



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
July 21, 2021

*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 **Preliminary Plat - Approving the preliminary plat of Sunhill, Plat A located generally at 616 North 1060 West in the R6 zone.**
 - 3.2 **Public Hearing - Amending portions of Section 22-24-5(F) of the Orem City Code pertaining to overall height standards within the North Village District (NVD) zones and portions of Section 22-24-5(H) pertaining to parking standards in the North Village District (NVD) zones.**
 - 3.3 **Condominium Conversion - Approving the final plat of North Meadow Condominiums located generally at 475 West 1400 North in the C2 Zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Minutes Review and Approval**
5. ADJOURN
 - 5.1 **Next meeting scheduled for Wednesday, August 4, 2021**

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

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



1132 W

1116 W

647 N

646 N

1048 W

1038 W

1028 W

638 N

643 N

643 N

35 W

1125 W

635 N

622 N

1045 W

615 N

626 N

612 N

631 N

128 W

1118 W

1092 W

1076 W

622 N

1045 W

615 N

626 N

612 N

631 N

600 North

1050 West

630 North

1025 West

600 North

980 West

1135 W

1119 W

1093 W

1077 W

103 N

589 N

1021 W

1007 W

997 W

603 N

593 N

1124 W

1128 W

1120 W

1114 W

587 N

581 N

573 N

570 N

1052 W

1044 W

1036 W

1026 W

1016 W

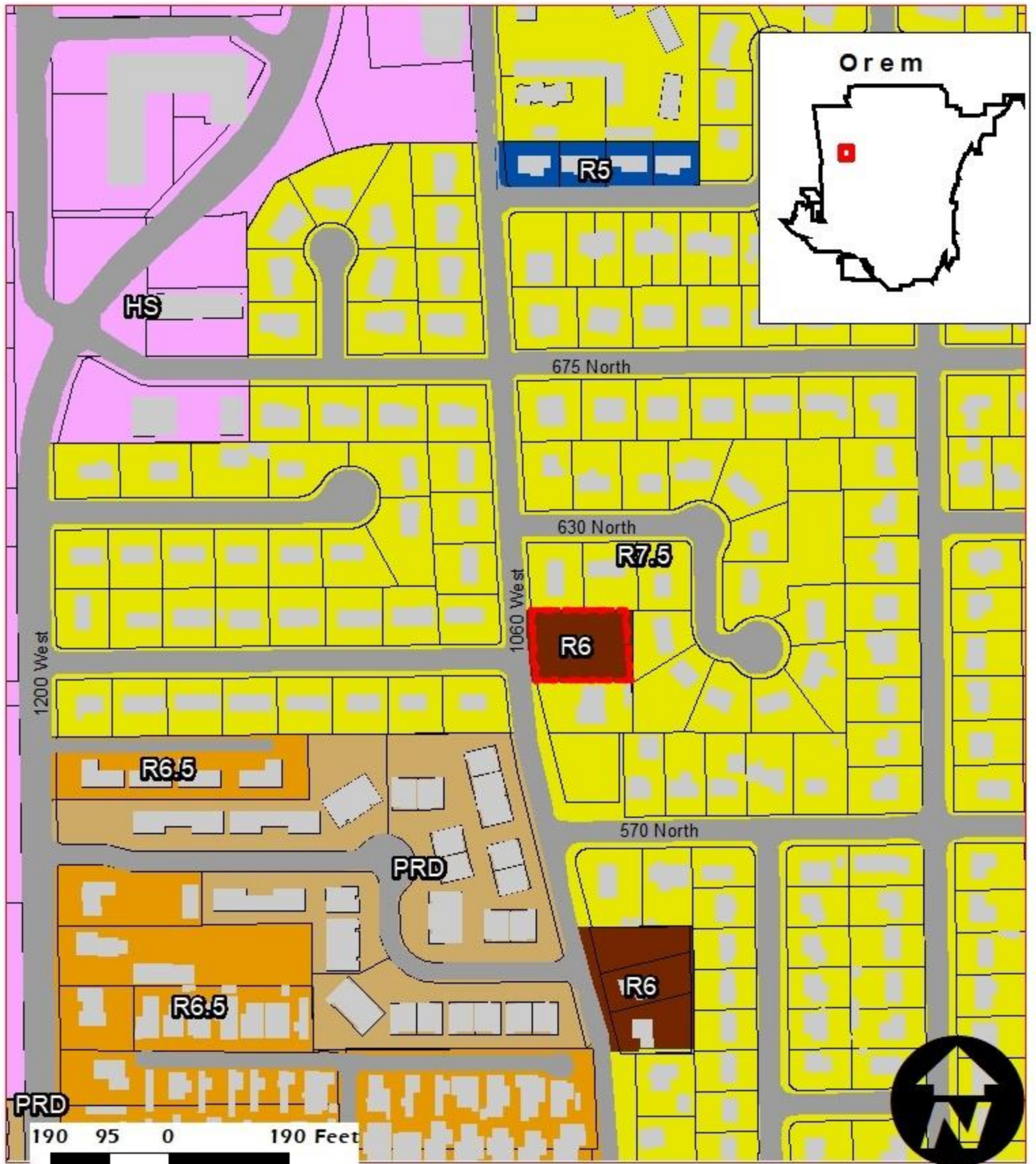
1002 W

1136 W

570 North

570 North

Sunhill Plat A



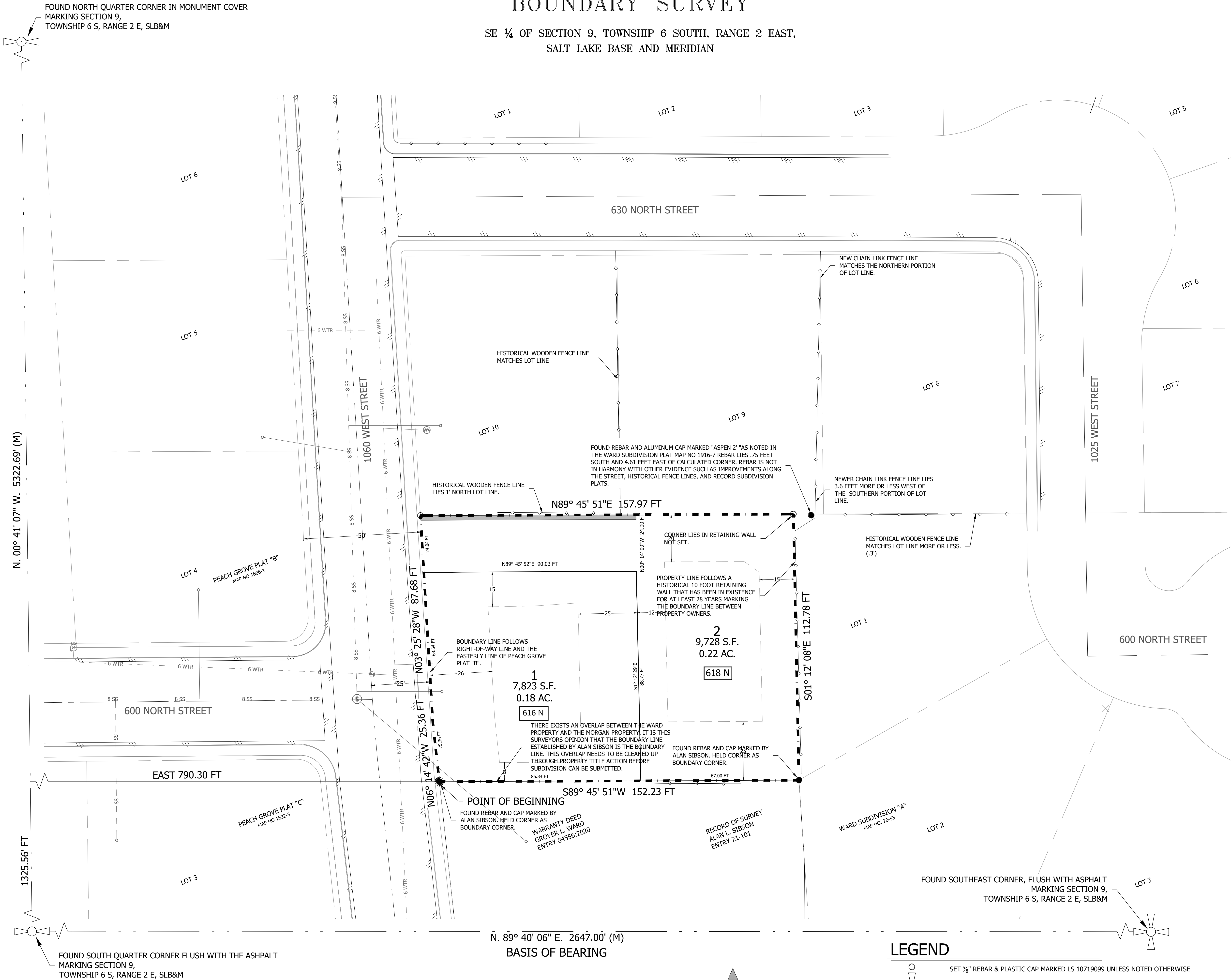
◆ Preliminary Plat
R6
.39 Acres

NEIGHBORHOOD
Geneva Heights

Legend
 616 North 1060 West
 Buildings
 Parcels

BOUNDARY SURVEY

SE ¼ OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCEL AND TO SHOW EXISTING IMPROVEMENTS OF THE SUBJECT PARCEL AS REQUESTED BY DAVE PETERSON. THE BASIS OF BEARING FOR THIS SURVEY IS N. 89°40'06" E 2647.00 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE FIELD DATA WAS COLLECTED 04-28-2021 WITH A TRIMBLE R4 RECEIVER CONNECTED VIA CELLULAR DEVICE TO THE UTAH REFERENCE NETWORK OF GPS BASE STATIONS, A TRIMBLE PIVOT VIRTUAL REFERENCE SYSTEM MANAGED BY THE UTAH A.G.R.C. (AUTOMATED GEOGRAPHIC REFERENCE CENTER), FOUND EVIDENCES AND MONUMENTS ARE REPRESENTED HEREON.

THE NORTHERLY LINE WAS HELD ALONG THE SOUTHERLY LINE OF DIAMOND HEIGHTS SUBDIVISION PLAT "A" AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO 76.53. SAID SUBDIVISION WAS ESTABLISHED BY RETRACING OLD ESTABLISHED FENCE LINE AND EXISTING IMPROVEMENTS ALONG 1060 WEST STREET, 630 NORTH STREET, AND 1025 WEST STREET. ON 1060 WEST STREET PROPERTY LINE LIES 1.5 FEET MORE OR LESS FROM BACK OF WALK. ON 630 NORTH STREET PROPERTY LINE WAS HELD AT 2 FEET MORE OR LESS BEHIND WALK ON EACH SIDE OF THE STREET. ON 1060 WEST STREET PROPERTY LINE WAS AT BACK OF WALK MORE OR LESS.

THIS SURVEYOR FOUND A REBAR AND ALUMINUM CAP MARKED "ASPEN 2" AS NOTED IN THE WARD SUBDIVISION PLAT. THIS REBAR AND CAP IS NOT IN HARMONY WITH ANY OF THE RECORD SUBDIVISIONS IN THE AREA AND IS NOT IN HARMONY WITH ANY IMPROVEMENTS. REBAR WAS 1 FOOT OUT OF GROUND. THIS SURVEYOR DID NOT FIND ANY MONUMENTS OR ETCHES MARKING DIAMOND HEIGHTS, WARD, AND PEACH GROVE PLAT "B" AND "C". THIS SURVEYOR HELD HISTORICAL FENCES AND EXISTING IMPROVEMENTS ALONG SAID SUBDIVISION LOT LINES AS NATURAL MONUMENTS THAT THE BONA FIDE PROPERTY OWNERS HAVE RELIED UPON FOR OVER 20 YEARS.

THE EASTERLY LINE WAS HELD ALONG A 10 FOOT RETAINING WALL THAT HAS BEEN IN EXISTENCE FOR AT LEAST 28 YEARS. THIS WALL HAS BEEN CLEARLY MARKING THE BOUNDARY LINE AND BOTH OWNERS HAVE ACCEPTED THIS AS THE PROPERTY LINE BY CLEAR OCCUPATION UP TO SAID WALL.

THE SOUTHERLY LINE WAS HELD BETWEEN THE FOUND REBAR AND CAP MARKED BY ALAN SIBSON AS FOUND IN THE UTAH COUNTY SURVEYORS OFFICE. MAP NO. 21-101. THERE EXIST AN OVERLAP BETWEEN THE ADJOINING PROPERTY OWNERS. IT IS THIS SURVEYOR'S OPINION THAT PROPERTY OWNERS CLEAN UP THE OVERLAP BY USING PROPERTY TITLE ACTION SUCH AS A BOUNDARY LINE AGREEMENT OR QUIT-CLAIM-DEEDS.

THE WESTERLY LINES WERE HELD ALONG THE 50 FOOT RIGHT-OF-WAY LINE OF 1060 WEST STREET AND THE EASTERLY LINE OF PEACH GROVE PLAT "B" AND "C" SUBDIVISION LINES.

THIS SURVEYOR'S PROFESSIONAL OPINION IS RENDERED UPON THIS RECORD OF SURVEY DRAWING AND THE PROPERTY HAS BEEN MARKED ON THE GROUND WITH A 5/8" REBAR AND CAP MARKED WITH LICENCE NUMBER 10719099. THERE MAY EXIST OTHER EVIDENCE, MONUMENTS, OR DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTS, OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

SURVEYED BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, COMPRISING OF .40 OF AN ACRE OF THAT PARTICULAR PARCEL OF LAND AS FOUND IN ENTRY NO. 244218-2019 AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR SUBJECT PARCEL IS NORTH AS DETERMINED BY GPS OR N 89°40'06" E 2647.00 FEET, MEASURED, BETWEEN THE UTAH COUNTY MONUMENTS MONUMENTING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR AND CAP MARKING THE NORTH-WEST CORNER OF GROVER WARD'S PROPERTY AS SHOWN ON THE RECORD OF SURVEY FILE NO 21-101, SAID REBAR AND CAP LIES 1325.56 FEET N 00° 41' 07" W ALONG THE QUARTER SECTION LINE AND 790.30 FEET EAST FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE EASTERLY LINE OF PEACH GROVE PLAT "C" AND PLAT "B" SUBDIVISIONS AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE MAP NOS 1832-5 AND 1608-1 THE FOLLOWING (2) TWO COURSES: (1) N 06° 14' 42" W 25.36 FEET, (2) N 03° 25' 28" W 87.88 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF THE DIAMOND HEIGHTS PLAT "A" SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO 1614-1; THENCE N 89° 45' 51" E 157.97 FEET ALONG THE SOUTHERLY LINE OF SAID DIAMOND HEIGHTS SUBDIVISION TO THE EXTENSION OF A HISTORICAL RETAINING WALL MARKING THE WESTERLY LINE OF WARD SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO 1916-7; THENCE S 01° 12' 08" E 112.78 FEET ALONG SAID HISTORICAL RETAINING WALL TO A FOUND REBAR AND CAP MARKING THE NORTHEAST CORNER OF SAID GROVER WARD'S PROPERTY; THENCE S 89° 45' 51" W 152.34 FEET BETWEEN SAID REBAR TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 17,550 SQUARE FEET OR 0.403 OF AN ACRE.

SURVEYOR'S NOTES

- LAND USES, REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY
- THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL AND SIGNATURE IS PRESENT. THE ORIGINAL PLAT WAS SIGNED AND DATED IN BLUE INK
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY SURFACE OR SUBSURFACE UTILITY OR SERVICE UNLESS SHOWN ON THIS PLAT
- THE WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS A PROFESSIONAL OPINION REGARDING THE BOUNDARY LINES, THIS DOES NOT MEAN A WARRANT OR GUARANTEE OF LEGAL OWNERSHIP, EXPRESS OR IMPLIED.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES OR LIMITS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, PERMITTING ISSUES, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT A CURRENT TITLE COMMITMENT AND REPORT MAY DISCLOSE.
- THIS SURVEY DISCLOSES BOUNDARY LINES AND PROPERTY CORNER LOCATIONS ONLY. OTHER THAN SHOWN ON THIS PLAT, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE OF ANY BUILDING, STRUCTURE, DRIVE, WALK, ASPHALT, CONCRETE, OR ANY OTHER SURFACE OR SUBSURFACE STRUCTURE OR IMPROVEMENT.



OREM, UTAH
VICINITY MAP
SCALE: N.T.S.

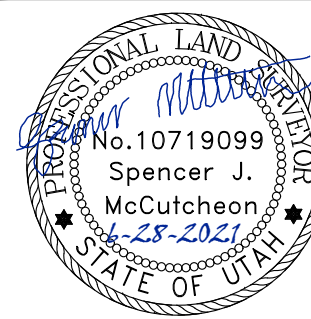
LOCATION OF PROJECT

SURVEYOR'S CERTIFICATE

I, SPENCER J MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10719099, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED THEREON, AND HAVE SUPERVISED A SURVEY OF THE PARCELS OF LAND REPRESENTED HEREON AND HAVE HAD STAKED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT (SEE SEAL BELOW)

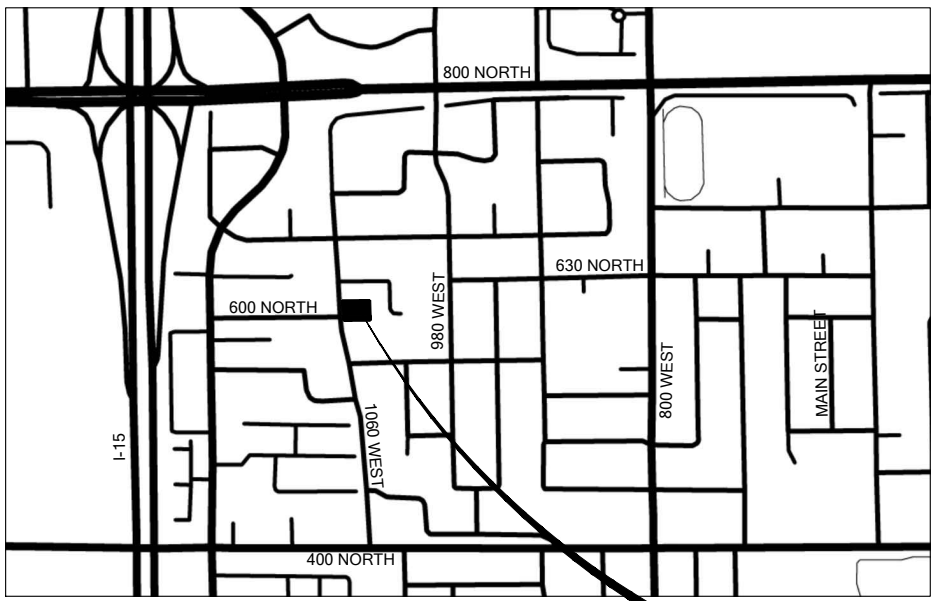
PROJECT NAME				COPYRIGHT		SURVEYOR SEAL	
SHANE ROXBURGH				ALL RIGHTS, DESIGNS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF APEX ENGINEERING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR AGREEMENT			
O	REVISIONS	BY	DATE				
DRAWN	SJM	CHECKED	RH				
SURVEYED	SJM	DATE	5-12-2021				

ALL REPORTS, DESIGNS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF APEX ENGINEERING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR AGREEMENT



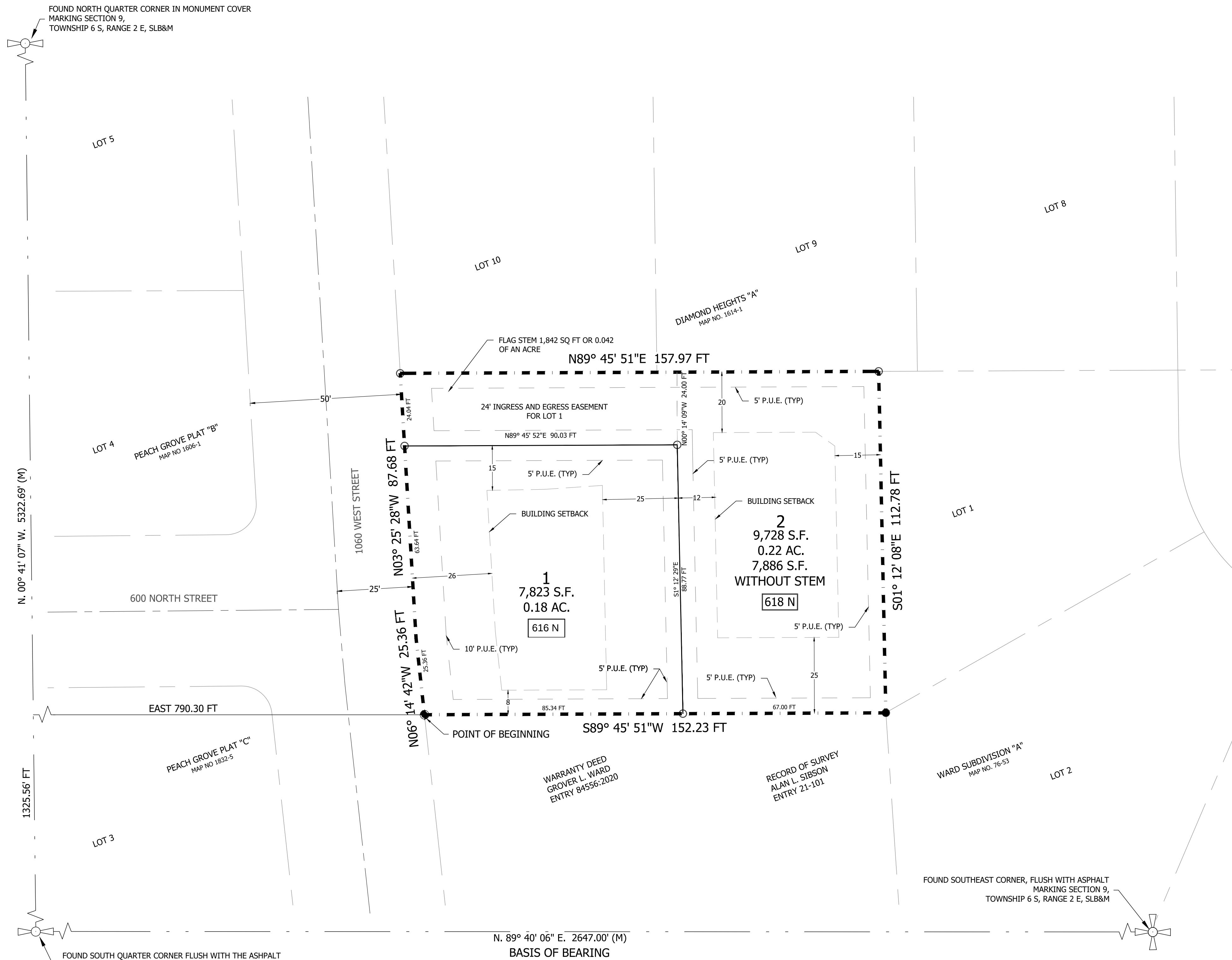
LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED LS 10719099 UNLESS NOTED OTHERWISE
- FOUND GOVERNMENT MONUMENT
- BOUNDARY LINE
- DEED LINES
- FENCE LINE
- SECTION LINE
- FOUND SURVEY MONUMENT

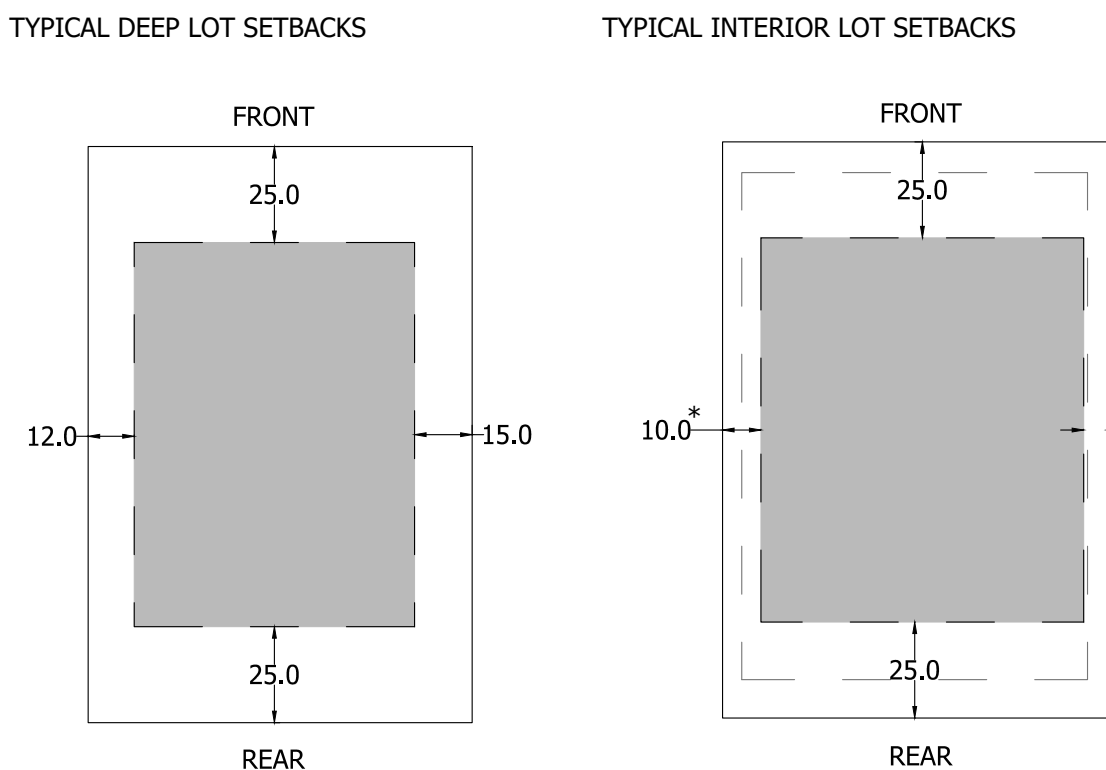


SUNHILL SUBDIVISION PLAT "A"

SE ¼ OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN



TABULATIONS	
ACRES	1.312 ACRES
LOTS	2
OPEN SPACE	0 ACRES
UNITS PER ACRE	1.52 UNITS



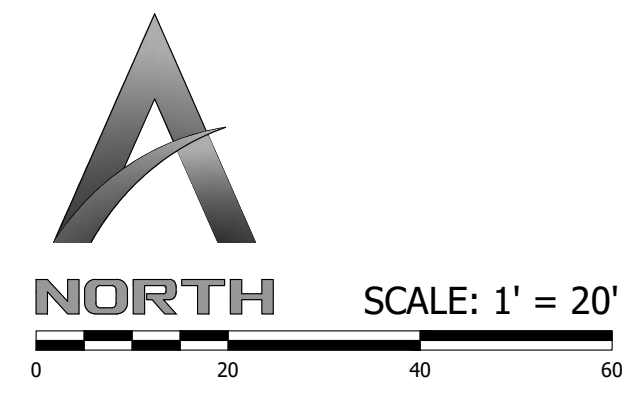
*MINIMUM TOTAL OF BOTH SIDE YARDS MUST BE 16' AND EACH SIDE CANNOT BE LESS THAN 6'

DETAIL - BUILDING SETBACK



DEVELOPER AND PROPERTY OWNER
SHANE ROXBURGH
10624 S OQUTRRH LAKE RD, SOUTH JORDAN, UT 84009

ENGINEER AND SURVEYOR
APEX ENGINEERING
661 N MAIN STREET, SPANISH FORK, UT 84660



- ### LEGEND
- SET 3/8" REBAR & PLASTIC CAP MARKED LS 10719099
 - FOUND SURVEY MONUMENT
 - ⊕ FOUND GOVERNMENT MONUMENT (AS NOTED)
 - BOUNDARY LINE
 - LOT LINE
 - DEED LINES
 - EASEMENT LINE/P.U.E
 - SECTION LINE
 - RIGHT OF WAY LINE
 - BUILDING SETBACK
 - BUILDING ENVELOPE

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, COMPRISING OF 40 OF AN ACRE OF THAT PARTICULAR PARCEL OF LAND AS FOUND IN ENTRY NO. 244218-2019 AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR SUBJECT PARCEL IS NORTH AS DETERMINED BY GPS OR N 89°40'06" E 2647.00 FEET, MEASURED, BETWEEN THE UTAH COUNTY MONUMENTS MONUMENTING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 17,550 SQUARE FEET OR 0.403 OF AN ACRE.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SUNHILL SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO OREM CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS. THIS _____ DAY OF _____, 2021.

ACKNOWLEDGMENT

OWNER OF UTAH COUNTY OF UTAH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____
SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY ENGINEER OF OREM CITY, 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. 2021.

APPROVED:
CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW) DATE
ATTEST:
CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) DATE

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE OREM CITY PLANNING COMMISSION.
CHAIRPERSON, PLANNING COMMISSION DATE
DIRECTOR-SECRETARY DATE

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, A.D. 2021.
OREM CITY ATTORNEY DATE

SUNHILL SUBDIVISION PLAT "A"

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE SE¼ OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL

UTAH COUNTY RECORDING CERTIFICATE

Street View



Item #: 3.2	Planning Commission July 21, 2021	
Prepared By: Cheryl Vargas		
Applicant: Development Services	PUBLIC HEARING – Amending portions of Section 22-24-5(F) of the Orem City Code pertaining to overall height standards within the North Village District (NVD) zones and portions of Section 22-24-5(H) pertaining to parking standards in the North Village District (NVD) zones.	

NOTICES:

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

SITE INFORMATION:

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

ACTION:

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

REQUEST: Amending portions of Section 22-24-5(F) of the Orem City Code pertaining to overall height standards within the North Village District (NVD) zones and portions of Section 22-24-5(H) pertaining to parking standards in the North Village District (NVD) zones. The NVD zones are located generally at 1600 North State Street.

BACKGROUND: At the request of the City Council, staff proposes to amend the NVD zones to establish a maximum height limit and to increase the parking requirement in the NVD-Core and NVD-Edge zones.

1. **Maximum height.** A height limit of thirty-five feet (35') is proposed for the NVD-Edge and NVD-Res(A) zones and a maximum height of forty-eight (48) feet in the NVD-Core zone.

The proposed maximum height of thirty-five feet would be in addition to other, currently existing height limits that are already built into the NVD zone including the following:

- a. Any development within seventy-five feet (75') of a residential zone has a height limit of thirty-five feet (35').
 - b. All new development must be set back from residential zones a distance at least equal to the height of the building.
 - c. Buildings in the NVD-Res(B) zone have a maximum height of 35 feet.
 - d. A natural limit on building height based on the need to meet parking requirements, which are based on the square footage of the building. In other words, the larger a building, the more parking is required.
2. **Parking requirement.** The current parking requirement in the NVD-Core and NVD-Edge zones is 1.75 spaces per residential unit over the base residential density. The current requirement for the NVD-Res-A zone is 2.5 stalls for units with two or fewer bedrooms and 3.5 stalls for units with three or more bedrooms. The proposed amendments would also increase the parking requirement from 1.75 stalls per residential unit to 2.25 stall per unit in the NVD Core and Edge zones over the base residential density. No other changes to the parking requirement are proposed. The commercial parking requirement and the parking standards in the NVD-Res-A and NVD-Res-B would remain the same.

As background information, the current parking requirements for the NVD-Core and NVD-Edge zones were adopted by the City Council on October 8, 2019, and were

based on the Orem City Parking Study (2019), developer recommendations, and city staff review including City Council discussions prior to the adoption of the current standards.

RECOMMENDATION: The Planning Commission should consider a recommendation to the City Council to amend portions of Section 22-24-5(F) of the Orem City Code pertaining to overall height standards within the North Village District (NVD) zones and portions of Section 22-24-5(H) pertaining to parking standards in the North Village District (NVD) zones. The NVD zones are located generally at 1600 North State Street.

PROPOSED TEXT:

Section 22-24-5. North Village District (NVD) Zones

F. Design Standards.

1. **Building Height.** All buildings in the NVD-C zone shall be at least two stories in height. Buildings in the NVD-Res-B zone shall have a maximum height of 35 feet. ~~There is no maximum height requirement for the~~ **Buildings in the NVD-C shall have a maximum height of 48 feet. Buildings in the , and NVD-E, and NVD-Res-A zones shall have a maximum height of 35 feet.** The ground story of every building, except for buildings in the NVD-Res (A&B) zones, shall have a floor to ceiling height of at least 14 feet. ~~In the NVD-C, NVD-E, and NVD-Res-A zones the height limitation shall not apply to belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances. In no case shall the height of belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances exceed a height of fifty-eight feet (58') measured from the average finished grade of the land immediately adjacent to the structure in the NVD-C zone and 45 feet in the NVD-E and NVD-RES-A zones. In no case shall that portion which exceeds the fifty-eight feet (58') or forty-five feet (45) height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.~~

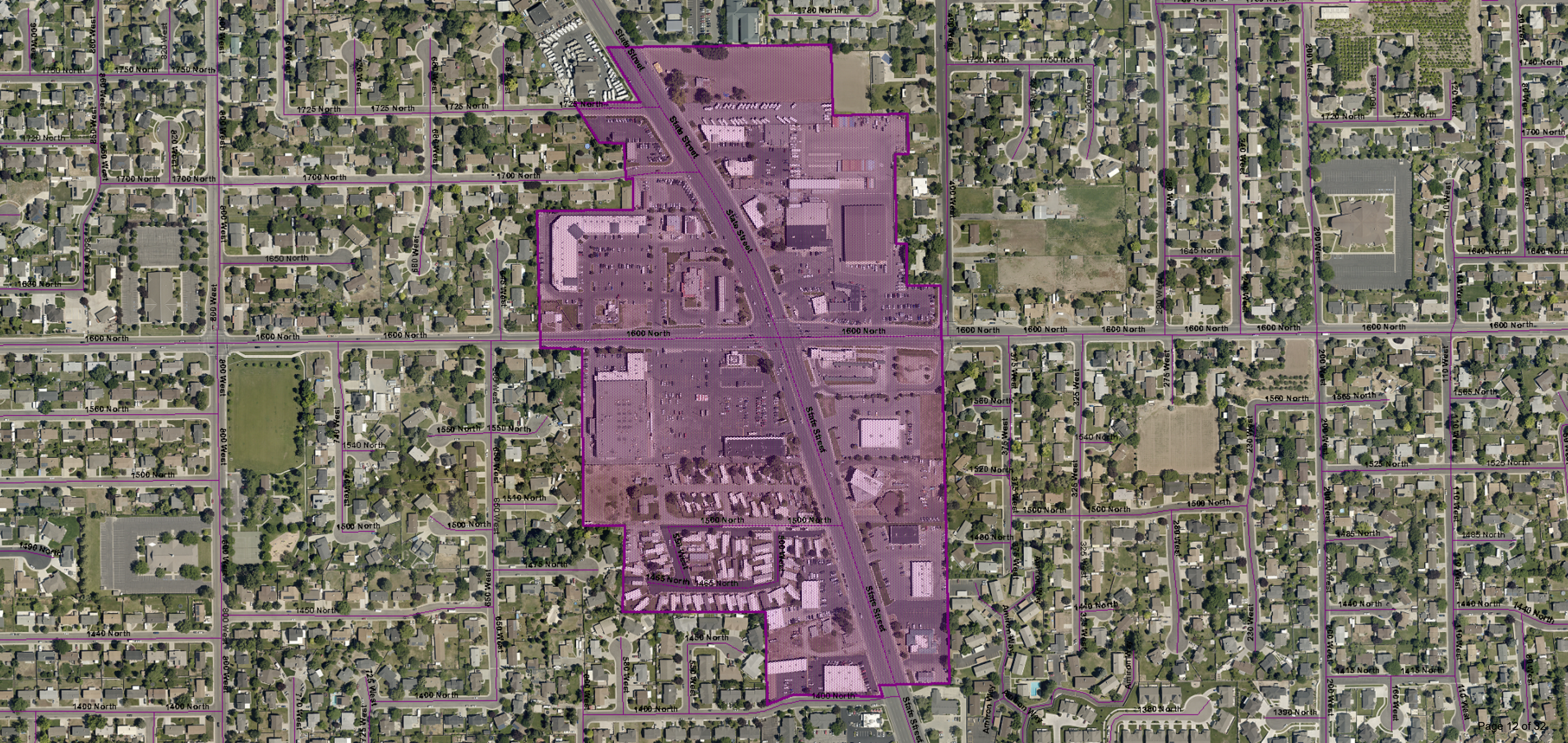
H. Parking.

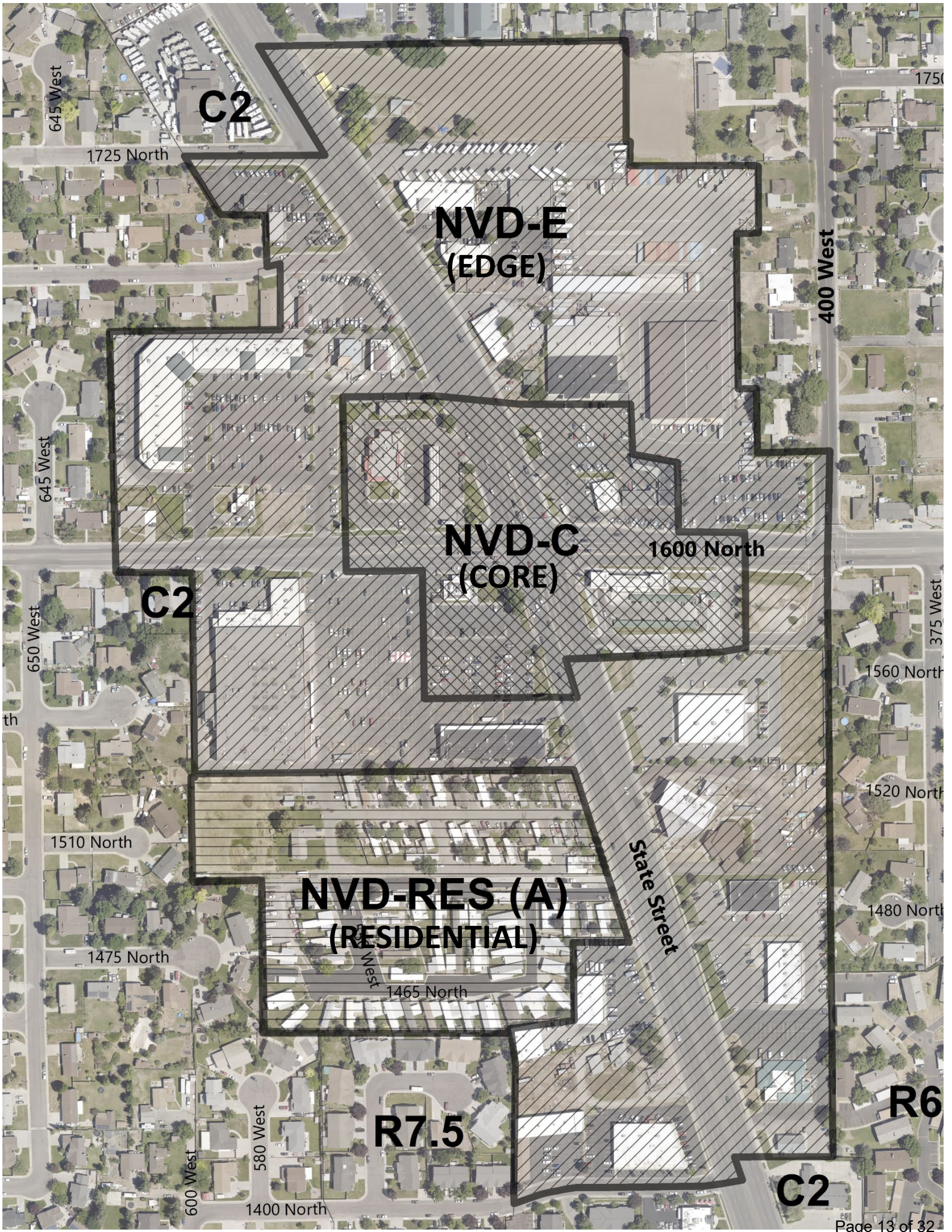
1. Parking Requirements.

...

- b. For the “Core” and “Edge” zones, three parking stalls shall be provided for every one-thousand (1000) square feet of gross leasable floor area of nonresidential uses. Since any residential use in these zones is required to be part of a mixed-use development, no parking stalls shall be required for residential units included within the base residential density. The base

residential density is calculated by dividing the total commercial parking requirement by three (3). For each residential unit in excess of the base residential density, a minimum of ~~1.75~~**2.25** parking stalls shall be provided (of which .10 stalls per unit shall be dedicated to visitor parking).





C2

**NVD-E
(EDGE)**

**NVD-C
(CORE)**

C2

**NVD-RES (A)
(RESIDENTIAL)**

R7.5

R6

C2



PUBLIC HEARING NOTICE

July 8, 2021

The Planning Commission and City Council will consider an amendment to Section 22-24-5(F) of the Orem City Code pertaining to overall height standards within the North Village District zones and Section 22-24-5(H) pertaining to parking standards for the North Village District (NVD) zones.

The proposed amendments would establish a maximum building height of 35 feet in the North Village Edge and Res-A zones and a maximum height of 48 feet in the North Village Core zone. The proposed amendments would also increase the parking requirement from 1.75 stalls per residential unit to 2.25 stall per unit in the NVD Core and Edge zones. The North Village District is located generally from 1400 North to 1750 North State Street. A location map is on the back side of this notice which details the three different zoning areas.

Additional information concerning the details of the proposed request are found online at www.orem.org/planning under the “Current Planning & Public Hearing Notices” box.

The Planning Commission will consider the proposed amendments at a public hearing on Wednesday, **July 21, 2021 at 4:30 p.m.** in the City Council Chambers at 56 North State Street.

The City Council will consider the proposed amendments in a public hearing on **Tuesday, July 27, 2021 at 6:00 p.m.** in the City Council Chambers at 56 North State Street.

If you have questions pertaining to this request, please contact Jason Bench, Planning Division Manager with the Department of Development Services, at 56 North State Street, Room #105, (801) 229-7238, or by email at jwbench@orem.org.

ATTENTION: This notice has been delivered to all property owners within the North Village District. If you are aware of other persons who would be interested in this matter, you may wish to make them aware of these public hearings. Thank you.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC HEARINGS.

If you need a special accommodation to participate in this public meeting, please call the City Offices: Voice 801-229-7183. The public is invited to attend all public meetings.

PIGPEN PROPERTIES LLC
%REALTY ADVANTAGE INC
PO BOX 13
AMERICAN FORK, UT 84003

QUESTAR GAS COMPANY
PO BOX 45360
SALT LAKE CITY, UT 84145

CHARMAN MOBILE HOME MANOR
LC
PO BOX 970903
OREM, UT 84097

TOWNE & COUNTRY INVESTMENTS
LLC
PO BOX 992
OREM, UT 84059

UTAH STATE BUILDING OWNERSHIP
AUTHORITY
STATE OFFICE BUILDING SUITE 4110
SALT LAKE CITY, UT 84114

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

MMG HOLDINGS LLC (ET AL)
%ROWLEY, EMILY
99 W 225 N
LINDON, UT 84042

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

TBF PROPERTIES LLC
215 S OREM BLVD
OREM, UT 84058

OB-OK LLC
%CSG INC
230 N ST STE 1
DANVERS, MA 01923

INTERMOUNTAIN FIREPLACE STORE
LLC
271 S 240 W
LINDON, UT 84042

BARTON INVESTMENT LLC
367 W 900 N
SALT LAKE CITY, UT 84103

CITY OF OREM
--OR CURRENT RESIDENT--
411 W 1600 NORTH
OREM, UT 84057

OK-OB LLC
--OR CURRENT RESIDENT--
460 W 1600 NORTH
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WASATCH SQUARE LLC
%HUTCHINGS, DANEAN
504 W 1400 N
OREM, UT 84057

SHIMADA, CONRAD S (ET AL)
513 W 1450 N
OREM, UT 84057

WILSON, JAMES LAMAR & ROSS
ROUNDY
559 E 2600 N
PROVO, UT 84604

COOL HEAD PROPERTIES LLC
--OR CURRENT RESIDENT--
572 W 1600 NORTH
OREM, UT 84057

ALBERTCENTER LC
--OR CURRENT RESIDENT--
573 W 1600 NORTH
OREM, UT 84057

MMG HOLDINGS LLC (ET AL)
--OR CURRENT RESIDENT--
584 W 1600 NORTH
OREM, UT 84057

ALBERTCENTER LC
--OR CURRENT RESIDENT--
585 W 1600 NORTH
OREM, UT 84057

BONILLA, ARMANDO & MARIA
DUBON DE
612 W 1600 N
OREM, UT 84057

RFM REAL ESTATE LLC
621 WASHINGTON ST S
TWIN FALLS, ID 83301

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

DALLAS AUTO SALES INC
1063 E 1100 N
PLEASANT GROVE, UT 84062

CONCEPT AMERICAN PROPERTY LLC
1079 SUNBURN LN
SANDY, UT 84094

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

R AND M GAPPMAYER LC
1156 S STATE ST # 202
OREM, UT 84097

RUSS & CATHY WITT FAMILY LLC
1245 SOUTHFIELD RD
HEBER CITY, UT 84032

COOL HEAD PROPERTIES LLC
1255 E 10 S
LINDON, UT 84042

QQ UTAH COUNTY 2 LLC
1380 LEAD HILL BLVD STE 260
ROSEVILLE, CA 95661

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

WASATCH SQUARE LLC
--OR CURRENT RESIDENT--
1411 N STATE ST
OREM, UT 84057

BARTON INVESTMENT LLC
--OR CURRENT RESIDENT--
1416 N STATE ST
OREM, UT 84057

SHIMADA, CONRAD S (ET AL)
--OR CURRENT RESIDENT--
1425 N STATE ST
OREM, UT 84057

LINS MANAGEMENT LLC
1428 N STATE ST
OREM, UT 84057

WILSON, JIM & LINDA H (ET AL)
--OR CURRENT RESIDENT--
1447 N STATE ST
OREM, UT 84057

CONCEPT AMERICAN PROPERTY LLC
--OR CURRENT RESIDENT--
1462 N STATE ST
OREM, UT 84057

WILSON, JAMES LAMAR & ROSS
ROUNDY
--OR CURRENT RESIDENT--
1465 N STATE
OREM, UT 84057

ALBERTCENTER LC
1483 SPRINGDELL DR
PROVO, UT 84604

RUSS & CATHY WITT FAMILY LLC
--OR CURRENT RESIDENT--
1484 N STATE ST
OREM, UT 84057

CHARMAN MOBILE HOME MANOR
LC
--OR CURRENT RESIDENT--
1497 N STATE ST
OREM, UT 84057

ALPINE CREDIT UNION
1510 N STATE
OREM, UT 84057

SCHOFIELD, LAMONT E (ET AL)
1511 S GENEVA RD
OREM, UT 84058

CHARMAN MOBILE HOME MANOR
LC
--OR CURRENT RESIDENT--
1545 N STATE ST
OREM, UT 84057

PIGPEN PROPERTIES LLC
--OR CURRENT RESIDENT--
1549 N STATE
OREM, UT 84057

RFM REAL ESTATE LLC
--OR CURRENT RESIDENT--
1555 N STATE
OREM, UT 84057

6 COCO LLC
--OR CURRENT RESIDENT--
1562 N STATE ST
OREM, UT 84057

QQ UTAH COUNTY 2 LLC
--OR CURRENT RESIDENT--
1588 N STATE ST
OREM, UT 84057

MIDGLEY ENTERPRISES INC
--OR CURRENT RESIDENT--
1599 N STATE ST
OREM, UT 84057

R AND M GAPPMAYER LC
--OR CURRENT RESIDENT--
1611 N STATE ST
OREM, UT 84057

QCSIF SIX LLC
--OR CURRENT RESIDENT--
1620 N STATE ST
OREM, UT 84057

DCM HOLDINGS LLC
--OR CURRENT RESIDENT--
1621 N STATE ST
OREM, UT 84057

DCM HOLDINGS LLC
1641 N STATE ST
OREM, UT 84057

TBF PROPERTIES LLC
--OR CURRENT RESIDENT--
1643 N STATE ST
OREM, UT 84057

OSMOND DESIGNS OREM LLC
1660 N STATE ST
OREM, UT 84057

GMT PROPERTIES LLC
--OR CURRENT RESIDENT--
1663 N STATE
OREM, UT 84057

CROSS POINTE PUD OWNERS
ASSOCIATION INC
--OR CURRENT RESIDENT--
1665 N STATE ST
OREM, UT 84057

ENGFELT ENTERPRISES LC
--OR CURRENT RESIDENT--
1666 N STATE
OREM, UT 84057

TBF PROPERTIES LLC
--OR CURRENT RESIDENT--
1667 N STATE
OREM, UT 84057

INTERMOUNTAIN FIREPLACE STORE
LLC
--OR CURRENT RESIDENT--
1678 N STATE ST
OREM, UT 84057

D J PROPERTIES GROUP LLC
--OR CURRENT RESIDENT--
1682 N STATE
OREM, UT 84057

MILLECAM, CHRIS
1683 N STATE ST
OREM, UT 84057

UTAH STATE BUILDING OWNERSHIP
AUTHORITY
--OR CURRENT RESIDENT--
1688 N STATE
OREM, UT 84057

TBF PROPERTIES LLC
--OR CURRENT RESIDENT--
1694 N STATE
OREM, UT 84057

NEALS RV CENTER INC
--OR CURRENT RESIDENT--
1700 N STATE ST
OREM, UT 84057

MESSERLY RANCH INVESTMENTS
LLC
--OR CURRENT RESIDENT--
1715 N STATE ST
OREM, UT 84057

DALLAS AUTO SALES INC
--OR CURRENT RESIDENT--
1717 N STATE ST
OREM, UT 84057

CHRISTENSEN, L
--OR CURRENT RESIDENT--
1748 N STATE ST
OREM, UT 84057

CHRISTENSEN, L
1753 N 400 W
OREM, UT 84057

NEALS RV CENTER INC
1755 N STATE ST
OREM, UT 84057

CITY OF OREM
1843 W 4000 S
ROY, UT 84067

CROSS POINTE PUD OWNERS
ASSOCIATION INC
1862 N 1120 W
PROVO, UT 84604

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

MESSERLY RANCH INVESTMENTS
LLC
2711 E CEDAR DR
EAGLE MOUNTAIN, UT 84005

D J PROPERTIES GROUP LLC
2763 S STATE ST
SALT LAKE CITY, UT 84115

QCSIF SIX LLC
%IEQ MANAGEMENT INC
3065 S JONES BLVD STE 100
LAS VEGAS, NV 89146

6 COCO LLC
5513 W 11000 N # 315
HIGHLAND, UT 84003

MIDGLEY ENTERPRISES INC
7644 S STATE ST
MIDVALE, UT 84047

Item #: 3.3

Prepared By:
Cheryl Vargas

Planning Commission

July 21, 2021



Applicant: Greenfield Investments, LC

CONDOMINIUM CONVERSION – Approving the final plat of North Meadow Condominiums located generally at 475 West 1400 North in the C2 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/pmn

SITE INFORMATION:

- General Plan Designation:

Community Commercial

- Current Zone: **C2**
- Acreage: **.55**
- Neighborhood: **Timpview**

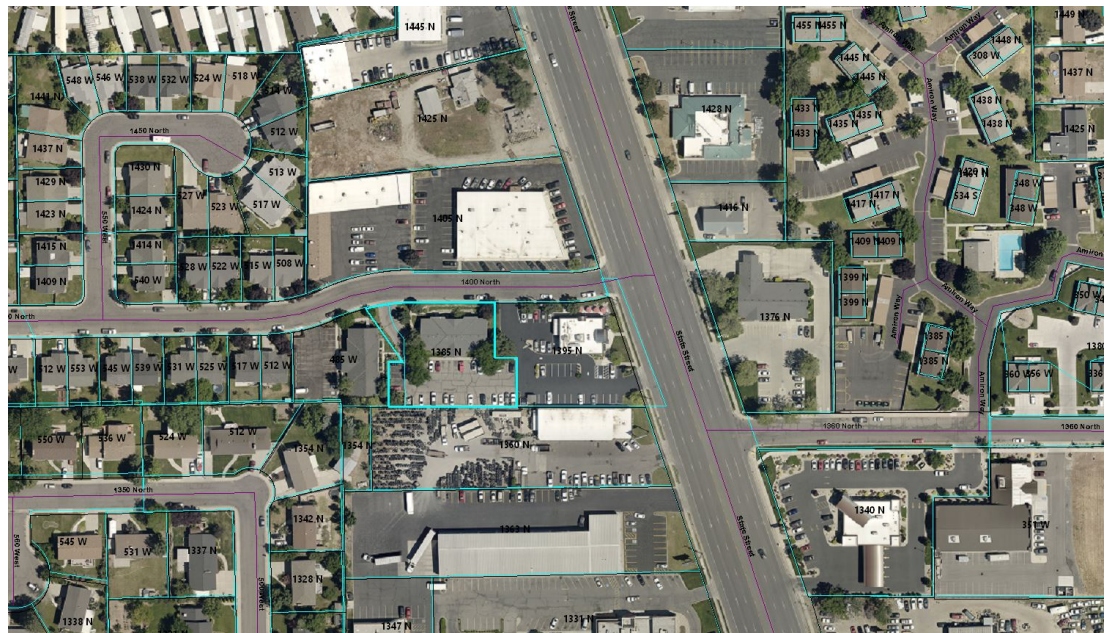
ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the final plat of North Meadow Condominiums located generally at 475 West 1400 North in the C2 Zone.

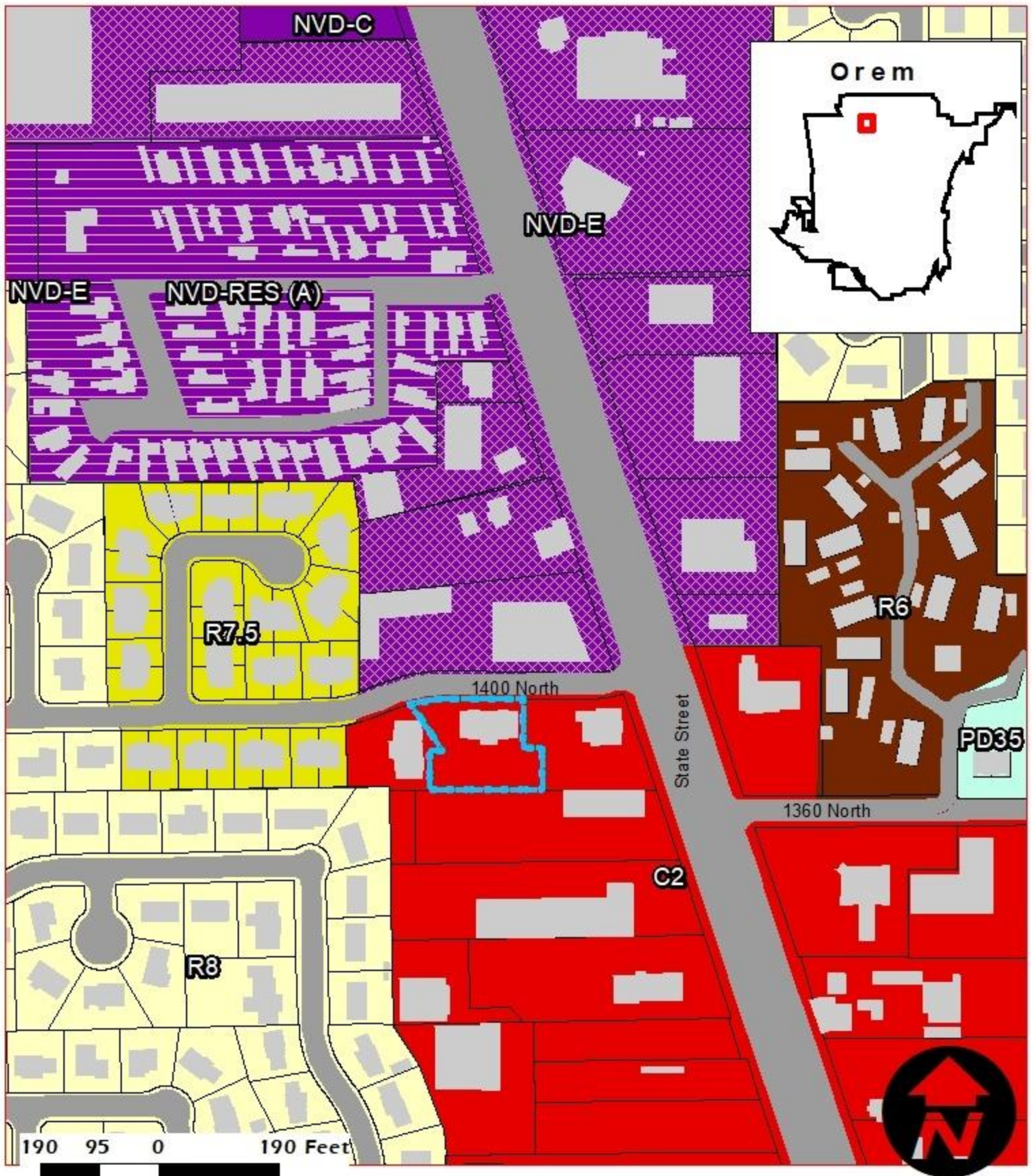
BACKGROUND: The applicant is converting the existing commercial building to a commercial condominium with four individual units. The applicant has notified the tenants of the change and received approval from the Orem City Building Official; with the stipulation that if the basement is separated into two units, there will need to be one-hour separation installed between the units. The applicant is in the process of making this change and is making an effort to have it completed and inspected prior to the Planning Commission meeting.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the final plat of North Meadow Condominiums located generally at 475 West 1400 North in the C2 Zone with the condition that the one-hour separation is installed between units 3 and 4 on the lower level prior to recording the plat.





North Meadow Condominiums

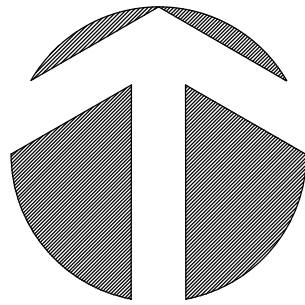


◆ Condominium Conversion
C2
.55 Acres

NEIGHBORHOOD
Timpview

Legend

- 475 W 1400 North
- Buildings
- Parcels

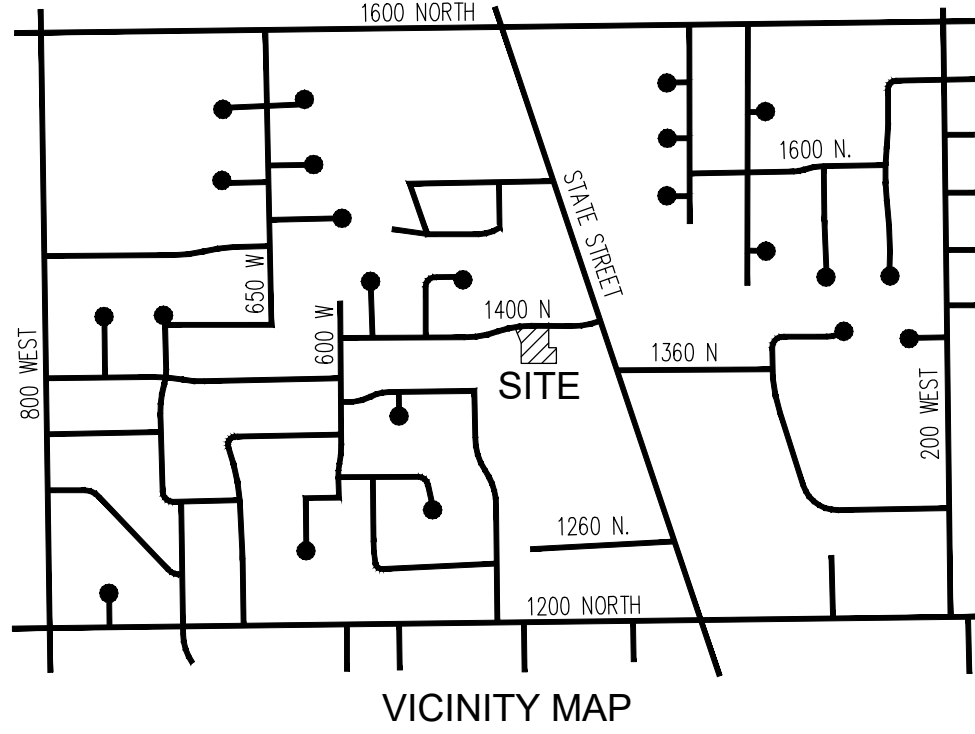


NORTH
1" = 20'

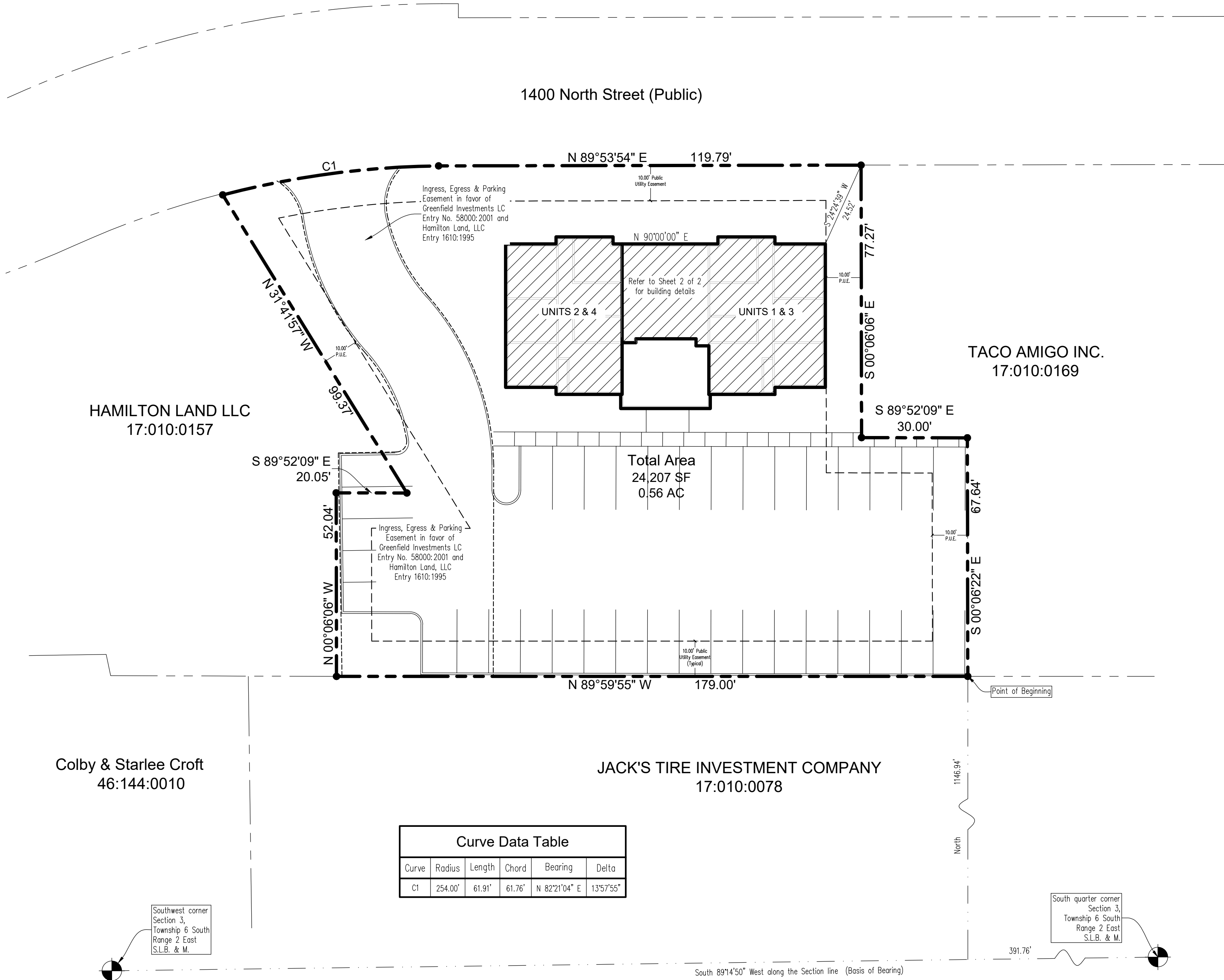
North Meadow Condominiums

Located in the Southwest quarter of Section 3,
Township 6 South, Range 2 East
Salt Lake Base and Meridian

PLAT



VICINITY MAP



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	254.00'	61.91'	61.76'	N 82°21'04" E	13°57'55"

Address Block	
Unit No.	Address
1	475 W. 1400 North
2	479 W. 1400 North
3	473 W. 1400 North
4	477 W. 1400 North

Utility Note:

The sewer, water and Storm Drain for this project are the responsibility of the Home Owners Association.

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 that at the request of the owner of the below-described land, I performed a Survey of said land; that the boundary description below correctly describes the land surface upon which will be constructed **NORTH MEADOW CONDOMINIUMS**. A Utah Condominium Project, that the record of survey map for said Condominium Project, consisting of two (2) page(s), is accurate and complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act; and that the reference markers shown on said map are located as shown and are sufficient to readily retrace or reestablish this survey.

Date

(Professional Land Surveyor (see seal below))

Boundary Description

Commencing at a point being located South 89°14'50" West along the Section line 391.76 feet and North 1146.94 feet from the South quarter corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°59'55" West 179.00 feet; thence North 00°06'06" West 52.04 feet; thence South 89°52'09" East 20.05 feet; thence North 31°41'57" West 89.37 feet more or less to 1400 North Street; thence along 1400 North Street, along the arc of a 254.00 foot radius curve to the right 61.91 feet (chord bears North 82°21'04" East 61.76 feet); thence North 89°53'54" East along 1400 North Street 119.79 feet; thence South 00°06'06" East 77.27 feet; thence South 89°52'09" East 30.00 feet; thence South 00°06'22" East 67.64 feet to the point of beginning.

Area = 24,207 sq.ft. or 0.56 Acre

Basis of Bearing is South 89°14'50" West along the Section line from the South quarter corner to the Southwest corner of Section 3.

Owner's Certificate and Dedication

The Undersigned owner ("owner", without regard to number of gender) of the above-described Land hereby certifies that: owner has caused a survey to be made of said land and this record of Survey Map ("Map") and Declaration of Condominium ("Declaration") to be prepared for **NORTH MEADOW CONDOMINIUMS**, A Utah Condominium Project (the "Project"); owner hereby consents to the concurrent recordation of the Map and Declaration and hereby submits the described land to the provisions of the Utah Condominium Ownership Act; owner hereby dedicates any public streets reflected on the map for the use by the General Public and Declares all other driveways or private streets reflected on the Map to be private and intended for use only by owners of Condominium Units within the project, their guests and invitees, as reflected in the provisions of the declaration.

Utility Dedication

The undersigned owner hereby offers and conveys to all Public Utility Agencies, their successors and assigns, a permanent easement and Right of way in and to those areas reflected on the map as "Common Areas" (including private streets and private driveways) for the construction and maintenance of approved public utilities and appurtenances, together with the right of access thereto.

Reservation of Common Areas

The undersigned owner, in recording this Record of Survey Map, has designated certain areas of land as Private Driveways, Streets and other common areas intended for use by owners of the Condominium Units within the project, their guests and invitees, and are hereby reserved for their common use and enjoyment as more fully set forth and provided in the provisions of the Declaration of Condominium applicable to the project.

Dated: _____, 20____.

Greenfield Investments LC

By: Dennis B. Carter - Member Manager

By: William M. Fairbanks - Member Manager

Owner's Acknowledgement (LC)

STATE OF UTAH }
COUNTY OF UTAH }

S.S.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Dennis B. Carter and William M. Fairbanks, who personally appeared before me, who being duly sworn or affirmed, did say that they are the Member Managers of Greenfield Investments LC, and that the within and foregoing instrument was signed in behalf of said Company, and in their capacity as Member Managers of Greenfield Investments LC.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

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

Approved this _____ day of _____, 20____, by Orem City, 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. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this _____ day of _____, A.D. 20____.

Approved: _____
City Engineer

Approved: _____
City Recorder

Approved: _____
Clerk / Recorder

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. According, 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

SHEET 1 OF 2 SHEET(S)

North Meadow Condominiums

Located in the Southwest quarter of Section 3,
Township 6 South, Range 2 East
Salt Lake Base and Meridian

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

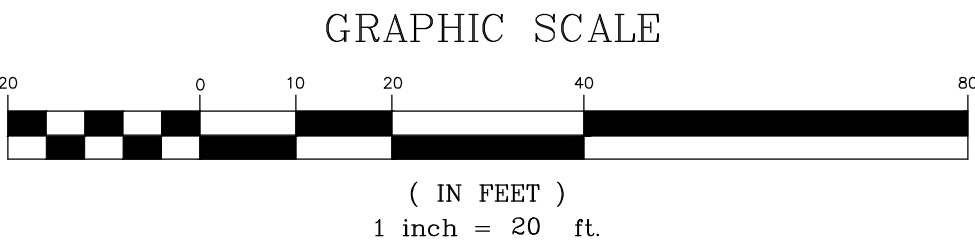
Approved as to Form

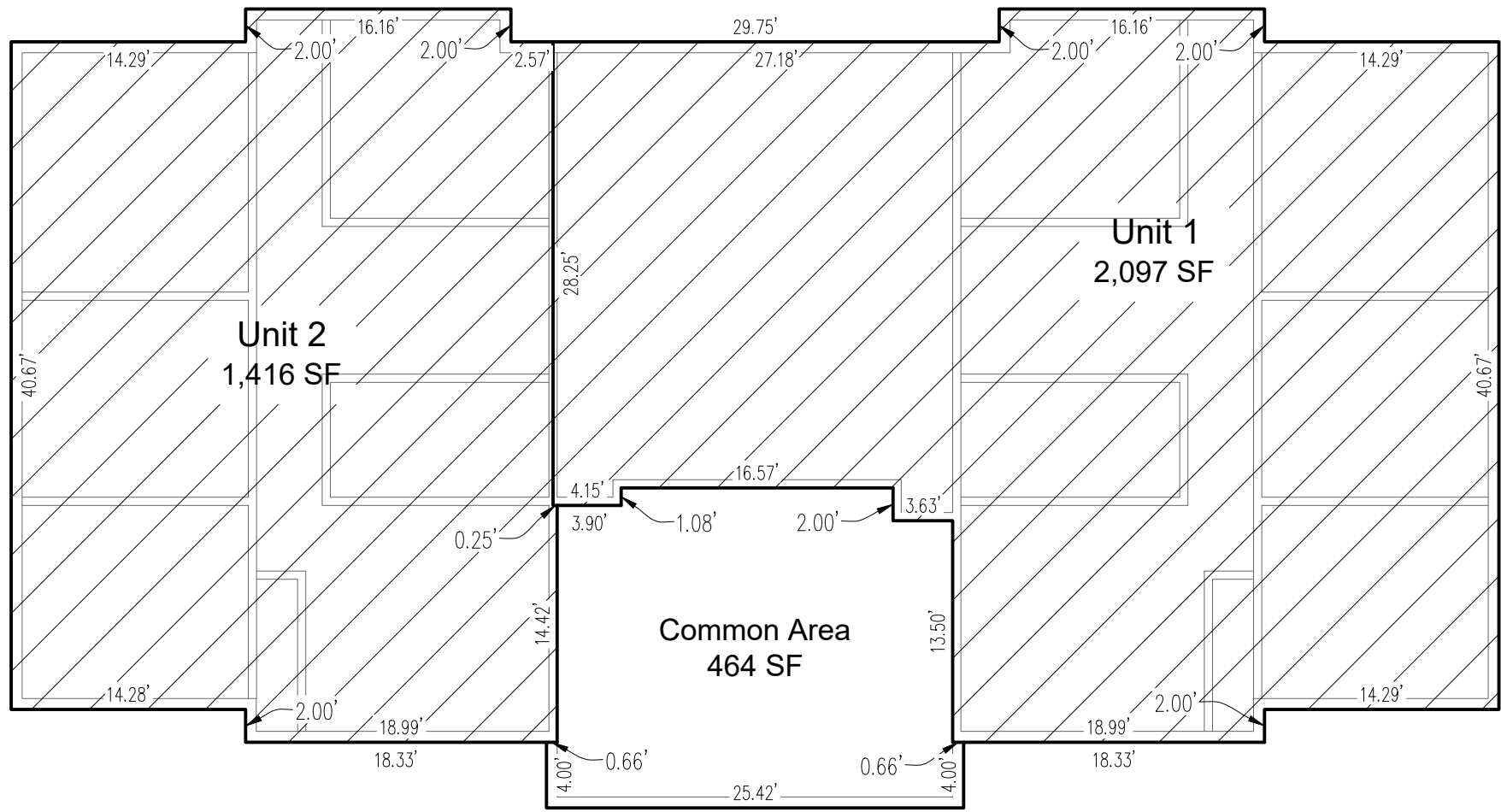
City Attorney

Date

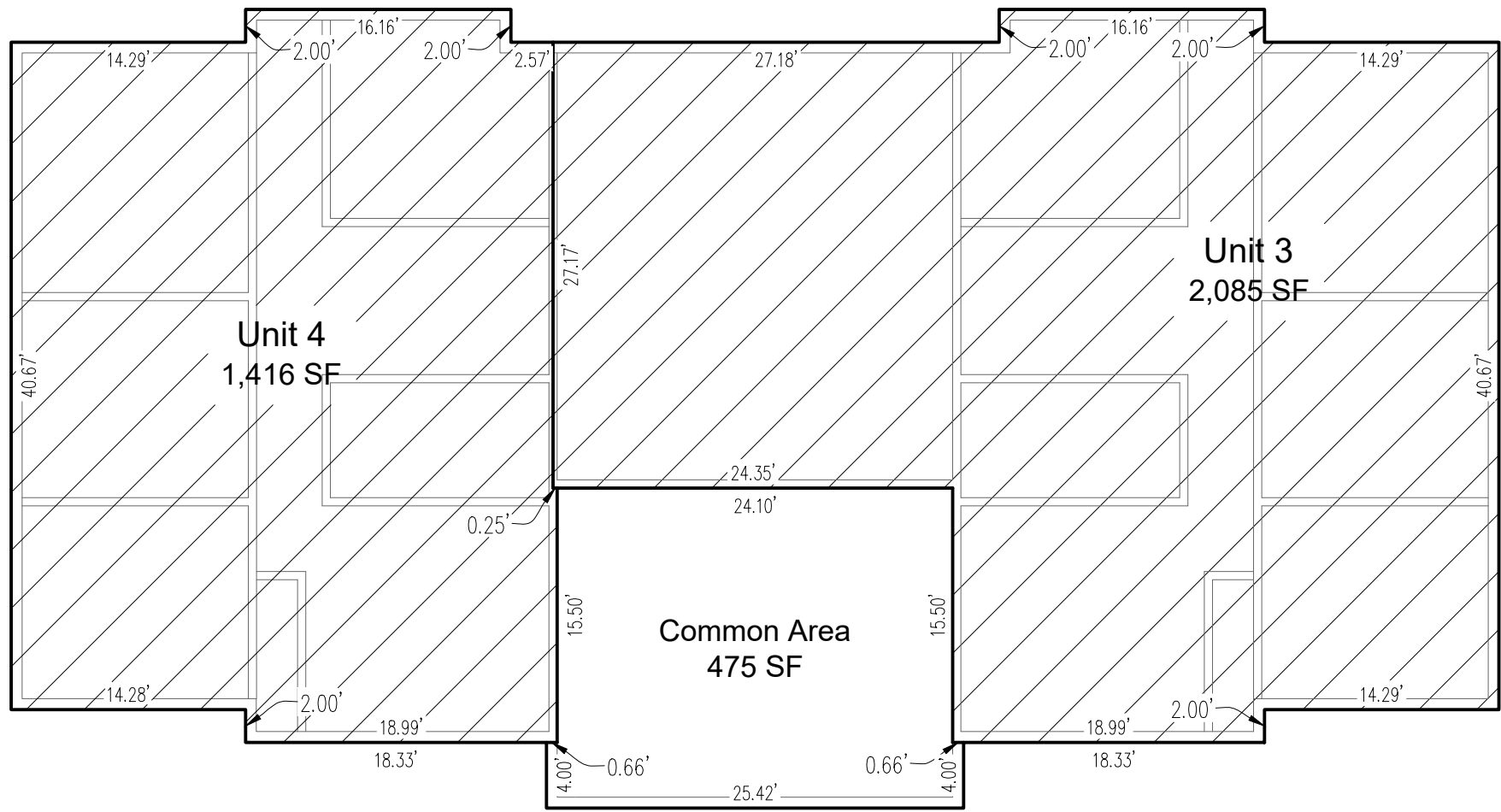
Prepared by:

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

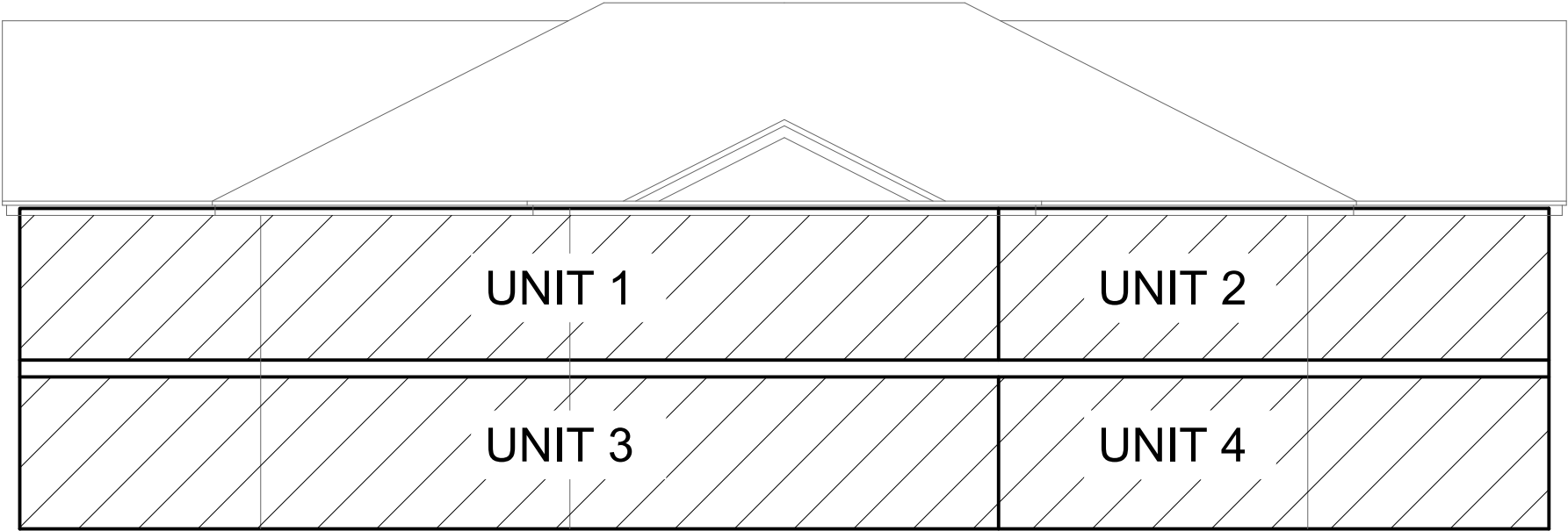




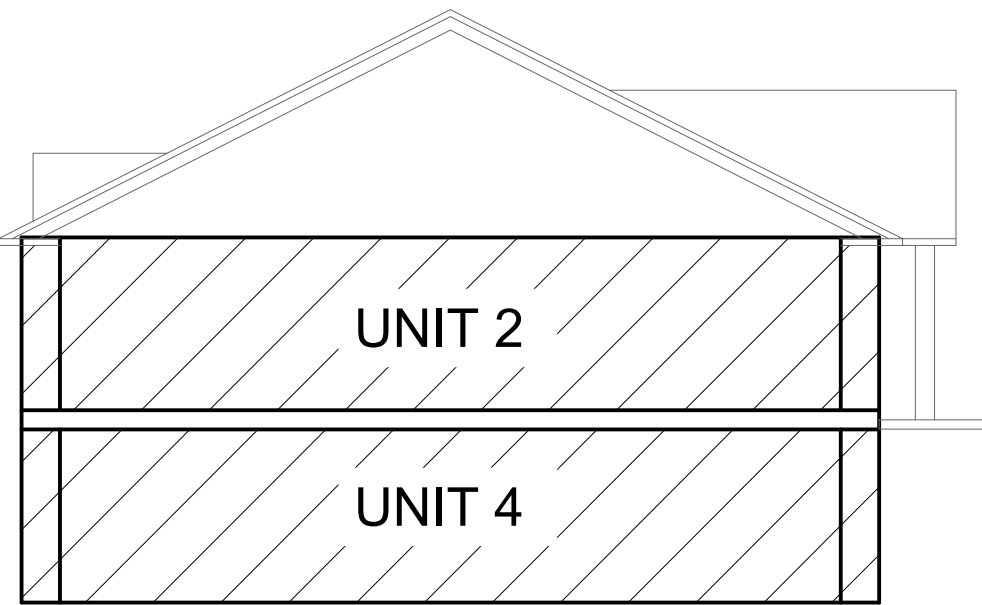
Main Level



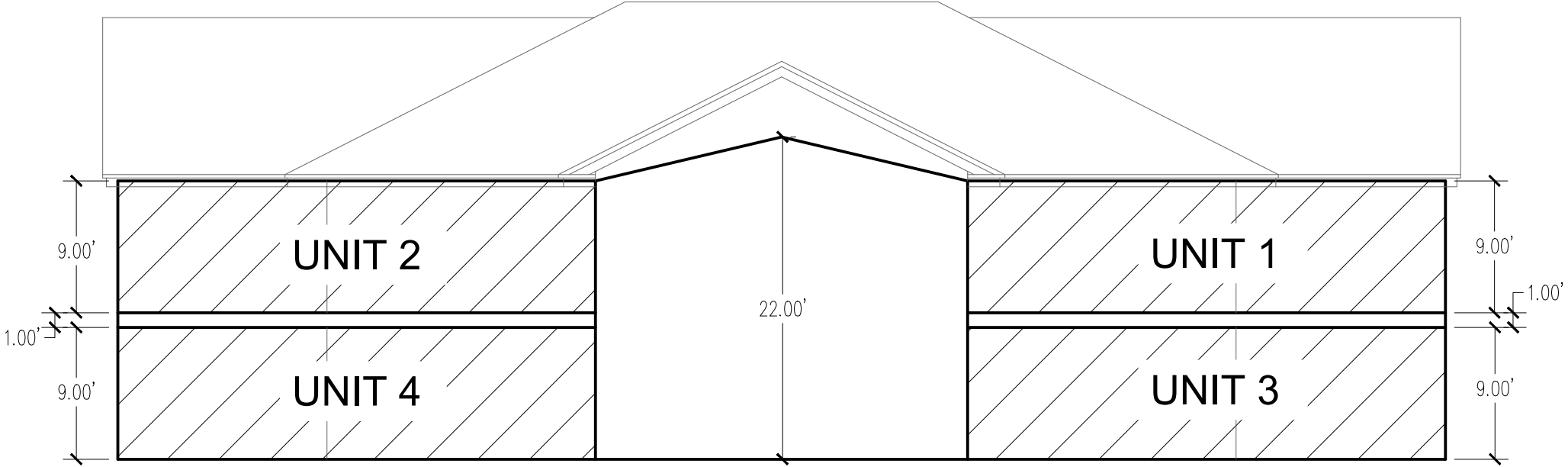
Lower Level



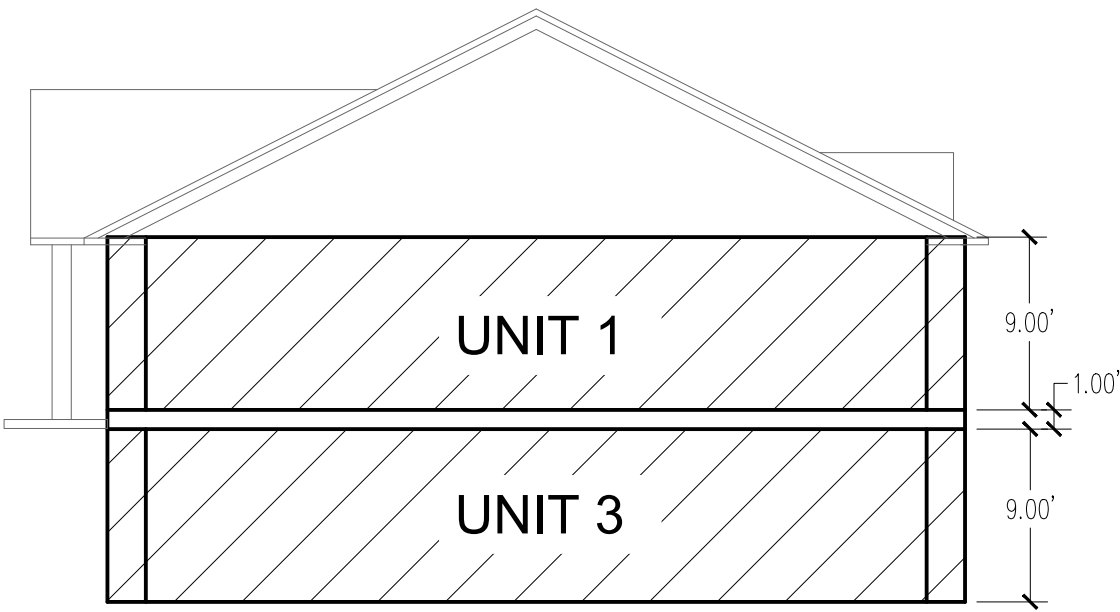
North Elevation



West Elevation



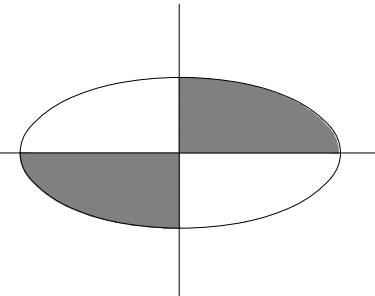
South Elevation



East Elevation

-  Private Area
-  Common Area

Received
Date: 07/06/2021
By: CV



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

Sheet 2 of 2 Sheets

NORTH MEADOW CONDOMINIUMS

ENTRY No. _____
STATE OF UTAH COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ MAP _____
Fee _____ COUNTY RECORDER _____



DEVELOPMENT SERVICES

56 N. State Street | Orem, UT 84057

Report of Building Official

RE: Condominium Conversion
Located: 475 West 1400 North, Orem

June 2, 2021

From: Paul K. Ashton
Chief Building Official
City of Orem

To Whom It May Concern:

The building mentioned above was inspected by my office for the purpose of converting to condominiums. It appears that the units can/are built to be separated into condominium units. Each has its' own heat source, gas and electric meter. It appears that there is one-hour separation between each unit except for the basement. If the basement is built/used as one unit it is ok. If separated into two units, there will need to be one- hour separation installed between the units

Signed:

Paul K. Ashton, Chief Building Official

TENANT NOTIFICATION

Washburn Associates
825 North 900 West
Orem Utah, 84057

May 25, 2021

Dear Current Tenant,

The owner, Greenfield Investments LC, of North Meadow Office Park, wishes to convert the office building into 4 individual office Condominium Suites. This is a notice that we will be holding a meeting to inform and answer questions regarding the process of converting the office space into individual condominiums. We will be holding a tenant meeting on May 25th at 2:00pm in the main lobby of the building. Your attendance to this meeting would allow us to explain the process and become aware of any concerns you might have with the conversion of this office space.

Orem City requires the following statement to be passed on to all tenants: That if the condominium or townhouse conversion project is approved, tenants may be required to vacate the premises.

If you have any questions feel free to contact us at 801-368-4700.

Thank you,

Paul Washburn

North Meadow Condominiums
475 West 1400 North
Orem, Utah 84059

Property Report

The applicant wishes to convert an existing office building into 4 office condominium units. The office was originally constructed so the 4 units all act independently of each other, the applicant now wishes to sell units to interested parties.

The building is located at 475 West 1400 North Orem. The frame and brick structure was constructed in 1997. The exterior is made up of stucco and brick, soffits and fascia are aluminum. roofing is architectural grade shingles. The parking lot is paved with asphalt and has been maintained with crack sealant in the last few years. The parking lot may need to be sealed in the next 3 to 5 years. The sidewalks are in excellent condition. All the exterior walls of the structure are well maintained. Landscaping is well maintained with mature trees and grass. No major repairs or replacements are anticipated to be needed within the next 5 years. Each unit has its' own 3/4 inch water service, 4 inch sewer service and 100amp electrical service.

May 25, 2021

Per Julia at Orem City we had a meeting with the current 2 tenants about the condominium conversion process. They both understood the process that was laid out to them. Both parties had questions about assigned parking.

See attached roll.

Street View



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
July 7, 2021

The following items are discussed in these minutes:

- **SITE PLAN** – Site plan approval of 1600 North Office located at 1385 West 1600 North - Approved
- **PUBLIC HEARING** – Vacating Lot 1, Coy Plat A and final plat approval of Hills Hidden Subdivision with two (2) lots at 160 West 1600 South – Approved
- **PLAT AMENDMENT** – Approving the final plat of 369 North Main Townhomes, Plat A (Planned Unit Development) located generally at 369 North Main Street – Approved
- **PLAT AMENDMENT** – Vacating Lot 11 of Orem Orchards, Plat A and approving Lot 1 of Orem Orchards, Plat B located at 329 West 350 South - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Marisa Bentley, Mickey Cochran, Carl Cook and Barry Roberts, Planning Commission members; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Matt Taylor, Long Range Planner; Sam Kelly, City Engineer; and Terry Peterson, City Council Liaison

Those excused: Shauna Mecham, Haysam Sakar and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Grant Allen, Long Range Planner and Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from June 16, 2021 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham and Barry Roberts, Planning Commission members; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Matt Taylor, Long Range Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Grant Allen, Long Range Planner

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Paul Washburn for the Planning Commission to approve the site plan of 1600 North Office located at 1385 West 1600 North in the HS Zone.

Staff Presentation: The applicant is proposing to construct a three-story office building with an underground parking structure. He applied for this site plan on March 18, 2020, the same day Governor Gary Herbert declared a state of emergency for the COVID-19 pandemic. As the pandemic changed the nature of office labor, the applicant has delayed his project until the end of the pandemic. As the end of the pandemic is near, the applicant is now ready for site plan approval.

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

DRAFT Planning Commission minutes for July 7, 2021



Zoning Standards

The structure is on a commercial deep lot and will be more than 220 feet from 1600 North. The maximum height in the HS zone is sixty feet. The structure will be 44 feet and 6 inches tall. Because this site borders a residential zone, it is required to be setback from that boundary a distance at least equal to the height of the building. The structure will be more than 73 feet away from that boundary.

Architecture

The proposed structure will be a typical glass office building and will have exterior materials of glass and synthetic stucco (EIFS), both of which are approved materials in the HS zone.

Parking

The parking ratio in the HS zone is one stall per 250 square feet of leasable floor area. The building is providing 42,750 square feet of leasable floor area and is required to provide 171 stalls. The applicant is providing exactly 171 stalls. 58 stalls will be under the building, 113 stalls will be provided at ground level. Six ADA stalls are being provided.

Landscaping

The HS zone only requires that the street setback areas be landscaped. The street setback is the front 20 feet of the property. Since this site is a deep lot, the front 20 feet is entirely an access to the property. This effectively means that there are no street landscaping requirements for the site due to its unique circumstances.

Landscaping islands with trees are required to be provided in the parking lot. The applicant is providing them as required. The applicant is also providing xeriscaping in portions of the lot that will not be covered by pavement or building. The xeriscaping will be composed of shrubs and rock.

Lighting Plan

Because this site borders a residential zone, a lighting plan is required and it must show that glare onto neighboring residential lots is being minimized. There will be one parking lot light near the residential boundary, it will face away from the residential boundary.

Active Transportation

42 bicycle stalls will be installed in the north portion of the property adjacent to the access into the property next to the building. A sidewalk will be installed on the west portion of the access. This access leads directly to the entrance of the building.

Transportation/Engineering

No concerns.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of 1600 North Office located at 1385 West 1600 North in the HS Zone.

Chair Cochran asked if the Planning Commission had any questions for Mr. Bench. Mr. Cook asked about the access across the neighboring property. Mr. Bench said there is an access easement on the existing plat. Ms. Mecham asked if there would be a pedestrian access (gate) through the wall. Mr. Bench said the City cannot require that, but there could be an agreement between the two property owners. The City does allow gates. Mr. Washburn said between the two properties there is a significant grade difference so pedestrian access really is not an issue.

Chair Cochran invited the applicant to come forward. Paul Washburn introduced himself. Mr. Washburn said he agrees with the requirement of the masonry wall and has no problem with that. The access on 1600 North is controlled by UDOT. He has an agreement with them and will put in acceleration and deceleration lanes going into the property.

Chair Cochran 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.

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

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Planning Commission Action: Mr. Cook moved to approve the site plan of 1600 North Office located at 1385 West 1600 North in the HS Zone with the condition that a masonry wall be installed on the south property line adjacent to the R6 zone. Ms. Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham and Barry Roberts. The motion passed unanimously.

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Forrest Phillips Construction, LLC for the Planning Commission to vacate Lot 1, Coy Plat A and final plat approval of Hills Hidden Subdivision with two (2) lots at 160 West 1600 South in the R8 Zone.



Staff Presentation: The applicant is proposing to subdivide an existing lot into two. He was originally proposing to subdivide it into three lots. However, the existing slope ordinance will not allow for a third lot. Therefore, the two lots are proposed.

Hillside Ordinance (17-8-2)

The proposed subdivision will be done on a sloped area. At the request of the Development Review Committee, the applicant has provided a slope map (attached with this staff report) that denotes the slope of the property into the three grade ranges outlined in the City Hillside Ordinance. These ranges are outlined in the table below. Requirements of each range are also summarized below:

Hillside Ordinance	< 20%	20%-35%	35% <
Structures	Permitted	Not permitted	Not Permitted
Grading	Permitted	Permitted. A maximum of 50% of the area with this slope can be graded.	Permitted. A maximum of 25% of the area with this slope can be graded.
Retaining Walls	Permitted	Permitted.	Permitted only if it is not necessary to have one to stabilize the grade.

Additionally, a lot with a slope must have a buildable area that is at least 40% of the area of the minimum lot size of the underlying zone. For example, the minimum lot size in the R8 zone is 8,000 square feet. A lot with a slope in the R8 zone must have a minimum buildable area of 3,200 square feet because that is 40% of the minimum 8,000 square feet. Orem City Code (17-2-2) specifies that areas on a lot having slopes greater than 20% must be removed from the buildable area.

The applicant has shown that the proposed Lot 1 will have lot size of 19,666 square feet and will have a buildable area of 3,387 square feet. This buildable area has slopes less than 20% and is one contiguous area. Lot 2 has an existing home that will remain and will be 10,994 square feet. Both lots meet the requirements of the hillside ordinance.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1, Coy Plat A and final plat approval of Hills Hidden Subdivision with two (2) lots at 160 West 1600 South in the R8 Zone.

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

Chair Cochran invited the applicant to come forward. Forrest Phillips, Forrest Phillips Construction, LLC, introduced himself. He said he believes he has met all the requirements. He has already submitted a grading plan and a site plan because of the hillside ordinance.

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

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

Planning Commission Action: Mr. Roberts moved to vacate Lot 1, Coy Plat A and final plat approval of Hills Hidden Subdivision with two (2) lots at 160 West 1600 South in the R8 Zone. Mr. Cochran seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham and Barry Roberts. The motion passed unanimously.

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

Agenda Item 3.3 is a request by Lynn Payne for the Planning Commission to approve the final plat of 369 North Main Townhomes, Plat A (Planned Unit Development) located generally at 369 North Main Street in the R7.5 Zone.



Staff Presentation: The applicant is converting the existing four-unit residential townhomes to a residential planned unit development where each unit will be individually owned. No changes to the structure beyond those in attics as completed and passed by Building Safety on April 1, 2021.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the final plat of

369 North Main Townhomes, Plat A (Planned Unit Development) located generally at 369 North Main Street in the R7.5 Zone.

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

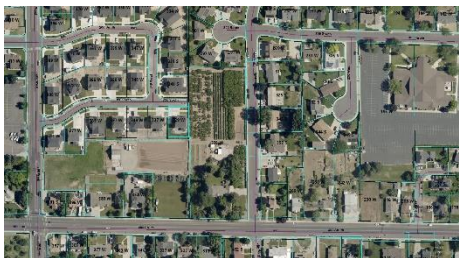
Chair Cochran invited the applicant to come forward. Roger Dudley introduced himself and had nothing to add to the presentation.

Chair Cochran asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Bentley moved to approve the final plat of 369 North Main Townhomes, Plat A (Planned Unit Development) located generally at 369 North Main Street in the R7.5 Zone. Mr. Cook seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham and Barry Roberts. The motion passed unanimously.

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.4:**

Agenda Item 3.4 is a request by Tipton Landscaping for the Planning Commission to vacate Lot 11 of Orem Orchards, Plat A and approve Lot 1 of Orem Orchards, Plat B located at 329 West 350 South in the R7.5 Zone.



Staff Presentation: The applicant is requesting approval of the new plat without the south Public Utility Easement (PUE). They would like to build a swimming pool in the back yard and there is not enough room to do that with the current PUE. By removing the PUE on the south end of the property, they will be able to build the pool.

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

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1 Planning Commission vacate Lot 11 of Orem Orchards, Plat A and approve Lot 1 of Orem Orchards, Plat B located
2 at 329 West 350 South in the R7.5 Zone.

3
4 Chair Cochran asked if the Planning Commission had any questions for Mr. Bench.

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6 Chair Cochran invited the applicant to come forward. The applicant was not present.

7
8 Chair Cochran opened the public hearing and invited those from the audience who had come to speak to this item to
9 come forward to the microphone.

10
11 When no one came forward, Chair Cochran closed the public hearing and asked if the Planning Commission had any
12 more questions for the applicant or staff. When none did, he called for a motion on this item.

13
14 **Planning Commission Action:** Ms. Mecham moved to vacate Lot 11 of Orem Orchards, Plat A and approve Lot 1
15 of Orem Orchards, Plat B located at 329 West 350 South in the R7.5 Zone. Mr. Cochran seconded the motion. Those
16 voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham and Barry Roberts. The motion passed
17 unanimously.

18
19 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for
20 a motion to approve the minutes of June 16, 2021. Ms. Bentley moved to approve the meeting minutes for June 16,
21 2021. Mr. Roberts seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Shauna
22 Mecham and Barry Roberts. The motion passed unanimously.

23
24 **Adjourn:** Chair Cochran called for a motion and to adjourn. Ms. Bentley seconded the motion. Those voting aye:
25 Marisa Bentley, Mickey Cochran, Carl Cook, Shauna Mecham and Barry Roberts. The motion passed unanimously.

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

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Jason Bench
Planning Commission Secretary

Approved: