

Hi Craig,

Thank you for coming in today. Here are the items we will need for the rezone.

1. A copy of the Neighborhood Meeting letter
I've attached a list of all neighbors who need to be notified of the rezone. Please ensure that when you apply, you include a digital copy of one.
2. A copy of materials presented at the Neighborhood Meeting
3. Neighborhood Meeting Attendance Roster
4. A copy of the minutes of the Neighborhood Meeting
5. In-writing agreement from the owners of the property confirming that they are aware of the rezone and agree to it.

The letter and the meeting date must contain or adhere to the following:

1. **Neighborhood Meeting.** *The applicant for a site plan within or adjacent to a residential zone shall hold a neighborhood meeting prior to submitting an application for site plan approval. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. The applicant shall send written notice of the place, date, and time of the neighborhood meeting to all property owners, as listed in the records of the Utah County Recorder the notice shall be written on letterhead which includes the contact information of the applicant, including but not limited to a name, address, phone number and an e-mail address. The notice must include the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property. The notice must also include the following language:*

"Pursuant to Orem City Code Section 22-14-20(I), this 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."

All required notices shall be provided at least one week prior to the date of the meeting. The neighborhood meeting must be conducted at a location within the City boundaries. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. Phone calls or informal door-to-door contacts are not considered neighborhood meetings. The applicant shall keep detailed minutes of the content of the neighborhood meeting. The application for site plan approval shall include a list of all individuals who were notified of the meeting, a roster of attendees at the meeting, and a copy of the minutes from the neighborhood meeting.

With the time needed for noticing and for completing the neighborhood meeting, we anticipate this rezone going to PC on either December 17, 2025 or January 7th, 2026. If there are corrections required during the review, these dates may be pushed back.

Let Grace or I know if you have any other questions.

Thank you,

Rebecca Gourley
Associate Planner
56 N State St | Orem, Utah 84057
rsgourley@orem.gov | (801) 229-7183



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25K



Planning Commission
April 1st, 2026

**5.2 Rezone,
355 W. University**

PUBLIC HEARING – Zone Map Amendment
Request to rezone the property located generally at 355 West University Parkway from R8, Residential to C2 Commercial. (Approximately 5.93 acres.)

Prepared By:
Jared Hall

Applicant:
Cole West, LLC

Notices:

Posted in 2 public places
Posted on City Webpage and City hotline
Posted at Utah.gov/pmn notices sent to property owners within a 1,000-foot radius

Site Information:

General Plan Designation:
Low Density Residential
Current Zone: **R8**
Proposed Zone: **C2**
Acreage: **5.93 acres**
Neighborhood: **Lakeview**

Action:

The Planning Commission is the recommending body for this requested amendment, and may:

Forward a positive recommendation of the proposed change of zoning.

Forward a negative recommendation of the proposed change of zoning.

Continue the hearing to a future date to allow for further review, additional information, or public comment as may be needed to make a decision.

REQUEST: The applicant requests that the Planning Commission forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the Zoning Map or Orem City by rezoning 5.93 acres of property located generally at 355 W. University Parkway from R8, Single-Family Residential to C2, Commercial.

BACKGROUND: The applicants have submitted a request for to rezone the property at 355 West University Parkway R8 (Single Family Residential) to C2 (Commercial). The subject property is currently developed with an office building, parking, and several other structures. The applicants have proposed the rezone to facilitate additional development on the property. A concept plan for the additional development has been submitted with the request to rezone.



Figure 1, Subject Property aerial

REVIEW & ANALYSIS:

General Plan– The property is designated “RC, Regional Commercial” on the Future Land Use Map. The requested zoning (C2, Commercial) is listed as one of the preferred zones for this land use designation. Most of the property with frontage on University Parkway is included in the RC Land Use Category. The situation in this case is somewhat unique because property has been zoned residentially while the

current use is commercial, creating a legal non-conforming status. The surrounding properties to the east and west are also located in the Regional Commercial land use classification, but the properties immediately to the south are residentially zoned, and located in the LDR, Low Density Residential land use classification.

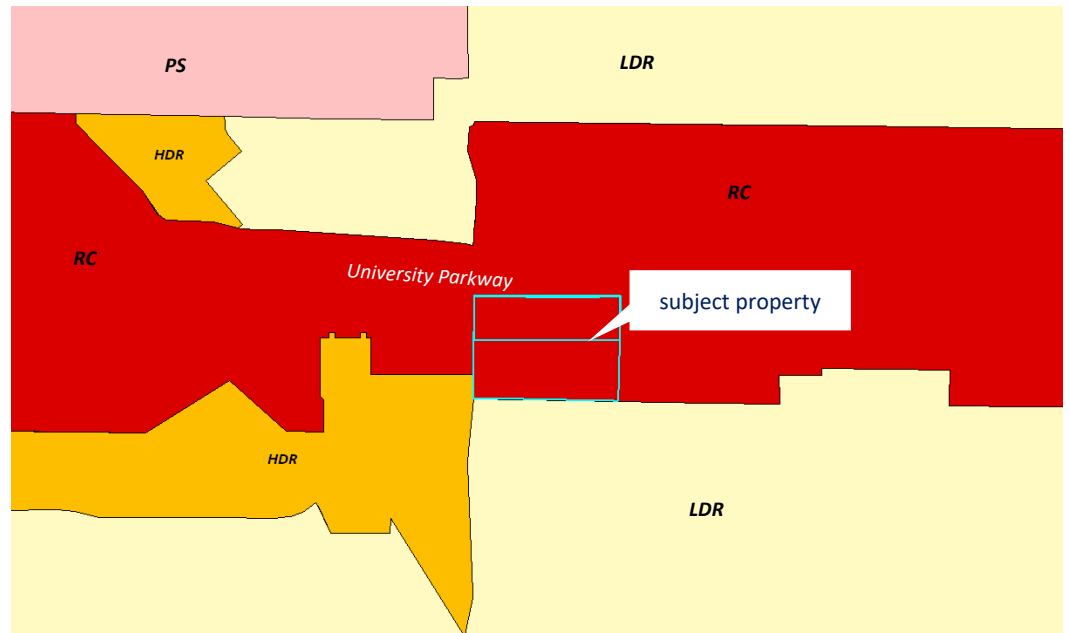


Figure 2: From the Land Use Map, General Plan

Current Zoning– The property is currently located in the R8 Zone. The R8 Zone primarily allows single-family detached houses on lots with a minimum of 8,000 ft². The R8 Zone also allows some non-residential but related uses such as churches, schools, and utilities. The surrounding properties are located in both commercial and residential zones, including the R8 Zone, The HS (Highway Services Zone), and the PD-5 Zone, a specialized commercial zone.

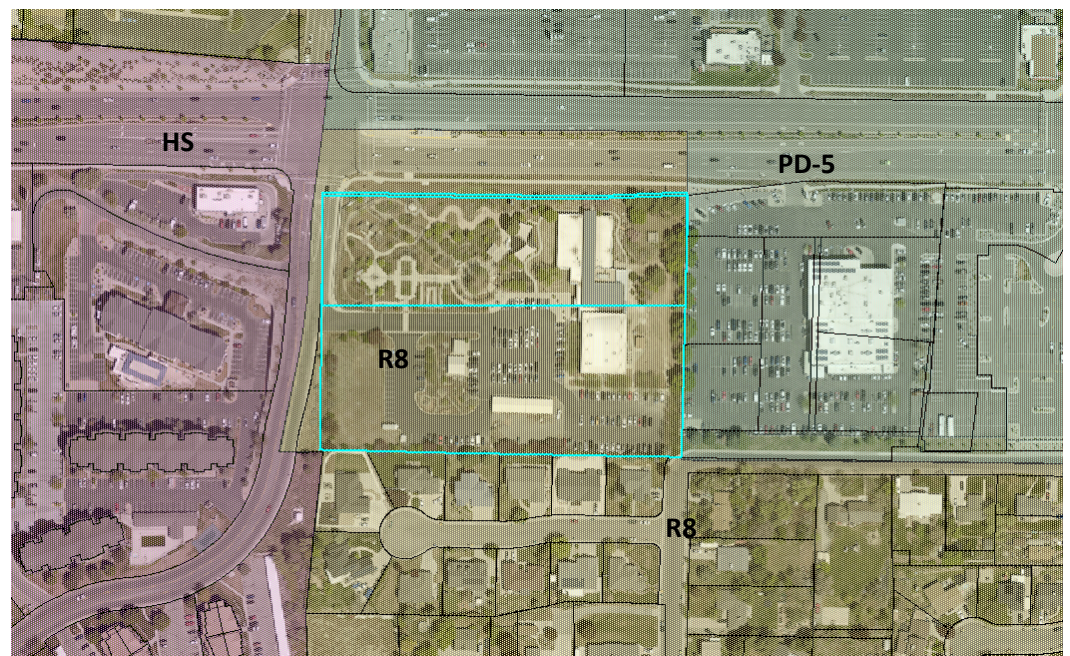


Figure 3: Existing Zoning of the subject and surrounding properties

Proposed Zoning– The applicants are requesting a rezone from the R8 to the C2 Zone. The intent of the C2 Zone is to “allow a wide range of commercial and retail development including offices, business and personal services, public spaces, and general community shopping.” (ref. 22-8-5).

A full list of uses allowed in the C2 zones may be viewed in Appendix A of the City Code ([Appendix A](#)). If the rezone is approved, these uses would be allowed at this location. Additionally, the rezone will allow future structures to be built to the following setbacks:

Zone Development Standards					
Commercial and Professional Office Zones					
	PO	C1	C2	C3	HS
Minimum Lot area in square feet unless listed as acres Setbacks (Minimum)	18000*****	7000	7000	3 acres*	½ acre
From back of sidewalk adjacent to State Street or State Street Connector Street:	15'	15'	15'	15'	15'
From all other streets:	20'***	20'	20'*****	30'***	20'
From an adjoining Property in a nonresidential zone:	0	0	0	0	0
From an adjoining property in a residential zone****:	25'*****	10'	10'	40'	10'
Structure Heights.					
Minimum:	8'	8'	8'	8'	8'
Maximum:	35'	48'	48'****	35'****	60'

Buffering between C2 zoning and the residential zoning to the south would be required in any future development of the property if it is rezoned. For example, no building in the commercial zone could be located closer to the property line than a distance equal to or greater than the height of the proposed building, and masonry walls and landscaping must be located in that required setback. **Concept Plan** – The current concept plan for the Spring Hollow addition includes a proposed 2 story structure, which will include an additional kitchen and dining facility and 18 beds. Building elevations have not yet been proposed.

Concept Plan – The applicants have submitted a concept plan for the additional development of the property if the change in zoning were to be approved. The applicant’s interest in the additional development is related directly to high visibility from University Parkway traffic. As a result, their proposed concept includes buildings that are located as close as possible to the frontage of University Parkway to take advantage of that visibility. The remainder of the property is used for landscaped parking areas at this time. The existing office building would remain on site and be integrated into the redevelopment. A copy of the concept plan is attached for your review.

Process, DRC Action– If the change in zoning is approved, the applicants will need to submit applications for site plan approvals through the Planning Commission. Those submittals will require a greater degree of detail with regard to engineering and site development concerns such as grading and drainage, traffic impact, photometric plans, full landscaping plans, and others. However, the concept has been reviewed by the technical staff of the Development Review Committee and no concerns that could not be addressed were found related to the proposed rezoning.

The DRC voted to forward the application to the Planning Commission without special conditions or considerations at a public meeting held on Monday, March 16th, 2026.

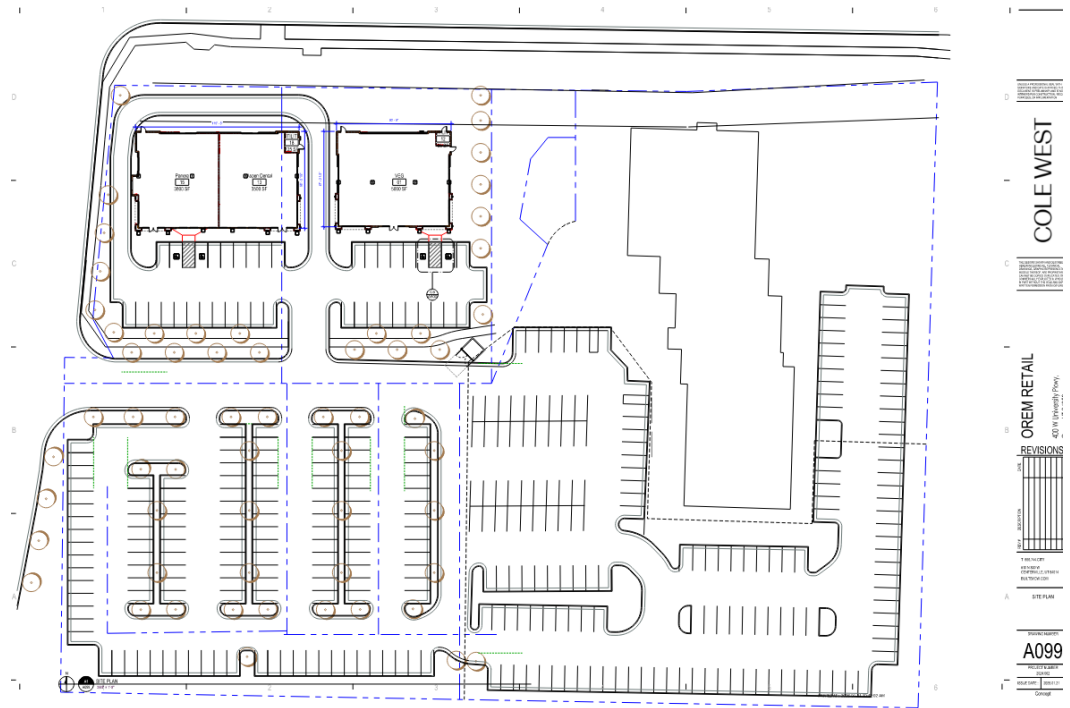


Figure 4: Concept Plan, 355 W. University Parkway

***NOTE:** Concept plans are required as part of a rezone application but are not considered binding documents. Any structure, plans, or uses that meet C1 requirements will be allowed in this location if a C1 rezone is passed.

Neighborhood Meeting– A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting on February 4th, 2026, at the Orem Family Fitness Center. Minutes, a copy of materials discussed, and a copy of the notices mailed by the applicants are attached to the agenda packet for review.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested zone change, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS:

After review and consideration of the application the Planning Commission may:

Recommend Approval or Denial for the requested zoning map amendment to the City Council.

Continue the Request to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Planning Commission forward a recommendation of **[choose APPROVAL or DENIAL]** to the Orem City Council for the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single Family Residential to C2, Commercial, approximately 5.93 acres.

Motion to Continue the Request

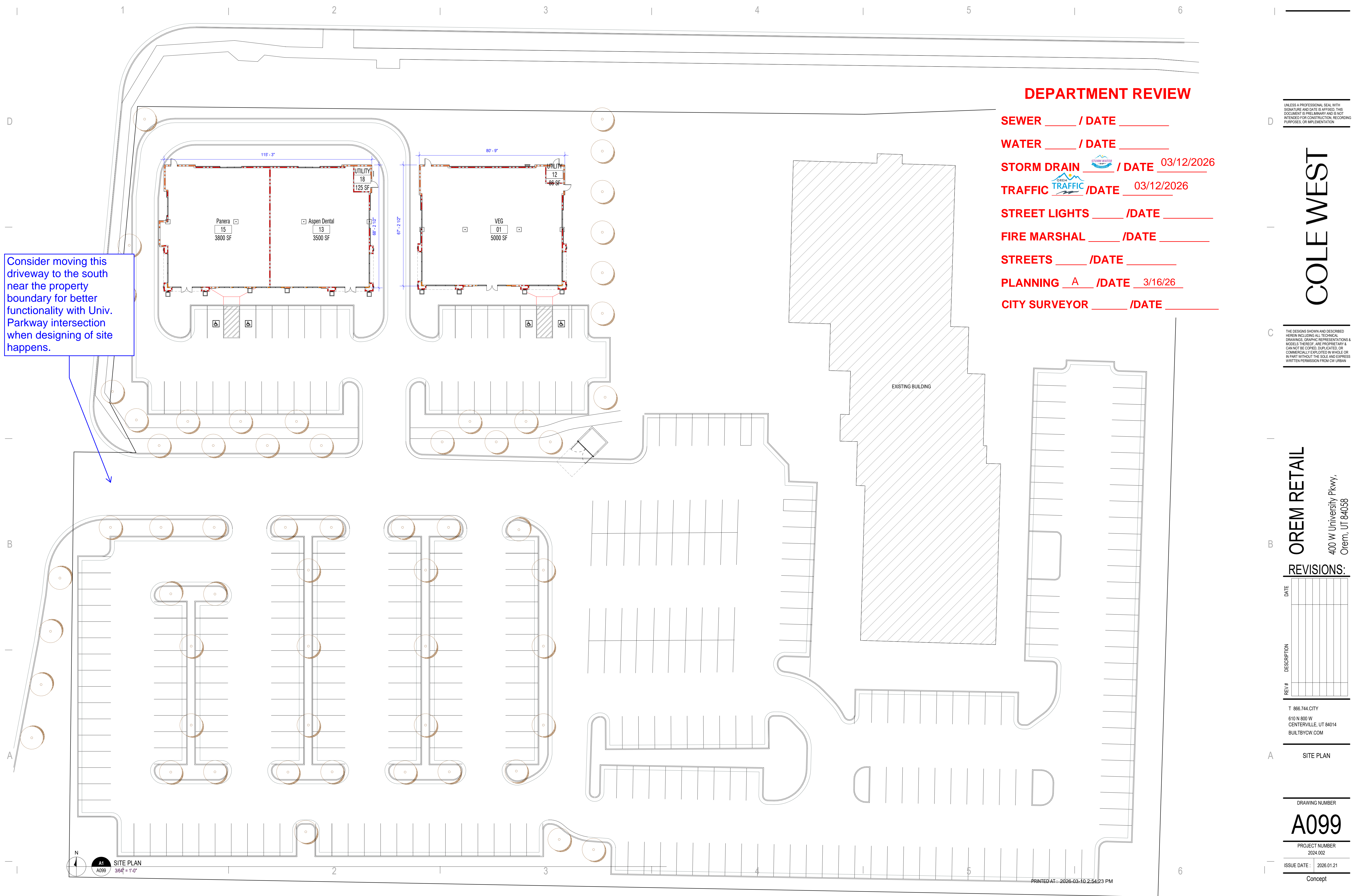
“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).”

PROPOSED REZONE AREA – C2 ZONE



355 W University Rezone Street View





Consider moving this driveway to the south near the property boundary for better functionality with Univ. Parkway intersection when designing of site happens.

DEPARTMENT REVIEW

- SEWER _____ / DATE _____
- WATER _____ / DATE _____
- STORM DRAIN / DATE 03/12/2026
- TRAFFIC / DATE 03/12/2026
- STREET LIGHTS _____ / DATE _____
- FIRE MARSHAL _____ / DATE _____
- STREETS _____ / DATE _____
- PLANNING A / DATE 3/16/26
- CITY SURVEYOR _____ / DATE _____

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COLE WEST

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OREM RETAIL
400 W University Pkwy,
Orem, UT 84058

REVISIONS:

REV#	DESCRIPTION	DATE

T 866.744.CITY
610 N 800 W
CENTERVILLE, UT 84014
BUILTBYCW.COM

SITE PLAN

DRAWING NUMBER
A099

PROJECT NUMBER
2024.002

ISSUE DATE : 2026.01.21

Concept

SITE PLAN
A1
A099
3/6" = 1'-0"

PRINTED AT: 2026-03-10 2:54:23 PM

1

2

3

4

5

D

D

C

C

B

B

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PROJECT:
OREM RETAIL
400 W University Pkwy,
Orem, UT 84058

REVISIONS:



LEVEL 1
100' - 0"



A

TITLE:
ELEVATIONS

SHEET:
A902

ISSUE DATE : 2025.12.01

1

2

3

4

5

2025-12-03 4:13:29 PM



C1 ELEVATION NORTH
A902 3/32" = 1'-0"



A1 ELEVATION FRONT
A902 3/32" = 1'-0"

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PROJECT:
OREM RETAIL

400 W University Pkwy,
Orem, UT 84058

REVISIONS:

TITLE:
ELEVATIONS

SHEET:
A902

ISSUE DATE : 2025.12.03

Concept



Planning Commission
April 1st, 2026

**5.2 Rezone,
355 W. University**

PUBLIC HEARING – Zone Map Amendment
Request to rezone the property located generally at 355 West University Parkway from R8, Residential to C2 Commercial. (Approximately 5.93 acres.)

Prepared By:
Jared Hall

Applicant:
Cole West, LLC

Notices:

Posted in 2 public places
Posted on City Webpage and City hotline
Posted at Utah.gov/pmn notices sent to property owners within a 1,000-foot radius

Site Information:

General Plan Designation:
Low Density Residential
Current Zone: **R8**
Proposed Zone: **C2**
Acreage: **5.93 acres**
Neighborhood: **Lakeview**

Action:

The Planning Commission is the recommending body for this requested amendment, and may:

Forward a positive recommendation of the proposed change of zoning.

Forward a negative recommendation of the proposed change of zoning.

Continue the hearing to a future date to allow for further review, additional information, or public comment as may be needed to make a decision.

REQUEST: The applicant requests that the Planning Commission forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the Zoning Map or Orem City by rezoning 5.93 acres of property located generally at 355 W. University Parkway from R8, Single-Family Residential to C2, Commercial.

BACKGROUND: The applicants have submitted a request for to rezone the property at 355 West University Parkway R8 (Single Family Residential) to C2 (Commercial). The subject property is currently developed with an office building, parking, and several other structures. The applicants have proposed the rezone to facilitate additional development on the property. A concept plan for the additional development has been submitted with the request to rezone.



Figure 1, Subject Property aerial

REVIEW & ANALYSIS:

General Plan– The property is designated “RC, Regional Commercial” on the Future Land Use Map. The requested zoning (C2, Commercial) is listed as one of the preferred zones for this land use designation. Most of the property with frontage on University Parkway is included in the RC Land Use Category. The situation in this case is somewhat unique because property has been zoned residentially while the

current use is commercial, creating a legal non-conforming status. The surrounding properties to the east and west are also located in the Regional Commercial land use classification, but the properties immediately to the south are residentially zoned, and located in the LDR, Low Density Residential land use classification.

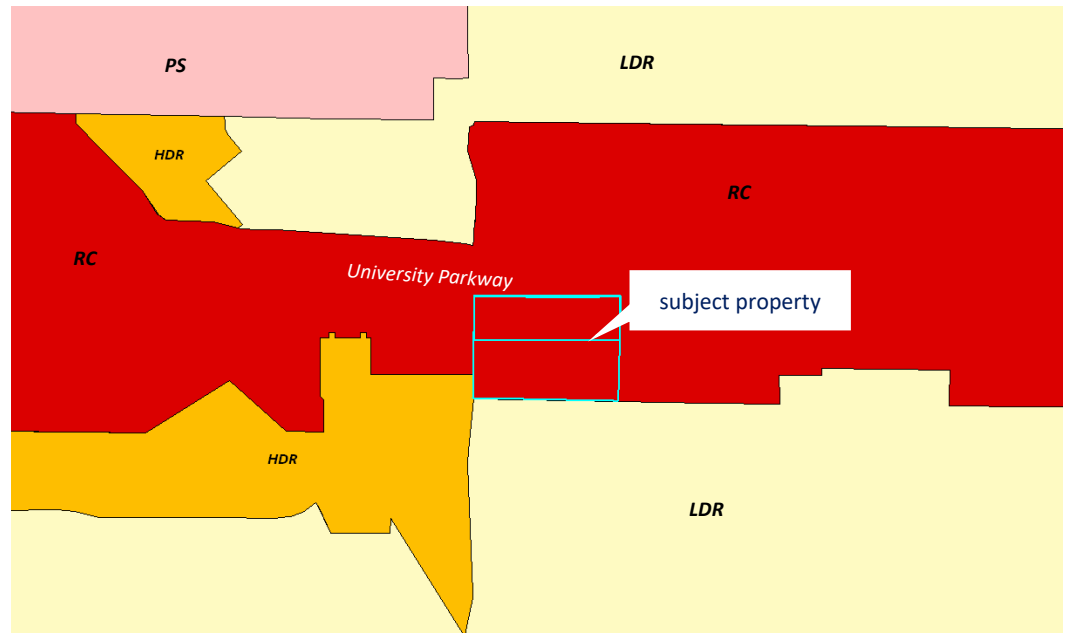


Figure 2: From the Land Use Map, General Plan

Current Zoning– The property is currently located in the R8 Zone. The R8 Zone primarily allows single-family detached houses on lots with a minimum of 8,000 ft². The R8 Zone also allows some non-residential but related uses such as churches, schools, and utilities. The surrounding properties are located in both commercial and residential zones, including the R8 Zone, The HS (Highway Services Zone), and the PD-5 Zone, a specialized commercial zone.

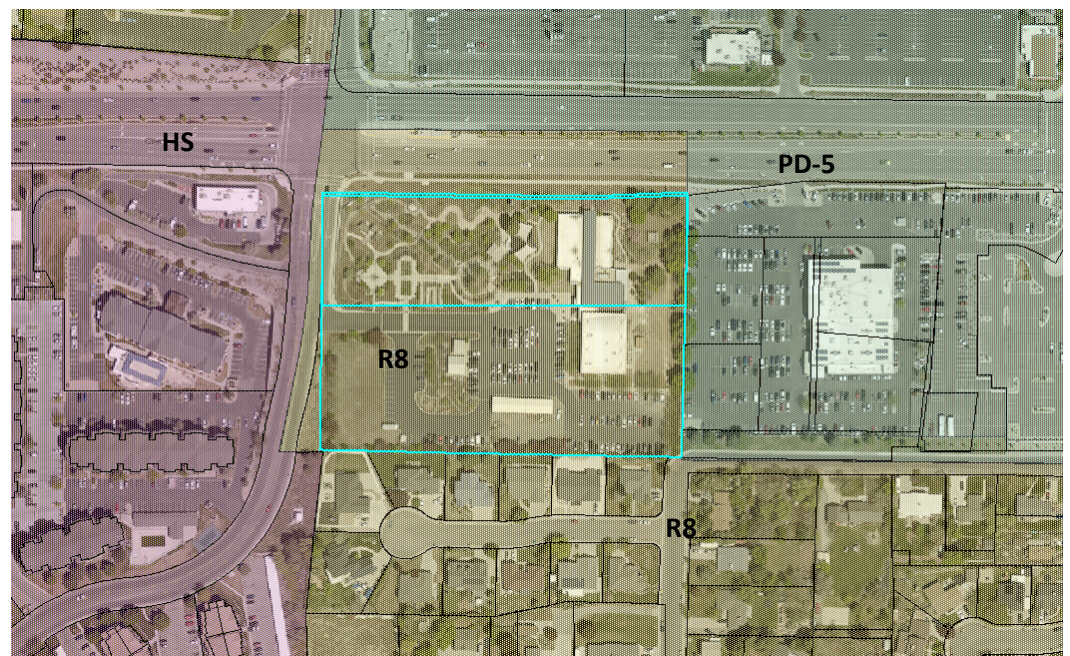


Figure 3: Existing Zoning of the subject and surrounding properties

Proposed Zoning– The applicants are requesting a rezone from the R8 to the C2 Zone. The intent of the C2 Zone is to “allow a wide range of commercial and retail development including offices, business and personal services, public spaces, and general community shopping.” (ref. 22-8-5).

A full list of uses allowed in the C2 zones may be viewed in Appendix A of the City Code ([Appendix A](#)). If the rezone is approved, these uses would be allowed at this location. Additionally, the rezone will allow future structures to be built to the following setbacks:

Zone Development Standards					
Commercial and Professional Office Zones					
	PO	C1	C2	C3	HS
Minimum Lot area in square feet unless listed as acres Setbacks (Minimum)	18000*****	7000	7000	3 acres*	½ acre
From back of sidewalk adjacent to State Street or State Street Connector Street:	15'	15'	15'	15'	15'
From all other streets:	20'***	20'	20'*****	30'***	20'
From an adjoining Property in a nonresidential zone:	0	0	0	0	0
From an adjoining property in a residential zone****:	25'*****	10'	10'	40'	10'
Structure Heights.					
Minimum:	8'	8'	8'	8'	8'
Maximum:	35'	48'	48'****	35'****	60'

Buffering between C2 zoning and the residential zoning to the south would be required in any future development of the property if it is rezoned. For example, no building in the commercial zone could be located closer to the property line than a distance equal to or greater than the height of the proposed building, and masonry walls and landscaping must be located in that required setback.

Concept Plan – The applicants have submitted a concept plan for the additional development of the property if the change in zoning were to be approved. The applicant’s interest in the additional development is related directly to high visibility from University Parkway traffic. As a result, their proposed concept includes buildings that are located as close as possible to the frontage of University Parkway to take advantage of that visibility. The remainder of the property is used for landscaped parking areas at this time. The existing office building would remain on site and be integrated into the redevelopment. A copy of the concept plan is attached for your review.

Process, DRC Action – If the change in zoning is approved, the applicants will need to submit applications for site plan approvals through the Planning Commission. Those submittals will require a greater degree of detail with regard to engineering and site development concerns such as grading and drainage, traffic impact, photometric plans, full landscaping plans, and others. However, the concept has been reviewed by the technical staff of the Development Review Committee and no concerns that could not be addressed were found related to the proposed rezoning. The DRC voted to forward the application to the Planning Commission without special conditions or considerations at a public meeting held on Monday, March 16th, 2026.

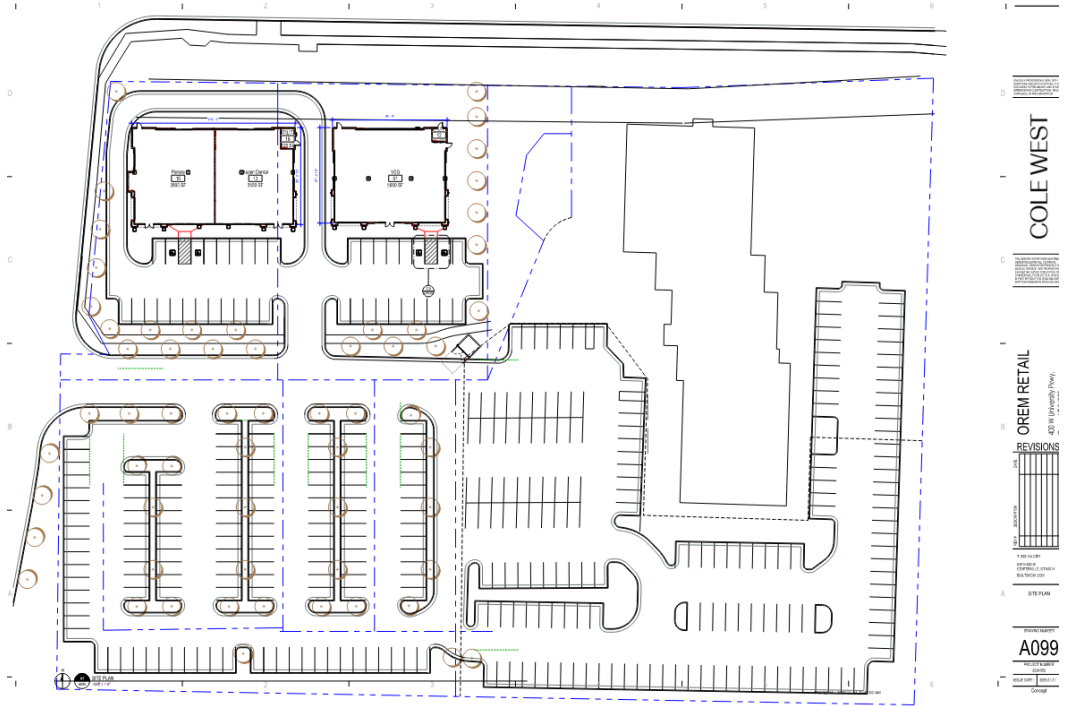


Figure 4: Concept Plan, 355 W. University Parkway

***NOTE:** Concept plans are required as part of a rezone application but are not considered binding documents. Any structure, plans, or uses that meet C1 requirements will be allowed in this location if a C1 rezone is passed.

Neighborhood Meeting– A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting on February 4th, 2026, at the Orem Family Fitness Center. Minutes, a copy of materials discussed, and a copy of the notices mailed by the applicants are attached to the agenda packet for review.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested zone change, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS:

After review and consideration of the application the Planning Commission may:

Recommend Approval or Denial for the requested zoning map amendment to the City Council.

Continue the Request to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Planning Commission forward a recommendation of [**choose APPROVAL or DENIAL**] to the Orem City Council for the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single Family Residential to C2, Commercial, approximately 5.93 acres.

Motion to Continue the Request

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).”

January 15, 2026

RE: **Neighborhood Meeting- Proposed Rezone**

Dear Orem City Resident:

I am writing on behalf of Cole West regarding a rezone proposal for the property located at 355 W University Parkway, Utah County Parcel No. 19-028-0081. Cole West intends to host a Neighborhood Meeting to gather feedback from neighboring property owners prior to the submittal of a rezone application. Pursuant to Orem City Code Section 22-14-20(I), this 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.

Cole West intends to request a rezone from the existing zone of R8 to the C2 zone. The C2 zone includes a wide range of commercial and retail development including offices, business and personal services, public spaces, and general community shopping.

The Neighborhood Meeting will be held at:

Location:

Orem Family Fitness Center
575 W Center Street
Room: West Wing
Orem, UT 84057

Date & Time:

Wednesday, February 4, 2026
6:00 PM – 7:00 PM

If you are unable to attend or have any questions regarding the rezone proposal, please feel free to contact me at the information listed below.

Sincerely,

McKenna Christensen

McKenna Christensen
Director of Development
mckenna@colewest.com
801-677-3810

Neighborhood Meeting

575 W Center Street

Wednesday, February 4, 2026

6:00 PM

Name

Phone Number

Email Address

Charley McArthur
Nicole Andrew

GREG OTTESON

Dean Ruecker +

MATT WHITAKER

Joe Creeer

Ed Creeer

(801) 822-1968

443 910-1785

801-368-2892

520-428-1922

801 362-6177

greg.otsn@gmail.com

deanmrueckerT@gmail.com

mwdirects@gmail.com

JosephTCreeer@gmail.com

csmt77@msn.com

February 6, 2026

Meeting Minutes – Neighborhood Meeting

Subject: Proposed Rezone of 355 W University Parkway, Orem, UT (the “Property”)

Location: 575 W Center Street, Orem

Time: 6:00 – 7:00 PM

Attendance:

McKenna Christensen hosted the meeting on behalf of Cole West. Seven (7) neighborhood residents attended the meeting. All attendees stated that they either share a property line with the subject property or live in very close proximity. List of attendees is attached.

Project Overview:

Cole West presented the conceptual development plan for the Property and outlined a proposed rezone into the C2 zone. The concept plan includes the existing Greenix office building and two new single-story retail/commercial buildings. Cole West stated that the two proposed buildings would be set back over 300 feet from the southern property line, which adjoins the residential neighborhood. The area between the buildings and the neighborhood would include parking, landscaping, and the existing fence.

Zoning Questions:

Residents asked questions regarding proposed tenants, proposed building heights, and the maximum building height allowed under C2 zoning. Cole West stated that they intend to construct single-story buildings approximately 20–25 feet in height.

Cole West stated that no definitive tenants have been secured, but there has been interest from restaurants, dental offices, and an emergency veterinary clinic.

Neighbors asked what the next steps for a rezone were. Cole West stated they would apply for a rezone with Orem City and would need to go before Planning Commission and City Council for approval. Neighbors asked if they would be notified in advance via mail service of those meetings like they were with the neighborhood meeting. Cole West said yes and that a rezone would require a public hearing where residents could express their concerns directly to the Planning Commission and City Council before a vote.

Resident Concerns:

Residents expressed several concerns related to parking, noise, landscaping, lighting, fencing, zoning history, and potential future uses of the property.

One resident stated that she did not like parking being located near her home, noting that people can be noisy in parking lots. Additional concerns were raised regarding the placement of dumpsters near the southern property line due to noise from garbage trucks and odors associated with dumpsters.

Residents expressed concern about the existing trees along the southern property line being removed as part of redevelopment, noting that the trees provide privacy for nearby homes. They also expressed concern that some of the trees did not appear to be receiving adequate irrigation and were worried that the trees may die. Cole West stated that, if possible, they would explore which trees could be preserved and would evaluate whether water could be provided to the trees prior to redevelopment using the existing irrigation infrastructure on the site.

Concerns were also expressed about parking lot lighting on the west side of the proposed concept plan shining into residents' homes during nighttime hours. Cole West shared that most of their leases require businesses to close by 10:00 PM, at which point parking lot lights would be turned off. Cole West also stated that while there has been interest from an emergency veterinary clinic that would require 24-hour operations, parking lot lighting for such a use on the southern side of the property could be limited.

Residents asked whether the existing fence and gate surrounding the Greenix building would be altered. Cole West stated that the existing fence along the southern property line would not be altered, but that the gate off the access drive would likely be removed and some fencing along the north property line may be removed or modified.

Residents expressed concerns related to a previous rezone attempt involving a gas station and frustration that the Water Conservancy District had indicated approximately 10 years ago that it planned to remain on the property for another 25 years but vacated a few years later. Residents asked whether a gas station would be allowed under the C2 zoning designation. Cole West stated that a gas station is permitted under C2 zoning, but that Cole West didn't have plans to develop a gas station on the property.

The meeting concluded at 6:45 PM.

From: [McKenna Christensen](#)
To: ["Ria Georgi"](#)
Subject: RE: Project at 355 W University in Orem
Date: Wednesday, February 4, 2026 1:22:00 PM

That's great to hear! Please feel free to send over any further questions.

Thanks,
McKenna

-----Original Message-----

From: Ria Georgi <riageorgi16@gmail.com>
Sent: Wednesday, February 4, 2026 1:21 PM
To: McKenna Christensen <mckenna@colewest.com>
Subject: Re: Project at 355 W University in Orem

Thanks for getting back to me. I have no issues with a Vet hospital. I have 2 vets in my family and one more currently in Vet school.
Sent from my iPhone

> On Feb 4, 2026, at 12:58 PM, McKenna Christensen <mckenna@colewest.com> wrote:

>

> Ria-

>

> All the tenants listed are only prospective tenants at this point and there are no tenants finalized. We're still speaking to a number of groups and it's very likely the tenants will differ than those named here. That being said, VEG is a Veterinary Emergency Room. They do not offer boarding or grooming services. Their typical store has a small outdoor pet relief area that is fenced and can be screened with landscaping. The pet relief area is only for use of one pet at a time and is not a large outdoor "dog run" area.

>

> Thank you,

> McKenna

>

>

>

> -----Original Message-----

> From: Ria Georgi <riageorgi16@gmail.com>
> Sent: Wednesday, February 4, 2026 10:06 AM
> To: McKenna Christensen <mckenna@colewest.com>
> Subject: Re: Project at 355 W University in Orem

>

> I have one last question because I may not be able to come tonight. What is VEG? When I google it, I come up with a Veterinary Hospital. Is that what it is? I also wanted to thank you for responding promptly to my emails.

> Sent from my iPhone

>

>> On Feb 2, 2026, at 10:59 AM, McKenna Christensen <mckenna@colewest.com> wrote:

>>

>> Hi Ria-

>>

>> We've decided to ask for a rezone to the C2 zone as we felt it best align with Orem's General Plan as well as the surrounding commercial developments located on University Parkway. We intend to develop some single-story retail containing a mix of service and restaurant at the property as well as maintain the existing office building. Given the mix of uses between retail, services, and office, the C2 zone's stated purpose best aligned with the development goals as well as the existing conditions on the site.

>>

>> We are sensitive to the single-family homes that are on the southern border of the property and want to ensure the homeowners are involved in these discussions. A stated purpose of the C2 zone is to "maintain an adequate buffer between commercial development and adjacent residential neighborhoods". We were mindful of this when laying out our proposed concept plan that I have attached here.

>>

>> As you will see, we have no intention of building anything that sits between Greenix and the homes on the south side of the property, but rather to develop the unused spaced that sits west of the Greenix office building. There is currently ~135' between the existing Greenix office building and the property line shared with the single-family homes. The new buildings we are proposing would have approximately 300' between the commercial buildings and the same property line with parking, landscaping, and fencing buffering the commercial uses.

>>

>> I understand your concern regarding that a potential change in future plans could allow for buildings to sit closer to the property line than what we are proposing. One note in the code that may be helpful is under Article 22-8-8 in Orem's code, it reads "In all commercial zones no portion of any building shall be located closer to a residentially zoned property than a distance equal to the height of that portion of the building". While we have no intention to build a 35' building, if someone wanted to do that in the future, it would need to be a minimum of 35' away from a residential property line. At this time, we anticipate our roof heights to be around 20' with the parapet extending to shield rooftop HVAC units around 23'.

>>

>> Once you've had a chance to review the concept plan attached here, please let me know of any further questions. I'd love to hear your feedback this Wednesday at the Neighborhood Meeting and would encourage you to share feedback with the Planning Commission and City Council at any future rezone hearings.

>>

>> Thanks for reaching out!

>>

>> McKenna Christensen

>> Director of Development

>> Cole West

>>

>>

>>

>> -----Original Message-----

>> From: Ria Georgi <riageorgi16@gmail.com>

>> Sent: Monday, February 2, 2026 10:10 AM

>> To: McKenna Christensen <mckenna@colewest.com>

>> Subject: Project at 355 W University in Orem

>>

>> I am concerned that you are trying to change the zone to C-2 which would allow you to build within 10 ft of a residential zone and to build something 35 ft. in height only 10 ft. away from people's residences. I also want to know why you are not considering other zones such as C-3, etc. which provide more protections for adjoining residences. When I talked to someone at the Orem City planning office I was told that you are looking at building in the parking lot between the Greenix Building and the residential zone. Also I was told you were considering a restaurant. I don't know if I have accurate information but there is not that much property back there and that would place your development uncomfortably close to people's homes. Even if your current plans don't place your projects close to people's homes, a change to a C-2 zone would allow for that possibility in the future.

>> Sent from my iPhone

>> <2026.01.21_OremSite.pdf>

From: [McKenna Christensen](#)
To: ["Ria Georgi"](#)
Subject: RE: WDG
Date: Monday, January 26, 2026 5:06:00 PM

Hi Ria-

Yes, Cole West is now the owner and now owns the entity that owns the land, WDG University Blvd, LLC. Wright Development Group is not affiliated with the project or ownership of the land in any form.

If you have any questions about the proposed zoning, please let me know. I'd be happy to answer any questions at the neighborhood meeting or via email if you are unable to attend.

Thanks,

McKenna

-----Original Message-----

From: Ria Georgi <riageorgi16@gmail.com>
Sent: Monday, January 26, 2026 5:04 PM
To: McKenna Christensen <mckenna@colewest.com>
Subject: Re: WDG

Does Cole West now the owner?
Sent from my iPhone

> On Jan 26, 2026, at 4:58 PM, McKenna Christensen <mckenna@colewest.com> wrote:

>

> Hello Ria-

>

> Thank you for reaching out! No, Cole West and Wright Development Group are not the same company. Wright Development Group previously owned the property but is no longer affiliated with the property. Please let me know if you have any other questions.

>

> Thanks,

> McKenna Christensen

>

> -----Original Message-----

> From: Ria Georgi <riageorgi16@gmail.com>
> Sent: Monday, January 26, 2026 4:55 PM
> To: McKenna Christensen <mckenna@colewest.com>
> Subject: WDG

>

> I am a neighbor that received a letter from you regarding a rezone of a Utah County Parcel. It is listed with the county as being owned by WDG which I assume is Wright Development Group. Are Cole West and Wright Development Group the same entity?

> Sent from my iPhone



Planning Commission

April 1st, 2026

Item 5.3:
Text Amendment,
Residential Height

PUBLIC HEARING – TEXT AMENDMENT

Request to amend the text of Article 2-6-8 of the Orem City Code relating to allowable height of primary buildings in single family residential zones.

Prepared By:
Jared Hall

Applicant:
Planning Division

Notices

Posted in 2 public places
Posted on City Webpage and City hotline
Posted at Utah.gov/pmn

Action

The Commission may:

Recommend APPROVAL of the proposed text amendment to the City Council.

Recommend DENIAL of the proposed text amendment to the City Council.

Continue the hearing to a future date to allow for further review, additional information, or public comment as may be needed.

REQUEST: The applicant requests that the Planning Commission forward a recommendation to the City Council to amend the text of the Zoning Ordinance regulating building height in single-family residential zones. The proposed changes will address issues of height and massing that arise as new homes and subdivisions develop adjacent to existing neighborhoods.

BACKGROUND: Single-family residential zones in the city include the R5, R6, R6.5, R7, R8, R12, and R20 Zones. Lot sizes and required setbacks vary from zone to zone but allowed height is generally thirty-five feet (35’) overall. As the remaining residential properties in Orem are subdivided and as existing homes are modified, additional controls for height can help to address the issues of massing that may arise.

REVIEW & ANALYSIS: A redline and strikeout version of the proposed additional language is included with this report as “Attachment A.” New language is shown in red and underlined, and language to be removed is shown in strikeout. The proposed changes are reviewed in summary form below.

22-6-8 – This section contains the development standards for the single-family residential zones. Many of the regulations are in table form. The first table includes existing language for structure height, see below.

Zone Development Standards – Dwelling Units							
	R20	R12	R8	R7.5	R6.5	R6	R5
Minimum Lot Area in Square Feet:	20,000	12,000	8,000	7,500	6,500	6,000	5,000
Minimum Lot Width:	115’	100’	80’	75’	65’	60’	50’
Minimum Footprint (excluding the area of the garage) in square feet: [*] 1,000	*1,000	*1,000	*800	*800	*800	*800	
Minimum Structure Height:	For all zones above, 8 feet above ground level or one (1) story, whichever is higher.						
Maximum Structure Height:	For all zones above except R12 and R20, thirty-five feet above grade level. However, in the R12 and R20 zones only, up to twenty percent of the total roof area, measured in plan view, may extend to a height of up to forty-five feet provided that all parts of the structure that exceed thirty-five feet above grade shall be located at least fifty feet from all property lines.						
<p>[*]The minimum footprint may be reduced to 650 square feet (excluding the area of the garage), if the dwelling has a second story above grade with at least 550 square feet of finished floor area and an attached garage.</p> <p>NOTE: In all residential zones the height limitation shall not apply to cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances. In no case shall the height of cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances exceed a height of forty-five feet (45’) measured from the average finished grade of the yard in which the structure is located. In no case shall that portion which exceeds the thirty-five foot (35’) height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.</p>							

Figure 1: Table in 22-6-8(A), development standards

As you can see in the highlighted section residential dwellings are generally allowed up to 35' in height. There are exceptions noted in the table which allow up to 45' height for portions of homes with additional setbacks in the R12 and R20 Zones.

Height Measurement– City Code measures the height of residential buildings based upon definitions: “Height of Building”, which is defined as the vertical distance from the grade to the highest point of the structure, and “Grade (ground level)”, which is defined as the average elevation of the finished ground level at the center of all walls of a building. See the figure below for an illustration of how these two definitions are used.

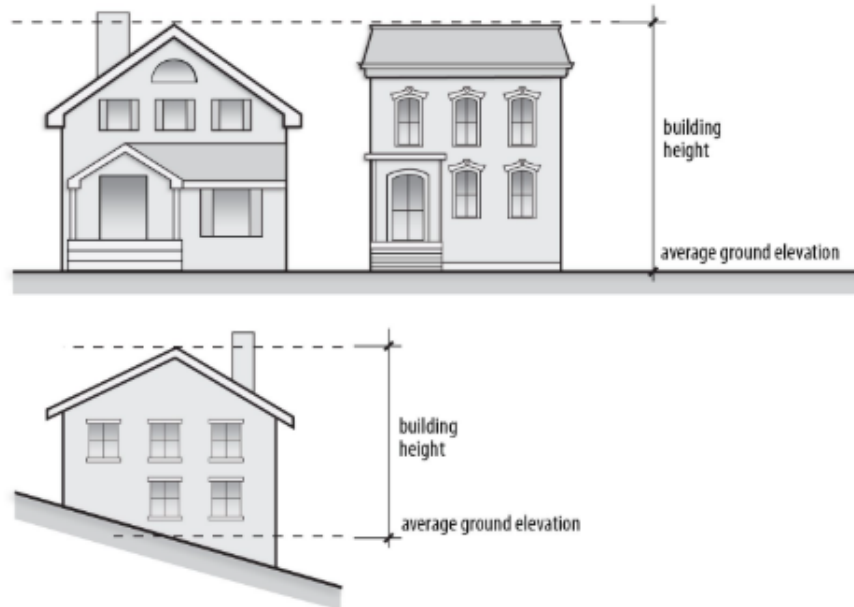


Figure 2: Illustration of building height measurement and grade.

No changes are proposed to how grade is defined or interacts with building height in this proposed text amendment. Future changes may be proposed to address issues of grade differences at property lines and subdivision boundaries and the impact those differences can have on relative building heights.

Proposed Changes– The proposed text amendments create a sub-section for building height outside the table that exists now in order to do three things:

- 1) Differentiate between flat roof structures and pitched roof structures and gives different base allowed heights to the different types. “Pitched Roofs” are those with a pitch of 3:12 or greater. Flat Roofs are any roof with a pitch less than 3:12.
- 2) Lowers base allowed height but allows an increase to a set maximum based on increased setbacks. Pitched Roofs where a structure meets the minimum setback requirement from property line are allowed up to 30' in height. One foot of height can be added for every additional foot of setback, but only up to 35' maximum. Flat Roofs where a structure meets the minimum setback requirement from property line can be up to 20' in height.

One foot of height can be added for every additional foot of setback, but only up to 24' maximum.

- 3) Implements a “graduated building height envelope” to break up mass nearer to property lines. The envelope is created beginning at a point 8’ above the property line and drawing a plane at a forty-five-degree angle toward the center of the lot. Notwithstanding the other allowances for height, all of the structure must fit underneath the envelope with the exception of dormers and gables. Dormers or gables meeting certain standards for size and spacing may project above the envelope but never exceed the overall allowed height or the ridgeline of the roof itself. See the illustration below:

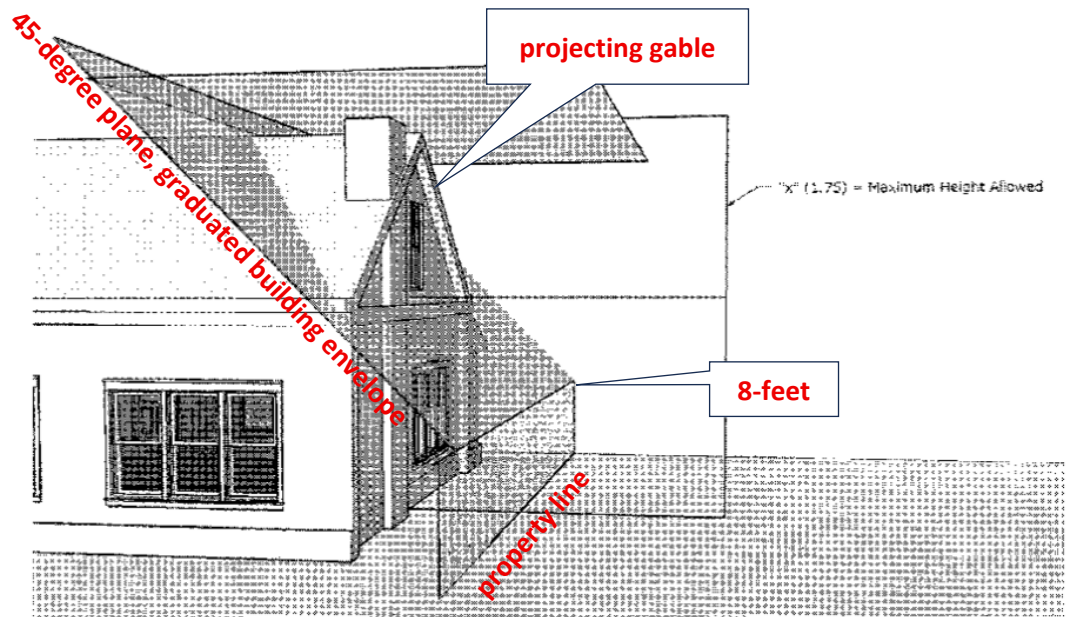


Figure 3: Illustrating the function of the graduated building envelope

The purpose of the graduated envelope is to reduce overall mass of the taller portions of dwellings when they are located closer to property lines – where such mass and height have the greatest potential to negatively impact a neighboring home or property.

Effect – The intended effect of the proposed amendments is to mitigate potential negative impacts that come with greater mass on upper stories or tall walls of residential dwellings which are locating closer to property lines and existing neighborhoods and homes. The proposed changes would apply to all new construction, and to modifications to existing structures as well. Other exceptions for building heights which already exist (such as those for cupolas, chimneys, etc.) are not removed by the proposed changes.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested text amendments in this application, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use

and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS:

After review and consideration of the application the Planning Commission may:

Recommend Approval or Denial for the requested amendments to the City Council;
or

Continue the Request to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Planning Commission forward a recommendation of [**choose APPROVAL or DENIAL**] to the Orem City Council for the proposed amendments to Article 2-6-8 of the Orem City Code relating to allowable height for primary buildings in single-family residential zones.

Motion to Continue the Request

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).”

ATTACHMENT A:

DRAFT

Amending 22-6-8, Height of Primary Buildings in Residential Zones

22-6-8. Zone Development Standards.

A. Dwelling units. The following standards shall apply to all principal buildings and dwellings in residential zones:

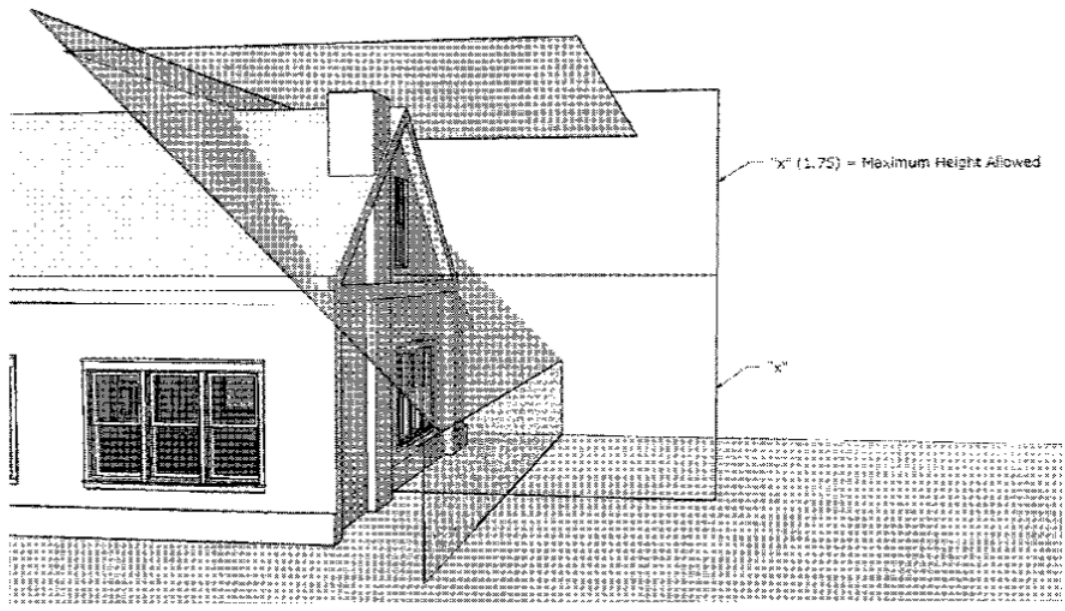
	R20	R12	R8	R7.5	R6.5	R6	R5
Minimum Lot Area in Square Feet:	20,000	12,000	8,000	7,500	6,500	6,000	5,000
Minimum Lot Width:	115'	100'	80'	75'	65'	60'	50'
Minimum Footprint (excluding the area of the garage) in square feet:*1,000	'1,000	*1,000	'800	*800	*800	'800	
Minimum Structure Height:	For all zones above, 8 feet above ground level or one (1) story, whichever is higher.						
Maximum Structure Height:	For all zones above except R12 and R20, thirty-five feet above grade level. However, in the R12 and R20 zones only, up to twenty percent of the total roof area, measured in plan view, may extend to a height of up to forty-five feet provided that all parts of the structure that exceed thirty five feet above grade shall be located at least fifty feet from all property lines.						
<p>*The minimum footprint may be reduced to 650 square feet (excluding the area of the garage), if the dwelling has a second story above grade with at least 550 square feet of finished floor area and an attached garage.</p> <p>NOTE: In all residential zones the height limitation shall not apply to cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances. In no case shall the height of cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances exceed a height of forty-five feet (45') measured from the average finished grade of the yard in which the structure is located. In no case shall that portion which exceeds the thirty-five foot (35') height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.</p>							

(Ord No. 661, Revised 4/10/1990; Ord. No. 0-93-0036, Amended 12/14/1993; Ord No. 97-0040, Repealed & Reenacted 8/12/1997; Ord No. 0-01- 0021, Amended 6/12/2001; Ord. No. 0-03-0014, Amended 06/24/2003; Ord No. 0-06-0014, Amended 7/25/2006; Ord. No. 0-07-0043, Amended 09/25/2007)

1. **Building Height.** The following shall apply to all principal buildings and dwellings in single-family residential zones.
 - a. **The following shall apply in the R5, R6, R6.5, R7.5, and R8 zones.** Where a principal dwelling uses a mix of roof types, the regulations here shall be applied separately to each roof structure.
 - i. **Pitched Roofs.** The maximum height of a principal dwelling with a pitched roof (3:12 or greater) shall be thirty feet (30') where the structure meets the minimum required building setbacks of the zone. One (1) additional foot of height may be allowed for each additional foot of setback not to exceed thirty-five feet (35').

- ii. Flat Roofs. The maximum height of a principal dwelling with a flat roof (pitch less than 3:12) shall be twenty feet (20') where the structure meets the minimum required building setbacks of the zone. One (1) additional foot of height may be allowed for each additional foot of setback, not to exceed twenty-four feet (24').
- b. The following shall apply in the R12 and R20 zones. Where a principal dwelling uses a mix of roof types, the regulations here shall be applied separately to each roof structure.
 - i. Pitched Roofs. The maximum height of a principal dwelling with a pitched roof (3:12 or greater) shall be thirty-five feet (35') where the structure meets the minimum required building setbacks of the zone. Up to twenty percent (20%) of the total roof area, measured in plan view, may extend to a height of up to forty-five feet (45') provided that all parts of the structure that exceed thirty-five feet (35') above grade shall be located at least fifty (50) feet from all property lines.
 - ii. Flat Roofs. The maximum height of a principal dwelling with a flat roof (2:12 pitch or less) shall be twenty-four feet (24') where the structure meets the minimum required building setbacks of the zone. One (1) additional foot of height may be allowed for each additional foot of setback, not to exceed twenty-eight feet (28'). Up to twenty percent (20%) of the total roof area, measured in plan view, may extend to a height of up to thirty-two feet (32') provided that all parts of the structure that exceed twenty-eight feet (28') above grade shall be located at least fifty (50) feet from all property lines.
- c. Graduated Height. The height of all principal dwellings in single-family residential zones is subject to limitation by the graduated height envelope created by starting a point on the property line eight feet (8') above ground and then sloping a line at a forty-five (45) degree angle toward the center of the lot. The entire building must fit under this envelope with the following exceptions:
 - i. Dormers may project beyond the building height envelope provided that they are limited to no more than fourteen feet (14') wide, must have at least one-half the dormer width between each dormer and from each dormer to the front and side edges of the roof, and may not extend above the ridge of the roof they are located upon.
 - ii. Gables may project beyond the building height envelope no more than 1.75 times higher than the point where the graduated height envelope intersects the gable. Gables under this exception shall not exceed the maximum building height and the length of the gable shall comprise no more than twenty-five percent (25%) of the length of the building façade.

FIGURE 2



- iii. Exceptions. In all residential zones the height limitation shall not apply to cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances. In no case shall the height of any cupola, dome not used for human occupancy, chimney, ventilator, sky light, cornice, antenna, or properly screened mechanical appurtenance exceed a height of forty-five feet (45') measured from the average finished grade of the yard in which the structure is located. In no case shall that portion exceeding allowed heights under this exception be greater than fifty percent (50%) of the gross floor area of the uppermost floor of the building.



Planning Commission

April 1st, 2026

PUBLIC HEARING – TEXT AMENDMENT

Request to amend the text of Article 2-6-8 of the Orem City Code relating to allowable height of primary buildings in single family residential zones.

Item 5.3:
Text Amendment,
Residential Height

Prepared By:
Jared Hall

Applicant:
Planning Division

Notices

Posted in 2 public places
Posted on City Webpage and City hotline
Posted at Utah.gov/pmn

Action

The Commission may:

Recommend APPROVAL of the proposed text amendment to the City Council.

Recommend DENIAL of the proposed text amendment to the City Council.

Continue the hearing to a future date to allow for further review, additional information, or public comment as may be needed.

REQUEST: The applicant requests that the Planning Commission forward a recommendation to the City Council to amend the text of the Zoning Ordinance regulating building height in single-family residential zones. The proposed changes will address issues of height and massing that arise as new homes and subdivisions develop adjacent to existing neighborhoods.

BACKGROUND: Single-family residential zones in the city include the R5, R6, R6.5, R7, R8, R12, and R20 Zones. Lot sizes and required setbacks vary from zone to zone but allowed height is generally thirty-five feet (35’) overall. As the remaining residential properties in Orem are subdivided and as existing homes are modified, additional controls for height can help to address the issues of massing that may arise.

REVIEW & ANALYSIS: A redline and strikeout version of the proposed additional language is included with this report as “Attachment A.” New language is shown in red and underlined, and language to be removed is shown in strikeout. The proposed changes are reviewed in summary form below.

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As you can see in the highlighted section residential dwellings are generally allowed up to 35' in height. There are exceptions noted in the table which allow up to 45' height for portions of homes with additional setbacks in the R12 and R20 Zones.

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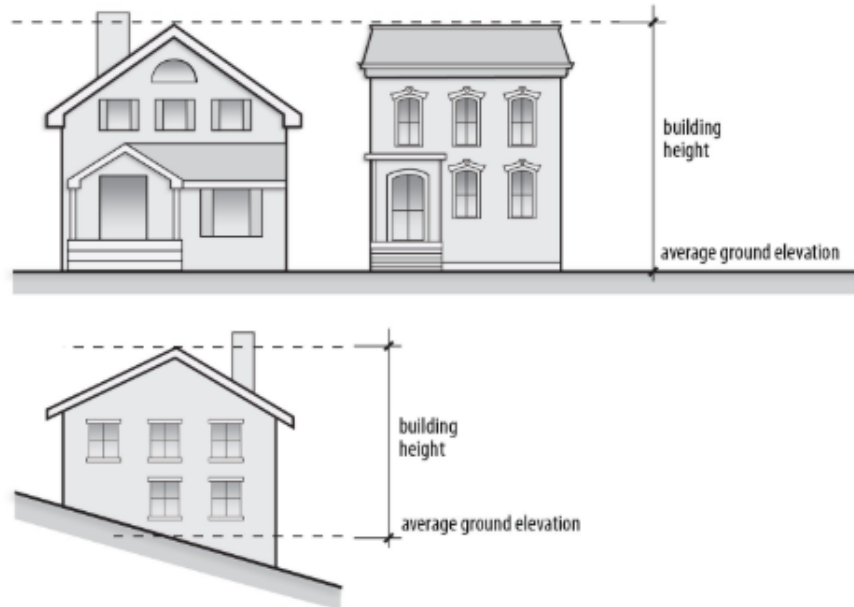


Figure 2: Illustration of building height measurement and grade.

No changes are proposed to how grade is defined or interacts with building height in this proposed text amendment. Future changes may be proposed to address issues of grade differences at property lines and subdivision boundaries and the impact those differences can have on relative building heights.

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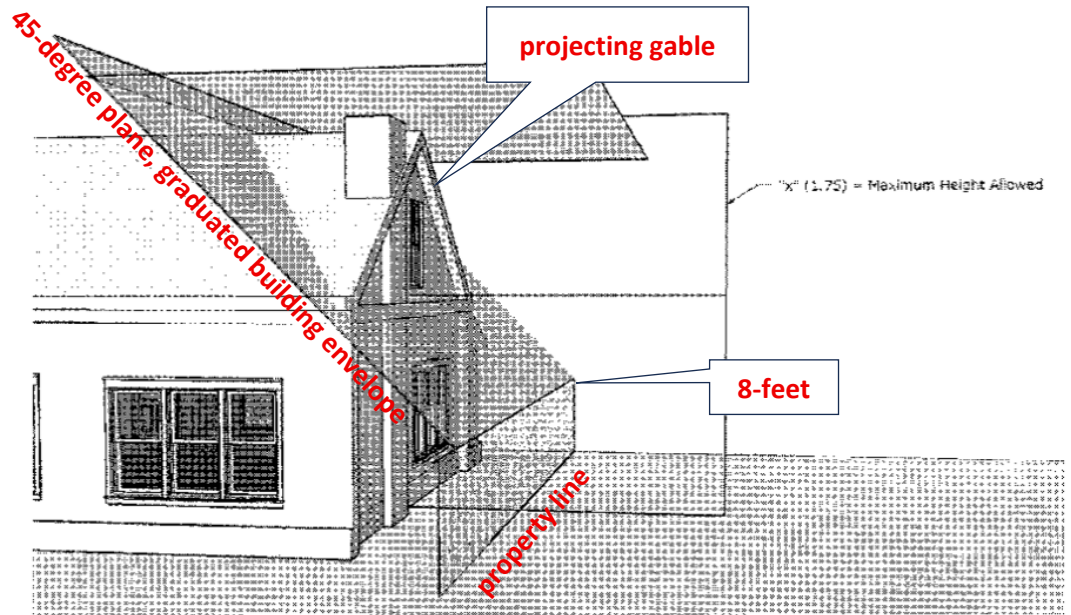


Figure 3: Illustrating the function of the graduated building envelope

The purpose of the graduated envelope is to reduce overall mass of the taller portions of dwellings when they are located closer to property lines – where such mass and height have the greatest potential to negatively impact a neighboring home or property.

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For land use amendments like the requested text amendments in this application, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use

and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS:

After review and consideration of the application the Planning Commission may:

Recommend Approval or Denial for the requested amendments to the City Council;
or

Continue the Request to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Planning Commission forward a recommendation of [**choose APPROVAL or DENIAL**] to the Orem City Council for the proposed amendments to Article 2-6-8 of the Orem City Code relating to allowable height for primary buildings in single-family residential zones.

Motion to Continue the Request

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).”

ATTACHMENT A:

DRAFT

Amending 22-6-8, Height of Primary Buildings in Residential Zones

22-6-8. Zone Development Standards.

A. Dwelling units. The following standards shall apply to all principal buildings and dwellings in residential zones:

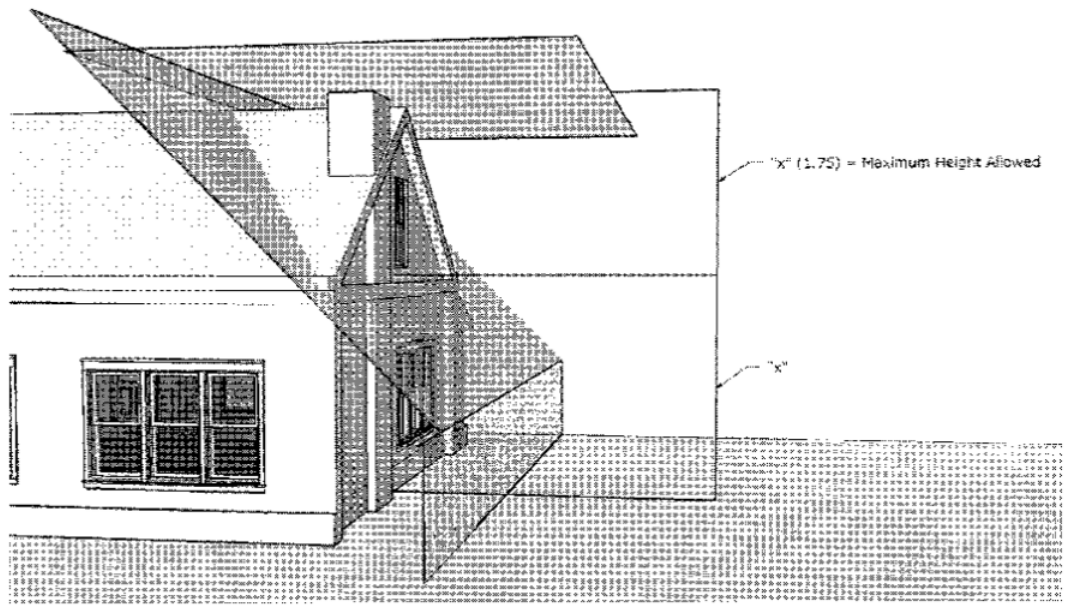
	R20	R12	R8	R7.5	R6.5	R6	R5
Minimum Lot Area in Square Feet:	20,000	12,000	8,000	7,500	6,500	6,000	5,000
Minimum Lot Width:	115'	100'	80'	75'	65'	60'	50'
Minimum Footprint (excluding the area of the garage) in square feet:*1,000	'1,000	*1,000	'800	*800	*800	'800	
Minimum Structure Height:	For all zones above, 8 feet above ground level or one (1) story, whichever is higher.						
Maximum Structure Height:	For all zones above except R12 and R20, thirty-five feet above grade level. However, in the R12 and R20 zones only, up to twenty percent of the total roof area, measured in plan view, may extend to a height of up to forty-five feet provided that all parts of the structure that exceed thirty five feet above grade shall be located at least fifty feet from all property lines.						
<p>*The minimum footprint may be reduced to 650 square feet (excluding the area of the garage), if the dwelling has a second story above grade with at least 550 square feet of finished floor area and an attached garage.</p> <p>NOTE: In all residential zones the height limitation shall not apply to cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances. In no case shall the height of cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances exceed a height of forty-five feet (45') measured from the average finished grade of the yard in which the structure is located. In no case shall that portion which exceeds the thirty-five foot (35') height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.</p>							

(Ord No. 661, Revised 4/10/1990; Ord. No. 0-93-0036, Amended 12/14/1993; Ord No. 97-0040, Repealed & Reenacted 8/12/1997; Ord No. 0-01- 0021, Amended 6/12/2001; Ord. No. 0-03-0014, Amended 06/24/2003; Ord No. 0-06-0014, Amended 7/25/2006; Ord. No. 0-07-0043, Amended 09/25/2007)

1. Building Height. The following shall apply to all principal buildings and dwellings in single-family residential zones.
 - a. The following shall apply in the R5, R6, R6.5, R7.5, and R8 zones. Where a principal dwelling uses a mix of roof types, the regulations here shall be applied separately to each roof structure.
 - i. Pitched Roofs. The maximum height of a principal dwelling with a pitched roof (3:12 or greater) shall be thirty feet (30') where the structure meets the minimum required building setbacks of the zone. One (1) additional foot of height may be allowed for each additional foot of setback not to exceed thirty-five feet (35').

- ii. Flat Roofs. The maximum height of a principal dwelling with a flat roof (pitch less than 3:12) shall be twenty feet (20') where the structure meets the minimum required building setbacks of the zone. One (1) additional foot of height may be allowed for each additional foot of setback, not to exceed twenty-four feet (24').
- b. The following shall apply in the R12 and R20 zones. Where a principal dwelling uses a mix of roof types, the regulations here shall be applied separately to each roof structure.
 - i. Pitched Roofs. The maximum height of a principal dwelling with a pitched roof (3:12 or greater) shall be thirty-five feet (35') where the structure meets the minimum required building setbacks of the zone. Up to twenty percent (20%) of the total roof area, measured in plan view, may extend to a height of up to forty-five feet (45') provided that all parts of the structure that exceed thirty-five feet (35') above grade shall be located at least fifty (50) feet from all property lines.
 - ii. Flat Roofs. The maximum height of a principal dwelling with a flat roof (2:12 pitch or less) shall be twenty-four feet (24') where the structure meets the minimum required building setbacks of the zone. One (1) additional foot of height may be allowed for each additional foot of setback, not to exceed twenty-eight feet (28'). Up to twenty percent (20%) of the total roof area, measured in plan view, may extend to a height of up to thirty-two feet (32') provided that all parts of the structure that exceed twenty-eight feet (28') above grade shall be located at least fifty (50) feet from all property lines.
- c. Graduated Height. The height of all principal dwellings in single-family residential zones is subject to limitation by the graduated height envelope created by starting a point on the property line eight feet (8') above ground and then sloping a line at a forty-five (45) degree angle toward the center of the lot. The entire building must fit under this envelope with the following exceptions:
 - i. Dormers may project beyond the building height envelope provided that they are limited to no more than fourteen feet (14') wide, must have at least one-half the dormer width between each dormer and from each dormer to the front and side edges of the roof, and may not extend above the ridge of the roof they are located upon.
 - ii. Gables may project beyond the building height envelope no more than 1.75 times higher than the point where the graduated height envelope intersects the gable. Gables under this exception shall not exceed the maximum building height and the length of the gable shall comprise no more than twenty-five percent (25%) of the length of the building façade.

FIGURE 2



- iii. Exceptions. In all residential zones the height limitation shall not apply to cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances. In no case shall the height of any cupola, dome not used for human occupancy, chimney, ventilator, sky light, cornice, antenna, or properly screened mechanical appurtenance exceed a height of forty-five feet (45') measured from the average finished grade of the yard in which the structure is located. In no case shall that portion exceeding allowed heights under this exception be greater than fifty percent (50%) of the gross floor area of the uppermost floor of the building.