



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 3, 2021

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

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

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PUBLIC HEARING – Vacating Lot 2 of Arlington Park Plat D and vacating Lot 1 of Arlington Park Plat J and approving Arlington Park Plat L, located generally at 559 West 1085 North in the R8 zone.**
 - 3.2 **PUBLIC HEARING – Amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language.**
 - 3.3 **PRELIMINARY PLAT – Approving the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from October 20, 2021.**
5. ADJOURN
 - 5.1 **Next meeting scheduled for Wednesday, November 17, 2021.**

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

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

Item #: 3.1	Planning Commission November 3, 2021	
Prepared By: Rachel Garey		
Applicant: Mitch McCuiston	PUBLIC HEARING – Vacating Lot 2 of Arlington Park Plat D and vacating Lot 1 of Arlington Park Plat J and approving Arlington Park Plat L, located generally at 559 West 1085 North in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation:
Low Density Residential
- Current Zone: **R8**
- Acreage: **.50**
- Neighborhood: **Timpview**

ACTION:

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

REQUEST:

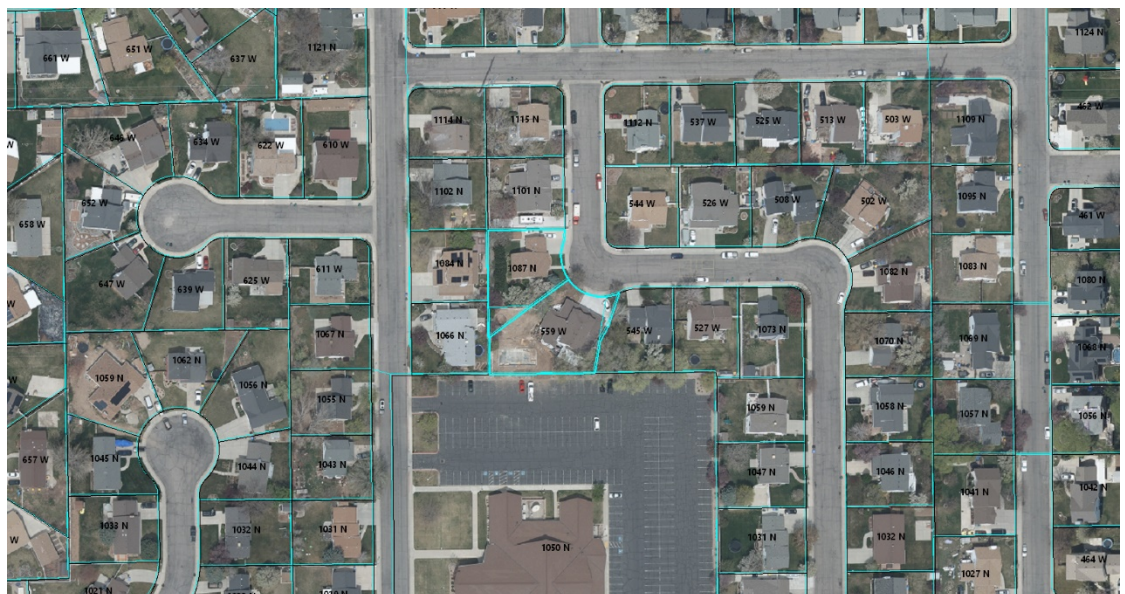
The applicant requests the Planning Commission vacate Lot 2 of Arlington Park Plat D and vacate Lot 1 of Arlington Park Plat J and approve Arlington Park Plat L, located generally at 559 West 1085 North in the R8 zone.

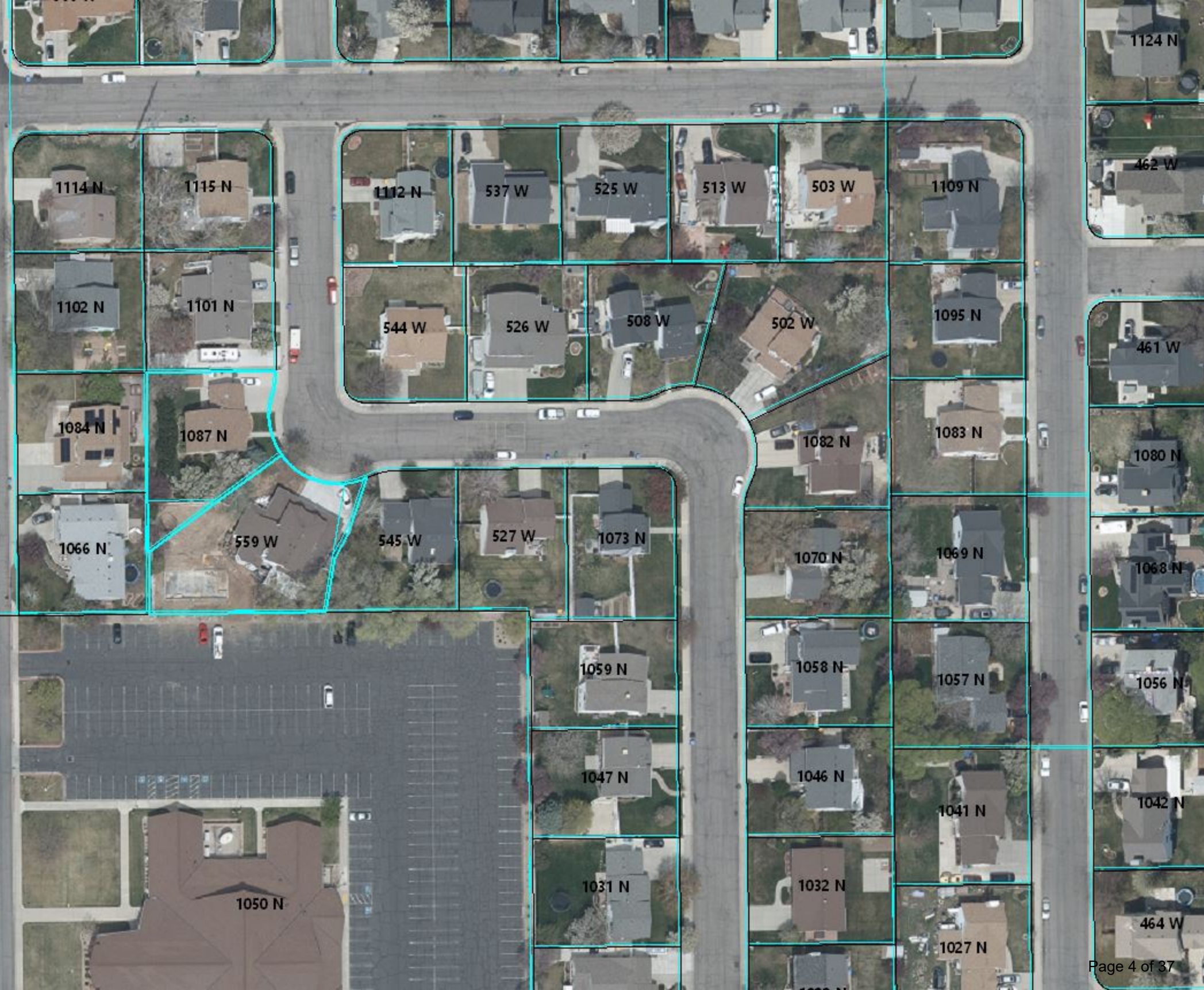
BACKGROUND:

The applicant is seeking to realign the lot lines to coincide with the current ownership. In 1996 a section of Lot 2 of Arlington Park Plat D was recorded at the county as being owned by Mitch and Pamela McCuiston. The current property lines on Arlington Park Plat D and Arlington Park Plat J do not align with the property ownership that changed in 1996. After this change has been made the applicant is seeking to build a pool shed within the new property lines.

RECOMMENDATION:

Staff recommends the Planning Commission vacate Lot 2 of Arlington Park Plat D and vacate Lot 1 of Arlington Park Plat J and approve Arlington Park Plat L, located generally at 559 West 1085 North in the R8 zone.





Arlington Park Plat L

1102 N

1101 N

544 W

526 W

1084 N

1087 N

R8

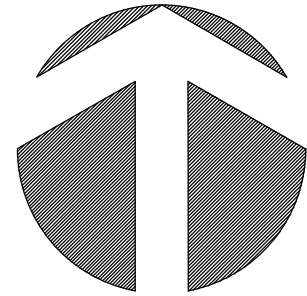
1066 N

559 W

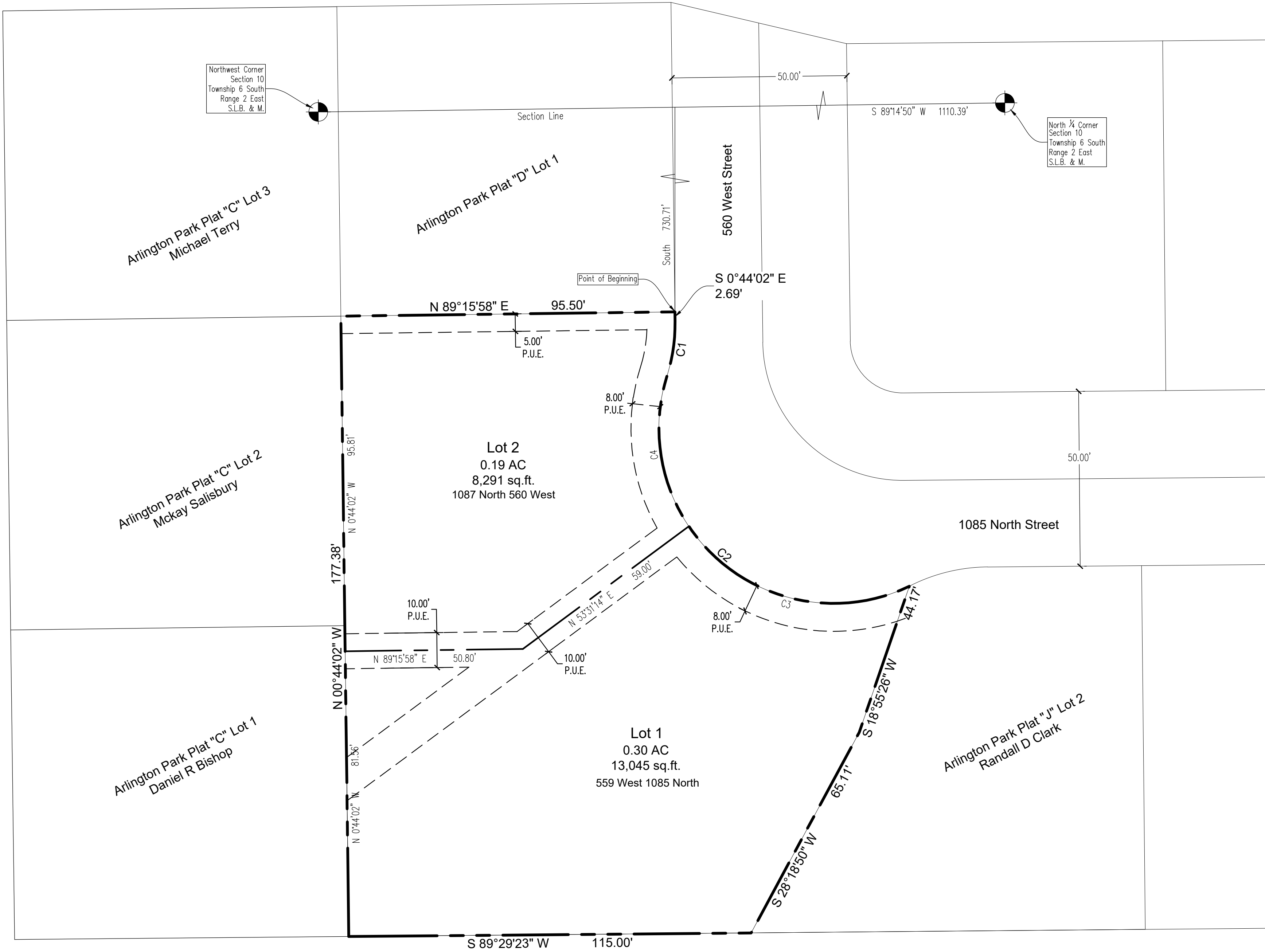
545 W

527 W





NORTH
1" = 20'



Arlington Park Plat "C" Lot 3
Michael Terry

Arlington Park Plat "D" Lot 1

Arlington Park Plat "C" Lot 2
McKay Salisbury

Arlington Park Plat "C" Lot 1
Daniel R Bishop

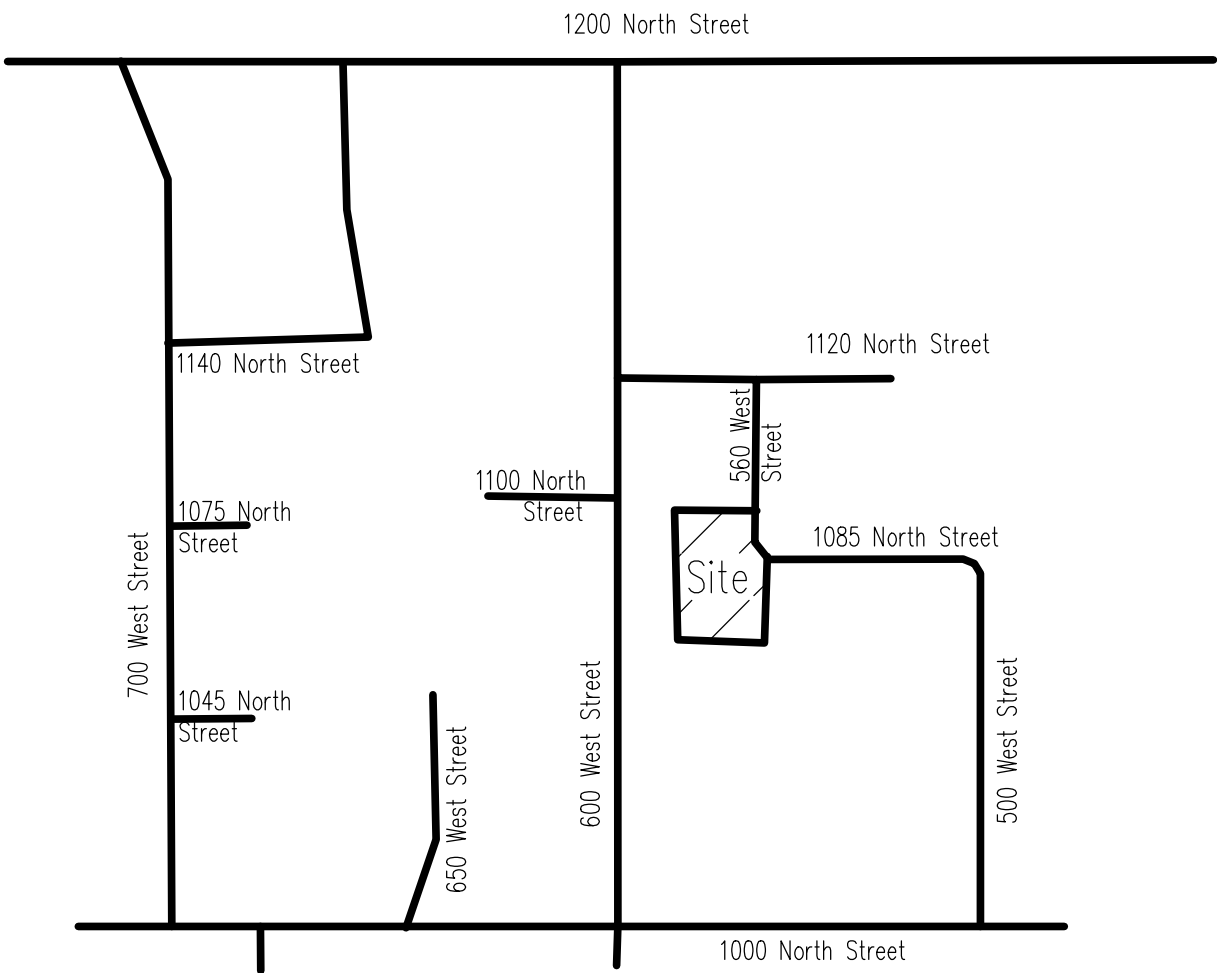
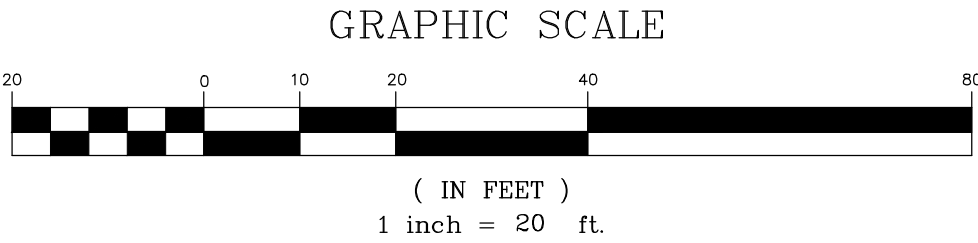
Point of Beginning
S 0°44'02" E
2.69'

Lot 2
0.19 AC
8,291 sq.ft.
1087 North 560 West

Lot 1
0.30 AC
13,045 sq.ft.
559 West 1085 North

Arlington Park Plat "J" Lot 2
Randall D Clark

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	50.00'	15.88'	15.82'	S 82°15'58" W	18°12'01"
C2	50.00'	116.07'	91.71'	S 49°02'09" E	133°00'16"
C3	50.00'	71.16'	65.31'	S 74°45'56" E	81°32'43"
C4	50.00'	44.91'	43.41'	S 87°15'48" E	51°27'33"



Vicinity Map

Note:

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

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located South 89°14'50" West along the Section line 1110.39 feet and South 730.71 feet from the North quarter corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°44'02" East 2.69 feet; thence along the arc of a 50.00 foot radius curve to the right 15.88 feet (chord bears South 082°15'58" West 15.82 feet); thence along the arc of a 50.00 foot radius curve to the left 116.07 feet (chord bears South 49°02'09" East 91.71 feet); thence along Plat "J", Arlington Park Subdivision the following 2 courses: South 18°55'26" West 44.17 feet, South 28°18'50" West 65.11 feet; thence South 89°29'23" West 115.00 feet; thence North 00°44'02" East along Plat "C", Arlington Park Subdivision 177.38; thence North 89°15'58" East along Plat "D", Arlington Park Subdivision 95.50 feet to the point of beginning.

AREA=21,336 sq. ft. or 0.49 acre
Basis of Bearing = South 89°14'50" West along the Section line

Professional Land Surveyor PLS 147089 Date: _____

Owner's Dedication

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

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

Pamela McCuiston _____ McQueen Family Trust Dated October 4, 2011
by Sharon R. McQueen, Trustee _____
by Keith J. McQueen, Trustee _____

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that she is the _____ of the _____ and has the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)
My Commission Expires _____ _____
Print name of Notary

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of the _____ who represented that they are the _____ and has the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)
My Commission Expires _____ _____
Print name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer Approved: _____ City Recorder
Approved: _____ Development Services Director

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

County Recorder

Plat " L "

Arlington Park

Including a vacation of Lot 1, Arlington Park Plat "J"
& Lot 2 Arlington Park Plat "D"

Subdivision

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

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

Plat Vacation Notice

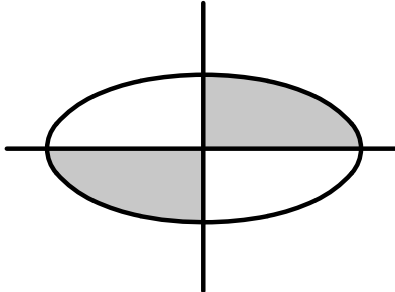
The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1, Arlington Park Plat "J" & Lot 2 Arlington Park Plat "D". Lot 1, Arlington Park Plat "J" & Lot 2 Arlington Park Plat "D", is hereby vacated

Approved as to Form

City Attorney _____ Date _____

Prepared by:

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



10/5/2021

Mitchell & Pamela McCuiston
559 West 1085 North
Orem, UT 84057



No Reservations/No Objection

SUBJECT: Vacate of the West Public Utility Easement (PUE) and the South PUE of Lot 1, Arlington Park Subdivision Plat L (Including a Vacation of Lot 1, Arlington Park J & Lot 2, Arlington Park D), Orem City, Utah County, UT.

APN: 34:119:0008, 34:144:005, 34:144z:0004

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

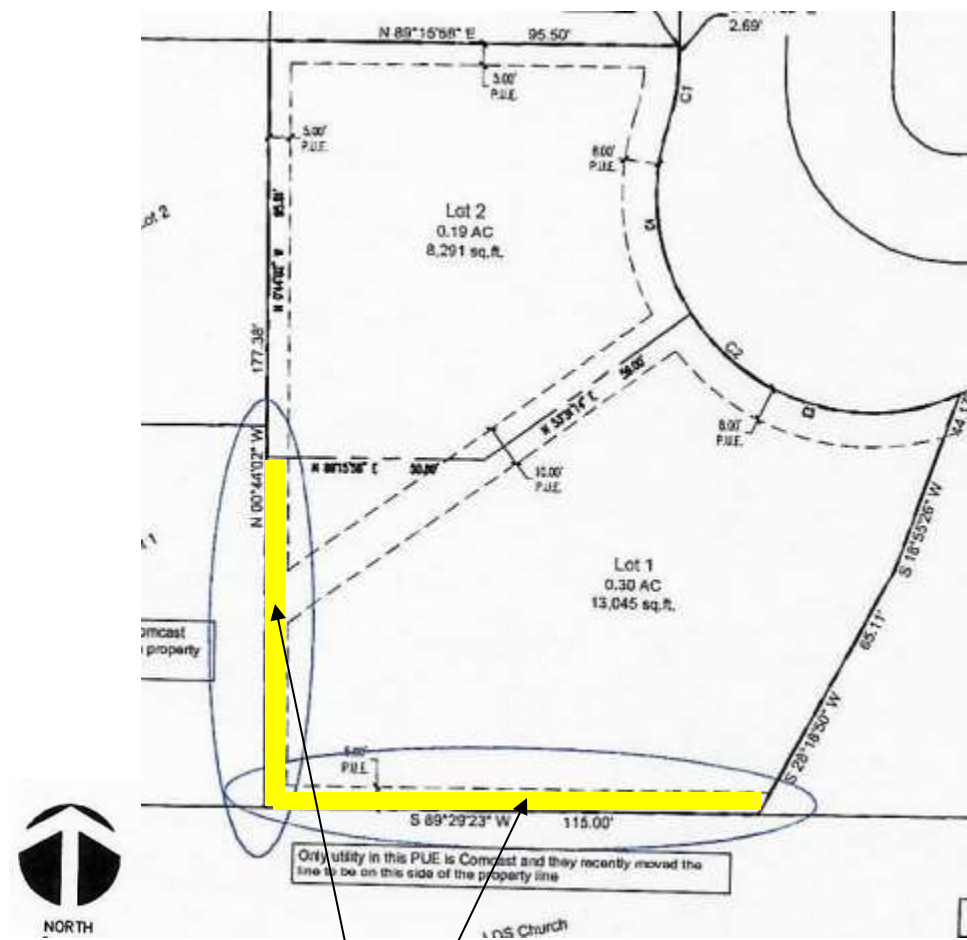
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

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

Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P839096

EXHIBIT A



Vacate PUE's

Space above for County Recorder's use
PARCEL I.D.# 34:144:0005

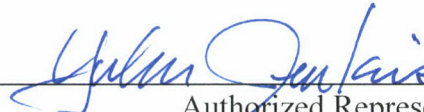
DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Utah County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within a portion of lots 1 & 2, Arlington Park Plat J Subdivision, located in the Northwest quarter of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on September 23, 2021.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: 
Authorized Representative

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

On September 23, 2021, personally appeared before me Yukka Jenkins, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.


Notary Public





*American Fork Estimating
70 North 200 East
American Fork, Utah 84003*

September 27, 2021

**Mitch McCuiston
559 W 1085 N
Orem, UT 84057**

Arlington Park, Plat "D" Lot 2 and Plat "J" Lot 1

By this letter Rocky Mountain Power approves the vacation of the existing southwest property line (about 37 feet) easement on Lots 2 of Plat "D" of the Subdivision Arlington Park.

By this letter Rocky Mountain Power approves the vacation of the existing south and west property line easement on Lot 1 of Plat "J" of the Subdivision Arlington Park

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

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

Sincerely,

Robin Anderson
Estimator



Date: 9/21/2021

RE: Easement Release

To Whom It May Concern:

As requested, Utopia Fiber hereby identifying consents to a vacation of a public utility easement described as the South and West property lines of 559 W 1085 N, Orem, UT 84057.

Respectfully,

Keith Perkins

Construction Manager

Office 801.613.3863

kperkins@utopianet.org



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

October 19, 2021

Mitchell McCuisition
1507 N. 1500 W.
Orem, UT 84058

To whom it may concern,

Comcast of Utah II grants permission to **vacate the easement**, which exists along the North, East, and South lines of the property located at 1507 N. 1500 W., Orem, UT 84058. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Courtney Brooks

Courtney Brooks
Authorized Representative

Item #: 3.2	Planning Commission November 3, 2021	
Prepared By: Cheryl Vargas		
Applicant: Development Services	PUBLIC HEARING – Amending portions of Sections 22-1-3(C) <i>Enforcement</i> and Section 22-14-28(F) <i>Garage Sales</i> to clarify language.	

NOTICES:

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

SITE INFORMATION:

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

ACTION:

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

REQUEST: Amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language.

BACKGROUND: At the request of the Legal Department, these two sections needed some of the language changed and updated to clarify the language of the ordinance.

The proposed ordinances are part of the staff report for your review.

RECOMMENDATION: Staff recommends the Planning Commission send a positive recommendation to the City Council to amend portions of Sections 22-1-3(C) *Enforcement* and 22-14-28(F) *Garage Sales* to clarify language.

CHAPTER 22 ZONING

Article 22-1. Administration

22-1-3. Enforcement.

- C. Code enforcement personnel working under the direction of the Development Services Director are hereby declared to be Public Officials within the meaning of Section 77-7-18 Utah Code Annotated 1953 as amended, and these Public Officials are hereby authorized to issue ~~misdemeanor non-~~
criminal citations for violations of this Chapter.

CHAPTER 22.ZONING

Article 22-14. Supplementary Regulations

22-14-28. Garage Sales.

- F. All signs advertising the garage sale comply with the requirements of Section 14-3-3 ~~Garage Sale Signs~~
Accessory Residential Signs;

Item #: 3.3	Planning Commission November 3, 2021	
Prepared By: Cheryl Vargas		
Applicant: Jeff Mansell, Boardwalk Industries, LLC	PRELIMINARY PLAT – Approving the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Medium Density Residential**
- Current Zone: **PD43**
- Acreage: **37.52**
- Neighborhood: **Lakeview**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission approve the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.

BACKGROUND:

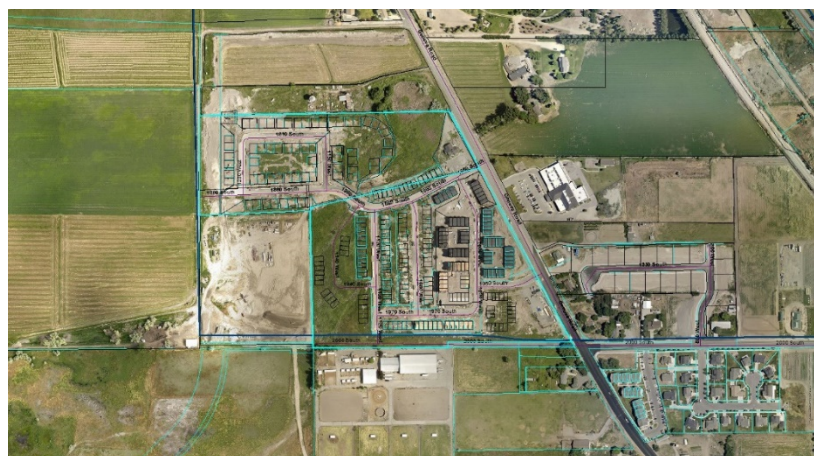
When the applicant made Fields at Lakeview Area B larger to accommodate a commercial area on the corner of 2000 South Geneva Road, he moved twelve housing units to the southwest corner of the development. There were originally nineteen housing units, so seven units have been deleted from the project. That southwest area had previously been designated as wetlands. The applicant went to the Army Corp of Engineers to have that area re-designated as “non-wetland”.

This new plat will also show that Area B in the southeast corner of the project will be larger and designated as commercial. It was previously designated as Active Adult Housing and Office. The City Council approved this concept plan on October 26, 2021 allowing for a grocery store and at least one other commercial pad.

Because the preliminary plat has been modified, the new preliminary plat needs to come before the Planning Commission. A new road connection will be made between 1970 South and 1140 West. Fields at Lakeview, Plat F will front off of 1970 South. Fields at Lakeview, Plat H will front off of 1140 West.

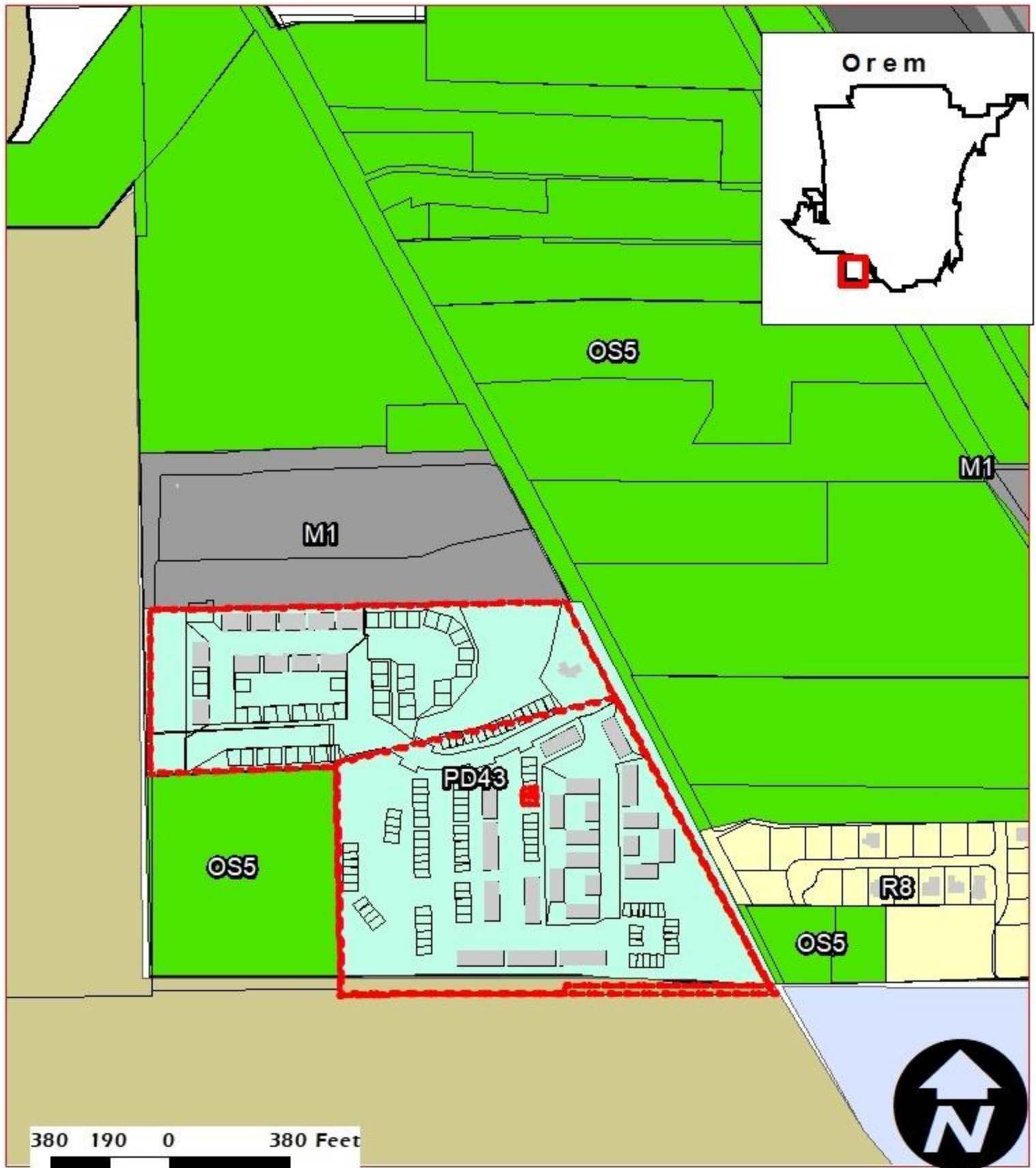
RECOMMENDATION:

Staff recommends the Planning Commission approve the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.





Fields at Lakeview

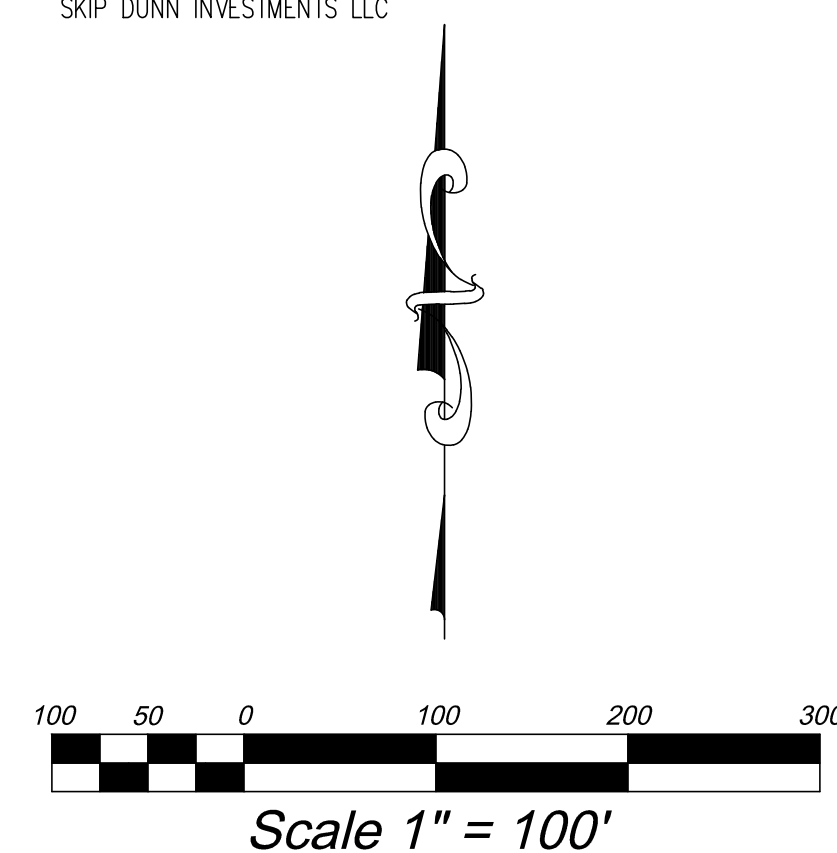
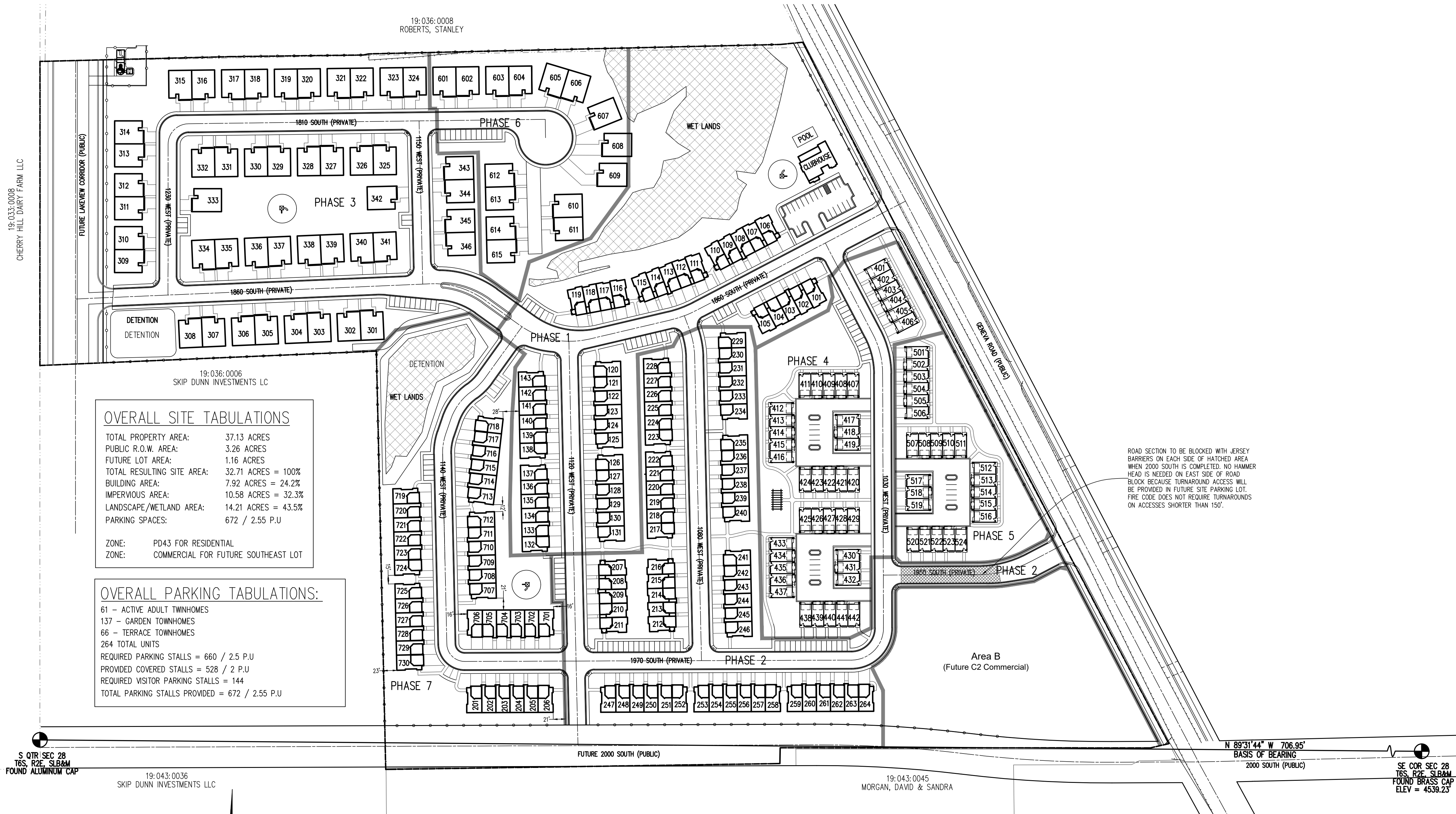


◆ Site Plan
PD43
37.52 Acres

NEIGHBORHOOD
Lakeview

Legend
1850 S Geneva Road
Buildings
Parcels

PROPOSED PRELIMINARY PLAT



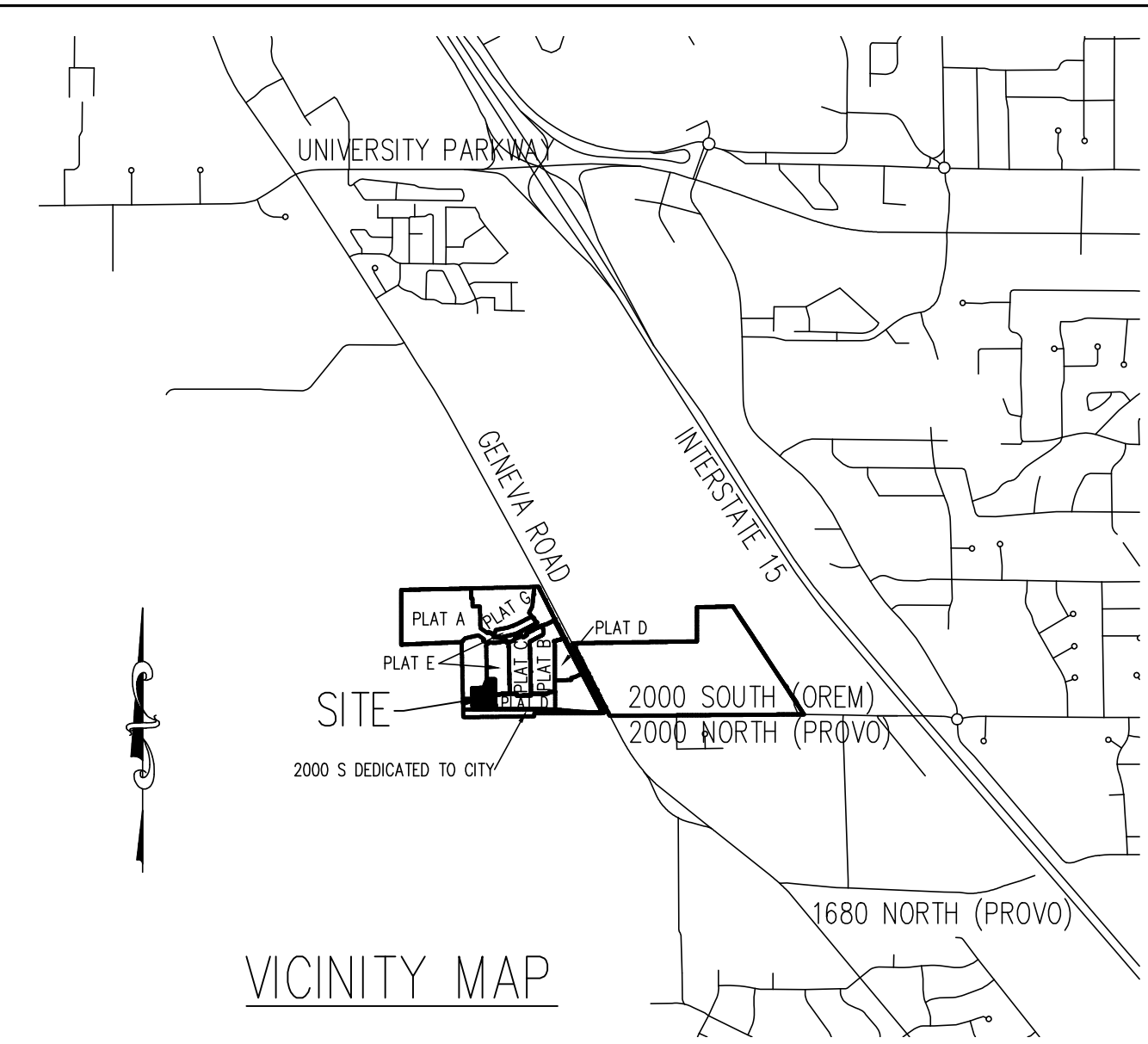
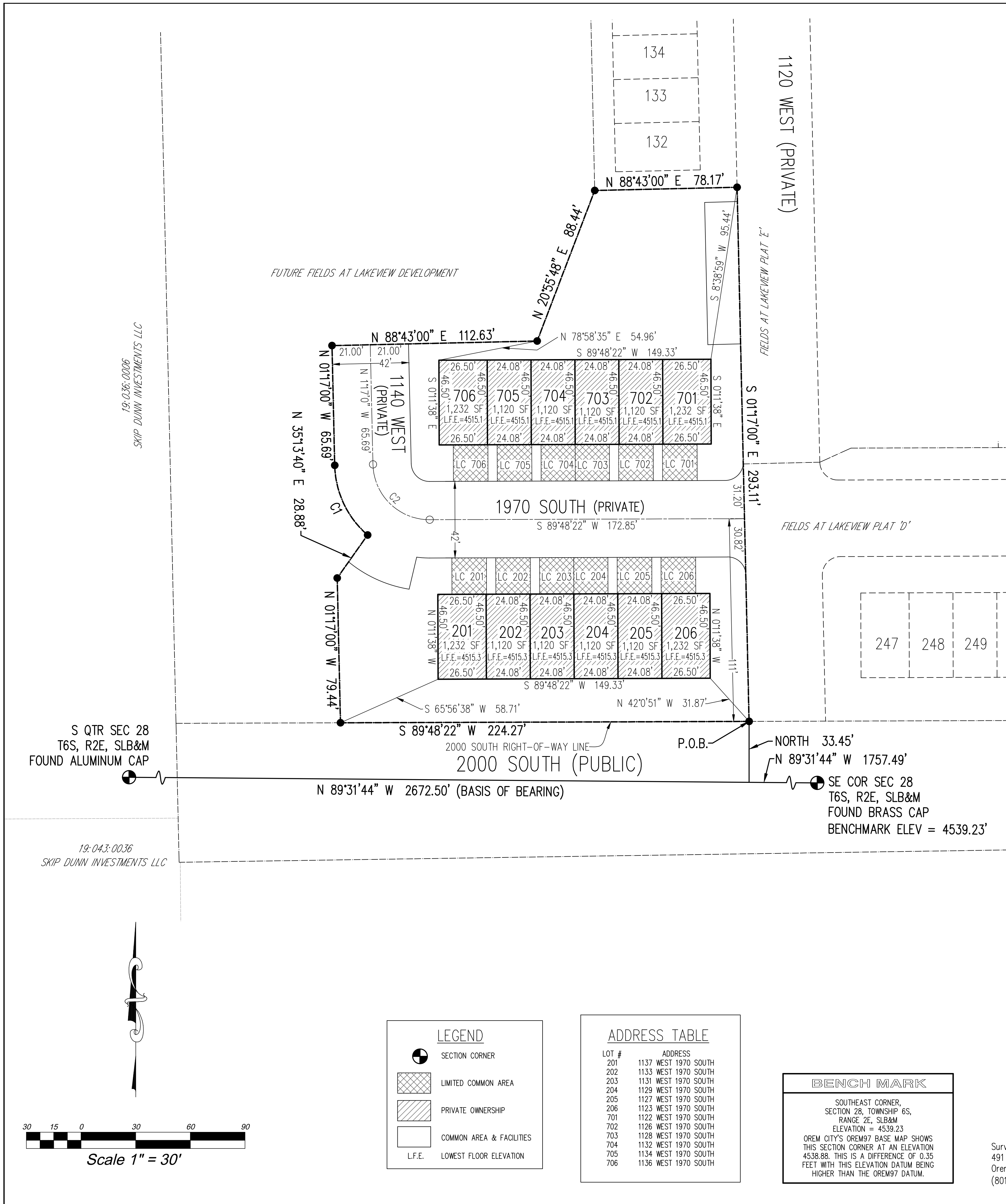
CALL BEFORE YOU DIG
IT'S FREE & IT'S THE LAW
 (TOLL-FREE)
1-800-662-4111
208-2100
 (SALT LAKE METRO)

Blue Stakes of Utah
 UTILITY NOTIFICATION CENTER, INC.
 205 WEST 700 SOUTH, SUITE 101
 SALT LAKE CITY, UTAH 84101

BENCH MARK			REVISIONS			BOARDWALK INDUSTRIES			LAKEVIEW FIELDS					
SOUTHEAST CORNER, SECTION 28, TOWNSHIP 6S, RANGE 7E, SLB&M ELEVATION = 4539.23			Rev.	Date	Description	2825 EAST COTTONWOOD PARKWAY, #527 Salt Lake City, Utah 84121 (801) 990-3154			OREM		1900 SOUTH GENEVA ROAD		UTAH	
						 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-6194; F: (801) 756-4511			Drawn by: D.W.P.	OVERALL SITE PLAN		Scale: 1"=100'		
									Designed by: D.W.P.			Date: 08/16/21		
									Checked by: D.W.P.			C1		

Surveyor: Aztec Engineering, Inc.
491 North 450 West
Orem, UT 84057
(801) 224-7308

FINAL - PLAT F



GENERAL NOTES

1. ALL COMMON AREA AND LIMITED COMMON AREA SHOWN HEREON ARE CONSIDERED TO BE PUBLIC UTILITY EASEMENT.
2. PRIOR TO ISSUANCE OF BUILDING PERMIT, A SIGN OFF FROM A GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE CITY OF OREM.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE C, WHICH IS AN AREA OF MINIMAL FLOODING, MAP NUMBER 495517 0230 A, EFFECTIVE DATE: OCTOBER 15, 1982 & MAP NUMBER 495517 0240 A, EFFECTIVE DATE: OCTOBER 15, 1982
4. NO KNOWN FAULT LINES ARE LOCATED WITHIN 1000 FEET OF ANY PART OF THIS SITE AS PER THE UTAH GEOLOGICAL SURVEY MAP & THE UTAH COUNTY HAZARDS MAP.
5. WETLANDS ARE NOT TO BE DISTURBED OR MODIFIED.
6. THERE IS A HIGH GROUND WATER TABLE IN THIS AREA. NO BASEMENTS ARE ALLOWED.
7. ALL BUILDING WALLS ARE PARALLEL WITH, OR AT A PERPENDICULAR ANGLE TO THE REFERENCE BEARING.
8. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
9. C&R DOCUMENTS ACCOMPANY THIS PLAT.
10. NO BASEMENTS OR CRAWL SPACES -- ALL CONSTRUCTION SHALL BE SLAB ON GRADE.
11. ON-SITE SEWER IN THIS PLAT IS CONSIDERED PRIVATE.
12. PLAT IS SUBJECT TO MASTER ASSOCIATION C&Rs AS RECORDED IN UTAH COUNTY ENTRY NUMBER 20164:2019.
13. ALL SANITARY SEWER AND STORM DRAIN INFRASTRUCTURE CONTAINED HEREIN ARE PRIVATELY OWNED AND MAINTAINED BY THE PRO.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	52.00	43.54	47°58'17"	42.28	N 25°16'8" W
C2	31.00	48.11	88°54'38"	43.42	N 45°44'19" W

OREM CITY ATTORNEY

Approval as to form this _____ day of _____, A.D. 20 ____
By the City Attorney.

OREM CITY ATTORNEY

CONDITIONS OF APPROVAL

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITH THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, COMMON AREA, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AND THAT THIS IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 89°31'44" West along section line 1,757.49 feet and North 33.45 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence South 89°48'22" West along the 2000 South right-of-way, a distance of 22.27 feet; thence North 01°17'00" East, a distance of 79.44 feet; thence North 35°13'40" East, a distance of 28.88 feet; thence along the arc of a 52.06 foot radius curve to the right through a central angle of 47°58'17" for 43.54 feet (chord bears North 25°16'08" West 42.28 feet); thence North 01°17'00" West, a distance of 65.69 feet; thence North 88°43'00" East, a distance of 112.63 feet; thence North 20°55'48" East, a distance of 88.44 feet; thence North 88°43'00" East, along Fields at Lakeview Plat E' boundary, a distance of 78.17 feet; thence South 01°17'00" East, along Fields at Lakeview Plat E' and Fields at Lakeview Plat D' boundaries, a distance of 293.11 feet to the point of beginning.

Containing 54,253.15 square feet or 1.2455 acres, more or less.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED FIELDS AT LAKEVIEW PLAT 'F', A PLANNED RESIDENTIAL DEVELOPMENT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT CONSISTING OF 1 SHEET TO BE PREPARED, DOES HEREBY DESIGNATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT. PURSUANT TO STATE CODE 10-9A-606 "O", OWNER HEREBY CONVEYS ALL COMMON AREA AS INDICATED HEREON (INCLUDING PRIVATE ROADS) TO THE FIELDS AT LAKEVIEW HOA INC., ADDRESS 1216 W. 1295 S. OREM, UT 84058.

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

PRINTED NAME OF OWNER(S)

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION NUMBER _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH) _____

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY _____

UTILITY DEDICATION

OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF FIELDS AT LAKEVIEW PLAT "E", A PLANNED RESIDENTIAL DEVELOPMENT, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN ON THE AREAS MARKED "UTILITY EASEMENT," AND "PRIVATE STREETS," AND "COMMON AREA," AND "LIMITED COMMON AREA" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THEREUNTO. IT IS ALSO HEREBY UNDERSTOOD THAT ALL UNITS HAVE A CROSS EASEMENT THROUGH EACH OTHER FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS.

RESERVATION OF COMMON AREAS

_____, OWNER(S) IS RECORDING THIS PLAT OF FIELDS AT LAKEVIEW PLAT "7", A PLANNED RESIDENTIAL DEVELOPMENT, HAS DESIGNATED CERTAIN AREAS OF LAND AS "PRIVATE STREETS", AND "COMMON AREAS", INTENDED FOR THE USE BY OWNERS IN FIELDS AT LAKEVIEW PLAT "7", A PLANNED RESIDENTIAL DEVELOPMENT, FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATION OF THESE AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN FIELDS AT LAKEVIEW PLAT "7", A PLANNED RESIDENTIAL DEVELOPMENT. THE FULLY PROVIDED IN THE DESIGNATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO FIELDS AT LAKEVIEW PLAT "7", A PLANNED RESIDENTIAL DEVELOPMENT. SAID DECLARATION IS HEREBY INCORPORATED AND MADE PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED _____ CITY ENGINEER APPROVED _____ CITY RECORDER

PLAT "F"

FIELDS AT LAKEVIEW

A PLANNED RESIDENTIAL DEVELOPMENT

OREM CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

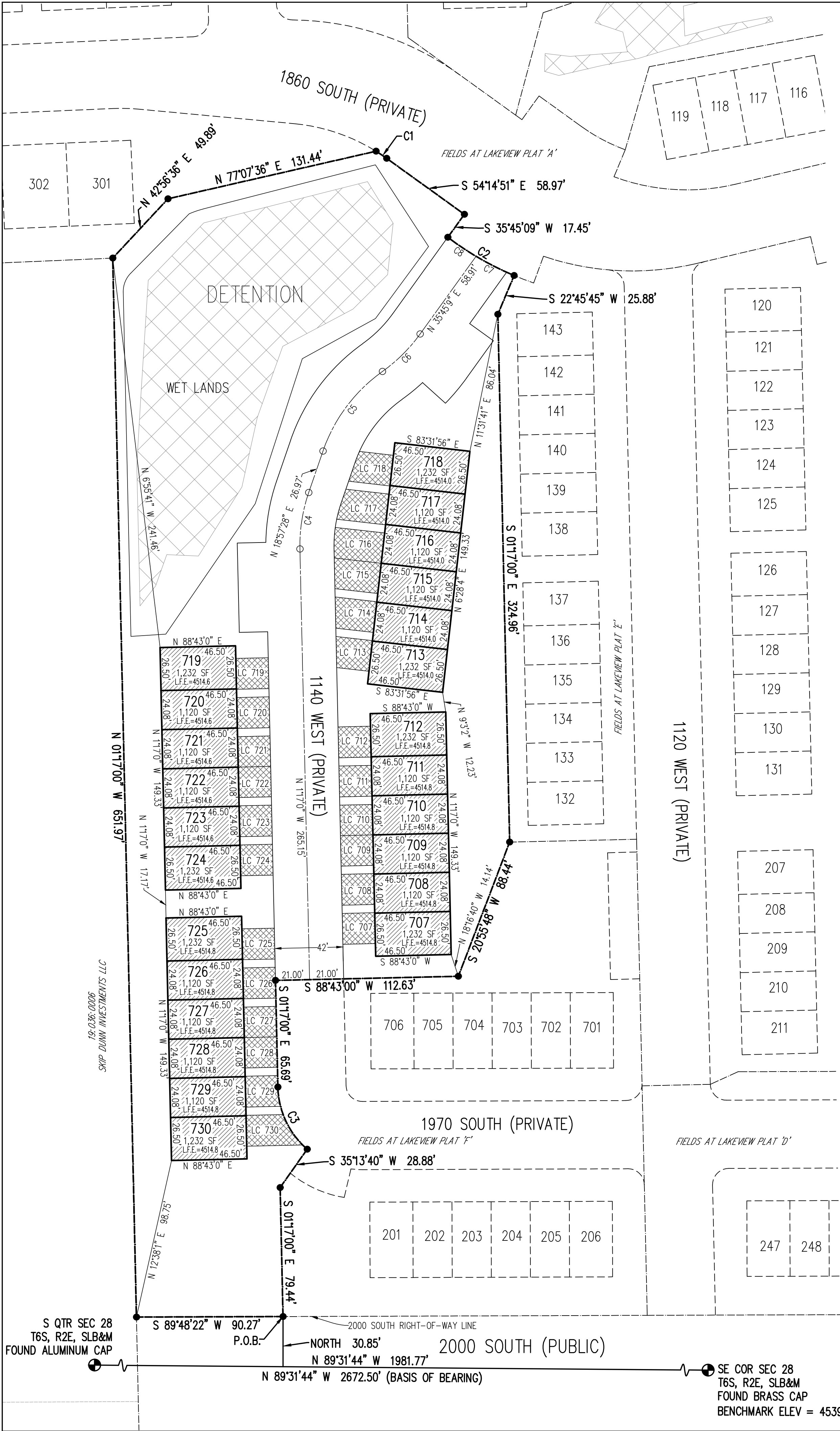
Surveyor's Seal

Notary Public Seal

City Engineer's Seal

Clerk-Recorder Seal

FINAL - PLAT H





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

November 2, 2020

Regulatory Division (SPK-2012-00253)

Boardwalk Industries, LLC
Attn: Mr. Jeff Mansell
2825 East Cottonwood Parkway #500
Salt Lake City, Utah 84121
jeffdmansell@gmail.com

Dear Mr. Mansell:

We are responding to your request for verification of an Aquatic Resource delineation for the Ridgeline Orem, Lakeview Farms Subdivision site. The approximately 37.13-acre project site is bordered on the east side by Geneva Road, between 1640 South and 2000 South, Latitude 40.2625°, Longitude -111.7201°, Orem, Utah County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site, which consists of approximately 2.19 acres of palustrine emergent wetland, as depicted on the enclosed July 23, 2015, "Ridgeline Orem, Figure 3b. Wetland Delineation Map - Aerial Base" drawing, prepared by Frontier Corporation USA (enclosure 2). This letter verifies that the location and boundaries of wetlands were delineated consistent with the wetland definition at 33 CFR §328.3(c)(16), the 1987 *Corps of Engineers Wetlands Delineation Manual* (Wetlands Research Program Technical Report Y-87-1) and the applicable regional supplements; the location and boundaries of tidal waters conform with the high tide line defined at 33 CFR §328.3(c)(4); and the location and boundaries of non-tidal waters conform with the ordinary high water mark definition at 33 CFR §328.3(c)(7), Regulatory Guidance Letter 05-05, and any applicable regional guide.

This verification letter does not constitute a jurisdictional determination (JD). A JD is not required to process an application for a Department of the Army permit. If you do not require a JD for the site, your permit application may be processed sooner. You may request a JD for this site at any time prior to starting work in aquatic resources, including after a permit decision is made. To request a JD for this site, complete the attached *Request for Aquatic Resources Delineation or Jurisdictional Determination Form* (enclosure 3) and return it to this office at the address listed below.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation may not be valid for the Wetland Conservation Provisions of

the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center prior to starting work.

Please refer to identification number SPK-2012-00253 in any correspondence concerning this project. If you have any questions, please contact Hollis Jencks at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010, by email at Hollis.G.Jencks@usace.army.mil, or telephone at (801) 295-8380 ext. 8318. For program information or to complete our Customer Survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,

Hollis Jencks
Project Manager
Regulatory Division

Enclosures

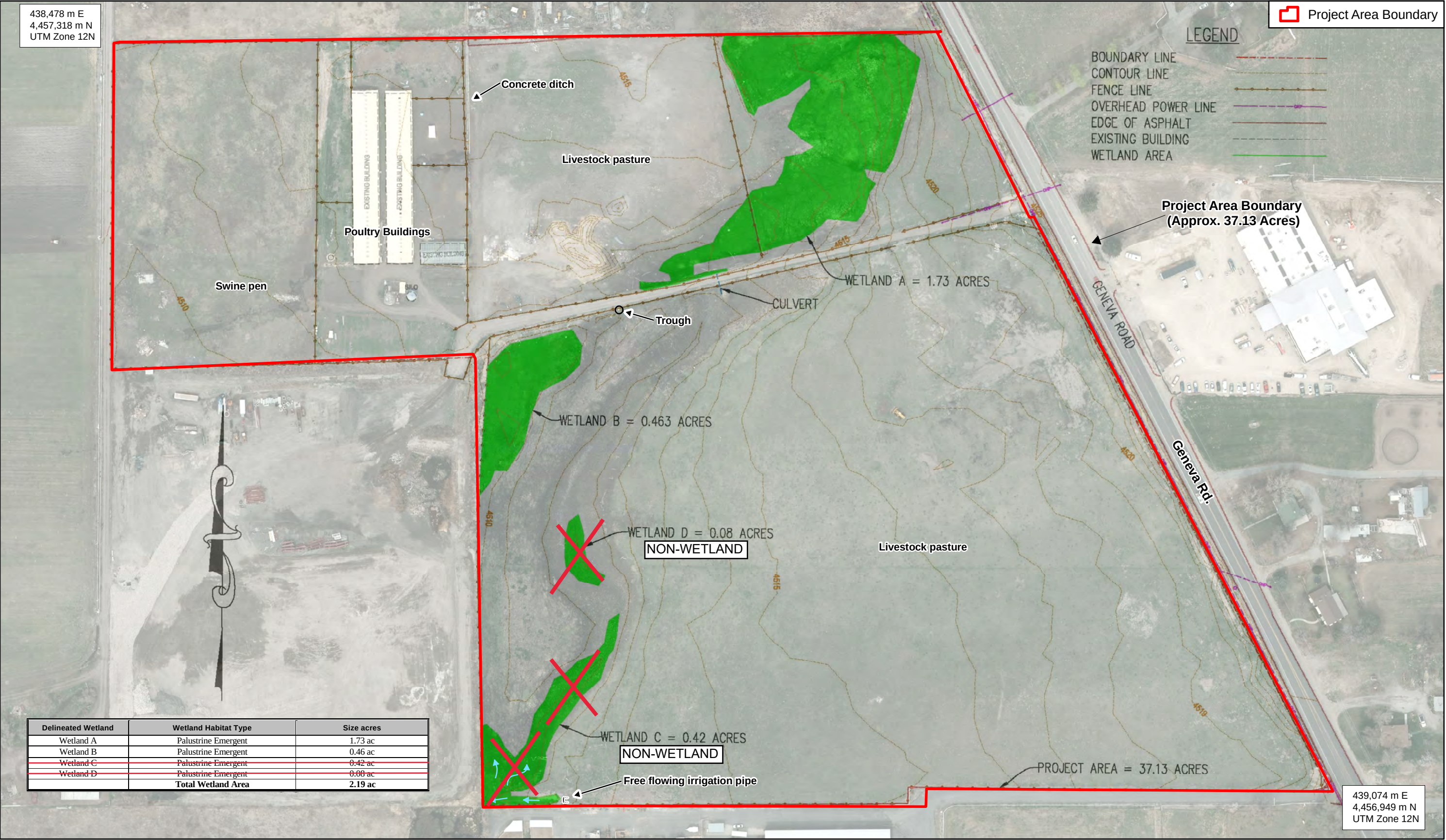
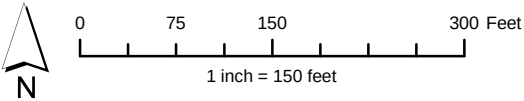


Figure 3b. Wetland Delineation Map - Aerial Base



REQUEST FOR AQUATIC RESOURCES DELINEATION VERIFICATION

OR JURISDICTIONAL DETERMINATION

A separate jurisdictional determination (JD) is not necessary to process a permit. An Approved Jurisdictional Determination (AJD) is required to definitively determine the extent of waters of the U.S. and is generally used to disclaim jurisdiction over aquatic resources that are not waters of the U.S., in cases where the review area contains no aquatic resources, and in cases when the recipient wishes to challenge the water of the U.S. determination on appeal. Either an Aquatic Resources Delineation Verification or a Preliminary Jurisdictional Determination (PJD) may be used when the recipient wishes to assume that aquatic resources are waters of the U.S. for the purposes of permitting. In some circumstances an AJD may require more information, a greater level of effort, and more time to produce. If you are unsure which product to request, please speak with your project manager or call the Sacramento District's general information line at (916) 557-5250.

I am requesting the product indicated below from the U.S. Army Corps of Engineers, Sacramento District, for the review area located at:

Street Address: _____ City: _____ County: _____ State: _____ Zip: _____ Section: _____ Township: _____ Range: _____ Latitude (decimal degrees): _____ Longitude (decimal degrees): _____ The approximate size of the review area for the JD is _____ acres. (Please attach location map)	
Choose one: ☐ I own the review area ☐ I hold an easement or development rights over the review area ☐ I lease the review area ☐ I plan to purchase the review area ☐ I am an agent/consultant acting on behalf of the requestor ☐ Other: _____	Choose one product: ☐ I am requesting an Aquatic Resources Delineation Verification ☐ I am requesting an Approved JD ☐ I am requesting a Preliminary JD ☐ I am requesting additional information to inform my decision about which product to request
Reason for request: (check all that apply) ☐ I need information concerning aquatic resources within the review area for planning purposes. ☐ I intend to construct/develop a project or perform activities in this review area which would be designed to avoid all aquatic resources. ☐ I intend to construct/develop a project or perform activities in this review area which would be designed to avoid those aquatic resources determined to be waters of the U.S. ☐ I intend to construct/develop a project or perform activities in this review area which may require authorization from the Corps; this request is accompanied by my permit application. ☐ I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district's list of navigable waters under Section 10 of the Rivers and Harbors Act of 1899 and/or is subject to the ebb and flow of the tide. ☐ My lender, insurer, investors, local unit of government, etc. has indicated that an aquatic resources delineation verification is inadequate and is requiring a jurisdictional determination. ☐ I intend to contest jurisdiction over particular aquatic resources and request the Corps confirm that these aquatic resources are or are not waters of the U.S. ☐ I believe that the review area may be comprised entirely of dry land. ☐ Other: _____	
Attached Information: ☐ Maps depicting the general location and aquatic resources within the review area consistent with Map and Drawing Standards for the South Pacific Division Regulatory Program (Public Notice February 2016, http://www.spd.usace.army.mil/Missions/Regulatory/Public-Notices-and-References/Article/651327/updated-map-and-drawing-standards/) ☐ Aquatic Resources Delineation Report, if available, consistent with the Sacramento District's Minimum Standards for Acceptance (Public Notice January 2016, http://1.usa.gov/1V68lYa)	
By signing below, you are indicating that you have the authority, or are acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant Corps personnel right of entry to legally access the review area. Your signature shall be an affirmation that you possess the requisite property rights for this request on the subject property.	
*Signature: _____ Date: _____ Name: _____ Company name: _____ Address: _____ Telephone: _____ Email: _____	

***Authorities:** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
July 21, 2021

The following items are discussed in these minutes:

- PUBLIC HEARING – Amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28-(F) *Garage Sales* to clarify language, to be continued to the November 3, 2021 Planning Commission meeting due to an error in noticing. – Continued.
- PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amending portions of Section 22-11-42, PD29 zone (*Siena Villas @ Columbia Lane*) pertaining to the overall density and parking requirements of the PD29 zone and amending Appendix V of the Orem City Code with updated concept plans and elevations, located generally at 1859 South Columbia Lane. – Approved.

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Chair Cochran called the Study Session to order.

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

The Commission and staff briefly reviewed agenda items, minutes from September 15, 2021 meeting, and training on land use laws and adjourned at 4:17 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Cochran called the Planning Commission meeting to order and himself offered the invocation.

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Development Services for the Planning Commission to forward a request to the City Council to amend portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28-(F) *Garage Sales* to clarify language.

Recommendation: Due to an error in noticing the public, Staff recommends the Planning Commission to continue amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28-(F) *Garage Sales* to clarify language.

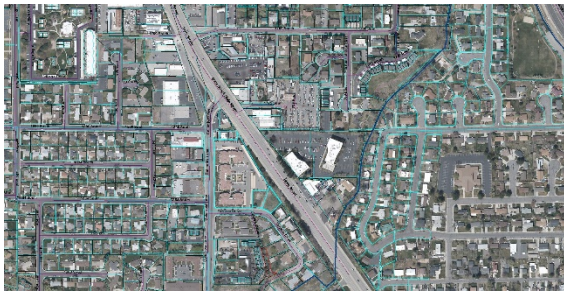
A complete video of the meeting can be found at www.orem.org/meetings

DRAFT Planning Commission minutes for October 20, 2021

Planning Commission Action: Mr. Roberts moved to continue amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28-(F) *Garage Sales* to clarify language due to noticing issues. Ms. Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Mike Holloper, PEG Companies for the Planning Commission to the Planning Commission forward a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amending portions of Section 22-11-42, PD29 zone (*Siena Villas @ Columbia Lane*) pertaining to the overall density and parking requirements of the PD29 zone and amending Appendix V of the Orem City Code with updated concept plans and elevations, located generally at 1859 South Columbia Lane.



Staff Presentation: The applicant wants to apply to build a 21-unit expansion onto the current 81-unit Siena Villas Apartments. These 21 units would be comprised of six two-bedroom units, nine one-bedroom units and six studio units. This new building will be located at the south-east area of the proposed lot. Neighborhood meetings for this proposed project were held in September 2020.

As part of the request, the applicant is proposing a text amendment to the PD29 zone that includes a small parking ratio change of 1.75 stalls per unit in addition to a slight change in the unit per acre limit (currently at 27 units per acre) to 28 units per acre.

Parking: Currently, they have a business hour parking requirement and a non-business hour parking requirement. The business hour parking requirement is defined as 8:00 a.m. to 5:30 p.m., Monday through Friday and they provide at least 1.75 parking spaces for each one-bedroom dwelling unit, and at least 2.25 parking spaces for each dwelling unit containing more than one bedroom. During the non-business hour parking requirement, they provide at least 2.25 parking spaces for each dwelling unit. Parking spaces located on the adjacent property are made available to the residents of the development through a recorded, perpetual parking easement and is counted toward the parking requirement.

The applicant has been tracking the parking demand and utilization over the past nine years. They have found that the usage is significantly lower than the current required amount. They have performed multiple parking studies internally and have found on the rare occasion the maximum usage is 1.4 stalls per unit. Recent counts have shown less utilization. They attribute these lower parking counts to the high number of one-bedroom units (fifty percent of the property unit mix) and being located near public transportation lines. In addition, they have no plans to charge for parking in the future. This language is part of the text amendment that is being proposed for the PD29 zone.

A handout of the traffic study that was referenced during the presentation can be found attached at the end of these minutes.

While intending to maintain unit mix commensurate with the existing property (fifty percent one-bedroom and fifty percent two-bedroom units), they recognize the demand and need for studio units in the marketplace. They are proposing to add six studio units to the project.

If the City approves these changes, the applicant will come back in and apply for site plan approval.

Recommendation: Staff recommends the Planning Commission send a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amend portions of Section 22-11-42, PD29 zone (*Siena Villas @*

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

DRAFT Planning Commission minutes for October 20, 2021

Columbia Lane) pertaining to the overall density and parking requirements of the PD29 zone and amend Appendix V of the Orem City Code with updated concept plans and elevations, located generally at 1859 South Columbia Lane.

Chair Cochran asked if the Planning Commission had any questions for Ms. Vargas.

Chair Cochran opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone. The following residents made comments. For additional details view the video at orem.org/meetings.

Pat Bersie, 1854 S 543 E
Mara Garcia, 1909 S Terrace Drive
David Miles, 1660 S 350 E,
Lanae Millet, 288 W 1500 N
Richard West, 1941 S Terrace Drive
Carol Miles, 1925 S Terrace Drive
Henry Miles, 1925 S Terrace Drive
Tim Thomas, 1901 S 543 E

Chair Cochran closed the public hearing.

There was a discussion on why the properties located south of 1859 W Columbia Lane have been vacant for several years. See orem.org/meetings for additional details.

The applicants, Mr. Hollopetter and Mr. Halladay, answered several questions from the planning commission members. See orem.org/meetings for additional details.

Planning Commission Action: Ms. Bentley moved to forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amend portions of Section 22-11-42, PD29 zone (*Siena Villas @ Columbia Lane*) pertaining to the overall density and parking requirements of the PD29 zone zone and amending Appendix V of the Orem City Code with updated concept plans and elevations, located generally at 1859 South Columbia Lane. Ms. Mecham seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham and Barry Roberts. Those voting nay: Haysam Sakar and Ross Spencer. The motion passed with four votes to two.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion to approve the minutes of September 15, 2021. Chair Cochran moved to approve the meeting minutes for September 15, 2021. Ms. Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Adjourn: Chair Cochran called for a motion to adjourn. Chair Cochran moved to adjourn. Shauna Mecham seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Adjourn: 5:15 p.m.

Jason Bench
Planning Commission Secretary

DRAFT Planning Commission minutes for October 20, 2021

1 Approved:

morning night
10/21/2020 5
10/22/2020 4



10/22/2020 morning



2

Orem City Apartment Parking Analysis

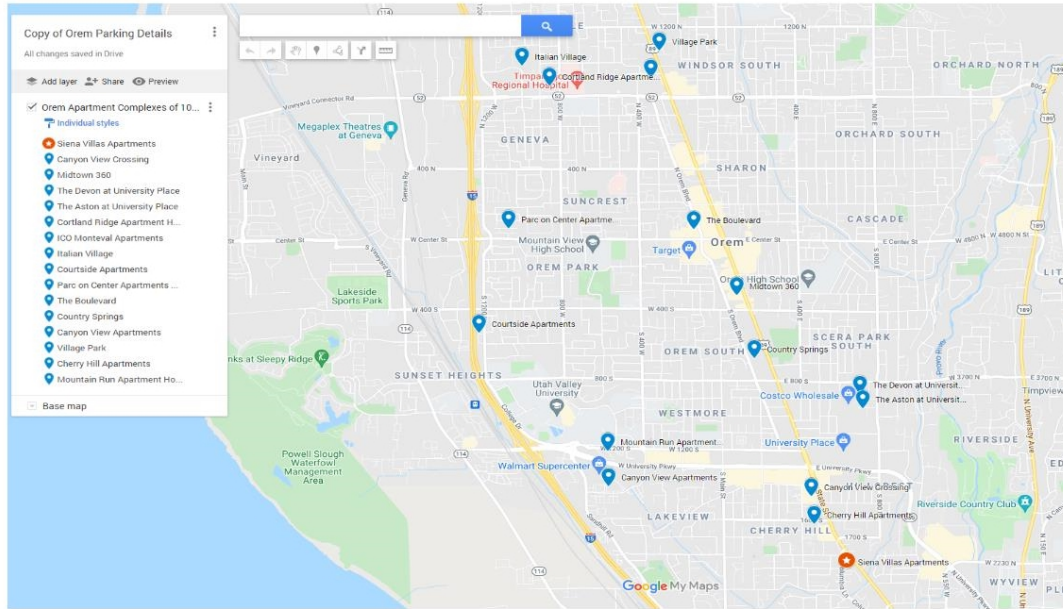
Property	Address	Distance from SV	Zoning	Parking Zoning Details	Property Parking Info
Serie Villas	1851 S Columbia Ln	—	PD-29	Business Hours Parking Requirement - During all business hours (defined as 8:00 a.m. to 5:30 p.m., Monday through Friday) at least 1.75 parking spaces shall be provided for each one-bedroom dwelling unit, and at least 2.25 parking spaces shall be provided for each dwelling unit containing more than one bedroom. Nonbusiness Hours Parking Requirement - During all nonbusiness hours, at least 2.25 parking spaces shall be provided for each dwelling unit. Parking spaces located on adjacent property which are made available to the residents of the development through a recorded, perpetual parking easement may be counted toward the parking requirement.	Free Parking
Canyon View Crossing	1460 S State Street	0.6 miles	HD-C (Formerly PD 37)	At least one and one-quarter (1.25) parking stalls shall be provided for each one bedroom unit and at least two (2) parking stalls shall be provided for each unit having two or more bedrooms. At least one covered parking stall shall be provided for each unit.	\$40 Covered \$20 Uncovered No Visitor parking after hours - Visitors must park on the street
Mittown 960	360 S State St	2.1 miles	PD 23	Four parking stalls shall be provided for every one thousand (1000) square feet of gross leasable floor area of commercial or office uses. No parking stalls shall be required for residential units included within the base residential density (as defined in 22-11-36). A minimum of 1.65 parking stalls shall be provided for each residential unit in excess of the base residential density. In addition to the parking requirements stated above, one (1) additional parking stall shall be required for each large residential unit (in addition to the 1.65 stall requirement). Parking stalls located in front of commercial uses shall be reserved generally for commercial use during business hours.	Underground parking \$50 for first car and then \$60 for each additional parking. Above ground parking at no cost, visitors allowed, overnight parking allowed.
The Devon	875 S 700 E	2.0 miles	PD 34	Residential. One and forty-nine hundredths (1.49) parking stalls shall be provided for each residential dwelling unit. At least thirty (30) bicycle parking stalls shall be provided for the main (largest) building in the PD-34 zone. For all other buildings, bicycle parking stalls shall be provided with each site plan at a rate of at least two percent (2%) of the number of required automobile parking spaces required. However, the number of bicycle parking spaces required shall not be less than three (3) or more than ten (10) spaces per building (other than the main building).	\$109 a month for garages \$29 a month for carports Open lot is first come first serve for residents and guests, free overnight parking.
The Aston	730 E 950 S	2.2 miles	PD 34	Residential. One and forty-nine hundredths (1.49) parking stalls shall be provided for each residential dwelling unit. At least thirty (30) bicycle parking stalls shall be provided for the main (largest) building in the PD-34 zone. For all other buildings, bicycle parking stalls shall be provided with each site plan at a rate of at least two percent (2%) of the number of required automobile parking spaces required. However, the number of bicycle parking spaces required shall not be less than three (3) or more than ten (10) spaces per building (other than the main building).	\$19 monthly for garage parking Visitor parking overnight is allowed.
Cortland Ridge	855 N 820 W	4.4 miles	C2	Buildings with less than 10,000 square feet gross floor area. One stall shall be required for every 250 square feet of gross floor area. Buildings with 10,000 square feet gross floor area or greater: One stall shall be required for every 250 square feet of gross leasable area. If the gross leasable area is not known, one stall shall be required for every 250 square feet of gross floor area.	Does not charge for parking. Carports are assigned to units. Visitor parking is allowed, free, and overnight.
ICC Montevia	355 W 920 S	3.6 miles	CD-C		\$109 a month for garage \$39 a month for carport Uncovered parking is free and visitors can park there overnight.
Italian Village	980 W 960 N	4.8 miles	PD 22	Residential Areas. Buildings containing residential uses only shall provide two (2) parking stalls for every dwelling unit. Mixed-use Areas. Buildings containing a mix of residential and nonresidential uses shall provide five (5) parking spaces for every one thousand (1000) square feet of gross floor area of nonresidential uses. Additional parking stalls shall be required for residential units as follows: (1) One (1) parking stall shall be required for each residential unit with one (1) bedroom; and (2) Two (2) parking stalls for each residential unit with two (2) or more bedrooms. For purposes of calculating the parking requirement, a bedroom shall include any room that is reasonably likely to be used as a bedroom whether designated as a den, office, study, game room, or other similar appellation. Parking stalls located in front of commercial uses shall be reserved exclusively for commercial use during business hours. Parallel or angled parking may be provided on a private street if the City Engineer finds that it would not interfere with or impede the safe and efficient flow of traffic.	Does not charge for parking, must have a pass, each unit gets 2 passes and one visitor pass.
Courtside Apartments	530 S 1200 W	3.9 miles			\$5 a month for outside parking \$20 a month for underground Visitor parking allowed until midnight, if they want to stay overnight then they have to go in and get a temporary overnight pass. (They didn't mention a price, so I assume that it is free)
The Parc on Center St	1043 W Center St	4.0 miles	PD 41	At least two (2) parking stalls shall be provided for every residential unit with at least one covered stall per unit. Parking for Area B shall be the same as required in the C3 zone. All parking spaces shall comply with Article 22-15. The parking requirements shall be met for each phase of construction.	Covered parking for \$25 Everyone gets an extra general parking pass. There is visitor parking (onsite on whether or not it is overnight)
The Boulevard	40 N Orem Blvd	2.7 miles	CCD-RIS (A)		Open parking is free. Covered parking is \$35, up to 2 vehicles. Visitors are allowed to park in the open parking.
Country Springs	625 S Orem Blvd	1.7 miles	AD-C		Covered parking \$20 a month. Garage parking is \$180 a month. Visitor parking is allowed.
Canyon View	1401 Sandhill Rd	2.6 miles	H5		Parking is included in rental. Tenants and tenants guest parking is free, as long as they are staying with a tenant.
Village Park	1080 N State St	3.9 miles	C2	Buildings with less than 10,000 square feet gross floor area. One stall shall be required for every 250 square feet of gross floor area. Buildings with 10,000 square feet gross floor area or greater: One stall shall be required for every 250 square feet of gross leasable area. If the gross leasable area is not known, one stall shall be required for every 250 square feet of gross floor area.	\$20 a month for carport parking, 1 per unit. Uncovered parking is first come first serve, visitors allowed.
Cherry Hill	1757 S Village Ln	0.4 miles	PD 38	At least one and one-quarter (1.25) parking stalls shall be provided for each one bedroom unit and at least two (2) parking stalls shall be provided for each unit containing more than one bedroom. All parking spaces shall comply with Article 22-15 of the Orem City Code. All parking spaces, parking areas and driveways shall be paved with asphalt and/or concrete and shall be designed to allow for proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways. All covered parking structures shall be designed with the same architecture as the main structures within the PD-38 zone.	Did not return calls
Mountain Run	1219 S 580 W	2.1 miles	R6		Did not return calls

3

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

4

DRAFT Planning Commission minutes for October 20, 2021



1

111	2	211	1	311	2	121	2	221	1	321	2	131	2	231	1	331	1
112	1	212	2	312	3	122	1	222	1	322	2	132	2	232	2	332	1
113	1	213	1	313	1	123	1	223	2	323	3	133	1	233	1	333	1
114	1	214	1	314	1	124	2	224	1	324	1	134	1	234	1	334	1
115	2	215	0	315	2	125	2	225	1	325	1	135	2	235	1	335	2
116	2	216	1	316	1	126	2	226	2	326	1	136	1	236	1	336	2
117	2	217	2	317	1	127	1	227	2	327	1	137	1	237	1	337	1
office 118	2	218	1	318	2	128	1	228	1	328	1	138	1	238	1	338	2
119	2	219	2	319	2	129	1	229	1	329	1	139	1	239	1	339	1
two beds																	
Total 113																	

2

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

DRAFT Planning Commission minutes for October 20, 2021

Date	Time	# of Cars	Quantity Full
9/3/2021	10:30 PM	90	50.0%
9/4/2021	11:00 PM	87	48.3%
9/5/2021	11:00 PM	91	50.6%
9/6/2021	11:30 PM	102	56.7%
9/7/2021	11:00 PM	107	59.4%
9/8/2021	11:00 PM	107	59.4%
9/9/2021	12:00 AM	109	60.6%
9/10/2021	12:00 AM	102	56.7%
9/11/2021	12:30 AM	99	55.0%
9/12/2021	12:30 AM	105	58.3%
9/13/2021	12:30 AM	103	57.2%
9/14/2021	12:30 AM	100	55.6%
9/15/2021	12:30 AM	105	58.3%
9/16/2021	12:30 AM	105	58.3%
9/17/2021	12:30 AM	95	52.8%
9/18/2021	1:00 AM	102	56.7%
9/19/2021	1:00 AM	97	53.9%
9/20/2021	12:30 AM	101	56.1%
9/21/2021	12:30 AM	96	53.3%
9/22/2021	7:30 PM	86	47.8%
9/23/2021	7:45 AM	74	41.1%
9/23/2021	7:30 PM	78	43.3%
9/24/2021	7:30 AM	79	43.9%
9/25/2021	7:00 PM	81	45.0%
9/26/2021	7:00 PM	84	46.7%
9/27/2021	7:50 AM	76	42.2%
9/28/2021	7:40 AM	82	45.6%
9/29/2021	7:45 AM	86	47.8%
9/30/2021	7:50 AM	75	41.7%
10/1/2021			0.0%
10/2/2021			0.0%
10/3/2021			0.0%
Average		93	46.9%

of Units 81

Covered Stalls	81
Uncovered Stalls	99
Total	180

Total # of Stalls 180
Average # of Stalls used 0.00

High	109	1.35
Low	74	0.91

DRAFT Planning Commission minutes for October 20, 2021

Date	Time	# of Cars	
			39.0%
11/10/2016	10:30 AM	47	26.1%
11/11/2016	8:30 AM	69	38.3%
11/11/2016	2:30 PM	50	27.8%
11/14/2016	1:00 PM	53	29.4%
11/14/2016	6:30 PM	74	41.1%
11/15/2016	10:00 AM	45	25.0%
11/15/2016	2:30 PM	41	22.8%
11/16/2016	9:30 AM	63	35.0%
11/16/2016	1:30 PM	50	27.8%
11/16/2017	5:30 PM	65	36.1%
11/17/2016	10:00 AM	50	27.8%
11/17/2016	2:00 PM	53	29.4%
11/17/2016	6:00 PM	77	42.8%
11/18/2016	11:00 AM	47	26.1%
11/18/2016	1:00 AM	106	58.9%
11/19/2016	5:20 PM	72	40.0%
11/19/2016	10:30 PM	96	53.3%
11/21/2016	10:30 AM	57	31.7%
11/22/2016	3:00 PM	48	26.7%
11/22/2016	6:00 PM	72	40.0%
11/22/2016	11:00 PM	92	51.1%
11/23/2016	10:30 AM	73	40.6%
11/23/2016	11:30 PM	78	43.3%
11/24/2016	6:30 PM	61	33.9%
11/24/2016	10:00 PM	78	43.3%
11/25/2016	10:00 AM	70	38.9%
11/25/2016	11:00 AM	67	37.2%
11/25/2016	10:00 PM	78	43.3%
11/26/2016	11:00 AM	71	39.4%
11/26/2016	7:00 PM	78	43.3%
11/27/2016	10:00 PM	93	51.7%
11/29/2016	4:20 PM	53	29.4%
11/30/2016	6:50 AM	96	53.3%
11/30/2016	8:30 AM	73	40.6%
11/30/2016	3:45 AM	43	23.9%
11/30/2016	10:30 PM	105	58.3%
12/03/2016	2:45 AM	68	37.8%
12/03/2016	6:40 PM	70	38.9%
12/04/2016	12:30 AM	104	57.8%
12/04/2016	4:30 PM	87	48.3%
12/04/2016	11:45 PM	98	54.4%
12/05/2016	7:00 PM	78	43.3%
12/06/2016	9:30 PM	93	51.7%
12/07/2016	11:30 PM	106	58.9%
12/08/2016	2:45 PM	53	29.4%
12/08/2016	9:15 PM	84	46.7%
12/11/2016	9:45 PM	85	47.2%
12/14/2016	11:30 PM	98	54.4%
12/15/2016	8:30 PM	53	29.4%
12/16/2016	7:50 PM	80	44.4%
12/17/2016	10:30 PM	78	43.3%
12/19/2016	9:45 AM	77	42.8%
12/19/2016	9:30 PM	81	45.0%
12/20/2016	10:30 PM	105	58.3%
12/22/2016	9:45 PM	108	60.0%
12/23/2016	9:30 PM	76	42.2%
12/26/2016	7:00 PM	78	43.3%
12/29/2016	8:00 PM	84	46.7%
12/30/2016	10:00 PM	96	53.3%
12/31/2016	11:45 PM	97	53.9%
February			
2/7/2017	10:00 PM	102	56.7%
2/9/2017	8:30 PM	99	55.0%
2/10/2017	9:30 PM	99	55.0%
2/11/2017	8:40 AM	91	50.6%
2/11/2017	8:30 PM	90	50.0%
2/13/2017	7:00 PM	76	42.2%
2/14/2017	8:30 PM	96	53.3%
2/17/2017	11:45 PM	103	57.2%
2/20/2017	11:00 PM	110	61.1%
2/21/2017	9:15 PM	88	48.9%
2/22/2017	1:00 AM	111	61.7%
2/25/2017	12:30 AM	110	61.1%
2/25/2017	9:43 PM	101	56.1%
2/27/2017	11:00 PM	103	57.2%
3/1/2017	7:35 PM	84	46.7%

of Units 81

Covered Stalls	81
Uncovered Stalls	99
Total	180

			Stalls / Unit
Total # of Stalls	180		
Average # of Stalls used	70.2	0.87	
High	111	1.37	
Low	41	0.51	

DRAFT Planning Commission minutes for October 20, 2021

Date	Time	# of Cars	
			38.2%
11/19/2012	8:10pm	72	40.0%
11/20/2012	7:30pm	65	36.1%
11/23/12	6:45pm	56	31.1%
11/24/12	9:30pm	48	26.7%
11/26/12	6:30pm	60	33.3%
11/27/12	6:00pm	56	31.1%
11/28/12	8:00pm	80	44.4%
11/29/12	9:40pm	78	43.3%
12/1/12	10:20pm	66	36.7%
12/2/12	7:30pm	79	43.9%
12/3/12	9:00pm	84	46.7%
12/6/12	8:00pm	73	40.6%
12/7/12	11:30pm	74	41.1%
12/8/12	10:00pm	77	42.8%
12/10/12	9:00pm	58	32.2%
12/11/12	3:00pm	31	17.2%
12/14/12	6:00pm	50	27.8%
12/15/12	8:00am	63	35.0%
12/18/12	7:40am	72	40.0%
12/19/12	6:30am	85	47.2%
12/20/12	8:00pm	78	43.3%
12/21/12	11:00pm	75	41.7%
12/22/12	10:30pm	67	37.2%
12/23/12	9:30pm	69	38.3%
12/24/12	6:00am	55	30.6%
12/27/12	8:00am	64	35.6%
1/9/13	7:30am	97	53.9%
1/10/13	6:00pm	92	51.1%

# of Units	81
Covered Stalls	81
Uncovered Stalls	99
Total	180

		Stalls / Unit
Total # of Stalls	180	
Average # of Stalls used	68.7	0.85
High	97	1.20
Low	31	0.38