



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
February 2, 2022

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

4:00 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

1 Elect a new Planning Commission Chair and Vice-Chair

5:00 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 5:00 PM SCHEDULED ITEMS
 - 3.1 **SITE PLAN – Approving the site plan of "Call's Place Orem City" located generally at 1543 West 1430 North in the PD36 zone.**
 - 3.2 **PUBLIC HEARING – Vacating Lots 1 and 2 of JEM Estates, Plat J and approving JEM Estates, Plat K located generally at 145 North 600 West in the R8 zone.**
 - 3.3 **PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from January 19, 2022**
5. ADJOURN
 - 5.1 **Next meeting scheduled for Wednesday, February 16, 2022.**

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

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

Item #: 3.1	Planning Commission February 2, 2022	
Prepared By: Cheryl Vargas		
Applicant: F. Richard Call	SITE PLAN – Approving the site plan of “Call’s Place Orem City” located generally at 1543 West 1430 North in the PD36 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation:

Regional Commercial

- Current Zone: **PD36**
- Acreage: **14.70**
- Neighborhood: **Timview**

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan of “Call’s Place Orem City” located generally at 1543 West 1430 North in the PD36 zone.

BACKGROUND:

The applicant is proposing to improve the property with a public street and cul-de-sac connecting to Geneva Road along with the extension of 1380 West from the south. There will be two large concrete tilt-up office-warehouse structures located in the center of the proposed site. A third flex-space office-warehouse structure will be located on the East portion of the development adjacent to I-15 and 1380 West.

Building 1 will be 95,760 square feet, building 2 will be 89,487 square feet and building 3 will be 20,771 square feet. The individual units will be shells until tenants come in and finish the space according to their needs.

Architecture: The proposed architecture meets the requirements of the PD36 zone and their concept plans match the concept plans added to Appendix DD at the time of the rezone.

Parking: The required number of parking stalls for this project is three hundred forty-eight stalls. They are providing three hundred forty-eight stalls which meets the required amount. Parking is broken down as follows:

Building 1 (Office* = 21,500/Warehouse= 74,260)

	Building 1		
	Office 1/250	1st 50,000 sf	50,000 + 1/1000
Required	86	67	25
Provided	86	67	25

Building 2 (Office* = 6,750/Warehouse= 82,737)

	Building 2		
	Office 1/250	1st 50,000 sf	50,000 + 1/1000
Required	27	67	33
Provided	27	67	33

Building 3 (Office* = 5,750/Warehouse= 15,021)

	Building 3		
	Office 1/250	1st 50,000 sf	50,000 + 1/1000
Required	23	20	n/a
Provided	23	20	n/a

Total Required Parking: 348

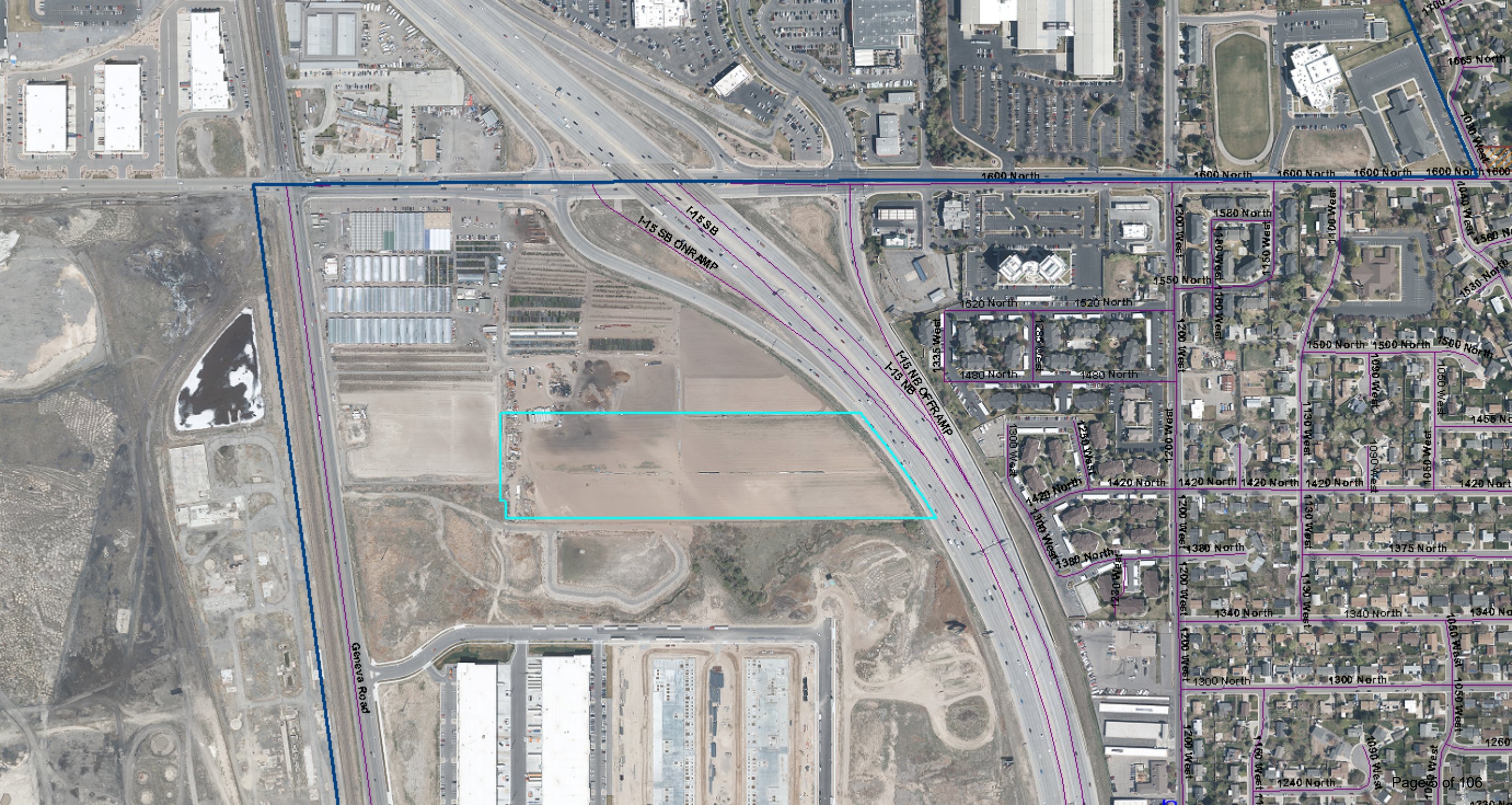
Total Provided Parking: 348

*Office space has been calculated at the maximum estimated size for each building.

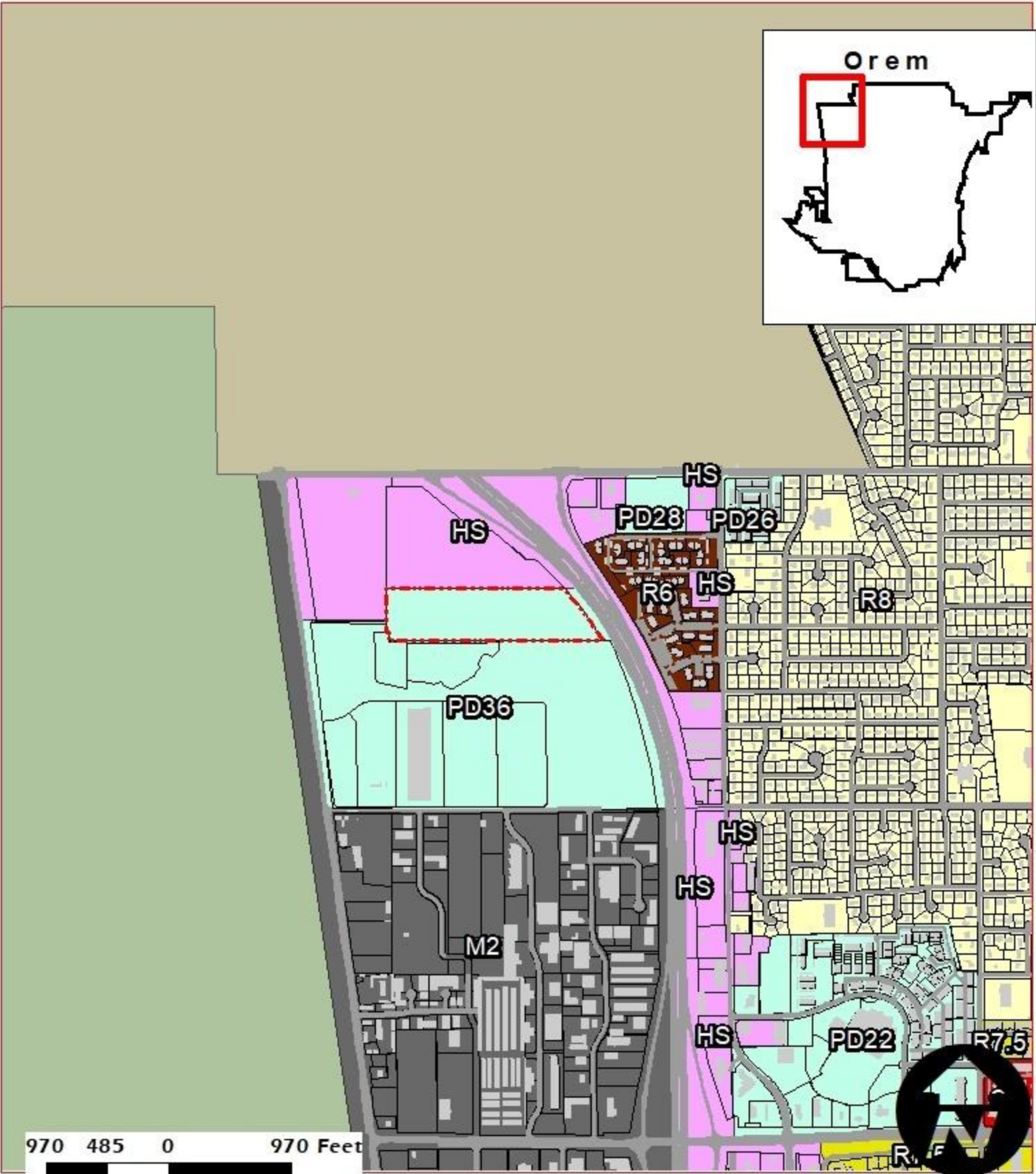
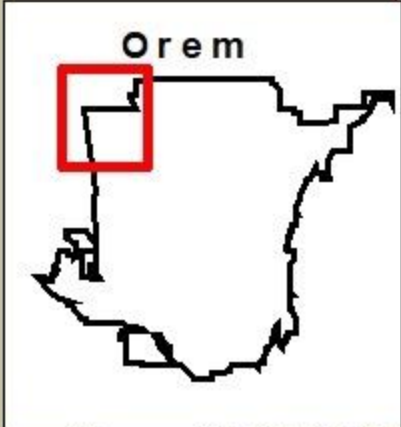
Landscaping: The overall landscape plan complies with all applicable PD36 zoning codes.

Transportation/Engineering: Approval dependent on the applicant obtaining an access permit for Geneva Road from UDOT Region 3 and a UDOT approved Traffic Impact Study prior to the pre-construction meeting.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of “Call’s Place Orem City” located generally at 1543 West 1430 North in the PD36 zone with the condition the applicant obtains an access permit for Geneva Road from UDOT Region 3 and a UDOT approved Traffic Impact Study prior to the pre-construction meeting.



Call's Place



◆ Site Plan
PD36
14.70 Acres

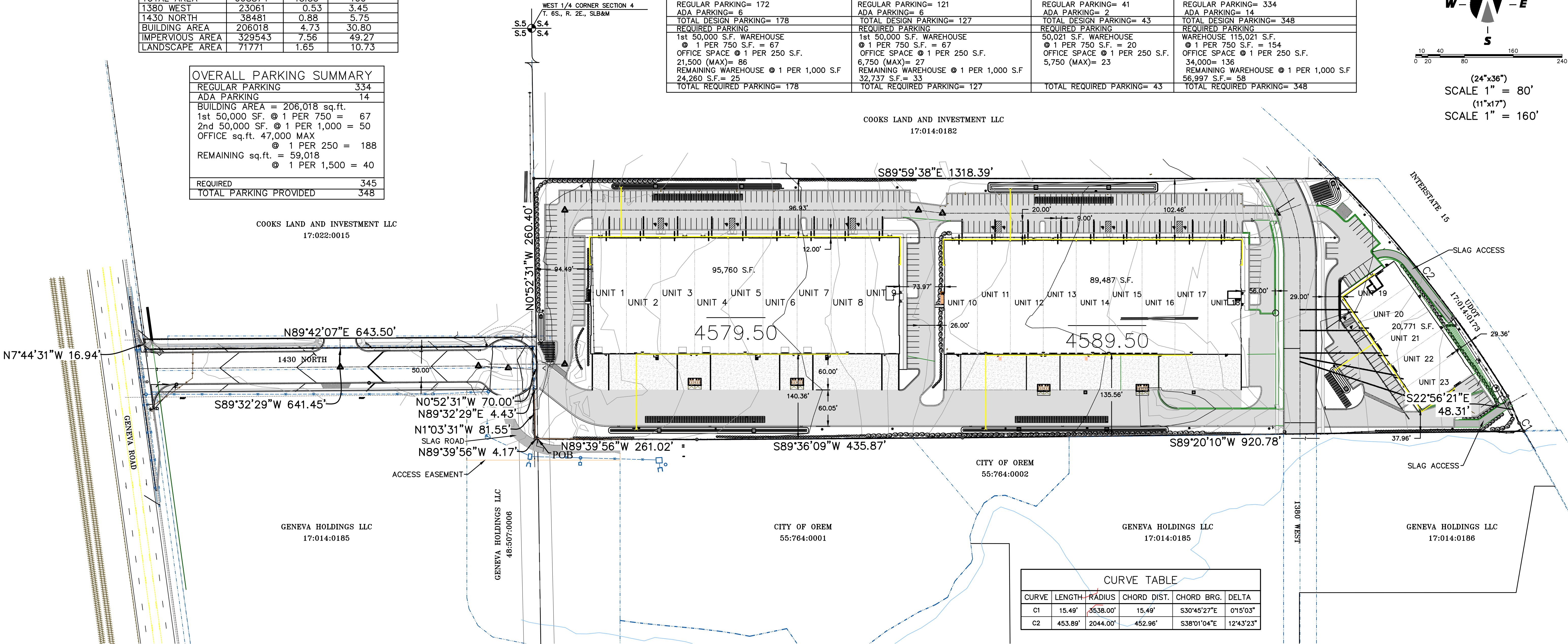
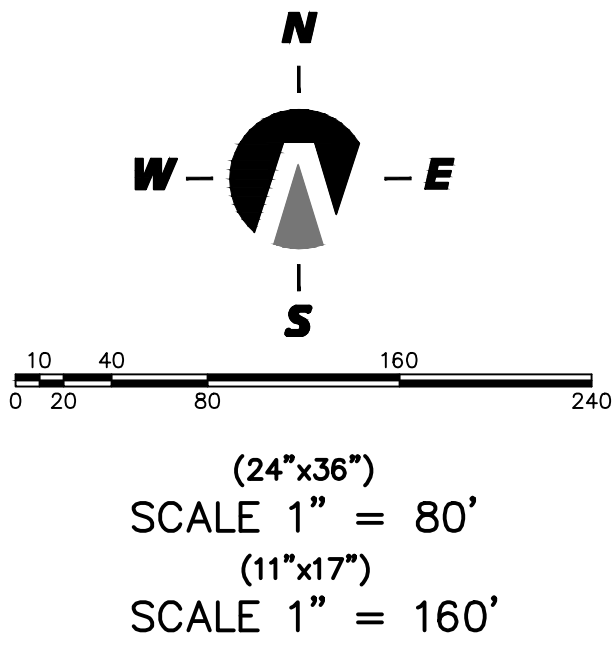
NEIGHBORHOOD
Timpview

- Legend
- 1543 W 1430 North
 - Buildings
 - Parcels

SUMMARY TABLE			
AREA	SQ. FEET	ACRES	PERCENTAGE
TOTAL AREA	668874	15.35	100
1380 WEST	23061	0.53	3.45
1430 NORTH	38481	0.88	5.75
BUILDING AREA	206018	4.73	30.80
IMPERVIOUS AREA	329543	7.56	49.27
LANDSCAPE AREA	71771	1.65	10.73

OVERALL PARKING SUMMARY	
REGULAR PARKING	334
ADA PARKING	14
BUILDING AREA = 206,018 sq.ft.	
1st 50,000 SF. @ 1 PER 750 =	67
2nd 50,000 SF. @ 1 PER 1,000 =	50
OFFICE sq.ft. 47,000 MAX @ 1 PER 250 =	188
REMAINING sq.ft. = 59,018 @ 1 PER 1,500 =	40
REQUIRED	345
TOTAL PARKING PROVIDED	348

PARKING SUMMARY PER BUILDING			
BUILDING #1	BUILDING #2	BUILDING #3	TOTAL
AREA= 95,760 S.F.	AREA= 89,487 S.F.	AREA= 20,771 S.F.	AREA= 206,018 S.F.
DESIGN PARKING	DESIGN PARKING	DESIGN PARKING	DESIGN PARKING
REGULAR PARKING= 172	REGULAR PARKING= 121	REGULAR PARKING= 41	REGULAR PARKING= 334
ADA PARKING= 6	ADA PARKING= 6	ADA PARKING= 2	ADA PARKING= 14
TOTAL DESIGN PARKING= 178	TOTAL DESIGN PARKING= 127	TOTAL DESIGN PARKING= 43	TOTAL DESIGN PARKING= 348
REQUIRED PARKING	REQUIRED PARKING	REQUIRED PARKING	REQUIRED PARKING
1st 50,000 S.F. WAREHOUSE @ 1 PER 750 S.F. = 67	1st 50,000 S.F. WAREHOUSE @ 1 PER 750 S.F. = 67	50,021 S.F. WAREHOUSE @ 1 PER 750 S.F. = 20	WAREHOUSE 115,021 S.F. @ 1 PER 750 S.F. = 154
OFFICE SPACE @ 1 PER 250 S.F. 21,500 (MAX)= 86	OFFICE SPACE @ 1 PER 250 S.F. 6,750 (MAX)= 27	OFFICE SPACE @ 1 PER 250 S.F. 5,750 (MAX)= 23	OFFICE SPACE @ 1 PER 250 S.F. 34,000= 136
REMAINING WAREHOUSE @ 1 PER 1,000 S.F. 24,260 S.F.= 25	REMAINING WAREHOUSE @ 1 PER 1,000 S.F. 32,737 S.F.= 33		REMAINING WAREHOUSE @ 1 PER 1,000 S.F. 56,997 S.F.= 58
TOTAL REQUIRED PARKING= 178	TOTAL REQUIRED PARKING= 127	TOTAL REQUIRED PARKING= 43	TOTAL REQUIRED PARKING= 348



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	15.49'	3538.00'	15.49'	S30°45'27"E
C2	453.89'	2044.00'	452.96'	S38°01'04"E

DESCRIPTION
Beginning at a point located North 0°52'31" West along section line 1320.00 feet from the Southwest Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°39'56" West 4.17 feet; thence North 1°03'31" West 81.55 feet; thence South 89°32'29" West 8.76 feet to a point of curvature of a 48.50-foot radius non-tangent curve to the right; thence Northwesterly along the arc of said curve 78.14 feet, having a central angle of 92°18'48" and a chord that bears North 88°06'58" West a distance of 69.96 feet to a point of curvature of a 18.00-foot radius tangent curve to the left; thence Northwesterly along the arc of said curve 14.90 feet, having a central angle of 47°24'52" and a chord that bears North 65°40'00" West a distance of 14.47 feet; thence North 89°22'26" West 497.29 feet to a point of curvature of a 35.00-foot radius tangent curve to the left; thence Southwesterly along the arc of said curve 38.20 feet, having a central angle of 62°31'51" and a chord that bears South 59°12'55" West a distance of 36.33 feet; thence South 89°32'29" West 8.23 feet; thence North 07°44'31" West 83.83 feet to a point of curvature of a 35.00-foot radius non-tangent curve to the left; thence Southeasterly along the arc of said curve 26.83 feet, having a central angle of 43°55'32" and a chord that bears South 67°16'10" East a distance of 26.18 feet; thence South 89°22'26" East 251.92 feet to a point of curvature of a 18.00-foot radius tangent curve to the left; thence Northeasterly along the arc of said curve 28.52 feet, having a central angle of 90°46'12" and a chord that bears North 45°14'21" East a distance of 25.63 feet; thence North 89°42'07" East 54.00 feet; thence South 00°00'00" East 1.31 feet to a point of curvature of a 18.00-foot radius non-tangent curve to the left; thence Southeasterly along the arc of said curve 28.08 feet, having a central angle of 89°22'26" and a chord that bears South 44°41'13" East a distance of 25.32 feet; thence South 89°22'26" East 182.54 feet to a point of curvature of a 18.00-foot radius tangent curve to the left; thence Northeasterly along the arc of said curve 14.90 feet, having a central angle of 47°24'52" and a chord that bears North 66°55'09" East a distance of 14.47 feet to a point of curvature of a 48.50-foot radius tangent curve to the right; thence Northeasterly along the arc of said curve 39.61 feet, having a central angle of 46°47'17" and a chord that bears North 66°36'21" East a distance of 38.51 feet; thence North 00°00'00" West 1.63 feet; thence North 89°42'07" East 45.75 feet; thence North 00°52'31" West along section line 260.40 feet; thence South 89°59'38" East 1318.39 feet; thence along the UDOT right-of-way the following three courses and distances 1) to a point of curvature of a 2044.00-foot radius non-tangent curve to the right; thence Southeasterly along the arc of said curve 453.89 feet, having a central angle of 12°43'23" and a chord that bears South 38°01'04" East a distance of 452.96 feet; 2) thence South 22°56'21" East 48.31 feet; and 3) to a point of curvature of a 3538.00-foot radius curve to the left; thence Southeasterly along the arc of said curve 15.49 feet, having a central angle of 00°15'03" and a chord that bears South 30°45'27" East a distance of 15.49 feet; thence South 89°20'10" West 920.78 feet; thence South 89°36'09" West 435.87 feet; thence North 89°39'56" West 261.02 feet to the point of beginning. Area = 15.355 Acres

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SITE PLAN		JOB NO. 3-21-044
OREM CITY, UTAH		SHEET NO. 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4 AND THE
SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 6 SOUTH, RANGE
2 EAST, SALT LAKE BASE AND MERIDIAN

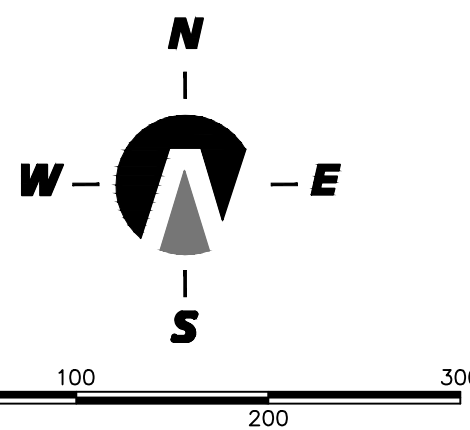
APPROVED THIS ____ DAY OF _____ A.D. 20 ____, BY THE OREM CITY
PLANNING COMMISSION.

DIRECTOR SECRETARY	CHAIRMAN, PLANNING COMMISSION	RESOLUTION NO.
--------------------	-------------------------------	----------------

	FOUND BRASS CAP
	FOUND 5/8" IRON PIN
	SET 5/8" IRON PIN
	CALCULATED POINT, NOT SET
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	ROAD WAY DEDICATED TO OREM CITY
	CROSS ACCESS EASEMENT.
	PRIVATE WATER & SEWER EASEMENT.

NOTES:

1. ALL SEWER LINES, MANHOLES, LATERALS ETC. LOCATED IN THE PUBLIC STREETS SHALL BE MAINTAINED BY THE CITY OF OREM. ALL SEWER LINES, MANHOLES, LATERALS ETC. LOCATED IN LOT 1, 2 AND 3 OF THIS SUBDIVISION (ALL PRIVATE PROPERTY) SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
2. ALL FIRE HYDRANTS, WATER LINES, WATER VALVES ETC. LOCATED IN THE PUBLIC STREETS SHALL BE MAINTAINED BY THE CITY OF OREM. ALL FIRE HYDRANTS, FIRE LINES, WATER LINES, WATER VALVES ETC. LOCATED IN LOT 1, 2 AND LOT 3 OF THIS SUBDIVISION (ALL PRIVATE PROPERTY) SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

I, Aaron D. Thomas, D0EREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND THAT I HAVE CONDUCTED A SURVEY OF THE TRACT OF LAND SHOWN ON THE PLAT HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND THAT I HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER EASEMENTS, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ AARON D. THOMAS, P.L.S.

beginning at a point called North 0°52'31" West along section line 1320.00 feet from the Southwest Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°39'56" West 4.17 feet; thence North 10°33'31" West 81.55 feet; thence South 89°32'29" West 8.76 feet to a point of curvature of a 48.50-foot radius non-tangent curve to the right; thence Southwesterly along the arc of said curve 74.18 feet, having a central angle of 87°37'40" and a chord that bears South 89°32'29" West a distance of 67.15 feet; thence South 89°32'29" West 538.72 feet to a point of curvature of a 35.00-foot radius Non-tangent curve to the left; thence Southwesterly along the arc of said curve 30.24 feet, having a central angle of 49°30'24" and a chord that bears South 16°57'56" West a distance of 29.31 feet; thence South 82°12'45" West 1.59 feet; thence North 07°44'31" West 105.37 feet to a point of curvature of a 35.00-foot radius non-tangent curve to the left; thence Southwesterly along the arc of said curve 10.39 feet, having a central angle of 17°00'13" and a chord that bears South 52°35'40" East a distance of 10.35 feet; thence North 89°32'29" East 279.14 feet to a point of curvature of a 18.00-foot radius non-tangent curve to the left; thence Northeasterly along the arc of said curve 15.27 feet, having a central angle of 48°36'07" and a chord that bears North 23°50'34" East a distance of 14.82 feet; thence North 00°00'00" East 2.48 feet; thence North 89°42'07" East 54.00 feet; thence South 00°00'00" East 2.33 feet to a point of curvature of a 18.00-foot radius tangent curve to the left; thence Southwesterly along the arc of said curve 15.27 feet, having a central angle of 48°36'01" and a chord that bears South 24°45'31" East a distance of 14.81 feet; thence North 89°32'29" East 208.91 feet to a point of curvature of a 18.00-foot radius non-tangent curve to the left; thence Northeasterly along the arc of said curve 0.55 feet, having a central angle of 01°45'55" and a chord that bears North 47°15'15" East a distance of 0.55 feet to a point of curvature of a 48.50-foot radius tangent curve to the right; thence Northeasterly along the arc of said curve 36.93 feet, having a central angle of 43°38'02" and a chord that bears North 68°11'14" East a distance of 36.05 feet; thence North 00°00'00" East 1.63 feet; thence North 89°42'07" East 45.75 feet; thence North 00°52'31" West along section line 260.40 feet; thence South 89°59'38" East 1318.39 feet; thence along the UDOT right-of-way the following three courses and distances 1) to a point of curvature of a 2044.00-foot radius non-tangent curve to the right; thence Southeasterly along the arc of said curve 453.89 feet, having a central angle of 12°43'23" and a chord that bears South 38°01'04" East a distance of 452.96 feet; 2) thence South 22°56'21" East 48.31 feet; and 3) to a point of curvature of a 3538.00-foot radius curve to the left; thence Southeasterly along the arc of said curve 15.49 feet, having a central angle of 00°15'03" and a chord that bears South 50°45'27" East a distance of 15.49 feet; thence South 89°20'10" West 920.78 feet; thence South 89°36'09" West 453.87 feet; thence North 89°39'56" West 261.02 feet to the point of beginning.

Area = 15.55 Acres

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, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

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

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4 AND THE
SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 6 SOUTH, RANGE
2 EAST, SALT LAKE BASE AND MERIDIAN

OREM, UTAH

SCALE: 1" = 100 FEET

UTAH COUNTY, UTAH

CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER STAMP
---------------------------	---------------------	----------------------------

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

ON THIS _____ DAY OF _____, IN THE YEAR 20____,
BEFORE ME, _____, PERSONALLY APPEARED _____, WHO
DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____, [MEMBER WITH
MANAGEMENT AUTHORITY] [MANAGER] OF KEYSTONE DIRECT LLC, A UTAH LIMITED
LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT
IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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

ON THIS _____ DAY OF _____, IN THE YEAR 20____,
BEFORE ME, _____, PERSONALLY APPEARED _____, WHO
DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____, [MEMBER WITH
MANAGEMENT AUTHORITY] [MANAGER] OF _____ GENEVA HOLDINGS LLC, A UTAH LIMITED
LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT
IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____
 NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
 COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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

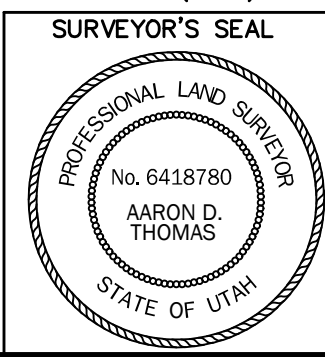
ON THIS _____ DAY OF _____, IN THE YEAR 20____,
BEFORE ME, _____, PERSONALLY APPEARED _____, WHO
DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ [MEMBER WITH
MANAGEMENT AUTHORITY] [MANAGER] OF COOKS LAND AND INVESTMENT LLC, A
LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE
FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN
SUCH CAPACITY.

NOTARY PUBLIC _____
 NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
 COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

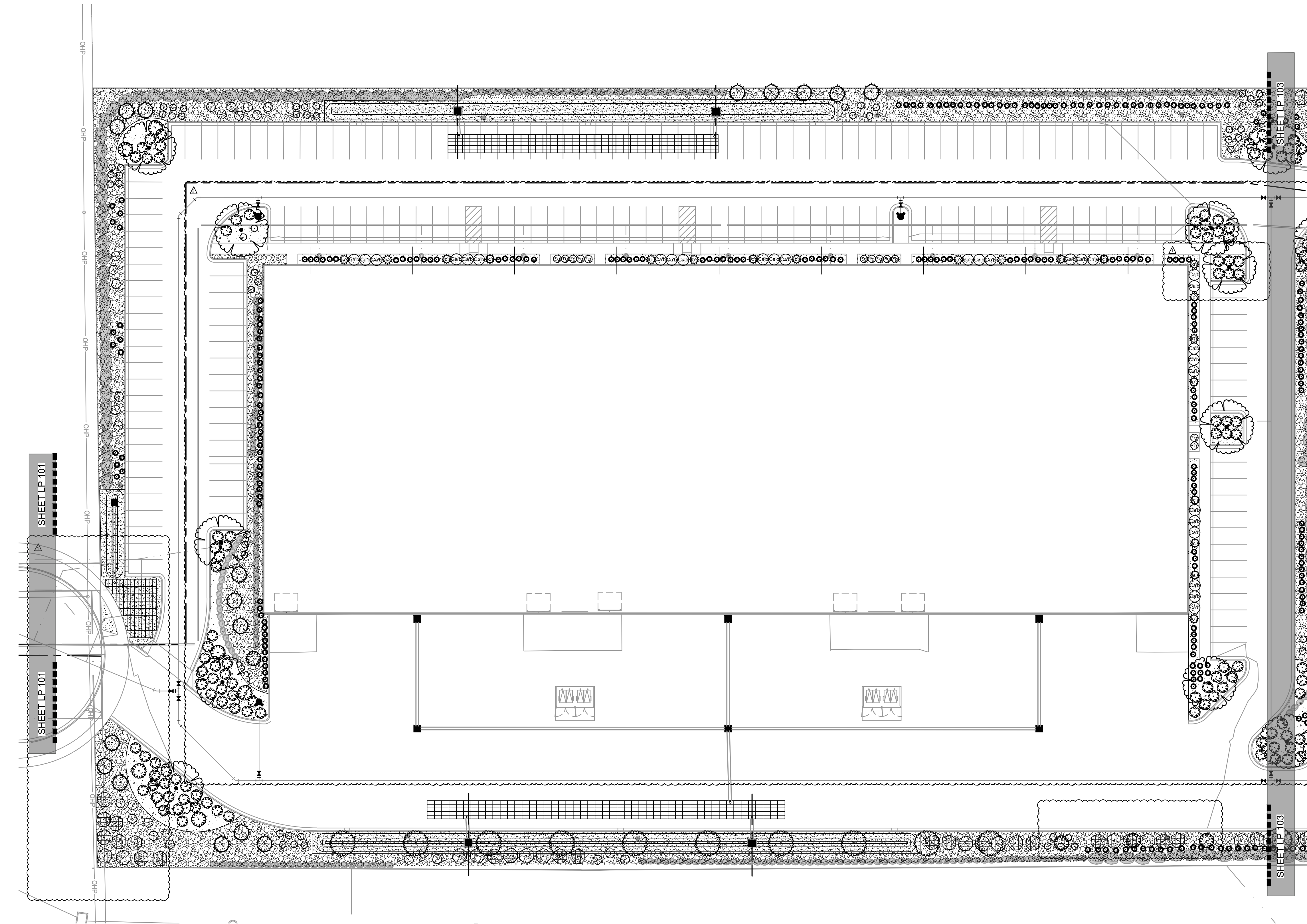


Northern
ENGINEERING INC.
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992



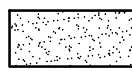
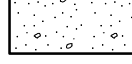
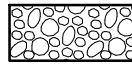
NOTARY PUBLIC SEAL



PLANT LEGEND						
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Cc's	30	Cratageus crus-galli inermis 'Cruzam' Crusader Crusader Cockspur Hawthorn	B & B	2"Cal	
	M's	42	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B	2"Cal	
	Q'a	50	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal	
	Zs'b	48	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B	2"Cal	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Jc's	44	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
	Po'r	60	Picea omonika 'Riverside' Riverside Serbian Spruce	B & B		5'-6'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ca'b	64	Cornus alba 'Bailhual' TM Ivory Halo Dogwood	5 gal		
	Cs'm	138	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal		
	Ep'a	286	Fallugia paradoxa Apache Plume	5 gal		
	P'gf	28	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal		
	Pb'p	444	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal		
	R'a	214	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ca'k	892	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		



SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
 1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "A-PM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUIAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	23,392 sf
 1-03	1.5" COPPER CANYON STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	12,398 sf
 1-05	3"-6" CALICO COBBLE STONE MULCH OR APPROVED EQUAL PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6" DEPTH OF STONE MULCH TOP DRESSING.	56,369 sf
 1-08	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,958 lf

12/1/2021

UT21118

NO.

REVISION

DATE

1	CITY COMMENTS	10-28-21
2	PLAN REVISIONS	12-1-21
3		
4		
5		
6		
7		

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0'

10'

20'

40'

80'

GRAPHIC SCALE: 1" = 20'

OREM WAREHOUSE

BLDG. 1&2

OREM, UTAH

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

NORTHERNENGINEERING
1040 E. 800 N.
OREM, UT 84097
801-802-8992

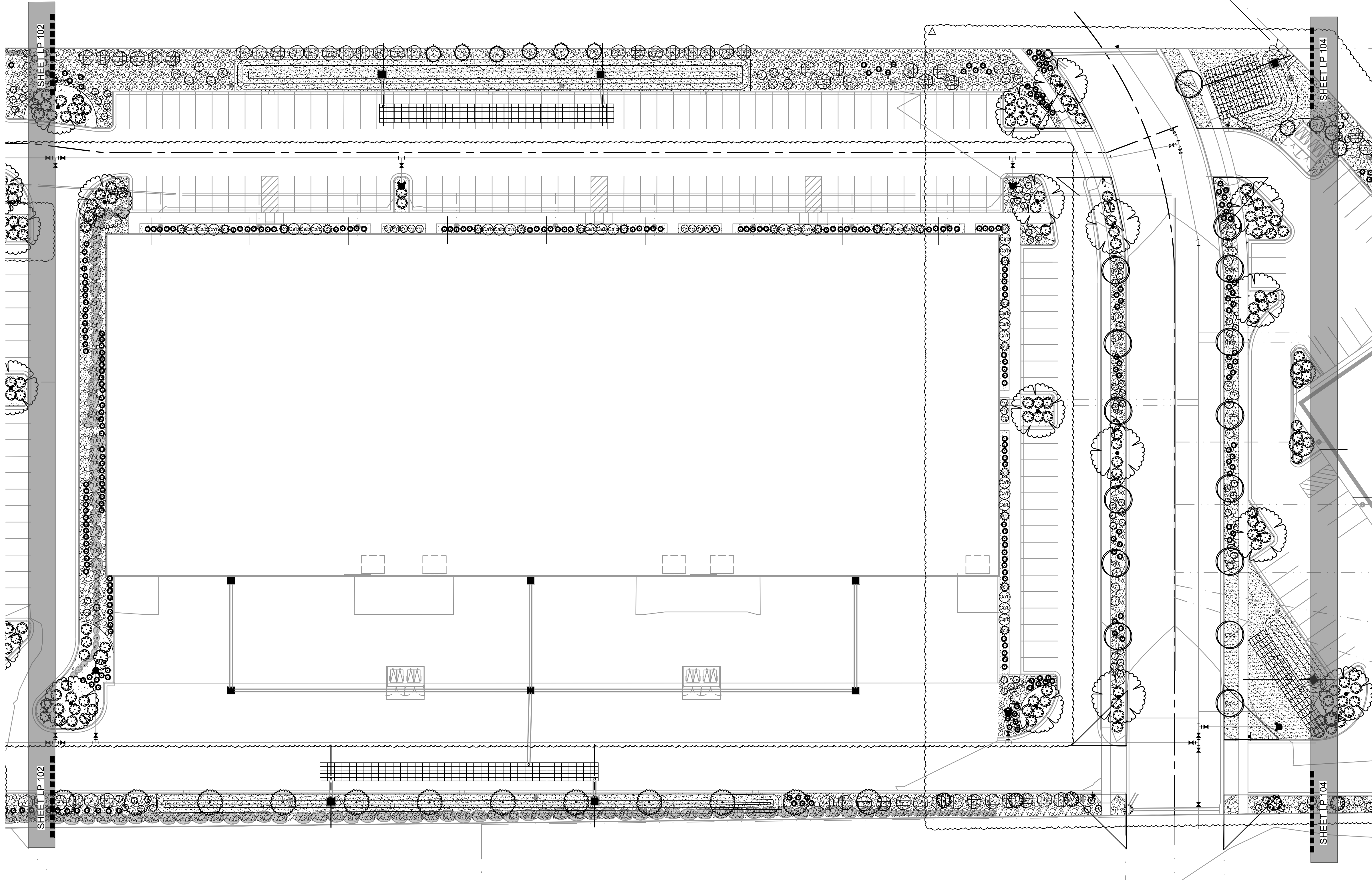
PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-102

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/1/2021



PLANT LEGEND						
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Cc'e	30	Crataegus crus-galli inermis 'Cruzam' Crusader Crusader Cockspur Hawthorn	B & B	2"	Cal
	M's	42	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B	2"	Cal
	Q'a	50	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"	Cal
	Zs'b	48	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B	2"	Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Je's	44	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
	Pe'r	60	Picea omarika 'Reverside' Reverside Serbian Spruce	B & B		5'-6'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ca'b	64	Cornus alba 'Bailhala' TM Ivory Halo Dogwood	5 gal		
	Ca'm	138	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal		
	Ep'a	286	Fallugia paradoxa Apache Plume	5 gal		
	P'gf	28	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal		
	Pb'p	444	Prunus besseyi 'POLIS' TM Pawnee Bantex Sand Cherry	5 gal		
	R'a	214	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ca'k	892	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
SITE MATERIALS LEGEND						
SYMBOL	LANDSCAPE DESCRIPTION		QTY			
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN MOTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.		23,392 sf			
	1-03 1.5" COPPER CANYON STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.		12,398 sf			
	1-05 3" 6" CALICO COBBLE STONE MULCH OR APPROVED EQUAL PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6" DEPTH OF STONE MULCH TOP DRESSING.		56,369 sf			
	1-08 5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.		1,958 lf			

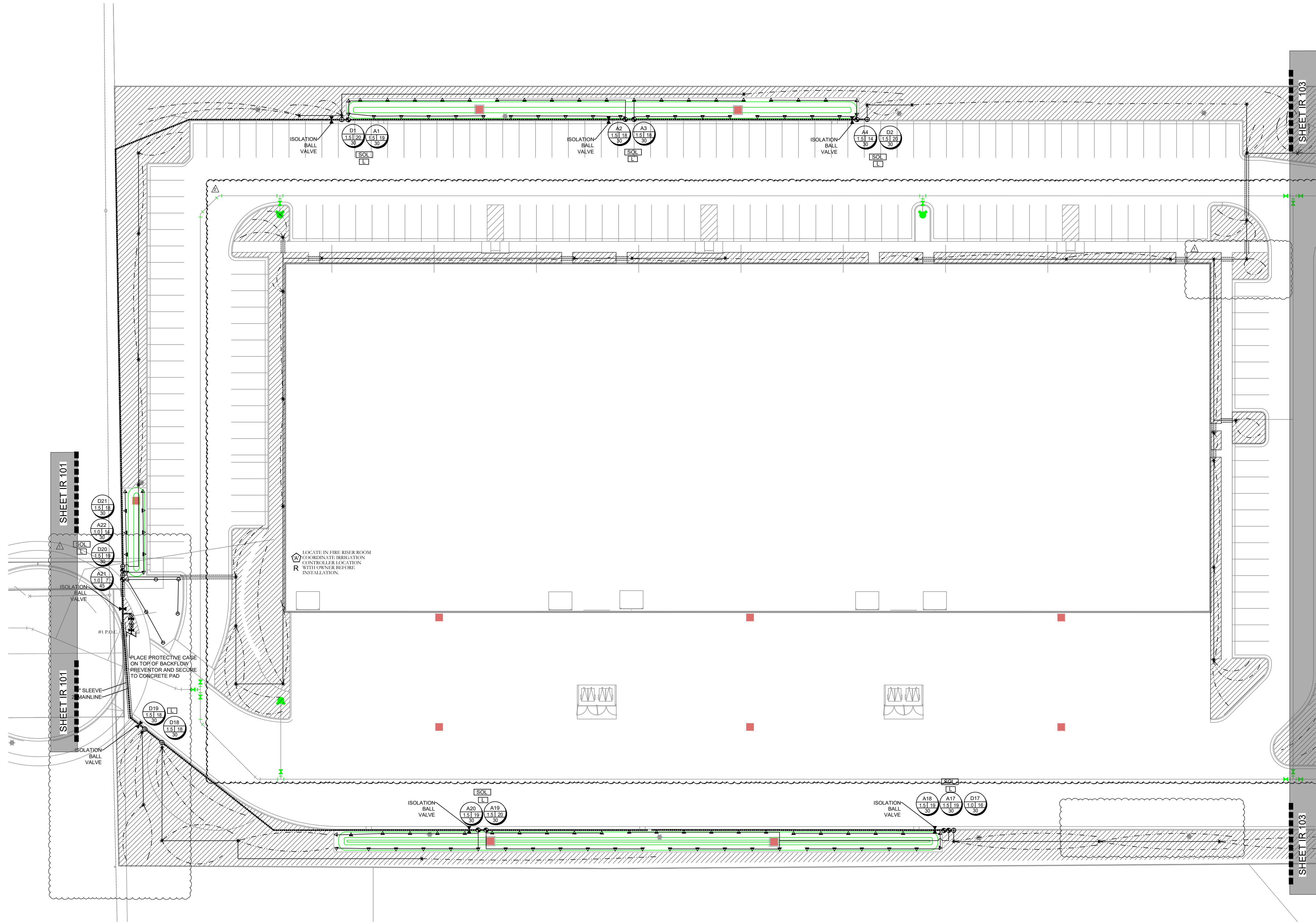
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/1/2021	UT21118	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	 N	AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	 PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 JTA 9128421-5301 12/31/2021 STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 12/1/2021
NO. REVISION DATE							
1	CITY COMMENTS	10-28-21					
2	PLAN REVISIONS	12-1-21					
3							
4							
5							
6							
7							

GRAPHIC SCALE: 1" = 20'

OREM WAREHOUSE
BLDG. 1&2
OREM, UTAH

NORTHERNENGINEERING
1040 E. 800 N.
OREM, UT 84097
801-802-8992

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-103



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	IRRIGATION POINT OF CONNECTION, PRESSURE REDUCER AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
	CONTROLLER-RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), PLACE IN FIRE RISER ROOM, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	MASTER VALVE
	FLOW SENSOR
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
	NO SYMBOL
	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XIS DRIPLINE	XIS-CV-09-18	9 GPH
TOTAL DRIP ZONE FLOW	20 GPM	PEACH ZONE NOT TO EXCEED 20 GPM
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER 23
ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN		

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE. A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED EXTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1

1.0 18

55

VALVE SIZE

PSI AT LAST HEAD IN ZONE

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE

12/1/2021

PROJECT NUMBER

UT21118

PLAN INFORMATION

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

OREM WAREHOUSE
BLDG. 1&2
OREM, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

LANDSCAPE ARCHITECT / PLANNER

NORTHERNENGINEERING
1040 E. 800 N.
OREM, UT 84097
801-802-8992

LICENSE STAMP

PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/1/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-102

NO.

1

2

3

4

5

6

7

REVISION

CITY COMMENTS

PLAN REVISIONS

DATE

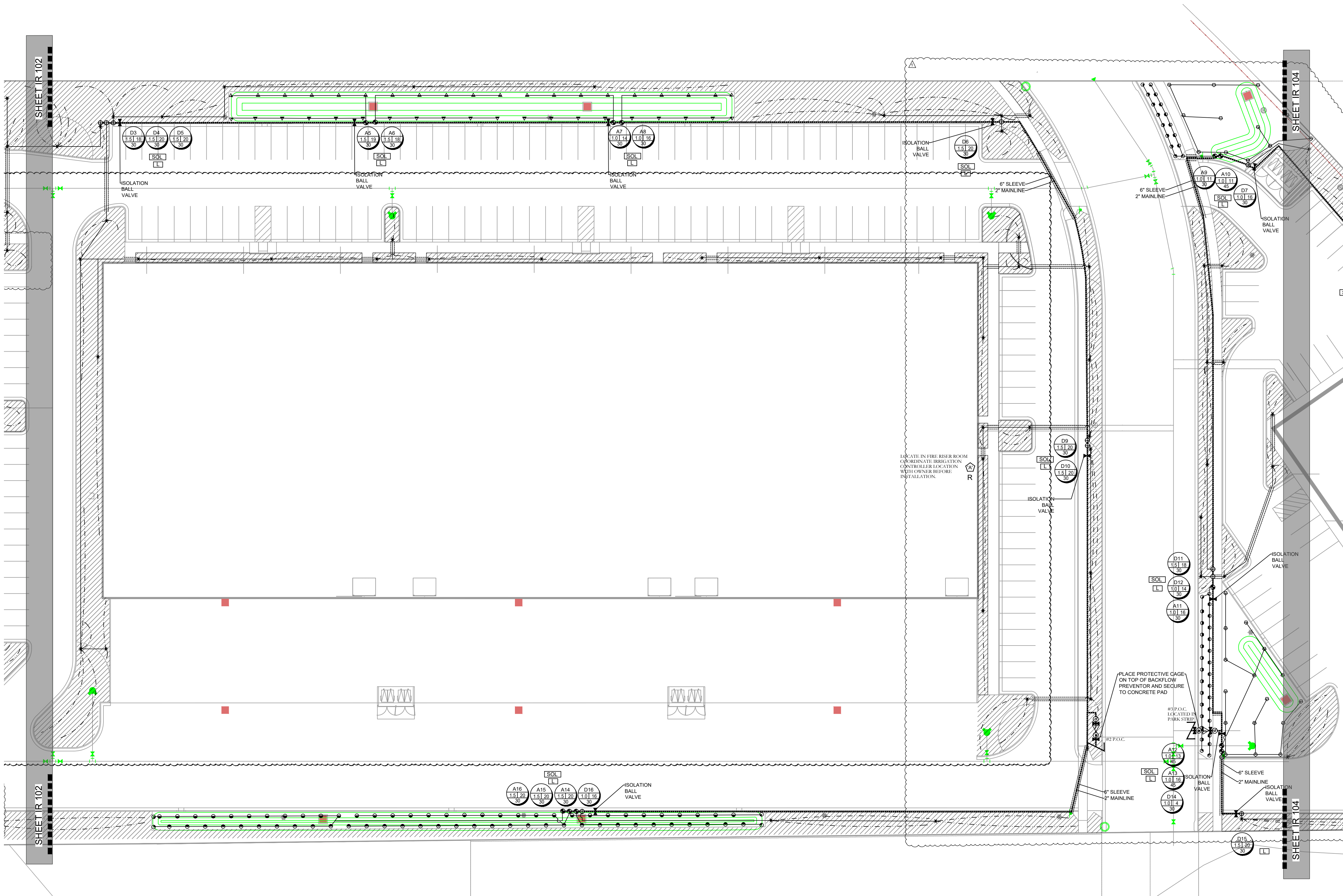
10-28-21

12-1-21

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

Page 11 of 106



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	IRRIGATION POINT OF CONNECTION, PRESSURE REDUCER AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
	CONTROLLER-RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), PLACE IN FIRE RISER ROOM, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
	RAINBIRD WR2-RC; WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	MASTER VALVE
	FLOW SENSOR
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	SMART VALVE IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL. AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XIS DRIPLINE	XIS-CV-09-18	9 GPH
TOTAL DRIP ZONE FLOW		20 GPM
NUMBER OF FLUSH POINTS		2
DRIP ZONE TO APPLY 1/4" OF WATER		23
ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN		

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER. USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED EXTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

PIPE SIZE	GPM
3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

CONTROLLER NUMBER, VALVE NUMBER

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

VALVE SIZE: 1.0 18 55

PSI AT LAST HEAD IN ZONE

ISSUE DATE: 12/1/2021

PROJECT NUMBER: UT21118

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

NO. REVISION DATE

1	CITY COMMENTS	10-28-21
2	PLAN REVISIONS	12-1-21
3		
4		
5		
6		
7		

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

1-800-662-4111

www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

OREM WAREHOUSE

BLDG. 1&2

OREM, UTAH

NORTHERNENGINEERING

1040 E. 800 N.

OREM, UT 84097

801-802-8992

AE URBIA

909 W. SOUTH JORDAN PARKWAY

SOUTH JORDAN, UT 84095

801-575-6455

LANDSCAPE ARCHITECT / PLANNER

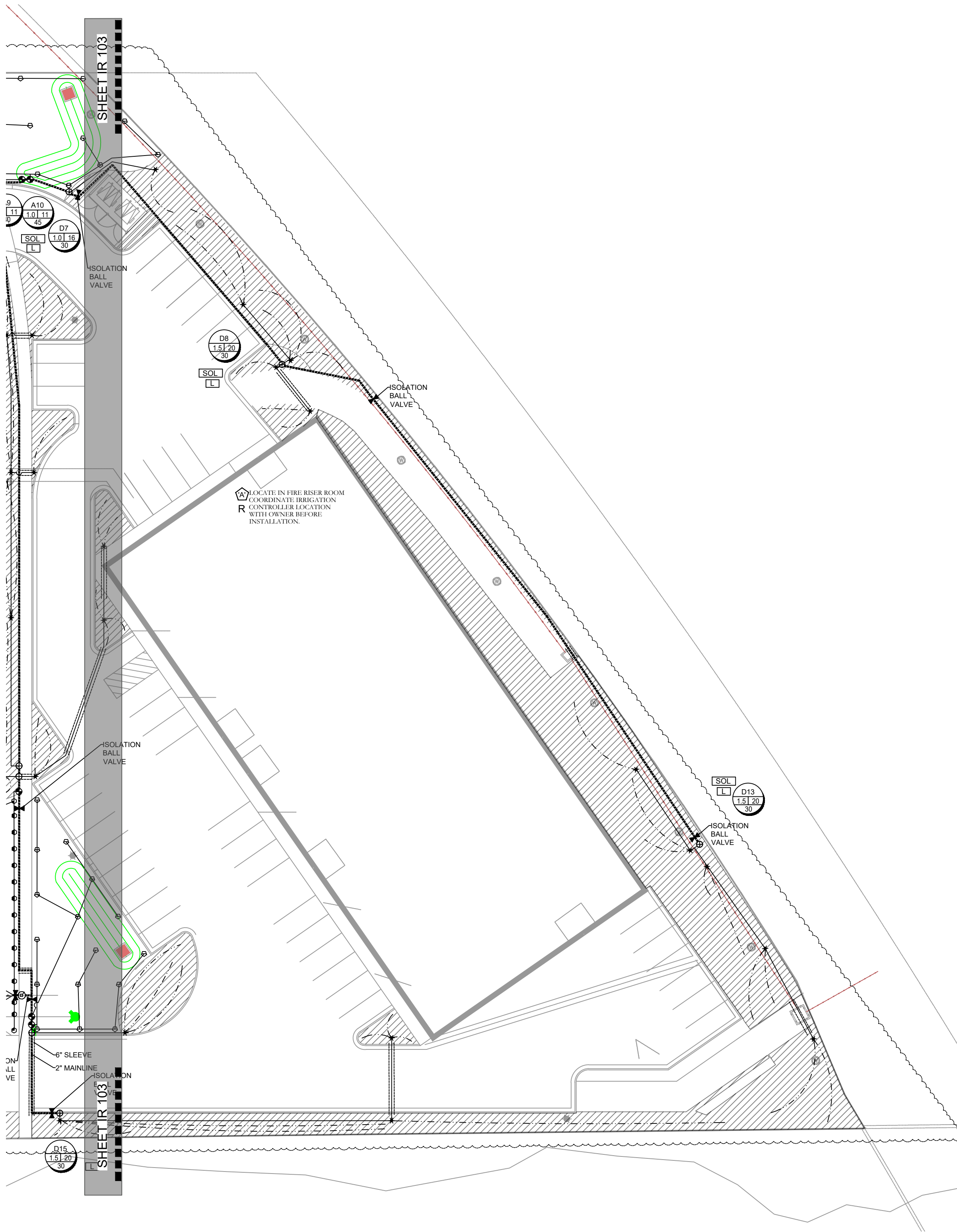
PKJ DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102

LEHI, UTAH 84043 (801) 960-2698

www.pkjdesigngroup.com



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	IRRIGATION POINT OF CONNECTION, PRESSURE REDUCER AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
	CONTROLLER-RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), PLACE IN FIRE RISER ROOM, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	MASTER VALVE
	FLOW SENSOR
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XIS DRIPLINE	XIS-CV-09-18	9 GPH
TOTAL DRIP ZONE FLOW	20 GPM	PEACH ZONE NOT TO EXCEED 20 GPM
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER
ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		23
NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN		

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER. USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING/BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED. EXISTING WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1

1.0 18

55

VALVE SIZE

PSI AT LAST HEAD IN ZONE

CONTROL NUMBER, VALVE NUMBER

GALLONS PER MINUTE

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

12/1/2021

UT21118

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

OREM WAREHOUSE
BLDG. 1&2
OREM, UTAH

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

NORTHERNENGINEERING
1040 E. 800 N.
OREM, UT 84097
801-802-8992

Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-104

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/1/2021



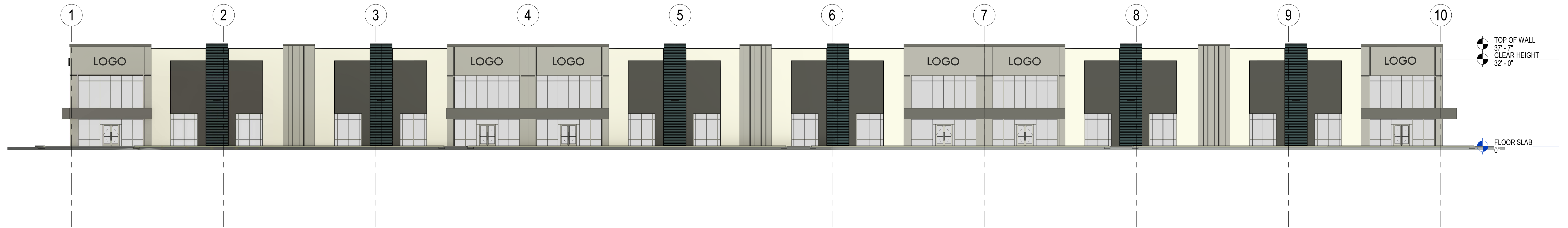






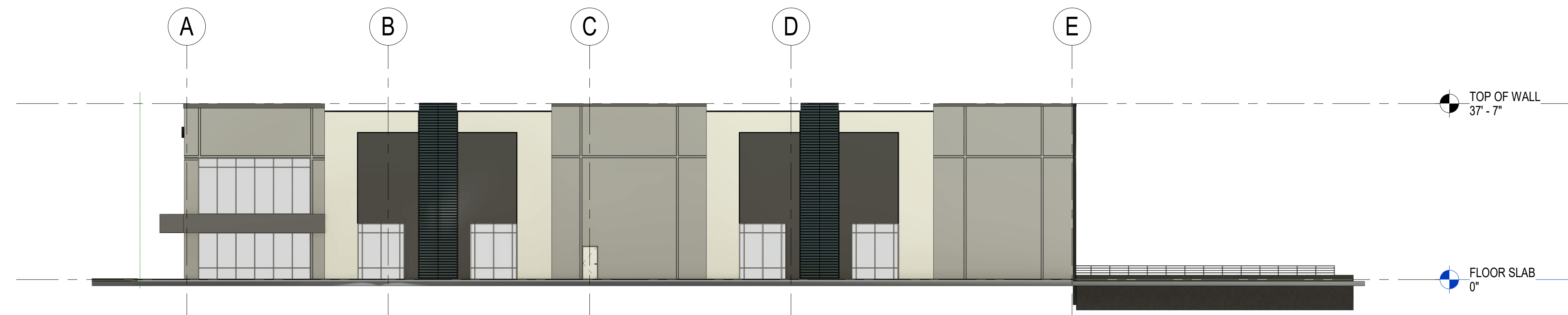






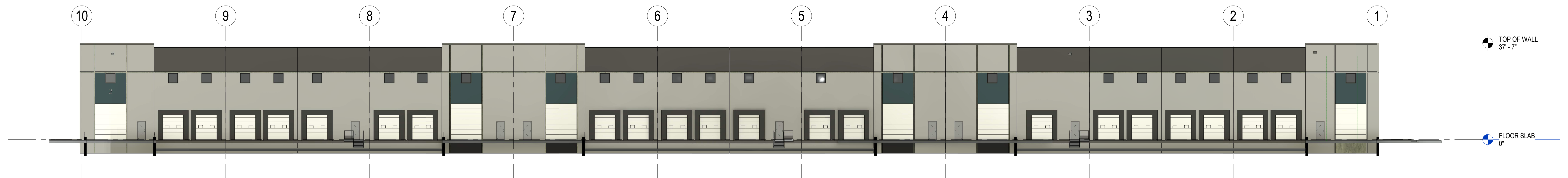
1
X - 02 1/16" = 1'-0"

FRONT ELEVATION



2
X - 02 1/16" = 1'-0"

SIDE ELEVATION

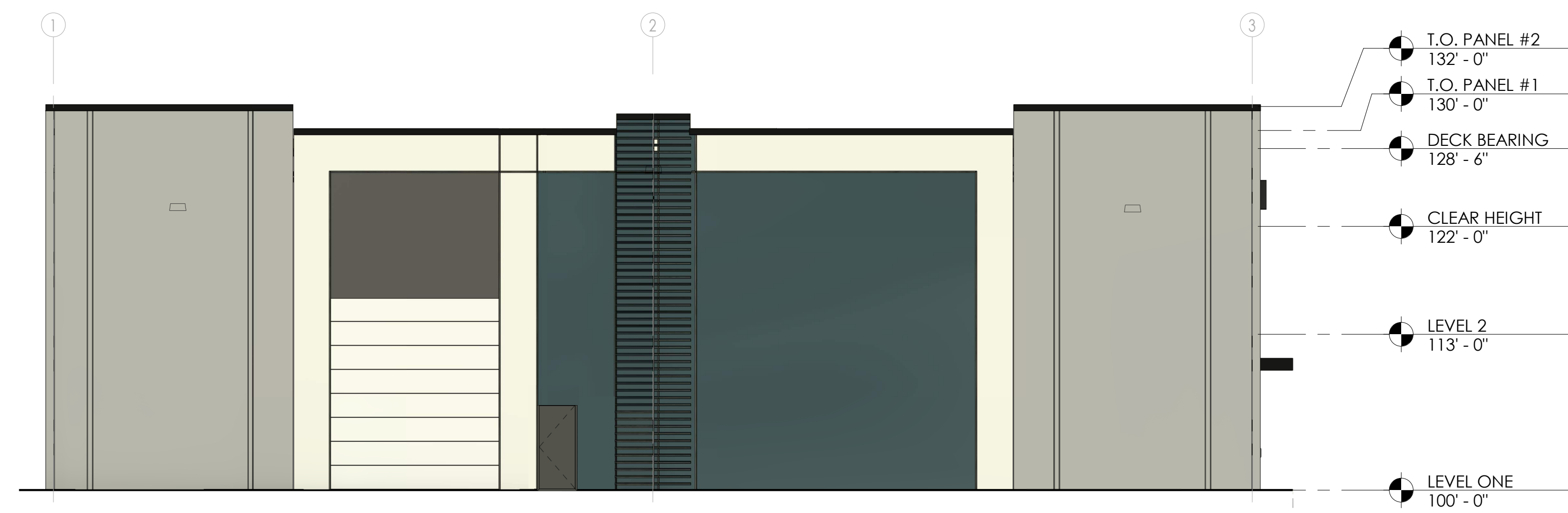


3
X - 02 1/16" = 1'-0"

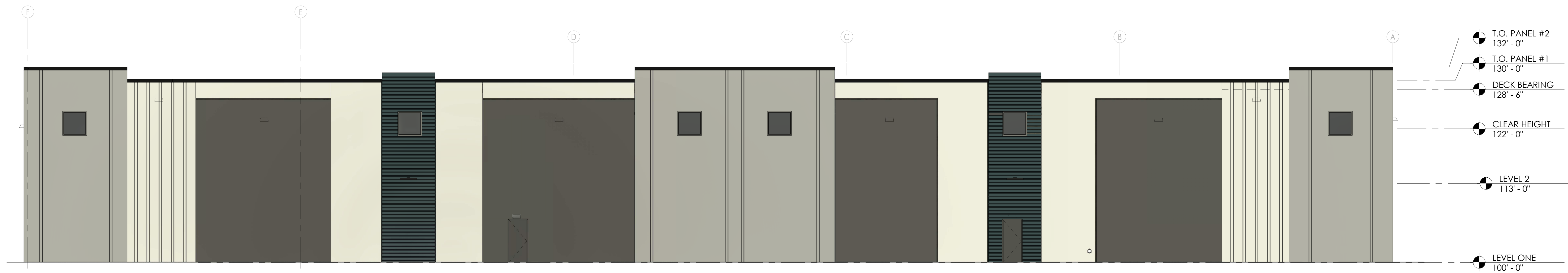
BACK ELEVATION



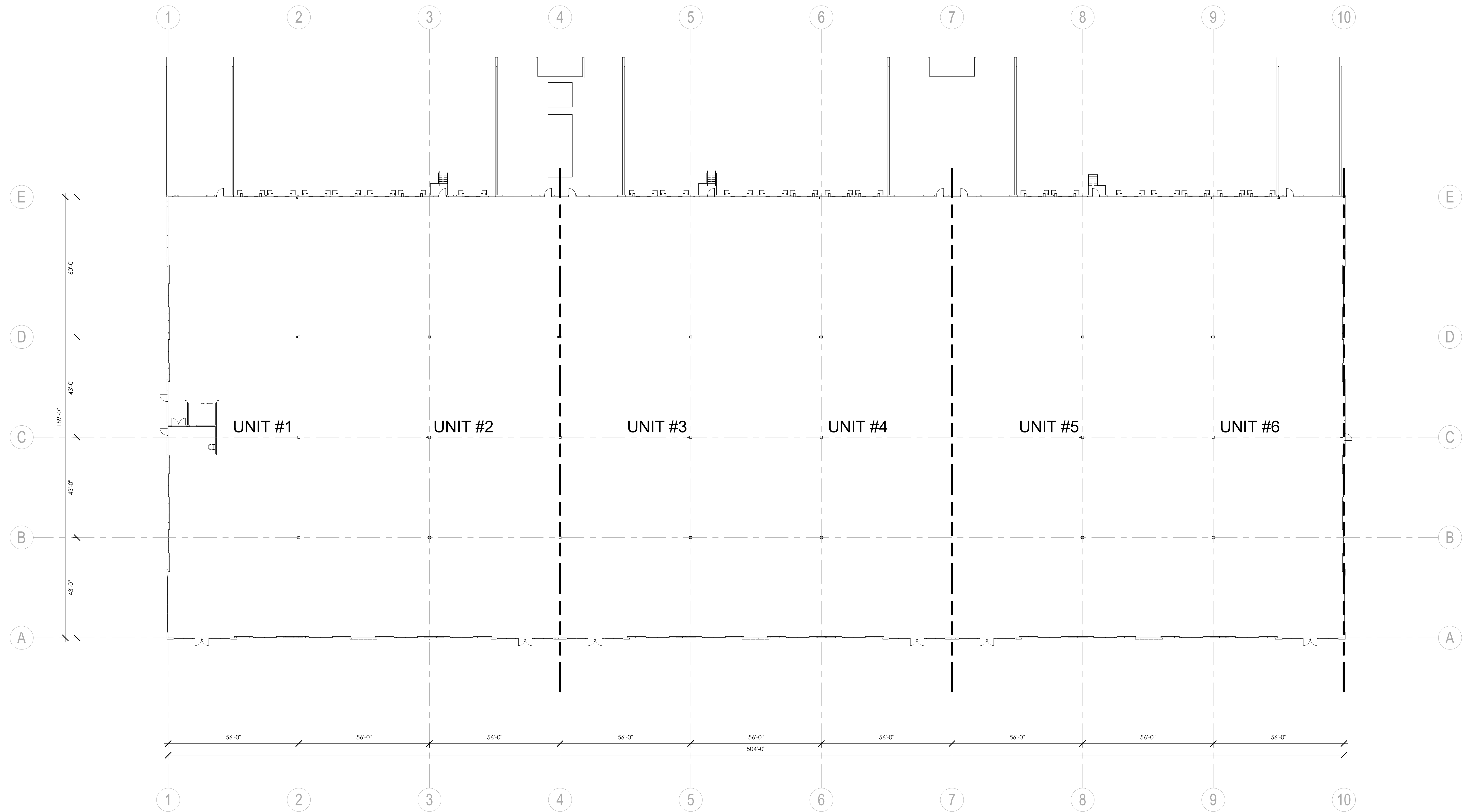
1
X1.1
FRONT ELEVATION
1/8" = 1'-0"

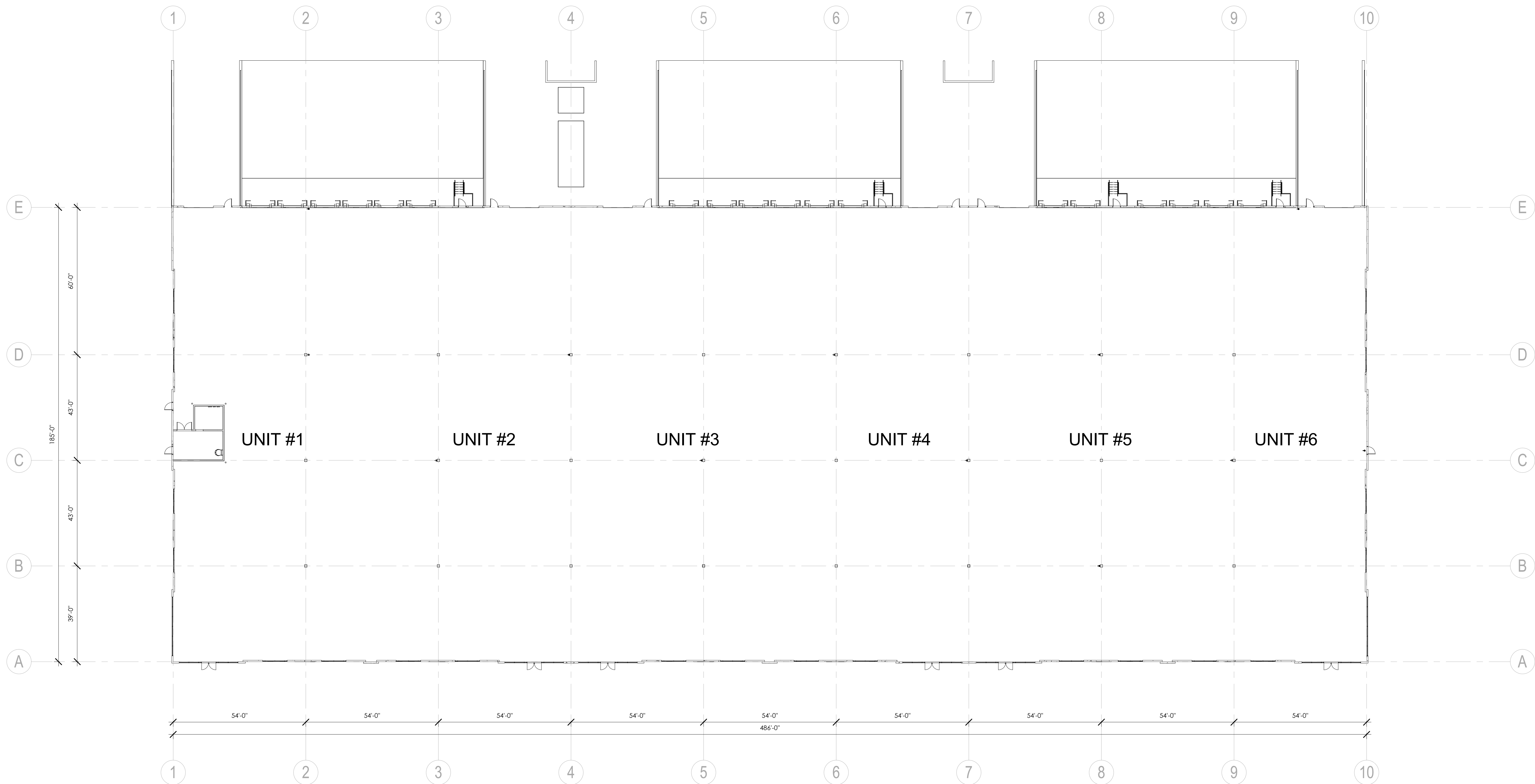


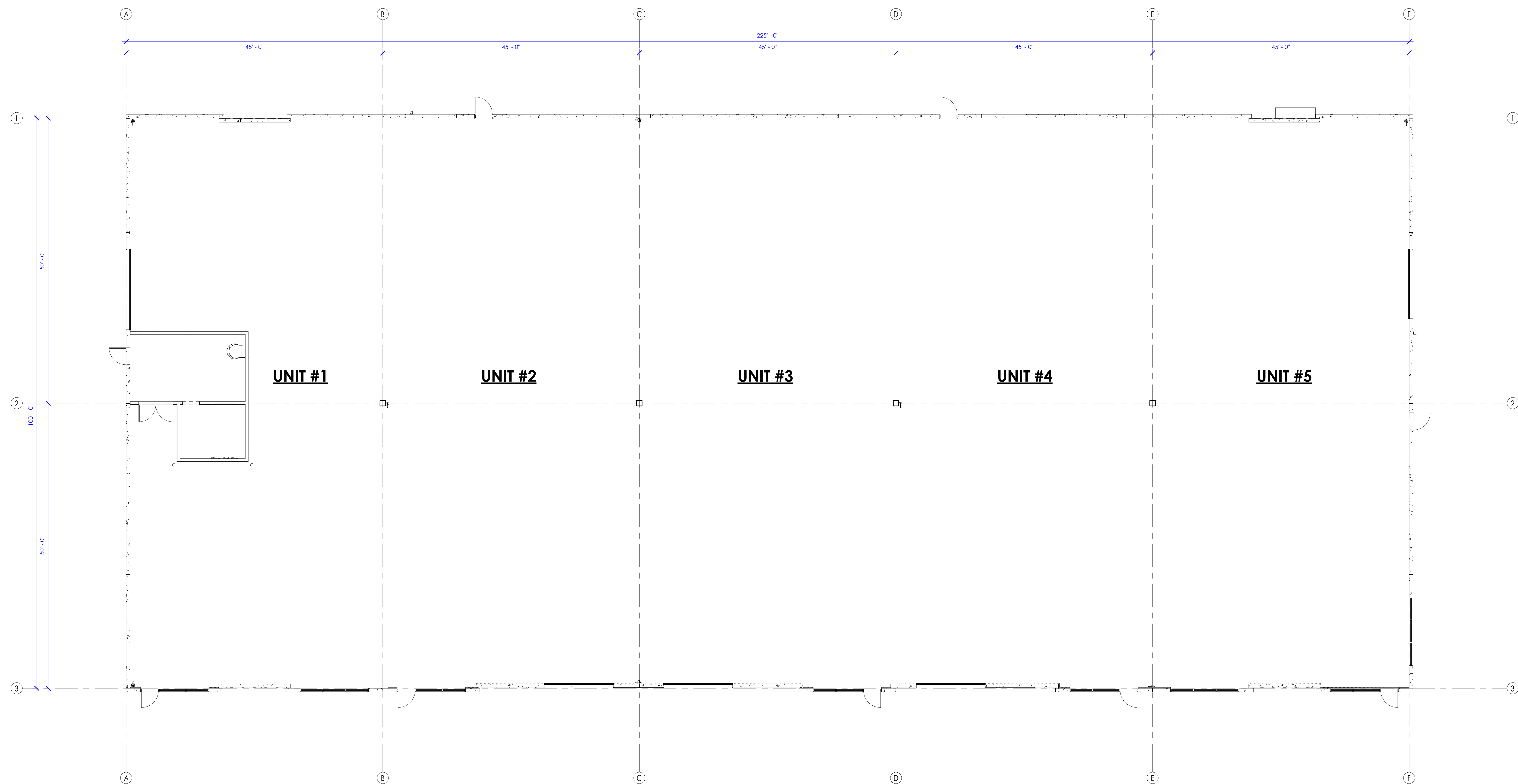
2
X1.1
SIDE ELEVATION
1/8" = 1'-0"



3
X1.1
BACK ELEVATION
1/8" = 1'-0"







1
X1.0
MAIN LEVEL FLOOR PLAN - BUILDING 3
1/8" = 1'-0"

Item #: 3.2	Planning Commission February 2, 2022	
Prepared By: Cheryl Vargas		
Applicant: Bryson Nickle	PUBLIC HEARING – Vacating Lots 1 and 2 of JEM Estates, Plat J and approving JEM Estates, Plat K located generally at 145 North 600 West in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.70**
- Neighborhood: **Suncrest**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate Lots 1 and 2 of JEM Estates, Plat J and approve JEM Estates, Plat K located generally at 145 North 600 West in the R8 zone.

BACKGROUND:

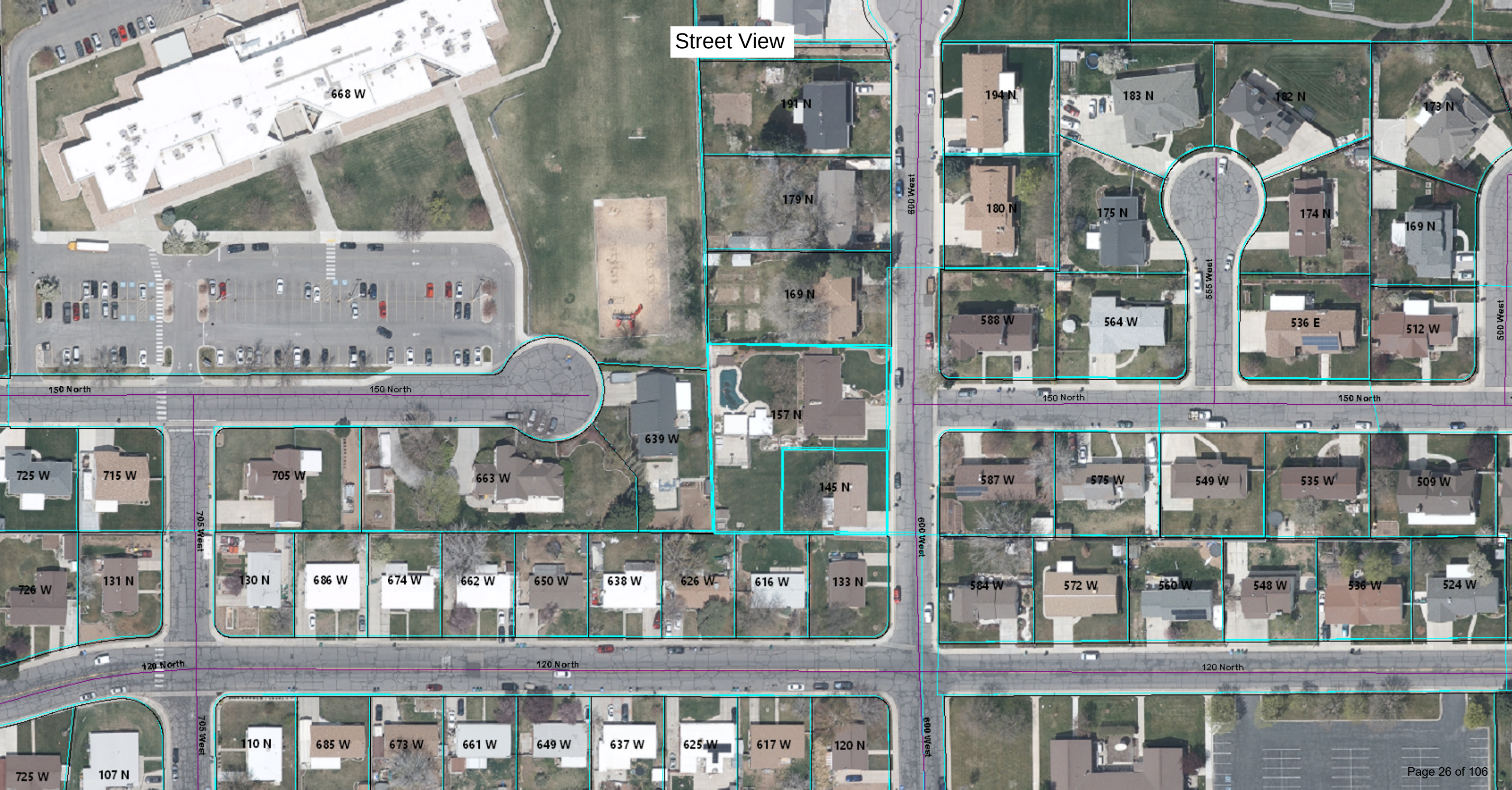
The applicant desires to move the property line between Lots 1 and 2 of JEM Estates, Plat J. Lot 1 will be 17,803 square feet and Lot 2 will be 12,242 square feet which meets the minimum lot requirement in the R8 zone of 8,000 square feet.

The applicant would like to make this change because the owner of Lot 1 would like to have less property to take care of. This will also give Lot 2 a larger back yard.

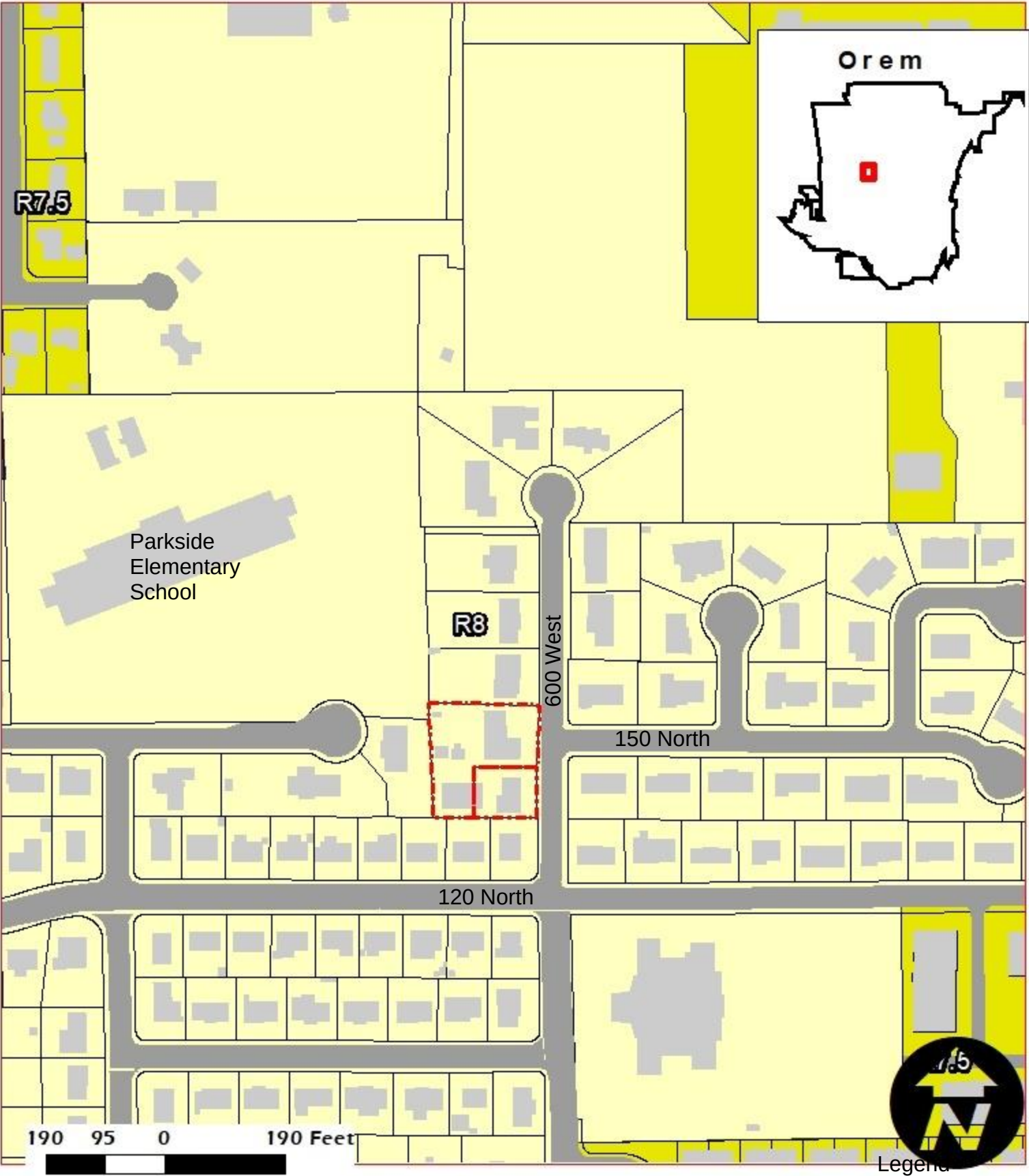
RECOMMENDATION:

Staff recommends the Planning Commission vacate Lots 1 and 2 of JEM Estates, Plat J and approve JEM Estates, Plat K located generally at 145 North 600 West in the R8 zone.

Street View



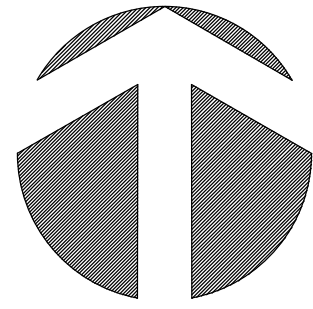
JEM Estates Plat K



◆ Plat Amendment
R8
.70 Acres

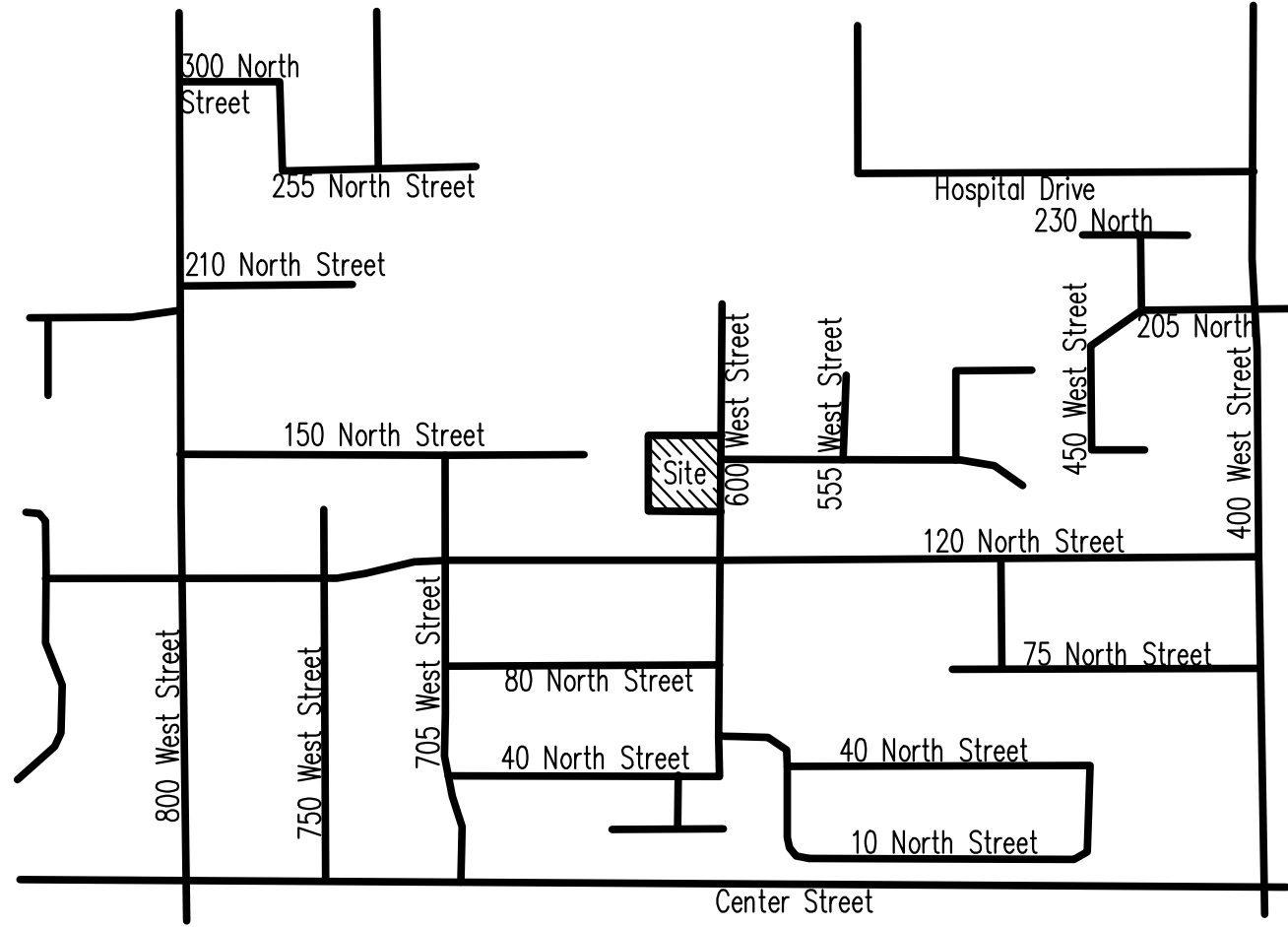
NEIGHBORHOOD
Suncrest

▭ 145 N 600 West
▭ Buildings
▭ Parcels



NORTH
1" = 30

Preliminary Site Plan



Vicinity Map

Surveyor's Certificate

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

Boundary Description

Commencing at a point located North 00°56'48" West along the Section line 861.09 feet and East 1123.82 feet from the West quarter corner of Section 15, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 01°43'49" West along Rowley Estates Subdivision 179.08 feet; thence South 89°35'47" East 171.28 feet; thence South 00°10'53" West along 600 West Street 178.09 feet; thence North 89°53'48" West along Edge View Subdivision 165.30 feet to the point of beginning.

AREA=30,045 sq. ft. or 0.69 acre

Basis of Bearing _____

Date _____

Surveyor

(See Seal Below)

Owner's Dedication

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

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

Acknowledgement

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

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

My Commission Number _____ NOTARY PUBLIC

My Commission Expires _____ Printed Name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer Approved: _____ City Recorder

Conditions of Approval

Plat " J "

JEM Estates

Subdivision

OREM CITY, _____ UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

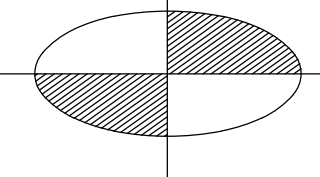
CLERK-RECORDER SEAL

Approved as to Form

City Attorney

Date

PREPARED BY



DUDLEY AND ASSOCIATES INC.

GRAPHIC SCALE

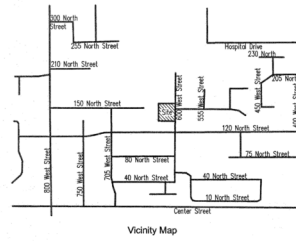


(IN FEET)
1 inch = 30 ft.



1" = 30'

Existing Plat



Surveyor's Certificate

I, Shirley A. Dudley, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10232 in good standing under the laws of the State of Utah. I further certify to the accuracy of the survey shown on this plat and described below, and have submitted said plat of land into the public records of the State of Utah, and the same has been correctly surveyed and placed on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 0°00'00" East along the Section line 80.00 feet and East 0°00'00" East from the West corner corner of Section 15, Township 6 North, Range 2 East, Salt Lake Base and Meridian, thence North 0°00'00" East along the Section line 170.00 feet, thence South 89°54'48" East 170.00 feet, thence South 0°00'00" East along 150 North Street 170.00 feet, thence North 0°00'00" East along Edge View Subdivision 165.30 feet to the point of beginning.

AREA=32,940 sq. ft. or 0.69 acre

Books of Bearing North 0°00'00" East along the Section line
3-18-19
Date
Surveyor
Shirley A. Dudley

Owner's Dedication

Know all men by these presents that we, of all the undersigned owners of all the property described in the Surveyor's Certificate hereto 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 on this plat to the public use of the public.

I, Shirley A. Dudley, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10232 in good standing under the laws of the State of Utah. I further certify to the accuracy of the survey shown on this plat and described below, and have submitted said plat of land into the public records of the State of Utah, and the same has been correctly surveyed and placed on the ground as shown on this plat and that this plat is true and correct.

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH }
On the 24th day of March, A.D. 2019, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Number 687419
My Commission Expires 3-1-20
Notary Public
Rexford D. Dudley
Printed Name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, hereby accepts the dedication and hereby agrees to the dedication of all streets, easements, and other public uses of land shown on this map for the perpetual use of the public. Signed this 24th day of March, A.D. 2019.

Approved: Shirley A. Dudley City Engineer
Approved: James P. Dudley Mayor

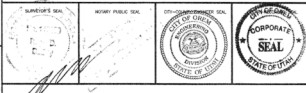
Conditions of Approval

Plat "J"

JEM Estates

Subdivision

OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET



Approved as to Form
Shirley A. Dudley 3/20/19
City Attorney Date

16499

Revised Plat of
Edge View
Lot 5

Revised Plat of
Edge View
Lot 4

Revised Plat of
Edge View
Lot 3

Revised Plat of
Edge View
Lot 2

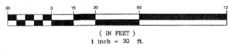
Revised Plat of
Edge View
Lot 1



PREPARED BY

DUDLEY AND ASSOCIATES INC.

GRAPHIC SCALE



Space above for County Recorder's use
PARCEL I.D.# 43:266:0002

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 Lot 2, Jem Estates Plat J Subdivision, located in the Northwest quarter of Section 15, 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 January 4, 2022.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By:

Yuka Jenkins
Authorized Representative

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

On January 4, 2022, personally appeared before me *Yuka 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.

Pauline Caraveo

Notary Public





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

January 11, 2022

Bryson Nickle
145 N. 600 W.
Orem, UT 84057

To whom it may concern,

Comcast of Utah II grants permission to vacate the easement, which exists along the middle line of the property located at 145 N. 600 W., Orem, UT 84057. 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

1/13/2022

James & Shirley Mangum
ATTN: Bryson Nickle
145 N. 600 W.
157 N. 600 W.
Orem, UT 84057



No Reservations/No Objection

SUBJECT: CenturyLink approval to Vacate the 5' Public Utility Easements along the common lot lines of Lot 1 and Lot 2, Jem Estates Subdivision Plat J, Utah County, UT, as shown in the attached Exhibit A.

APN: 43:266:0001 & 43:266:0002

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.

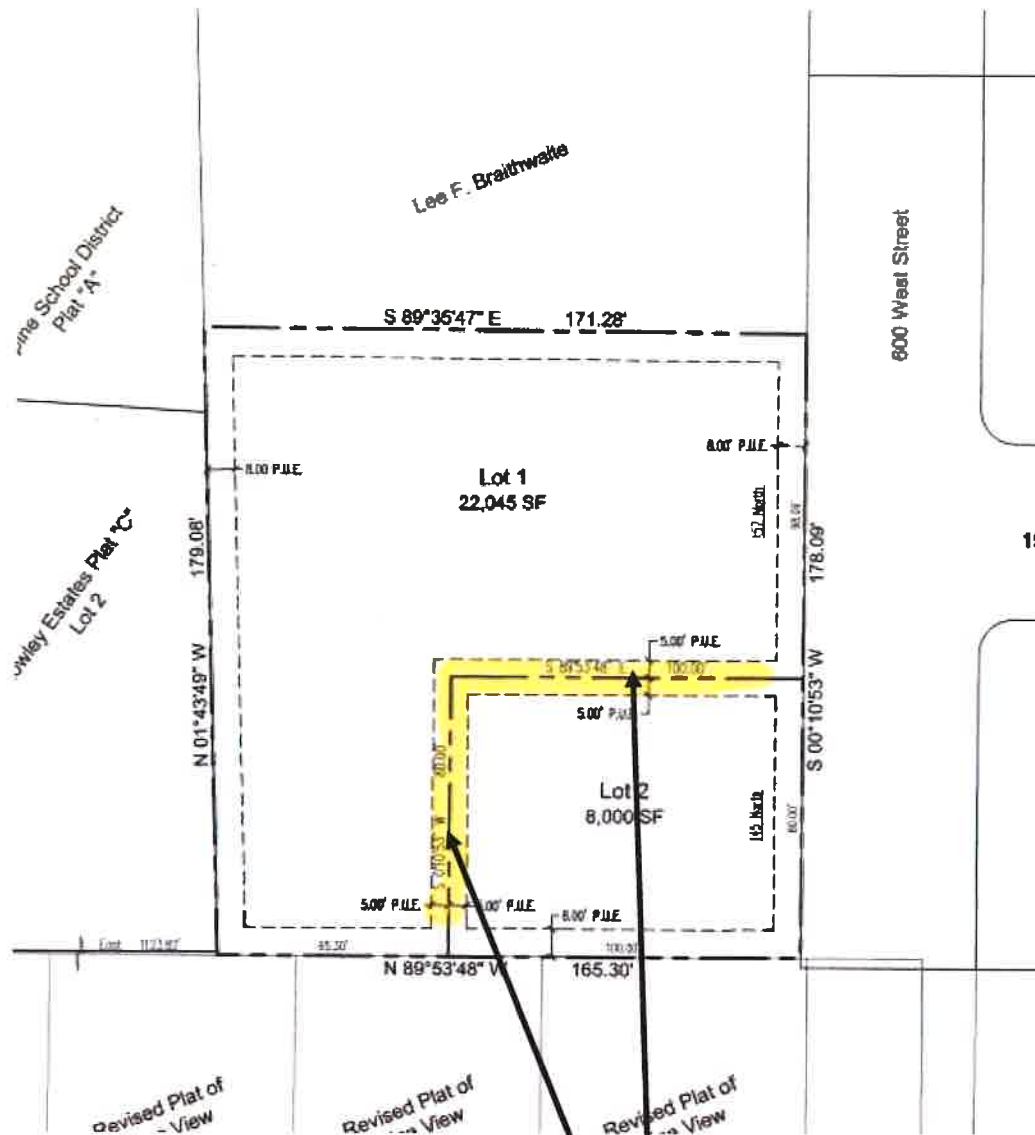
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

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.

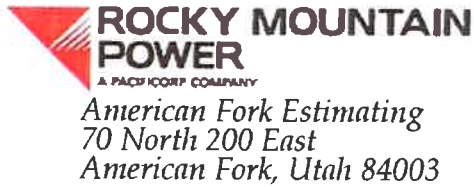
Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P840393

EXHIBIT A



CenturyLink approval to vacate the highlighted PUE's. All other PUE's will remain in place.



November 9, 2021

City of Orem

JEM Estates Plat J Lot 1 & Lot 2

By this letter Rocky Mountain Power approves the vacation of the existing PUE of the east property line of Lot 1 between Lot 1 and Lot 2 and approves the vacation of the existing PUE of the west property line of Lot 2 between Lot 2 and Lot 1 of , Plat J, JEM Estates Subdivision. In Orem, Utah

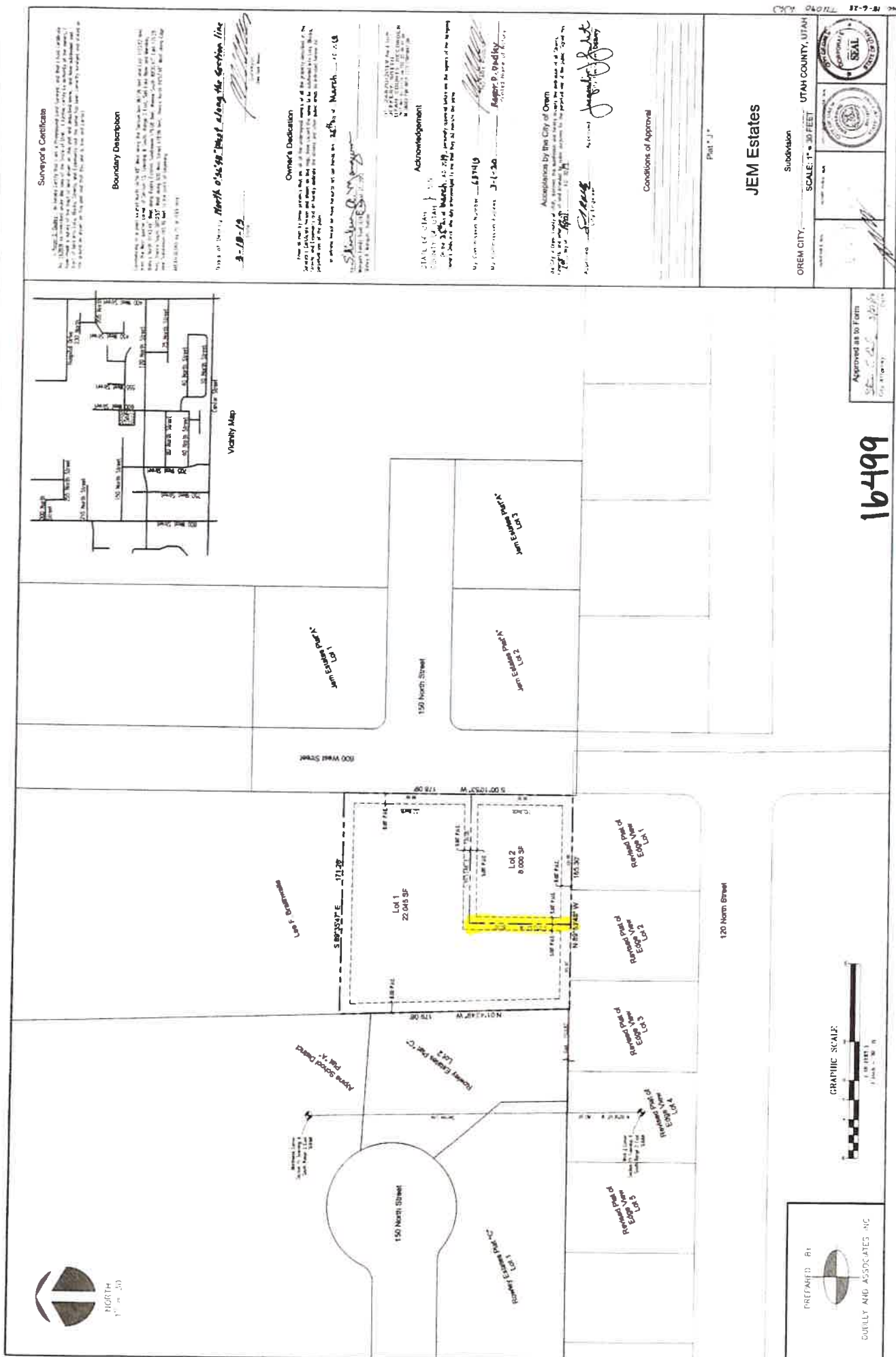
Rocky Mountain Power maintains its rights to locate and maintain its facilities within or upon all other existing utility easements located upon these properties other than those specifically mentioned above.

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

Sincerely,

Robin Anderson
Estimator

bryson vickie@gmail





Date: 11/9/2021

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 West property line of the property located at 145 N 600 W, Orem, UT.

Respectfully,

Keith Perkins

Construction Manager

Office 801.613.3863

kperkins@utopianet.org

Street View



Item #: 3.3	Planning Commission February 2, 2022 	Applicant: Development Services PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.
Prepared By: Rachel Garey		

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa
- Noticed 7,780 property owners within all five districts and within 1,000 feet of the districts.

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 Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

BACKGROUND: At the request of the City Council, Development Services proposes to rezone all State Street Districts to the zones in place prior to June 6, 2018 when the first State Street District was adopted. The proposed zones are mostly commercial zones, but also includes residential and planned development zones. The proposed zoning map is included in the staff report.

In addition to the zoning map changes, staff proposes several amendments to portions of Section 22-8-8 (Zone Development Standards) pertaining to standards along state street. These changes include:

1. **Height.** Limiting the overall height in the C2 zone from 60 feet to 48 feet. The maximum height for structures which are setback less than 100 feet from a residential zone shall be 35 feet. The maximum height of non-habitable structures (chimneys, ventilators, antennas, etc.) shall be modified from 15 feet to 10 feet, with a modified maximum area from 50% to 30% of the uppermost floor area.
2. **Setbacks.** The existing requirement of an 8 foot separated sidewalk with a 15 foot planter area will remain as currently required. The proposed change to the design standards includes a minimum setback of 15 feet from the back of sidewalk. The additional 15 feet must be landscaped. There is no maximum building setback. A diagram is attached in the staff report for further clarification.
3. **State Street Districts.** All references to the State Street Districts have been eliminated including but not limited to building access requirements along the street, space open to the public, and small building addition exception all specific to the maximum setback requirement which is no longer applicable.

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

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amend portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

22-8-8. Zone Development Standards.

- A. **General Zone Development Standards.** The following development standards shall apply in the PO, C1, C2, C3, and HS zones ~~except that this subsection (A) shall not apply to setbacks from State Street and State Street Connector Streets or to the minimum height for primary buildings in the State Street Corridor Area.~~

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
<u>From back of sidewalk adjacent to State Street or a State Street Connector Street</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>
From all other Dedicated S streets:	20'***	20'	20'*****	30'***	20'
From an adjoining Property in a nonresidential zone:	0	0	0	0	0
From an adjoining property in residential zone: <u>****</u>	<u>****25'</u>	10'	10'	40'	10'
Structure Heights.					
Minimum:	8'	8'	8'	8'	8'
Maximum:	35'	48'	60'48'***'	35'***	60'

* Parcels smaller than three (3) acres shall only be allowed pursuant to Section [22-8-14\(D\)](#).

** Building setbacks from 800 North in the PO and C3 zones shall be according to "[Appendix I](#)" §22 8-9 ZONING

*** Exception: The maximum height for structures located in the C3 zone which are set back no less than one hundred fifty feet (150') from a residential zone shall be ~~forty-eight-sixty~~ feet (~~4860'~~). The maximum heights for structures in a C2 zone which are set back less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet.

**** In all commercial zones ~~No~~ 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 (applicable to all commercial zones listed above). However, no setback is required where the top of the structure is lower than the grade of the adjoining residential lot (as measured at some point within five feet of the property line) along the entire length of the property line between the two properties.

***** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All buildings and parking lots shall be set back at least fifteen feet (15') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip).

*****The PO zone may not be applied to an area of less than one acre.

NOTE: In all commercial zones, except the PO and C3 zones, ~~the height limitation shall not apply to~~ belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, ~~and/or~~ properly screened mechanical appurtenances may extend up to an additional ten feet above the maximum height allowed in the applicable zone. However, the combination of such items in no case shall the height of belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances may not exceed a height of seventy-five feet (75') occupy more than thirty percent 30% of the area of the uppermost floor of the building. measured from the average finished grade of the yard in which the structure is located. In no case shall that portion which exceeds the sixty foot (60') height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.

- B. **Zone Development Standards for the State Street Corridor Area.** The following requirements shall apply to all development in the State Street Corridor Area including development in PD zones ~~and the State Street District zones~~, unless the applicable PD zone ~~or State Street District zone~~ contains a specific, contrary standard in which case the standard set forth in the applicable PD ~~or State Street District~~ zone shall control. The “State Street Corridor Area” refers to all lots that have frontage on State Street or frontage on a State Street Connector Street (that portion of a public street that intersects with and is located within 500 feet of the State Street right-of-way line). If not specifically governed by a provision of this Section 22-8-8(B), the “General Zone Development Standards” of 22-8-8 (A) shall apply to development in the PO, C1, C2, C3, and HS zones.
1. ~~Minimum and Maximum Setbacks From State Street and From State Street Connector Streets.~~ All buildings ~~and parking areas~~ in the State Street Corridor Area shall ~~be set back at least be set back no more than have a minimum setback of ten fifteen~~ feet (150') from the back of the required sidewalk (the side furthest from the street) along State Street and State Street Connector Streets. There is no ~~maximum minimum~~ setback from the State Street and State Street Connector Streets. Setbacks from other streets and property lines shall be as set forth in 22-8-8(A). All area within ~~thea required ten foot~~ setback ~~(the area between the building and back of sidewalk)~~ shall be landscaped, ~~and/or used as a "space open to the public" in accordance with subsection (5).~~
 2. ~~Minimum Building Height.~~ All primary buildings in the State Street Corridor Area shall have a minimum building height of fifteen feet (15').
 3. ~~Building Accesses.~~ Buildings located on parcels that have frontage on State Street shall have at least one public access facing State Street for public, daily customer, and/or resident use. Buildings that are designed with space for multiple tenants shall have at least one such access for each tenant space. Each tenant space in a building that has more than three hundred feet of building frontage facing State Street shall have at least two such accesses. Buildings on parcels that do not have frontage on State Street, but have frontage on State Street Connector Streets shall have at least one public access facing the State Street Connector Street. Building doors directly adjacent to sidewalks shall be recessed or otherwise set back so that the door does not encroach into the sidewalk when opened.
 4. ~~2.~~ **Buffered Sidewalks.** Buffered sidewalks shall be installed and maintained along the entire length of property adjacent to State Street and State Street Connector Streets. Buffered sidewalks shall include both a landscaped planter strip area with trees next to the street, and a sidewalk.
 - a. **Planter Strips.** Planter strips along State Street shall be at least fifteen feet (15') wide and may not be used for storm water detention or management (such as a low-impact development) ~~(see Appendix “SS”)~~. Planter strips along State Street Connector Streets shall be at least eight feet (8') wide and may be used for storm water detention or management (such as a low impact development) ~~(see Appendix “SS”)~~.
 - b. **Sidewalks.** Sidewalks along State Street and State Street Connector Streets shall be a minimum of 8 feet wide and shall include ADA-compliant ramps at curb cuts and intersections with public and private streets. Landscaping such as tree grates and planter boxes may be incorporated into the required sidewalk area where approved by the City, provided a continuous minimum unobstructed width of 5 feet of sidewalk travel lane is maintained. Sidewalk widths shall be consistent with sidewalks on adjacent properties where possible (provided they also meet the 8-foot minimum width requirement), or shall otherwise taper to meet neighboring sidewalk widths to create a smooth transition across property lines.
 - c. **Vegetation coverage.** Landscaped areas shall have a minimum of 50% living vegetation coverage. No vegetation coverage higher than 24 inches above grade shall be counted toward the total coverage requirement. No landscaping shall be required at vehicle access points, and vehicular accesses do not apply toward the total area required for vegetation coverage. Planter boxes, plants, and other vegetation outside of required landscaping areas are encouraged, but do not apply toward the total vegetation requirement.

d. **Tree position and spacing.** Trees shall be planted and maintained in the planter strips along State Street and shall be spaced evenly one tree for every 40 linear feet (or fraction thereof) of landscaped frontage. Trees shall be planted in the planter strips along State Street Connector Streets and shall be spaced one tree for every 40 linear feet of landscaped frontage. Trees must be spaced to best align with neighboring properties and to maximize the potential number of trees that can be planted. Trees must also be planted in the planter strip no more than 4 feet in from the inside sidewalk edge.

e. ~~**Tree species.** Trees planted in the required planter strips along State Street and State Street Connector Streets shall consist of trees authorized in Appendix “U”. *(Note: specific tree species are listed for each downtown district)*~~

f.e. **Accommodations for safety.** Landscaping requirements may be modified where the City traffic engineer determines a modification is necessary to accommodate deceleration lanes or to maintain clear vision areas.

5. ~~**“Space open to the public” setback exception and height bonus:** Maximum setbacks along State Street and State Street Connector Streets may be extended an additional ten feet (for a total of 20 feet from back of the required sidewalk) to accommodate outdoor dining areas or other spaces open to the public. See Section 22-2-1 for the definition and requirements to qualify as a “Space open to the public”.~~

~~Lots with approved “spaces open to the public” may receive an additional maximum building height bonus of 15 feet (subject to applicable setback requirements in the C3 zone). Buildings with this added height must remain set back from residentially-zoned properties a distance equal to the (new) height of the building.~~

3. **Signs.** Monument signs shall be set back a minimum of eight (8') feet from the back of curb adjacent to State Street in order to accommodate any future widening without the need to relocate such signage.

4. **Amended Sites.** Notwithstanding the provisions of Section 22-14-20(G)(2) or any other provision of City Code except as provided below, any amendment to an existing site or development in the State Street Corridor Area must comply with the requirements of this Section 22-8-8(B). Except for the minor amendments described in 22-14-20(C)(3)(b)(1)-(3) and (5)-(10) and Section 22-14-20(H) relating to modification of the landscaping requirement, an applicant proposing amendments to an existing site plan must bring the site into compliance with the requirements of this Section 22-8-8(B).

a. ~~**“Small building addition” exception:** The Gross Floor Area (GFA) of one primary building on a parcel may be expanded one time by an amount not to exceed 15% of the GFA of that building existing as of May 1, 2017, without complying with the maximum setback requirement of Section 22-8-8(B). This exception allows an addition to one existing building on a parcel and does not permit the construction of a new building that does not conform to the maximum setback. This one time “small building addition” must be constructed at the same time and may not be divided into multiple additions that combined add up to 15% or less. This small building addition shall not be available for any building located on a parcel or part thereof that has been subdivided after May 1, 2017. Any amendments to an existing site must otherwise comply with the current ordinance requirements in accordance with Section 22-14-20(C).~~

a. **Permitted Modifications to Buffered Sidewalk Requirement.** An amendment to an existing site that cannot fully comply with the buffered sidewalk requirement set forth above (eight (8) foot sidewalk and fifteen (15) foot planter strip—hereinafter referred to as the “Buffered Sidewalk Requirement”) without removing part of a building lawfully existing as of [insert council adoption date], shall only be required to comply with the Buffered Sidewalk Requirement to the greatest extent possible within the area between the back of curb and the existing building.

i. If the distance between the back of curb and the existing building is more than eight (8) feet, a buffered sidewalk shall be constructed and maintained with eight (8) feet of sidewalk and the balance of the area between the back of curb and the edge of sidewalk maintained as:

1. a landscaped planter strip if there is five (5) feet or more between the back of curb and the sidewalk;
 2. decorative stamped concrete or pavers and tree grates (with trees) measuring at least four (4) feet wide and four feet long and spaced no more than forty (40) feet apart where there is less than five feet but more than two feet between the back of curb and the sidewalk. Tree grates may extend into the sidewalk area up to two (2) feet provided there remains at least five (5) feet of unobstructed sidewalk width and the tree grates are installed so as to create no trip hazards (the trees to be installed shall be selected from the list contained in Appendix U, Group A);
 3. decorative stamped concrete or pavers where there is less than two feet between the back of the curb and the sidewalk.
- ii. If the distance between the back of the curb and the existing building is eight feet or less, a sidewalk shall be constructed and maintained in said area. In no case shall a sidewalk be less than five (5) feet.
 - iii. In no case shall any amended site increase the nonconformity of the site with respect to the Buffered Sidewalk Requirement.
 - iv. A building existing within the Buffered Sidewalk Requirement area shall not be expanded either vertically or horizontally within the Buffered Sidewalk Requirement area.
 - v. A tapered transition between areas with a full and reduced buffered sidewalk shall be designed and constructed to create an uninterrupted and continuous sidewalk. The area of the transition shall not exceed the 25 feet in length.

~~6. **Minimum Habitable Depth.** The first 30 feet of ground floor building depth closest to the State Street right-of-way shall be gross leasable area.~~

7.5. Architectural Features.

- a. **Windows and Awnings.** Each street-facing, ground-story facade shall have a minimum percentage of 40% completely transparent window coverage that is readily visible to a depth of at least five feet into the building. All awnings shall be durable canvas or standing seam metal. Plastic awnings are not permitted.
 - i. Except for ground floor display windows and transoms, windows on all stories of the building shall be vertical or square in proportion.
- b. **Vertical Facade Articulation.** All street-facing facades shall have a vertical break of at least one foot for every 50 feet of building façade.



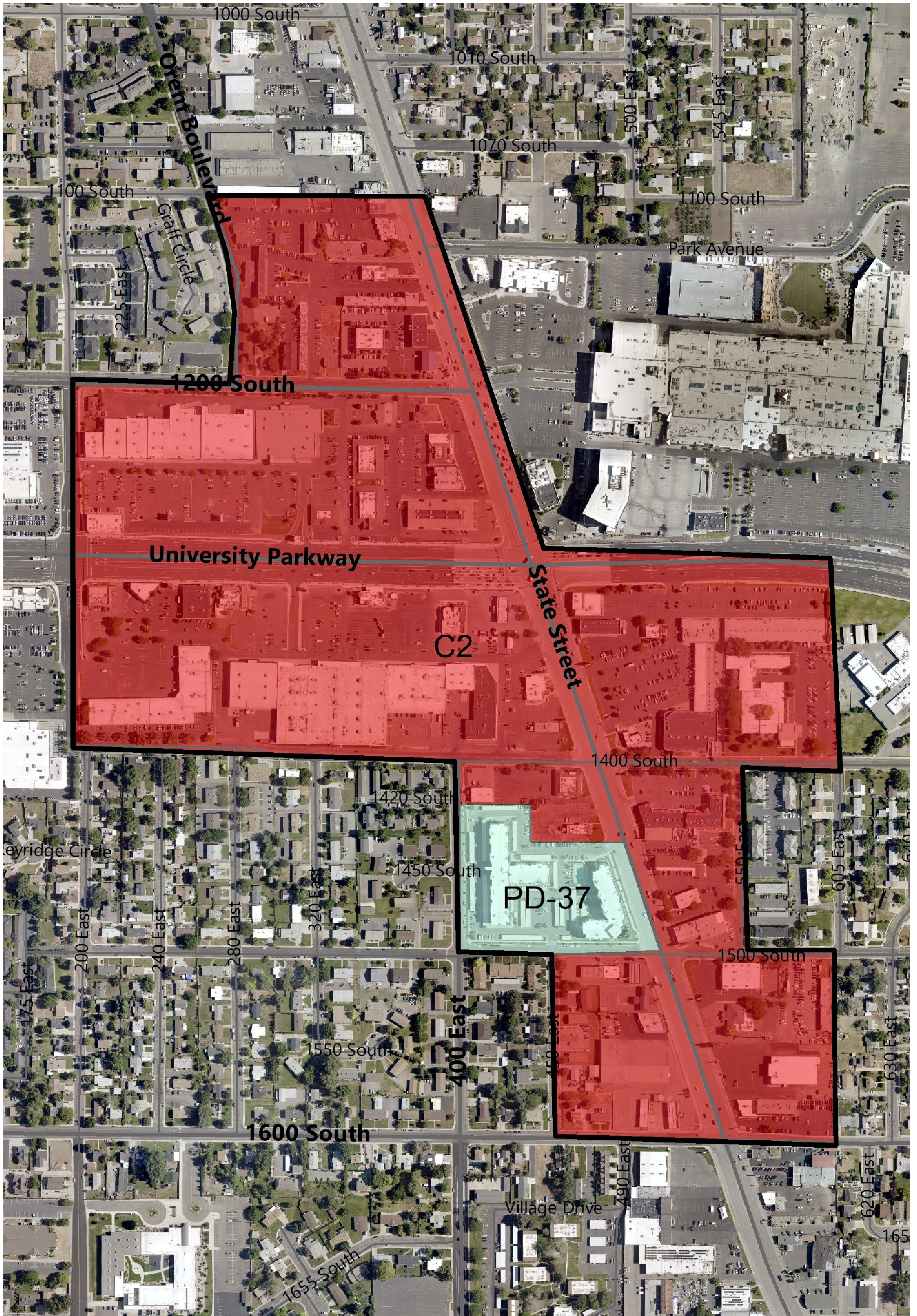
c. **Horizontal Weighting of Materials.** Building wall materials shall be combined on each facade horizontally only, with the traditionally heavier elements (material or weight) below lighter elements. For example, stone should not be above stucco, and brick should not be below concrete.

d. **Materials.**

- i. Except as otherwise provided, all buildings shall be completed on street-facing facades with brick, split-face block, glass, stone, or fiber cement board (hereinafter referred to as “Tier 1 Materials”). Aluminum composite material panel systems, stucco, and exterior insulation and finishing systems (EIFS) (hereinafter referred to as “Tier 2 Materials”) shall only be permitted as a trim on ground-level facades and shall only be allowed on up to a maximum of 40% of a street-facing facade and up to a maximum of 75% of a non-street facing façade.
- ii. Standing seam metal (but no other metals) may be used for awnings. Sheet metal and corrugated metal and other metal finishes are only permitted for soffits, fascia, and similar minor architectural features (less than or equal to 5% coverage on any given elevation).

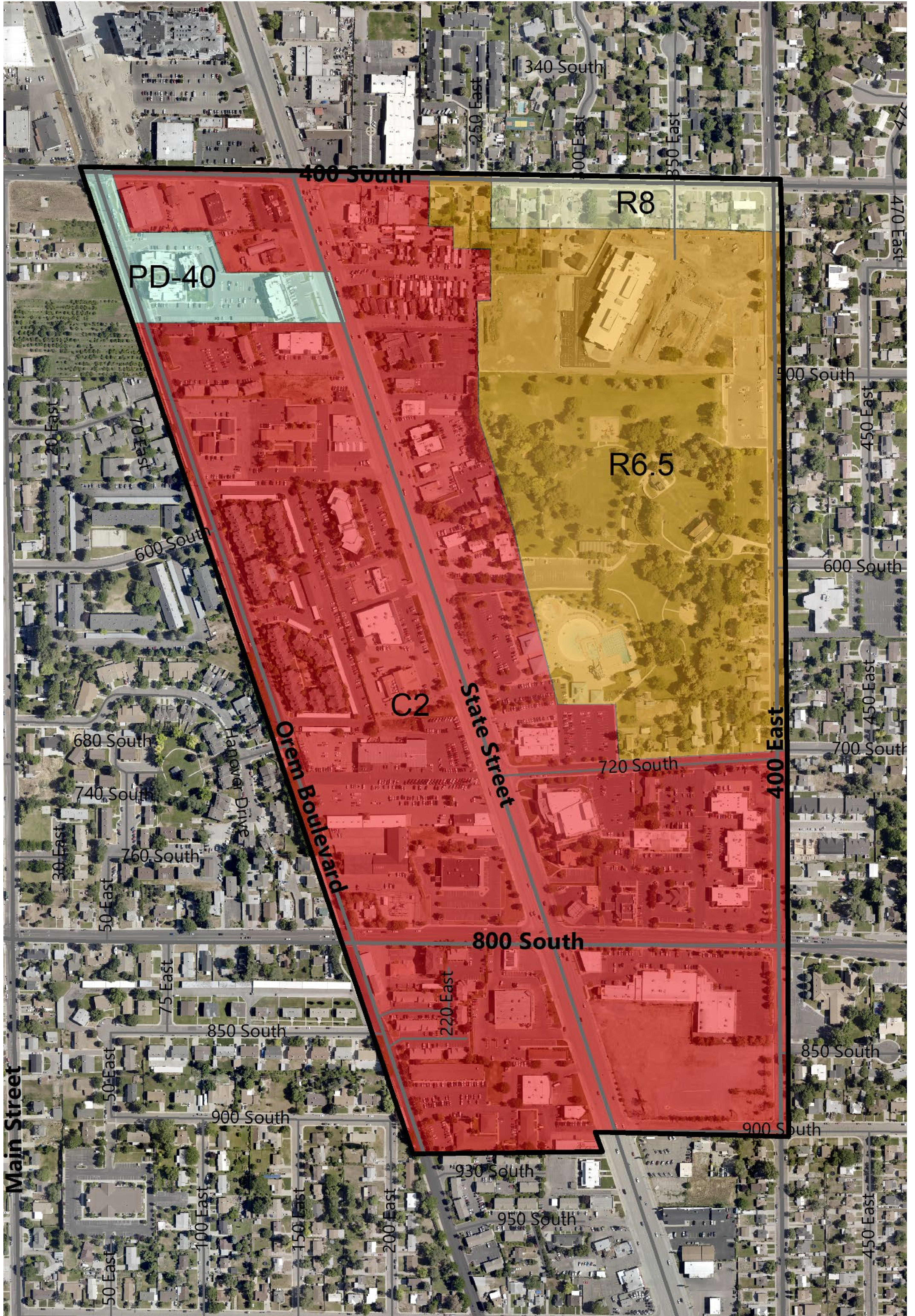
6. Utility Enclosures. Whenever possible, all utilities shall be buried. Utility access boxes and other utility appurtenances shall not be located within eight feet of the back of the curb. Utility access boxes and other utility appurtenances shall not be located within a planter strip, unless buried.

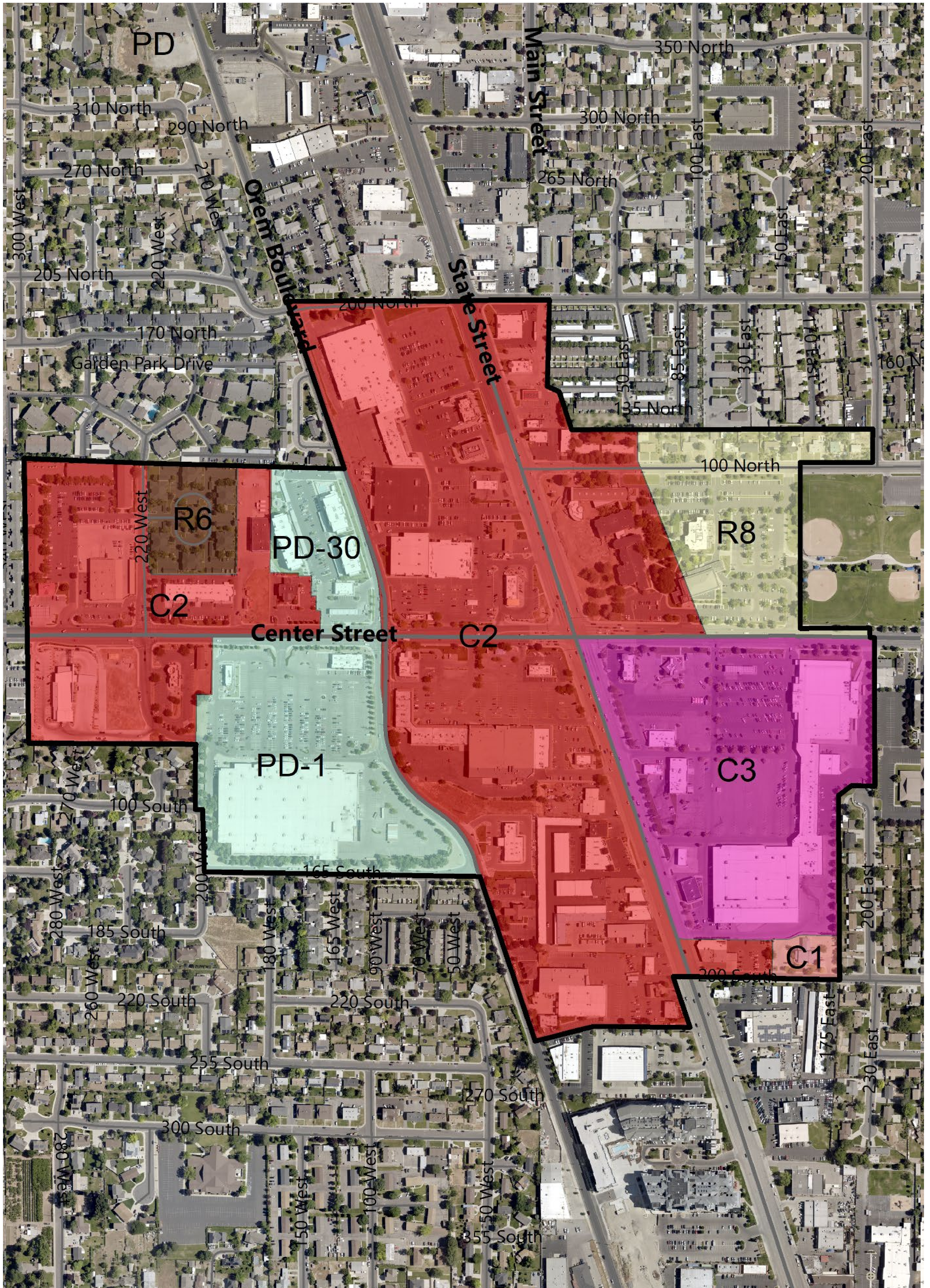
- a. Utility boxes within 15 feet of the back of sidewalk shall be screened with a fence or wall that completely screens the box from view of the street and sidewalk. The screening fence or wall must be architecturally compatible with the materials and design of the primary structure and shall in no case be lower than four feet in height or the height of the utility box, whichever is greater. Chain link fencing with slats may not be used for the screening required under this subsection. Access gates for utility boxes and appurtenances under this subsection shall not face State Street or a State Street connector street.

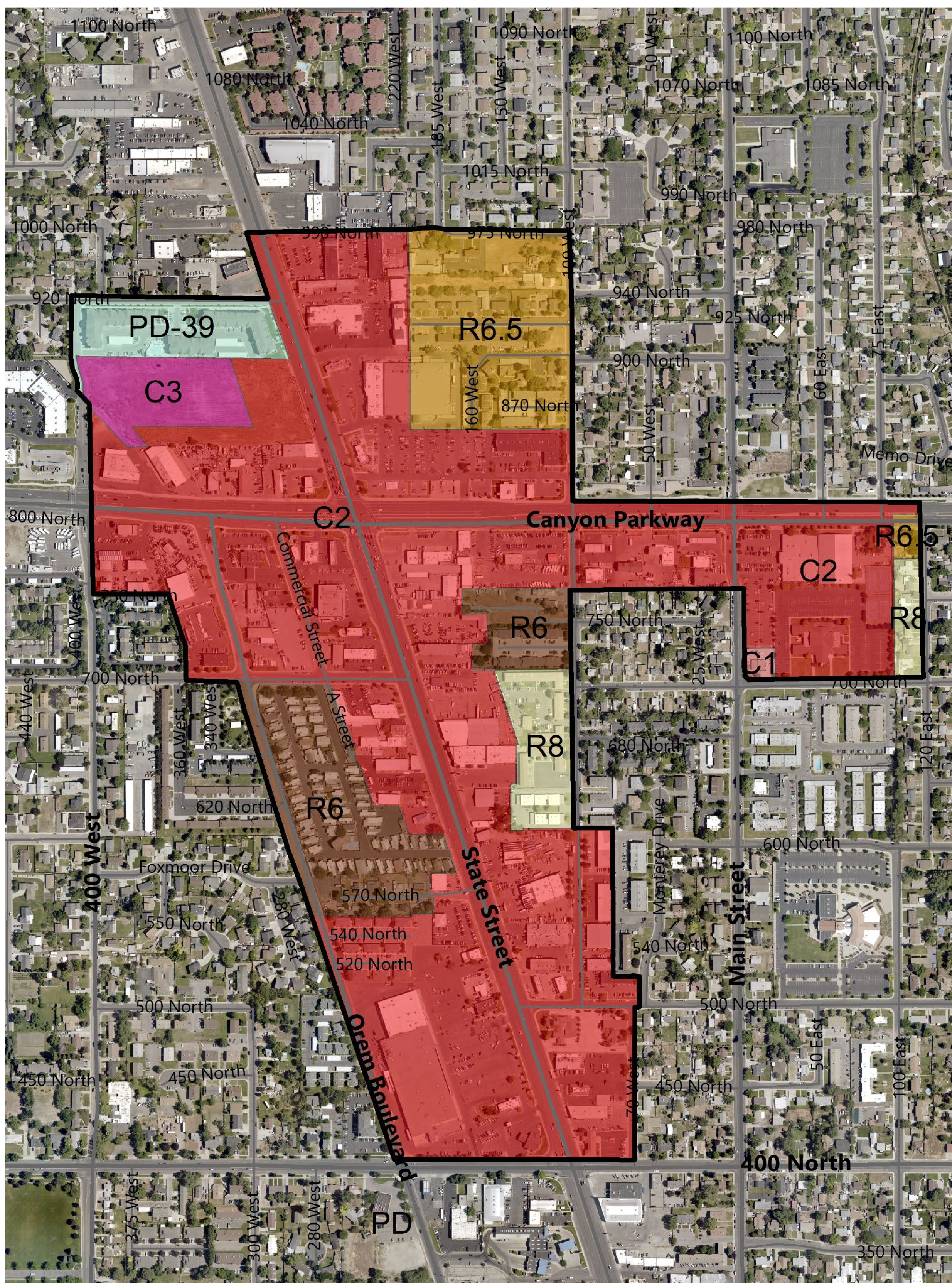




PROPOSED REZONE AREA

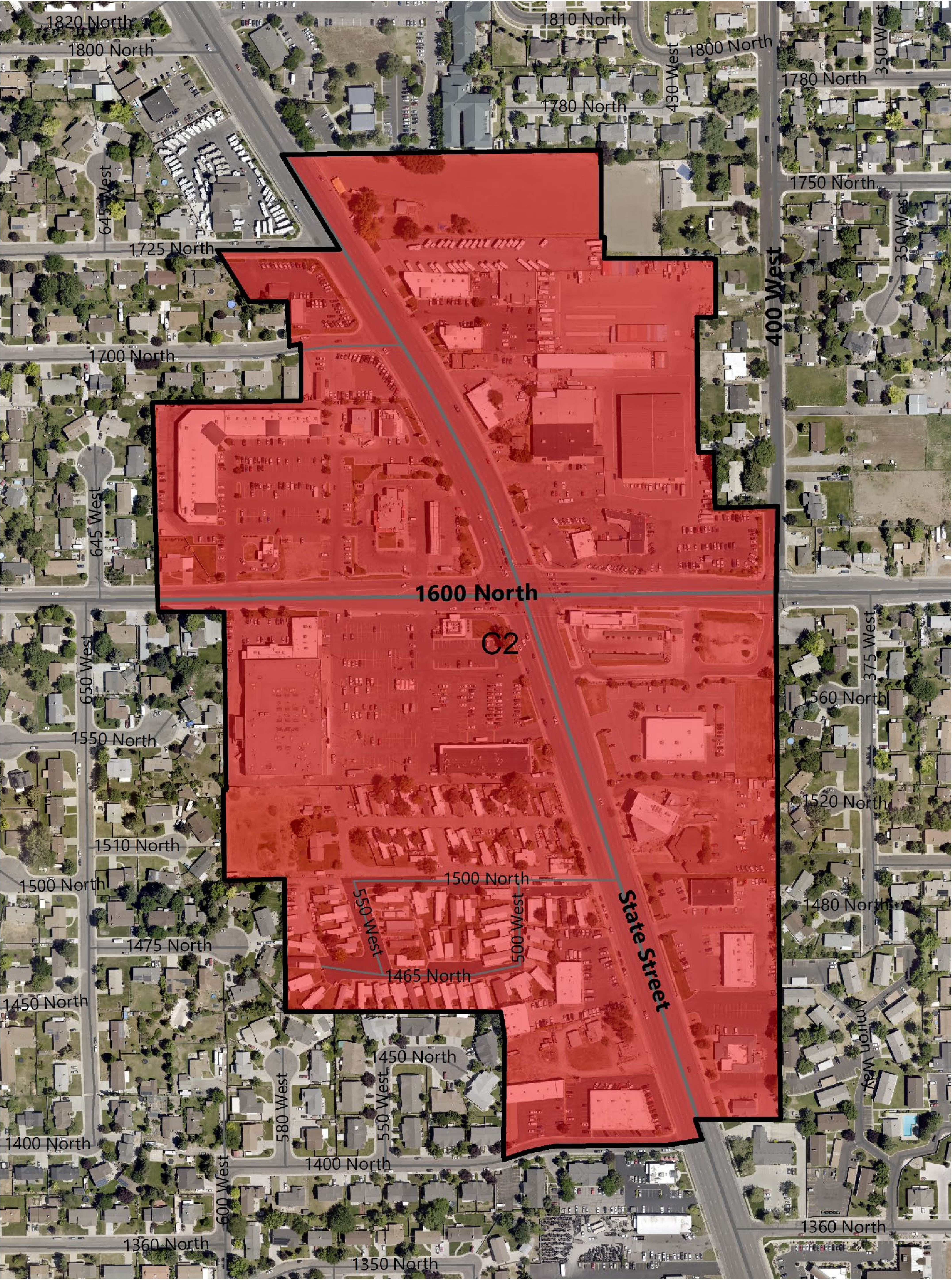








PROPOSED REZONE AREA



CITY OF OREM
NOTICE OF PLANNING COMMISSION
PUBLIC HEARING

The Planning Commission will hold the following public hearing on February 2, 2022, at approximately 5:00 p.m. to consider the following:

PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

The proposed amendments are available in the Office of Development Services, Room #105, 56 North State Street, Orem, Utah. If you have any questions regarding the proposed zone change or amendments, contact the Development Services Department at 229-7058.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION
MEETINGS.**

If you need a special accommodation to participate in the Planning Commission Meetings, please call the Development Services Office.
(Voice 229-7183, TDD 229-7035)

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Feb 22, 2022 6:00 pm	Planning Commission Wed, Feb 2, 2022 5:00 pm
--	--

PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Feb 22, 2022 6:00 pm	Planning Commission Wed, Feb 2, 2022 5:00 pm
--	--

PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Feb 22, 2022 6:00 pm	Planning Commission Wed, Feb 2, 2022 5:00 pm
--	--

PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

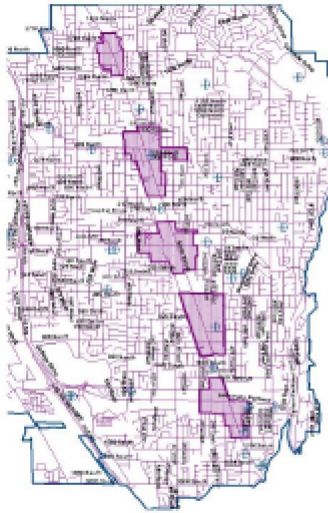
For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

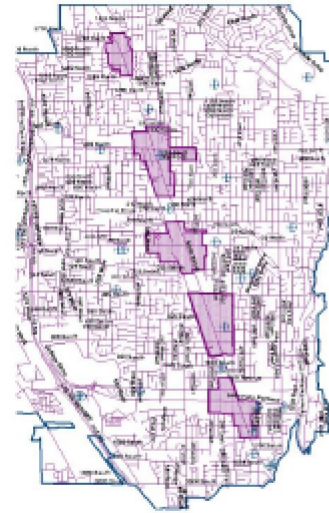
City Council Tue, Feb 22, 2022 6:00 pm	Planning Commission Wed, Feb 2, 2022 5:00 pm
--	--

PUBLIC HEARING – Amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.



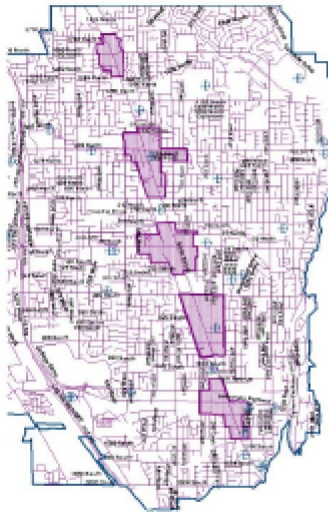
The amendment includes amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

Additional maps showing the configuration of the zones as it pertains to each district are found at orem.org/statestreet or at the Development Services Department at 56 North State Street, Suite 105



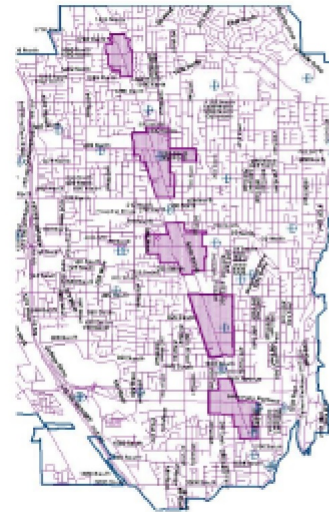
The amendment includes amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

Additional maps showing the configuration of the zones as it pertains to each district are found at orem.org/statestreet or at the Development Services Department at 56 North State Street, Suite 105



The amendment includes amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

Additional maps showing the configuration of the zones as it pertains to each district are found at orem.org/statestreet or at the Development Services Department at 56 North State Street, Suite 105



The amendment includes amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

Additional maps showing the configuration of the zones as it pertains to each district are found at orem.org/statestreet or at the Development Services Department at 56 North State Street, Suite 105

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

A neighborhood meeting will be held on January 20, 2022 at 6:00 p.m. in the Orem City Council chambers to discuss the rezoning of properties from the State Street District zones to various zones in place prior to the implementation of the District zones. In addition, the overall height in the C2 zone will be modified from 60 feet to 48 feet in addition to other modifications.

Additional information can be viewed at orem.org/statestreet, or at the Development Services Department at 56 N. State Street, Suite 105.

Neighborhood Meeting
Thu, Jan 20, 2022
6:00 pm

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

A neighborhood meeting will be held on January 20, 2022 at 6:00 p.m. in the Orem City Council chambers to discuss the rezoning of properties from the State Street District zones to various zones in place prior to the implementation of the District zones. In addition, the overall height in the C2 zone will be modified from 60 feet to 48 feet in addition to other modifications.

Additional information can be viewed at orem.org/statestreet, or at the Development Services Department at 56 N. State Street, Suite 105.

Neighborhood Meeting
Thu, Jan 20, 2022
6:00 pm

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

A neighborhood meeting will be held on January 20, 2022 at 6:00 p.m. in the Orem City Council chambers to discuss the rezoning of properties from the State Street District zones to various zones in place prior to the implementation of the District zones. In addition, the overall height in the C2 zone will be modified from 60 feet to 48 feet in addition to other modifications.

Additional information can be viewed at orem.org/statestreet, or at the Development Services Department at 56 N. State Street, Suite 105.

Neighborhood Meeting
Thu, Jan 20, 2022
6:00 pm

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org

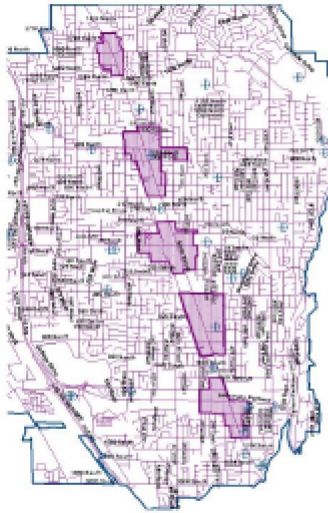


City Council Chambers, 56 N State Street

A neighborhood meeting will be held on January 20, 2022 at 6:00 p.m. in the Orem City Council chambers to discuss the rezoning of properties from the State Street District zones to various zones in place prior to the implementation of the District zones. In addition, the overall height in the C2 zone will be modified from 60 feet to 48 feet in addition to other modifications.

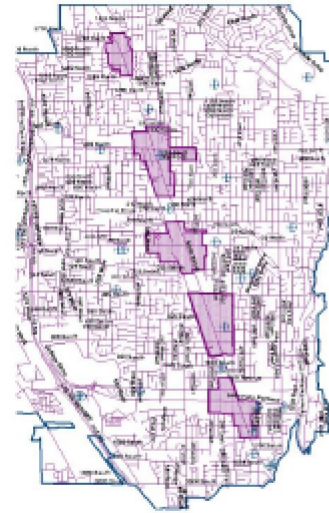
Additional information can be viewed at orem.org/statestreet, or at the Development Services Department at 56 N. State Street, Suite 105.

Neighborhood Meeting
Thu, Jan 20, 2022
6:00 pm



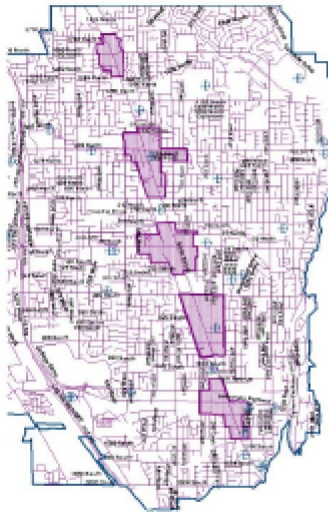
The amendment includes amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

Additional maps showing the configuration of the zones as it pertains to each district are found at orem.org/statestreet or at the Development Services Department at 56 North State Street, Suite 105



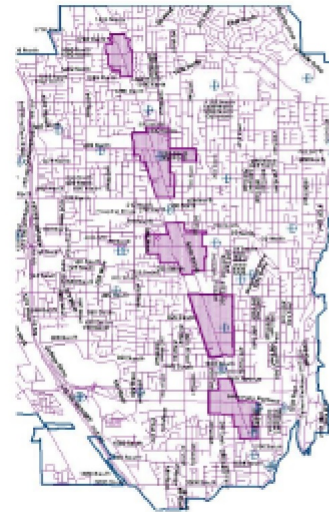
The amendment includes amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

Additional maps showing the configuration of the zones as it pertains to each district are found at orem.org/statestreet or at the Development Services Department at 56 North State Street, Suite 105



The amendment includes amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

Additional maps showing the configuration of the zones as it pertains to each district are found at orem.org/statestreet or at the Development Services Department at 56 North State Street, Suite 105



The amendment includes amending Section 22-5-3(A) and the Zoning Map of Orem City by changing the zoning of properties within the Hub District zones, The Arts District zones, the City Center District zones, the Canyon Crossing District zones, and the North Village District zones to the C1, C2, C3, R6, R6.5, R8, PD-1, PD-30, PD-37, PD-39, and PD-40 zones. And, amending portions of Section 22-8-8 pertaining to zone development standards along the State Street corridor.

Additional maps showing the configuration of the zones as it pertains to each district are found at orem.org/statestreet or at the Development Services Department at 56 North State Street, Suite 105

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Michael Terry	1102 N. 600 W OREM	801-404-6256	mtterey77@yahoo.com
Rochele Tubber	40 S. 350 E. Orem	801.372.3324	sand011@msn.com
Quinn Mehan	840 S Carterville Rd		quinn@betteroremi.com
KEN TEMPLE	908 S. 400 E. OREM	801-806-1725	kentemle55@yahoo.com
Roman Allen	444 E. 90 N. OREM	801-830-9788	romanallen@hotmail.com
Curtis Kanahela	194 S. Countryside Ln	808-343-0243	CKanahela@hotmail.com
Vonda Skouren	735 S 500 E	801-380-8705	vskouren@gmail.com
Orval Skouren	" "	" "	orval.skouren@gmail.com
Jennifer Young	488 N. 600 E.	801-471-4677	youngerthanever@gmail.com
Wayne Young	488 N 600 E	801 916 4262	wyoung01@gmail.com
WARREN ISAACSON	356 S. 700 E.	801-687-1809	AWISAACSON@MSN.COM
Pat Batley	37 No. 800 E	801-802-7188	pbatts2u@gmail.com
Rob White	510 S 1920 W	801 491 7830	White World of Com
John White	'		
Elaine Crismon	1069 S. 545 E	801-228-0411	elaine.crismon@gmail.com
Lillian Simmons	1717 N 320 W	801-888-9900	lillianhsimmons@gmail.com

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
J. Allan South	1188 W 530 S	801-368-7103	jasouth44@gmail.com
Linda South	" "	801-400-8937	L.south@hotmail.com
Eleni & Howard Wilding	1234 N. Gillman Cir.	801-368-3290	wilding123@gmail.com
Michelle Nielson	318 S 350 E	800 376-8913	0413shelly@gmail.com
Cherie Page	636 E 1280 N	801-376-1718	cheriepage1@gmail.com
Tara Gusea	1042 W Center St	307-399-6365	t.g.913@yahoo.com
Linda L. Shelton	416 E. 900 S.	801-225-3265	sheltonlindaanne@gmail.com
CADEN BRYAN	488-881-7294	488-881-7294	Caden@andersonCRG.com
Paul Shelton	115 E. 1000 S.	801-530-9855	paulgshelton@gmail.com
SARAH & JASON JOLLEY	1262 N. 625 W.	801-362-6314	SARAH IS JOLLEY@gmail.com
ADAM ROBERTSON	190 South 400 West	801-310-4000	ADAM@SCSLA.ORG

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Sherry Heaps	1630 N. 400 W. Orem	801-224-9994	sherry.heaps@gmail.com
Vern Nelson	1024 W 400 N Orem	801 400 2939	VJN817@gmail.com
Paul Peaden	183 E. Ridge Road Orem	801-802-8423	pjathome1@gmail.com
Don Littleford	145 N. 400 E Orem	801-358-8692	littleford34@gmail.com
Scott Strong	1586 S. 235 W. Orem	801-362-0539	scott strongscott@gmail.com
Janet Strong	1586 So 235 W Orem	801 319-3141	strongjanet@gmail.com
John Lewis	24 W. 500 S., Orem	801-450-4355	jclewis@byu.net
Barbara Tanner	425 W 120 N Orem	818-643-0271	bartan4320@sbcglobal.net
Janet Wright	516 W 10 N Orem	801-607-2268	Janetwright44@yahoo.com
Tami Rodriguez	962 S. 400 E.	801-358-8452	tminarod@gmail.com
Sydney Harvard	475 E. 1864 S. Orem	801-472-2374	Sydpai896@gmail.com
Karen Brenton	336 W. 1750 N. Orem	801-360-2117	BrentonPam6@gmail.com
Michael Smith	634 W 1820 N Orem	203-376-0064	Gurney200@gmail.com
Karen Howard	663 W 580 S	801 592-7693	
David Howard	" "	801 592-1024	2KHoward@gmail.com
Kevin Simmons	1717 N 320 W	801-608-0520	simmons kb@gmail.com

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
STEVEN R. HEAPS	1630 N. 400W OREM	801-224-9994	steve.heaps@comcast.net
Krysti Condie	1669 N. 400 W Orem	801-222-0144	Krysti.Condie@gmail.com
HAROLD VAIL	1150 W 640 N OREM	801-372-0093	HAROLD_VAIL@BYU.EDU
Mark SEASTRAND	35 W. 1670 S. Orem	801-885-7823	MSEASTRAND@MSU.COM
GLENN MITCHELL	780 N 400 W OREM	801-368-0360	GLENNFARKLE@GMAIL.COM
Gregory Brough	351 W 1360 N. Orem	801-616-7577	gr29@Silverpeakpro.com
ELIDA ESCOBEDO	917 N 100 W OREM	801 319 9989	THEPOWER2WIN@HOTMAIL.COM
Bruce Kelly	675 E 1600 S	801 318 6838	TRA00015@aol.com
Phyllis Kelly	675 E 1600 S		
Kelly Long	1646 N 950 W	801-360-9849	KKlong83@gmail.com
Keith & Carol Walker	1969 N 600 W	801 224 554 7070	KdWalker17@comcast.net
Bruce Cameron	658 N. Bella Vista	801-38-5216	cbrucecameron@gmail.com
Jann Goodsell	329 W 1750 N	801.376.0353	bravesjann@comcast.net
Gary Dan Hill	1961 N. Main St.	801-318-9965	Gary.dan@comcast.net
Brad & Mary Davies	538 W 40 N	801-310-9363	brmnboys@hotmail.com
Grant & Cindy Rogers	1085 E 1200 N	801-290-0266	rogers.cindy59@gmail.com

385

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Gerald Crismon	1069 S. 545 E	801-226-6534	jerry.crismon@gmail.com
Greg Gibson	12 W 560 S	801 361 8373	gregtammy@msn.com
Tammy Gibson	12 W 560 S	801 368 4782	gregtammy@msn.com
Karen Turner	369 N. 700 E.	801-362-8074	turnerheating@hotmail.com
Jim Condie	1669 N 400 W	801-471-7736	CondiesLi@Gmail.com
Von & Donna Stocking	442 W 230 N.	801-300-6536	Von-Stocking@gmail.com
Candy Salisbury	880 W. 30 S.	801-602-4567	candy@infodirect.com
Cory & Patti Bell	212 S 1100 E	253-929-9829	bellpr5n7@Comcast.net
MIKE & Anne Kowalski	653 S 300 W	801-787-5896	RELIK SALON@gmail.com
Richard & Jayna Bauer	612 N. 1025 W	801-224-6471	jaynabauer77@gmail.com
Ashton Jessup	95 E 100 N	435-310-0265	ashton.jessup@gmail.com
KEVIN WOODS	709 Sunny Ln	801-494-5765	
Sam Steadman	563 W. 490 S.	858-722-0101	Sam@octnback.com
Annalee Horton	1457 N. 350 E.	801-318-0761	annalee.horton@gmail.com
Emari Horton	1457 N. 350 E.	801-318-0761	annalee.horton@gmail.com
Les Moody	662 So Cartersville Rd	801-226-7674	lymoody30@msn.com

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Scott Duunaway	164 W 1525 N Orem	801-228-8629	Jscott@duunaway@gmail.com
Renee Tueller	172 N. 130 E Orem	801-367-9967	shalomrtueller@gmail.com
ELIZABETH HORNABROOK	17.80 900 E.	801-225-2320	EHORNABROOK@MSN.COM
Kathy Mallory	1665 S. 50 E Orem	801 225 4218	kjmallory@yahoo.com
Furrell Mallory	1665 S. 50 E Orem	" "	" "
Rod & Gay Angus	170 S 200 W Orem		glangus27@gmail.com
Linda Ogden	134 NO 130 E Orem	501-223-9434	theog50@msn.com
MIKE PRESTON	59 W 2170'S OREM	801-830-2625	denimike@gmail.com
Don Houskeeper	1782 S 100 E Orem	801-636 0384	DonHouskeeper@gmail.com
JOHN CONARROE	559 S. MAIN ST.	801-427-4550	john.conarro2@gmail.com
Dan Pittman	2038 E 9060 S-Spring	801-943-2047	d2038p@gmail.com
SPENCER PETERSON	413 W. 1950 N.	801 673 7974	SPENCER.A.PETERSON@gmail.com
Katie Spencer	168 W Garden Park Dr.	801-500-0459	kispencer1133@gmail.com
Miriam Anderson	478 W 40 N Orem	801 636 3232	mimiwrightanderson@gmail.com
Brent Anderson	"	801 450 6547	dbepathway@gmail.com
RAY TUCKETT	271 S. 240 West Lindbergh	801-368-1837	RAYTFPP@MSN.COM

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Bennett Cookson	19W 620 S	801369-8258	Bennett ^{oremi4.bmail} at ^{at} Cooksons.org
John Reinhardt	29Y Daniel Dr	8015923064	
Brian Morgan	64 N. 920 E.	8014044994	brianseottmorgan@hotmail.com
Jim Flaherty	45 S. 980 W		Jim23120@gmail.com
Katie Hurd	1418 N 650 N	559.392.7979	hurd.katherine@gmail.com
Maurice Castro	481 W 1500 N #3	801-850-3069	^{@ Gmail} MAURICE CASTRO 1946
Dixie Clifford	915 High Country Dr	801-362-8364	dclifford@comcast.net
Jim Laurel	6415 1920 W	8017879116	cheslaurel@yahoo.com
Elizabeth Duford	1788 Heather Dr. Orem	503-428-1230	eduford@gmail.com
Dan LeBaron	1136 N. 75 E. Orem	801-830-2545	

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Kira Ludwig	115E 1000S Orem	801-427-5615	kirajayshelton@gmail.com
Barbara Ballinger	44 S. 900 E	801-224-3271	
Jacob Wiggins	441 E 500 N Provo	208-403-5665	JacobWiggins024@gmail.com
Paul Smith	1696 N. 280W Orem	801-226-3157	pgsmith06@gmail.com
Melva Gifford	930 S. 400 E Orem	801-225-4902	melva@melvagifford.com
Shaun Zundel	879 S Pharoah Run	520-784-9443	shaunzundel@gmail.com
Jon McCollum	661 E 60 N	385-309-8125	claymore.mccollum@gmail.com
EB Hart	11E 51N	801-471-4122	capella77@yahoo.com
Dana Wise	863 W 260 S	(801) 222-0729	dhujunk@gmail.com
Fraus & Aletta Berghoff	1015E 760 N	801-722-9958	aletaberghoff@yahoo.com
Lee & Marion Baxter	325W 1600S.	801-319-0036	mr.baxter2@gmail.com
Richardmax Baker	521 E 34S	801-225-0036	RichardmaxBaker@gmail.com
STERLING HURD	1418 N 650 W	559-575-1881	STERLINGHURD@GMAIL.COM
Geoff Larson	82 N 930 W	801-368-9580	geoff@asperblinds.com
Robert Loveridge	855E 200 S	801-225-0973	loveriro@uua.edu
Carl Tiede	983N. 475E Orem	801-361-6927	Zc.investors@gmail.com

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Scott Brereton	336 W 1750 N	801-380-0322	breretonfam6@gmail.com
Amber Pope	1278 N. 500 W	480-765-3216	amber.ricks09@gmail.com
Shelly Parcell	1657 E 750 S	801-400-2668	sewparcell@gmail.com
KARL GADD	61 W 1700 N	801-865-6153	karligadd@gmail.com
Margaret Black	904 N 510 E	801-362-6558	margaretabbblack@gmail.com

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Michelle Moore	309 N 850 W	435-671-0216	4michelle mikemore@gmail.com
Ken & Judy Messmer	412 E. 1325 N	(801) 223-0143	1messmer@messmers.com
Antonio Carvallo	130 S. 200 E	(801) 376-6614	
John Barrick	365 W 1750 N	(801) 367-7370	j.barrick@gmail.com
Fred M. Johnson	572 S. 130 W.	(801) 319-2817	fred.milton-johnson@gmail.com
Debbie Lamb	1054 SO 500 E	801-360-0450	hawaiianturtles3@gmail.com
Cynthia Harward	475 E 1864 S	801-471-4495	harwardfantastic4@a.com
Jonni-Sue Schilaty	441 E. 90 N Drem	801-792-7592	jonniesue@gmail.com
Dan Schilaty	441 E. 90 N. Drem	801-856-5089	imdanite@gmail.com
Norma Goff	141 N. 450 E. "	435-705-8730	normagoff1026@gmail.com
Bernie Turner	1122 N 75 E "	801-318-1078	turnerberhard@comcast.net
Kathleen Turner	"	"	"
Matthew Salisbury	880 W. 30 S.	801-358-7981	whodoesearthshine@gmail.com
Karen Adamson	356 N. 700 E	801-592-3698	
John & Joan Healy	274 E. 400 S	435-384-2250	joanhealy6@hotmail.com
Dennis & Lona Herre	767 E 1600 So, Drem	801-229-1107	lona.herre@gmail.com

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Jim Chatterley	684 East 1200 No.	801-874-9663	Jim@CFS2010.com
Stephanie Visnaw	399 W 1560 N	801-222-9921	visnaw@gmail.com
Leon Visnaw	"	"	"
Mike Carpenter	1734 N 350 W	801-225-8458	jimboic1299@hotmail.com
Blyden Loutanbolk	182 N. 70 W.	(801) 979-2282	blyden@yahoo.com
Phookhao J. Chanthavong	321 W. 550 N. Orem	(801) 471-3054	PCHANTHAVONG@gmail.com
Silvia Carvalho	130 S 200 E Orem	801-341-6176	silvcarv@gmail.com
Jim Hadlock	63 W. 1360 N	801-362-8157	jimandjillh@gmail.com
Kevin + Wendy Aston	371 W. 765 S.	801-362-3687	kw-aston@yahoo.com
Jim Hawke	55 W. 500 S.	801-369-3045	hawke.j.t@gmail.com
Gay Horan	926 So. 200 E.	801-830-8896	GayHew@Comcast.net
Brian Henrie	Provo	801-822-3954	Boradengack@gmail.com
Anna Nunwell	898 N 425 W Orem	801-258-8642	annalorrere@gmail.com
Laura Redford	1875 N. 180 W.	801-310-405-9794	lauraredford@gmail.com
Janae Hakes	1778 N Main St	801-997-9256	hakes.janae@gmail.com
Elaine Carter	544 W 1930 N	801-802-287	Alienmanma@gmail.com

January 20, 2022

Dear Mayor, City Council and Staff:

With Covid many residents were unable or uncomfortable in attending the Community Meeting in person but would still like to express their appreciation and support.

We, as Orem City residents, support the recent changes being proposed for the State Street Master Plan:

- Protecting neighborhoods through new ordinances – building heights & setback requirements
- Eliminating new high-density housing on State Street
- Beautification and development standards for State Street
- Supporting small businesses and providing flexibility for their growth & improvement

We appreciate the opportunity residents have been given to be heard and provide feedback and the respectful way it has been done.

Thank you for the time and attention you have given to these efforts in such a short time.

Sincerely,

Amanda Ballew
George Ballew
Jill Barrick
John Barrick
Bill Bleyl
Katrina Bleyl
Brad Caldwell
Elsie Call
Greg Carlisle
Kameron Childs
Craig Doxey
Natalie Edmonds
Jordan Farr
Lorelle Friden
Will Friden
Steve Frisby
Jann Wherry Goodsell
David R. Goodsell
Rose Marie Harolds
Betty Hawkins
Robert Hawkins
Lisa Hehl
Troy Heubner
Heather Rands Johnson
Qingyuan (Jack) Liu

Annya Becerra Lowe
Josh Lowe
Michael Morrell
Christina Mutch
Cinzia Noble
Tina Okolowitz
Dean Omer
George Omer
Matt A. Peterson
Shelley Pierce
Gabriella Reid
Shawn Reid
Devin Rich
Bart Richman
Cathi Steinberg
David Steinberg
Ronald Stoddard
Mark Tippetts
Leon Visnaw
Stephanie Visnaw
Paul Wakefield
Scott Wendt
Allison Wingett

Comments: I purchased a home in
the ~~CCD-Res~~ CCD-Res Zone on ~~22100 N~~ 22100 N in 2021
with plans to build a couple townhomes
on the property in the future, which is
allowed per the ~~B~~ current Zoning. I understand
that this proposal is ~~to~~ meant to limit
high density housing, however, Townhomes
are medium density housing. Additionally My
property is surrounded by townhomes & duplexes.
I would like to maintain the ability to
build townhomes on my property & provide quality
housing for families in Utah County!

Comments: Orem does not have the infrastructure to support additional high rise developments. Traffic is already a mess. Let's keep Orem Family City and protect neighborhoods -

Candy Salisbury
801-862-4567

No more high rises!

Comments: I saw no stipulation with
regards to lighting. We are getting increasingly
brighter Skies. Would it be wise to have lights
to light the ground in new developments rather
than the skies? Please consider that.

I like the new height restrictions.

Paul Peaden pjathome1@a.com

Comments: I am in favor of the
rezoning back to 2018 zoning.

Comments:

I do not love the high density housing. I believe it is hurting our schools and neighborhoods. But I believe it to be very wrong to come back 4 years later saying "Oh just kidding, you can't build what we told you you could." Integrity is Important ~~to~~ people!

Michelle Moore

435-671-0216

Comments: What Zoning will provide
for Professional consulting / ~~live~~
Office @ Residence?

Jim Chatterley 801-874-9663

Comments: _____

Residents say: We hate state street It's ugly.

New council and Mayor: Lets change back to the code that made state street hated and ugly!

If you keep doing what you've always done expecting a different result...

Comments:

Do whatever you can To stop
a center median from going
down The center of State st.
Not Being able To get To places
is a huge pain. I've been To
plenty of cities where you drive
right Past The Business you want but
you can't get To it Because of
medians and hidden parking in The
rear of The buildings

Comments: Onem does NOT
need more High
Density Housing

Roger Brown

Comments:

This feels very frustrating to me. We went through so much work and expense to plan a city thoughtfully and with experts - only to ignore their assessment.

Please consider and listen to those who designed the original plan. It is great and these changes do not support our growth.

Margaret
BNAK
801-362-
6558

make this
5 mile strip
attractive.

Comments:

Please emphasize

beautification. The
boulevard idea with
trees, hanging flower
baskets, potted flowers
can make this
street LIVE. Family
city USA statues
could also be
incorporated. Finish
installing the green street

Comments: I love these proposed changes.

This allows for business owners to be creative in the way they present their own business, while maintaining a balance.

I love keeping our residential areas separate from businesses.

We have a desirable city because we have limited the "Big City" growth. If we try to accommodate everyone, we will lose what we have, and the desirability will quickly die.

Comments: Thank you thank you!!
finally going to see Owen
state Street as it should be. for
both the business owners & citizens.

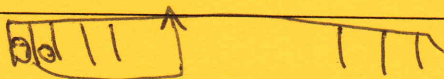
Comments: I feel a lack of transparency regarding this zoning proposal. It is unclear as to why these changes are being proposed and who they are being proposed by. This needed a presentation including the current zones with a direct comparison to the proposed zones. Additionally, a clear REASON was (and is still) needed explaining why these are being proposed.

Comments: _____

Create pedestrian friendly
areas on state street!

Comments:

With the 15' then 10' sidewalk then 15' landscaping. You are setting parking back 40'. There is not adequate access for wheelchairs onto sidewalks or into businesses and you are taking away parking which makes it more difficult. Currently, in businesses already there is handicapped parking at ends of parking lots, but ramps are often several feet/yards away from those spots.



Michelle Moore 435-671-0216

2 Marker Corners at Center Street & Center
not wheelchair accessible,

Comments:

I would really love for the city to provide citizens with stats and facts in regards to housing in Orem.

It seems like the city council is responding to emotional pleas that are based on lack of information. For instance - do we really have ~~to~~ more than our share of h.d. housing when you consider our student population. Our young people need housing.

Our focus on bringing in more business while pushing out the people who will employ those businesses is poor planning and will create more of the problems that the vocal citizens are trying to avoid.

We need more facts so we can be more reality minded.

Thanks. You're great!

Comments: I'm concerned about the new
process for choosing the Planning Commission.
There is too much power given to the Mayor
and city council if they are allowed to
"cherry pick" a planning commission that will
do anything they want. There should be a
variety of individuals with differing opinions
so all viewpoints are represented. The
new mayor gives the impression that he is
King and can do whatever he wants as long
as he surrounds himself with people of a
like mind who will rubber stamp his vision. (over)

I am sorry to see the cooperative vision of past administrations replaced with one that seems intent on a single viewpoint.

The new officials seem to be going through the formality of public input, but do you intend to be open to what you hear?

KARL GASS

Comments:

I support the original plan - including the high density housing. This plan affects me a lot - I live in sight of state street - but I support housing. I support making orem a place for business AND people - and not just homeowners. Reducing potential housing does not support the idea of a family city or progress. Please reconsider your changes.

Comments: Good direction?

Paul Smith

1696N 280W 01cm

Comments: _____

Pro Small Business development
⊕ community parks & recreation
⊕ single Family homes
⊕ possibly a little night life
both for teen & adults

Against = High density housing
More traffic
trains running through STATE
ST

THANK - 8

Comments: I'm pleased to see this plan and am in favor of some of the proposed conservation zones. Should these fail I believe the zoning in these areas be at least R-20 + . I have other thoughts I would be pleased to share as well. I have been saddened to see so much of Orem become high density housing or worse mixed business with HD build above. 801-225-0923 Rg

I Had to leave @ 6:10.

No one was masked and this
WAS A covid Super spread
event.

Michael J. Fox

Comments:

Comments: I'd love more information
about our forward plans for
transitional housing for our
homeless & victims of domestic
violence. Lillian Simmons

1717 N 320 W Orem

801-888-9900

Comments: _____

Please find a way to have consistency in allowing what is built so that state st. is not the incoherent jumble it is now. For any PD zones make sure that there are consistent zoning standards.

Comments: Problem with height. Should be 60 because that what is was before should allow mixed use of commercial & residential. The mixed use could be limited to 48 feet since that is a new concept.

Comments: _____

I don't want more
apartments. We are at
40% plus already.

We asked to have the
apartment at the Medigodol
building reevaluated. What
is the status?

Melva Gifford

930 S. 400 E Orem

Comments:

Thank you for limiting height. I think having mixed use with residential and commercial was positive but the height was too much. I business with 2-3 floors of residential would be enough and not requiring businesses to have residential built in.

Thank you for making adjustments but this seems like an over correction though ~~too~~ many of the correction are warranted.

Shaunte Ruiz Zanted

Comments:

THIS IS GREAT!!

I'M GLAD TO SEE THE
NEW COUNCIL TAKE ACTION
ON DAY 1. KEEP GOING!

Comments:

I support the 2018 plan and the variety of housing in the plan. I don't like the idea that those with homes feel entitled to exclude others who are not in a position to own. Please leave a large variety of housing options in the state Street plan.

Comments: MY NAME IS ELIDA ESCOBEDO

I OWN A PROPERTY AT 917 N 100W

I PURCHASED IT BECAUSE WITH THE
CURRENT ZONING I COULD DEVELOP

IT TO TOWN HOMES, CREATING JOBS,

TAX REVENUE FOR THE CITY, MY DEVELOPMENT

WOULD INCREASE PROPERTY VALUES AND

ENHANCE THE NEIGHBORHOOD, PLEASE DO NOT

REZONE MY AREA TO JUST RESIDENTIAL

ALL OF MY NEIGHBORS ARE DEVELOPMENTS

THANK YOU.

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
January 19, 2022

The following items are discussed in these minutes:

- PUBLIC HEARING – Amending Standard Land Use Code 6232 *Tattoos & Body Piercing* from a not permitted use to a permitted use in the C3 zone – Positive recommendation to City Council
- PUBLIC HEARING – Vacating Lot 16 of The Farm, Plat A and approving The Farm, Plat C located generally at 475 South 170 West – Approved
- PUBLIC HEARING – Vacating Lot 15 of Cherapple Canyon Plat A and approving Cherapple Canyon Plat E, located generally at 938 East 1810 North – Approved
- PUBLIC HEARING – Amending portions of Section 22-11-33(P)(8) (Parking) pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit - Positive recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. Chair Cochran called the Study Session to order.

Those present: Marisa Bentley, Mickey Cochran, Jim Condie, 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, Senior Planners; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from December 8, 2021 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Marisa Bentley, Mickey Cochran, Jim Condie, 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, Senior Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

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

Agenda Item 3.1 is a request by Indie Studio Suites Orem, LLC for the Planning Commission to amend Standard Land Use Code 6232 *Tattoos & Body Piercing* from a not permitted use to a permitted use in the C3 zone.

DRAFT Planning Commission minutes for January 19, 2022



Staff Presentation: The applicant is requesting that tattooing and piercings be permitted within the C3 zone which has approximately forty-three licensed beauty professionals and services thousands of local customers each year. At this time, the C3 zone is in only one location in the City. That is between 400 West and 800 West on 800 North (between 800 North and approximately 900 North, Pinehurst Plaza). Tattooing and body piercing is currently allowed in the C2 zone.

The applicant would like to differentiate between traditional tattooing and beauty tattooing. Single needle tattoos (1 to 3 needles) are a beauty accessory to many women, these are smaller, lighter in color and last less than two years. However, the County Health Department considers tattooing the same no matter the number of needles used.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission amend Standard Land Use Code 6232 *Tattoos & Body Piercing* from a not permitted use to a permitted use in the C3 zone.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6232	Tattoos & Body Piercing	N	N	N	N	N	N	N	N	N	N	P	NP	N	N	N	N	N

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

Chair Cochran invited the applicant to come forward. Val Gregory representing the owner of Indie Suites introduced himself and Natalie Hampton, Liv Oborn and Hope as well. Ms. Oborn and Hope shared some of their stories and positive experiences and talked about receiving these tattoos in this safe and welcoming space. There were a few questions and comments - see details at orem.org/meetings.

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.

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

Planning Commission Action: Mr. Roberts moved to forward a positive recommendation to the City Council to Standard Land Use Code 6232 *Tattoos & Body Piercing* from a not permitted use to a permitted use in the C3 zone. Mr. Condie seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Jim Condie, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

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

Agenda Item 3.2 is a request by James Oviatt for the Planning Commission to vacate Lot 16 of The Farm, Plat A and approve The Farm, Plat C located generally at 475 South 170 West in the R8 zone.



Staff Presentation: The applicant is seeking to vacate the existing public utility easement which runs along the east boundary of the property so he can build a pool in the back yard. That would not be possible unless the easement is vacated. The applicant has received letters from each of the five utilities vacating the easement.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 16 of The Farm, Plat A and approve The Farm, Plat C located generally at 475 South 170 West in the R8 zone.

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

DRAFT Planning Commission minutes for January 19, 2022

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

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.

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

Planning Commission Action: Ms. Bentley moved to vacate Lot 16 of The Farm, Plat A and approve The Farm, Plat C located generally at 475 South 170 West in the R8 zone. Ms. Mecham seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Jim Condie, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Stevens to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Geoff Germane for the Planning Commission to vacate Lot 15 of Cherapple Canyon Plat A and approve Cherapple Canyon Plat E, located generally at 938 East 1810 North in the R12 zone.



Staff Presentation: The applicant is currently building a home on Lot 15 of Cherapple Canyon Plat A. Due to the steep terrain of this lot several retaining walls need to be built. The applicant is seeking to vacate the easement along the east property in order to build a retaining wall and then a house. Letters have been obtained from all the utility companies with permission to vacate the easement and are included in the staff report. The plans for the retaining wall have also been reviewed and approved by the City Engineer. The plans are included as part of the staff report for review.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission to vacate Lot 15 of Cherapple Canyon Plat A and approve Cherapple Canyon Plat E, located generally at 938 East 1810 North in the R12 zone.

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

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.

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

Planning Commission Action: Ms. Mecham moved to vacate Lot 15 of Cherapple Canyon Plat A and approve Cherapple Canyon Plat E, located generally at 938 East 1810 North in the R12 zone. Mr. Roberts seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Jim Condie, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Stevens to introduce **Agenda Item 3.4:**

Agenda Item 3.4 is a request by Development Services for the Planning Commission to amend portions of Section 22-11-33(P)(8) (Parking) pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit.

Staff Presentation: Development Services has filed an application to make a change to the PD-21 (Student Housing Village) zone. The parking requirement will be increased from .65 parking spaces per occupancy unit in Areas 1 and 3 and .62 parking spaces per occupancy unit in Area 2 to 1 parking space per occupancy unit in all areas. Any new site approval after December 8, 2021 will be required to meet the new standard

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

DRAFT Planning Commission minutes for January 19, 2022

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend portions of Section 22-11-33(P)(8) Parking pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit.

Chair Cochran asked if the Planning Commission had any questions for Ms. Stevens. There were several questions and comments regarding parking at this location, other student housing locations and other areas of the City. For details go to orem.org/meetings.

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.

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

Planning Commission Action: Ms. Bentley moved to forward a positive recommendation to the City Council to amend portions of Section 22-11-33(P)(8) Parking pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit. Mr. Sakar seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Jim Condie, Haysam Sakar and Ross Spencer. Those voting nay: Shauna Mecham and Barry Roberts. The motion passed.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion to approve the minutes of December 8, 2021. Mr. Spencer moved to approve the meeting minutes for December 8, 2021. Mr. Cochran seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Jim Condie, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

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

Adjourn: 5:04 p.m.

Jason Bench
Planning Commission Secretary

Approved: