



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
October 19, 2022

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

4:00 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PRELIMINARY PLAT – Approving the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone.**
 - 3.2 **PUBLIC HEARING – Vacating lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approving Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone.**
 - 3.3 **PUBLIC HEARING – Vacating a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approving Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone.**
 - 3.4 **PUBLIC HEARING – Amending Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve the meeting minutes from October 5, 2022.**
5. ADJOURN
 - 5.1 **Next meeting is scheduled for Wednesday, November 2, 2022**

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

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

Item #: 3.1	Planning Commission October 19, 2022	
Prepared By: Rachel Stevens		
Applicant: Tres and Jennifer Miller	PRELIMINARY PLAT – Approving the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 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: **Medium Density Residential**
- Current Zone: **R6.5**
- Acreage: **.99**
- Neighborhood: **Geneva Heights**

ACTION:

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

REQUEST:

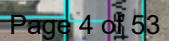
The applicant requests the Planning Commission approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone.

BACKGROUND:

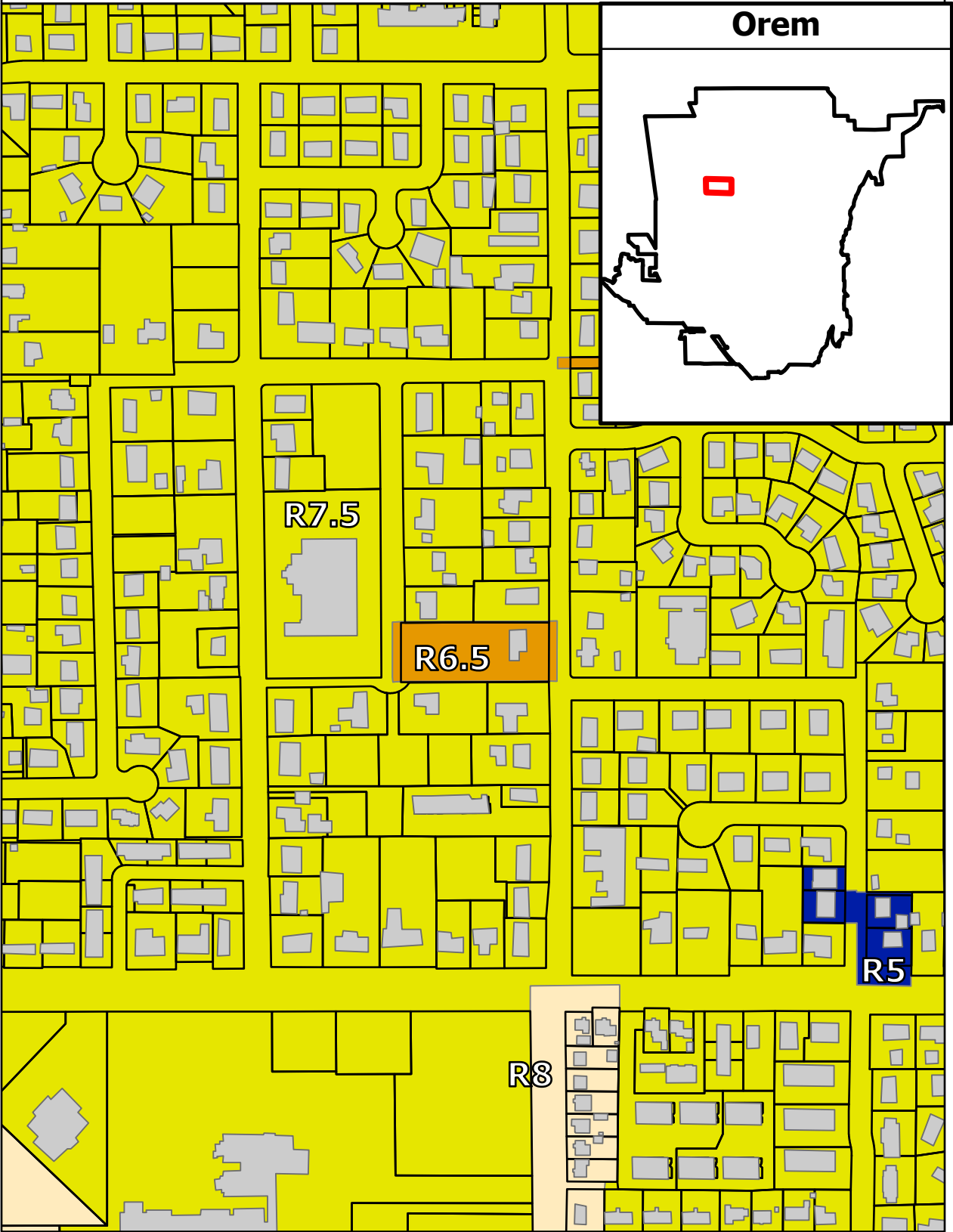
On August 23, 2022, the City Council rezoned the property from R7.5 to R6.5. The applicant is now requesting the Planning Commission approve the preliminary and final plat. The proposed plat includes four lots, each with a width of approximately 66 feet. Lot 1 is 10,524 square feet, lot 2 is 9,717 square feet, lot 3 is 10,625 square feet, and lot 4 is 10,625 square feet. The existing home and shed on the property will be removed. The proposed plan includes installing the required improvements, including finishing 450 West. The proposed plat meets all the requirements of the R6.5 zone. (See [Section 22-6-8](#))

RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone.



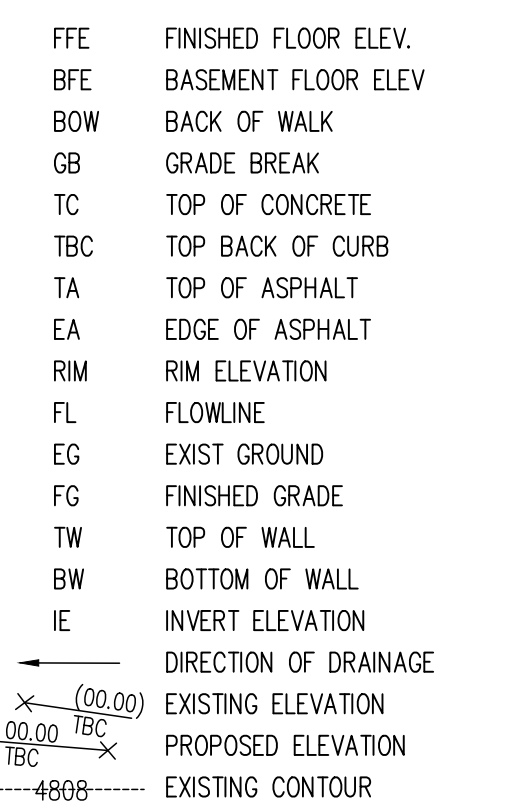
The Concord Plat A



Final Plat
R6.5

Nearby:
Geneva Heights

- Legend
- 507 N 400 W
 - Parcels
 - Building Outline



ALL ROADS SURROUNDING THIS SUBDIVISION ARE EXISTING. NO NEW ROADS ARE BEING PROPOSED. THE STORM RUNOFF FROM THE EXISTING LOT AREA AND EXISTING ROADS HAVE BEEN DRAINING INTO EXISTING STORM DRAIN FACILITIES. THESE STORM DRAIN FACILITIES WILL CONTINUE TO FUNCTION AS THEY HAVE BEEN DOING AND NO ADDITIONAL STORM DRAIN IS PROPOSED.

1. CUT ASPHALT T-PATCH TO WIDTH OF TRENCH, CONSTRUCT PIPELINE, & RESTORE SUB-SURFACE. THEN CUT ASPHALT 12' WIDER THE TRENCH ON EACH SITE. INSTALL NEW ASPHALT.
2. ASPHALT PATCH THICKNESS IS 5" ASPHALT OVER 8" ROADBASE.

[illegible]

EXCEL
ENGINEERING

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

OREM		507 N. 400 WEST	UTAH
Drawn by: D.W.P.	GRADING & DRAINAGE PLAN		Scale: 1"=20'
Designed by: D.W.P.			Date: 09/08/22
Checked by: D.W.P.			C3





Item #: 3.2	Planning Commission October 19, 2022	
Prepared By: Rachel Stevens		
Applicant: Matt Evans	PUBLIC HEARING – Vacating lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approving Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 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: **R12**
- Acreage: **.84**
- Neighborhood: **Sunset Heights E**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approving Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone.

BACKGROUND:

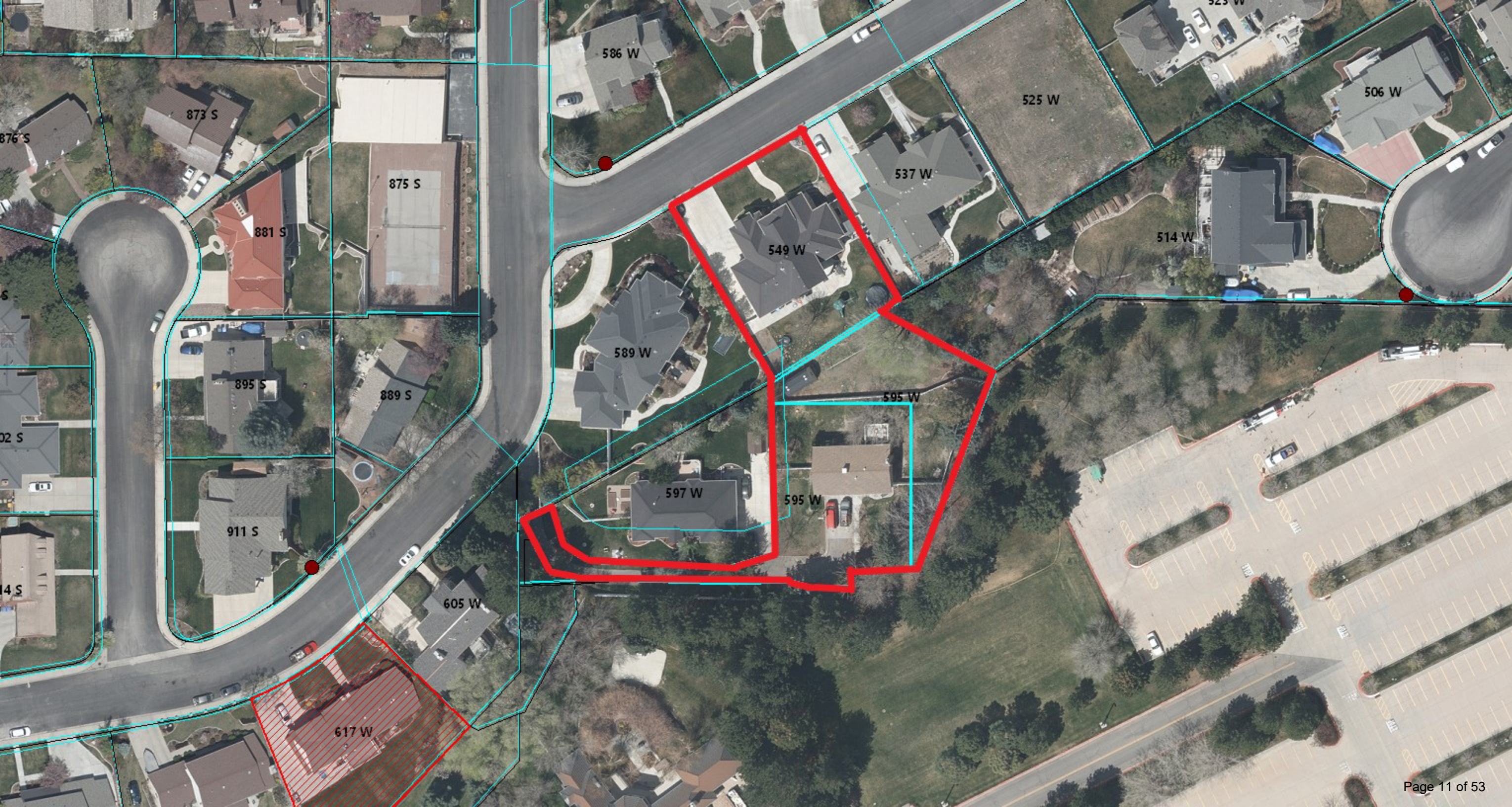
The applicant is seeking to realign lot lines and combine three existing parcels into two legal lots. In 1992, Jensen Cove Subdivision Plat A was recorded. In 2004, Pearhollow Estates Plat E was recorded. An undevelopable parcel of approximately 8,922 square feet was left unrecorded.

The proposed plat will rearrange the property lines and remove the undevelopable lot. Lot 1 will be 18,471 square feet and Lot 2 will be 18,150 square feet. The proposed plat meets all the requirements of the R12 zone. (See [Section 22-6-8](#))

No changes will be made to the existing structures or utilities.

RECOMMENDATION:

Staff recommends the Planning Commission vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approve Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone, with the condition that property has been conveyed from one owner to the other by deed before the plat is recorded.



586 W

525 W

506 W

514 W

873 S

875 S

881 S

895 S

889 S

911 S

605 W

617 W

537 W

549 W

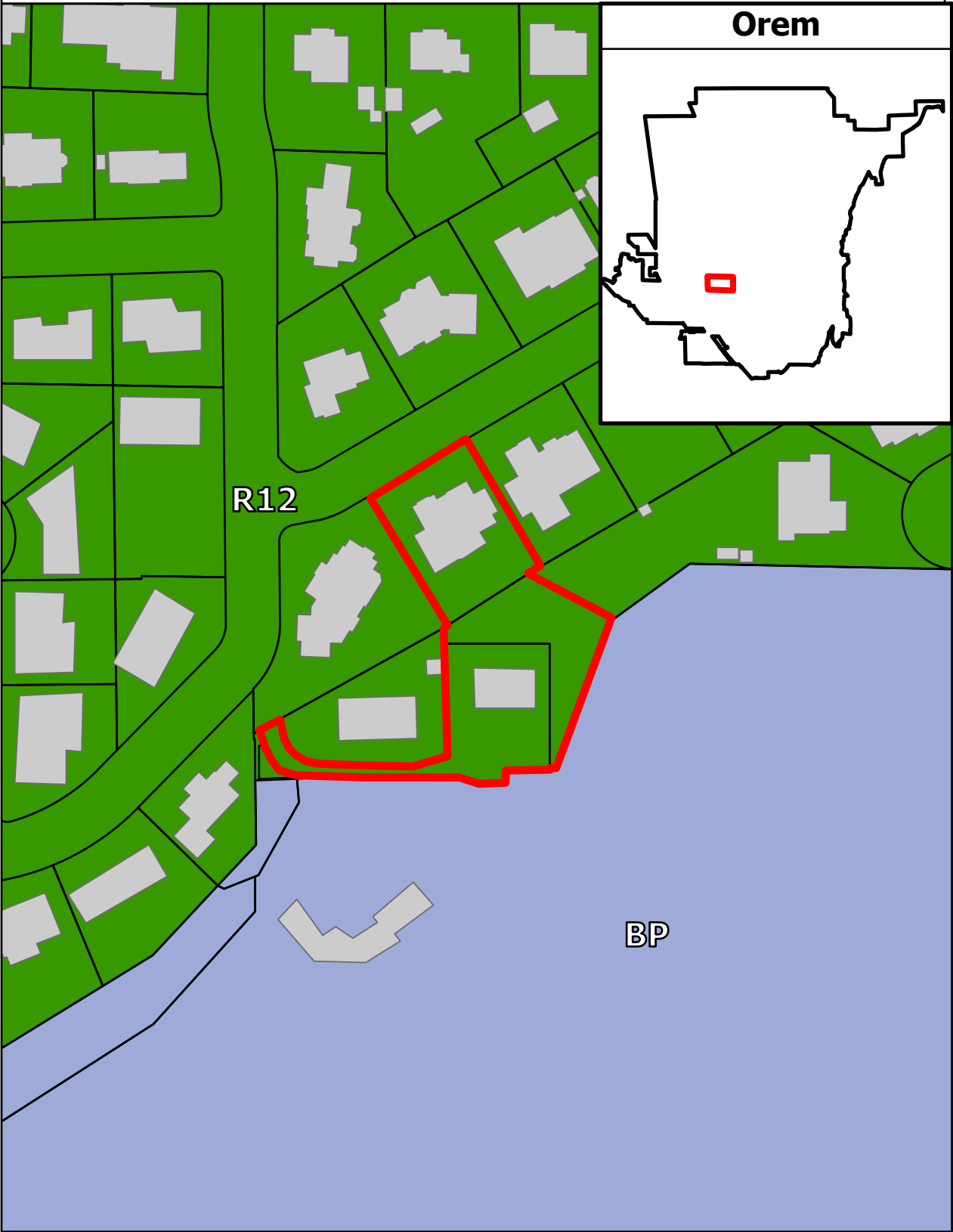
589 W

595 W

597 W

595 W

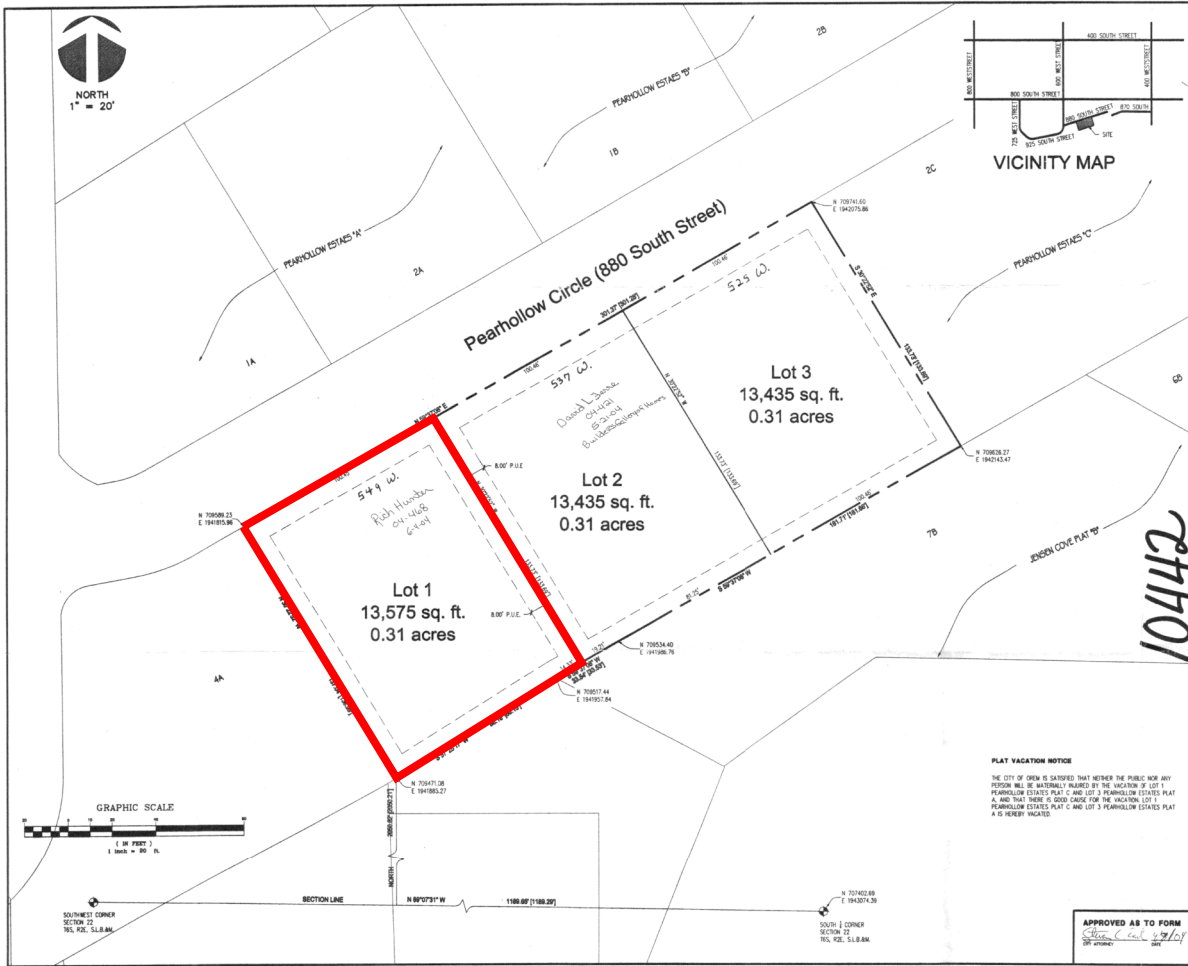
Pearhollow Estates Plat E



Plat Amendment
R12 Zone

**Neighborhood:
Sunset Heights E**

- Legend
- 500 E Timpanogos Pkwy
 - Parcels
 - Building Outline



SURVEYOR'S CERTIFICATE

BEFORE ME, the undersigned authority, on this 14th day of April, 2007, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, THENCE AS FOLLOWS:

BEARING	DISTANCE	REMARKS
N 70°00'00" E	194385.38	TO CORNER OF SECTION 22
S 89°00'00" W	1188.87 (1188.29)	TO CORNER OF SECTION 22
N 70°00'00" E	194385.38	TO CORNER OF SECTION 22
S 89°00'00" W	1188.87 (1188.29)	TO CORNER OF SECTION 22

TO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, BEING 0.31 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE FOREGOING CERTIFICATE, HAVE AND DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC THE RIGHT OF WAY FOR THE USE OF THE PUBLIC FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
BEFORE ME, the undersigned authority, on this 14th day of April, 2007, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL PUBLIC EASEMENTS AND OTHER PUBLIC RIGHTS AND RESOURCES FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14th day of April, A.D. 2007.

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF OREM PLANNING COMMISSION:

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ANY PERSON WHOSE BUILDING IS LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY OF OREM IS IN VIOLATION OF THE CITY OF OREM ORDINANCE.

CONDITIONS OF APPROVAL

1. THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ANY PERSON WHOSE BUILDING IS LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY OF OREM IS IN VIOLATION OF THE CITY OF OREM ORDINANCE.

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY HARMED BY THE VACATION OF LOT 1, PEARLHOLLOW ESTATES PLAT C AND LOT 3, PEARLHOLLOW ESTATES PLAT A AND THAT THERE IS GOOD CAUSE FOR THE VACATION OF LOT 1, PEARLHOLLOW ESTATES PLAT C AND LOT 3, PEARLHOLLOW ESTATES PLAT A AS HEREBY INDICATED.

APPROVED AS TO FORM

Notary Public

PARTICIPATING PEARLHOLLOW ESTATES

INCLUDING A VACATION OF LOT 1 PLAT C, PEARLHOLLOW ESTATES & LOT 3, PLAT A, PEARLHOLLOW ESTATES

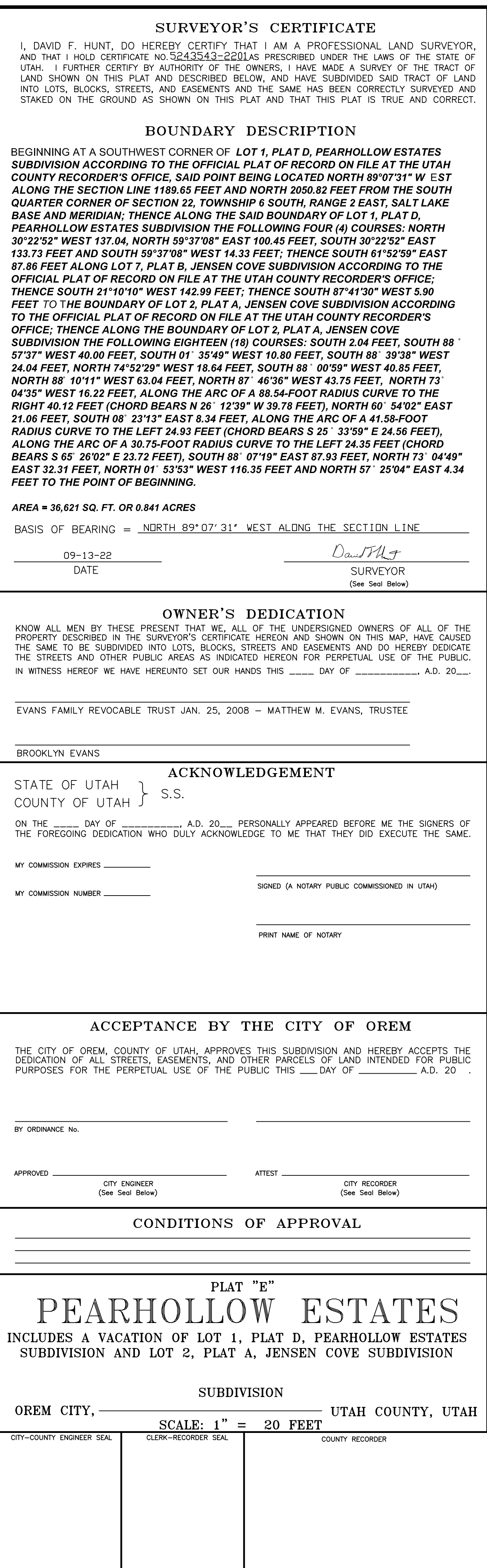
SUBDIVISION

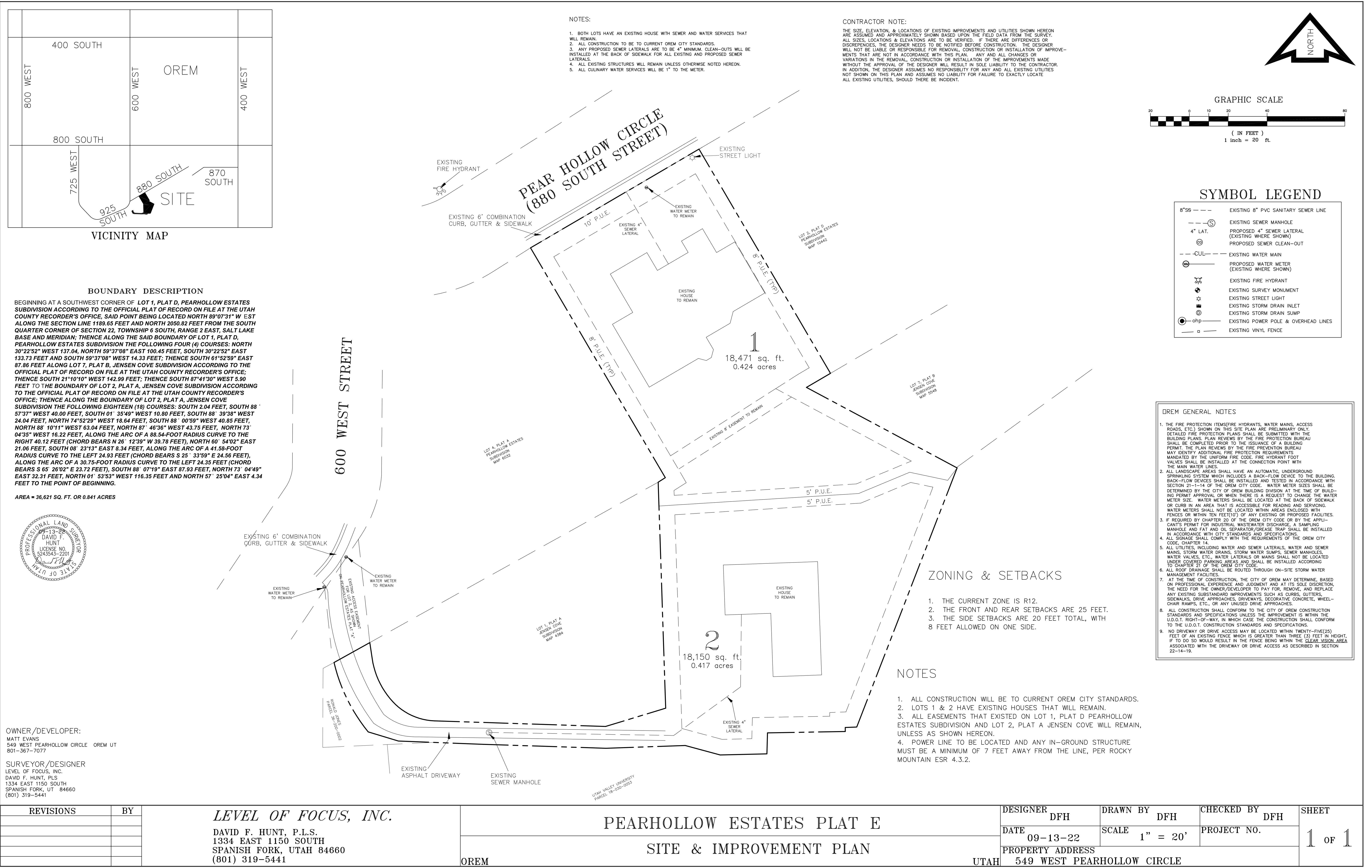
OREM CITY, UTAH

SCALE: 1" = 40 FEET

UTAH COUNTY, UTAH

SEAL









Item #: 3.3	Planning Commission October 19, 2022	
Prepared By: Cheryl Vargas		
Applicant: Arlen and Shelly Johnson	PUBLIC HEARING – Vacating a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approving Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 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: **R8**
- Acreage: **.51**
- Neighborhood: **Sharon Park**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone.

BACKGROUND:

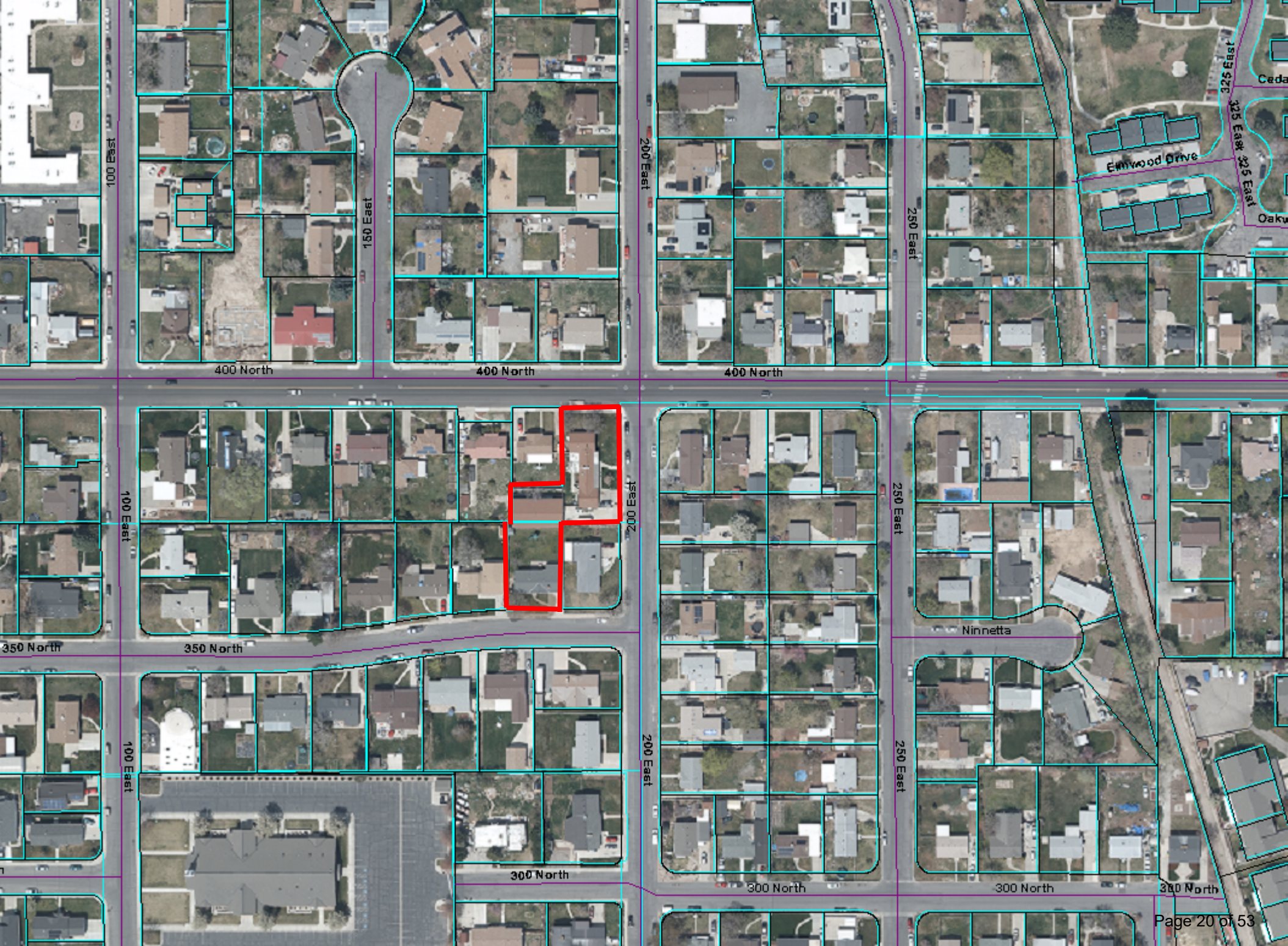
The applicant is seeking to move the property lines of Lot 1 and Lot 2 so that the large existing garage between the two lots will be a part of Lot 2.

The mother who was living in the house on Lot 1 recently passed away. Her son currently lives in the house on Lot 2. The mother's children would like to sell Lot 1 now that she has passed away; however, the son living in the home on Lot 2 would like to keep the large existing garage. That garage is currently a part of Lot 1. By moving the property lines to include the garage on Lot 2, the son can keep the garage and access to it from 200 East and the home on Lot 1 can be sold.

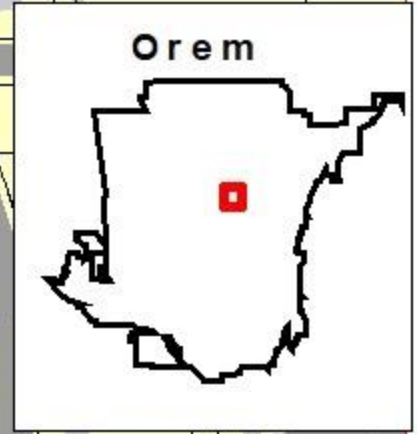
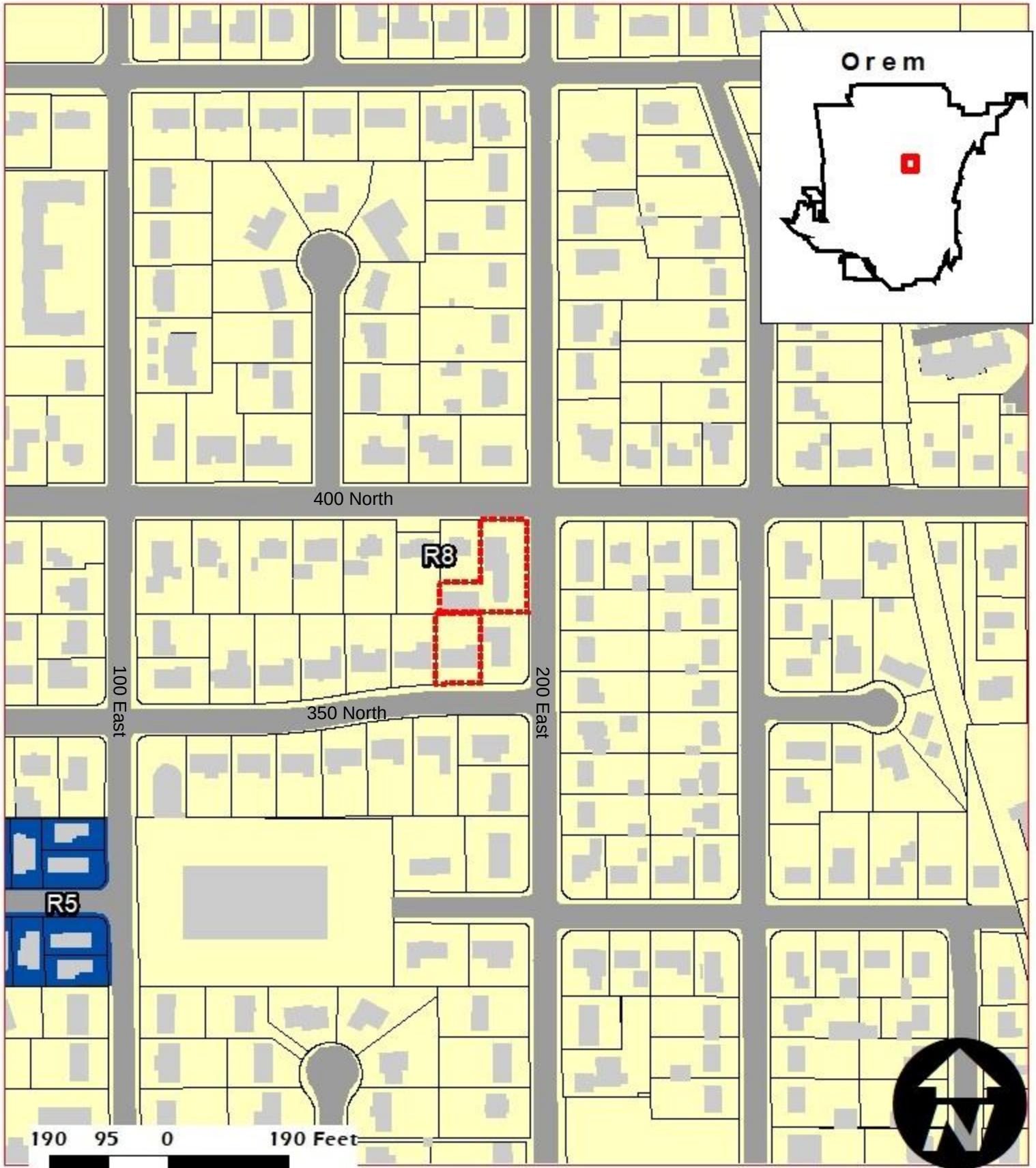
The new Lot 1 will be 9,514 square feet and the new Lot 2 will be 12,947 square feet. Both lots meet the minimum lot size requirement of 8,000 square feet in the R8 zone. (See [Section 22-6-8](#) (Residential Zones) and [Section 17-5-2](#) (Final Plat))

RECOMMENDATION:

Staff recommends the Planning Commission vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone with the condition that the portion of Lot 1 with the garage will be deeded from Lloyd & Linda Johnson to Nathan & Marisa Johnson before the plat records.



Selman Subdivision Plat B



◆ Plat Amendment
R8
.51 Acre

NEIGHBORHOOD
Sharon Park

385 North 200 East
 Buildings
 Parcels

Existing Uvalde Gardens Plat - 175 East

U-VALDE GARDENS

Located in the N.W. 1/4 of section 14 - T6S-R2E-SLB&M.

OREM CITY

UTAH COUNTY

UTAH

ENGINEER'S CERTIFICATE

I, L.V. Beckman, a registered professional engineer and land surveyor, Cert. No. 1109, State of Utah, do hereby certify that this plat of U-VALDE GARDENS located in Orem City, Utah has been correctly drawn to the designated scale and is a true and correct representation of data compiled from records on file at the County Recorder's Office Utah County, Utah, and Orem City Engineers Office, and of a survey made at the site.

SIGNED THIS DAY OF 1955

Engineer

DESCRIPTION

The property to be divided is included within the blue colored margin shown hereon and described as follows: Beginning at a point 362.63 FT. EAST AND 181.13 FT. SOUTH from the northwest corner of section 14 - T6S-R2E S.L.B.&M. Said point also located at the southwest corner of lot 1 SELMAN SUBDIVISION OREM UTAH and in accordance with the official plat on file in the office of the Recorder Utah County, Utah.

THENCE S89°47'E 970.35 FEET.
THENCE SOUTH 322.03 FEET
THENCE WEST 1232.98 FEET
THENCE NORTH 317.07 FEET
THENCE S89°47'E 362.63 FEET
THENCE N0°07'E 10.00 FEET TO BEGINNING

DEDICATION

We, the undersigned, the owners of the above described tract of land do hereby set apart and subdivide the same into lots, blocks, streets and easements as shown hereon and name said tract of land U-VALDE GARDENS and hereby dedicate, grant and convey to Orem City Corporation, State of Utah, all those parts or portions of said tract of land owned by us and designated as streets or easements on this plat, the streets to be used by the public as perpetual thoroughfares and land marked as easements for the perpetual construction, operation and maintenance of utilities.

Signed this 28 day of November 1955

TRI-CO BUILDERS

By Wayne S. Wheeler

STATE OF UTAH SS
COUNTY OF UTAH

On the 28 day of November 1955 personally appeared before me the signers of the within instrument who duly acknowledged to me that they executed the same.

My commission expires

Notary Public

ACCEPTANCE BY OREM CITY PLANNING COMMISSION

This is to certify that this plat of U-VALDE GARDENS as shown hereon was accepted by the Orem City Planning Commission this 30 day of November 1955.

Chairman

CERTIFICATE OF CITY ENGINEER

I hereby certify that I have carefully examined the line of survey of the annexed plat and have found them to be correct and to agree with the lines and monuments of the Orem City Survey and do hereby approve the same.

Approved 1955.

City Engineer

ACCEPTANCE BY OREM CITY COUNCIL

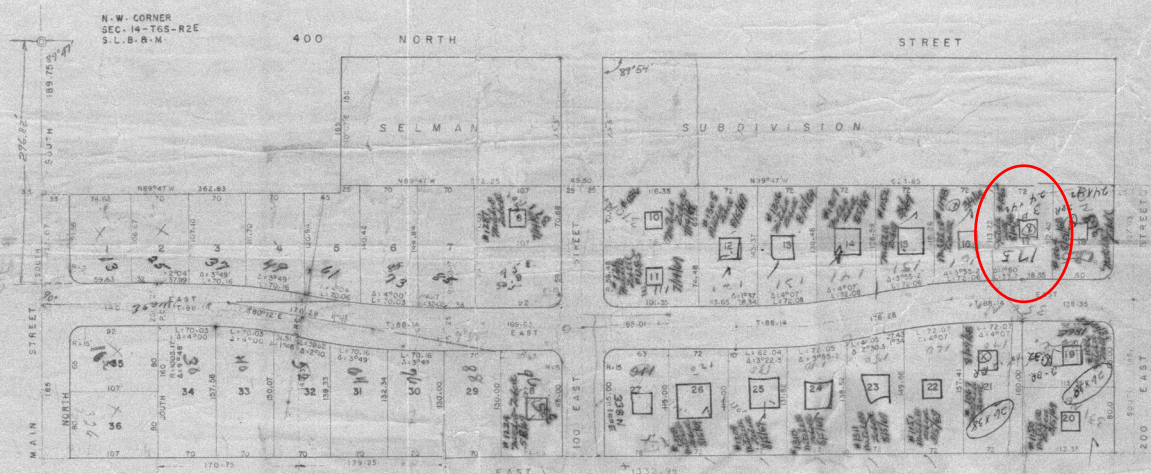
This is to certify that the plat of U-VALDE GARDENS and the dedicated streets and easements as shown hereon are accepted by the Orem City Council on this day of 1955.

Mayor

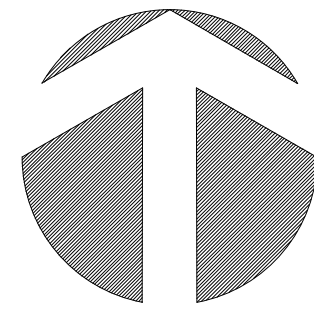
ATTEST City Recorder

Orem City Council
Vernon M. Kofford
Russell S. Peterson
Howard H. Hall
David L. Penley Jr.

Scale 1"=80'
NOTE: BEARINGS SHOWN ON THIS PLAT COMPARE WITH THOSE AS DESIGNATED ON THE SELMAN SUBDIVISION PLAT OREM UTAH



Condition of Approval



1" = 20'

Northwest corner
Section 14
Township 6 South
Range 2 East
S.L.B. & M.

400 NORTH STREET (PUBLIC)

East 1308.44'

Section line = South 89°27'18" East 2659.32'

Area Dedicated to Orem City
for roadway purposes

S 89°47'00" E 75.24'

S 89°47'00" E 74.38'

10.00' P.U.E.

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10.00' P.U.E.

10.00' P.U.E.

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

North quarter corner
Section 14
Township 6 South
Range 2 East
S.L.B. & M.

Point of Beginning

VICINITY MAP

Line Table

Line	Length	Direction
T1	6.55'	N 02°33'25" W
T2	0.50'	N 90°00'00" E
T3	1.71'	N 02°33'25" W

Note:

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

Occupancy Restriction Notice

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

Planning Commission Approval

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

Director-Secretary Chairman, Planning Commission Resolution No.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of a portion of Lot 9, All of Lot 10 of Selman Subdivision and Lot 17, Uvalde Gardens Subdivision. A portion of Lot 9, All of Lot 10 of Selman Subdivision and Lot 17, Uvalde Gardens Subdivision are hereby Vacated.

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 38, Chapter 22 of the Utah Code. 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 Utah Code Section 17-23-17, 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 Utah Code Section 54-6a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

COMMENCING at the Northeast corner of Lot 9, Selman Subdivision as shown on file in the office of the Utah County Recorder, Utah County, Utah; said point also being located East 1308.44 feet and South 29.71 feet from the Northwest corner of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°07'00" West along said Selman Subdivision along 200 East Street 155.00 feet; thence North 89°47'00" West along said Selman Subdivision 75.15 feet to the Northeast corner of Lot 17, U-Valde Gardens Subdivision as shown on file in the office of the Utah County Recorder, Utah County, Utah; thence South 00°07'00" East along Lot 17, 112.40 feet more or less to 350 North Street; thence North 90°00'00" West along 350 North Street 38.35 feet; thence along 350 North Street along the arc of a 1053.00 foot radius curve to the left 33.66 feet (chord bears South 89°04'03" West 33.65 feet); thence North 00°07'00" East along U-Valde Gardens Subdivision 113.22 feet to the Northwest corner of said Lot 17; thence South 89°47'00" East along U-Valde Gardens Subdivision 7.01 feet more or less to the Southwest corner of Lot 10, Selman Subdivision; thence North 00°07'00" East along Lot 10, Selman Subdivision 48.45 feet; thence South 89°47'00" East 64.91 feet; thence North 00°07'00" East 106.55 feet; thence South 89°47'00" East 75.24 feet to the point of beginning.

Area = 22,916 sq.ft. or 0.53 Acre

Basis of Bearing is the Selman Subdivision and U-Valde Gardens Subdivision.

Owner's Dedication

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

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

Nathan D. Johnson

Marisa N. Johnson

Acknowledgements

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

On this ____ day of _____, in the year 20____, before me, _____, proved on the basis of satisfactory evidence to be the person(s), whose name(s)(is/are) subscribed to this instrument, and acknowledged that (he/she/they) executed the same.

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

My Commission Expires _____ Print name of Notary

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

On this ____ day of _____, in the year 20____, before me, _____, proved on the basis of satisfactory evidence to be the person(s), whose name(s)(is/are) subscribed to this instrument, and acknowledged that (he/she/they) executed the same.

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

My Commission Expires _____ Print name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer Approved: _____ City Recorder

County Recorder

Plat " B "

Selman Subdivision

Including a Vacation of a portion of Lot 9, All of Lot 10 of Selman Subdivision and Lot 17, U-Valde Gardens Subdivision.

Located in the Northwest quarter of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

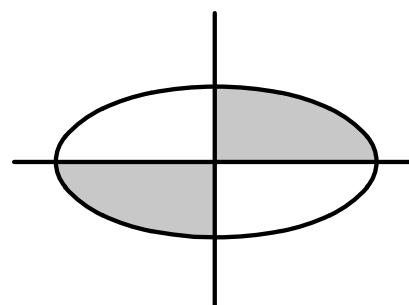
CLERK-RECORDER SEAL

Approved as to Form

City Attorney Date

Prepared by:

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



Street View from 200 East



Street View from 350 North



Item #: 3.4	Planning Commission October 19, 2022	
Prepared By: Matt Taylor, AICP, MPA Senior Planner		
Applicant: City of Orem	PUBLIC HEARING – Amending Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.	

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:

- Neighborhood Chair:
City-wide
- General Plan Designation:
N/A
- Current Zone: N/A
- Acreage: N/A
- Neighborhoods: Sunset Heights, Orem Park

ACTION:

The Planning Commission shall provide a recommendation to the City Council regarding this request.

REQUEST: The Development Services Department requests the Planning Commission review and recommend the City Council adopt amendments to Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.

BACKGROUND: The Orem Parks, Recreation, Trails and Open Space Master Plan (PRTO) was adopted on December 14, 2021 (online at www.orem.org/generalplan - Appendix G). Subsequently, Vineyard City Community Development proposed a concept of connecting the Lake Bottom Canal Trail to Orem's Geneva Road Multi-Use Path. In examining the request, an additional connection to the Rail Trail in Vineyard would seem advantageous to Orem citizens and would require minimal public improvements to do so.

Interlinking the trails to the Geneva Road Multi-Use path would create pedestrian and cycling paths buffered from road traffic to many destinations in both cities, including UVU, UVU North, Orem/Vineyard transit stations, MTECH, parks, schools and more. It would also increase access to additional trail networks in the area.

Multi-Use Paths

Orem PRTO Master Plan defines multi-use paths as: Permanently protected community 10-foot paths and connectors that are typically paved. They include soft shoulders and are separated from adjacent roads and prohibit motorized use. The multi-use trail directly or indirectly links with trailheads and access points. (see p. 51 and 53 PRTO).

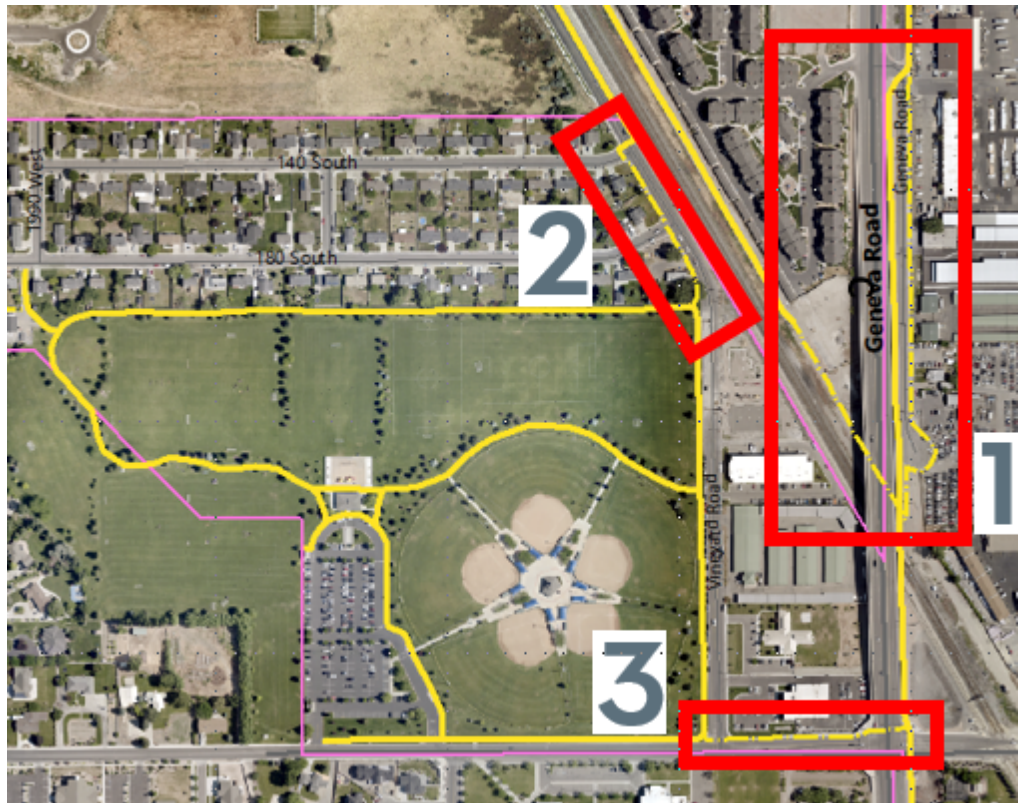
Multi-use paths can be adaptable and flexible depending on existing built-out conditions or in undeveloped areas.



Proposed Amendments

Staff proposes adding three multi-use path alignments to Map 6 of the PRTO.

- 1) Lake Bottom Canal Trail Connector
- 2) Rail Trail Connector
- 3) Lakeside Park Connector



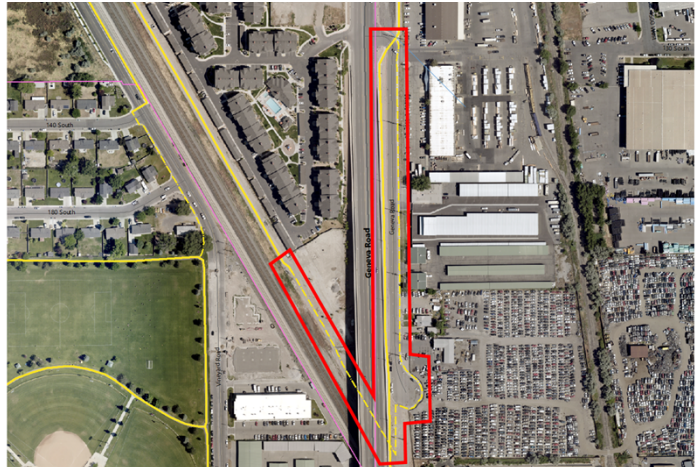
Area 1 – Lake Bottom Canal Trail Connector

Connects the Geneva Road Multi-Use Path to Lake Bottom Canal Trail via the Geneva Frontage Road and then under the Geneva Road rail overpass and connects 450 feet northwest to the existing Lake Bottom Canal Trail.

Length: 2100 feet

Connections

- UVU East/UVU
- UVU Vineyard
- Orem Station
- Megaplex/Restaurants



Area 2 – Rail Trail Connector

Connects the Lakeside Park Multi-Use Path to the Rail Trail.

Length: 530 feet

Connections

- UVU/UVU East
- Orem Station
- Vineyard Station
- Lakeside Park
- Vineyard Elementary
- Utah Shoreline Trail
- Extensive Vineyard Trail Network



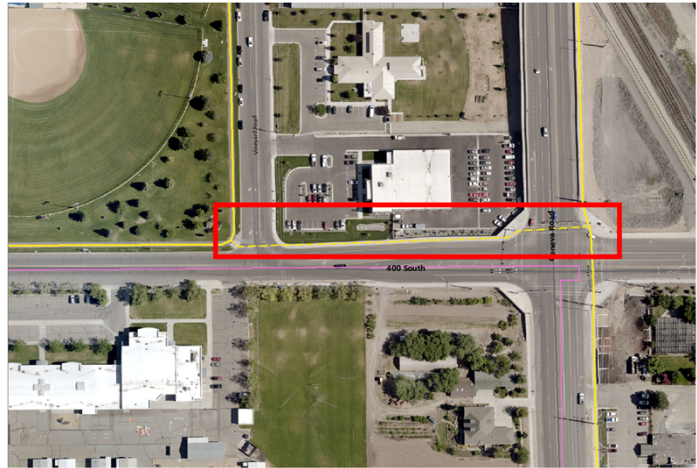
Area 3 – Lakeside Park Connector

Connects the Geneva road Multi-Use Trail to the Lakeside Park Multi-Use Trail via 400 South

Length: 600 feet

Destinations:

- UVU/UVU East
- Orem Station
- Sleepy Ridge Golf Course
- Vineyard Elementary
- Utah Lake Shoreline Trail



Timing

Final design and timing of these multi-use paths will coincide with the acquisition of dedicated funding for the project(s). This may include grant money from various sources, or an appropriation of city funds (typically at the time of already planned right-of-way improvements).

Additional Information

Additional information may be found in Attachment A – Presentation to the Planning Commission on October 5, 2022.

RECOMMENDATION: The Development Services Department requests the Planning Commission provide a positive recommendation to the City Council regarding the approval of amendments to Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.

Orem-Vineyard Multi-Use Trail Connector Proposals

Parks, Recreation, Trails and Open Space Master Plan Amendments

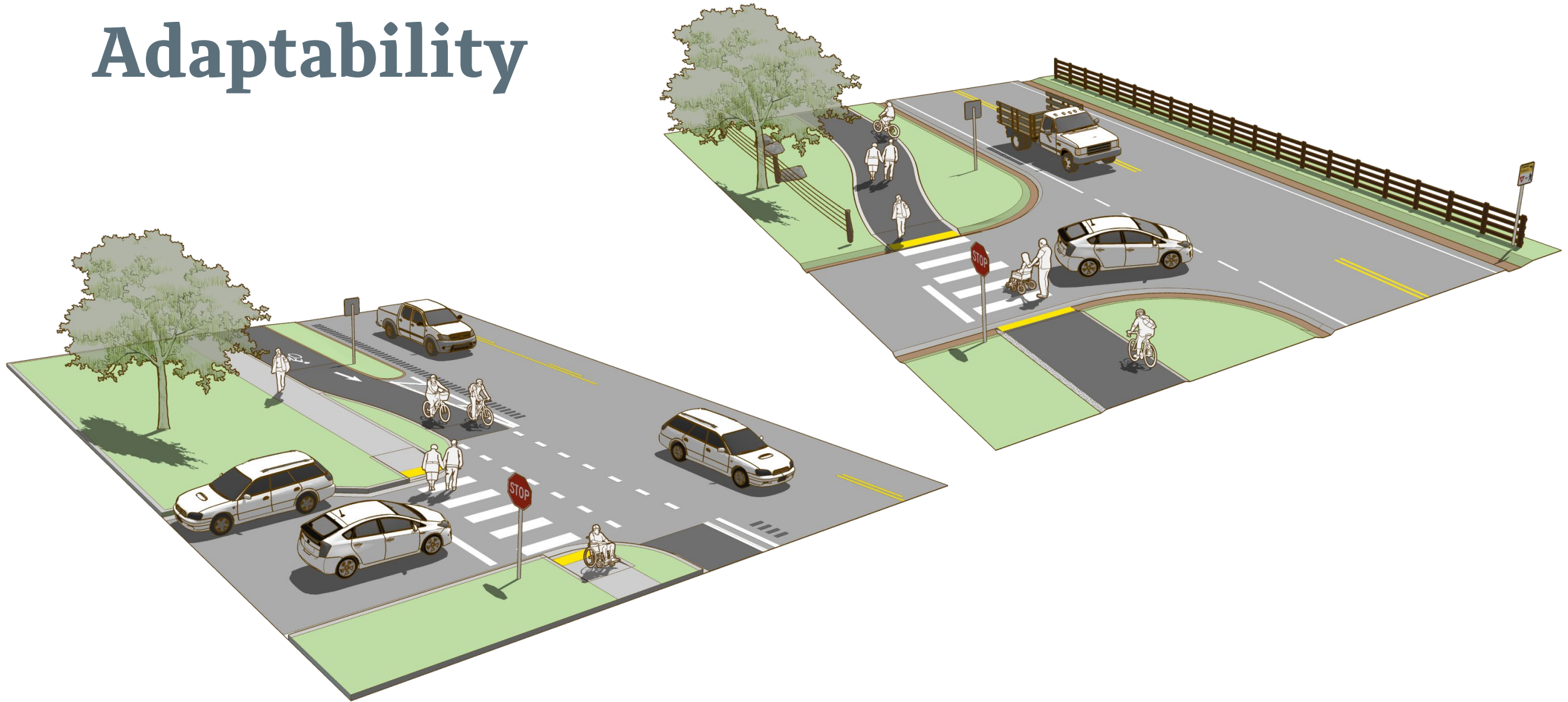
Background

- Vineyard City has contacted us and expressed interest in a partnership to connect the Lake Bottom Canal Trail (in Vineyard) to our Geneva Road Multi-Use Path.
- In examining the request, two other potential connections were identified that would make a safer and more integrated multi-use path system.
- These connections would be a valuable benefit to residents that desire to walk or cycle to connections between to the cities. This may be an excellent opportunities to reduce traffic from future students that live in the area and attend both UVU and UVU North campuses, or attend retail/services in adjacent cities.
- Increased access to FrontRunner and other transit opportunities, as well as Vineyard's extensive multi-use path system and access to Utah Lake.

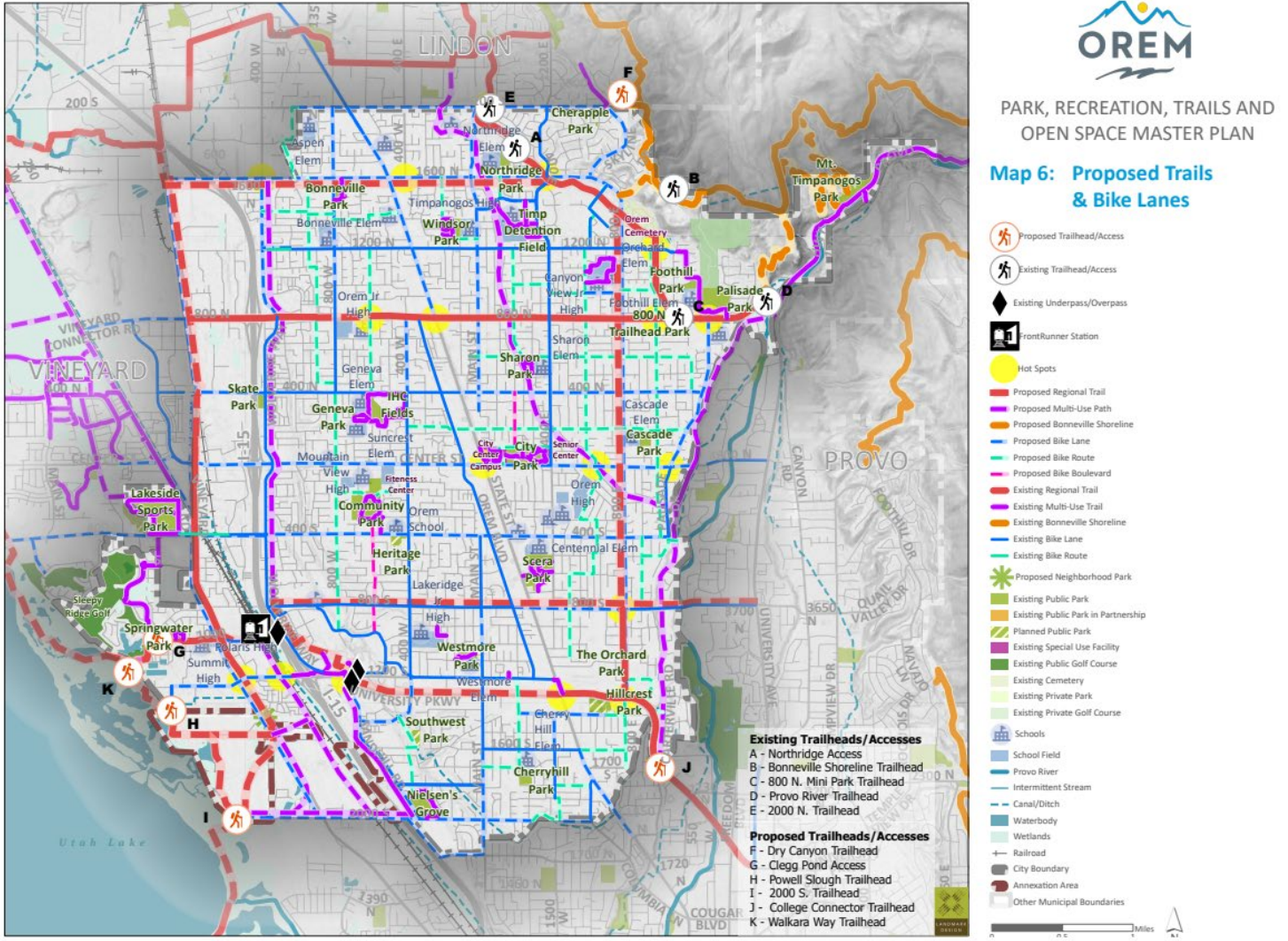
What is a Multi-Use Path?

- Are community connectors
- Support hiking, mountain biking and equestrian use where appropriate
- Include soft shoulders and are separated from adjacent roads
- Prohibit motorized use
- Directly or indirectly link with trailheads and access points
- Include minimal enhancements to protect surrounding natural resources
- Are permanently protected
- Incorporate ramps, access points and other features to maximize use and accessibility
- Have 10' minimum widths
- Are typically paved with some unpaved segments appropriate for natural open space locations

Adaptability



Map 6 PRTO Plan



56 | December 2021

City of Orem Parks, Recreation, Trails & Open Space Master Plan

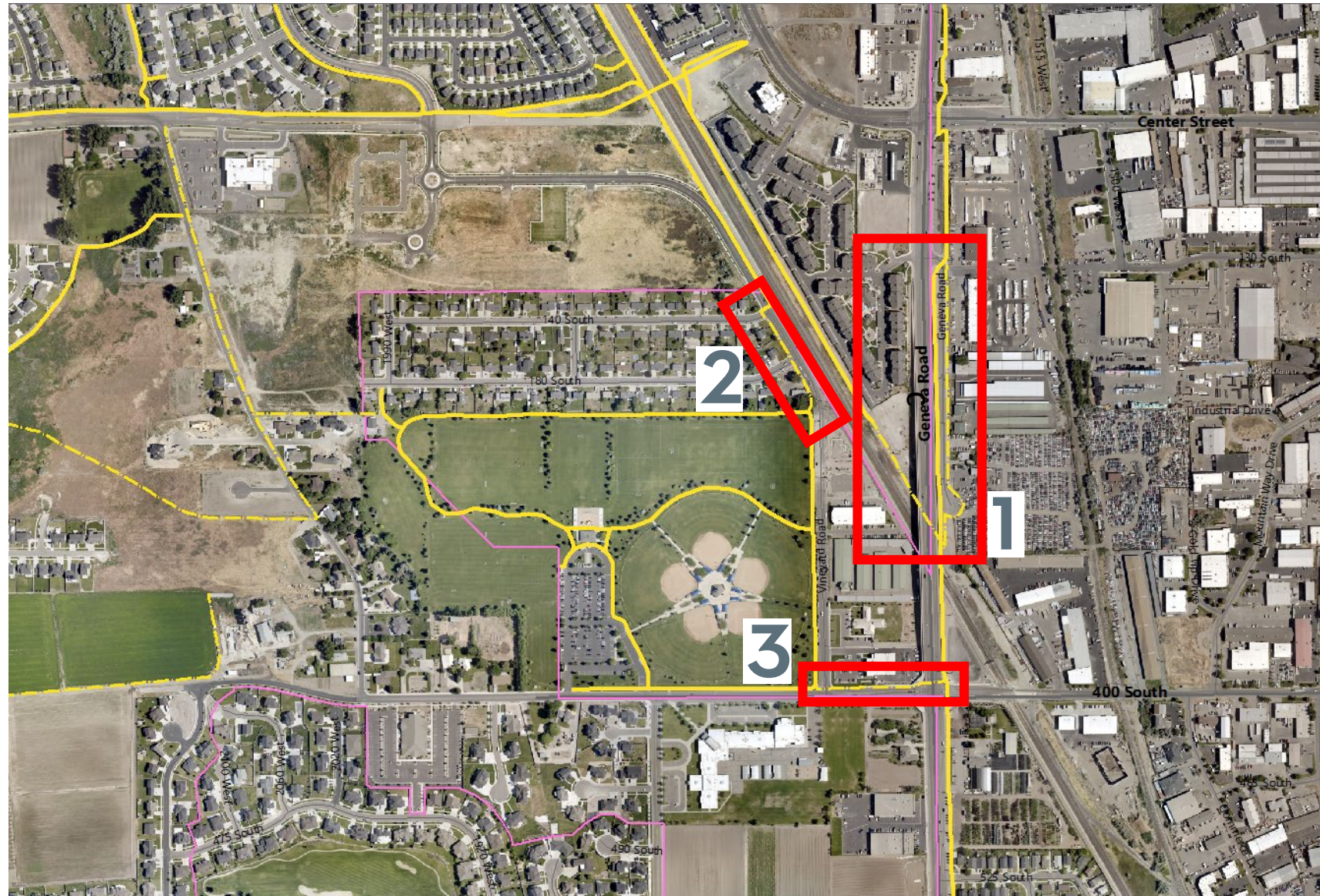


FAMILY CITY USA

Orem PRTO Master Plan Amendments

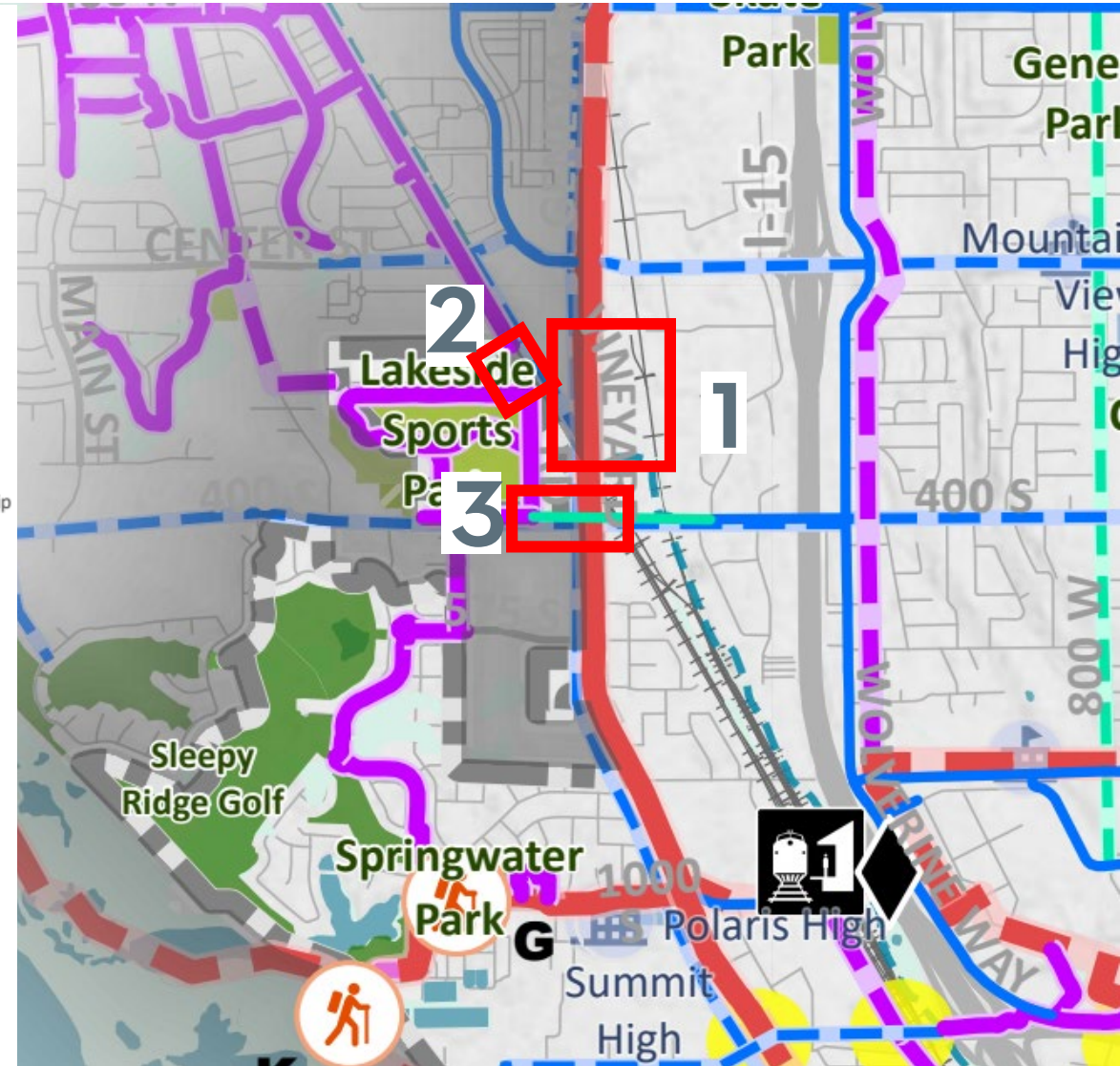
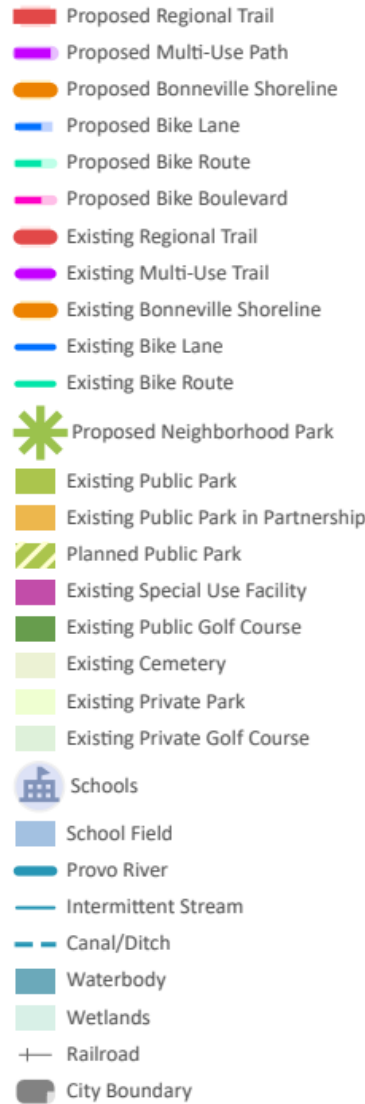
Proposed Amendments

1. Lake Bottom Canal Connector
2. Rail Trail Connector
3. Lakeside Park Connector



Current Plan

1. Lake Bottom Canal Connector
2. Rail Trail Connector
3. Lakeside Park Connector



Area-wide Destinations

1. Vineyard Station
2. UVU North - Vineyard
3. Utah Shoreline Trail
4. Lakeside Park
5. UVU East
6. Orem Station
7. UVU
8. MTECH
9. Orem Temple



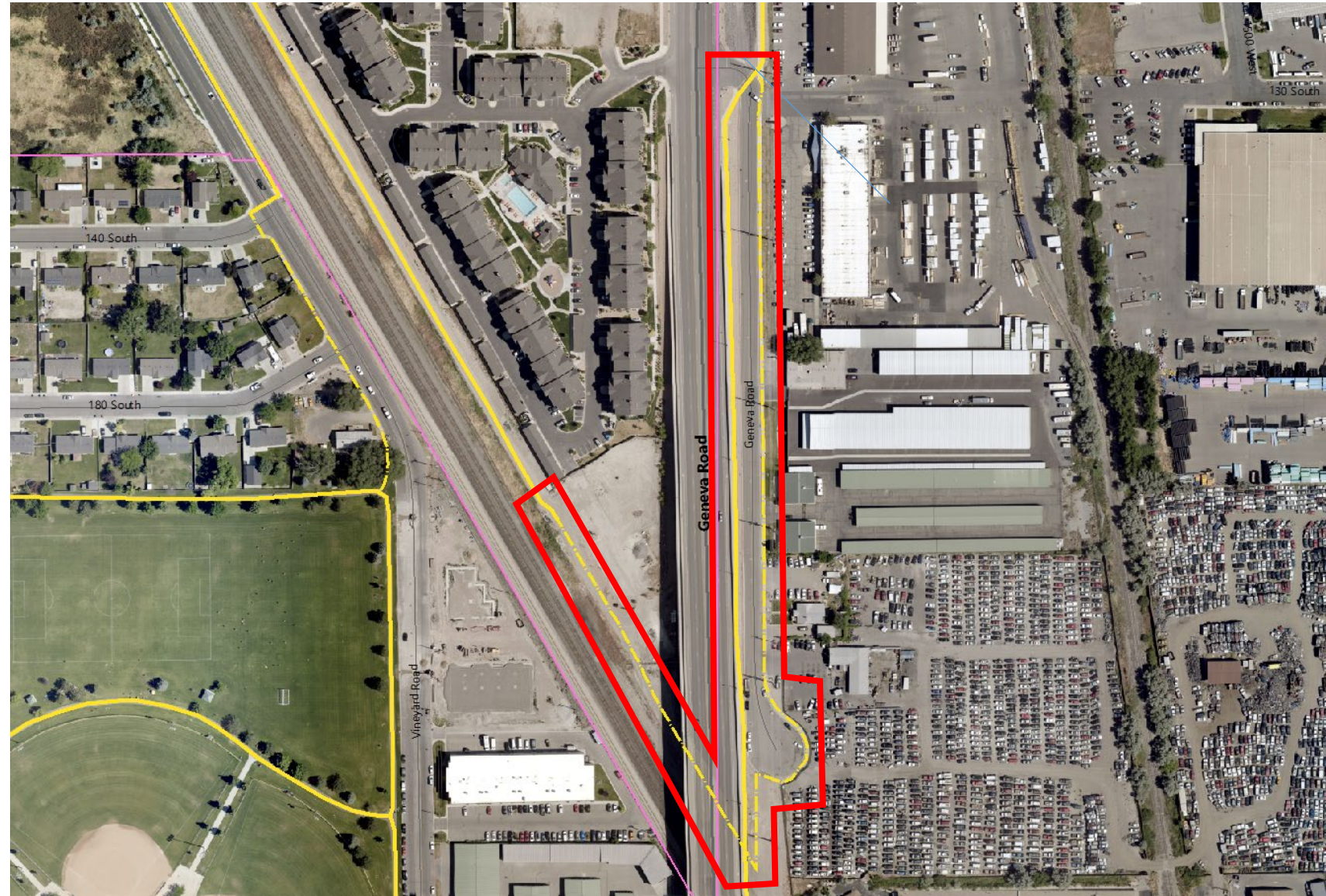
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Length: 2100 feet

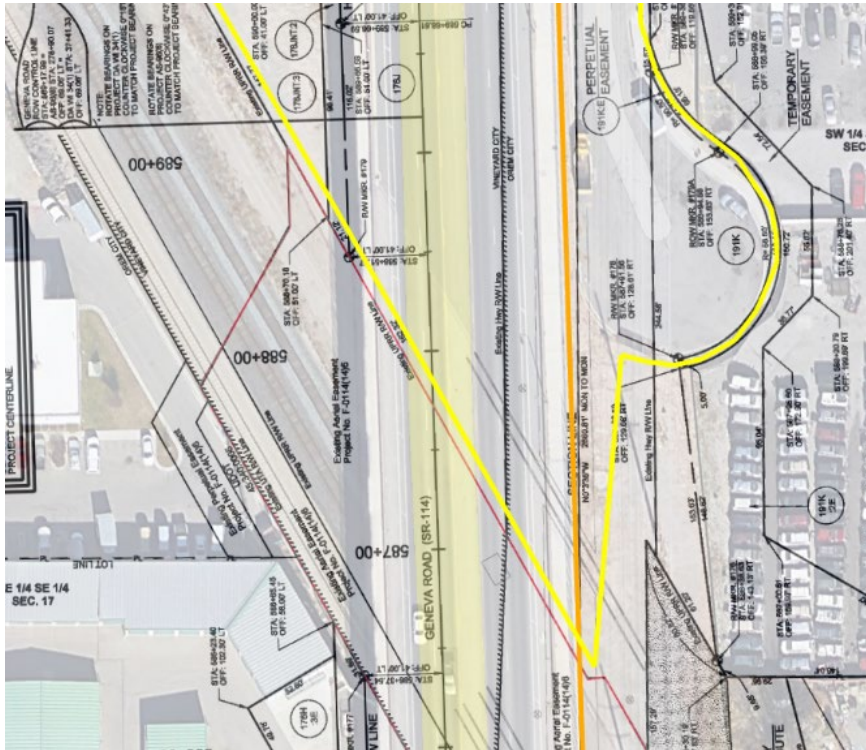
Connections

- UVU East/UVU
- UVU Vineyard
- Orem Station
- Megaplex/Restaurants



Right-of-Way

Based on survey documents, there seems to be an approximate 8-10 foot path owned by UDOT under the rail overpass.



Area 2 – Rail Trail Connector

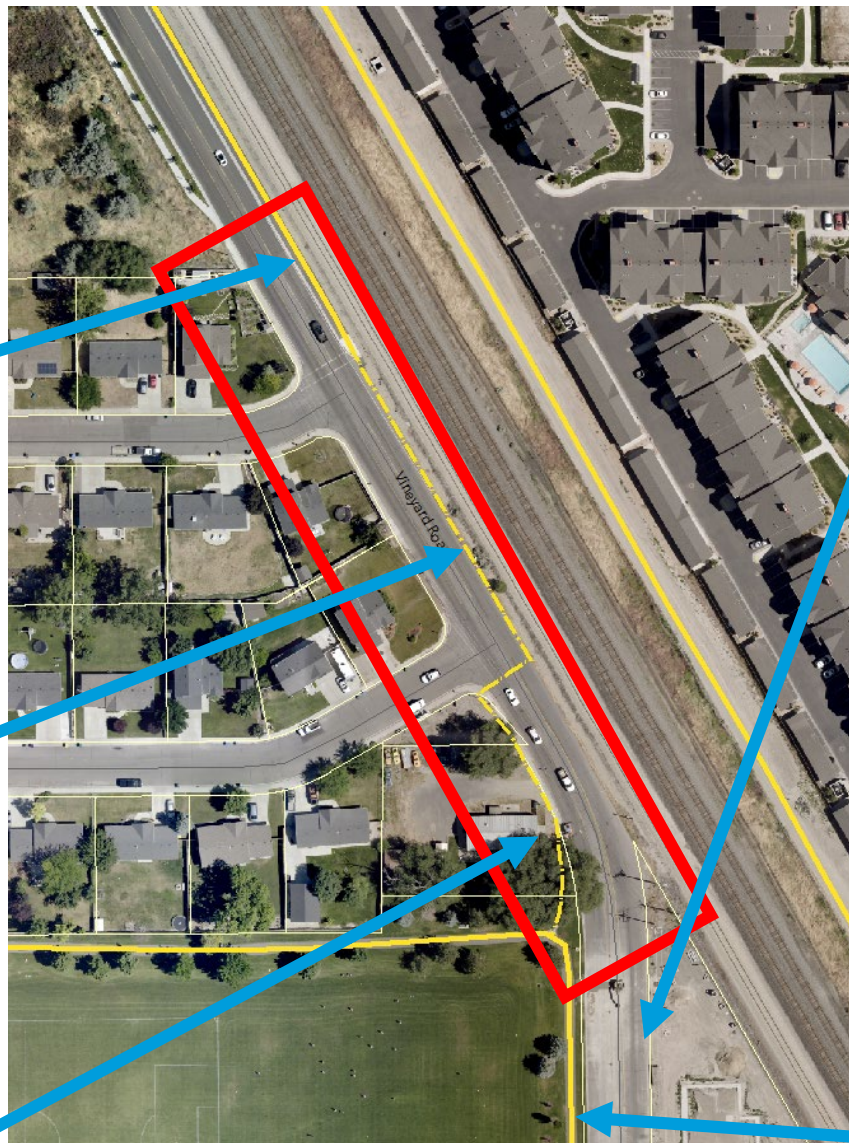
Connects the Lakeside Park Multi-Use Path to the Rail Trail.

Length: 530 feet

Connections

- UVU/UVU Eat
- Orem Station
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- Vineyard Elementary
- Utah Shoreline Trail
- Extensive Vineyard Trail Network





FAMILY CITY USA

Orem PRTD Master Plan Amendments

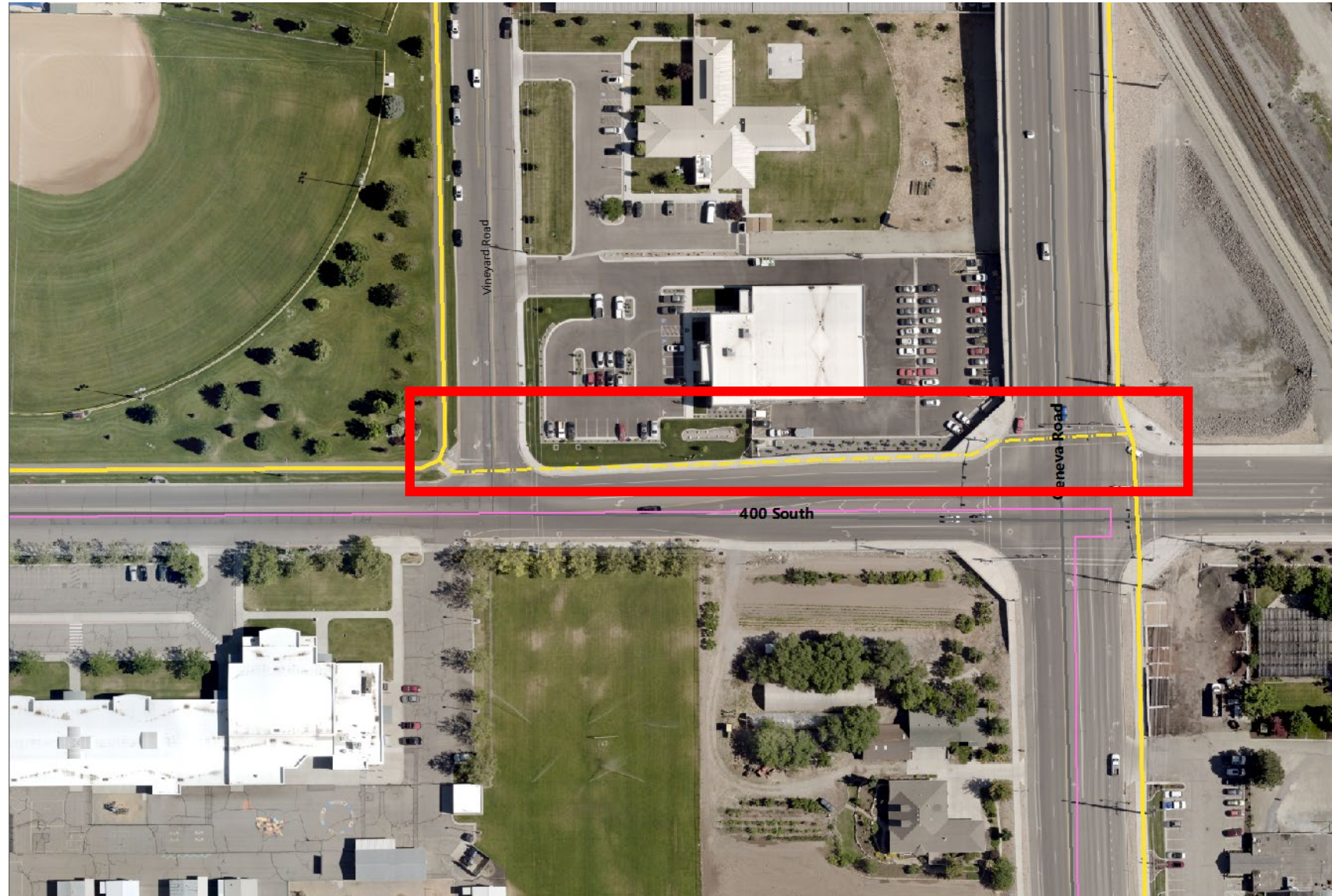
Area 3 – Lakeside Park Connector

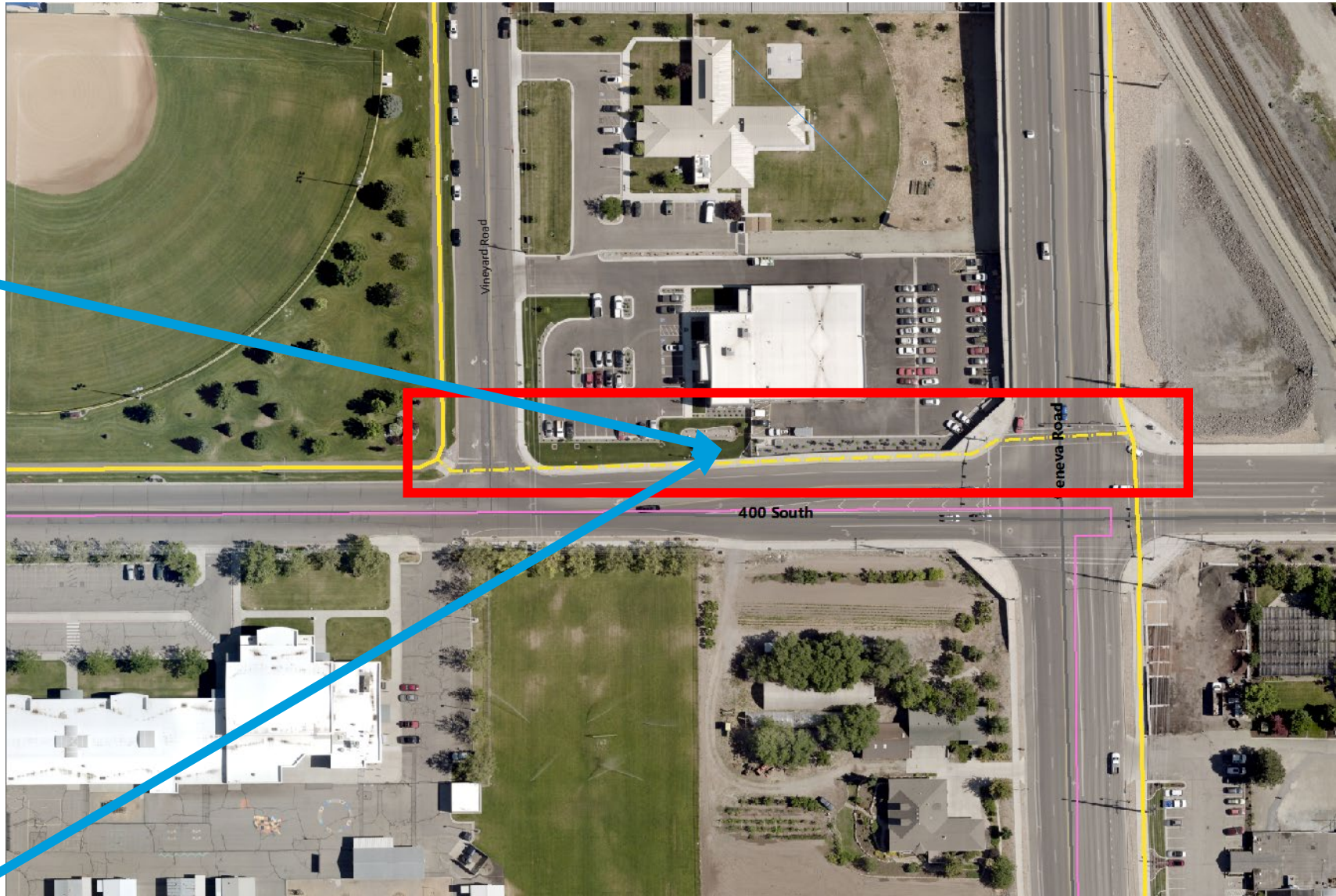
Connects the Geneva road Multi-Use Trail to the Lakeside Park Multi-Use Trail via 400 South

Length: 600 feet

Destinations:

- UVU/UVU East
- Orem Station
- Sleepy Ridge Golf Course
- Vineyard Elementary
- Utah Lake Shoreline Trail

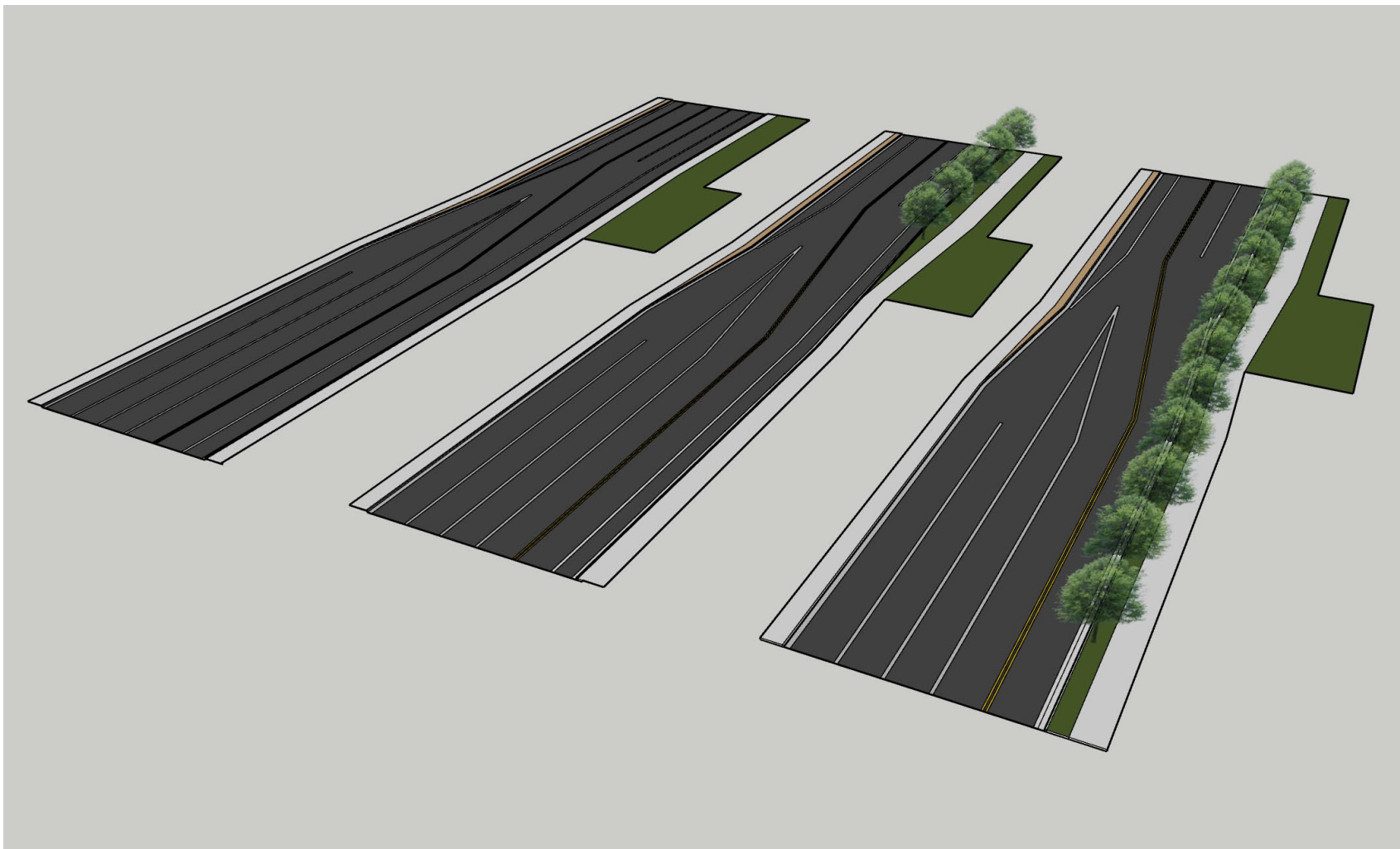




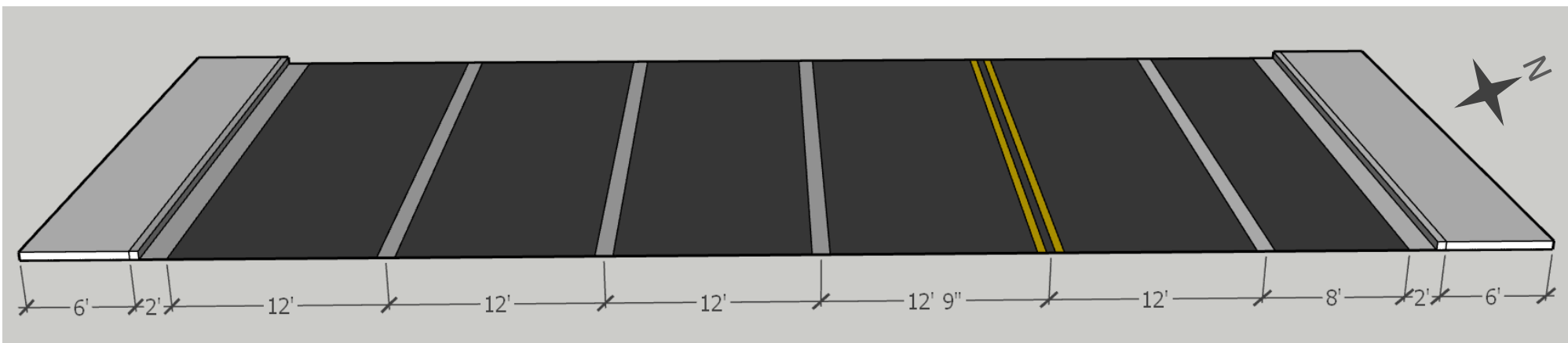
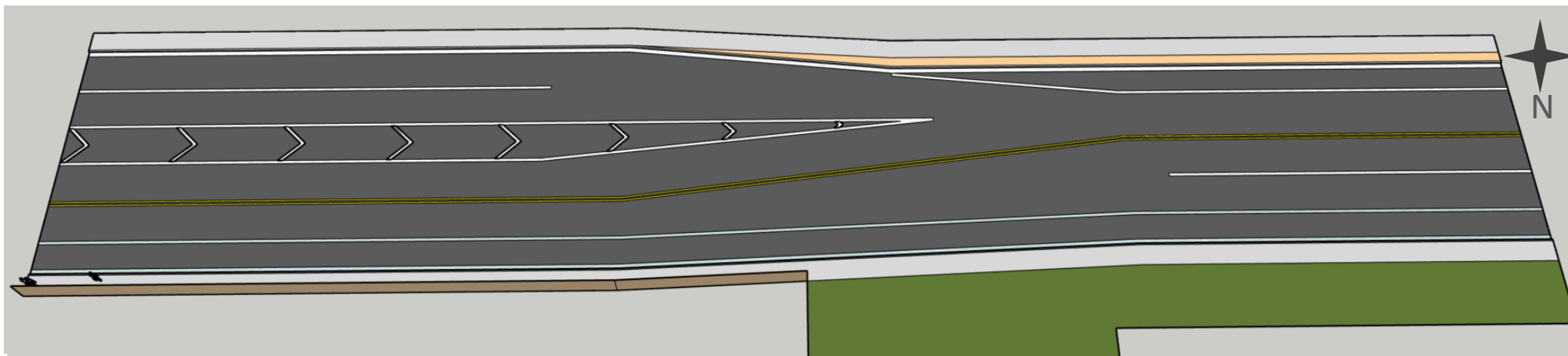
FAMILY CITY USA

Orem PRTO Master Plan Amendments

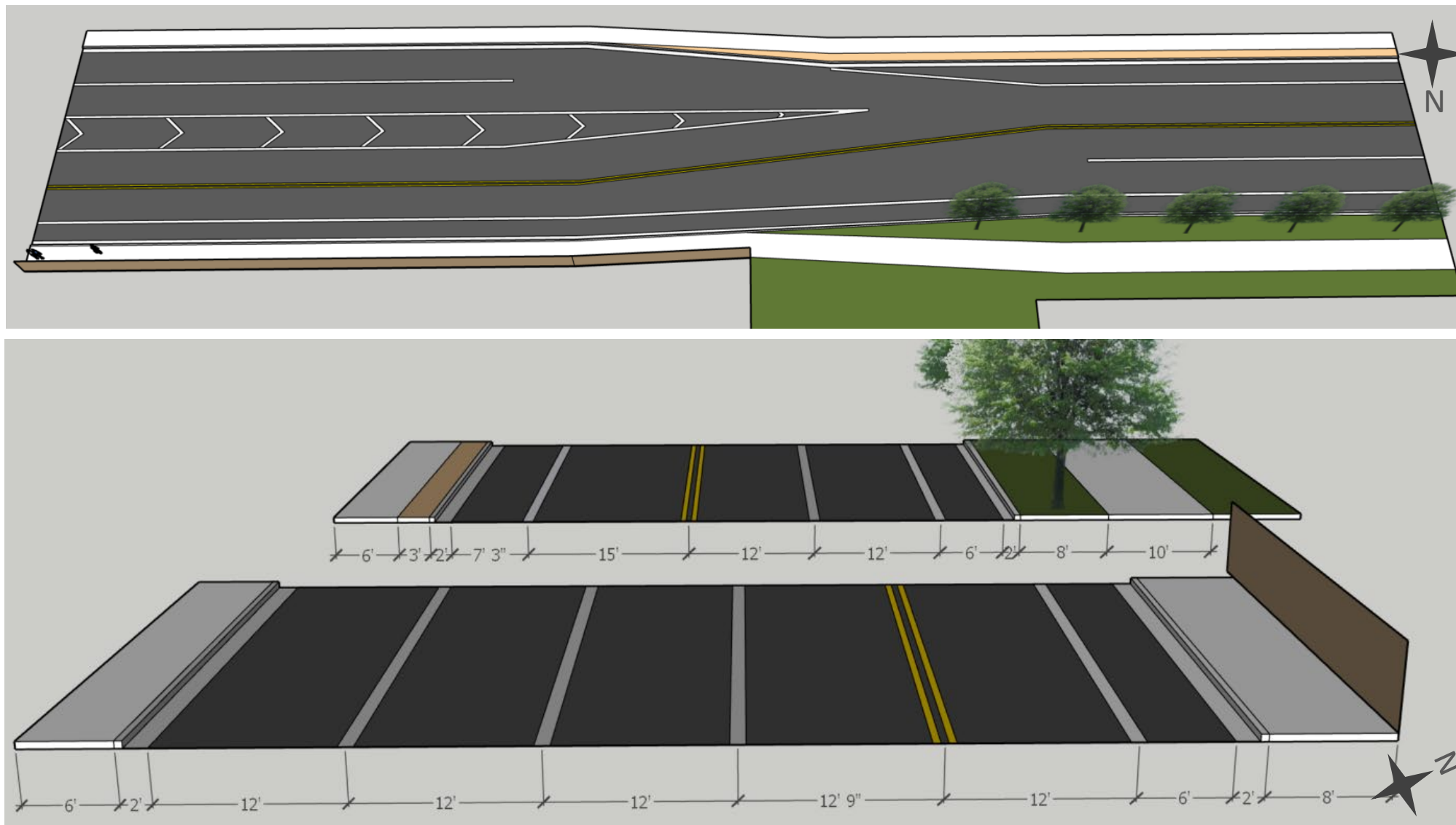
Area 3 – Lakeside Park Connector Alternatives



Existing Conditions



Alternative 1



Alternative 2



Requested Action

- An amendment to the Parks, Recreation, Trails, and Open Space Master Plan, Map 6: Proposed Trails and Bike Lanes to include these multi-use path alignments.

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
October 5, 2022

The following items are discussed in these minutes:

- **SITE PLAN** – Approving the site plan of Nickelmania located at 1000 North State Street in the C2 zone. – approved.
- **PUBLIC HEARING** – Amending Lot S, of Phase 1, Timpanogos Research Technology Park and approving The Summit at Canyon Park Condominiums located at approximately 500 E Timpanogos Parkway in the PD6 zone. – approved.

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Vice-Chairman 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; and Aaron McKnight, Legal Counsel

Those excused: Sam Kelly, City Engineer; and Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from September 21, 2022 meeting and adjourned at 4:12 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; and Aaron McKnight, Legal Counsel

Those excused: Sam Kelly, City Engineer; and Terry Peterson, City Council Liaison

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

Agenda Item 3.1 is a request by Michelle Poulson for the Planning Commission to approve the site plan of Nickelmania located at 1000 North State Street in the C2 zone.



Staff Presentation: The applicant is proposing to construct an addition and remodel of an existing building located at 1000 North State Street. The use of the building will be changed from an existing preschool to an arcade game center. The applicant wants to add an additional building adjacent to the existing building. The exterior of the new building will be of similar material and style to the existing building. The parking and landscaping will meet all city requirements.

Because this property is within the State Street corridor, it will have to meet the setback

requirements of a fifteen foot planter strip from back of curb, have an eight-foot sidewalk and then have an additional fifteen foot setback ([22-8-8](#)).

Architecture: The exterior of the main buildings will be CMU in Natural with Charcoal accents and laser cut metal panels around window, doors and as accents. The roof will be flat with a parapet. This meets the building materials requirements outlined in [Section 22-8-8\(5\)\(d\)](#).

Parking: One parking stall is required for every two hundred fifty (250) square feet of gross leaseable area. This building has 14,092 square feet and at two hundred fifty (250) square feet per gross leaseable area that would require fifty-seven (57) parking spaces ($14,092 / 250 = 56.4$). They are providing fifty-eight (58). ([22-15-4\(B\)\(2\)](#))

Recommendation: Staff recommends the Planning Commission approve the site plan of Nickelman located at 1000 North State Street in the C2 zone.

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

There was a discussion concerning the previous use on the site.

There was a discussion concerning parking along 990 N street.

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: Murray Low made a motion to approve the site plan of Nickelman located at 1000 North State Street in the C2 zone. 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.

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

Agenda Item 3.2 is a request by Brook Hintze for the Planning Commission to amend Lot S, of Phase 1, Timpanogos Research Technology Park and approve The Summit at Canyon Park Condominiums located at approximately 500 E Timpanogos Parkway in the PD6 zone.

DRAFT Planning Commission minutes for October 5, 2022



Staff Presentation: The applicant is seeking to convert the existing building at 500 E Timpanogos Parkway into 10 office condos and 3 common areas. This will allow the owner of the building to individually sell each unit. It would provide businesses an opportunity to own an asset in real estate as opposed to leasing a space.

As part of the condominium conversion application, the applicant provided a survey map, a site plan, a copy of the declarations and bylaws, a written statement by a Utah licensed attorney, a property report, a building

inspection report, and proof of notice to tenants. ([See Section 22-16-2](#)).

Recommendation: Staff recommends the Planning Commission amend Lot S, of Phase 1, Timpanogos Research Technology Park and approve The Summit at Canyon Park Condominiums located at approximately 500 E Timpanogos Parkway in the PD6 zone.

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

There was a discussion about an Owner's Association and who maintains the building.

Chair Sakar invited the applicant to come forward. Mr. Hintze introduced himself.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone. When none did, he called for a motion on this item.

Planning Commission Action: Haysam Sakar made a motion to amend Lot S, of Phase 1, Timpanogos Research Technology Park and approve The Summit at Canyon Park Condominiums located at approximately 500 E Timpanogos Parkway in the PD6 zone. Tina Okolowitz 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 September 21, 2022 with the condition that Murray Low's vote is changed from "aye" to "nay" on item 3.5. 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: 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: 4:42p.m.

Ryan Clark
Planning Commission Secretary

Approved: October 19, 2022

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

DRAFT Planning Commission minutes for October 5, 2022

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4
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A complete video of the meeting can be found at www.orem.org/meetings