



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

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 1 of Hyde-N-Wait, Plat A and approving Hyde-N-Wait, Plat B located generally at 148 East 1600 South in the R6.5 zone.**
 - 3.2 **SITE PLAN – Approving the site plan “University Place Marriott Courtyard” located generally at 750 E Park Avenue, in the PD34 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from February 16, 2022**
5. ADJOURN
 - 5.1 **Next meeting is scheduled for Wednesday, March 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 March 2, 2022	
Prepared By: Cheryl Vargas		
Applicant: Derek Brown	PUBLIC HEARING – Vacating Lot 1 of Hyde-N-Wait, Plat A and approving Hyde-N-Wait, Plat B located generally at 148 East 1600 South in the R6.5 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:

Medium Density Residential

- Current Zone: **R6.5**
- Acreage: **.40**
- Neighborhood: **Cherry Hill**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate Lot 1 of Hyde-N-Wait, Plat A and approve Hyde-N-Wait, Plat B located generally at 148 East 1600 South in the R6.5 zone.

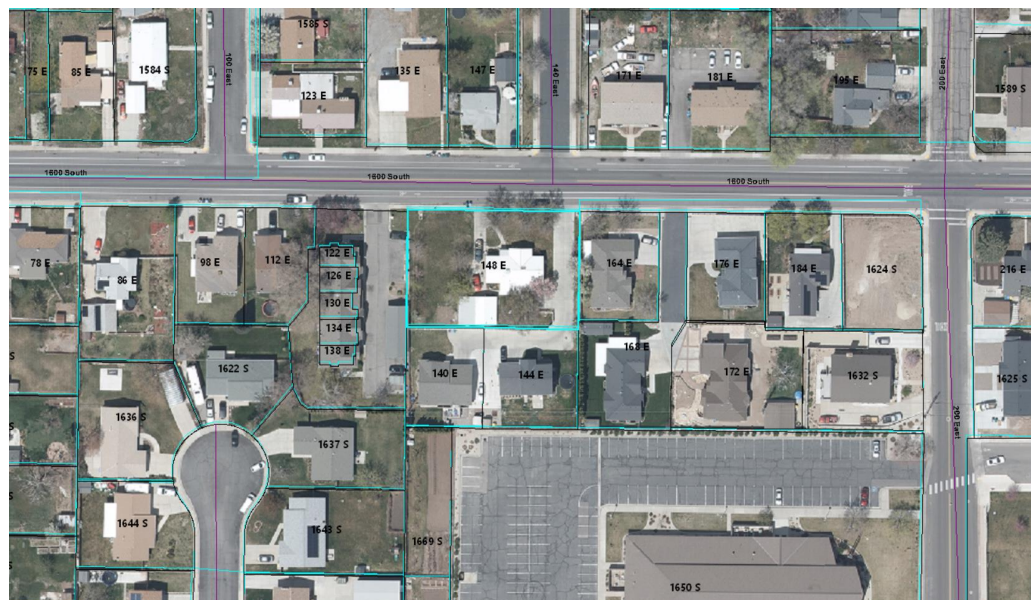
BACKGROUND:

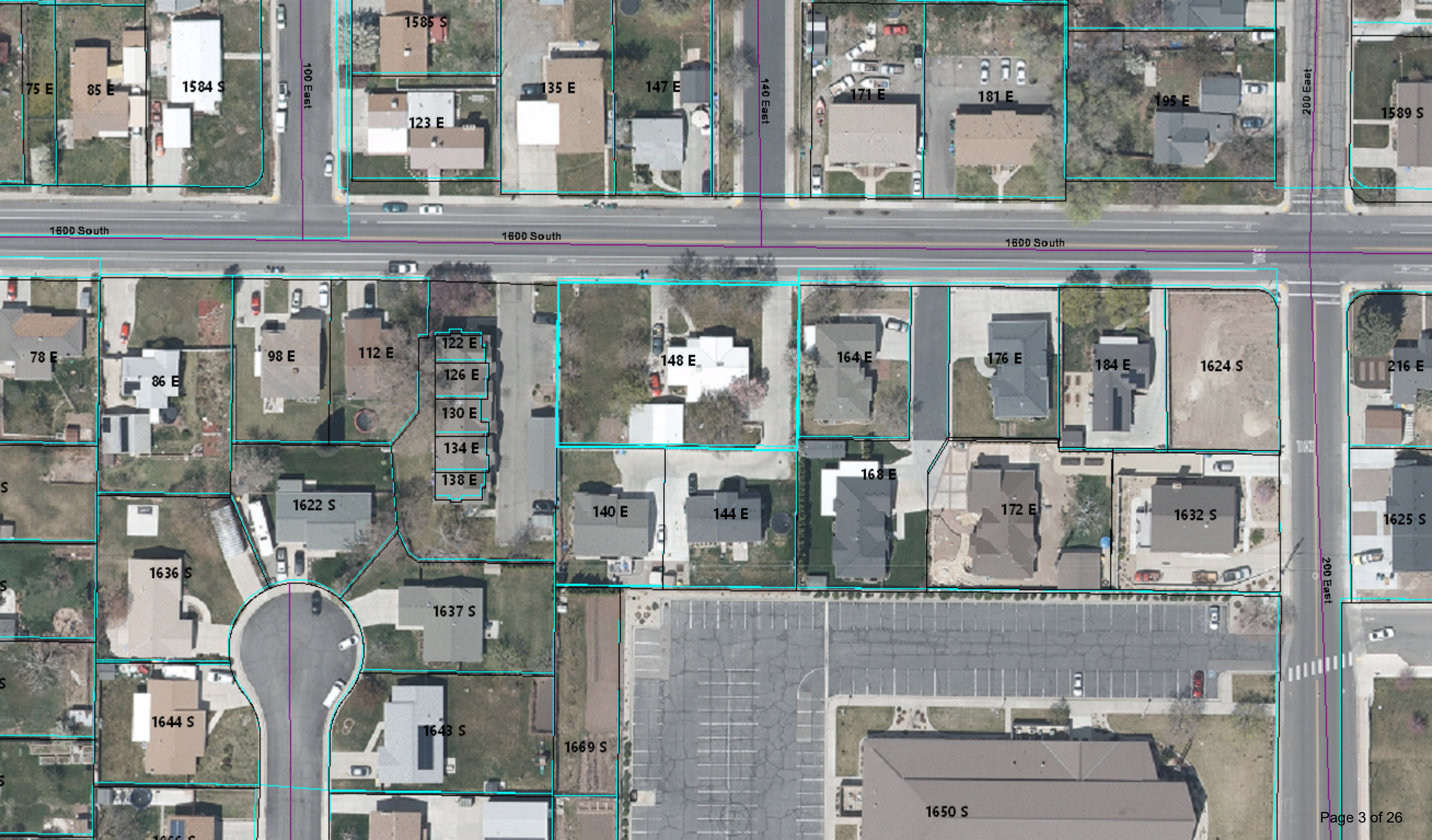
The applicant desires to split his existing lot into two lots in the R6.5 zone. Lot one will be 6,692 square feet and Lot 2, with the existing house, will be 10,763 square feet which meets the minimum lot requirement in the R6.5 zone of 6,500 square feet.

There is an existing garage in the rear yard of Lot 2 that has a carport attached to it. The carport will be removed from the garage and the property line will go around the garage, which will remain. The existing Public Utility Easement and Private Driveway and Irrigation Easement for the flag lots in the back will also remain and be a part of the new plat.

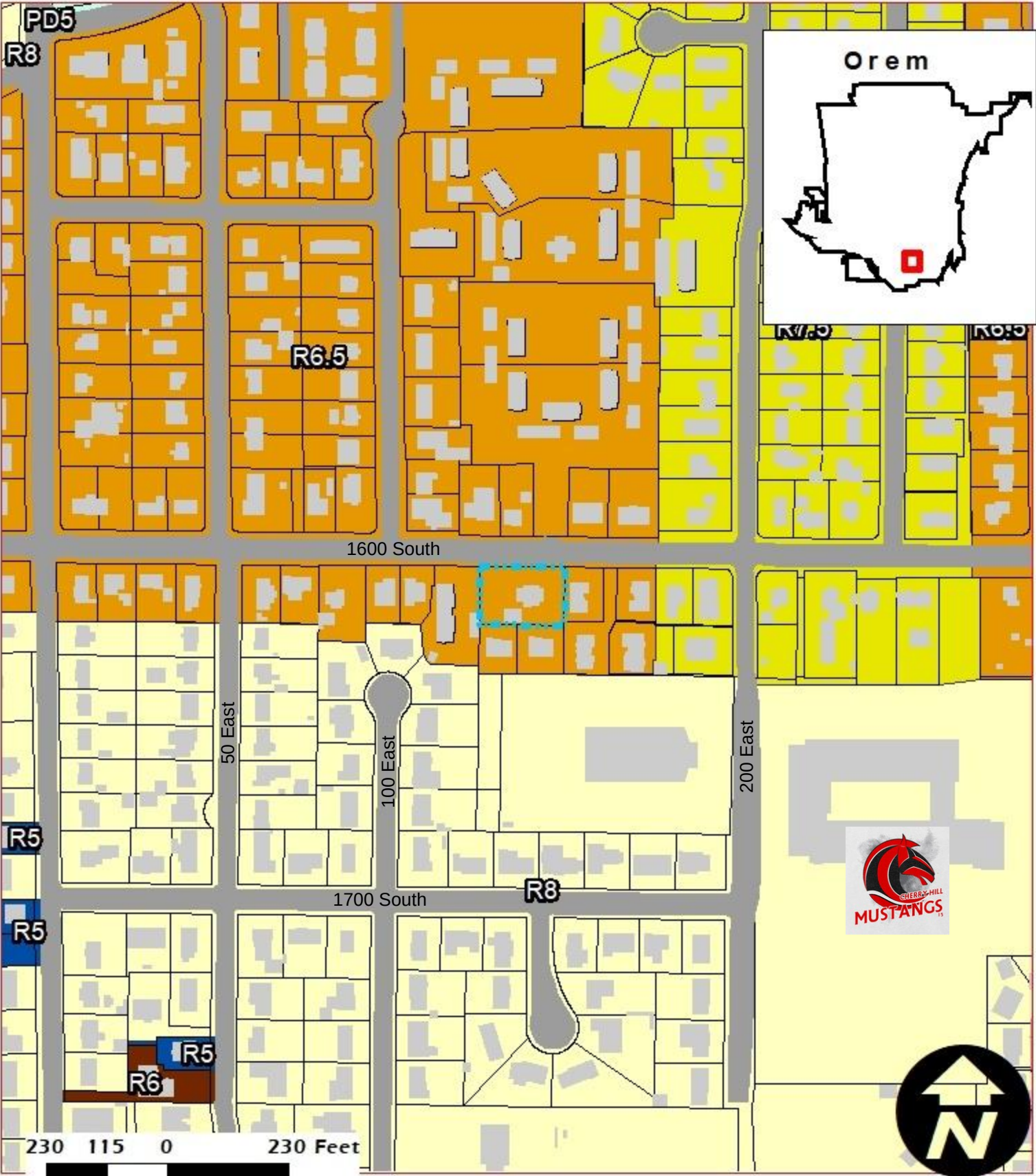
RECOMMENDATION:

Staff recommends the Planning Commission vacate Lot 1 of Hyde-N-Wait, Plat A and approve Hyde-N-Wait, Plat B located generally at 148 East 1600 South in the R6.5 zone.





Hyde-N-Wait Plat B

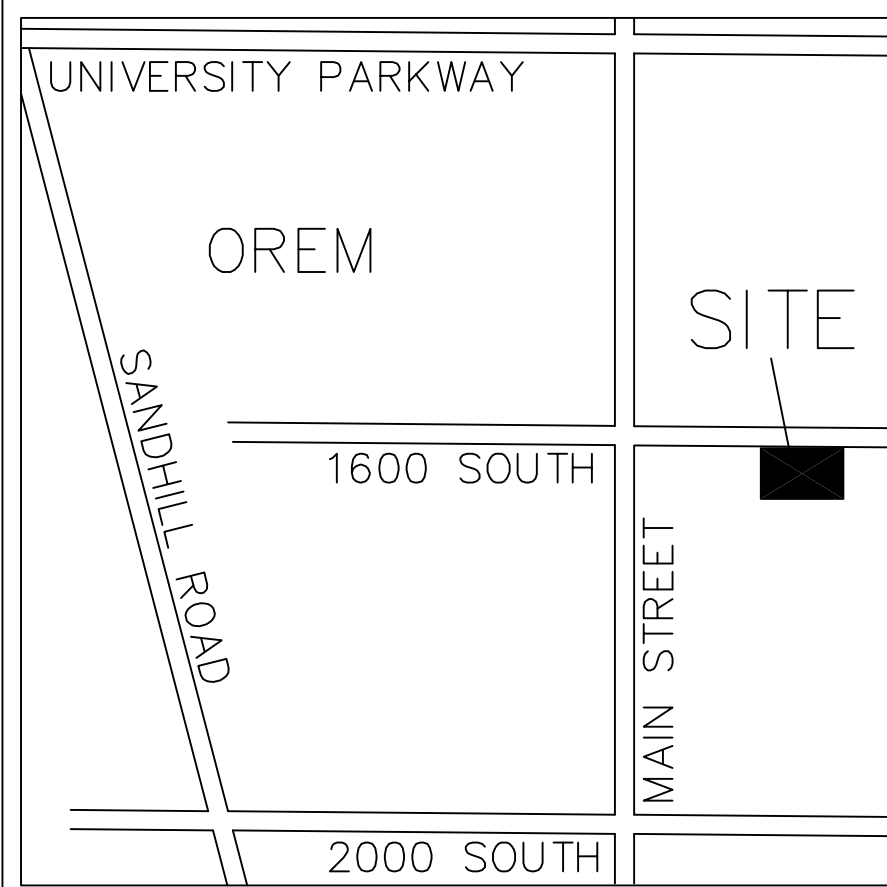


◆ Plat Amendment
R6.5
.40 Acres

NEIGHBORHOOD
Cherry Hill

- Legend
- 148 E 1600 South
 - Buildings
 - Parcels

Preliminary Plat



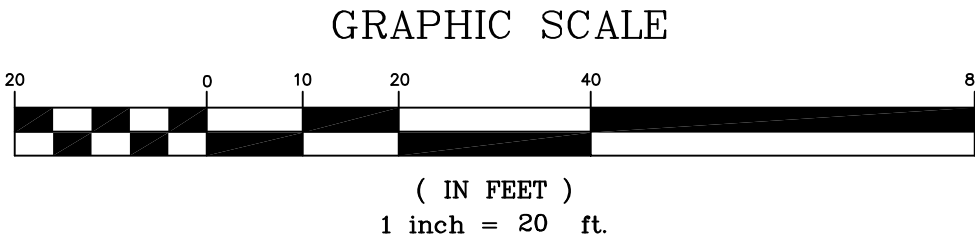
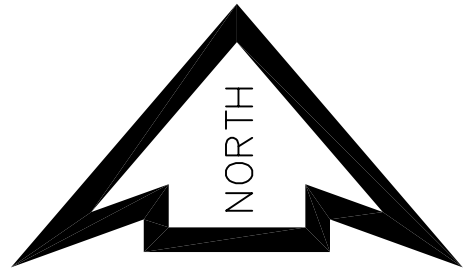
LINE TABLE		
LINE	LENGTH	BEARING
L1	14.63'	N45°36'54"E
L2	32.03'	S00°36'54"W

NOTES:

1. LOT 1 HAS AN EXISTING HOUSE WITH SEWER AND WATER SERVICES THAT WILL REMAIN.
2. ALL CONSTRUCTION TO BE TO CURRENT OREM CITY STANDARDS.
3. ANY PROPOSED SEWER LATERALS ARE TO BE 4" MINIMUM. CLEAN-OUTS WILL BE INSTALLED AT THE BACK OF SIDEWALK FOR ALL EXISTING AND PROPOSED SEWER LATERALS.
4. ALL EXISTING STRUCTURES WILL BE REMOVED UNLESS OTHERWISE NOTED HEREON.
5. ALL CULINARY WATER SERVICES WILL BE 1" TO THE METER.
6. THE PROPOSED DRIVE APPROACH SHOWN ON LOT ONE IS A GENERAL LOCATION. THE ACTUAL LOCATION WILL BE SHOWN ON A SITE PLAN FOR THE FUTURE HOUSE.

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, THE DESIGNER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.



SYMBOL LEGEND

8"SS ---	EXISTING 8" PVC SANITARY SEWER LINE
---(S)	EXISTING SEWER MANHOLE
4" LAT.	PROPOSED 4" SEWER LATERAL (EXISTING WHERE SHOWN)
⊗	PROPOSED SEWER CLEAN-OUT
---CUL---	EXISTING WATER MAIN
⊗	PROPOSED WATER METER (EXISTING WHERE SHOWN)
⊗	EXISTING FIRE HYDRANT
⊕	EXISTING SURVEY MONUMENT
⊕	EXISTING STREET LIGHT
⊕	EXISTING STORM DRAIN INLET
⊕	EXISTING STORM DRAIN SUMP
⊕-ohp	EXISTING POWER POLE & OVERHEAD LINES
---□---	EXISTING VINYL FENCE

WEST QUARTER CORNER
SECTION 26, T6S, R2E, SLB&M
(FOUND BRASS CAP)
NAD 27
ELEV. = 4729.81'
NGVD 29

BOUNDARY DESCRIPTION

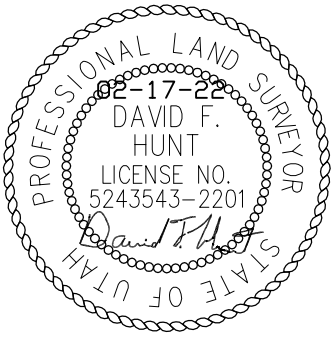
A PARCEL FORMERLY KNOWN AS LOT 1, PLAT A, HYDE-N-WAIT SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER SAID LOT 1, PLAT A, HYDE-N-WAIT SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED SOUTH 89°22'43" EAST ALONG THE QUARTER SECTION LINE 826.74 FEET AND SOUTH 27.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°21'45" EAST 159.99 FEET; THENCE SOUTH 00°37'57" WEST 109.50 FEET; THENCE NORTH 89°05'00" WEST 159.97 FEET; THENCE NORTH 00°37'17" EAST 108.72 FEET TO THE POINT OF BEGINNING.

AREA = 17,455 SQ. FT. OR 0.4007 ACRES, MORE OR LESS

OWNER/DEVELOPER:
DEREK BROWN
148 EAST 1600 SOUTH OREM, UT
(208) 451-3629

SURVEYOR/DESIGNER
LEVEL OF FOCUS, INC.
DAVID F. HUNT, PLS
1334 EAST 1150 SOUTH
SPANISH FORK, UT 84660
(801) 319-5441



CHARLES & JANETTE BALL
LOT 8, PLAT A
ASHWOOD SUBDIVISION
MAP 4050

CHARLES & JANETTE BALL
PARCEL 19:010:0056

L.D.S. CHURCH
PARCEL 19:010:0013

ZACHORY & NICOLE TIPPETTS
LOT 2, PLAT A
HYDE-N-WAIT
SUBDIVISION MAP 8940

CAVIN & KELLI NITTA
LOT 3, PLAT A
HYDE-N-WAIT
SUBDIVISION MAP 8940

MICHELLE & JOHN LLOYD
LOT 1, PLAT A
EMIL'S ORCHARD SUBDIVISION
MAP 10945

SCOTT & SANDRA JASPER
LOT 1, PLAT A
EMIL'S ORCHARD SUBDIVISION
MAP 10945

COWLEE CONDOMINIUMS AMENDED
SUBDIVISION MAP 7276

POWER WILL BE
UNDERGROUND FOR LOTS 1 & 2

EXISTING 10' P.U.E. &
PRIVATE IRRIGATION EASEMENT

EXISTING FIRE HYDRANT

PROPOSED P.U.E. &
ACCESS EASEMENT FOR LOT 2
(FOLLOWS EXISTING DRIVEWAY)

EXISTING CURB & GUTTER

EXISTING CONCRETE DRIVEWAY
TO REMAIN. SAW CUT PORTION
LYING WEST OF ACCESS EASEMENT

EXISTING IRRIGATION
DIVERSION STRUCTURES
TO REMAIN

POINT OF
BEGINNING

PROPOSED
WATER METER
WITH IRRIGATION
CONNECTION AND RPZ
BACK-FLOW ASSEMBLY

EXISTING
WATER METER
NEEDS TO BE
UPGRADED WITH AN
IRRIGATION CONNECTION
AND RPZ BACK-FLOW ASSEMBLY

EXISTING
SEWER MANHOLE
RIM = 4799.81'
FL = 4787.41'

1600 SOUTH STREET

EXISTING WATER METER

EXISTING WATER METER
(FOR LOTS SOUTH)

EXISTING IRRIGATION
DIVERSION BOX & PIPE
TO REMAIN

EXISTING 27' P.U.E. &
PRIVATE DRIVEWAY AND
IRRIGATION EASEMENT
IN FAVOR OF LOT 2 & 3
HYDE-N-WAIT SUBDIVISION, PLAT A

EXISTING CONCRETE DRIVEWAY
FOR LOTS TO THE SOUTH
TO REMAIN

EXISTING HOUSE
TO REMAIN

EXISTING GARAGE
TO REMAIN

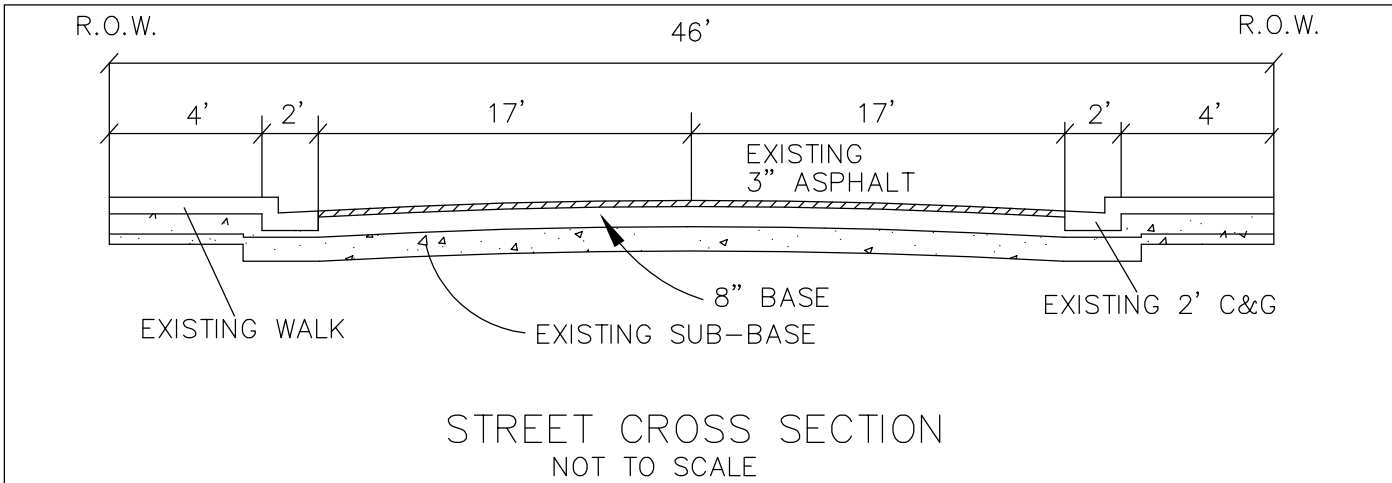
PROPOSED 4" SEWER LATERAL
AND 1" SERVICE LINE
PROPOSED LATERAL WILL
BE INSPECTED AND MUST
CONFORM TO CURRENT
CITY STANDARDS.
INSTALL CLEAN-OUT AT
THE BACK OF SIDEWALK.

EXISTING SEWER LATERAL
(PER CITY)

PROPOSED 4" SEWER LATERAL
AND 1" SERVICE LINE
PROPOSED LATERAL WILL
BE INSPECTED AND MUST
CONFORM TO CURRENT
CITY STANDARDS.
INSTALL CLEAN-OUT AT
THE BACK OF SIDEWALK.

OREM GENERAL NOTES

1. THE FIRE PROTECTION ITEMS(FIRE HYDRANTS, WATER MAINS, ACCESS ROADS, ETC.) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. PLAN REVIEWS BY THE FIRE PROTECTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE UNIFORM FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.
2. ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WHICH INCLUDES A BACK-FLOW DEVICE TO THE BUILDING. BACK-FLOW DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-14 OF THE OREM CITY CODE. WATER METER SIZES SHALL BE DETERMINED BY THE CITY OF OREM BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. WATER METERS SHALL BE LOCATED AT THE BACK OF SIDEWALK OR CURB IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN TEN FEET(10') OF ANY EXISTING OR PROPOSED FACILITIES.
3. IF REQUIRED BY CHAPTER 20 OF THE OREM CITY CODE OR BY THE APPLICANT'S PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE, A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
4. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM CITY CODE, CHAPTER 14.
5. ALL UTILITIES, INCLUDING WATER AND SEWER LATERALS, WATER AND SEWER MAINS, STORM WATER DRAINS, STORM WATER SUMPS, SEWER MANHOLES, WATER VALVES, ETC., WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE OREM CITY CODE.
6. ALL ROOF DRAINAGE SHALL BE ROUTED THROUGH ON-SITE STORM WATER MANAGEMENT FACILITIES.
7. AT THE TIME OF CONSTRUCTION, THE CITY OF OREM MAY DETERMINE, BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, WHEEL-CHAIR RAMPS, ETC., OR ANY UNUSED DRIVE APPROACHES.
8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF OREM CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS THE IMPROVEMENT IS WITHIN THE U.D.O.T. RIGHT-OF-WAY, IN WHICH CASE THE CONSTRUCTION SHALL CONFORM TO THE U.D.O.T. CONSTRUCTION STANDARDS AND SPECIFICATIONS.
9. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE(25) FEET OF AN EXISTING FENCE WHICH IS GREATER THAN THREE (3) FEET IN HEIGHT. IF TO DO SO WOULD RESULT IN THE FENCE BEING WITHIN THE CLEAR VISION AREA ASSOCIATED WITH THE DRIVEWAY OR DRIVE ACCESS AS DESCRIBED IN SECTION 22-14-19.



REVISIONS	BY
02-08-22	DFH
02-17-22	DFH

LEVEL OF FOCUS, INC.

DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441

OREM

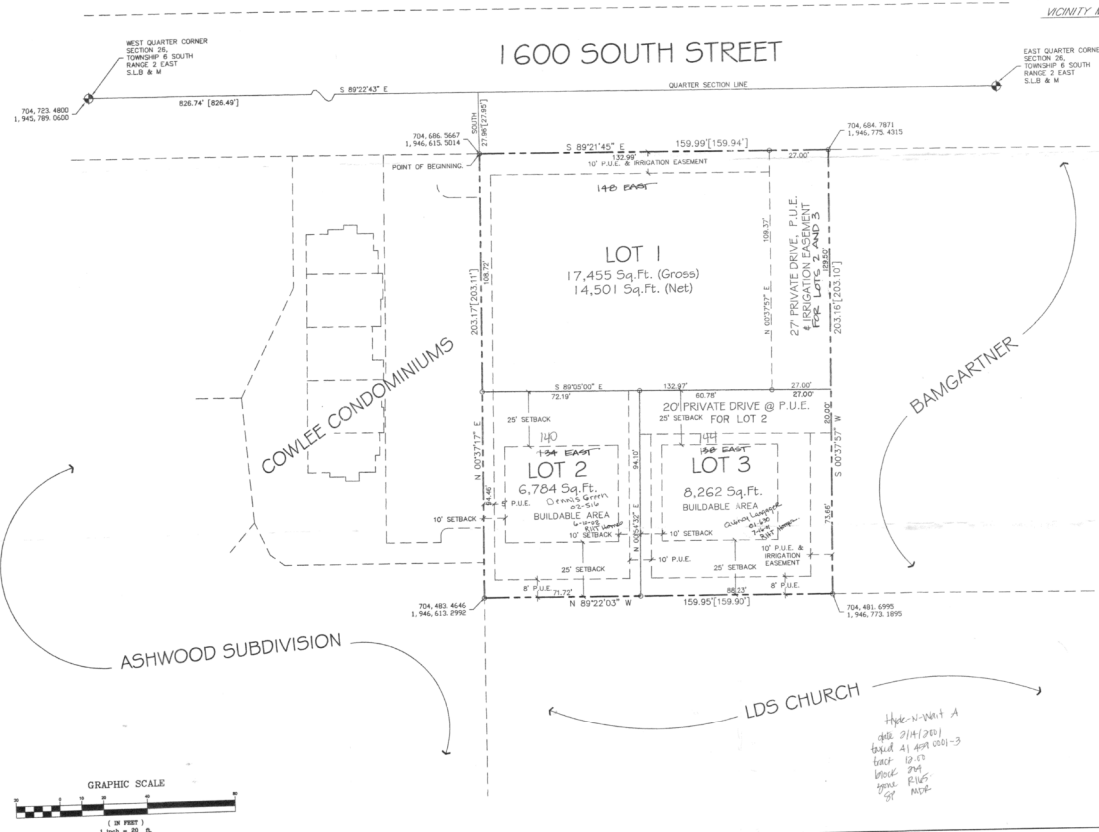
HYDE-N-WAIT PLAT B

PRELIMINARY PLAT/IMPROVEMENT PLAN

UTAH

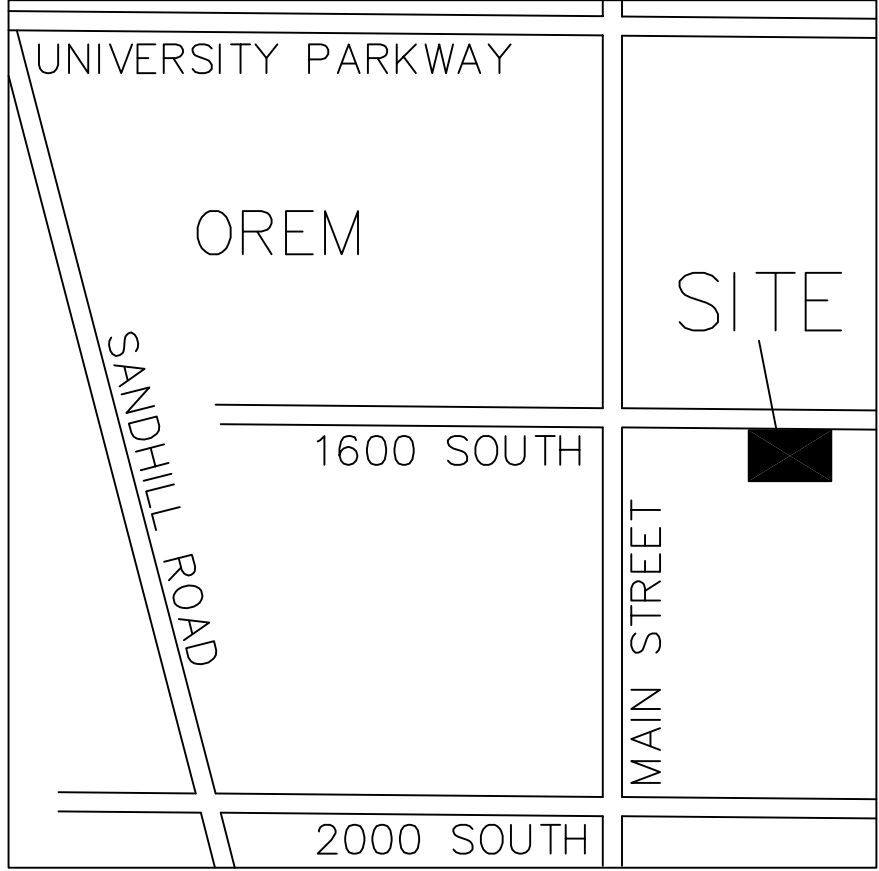
DESIGNER DFH	DRAWN BY DFH	CHECKED BY DFH	SHEET
DATE 01-27-22	SCALE 1" = 20'	PROJECT NO.	1 OF 1
PROPERTY ADDRESS 148 EAST 1600 SOUTH			

NORTH
1" = 20'

[illegible]

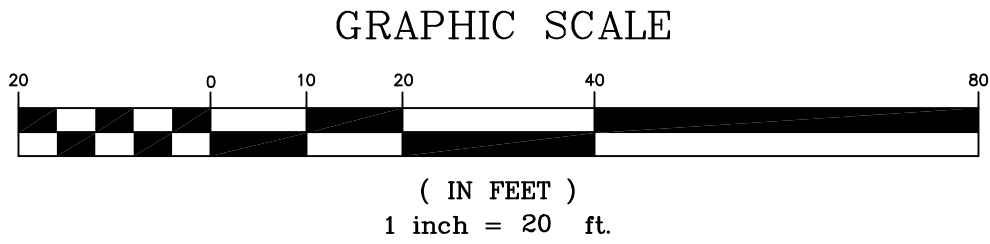
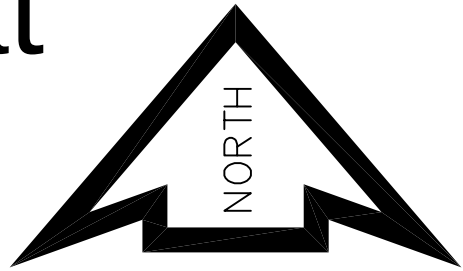
8940-102

Hydr-N-Went A
date 2/14/2001
target 41499 0001-3
back 12.00
broker 2NA
agent RUGS
SP MADP



VICINITY MAP
NOT TO SCALE

Proposed Plat



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.63'	N45°36'54"E
L2	32.03'	S00°36'54"W

EAST QUARTER CORNER
SECTION 26, T6S, R2E, SLB&M
(FOUND BRASS CAP)

WEST QUARTER CORNER
SECTION 26, T6S, R2E, SLB&M
(FOUND BRASS CAP)
NAD 27
ELEV. = 4729.81'
NGVD 29

QUARTER SECTION LINE – BASIS OF BEARING
S 89°22'43" E 826.74'

1600 SOUTH STREET

POINT OF BEGINNING
EXISTING 10' P.U.E. &
PRIVATE IRRIGATION EASEMENT

PROPOSED P.U.E. &
ACCESS EASEMENT FOR LOT 2
(FOLLOWS EXISTING DRIVEWAY)

EXISTING 27' P.U.E. &
PRIVATE DRIVEWAY AND
IRRIGATION EASEMENT
IN FAVOR OF LOT 2 & 3
HYDE–N–WAIT SUBDIVISION, PLAT A

SCOTT & SANDRA JASPER
LOT 1, PLAT A
EMIL'S ORCHARD SUBDIVISION
MAP 10945

ZACHORY & NICOLE TIPPETTS
LOT 2, PLAT A
HYDE–N–WAIT
SUBDIVISION MAP 8940

GAVIN & KELLI NITTA
LOT 3, PLAT A
HYDE–N–WAIT
SUBDIVISION MAP 8940

MICHELLE & JOHN LLOYD
LOT 2, PLAT A
EMIL'S ORCHARD SUBDIVISION
MAP 10945

CHARLES & JANETTE BALL
LOT B, PLAT A
ASHWOOD SUBDIVISION
MAP 4050

CHARLES & JANETTE BALL
PARCEL 19:010:0056

L.D.S. CHURCH
PARCEL 19:010:0013

NOTES

- ALL CONSTRUCTION WILL BE TO CURRENT OREM CITY STANDARDS.
- ANY NEW BUILDING WILL REQUIRE A SITE PLAN TO BE SUBMITTED FOR APPROVAL.
- ALL EASEMENTS WILL REMAIN AS SHOWN ON THE ORIGINAL PLAT A, HYDE–N–WAIT SUBDIVISION.
- NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY–FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET(3') IN HEIGHT.
- THERE IS A PRIVATE IRRIGATION LINE LOCATED WITHIN THE EASEMENT SHOWN HEREON.

PUBLIC UTILITIES APPROVAL

CENTURY LINK _____ DATE _____

ROCKY MTN. POWER _____ DATE _____

COMCAST _____ DATE _____

P.U.E. ACCEPTANCE NOTE:

BY SIGNING THIS PLAT, THE PUBLIC UTILITY COMPANIES ACCEPT THE PROPOSED PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

PREPARED BY:

LEVEL OF FOCUS, INC

1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319–5441

SURVEYOR'S NOTE

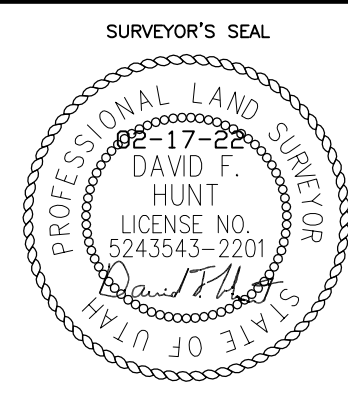
THE RECORD TIE FOR THE PREVIOUS PLAT IS SHOWN AS SOUTH 89°22'43" EAST ALONG THE SECTION LINE 826.74 FEET AND SOUTH 27.96 FEET. THE INTENT OF THE SUBDIVISION WAS TO MATCH THE BACK OF WALK ALONG 1600 SOUTH STREET. THE ACTUAL MEASURED TIE IS SOUTH 89°22'43" EAST ALONG THE QUARTER SECTION LINE 826.74 FEET AND SOUTH 29.61 FEET.

SYMBOL LEGEND

- UTAH COUNTY MONUMENT
- SET/FOUND REBAR & CAP
- MADE ETCH IN CONCRETE

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 1, PLAT A, HYDE–N–WAIT SUBDIVISION, AND THAT THERE IS GOOD CAUSE FOR THE VACATION. THEREFORE, LOT 1, PLAT A, HYDE–N–WAIT SUBDIVISION IS HEREBY VACATED.



APPROVED AS TO FORM

CITY ATTORNEY

DATE

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543–2201 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

A PARCEL FORMERLY KNOWN AS LOT 1, PLAT A, HYDE–N–WAIT SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER SAID LOT 1, PLAT A, HYDE–N–WAIT SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED SOUTH 89°22'43" EAST ALONG THE QUARTER SECTION LINE 826.74 FEET AND SOUTH 27.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°21'45" EAST 159.99 FEET; THENCE SOUTH 00°37'57" WEST 109.50 FEET; THENCE NORTH 89°05'00" WEST 159.97 FEET; THENCE NORTH 00°37'17" EAST 108.72 FEET TO THE POINT OF BEGINNING.

AREA = 17,455 SQ. FT. OR 0.4007 ACRES, MORE OR LESS

BASIS OF BEARING = NORTH 89°22'43" WEST ALONG THE SECTION LINE

02–17–22
DATE

David F. Hunt
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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 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____.

DEREK BROWN

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 DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINT NAME OF NOTARY

PLANNING COMMISSION APPROVAL

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

DIRECTOR–SECRETARY

CHAIRMAN, PLANNING COMMISSION

RESOLUTION NO.

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 _____
CITY ENGINEER
(See Seal Below)

ATTEST _____
CITY RECORDER
(See Seal Below)

CONDITIONS OF APPROVAL

PLAT "B"

HYDE–N–WAIT

INCLUDES A VACATION OF LOT 1, PLAT A,
HYDE–N–WAIT SUBDIVISION

SUBDIVISION

OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

CITY–COUNTY ENGINEER SEAL

CLERK–RECORDER SEAL

COUNTY RECORDER

Street View



Item #: 3.2	Planning Commission March 2, 2022	
Prepared By: Rachel Stevens		
Applicant: University Mall Shopping Center, LLC	SITE PLAN – Approving the site plan “University Place Marriott Courtyard” located generally at 750 E Park Avenue, in the PD34 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **PD34**
- Acreage: **1.28**
- Neighborhood: **Hillcrest**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission approve the site plan of “University Place Marriott Courtyard” located generally at 750 E Park Avenue, in the PD34 zone.

BACKGROUND:

The applicant is proposing to construct a new Marriott Courtyard Hotel. The proposed site was previously used as a bus transfer station. The bus transfer station has since been demolished and the site is currently vacant. The proposed building is 16,426 square feet and will contain 140 rooms.

Architecture: The proposed building is 16,426 square feet, 5 levels, and 65 feet and 5 ¼ inches in height. The proposed materials are brick, stone, and glass. The proposed architecture meets the requirements of the PD34 zone.

Parking: The required number of parking stalls for this project is one stall per room, for a total of 140 required stalls. They are providing 105 on-site parking stalls and 35 off-site parking stalls. The off-site parking stalls are shared stall with University Mall across the street from the front entrance of the hotel. They are providing a total of 140 parking stalls.

Landscaping: The overall landscape plan complies with all applicable PD34 zoning codes.

Transportation/Engineering: There are no transportation or engineering concerns for this project.

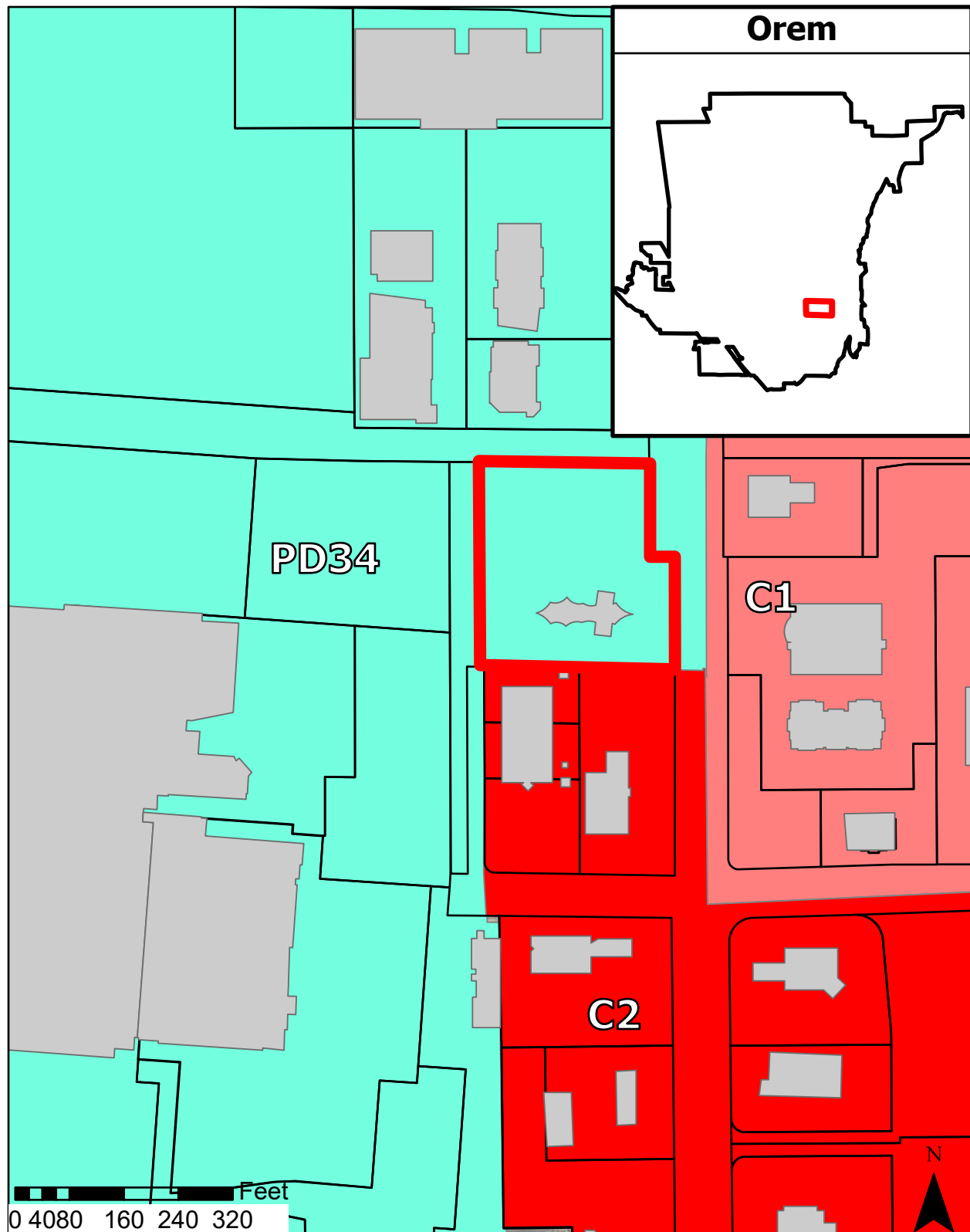
RECOMMENDATION:

Staff recommends the Planning Commission approve the site plan of “University Place Marriott Courtyard” located generally at 750 E Park Avenue, in the PD34 zone.





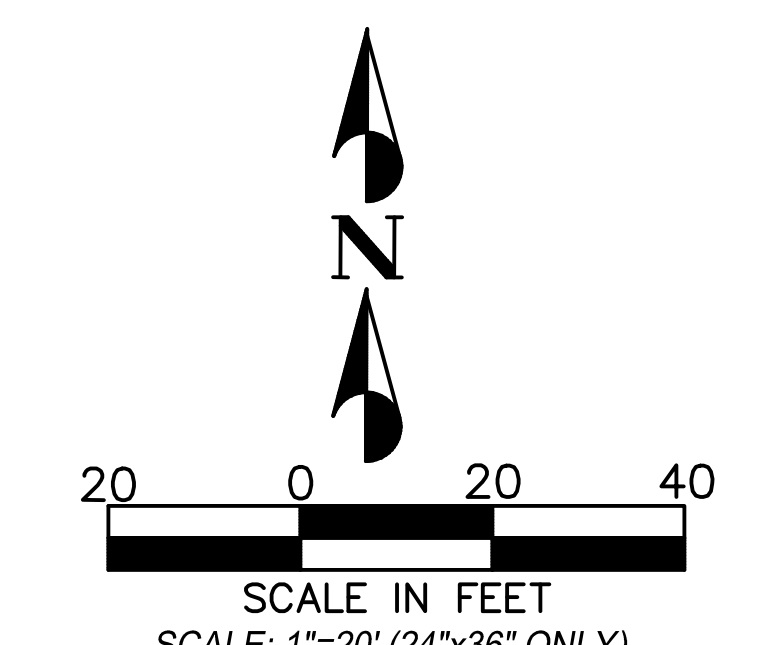
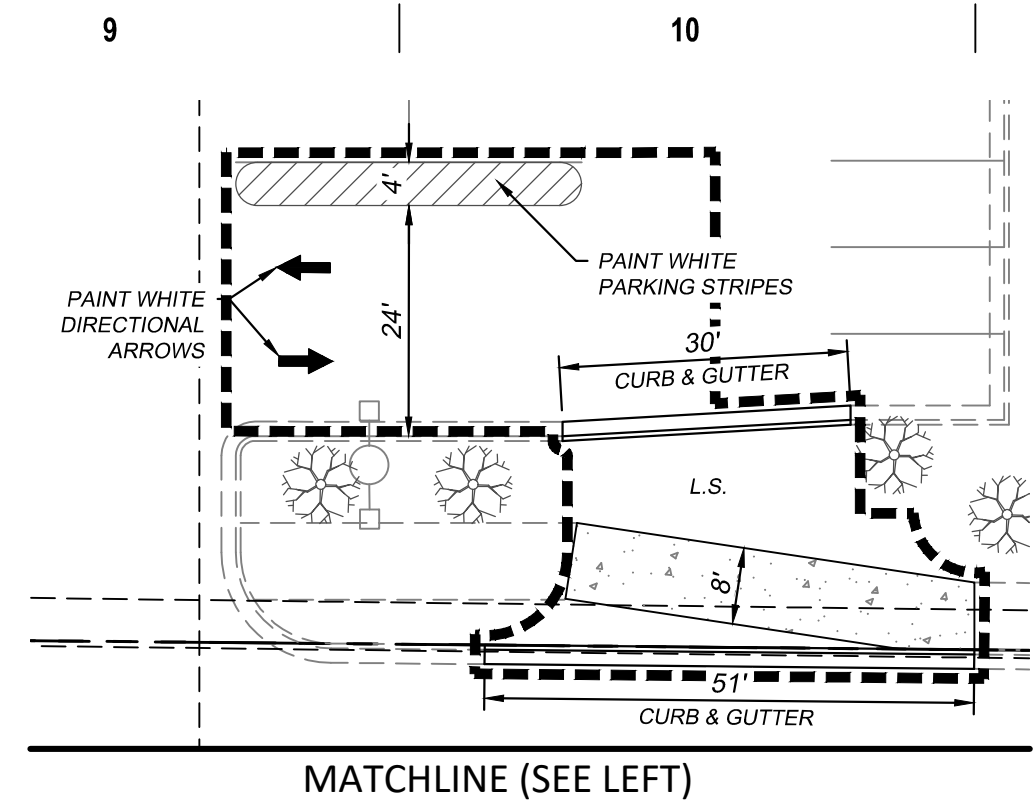
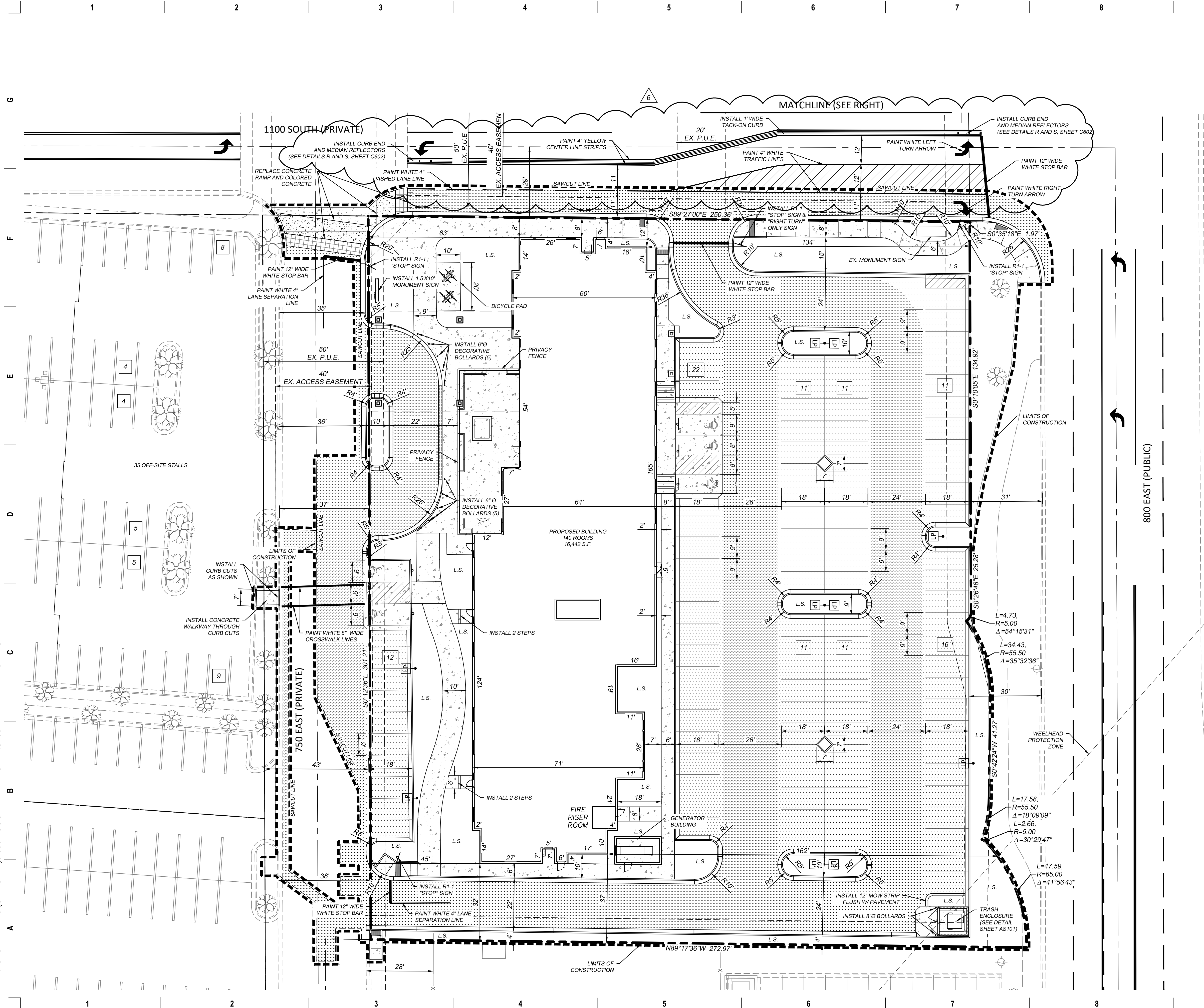
University Place Marriott Courtyard



Site Plan
PD34
Hillcrest

NEIGHOBORHOOD
PD34

Legend
 750 E Park Avenue
 Parcels



LEGEND	
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	EXIST. EASEMENT
	EXIST. CURB & GUTTER
	PROP. CURB & GUTTER
	PROP. EASEMENT
	PROP. SAWCUT LINE
	PROP. PARKING ASPHALT PAVEMENT
	PROP. HEAVY DUTY ASPHALT PAVEMENT
	PROP. CONCRETE SIDEWALK
	L.S. PROP. LANDSCAPE AREA

LAND USE SUMMARY			
	SQ. FT.	ACREAGE	PERCENT
BUILDING AREA	16,472	0.378	21.4%
ON SITE LANDSCAPE AREA	10,630	0.244	13.8%
ON SITE IMPERVIOUS AREA	49,716	1.141	64.7%
TOTAL LOT AREA	76,818	1.763	100.0%

PARKING SUMMARY	
BUILDING SIZE:	16,426 SF
PARKING REQUIRED (1/ROOM):	140 STALLS
ON-SITE PARKING PROVIDED	105 STALLS
OFF-SITE PARKING PROVIDED*	35 STALLS
TOTAL PARKING PROVIDED	140 STALLS
TOTAL PARKING RATIO	8.5/1000 S.F.

*35 SHARED STALLS WITH THE MALL PARKING ACROSS 750 EAST.

- NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE OREM CITY DESIGN AND CONSTRUCTION STANDARDS.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
 - STRIPING AND SIGNAGE TO BE INSTALLED PER MUTCD.
 - MAINTAIN TRAFFIC MOBILITY AND ACCESSIBILITY THROUGHOUT CONSTRUCTION. TRAFFIC CONTROL PLAN REQ'D.
 - CONTRACTOR IS ALLOWED THE REUSE OF CRUSHED ASPHALT OR RECLAIMED ASPHALT PAVEMENT AS ROAD BASE. ROAD BASE MUST MEET OR EXCEED THE REQUIRED SPECIFICATION AS DEFINED BY APWA.

SITE & STRIPING PLAN
OREM COURTYARD HOTEL
750 EAST PARK AVENUE
OREM, UTAH

STRIPING & SITE PLAN
PROJECT #: 1210-2000
DATE: 01/14/2022
DRAWN BY: J.W.
SCALE: 1"=20'
C200



DATE: 02/24/2022
REVISION DESCRIPTION: AS101: CITY COMMENTS: DRAINAGE UPDATE, UPDATE TO MEDIAN
6

UNIVERSITY PLACE
MARRIOTT COURTYARD
750 E. PARK AVENUE, OREM, UT



1/6/2020 10:40:34 AM

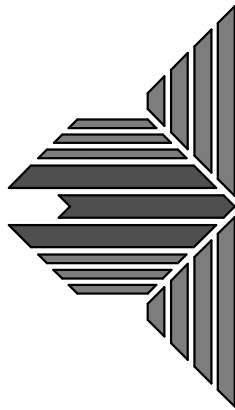
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GENERAL NOTES - ELEVATIONS

1. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 10'-0" TO FIXTURE CENTER, U.N.O.
3. HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
4. PROVIDE J-BOXES AT ALL TENANT SIGNAGE LOCATIONS.

WOODBURY CORPORATION
LYNN S. WOODBURY AND ASSOCIATES ARCHITECTS
2733 EAST PARKWAY WAY, SUITE 300
SALT LAKE CITY, UT 84109 (801) 465-7770



DATE

REVISION DESCRIPTION

#

2 EAST
A101 1/8" = 1'-0"

C



OREM COURTYARD LOLOMA
750 E PARK AVENUE
OREM, UT 84097

ELEVATIONS

PROJ. #: 1210
DATE: 2019.09.09
DRAWN BY: RMJ
SCALE: As Indicated

BID SET

A200

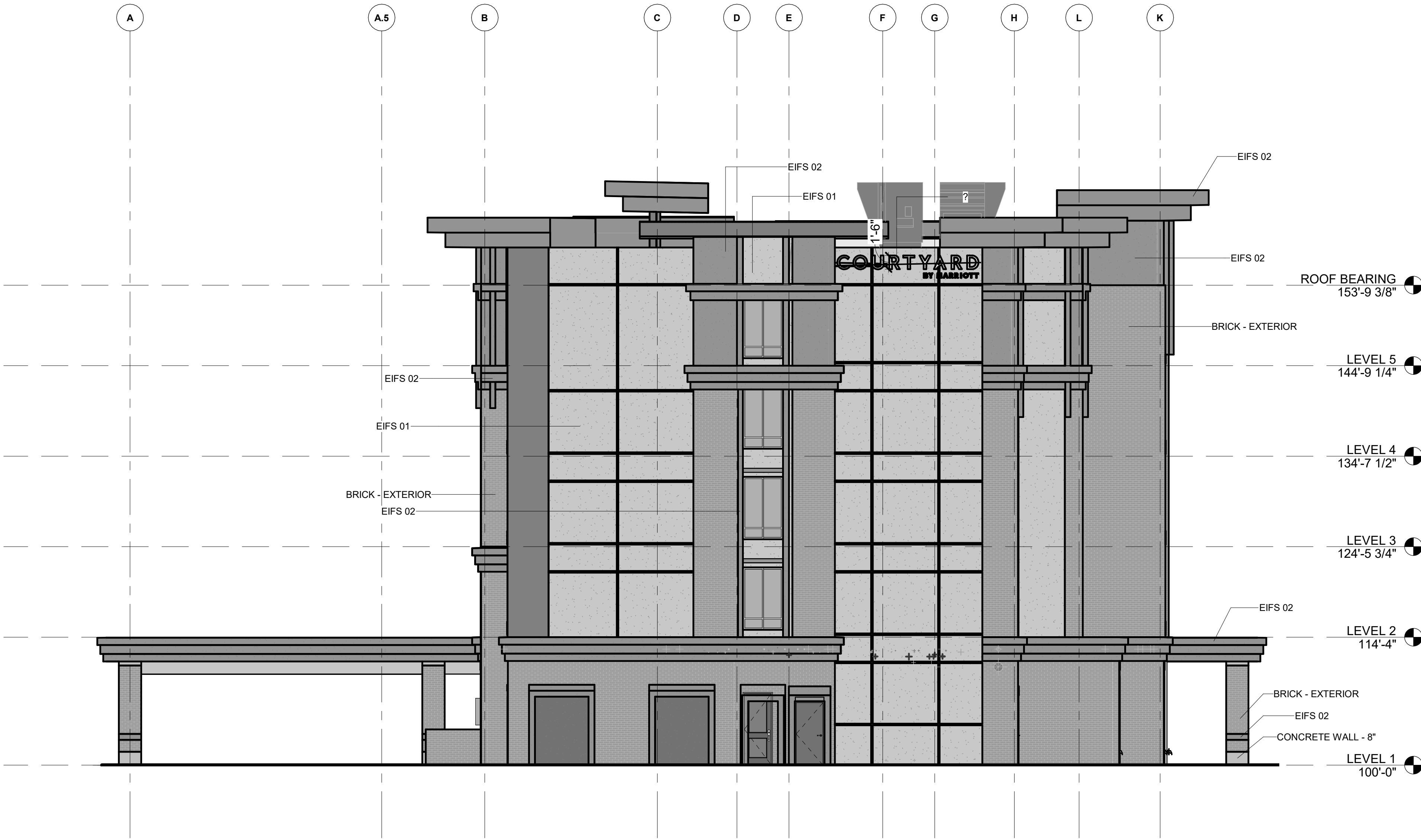
Page 15 of 26

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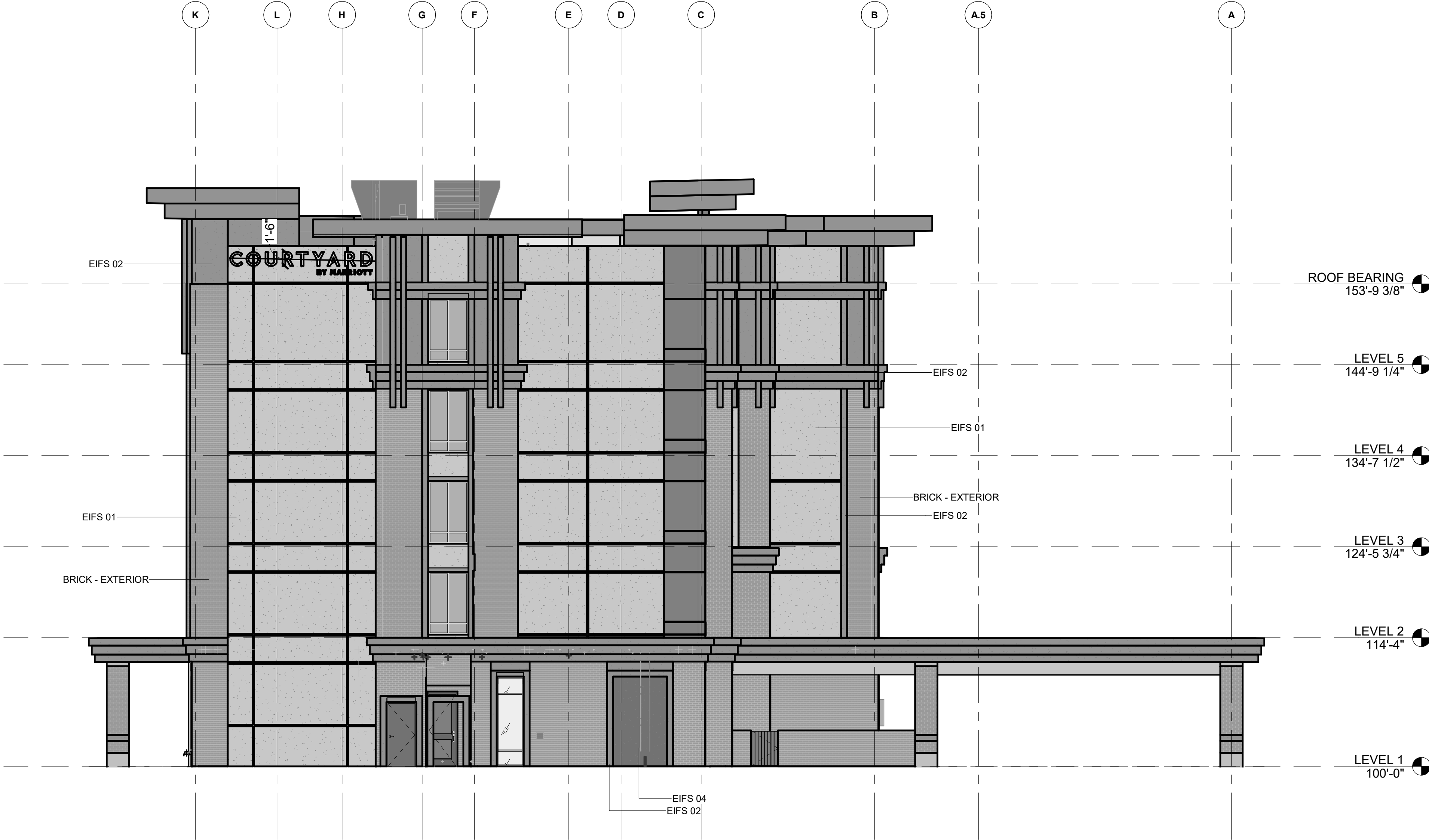
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E

D



2 SOUTH
A101
1/8" = 1'-0"

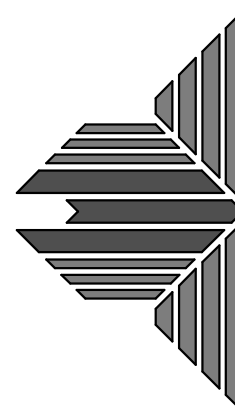


1 NORTH
A101
1/8" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 10'-0" TO FIXTURE CENTER, U.N.O.
3. HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
4. PROVIDE J-BOXES AT ALL TENANT SIGNAGE LOCATIONS.

WOODBURY
CORPORATION
LYNN S. WOODBURY AND ASSOCIATES ARCHITECTS
2733 EAST PARKWAY, SUITE 300
SALT LAKE CITY, UT 84109 (801) 465-7770



DATE

REVISION DESCRIPTION

#

OREM COURTYARD
LOLOMA
750 E PARK AVENUE
OREM, UT 84097

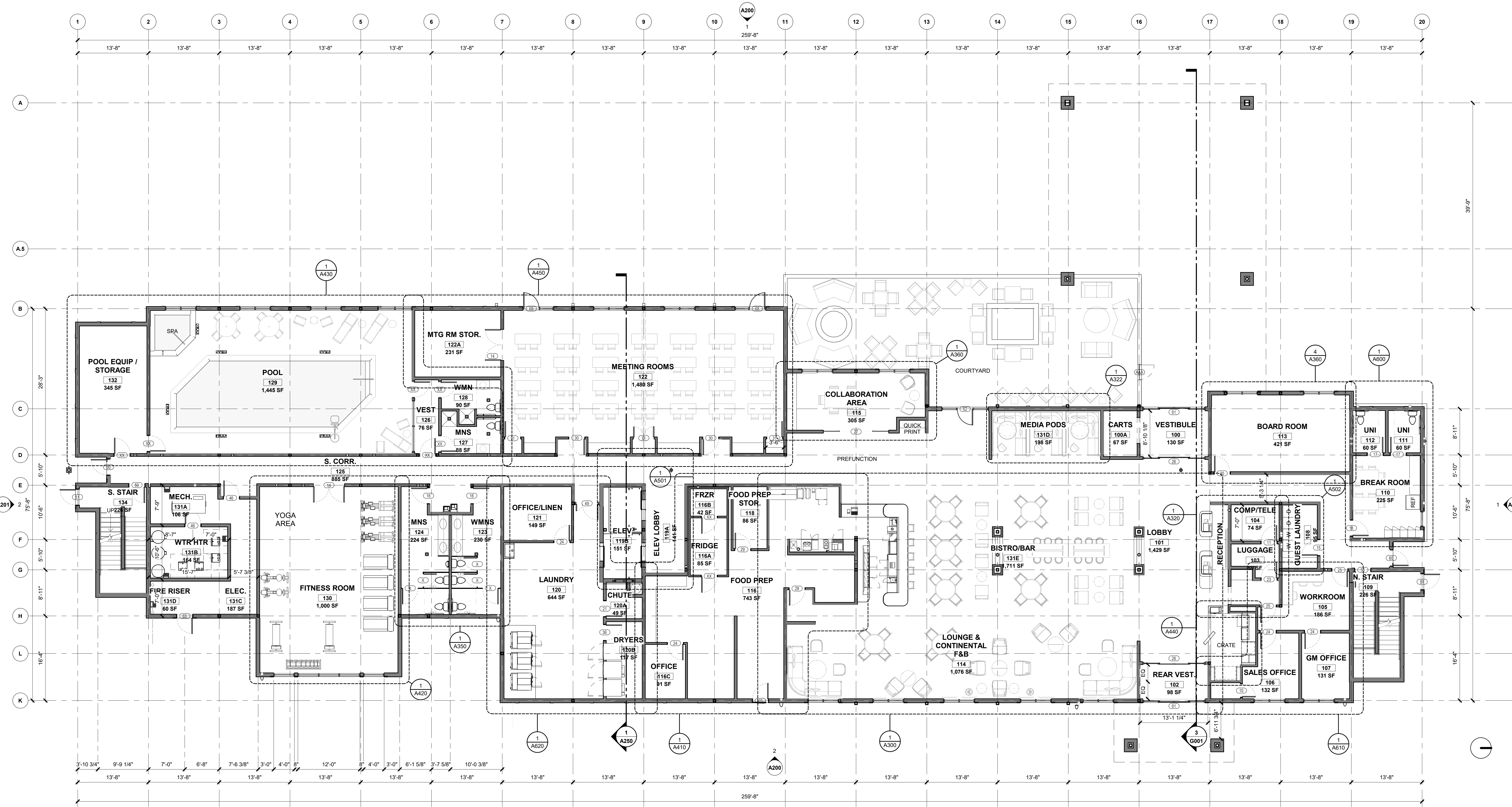
ELEVATIONS

PROJ. #: 1210
DATE: 2019.09.09
DRAWN BY: Author
SCALE: As indicated

BID SET

A201

Page 16 of 26



1 LEVEL 1
G001 1/8" = 1'-0"

GUEST ROOM TYPES		
TYPE	QTY.	%
KING	84	60%
KING ACC	2	1%
KING ACC ROLL-IN	1	1%
KING EXT	2	1%
Q/Q	40	29%
Q/Q ACC	2	1%
Q/Q ACC ROLL-IN	1	1%
Q/Q EXT	4	3%
Q/Q SUITE	3	2%
Q/Q SUITE ACC	1	1%
GRAND TOTAL: 140		

GUEST ROOMS	
TYPE	QTY.

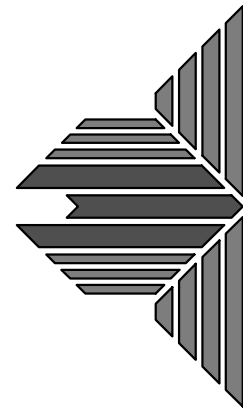
LEVEL 2	
KING	21
KING ACC	1
KING ACC ROLL-IN	1
Q/Q	10
Q/Q EXT	1
Q/Q SUITE	1
LEVEL 2: 35	

LEVEL 3	
KING	21
KING ACC	1
Q/Q	10
Q/Q ACC ROLL-IN	1
Q/Q EXT	1
Q/Q SUITE	1
LEVEL 3: 35	

LEVEL 4	
KING	21
KING EXT	1
Q/Q	10
Q/Q ACC	1
Q/Q EXT	1
Q/Q SUITE	1
LEVEL 4: 35	

LEVEL 5	
KING	21
KING EXT	1
Q/Q	10
Q/Q ACC	1
Q/Q EXT	1
Q/Q SUITE	1
ACC	
LEVEL 5: 35	
GRAND TOTAL: 140	

WOODBURY
CORPORATION
LYNN S. WOODBURY AND ASSOCIATES ARCHITECTS
2733 EAST PARKWAY, SUITE 300
SALT LAKE CITY, UT 84109 (801) 465-7770



DATE

REVISION DESCRIPTION

#

OREM COURTYARD
LOLOMA
750 E PARK AVENUE
OREM, UT 84097

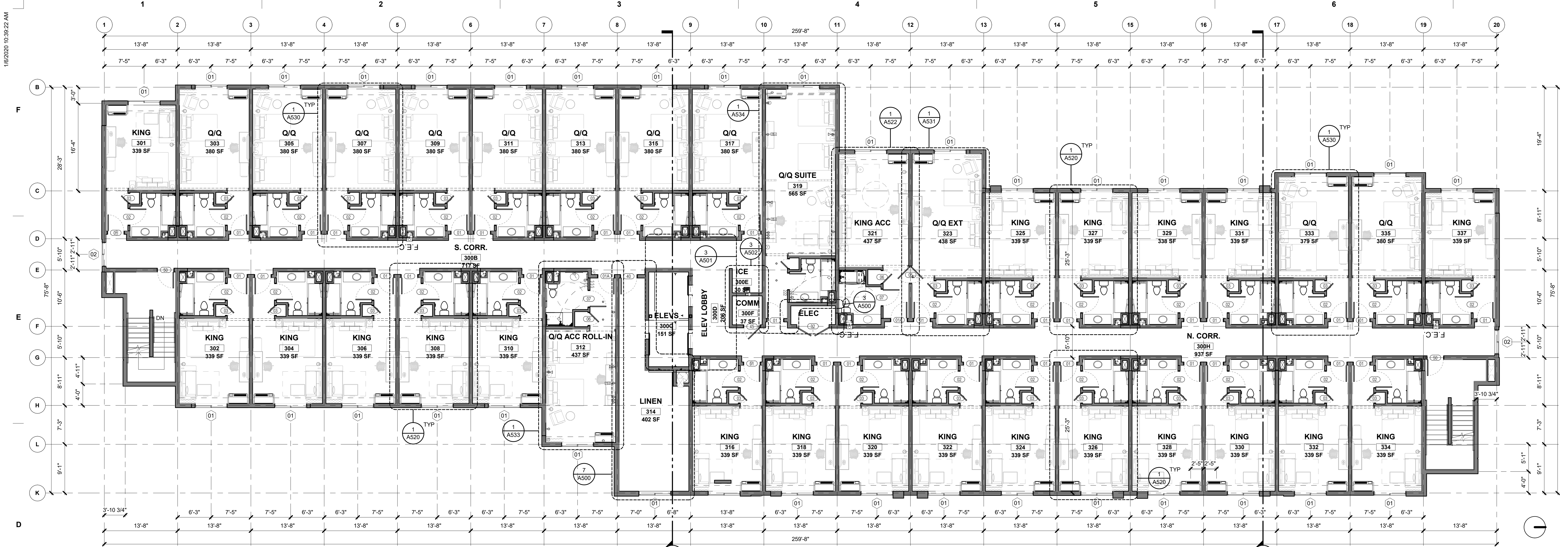
LEVEL 1 FLOOR
PLAN

PROJ. #: 1210
DATE: 2019.09.09
DRAWN BY: RMJ
SCALE: 1/8" = 1'-0"

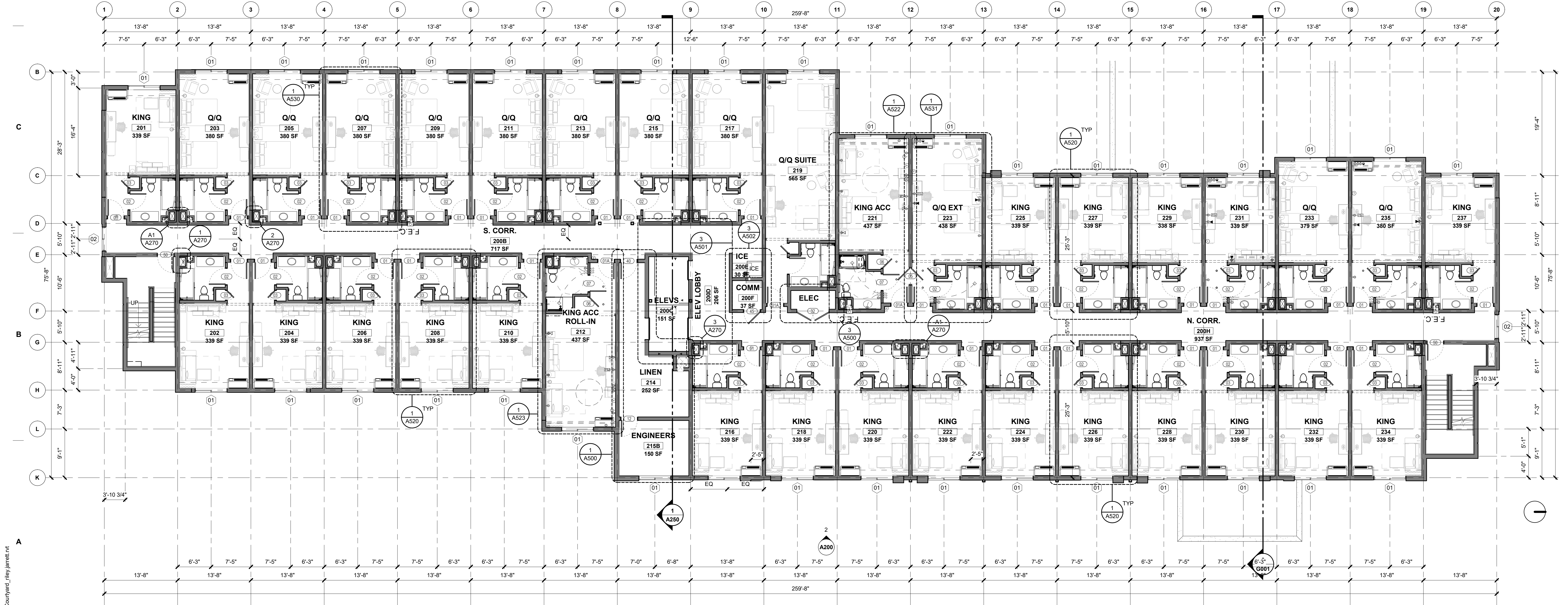
BID SET

A101

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2 LEVEL 2
G001 1/8" = 1'-0"



1 LEVEL 3
G001 1/8" = 1'-0"

GUEST ROOM TYPES		
TYPE	QTY.	%
KING	84	60%
KING ACC	2	1%
KING ACC ROLL-IN	1	1%
KING EXT	2	1%
Q/Q	40	29%
Q/Q ACC	2	1%
Q/Q ACC ROLL-IN	1	1%
Q/Q EXT	4	3%
Q/Q SUITE	3	2%
Q/Q SUITE ACC	1	1%
GRAND TOTAL: 140		

GUEST ROOMS		
TYPE	QTY.	
LEVEL 2		
KING	21	
KING ACC	1	
KING ACC ROLL-IN	1	
Q/Q	10	
Q/Q EXT	1	
Q/Q SUITE	1	
LEVEL 2: 35		
LEVEL 3		
KING	21	
KING ACC	1	
Q/Q	10	
Q/Q ACC	1	
Q/Q ROLL-IN	1	
Q/Q EXT	1	
Q/Q SUITE	1	
LEVEL 3: 35		
LEVEL 4		
KING	21	
KING EXT	1	
Q/Q	10	
Q/Q ACC	1	
Q/Q EXT	1	
Q/Q SUITE	1	
LEVEL 4: 35		
LEVEL 5		
KING	21	
KING EXT	1	
Q/Q	10	
Q/Q ACC	1	
Q/Q EXT	1	
Q/Q SUITE	1	
ACC	1	
LEVEL 5: 35		
GRAND TOTAL: 140		

WOODBURY CORPORATION

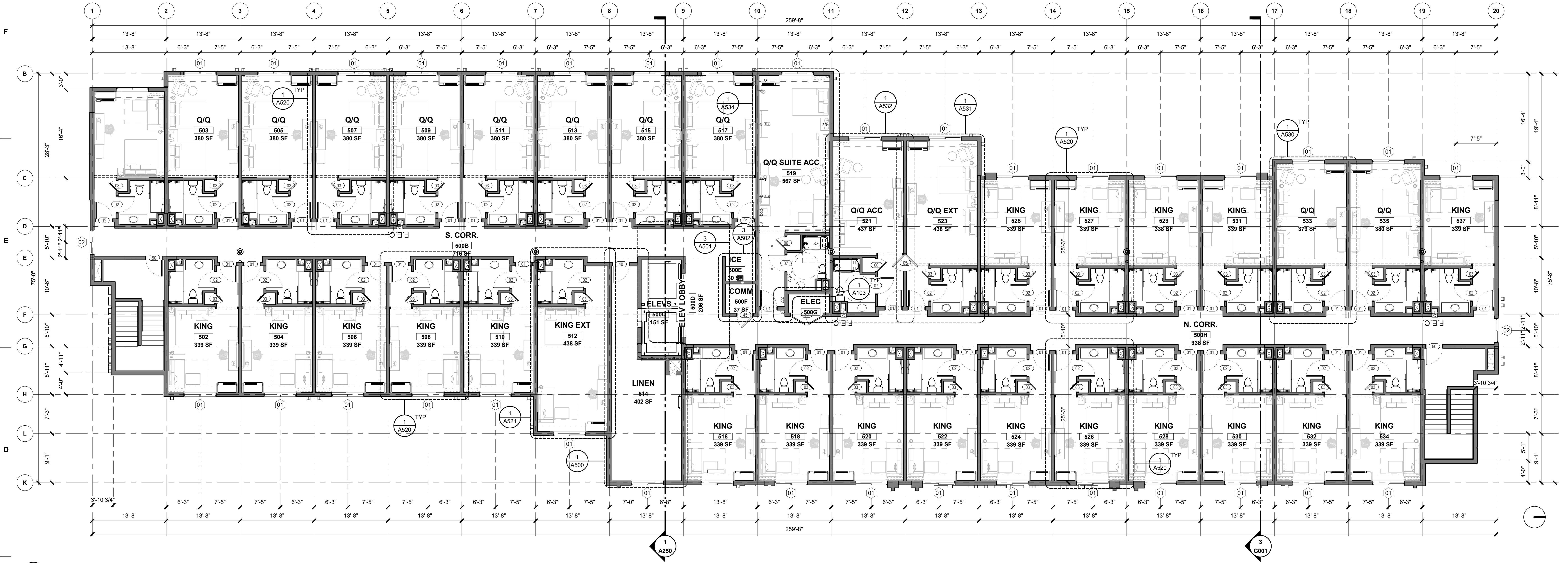
LYNN S. WOODBURY AND ASSOCIATES ARCHITECTS
2733 EAST PARKWAY, SUITE 300
SALT LAKE CITY, UTAH 84109
(801) 465-7770

DATE
REVISION DESCRIPTION
#

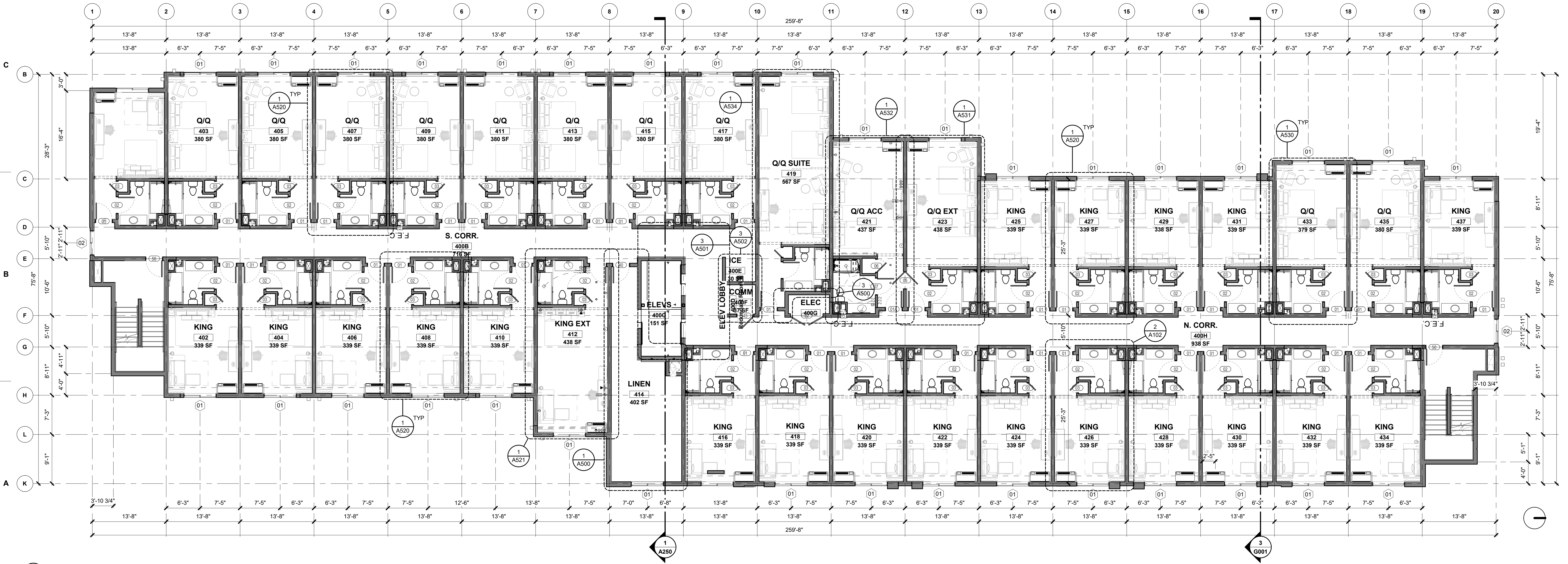
OREM COURTYARD
LOLOMA
750 E PARK AVENUE
OREM, UT 84097

LEVELS 2 & 3
FLOOR PLANS
PROJ. #: 1210
DATE: 2019.09.09
DRAWN BY: RMJ
SCALE: 1/8" = 1'-0"

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2 LEVEL 5
G001 1/8" = 1'-0"



1 LEVEL 4
G001 1/8" = 1'-0"

GUEST ROOM TYPES		
TYPE	QTY.	%
KING	84	60%
KING ACC	2	1%
KING ACC ROLL-IN	1	1%
KING EXT	2	1%
Q/Q	40	29%
Q/Q ACC	2	1%
Q/Q ACC ROLL-IN	1	1%
Q/Q EXT	4	3%
Q/Q SUITE	3	2%
Q/Q SUITE ACC	1	1%
GRAND TOTAL: 140		

GUEST ROOMS	
TYPE	QTY.

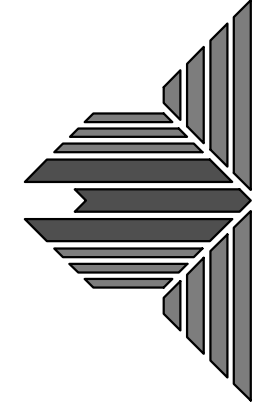
LEVEL 2	
KING	21
KING ACC	1
KING ACC ROLL-IN	1
Q/Q	10
Q/Q EXT	1
Q/Q SUITE	1
LEVEL 2: 35	

LEVEL 3	
KING	21
KING ACC	1
Q/Q	10
Q/Q ACC ROLL-IN	1
Q/Q EXT	1
Q/Q SUITE	1
LEVEL 3: 35	

LEVEL 4	
KING	21
KING EXT	1
Q/Q	10
Q/Q ACC	1
Q/Q EXT	1
Q/Q SUITE	1
LEVEL 4: 35	

LEVEL 5	
KING	21
KING EXT	1
Q/Q	10
Q/Q ACC	1
Q/Q EXT	1
Q/Q SUITE	1
ACC	1
LEVEL 5: 35	
GRAND TOTAL: 140	

WOODBURY CORPORATION
LYNN S. WOODBURY AND ASSOCIATES ARCHITECTS
2733 EAST PARKWAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 465-7770



DATE

REVISION DESCRIPTION

#

OREM COURTYARD LOLOMA
750 E PARK AVENUE
OREM, UT 84097

LEVELS 4 & 5
FLOOR PLANS

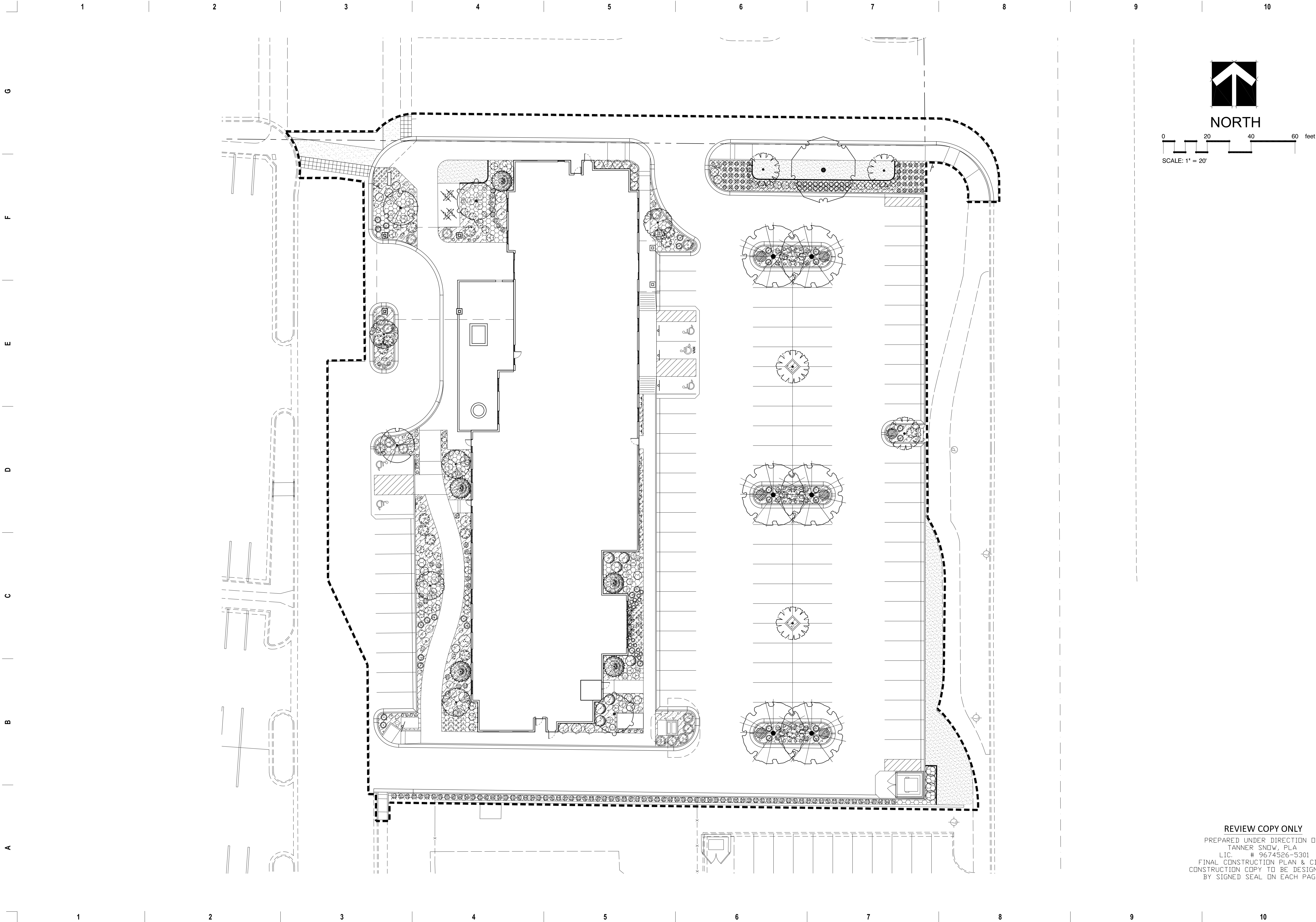
PROJ. #: 1210
DATE: 2019.09.09
DRAWN BY: RMJ
SCALE: 1/8" = 1'-0"

BID SET

A103

Building	Existing Building Square Footage (2013)	Existing Parking Spaces (2013)	New Building Square Footage	New Spaces Provided	Required Parking Spaces	Net Parking Spaces Provided	Land Acreage Added to PD 34 Zone
RETAIL					4.0/1000		
2013 EXISTING RETAIL							
Enclosed Mall	466,484	2547			1,866	2547	
Macy's	207,537	925			830	925	
Big O Tires	5,395	47			22	47	
Jared/Tx Rdhse	13,170	55			53	55	
Chicos/Starbucks	6,517	32			26	32	
Carrabas	6,719	36			27	36	
Simply Mac/Jasons/Goodwd	15,434	189			62	189	
RCWilley	120,347	266			481	266	
Fidelity	4,021	42			16	42	
Village	41,348	225			165	225	
Cinema	46,297	596			185	596	
NM7 & NM8 (overflow)	-	351			-	351	
Costco	154,762	749			619	749	
Totals	1,088,031	6,060	-	-	4,352	6,060	
NEW RETAIL					3.6/1000		
2015 openings							
RCW Expansion		(16)	30,000	10	108	(6)	
NM12 Multitenant Building		(94)	6,445	35	23	(59)	
2016 Openings							
Ground Floor Upkwy Office Retail		0	20,110	80	72	80	
2017 Openings							
Retail Bldg SE corner of Macy's		0	3,200	0	12	0	
Multi-tenant at SW corner of Macy's		0	6,530	0	24	0	
2018 Openings							
NM 14 Multitenant Building-Trader Joes	(5,395)	(312)	16,433	275	59	(37)	0.6 acres
Big O Tires			6,286	43	23	43	
Quick Quack Car Wash		(51)	3,587	24	13	(27)	
2019 Openings/Closings							
Aston North Devon - Retail	-	0	4,300	33	15	33	
Macy's Closing	(207,537)		0	0	(830)		
2020 Openings/Closings							
Exton Parkside Residential - Retail	-	0	8,800	0	32	0	
2022 Openings/Closings							
Dillard's (parking included in Phase II parking structure)			169,000	0	676	0	
Totals	-	(473)	274,691	500	226	27	-
OFFICE					2.4/1000		
2016 Openings							
545 E. University Parkway 5 story	-	(387)	102,774	489	247	102	
2022 Openings							
500 E Park Avenue-4 story ofc on pkg struct (parking spaces in phase II parking struct)		0	100,000	0	300	0	
Totals	-	(387)	202,774	489	547	102	
RESIDENTIAL					1.49 PER UNIT		
NM7 & 8 DEMO	0	(36)	0	0	0	(36)	
Aston Bldgs A,B,C,D 480 UNITS		0	480 Units	756	715	756	
2019 Openings							
Exton Parkside Residential 70 Units	-	0	70 Units	105	104	105	1.26 acres
Devon Aston North Residential 129 Units	-	0	129 Units	224	192	224	0.324 acres
800 E Property Acquisition		0					
2023 Openings							
Devon II 800E & 800S		0	235 Units	419	353	66	3.504 acres
Totals	-	(36)	-	1,504	1,365	1,115	
OTHER CONSTRUCTION IMPACTING PARKING							
Construction of portion of South Mall Ring Road between office and Macy's		(42)	0	0	0	(42)	
Construction of East Half of Connector Road		(108)	0	27	0	(81)	
Demolition of Portion of N Mall		-	(52,500)	0	(210)	0	
New Parking on Mervyn's & N Mall Demolition Site		(20)	0	217	0	197	
New Parking on Orchard Parcel		0	0	102	0	102	
Childrens Play Area		0	5,000	0	18	0	
Construction of The Orchard		(211)	0	0	0	(211)	
2018 Openings							
North Tower Parking Structure (550E 1150S)		(282)	0	630	0	348	
2022 Openings							
UPTower Parking Structure		(112)	0	379	0	267	
2023 Openings							
140 Room Marriott Hotel 77 parking spaces located west of hotel site in unused UMall parking lot			140 rooms	63	140	(77)	0.96 acres
Totals		(775)	(47,500)	1,418	(52)	503	5.797 acres
TOTAL PROJECT	1,088,031	4,389	429,965	3,911	6,438	7,807	
			914 Resid Units		Required	Provided	

PARKING ANALYSIS TABLE



REVIEW COPY ONLY
PREPARED UNDER DIRECTION OF
TANNER SNOW, PLA
LIC. # 9674526-5301
FINAL CONSTRUCTION PLAN & CITY
CONSTRUCTION COPY TO BE DESIGNATED
BY SIGNED SEAL ON EACH PAGE.

PLANTING PLAN
OREM COURTYARD HOTEL
750 EAST PARK AVENUE
OREM, UTAH

REVISION DESCRIPTION
DATE

WOODBURY
CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

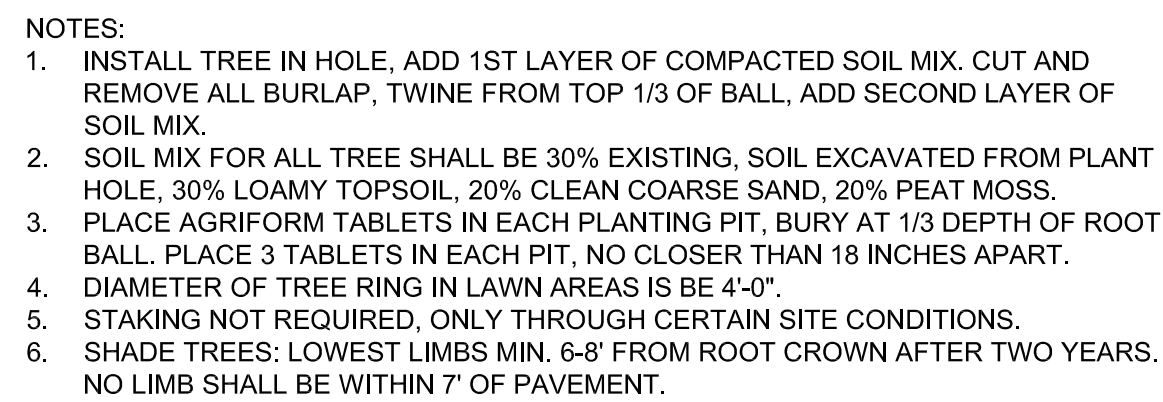
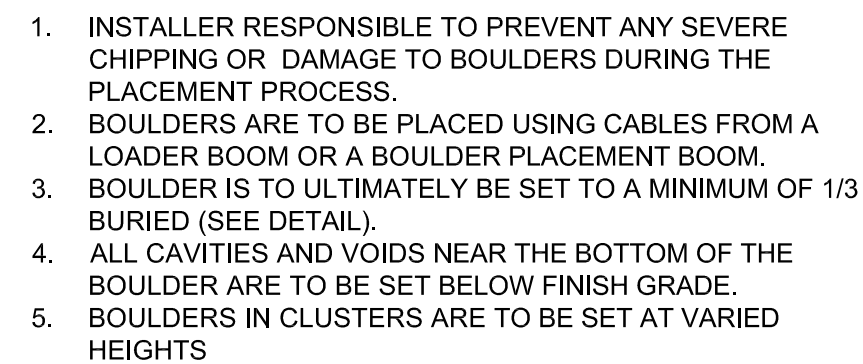
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PROJECT #: 1210
DATE: 02/25/2020
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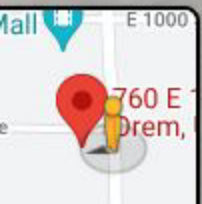
L101



NOTES:

1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TO SOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
3. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT. BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
4. DIAMETER OF TREE RING IN LAWN AREAS TO BE 2 FEET WIDER THAN DIAMETER OF CANOPY.





CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
February 16, 2022

The following items are discussed in these minutes:

- PUBLIC HEARING – Vacating Lot 7 of Chelsea Subdivision and approving Chelsea, Plat B located at 1920 South 50 West - Approved
- PRELIMINARY PLAT – 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 North 1380 West - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Jim Condie, Madeline Komen, Murray Low, Amber Pope, Barry Roberts and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Matt Taylor, Senior Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Grant Allen, Senior Planner

The Commission and staff briefly reviewed agenda items and minutes from February 2, 2022 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 Sakar called the Planning Commission meeting to order and asked Mr. Condie, Planning Commission member, to offer the invocation.

Those present: Jim Condie, Madeline Komen, Murray Low, Amber Pope, Barry Roberts and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Matt Taylor, Senior Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Grant Allen, Senior Planner

Chair Sakar asked Ms. Stevens to introduce **Agenda Item 3.1:** [\(click here for recording\)](#)

Agenda Item 3.1 is a request by Kenzy Fogle for the Planning Commission to vacate Lot 7 of Chelsea Subdivision and approve Chelsea, Plat B located at 1920 South 50 West in the R8 zone.



Staff Presentation: The applicant is seeking to vacate the existing public utility easement which runs along the south boundary of the property so she 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.

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

DRAFT Planning Commission minutes for February 16, 2022

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

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

Chair Sakar invited the applicant to come forward. Kenzy Fogle introduced himself and had nothing to add.

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: Mr. Condie moved to vacate Lot 7 of Chelsea Subdivision and approve Chelsea, Plat B located at 1920 South 50 West in the R8 zone. Mr. Low seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Stevens to introduce **Agenda Item 3.2:** ([click here for recording](#))

Agenda Item 3.2 is a request by Bracken Atkinson for the Planning Commission to 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.



Staff Presentation: 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.

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

DRAFT Planning Commission minutes for February 16, 2022

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

3
4 *Transportation/Engineering:* The proposed buildings will generate enough traffic to warrant a traffic signal at 1200
5 N Geneva Road. There is a condition of approval which the developer must coordinate with Utah Department of
6 Transportation for the design and construction of a traffic signal. A bond for the completion of the traffic signal
7 must also be posted before a building permit will be issued.

8
9 **Recommendation:** The Development Review Committee determined this request complies with the Orem City
10 Code. Staff recommends the Planning Commission approve the overall preliminary plat and site plan of Orem
11 Technology Center Buildings 6 and 7, including Orem Technology Campus, Plat B located generally at 1340 N
12 1380 W in the PD36 zone, with the condition the developer will coordinate with Utah Department of Transportation
13 for the design and construction of a traffic signal at 1200 N Geneva Road in connection with this project, and a bond
14 for the completion of the traffic signal prior to issuing a building permit, and pay for the installation of the traffic
15 signal.

16
17 Chair Sakar asked if the Planning Commission had any questions for Ms. Stevens. Mr. Low asked if something
18 changed due to further conversations, would this item come back to the Planning Commission for reapproval. Mr.
19 Bench said if they meet the conditions of the approval it would not come back again. If there were a dispute they
20 would need to come back to modify the condition.

21
22 Chair Sakar invited the applicant to come forward. Bracken Atkinson introduced himself. He asked for clarification
23 on how the traffic signal would be bonded as there is a big unknown with UDOT. Mr. Kelly said they would discuss
24 that after the approval on the staff level.

25
26 Chair Sakar opened the public meeting and invited those from the audience who had come to speak to this item to
27 come forward to the microphone.

28
29 When no one came forward, Chair Sakar closed the public meeting and asked if the Planning Commission had any
30 more questions for the applicant or staff. When none did, he called for a motion on this item.

31
32 **Planning Commission Action:** Mr. Sakar moved to approve the overall preliminary plat and site plan of Orem
33 Technology Center Buildings 6 and 7, including Orem Technology Campus, Plat B located generally at 1340 N
34 1380 W in the PD36 zone, with the condition the developer will coordinate with Utah Department of Transportation
35 for the design and construction of a traffic signal at 1200 N Geneva Road in connection with this project, and a bond
36 for the completion of the traffic signal prior to issuing a building permit, and pay for the installation of the traffic
37 signal. Mr. Roberts seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Amber
38 Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

39
40 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a
41 motion to approve the minutes of February 2, 2022. Mr. Low moved to approve the meeting minutes for February 2,
42 2022. Ms. Komen seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Amber
43 Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

44
45 **Adjourn:** Chair Sakar called for a motion and moved to adjourn. Mr. Roberts seconded the motion. Those voting
46 aye: Jim Condie, Madeline Komen, Murray Low, Amber Pope, Barry Roberts and Haysam Sakar. The motion
47 passed unanimously.

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49 **Adjourn:** 4:38 p.m.

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Ryan L. Clark
Planning Commission Secretary

Approved:

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