



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
February 16, 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

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PUBLIC HEARING – Vacating Lot 7 of Chelsea Subdivision and approving Chelsea, Plat B located at 1920 South 50 West in the R8 zone.**
 - 3.2 **PRELIMINARY PLAT / SITE PLAN – Approving the overall preliminary plat and site plan of Orem Technology Center Buildings 6 and 7, including Orem Technology Campus, Plat B located generally at 1340 N 1380 W in the PD 36 zone, with the condition the developer will coordinate with Utah Department of Transportation for the design and construction of a traffic signal at 1200 N Geneva Road in connection with this project, and a bond for the completion of the traffic signal prior to issuing a building permit.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from February 2, 2022.**
5. ADJOURN
 - 5.1 **The next meeting is scheduled for Wednesday, March 2, 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 16, 2022	
Prepared By: Cheryl Vargas		
Applicant: Kenzy Fogle		

NOTICES:

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

SITE INFORMATION:

- General Plan Designation:
Low Density Residential
- Current Zone: **R8**
- Acreage: **.25**
- Neighborhood: **Lakeview**

ACTION:

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

REQUEST:

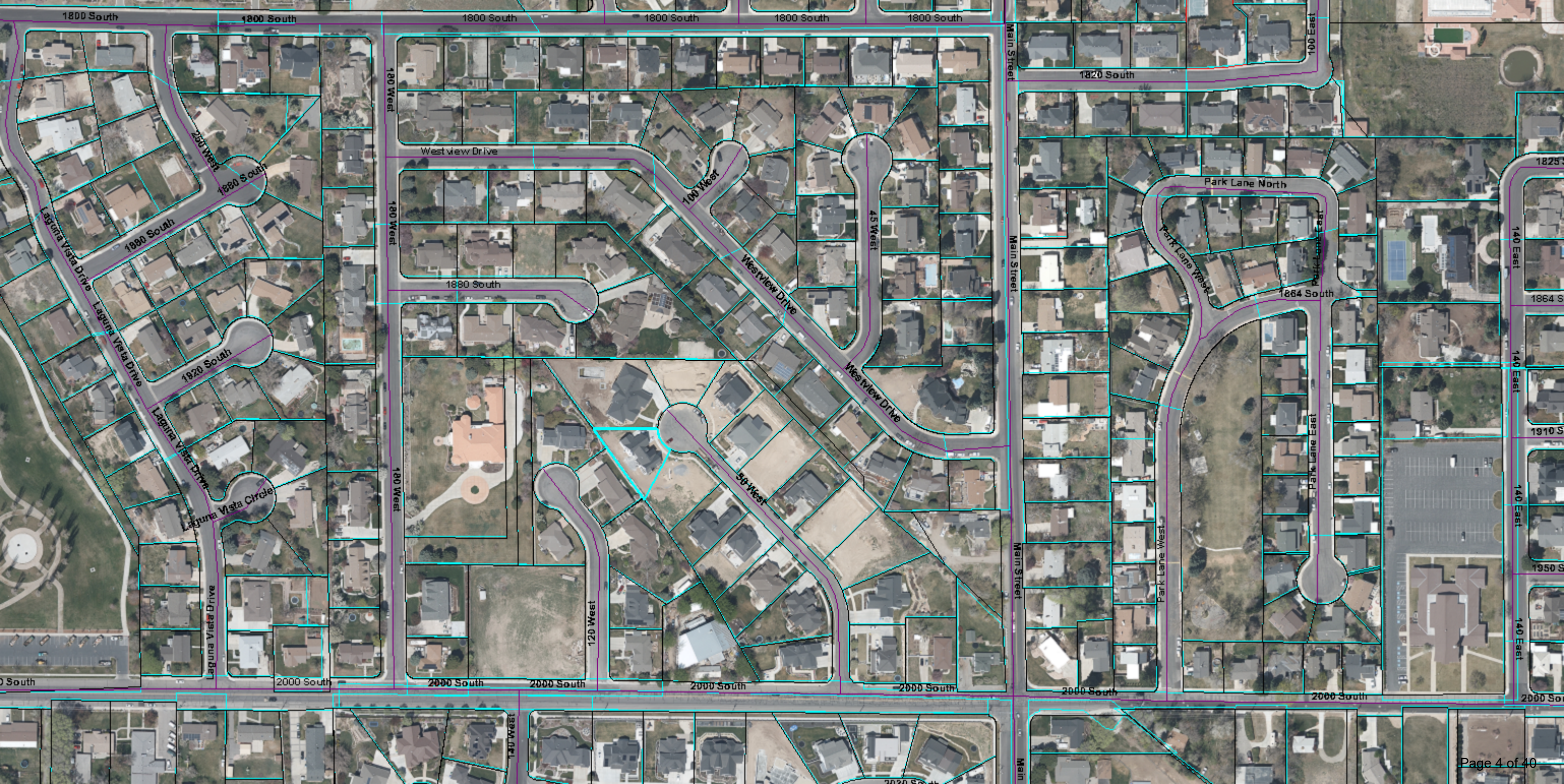
The applicant requests the Planning Commission vacate Lot 7 of Chelsea Subdivision and approve Chelsea, Plat B located at 1920 South 50 West in the R8 zone.

BACKGROUND:

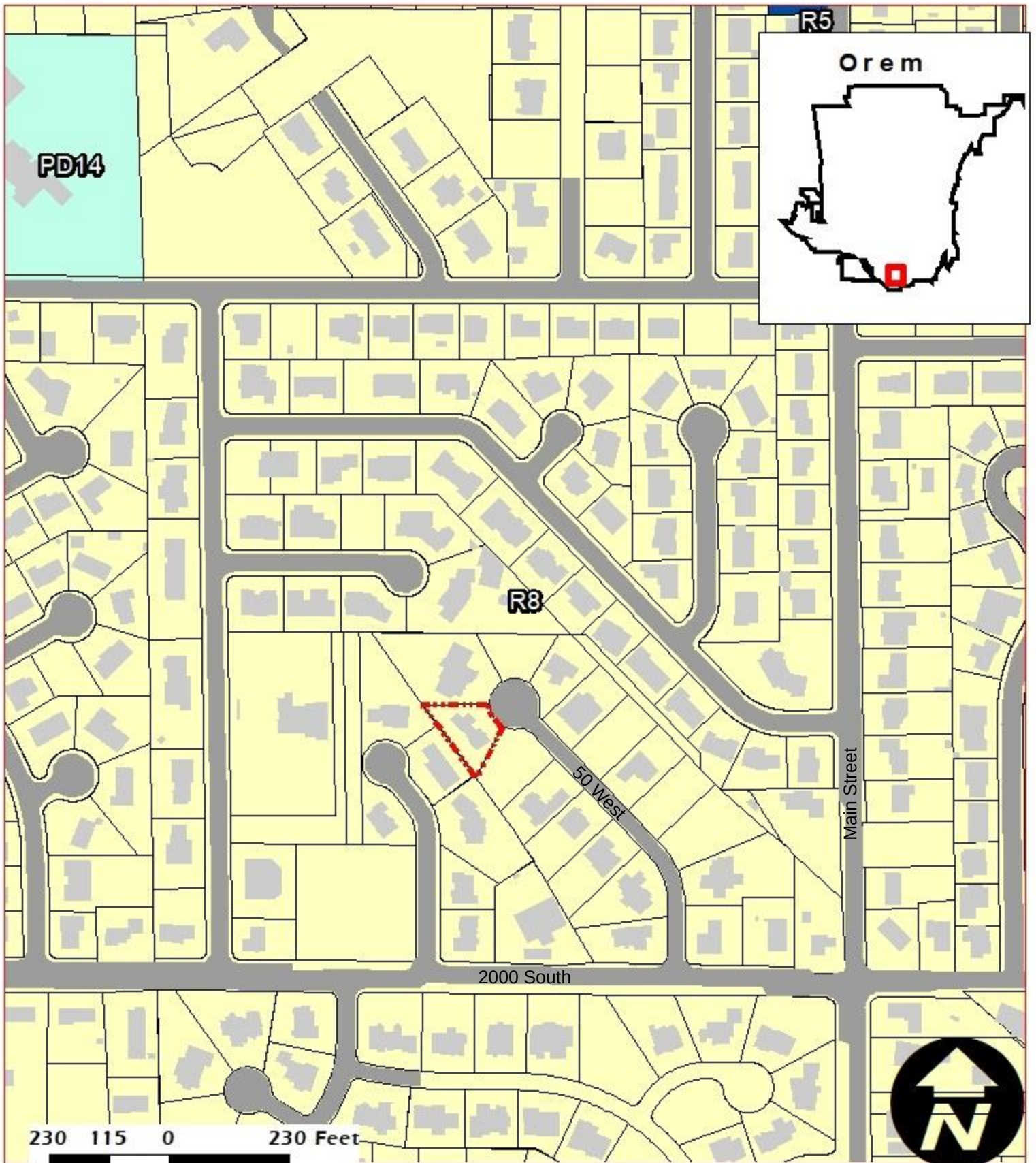
The applicant is seeking to vacate the existing public utility easement which runs along the south boundary of the property so he can build a six foot high CMU fence along the property line. That would not be possible unless the easement is vacated. There will be no changes to the stormwater drainage, landscaping, exteriors of buildings, traffic, etc. The applicant has received letters from each of the five utilities vacating the easement.

RECOMMENDATION:

Staff recommends the Planning Commission vacate Lot 7 of Chelsea Subdivision and approve Chelsea, Plat B located at 1920 South 50 West in the R8 zone.



Chelsea Plat B



PD14

R5

Orem

R8

50 West

Main Street

2000 South

230 115 0 230 Feet



Legend

1920 S 50 West

Buildings

Parcels

◆ Plat Amendment
R8
.25 Acres

NEIGHBORHOOD
Lakeview

Existing Plat

CHELSEA SUBDIVISION



SURVEYOR'S CERTIFICATE

[illegible]

Jan 2 2017

BOUNDARY DESCRIPTION

TRANSPORT AT A POINT (THE MEANING) BEING THE MAXIMUM NUMBER OF VEHICLES AT
THAT POINT & WHICH WOULD BE THE ONLY ONE TO BE A MEANING. (THE MEANING) BEING THE
ALONG THE SECTION (THE MEANING) BEING THE MEANING OF MEANING.

[illegible]

OWNER'S DEDICATION

[illegible]

DATE: January 17, 1961

1998

in Verse 9. Early 1900

NOTARY ACKNOWLEDGMENT

... 300

THE FEDERAL GOVERNMENT HAS ASSUMED THE RESPONSIBILITY OF
CARE OF THE INDIAN PEOPLE OF THE UNITED STATES. THE
GOVERNMENT HAS A DUTY TO PROTECT THE INTERESTS OF THE
INDIAN PEOPLE AND TO PROMOTE THEIR WELFARE AND PROGRESS.

BY COMMISSIONER SIGNED: Jan 23, 2002 Christine Ann Quillen
NOTARY PUBLIC FOR THE STATE OF ALABAMA

ACCEPTANCE BY THE CITY OF OREM
 15th 20th 25th 30th 31st 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th 17th 18th 19th 20th 21st 22nd 23rd 24th 25th 26th 27th 28th 29th 30th 31st

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE PUBLIC LAW _____ OF THE _____ CONGRESS.

Kilbuck - Anna R. Shaw

100-443889-107

CONDITIONS OF APPROVAL

Security Arrangements

10/10/78
Crim. & Prob.
The divorce instrument was acknowledged before me this 10th day

By letter to nearby
my Commission dated 2-6-77


 The logo of the American Society of Human Genetics, featuring a stylized human figure and the text "AMERICAN SOCIETY OF HUMAN GENETICS".

CHELSEA **ENGLE**

PARTICIPATION SUBDIVISION

SPRING UTILITY

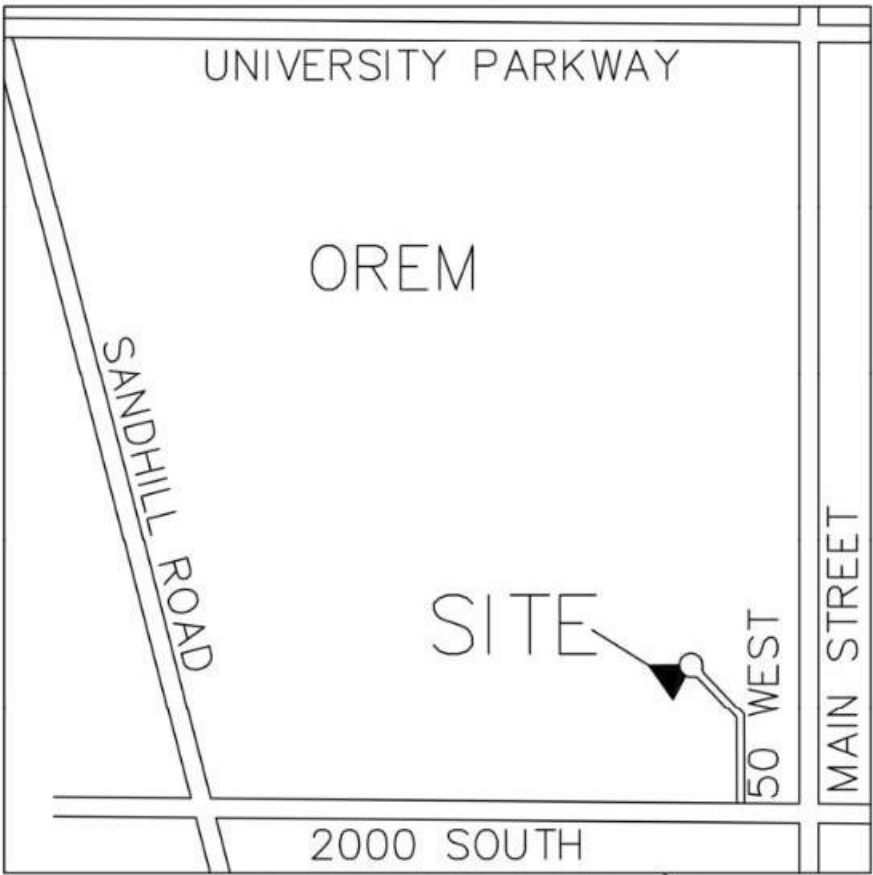
			
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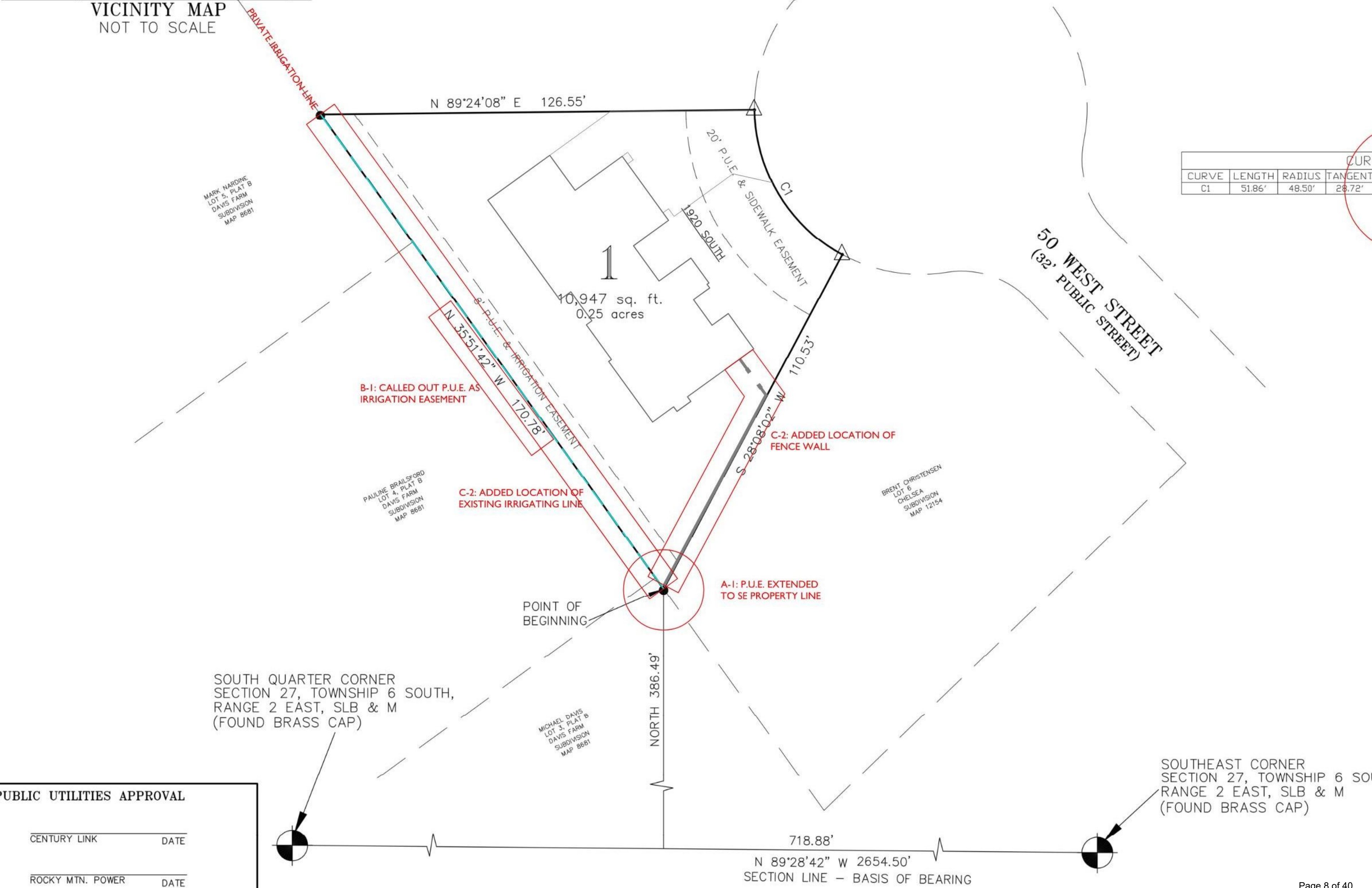
Page 6 of 4

Page 6 of 4

Location of CMU Wall



VICINITY MAP
NOT TO SCALE



CURVE	LENGTH	RADIUS	TANGENT
C1	51.86'	48.50'	28.72'

PUBLIC UTILITIES APPROVAL

CENTURY LINK _____ DATE _____

ROCKY MTN. POWER _____ DATE _____



1/13/2022

Sawyer Hemsley
ATTN: Kenzy Fogle-Sunline Landscapes
1920 S. 50 W.
Orem, UT 84058

No Reservations/No Objection

SUBJECT: CenturyLink approval to Vacate the Southeast 8' Public Utility Easement (PUE) of Lot 7, Chelsea Subdivision, located in a part of the SE1/4 of Section 27, T6S, R2E, S.L.B.&M., Utah County, UT.

APN: 65:249:0007

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.

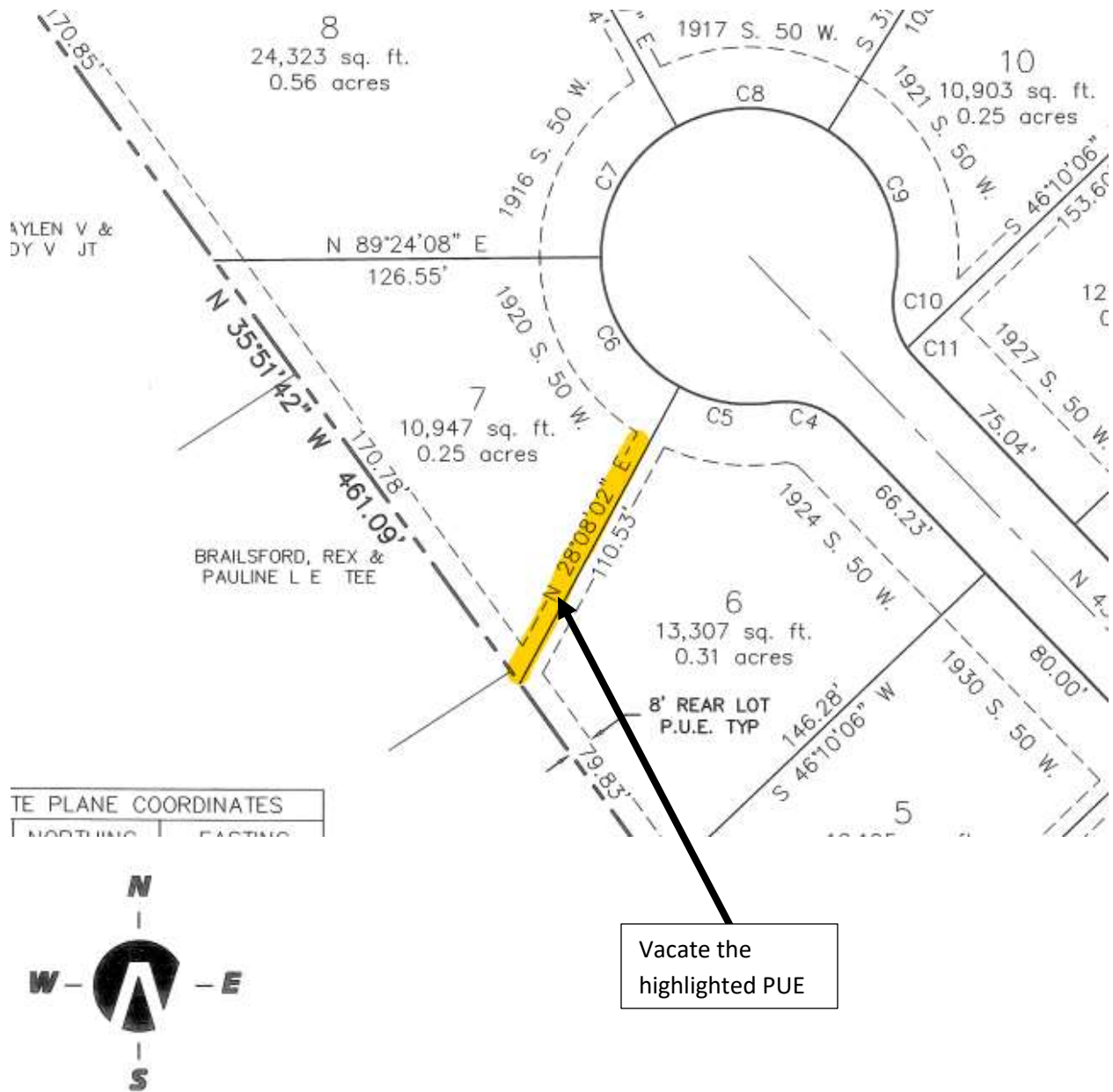
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

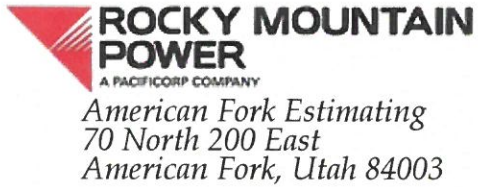
This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P840394

EXHIBIT A





December 14, 2021

Sawyer H Hemsley

Chelsea Subdivision, Lot 7

By this letter Rocky Mountain Power approves the vacation of the existing PUE of the southeast property line of Lot 7, Chelsea 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,

A handwritten signature in cursive script, appearing to read "Robin Anderson", is positioned below the "Sincerely," text.

Robin Anderson
Estimator

Space above for County Recorder's use
PARCEL I.D.# 65:249:0007

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 7, Cheslea Subdivision, located in the Southeast quarter of Section 27, 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 December 13, 2021.

QUESTAR GAS COMPANY
Db a Dominion Energy Utah

By: Richard A. Hellstrom
Authorized Representative

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

On December 13, 2021, personally appeared before me Richard A. Hellstrom, 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

Kenzy Fogle
1920 S 50 W
Orem, UT 84058

To whom it may concern,

Comcast of Utah II grants permission to vacate the easement, which exists along the Southeast line of the property located at 1920 S 50 W, Orem, UT 84058. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

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

Sincerely,

Samantha Murray

Samantha Murray
Authorized Representative



Date: 12/13/2021

RE: Easement Release

To Whom It May Concern:

As requested, Utopia Fiber hereby identifying consents to a vacation of a public utility easement described as the south east property line of Lot 7 Chelsea subdivision, 1920 S 50 W, Orem Utah.

Respectfully,

Keith Perkins

Construction Manager

Office 801.613.3863

kperkins@utopianet.org

Street View



Item #: 3.2	Planning Commission February 16, 2022	
Prepared By: Rachel Stevens		
Applicant: Bracken Atkinson	PRELIMINARY PLAT / SITE PLAN – Approving the overall preliminary plat and site plan of Orem Technology Center Buildings 6 and 7, including Orem Technology Campus, Plat B located generally at 1340 N 1380 W in the PD 36 zone, with the condition the developer will coordinate with Utah Department of Transportation for the design and construction of a traffic signal at 1200 N Geneva Road in connection with this project, and a bond for the completion of the traffic signal prior to issuing a building permit.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Retail Commercial**
- Current Zone: **PD36**
- Acreage: **71.35**
- Neighborhood: **Timpview**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission approve the overall preliminary plat and site plan of Orem Technology Center Buildings 6 and 7, including Orem Technology Campus, Plat B located generally at 1340 N 1380 W in the PD36 zone, with the condition the developer will coordinate with Utah Department of Transportation for the design and construction of a traffic signal at 1200 N Geneva Road in connection with this project, and a bond for the completion of the traffic signal prior to issuing a building permit.

BACKGROUND:

Orem Technology Center currently has four buildings used as office and warehouse space. The applicant is proposing to add two buildings to the campus. This will be the final phase of development for the Orem Technology Center.

Architecture:

Both the buildings are two-story structures that will contain office warehouse space. Building 6 will contain 136,100 square feet with approximately 18,000 square feet being used as office space. Building 7 will contain 89,423 square feet with approximately 8,750 square feet being used as office space. The number of units will vary depending on how much space each tenant wants. For example, the existing buildings contain a variety of the number of tenants and space that is leased. The proposed finishing materials will match the existing buildings and include bronze framing, wood stained concrete, and four different colors of painted concrete as shown on the elevations. Each building will be two stories in height with an overall height of 37 feet. The PD-36 zone allows an overall height of 125 feet.

Parking: The project requires 334 parking stalls based on the following requirements:

Building 6:

18,000 square feet (sf) of office at 1 stall/250 sf requires 72 stalls

117,450 sf of warehouse at 1 stall/750 sf for the first 50,000, 1/1,000 sf for the second 50,000, and 1/1,500 sf for any additional space requires 129 stalls

Building 1 requires a total of 203 stalls

Building 7:

8,750 sf of office at 1 stall/250 sf requires 35 stalls

80,091 sf of warehouse at 1 stall/750 sf for the first 50,000 and 1/1,000 sf for the second 50,000 requires 98 stalls

Building 2 requires a total of 133 stalls

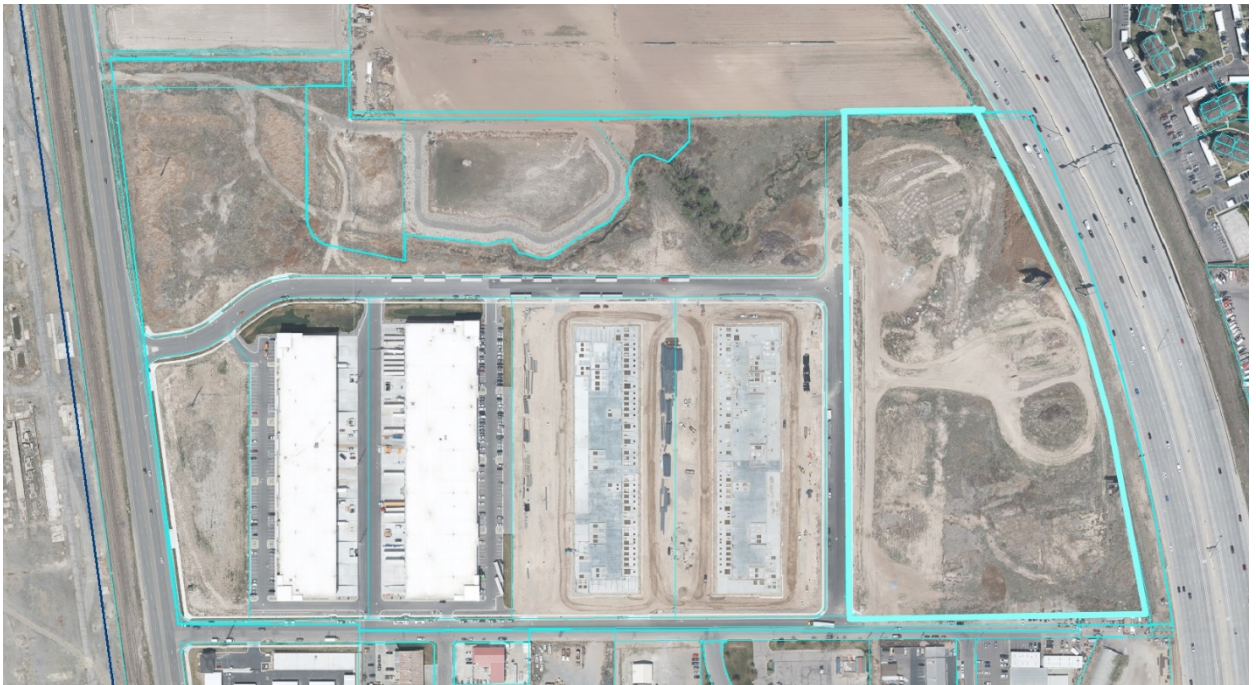
Added together, this comes to a total of 334 required parking stalls. The site plan contains 336 spaces.

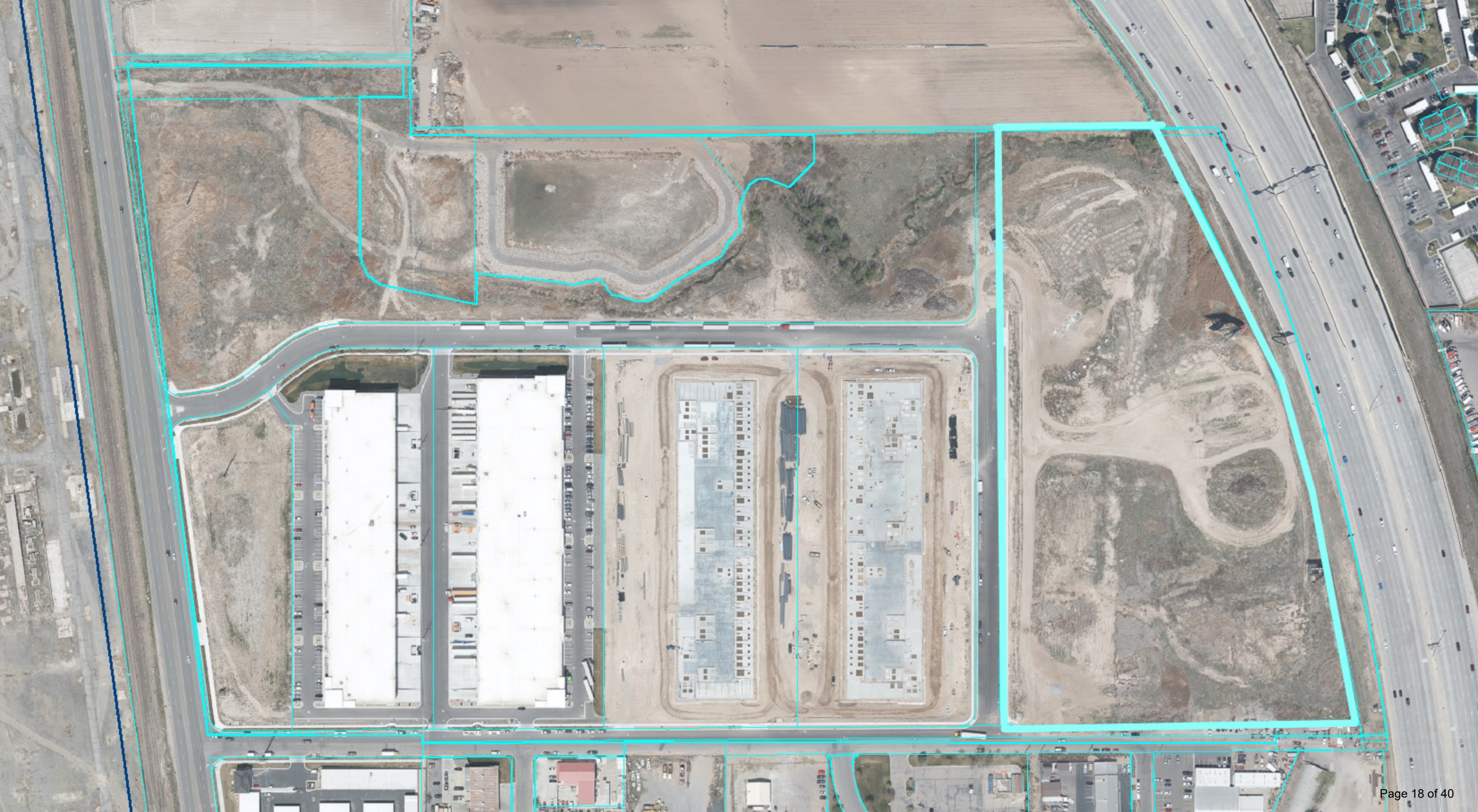
Landscaping: The landscaping plan will contain the same plants and materials as the rest of the site. The overall landscape plan complies with applicable City Codes.

Transportation/Engineering: The proposed buildings will generate enough traffic to warrant a traffic signal at 1200 N Geneva Road. There is a condition of approval which the developer must coordinate with Utah Department of Transportation for the design and construction of a traffic signal. A bond for the completion of the traffic signal must also be posted before a building permit will be issued.

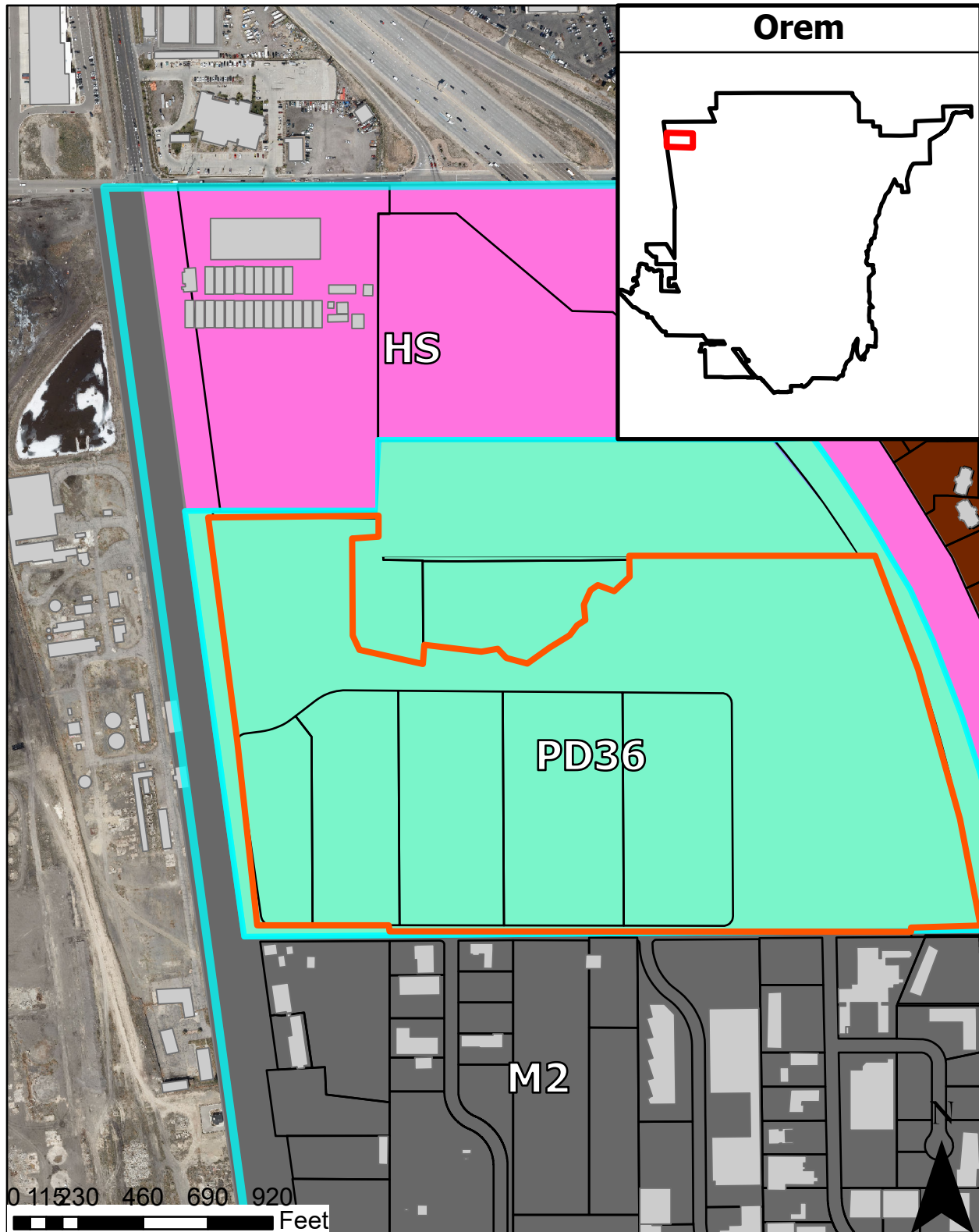
RECOMMENDATION:

Staff recommends the Planning Commission approve the overall preliminary plat and site plan of Orem Technology Center Buildings 6 and 7, including Orem Technology Campus, Plat B located generally at 1340 N 1380 W in the PD36 zone, with the condition the developer will coordinate with Utah Department of Transportation for the design and construction of a traffic signal at 1200 N Geneva Road in connection with this project, and a bond for the completion of the traffic signal prior to issuing a building permit.





Orem Tech Building 6 & 7



Site Plan
PD36
Timpview

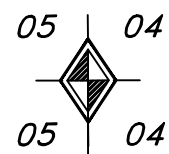
NEIGHBORHOOD
PD36

Legend
 1340 N 1380 W
 Parcels

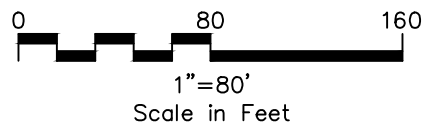
LINE TABLE		
LINE #	LENGTH	BEARING
L1	33.71	N75° 09' 52"E
L2	28.97	N81° 00' 46"E
L3	39.35	S9° 35' 35"W
L4	40.00	S0° 01' 13"E
L5	28.79	S48° 07' 25"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	55.17	35.00	90°18'32"	N45° 09' 16"W	49.63

Found West Quarter
Section 4, T.6S., R.2E.
Utah County Brass Monument



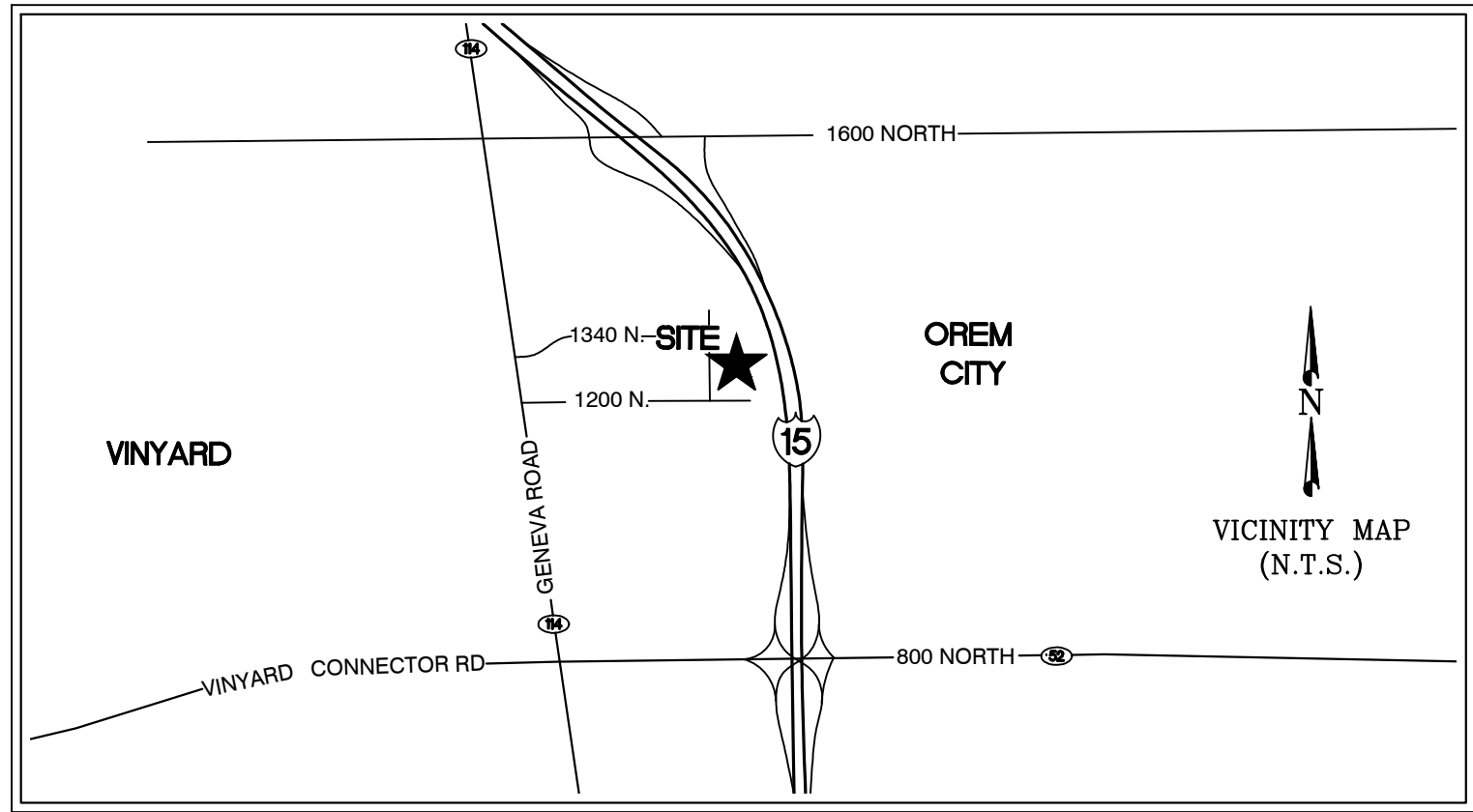
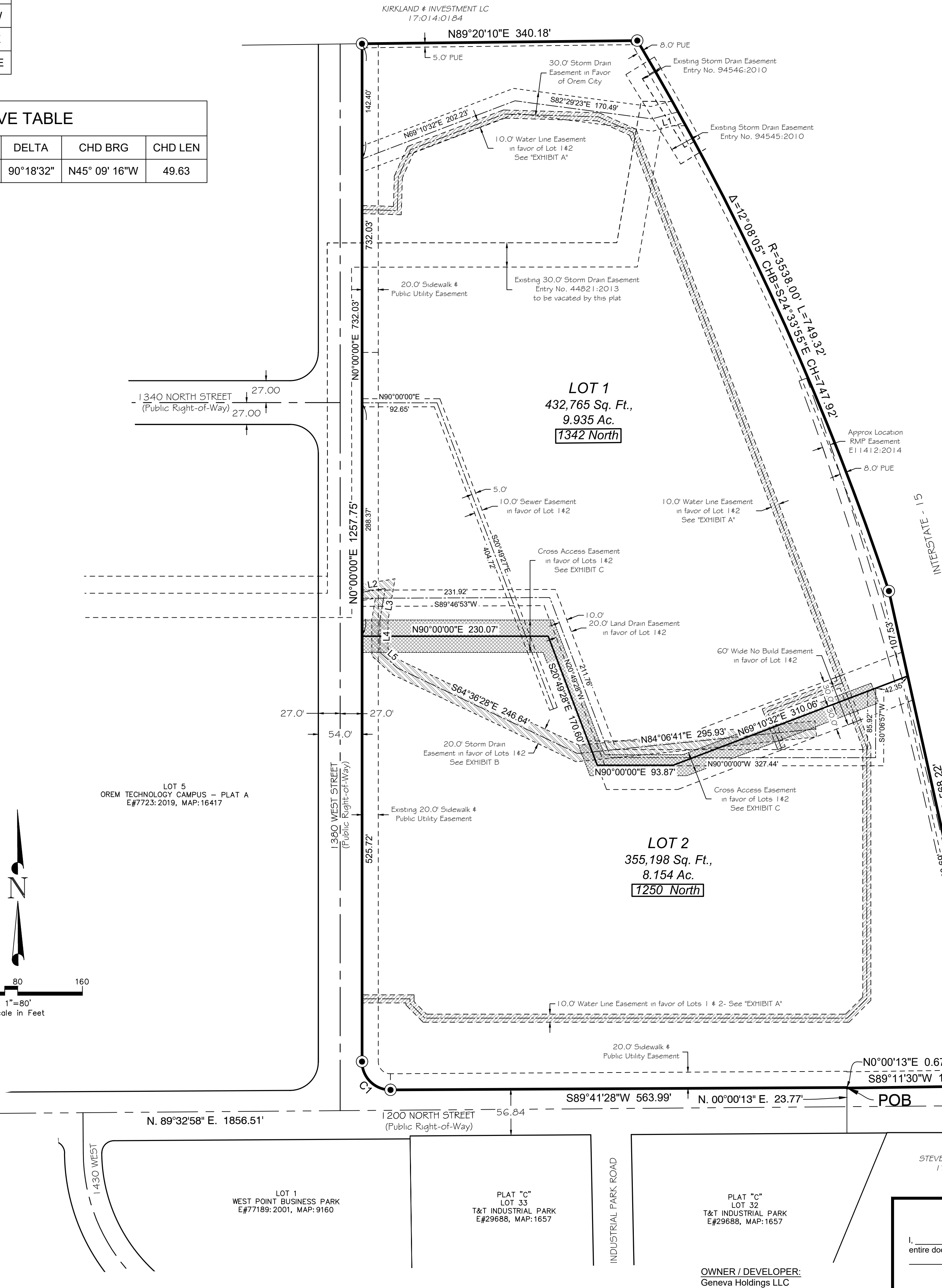
N. 0°52'31" W. 2653.12' (BASIS OF BEARING)



Found Southwest Corner
Section 4, T.6S., R.2E.
Utah County Brass Monument

OREM TECHNOLOGY CAMPUS - PLAT B

A PART OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
OREM CITY, UTAH COUNTY, UTAH



PLAT NOTES

- 1) Sewer system is owned and maintained by the property owner.
- 2) 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 private property shall be owned and maintained by the property owner.
- 3) 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 private property shall be owned and maintained by the property owner.
- 4) Subject to that Memorandum of Lease recorded October 12, 2006 as Entry No. 135446:2006. Pertaining to the existing Billboards.

"EXHIBIT A" - Water Line Easement in favor of Lots 1 & 2

A water line easement being a strip of land 10.0 feet in width lying within Lot 1 and 2, Orem Technology Campus - Plat B located in the Southwest Quarter of Section 4, Township 6 South, Range 2 East Salt Lake Base and Meridian. Said 10.00 wide strip of land lies 5.00 feet on each side of the following described centerline:

Beginning at a point on the westerly line of said Lot 2, which is South 448.15 feet from the northwesterly corner of said Lot 2; thence East 59.28 feet; thence S. 00°00'38" E. 5.58 feet; thence S. 45°00'00" E. 25.92 feet; thence East 522.05 feet; thence N. 45°00'00" E. 34.09 feet; thence North 310.74 feet; thence N. 20°49'28" W. 85.08 feet; thence S. 69°10'32" W. 98.98 feet; thence S. 20°49'28" E. 48.67 feet; thence N. 20°49'28" W. 48.67 feet; thence N. 69°10'32" E. 98.98 feet; thence N. 20°49'28" W. 727.84 feet; thence N. 65°49'28" W. 46.80 feet; thence N. 88°19'28" W. 116.49 feet; thence S. 69°10'32" W. 123.64 feet; thence S. 24°10'32" W. 37.18 feet; thence S. 01°40'32" W. 41.41 feet; thence N. 88°19'28" W. 43.65 feet to the westerly line of said Lot 2 and the Point of Terminus.

The sidelines of said strip of land to be lengthened or shortened to begin on the easterly boundary line of said Lot 1 and terminate at a point on westerly line of said Lot 1.

The above-described water line easement contains 23,224 square feet in area, 0.533 acre, more or less.

"EXHIBIT B" - Storm Drain Easement in favor of Lots 1 & 2

A storm drain easement being a strip of land 20.0 feet in width lying within Lot 1 and 2, Orem Technology Campus - Plat B located in the Southwest Quarter of Section 4, Township 6 South, Range 2 East Salt Lake Base and Meridian. Said 20.00 wide strip of land lies 10.00 feet on each side of the following described centerline:

Beginning at a point on the westerly line of said Lot 1, which is North 54.27 feet from the northwesterly corner of said Lot 2; thence N. 81°00'46" E. 28.97 feet; thence S. 09°35'35" W. 39.35 feet; thence S. 00°01'13" E. 40.00 feet; thence S. 48°07'25" E. 28.79 feet; thence S. 64°36'28" E. 246.64 feet; thence N. 84°06'41" E. 295.93 feet to the Point of Terminus.

The sidelines of said strip of land to be lengthened or shortened to begin on the westerly boundary line of said Lot 1 and terminate at right angles to said centerline.

The above-described storm drain easement contains 15,599 square feet in area, 0.358 acre, more or less.

"EXHIBIT C" - Cross Access Easement in favor of Lots 1 & 2

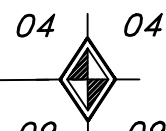
A cross access easement being a part of Lot 1 and 2, Orem Technology Campus - Plat B located in the Southwest Quarter of Section 4, Township 6 South, Range 2 East Salt Lake Base and Meridian and is described as follows:

Beginning at a southwestwesterly corner of said Lot 1, thence North 20.00 feet along a westerly line of Lot 1; thence East 236.37 feet; thence S. 20°49'28" E. 178.09 feet; thence East 96.93 feet; thence N. 69°10'32" E. 246.78 feet; thence S. 20°49'28" E. 7.88 feet to a Lot line common with said Lots 1 and 2; thence S. 20°49'28" E. 18.12 feet; thence S. 69°10'32" W. 253.56 feet; thence West 119.64 feet; thence N. 20°49'28" W. 163.11 feet; thence West 223.77 feet to a westerly line of said Lot 2; thence North 20.00 feet to the Point of Beginning.

The above-described cross access easement contains 22,984 square feet in area, 0.527 acre, more or less.

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Right of Way Line
- Centerline of Road
- Section Line
- Proposed Easement Line
- Existing Easement Line
- Set Rebar and Cap stamped CIR Engineering



Found South Quarter
Section 4, T.6S., R.2E.
Utah County Brass Monument

SHEET
1
1

SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17 and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **OREM TECHNOLOGY CAMPUS - PLAT B** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____

BOUNDARY DESCRIPTION

A parcel of land being a part of that entire tract described in that Bankruptcy Trustee's Deed recorded December 16, 2010 as Entry No. 110055:2010 in the Office of the Utah County Recorder. Said parcel of land is located in the Southwest Quarter of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian and described as follows:

Beginning at a point on a northerly right of way line of 1200 North Street described on that Orem Technology Campus Subdivision Plat A recorded January 30, 2019 as Entry No. 7723:2019 in the Office of said Recorder, which is 1856.51 feet N. 89°32'58" E. along the Section line and 23.77 feet N. 00°00'13" E from the Southwest Corner of Section 4; thence along said Orem Technology Campus Subdivision Plat A the following four (4) courses: 1) N. 00°00'13" E. 0.67 feet; 2) S. 89°41'28" W. 563.99 feet to a point of tangency with a 35.00 foot radius curve to the right concave northeasterly; 3) Northwesterly 55.17 feet along the arc of said curve, through a central angle of 90°18'32" (Chord bears N. 45°09'16" W. 49.63 feet); 4) North 1257.75 feet to the northeasterly corner of 1380 West Street per said subdivision and a Boundary Line Agreement recorded October 12, 2012 as Entry No. 88611:2012 in the Office of said Recorder; thence N. 89°20'10" E. 340.18 feet along said Agreement to the westerly right-of-way line of Interstate Highway - 15 and a point of non-tangency with a 3538.00 - foot radius curve to the right, concave southwesterly (Radius bears S. 59°22'02" W.); thence southerly along said westerly right-of-way line the following three (3) courses: 1) Southeasterly 749.32 feet along the arc of said curve, through a central angle of 12°08'05" (Chord bears S. 24°33'55" E. 747.92 feet) to a UDOT right-of-way monument 245; 2) S. 12°31'09" E. 568.22 feet; 3) S. 07°51'39" E. 57.34 feet to a Boundary Line Agreement recorded April 29, 2014 as Entry No. 28257:2014; thence S. 89°11'30" W. 182.95 feet along said Agreement to the Point of Beginning.

The above-described parcel of land contains 787,963 square feet or 18.089 acres more or less.

OWNERS DEDICATION

Know all men by these presents that we, all of the undersigned owners of all of the property described in the surveyor's certificate hereon and shown on this map, have caused the same to be subdivided into lots, blocks, streets, and easements and do hereby dedicate the streets, public utility easements, 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

On the _____ Day of _____, A.D. 20____, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Number _____ Signed (A Notary Public Commissioned in Utah)

My Commission Number _____ Print Name of Notary

ACCEPTANCE BY THE CITY OF OREM

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

Approved _____ Attest _____
City Engineer City Recorder

OREM TECHNOLOGY CAMPUS - PLAT B

OREM Utah County, Utah
Scale: 1" = 60' feet

SURVEYOR'S SEAL GARY CHRISTENSEN No. 5152617 12/02/2021 STATE OF UTAH	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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This form approved by Utah County and the municipalities therein

CITY ATTORNEY APPROVAL

I, _____ hereby certify that I have reviewed this entire document and approve it as to form, on this _____ day of _____, A.D. 2021.

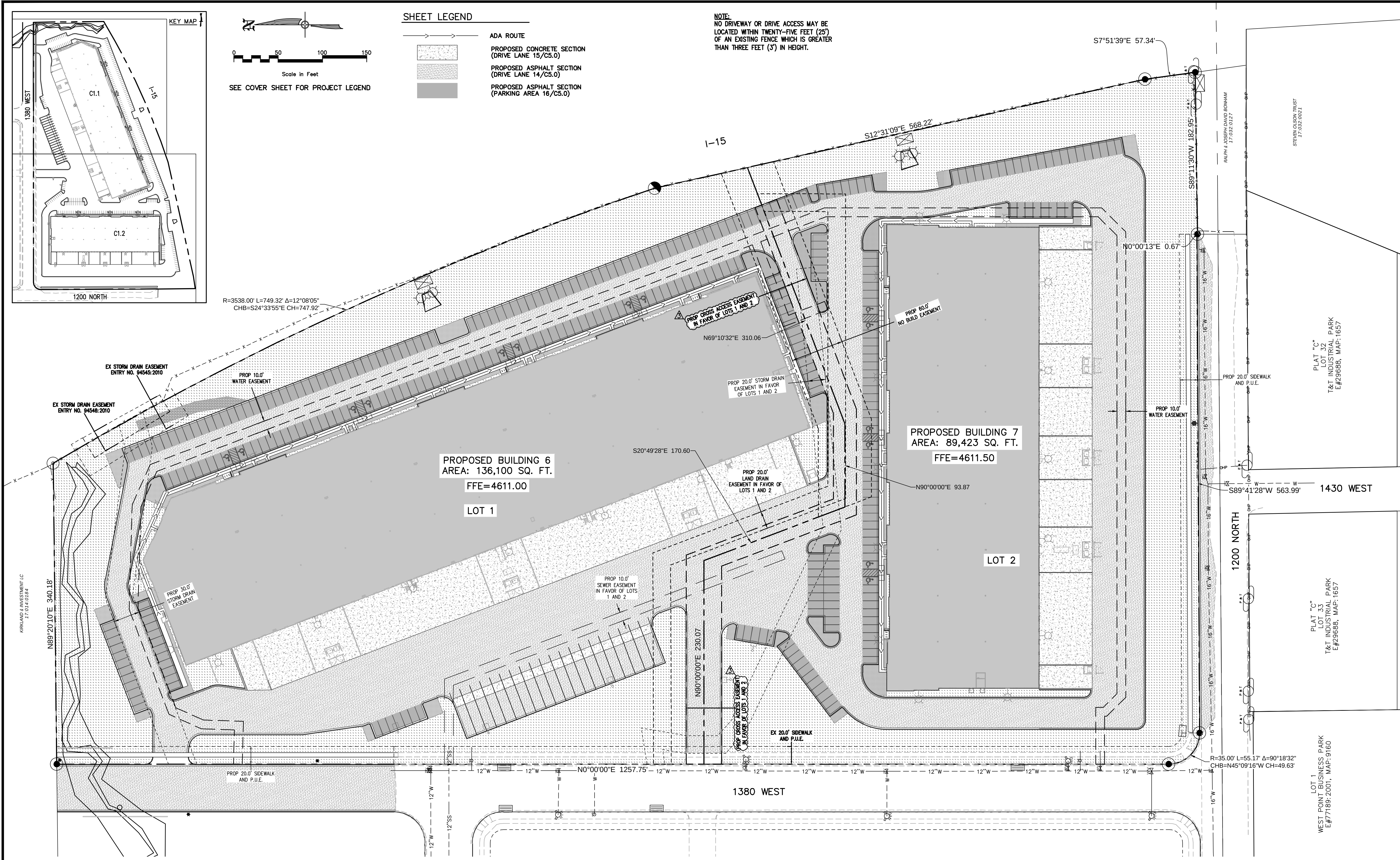
Orem City Attorney

PREPARED BY:

CIR CIVIL ENGINEERING
+ SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

OWNER / DEVELOPER:
Geneva Holdings LLC



LOT 1 AREAS:

	SQ. FT. / ACRES
BUILDING 6 FOOTPRINT	432,765 SQ. FT. / 9.93 ACRES
ASPHALT	136,100 SQ. FT. / 3.12 ACRES
TOTAL LANDSCAPING	124,463 SQ. FT. / 2.86 ACRES
PARKING LANDSCAPING	110,703 SQ. FT. / 2.54 ACRES
REMAINING LANDSCAPING	7,833 SQ. FT. / 0.18 ACRES
PROPOSED CONCRETE	102,872 SQ. FT. / 2.36 ACRES
EXISTING CONCRETE	59,650 SQ. FT. / 1.37 ACRES
	1,850 SQ. FT. / 0.04 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 1 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'D
OFFICE	18,000 SQ. FT.	72 (72.0) (1/250)
WAREHOUSE	117,450 SQ. FT.	129 (128.7) (1/750-FIRST 50,000 1/1,000-SECOND 50,000 1/1,500-EXCESS 100,000)
TOTAL REQUIRED:	201	(200.7)
TOTAL PROVIDED:	203	8 (7 REQ'D 201 TO 300) 22 (20.3 REQ'D 10% OF 203)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 1 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'D
PARKING AREA:	76,399 SQ. FT.	(10% OF PARKING AREA: 7,640 SQ. FT. REQ'D)
PARKING AREA LANDSCAPING	7,833 SQ. FT.	(10% OF PARKING AREA: 7,640 SQ. FT. REQ'D)
TOTAL LANDSCAPING	110,703 SQ. FT. (25.58%)	
LIVING PLANTS < 24" IN HEIGHT	69,417 SQ. FT. (62.71%) (50% OF TOTAL LANDSCAPE AREA)	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS (WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
4. SEE LANDSCAPING AND IRRIGATION PLANS FOR DETAILED INFORMATION REGARDING ONSITE LANDSCAPING.

LOT 2 AREAS:

	SQ. FT. / ACRES
BUILDING 7 FOOTPRINT	355,198 SQ. FT. / 8.15 ACRES
ASPHALT	89,423 SQ. FT. / 2.05 ACRES
TOTAL LANDSCAPING	103,177 SQ. FT. / 2.37 ACRES
PARKING LANDSCAPING	7,354 SQ. FT. / 0.17 ACRES
REMAINING LANDSCAPING	95,823 SQ. FT. / 2.20 ACRES
PROPOSED CONCRETE	45,860 SQ. FT. / 1.05 ACRES
EXISTING CONCRETE	3,020 SQ. FT. / 0.07 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'D
OFFICE	8,750 SQ. FT.	35 (35.0) (1/250)
WAREHOUSE	90,091 SQ. FT.	98 (97.3) (1/750-FIRST 50,000 1/1,000-SECOND 50,000 1/1,500-EXCESS 100,000)
TOTAL REQUIRED:	133	(132.3)
TOTAL PROVIDED:	133	6 (5 REQ'D 101 TO 150) 14 (13.3 REQ'D 10% OF 133)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'D
PARKING AREA:	89,819 SQ. FT.	(10% OF PARKING AREA: 6,428 SQ. FT. REQ'D)
PARKING AREA LANDSCAPING	7,284 SQ. FT.	(10% OF PARKING AREA: 6,428 SQ. FT. REQ'D)
TOTAL LANDSCAPING	103,177 SQ. FT. (29.05%)	
LIVING PLANTS < 24" IN HEIGHT	70,134 SQ. FT. (67.97%) (50% OF TOTAL LANDSCAPE AREA)	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS (WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
4. SEE LANDSCAPING AND IRRIGATION PLANS FOR DETAILED INFORMATION REGARDING ONSITE LANDSCAPING.

10/29/21
11/03/21
12/02/21

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COMMENTS
COMMENTS
COMMENTS

NO
NO

REVISIONS

BY
DATE

DESIGNER: TLH

PROJECT ENGINEER: TLH

CIVIL ENGINEERING
+ SURVEYING

C1R

10718 SOUTH BECKSTEAD LN, STE. 102
SOUTH JORDAN, Utah 84095 - 801-949-6296

OREM TECH BUILDINGS 6 & 7

1340 NORTH 1380 WEST, OREM UT 84058

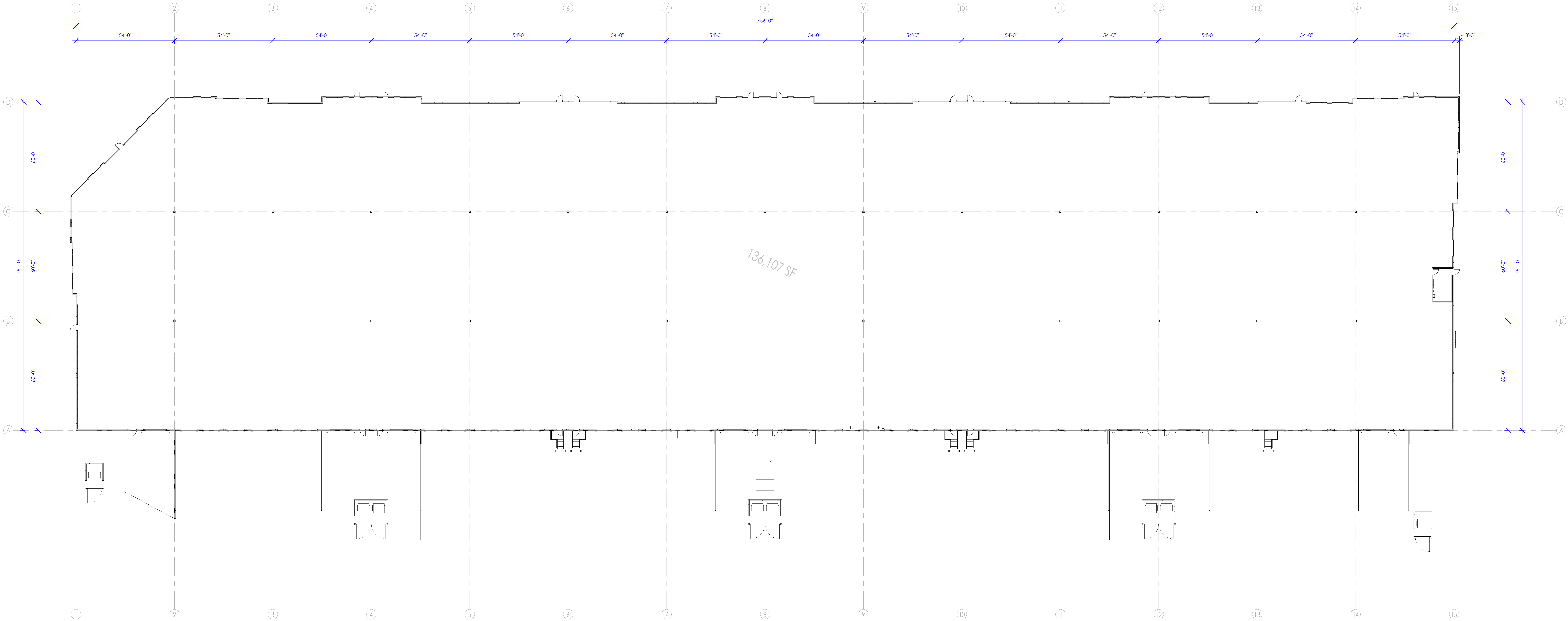
OVERALL SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L. HODGSON
STATE OF UTAH

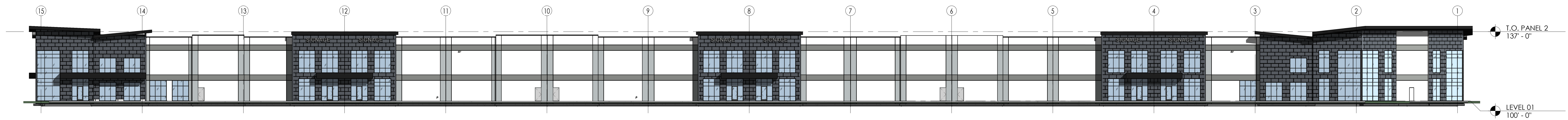
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PROJECT ID: W1057-01
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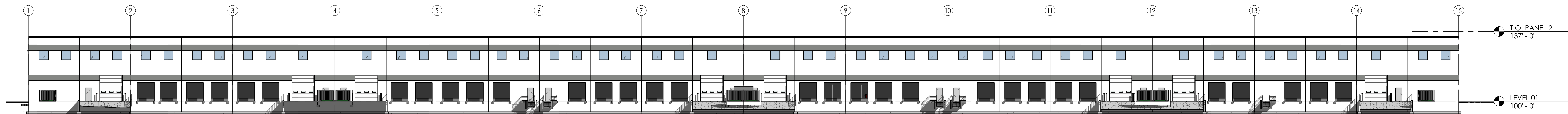
CALL BEFORE YOU DIG
BLUE STAKES 1 800 669 8374



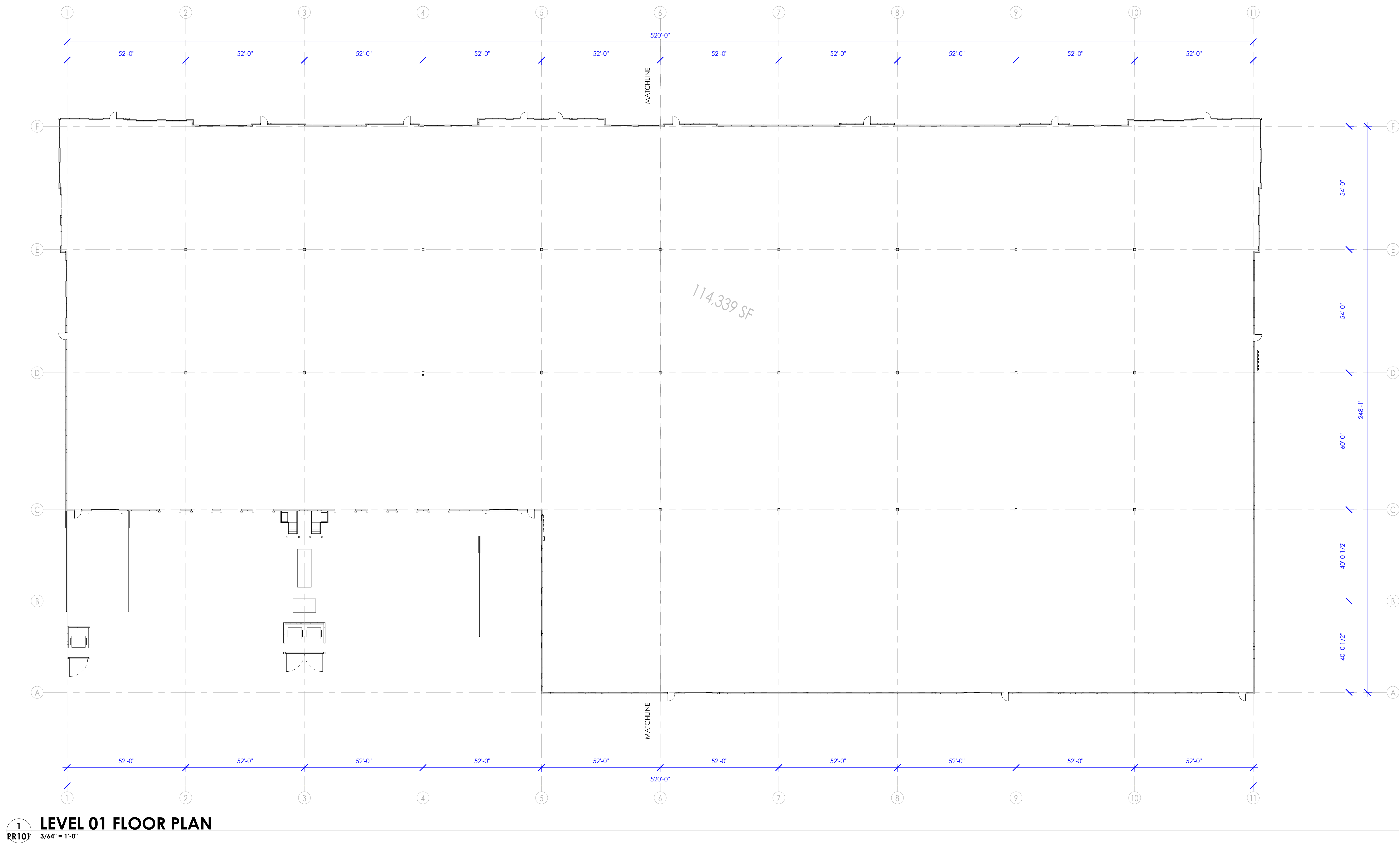
1 LEVEL 01 FLOOR PLAN
PR101 3/64" = 1'-0"



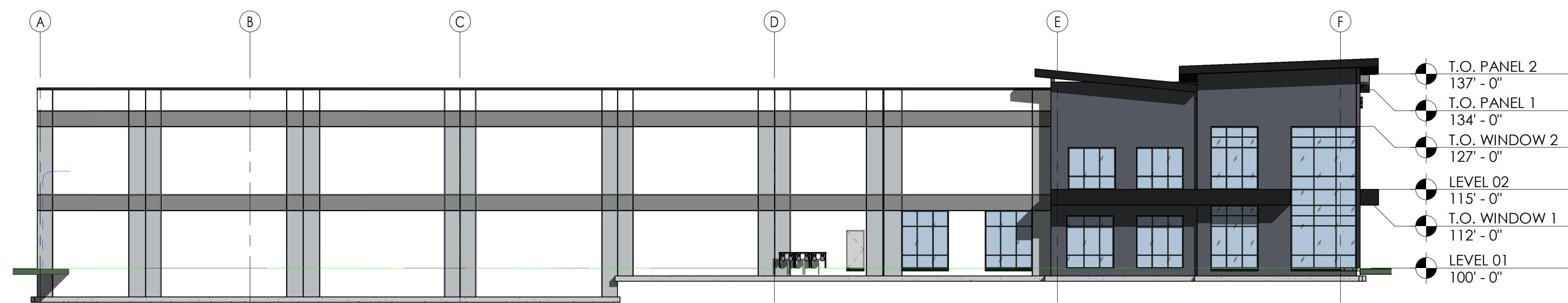
1 OVERALL EAST BUILDING ELEVATION - Presentation
PR201 3/64" = 1'-0"



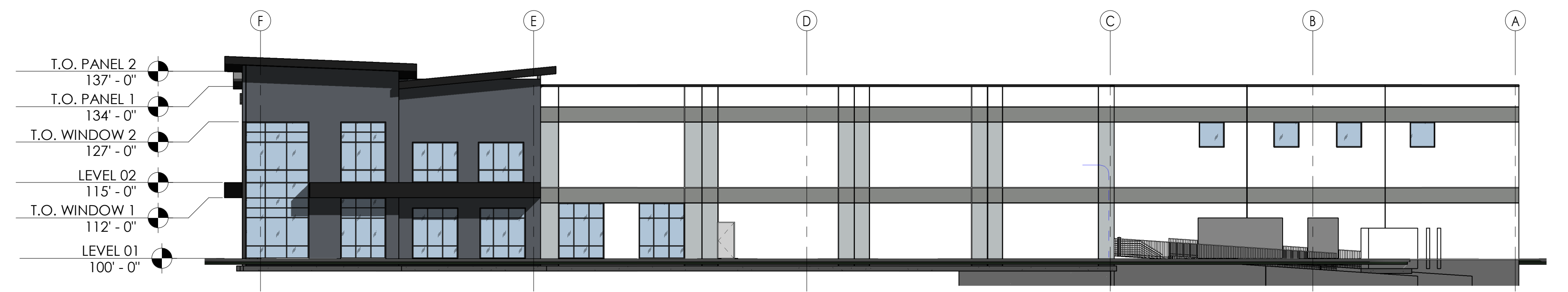
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PR201 3/64" = 1'-0"



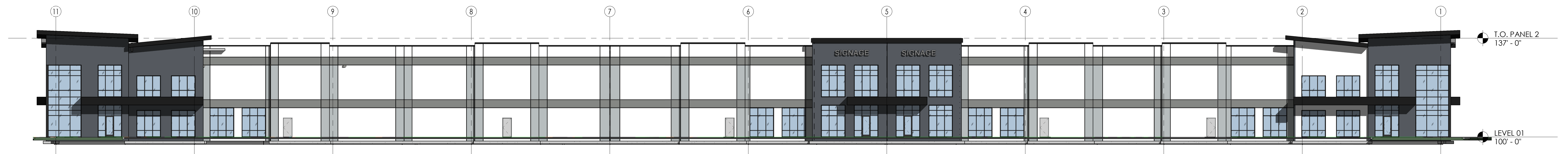
1 LEVEL 01 FLOOR PLAN
PR101 3/64" = 1'-0"



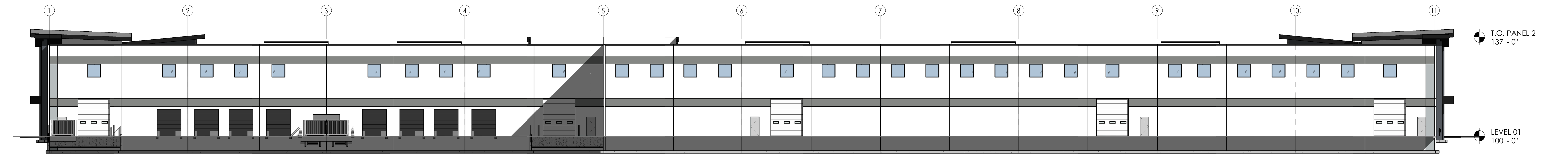
1 NORTH BUILDING ELEVATION - Presentation
PR201 1/16" = 1'-0"



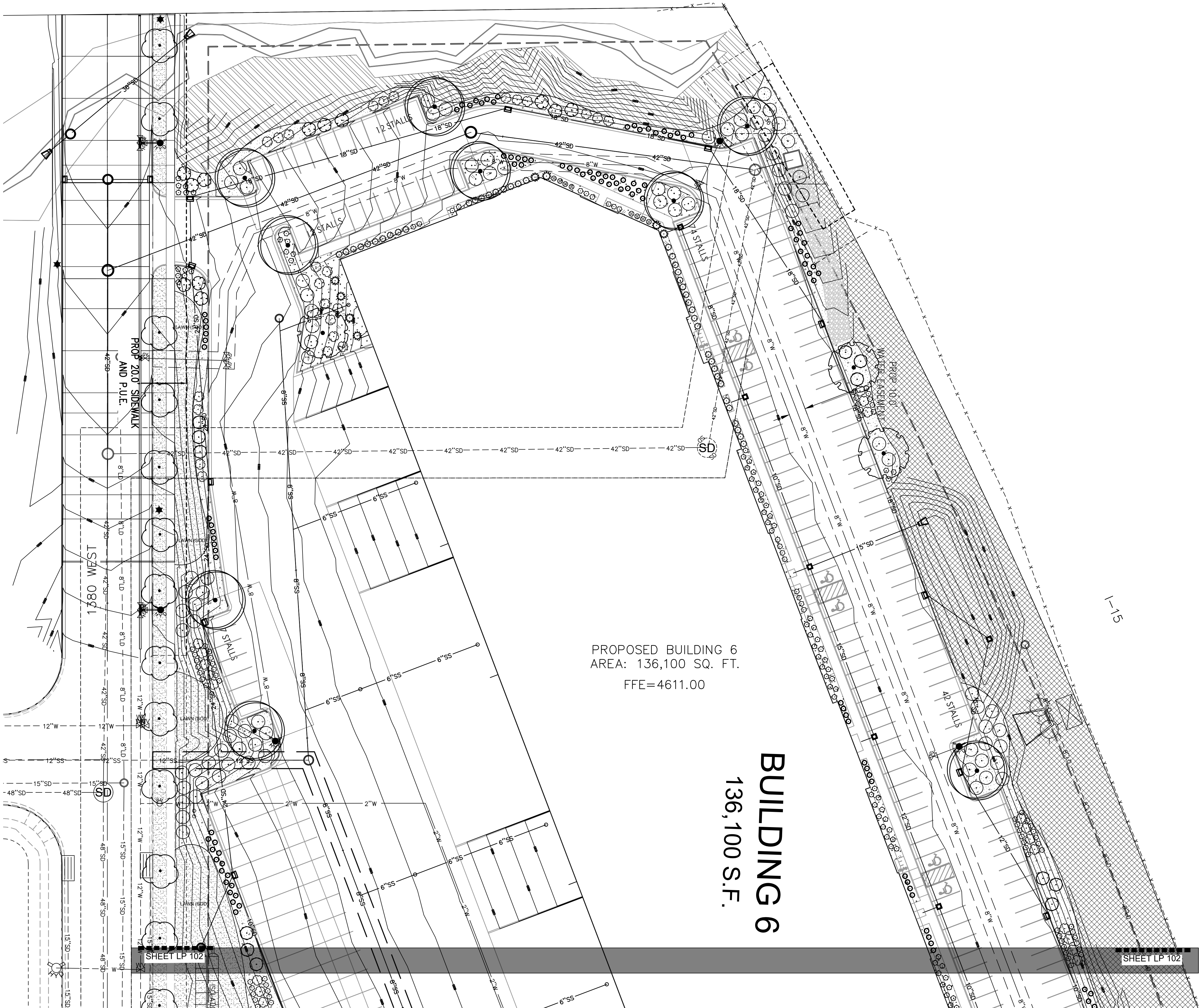
4 SOUTH BUILDING ELEVATION Copy 1
PR201 1/16" = 1'-0"



2 OVERALL EAST BUILDING ELEVATION - Presentation
PR201 1/16" = 1'-0"



3 OVERALL WEST BUILDING ELEVATION Copy 1
PR201 1/16" = 1'-0"



PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Kp	27	Koeleruteria paniculata Golden Rain Tree	2"	Cal	
	Tc	14	Tilia cordata Littleleaf Linden	2"	Cal	
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Mfs	40	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"	Cal
	Mfs	34	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B	2"	Cal
	Up1	25	Ulmus parvifolia 'Emer II' Ailee Lacebark Elm	B & B	2"	Cal
	Zs'b	19	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B	2"	Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Jc's	15	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Cs'e	141	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood	5 gal		
	Pf'g	124	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal		
	R'a	200	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Tm'h	91	Taxus x media 'Hicksii' Hicks Yew	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Cl'k	66	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal		
	Ca'k	521	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	Fm'a	279	Festuca mairei Atlas Fescue	1 gal		

SITE MATERIALS LEGEND

		SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 10% 78% LUTHER KENTUCKY BLUEGRASS, 10% "TAMM" KENTUCKY BLUEGRASS, 10% "NEWPORT" KENTUCKY BLUEGRASS, 10% "TOUCHDOWN" KENTUCKY BLUEGRASS, 10% "JPM" PERENNIAL RYEGRASS, 10% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUIVALENT AT A RATE OF 20 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 HARD MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	56,348 sf
		STONE MULCH, COLOR TAN, SIZE 1" PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	53,532 sf
		STONE MULCH, COLOR DARK GRAY, SIZE 1" PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	21,736 sf
		NON-IRRIGATED DRYLAND SEED MIX: 20% AGROSTIS HYPOCHOERIDES (INDIAN BUCKGRASS) 20% ACROPSYRON CRETATUM (CRESTED WHEATGRASS) 20% PASCOPYRON SUTHERI (WHEATEN WHEATGRASS) 10% ELYMUS ELYMOIDES (BOTTLEBRUSH SQUIBBELTAIL) 10% PLEURAPHIS JAMESII (GALEATA GRASS) 10% DISTICHIS SPICATA (INLAND SALT GRASS) 2% SPOROBOLUS AIROIDES (SALT SAGE TOP) USE ONLY PURE LIVE SEED (PLS). DORMANT SEED BETWEEN NOVEMBER 1 AND APRIL 1. DRYLAND SEED AT 10 LBS/ACRE OR HYDRATED AT 14 LBS/ACRE. SHOW THE FOLLOWING: OCTOBER OR NOVEMBER NO SHORTER THAN 4" FROM GROUND. CONTACT UTASEED.COM (ORSON) OR GREATATLANSSEED.COM (MARY).	99,402 sf
		RIPARIAN SLOPE (HYDRATED MIX): 40% Carex praeacuta (Field Sedge) cool season 30% Juncus balticus (Wet Reed) or Juncus balticus cool season 20% Deschampsia spicata (Inland Solitaire) warm season 10% Pennisetum purpureum (Nutgrass) drought tolerant PLS (Pure Live Seed) See Greatatlansseed.com Dormant Seed between November 1 and April 1 no supplemental irrigation required Hydrated at 14 LBS/acre, the erosion control mat over seed. Mowing not required. Allow to grow and fill the slope. There is a 95%-20% seedling failure rate.	10,483 sf

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
1300 WEST 1 TREE / 40 FT (1,050 LN FT)	27	27
SOUTH ROAD 1 TREE / 40 FT (563 LN FT)	14	14
TREE COUNT: (4.6 ACRES)	REQUIRED:	PROVIDED:
1 TREE / 1000 SQ.FT. FIRST ACRE (43,500 SF)	44	44
1 TREE: 2000 SQ FT ADD. ACRES TO 5 (157,708 SF)	79	89
LANDSCAPE COVERAGE AT LEAST 50% COVERAGE OF PLANTS UNDER 24"		
LOT 1: TOTAL LANDSCAPING (110,703 SF)	50%	62.7% (69,417 SF)
LOT 2: TOTAL LANDSCAPING (103,177 SF)	50%	68% (70,134 SF)

10/19/2021

UT21117

NO. REVISION

DATE

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UTILITY NOTIFICATION CENTER, INC.
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www.bluestakes.org

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

OREM TECH BUILDINGS 6&7

OREM, UTAH

AE URBIA
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SOUTH JORDAN, UT 84095
801-575-6455

CIR CIVIL ENGINEERING
3032 SOUTH 1030 WEST, SUITE 202
SALT LAKE CITY, UT 84119
801-949-6296

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

DRAWING INFO

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DRAWN: ACP

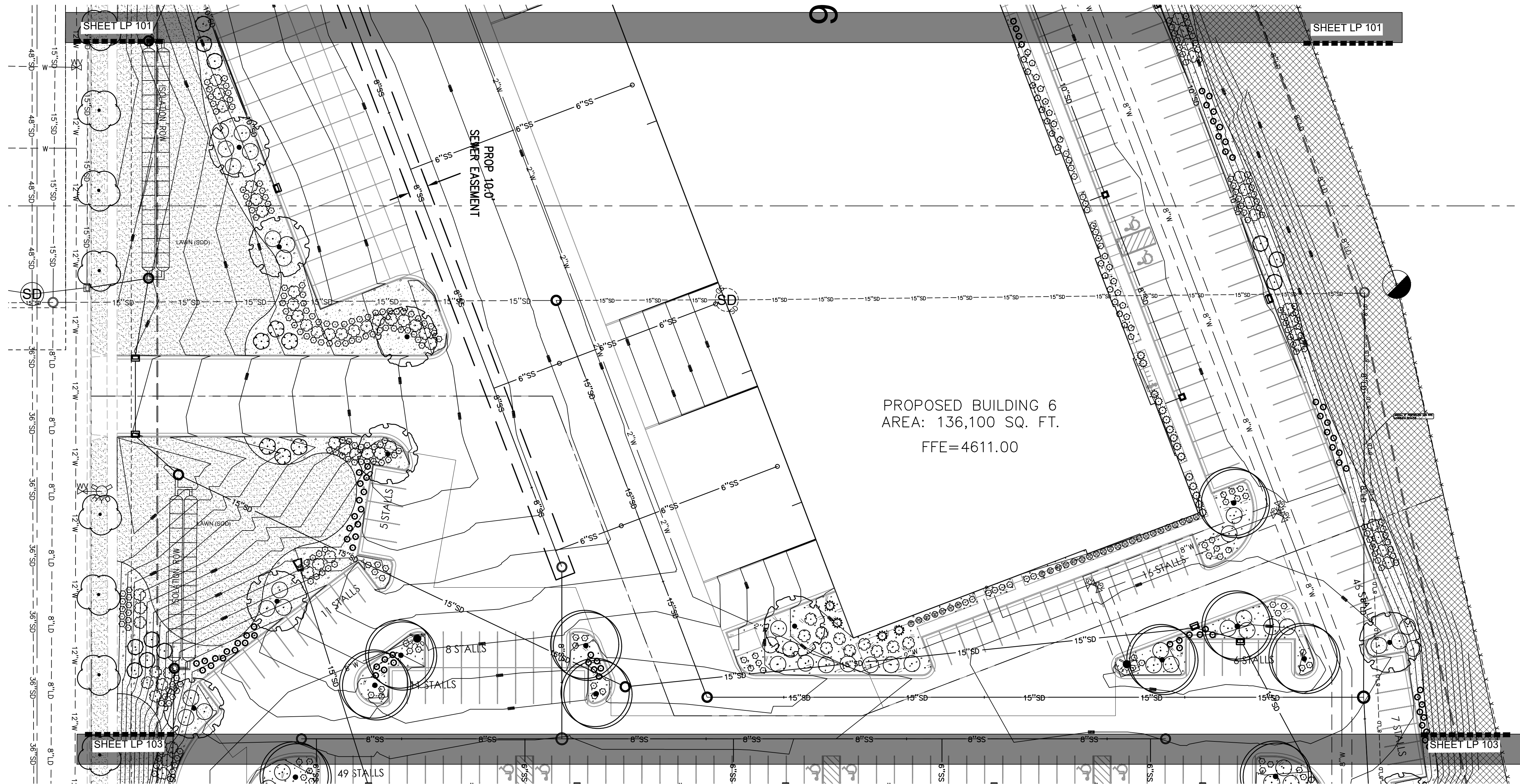
CHECKED: JMA

PLOT DATE: 10/19/2021

LANDSCAPE PLAN

LP-101

Page 27 of 40



PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Kp	27	Koeleruteria paniculata Golden Rain Tree	2"	Cal	
	Tc	14	Tilia cordata Littleleaf Linden	2"	Cal	
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Mrs	40	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"	Cal
	Mfs	34	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B	2"	Cal
	UpI	25	Ulmus parvifolia 'Emer II' Alicc Lacckark Elm	B & B	2"	Cal
	Zs'b	19	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B	2"	Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Jc's	15	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Cs'e	141	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood	5 gal		
	Pfg	124	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal		
	R'a	200	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Tm'h	91	Taxus x media 'Hicksii' Hicks Yew	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Cl'k	66	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal		
	Ca'k	521	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	Fm'a	279	Festuca mairei Atlas Fescue	1 gal		

SITE MATERIALS LEGEND

	SO	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 10% 78% LITTLE OR KENTUCKY BLUEGRASS, 17% "TAMM" KY. BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 10% "AM" PERENNIAL RYEGRASS, 17% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUIVALENT AT A RATE OF 20 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 DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN WALK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	56,348 sf
	ST	STONE MULCH, COLOR: TAN, SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROVIDED PLANTINGS.	53,532 sf
	SD	STONE MULCH, COLOR: DARK GRAY, SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROVIDED PLANTINGS.	21,736 sf
	SI	NON-IRRIGATED DRYLAND SEED MIX: 20% AGROSTIS HYEMALIS (POPPY MEADOW GRASS) 20% ACROPSYRON CRETATUM (CRESTED WHEATGRASS) 20% PACAPRYRON (SMITH) (WESTERN WHEATGRASS) 15% ELYMUS ELYMORIDIS (BOTTLEBRUSH SCRUBBLETAIL) 10% PLEURAPHIS (AMISH) (GALEA GRASS) 10% DITRICHIS SPICATA (INLAND SALT GRASS) 2% SPIROBOLUS AIREOIDES (ALKA SALT GRASS) USE ONLY PURE LIVE SEED (PLS). DORMANT SEED SET BETWEEN NOVEMBER 1 AND APRIL 1. DRYLAND SEED SET HERE ACRE OR HYDRATED AT 14-16 INCH ACRE. SHOW THE FOLLOWING: OCTOBER OR NOVEMBER NO SHORTER THAN 14 INCH FROM GROUND. CONTACT UTARISEED.COM (ORSON) OR GREATBASINSEED.COM (MARY).	39,402 sf
	RI	RIPARIAN SLOPE (HYDRATED MIX): 40% Carex praeacens (Field Sedge) cool season 30% Juncus balticus (Wagoner or Blue Rush) cool season 20% Deschampsia spicata (Inland Solitaire) warm season 10% Puccinellia nuttalliana (Nuttall's Alkaligrass) cool season PLS (Pure Live Seed) See GreatBasinSeed.com Dormant Seed between November 1 and April 1 no supplemental irrigation required Hydrated at 14-15 lbs/acre, Use erosion control mat over seed. Mowing not required. Allow to grow and fill the slope. There is a 5%-20% seeding failure rate.	10,483 sf

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
1300 WEST 1 TREE / 40 FT (1,050 LN FT)	27	27
SOUTH ROAD	REQUIRED:	PROVIDED:
1 TREE / 40 FT (563 LN FT)	14	14
TREE COUNT: (4.6 ACRES)	REQUIRED:	PROVIDED:
1 TREE / 1000 SQ.FT. FIRST ACRE (43,500 SF)	44	44
1 TREE: 2000 SQ.FT ADD. ACRES TO 5 (157,708 SF)	79	89
LANDSCAPE COVERAGE AT LEAST 50% COVERAGE OF PLANTS UNDER 24"		
LOT 1: TOTAL LANDSCAPING (110,703 SF)	50%	62.7% (69,417 SF)
LOT 2: TOTAL LANDSCAPING (105,177 SF)	50%	68% (70,134 SF)

10/19/2021

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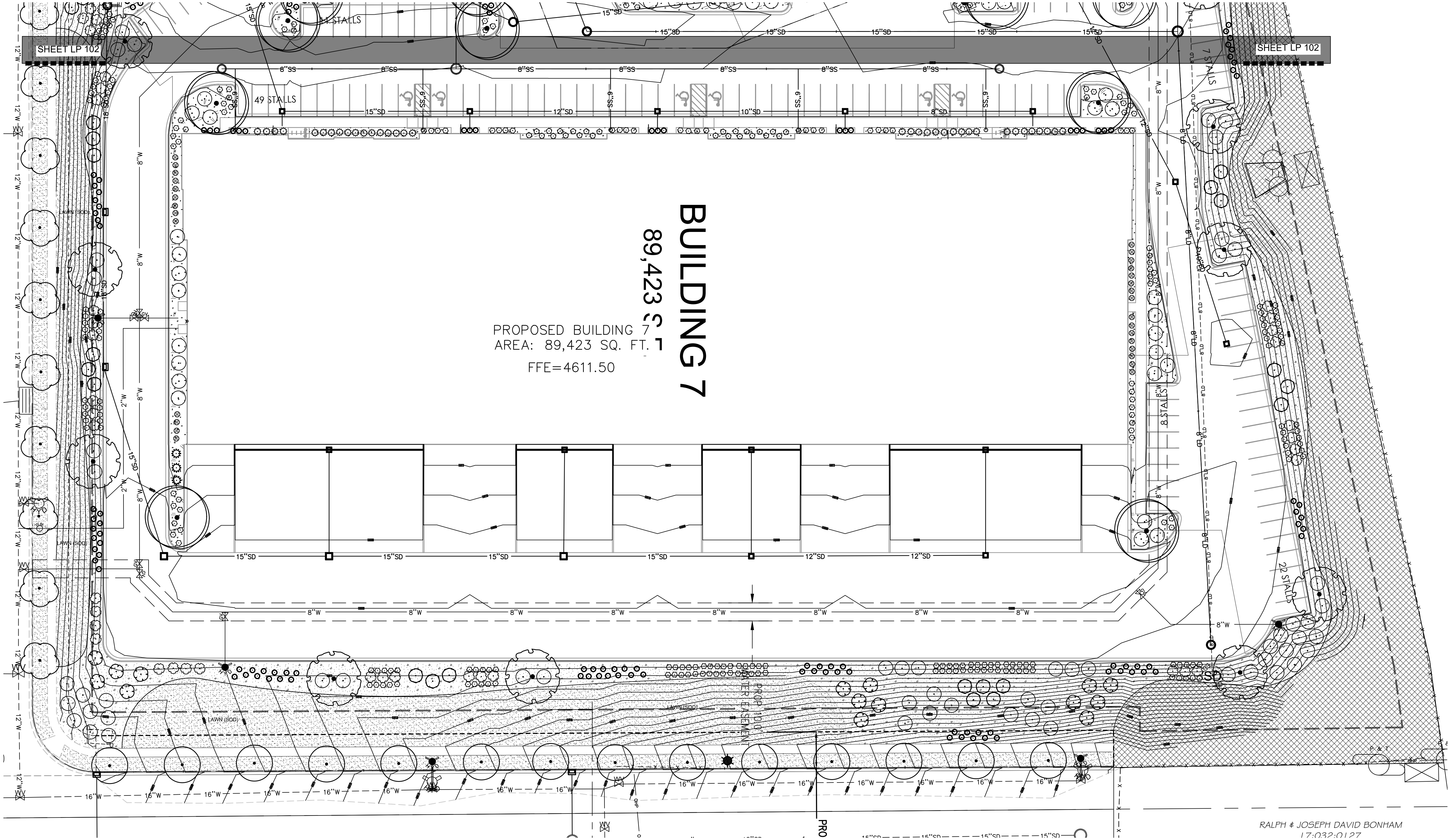
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SOUTH JORDAN, UT 84095
801-575-6455

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3032 SOUTH 1030 WEST, SUITE 202
SALT LAKE CITY, UT 84119
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DESIGN GROUP
Landscape Architecture • Planning • Visualization
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LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LANDSCAPE PLAN
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 10/19/2021



PLANT LEGEND						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Kp	27	Koeleruteria paniculata Golden Rain Tree	2" Cal		
	Tc	14	Tilia cordata Littleleaf Linden	2" Cal		
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Mrs	40	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"Cal	
	Mfs	34	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B	2"Cal	
	UpI	25	Ulmus parvifolia 'Emer II' Ailee Lacebark Elm	B & B	2"Cal	
	Zs'b	19	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B	2"Cal	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Jc's	15	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Cs'c	141	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood	5 gal		
	Pf'g	124	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal		
	R'a	200	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Tm'h	91	Taxus x media 'Hicksii' Hicks Yew	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ch'k	66	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal		
	Ca'k	521	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	Fm'a	279	Festuca mairei Atlas Fescue	1 gal		

SITE MATERIALS LEGEND			
	SO	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 10% 78% LUSTON KENTUCKY BLUEGRASS, 10% "MARKET" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 10% "JPM" PERENNIAL RYEGRASS, 17% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 20 LBS. PER ACRE FINE LEVEL. ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY PUMP-UP SPRAY HEADS, AND CLEAR BRUSHED BY OTHERS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN FARK MULCH. NO SHEDDED LEAFS. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	56,348 sf
	ST	STONE MULCH COLOR TAN, SIZE 1" PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	53,332 sf
	SD	STONE MULCH COLOR DARK GRAY, SIZE 1" PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	21,736 sf
	NI	NON-IRRIGATED DRYLAND SEED MIX 20% AGROSTIS HYPOCHOERIS (INDIAN BEEGRASS) 20% ACROPSYRON CRESTATUM (CRESTED WHEATGRASS) 20% PASOPALMIA OBTUSILOBATA (WESTERN WHEATGRASS) 15% ELAMIS ELYMORIS (BOTTLEBRUSH SQUABULARIA) 10% PLEURAPHIS LAMIS (GALATA GRASS) 10% DITICHLES SPICATA (INDIAN SALTGRASS) 25% SPOROBOLUS AIROIDES (SALT SACK TALL) USE ONLY PURE LIVE SEED (PLS). DORMANT SEED BETWEEN NOVEMBER 1 AND APRIL 1. DRYLAND SEED AT 10 LBS/ACR OR HYDRATED AT 14 LBS/ACR. ACR ACR THE FOLLOWING OCTOBER OR NOVEMBER NO SHORTER THAN 4" FROM GROUND. CONTACT UTABSEED.COM (ORSON) OR GREATBASINSEED.COM (MARY)	39,462 sf
	RI	RIPARIAN SLOPE HYDRASEED MIX 40% Carex pensylvanica (Bald Sedge) cool season 30% Juncus balticus (Wetgrass or Bulb) cool season 20% Deschampsia spicata (Bald Sedge) warm season 10% Potamogeton nodosus (Narrow-leaved Cattail) cool season PLS (Pure Live Seed) See GreatBasinSeed.com Dormant Seed between November 1 and April 1 no supplemental irrigation required Hydrated at 14 LBS/ACR. Use erosion control mat over seed. Mowing not required. Allow to grow and fill the slope. There is a 25-28% seedling failure rate.	10,453 sf

SITE REQUIREMENT CALCULATIONS		
STREET FRONTAGE 1300 WEST 1 TREE / 40 FT (1,050 LN FT)	REQUIRED: 27	PROVIDED: 27
SOUTH ROAD 1 TREE / 40 FT (563 LN FT)	REQUIRED: 14	PROVIDED: 14
TREE COUNT: (4.6 ACRES) 1 TREE / 1000 SQ.FT. FIRST ACRE (43,560 SF) 1 TREE - 2000 SQ FT ADD. ACRES TO 5 (157,708 SF)	REQUIRED: 44 79	PROVIDED: 44 89
LANDSCAPE COVERAGE AT LEAST 50% COVERAGE OF PLANTS UNDER 24"		
LOT 1: TOTAL LANDSCAPING (110,703 SF)	50%	62.7% (69,417 SF)
LOT 2: TOTAL LANDSCAPING (103,177 SF)	50%	68% (70,134 SF)

10/19/2021

UT21117

811

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

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

OREM TECH BUILDINGS 6&7

OREM, UTAH

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

CIR CIVIL ENGINEERING
3032 SOUTH 1030 WEST, SUITE 202
SALT LAKE CITY, UT 84119
801-949-6296

PKJ

DESIGN GROUP

Landscape Architecture • Planning • Visualization

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

LANDSCAPE ARCHITECT

9/28/21-5/31/22
10/19/2021
JTA

STATE OF UTAH

DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 10/19/2021

LANDSCAPE PLAN



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
February 2, 2022

The following items are discussed in these minutes:

- **SITE PLAN** – Approving the site plan of “Call’s Place Orem City” located generally at 1543 West 1430 North in the PD36 zone. – Approved.
- **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. – Approved.
- **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. – Positive Recommendation to the City Council.

STUDY SESSION

Place: City Council Conference Room

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

Those present: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low, 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:

Haysam Sakar was elected by vote as Planning Commission Chairman. Barry Roberts was elected by vote as Planning Commission Vice-Chairman.

The Commission and staff briefly reviewed agenda items and minutes from January 19, 2022 meeting and adjourned at 4:55 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:00 p.m. Chair Sakar called the Planning Commission meeting to order and asked Ms. Pope, Planning Commission member, to offer the invocation.

Those present: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low, 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 Sakar asked Ms. Vargas to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Richard Call for the Planning Commission to approve the site plan of “Call’s Place Orem City” located generally at 1543 West 1430 North in the PD36 zone.

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

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Staff Presentation: 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.

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

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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.

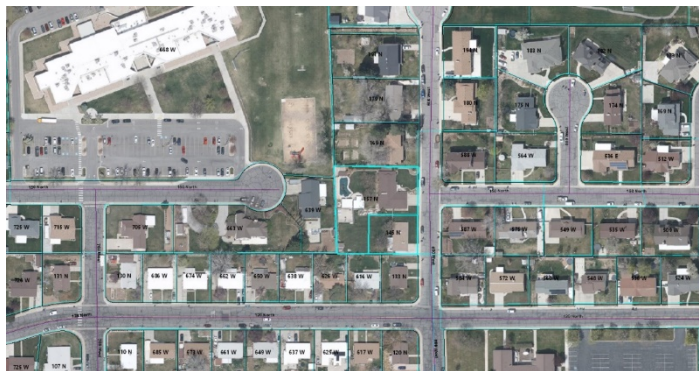
Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

Chair Sakar invited the applicant to come forward. Kyle Spencer, from Northern Engineering, introduced himself.

Planning Commission Action: Barry Roberts moved to 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. Jim Condie seconded the motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. The motion passed unanimously.

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

Agenda Item 3.2 is a request by Bryson Nickle for the Planning Commission to 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.



Staff Presentation: 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: The Development Review Committee determined this request complies with the Orem City Code. 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.

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

When no one had a question. Chair Sakar invited the applicant to come forward. Mr. Nickle introduced himself.

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

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

Planning Commission Action: Jim Condie moved to 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. Murray Lowe seconded the motion. Those voting aye Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. The motion passed unanimously.

Chair Sakar asked Mr. Bench to introduce **Agenda Item 3.3:**

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

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Agenda Item 3.3 is a request by Development Services for the Planning Commission 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.

Staff Presentation: 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.

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 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.

Chair Sakar asked if the Planning Commission had any questions for Mr. Bench.

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

The following individuals came forward to make a comment:

Marisa Bentley, 335 W 1780 W
Mike Preston, 59 W 2170 S
Fred Johnson, 572 S 130 W
Bryce Baron, 475 E 1070 S
Kathy Ambrose, 315 W 100 S
Ashton Jessop, 95 E 100 N
Sam Christenson, 917 N 100 W
Mike Terry, 1102 N 600 W
Phillip Mecham, 173 W 400 S
Pam Ogden, 132 N 200 E
Jim Hawks, 55 W 500 S
John Reinhard, 294 Daniel Drive
Helena Kelnlein, 103 W 2170 S

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

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Jennifer Young, 488 N 600 E
Wes Parrish, 166 N 550 E
Jerry Chrisman, 1065 S 545 E
Keria Ludwig, 115 E 1000 S
Keith Walker, 1969 N 600 W
Howard Wilding, 1234 N Gilman Circle
Nancy Jeffries, 1691 N 50 E
Dennis Clark, 137 E 100 N

For details view the video at orem.org/meetings.

There was a discussion concerning special exception for multifamily variance. For details view the video at orem.org/meetings.

There was a discussion concerning traffic on State Street. For details view the video at orem.org/meetings.

There was a discussion concerning Planned Development Zones. For details view the video at orem.org/meetings.

There was a discussion concerning owner occupancy and property rights. For details view the video at orem.org/meetings.

Additional comments sent to the planning commission via email or text message can be found attached in Appendix A at the end of the meeting minutes.

Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for staff. There was more discussion concerning item 3.3 from the Planning Commission members. For details view the video at orem.org/meetings.

Chair Sakar called for a motion on this item.

Planning Commission Action: Murray Low moved to 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. And, adjust the error in Section 22-8-8(B)(1). Jim Condie seconded the motion. Those voting aye: Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. Those voting nay: Barry Roberts. The motion passed.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of January 19, 2022. Barry Roberts moved to approve the meeting minutes for January 19, 2022. Haysam Sakar seconded the motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. The motion passed unanimously.

Chair Sakar asked if Ryan Clark had any additional comments. Mr. Clark welcomed the new Planning Commission members.

Adjourn: Haysam Sakar then moved to adjourn. Jim Condie seconded the motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, and Murray Low. The motion passed unanimously.

Adjourn: 6:38 p.m.

Ryan Clark
Planning Commission Secretary

Approved:

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

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"Thank you again for being so accessible to explain by text. I did not understand or would have believed this from the flier. So looking forward to the new administration...not that I haven't respected and appreciated ALL the people who have taken care of the hard work of running the city and trying to please everyone!" - Rick Woodard

"This is Miracle, under the 2017 ordinance, if we added on we had to go up in height 3 stories. If we did do a small add on we could only add 15% of the existing SQ Footage, it looks like that has been taken out of the new ordinance." - Sarah

"Thank you for the proposed changes". - Sheila Wanlass

Dear Orem Planning Commission,

Thank you for your service. I realize that this is a difficult moment to be making these decisions where there are such strong feelings about the issues at hand.

My thoughts are based on the following values: I like my single-family home neighborhood; I really like walking and biking places and wish there was more opportunity to do this for me and my kids (not just biking for recreation on the Murdock Canal Trail, which I love); we have for too long privileged cars in how we make decisions about city planning to the detriment of the places we live.

I appreciate that there was significant push back on the State Street Master Plan and adjustments need to be made. However, I also believe prohibiting ALL multi-use, high density development on State Street is the wrong approach. I would like to see more buffered zoning to project residential neighborhoods. [There is a long spectrum of housing density](#). Free standing, single-family homes are the least dense and multi story high rise apartments are the most. These two ends of the spectrum should never be next to each other. But, duplexes or triplexes, court apartments, could go between these two extremes. That would protect the existing residential neighborhood, but also provide more dense housing. Under this system the disputed development at 1600 N and 400 West would not have even been possible. That parcel, next to a single-family home residential lot would have to be something more like duplexes or triplexes. However, facing state street, a taller building could be built.

We need more housing options in Orem, and we need them along State Street. It makes most sense to put higher density development along transportation corridors and hubs. [Envision Utah's Valley Visioning study](#) found this option to the best of all the models they presented to Utah Valley residents.

With the increase in Utah Valley population, our traffic is going to get worse. What will help that is if we put some of people's daily activities closer together. Planning for more walkable communities is [economically sound and helps create a healthier population](#), according to Jeff Speck, the leading planner who studies this. Places that encourage walking through design and policy are also safer for the residents who live there. I heard people say about the State Street Master Plan that it is several miles long and therefore no one would walk it. That isn't the point. Are there pockets that could be more walkable? Could I go, or send my kids, to the intersection at 1600 North and State and there would be options for them to buy things from stores that would make it so I didn't have to get in my car and drive to get that thing? That would be lovely!

I urge you to consider that some increased density in housing would benefit Orem and therefore not adopt the proposed changes. We will have more and more competition for our shopping revenue tax dollars, and without more local residents, our city will suffer in the long term. Work instead to develop new requirements that apply principles of good planning and design that provide buffers between the highest and lowest density housing, promote some areas of walkability, and build for density in a way that capitalizes on transportation corridors and hubs (including existing and proposed public transit), and still preserves single family neighborhoods. This will help our city!

Sincerely,

Laura Redford

Orem Resident

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I (Shauna Mecham) approached Stephanie Visnaw to ask for her opinion on potential changes to State St as someone who does not agree with the current State St Plan and zoning. She was kind enough to give me her thoughts about following aspects of the plan, though she would prefer all districts be rezoned while I would prefer the plan undergo minor changes. I see the following as a way to compromise about aspects of the plan that are viewed as damaging businesses or neighborhoods without removing districts entirely.

Stephanie's Opinion	Shauna's Opinion
The rezoning is a cleaner way to address zoning ordinances without going item by item through each district.	The districts have huge potential for promoting interesting places and, overall, allow property owners more flexibility than C2 zones.

Height Maximums:

Stephanie's Opinion	Shauna's Opinion
Height maximums give developers a clear understanding of what is acceptable for their project. Using parking as a natural limitation has proven to be ineffective as developers have ways to work around it - digging down, building parking structures, etc.	Having a height limit is preferable to removing the districts entirely. For reference, each story is about 14' tall and buildings over 6 stories (about 90') are very expensive due to construction standards. You can propose something different for each zone.

I propose a _____ recommendation that buildings in the CCD-C, CCD-E, CCD-Res-A, CCD-Civ/ HD-C (Core), HD-E (Edge)/ CXD-C, CXD-RES(A)/ AD-C and AD-CIV zones shall have a maximum height of _____ feet. In all zones, the building height shall not apply to belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, and/or properly screened mechanical appurtenances.
-or- I propose the [zones] adopt the same maximum height requirements as the C2 zone.

Height minimums:

Stephanie's Opinion	Shauna's Opinion
Height minimums lock a property owner into a project scope that they may not be able to afford, which weeds out small businesses. Zoning must be flexible to accommodate their needs.	Aesthetically, having these would improve that "magic ratio" for prospect and refuge . If it is acceptable to limit height to 2-3 stories near residences, it should be acceptable to require 2-3 stories in limited areas.

I propose a _____ recommendation to remove building height minimums in the CCD-C, CCD-E, CCD-Civ, CCD-Res-A, HD-C, CXD-C, CXD-Res-A, AD-C, and AD-Civ zones.

Setbacks:

Stephanie's Opinion	Shauna's Opinion
Small business owners may prefer to have parking visible and easily accessible from State Street.	If the reason for removing this is to be business-friendly, we should let them decide how near or far from the road they want to build. No need to turn a maximum into a minimum.

I propose a _____ recommendation to remove the 10' setback requirements from the back of sidewalks adjacent to State Street or a State Street Connector Street for buildings in the State Street Districts as stated in 22-24

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Space Open to the Public Bonuses:

	Shauna's Opinion
	Important for incentivising public spaces along state st such as mini-parks, art installments, places to sit, etc. The new <u>Parks plan</u> identifies this as a way to have parks-type space in places that are already built out.

I proposed a _____ recommendation to remove 22-8-8 "Space open to the public" setback exception and height bonus.

Residential Setback:

Stephanie's Opinion	
As buildings get taller in Orem, there needs to be greater protection for adjacent residential property. The 100' setback is similar to what already exists in the C3 zone (150') as the C3 zone is meant to be a commercial zone near residential.	

I propose a _____ recommendation that the maximum heights for structures in the State St District zones which are set back less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet.

Requirements for existing buildings:

Stephanie's Opinion	Shauna's Opinion
Beautifying and revitalizing State Street is a priority of the SSMP and providing more flexibility for existing property owners will only help facilitate this.	If the minimum height and setback requirements are removed this is no longer an issue. If minimum height or setback requirements are kept, increasing the % addition at which property owners are required to build closer/higher will give existing businesses more flexibility. My recommendation is 50%.

I propose a _____ recommendation to increase the "Small building addition" exception in 22-8-8 B 7 a from 15% to ____%.

Motions for other proposed changes:

I propose a _____ recommendation that 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 (48'). (48' instead of 60')

I propose a _____ recommendation that 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. (no current differentiation for buildings near residences)

I propose a _____ recommendation to remove Building Accesses requirements. (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.)

I propose a _____ recommendation to remove references to [Appendix SS](#). (State St Cross-section examples)

I propose a _____ recommendation to remove the Maximum Habitable Depth requirement. (The first 30 feet of ground floor building depth closest to the State Street right-of-way shall be gross leasable area.)

Thank you for your time.

Reference Material:

North Village District @ 1600 N: NVD-C (Core), NVD-E (Edge), NVD-Res-A (Residential), and NVD-Res-B (Residential)

Canyon Crossing @ 800 N: CXD-C(core), CXD-RES-A (residential), and CXD-RES-B(residential)

City Center @ Center St: CCD-C (core), CCD-E(edge), CCD-Civ(civic), CCD-Res-A, and CCD-Res-B (Residential).

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

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Arts District @ 800 S: AD-C(core), AD-CIV(civic), and AD-Res (Residential)
The Hub @ University Parkway: HD-C (Core), and HD-E (Edge)

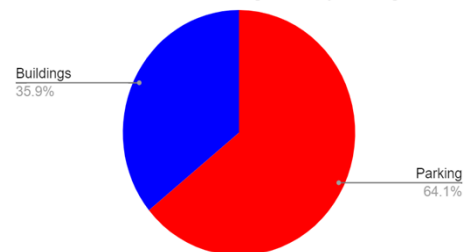
Current C2 Standards ([article 22-8](#)):

Minimum lot size	7,000 sq ft
Maximum height	60' (4 stories)
Maximum setback from State St	10'
Planter strip	15'
Sidewalk	8'
Parking	1 stall/250 sq ft. Stalls are 9x18 and isle width is 20-24'. All together, it's about a 1:1 ratio of building to parking. (article 22-25)

This is what it looks like in practice at 1600 N:



Land devoted to buildings and parking



“Space Open to the Public” Bonuses in the C2 zone

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.

Studies to consider:

[Central Corridor Transit Study](#) Identifies likely UVX-style transit stops from Provo to Lehi. Note that UDOT and UTA own the road because of its regional significance.

[Moderate Income Housing Plan](#) Every city is required to have one of these plans or they are ineligible for transportation funding.

[Missing Middle Housing](#) An alternative to multi-story apartments along State St could be allowing Missing Middle housing in residential zones.

Space Open to the Public ([Article 22-2-1](#))

- The extended area is accessible to the public;
- The space open to the public is designed to attract activity throughout the year and not on a limited special event basis;
- The area is not raised more than two feet above the public sidewalk grade;
- The area has at least 25% vegetation/seating coverage;



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

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- e. The majority of the provided amenities are permanent in nature (e.g. built-in seating, fountains, plazas, landscaping rocks, short walls). Conceptual examples of “spaces open to the public” are shown in the following images:



Example of “Spaces Open to the Public Bonuses” in the Districts [22-24](#)

Open Space.

- a. All lots with a residential use component shall have a minimum twenty percent (20%) of the lot area dedicated to open space (excluding required public sidewalks and planter strips). This requirement may be fulfilled with standard “open space” or with a “space open to the public” or a combination of both. However, a minimum of 10% of the lot’s area shall be maintained as a “space open to the public” (see Section [22-2-1](#) for definitions of “open space” and “spaces open to the public”). This requirement shall not apply to the CCD-Res-(B) zone.
- b. Commercial lots without a residential use component are not required to provide any type of “open space” (apart from the required sidewalks, planter strips and other required landscaping). However, if a “space open to the public” is provided on a commercial lot without a residential use, the following bonuses shall be awarded to that parcel:

Percentage of Provided “Spaces Open to the Public” out of Total Parcel Area		
10% or more	20% or more	30% or more
- Up to 10% of required parking may be “compact” stalls (measuring 7.5 ft. wide x 16 ft. deep). -5% overall parking reduction	- Up to 20% of required parking may be “compact” stalls (measuring 7.5 ft. wide x 16 ft. deep). -5% overall parking reduction -Up to 5% of parking requirement may be met from on-street parking located in a CCD zone (if not previously allocated to another parcel) located within 300 feet of the parcel (excluding State Street)	- Up to 30% of required parking may be “compact” stalls (measuring 7.5 ft. wide x 16 ft. deep). - Excluding the ground floor, up to an additional 15% of street-facing façades only may be constructed with “Tier 2” materials. - 8% overall parking reduction -Up to 5% of parking requirement may be met from on-street parking located in a CCD zone (if not previously allocated to another parcel) located within 300 feet of the parcel (but excluding State Street)