



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
April 20, 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 **SITE PLAN – Vacating Lots 3 and 4 of Meikle John Industrial Park, Plat A and approving the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone.**
 - 3.2 **Preliminary Plat – Approving the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North in the R7.5 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from March 16, 2022**
5. ADJOURN
 - 5.1 **Next meeting is scheduled for Wednesday, May 4, 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 April 20, 2022	
Prepared By: Cheryl Vargas		
Applicant: Robison Home Builders	SITE PLAN – Vacating Lots 3 and 4 of Meikle John Industrial Park, Plat A and approving the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Light Industrial**
- Current Zone: **M2**
- Acreage: **.66**
- Neighborhood: **Timpview**

ACTION:

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

REQUEST: The applicant requests the Planning Commission vacate Lots 3 and 4 of Meikle John Industrial Park, Plat A and approve the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone.

BACKGROUND:

The applicant is proposing to combine two platted lots into a one lot subdivision with four office warehouse condominiums.

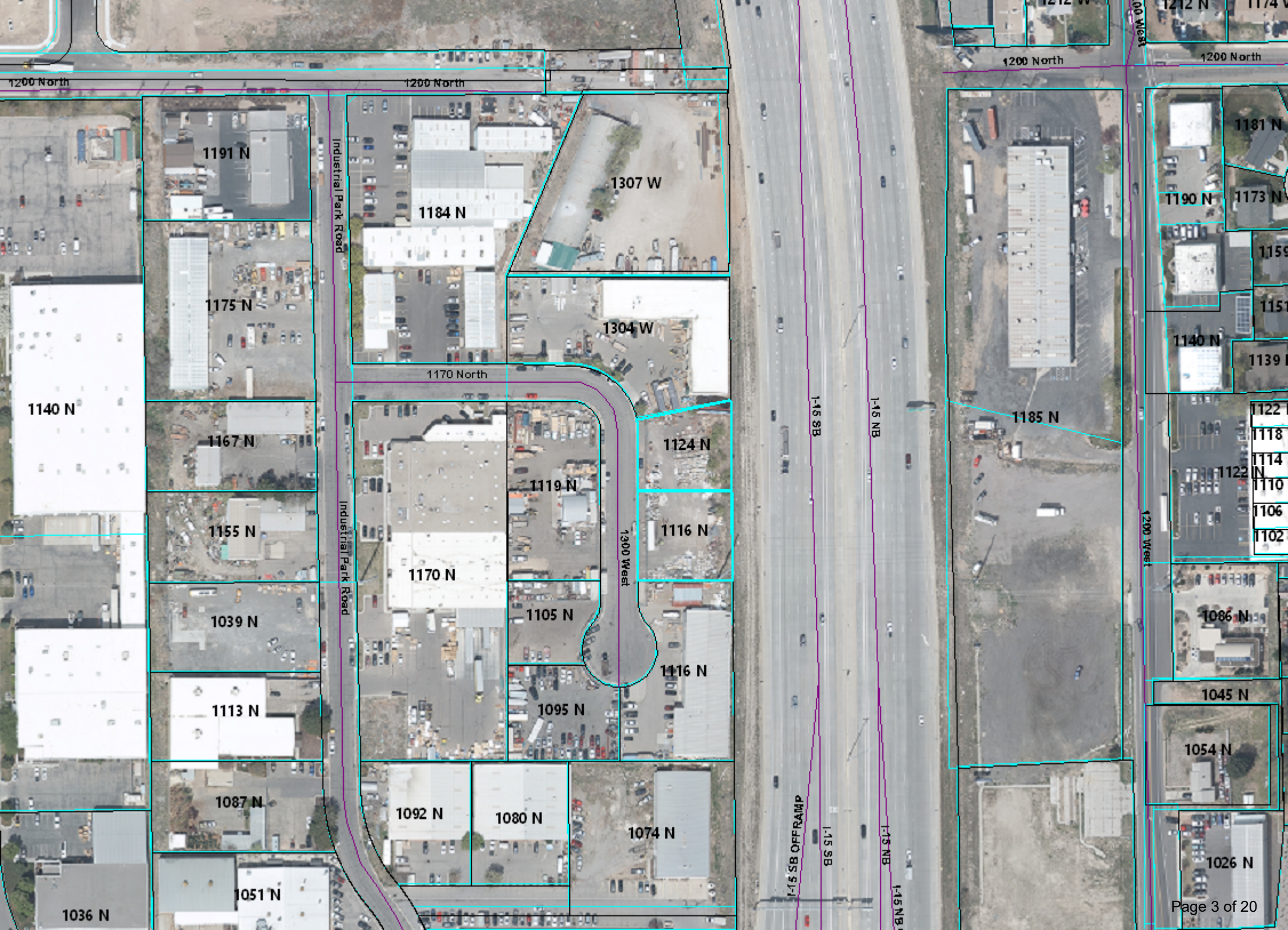
There will be four 2-story units with units 1 and 4 being 2,496 square feet and units 2 and 3 being 1,940 square feet. Each unit will have office and warehouse space with their own restrooms and break rooms.

Architecture: The proposed architecture meets the requirements of the M2 zone.

Parking: The parking requirement for this project have been met. Thirty-one spaces are required and they are providing thirty-one spaces.

Landscaping: The overall landscape plan complies with all applicable M2 zoning codes.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 3 and 4 of Meikle John Industrial Park, Plat A and approve the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone.



1140 N

1191 N

1175 N

1167 N

1155 N

1039 N

1113 N

1087 N

1051 N

1036 N

1184 N

1170 N

1092 N

1080 N

1074 N

1307 W

1304 W

1124 N

1116 N

1116 N

1119 N

1105 N

1095 N

1300 West

I-15 SB

I-15 NB

I-15 SB

I-15 NB

I-15 NB

OFF RAMP

1200 North

1200 North

1185 N

1140 N

1190 N

1181 N

1173 N

1159 N

1151 N

1139 N

1122 N

1118 N

1114 N

1110 N

1106 N

1102 N

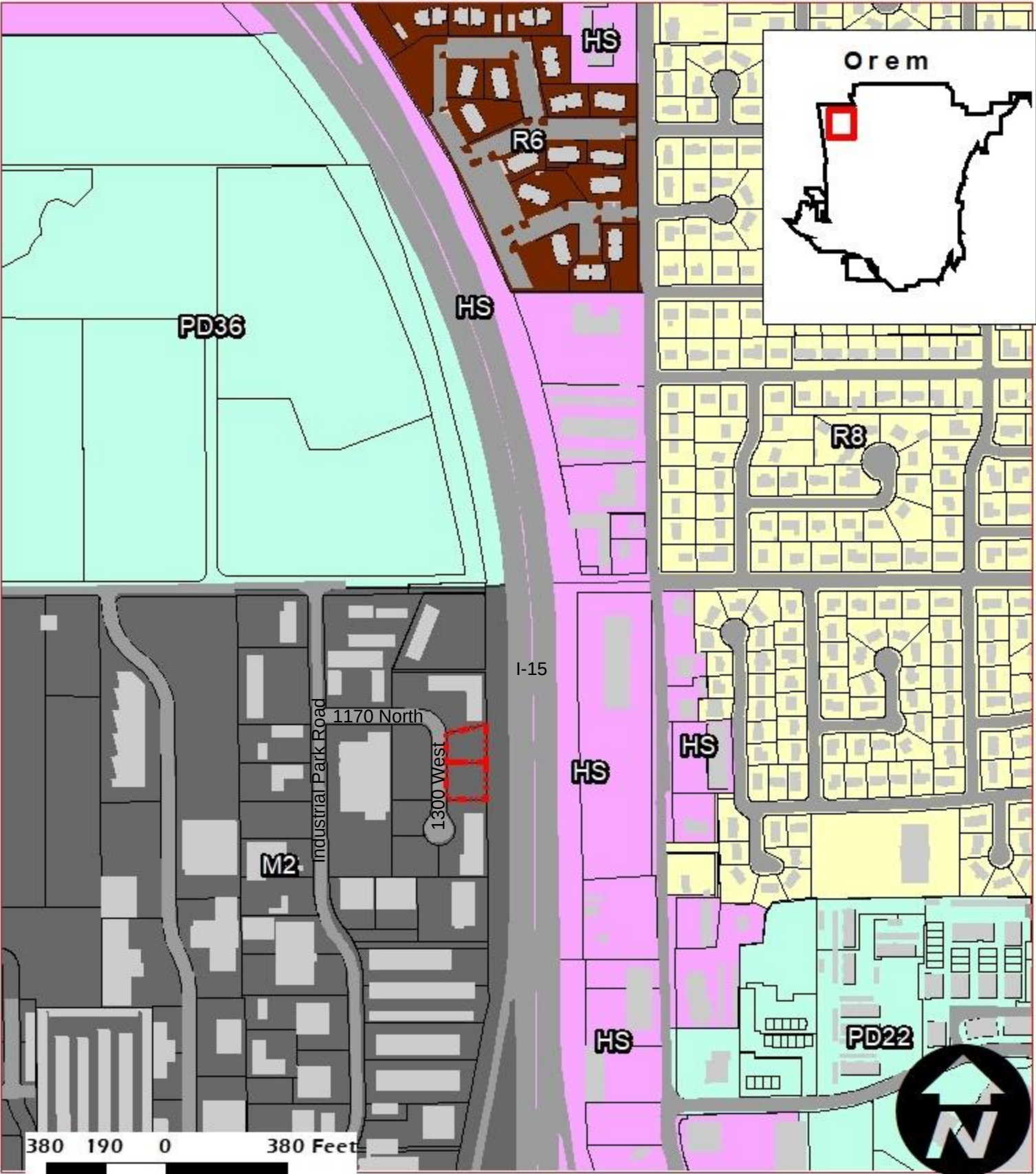
1086 N

1045 N

1054 N

1026 N

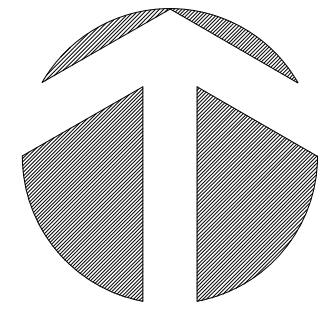
RHB Office Warehouse Condominiums Plat A



Preliminary Plat
M2
.66 Acres

NEIGHBORHOOD
Timpview

- Legend
- 1124 N 1300 West
 - Buildings
 - Parcels



NORTH
1" = 20'

1170 North Street

Site Plan

Jacob Land Development LLC
923 N 290 E
American Fork Utah 84003

Lot 26

Meikle John
Industrial Park
Lot 2

T&T Industrial Park

Lot 24

Lot 22

Meikle John
Industrial Park
Lot 3

1300 West Street (Public)

Interstate 15

CPH Holdings LLC
244 North 900 East
Salem Utah 84653

Existing Building

CAUTION!!! Notice to contractors

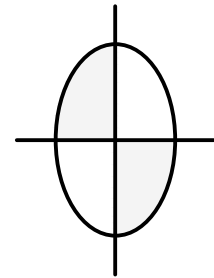
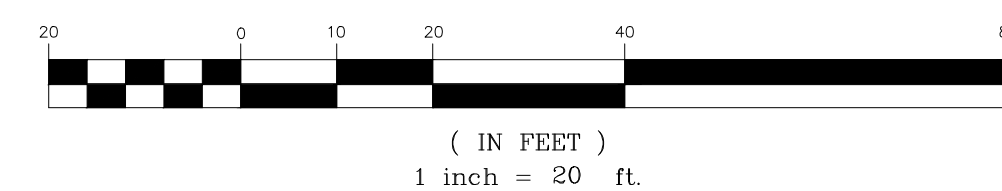
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Keyed Notes:

- 1 Proposed 24" high back curb and gutter. See detail J, Sheet 6.1.
- 2 Proposed 6" curb wall. See detail G, Sheet 6.1.
- 3 Install retaining wall. See detail on Sheet 6.0.
- 4 Install ADA Signage. See detail A, Sheet 6.0.
- 5 Install ADA Stalls. See detail C, Sheet 6.0.
- 6 Install Wall Pack light. See electrical plan. See detail on sheet 6.0.
- 7 Install Sight obscuring dumpster enclosure. See detail E, Sheet 6.0.

GRAPHIC SCALE



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah

Orem City

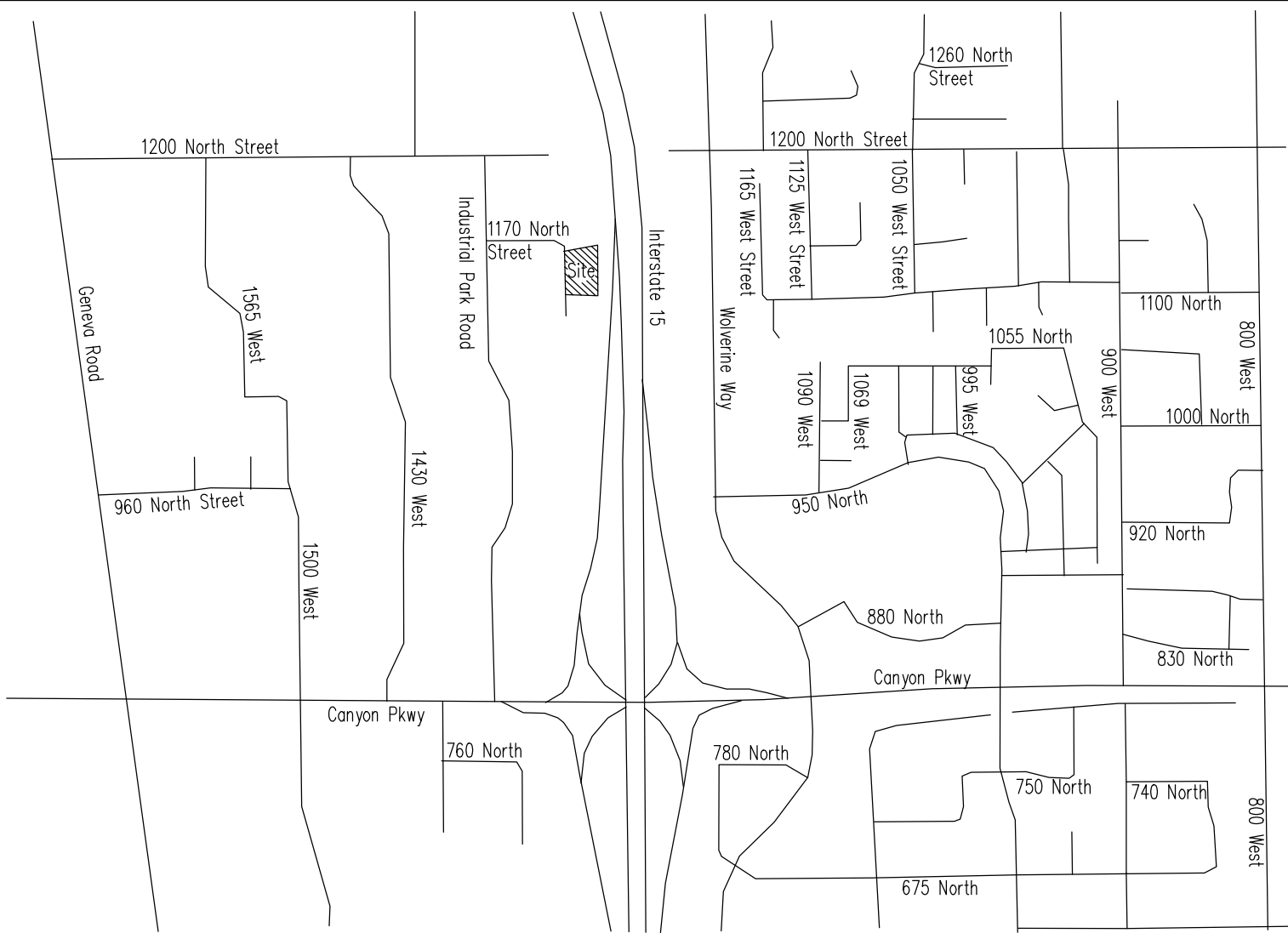
RHB Office Warehouse

Site Plan

Revisions

Date
3-4-2022
Scale
1"=20'
By
BHT
Tracing No.
L-14659

Sheet No.
C - 2.0



Vicinity Map

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

1. This Condominium Plot contains a private drive as shown. Private Drives are not owned, maintained, or repaired by the City of Orem.
2. All common and private drive areas shown on this plot are subject to a Public Utilities, Drainage, and Irrigation agreement for installation and maintenance of improvements and such association to assess the members to repair streets, landscaping, etc. where needed to repair or replace the public utilities.
3. All power and water improvements are public and maintained by the City of Orem up to and including the meters. All fire hydrants and their appurtenances within this plot are public and are maintained by the City of Orem. Fire lines to the buildings are private and shall be maintained by the association.
4. The Association shall be responsible for repairing, restoring, or replacing private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by the City of Orem in installing, maintaining, repairing, or replacing public power, water, sewer and drainage improvements.
5. In addition to the annual and special assessments for the maintenance of common non-public improvements contained within the subdivision, the association shall levy such assessments as may be necessary from time to time to repair, restore, or replace private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by the City of Washington in installing, maintaining, repairing, or replacing power, water, sewer and drainage improvements.
6. In recording this plot, easements are hereby granted within all common areas within the plot and the up to the building of all units for installation, access, maintenance, and repair of all utilities including natural gas, cable TV, telephone, water, power, and for sewer and drainage improvements.

Date _____
(Registered Land Surveyor (see seal below))

Commencing at a point located South 89°32'45" West along the Section line 553.64 feet and South 443.90 feet from the North quarter corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°30'50" East along Interstate 15, 241.72 feet; thence West 126.70 feet; thence North 00°03'15" West along 1300 West Street 200.09 feet; thence along the arc of a 90.00 foot radius curve to the left 17.18 feet (chord bears North 05°31'22" West 17.15 feet); thence North 79°00'30" East 128.74 feet to the point of beginning.

AREA=28,890 sq. ft. or 0.66 acre

Basis of Bearing = South 89°32'45" West along the Section line

The undersigned Owners of the tract of land described herein as RHB OFFICE WAREHOUSE, A Condominium Project located on said tract of land have caused a survey to be made and this Plat consisting of ____ sheet(s) to be prepared, does hereby dedicate the streets and other public areas as indicated herein for the perpetual use of the and does hereby consent to the recordation of this Plat this ____ day of _____, A.D. 20____

Acknowledgement

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

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

My Commission Number _____

Signed (a Notary Public Commissioned in Utah) _____

My Commission Expires _____

 Print name of Notary

Owner(s) of the Parcel of land which is shown upon the Plat of _____ Condominium, consent to the preparation and recordation of this Plat and does hereby offer and convey to all Public Utility Agency's and their successors and assigns a permanent easement and right of way as shown by the areas marked "Utility Easement", and "Private Streets", and "Common Area" on the within Plat for the construction and maintenance of public utilities and appurtenances, together with the right of access thereto. It is also hereby understood that all Units have a cross easement through each other for the placement of necessary utilities to serve adjacent units.

_____ in recording this Plat of _____, Condominiums, has designated certain areas of land as "Private Streets," and "Common Areas," intended for the use by the owners in _____ Condominiums, for ingress, egress, recreation, and other related activities. The designated areas are not dedicated hereby for the use by the general public but are for the common use and enjoyment of the owners in _____ Condominiums, as more fully provided in the Declaration of Protective Easements, Covenants, Conditions and Restriction, applicable to _____ Condominiums. Said Declaration is hereby incorporated and made part of this official plat and becomes effective upon the date that this Plat is recorded in the official records of Utah County, Utah. This Plat is recorded in the official records of Utah County, Utah.

Approved this ____ day of _____, 20____, by the Orem City Planning Commission

Director-Secretary	Chairman, Planning Commission	Resolution No.
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County Recorder

Plat " A "

RHB Office Warehouse Condominiums

Including a vacation of Lots 3 & 4, Plat "A", Meikle John Industrial Park,

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

SURVEYOR'S SEAL

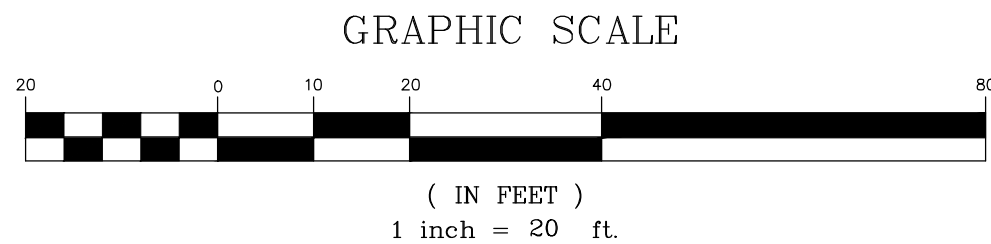
NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEA

CLERK-RECORDER SEA

Prepared by:

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



Common Area

Private Area

Sheets 1 of 2 Sheets

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of & 4, Plat "A" Meikle John Industrial Park, . Lots 3 & 4, Plat "A" Meikle John Industrial Park, is hereby vacated

Approved as to Form

City Attorney

Date _____

Conditions of Approval

Occupancy Restriction Notice

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

Acceptance by the City of Orem

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

Approved: _____
City Engineer

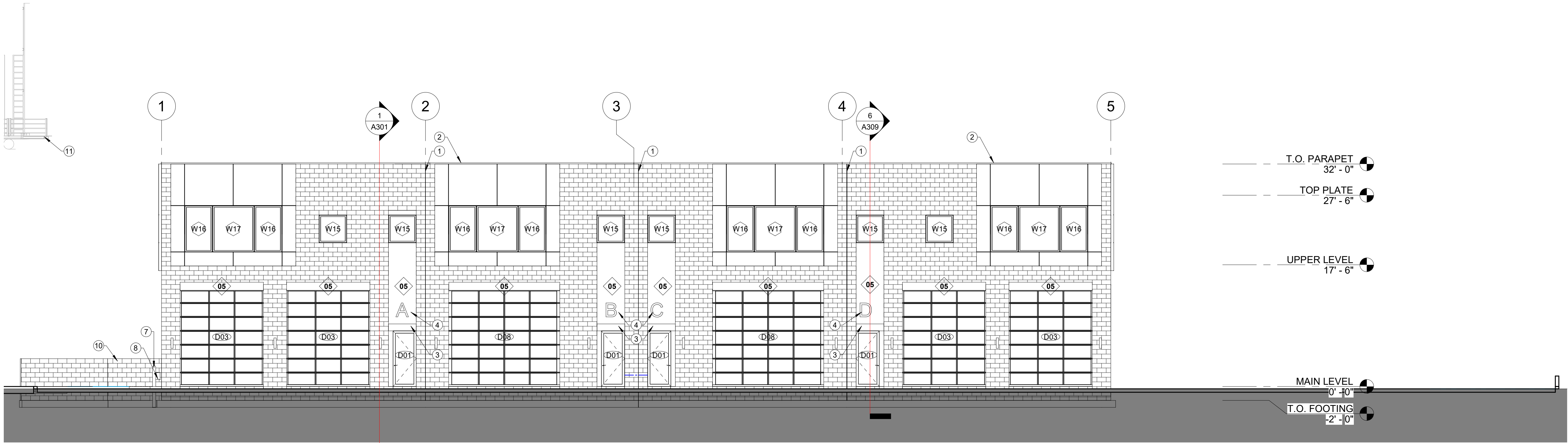
Approved: _____
City Recorder

Elevations

SEE GENERAL NOTES ON A0.1

KEYNOTES

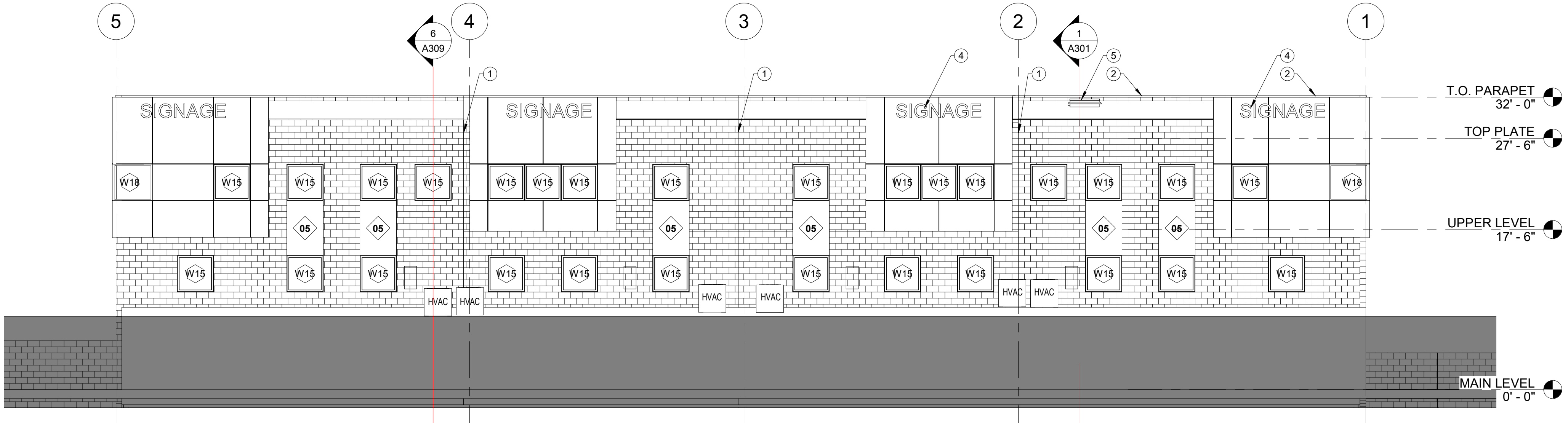
- 1. CONTROL JOINT IN MASONRY
- 2. PRE-FINISHED METAL COPING
- 3. 4'-0" x 2'-0" x 12" POWDER COATED 10 ga. STEEL ENTRY CANOPY
- 4. BUILDING SIGNAGE, PROVIDE POWER - SEE ELECTRICAL
- 5. ROOF ACCESS HATCH, SEE ROOF PLAN
- 6. PRE-FINISHED GUTTER SYSTEM w/ DOWNSPOUTS
- 7. PAINTED 6" GALVANIZED PIPE BOLLARD, PROVIDE 3'-0" MIN. FDN EMBEDMENT
- 8. GAS METER(S) - SEE MECHANICAL/PLUMBING
- 9. EXISTING TELEPHONE PEDISTAL TO REMAIN - PROTECT & PRESERVE
- 10. CMU RETAINING WALL, SEE CIVIL & STRUCTURAL
- 11. EXISTING FREEWAY ADVERTISEMENT SIGN TO REMAIN - PROTECT & PRESERVE



1 FRONT ELEVATION

scale: 1/8" = 1'-0"

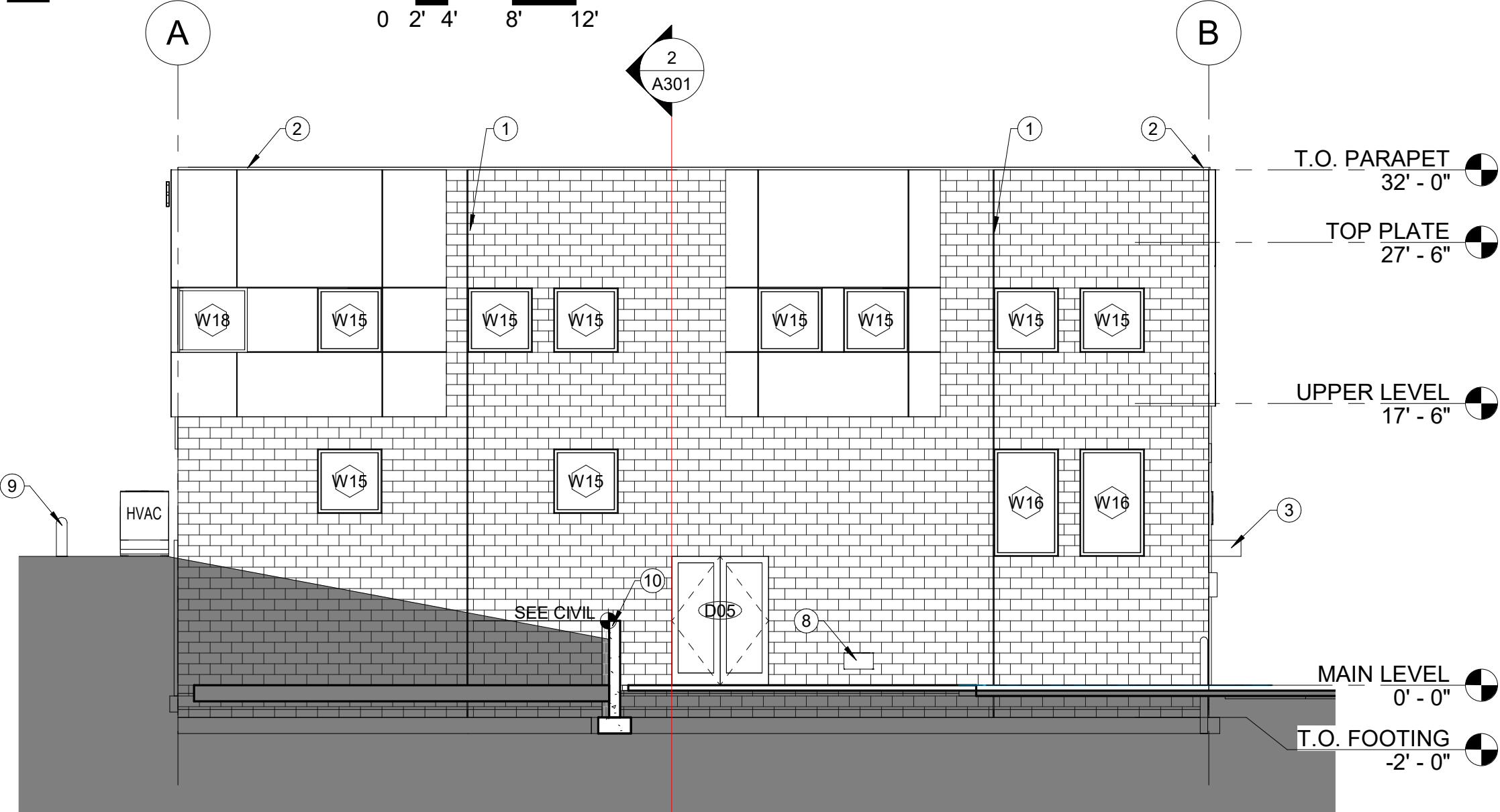
0 2' 4' 8' 12'



2 REAR ELEVATION

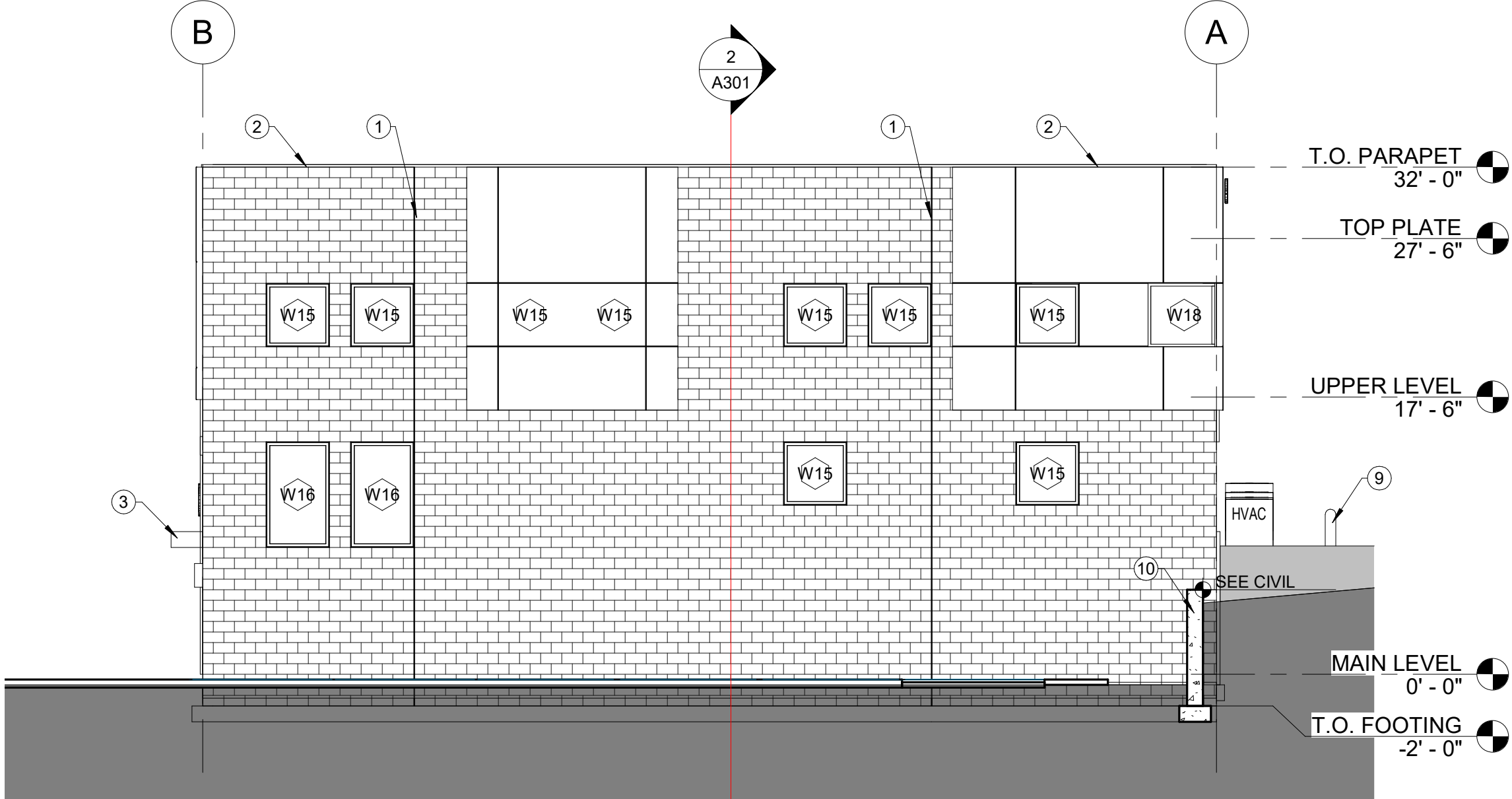
scale: 1/8" = 1'-0"

0 2' 4' 8' 12'



3 SIDE 1 ELEVATION

scale: 1/8" = 1'-0"



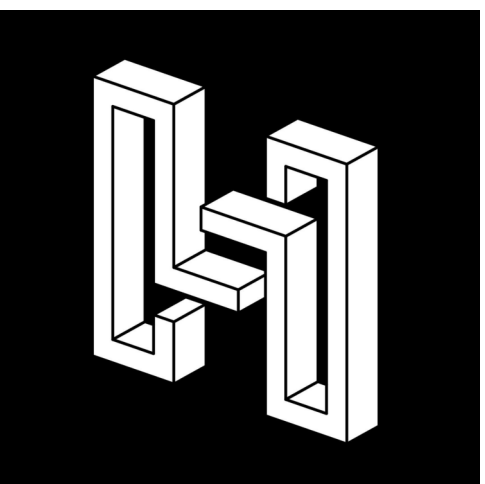
4 SIDE 2 ELEVATION

scale: 1/8" = 1'-0"

ELEVATIONS LEGEND

SEE A0.1 FOR GEN NOTES

- CONCRETE MASONRY UNITS
FINISH: HONED, CHARCOAL FINISH
- STUCCO, WITH V-GROOVE JOINTS
FINISH: PAINTED, BLACK
- STEEL PANELS
FINISH: BLACKENED STEEL

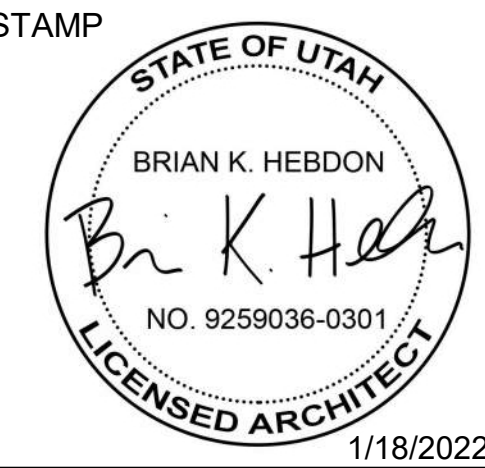


HEBDON STUDIOS

ARCHITECTURE + DESIGN

740 East 3900 South, #302
Millcreek, Utah 84107

e. brian@hebdonstudios.com
p. 801.503.2460



PROJECT: **RHB WAREHOUSE**
1126 NORTH 1300 WEST, OREM UT 84057

REVISIONS:

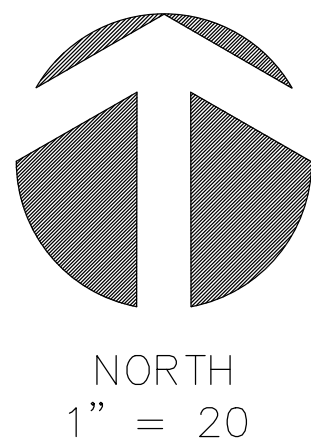
TITLE:
ELEVATIONS

SHEET:

A201

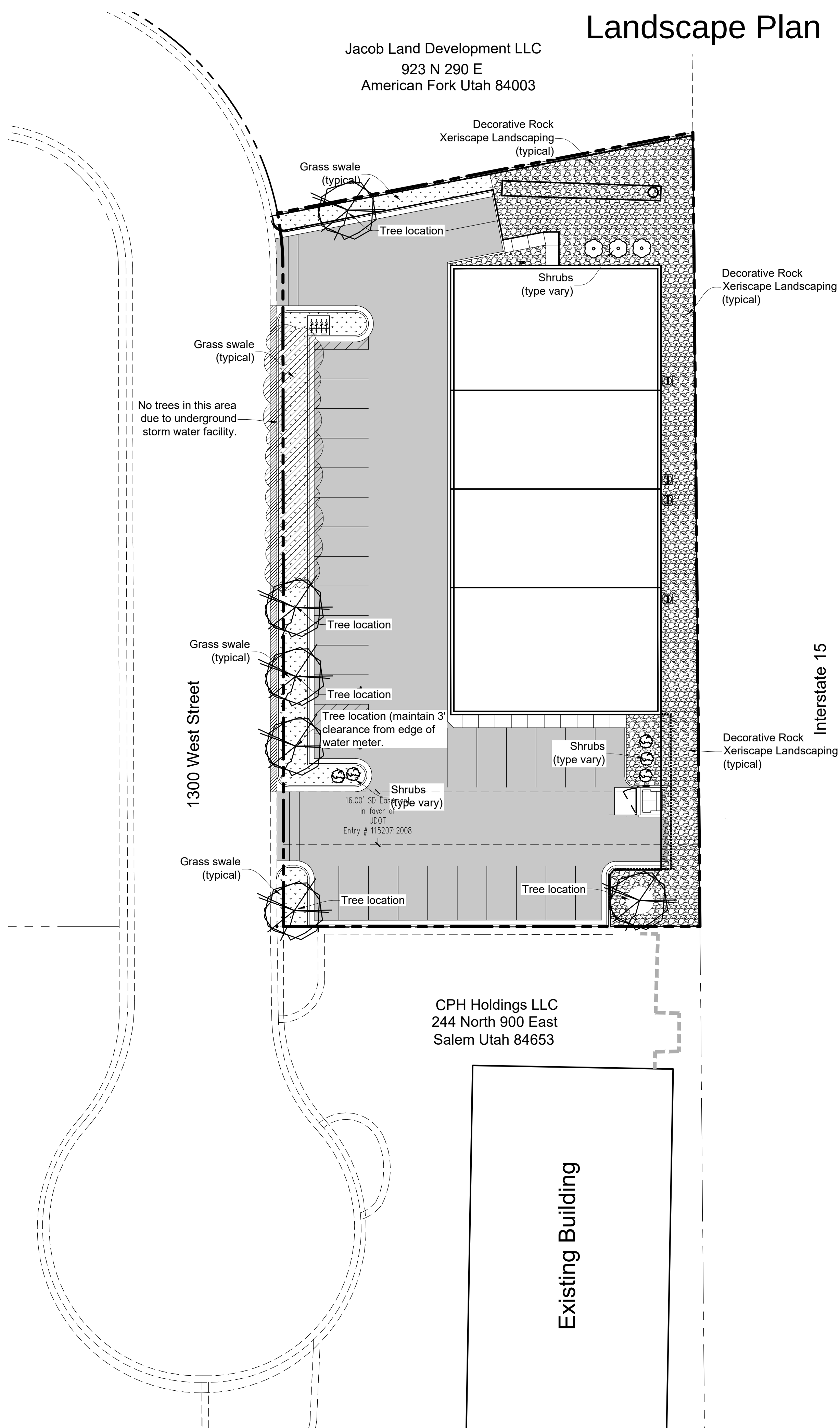
ISSUE DATE: JANUARY 2022

CONSTRUCTION DOCUMENTS



Landscape Plan

Jacob Land Development LLC
923 N 290 E
American Fork Utah 84003



PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
DECIDUOUS TREES				
	ACER PLATANOIDES 'EMERALD QUEEN'	2" CAL.	B & B	
	Emerald Queen Maple			
	MALUS SPRING SNOW	2" CAL.	B & B	
	Spring Snow Crab Flowering Crab			
	PYRUS CALLERYANA 'CAPITAL'	2" CAL.	B & B	
	Capital Flowering Pear			
SHRUBS				
	COTONEASTER DAMMERI 'CORAL BEAUTY'	5 Gal.	Cont.	
	Coral Beauty Cotoneaster			
	JUNIPERUS SABINA 'BROADMOOR'	5 Gal.	Cont.	
	Broadmoor Juniper			
	PINUS MUGO MUGUS PUMILO	5 Gal.	Cont.	
	Shrubby Swiss Mountain Pine			
GROUNDCOVERS				
	AEGOPodium PODAGRARIA VARIAGATUM	1 Gal.	Cont.	24" O.C.
	Bishop's Weed			
	AJUGA	1 Gal.	Cont.	24" O.C.
	Bungelweed			
	GALLIUM ODORATA	1 Gal.	Cont.	24" O.C.
	Sweet Woodruff			



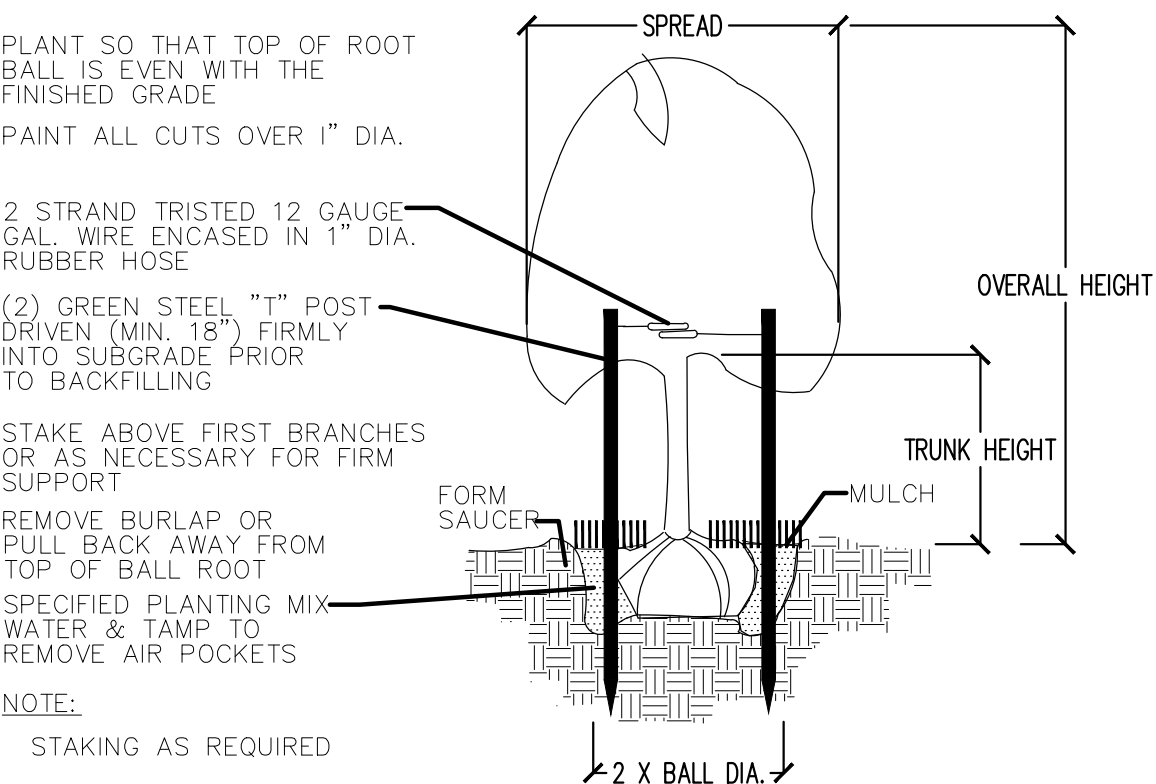
Landscaping Notes:

All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

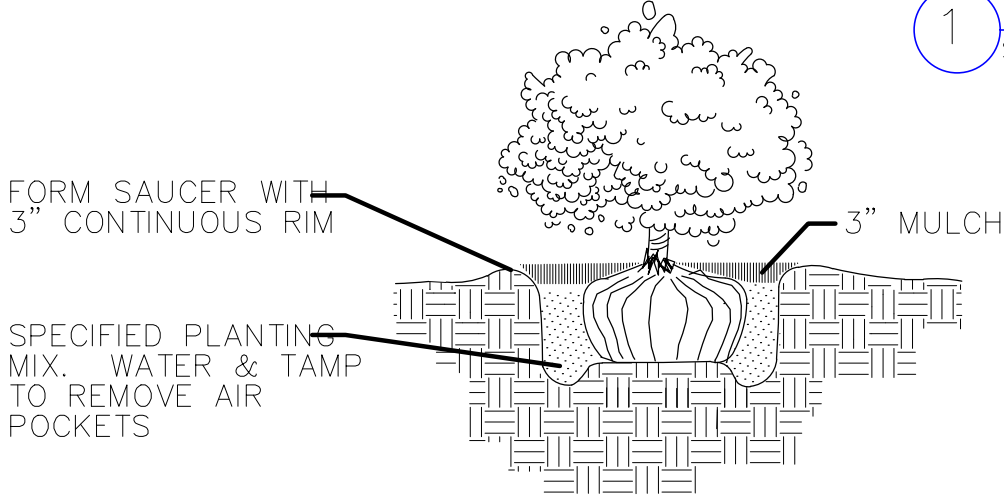
All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

All Evergreen trees provided = 2" Caliper in size. 26 are required & provided.
All Deciduous trees provided = 2" Caliper in size. 26 are required, 29 provided.
All shrubs provided = 5 gallon in size. 416 Shrubs are required.

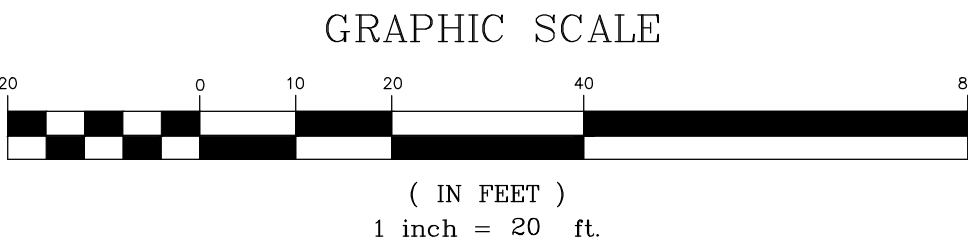
All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.



1 TREE PLANTING – VERTICAL STAKES
SCALE: NOT TO SCALE



2 SHRUB PLANTING
SCALE: NOT TO SCALE



CAUTION!!! Notice to contractors

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1-800-662-4111

DUDLEY AND ASSOCIATES

ENGINEERS PLANNERS SURVEYORS

353 EAST 1200 SOUTH, OREM, UTAH

801-224-1252

RHB Office Warehouse

Utah

Orem City

Landscape Plan

Revisions

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Date
3-4-2022

Scale
1"=20'

By
BHT

Tracing No.
L-14659

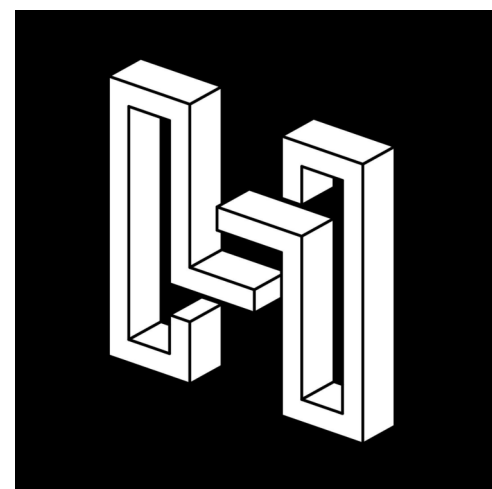
Sheet No.
C - 7.0

Floor Plans

SEE GENERAL NOTES ON A0.1

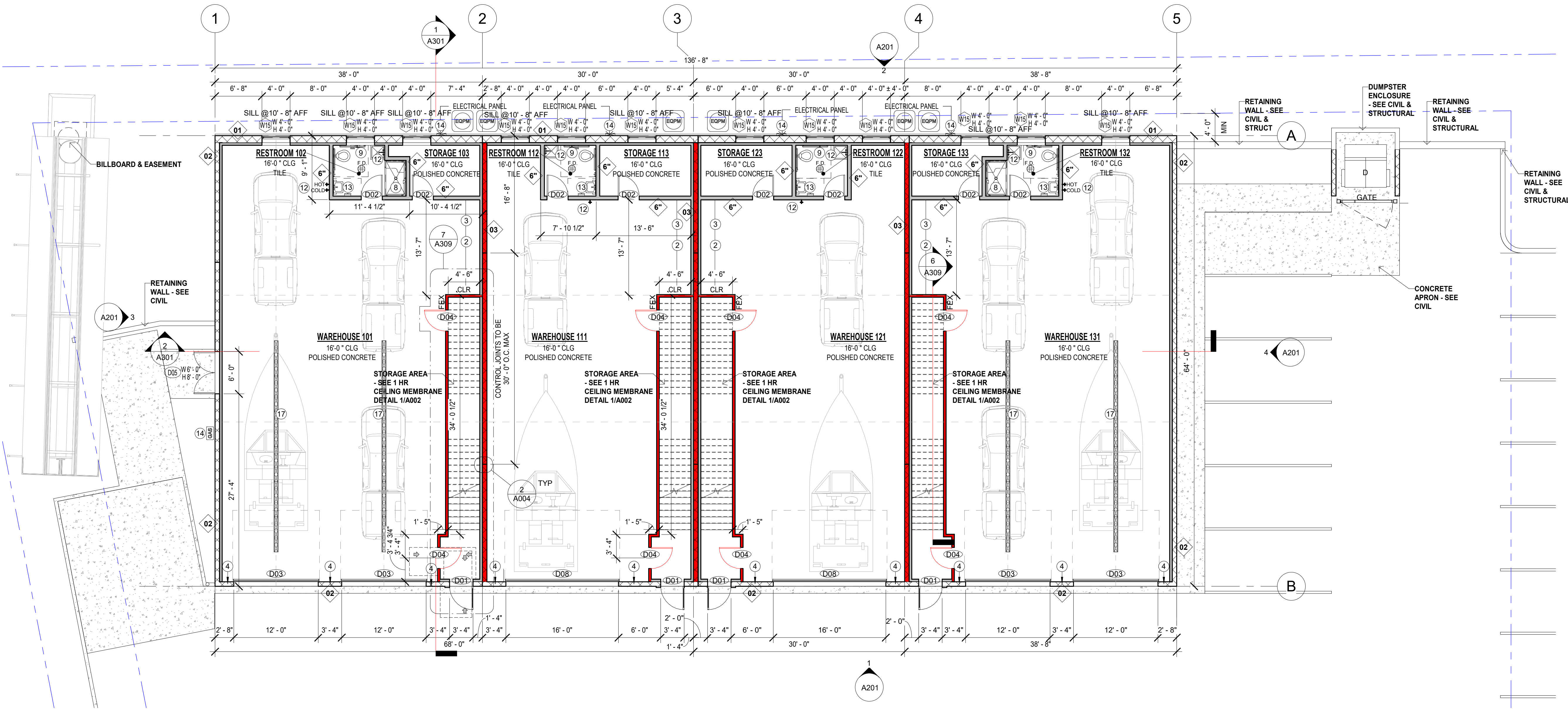
KEYNOTES #

1. REFRIGERATOR SPACE (WITH INSTALLED WATER LINE AT KITCHEN)
2. COUNTERTOP ON 30" HIGH BASE CABINET
3. BUILT-IN MILLWORK PER CABINET/INTERIOR DESIGN
4. WEST CMU WALL NOT REQUIRED TO BE FURRED OUT & INSULATED PER ENVELOPE CHECK - PROVIDE AT CONTRACTOR'S OPTION
5. PREP SINK W/ DISPOSAL AND SPRAYER
6. DISHWASHER - COMPATIBLE W/ ACCESSIBLE COUNTER HEIGHT
7. MOP SERVICE SINK, SEE DETAIL 3/A004 & PLUMBING
8. 36" x 60" ACCESSIBLE TRANSFER TYPE SHOWER, WALL & FLOOR MOSAIC TILE PER INTERIOR DESIGN - REFER TO ANSI 117.1 FOR CLEARANCE & ACCESSIBILITY REQUIREMENTS
9. GRAB BARS, SEE SHEET A005
10. 36" (NOM) HIGH RAILING SYSTEM
11. GAS METERS, SEE MECHANICAL
12. HOSE BIB W/ SHUT-OFF BALL VALVE
13. ADA COMPLIANT LAVATORY, SEE A005
14. UTILITY METER LOCATIONS
15. ROOF ACCESS HATCH - SEALED ON FOUR SIDES, IN CONDITIONED TO NON-CONDITIONED SPACE, DOOR TO BE INSULATED EQUIVALENT TO THE OTHER AREAS AROUND THE DOOR N1102.2.4 OF THE IRC
16. ROOF ACCESS LADDER - SEE DETAIL
17. LINEAR TRENCH FLOOR DRAINING - SEE PLUMBING



HEBDON STUDIOS
ARCHITECTURE + DESIGN

740 East 3900 South, #302
Millcreek, Utah 84107
e. brian@hebdonstudios.com
p. 801.503.2460



1 MAIN LEVEL
scale: 1/8" = 1'-0"



PROJECT: **RHB WAREHOUSE**
1126 NORTH 1300 WEST, OREM UT 84057

REVISIONS:

TITLE:
**MAIN LEVEL
FLOOR PLAN**

SHEET:
A101

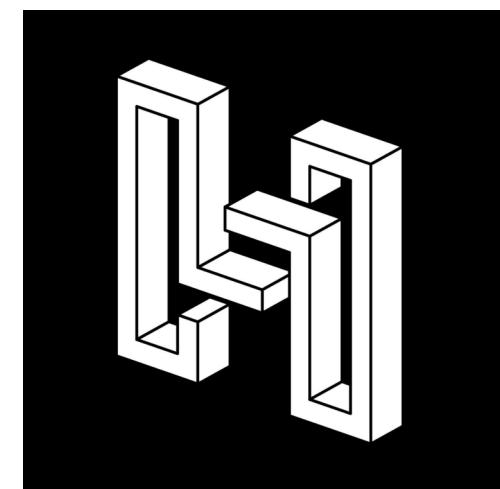
ISSUE DATE: JANUARY 2022

CONSTRUCTION DOCUMENTS

SEE GENERAL NOTES ON A0.1

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HEBDON STUDIOS

ARCHITECTURE + DESIGN

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Millcreek, Utah 84107

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STAMP



PROJECT:
RHB WAREHOUSE
1126 NORTH 1300 WEST, OREM UT 84057

REVISIONS:

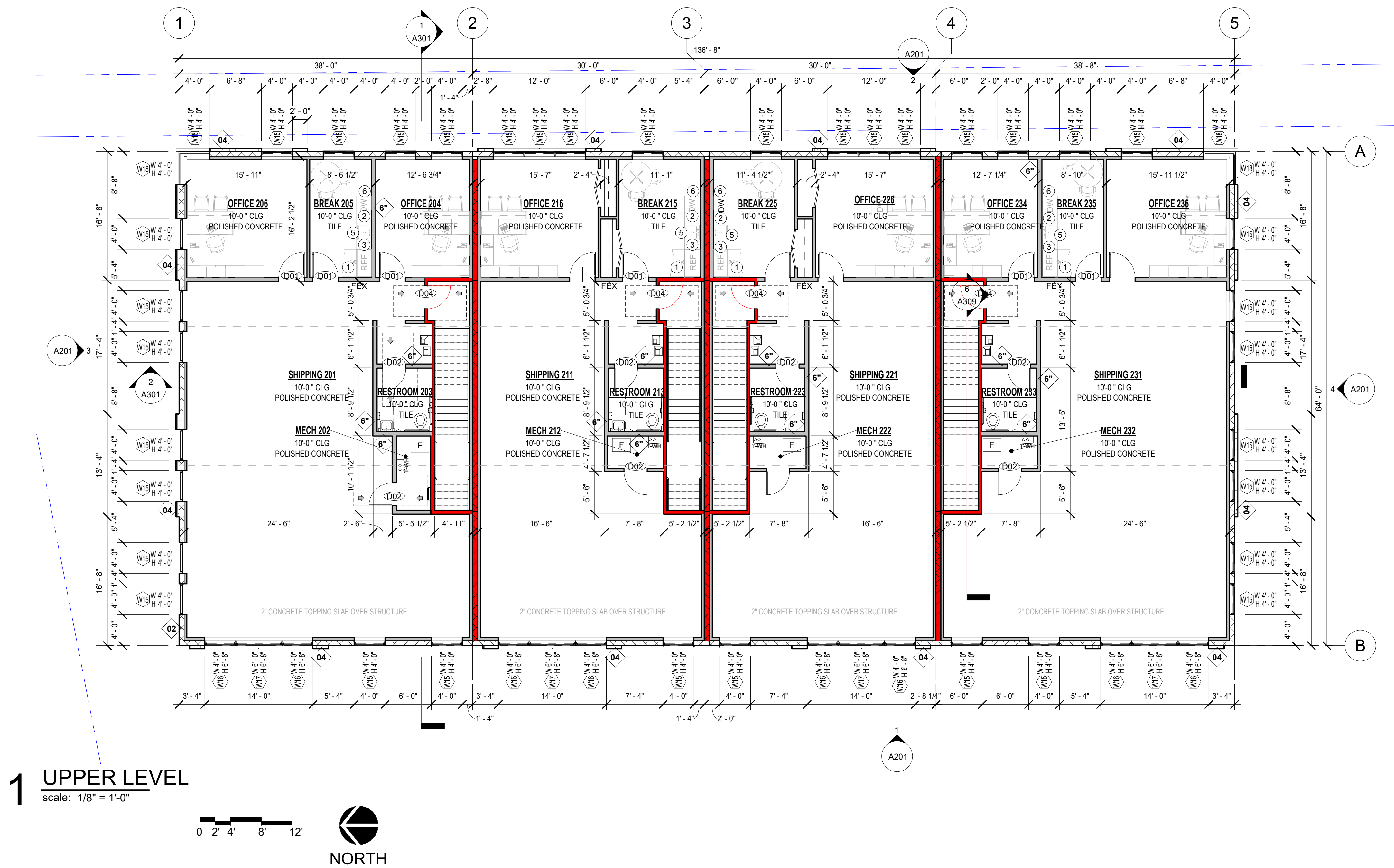
TITLE:
**UPPER LEVEL
FLOOR PLAN**

SHEET:

A102

ISSUE DATE: JANUARY 2022

CONSTRUCTION DOCUMENTS



Street View



Item #: 3.2	Planning Commission April 20, 2022	
Prepared By: Cheryl Vargas		
Applicant: Nathan Kelley	PRELIMINARY PLAT – Approving the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North in the R7.5 zone.	

NOTICES:

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- E-mailed to newspapers
- Posted at utah.gov/pan

SITE INFORMATION:

- **General Plan Designation:**
Medium Density Residential
- **Current Zone:** R7.5
- **Acreage:** .25
- **Neighborhood:** Geneva Heights

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North in the R7.5 zone.

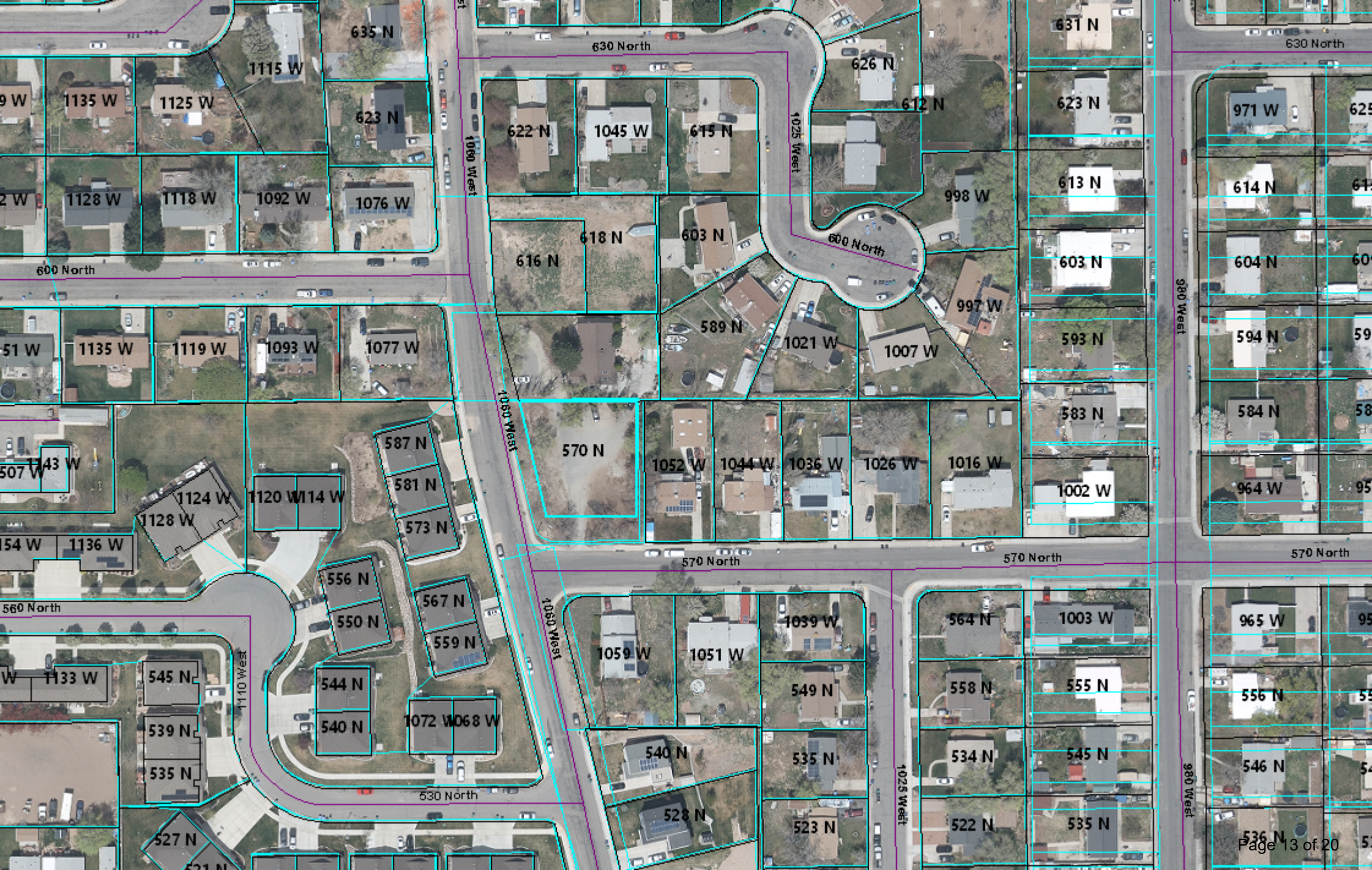
BACKGROUND:

Madsen Estates is currently one lot of record in the R7.5 zone. The applicant would like to divide that one lot into two lots.

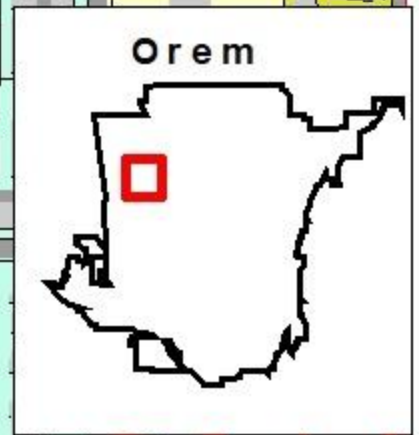
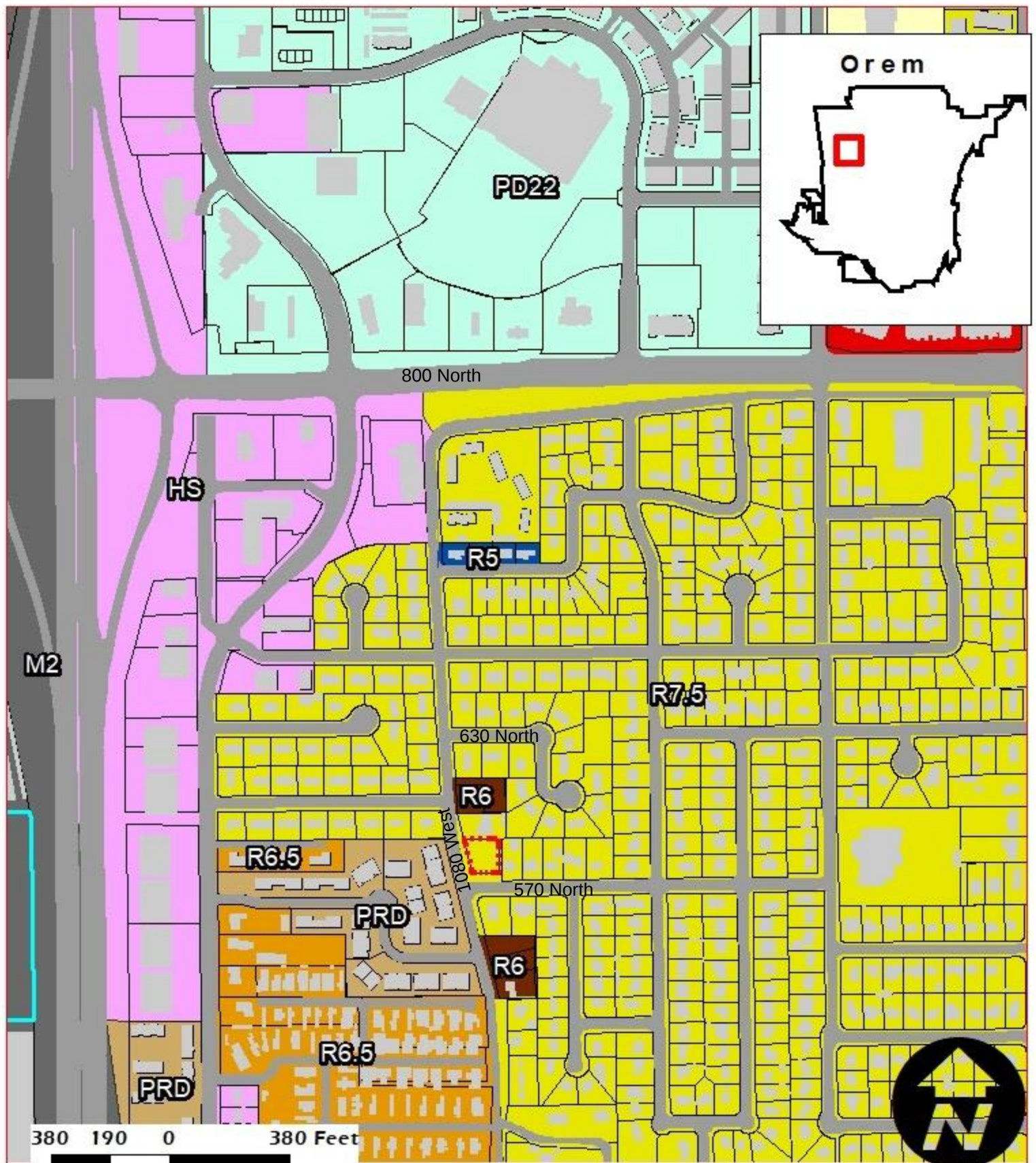
Both lots meet the lot size exception requirements for the R7.5 zone of 7,500 square feet. Lot 1 is taking the lot width exception and Lot 2 is taking the lot area exception. The lot width exception says the lot must at least meet ninety-five percent of the required frontage for the zone. The lot area exception states that the lot must meet at least ninety percent of the required lot size for the zone. Each lot may only take one exception.

Lot 1 will be 8,168 square feet which meets the minimum lot size; however, it will meet the ninety-five percent of the minimum lot frontage required at seventy feet instead of the required seventy-five feet. Lot 2 will be 6,879 square feet which meets the minimum ninety percent exception for this zone. Lot 2 does meet the minimum frontage requirement of seventy-five feet.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North in the R7.5 zone.



Geneva Heights Terrace Plat C

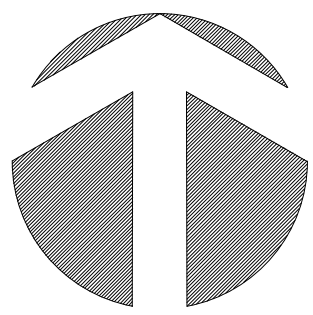


Legend

- 1058 W 570 North
- Buildings
- Parcels

NEIGHBORHOOD
Geneva Heights

◆ Preliminary Plat
R7.5
.25 Acres



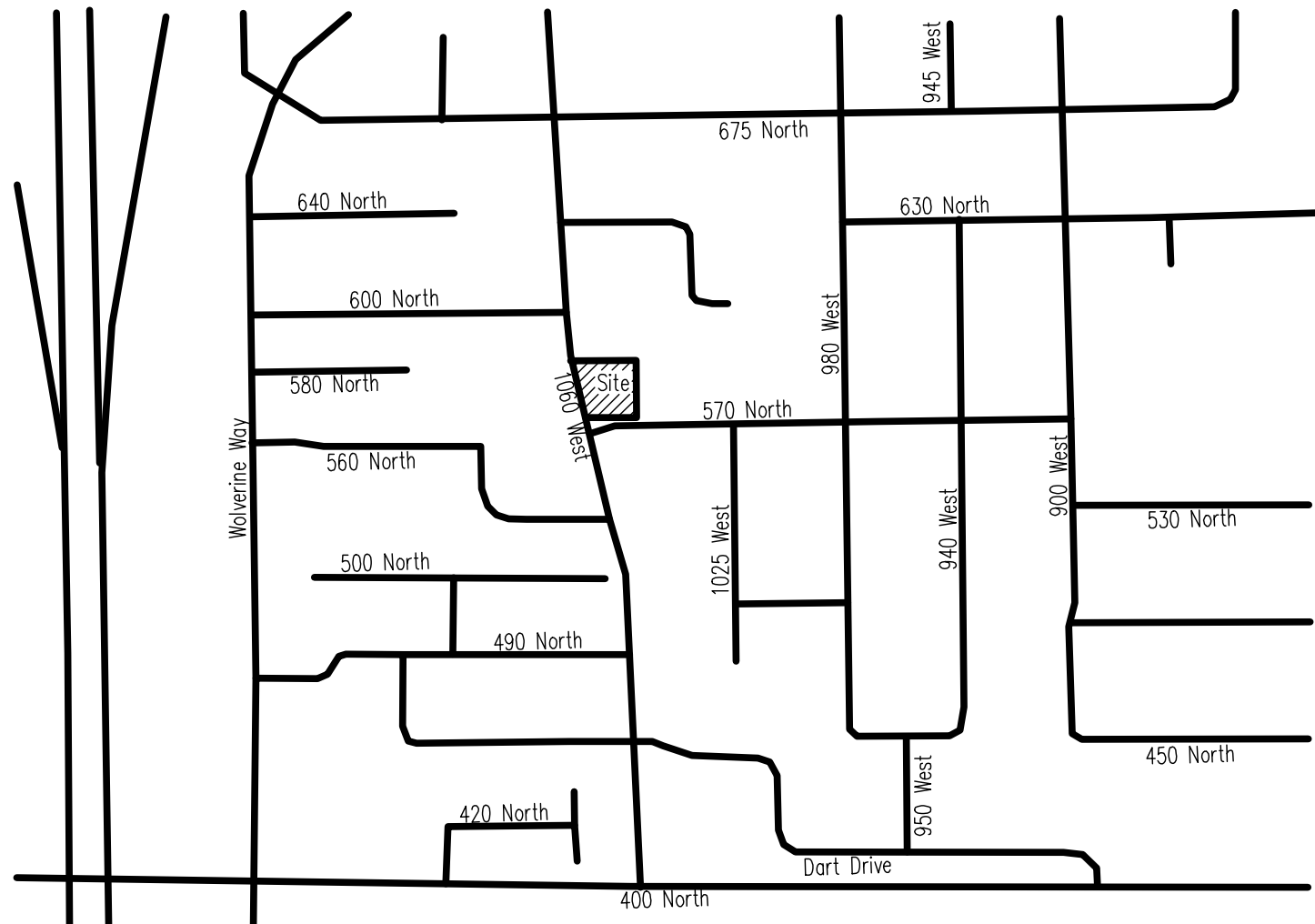
1" = 20'

Geneva Heights Terrace Plat "C"

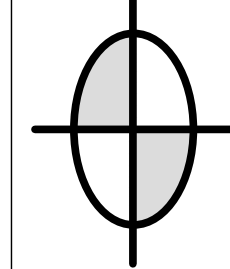
Orem City

Utah

Site Plan



Vicinity Map



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Site Plan

NOTES:

- The fire protection items (fire hydrant, 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 Prevention 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 International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. 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 10 feet (10') of any existing or proposed structure.
- If required by the 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 I.A.W. City standards and specifications.
- All signage shall comply with the requirements of the City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of 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, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Note:

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

Drive approach for Lot 2 must be from 570 North City Code 17-7-2

Developer:

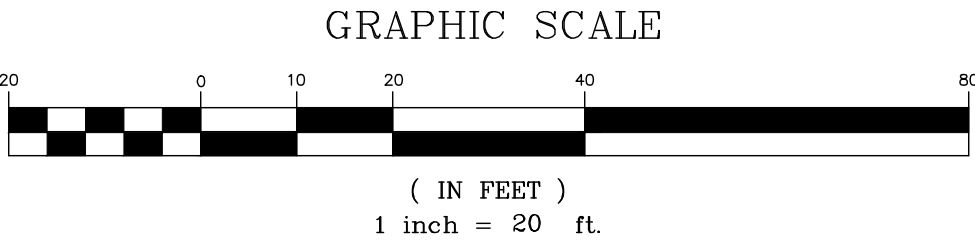
Nate Kelly
1540 North 3790 West
Lehi Utah 84043
385-321-9273
natemkelley@gmail.com

Engineer:

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

Site Data:

Zone = R 7.5
Total Area = 15,047 SF
Total # of Lots= 2 Lots

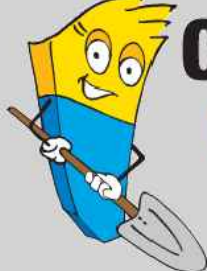


Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	550.00'	51.76'	51.74'	S 11°13'41" E	52°3'32"
C2	20.00'	26.84'	24.87'	S 52°21'38" E	76°53'17"

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below.



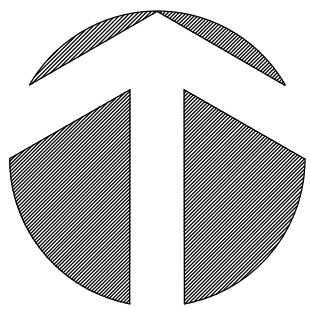
Call 811 before you dig.

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

Revisions

Date
3-8-2022
Scale
1"=20'
By
BHT
Tracing No.
L - 14698

Sheet No.
C - 2.0



NORTH
1" = 20'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DEPARTMENT REVIEW

SEWER  /DATE 04/14/2022

WATER  /DATE 04/14/2022

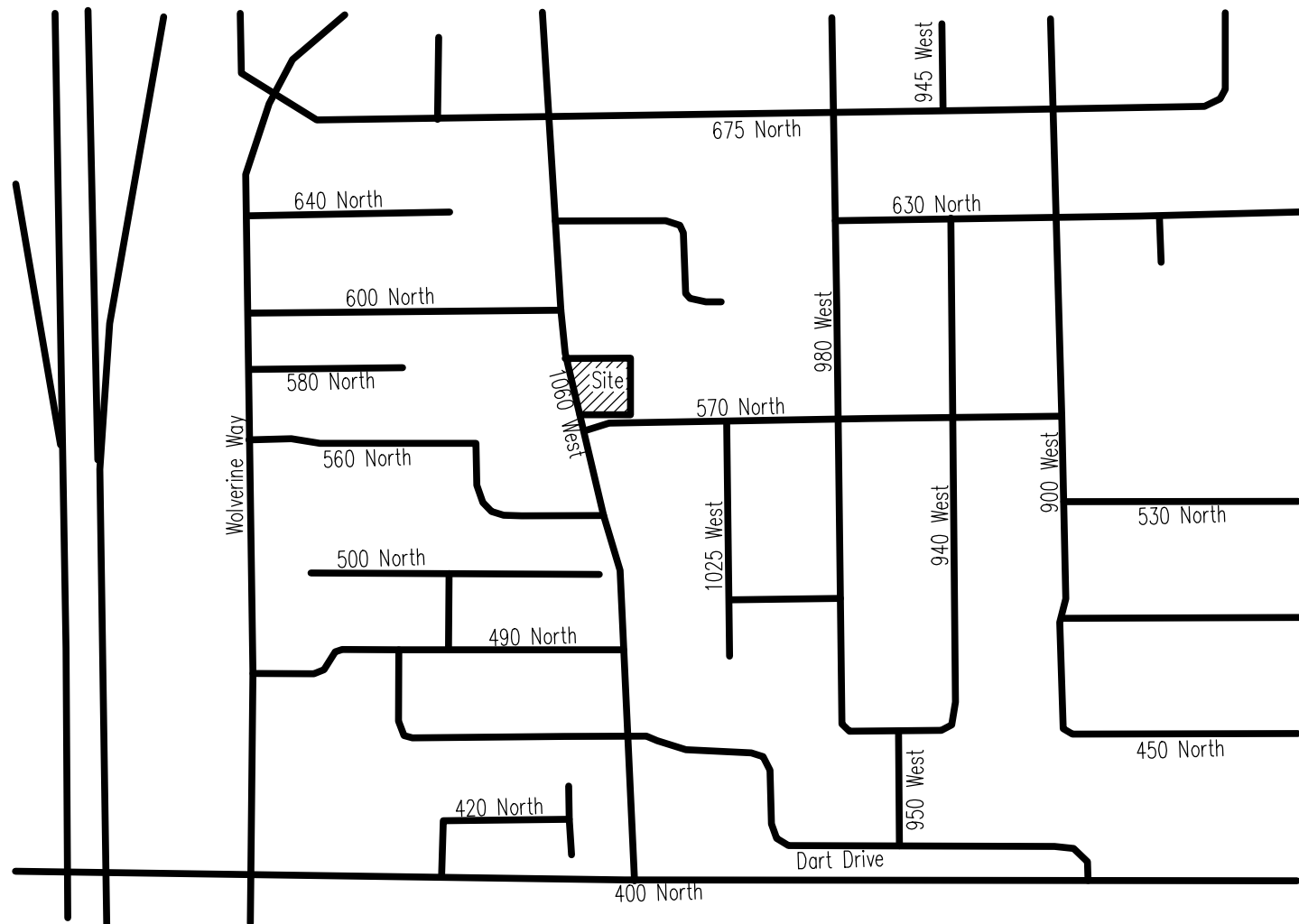
STORM DRAIN  /DATE 04/14/2022

TRAFFIC  /DATE 04/14/2022

STREET LIGHTS  /DATE 04/11/2022

FIRE MARSHAL  /DATE 04/14/2022

Proposed Final Plat



Vicinity Map

Surveyor's Certificate

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

Boundary Description

Beginning at a point which is North 00°41'06" West 1244.02 feet along the Quarter Section Line and East 798.78 feet from the South Quarter Corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 89°46'12" East 125.82 feet to the Northwest Corner of Lot 5, Block 4, Geneva Heights Terrace Subdivision, according to the Official Plat thereof on file and of record in the Office of the Utah County Recorder; thence South 00°20'48" East 134.70 feet along the West line of said Lot 5; thence South 89°12'12" West 79.68 feet along the North line of said Geneva Heights Terrace Subdivision; thence 26.83 feet along the arc of a 20.00 foot radius curve to the right (chord bears North 52°21'38" West 24.87 feet); thence North 13°55'28" West 71.46 feet; thence 51.76 feet along the arc of a 550.00 foot radius curve to the right (chord bears North 11°13'42" West 51.74 feet) to the point of beginning.

AREA = 0.345 acre

Owner's Dedication

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

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

Acknowledgement

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

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

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

My Commission Expires _____ Print name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer Approved: _____ City Recorder

Occupancy Restriction Notice

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

County Recorder

Plat " C "

Geneva Heights
Terrace

Subdivision

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

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

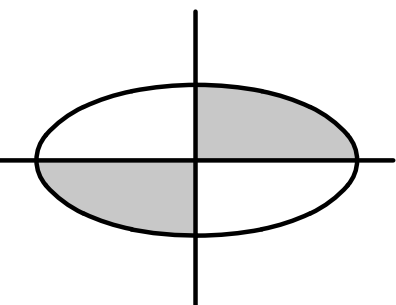
Approved as to Form

City Attorney _____ Date _____

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	550.00'	51.76'	51.74'	N 11°13'42" W	5°23'32"
C2	20.00'	26.83'	24.87'	N 52°21'38" W	76°53'17"

Prepared by:

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



Note:

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

Drive approach for Lot 2 must be from 570 North
City Code 17-7-2





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

The following items are discussed in these minutes:

- **PRELIMINARY PLAT** – Approving the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A - Approved

STUDY SESSION

Place: City Council Conference Room

At 4:15 p.m. Chair Sakar called the Study Session to order.

Those present: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, 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; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer and Terry Peterson, City Council Liaison

Those excused: Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from March 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 Ms. Okolowitz, Planning Commission member, to offer the invocation.

Those present: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, 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; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer and Terry Peterson, City Council Liaison

Those excused: Steve Earl, Legal Counsel

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

Agenda Item 3.1 is a request by Phil Holland for the Planning Commission to approve the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 North 400 East.



Staff Presentation: The applicant is proposing a 22-single family home subdivision on a currently vacant 6.73-acre parcel. The subdivision will be located directly east of Timpanogos High School. As part of the proposed preliminary plat, two new roads and two new cul-de-sacs will be created. These new public roads will create a connection between Timpanogos Boulevard and 400 E. The lots for the proposed subdivision will range in size from 8,879 square feet to 14,695 square feet.

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

DRAFT Planning Commission minutes for March 16, 2022

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission to approve the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 North 400 East.

Chair Sakar asked if the Planning Commission had any questions for Ms. Stevens. Ms. Pope asked Ms. Stevens to explain what was meant by double frontage. Ms. Stevens explained that several lots have the potential to have a driveway on two roads, so putting up a fence will prevent them from having access to 400 East.

Chair Sakar invited the applicant to come forward. Trek Loveridge, Holland Group, introduced himself.

Chair Sakar called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to approve the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 North 400 East. Mr. Sakar seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

Mr. Clark mentioned that Dillard's has now opened at the mall. This store is what Dillard's calls a Tier 1 store and is the most expensive store they have ever built. They have really invested in Orem and it is quite the gem.

Chair Sakar opened the public meeting to allow those who wanted to come forward and make a comment on item 3.1. The following came forward (see video for details):

Brent Bingham
Annalee Horton

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

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

Adjourn: 4:46 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: