



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
April 15, 2026

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

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

- 1 Planning Commission Training**
  
- 2 Agenda Review**

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 and 4-1-26 Planning Commission Meetings**
4. ACTION ITEMS
  - 4.1 No Items**
5. PUBLIC HEARINGS
  - 5.1 PUBLIC HEARING, continued from April 1, 2026 – 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.**
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](http://orem.org)**



**Planning Commission**  
April 15, 2026

**5.1 Rezone,  
355 W. University**

**PUBLIC HEARING – Zone Map Amendment  
(Continued from April 1, 2026)**  
*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.

**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 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, 355 W. University Parkway

The Planning Commission reviewed this request at a public hearing on April 1, 2026. The C2 Zone allows a broad range of commercial and retail land uses, and there was concern that a more limited or specialized zoning would be more appropriate. The Commission voted to continue the hearing until April 15, 2026, in order to allow the applicant to draft a development agreement which would further limit the uses allowed on the property in spite of the requested C2 Zone.

## **REVIEW & ANALYSIS:**

*Development Agreement* – The applicants have prepared a draft development agreement to limit the land uses on the property. The applicants propose that in addition to those uses already not permitted in the C2 Zone, the proposed development agreement would further prohibit the following uses:

- Trailer / Containers for Recyclable Material
- Taxicab Transportation
- Water Pressure Control Stations
- Sewage Pressure Control Stations
- Motor Vehicle Sales, New and Used
- Gasoline Service Stations, with or without stores
- Marine Craft & Accessories Sales
- Medical Cannabis Pharmacies
- Retail Tobacco Specialty Businesses
- Pawn Shops
- Funeral Homes
- Auto and Truck Rentals
- Automobile Washes
- Automobile Repair
- Auto body repair and paint
- Movie Theaters
- Convention Centers
- Ropes Course / Climbing Walls
- Laser Tag and Paint Ball
- Arcades and Miniature Golf
- Skating
- Soccer Facility, Indoor
- Bowling
- Recreational Axe Throwing
- Swimming Pools
- Water Slides
- Indoor Rifle Ranges
- Orchards

The applicants have not proposed binding the site plan by agreement, stating at the hearing on April 1<sup>st</sup> that some flexibility is needed in site planning since no tenants are secured at this time, and often they have different requirements that may need to be accommodated.

This application is for the change of zoning. An approval to change the zoning to C2 does not grant site plan approval. Site plan approval by the Planning Commission would be required before the property could be developed. If the change to C2 Zoning is granted, whatever site plan is proposed will have to meet the requirements of that zone, including requirements for parking, access, landscaping, storm drain management, building setback, height, buffering of residentially zoned properties, lighting, and others.

*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. Surrounding properties are located in the Regional Commercial and Low-Density Residential.

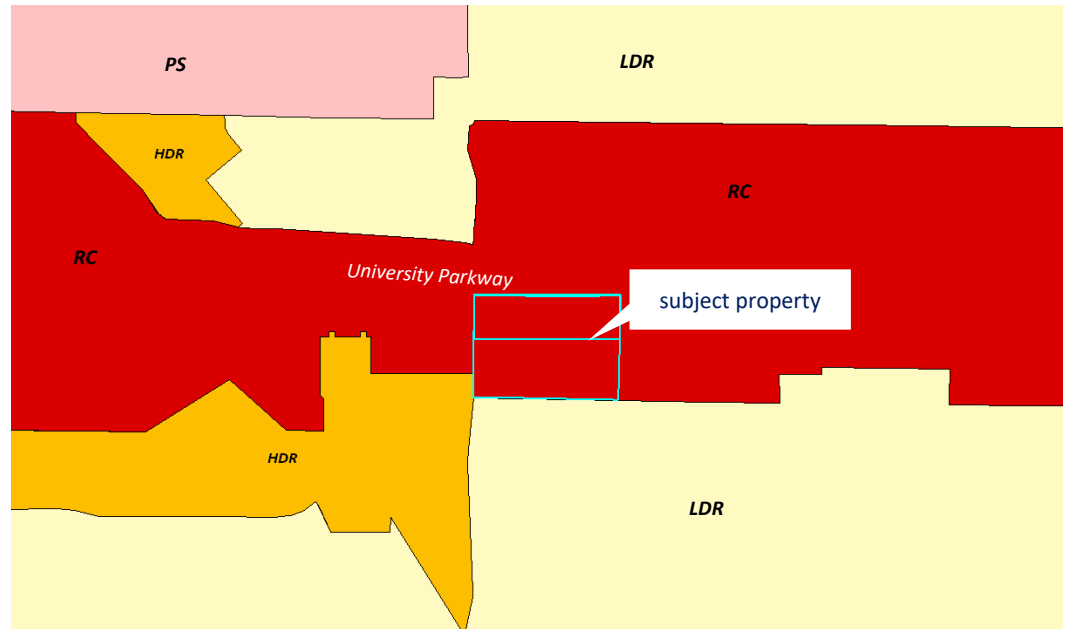


Figure 2: From the Land Use Map, General Plan

**Current Zoning**– The property is currently located in the R8 Zone, which primarily allows single-family detached houses on lots with a minimum of 8,000 ft<sup>2</sup>. The R8 Zone also allows some non-residential but related uses such as churches, schools, and utilities. The surrounding properties are located in the R8 Zone, The HS (Highway Services Zone), and the PD-5 Zone, a specialized commercial zone.

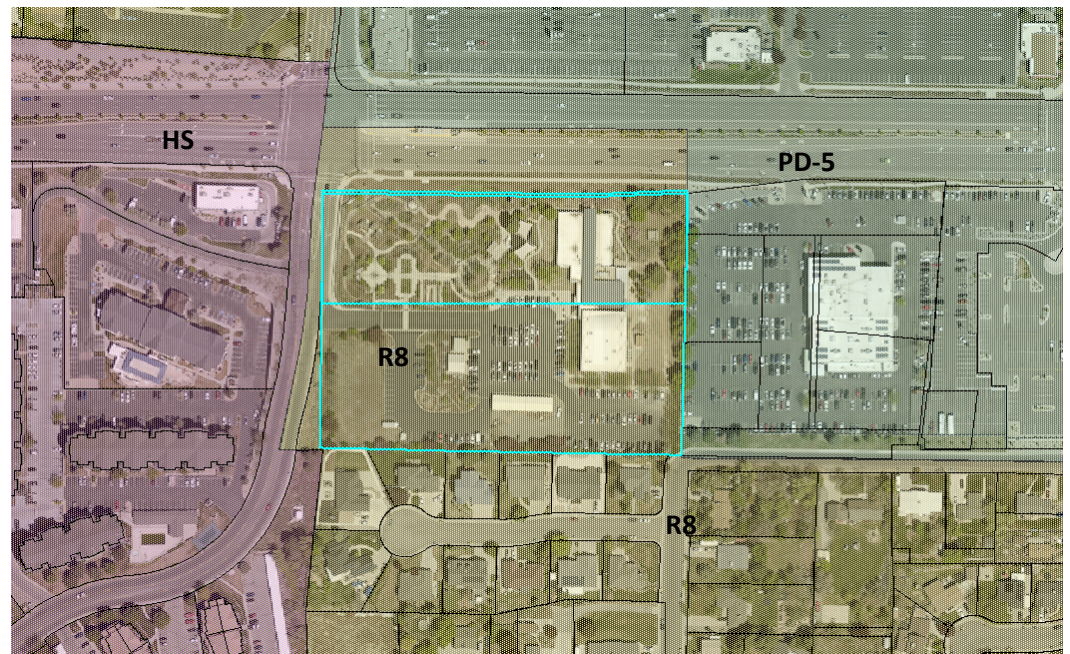


Figure 3: Existing Zoning of the subject and surrounding properties

**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; however, the proposed development agreement would prohibit additional uses as detailed in this report.

**Setbacks** – Rezoning to C2 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'
<b>Structure Heights.</b>					
Minimum:	8'	8'	8'	8'	8'
Maximum:	35'	48'	48'****	35'****	60'

Buffering between C2 zoning and the residential zoning to the south is required in any future development of the property. 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. The concept plan that the applicant provided 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 16<sup>th</sup>, 2026.

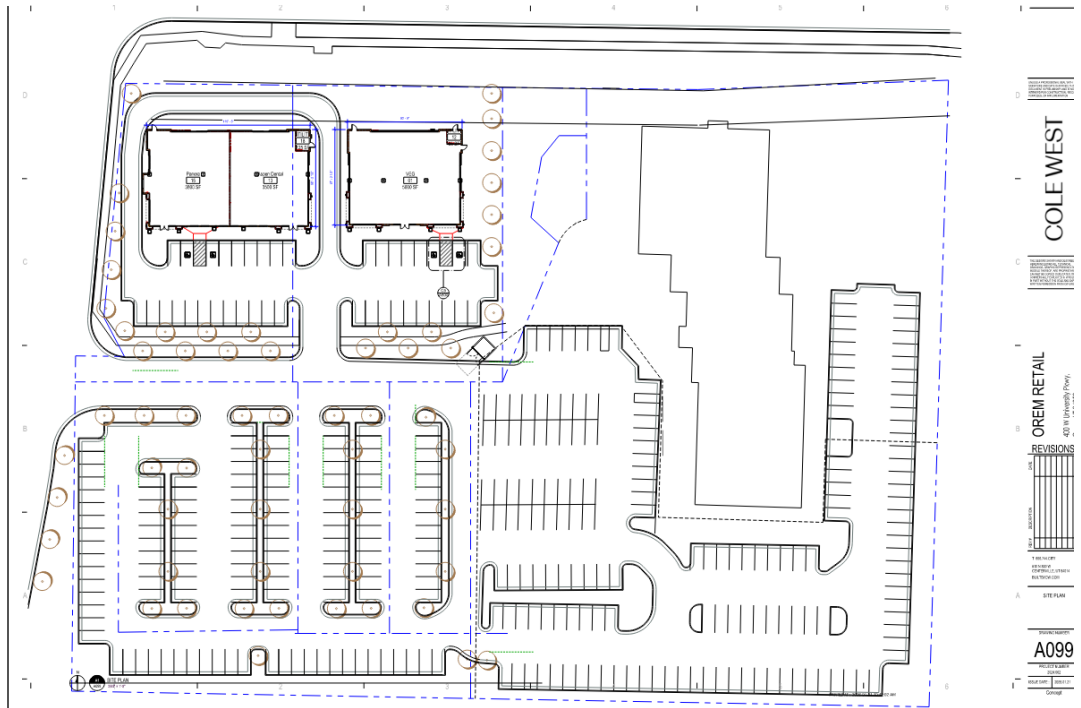


Figure 4: Concept Plan, 355 W. University Parkway

**\*NOTE:** Concept plans are required as part of a rezone application but are not considered binding documents. Any site plan proposed must meet the standards of the zone in which it is located.

**Neighborhood Meeting**– A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting on February 4<sup>th</sup>, 2026, at the Orem Family Fitness Center. Minutes and other materials from the neighborhood meeting 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 and development agreement 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 in conjunction with the proposed development agreement.

**Motion to Continue the Request –**

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

## DEVELOPMENT AGREEMENT

This Development Agreement is executed in duplicate this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the City of Orem, a municipal corporation and political subdivision of the State of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057 (hereinafter referred to as the “City”); WDG Orem University Boulevard, LLC, a Utah limited liability company with its principal address of 610 North 800 West, Centerville, UT, 84014 (hereinafter referred to as “Developer”);

### RECITALS

WHEREAS Developer is the owner of a parcel of property consisting of approximately 5.9218 acres located at approximately 355 W University Parkway, Orem, Utah which is identified on the records of the Utah County Recorder as Tax ID # 19:028:0081 and which is more particularly described in Exhibit “A” (hereinafter referred to as the “Property”); and

WHEREAS the Property is currently zoned R8; and

WHEREAS Developer has filed an application with the City to rezone the Property from R8 to the C2 zone in order to bring the existing office building into zoning compliance and redevelop the western portion of the Property in accordance with the regulations set forth in the C2 Zone (the “Project”); and

WHEREAS in order to mitigate the potential negative impacts of the Project on neighboring property owners and to ensure that the development on the Property is constructed and used in conformance with Developer’s representations, Developer and the City, are willing to enter into this Development Agreement; and

WHEREAS the City, acting pursuant to its authority under Utah Code Section 10-20-101, *et. seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to approve this Agreement.

## COVENANTS

NOW, THEREFORE, in consideration of the promises and conditions set forth herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged, the City and Developer hereby agree as follows:

1. **Limited Uses.** The Parties acknowledge and agree that the proposed uses and Developer's willingness to limit uses on the Property were also a significant factor in the Planning Commission and City Council's favorable consideration of Developer's request to rezone the Property to C2. Therefore, Developer agrees comply with all permitted and conditional uses in the C2 zone as set forth in Orem City's Code of Ordinances, Appendix A, as of the date of execution of this Development Agreement, with the exception of the following uses, which shall be expressly prohibited.
  - a. Trailer / Containers for Recyclable Materials
  - b. Taxicab Transportation
  - c. Water Pressure Control Stations
  - d. Sewage Pressure Control Stations
  - e. Motor Vehicle Sales (new and used)
  - f. Motor Vehicle Sales (used)
  - g. Gasoline Service Station with or without Store
  - h. Marine Craft & Accessories
  - i. Medical Cannabis Pharmacy
  - j. Retail Tobacco Specialty Business
  - k. Pawn Shops
  - l. Funeral Homes
  - m. Automobile & Truck Rental
  - n. Automobile Wash
  - o. Automobile Repair (mechanical only)
  - p. Auto Body Repair & Paint
  - q. Motion Picture Theaters
  - r. Convention Centers
  - s. Ropes Course / Climbing Walls
  - t. Laster Tag / Paint Ball
  - u. Arcades & Miniature Golf
  - v. Skating
  - w. Soccer Facility
  - x. Bowling
  - y. Recreational Axe Throwing
  - z. Swimming Pools
  - aa. Water Slides
  - bb. Indoor Rifle Ranges
  - cc. Orchards

2. **Agreement Considered Mitigation of Impact.** In consideration of the covenants of Developer set forth in this Agreement, the City staff shall make a recommendation to the Orem City Council to consider the terms of this Development Agreement as sufficient mitigation of the potential adverse impacts resulting from the request to change the zoning designation of the Property from the R8 zone to the C2 zone.
3. **No Guarantee of Rezone.** The City makes no representation that the request of Developer to have the Property rezoned will be approved by the Orem City Council. Therefore, this Agreement shall not be binding upon Developer unless the request for a rezone of the Property to the C2 zone is approved by the Orem City Council.
4. **No Limitation on Exercise of Police Power.** Nothing in this Agreement shall limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement.
5. **Compliance With All Applicable Laws.** Nothing in this Agreement shall be deemed to relieve any person or entity who develops the Property from the obligation to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats and a site plan (if applicable), including the payment of fees and compliance with all other applicable ordinances, resolutions, including the Orem City Zoning and Subdivision Ordinances and design and construction standards.
6. **Agreement to be Recorded.** Upon the approval of the rezone of the Property to the C2 zone by the Orem City Council, this Agreement may be recorded against the Property and shall be deemed to run with the land and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.
7. **Indemnification.** Developer, if Developer develops the Property, agrees to indemnify and hold the City harmless from and against any demand, claim, action, damages or loss of any type arising or resulting from the development of the Property except such demands, claims, actions, damages, or losses that are caused by the City's (or its employees') own negligence or willful misconduct.
8. **Lawful Agreement.** The parties represent that each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, bylaws, and other legal requirements applicable to their operation. The parties further represent that each of them has authority to enter into this Agreement and that the individuals signing this Agreement on behalf of each party have authority to bind the party represented by the signing individual.
9. **Applicable Law.** This Agreement shall be interpreted pursuant to the laws of the State of Utah.

10. **Time of Essence.** Time shall be of the essence of this Agreement.
11. **Interpretation.** The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include the other gender. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.
12. **Modifications.** No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written agreement only.
13. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement.
14. **Relationship of Parties.** This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to a third party.
15. **Incorporation of Recitals.** The Recitals to this Agreement are incorporated by reference into the Covenants section of this Agreement as if fully set forth herein.
16. **Electronic Transaction and Signature.** Each party agrees that this transaction may be conducted by electronic means. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such a record, including facsimile or email electronic signatures.

Balance of page left intentionally blank.

SIGNED and ENTERED INTO this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

City of Orem, by:

\_\_\_\_\_  
Brenn Bybee, Orem City Manager

ATTEST: \_\_\_\_\_  
Teresa McKitrick, City Recorder

WDG University Boulevard, LLC a Utah limited liability  
company

\_\_\_\_\_  
By: Colin Wright, Manager

STATE OF UTAH                    )  
  :SS.  
COUNTY OF Salt Lake            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared before me  
Alan E. Combs, Manager of M LLC, a Utah limited liability company, signer of the within  
instrument who duly acknowledged to me that he/she/they executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

## EXHIBIT A

Commencing South 0°33'45" East 731 feet from the North quarter corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°13'00" East 474 feet; thence North 87°40'00" East 184 feet; thence South 1°18'30" West 464.34 feet; thence North 89°09'30" West 637.49 feet; thence North 00°33'45" West 433.84 feet; thence North 15°24'47" West 20.77 feet to the place of beginning.

LESS AND EXCEPTING therefrom that portion of land lying within that certain Boundary Line Agreement recorded May 11, 1990 as Entry No. 14967 in Book 2689 at Page 25 and described as follows:

Beginning at the Northeast fenced property corner of the L.D.S. Church property, which beginning point is on the West line of 300 West Street and the South line of 1400 South Street, Orem, Utah, and which beginning point is South 1131.47 feet and West 2035.63 feet (based upon the Utah State Plane Coordinate System, Utah Central Zone) from the Northeast corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 34°04'27" West along the fenced West right of way line of said 300 West Street 28.42 feet; thence South 14°41'37" West along the fenced West right of way line of said 300 West Street 19.54 feet; thence South 15°56'15" West along the fenced right of way line of said 300 West street 18.24 feet; thence South 2°26'48" West along the West fenced right of way line of said 300 West Street and said fence line extended 214.51 feet; thence North 89°01'34" West along the South fence line (and South fenced line extended) 595.81 feet to the proposed East right of way line of 400 West Street, Orem; thence North 5°54'52" East along said proposed East right of way line of said 400 West Street 276.70 feet to the North fenced property line (and fenced property line extended); thence South 88°56'50" East along said north fenced property line (and fenced line extended) 602.36 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom that portion of land Quit Claimed to City of Orem by that certain Quit Claim Deed Executed May 20, 1992 and recorded June 16, 1992 as Entry No. 29662 in Book 2950 at Page 873 and described as follows:

Commencing at a point located South 89°08'17" East along section line 44.865 feet and South 728.947 feet from the North one quarter corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°40'00" West 431.079 feet; thence North 88°56'50" West 62.001 feet; thence North 0°40'00" East 427.453 feet; thence North 87°42'16" East along the South boundary of 1300 South Street 62.083 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom that portion of land Warranted to City of Orem, a Municipal Corporation and Political Subdivision of the State of Utah by that certain Warranty Deed executed April 20, 2004 and recorded April 21, 2004 as Entry No. 45400:2004 and described as follows:

Commencing at a point in the South boundary of University Parkway, Orem, Utah, said point being located South 89°08'17" East along the section line 657.62 feet and South 721.01 feet from

the North quarter corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the South boundary of University Parkway as follows: North 87°52'38" East 0.45 feet, North 86°11'21" East 16.39 feet, North 81°54'25" East 181.10 feet, North 89°59'50" East 243.15 feet; thence South 05°23'36" West along a fence line 98.93 feet; thence North 89°49'44" West partially along a fence line 204.45 feet; thence North 89°36'34" West along a fence line 93.13 feet; thence South 89°53'08" West partially along a fence line 118.57 feet; thence South 01°46'55" West along a fence line 358.17 feet; thence along the arc of a 56.00 foot radius curve to the left 18.01 feet (chord bears South 64°45'32" West 17.93 feet); thence North 01°46'43" East 436.73 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom that portion of land Quit Claimed to City of Orem by that certain Quit Claim Deed Executed October 26, 2016 and recorded January 12, 2017 as Entry No. 3419:2017 and described as follows:

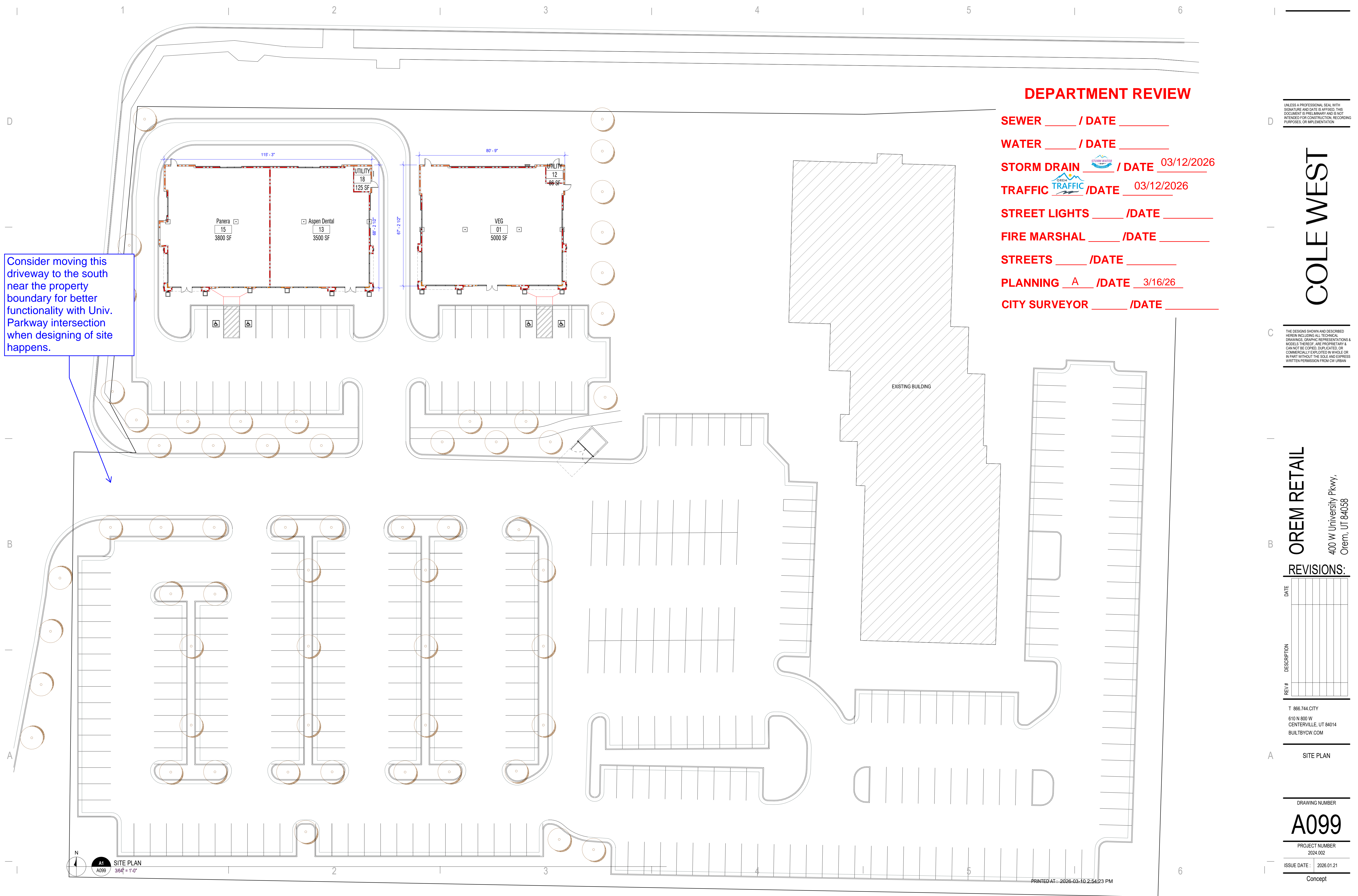
Beginning at the Northwest corner of said entire tract, which point is at the intersection of the southerly right of way and limited access line of State Route 265 (University Parkway) and the Easterly right of way line of 400 West Street, which point is also 44.87 feet (44.84 feet measured) South 89°08'17" East along the section line and 728.95 feet (731.95 feet measured) South from the North Quarter Corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the Northerly boundary line of said entire tract and said right of way and limited access line South 89°13'00" East (South 89°13'24" East measured) 33.04 feet to a point which is 48.00 feet perpendicularly distant Easterly from the control line of said 400 West Street; opposite Engineer Station 1304+00.40; thence South 05°19'38" West 165.29 feet to a point which is 48.00 feet perpendicularly distant Easterly from the control line of said 400 West Street, opposite Engineer Station 1302+35.11; thence South 27°45'14" East 31.15 feet to a point which is 65;00 feet perpendicularly distant Easterly from the control line of 400 West Street, opposite Engineer Station 1302+09.01; thence North 89°20'08" West 34.43 feet to the Westerly boundary line of said entire tract and the Easterly right of way line of said 400 West Street, which point is also 30.68 feet perpendicularly distant Easterly from the control line of said 400 West Street, opposite Engineer Station 1302+06.22; thence along said boundary and right of way line North 00°40'00" E. 192.20 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

(Note: Rotate above bearings counterclockwise 00°14'36" to equal project bearings.)

Area = 5.921846

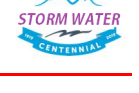

**PROPOSED REZONE AREA – C2 ZONE**





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 \_\_\_\_\_

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

**COLE WEST**

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM CW URBAN.

**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

# 355 W University Rezone Street View



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](mailto: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

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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

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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

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>

> -----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 rezoning to the C2 zone as we felt it best aligns 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 aligns 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

>>

>>

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>> -----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

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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