



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
November 9, 2022

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

4:00 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

UPDATE - 1600 North Project (15 minutes)

Presentation

Presenter: Duke Richardson, Avenue Consultants, and the 1600 North Project Team

DISCUSSION - Campus Drive Parking Permit (10 min)

Discussion

Presenter: Lieutenant Mike Paraskeva, Orem Police Department

UPDATE - Transportation Master Plan (45 minutes)

Presentation

Presenter: Sam Kelly, City Engineer

DISCUSSION - Mayor Pro-Tem, January - July 2023 (5 min)

Discussion

Presenter: JoD'Ann Bates, City Recorder

DISCUSSION - 2023 City Council Meeting Schedule (5 min)

Discussion

Presenter: JoD'Ann Bates, City Recorder

DISCUSSION - 2022 General Election Canvass (5 min)

Discussion

Presenter: JoD'Ann Bates, City Recorder

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

2. CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

This is an opportunity for members of the City Council to raise issues of information or concern.

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: Blaine Blad

5. PLEDGE OF ALLEGIANCE: Jim Lauret

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1 RECOGNITION - "LIVES SAVED" Orem Fire Department and Timpanogos Hospital

Presenter: Kris Sheilds, Director of EMS Relations, Timpanogos Hospital

6.2 ANNUAL REPORT - Metropolitan Water District

Presenter: Reed Price, Assistant Public Works Director and Steve Brown, Chairman of the Metropolitan Water District

7. PERSONAL APPEARANCES – 15 MINUTES

Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the city. Comments should focus on issues concerning the city. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)

8. CONSENT ITEMS

9. SCHEDULED ITEMS

9.1 PUBLIC HEARING / ORDINANCE – Enacting Section 22-11-64 PD51 (*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.

Presenter: Jason Bench, Planning Division Manager

9.2 PUBLIC HEARING / ORDINANCE - 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 area in the Business Park (BP) zone located at approximately 800 North and University Avenue.

Presenter: Jason Bench, Planning Division Manager

10. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.

11. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)

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

Proposed City Council Meetings for 2023:

City Council Meetings are typically held the 2nd and 4th Tuesday of each month
(July, November and December only host one meeting due to the holidays)

Proposed Date:

Other activities and conferences

January 10, 2023

January 24, 2023

February 14, 2023

February 28, 2023

March 14, 2023

March 28, 2023

April 11, 2023

April 25, 2023

May 9, 2023

May 23, 2023

June 13, 2023

June 27, 2023

July 11, 2023

August 1, 2023

August 22, 2023 (Election Canvass)

September 12, 2023

September 26, 2023

October 10, 2023

October 24, 2023

November 14, 2022

November 21, 2023 Special Meeting – Canvass of Election

December 12, 2023

January 25th: City Engineers Conference

Valentines Days

March 31st – April 14th: National Planning Conference

April 3rd -7th: Records Annual Spring Conference

April 3rd -7th: ASD Spring Break

April 12th -14th: Finance Conference

April 17th – 21st: ULCT Mid-Year Conference

May 21st – 24th: Finance Conference

June 1st – 7th: Declaration of Candidacy

June 5th – 10th: Summerfest

August 8th: Primary Election

September 20th – 22nd: Records Annual Fall Conference

September 30th – October 4th: IMCA Conference

ULCT Fall Conference?

October 19th – 23rd: ASD Fall Break

November 7th – General Election Day

REQUIREMENT FOR AND ELECTRONIC MEETING

Utah State Code 52-4-207 Electronic Meetings – Authorization – Requirements requires a public body to have adopted a resolution, rule, or ordinance with specific procedures for conducting an electronic meeting.

The adoption of the Orem City Council Policies and Procedures complies with the requirements of State Code. Orem City Council Policies and Procedures states in Section 4.7 (E)(F) the following :

No council meeting may be held electronically unless **at least one Council member is present at the anchor location.** The meeting shall be conducted from the anchor location by the mayor or the mayor pro tem. However, if neither the mayor nor the mayor pro tem is present at the anchor location, the Council shall select from its membership at the anchor location a mayor pro tem for the sole purpose of conducting the electronic meeting.

Immediately prior to opening the meeting, the mayor or mayor pro tem shall communicate with the person who is participating electronically and insure that he or she is prepared to go forward. From that time forward until the adjournment of the meeting, the communication line shall be kept open, unless the council member participating electronically wishes to withdraw from the meeting.



**CITY OF OREM
CITY COUNCIL
MEETING
NOVEMBER 9, 2022**

REQUEST:	PUBLIC HEARING / ORDINANCE – Enacting Section 22-11-64 PD51 (<i>River District – 720 North 1550 East</i>) 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.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Cheryl Vargas, Associate Planner

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
OCTOBER 25, 2022



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING – Enacting Section 22-11-64 PD51 (<i>River District – 720 North 1550 East</i>) 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.
APPLICANT:	Julie Smith
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed 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: **3.15**
Neighborhood:
Orchard

**PLANNING
COMMISSION
RECOMMENDATION**

3-2 – In favor, but
not enough for a
recommendation

PREPARED BY:

Cheryl Vargas
Associate Planner

REQUEST: The applicant requests the City enact Section 22-11-64 PD51 (*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:

The Planning Commission held 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 amending 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 had reviewed and approved their part of the project since a large portion of the overall project is located in Provo. The item was continued to September 21, 2022, when the Planning Commission held a meeting and voted on the project.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone in order to 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.

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\(3\)](#)).

The exterior finishing materials for the project include wood siding, stone and standing seam metal roofs (see proposed ordinance text).

The overall height for structures in the PD51 zone can be up to three stories and no higher than forty feet (40') 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 for the development is required to provide 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.

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.

If approved, any future development on the parcel would be required to conform to the standards outlined in the PD51 zone and the concept plan and exhibits outlined in Appendix YY of the Orem City Code. Future changes would 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

The applicant during the Planning Commission meeting agreed to provide a public access for pedestrians on the west side of the Provo River as part of their project similar to the requirement of Provo City. The developer is in the process of providing a development agreement stipulating this requirement. The development agreement may include other provisions that will be reviewed with the Council during the public hearing.

RECOMMENDATION: The Planning Commission has no recommendation for the City Council to enact Section 22-11-64 PD51 (*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.



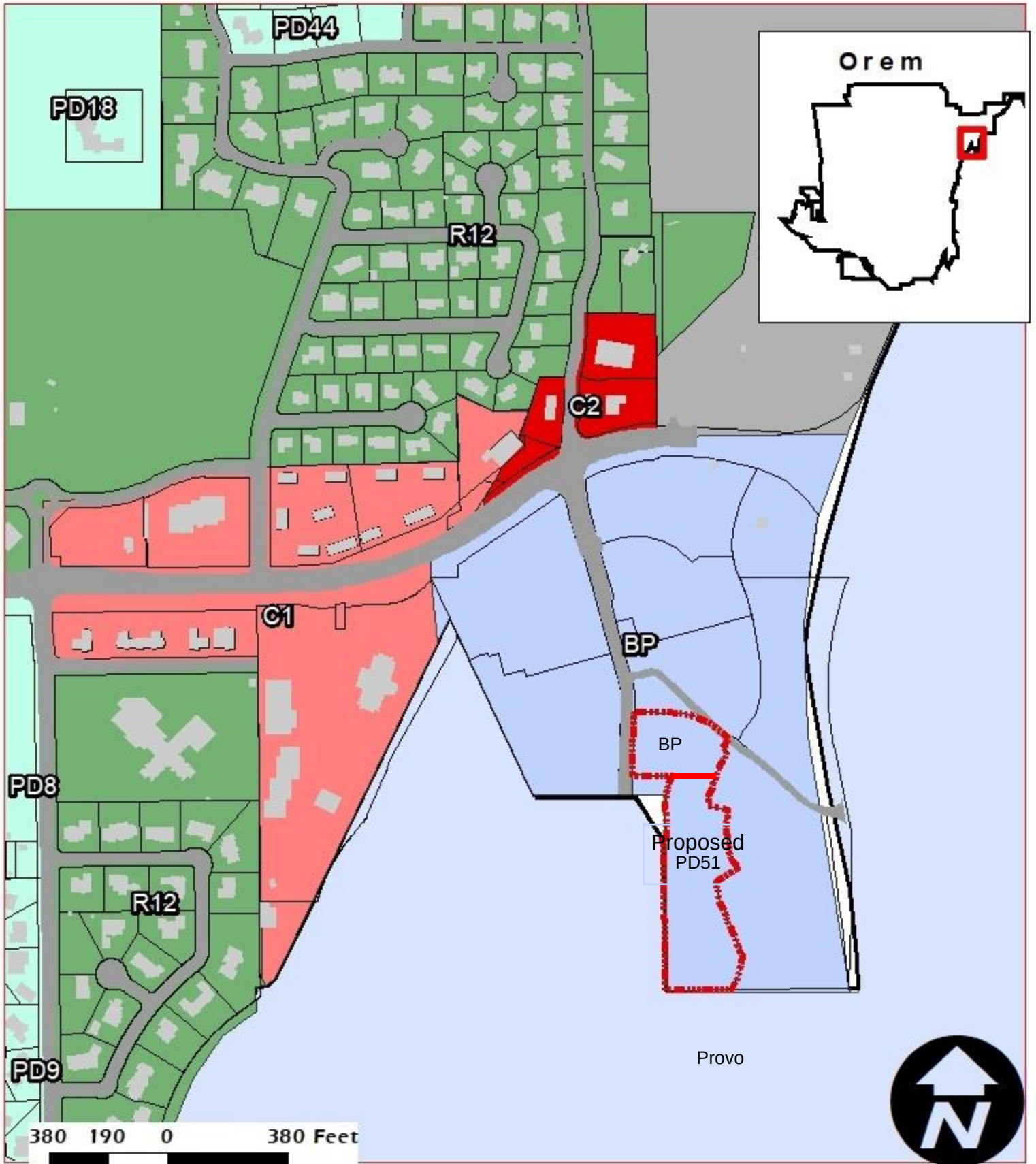
800 North

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

Proposed Zoning



Provo

BP

PD51

Provo

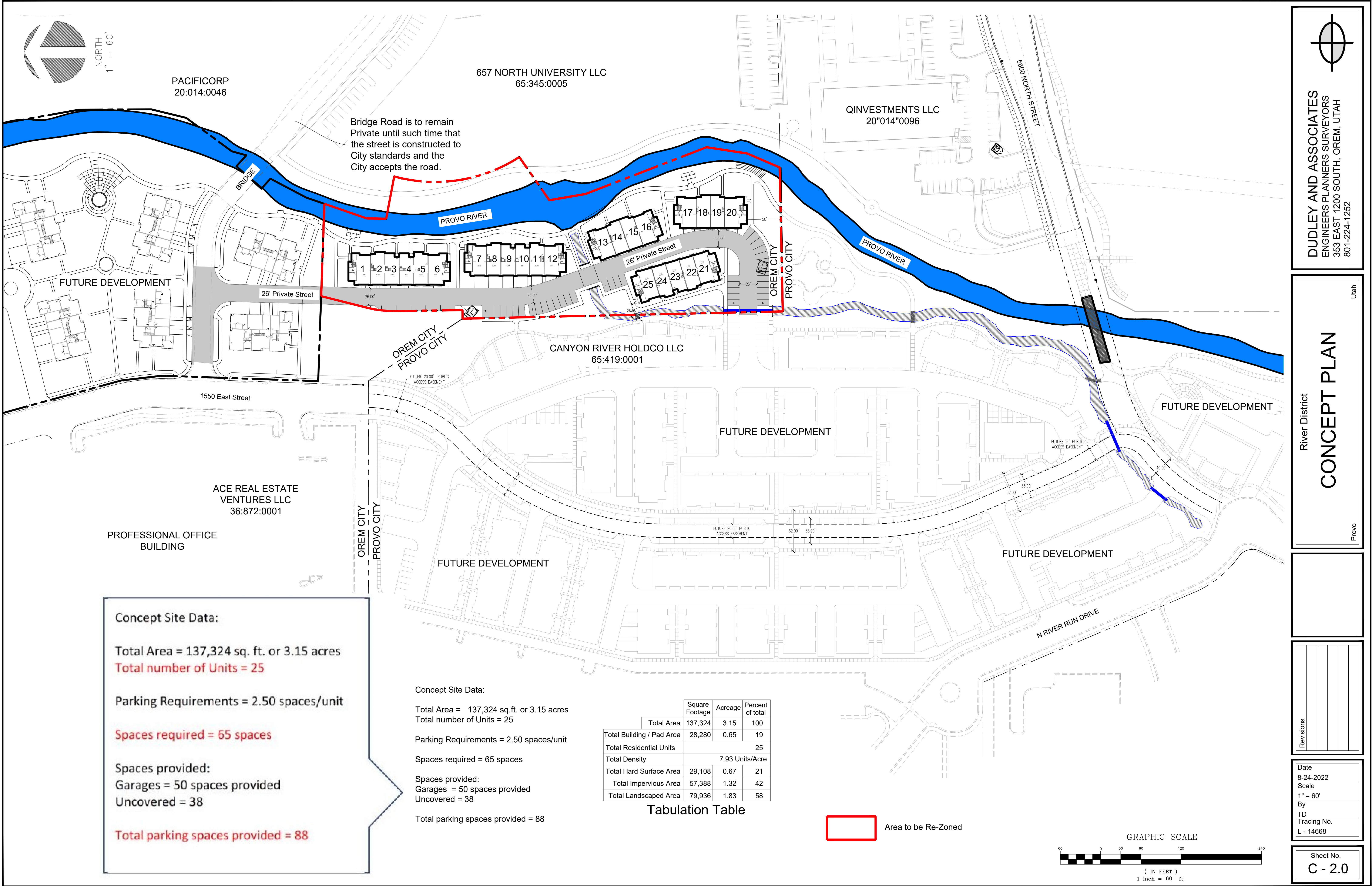
Feet

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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.

Concept Plan



Concept Site Data:

Total Area = 137,324 sq. ft. or 3.15 acres
Total number of Units = 25

Parking Requirements = 2.50 spaces/unit

Spaces required = 65 spaces

Spaces provided:
Garages = 50 spaces provided
Uncovered = 38

Total parking spaces provided = 88

Concept Site Data:

Total Area = 137,324 sq. ft. or 3.15 acres
Total number of Units = 25

Parking Requirements = 2.50 spaces/unit

Spaces required = 65 spaces

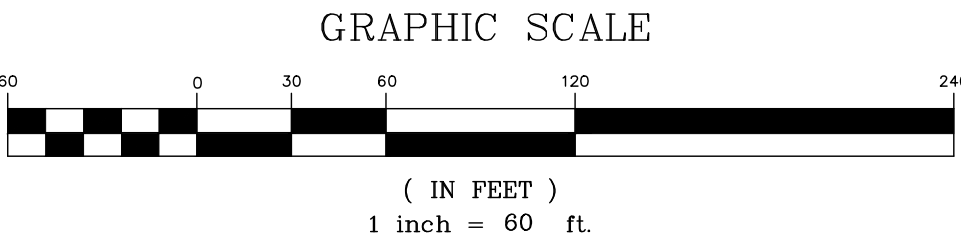
Spaces provided:
Garages = 50 spaces provided
Uncovered = 38

Total parking spaces provided = 88

	Square Footage	Acreage	Percent of total
Total Area	137,324	3.15	100
Total Building / Pad Area	28,280	0.65	19
Total Residential Units			25
Total Density		7.93 Units/Acre	
Total Hard Surface Area	29,108	0.67	21
Total Impervious Area	57,388	1.32	42
Total Landscaped Area	79,936	1.83	58

Tabulation Table

Area to be Re-Zoned



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

River District

CONCEPT PLAN

Utah

Provo

Revisions

Date
8-24-2022

Scale
1" = 60'

By
TD

Tracing No.
L - 14668

Sheet No.
C - 2.0



PROVO RIVER TOWNHOMES

PROVO | UTAH

FOULGER PRATT | 21-133

DATE 07 | 28 | 22

PRELIMINARY SUBMITTAL

COVER SHEET





FRONT ELEVATION



REAR ELEVATION

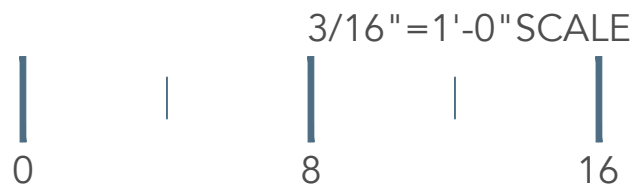
PROVO RIVER TOWNHOMES

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

3/16"=1'-0" SCALE
0 8 16

ELEVATIONS & PERSPECTIVES | OPTION A

EXISTING PLAT

UNIVERSITY AVE

18TH ST

19TH ST

20TH ST

THE FLOOD PLAZA

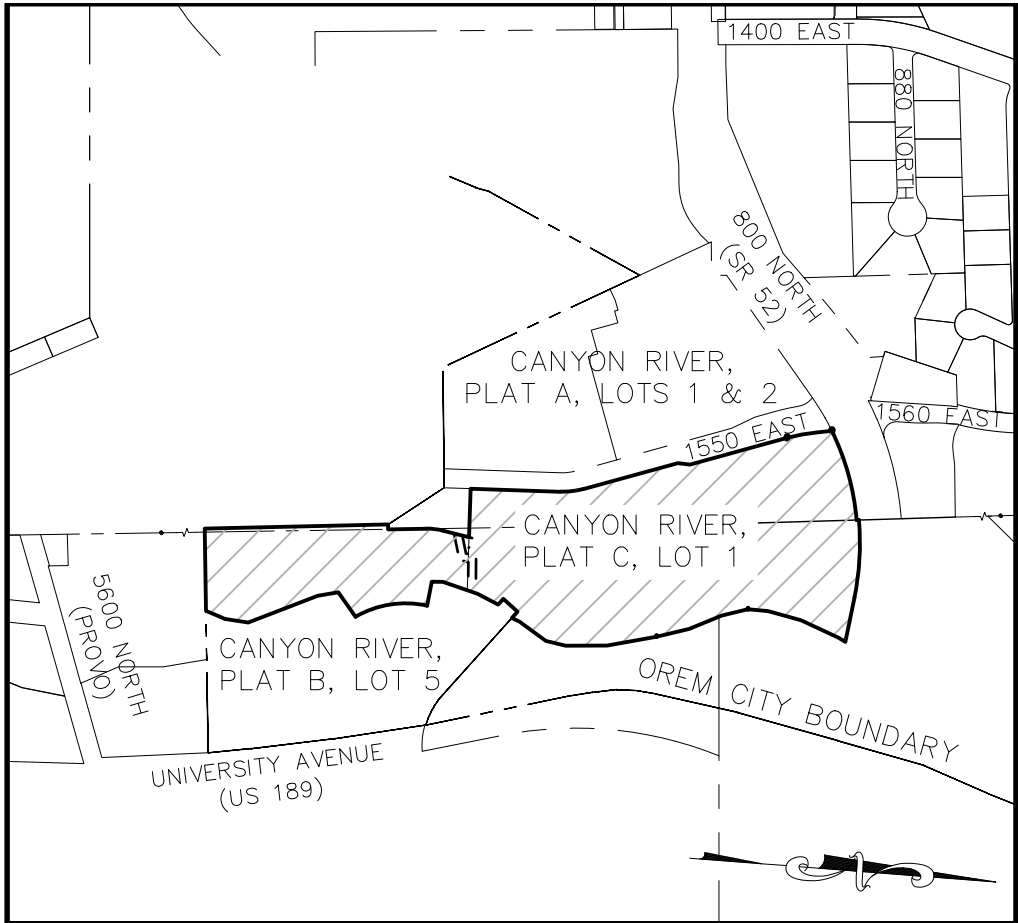
18419 sheet 1 of 2

Table 1: Subdivided Land

Subdivided Land	Area	Owner
Lot 1	0.10	...
Lot 2	0.10	...
Lot 3	0.10	...
Lot 4	0.10	...
Lot 5	0.10	...
Lot 6	0.10	...
Lot 7	0.10	...
Lot 8	0.10	...
Lot 9	0.10	...
Lot 10	0.10	...
Lot 11	0.10	...
Lot 12	0.10	...
Lot 13	0.10	...
Lot 14	0.10	...
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Lot 97	0.10	...
Lot 98	0.10	...
Lot 99	0.10	...
Lot 100	0.10	...

13419 sheet 1 of 2

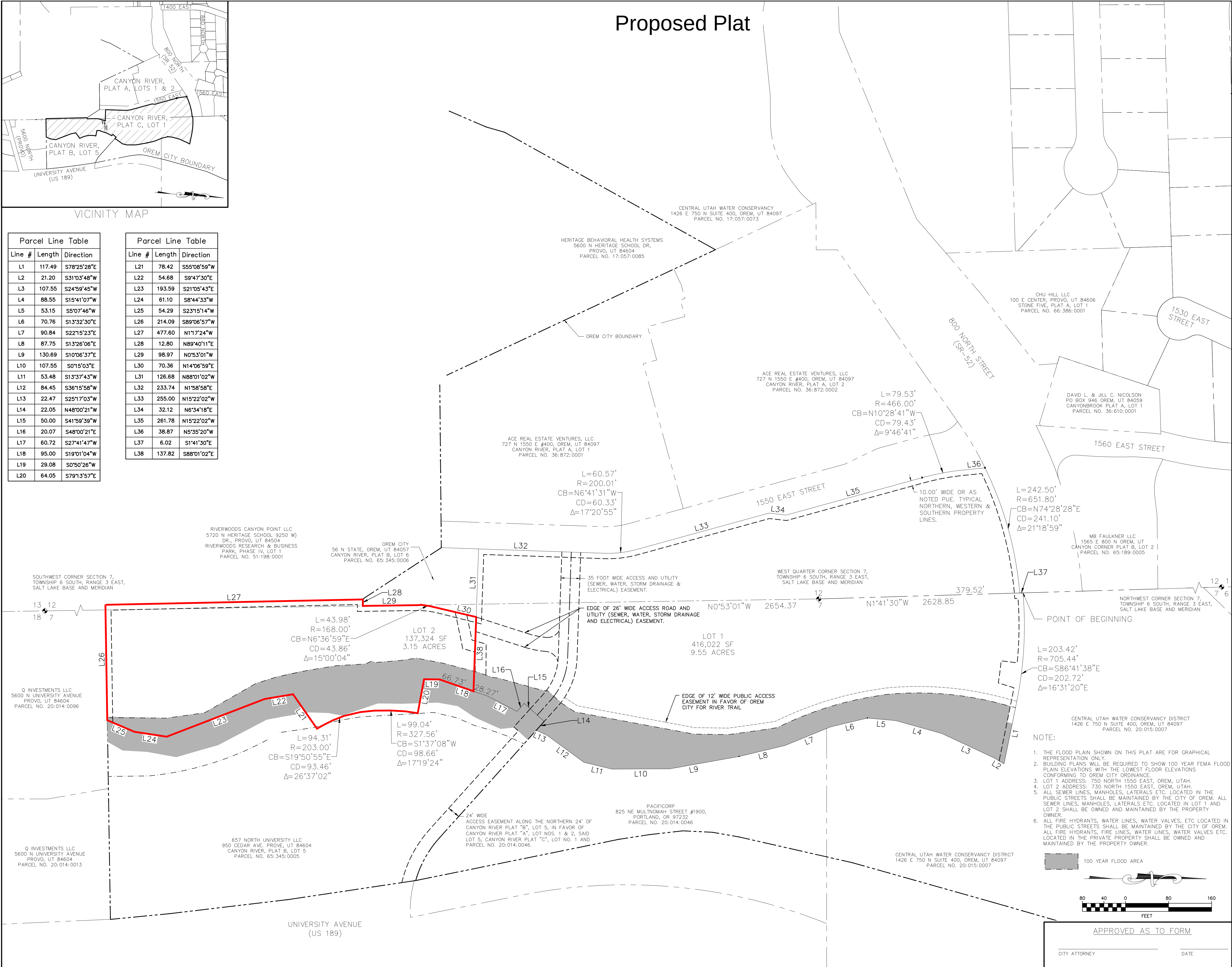
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VICINITY MAP

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

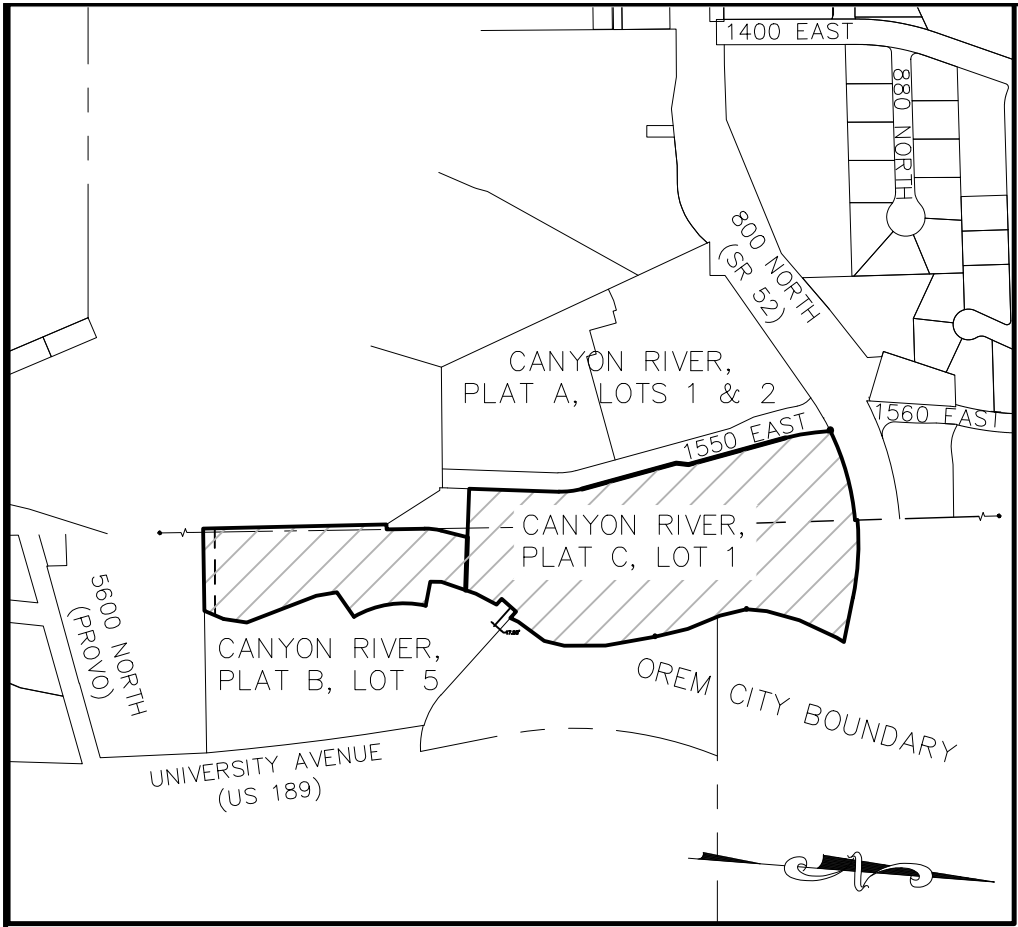
PURSUANT TO OREM CITY ORDINANCES, THE OWNER OF THE LOT WILL BE REQUIRED TO DETAIN ALL DEVELOPMENT RELATED STORM WATER ON THE LOT FROM WHICH IT IS GENERATED OR TO CONVEY SUCH STORM WATER TO THE OREM CITY APPROVED STORM WATER DETENTION BASIN LOCATED ON CANYON RIVER PLAT B, LOT 6.

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°33'11"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.

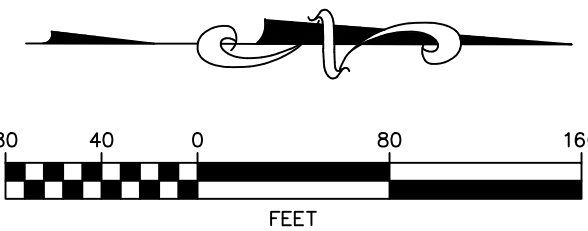
CENTER LINE OF A 20' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR A CANAL RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO PROVO BENCH CANAL COMPANY.
POB EAST 73.14' AND NORTH 92.00' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

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.

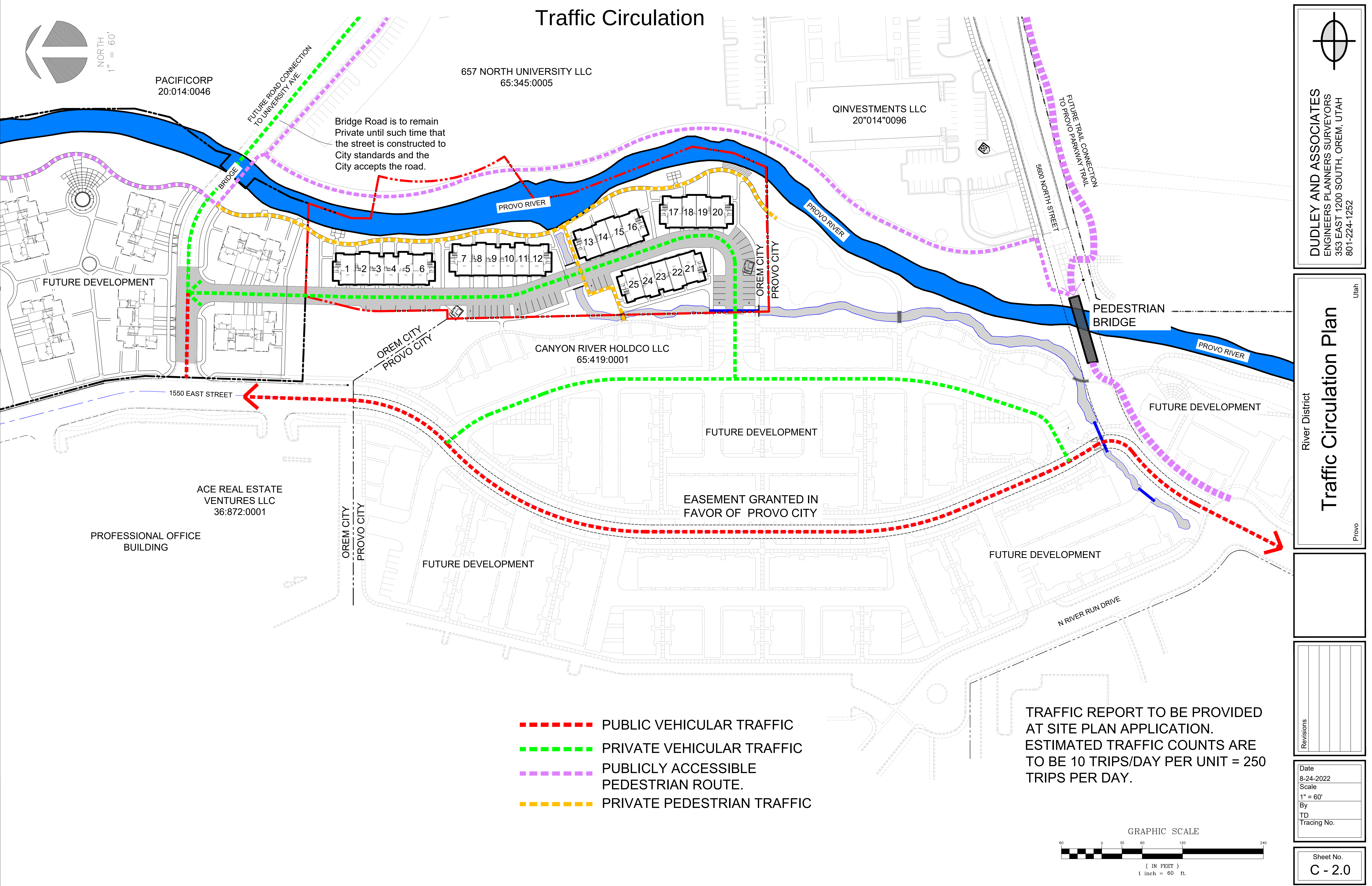
BASIS OF BEARING: N.00°53'01"W. BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

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

Traffic Circulation



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

Street View from 1550 East



Street View from University Avenue



Planning Commission Minutes – September 21, 2022

Agenda Item 3.4 is a request by Julie Smith for the City 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: This item was continued from the September 7, 2022 meeting.

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

Vice-Chair Komen asked if the Planning Commission had any questions for Ms. Stevens. ([see video for details](#))

Vice-Chair Komen invited the applicant to come forward. Jim Ivory, Folger Pratt, introduced himself. He presented a slide show of the project ([see video for details](#)).

Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone ([see video for details](#))

Lynette Kern
 Brian Bird
 Greg Bird
 Kelly Brown
 Jim Ivory – responded to resident questions ([see video for details](#))
 Ron Woolley

A discussion regarding the intersection at 800 North 1550 East was held. No matter what project goes in to this area the traffic problems will have to be addressed. ([see video for details](#))

A discussion regarding whether or not the rezone was necessary was held.

A discussion was held regarding the continuation of the Provo River trail and making it accessible to the public ([see video for details](#))

Vice-Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to 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. Ms. Komen seconded the motion. Those voting aye: James Hawkes, Madeline Komen and Tina Okolowitz. Those voting nay: Gerald Crismon and Murray Low. The motion passed but because there were not four (4) votes either way, a neutral recommendation will be sent to the City Council.

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.





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).

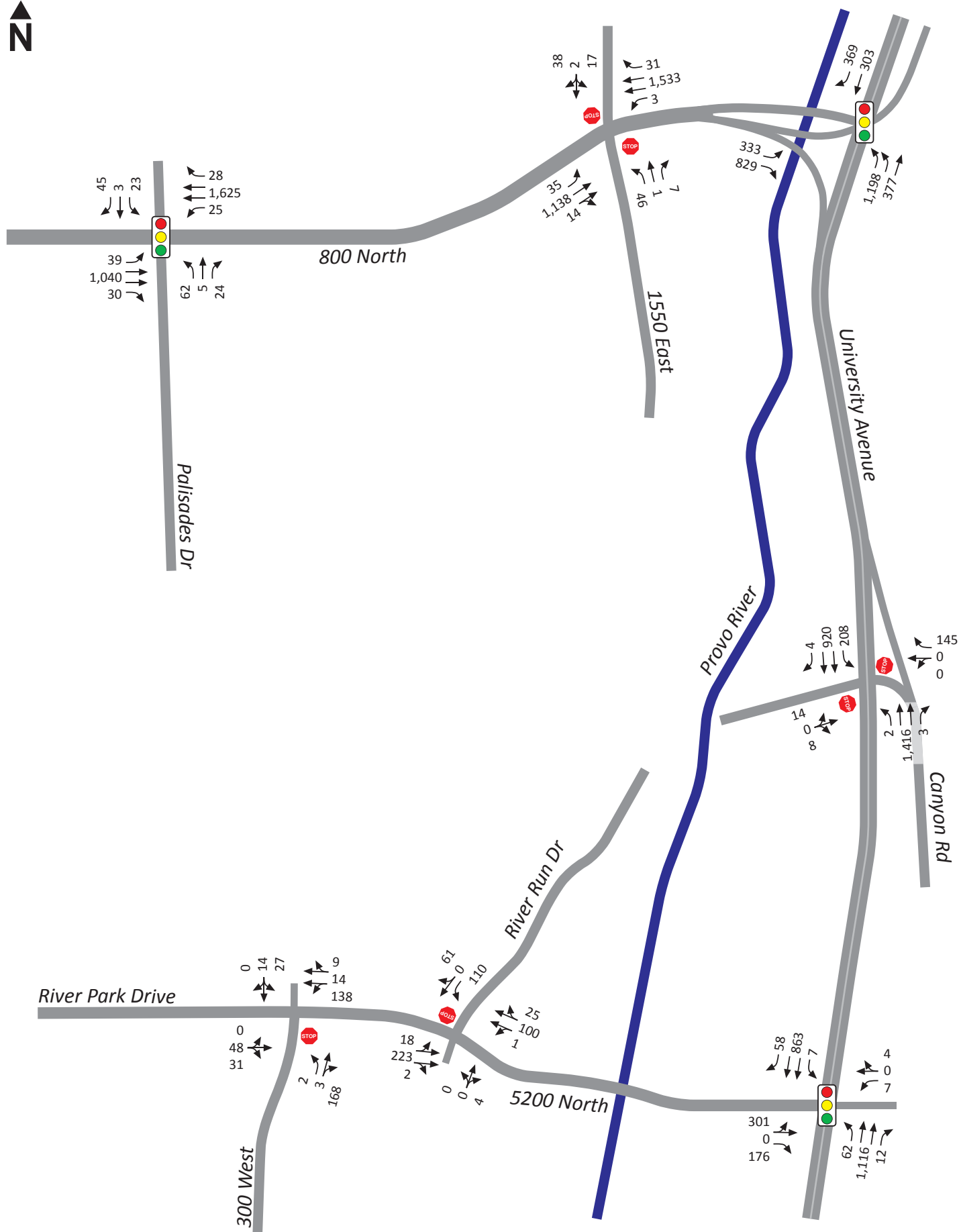
The following seven (7) intersections within the study area were part of this evaluation:

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.

Table 2. Distribution of Crashes on 800 North from 1550 East to University Ave by Manner of Collision		
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.

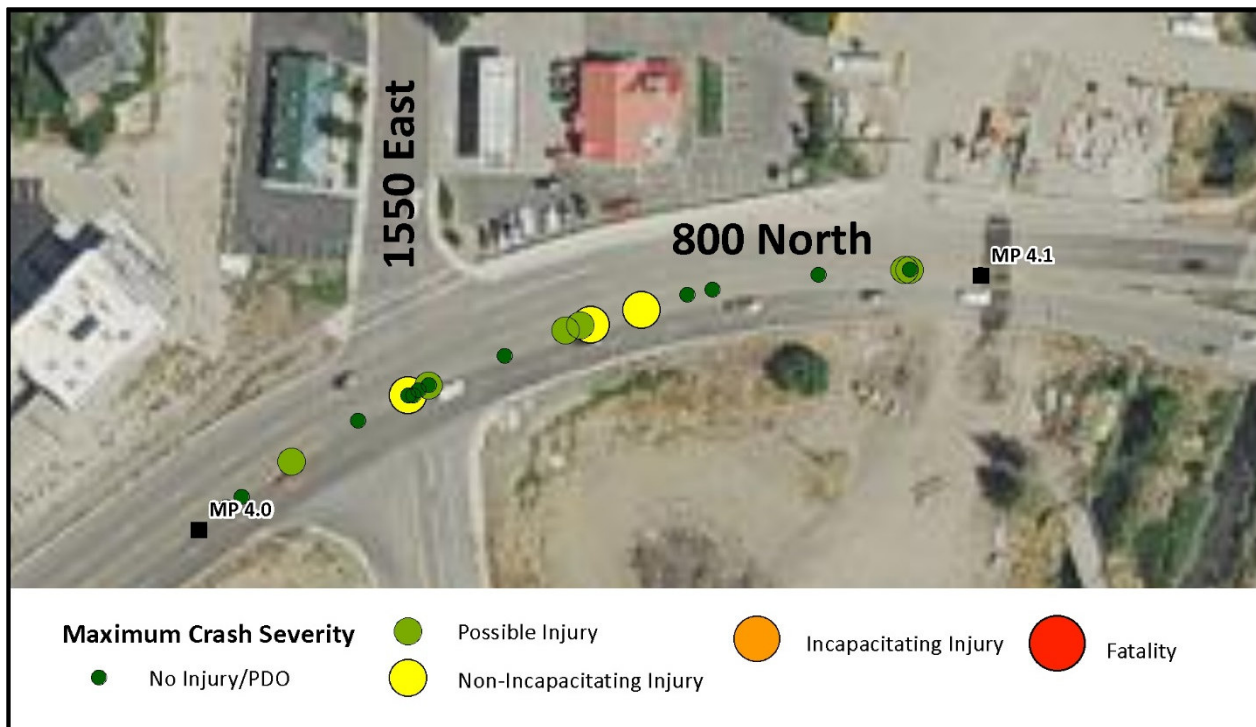


Figure 3. 2009–2014 Crashes on Orem 800 North between Milepost 4.0 and 4.1



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

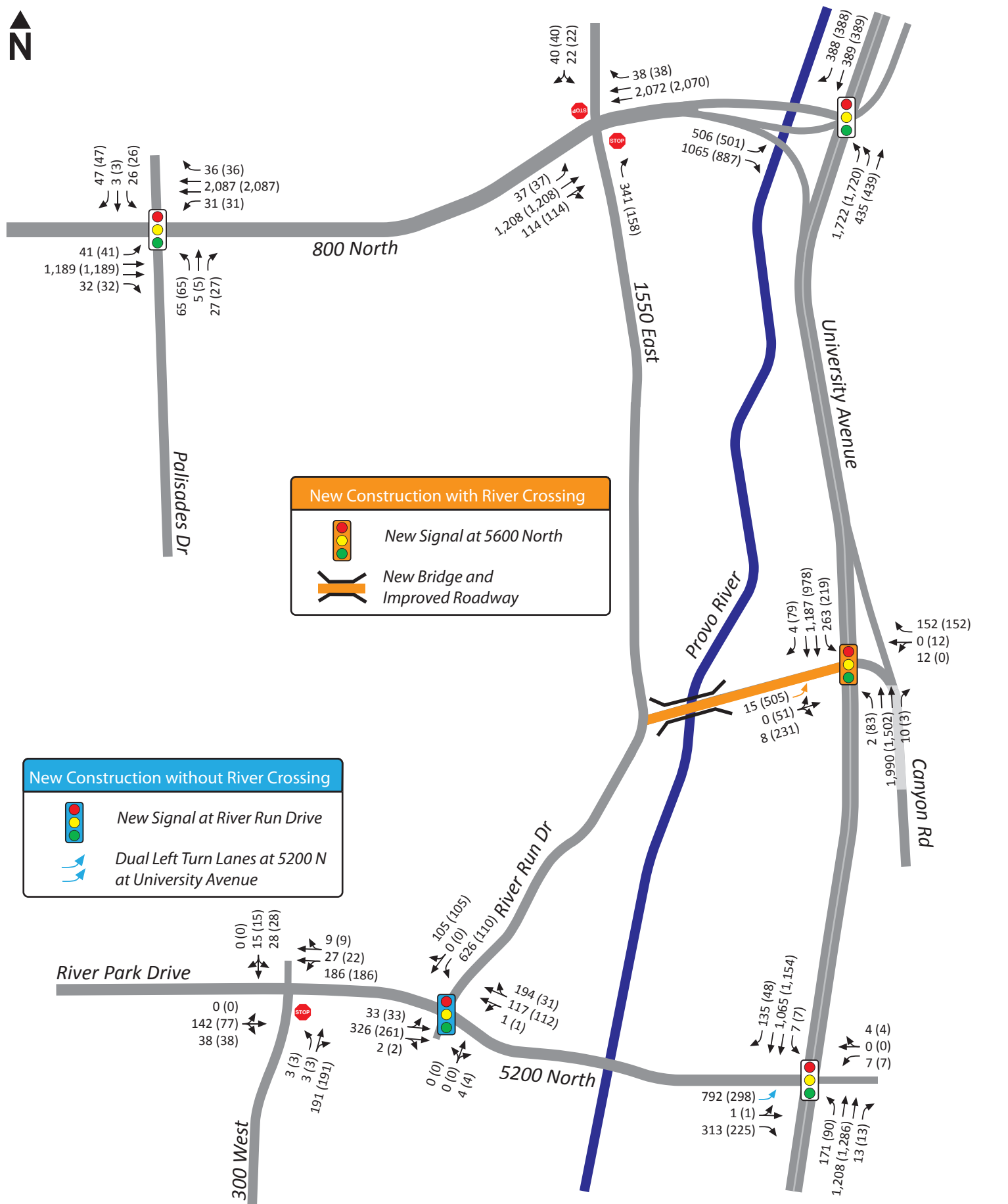
In an effort to identify future traffic needs and potential issues within the study area, two traffic circulation scenarios were considered. The assumptions for the future traffic growth were held consistent in both scenarios.

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.
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- 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.

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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



City Council Chambers, 56 N State Street

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

PUBLIC HEARING – Enacting Section 22-11-64 PD51 (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.

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 area 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) to be a permitted use in the Business Park (BP) zone.

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

City Council
Tue, Oct 25, 2022
6:00 pm



City Council Chambers, 56 N State Street

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

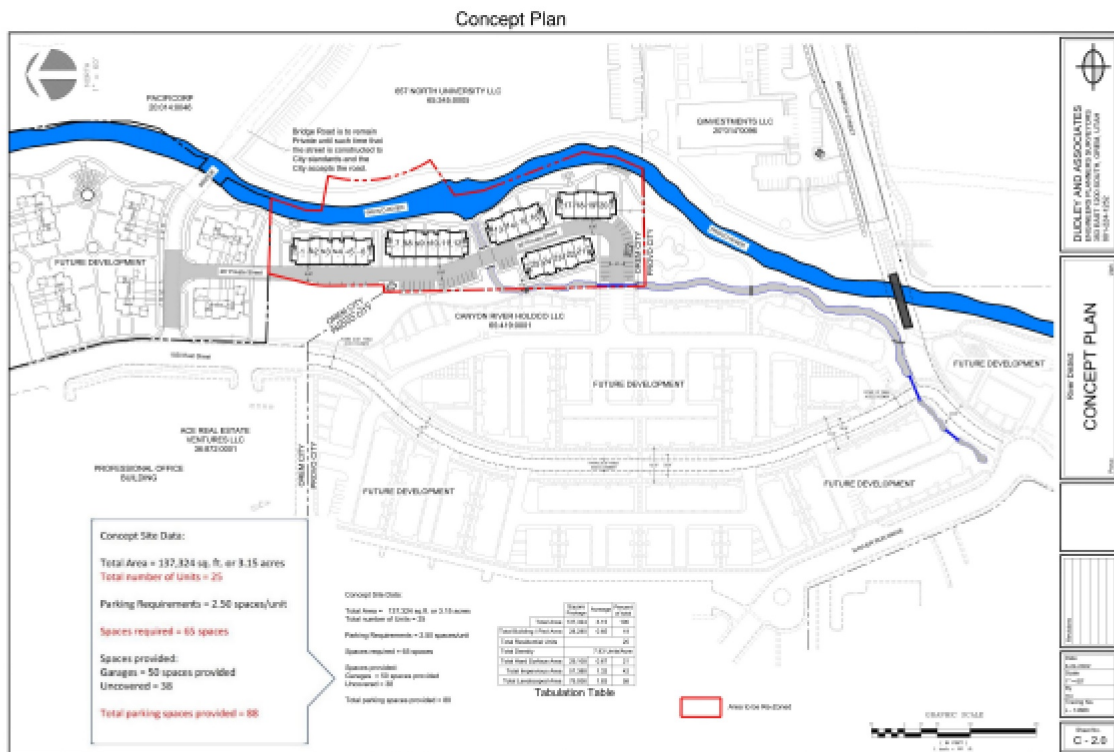
PUBLIC HEARING – Enacting Section 22-11-64 PD51 (River District – 720 North 1550 East) zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

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 area in the Business Park (BP) zone located at approximately 800 North and University Avenue.

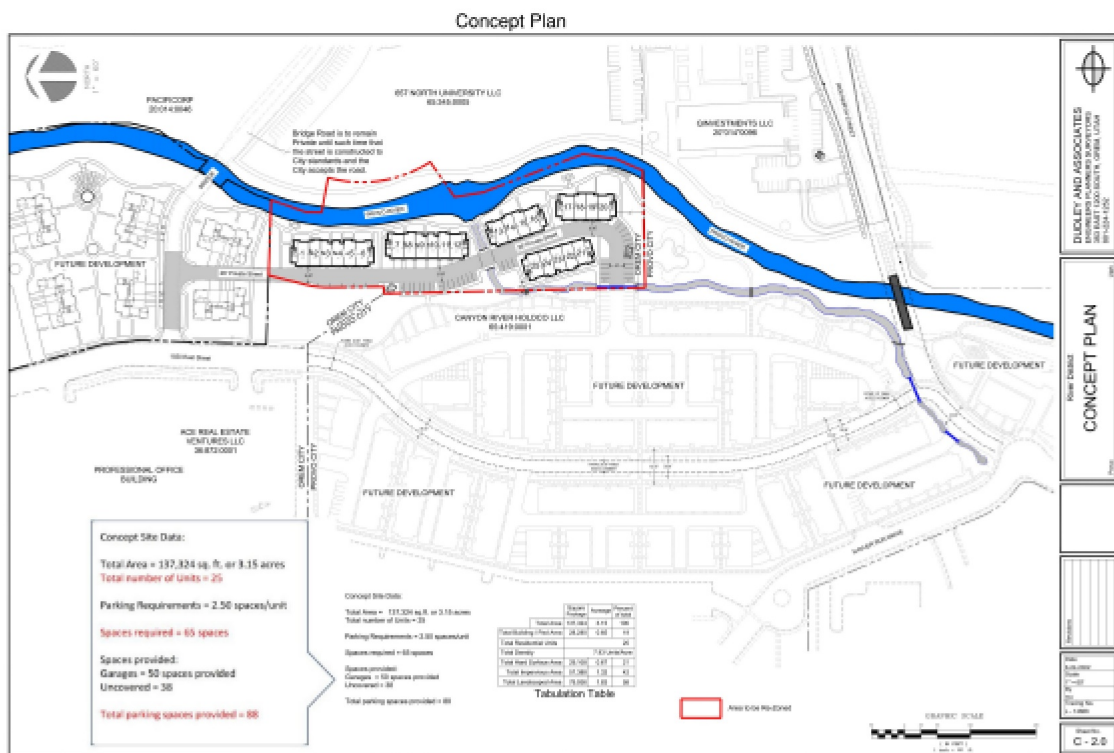
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UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

City Council
Tue, Oct 25, 2022
6:00 pm



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

HOLDSWORTH, WAYNE L & LILIANA
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

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL ENACTING SECTION 22-11-64 PD51 (*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.

WHEREAS on November 21, 2022, Julie Smith filed an application with the City of Orem to request enacting Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) zone, and Appendix “YY” of the Orem City Code and to 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; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on September 7, 2022 and September 21, 2022; and

WHEREAS public hearing notices were mailed to one hundred three (139) residents within one-thousand five hundred (1,500) feet of the property; and

WHEREAS a public hearing considering the subject application was held by the City Council on October 25, 2022; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; the compliance of the request with all applicable City ordinances; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds this request is in the best interests of the City because it allows for affordable housing in an undeveloped area that will not substantially alter the nature of the neighborhood and will not negatively affect the health, safety and general welfare of the City.
2. The City Council hereby approves the application to enact Section 22-11-64 PD51 (*River District – 720 North 1550 East*) zone, and Appendix “YY” of the Orem City Code, and to 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, as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

APPROVED and ORDERED PUBLISHED this 9th day of November 2022.

David A. Young, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

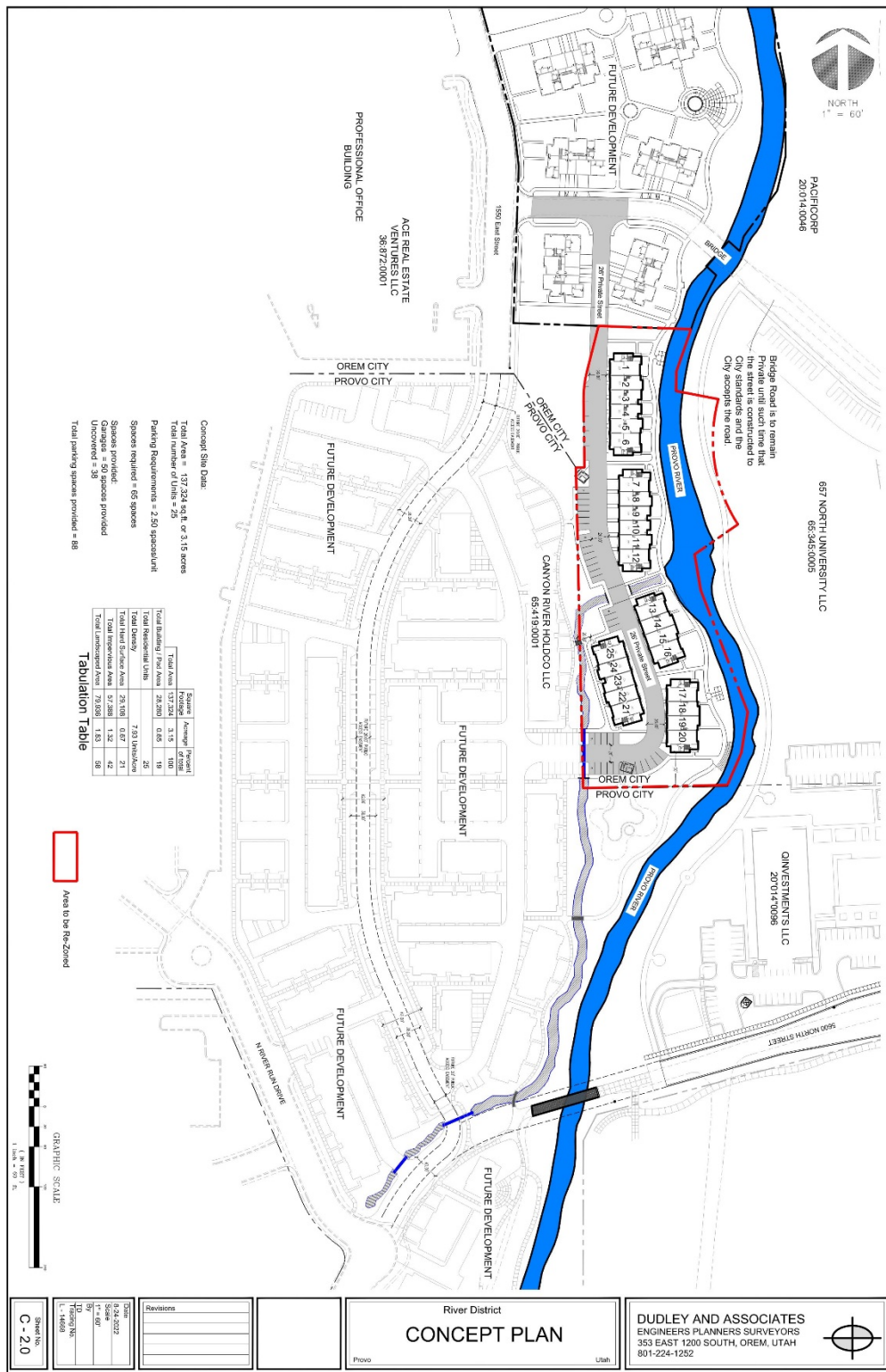
COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐

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 Concept Plan



Appendix YY Concept Elevations



PROVO RIVER TOWNHOMES

PROVO | UTAH
FOULGER PRATT | 21-133
DATE 07/28/22

PRELIMINARY SUBMITTAL

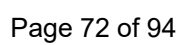
COVER SHEET



Appendix YY Concept Elevations

DATE 07/28/22

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



Appendix YY Material Boards





**CITY OF OREM
CITY COUNCIL
MEETING
NOVEMBER 9, 2022**

REQUEST:	PUBLIC HEARING / ORDINANCE - 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 area in the Business Park (BP) zone located at approximately 800 North and University Avenue.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Cheryl Vargas, Associate Planner

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
OCTOBER 25, 2022



REQUEST:	6:00 P.M. SCHEDULED ITEM 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 each individual project area on the west side of the river in the Business Park (BP) zone located at approximately 800 North and University Avenue.
APPLICANT:	Julie Smith
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed 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: **n/a**

**PLANNING
COMMISSION
RECOMMENDATION**

4-1 for Approval

PREPARED BY:

Cheryl Vargas
 Associate Planner

REQUEST: The applicant requests the City amend 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 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 each individual project area on the west side of the river in the Business Park (BP) zone located at approximately 800 North and University Avenue.

BACKGROUND:

The applicant proposes changes to the Business Park zone located at approximately 800 North and University Avenue to allow development to be consistent throughout each individual project area west of the Provo River. Current language would require all development west of the river to be consistent with the existing office building located on site.

The applicant also requests to amend 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.

1. ~~H.~~ 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.

On September 21, 2022 the Orem City Planning Commission recommended the City Council approve the proposed amendments.

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: The Planning Commission recommends the City Council, by ordinance, amend 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 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 each individual project area located on the west side 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

Planning Commission Minutes – September 21, 2022

Agenda Item 3.5 is a request by Julie Smith for the City to amend a portion 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: 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:
- 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.
 - ~~No restaurant may have a drive-through.~~
 - 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: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a recommendation to the City Council to amend a portion 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.

Vice-Chair Komen asked if the Planning Commission had any questions for Ms. Stevens. ([click here for recording](#))

Vice-Chair Komen invited the applicant to come forward. Jim Ivory, Folger Pratt, introduced himself.

Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone:

Lynette Kern

Discussion was held regarding allowing drive-thru restaurants and whether the rezone was necessary ([click here for recording](#))

Vice-Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Ms. Okolowitz moved to forward a positive recommendation to the City Council to amend a portion 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. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Tina Okolowitz. Those voting nay: Murry Low. The motion passed.

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 BECKER 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 *****

PUBLIC HEARING – Enacting Section 22-11-64 PD51 (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.

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 area 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) to be a permitted use in the Business Park (BP) zone.

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

City Council
Tue, Oct 25, 2022
6:00 pm



City Council Chambers, 56 N State Street

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

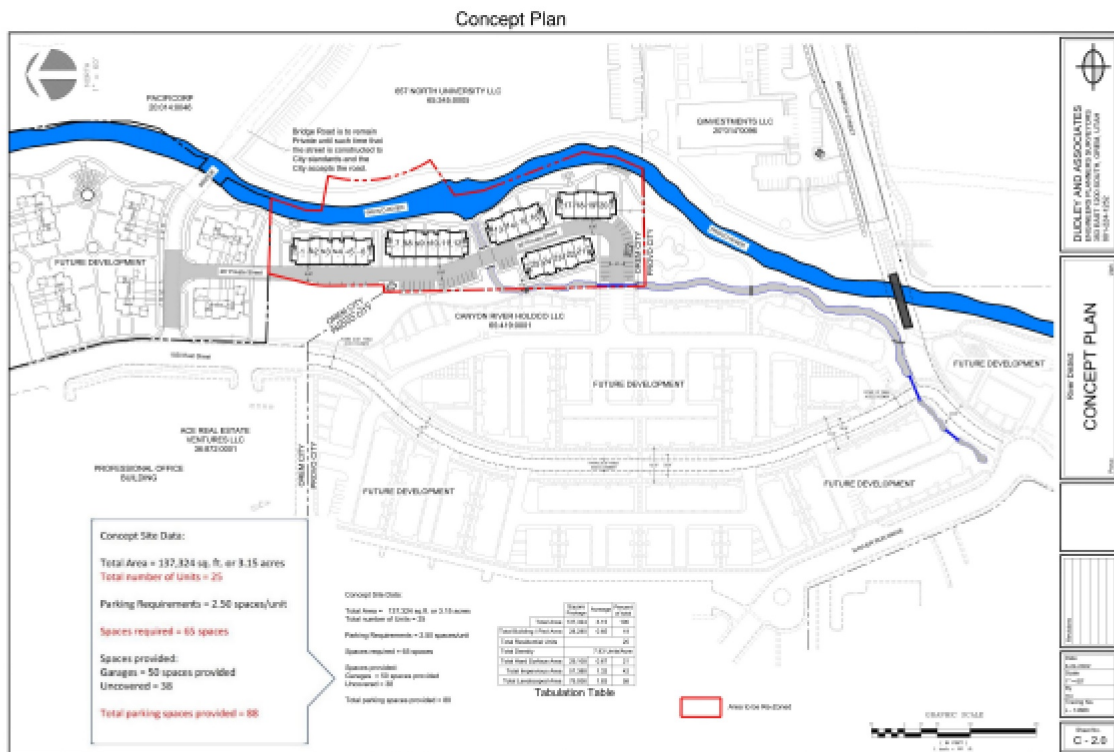
PUBLIC HEARING – Enacting Section 22-11-64 PD51 (River District – 720 North 1550 East) zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

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 area in the Business Park (BP) zone located at approximately 800 North and University Avenue.

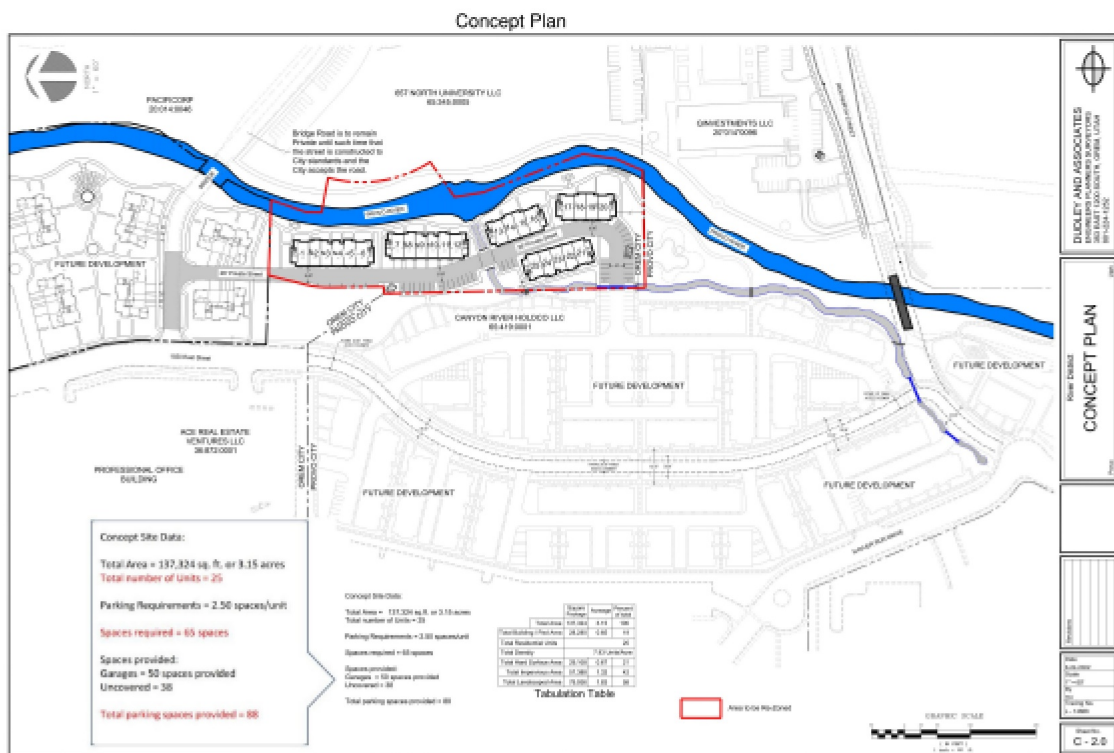
The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants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

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

City Council
Tue, Oct 25, 2022
6:00 pm



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

HOLDSWORTH, WAYNE L & LILIANA
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

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL 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 EACH INDIVIDUAL PROJECT AREA ON THE WEST SIDE OF THE RIVER IN THE BUSINESS PARK (BP) ZONE LOCATED AT APPROXIMATELY 800 NORTH AND UNIVERSITY AVENUE.

WHEREAS on November 21, 2022, Julie Smith filed an application with the City of Orem to request the City amend 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 each individual project area on the west side of the river in the Business Park (BP) zone located at approximately 800 North and University Avenue; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on September 7, 2022 and September 21, 2022; and

WHEREAS public hearing notices were mailed to one hundred three (139) residents within one-thousand five hundred (1,500) feet of the property; and

WHEREAS a public hearing considering the subject application was held by the City Council on October 25, 2022; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; the compliance of the request with all applicable City ordinances; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds this request is in the best interests of the city because it will allow for a greater variety of restaurants and development in the BP zone and will not negatively affect the health, safety and general welfare of the City.
2. The City Council hereby approves the application to amend 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 each individual project area on the west side of the river in the Business Park (BP) zone located at approximately 800 North and University Avenue, as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

APPROVED and ORDERED PUBLISHED this 9th day of **November 2022**.

David A. Young, Mayor

ATTEST:

JoD’Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐

EXHIBIT A

Page 2 of 3

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

1. ~~H.~~ 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