



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 21, 2022

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

3:30 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 **APPEAL – Extending the approval of the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone.**
 - 3.2 **PUBLIC HEARING – Enacting Section 22-6-9(M) *Residential Preschool (SLU Code 6265)* and Standard Land Use Code 6265 *Residential Preschool*.**
 - 3.3 **PUBLIC HEARING – Amending Section 22-6-9(F)(8) *Home Day Care Services-Child & Adult (SLU Code 6263)* pertaining to outdoor play areas; and Enacting Section 22-6-9(G)(14) *Commercial Day Care Services (SLU Codes 6261 and 6262)* pertaining to outdoor play areas.**
 - 3.4 **PUBLIC HEARING – Enacting Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) Zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.**
 - 3.5 **PUBLIC HEARING – Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and**

University Avenue.

- 3.6 PUBLIC HEARING – Amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.**

4. MINUTES REVIEW AND APPROVAL

- 4.1 Review and approve minutes from September 7, 2022.**

5. ADJOURN

- 5.1 Next meeting is scheduled for Wednesday, October 5, 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 September 21, 2022	
Prepared By: Rachel Stevens		
Applicant: Ramon and Rosalia Hernandez	APPEAL – Extending the approval of the preliminary plat for Hernandez Plat A, located generally at 534 North 600 West in the R7.5 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R7.5**
- Acreage: **.36**
- Neighborhood: **Geneva Heights**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission extend the approval of the preliminary plat for Hernandez Plat A for an additional year, located generally at 584 North 600 West in the R7.5 zone.

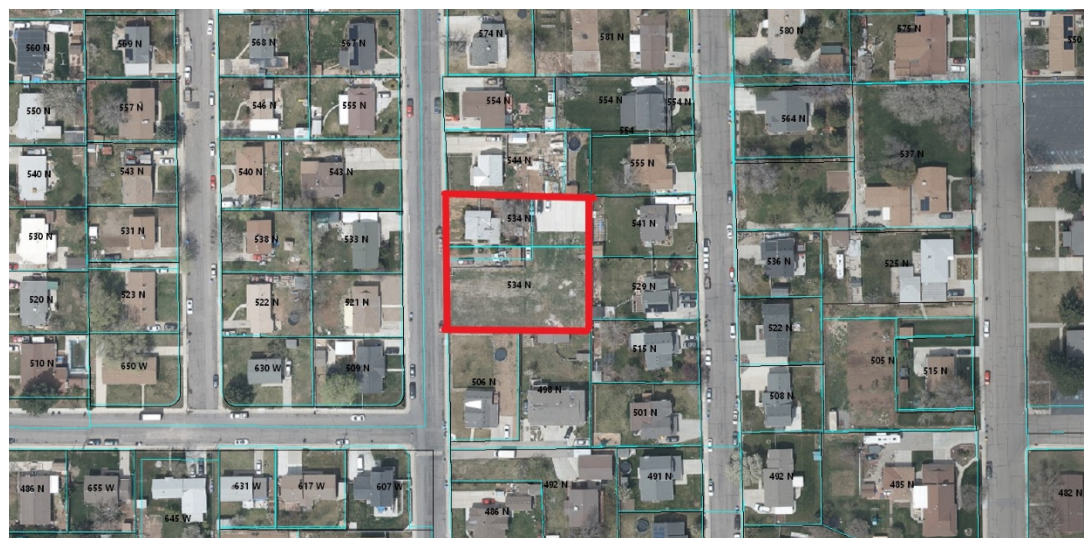
BACKGROUND:

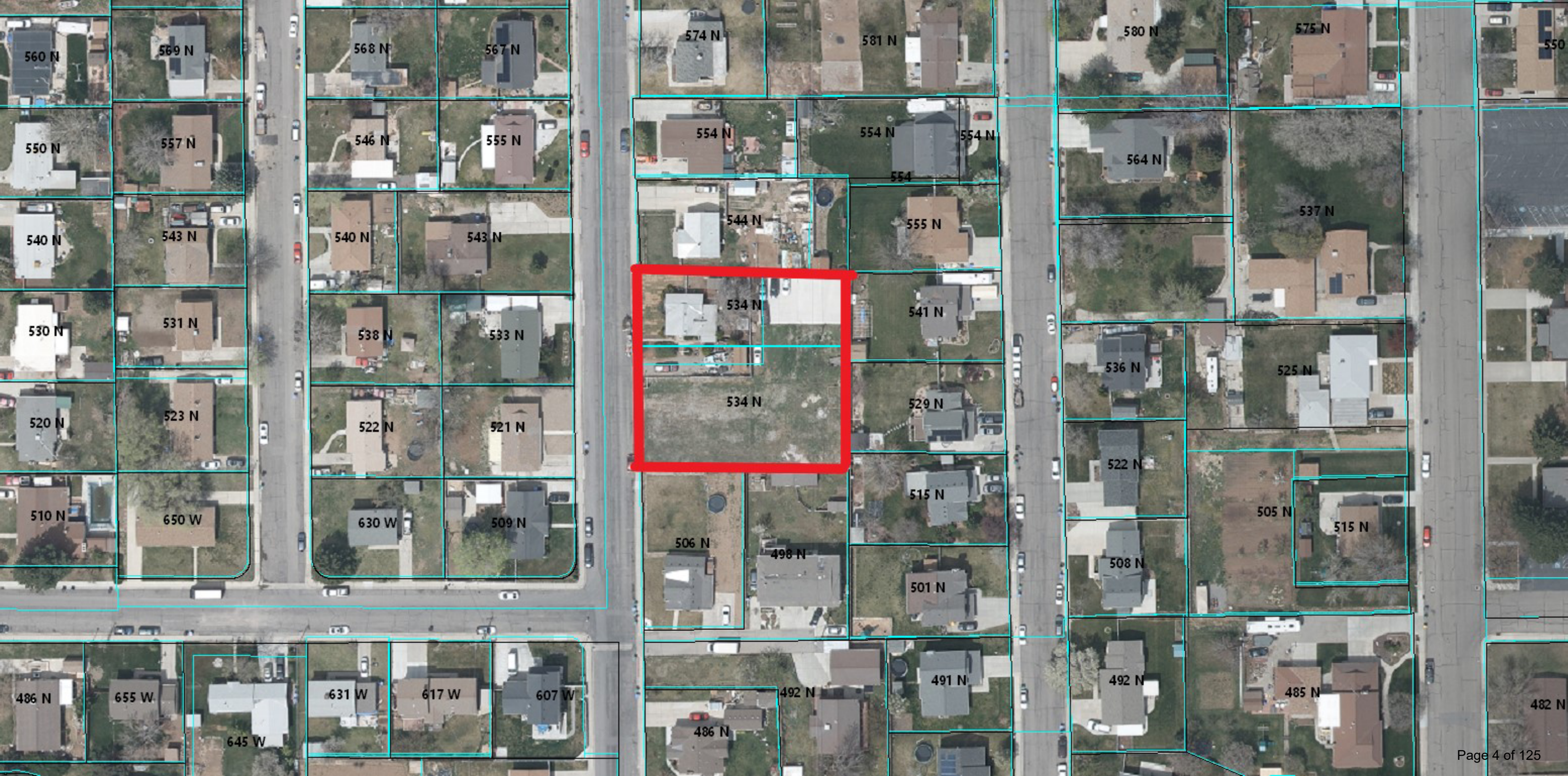
On September 15, 2021 the applicant came before the Planning Commission with a request to subdivide their property into two lots. Section 17-4-7 *Validity of preliminary plat approval* states that the preliminary plat is approved for one (1) year and that the Planning Commission may grant one (1) year extensions ([Section 17-4-7](#)). The applicant request the Planning Commission grant an extension of approval for their preliminary plat for an additional year.

The proposed plat still complies with all the applicable ordinances for Preliminary Plats ([Section 17-4-3](#)). It also still meets the requirements for the R7.5 zone. Lot 1 contains 7510 square feet and has an existing home which will remain. Lot 2 contains 18,615 square feet and shall have improvements installed. Both of the lots will front on 600 West ([Section 22-6-8](#)).

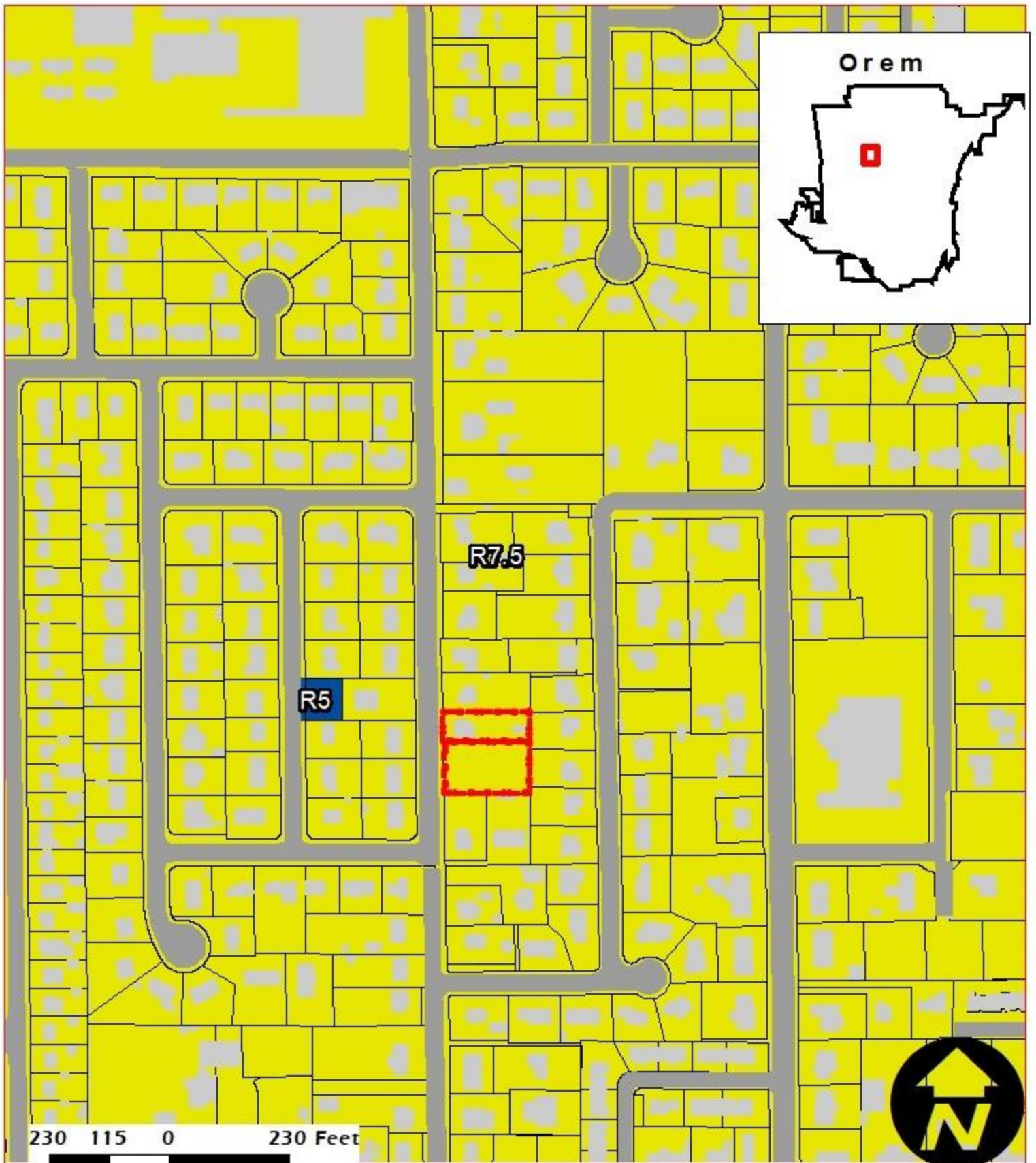
RECOMMENDATION:

Staff recommends the Planning Commission extend the approval of the preliminary plat for Hernandez Plat A for an additional year, located generally at 584 North 600 West in the R7.5 zone.





Hernandez Plat A



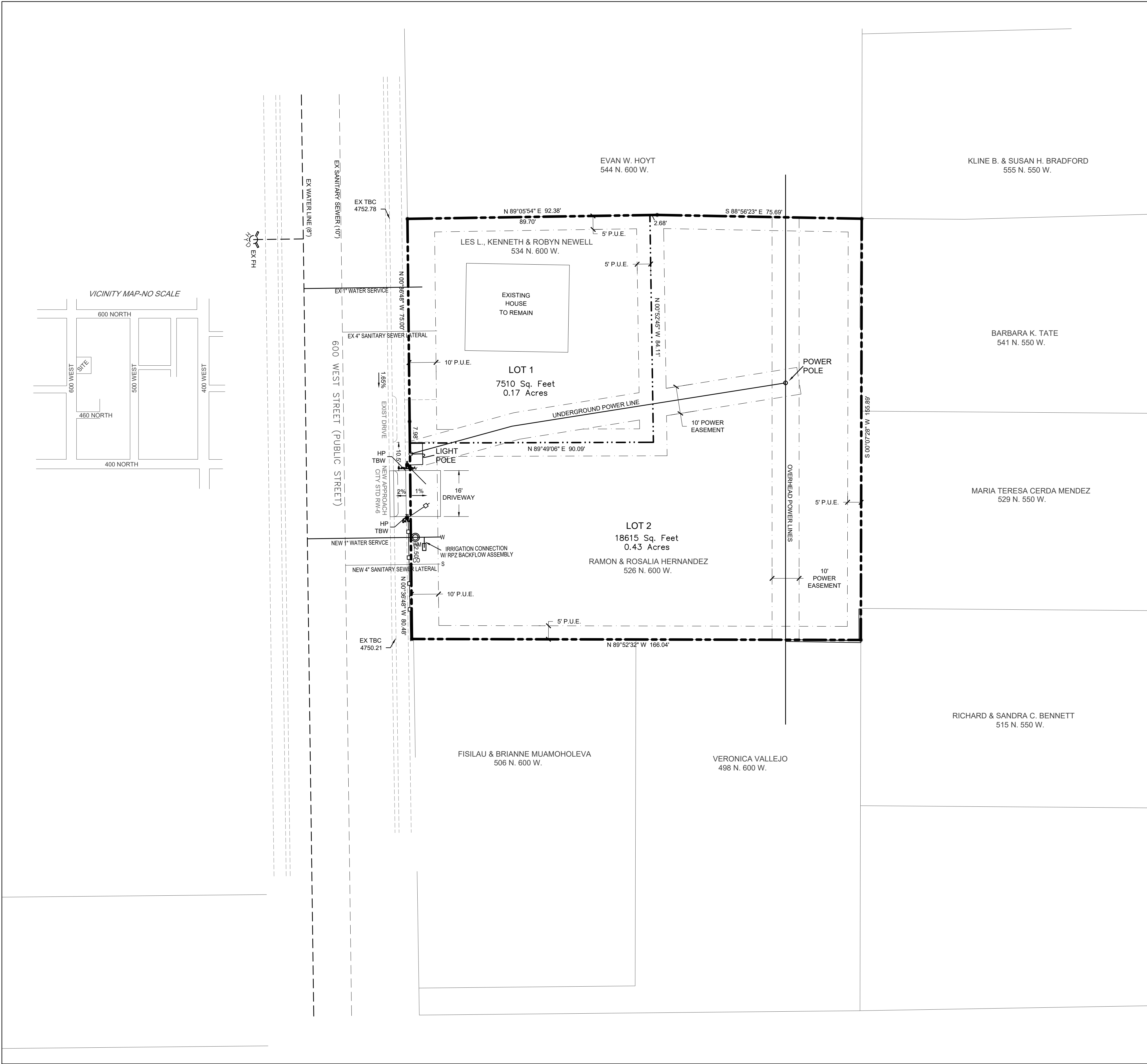
◆ Preliminary Plat
R7.5
.36 Acres

NEIGHBORHOOD
Geneva Heights

Legend

- 534 N 600 West
- Buildings
- Parcels

Preliminary Plat



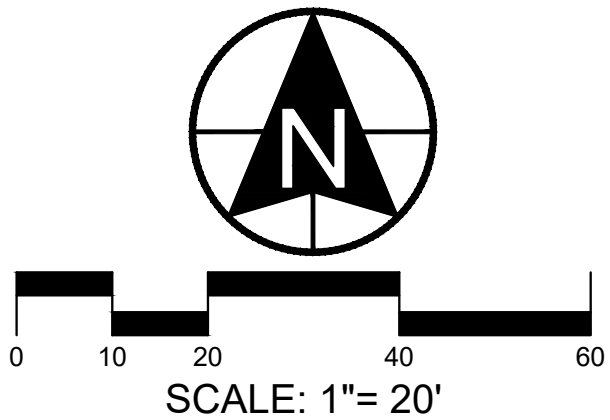
NOTES:

- No driveway or drive access may be located within twenty-five feet (25') of an existing fence which is greater than three feet (3') in height if to do so would result in the fence being within the clear vision area associated with the driveway or drive access as described in section 22-14-19.
- The fire protection items (fire hydrants, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the City of Orem Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the City of Orem 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 which includes a backflow assembly to the building. Backflow assemblies shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meter sizes shall be determined by the City of Orem Building Division at the time of building permit approval or when there is a request to change the water meter size. Water meters and fire hydrants shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing.
- Water meters and fire hydrants shall not be located within areas enclosed with fences or within ten feet (10') of any existing or proposed structure.
- If required by Chapter 20 of the Orem City Code or by the applicant's Permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed in accordance with the City of Orem Standards and Specifications.
- All signage shall comply with the requirements of the Orem City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, water laterals, water mains, water meters, fire hydrants, etc. shall not be located under covered parking areas and shall be installed according to 21-1-6 of the Orem City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of Orem 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.

RAMON
HERNANDEZ
534 N. 600 W.
OREM, UT

DEVELOPMENT

HERNANDEZ
SUBDIVISION



berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
ACTION			DATE
PRELIMINARY PLAN			8/26/2021

PROJECT

HERNANDEZ
SUBDIVISION

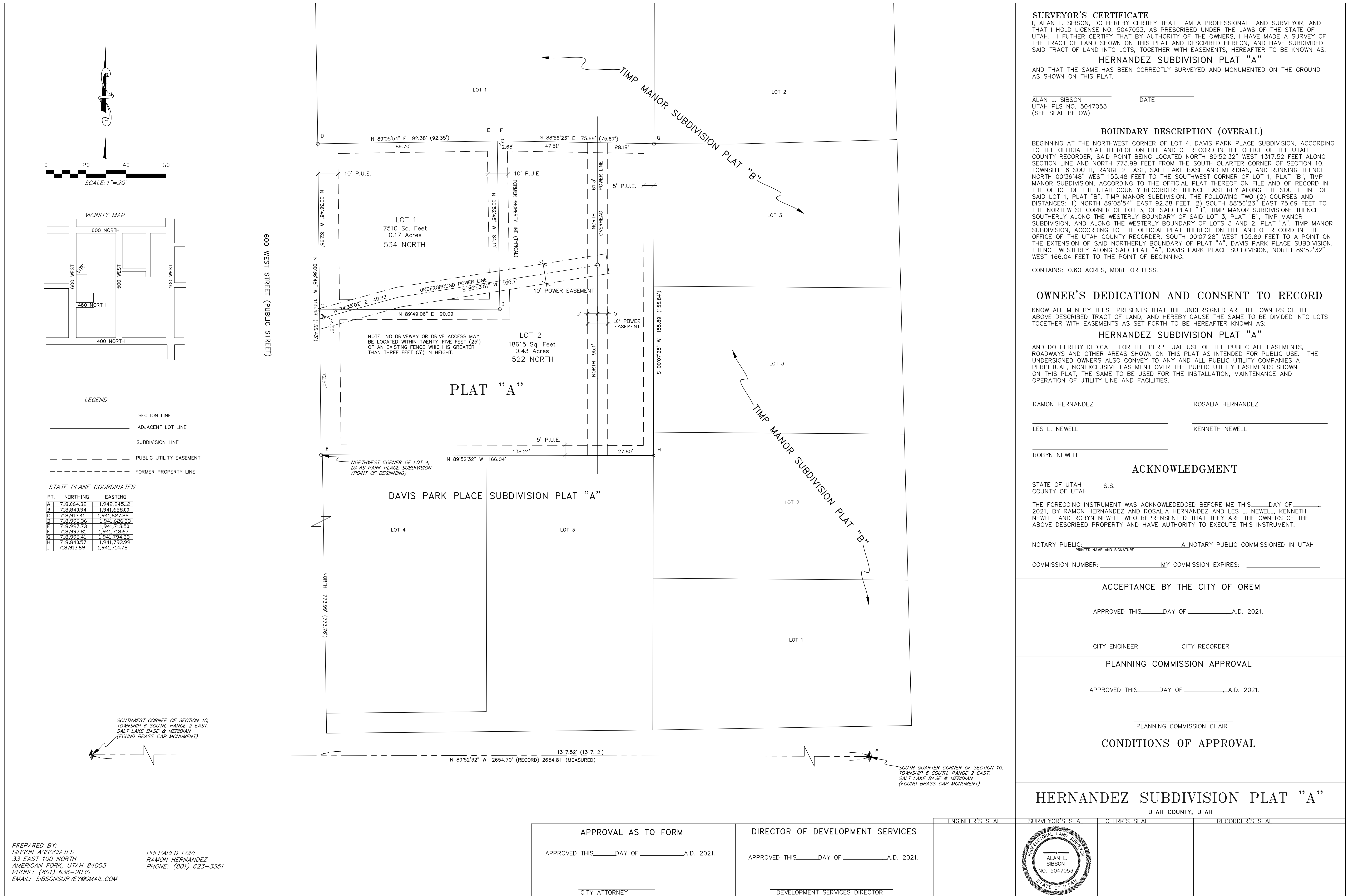
DESCRIPTION

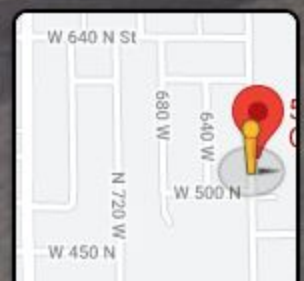
PRELIMINARY
PLAN

SHEET NAME

SHEET NUMBER

Final Plat







Item #: 3.2	Planning Commission September 21, 2022	
Prepared By: Rachel Stevens		
Applicant: Business Licensing	PUBLIC HEARING – Enacting Section 22-6-9(M) <i>Residential Preschool (SLU Code 6265)</i> and Standard Land Use Code 6265 <i>Residential Preschool</i> .	

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: **n/a**
- Current Zone: **n/a**
- Acreage: **n/a**
- Neighborhood: **n/a**

ACTION:

The Planning Commission shall forward a recommendation to the City Council.

REQUEST:

The applicant requests the Planning Commission forward a recommendation to the City Council to enact Section 22-6-9(M) *Residential Preschool (SLU Code 6265)* and Standard Land Use Code 6265 *Residential Preschool*.

BACKGROUND:

Business Licensing requests the city enact a new land use code for Residential Preschools. Currently, residential preschools are being regulated and enforced under Home Day Care Services (SLU Code 6263). ([See Section 22-6-9\(F\)](#)). Enacting a new land use code will allow for better regulation and enforcement of residential preschools.

The proposed language is attached in the packet for your review.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to enact Section 22-6-9(M) *Residential Preschool (SLU Code 6265)* and Standard Land Use Code 6265 *Residential Preschool*.

22-6-9(M) - Residential Preschool (SLU Code 6265) Preschools operating in residential zones are subject to the following requirements:

1. All Home Preschools must obtain a business license from the City of Orem in accordance with the provisions of CHAPTER 12 prior to operating the business.
2. All Home Preschools must be clearly incidental to and secondary to the residential use of the dwelling unit.
3. All residents, visitors and employees who arrive at the home in connection with the Home Preschools shall be legally parked on the lot occupied by the residence or on that part of the street which immediately abuts the lot.
4. No Home Preschool Service may be operated in a dwelling that has an accessory apartment.
5. There shall be no signage of any kind visible from the street or from any neighboring residence.
6. All play areas used by a Home Preschool facility shall be fully enclosed with a six foot (6') fence with self-closing/self-latching gates and all Home Preschool facilities shall have an outdoor soft-surface play area. Play areas and play structures shall not be located in front yards nor in side yards adjacent to dedicated streets.
7. Out of door activities are not permitted between the hours of 9:00 pm and 8:00 a.m.
8. A Home Preschool Service provider may have only one (1) nonresident employee. At least one off street parking space shall be provided for such employee. The residential driveway (including garage) may be used for this purpose provided that each of the provider's own vehicles and those of family members can be parked in the driveway and not on the street.
9. All Home Preschool Services may not generate more than two car trips per hour between the hours of 9:00 p.m. and 6:00 a.m.
10. Preschool provider may care for up to twelve (12) children, including the provider's own preschool aged children, at any one time. The care is provided in the residence of the preschool provider.
11. A Home Preschool shall comply with all City building and fire codes. The City may require building and fire inspections for all Home Preschool Services.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6265	Residential Preschool	See Sec. 22-6-9(M)							N	N	N	N	N	N	N	N	N	N

Item #: 3.3	Planning Commission September 21, 2022	
Prepared By: Rachel Stevens		
Applicant: Development Services	PUBLIC HEARING – Amending Section 22-6-9(F)(8) <i>Home Day Care Services-Child & Adult (SLU Code 6263)</i> pertaining to outdoor play areas; and Enacting Section 22-6-9(G)(14) <i>Commercial Day Care Services (SLU Codes 6261 and 6262)</i> pertaining to outdoor play areas.	

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: **n/a**
- Current Zone: **n/a**
- Acreage: **n/a**
- Neighborhood: **n/a**

ACTION:

The Planning Commission shall forward a recommendation to the City Council.

REQUEST:

The applicant requests the Planning Commission forward a recommendation to the City Council to amend Section 22-6-9(F)(8) *Home Day Care Services-Child & Adult (SLU Code 6263)* pertaining to outdoor play areas; and Enact Section 22-6-9(G)(14) *Commercial Day Care Services (SLU Codes 6261 and 6262)* pertaining to outdoor play areas.

BACKGROUND:

Development Services requests the City Council amend the Home Day care requirements pertaining to play areas. The proposed language would require play areas to be fully enclosed and require a self-closing and self-latching gate. It would also require outdoor play areas to have a soft-surface area for children to play on. ([See Section 22-6-9\(F\)](#)).

Development Services also proposes a new ordinance regarding Commercial Day Care Services. It would require commercial day cares to have a play area that is fenced with self-closing and self-latching gates. It would not allow play areas and play structures to be located in parking lots or on top of other hard surfaces. ([See Section 22-6-9\(G\)](#)).

The proposed language is attached in the packet for your review.

RECOMMENDATION:

Staff recommends the Planning Commission consider a recommendation to the City Council to amend Section 22-6-9(F)(8) *Home Day Care Services-Child & Adult (SLU Code 6263)* pertaining to outdoor play areas; and Enact Section 22-6-9(G)(14) *Commercial Day Care Services (SLU Codes 6261 and 6262)* pertaining to outdoor play areas.

CODE OF ORDINANCES

CHAPTER 22. ZONING

22-6-9. Regulations Governing Particular Uses.

- F. Home Day Care Services-Child & Adult (SLU Code 6263).** Home Day Care Services include a (1) Home Adult Day Care Facility, (2) Home Child Day Care, Small, (3) Home Child Day Care, Medium, and (4) Home Child Day Care, Large, as defined in Section 22-2-1. Home Day Care Services are permitted in residential zones subject to the following requirements:
1. Home Adult Day Care facilities and Large and Medium Home Child Day Care facilities must comply with the site plan requirements set forth in Section 22-14-20.
 2. All Home Day Care Services shall be properly licensed by the State of Utah Department of Human Services, where required. All Home Day Care Services except for Home Child Day Care, Small must also obtain a business license from the City of Orem in accordance with the provisions of CHAPTER 12 prior to operating the business.
 3. Home Adult Day Care is limited to the care of no more than six (6) functionally impaired adults, including the provider's own dependent adults. The care must be provided in the residence of the care provider.
 4. All Home Day Care Services must be clearly incidental to and secondary to the residential use of the dwelling unit.
 5. All residents, visitors and employees who arrive at the home in connection with the Home Day Care Service shall be legally parked on the lot occupied by the residence or on that part of the street which immediately abuts the lot.
 6. No Home Day Care Service may be operated in a dwelling that has an accessory apartment.
 7. There shall be no signage of any kind visible from the street or from any neighboring residence.
 8. All play areas used by a Home Child Day Care facility shall be fully enclosed with a six foot (6') fence with self-closing and self-latching gates and all Home Child Day Care facilities shall have an outdoor soft-surface play area. Play areas and play structures shall not be located in front yards nor in side yards adjacent to dedicated streets.
 9. Out of door activities are not permitted between the hours of 9:00 p.m. and 8:00 a.m.
 10. A Home Day Care Service provider may have only one (1) nonresident employee. At least one off street parking space shall be provided for such employee. The residential driveway (including garage) may be used for this purpose provided that each of the provider's own vehicles and those of family members can be parked in the driveway and not on the street.
 11. All Home Day Care Services may operate on a twenty-four hour basis provided that the business does not generate more than two car trips per hour between the hours of 9:00 p.m. and 6:00 a.m.
 12. A Home Day Care Services provider may care for no more than two (2) unrelated children or one (1) family on a twenty-four (24) hour basis.
 13. A Home Day Care, Large shall comply with all City building and fire codes. The City may require building and fire inspections for all Home Day Care Services. A Home Child Day Care, Small provider that is required by the State to have a building/fire inspection may contract with a private building and fire inspector approved by the State of Utah Department of Human Services.

G. Commercial Day Care Services (SLU Codes 6261 and 6262). Commercial Day Care Services are defined to include (1) Commercial Child DayCare /Preschool Facilities, and (2) Commercial Adult Day Care Facilities. Commercial Day Care Services are permitted in residential zones if they meet the following requirements:

1. In residential zones, Commercial Day Care Services shall only be allowed on properties adjacent to either a collector or an arterial street.
2. A Commercial Day Care facility shall not be established within two thousand six hundred and forty feet (2640') of another Private School or Commercial Day Care facility that is located in a residential zone.
3. Commercial Day Care Services shall comply with the site plan requirements set forth in Section [22-14-20](#).
4. The entire area of the front yard setback shall be landscaped except for permitted driveways.
5. No more than two car trips per hour shall be generated before 5:30 a.m. or after 9:00 p.m.
6. The site plan shall be configured so that no vehicle will back out on to a dedicated street. Parking and turn-around areas shall be located in the side or rear yard unless the site includes a circular driveway.
7. The rear yard shall be enclosed with a six-foot (6'), sight-obscuring fence. All gates shall be self-closing and self-locking.
8. The exterior building design shall resemble a single-family residential dwelling in harmony with any neighboring residential dwelling units.
9. A maximum of one wall sign no greater than six square feet (6ft²) in area shall be allowed. The sign shall be designed to minimize the visual impact on surrounding properties.
10. There shall be no exterior evidence of a business other than a permitted sign. No activities connected with the operation of the Commercial Day Care facility shall be conducted in the front yard or in a side yard adjacent to a street with the exception of parking in a permitted drive-way and use of the front entrance to enter and exit the building.
11. Commercial Day Care Facilities shall obtain a license from the State of Utah Department of Human Services, where required. Private Schools and Commercial Day Care Facilities must also obtain a business license from the City of Orem in accordance with the provisions of [CHAPTER 12](#) prior to operating the business.
12. Applicants for site plan approval of Commercial Day Care Services shall submit an engineered traffic flow and parking plan showing sufficient ingress and egress, drop-off areas, traffic flow, and parking spaces so that parking will be contained on the site and the Commercial Day Care Service will not adversely affect surrounding properties. The Planning Commission shall review the plan and based on the City Engineer's recommendations may modify the site plan and impose additional requirements in order to meet all projected needs of the site for traffic flow and parking.
13. Parking shall be required based on the maximum occupancy of the facility. Parking shall be provided at a ratio of 0.24 parking stalls per child, plus one parking stall per full time caregiver/teacher and 0.5 stalls per part time caregiver/teacher. All required parking shall be located on site. Parking shall not be located in a required front yard setback or in a side yard setback adjacent to a street. No on-street parking may be counted towards the required parking.
14. All Commercial Day Care Facilities shall have a play area fully enclosed with a six foot (6') fence with self-closing and self-latching gates and all Commercial Day Care facilities shall have an outdoor soft-surface play area. Play areas and play structures shall not be located in parking lots or on top of asphalt, concrete, or pavers.

Item #: 3.4	Planning Commission September 21, 2022 	Applicant: Julie Smith PUBLIC HEARING – The applicant requests the City enact Section 22-11-64 PD-51 (<i>River District – 720 North 1550 East</i>) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.
Prepared By: Cheryl Vargas		

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
- Mailed 139 postcards to residents within 1,500 feet

SITE INFORMATION:

- General Plan Designation:

Professional Services

- Current Zone: **BP**
- Acreage: **3.15**
- Neighborhood: **Orchard**

ACTION:

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

REQUEST: The applicant requests the City enact Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

BACKGROUND: A Public Hearing for the enactment of Section 22-11-64 PD51 (*River District – 720 North 1550 East*) and Appendix “YY” of the Orem City Code and the changing of the zoning map of the City of Orem was held September 7, 2022. It was determined that more time was needed for the Planning Commission to discuss this item and to see whether Provo approved their portion of the project. The item was continued to September 21, 2022.

On September 14, 2022, Provo City Planning Commission sent a positive recommendation (5-0 vote) to their City Council to approve the General Plan Map Amendment, Concept Plan and Zone Map Amendment (with the condition a Development Agreement is signed). Here is the link: [Provo Recommendation](#)

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. If the rezone is approved, they will come back to the Planning Commission at a future date for approval of the site plan and improvements.

The proposed zone is designed to be applied only to Lot 2 as designated in Appendix YY of the Orem City Code.

Units: There will be twenty-five (25) units in the residential portion of the new development. This will be the area that is being rezoned to the PD51 zone. The townhouse style units will be two or three stories high. The area to the north will remain the Business Park (BP) zone. There will be a private street that each of the units will access.

The new PD51 zone will be more than five hundred (500) feet from 800 North as is required for a new PD zone containing a residential use ([22-11-1\(3\)](#)). It is actually close to one thousand (1,000) feet from 800 North.

Since this is currently zoned BP, a PD zone is an option for this development containing residential uses ([22-11-1\(3\)](#)).

Materials: The exterior finishing materials of wood siding, stone and standing seam metal roofs are proposed (see proposed ordinance text).

Height: Structures in the PD51 zone can be up to three stories and no higher than forty feet above grade. The applicant proposes a height of thirty-six feet nine inches (36'9") as noted on the elevations (see proposed ordinance text).

Parking: The development is required to have 2.5 spaces per unit per [22-7-12\(J\) Planned Residential Developments \(PRD\)](#) of the Orem City Code. For the twenty-five units they are proposing, they would be required to provide sixty-three (63) parking spaces. They are providing eighty-eight (88), fifty are covered (garages) and thirty-eight are not covered.

Traffic: The City, UDOT, and the developer recognize that there will need to be some traffic mitigation measures installed at the intersection of 800 N and 1550 East. UDOT, in conjunction with the City, hired a consultant to study this intersection in 2015, along with other intersections to the west. The study has been attached to this staff report. At the time of the study, the intersection at 1550 East and 800 North, in its current configuration, operates at failing level of service in the pm peak.

There have been discussions with UDOT, the developer, and Orem about the safety of this intersection and all parties understand that there will need to be a joint funded project to address the safety concerns.

Development on the parcel would be required to conform the standards outlined in the PD51 zone and the concept plan and exhibits outlined in Appendix YY of the Orem City Code. Future changes will require Planning Commission and City Council approval.

Concept Plan Details	
Height	Maximum height is 36'9"
Parking	63 Required - 88 Provided
Materials	wood siding, stone and standing seam metal roofs
# of Units	(25) 2- and 3-story units

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the City Council to enact Appendix YY of the Orem City Code by adding the concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.



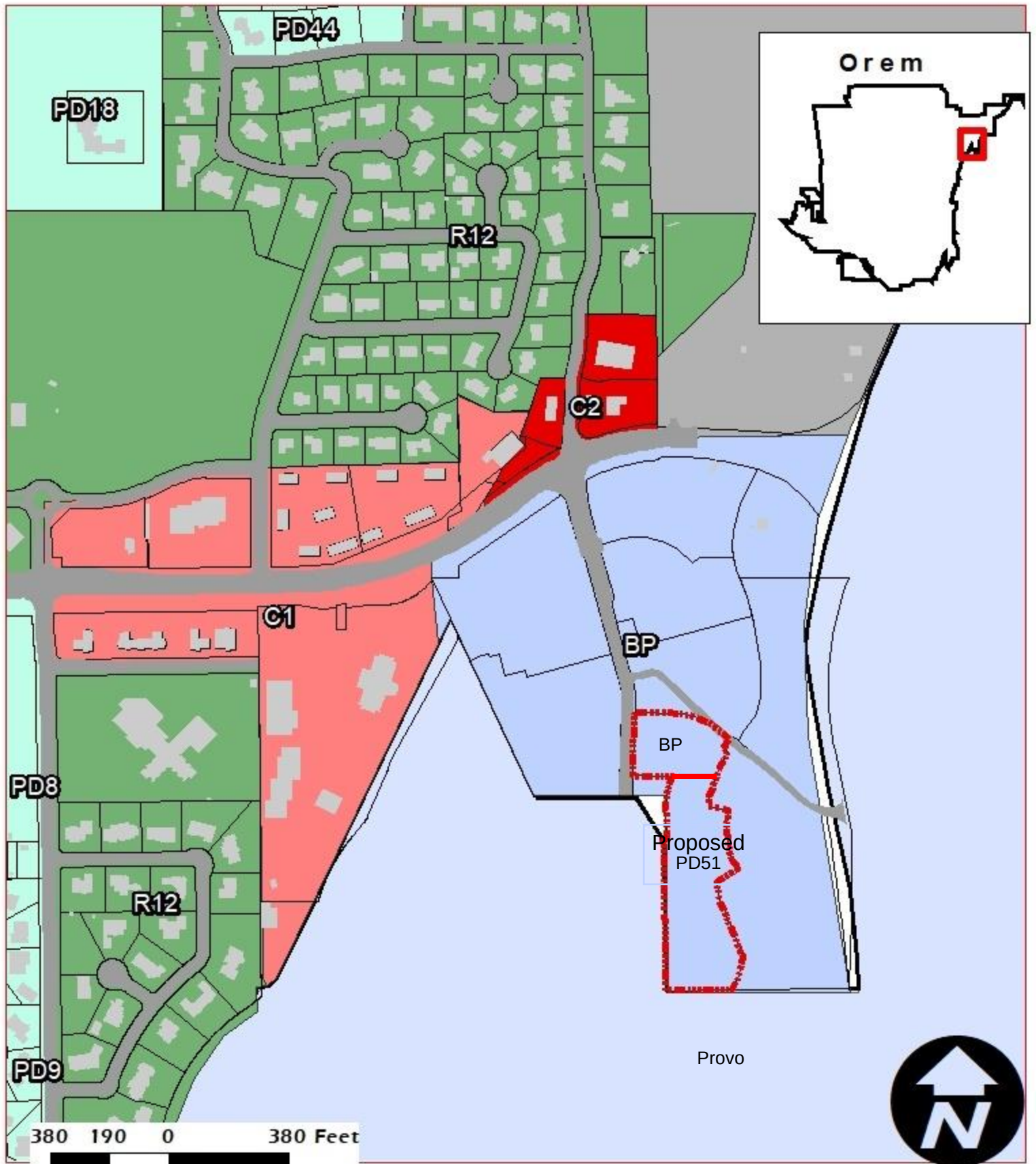
800 North

approximately
996 feet

BP

PD51

River District - PD51 & Appendix YY

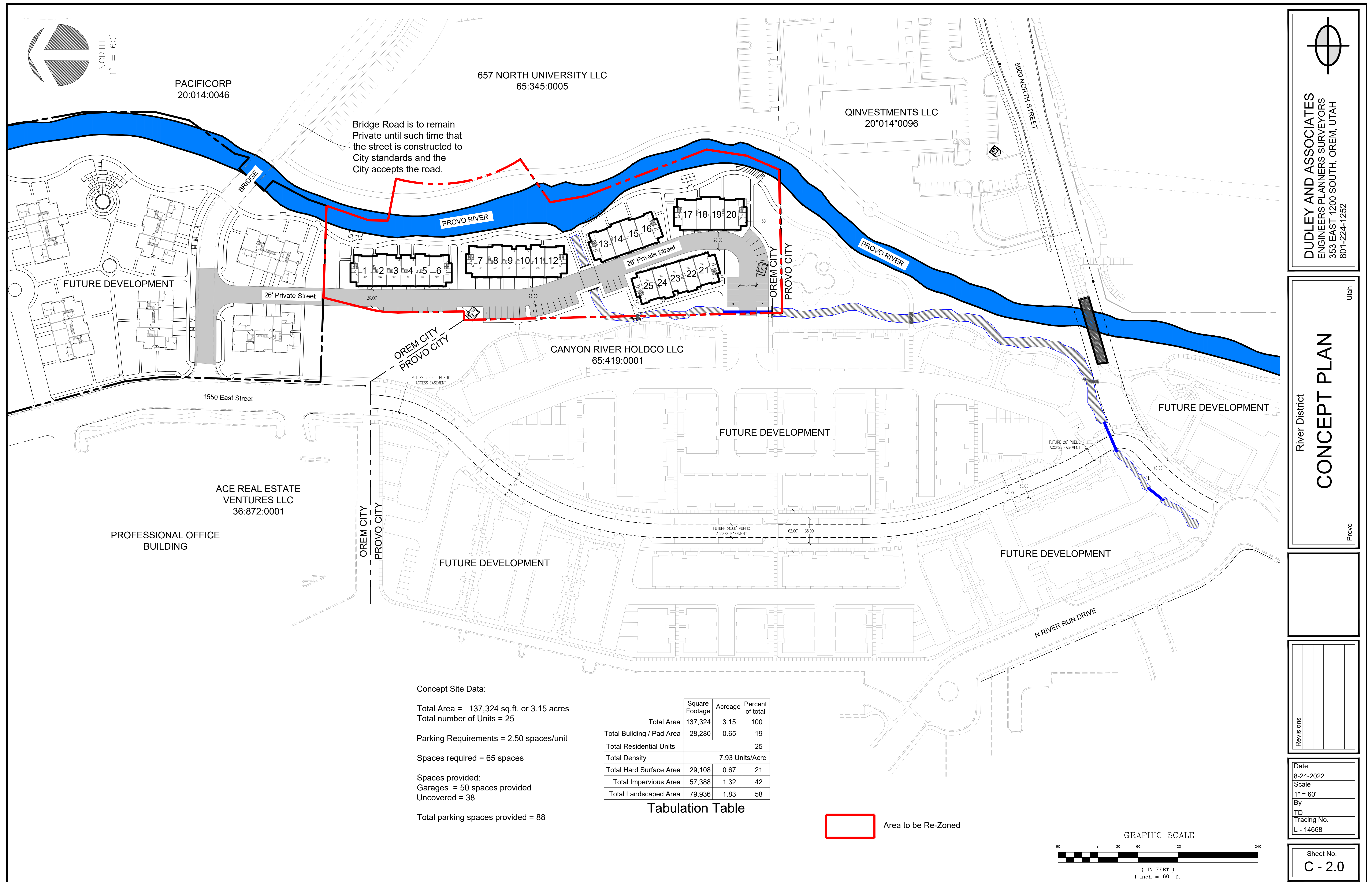


◆ **Rezoned & Text Amendment**
PD51
 3.15 acres

NEIGHBORHOOD
Orchard

Legend
 720 N 1550 East
 Buildings
 Parcels

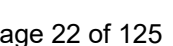
Concept Plan



22-11-64. PD-51 Zone, 750 North 1550 East.

- A. **Purpose.** The purpose of the PD-51 zone is to provide a planned development of attached residential dwelling units. The PD-51 zone may only be applied to parcel(s) designated in Appendix YY of the Orem City Code.
- B. **Development Standards.** The development standards set forth in Article 22-7 (low-density PRD) of the Orem City Code shall apply to the PD-51 zone except as expressly modified as follows:
1. **Density.** The density for the PD-51 Zone shall not exceed eight (8) units per gross acre.
 2. **Height.** Structures in the PD-51 zone shall not exceed three (3) stories above grade and shall not exceed a height of forty (40) feet above grade.
 3. **Setbacks.** All buildings shall be set back at least twenty (20) feet from any street and from the boundary of the PD-51 zone. All buildings shall be separated from other buildings by at least twenty (20) feet.
 4. **Utilities.** The public sewer system and the public water supply shall serve all dwellings. However, the sewer lines and water lines within the PD-51 zone shall be privately owned and maintained. All utilities shall be underground.
 5. **Fences.** Fencing is not required. However, the type, size and location of any fence shall be included as part of the site plan.
 6. **Exterior Finishing Materials.** The exterior elevations and finishing materials shall be a combination of brick, rock, stone, cement fiber siding, and/or stucco. Vinyl and aluminum siding are prohibited.
 7. **No Stacked Units.** Stacked units are not allowed in the PD-51 zone.
- C. **Concept Plan.** Development in the PD-51 zone shall substantially conform to the Concept Plan included herein as Appendix YY and incorporated herein by reference. The Concept Plan illustrates the site layout, types of uses, and design and architectural style of buildings to be developed within the PD-51 Zone. No request for development within the PD-51 zone shall be approved which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.

Appendix YY (continued)





PROVO RIVER TOWNHOMES

PROVO | UTAH

FOULGER PRATT | 21-133

DATE 07 | 28 | 22

PRELIMINARY SUBMITTAL

COVER SHEET





FRONT ELEVATION



REAR ELEVATION

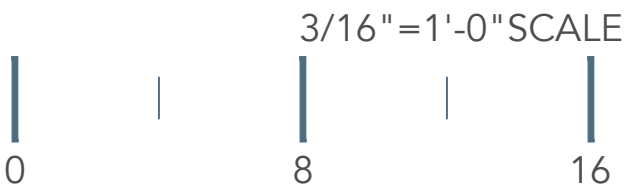
PROVO RIVER TOWNHOMES

PROVO | UTAH

FOULGER PRATT | 21-133

DATE 07 | 28 | 22

PRELIMINARY SUBMITTAL



ELEVATIONS | OPTION A





FRONT PERSPECTIVE



REAR PERSPECTIVE



SIDE ELEVATIONS

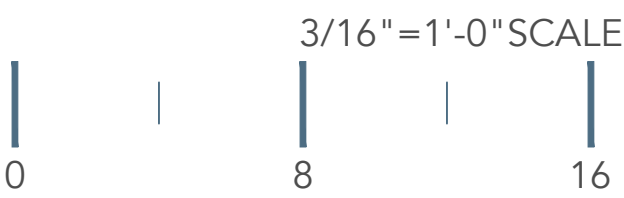
PROVO RIVER TOWNHOMES

PROVO | UTAH

FOULGER PRATT | 21-133

DATE 07 | 22 | 22

PRELIMINARY SUBMITTAL



ELEVATIONS & PERSPECTIVES | OPTION A



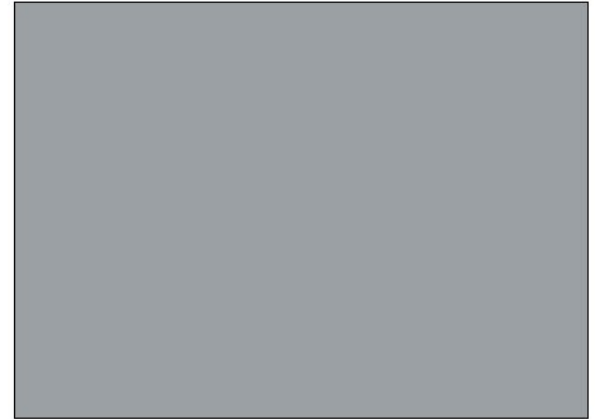


**BODY COLOR 1/
GARAGE COLOR 1**
SW 7005
PURE WHITE

WOOD SIDING
RESYSTA
FVG C08 BURMA



BODY COLOR 2
SW 7669
SUMMIT GRAY

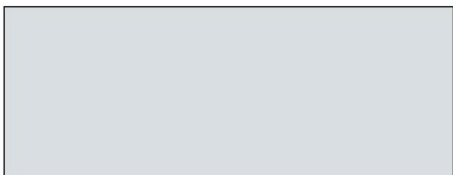


BODY COLOR 3 (SIDING)
SW 6202
CAST IRON

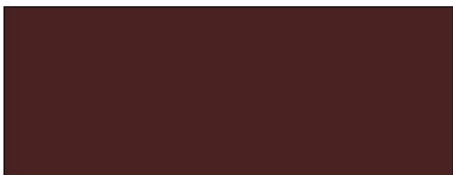


**TRIM/
GARAGE COLOR 2/
ENTRY DOOR 1**
SW 7069
IRON ORE

METAL ROOF
PAC CLAD
CITYSCAPE



GARAGE COLOR 3
SW 7668
MARCH WIND



ENTRY DOOR 2
SW 2801
ROCKWOOD DARK RED

STONE
CREATIVE MINES
SPLIT MODULAR - FOGBANK

*All siding to be HardiePlank Lap Siding

* Materials subject to change due to future availability

RIVER DISTRICT

PROVO & OREM | UTAH

FOULGER-PRATT | 21-029

DATE 12 | 17 | 21

ARCHITECTURAL MATERIAL BOARD

TOWNHOME SCHEME



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METAL ROOF
PAC CLAD
SLATE GRAY

WOOD SIDING
RESYSTA
C29 DARK TAUPE



WOOD ACCENT
EAVES
RESYSTA
FVG C02 PALE GOLDEN



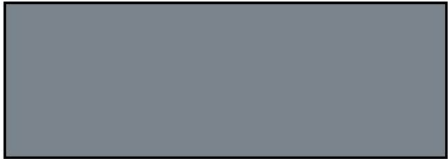
BODY COLOR 1
SW 7005
PURE WHITE



BODY COLOR 2/
GARAGE COLOR 1
SW 6254
LAZY GRAY



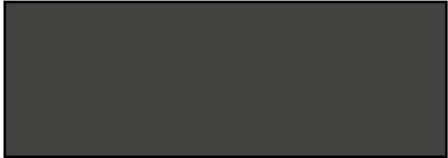
ACCENT COLOR 1/
ENTRY DOOR 1
SW 7605
GALE FORCE



ACCENT COLOR 2
SW 6249
STORM CLOUD



ACCENT COLOR 3
SW 2704
MERLOT



TRIM/ GARAGE
COLOR 2/ ENTRY
DOOR 3
SW 7069
IRON ORE



STONE
CREATIVE MINES
SPLIT MODULAR - GREY PEARL

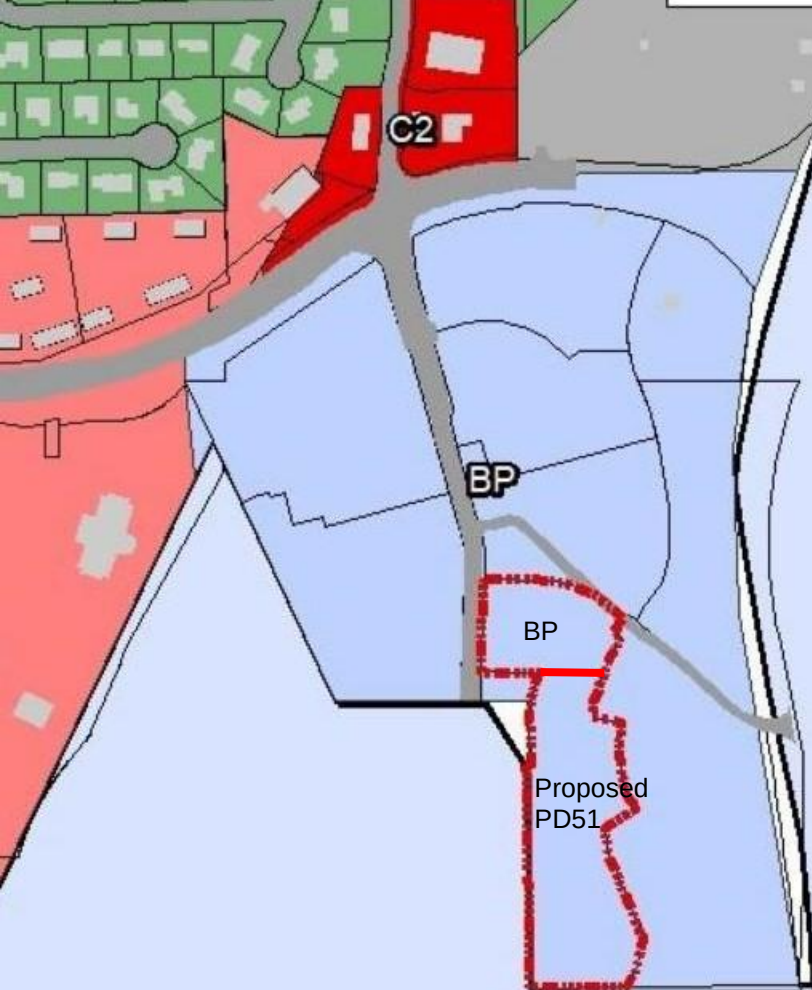
*All siding to be HardiePlank Lap Siding

* Materials subject to change due to future availability

RIVER DISTRICT

PROVO & OREM | UTAH
FOULGER-PRATT | 21-029
DATE 12 | 17 | 21





Provo

Feet

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Proposed Zoning



Provo

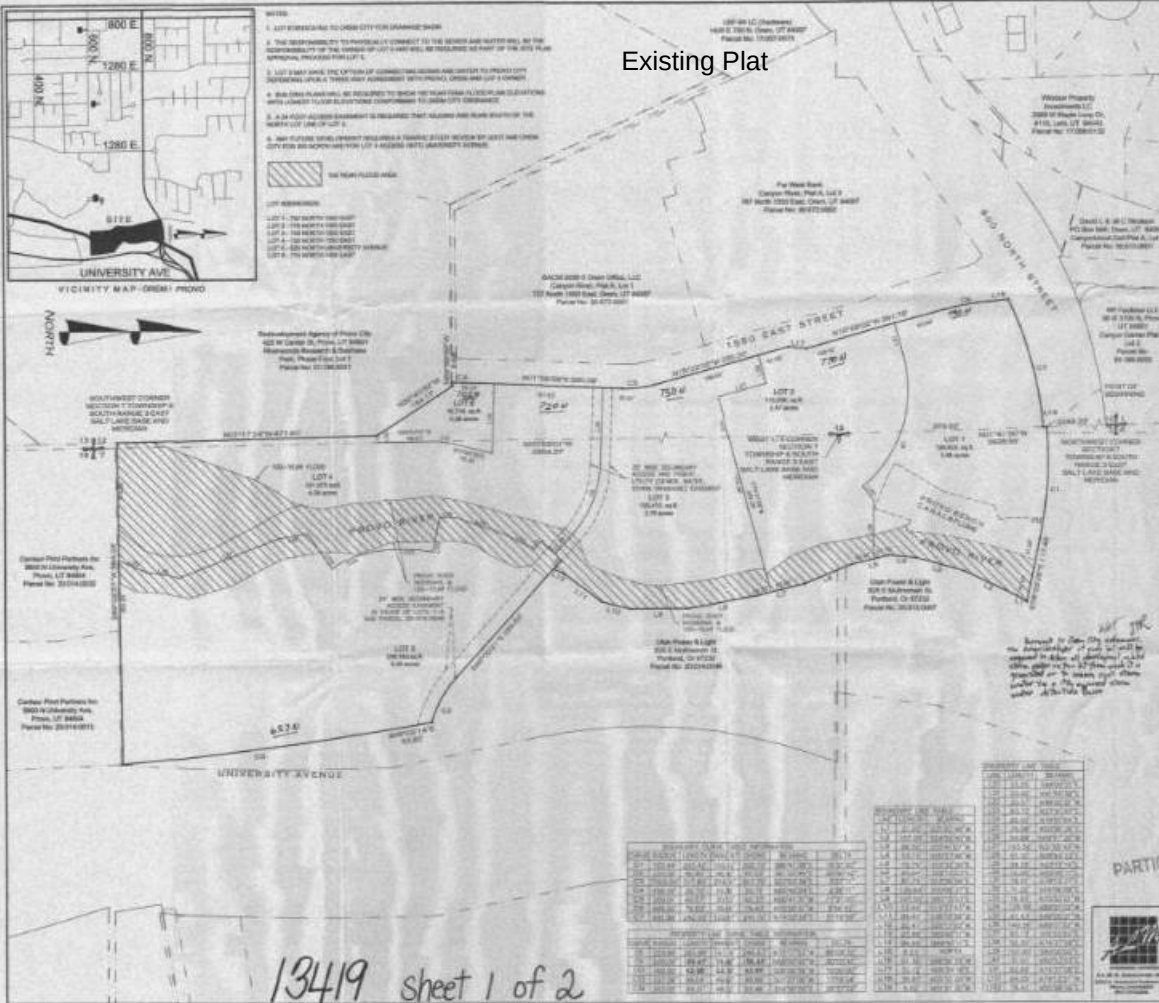
BP

PD51

Provo

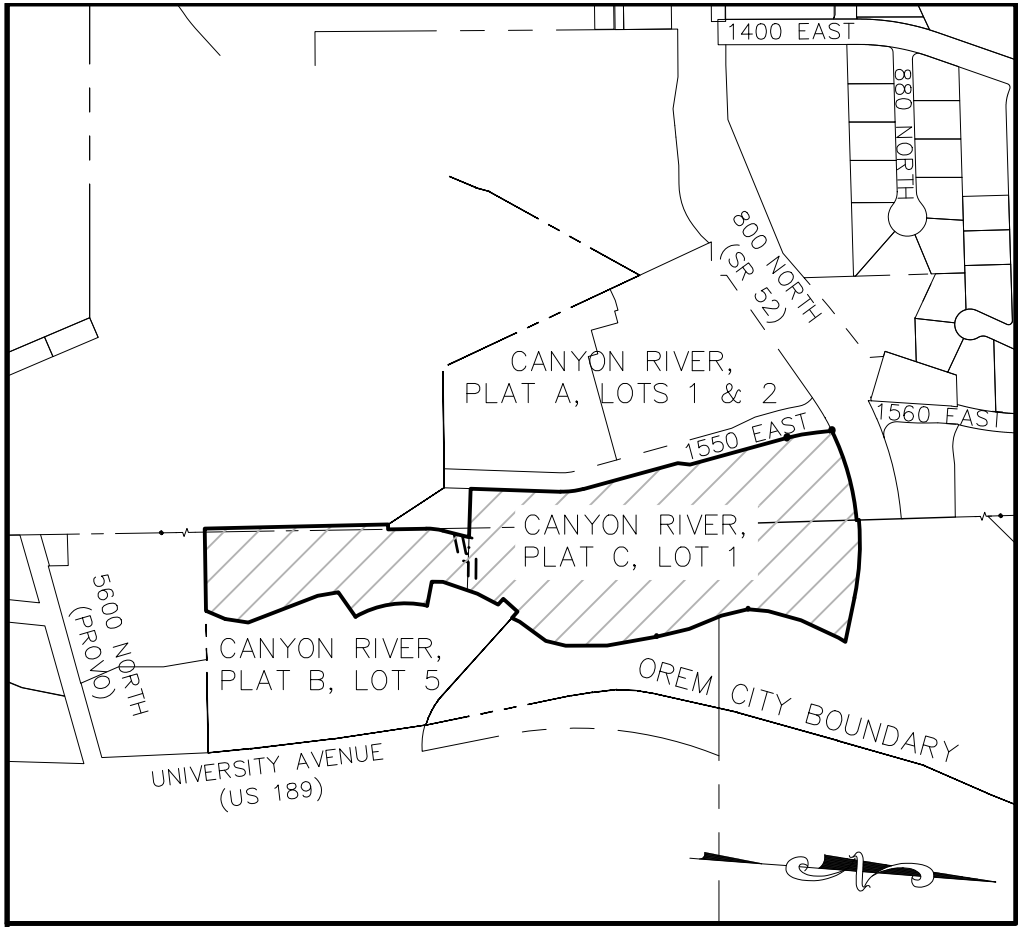
Feet

Existing Plat



13419 sheet 1 of 2

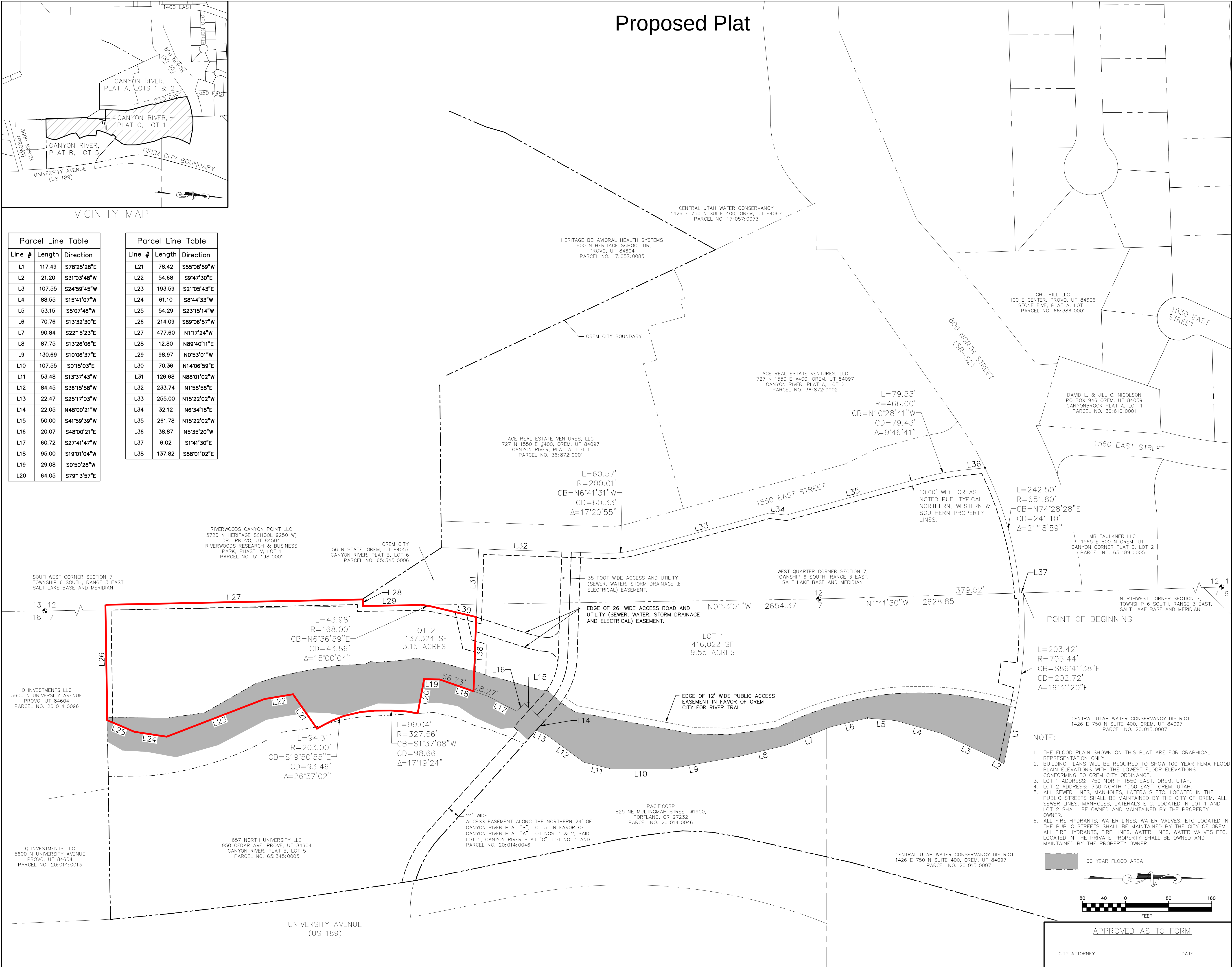
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VICINITY MAP

Parcel Line Table		
Line #	Length	Direction
L1	117.49	S78°25'28"E
L2	21.20	S31°03'48"W
L3	107.55	S24°59'45"W
L4	88.55	S15°41'07"W
L5	53.15	S5°07'46"W
L6	70.76	S13°32'30"E
L7	90.84	S22°15'23"E
L8	87.75	S13°26'06"E
L9	130.69	S10°06'37"E
L10	107.55	S0°15'03"E
L11	53.48	S13°37'43"W
L12	84.45	S36°15'58"W
L13	22.47	S25°17'03"W
L14	22.05	N48°00'21"W
L15	50.00	S41°59'39"W
L16	20.07	S48°00'21"E
L17	60.72	S27°41'47"W
L18	95.00	S19°01'04"W
L19	29.08	S0°50'26"W
L20	64.05	S79°13'57"E

Parcel Line Table		
Line #	Length	Direction
L21	78.42	S55°08'59"W
L22	54.68	S9°47'30"E
L23	193.59	S21°05'43"E
L24	61.10	S8°44'33"W
L25	54.29	S23°15'14"W
L26	214.09	S89°06'57"W
L27	477.60	N1°17'24"W
L28	12.80	N89°40'11"E
L29	98.97	N0°53'01"W
L30	70.36	N14°06'59"E
L31	126.68	N88°01'02"W
L32	233.74	N1°58'58"E
L33	255.00	N15°22'02"W
L34	32.12	N6°34'18"E
L35	261.78	N15°22'02"W
L36	38.87	N5°35'20"W
L37	6.02	S1°41'30"E
L38	137.82	S88°01'02"E



SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5251295. 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 BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

SEE SHEET 2 FOR BOUNDARY DESCRIPTION

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL ME BE THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

SAND HILLS NE L.L.C. : _____ BY _____

ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____, BY THE ABOVE OWNERS WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE-DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY THE CITY OF OREM

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

CITY ENGINEER CITY RECORDER

PLANNING COMMISSION APPROVAL

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

DIRECTOR OF DEVELOPMENT _____ PLANNING COMMISSION CHAIRPERSON _____

ACCEPTANCE BY THE CITY OF OREM

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.

CONDITIONS OF APPROVAL

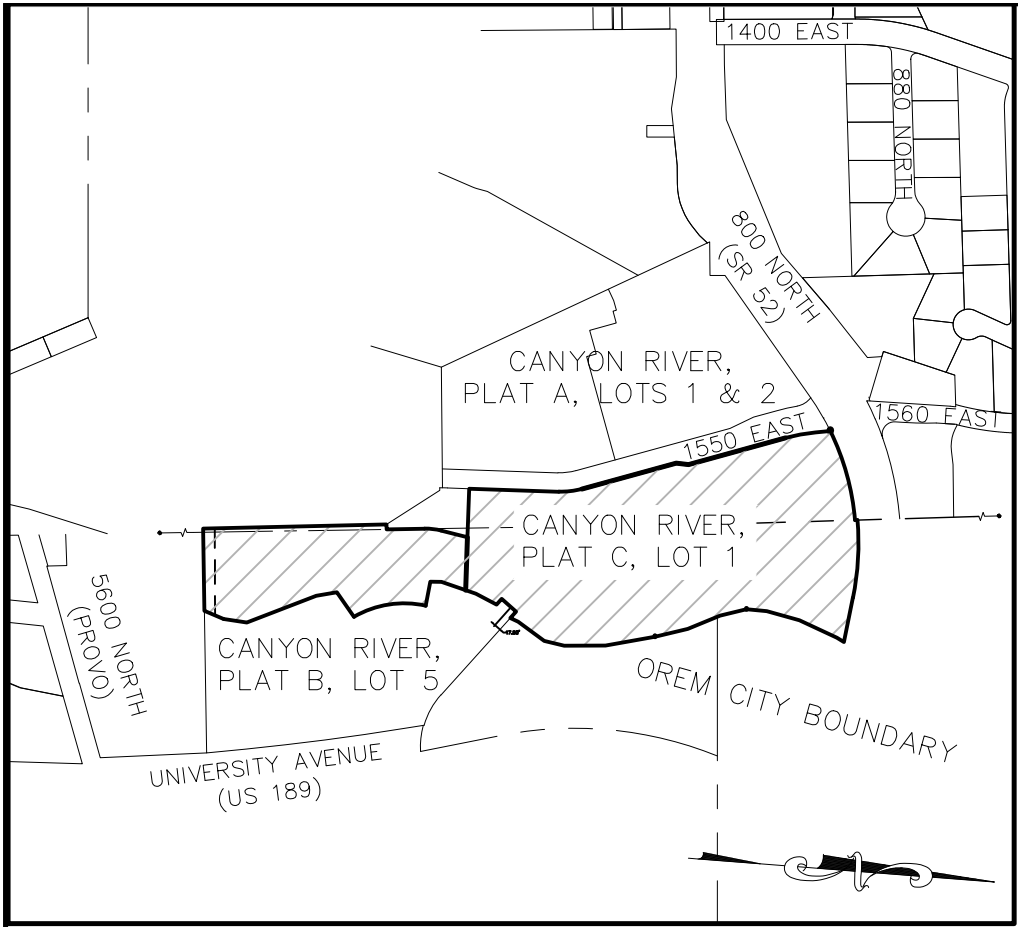
PURSUANT TO OREM CITY ORDINANCES, THE OWNER OF THE LOT WILL BE REQUIRED TO DETAIN ALL DEVELOPMENT RELATED STORM WATER ON THE LOT FROM WHICH IT IS GENERATED OR TO CONVEY SUCH STORM WATER TO THE OREM CITY APPROVED STORM WATER DETENTION BASIN LOCATED ON CANYON RIVER PLAT B, LOT 6.

HORROCKS
ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

PLAT "D" SHEET 1 OF 2
CANYON RIVER
AN AMENDMENT OF PLAT C CANYON RIVER,
OF LOT 1
SHEET 1 IS "OVERALL" AND SHEET 2 SHOWS "EASEMENT"
E ½, SEC 12, T6S, R2E & W ½, SEC 7, T6S, R3E, SLB&M
OREM CITY, UTAH COUNTY, UTAH
SCALE: 1 INCH = 80 FEET

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



VICINITY MAP

Parcel Line Table		
Line #	Length	Direction
L1	5.28	S64°22'02"W
L2	102.76	S21°59'10"W
L3	226.75	N89°49'03"E
L4	58.84	N78°21'06"E
L5	25.92	N15°57'29"E
L6	46.59	S89°31'51"E
L7	85.05	N89°57'25"E
L8	169.74	N89°51'38"E
L9	108.43	N22°14'24"E
L10	220.39	N88°01'02"W
L11	87.22	N48°21'33"W
L12	50.00	N41°59'39"E
L13	102.27	S48°21'33"E
L14	191.65	S87°59'33"E
L15	53.92	S1°58'58"W
L16	222.42	S15°22'02"E
L17	58.88	S6°34'18"W
L18	97.94	S15°22'02"E
L19	40.02	N74°37'58"E
L20	36.59	S48°00'21"E
L21	196.26	S88°01'02"E
L22	83.47	N38°46'50"W
L23	108.87	N16°05'30"E
L24	193.95	N11°27'27"W
L25	243.10	N17°21'29"W

Parcel Line Table		
Line #	Length	Direction
L26	58.83	N47°55'56"W
L27	160.74	N2°06'02"E
L28	78.43	N11°25'40"E
L29	13.20	S32°28'30"W
L30	87.66	N65°43'25"W
L31	76.55	N86°28'57"W
L32	84.44	S22°27'54"W
L33	20.13	S64°17'48"W
L34	96.00	S15°42'17"W
L35	93.24	S30°53'00"W
L36	10.06	S16°17'48"W
L37	49.63	S64°41'10"E
L38	39.32	S68°13'11"E
L39	80.46	N15°05'25"E
L40	229.32	N19°01'27"E
L41	53.20	S18°48'00"W
L42	125.89	S70°40'00"E
L43	58.99	S30°19'00"E
L44	30.01	S70°33'31"W
L45	41.37	S82°36'09"E
L46	30.29	N17°16'39"E
L47	138.62	S78°36'27"E
L48	93.92	S17°45'06"W
L49	93.92	S17°45'06"W
L50	93.92	S17°45'06"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.40	10.00	42.38	S43°10'37"W	7.23
C2	219.10	1100.00	11.41	S16°16'48"W	218.74
C3	69.65	230.00	17.35	S6°41'32"E	69.38
C4	87.29	125.00	40.01	S68°00'42"E	85.53
C5	87.15	61.04	81.80	S73°22'32"W	79.93
C6	36.23	100.00	20.76	N76°06'11"W	36.03
C7	8.56	276.00	1.78	S16°51'48"W	8.56
C8	33.29	150.00	12.72	N11°23'35"E	33.23
C9	28.30	25.00	64.86	N27°23'44"W	26.81
C10	32.69	25.00	74.92	S42°01'08"W	30.41
C11	40.53	176.00	13.19	N11°09'15"E	40.44

CENTER LINE OF A 20' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR A SEWER RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO OREM CITY BY THIS PLAT.
POB WEST 91.37' AND SOUTH 588.18' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

CENTER LINE OF A 20' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO QUESTAR GAS COMPANY BY INSTRUMENT RECORDED JULY 6, 2005 AS ENTRY NO. 738791-2005 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB NORTH 26.55' AND WEST 179.63' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

AN EASEMENT THROUGH AND ACROSS THE LAND FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO QUESTAR GAS COMPANY BY INSTRUMENT RECORDED JULY 6, 2005 AS ENTRY NO. 738791-2005 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB NORTH 26.55' AND WEST 179.63' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

CENTERLINE OF A 20' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR A STORM DRAIN RIGHT OF WAY AND INCIDENTAL PURPOSES, TOGETHER WITH AN ACCESS EASEMENT FROM 1550 EAST STREET OR THE 35' WIDE SECONDARY ACCESS ROAD TO THE NORTH AS DETERMINED BY THE OWNER, AS GRANTED TO OREM CITY BY THIS PLAT.
POB EAST 26.59' AND SOUTH 664.45' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

EDGE OF 26' WIDE ACCESS ROAD AND UTILITY (SEWER, WATER, STORM DRAINAGE AND ELECTRICAL) EASEMENT.

EDGE OF 35' WIDE ACCESS ROAD AND UTILITY (SEWER, WATER, STORM DRAINAGE AND ELECTRICAL) EASEMENT.

EDGE OF 12' WIDE PUBLIC ACCESS EASEMENT IN FAVOR OF OREM CITY FOR RIVER TRAIL

CENTER LINE OF A 45' WIDE EASEMENT, 25' WEST AND 20' EAST OF CL, THROUGH AND ACROSS THE LAND FOR A WATER LINE RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED FEBRUARY 13, 2012 AS ENTRY NO. 11206-2012 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB EAST 264.42' AND SOUTH 489.22' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

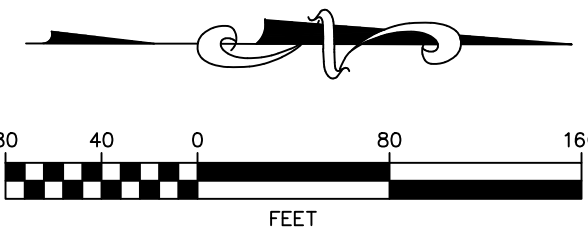
CENTER LINE OF A 20' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR A CANAL RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO PROVO BENCH CANAL COMPANY.
POB EAST 73.14' AND NORTH 92.00' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

CENTER LINE OF A 10' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR AN ELECTRICAL LINE RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP BY INSTRUMENT RECORDED JANUARY 15, 1999 AS ENTRY NO. 4985, BOOK 4939, PAGE 349-350 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB EAST 171.94' AND NORTH 371.33' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

AN EASEMENT TO THE FENCED ENCLOSURE WHICH CONTAINS THE REGULATING CONTROL STRUCTURE, AS GRANTED TO THE PROVO BENCH CANAL COMPANY.
POB EAST 181.91' AND NORTH 369.50' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

CENTER LINE OF A 10' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR AN ELECTRICAL LINE RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP BY INSTRUMENT RECORDED JANUARY 15, 1999 AS ENTRY NO. 4983, BOOK 4939, PAGE 345-346 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB EAST 255.16' AND NORTH 354.56' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

NOTE:
1. THE FLOOD PLAIN SHOWN ON THIS PLAT ARE FOR GRAPHICAL REPRESENTATION ONLY.
2. BUILDING PLANS WILL BE REQUIRED TO SHOW 100 YEAR FEMA FLOOD PLAIN ELEVATIONS WITH THE LOWEST FLOOR ELEVATIONS CONFORMING TO OREM CITY ORDINANCE.



BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3 AND 4, CANYON RIVER SUBDIVISION, PLAT "B", A SUBDIVISION SITUATE IN THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, THE SW1/4 NW 1/4 AND THE NW1/4 SW1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A NORTHERLY BOUNDARY LINE OF SAID CANYON RIVER SUBDIVISION, PLAT "B" AND THE WESTERLY SECTION LINE OF SAID SECTION 7, WHICH POINT IS 379.52 FEET N.01°41'30"W. ALONG SAID SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 7; AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) THENCE 203.42 FEET EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 705.44 FEET, CHORD BEARS S.86°41'38"E. 202.72 FEET; THENCE S.78°25'28"E. 117.49 FEET TO THE EASTERLY BANK OF THE PROVO RIVER; THENCE ALONG SAID PROVO RIVER THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: (1) THENCE S.31°03'48"W. 21.20 FEET; (2) THENCE S.24°59'45"W. 107.55 FEET; (3) THENCE S.15°41'07"W. 88.55 FEET; (4) THENCE S.05°07'46"W. 53.15 FEET; (5) THENCE S.13°32'30"E. 70.76 FEET; (6) THENCE S.22°15'23"E. 90.84 FEET; (7) THENCE S.13°26'06"E. 87.75 FEET; (8) THENCE S.10°06'37"E. 130.69 FEET; (9) THENCE S.00°15'03"E. 107.55 FEET; (10) THENCE S.13°37'43"W. 53.48 FEET; (11) THENCE S.36°15'58"W. 84.45 FEET; (12) THENCE S.25°17'03"W. 22.47 FEET TO THE NORTHERLY EDGE OF AN EXISTING PAVED ROAD; THENCE N.48°00'21"W. 22.05 FEET ALONG SAID PAVED ROAD TO A WESTERLY BOUNDARY LINE OF SAID LOT 5; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: (1) THENCE S.41°59'39"W. 50.00 FEET; (2) THENCE S.48°00'21"E. 20.07 FEET; (3) THENCE S.27°41'47"W. 60.72 FEET; (4) THENCE S.19°01'04"W. 95.00 FEET; (5) THENCE S.00°50'26"W. 29.08 FEET; (6) THENCE S.79°13'57"E. 64.05 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 327.56 FEET; (7) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 99.04 FEET, CHORD BEARS S.01°37'08"W. 98.66 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 203.00 FEET; (8) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 94.31 FEET, CHORD BEARS S.19°50'55"E. 93.46 FEET; (9) THENCE S.55°08'59"W. 78.42 FEET; (10) THENCE S.09°47'30"E. 54.68 FEET; (11) THENCE S.21°05'43"E. 193.59 FEET; (12) THENCE S.08°44'33"W. 61.10 FEET; (13) THENCE S.23°15'14"W. 54.29 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID CANYON RIVER SUBDIVISION, PLAT "B"; THENCE S.89°06'57"W. 214.09 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N.01°11'24"W. 477.60 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID SUBDIVISION TO THE SOUTHERLY BOUNDARY LINE OF LOT 6, CANYON RIVER SUBDIVISION, PLAT "B"; THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID LOT 6 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) THENCE N.89°40'11"E. 12.80 FEET; (2) THENCE N.00°53'01"W. 98.97 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 168.00 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 43.98 FEET, CHORD BEARS N.06°36'59"E. 43.86 FEET; (4) THENCE N.14°06'59"E. 70.36 FEET; (5) THENCE N.88°01'02"W. 126.68 FEET TO A WESTERLY BOUNDARY LINE OF SAID CANYON RIVER SUBDIVISION, PLAT "B"; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) THENCE N.01°58'58"E. 233.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 200.01 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 60.57 FEET, CHORD BEARS N.06°41'31"W. 60.33 FEET; (3) THENCE N.15°22'02"W. 255.00 FEET; (4) THENCE N.06°34'18"E. 32.12 FEET; (5) THENCE N.15°22'02"W. 261.78 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 466.00 FEET; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 79.53 FEET, CHORD BEARS N.10°28'41"W. 79.43 FEET; (7) THENCE N.05°35'20"W. 38.87 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 651.80 FEET; (8) THENCE EASTERLY ALONG THE ARC OF SAID CURVE 242.50 FEET, CHORD BEARS N.74°28'26"E. 241.10 FEET; (9) THENCE N.01°41'30"W. 6.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 12.703 ACRES OR 553,338 SQUARE FEET IN AREA.

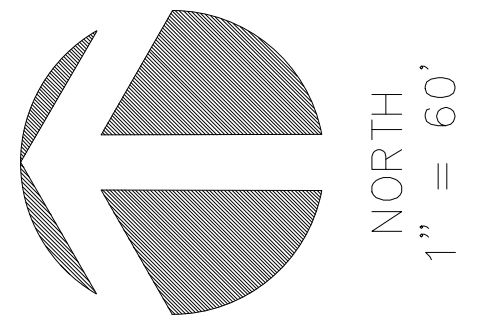
BASIS OF BEARING: N.00°53'01"W. BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

HORROCKS
ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 783-5100

PLAT "D" SHEET 2 OF 2
CANYON RIVER

AN AMENDMENT OF PLAT C CANYON RIVER,
OF LOT 1
SHEET 1 IS "OVERALL" AND SHEET 2 SHOWS "EASEMENT"
E ½, SEC 12, T6S, R2E & W ½, SEC 7, T6S, R3E, SLB&M
OREM CITY, UTAH COUNTY, UTAH
SCALE: 1 INCH = 80 FEET



PACIFICORP
20:014:0046

657 NORTH UNIVERSITY LLC
65:345:0005

QINVESTMENTS LLC
20"014"0096

CANYON RIVER HOLDCO LLC
65:419:0001

ACE REAL ESTATE
VENTURES LLC
36:872:0001

PROFESSIONAL OFFICE
BUILDING

Bridge Road is to remain
Private until such time that
the street is constructed to
City standards and the
City accepts the road.

PROVO RIVER

PROVO RIVER

PROVO RIVER

PEDESTRIAN
BRIDGE

FUTURE TRAIL CONNECTION
TO PROVO PARKWAY TRAIL

FUTURE ROAD CONNECTION
TO UNIVERSITY AVE.

OREM CITY
PROVO CITY

OREM CITY
PROVO CITY

OREM CITY
PROVO CITY

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

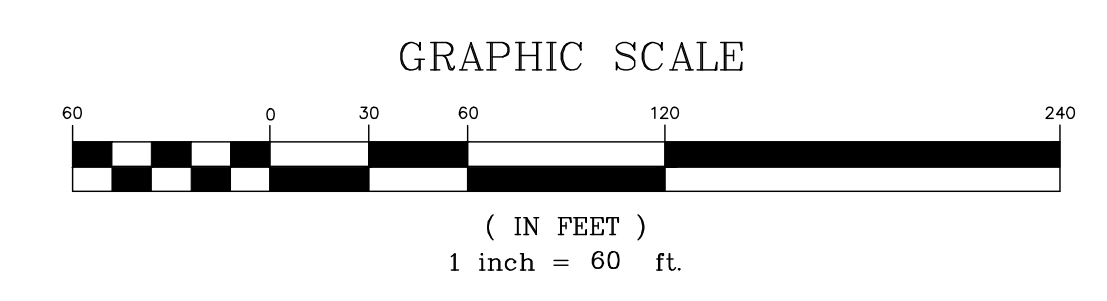
N RIVER RUN DRIVE

1550 EAST STREET

- PUBLIC VEHICULAR TRAFFIC
- PRIVATE VEHICULAR TRAFFIC
- PUBLICLY ACCESSIBLE PEDESTRIAN ROUTE.
- PRIVATE PEDESTRIAN TRAFFIC

EASEMENT GRANTED IN
FAVOR OF PROVO CITY

TRAFFIC REPORT TO BE PROVIDED
AT SITE PLAN APPLICATION.
ESTIMATED TRAFFIC COUNTS ARE
TO BE 10 TRIPS/DAY PER UNIT = 250
TRIPS PER DAY.



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

River District
Traffic Circulation Plan
Utah
Provo

Revisions

Date	8-24-2022
Scale	1" = 60'
By	
TD	
Tracing No.	

Sheet No.	C - 2.0
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Street View from 1550 East



Street View from University Avenue



TECHNICAL MEMORANDUM

Date: October 20, 2015
To: UDOT Region Three, City of Orem, & Provo City
From: Avenue Consultants
Subject: Orem 800 North and University Avenue Analysis

Avenue Consultants (Avenue) performed an evaluation of new roadway connectivity and development in the southwest quadrant of the Orem 800 North (SR-52) and University Avenue (US-189) intersection. The possibility of new development in this area poses a number of concerns about how vehicles will gain access to and circulate through the area. While Orem 800 North and University Avenue are major arterials, connectivity to these roadways is limited by a number of geological features, including the Provo River. This evaluation includes a traffic operations analysis of the general area for existing and future conditions, a crash analysis of the 800 North and Orem 1550 East area, and several access management options for that same intersection.

For the future conditions it was assumed that a new roadway connection would be built between Orem 1550 East and River Run Drive in Provo. Future conditions also assumed build-out of vacant land in the study area and were studied under two roadway scenarios: (1) the existing roadway network with an assumption of restricted access to the new development at the 1550 East and 800 North intersection and a modifications to 5200 North in Provo and (2) with a new bridge crossing the Provo River at Provo 5600 North, a new signal at the intersection of 5600 North / Canyon Road and University Avenue, and restricted access at the intersection of 1550 East and 800 North.

Avenue coordinated with a study team that included UDOT Region Three, the City of Orem, and Provo City.

Existing Conditions

The study area consists of the approximate area bounded by Orem 800 North on the north side, University Avenue on the east, River Park Drive (Provo 5200 North) on the south, and the Carterville Road canal on the west. A map showing the area is shown in Figure 1. Current land uses include mostly office and medical uses of about 360,000 square feet, as well as two specialized schools: Heritage School, a youth treatment center, and Scenic View Academy, a center that serves adults with learning disabilities. The far north end of the study area, with one existing office building, is only accessible by way of the unsignalized intersection at Orem 800 North and 1550 East and a narrow unpaved roadway and bridge connecting 1550 East to University Avenue. The rest of the study area is well connected to University Avenue on the east through River Park Drive (5200 North).

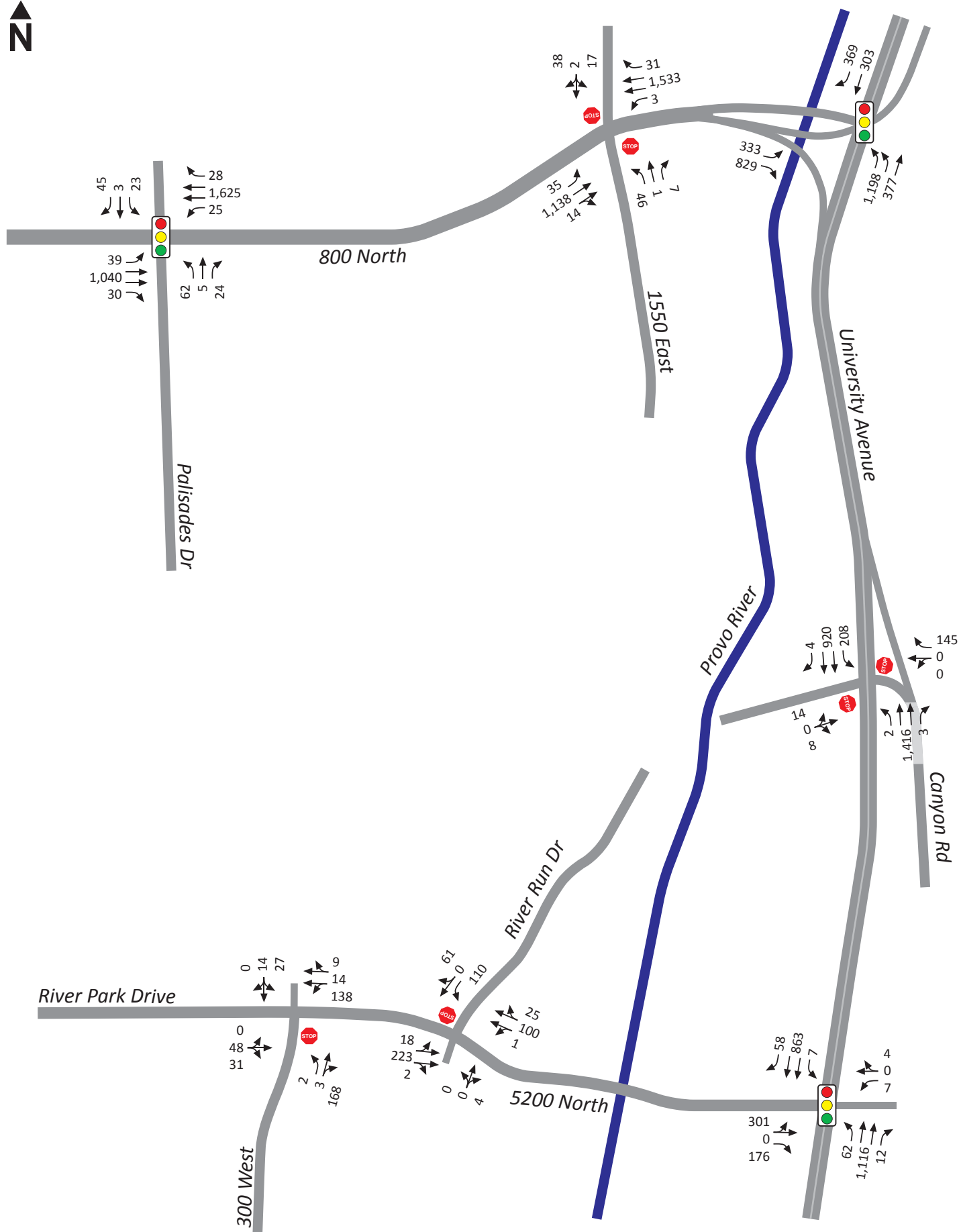
The following seven (7) intersections within the study area were part of this evaluation:

1. Orem 800 North & Palisades Drive (Signalized)
2. Orem 800 North & Orem 1550 East (Unsignalized)
3. Orem 800 North & University Avenue (Signalized)
4. Provo 5600 North / Canyon Road & University Avenue (Unsignalized)
5. River Park Drive (Provo 5200 North) & River Run Drive (Unsignalized)
6. River Park Drive (Provo 5200 North) & Provo 300 West (Unsignalized)
7. River Park Drive (Provo 5200 North) & University Avenue (Unsignalized)

Existing PM peak hour traffic counts at these intersections were conducted on September 15, 2015. The turning movement volumes are found in Figure 2.



Figure 1. Study Area



Level of Service / Delay Results

Avenue performed an intersection level of service (LOS) analysis under existing conditions for the seven study area intersections utilizing the Synchro traffic operations analysis software. For signalized intersections, LOS is based on the average delay for all vehicles using the intersection. For unsignalized intersections, LOS is based on the average delay for vehicles using the intersection approach with the highest delay. The existing conditions results are shown below in Table 1. At key signalized intersection, in addition to the overall intersection delay, the delay and LOS for key movements, such as the northbound left turn at Orem 800 North and University Avenue, are also shown.

Table 1. Level of Service / Delay Results for Existing Conditions	
Intersection	Intersection Level of Service / Average Delay per Vehicle (s)
1. 800 N (Orem) and Palisades	A / 7
2. 800 N (Orem) and 1550 East	F / 73 (NB)*
3. 800 N (Orem) and University Ave	B / 14
NBL	B / 13
4. Canyon Rd / 5600 N (Provo) and University Ave	E / 37 (EB)*
6. River Park Drive (5200 N Provo) and 300 West	B / 11 (SB)*
5. River Park Drive (5200 N Provo) and River Run Drive	B / 15 (SB)*
7. River Park Drive (5200 N Provo) and University Ave	C / 22
EBL	F / 84
*Unsignalized LOS based on worst approach	

Crash Analysis

One concern of the study team was safety in the area of 1550 East and 800 North due to the vertical and horizontal profile of 800 North between Palisades Drive and University Avenue, which limits sight distance and is compounded by the high traffic volumes on 800 North, which limits the number of available gaps in for vehicles to turn into or across. To get an idea of current safety at the intersection, we looked at five years of crash data available from UDOT covering from 2009 to 2014.

Between Palisades Drive and University Avenue there was a total of 47 crashes in the five year period. Of the 47 total crashes between Palisades Drive and University Avenue, 32 of them (68%) occurred between 1550 East and University Avenue. Figure 3 shows the approximate location of the 32 crashes between 1550 East and University Avenue by injury severity. A total of 24 crashes (75%) were property damage only (PDO) crashes with no injuries. Nine crashes included a possible injury and three crashes included a non-incapacitating injury. The manner of collision for the 32 total crashes is shown in Table 2.

Manner of Collision	Number of Crashes	Percent of Total
Angle	14	44%
Front to Rear	6	19%
Head on (front to front)	1	3%
Sideswipe Same Direction	3	9%
NA / Single Vehicle	8	25%

For the angle crashes 12 (86%) involved vehicles making a left turn. For the 12 crashes involving a left turning vehicle, 7 (58%) were traveling southbound 1550 East and turning left onto 800 North, 5 (42%) were traveling eastbound on 800 North and turning left onto 1550 East, and the remaining 1 (8%) was traveling westbound on 800 North and turned left onto 1550 East.

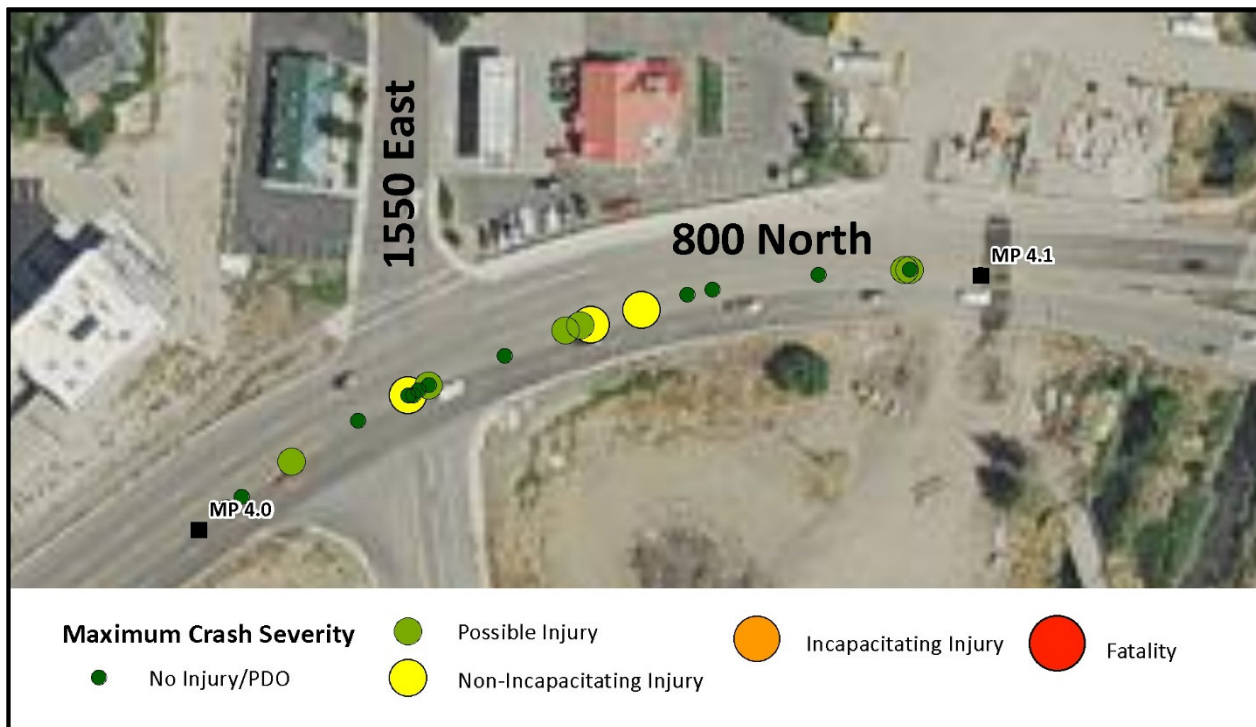


Figure 3. 2009–2014 Crashes on Orem 800 North between Milepost 4.0 and 4.1



Future Scenarios

To estimate future build-out conditions within the study area a number of assumptions were made. Background traffic for 2020 was projected based on assumed 1% growth per year, except on University Avenue where the growth was assumed to be 1.5% per year. These growth assumptions were based on data obtained from the Mountainland Association of Governments regional travel demand model.

An assumption was made that the new developments and their intensity will match the existing surrounding land uses. The exception to this is the ScenicView Academy and Heritage School. No new school was assumed. However, the ScenicView Academy at the time of the study only occupied about two-third of the lot where it is located. For the purposes of this study it was assumed that the school would expand unto the remaining lot, thus increase the trip generation from the school.

For the remaining empty lots the general office land use was assumed, except one lot where a fast-food restaurant was assumed to be conservative in estimating traffic generation. The intensity of the office development were determined from the ratio of square footage to lot size of the existing offices, which currently have a floor-to-area ratio of 0.27. The resulting new office space would be approximately 405,000 square feet on 35 acres of developable land. New traffic from the assumed development was then determined from the ITE trip generation manual. Total traffic generated by the new development was calculated to be 1,132 vehicles during the PM peak with 240 entering vehicles and 892 exiting vehicles. The land use assumptions for each of the existing undeveloped parcels are shown in Table 3.

Table 3. PM Peak Hour Vehicle Trip Generation for Assumed Future Land Use Development

Assumed Land Use	Future Development Square Footage	Entering Vehicles ¹	Exiting Vehicles ¹
General Office	398,730	169	827
Fast-Food with Drive thru	4,160	71	65
Total	402,890	240	892

¹To be conservative no internal capture was assumed

Of this total generated traffic, approximately 20% was routed to the north, 35% to the south, 5% to the east, and 40% to the west. This distribution was based the existing traffic patterns in the study area.

This analysis also assumed that approximately ¼ mile of new roadway would be constructed connecting 1550 East at the north end of the study area to River Run Drive at the south end. The existing roadway network does not allow for vehicles to travel between 800 North and River Run Drive without using University Avenue.

1550 East Access Assumptions

For future conditions it was assumed that the south leg of the intersection at 1550 East and 800 North would be restricted to a right-in / right-out only. Currently this intersection allows for full access but safety concerns with the sight distance, grade, and high volumes on 800 North make it preferable to limit the access in the future. Consideration could also be given to limiting access for the north leg and/or the trailhead driveway located to the east of the intersection, which was not considered in the traffic analysis, but is described in another section of this memo.

Traffic Circulation Scenarios

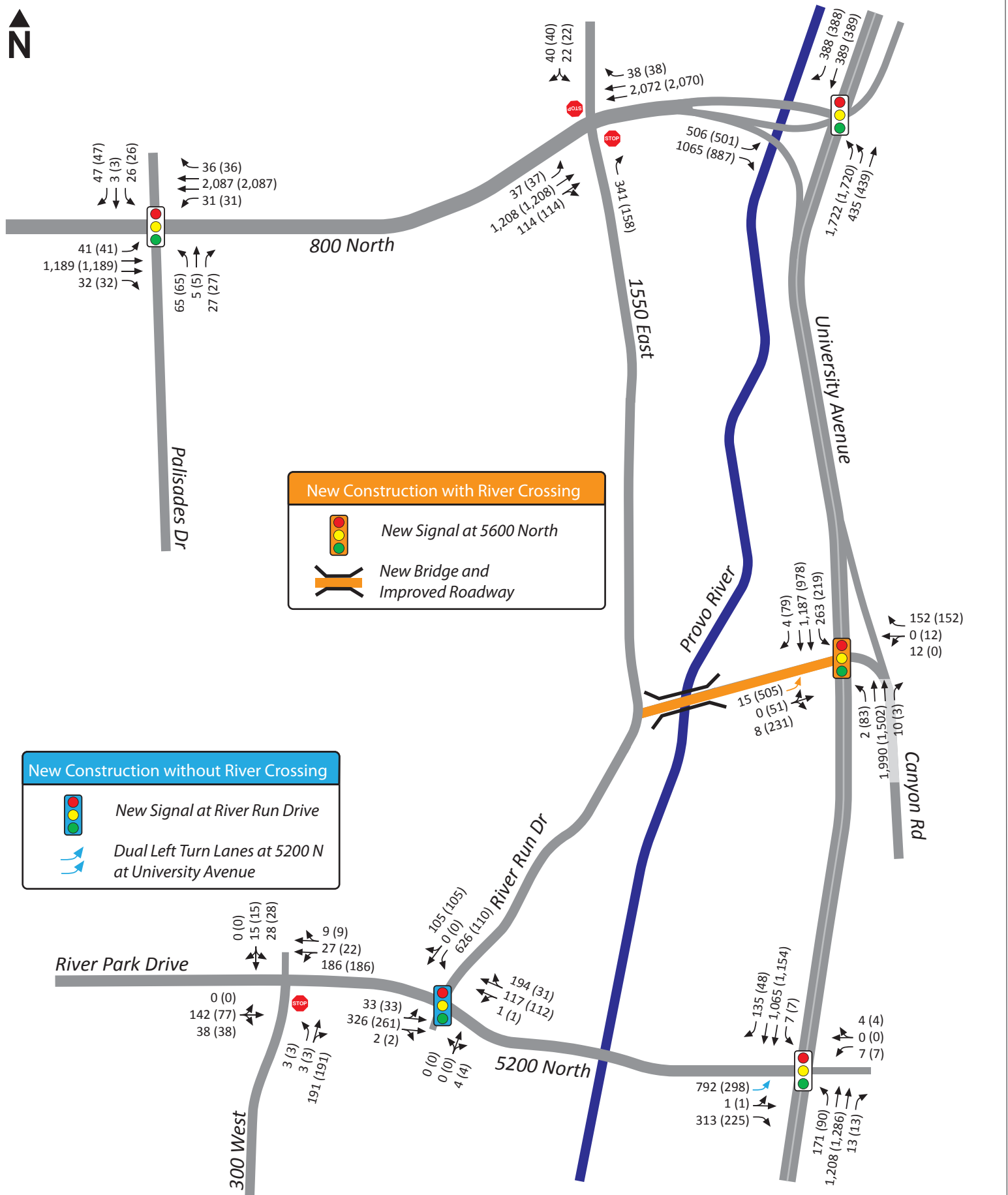
In an effort to identify future traffic needs and potential issues within the study area, two traffic circulation scenarios were considered. The assumptions for the future traffic growth were held consistent in both scenarios.

The major difference is between the two scenarios is the vehicle routing and the construction of a new bridge across the Provo River at approximately Provo 5600 North to allow for more direct access between the study area and University Avenue. In conjunction with the new bridge, a new traffic signal was assumed on University Avenue at the 5600 North / Canyon Road intersection.

Without River Crossing Scenario – With the assumptions at 1500 East, the future development as discussed earlier, and without a river crossing at 5600 North, traffic from the future developments was routed on the surrounding roadway network following existing traffic patterns. This was determined by using the number of vehicles entering and exiting the study area from each of the major roadways and distributing the new traffic to each road based on the proportion of vehicles currently using the road to enter or exit the study area. Vehicle routes from the new development were then assumed to follow the shortest or most accessible route to their destination. Without the construction of a new bridge crossing the Provo River and with the right-in / right-out only at the intersection of 1550 East and 800 North the majority of vehicles were routed through the intersection of River Run Drive and River Park Road (5200 North).

With River Crossing – A new crossing on the Provo River between River Park Drive (Provo 5200 North) and Orem 800 North will require widening an existing bridge at approximately 5600 North or the construction of a new bridge approximately 200 feet north of the existing bridge. Either bridge option would include a new traffic signal on University Avenue at 5600 North / Canyon Road. The new bridge would provide a more perpendicular connection between the new 1550 East extension and University Avenue. Vehicle routing assumed that vehicles heading north and west would use the new traffic signal to access University Avenue.

PM peak hour volumes for the without and with scenarios are found in Figure 4. The blue and orange turn arrows, traffic signals, and roads denote improvements associated with the Without River Crossing and With River Crossing scenarios, respectively.



Without River Crossing (With River Crossing) PM Peak Hour Volumes

Orem 800 North University Avenue Study

2020 Future Weekday PM Peak Hour Volumes

DRAFT

Level of Service

The intersection level of service (LOS) results for both scenarios are shown below in Table 4. As shown below, the study intersections in the With River Crossing scenario are all projected to operate better than or equal to their performance in the Without River Crossing scenario.

Table 4. Level of Service / Delay Results for Future Scenarios		
Intersection	Intersection Level of Service / Average Delay per Vehicle (s)	
	Without River Crossing	With River Crossing
1. 800 N (Orem) and Palisades	A / 9	A / 9
2. 800 N (Orem) and 1550 East	F / 250+ (SB)*	F / 160 (SB)*
3. 800 N (Orem) and University Ave	D / 41	D / 37
NBL	C / 29	C / 30
4. Canyon Rd / 5600 N (Provo) and University Ave	F / 124 (WB)*	C / 24 E / 70 (EBL)
5. River Park Drive (5200 N Provo) and 300 West	C / 22 (SB)*	C / 19 (SB)*
6. River Park Drive (5200 N Provo) and River Run Drive	B / 18	B / 11 (SB)*
7. River Park Drive (5200 N Provo) and University Ave	D / 54	B / 14
EBL	F / 167	D / 42
*Unsignalized LOS based on worst approach		

For the intersection of Orem 800 North and 1550 East, the average delay increases by over 100 seconds per vehicle, while the intersection geometry and vehicle volumes are almost identical. The only substantial difference is the number of northbound right turns out of the assumed right-in / right-out south leg of the intersection, which change from 341 in the Without River Crossing scenario to 158 in the With River Crossing scenario. Per the *Highway Capacity Manual* procedures that were used for this analysis, the northbound right turning vehicles are counted as conflicting vehicles. However, with two receiving lanes and a two way left turn lane median that the southbound left turn vehicles can use for storage, it is unlikely the an increase in the northbound right turning vehicles would cause such a dramatic increase in the delay for the southbound approach.

Access Management

When considering the desired location of a new signal on University Avenue, the UDOT access management standards for minimum signal spacing were consulted. University Avenue in this vicinity is an Access Category 3, which requires 2,640 foot spacing between signals. A new signal on University Avenue at 5600 North / Canyon Road would not meet the spacing requirements. The distance to the Orem 800 North signal to the north is

approximately 2,000 feet and the distance to the River Park Drive (5200 North) signal to the south is approximately 1,800 feet. While the spacing is below the standard, it would be consistent with signal spacing to the south on University Avenue where none of the signals between 5200 North and 3300 North meet spacing requirements. UDOT Region Three traffic personnel thought that a traffic signal in this location would be allowable.

1550 East North Leg Access Options

In the future conditions traffic analysis, no access changes were assumed for the north leg of the 800 North and 1550 East intersection. However, the study team felt that access limitations should be considered because of safety issues due to the roadway geometry and high traffic volumes on 800 North. Three access options were developed for the north leg of the intersection. These options include (1) channelizing the left turn movements to create a “High-T” type intersection, (2) restricting the left turn out while still allowing the left-in, and (3) restricting both the left-in and left-out to create a right-in / right-out.

High-T

This option involves channelizing lanes on 800 North via raised medians to provide protected areas for the both the eastbound left turn and for southbound left turning vehicles to turn into before merging with eastbound traffic. Forcing the southbound left vehicles to turn into the median will help to remove potential conflicts between the southbound left turning vehicles and the eastbound vehicles on 800 North. In addition to channelizing the left turns, a traffic signal could be added to stop the westbound vehicles (while allowing eastbound through vehicles to proceed without stopping). This would provide protected eastbound left turns onto 1550 East and protected southbound left turns into the median where they would merge with eastbound traffic. This concept is illustrated in Figure 5. The benefits and limitations for this option are listed below:

- No rerouting of vehicles
- Helps mitigate the conflict between southbound left turn and eastbound through vehicles
- Unless it is signalized then it doesn't remove the conflict of the eastbound or southbound left turns with the westbound vehicles
- Would require that the Provo River Parkway trailhead driveway be limited to right-in / right-out



Figure 5. 1550 East “High-T” intersection

Southbound Right-Out Only

This option prohibits the southbound left turn while still allowing for the eastbound left turn onto 1550 East. By restricting the southbound left any chance for conflict between these vehicles and the eastbound or westbound vehicles on 800 North is removed. However, the left turning vehicles would then need to find an alternate route for accessing eastbound 800 North. There are two means by which this could happen: (1) by traveling through the surrounding neighborhood to get to either Orem 1400 East or Palisades Drive where left turns are allowed or (2) turn right onto westbound 800 North and an available location. To ensure that U-turns would be made at a safe location, a raised median should be installed from at least 1550 East to 1400 East. The median could extend to Palisades Drive to force the U-turns to occur at a signalized intersection. This concept is illustrated in Figure 6. The benefits and limitations for this option are listed below:

- Vehicles that want to head east on 800 North would have to travel out of direction 0.4 miles to make a U-turn at 1400 East or 0.7 miles to Palisades Drive – driving through the neighborhood would be even longer
- Removes conflict between southbound left turn and westbound or eastbound through vehicles on 800 north
- Would require that the Provo River Parkway trailhead driveway be limited to right-in / right-out



Figure 6. 1550 East Right-Out Only

Right-In / Right-Out Only

This option prohibits both the southbound and the eastbound left turns at 1550 East. By restricting the southbound left any chance for conflict between these vehicles and the eastbound or westbound vehicles on 800 North is removed. This option also removes the potential conflict between the eastbound left turn and the westbound through vehicles. As with the previous option, vehicles would be forced to travel out of direction to head east on 800 North; however, in this option they would also have to travel out of direction to enter 1550 East or the trailhead from the west. Those eastbound left vehicles would have to either travel through the neighborhood via 1400 East / Palisades Drive or turn onto University Avenue, make a U-turn, and then turn back onto 800 North from which they would make a right turn. This concept is illustrated in Figure 7. The benefits and limitations for this option are listed below:

- Vehicles that want to head east on 800 North would have to travel out of direction 0.4 miles to make a U-turn at 1400 East or 0.7 miles to Palisades Drive – driving through the neighborhood would be even longer
- Eastbound access to the site is severely limited, requiring either travel through the neighborhood or a U-turn on University Avenue to gain access to 1550 East
- Removes conflict between southbound left turn and westbound or eastbound through vehicles on 800 north
- Restricts access to Provo River Parkway trail head and business on 1550 East
- Would require that the Provo River Parkway trailhead driveway be limited to right-in / right-out



Figure 7. 1550 East Right-In / Right-Out Only

Recommendations

The southwest quadrant of the intersection of Orem 800 North and University Avenue has available land for development, but its development potential is constrained by a general lack of access and circulation options in the area. To safely enhance the area's viability the following modifications to the transportation system are recommended:

1. Connect Orem 1550 East to River Run Drive in Provo (a distance of about ¼ mile)
2. Build a new bridge over the Provo River at Provo 5600 North, connect it to University Avenue at Canyon Road, and install a new traffic signal at the intersection of 5600 North and University Avenue, which should have dual eastbound left turn lanes
3. Convert the south leg of the 800 North and 1550 East intersection to a right-in / right-out
4. Channelize the north leg of the 800 North and 1550 East intersection to either a "High-T" configuration or a southbound right-out only that would require vehicles desiring to travel east on 800 North to turn onto westbound traffic and then make a U-turn at 1400 East or Palisades Drive

Provo City Planning Commission

Report of Action

September 14, 2022

*ITEM #4 Dudley & Associates requests a General Plan Map Amendment from a Mixed-Use designation to a Commercial designation as part of an overall development plan to establish professional office uses on the site, located approximately at 5515 N Edgewood Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLGPA20220004

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Raleen Wahlin

Second By: Robert Knudsen

Votes in Favor of Motion: Raleen Whalin, Robert Knudsen, Daniel Gonzales, Andrew South, Melissa Kendall

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE AMENDED

The property to be amended to the Commercial Designation is described in the attached Exhibit A.

RELATED ACTIONS

A future zone map amendment and concept plan will come to the Planning Commission for these properties.

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff gave an overview of the report and related the swap of commercial for residential land across the river with items 5-7 on the September 14, 2022 Planning Commission agenda. Keith Morey also spoke about the overall plan for the properties.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Robert Harris stated concerns with increased traffic and his water rights on his property.
- Stuart Harris asked about zoning on the adjacent property to the south.
- Lynn Martin asked how this would impact the residential property to the south.
- Jeff Tremaine shared concerns with the proposals to develop the area.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jim Ivory represented the applicant and shared information on the request and plans for the site.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission asked about the homes occupied on the property and if the residents know of the future plans.
- The Commission asked about the occupancy and layout of the future office buildings, as well as access to the river near the site and the pedestrian bridge over the river.
- Daniel Gonzales asked the applicant what other concepts were discussed on the property and noted that the change in 2013 from the Commercial designation was significant.
- Melissa Kendall noted that the office use would be less of an impact on the adjacent properties than a residential use.
- The Planning Commission noted that concerns with site design and traffic will be worked out at a future Project Plan stage.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Commencing at a point located South 00°44'56" East along the Section line 9.97 feet and West 27.26 feet from the Southeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°04'25" East 812.82 feet; thence North 26°56'16" East 43.77 feet more or less to the south side of 5600 North Street; thence North 75°09'23" East along 5600 North Street 585.73 feet to the beginning of a non-tangential curve along the westerly boundary line of University Ave, said curve turning to the right through an angle of 10°10'43", having a radius of 5706.42 feet, and whose long chord bears South 05°30'31" West 1012.3995 feet to a point of intersection with a non-tangential line; thence North 89°19'07" West 489.91 feet to the point of beginning.

Area = 11.71 Acres

Provo City Planning Commission

Report of Action

September 14, 2022

*ITEM #5 Dudley & Associates requests a General Plan Map Amendment from a Commercial designation to a Residential designation as part of an overall plan to develop a multi-family residential district, located approximately at 5544 River Run Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLGPA20220007

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Raleen Whalin

Second By: Robert Knudsen

Votes in Favor of Motion: Daniel Gonzales, Robert Knudsen, Raleen Whalin, Melissa Kendall, Andrew South

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE AMENDED

The property to be amended to the Residential designation is described in the attached Exhibit A.

RELATED ACTIONS

A related rezone (PLRZ20220008) and concept plan (PLCP20220014) were also heard at the September 14, 2022 Planning Commission hearing.

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding use, density, and design of the site.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lynn Martin expressed concerns about access to the river and rental property on the site and hoped to address concerns for her fathers' land near the site.
- Kevin Curtis expressed concerns with increased traffic and impacts on the adjacent specialty schools to the west.
- Karen Harris stated concerns with traffic for the area.
- Ronald Wooley shared concerns with the site fly ash underground from a past coal plant, as well as traffic, trash pickup and parking.
- Jeff Jermaine shared concerns about the fly ash in the ground and has concerns with increased traffic and safety.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jason White represented the applicant and illustrated the background, research, and goals that brought this proposal forward. He noted the need for this type of housing in Provo.
- Jim Ivory confirmed that the development will tie to Provo water and will not be a threat to adjacent property water rights.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Melissa Kendall confirmed with staff that the townhomes being rented by one owner would be a benefit for the development and confirmed occupancy for the proposed development.
- Daniel Gonzales inquired what density would currently be allowed in the MDR zoned property against University Avenue compared to what is able to be built on this proposed residential land. He also wanted to confirm that the trail network on the site was going to continue.
- The commission confirmed with staff that the proposal doesn't sit in the flood plain zone.
- Andrew South asked about walkable commercial opportunities, to which the applicant said that future plans will address that need.
- Daniel Gonzales shared that the concerns mentioned will be worked out as the applicant moves through the Project Plan and provides the studies necessary with that review. He is happy to see a concept plan that has a lot of open space along the river.
- The Planning Commission felt confident that the issues will be addressed by the City as the plans move forward. The proposed development agreement locking the developer into the proposed concept density helps the commission feel comfortable moving these applications forward.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Commencing at a point located North 00°53'00" West along the Section line 354.20 feet and West 249.91 feet from the Southeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence North 60°09'16" West for a distance of 178.48 feet to North River Run Drive; thence along North River Run Drive as follows: North 27°21'29" East 148.02 feet to the beginning of a curve, said curve turning to the right through 26°53'31", having a radius of 50.00 feet, and whose long chord bears North 40°48'49" East 23.27 feet to the beginning of a non-tangential curve, said curve turning to the left through 134°58'49", having a radius of 60.00 feet, and whose long chord bears North 13°13'50" West for a distance of 110.85 feet to the beginning of a non-tangential curve, said curve turning to the right through 49°38'46", having a radius of 50.00 feet, and whose long chord bears North 55°53'51" West 41.98 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 08°02'10", having a radius of 100.00 feet, and whose long chord bears North 27°03'23" West 14.01 feet, thence North 23°02'18" West 342.70 feet to the beginning of a curve, said curve turning to the left through an angle of 21°55'00", having a radius of 156.00 feet, and whose long chord bears North 33°59'51" West 59.31 feet to a point of intersection with a non-tangential line; thence North 14°29'10" East 18.51 feet; thence North 00°00'00" East 435.12 feet; thence North 13°24'09" East 402.81 feet to the Provo City boundary line as follows: South 89°58'59" East 333.39 feet, South 32°40'33" East 164.1826 feet, South 01°17'21" East 477.7975 feet, thence South 01°17'41" East 137.0172 feet; thence South 01°12'57" East 136.80 feet; thence South 17°27'13" West 187.99 feet; thence South 13°35'43" West 264.65 feet; thence South 21°53'12" West 155.38 feet; thence South 24°26'55" West 132.6600 feet to the point of beginning.

Area = 14.45 Acres

Provo City Planning Commission

Report of Action

September 14, 2022

ITEM 6 Dudley & Associates requests Concept Plan approval for 198 townhome units in a proposed MDR (Medium Density Residential) zone, located approximately at 5544 River Run Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20220014

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

APPROVED

On a vote of 5:0, the Planning Commission approved the above noted application.

Motion By: Robert Knudsen

Second By: Andrew South

Votes in Favor of Motion: Robert Knudsen, Andrew South, Raleen Wahlin, Melissa Kendall, Daniel Gonzales
Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

RELATED ACTIONS

The related General Plan Amendment (PLGPA20220007) and Rezone (PLRZ20220008) were also heard at the September 14, 2022 Planning Commission meeting.

APPROVED/RECOMMENDED OCCUPANCY

*198 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code 1112

APPROVED/RECOMMENDED PARKING

*496 Total parking stalls required

*496 Total parking stalls provided

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding use, density, and design of the site.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lynn Martin expressed concerns about access to the river and rental property on the site and hoped to address concerns for her fathers' land near the site.
- Kevin Curtis expressed concerns with increased traffic and impacts on the adjacent specialty schools to the west.
- Karen Harris stated concerns with traffic for the area.
- Ronald Wooley shared concerns with the site fly ash underground from a past coal plant, as well as traffic, trash pickup and parking.
- Jeff Jermaine shared concerns about the fly ash in the ground and has concerns with increased traffic and safety.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jason White represented the applicant and illustrated the background, research, and goals that brought this proposal forward. He noted the need for this type of housing in Provo.
- Jim Ivory confirmed that the development will tie to Provo water and will not be a threat to adjacent property water rights.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Melissa Kendall confirmed with staff that the townhomes being rented by one owner would be a benefit for the development and confirmed occupancy for the proposed development.
- Daniel Gonzales inquired what density would currently be allowed in the MDR zoned property against University Avenue compared to what is able to be built on this proposed residential land. He also wanted to confirm that the trail network on the site was going to continue.
- The commission confirmed with staff that the proposal doesn't sit in the flood plain zone.
- Andrew South asked about walkable commercial opportunities, to which the applicant said that future plans will address that need.
- Daniel Gonzales shared that the concerns mentioned will be worked out as the applicant moves through the Project Plan and provides the studies necessary with that review. He is happy to see a concept plan that has a lot of open space along the river.
- The Planning Commission felt confident that the issues will be addressed by the City as the plans move forward. The proposed development agreement locking the developer into the proposed concept density helps the commission feel comfortable moving these applications forward.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Provo City Planning Commission

Report of Action

September 14, 2022

- *ITEM 7 Dudley & Associates requests a Zone Map Amendment from the RBP (Research and Business Park) zone to the MDR (Medium Density Residential) zone to allow for a new multi-family residential district, located approximately at 5544 N River Run Drive, Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20220008
-

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application with conditions.

Conditions of Approval: That the proffered Development Agreement is signed.

Motion By: Melissa Kendall

Second By: Robert Knudsen

Votes in Favor of Motion: Melissa Kendall, Robert Knudsen, Raleen Wahlin, Andrew South, Daniel Gonzales

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the MDR Zone is described in the attached Exhibit A.

RELATED ACTIONS

The related General Plan Map Amendment (PLGPA20220007) and Concept Plan (PLCP20220014) were also heard at the September 14, 2022 Planning Commission meeting.

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding use, density, and design of the site.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lynn Martin expressed concerns about access to the river and rental property on the site and hoped to address concerns for her fathers' land near the site.
- Kevin Curtis expressed concerns with increased traffic and impacts on the adjacent specialty schools to the west.
- Karen Harris stated concerns with traffic for the area.
- Ronald Wooley shared concerns with the site fly ash underground from a past coal plant, as well as traffic, trash pickup and parking.
- Jeff Jermaine shared concerns about the fly ash in the ground and has concerns with increased traffic and safety.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jason White represented the applicant and illustrated the background, research, and goals that brought this proposal forward. He noted the need for this type of housing in Provo.
- Jim Ivory confirmed that the development will tie to Provo water and will not be a threat to adjacent property water rights.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Melissa Kendall confirmed with staff that the townhomes being rented by one owner would be a benefit for the development and confirmed occupancy for the proposed development.
- Daniel Gonzales inquired what density would currently be allowed in the MDR zoned property against University Avenue compared to what is able to be built on this proposed residential land. He also wanted to confirm that the trail network on the site was going to continue.
- The commission confirmed with staff that the proposal doesn't sit in the flood plain zone.
- Andrew South asked about walkable commercial opportunities, to which the applicant said that future plans will address that need.
- Daniel Gonzales shared that the concerns mentioned will be worked out as the applicant moves through the Project Plan and provides the studies necessary with that review. He is happy to see a concept plan that has a lot of open space along the river.
- The Planning Commission felt confident that the issues will be addressed by the City as the plans move forward. The proposed development agreement locking the developer into the proposed concept density helps the commission feel comfortable moving these applications forward.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Commencing at a point located North 00°53'00" West along the Section line 354.20 feet and West 249.91 feet from the Southeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence North 60°09'16" West for a distance of 178.48 feet to North River Run Drive; thence along North River Run Drive as follows: North 27°21'29" East 148.02 feet to the beginning of a curve, said curve turning to the right through 26°53'31", having a radius of 50.00 feet, and whose long chord bears North 40°48'49" East 23.27 feet to the beginning of a non-tangential curve, said curve turning to the left through 134°58'49", having a radius of 60.00 feet, and whose long chord bears North 13°13'50" West for a distance of 110.85 feet to the beginning of a non-tangential curve, said curve turning to the right through 49°38'46", having a radius of 50.00 feet, and whose long chord bears North 55°53'51" West 41.98 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 08°02'10", having a radius of 100.00 feet, and whose long chord bears North 27°03'23" West 14.01 feet, thence North 23°02'18" West 342.70 feet to the beginning of a curve, said curve turning to the left through an angle of 21°55'00", having a radius of 156.00 feet, and whose long chord bears North 33°59'51" West 59.31 feet to a point of intersection with a non-tangential line; thence North 14°29'10" East 18.51 feet; thence North 00°00'00" East 435.12 feet; thence North 13°24'09" East 402.81 feet to the Provo City boundary line as follows: South 89°58'59" East 333.39 feet, South 32°40'33" East 164.1826 feet, South 01°17'21" East 477.7975 feet, thence South 01°17'41" East 137.0172 feet; thence South 01°12'57" East 136.80 feet; thence South 17°27'13" West 187.99 feet; thence South 13°35'43" West 264.65 feet; thence South 21°53'12" West 155.38 feet; thence South 24°26'55" West 132.6600 feet to the point of beginning.

Area = 14.45 Acres

Thursday, November 18, 2021

Minutes from River District Neighborhood Meeting, Thursday, November 18, 2021, regarding 750 North 550 East zone change, creation of new zone and Plat amendment.

Julie Smith, a consultant, Jim Ivory, the developer, and Jason White one of the owners, conducted the meeting which began at 6 pm, Julie Smith took the minutes.

A description of the project was explained and discussed.

The City Approval Process was addressed as a few Neighbors had questions.

David and Joi Pearson were concerned about increased traffic on 800 North.

A traffic study was discussed in reference to concerns about increased traffic on 800 North.

A Neighbor was concerned about how unsafe the property currently is: homeless people, drug dealers etc.

The neighbors are excited to see the area cleaned up. "This is the best proposal we have seen on this property"

The meeting was attended by 6 residents. The meeting concluded at 7:00 PM

Julie Smith did receive one phone call from Kevin Curtis from Heritage School, he stated he was not able to attend but wanted information. I sent him the concept plan. No other correspondence was had.

*There was an error on the flyer, stating meeting would be held at the Orem City Council Chambers

Julie Smith had Faye Howard at the city to direct parties to the correct meeting site.

Two people showed up and were redirected. They came to the meeting location.

NEIGHBORHOOD MEETING

11-18-2021

Suzanne Ran

DAVID & JOI PEARSON

Kirk Beene Church

Greg Bird

Brian B —

Julie Smith
182 S. Orem Blvd. Orem
Julielynnsmith5@gmail.com
801-368-9552

NEIGHBORHOOD MEETING

1510 E. 840 North, Orem

Thursday, November 18th

6:00 P.M.

Julie Smith is holding a neighborhood meeting at the Orem City Council Chambers, to discuss a proposed Zone Change on property located at approx. 1150 East 660 North. The current zoning of the subject property is Business Park (BP), the proposed project would ask for PD 51 Zoning.

"Pursuant to Orem City Code 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process."

Should you be unable to attend the meeting or if you have a question, please contact Julie Smith 801-368-9552.





City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

City Council Tue, Sep 27, 2022 6:00 pm
Planning Commission Wed, Sep 7, 2022 4:30 pm

PUBLIC HEARING – The applicant requests the City enact Section 22-11-64 PD-51 (River District – 720 North 1550 East) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 3 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

PUBLIC HEARING – Amending Appendix A of the Orem City Code to amend Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru in the Business Park (BP) zone located at approximately 800 North and University Avenue.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) a permitted use in the Business Park (BP) zone.

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

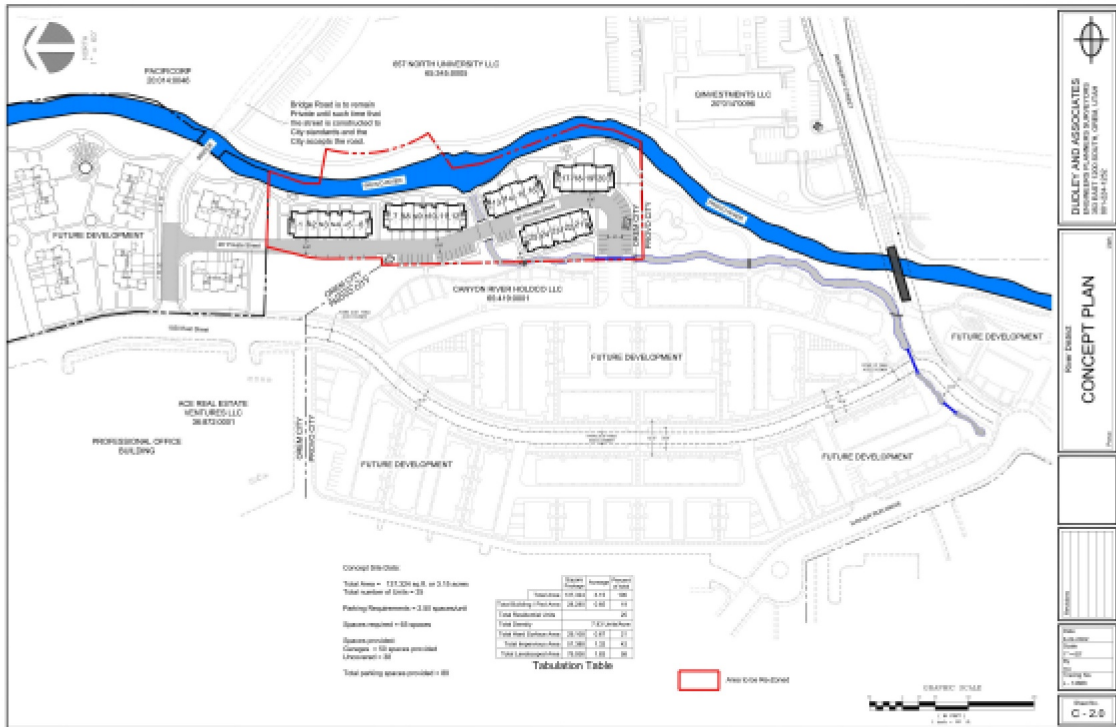
City Council Tue, Sep 27, 2022 6:00 pm
Planning Commission Wed, Sep 7, 2022 4:30 pm

PUBLIC HEARING – The applicant requests the City enact Section 22-11-64 PD-51 (River District – 720 North 1550 East) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 3 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

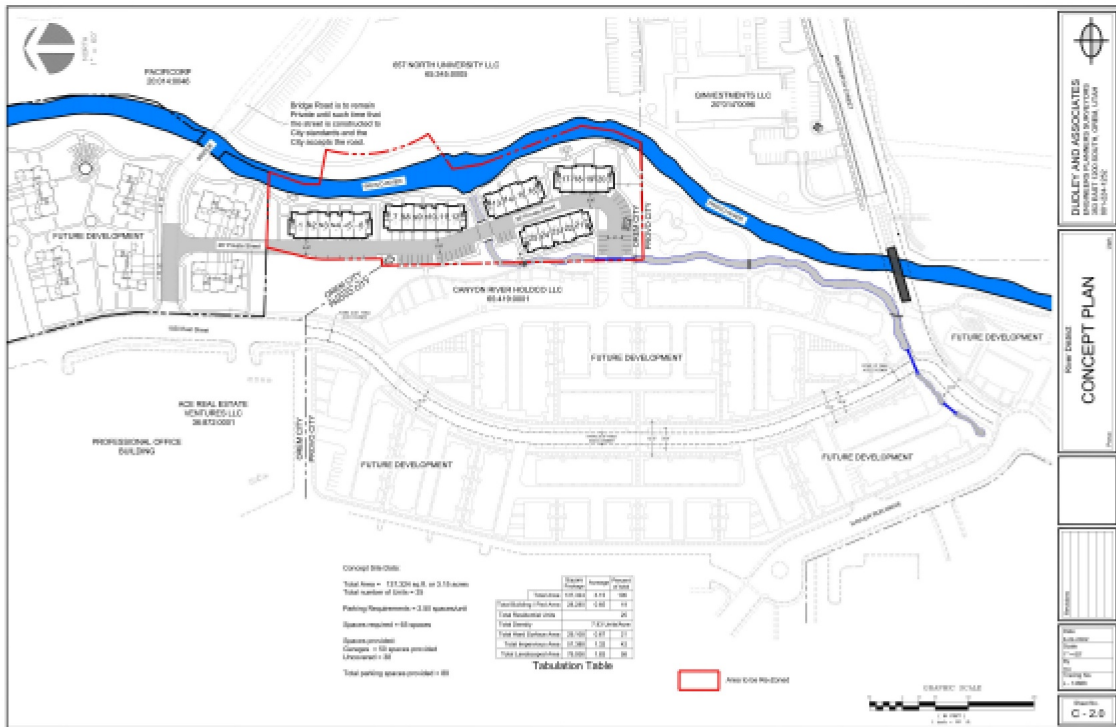
PUBLIC HEARING – Amending Appendix A of the Orem City Code to amend Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru in the Business Park (BP) zone located at approximately 800 North and University Avenue.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) a permitted use in the Business Park (BP) zone.

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

PANDA BEAR HOMES INC
PO BOX 1132
OREM, UT 84057

PROVO CITY CORPORATION
PO BOX 1849
PROVO, UT 84603

NICOLSON, DAVID L & JILL C
PO BOX 946
OREM, UT 84059

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1 XACTWARE PLAZA
OREM, UT 84097

MB FAULKNER LLC
36 W 3700 N
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
50 W BROADWAY STE 333 PMB 42981
SALT LAKE CITY, UT 84101

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

UNITED STATES OF AMERICA
125 S STATE MAIL ROOM 6107
SALT LAKE CITY, UT 84138

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DAVIS, RYAN B
236 N COUNTRY MANOR LA
ALPINE, UT 84004

QUANTUM CONSTRUCTION AND
DEVELOPMENT LC
251 W RIVER PARK DR # 300
PROVO, UT 84604

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MPT OF PROVO LLC
--OR CURRENT RESIDENT--
306 W RIVER BEND LN
PROVO, UT 84604

PROVO CITY
351 W CENTER
PROVO, UT 84601

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ZUFELT, JIMMY L & DEBRA A
558 S 130 W
OREM, UT 84058

WINEGAR, LISA M
588 N BELLA VISTA DR
OREM, UT 84097

FWT BUSINESSES LLC
602 DRAPER HEIGHTS WAY
DRAPER, UT 84020

HARRISON, MICHAEL A & CLYDA F
602 N BELLA VISTA DR
OREM, UT 84097

GILBERT, KENT S & LANA R
612 N BELLA VISTA DR
OREM, UT 84097

JOHNSON, ALAN E & NORINE L (ET
AL)
631 N BELLA VISTA DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

HENDERSON, LON & CARRIE
648 N BELLA VISTA DR
OREM, UT 84097

ARTHUR, DOUGLAS K & TERRY C
651 N BELLA VISTA DR
OREM, UT 84097

OREM KEY PROPERTIES LLC
651 W GALENA PARK BLVD STE 101
DRAPER, UT 84020

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

657 NORTH UNIVERSITY LLC
--OR CURRENT RESIDENT--
657 N UNIVERSITY AVE
OREM, UT 84097

CAMERON, CLINTON BRUCE &
MARCIA JONES
658 N BELLA VISTA DR
OREM, UT 84097

OREM CITY
--OR CURRENT RESIDENT--
702 N 1550 EAST
OREM, UT 84604

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
727 N 1550 EAST
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
727 N 1550 E # 400
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
787 N 1550 EAST
OREM, UT 84097

PACIFICORP
%PROPERTY TAX DEPARTMENT
825 NE MULTNOMAH ST # 1900
PORTLAND, OR 97232

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
825 N 1420 EAST
OREM, UT 84097

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
831 N 1420 EAST
OREM, UT 84097

WOLSEY, NICK J & AIMEE A
872 N CANYON HILLS DR
OREM, UT 84097

FAIRBANKS, DANIEL J & DONNA P
893 N 1530 E
OREM, UT 84097

BECKSTEAD, RONALD B &
PRISCILLA A
894 N 1530 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
902 N 1530 EAST
OREM, UT 84097

WOODRUFF, RUTH M
903 N 1530 E
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

KESTERSON, PAMELA J
918 N 1530 E
OREM, UT 84097

ORTIZ, JESUS J
921 N 1530 E
OREM, UT 84097

KERN, DAVID & LYNETTE (ET AL)
934 N 1530 E
OREM, UT 84097

ABA 800 SOUTH STATE LLC
941 E 680 N
OREM, UT 84097

657 NORTH UNIVERSITY LLC
950 CEDAR AVE
PROVO, UT 84604

UNITED STATES OF AMERICA
--OR CURRENT RESIDENT--
950 N 1560 EAST
OREM, UT 84097

WILKINS, BRUCE WARREN & DEBRA
J
957 N 1530 E
OREM, UT 84097

BLACK, SCOTT BAYLES & JAMI
KOWALLIS (ET AL)
960 N 1530 E
OREM, UT 84097

BECK, STEFNIE K & JASON
968 N 1530 E
OREM, UT 84097

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

GARNER LC
1188 W 10400 S
SOUTH JORDAN, UT 84095

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

CHU HILL LLC
1212 E 1130 N
OREM, UT 84097

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

UHS OF PROVO CANYON INC
--OR CURRENT RESIDENT--
1350 E 750 NORTH
OREM, UT 84097

HUFFAKER, BRIAN & MISA
1355 E 660 N
OREM, UT 84097

JARVIS, MICHAEL L & KELLYE A (ET AL)
1369 E 660 N
OREM, UT 84097

SOMMERSET PARK HOLDINGS LLC
--OR CURRENT RESIDENT--
1371 E 750 NORTH
OREM, UT 84097

CASCADE PROFESSIONAL PLAZA LLC
--OR CURRENT RESIDENT--
1375 E 800 NORTH
OREM, UT 84097

K&S JENSON PROPERTIES LLC
1385 E 750 N
OREM, UT 84097

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

LIBERTY PIONEER ENERGY LLC
--OR CURRENT RESIDENT--
1409 E 840 NORTH
OREM, UT 84097

DAVIS, RYAN B
--OR CURRENT RESIDENT--
1415 E 840 NORTH
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1420 E 800 NORTH
OREM, UT 84097

BLUE 42 LLC
1422 E 820 N
OREM, UT 84097

SCHMIDT, PETER ROBERT
1425 E 880 N
OREM, UT 84097

BLUE 42 LLC
--OR CURRENT RESIDENT--
1426 E 820 NORTH
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

JAMISON PROPERTIES LLC
1428 E 840 N
OREM, UT 84097

PETERSON, LEILANI MARIE
--OR CURRENT RESIDENT--
1432 E 840 NORTH
OREM, UT 84097

PETERSON, LEILANI MARIE
1432 E 840 N STE 100
OREM, UT 84097

CWCIC LC
%HANSEN, DENNIS
1433 E 840 N
OREM, UT 84097

CANYON VIEW OF OREM LLC
--OR CURRENT RESIDENT--
1434 E 820 NORTH
OREM, UT 84097

MMSALTZ LTD (ET AL)
1434 E 880 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1435 E 840 NORTH
OREM, UT 84097

LAMBSON, ALAN K & EDEL C
1436 E 920 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1437 E 840 NORTH
OREM, UT 84097

BRYCE, NATHAN KEITH & KRISTIN
GAYLE
1439 E 880 N
OREM, UT 84097

SACHS INVESTMENT PROPERTY LLC
--OR CURRENT RESIDENT--
1442 E 820 NORTH
OREM, UT 84097

SAGERS, JAMES (ET AL)
1446 E 880 N
OREM, UT 84097

GARNER LC
--OR CURRENT RESIDENT--
1450 E 820 NORTH
OREM, UT 84097

BROBERG, ROGER D & LAJEAN G
1452 E 920 N
OREM, UT 84097

WOODRUFF, RUTH M
--OR CURRENT RESIDENT--
1453 E 920 NORTH
OREM, UT 84097

FWT BUSINESSES LLC
--OR CURRENT RESIDENT--
1454 E 820 NORTH
OREM, UT 84097

BUTLER, RICHARD JOHN & DIANE
(ET AL)
1455 E 880 N
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1457 E 840 NORTH
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1461 E 840 NORTH
OREM, UT 84097

NICHOLSON, LYNELLE & STEVEN L
1468 E 880 N
OREM, UT 84097

VELLINGA, AMANDA KAY (ET AL)
--OR CURRENT RESIDENT--
1468 E 920 NORTH
OREM, UT 84097

HARRIS, ROBERT JAMES (ET AL)
1471 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LC
--OR CURRENT RESIDENT--
1472 E 820 NORTH
OREM, UT 84097

OLSEN, TONY F & KERRI
1478 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LLC
--OR CURRENT RESIDENT--
1480 E 820 NORTH
OREM, UT 84097

ABA 800 SOUTH STATE LLC
--OR CURRENT RESIDENT--
1481 E 840 NORTH
OREM, UT 84097

ROJAS, PEDRO M & ANA A
1482 E 920 N
OREM, UT 84097

PATTON, DANNY R & BARBARA (ET
AL)
1483 E 880 N
OREM, UT 84097

HEALTH WATCH PROVO INC
--OR CURRENT RESIDENT--
1485 E 840 NORTH
OREM, UT 84097

STINGER, DENNIS P & LORI
1485 E 920 N
OREM, UT 84097

MAKIN, JUSTIN R & JENNIFER ANN
1486 E 880 N
OREM, UT 84097

MICHAELIS, DAVID JOHN & TANYA
KATHERINE
1494 E 920 N
OREM, UT 84097

SU, CHARLES & CHUEH-CHIH (ET AL)
1501 E 920 N
OREM, UT 84097

YOUNG, ROBERT & STACEY (ET AL)
1506 E 970 N
OREM, UT 84097

TD GARAGE LLC
1510 E 840 N
OREM, UT 84097

TD GARAGE LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 101
OREM, UT 84097

CHU HILL LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 201
OREM, UT 84097

NICOLSON, DAVID L & JILL C
--OR CURRENT RESIDENT--
1555 E 800 NORTH
OREM, UT 84097

BA LIMITED LC
1555 N TECHNOLOGY WY
SALT LAKE CITY, UT 84157

BA WAREHOUSE LC
--OR CURRENT RESIDENT--
1569 E 800 NORTH
OREM, UT 84097

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

SOMMERSET PARK HOLDINGS LLC
2064 GRAYSTONE LA
DRAPER, UT 84020

CASCADE PROFESSIONAL PLAZA
LLC
%WYNGATE PROPERTY
MANAGEMENT
2230 N UNIVERSITY PKWY STE 2F
PROVO, UT 84604

MILO PROPERTY LLC
2975 INDIAN HILLS DR
PROVO, UT 84604

BA WAREHOUSE LC
%HARKNESS, DAVID
3200 W CLUBHOUSE DR STE 200
LEHI, UT 84043

LIBERTY PIONEER ENERGY LLC
3319 N UNIVERSITY AVE STE 200
PROVO, UT 84604

BACK BAY INVESTMENTS LLC
3733 PEBBLE LN
PROVO, UT 84604

SACHS INVESTMENT PROPERTY LLC
4126 W JOSUAH LN
CEDAR HILLS, UT 84062

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

VELLINGA, AMANDA KAY (ET AL)
4837 N 400 E
PROVO, UT 84604

CANYON VIEW OF OREM LLC
5132 N 300 W STE 100
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5448 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
5455 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
--OR CURRENT RESIDENT--
5485 N 250 WEST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5572 N 60 EAST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5575 N UNIVERSITY AV
PROVO, UT 84604

HERITAGE BEHAVIORAL HEALTH
SYSTEMS INC
5600 HERITAGE SCHOOL DR
PROVO, UT 84604

Q INVESTMENTS LLC
--OR CURRENT RESIDENT--
5600 N UNIVERSITY AV
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5720 N HERITAGE SCHOOL (250 W)
DR
PROVO, UT 84604

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

HEALTH WATCH PROVO INC
9152 SILVER LAKE DR
CEDAR HILLS, UT 84062

CIRQUE CONDOS LLC (ET AL)
10274 N BAYHILL DR
CEDAR HILLS, UT 84062

Item #: 3.5	Planning Commission September 21, 2022	
Prepared By: Cheryl Vargas		
Applicant: Julie Smith	PUBLIC HEARING – Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 <i>Fast Food</i> and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) <i>Miscellaneous Regulations for Manufacturing and Research and Development Zones</i> to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.	

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
- Mailed 139 postcards to residents within 1,500 feet

SITE INFORMATION:

- General Plan Designation: **Professional Services**
- Current Zone: **BP**
- Acreage: **n/a**
- Neighborhood: **Orchard**

ACTION:

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

REQUEST: The applicant requests the City amend Appendix A of the Orem City Code to amend Standard Land Use Code 5811 *Fast Food* and make such use permitted in the Business Park (BP) zone and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.

BACKGROUND: A Public Hearing to amend Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use a permitted use in the Business Park (BP) zone was held September 7, 2022. It was determined that more time was needed for the Planning Commission to discuss this item and to see whether Provo approved their portion of the project. The item was continued to September 21, 2022 to move together with the rezone and enactment of Appendix “YY”.

On September 14, 2022, Provo City Planning Commission sent a positive recommendation (5-0 vote) to their City Council to approve the General Plan Map Amendment, Concept Plan and Zone Map Amendment (with the condition a Development Agreement is signed). Here is the link: [Provo Recommendation](#)

The applicant proposes changes to the Business Park zone located at approximately 800 North and University Avenue to allow development west of the Provo River to be consistent throughout the west side development.

The applicant is also proposing to amend the SLU Code 5811 *Fast Food* to allow restaurants with a drive-thru in the BP zone.

22-9-8. Miscellaneous Regulations for Manufacturing and Research and Development Zones.

~~4.~~ **H.** The following additional requirements shall apply to development in the BP zone:

- a. No more than thirty percent (30%) of the gross leaseable area (as defined in section 22-15-2) of any building may be devoted to

retail uses. However, buildings that are used solely as a restaurant and have at least 3,000 square feet are excluded from this restriction.

- b. ~~No restaurant may have a drive-through.~~
- c. For the BP zone area located at approximately 800 North and University Avenue, all development west of the Provo River shall ~~have an architectural and design theme consistent with the existing office building.~~ be consistent throughout each individual project area. For development east of the Provo River the architectural and design theme may be different from the west side of the river but shall be consistent throughout the east side development.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
5811	Fast Food	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	NP

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the City Council to amend Appendix A of the Orem City Code to amend Standard Land Use Code 5811 *Fast Food* and make such use permitted in the Business Park (BP) zone and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.

22-9-8 Miscellaneous Regulations for Manufacturing and Research and Development Zones.

...

1. ~~H.~~ The following additional requirements shall apply to development in the BP zone:
- a. No more than thirty percent (30%) of the gross leaseable area (as defined in section 22-15-2) of any building may be devoted to retail uses. However, buildings that are used solely as a restaurant and have at least 3,000 square feet are excluded from this restriction.
 - b. ~~No restaurant may have a drive-through.~~
 - c. ~~For the BP zone area located at approximately 800 North and University Avenue, all development west of the Provo River shall have an architectural and design theme consistent with the existing office building. be consistent throughout each individual project area.~~ For development east of the Provo River the architectural and design theme may be different from the west side of the river but shall be consistent throughout the east side development.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
5811	Fast Food	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	NP

Thursday, November 18, 2021

Minutes from River District Neighborhood Meeting, Thursday, November 18, 2021, regarding 750 North 550 East zone change, creation of new zone and Plat amendment.

Julie Smith, a consultant, Jim Ivory, the developer, and Jason White one of the owners, conducted the meeting which began at 6 pm, Julie Smith took the minutes.

A description of the project was explained and discussed.

The City Approval Process was addressed as a few Neighbors had questions.

David and Joi Pearson were concerned about increased traffic on 800 North.

A traffic study was discussed in reference to concerns about increased traffic on 800 North.

A Neighbor was concerned about how unsafe the property currently is: homeless people, drug dealers etc.

The neighbors are excited to see the area cleaned up. "This is the best proposal we have seen on this property"

The meeting was attended by 6 residents. The meeting concluded at 7:00 PM

Julie Smith did receive one phone call from Kevin Curtis from Heritage School, he stated he was not able to attend but wanted information. I sent him the concept plan. No other correspondence was had.

*There was an error on the flyer, stating meeting would be held at the Orem City Council Chambers

Julie Smith had Faye Howard at the city to direct parties to the correct meeting site.

Two people showed up and were redirected. They came to the meeting location.

NEIGHBORHOOD MEETING

11-18-2021

Suzanne Ran

DAVID & JOI PEARSON

Kirk Beene Church

Greg Bird

Brian B —

Julie Smith
182 S. Orem Blvd. Orem
julielynnsmith5@gmail.com
801-368-9552

NEIGHBORHOOD MEETING

1510 E. 840 North, Orem

Thursday, November 18th

6:00 P.M.

Julie Smith is holding a neighborhood meeting at the Orem City Council Chambers, to discuss a proposed Zone Change on property located at approx. 1150 East 660 North. The current zoning of the subject property is Business Park (BP), the proposed project would ask for PD 51 Zoning.

"Pursuant to Orem City Code 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process."

Should you be unable to attend the meeting or if you have a question, please contact Julie Smith 801-368-9552.



Provo City Planning Commission

Report of Action

September 14, 2022

*ITEM #4 Dudley & Associates requests a General Plan Map Amendment from a Mixed-Use designation to a Commercial designation as part of an overall development plan to establish professional office uses on the site, located approximately at 5515 N Edgewood Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLGPA20220004

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Raleen Wahlin

Second By: Robert Knudsen

Votes in Favor of Motion: Raleen Whalin, Robert Knudsen, Daniel Gonzales, Andrew South, Melissa Kendall

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE AMENDED

The property to be amended to the Commercial Designation is described in the attached Exhibit A.

RELATED ACTIONS

A future zone map amendment and concept plan will come to the Planning Commission for these properties.

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff gave an overview of the report and related the swap of commercial for residential land across the river with items 5-7 on the September 14, 2022 Planning Commission agenda. Keith Morey also spoke about the overall plan for the properties.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Robert Harris stated concerns with increased traffic and his water rights on his property.
- Stuart Harris asked about zoning on the adjacent property to the south.
- Lynn Martin asked how this would impact the residential property to the south.
- Jeff Tremaine shared concerns with the proposals to develop the area.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jim Ivory represented the applicant and shared information on the request and plans for the site.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission asked about the homes occupied on the property and if the residents know of the future plans.
- The Commission asked about the occupancy and layout of the future office buildings, as well as access to the river near the site and the pedestrian bridge over the river.
- Daniel Gonzales asked the applicant what other concepts were discussed on the property and noted that the change in 2013 from the Commercial designation was significant.
- Melissa Kendall noted that the office use would be less of an impact on the adjacent properties than a residential use.
- The Planning Commission noted that concerns with site design and traffic will be worked out at a future Project Plan stage.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Commencing at a point located South 00°44'56" East along the Section line 9.97 feet and West 27.26 feet from the Southeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°04'25" East 812.82 feet; thence North 26°56'16" East 43.77 feet more or less to the south side of 5600 North Street; thence North 75°09'23" East along 5600 North Street 585.73 feet to the beginning of a non-tangential curve along the westerly boundary line of University Ave, said curve turning to the right through an angle of 10°10'43", having a radius of 5706.42 feet, and whose long chord bears South 05°30'31" West 1012.3995 feet to a point of intersection with a non-tangential line; thence North 89°19'07" West 489.91 feet to the point of beginning.

Area = 11.71 Acres

Provo City Planning Commission

Report of Action

September 14, 2022

*ITEM #5 Dudley & Associates requests a General Plan Map Amendment from a Commercial designation to a Residential designation as part of an overall plan to develop a multi-family residential district, located approximately at 5544 River Run Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLGPA20220007

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Raleen Whalin

Second By: Robert Knudsen

Votes in Favor of Motion: Daniel Gonzales, Robert Knudsen, Raleen Whalin, Melissa Kendall, Andrew South

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE AMENDED

The property to be amended to the Residential designation is described in the attached Exhibit A.

RELATED ACTIONS

A related rezone (PLRZ20220008) and concept plan (PLCP20220014) were also heard at the September 14, 2022 Planning Commission hearing.

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding use, density, and design of the site.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lynn Martin expressed concerns about access to the river and rental property on the site and hoped to address concerns for her fathers' land near the site.
- Kevin Curtis expressed concerns with increased traffic and impacts on the adjacent specialty schools to the west.
- Karen Harris stated concerns with traffic for the area.
- Ronald Wooley shared concerns with the site fly ash underground from a past coal plant, as well as traffic, trash pickup and parking.
- Jeff Jermaine shared concerns about the fly ash in the ground and has concerns with increased traffic and safety.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jason White represented the applicant and illustrated the background, research, and goals that brought this proposal forward. He noted the need for this type of housing in Provo.
- Jim Ivory confirmed that the development will tie to Provo water and will not be a threat to adjacent property water rights.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Melissa Kendall confirmed with staff that the townhomes being rented by one owner would be a benefit for the development and confirmed occupancy for the proposed development.
- Daniel Gonzales inquired what density would currently be allowed in the MDR zoned property against University Avenue compared to what is able to be built on this proposed residential land. He also wanted to confirm that the trail network on the site was going to continue.
- The commission confirmed with staff that the proposal doesn't sit in the flood plain zone.
- Andrew South asked about walkable commercial opportunities, to which the applicant said that future plans will address that need.
- Daniel Gonzales shared that the concerns mentioned will be worked out as the applicant moves through the Project Plan and provides the studies necessary with that review. He is happy to see a concept plan that has a lot of open space along the river.
- The Planning Commission felt confident that the issues will be addressed by the City as the plans move forward. The proposed development agreement locking the developer into the proposed concept density helps the commission feel comfortable moving these applications forward.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Commencing at a point located North 00°53'00" West along the Section line 354.20 feet and West 249.91 feet from the Southeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence North 60°09'16" West for a distance of 178.48 feet to North River Run Drive; thence along North River Run Drive as follows: North 27°21'29" East 148.02 feet to the beginning of a curve, said curve turning to the right through 26°53'31", having a radius of 50.00 feet, and whose long chord bears North 40°48'49" East 23.27 feet to the beginning of a non-tangential curve, said curve turning to the left through 134°58'49", having a radius of 60.00 feet, and whose long chord bears North 13°13'50" West for a distance of 110.85 feet to the beginning of a non-tangential curve, said curve turning to the right through 49°38'46", having a radius of 50.00 feet, and whose long chord bears North 55°53'51" West 41.98 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 08°02'10", having a radius of 100.00 feet, and whose long chord bears North 27°03'23" West 14.01 feet, thence North 23°02'18" West 342.70 feet to the beginning of a curve, said curve turning to the left through an angle of 21°55'00", having a radius of 156.00 feet, and whose long chord bears North 33°59'51" West 59.31 feet to a point of intersection with a non-tangential line; thence North 14°29'10" East 18.51 feet; thence North 00°00'00" East 435.12 feet; thence North 13°24'09" East 402.81 feet to the Provo City boundary line as follows: South 89°58'59" East 333.39 feet, South 32°40'33" East 164.1826 feet, South 01°17'21" East 477.7975 feet, thence South 01°17'41" East 137.0172 feet; thence South 01°12'57" East 136.80 feet; thence South 17°27'13" West 187.99 feet; thence South 13°35'43" West 264.65 feet; thence South 21°53'12" West 155.38 feet; thence South 24°26'55" West 132.6600 feet to the point of beginning.

Area = 14.45 Acres

Provo City Planning Commission

Report of Action

September 14, 2022

ITEM 6 Dudley & Associates requests Concept Plan approval for 198 townhome units in a proposed MDR (Medium Density Residential) zone, located approximately at 5544 River Run Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20220014

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

APPROVED

On a vote of 5:0, the Planning Commission approved the above noted application.

Motion By: Robert Knudsen

Second By: Andrew South

Votes in Favor of Motion: Robert Knudsen, Andrew South, Raleen Wahlin, Melissa Kendall, Daniel Gonzales
Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

RELATED ACTIONS

The related General Plan Amendment (PLGPA20220007) and Rezone (PLRZ20220008) were also heard at the September 14, 2022 Planning Commission meeting.

APPROVED/RECOMMENDED OCCUPANCY

*198 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code 1112

APPROVED/RECOMMENDED PARKING

*496 Total parking stalls required

*496 Total parking stalls provided

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding use, density, and design of the site.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lynn Martin expressed concerns about access to the river and rental property on the site and hoped to address concerns for her fathers' land near the site.
- Kevin Curtis expressed concerns with increased traffic and impacts on the adjacent specialty schools to the west.
- Karen Harris stated concerns with traffic for the area.
- Ronald Wooley shared concerns with the site fly ash underground from a past coal plant, as well as traffic, trash pickup and parking.
- Jeff Jermaine shared concerns about the fly ash in the ground and has concerns with increased traffic and safety.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jason White represented the applicant and illustrated the background, research, and goals that brought this proposal forward. He noted the need for this type of housing in Provo.
- Jim Ivory confirmed that the development will tie to Provo water and will not be a threat to adjacent property water rights.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Melissa Kendall confirmed with staff that the townhomes being rented by one owner would be a benefit for the development and confirmed occupancy for the proposed development.
- Daniel Gonzales inquired what density would currently be allowed in the MDR zoned property against University Avenue compared to what is able to be built on this proposed residential land. He also wanted to confirm that the trail network on the site was going to continue.
- The commission confirmed with staff that the proposal doesn't sit in the flood plain zone.
- Andrew South asked about walkable commercial opportunities, to which the applicant said that future plans will address that need.
- Daniel Gonzales shared that the concerns mentioned will be worked out as the applicant moves through the Project Plan and provides the studies necessary with that review. He is happy to see a concept plan that has a lot of open space along the river.
- The Planning Commission felt confident that the issues will be addressed by the City as the plans move forward. The proposed development agreement locking the developer into the proposed concept density helps the commission feel comfortable moving these applications forward.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Provo City Planning Commission

Report of Action

September 14, 2022

*ITEM 7 Dudley & Associates requests a Zone Map Amendment from the RBP (Research and Business Park) zone to the MDR (Medium Density Residential) zone to allow for a new multi-family residential district, located approximately at 5544 N River Run Drive, Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20220008

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application with conditions.

Conditions of Approval: That the proffered Development Agreement is signed.

Motion By: Melissa Kendall

Second By: Robert Knudsen

Votes in Favor of Motion: Melissa Kendall, Robert Knudsen, Raleen Wahlin, Andrew South, Daniel Gonzales

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the MDR Zone is described in the attached Exhibit A.

RELATED ACTIONS

The related General Plan Map Amendment (PLGPA20220007) and Concept Plan (PLCP20220014) were also heard at the September 14, 2022 Planning Commission meeting.

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding use, density, and design of the site.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lynn Martin expressed concerns about access to the river and rental property on the site and hoped to address concerns for her fathers' land near the site.
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- Jeff Jermaine shared concerns about the fly ash in the ground and has concerns with increased traffic and safety.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jason White represented the applicant and illustrated the background, research, and goals that brought this proposal forward. He noted the need for this type of housing in Provo.
- Jim Ivory confirmed that the development will tie to Provo water and will not be a threat to adjacent property water rights.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Melissa Kendall confirmed with staff that the townhomes being rented by one owner would be a benefit for the development and confirmed occupancy for the proposed development.
- Daniel Gonzales inquired what density would currently be allowed in the MDR zoned property against University Avenue compared to what is able to be built on this proposed residential land. He also wanted to confirm that the trail network on the site was going to continue.
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- The Planning Commission felt confident that the issues will be addressed by the City as the plans move forward. The proposed development agreement locking the developer into the proposed concept density helps the commission feel comfortable moving these applications forward.



Planning Commission Chair



Director of Development Services

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EXHIBIT A

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Area = 14.45 Acres



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

City Council Tue, Sep 27, 2022 6:00 pm
Planning Commission Wed, Sep 7, 2022 4:30 pm

PUBLIC HEARING – The applicant requests the City enact Section 22-11-64 PD-51 (River District – 720 North 1550 East) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 3 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

PUBLIC HEARING – Amending Appendix A of the Orem City Code to amend Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru in the Business Park (BP) zone located at approximately 800 North and University Avenue.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) a permitted use in the Business Park (BP) zone.

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

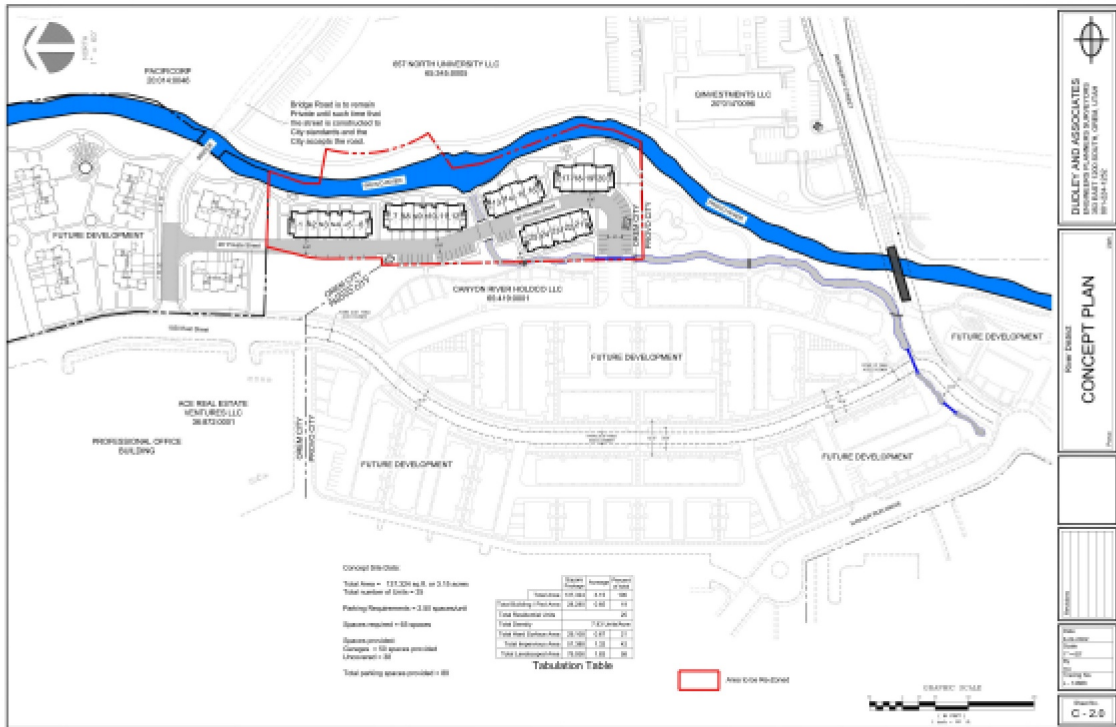
City Council Tue, Sep 27, 2022 6:00 pm
Planning Commission Wed, Sep 7, 2022 4:30 pm

PUBLIC HEARING – The applicant requests the City enact Section 22-11-64 PD-51 (River District – 720 North 1550 East) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 3 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

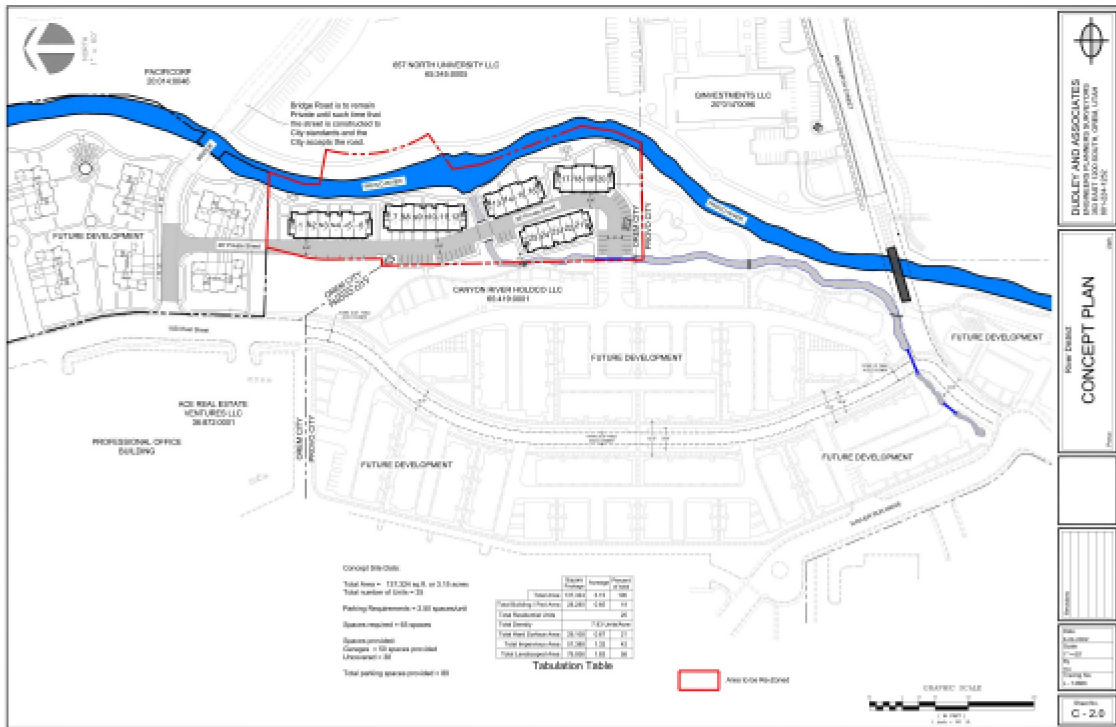
PUBLIC HEARING – Amending Appendix A of the Orem City Code to amend Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru in the Business Park (BP) zone located at approximately 800 North and University Avenue.

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UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249



[orem.org/planning](https://www.orem.org/planning) under "Current Planning (Public Hearing Notices)" tab



[orem.org/planning](https://www.orem.org/planning) under "Current Planning (Public Hearing Notices)" tab

PANDA BEAR HOMES INC
PO BOX 1132
OREM, UT 84057

PROVO CITY CORPORATION
PO BOX 1849
PROVO, UT 84603

NICOLSON, DAVID L & JILL C
PO BOX 946
OREM, UT 84059

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1 XACTWARE PLAZA
OREM, UT 84097

MB FAULKNER LLC
36 W 3700 N
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
50 W BROADWAY STE 333 PMB 42981
SALT LAKE CITY, UT 84101

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

UNITED STATES OF AMERICA
125 S STATE MAIL ROOM 6107
SALT LAKE CITY, UT 84138

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DAVIS, RYAN B
236 N COUNTRY MANOR LA
ALPINE, UT 84004

QUANTUM CONSTRUCTION AND
DEVELOPMENT LC
251 W RIVER PARK DR # 300
PROVO, UT 84604

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MPT OF PROVO LLC
--OR CURRENT RESIDENT--
306 W RIVER BEND LN
PROVO, UT 84604

PROVO CITY
351 W CENTER
PROVO, UT 84601

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ZUFELT, JIMMY L & DEBRA A
558 S 130 W
OREM, UT 84058

WINEGAR, LISA M
588 N BELLA VISTA DR
OREM, UT 84097

FWT BUSINESSES LLC
602 DRAPER HEIGHTS WAY
DRAPER, UT 84020

HARRISON, MICHAEL A & CLYDA F
602 N BELLA VISTA DR
OREM, UT 84097

GILBERT, KENT S & LANA R
612 N BELLA VISTA DR
OREM, UT 84097

JOHNSON, ALAN E & NORINE L (ET
AL)
631 N BELLA VISTA DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

HENDERSON, LON & CARRIE
648 N BELLA VISTA DR
OREM, UT 84097

ARTHUR, DOUGLAS K & TERRY C
651 N BELLA VISTA DR
OREM, UT 84097

OREM KEY PROPERTIES LLC
651 W GALENA PARK BLVD STE 101
DRAPER, UT 84020

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

657 NORTH UNIVERSITY LLC
--OR CURRENT RESIDENT--
657 N UNIVERSITY AVE
OREM, UT 84097

CAMERON, CLINTON BRUCE &
MARCIA JONES
658 N BELLA VISTA DR
OREM, UT 84097

OREM CITY
--OR CURRENT RESIDENT--
702 N 1550 EAST
OREM, UT 84604

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
727 N 1550 EAST
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
727 N 1550 E # 400
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
787 N 1550 EAST
OREM, UT 84097

PACIFICORP
%PROPERTY TAX DEPARTMENT
825 NE MULTNOMAH ST # 1900
PORTLAND, OR 97232

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
825 N 1420 EAST
OREM, UT 84097

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
831 N 1420 EAST
OREM, UT 84097

WOLSEY, NICK J & AIMEE A
872 N CANYON HILLS DR
OREM, UT 84097

FAIRBANKS, DANIEL J & DONNA P
893 N 1530 E
OREM, UT 84097

BECKSTEAD, RONALD B &
PRISCILLA A
894 N 1530 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
902 N 1530 EAST
OREM, UT 84097

WOODRUFF, RUTH M
903 N 1530 E
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

KESTERSON, PAMELA J
918 N 1530 E
OREM, UT 84097

ORTIZ, JESUS J
921 N 1530 E
OREM, UT 84097

KERN, DAVID & LYNETTE (ET AL)
934 N 1530 E
OREM, UT 84097

ABA 800 SOUTH STATE LLC
941 E 680 N
OREM, UT 84097

657 NORTH UNIVERSITY LLC
950 CEDAR AVE
PROVO, UT 84604

UNITED STATES OF AMERICA
--OR CURRENT RESIDENT--
950 N 1560 EAST
OREM, UT 84097

WILKINS, BRUCE WARREN & DEBRA
J
957 N 1530 E
OREM, UT 84097

BLACK, SCOTT BAYLES & JAMI
KOWALLIS (ET AL)
960 N 1530 E
OREM, UT 84097

BECK, STEFNIE K & JASON
968 N 1530 E
OREM, UT 84097

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

GARNER LC
1188 W 10400 S
SOUTH JORDAN, UT 84095

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

CHU HILL LLC
1212 E 1130 N
OREM, UT 84097

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

UHS OF PROVO CANYON INC
--OR CURRENT RESIDENT--
1350 E 750 NORTH
OREM, UT 84097

HUFFAKER, BRIAN & MISA
1355 E 660 N
OREM, UT 84097

JARVIS, MICHAEL L & KELLYE A (ET AL)
1369 E 660 N
OREM, UT 84097

SOMMERSET PARK HOLDINGS LLC
--OR CURRENT RESIDENT--
1371 E 750 NORTH
OREM, UT 84097

CASCADE PROFESSIONAL PLAZA LLC
--OR CURRENT RESIDENT--
1375 E 800 NORTH
OREM, UT 84097

K&S JENSON PROPERTIES LLC
1385 E 750 N
OREM, UT 84097

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

LIBERTY PIONEER ENERGY LLC
--OR CURRENT RESIDENT--
1409 E 840 NORTH
OREM, UT 84097

DAVIS, RYAN B
--OR CURRENT RESIDENT--
1415 E 840 NORTH
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1420 E 800 NORTH
OREM, UT 84097

BLUE 42 LLC
1422 E 820 N
OREM, UT 84097

SCHMIDT, PETER ROBERT
1425 E 880 N
OREM, UT 84097

BLUE 42 LLC
--OR CURRENT RESIDENT--
1426 E 820 NORTH
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

JAMISON PROPERTIES LLC
1428 E 840 N
OREM, UT 84097

PETERSON, LEILANI MARIE
--OR CURRENT RESIDENT--
1432 E 840 NORTH
OREM, UT 84097

PETERSON, LEILANI MARIE
1432 E 840 N STE 100
OREM, UT 84097

CWCIC LC
%HANSEN, DENNIS
1433 E 840 N
OREM, UT 84097

CANYON VIEW OF OREM LLC
--OR CURRENT RESIDENT--
1434 E 820 NORTH
OREM, UT 84097

MMSALTZ LTD (ET AL)
1434 E 880 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1435 E 840 NORTH
OREM, UT 84097

LAMBSON, ALAN K & EDEL C
1436 E 920 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1437 E 840 NORTH
OREM, UT 84097

BRYCE, NATHAN KEITH & KRISTIN
GAYLE
1439 E 880 N
OREM, UT 84097

SACHS INVESTMENT PROPERTY LLC
--OR CURRENT RESIDENT--
1442 E 820 NORTH
OREM, UT 84097

SAGERS, JAMES (ET AL)
1446 E 880 N
OREM, UT 84097

GARNER LC
--OR CURRENT RESIDENT--
1450 E 820 NORTH
OREM, UT 84097

BROBERG, ROGER D & LAJEAN G
1452 E 920 N
OREM, UT 84097

WOODRUFF, RUTH M
--OR CURRENT RESIDENT--
1453 E 920 NORTH
OREM, UT 84097

FWT BUSINESSES LLC
--OR CURRENT RESIDENT--
1454 E 820 NORTH
OREM, UT 84097

BUTLER, RICHARD JOHN & DIANE
(ET AL)
1455 E 880 N
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1457 E 840 NORTH
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1461 E 840 NORTH
OREM, UT 84097

NICHOLSON, LYNELLE & STEVEN L
1468 E 880 N
OREM, UT 84097

VELLINGA, AMANDA KAY (ET AL)
--OR CURRENT RESIDENT--
1468 E 920 NORTH
OREM, UT 84097

HARRIS, ROBERT JAMES (ET AL)
1471 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LC
--OR CURRENT RESIDENT--
1472 E 820 NORTH
OREM, UT 84097

OLSEN, TONY F & KERRI
1478 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LLC
--OR CURRENT RESIDENT--
1480 E 820 NORTH
OREM, UT 84097

ABA 800 SOUTH STATE LLC
--OR CURRENT RESIDENT--
1481 E 840 NORTH
OREM, UT 84097

ROJAS, PEDRO M & ANA A
1482 E 920 N
OREM, UT 84097

PATTON, DANNY R & BARBARA (ET
AL)
1483 E 880 N
OREM, UT 84097

HEALTH WATCH PROVO INC
--OR CURRENT RESIDENT--
1485 E 840 NORTH
OREM, UT 84097

STINGER, DENNIS P & LORI
1485 E 920 N
OREM, UT 84097

MAKIN, JUSTIN R & JENNIFER ANN
1486 E 880 N
OREM, UT 84097

MICHAELIS, DAVID JOHN & TANYA
KATHERINE
1494 E 920 N
OREM, UT 84097

SU, CHARLES & CHUEH-CHIH (ET AL)
1501 E 920 N
OREM, UT 84097

YOUNG, ROBERT & STACEY (ET AL)
1506 E 970 N
OREM, UT 84097

TD GARAGE LLC
1510 E 840 N
OREM, UT 84097

TD GARAGE LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 101
OREM, UT 84097

CHU HILL LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 201
OREM, UT 84097

NICOLSON, DAVID L & JILL C
--OR CURRENT RESIDENT--
1555 E 800 NORTH
OREM, UT 84097

BA LIMITED LC
1555 N TECHNOLOGY WY
SALT LAKE CITY, UT 84157

BA WAREHOUSE LC
--OR CURRENT RESIDENT--
1569 E 800 NORTH
OREM, UT 84097

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

SOMMERSET PARK HOLDINGS LLC
2064 GRAYSTONE LA
DRAPER, UT 84020

CASCADE PROFESSIONAL PLAZA
LLC
%WYNGATE PROPERTY
MANAGEMENT
2230 N UNIVERSITY PKWY STE 2F
PROVO, UT 84604

MILO PROPERTY LLC
2975 INDIAN HILLS DR
PROVO, UT 84604

BA WAREHOUSE LC
%HARKNESS, DAVID
3200 W CLUBHOUSE DR STE 200
LEHI, UT 84043

LIBERTY PIONEER ENERGY LLC
3319 N UNIVERSITY AVE STE 200
PROVO, UT 84604

BACK BAY INVESTMENTS LLC
3733 PEBBLE LN
PROVO, UT 84604

SACHS INVESTMENT PROPERTY LLC
4126 W JOSUAH LN
CEDAR HILLS, UT 84062

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

VELLINGA, AMANDA KAY (ET AL)
4837 N 400 E
PROVO, UT 84604

CANYON VIEW OF OREM LLC
5132 N 300 W STE 100
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5448 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
5455 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
--OR CURRENT RESIDENT--
5485 N 250 WEST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5572 N 60 EAST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5575 N UNIVERSITY AV
PROVO, UT 84604

HERITAGE BEHAVIORAL HEALTH
SYSTEMS INC
5600 HERITAGE SCHOOL DR
PROVO, UT 84604

Q INVESTMENTS LLC
--OR CURRENT RESIDENT--
5600 N UNIVERSITY AV
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5720 N HERITAGE SCHOOL (250 W)
DR
PROVO, UT 84604

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

HEALTH WATCH PROVO INC
9152 SILVER LAKE DR
CEDAR HILLS, UT 84062

CIRQUE CONDOS LLC (ET AL)
10274 N BAYHILL DR
CEDAR HILLS, UT 84062

Item #: 3.6	Planning Commission September 21, 2022		
Prepared By: Grant Allen			
Applicant: Development Services	PUBLIC HEARING – Amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.		
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: N/A • Current Zone: Citywide ACTION: The Planning Commission shall forward a recommendation to the City Council.	REQUEST: Development Services requests the City amend portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies. BACKGROUND: Pursuant to Utah Code Annotated (UCA) 10-9a-403(2)biii, Orem City is amending portions of Chapter 4 (Housing) of the Orem City General Plan to adopt the following four moderate income housing strategies and implementation plan for each item. The proposed amendment and text-strikeout are included as part of the staff report. • (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones; Accessory apartments are already adopted into Orem’s municipal code and part of the Development Services process. Orem City continues to provide all requirements for legal accessory apartments online. We also continue to advise residents who ask about their options. Orem monitors the number of legal apartments by annual report of existing legal apartments. Currently, there are 722 legal accessory apartments in Orem. It is anticipated that approximately 26 additional accessory units will be approved in the next year. • (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development; In 2012, the City approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website and works collaboratively with the Utah County Housing Authority to provide new affordable senior housing units. Orem plans to continue to educate developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.		

- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

A developer has approached the City and has met with Staff, the Mayor and members of the council as to the feasibility of an HTRZ Zone. The next step in this process is for the Developer to hire a consultant for a study of the HTRZ estimated to take 6-8 months. In 2023, following the study, the Developer, Consultant and City will consider the next steps as required from the HTRZ Act.

- (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

In accordance with Utah Code Annotated (UCA) 10-9a-403.1, Orem City has outlined Station Area Plans for the transit stations in Orem into two phases: **Phase 1** will begin with the revision and update of the existing station area plan for the Orem Frontrunner Station. **Phase 2** will create a station area plan for the Lakeview, Main Street and University Place Bus Rapid Transit (BRT) stations.

Additionally, staff is proposing to update Section 4.1 Population Demographics with updated demographic charts with 2020 Census Data and modify a portion of Section 4.2 Existing Conditions to match current zoning.

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the City Council amending portions of Chapter 4 (Housing) of the Orem General Plan updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.

HOUSING

4.1 POPULATION DEMOGRAPHICS

4.2 EXISTING CONDITIONS

4.3 HOUSING MARKET TRENDS

4.4 MEDIAN-INCOME HOUSING STUDY





4.1 POPULATION DEMOGRAPHICS

Understanding the demographic trends for the City is an important element in assessing the housing market in Orem.

4.1.1 Population and Households

Figure 4.1 provides population and household counts for 1990, 2000, 2010, as well as estimates for **2018** **2022**, covering Orem, Utah County, Utah State, and the United States. The first four columns with data provide the population and household counts and estimates. The last three columns provide a relative comparison for how much each geography has grown—looking at the annual average growth rate (AAGR).

As can be seen in Figure 4.1, Orem has grown at a rate slower than Utah County for the last few decades. This is due to the fact there is little remaining undeveloped land in Orem, whereas other parts of Utah County, particularly the northern part, have large tracts of undeveloped land that are currently experiencing significant new growth.

It is interesting to note that households in Orem and Utah County have generally grown at a rate faster than the population. Gaining more households than population occurs when there is an overall decrease in the number of persons per household—which is the trend in most places across the country. Couples are having fewer children than in previous decades, and there are more single person households.

4.1.2 Population and Age

Figure 4.2 contains a breakdown of the **2010 and 2020 populations for Orem and Utah County by age range**. Total population, and the percentage change from 2010 to 2020 are also presented.

In 2020, Orem and the County showed an increase in the share of residents aged 20 to 24. This can likely be explained by growth in Utah Valley University and an increase in the young single professionals who have congregated in the more urban areas of the County. Another interesting trend is the increase in the median age for both the City and the County.

Figure 4.1 Population and Households, 1990 to 2020

Population	1990 Census	2000 Census	2010 Census	2020 Census	AAGR '90-00	AAGR '00-'10	AAGR '10-'20
Orem	67,821	84,324	88,328	97,883	2.2%	0.5%	1.0%
Utah County	263,590	368,536	516,564	621,506	3.4%	3.4%	1.9%
Utah State	1,722,850	2,233,169	2,763,885	3,151,239	2.6%	2.2%	1.3%
United States	248,709,873	281,421,906	308,745,538	331,449,281	1.2%	0.9%	0.7%
Households	1990 Census	2000 Census	2010 Census	2020 Census	AAGR '90-00	AAGR '00-'10	AAGR '10-'20
Orem	17,660	23,382	25,822	29,912	2.80%	1.00%	1.48%
Utah County	70,168	99,937	140,602	171,899	3.60%	3.47%	2.03%
Utah State	537,273	701,281	877,692	1,003,345	2.70%	2.27%	1.35%
United States	91,947,410	105,480,101	116,716,292	122,354,219	1.40%	1.02%	0.47%



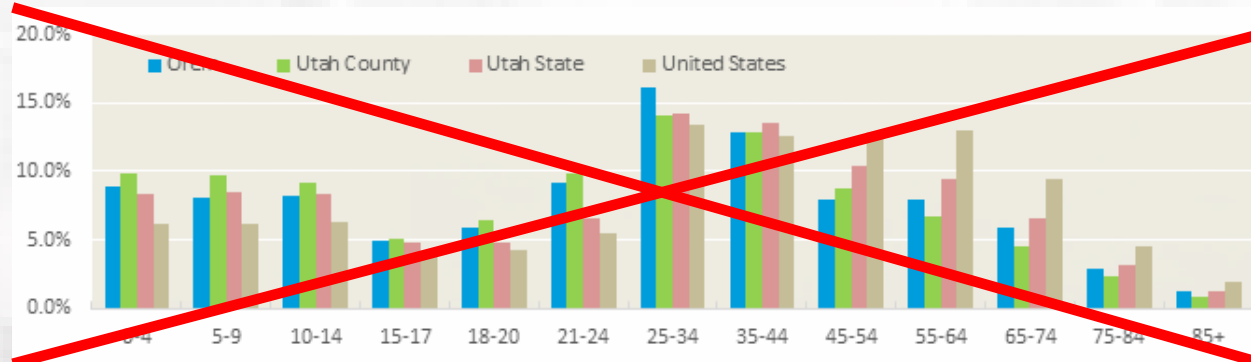
This is a trend that is occurring in many areas of the country as Americans are living longer and more often aging in place rather than relocating to retirement communities. Compared to the County, Orem saw a greater increase in the share of residents in all age ranges 55+. For a more detailed

demographic examination of Orem, see the Orem Moderate-Income Housing Study in the appendix.

Figure 4.2 Population by Age, 2010 to 2020

Population by Age	Orem			Utah County		
	2010	2020	Change	2010	2020	Change
Total Population	88,929	97,883	10.1%	520,049	621,506	19.5%
Under 5 years	10.0%	8.5%	-1.5%	11.3%	9.3%	-2.0
5 to 9 years	8.6%	7.5%	-1.1%	10.5%	9.2%	-1.3
10 to 14 years	7.3%	7.8%	0.5%	8.6%	9.4%	0.8
15 to 19 years	7.3%	8.8%	1.5%	9.3%	9.5%	0.2
20 to 24 years	13.0%	14.1%	1.1%	11.4%	12.6%	1.2
25 to 29 years	12.7%	10.1%	-2.6%	9.2%	8.2%	-1.0
30 to 34 years	7.1%	5.8%	-1.3%	7.9%	6.2%	-1.7
35 to 39 years	6.2%	6.6%	0.4%	5.8%	6.8%	1.0
40 to 44 years	3.7%	4.7%	1.0%	5.1%	5.9%	0.8
45 to 49 years	4.5%	4.2%	-0.3%	4.5%	4.6%	0.1
50 to 54 years	4.0%	3.9%	-0.1%	3.8%	3.8%	0.0
55 to 59 years	4.1%	4.2%	0.1%	3.3%	3.5%	0.2
60 to 64 years	3.8%	3.6%	-0.2%	2.9%	3.2%	0.3
65 to 69 years	2.5%	3.1%	0.6%	2.0%	2.5%	0.5
70 to 74 years	2.2%	2.7%	0.5%	1.6%	2.0%	0.4
75 to 79 years	1.3%	1.6%	0.3%	1.1%	1.3%	0.2
80 to 84 years	1.1%	1.4%	0.3%	1.1%	1.0%	-0.1
85 years and over	0.8%	1.4%	0.6%	0.7%	0.8%	0.1

Figure 4.3 Population by Age, 2000 to 2018





4.2 EXISTING CONDITIONS

The City has multiple zoning classifications which can be used for residential development ranging in minimum lots size and allowable density. These zones were created to meet the wide range of housing needs of the residents of the City. Each of the zones is intended to provide well designed residential development with compatible uses as outlined in the zoning ordinance. Residential uses that may be permitted in each zone include single-family dwellings, accessory apartments, condominiums, townhomes, and multifamily developments..

4.2.1 Student Housing in Orem

One of the growing housing needs in Orem is for students. Utah Valley University is continuing to grow, and a larger share of students are desiring to live near campus as opposed to commuting from further away. Designated areas in proximity to Utah Valley University have been established for student housing. These designated areas will reduce car trips, make student life more affordable, and discourage demand for family housing in residential neighborhoods to be converted into student housing (and adversely impact housing affordability). The accommodation for student housing development has been made in Orem utilizing planned development zones and the Student Housing Overlay zone. The zones allow for more increased occupancy and greater density, which has encouraged affordability for the student population.

4.2.2 Multifamily in Orem

Multifamily development is considered the development of any units which are attached. This

includes small unit developments such duplexes, triplexes, and quadplexes as well as townhomes, condominiums, and larger multifamily complexes with 20 or more units in each building. Orem has a long history with multifamily development, having approved denser, more affordable units in the past to support blue collar workers associated with Geneva Steel and other nearby industry. Because of this, and because of continued willingness to zone for and allow for denser developments, Orem has a greater share of multifamily housing than the average for both Utah County and the State of Utah.

4.2.3 Accessory Apartments

Unlike some cities (such as nearby Provo) that only allow accessory apartments in a relatively small area of the city, Orem allows accessory apartments in nearly all residential areas in every part of the City. To qualify, accessory apartments need to be in single family homes that are owner-occupied, and meet certain size limits and parking availability, among other requirements. Because they tend to be smaller in size and less expensive to construct or retrofit, accessory apartments allow for more affordable housing options for residents at different life stages, such as singles, young couples, and particularly seniors—who benefit greatly from sharing the cost of a home and having a close neighbor. The City currently has an estimated 600 legal accessory apartments.

4.2.4 Senior Overlay Zone

In 2012 the City approved an overlay zone to assist income restricted seniors. The Affordable Senior Housing (ASH) overlay allows up to four units to be constructed on a single parcel. The tenancy of each



unit is restricted to those over age 60 and at or less than 80% of the median income of the Orem/Provo MSA. Through this ordinance, the City has added new affordable senior housing units, some of which are owned and operated by the Utah County Housing Authority.

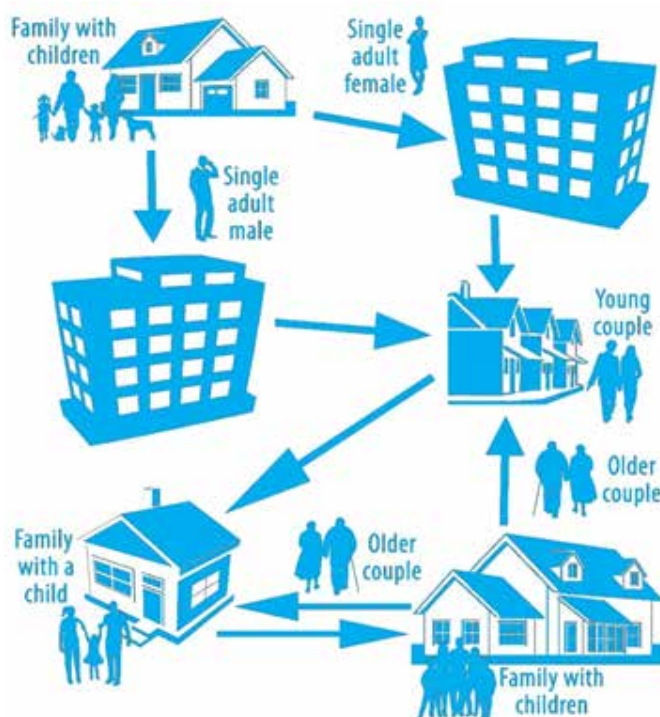
4.2.5 The State Street Mixed-Use Districts

The State Street Corridor Master Plan, which involved thousands of Orem residents through meetings and outreach, proposed five mixed-use districts along State Street where future high-density development could be concentrated. Creating this Districts will allow for new investment and redevelopment along State Street while also allowing for strategically located high density development. This will allow the City to continue to grow and help alleviate the demand for new housing in Orem. Another benefit is that single family neighborhoods will be preserved by discouraging high density development in those areas of the City.

4.2.6 Housing for All Life Stages

Orem has adopted the slogan of Family City, USA. When some envision a family, they think of a father and mother with children. But today's families come in many shapes and sizes, and as individuals and couples age, their definition of family may change.

Orem seeks to be a city that is friendly for families at all of life's stages. To accomplish this, a variety of housing options need to be supplied. When a young individual leaves home to study at Utah Valley University, they need to find student housing. If that individual decides



to get married, they will seek an affordable place for a young couple. If that couple decides to have children, a larger home will be sought. When those children leave, that couple may wish to downsize. And if a partner dies, a widow or widower may prefer to live in a senior community where they can find support.

Orem is greatly benefited by the contribution of its long-term residents. These are the residents that often donate countless volunteer hours and make meaningful contributions to their communities. To ensure these residents can stay long-term, it is important that the City make plans to allow for a variety of housing for all life stages.



4.3 HOUSING MARKET TRENDS

This section examines the latest housing market trends in Orem and the surrounding area, which includes single-family detached units as well as attached units such as twin homes, townhomes, condos, and other multifamily units.

4.3.1 For-Sale Units

Overall, the market for for-sale units in Orem and Utah County has increased significantly in the last decade since the recession. Figure 4.4 illustrates just how unaffordable home ownership has become. In 2010, 65% of all homes sold in Orem and 55% of all homes sold in Utah County were sold at a price

under \$200,000. As of the summer of 2018, Only 14% of homes sold in Orem and 8% of homes sold in Utah County were under \$200,000.

As a broad generalization, most households can afford to purchase a home that is 2.5 to 3 times their household income. With the median household income in Orem estimated at \$64,822, a median household could afford a home in the \$160,000 to \$200,000 price range. While many more homes were within this price range a decade ago, in 2018 very few homes are in this price range. The homes that are in this range regularly require additional needed investment for repairs such as new roofs or corrected plumbing, compounding the affordability issue.

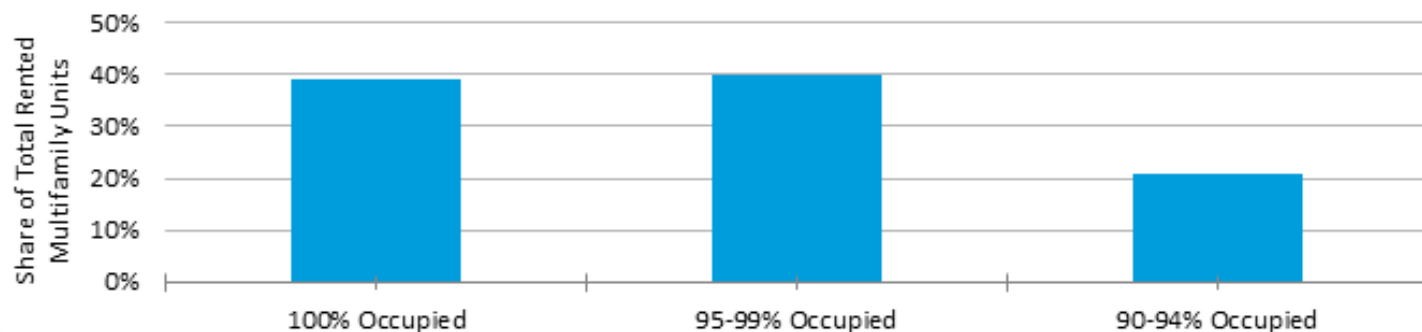
Figure 4.4 Total Housing Units Sold by Price Range, 2010 to 2018 YTD

Year	\$0 - \$200k		\$200k - \$300k		\$300k +		Total	
	#	%	#	%	#	%	#	%
Orem								
2010	417	65%	148	23%	75	12%	640	100%
2011	532	72%	140	19%	63	9%	735	100%
2012	494	71%	144	21%	61	9%	699	100%
2013	412	57%	237	33%	71	10%	720	100%
2014	426	49%	344	39%	105	12%	875	100%
2015	381	37%	472	46%	172	17%	1025	100%
2016	244	26%	515	56%	168	18%	927	100%
2017	189	20%	501	53%	255	27%	945	100%
2018 YTD	78	14%	261	46%	225	40%	564	100%
Utah County								
2010	2689	55%	1444	29%	778	16%	4911	100%
2011	3322	61%	1440	26%	725	13%	5487	100%
2012	3418	57%	1735	29%	845	14%	5998	100%
2013	3041	45%	2363	35%	1299	19%	6703	100%
2014	2773	39%	2802	39%	1619	23%	7194	100%
2015	2711	32%	3419	40%	2365	28%	8495	100%
2016	2041	23%	3784	43%	3016	34%	8841	100%
2017	1542	17%	4011	44%	3653	40%	9206	100%
2018 YTD	471	8%	2210	39%	2948	52%	5629	100%

Source: Multiple Listing Service, Orem Planning Division, 2018 YTD includes data to July 31st



Figure 4.5 Share of Total Rented Units Based on Occupancy of the Complex



4.3.2 Multifamily Occupancy

According to the Census related housing type estimates, there are currently 12,641 multifamily units in Orem. The vast majority of these are rentals. Through an extensive survey conducted by City, 122 multifamily complexes were identified in Orem accounting for 9,761 rental units.

Based on the survey, the average occupancy rate for multifamily rentals in the City is estimated to be at 97%. As illustrated in the chart below, roughly 40% of the complexes surveyed reported 100% occupancy, 40% reported an occupancy rate between 95-99%, and 20% reported an occupancy rate between 90-94%.

Several of the complexes have a waiting list that is dozens of people long. When vacancies occur, they call individuals from this list. Vacancies are usually filled immediately for most complexes. This suggests that not all renters are satisfied with their current rental and are waiting for a vacancy at a more preferred location.

Several property owners and managers have reported increasing rents as a response to the recent rise in

demand. Rental increases in the amount of \$50-\$100 over the last year were not uncommon.

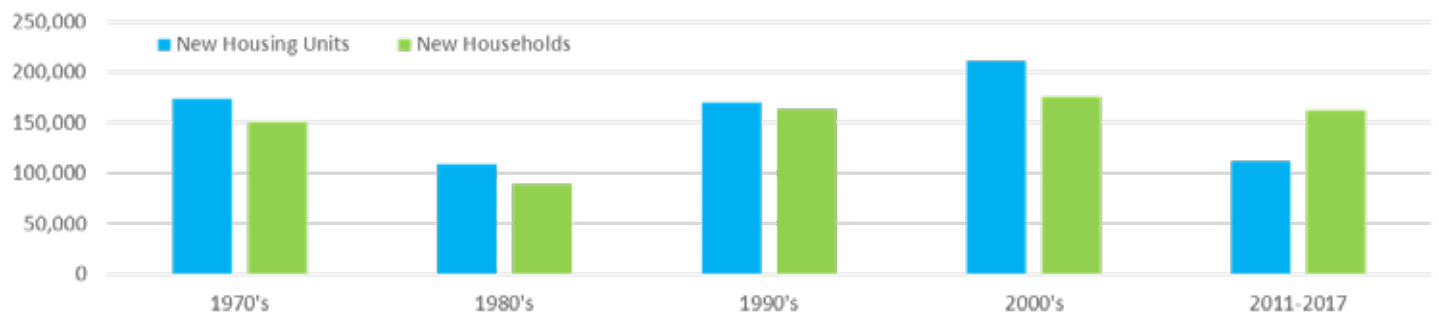
The average rental rate for all types of listed rental units in Orem is estimated at \$1,142, which represents a 7.9% increase from the previous year. Overall, the market has an average rate per square foot of \$1.17 and an average size of 978 square feet per unit.

4.4 MEDIAN-INCOME HOUSING STUDY

In 2018 the City conducted a Median-Income Housing Study. The purpose of this study was to understand the current challenges in the housing market and examine the options available to provide a reasonable opportunity for a variety of housing, including moderate income housing. Strategies that will encourage affordable housing in Orem are recommended, and this plan will be the basis for ongoing discussions by the City Council to develop a moderate-income housing plan and ensure that Orem remains a City where everyone is welcome. In addition, this study will be a general resource for the latest information related to population growth and housing needs for the City of Orem. This plan is contained in the appendix of the General Plan.



Figure 4.6 New Housing Units vs. New Households in Utah, 1970 to 2017



4.4.1 Affordable Housing in Orem

Until recently, the Utah housing market provided more new housing units than new households--in other words, the supply of housing kept up with the demand. Since 2011 this has not been the case (see Figure 4.6). The reasons for this are varied, but chief among them are land constraints, restrictive zoning ordinances, and rising construction costs. While these are national trends, Utah has been disproportionately impacted due to our larger than average families and our high rate of population growth.

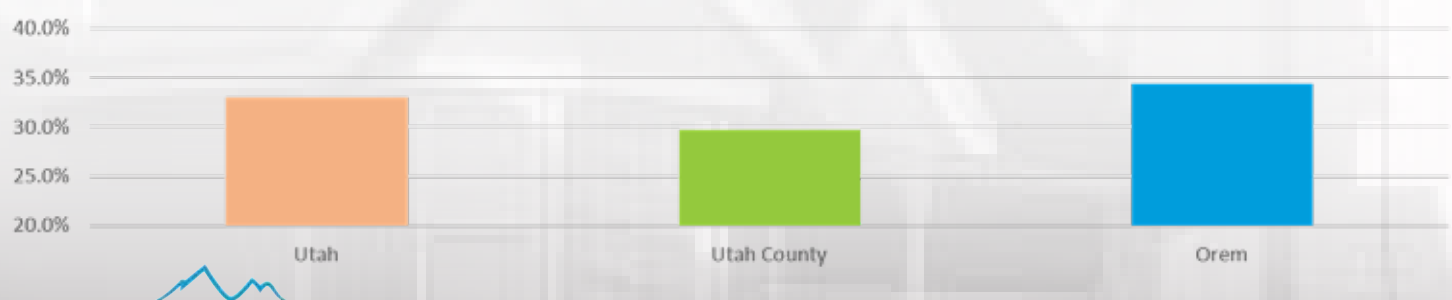
Compared to the Utah County and State average, households in Orem that make roughly 80% of the household area median income are more likely to find housing that does not exceed 30% of their income, the general measure of affordability (see Figure 4.7). This is due in large part to Orem's long history of zoning for a range of housing types, many of which offer lower housing costs. Housing options in Orem

include smaller single-family homes on smaller lots, as well as accessory apartments, duplexes, triplexes, quadplexes, and larger multifamily housing.

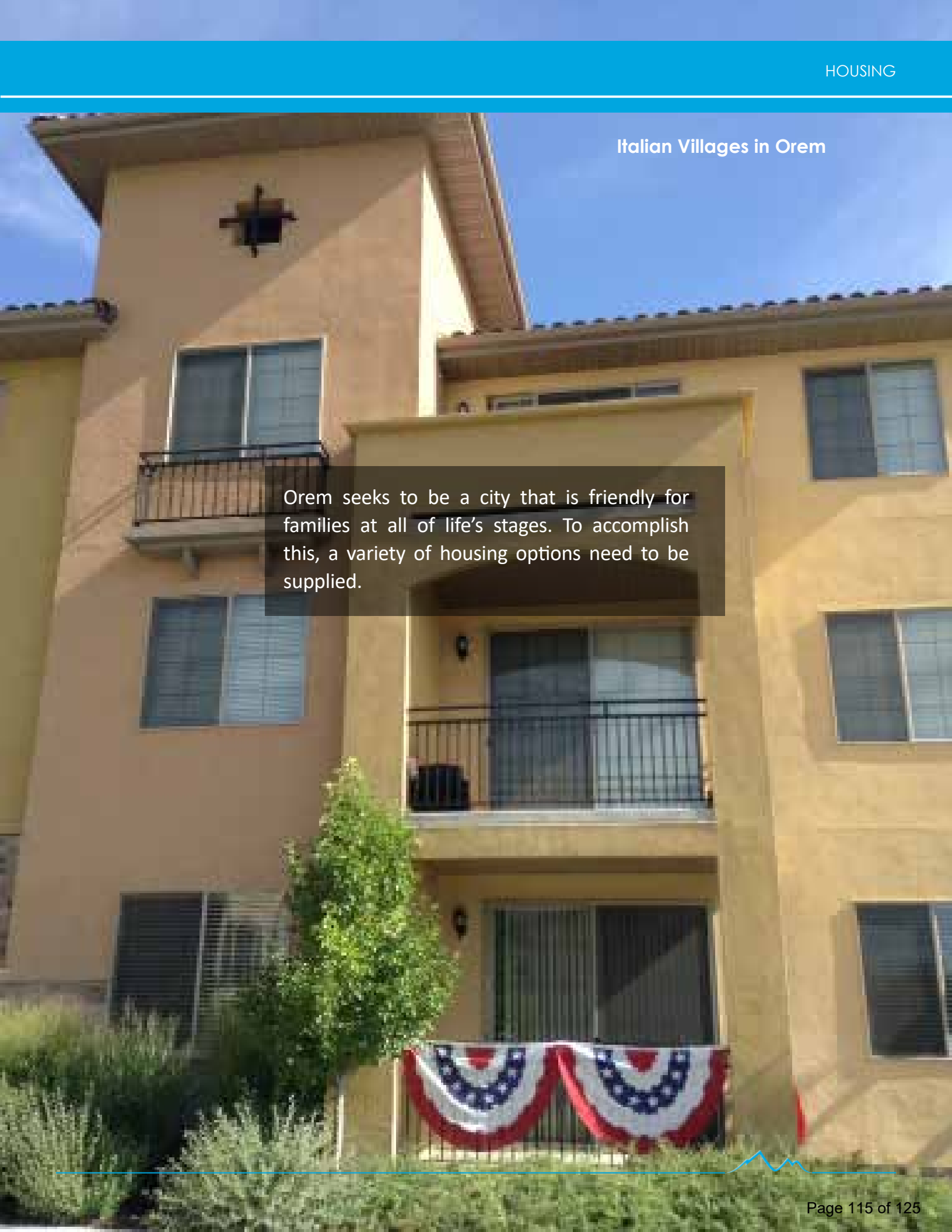
This is due in large part to Orem's long history of zoning for a range of housing types, many of which offer lower housing costs. Housing options in Orem include smaller single-family homes on smaller lots, as well as accessory apartments, duplexes, triplexes, quadplexes, and larger multifamily housing.

Despite this, affordability is still an issue in Orem. To allow for strategic growth and help increase the supply of housing, the Orem City Council has adopted the City Center District mixed-use zone and is considering additional Districts along State Street. As well, Orem will be exploring other strategies to increase the supply of affordable housing in the City, as outlined in the Orem Median-Income Housing Study. Ultimately, Orem recognizes that this a regional issue, and the City is committed to being part a regional response.

Figure 4.7 % Households Earning \$49,999 or Less & Able to Find Housing for Less than 30% of their Income



Italian Villages in Orem



Orem seeks to be a city that is friendly for families at all of life's stages. To accomplish this, a variety of housing options need to be supplied.



4.4.2 MODERATE INCOME HOUSING STRATEGIES

In accordance with Utah Code Annotated (UCA) 10-9a-403(2)biii, Orem City is adopting the following four moderate income housing strategies and implementation plan for each strategy:

4.4.2a Accessory Apartments

UCA 10-9a-403(2)biii (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Accessory apartments are already adopted into Orem's municipal code and part of the Development Services process. In 2021, Orem City updated its accessory apartment code text, to match the state law. Orem City continues to provide all requirements for legal accessory apartments on our website. Requirements are outlined in our code in section 22-6-9(I). The requirements form is <http://orem.org/wp-content/uploads/2021/05/Accessory-information-amendedApril-2021.pdf>, and is found on the city website with the list of all forms, applications, & checklists applicants might need; <https://orem.org/forms-applications/>. We also continue to advise residents who ask about their options.

Orem monitors the number of legal apartments by annual report of existing legal apartments. Currently, there are 722 legal accessory apartments in Orem. It is anticipated that approximately 26 additional accessory units will be approved in the next year. The list of legal accessory apartments within the city is found on our website at <https://orem.org/accessory-apartments/>. To ensure the safety and welfare of residents, Orem utilizes code enforcement services to ensure non-complying units

become legal.

In 2020, Orem City enacted an ordinance requiring landlord licensing for all rental properties in Orem. As of November 2021, there were 3,746 active landlord licensing accounts. We anticipate using this data to further map existing rentals and housing for future analysis.

Orem's newly created Civilian Code Enforcement team is helping track illegal accessory apartments and helping educate property owners on bringing them into compliance.

4.4.2b Affordable Senior Housing

UCA 10-9A-403(2)biii, (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development

In 2012, the City approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website, <http://online.encodeplus.com/regs/orem-ut/doc-viewer.aspx?tocid=001.022#secid-2109>, and works collaboratively with the Utah County Housing Authority to provide new affordable senior housing units.

Orem plans to continue to educate developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those



over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.

Since the ASH zone has been adopted, there are 5 projects (five structures) that have been built and maintained for affordable senior housing. The owners of those projects must submit an annual report to the city to assure rents, age of tenants, and income restriction of tenants are compliant with code.

4.4.2c Housing and Transit Reinvestment Zone

UCA 10-9a-403(2)biii (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

Impelementation: A developer has approached the City and has met with Staff, the Mayor and members of the council as to the feasibility of an HTRZ Zone. The next step in this process is for the Developer to to hire a consultant for a study of the HTRZ estimated to take 6-8 months. In 2023, following the study, the Developer, Consultant and City will consider the next steps as required from the HTRZ Act.

4.4.2d Station Area Plans

UCA 10-9a-403(2)biii (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

In accordance with Utah Code Annotated (UCA) 10-9a-403.1, Orem City has outlined Station Area Plans for the transit stations in Orem into two phases:

Phase 1 will begin with the revision and update of the existing station area plan for the Orem Frontrunner Station. Phase 2 will create a station area plan for the Lakeview, Main Street and University Place Bus Rapid Transit (BRT) stations.

These plans will consider elements as outlined in 10-9a-403.1(7)(b)(i) such as housing types that will (B) providing for densities necessary to facilitate the development of moderate income housing; and (C) providing for affordable costs of living in connection with housing, transportation, and parking. Orem City will encourage the consideration of owner occupied twin home developments. Staff has applied for technical assistance and is in the beginning stages of this process for Phase 1 of the Station Area Plans.

The early estimated timeline for the Station Area Plans is Phase 1 to be completed in 2023, and Phase 2 late 2024 early 2025.

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
September 7, 2022

The following items are discussed in these minutes:

- **PUBLIC HEARING** – The applicant requests the City enact Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East. – Continued to September 21, 2022.
- **PUBLIC HEARING** – Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue. – Continued to September 21, 2022.
- **PRELIMINARY PLAT** – Approving the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone. – Approved.
- **PUBLIC HEARING** – Vacating Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, in the R8 zone. – Approved.
- **PUBLIC HEARING** – Amending Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road. – Positive recommendation with conditions.

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Vice-Chair Komen called the Study Session to order.

Those present: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Jason Bench, Planning Division Manager; Steve Earl and Aaron McKnight, Legal Counsel; Sam Kelly, City Engineer; and Terry Peterson, City Council Liaison

Those excused: Amber Pope, Planning Commission member

The Commission and staff briefly reviewed agenda items, complying with State Code requirements as outlined in HB 42, and minutes from August 17, 2022 meeting and adjourned at 4:30 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 James Hawkes, Planning Commission member, to offer the invocation.

Those present: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Jason Bench, Planning Division Manager; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel; and Terry Peterson, City Council Liaison

Those excused: Amber Pope, Planning Commission member

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

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

Agenda Item 3.1 is a request by Julie Smith for the Planning Commission to review and make a recommendation to the City Council to enact Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.



Staff Presentation: The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. If the rezone is approved, they will come back to the Planning Commission at a future date for approval of the site plan and improvements.

The proposed zone is designed to be applied only to Lot 2 as designated in Appendix YY of the Orem City Code.

Units: There will be twenty-five (25) units in the residential portion of the new development. This will be the area that is being rezoned to the PD51 zone. The townhouse style units will be two or three stories high. The area to the north will remain the Business Park (BP) zone. There will be a private street that each of the units will access.

The new PD51 zone will be more than five hundred (500) feet from 800 North as is required for a new PD zone containing a residential use ([22-11-1\(3\)](#)). It is actually close to one thousand (1,000) feet from 800 North.

Since this is currently zoned BP, a PD zone is an option for this development containing residential uses ([22-11-1\(3\)](#)).

Materials: The exterior finishing materials of wood siding, stone and standing seam metal roofs are proposed (see proposed ordinance text).

Height: Structures in the PD51 zone can be up to three stories and no higher than forty feet above grade. The applicant proposes a height of thirty-five feet seven inches (35’7”) as noted on the elevations (see proposed ordinance text).

Parking: The development is required to have 2.5 spaces per unit per [22-7-12\(J\) Planned Residential Developments \(PRD\)](#) of the Orem City Code. For the twenty-five units they are proposing, they would be required to provide sixty-three (63) parking spaces. They are providing eighty-eight (88), fifty are covered (garages) and thirty-eight are not covered.

Development on the parcel would be required to conform the standards outlined in the PD51 zone and the concept plan and exhibits outlined in Appendix YY of the Orem City Code.

Concept Plan Details	
Height	Maximum height is 35’7”
Parking	63 Required - 88 Provided

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

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Materials	wood siding, stone and standing seam metal roofs
# of Units	25-2 and 3-story units

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to enact Appendix YY of the Orem City Code by adding the concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

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

Chair Sakar invited the applicant to come forward. Jim Ivory introduced himself. See video for details.

There was a discussion concerning adding a traffic signal on 800 North. See video for details.

There was a discussion concerning the development application in Provo. See video for details.

There was a discussion concerning whether the townhomes will be owner occupied or rental units. See video for details.

There was a discussion concerning road alignment and coordination efforts made with Provo. See video for details.

There was a discussion concerning ingress and egress into the development. See video for details.

There was a discussion that a developer must follow the concept plan in a PD-51 zone. See video for details.

There was a discussion concerning how much traffic residential units versus fast food generates. See video for details.

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

Linette Kearn

Julie Smith

There was an additional public comment emailed in before the meeting and can be found in Exhibit A.

Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

There was a discussion that Orem Planning Commission should not act until Provo City acts. See video for details.

Chair Sakar called for a motion on the item.

Planning Commission Action: Jim Hakwes made a motion to continue Agenda Item 3.1 to September 21, 2022. Murray Low seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

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

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

Agenda Item 3.2 is a request by Julie Smith for the Planning Commission to review and make a recommendation to the City Council to amend Appendix A of the Orem City Code to amend Standard Land Use Code 5811 *Fast Food* and make such use permitted in the Business Park (BP) zone and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.

Staff Presentation: The applicant proposes changes to the Business Park zone located at approximately 800 North and University Avenue to allow development west of the Provo River to be consistent throughout the west side development.

The applicant is also proposing to amend the SLU Code 5811 *Fast Food* to allow restaurants with a drive-thru in the BP zone

Recommendation: Staff recommends the Planning Commission forward a positive a recommendation to the City Council to amend Appendix A of the Orem City Code to amend Standard Land Use Code 5811 *Fast Food* and make such use permitted in the Business Park (BP) zone and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.

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

There was a discussion concerning the traffic that fast food might generate. See video for details.

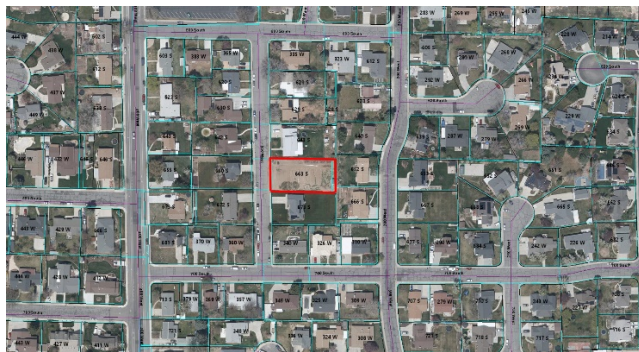
Chair Sakar invited the applicant to come forward. Jim Ivory introduced himself.

There was a discussion that items 3.1 and 3.2 should move forward at the same time. Chair Sakar called for a motion on the item.

Planning Commission Action: Madeline Komen made a motion to continue Agenda Item 3.2 and the public hearing to September 21, 2022. Haysam Sakar seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by Michael and Lisa Kelly for the Planning Commission approve the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone.



Staff Presentation: This property currently is a lot of record and recently came before the Planning Commission and City Council to rezone it from the R8 zone to the R6 zone. They are now requesting approval of their preliminary plat. [OCC 17-4](#)

This lot will be split into two separate lots with the second lot being a flag lot. Both lots meet the minimum requirements of 6,000 square feet of the R6 zone. Lot 1 is 7,464 square feet. Lot 2, which has to meet the 6,000 square foot requirement plus one hundred twenty-five percent (125%) for flag lots (7,500 square feet), is 7,555

square feet. [OCC 17-8-1\(B\)](#)

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

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Both lots 1 and 2 are currently vacant with no existing structures. Once the preliminary plat is approved and the plat recorded, they will build a new home on each lot.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone.

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

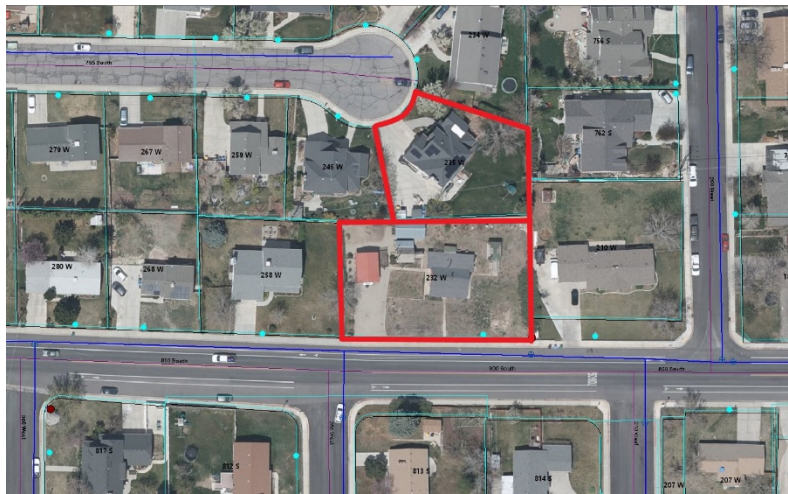
Chair Sakar invited the applicant to come forward. Mr. and Mrs. Kelly introduced themselves.

Chair Sakar 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: James Hawkes made a motion approve the preliminary plat of Kelly Subdivision Plat E located generally at 663 South 350 West in the R6 zone. Haysam Sakar seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.4**:

Agenda Item 3.4 is a request by Arlen and Jennifer Card for the Planning Commission to vacate Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, in the R8 zone.



Staff Presentation: The applicant is seeking to subdivide Lot 8 of Cherry Oak Estates Plat A into two new lots. Lot 1 will be 11,782 square feet. The existing home will remain. The existing home and structures on Lots 2 and 3 will be removed. Lot 2 will be 8,413 square feet with approximately 82 feet of frontage. Lot 3 will be 8,684 square feet with approximately 82 feet of frontage. The proposed plat meets all the requirement of the R8 zone and Final Plat application. (See [Section 22-6-8](#) (Residential Zones) and [Section 17-5-2](#) (Final Plat))

Recommendation: Staff recommends the Planning Commission vacate Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, in the R8 zone.

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

Chair Sakar invited the applicant to come forward. Mr. and Mrs. Arlington introduced themselves.

There was concern concerning who the developer is and intent of use for the property. See video for details

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

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

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

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Planning Commission Action: Jim Hawkes made a motion to vacate Lots 5 and 8 of Cherry Oak Estates Plat A and approve Cherry Oak Estates Plat B, located generally at 235 W 800 S, in the R8 zone. Tina Okolowitz seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crimson, and Murray Low. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.5:**

Agenda Item 3.5 is a request by Chris Allen for the Planning Commission to review and make a recommendation to the City Council to Amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.



Staff Presentation: Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. This sign would replace the historic use of hanging 10' x 10' banners on the building to advertise for events, such as a Christmas Eve Service. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" allows freestanding monument signs, however it does not allow any freestanding

pole signs ([Section 14-3-3](#)). The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property ([Section 14-3-3](#)).

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.

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

Chair Sakar invited the applicant to come forward. Chris Allen introduced himself.

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

Lin Reed

There was a discussion asking whether the other property was aware of the zone change.

There was a discussion concerning staff's point of view is on pole signs.

There was a discussion concerning placement of the sign.

There was a discussion concerning digital signs near a residential neighborhood.

There was a discussion concerning the height of the building and the height of the digital sign.

Chair Sakar closed the public hearing and called for a motion on this item.

Planning Commission Action: Madeline Komen made a motion to forward a positive recommendation to the City Council to amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property to within 5 feet of the south face of the existing structure

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

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located at 1550 S Sandhill Road. James Hawkes seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of August 17, 2022. Madeline Komen moved to approve the meeting minutes for August 17, 2022 with the condition that Amber Pope's get removed from voing in favor of the agenda items. Haysam Sakar seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Adjourn: Chair Sakar called for a motion to adjourn. Haysam Sakar moved to adjourn. James Hawkes seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously. The motion passed unanimously.

Adjourn: 5:54p.m.

Ryan Clark
Planning Commission Secretary

Approved: September 21, 2022

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Appendix A

Hi Cheryl,

We received the development notice regarding the concept plans of the River District. Our primary concern is the increased traffic on 800 North in Orem. It is already treacherous turning north onto Palisades Drive and 1400 E from 800 North. The traffic on 800 North heading west is typically very fast, as well as difficult to see due to the turn in the road after Will's Canyon Stop. On numerous occasions I have narrowly missed bikers and pedestrians while trying to find a break in the fast oncoming traffic. It is critical that we receive a left-turn light onto Palisades Drive. School buses for Foothill Elementary face the same daunting task of turning onto Palisades Drive without a proper left-turn signal. We should also receive a light at 1560 North, especially with this new planned development in mind. The light at 1560 North would serve the purpose of slowing down traffic before it makes the turn in the road after Will's Canyon Stop. It is also critical to have a traffic outlet onto University Avenue, which will give another routing option for residents and businesses in this new development area.

Thank you,

Daniel and Donna Fairbanks
893 North 1530 East, Orem

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