



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
December 7, 2022

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

1 Discussion and presentation of the Transportation Master Plan

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PUBLIC HEARING – Vacating Courtside Place Condominiums, Plat A and approving Green Brier Condominiums and approving Courtside Place Condominiums, Plat A Amended located generally at 520 South 1230 West in the R8 zone.**
 - 3.2 **SITE PLAN – Approving the site plan of Hillcrest Park located at 651 East 1400 South in the R7.5 zone.**
 - 3.3 **PUBLIC HEARING – Amending the Agreement dated October 22, 1993, relating to the property located generally at 380 East 240 North to modify certain use and occupancy restrictions pertaining to the subject property.**
 - 3.4 **PUBLIC HEARING - Amending Section 2.1.1 of the General Plan and the General Plan Map of the City of Orem by amending the land use designation from Mixed-Use District to Community Commercial along State Street.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Miscellaneous - 2023 Meeting Calendar**
 - 4.2 **Review and Approve Minutes from November 2, 2022 Meeting**

5. ADJOURN

5.1 Next meeting scheduled for January 18, 2023

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

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

Item #: 3.1	Planning Commission December 7, 2022	
Prepared By: Cheryl Vargas		
Applicant: Paul Washburn	PUBLIC HEARING – Vacating Courtside Place Condominiums, Plat A and approving Green Brier Condominiums and approving Courtside Place Condominiums, Plat A Amended located generally at 520 South 1230 West in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation:

High Density Residential

- Current Zone: **R8**
- Acreage: 4.08
- Neighborhood: **Sunset Heights East**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate Courtside Place Condominiums, Plat A and approve Green Brier Condominiums and approve Courtside Place Condominiums, Plat A Amended located generally at 520 South 1230 West in the R8 zone.

BACKGROUND:

Currently, the Green Brier Condominiums and the Courtside Place Condominiums are all on one parcel of property. The applicant is seeking to split the two complexes and create two lots, one for each of the separate condominium complexes.

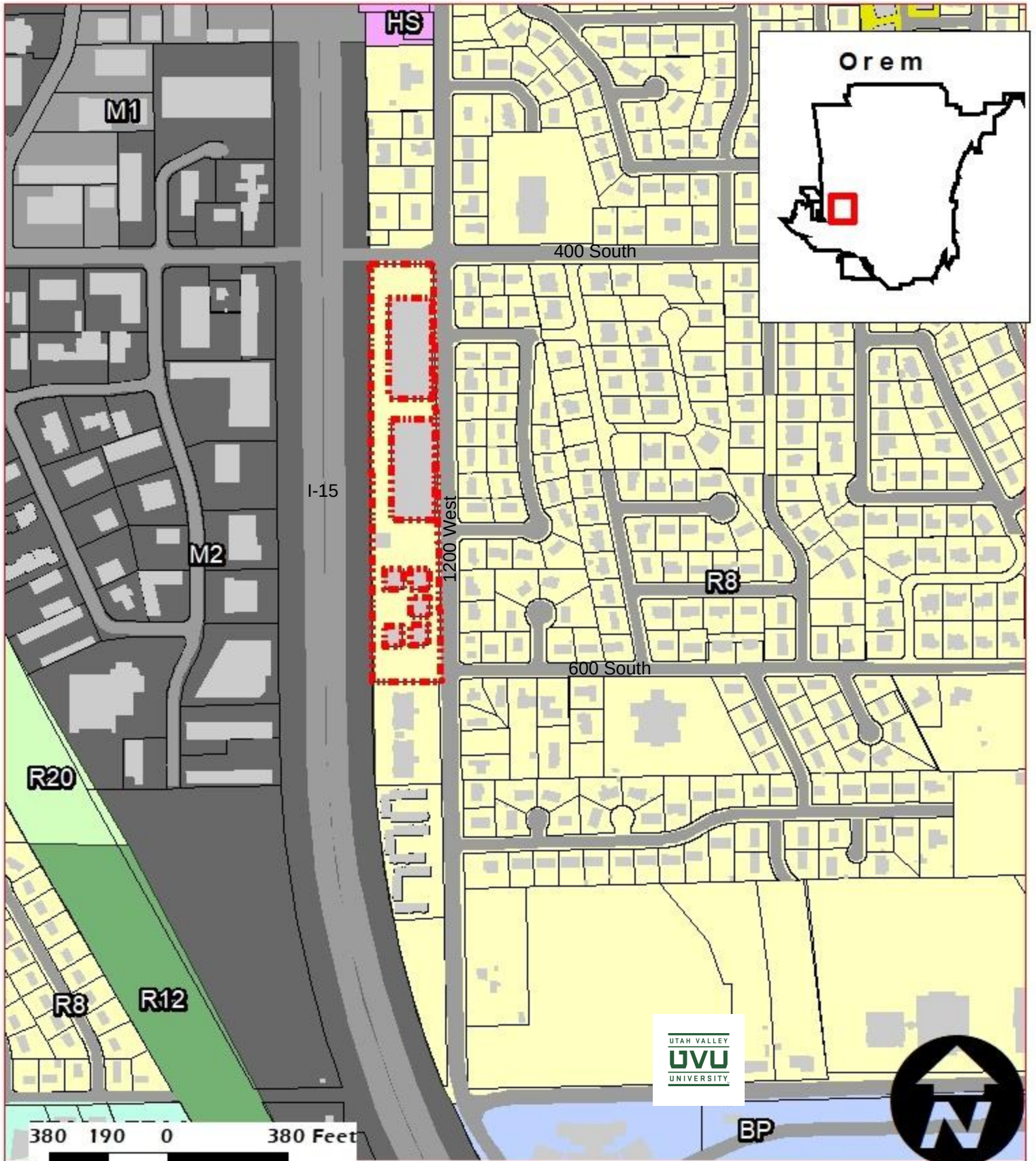
There will be no physical changes to any of the buildings or the properties. All changes will be on paper to create the two new plats from the one existing plat. [Section 17-5-2](#) (Final Plat))

RECOMMENDATION:

Staff recommends the Planning Commission vacate Courtside Place Condominiums, Plat A and approve Green Brier Condominiums and approve Courtside Place Condominiums, Plat A Amended located generally at 520 South 1230 West in the R8 zone.



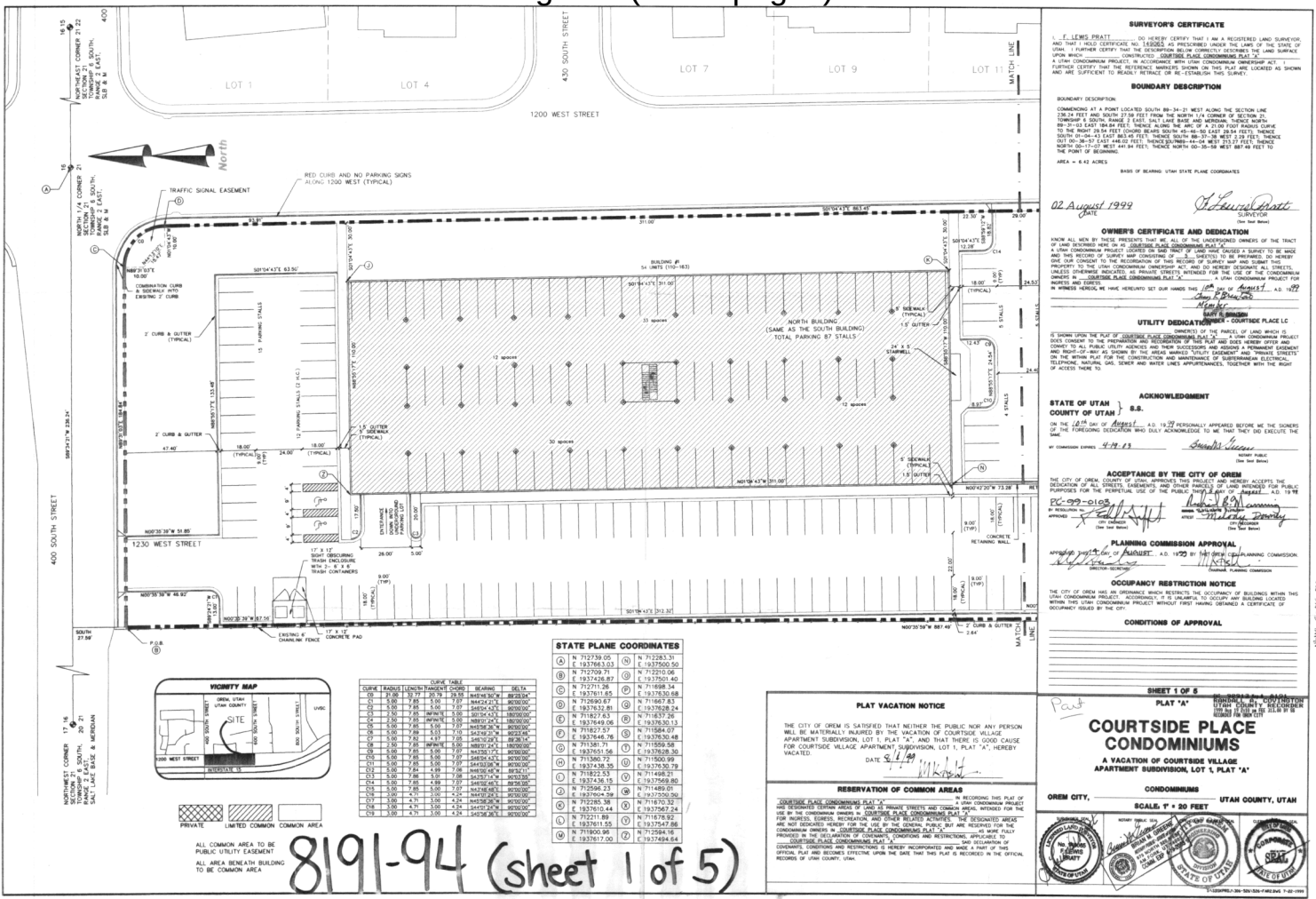
Courtside Place Condominiums Plat A Amended



◆ Plat Amendment
R8
4.08 Acres

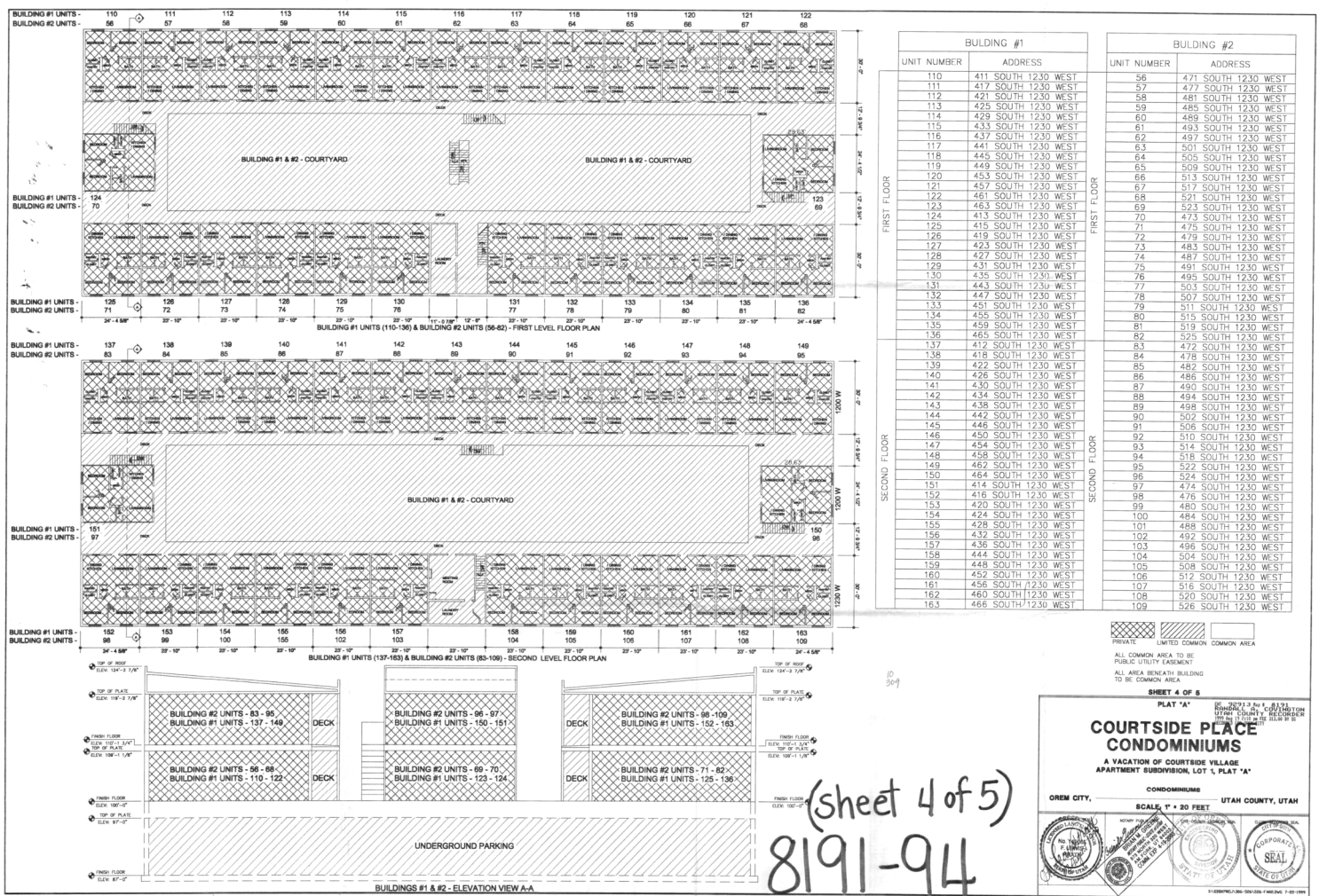
NEIGHBORHOOD
Sunset Heights East

Legend
 520 S 1230 West
 Buildings
 Parcels



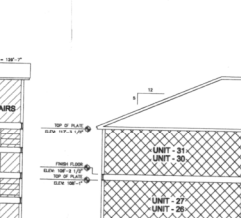
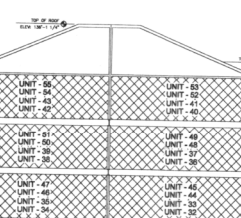
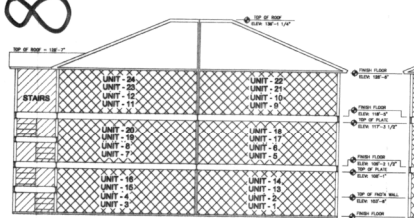
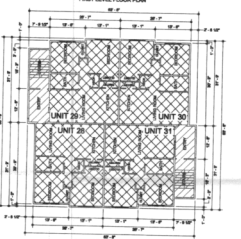
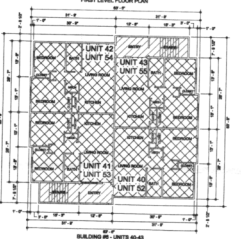
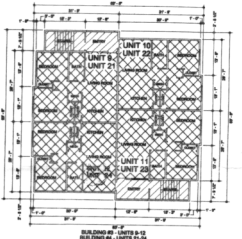
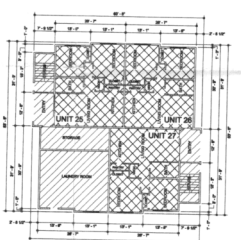
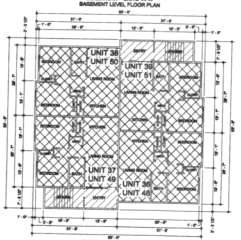
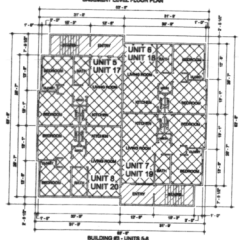
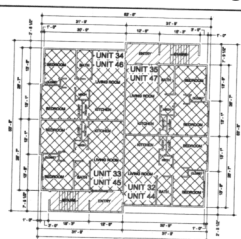
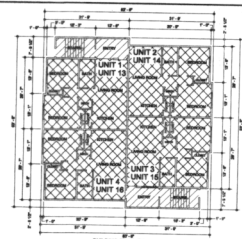
8191-94 (sheet 3 of 5)

COURTSHIP PLACE CONDOMINIUMS PLAT "A" IN CONNECTION WITH THIS PLAT OF A UTAH CONDOMINIUM PROJECT HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE STREETS AND COMMON AREAS, INTENDED FOR THE USE OF THE OWNERS OF THE CONDOMINIUM UNITS IN COURTSHIP PLACE CONDOMINIUMS PLAT "A" FOR WALKING, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE CONDOMINIUM OWNERS IN COURTSHIP PLACE CONDOMINIUMS PLAT "A" AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO COURTSHIP PLACE CONDOMINIUMS PLAT "A" AND SUCH COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE A PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.



(Sheet 4 of 5)
8191-94

8191-914 (sheet 5 of 5)



UNIT NUMBER	ADDRESS
1	1201 WEST 540 SOUTH
2	1203 WEST 540 SOUTH
3	1205 WEST 540 SOUTH
4	1207 WEST 540 SOUTH
5	1209 WEST 540 SOUTH
6	1211 WEST 540 SOUTH
7	1213 WEST 540 SOUTH
8	1215 WEST 540 SOUTH
9	1217 WEST 540 SOUTH
10	1219 WEST 540 SOUTH
11	1221 WEST 540 SOUTH
12	1223 WEST 540 SOUTH
13	1225 WEST 540 SOUTH
14	1227 WEST 540 SOUTH
15	1229 WEST 540 SOUTH
16	1231 WEST 540 SOUTH
17	1233 WEST 540 SOUTH
18	1235 WEST 540 SOUTH
19	1237 WEST 540 SOUTH
20	1239 WEST 540 SOUTH
21	1241 WEST 540 SOUTH
22	1243 WEST 540 SOUTH
23	1245 WEST 540 SOUTH
24	1247 WEST 540 SOUTH
25	1249 WEST 540 SOUTH
26	1251 WEST 540 SOUTH
27	1253 WEST 540 SOUTH
28	1255 WEST 540 SOUTH
29	1257 WEST 540 SOUTH
30	1259 WEST 540 SOUTH
31	1261 WEST 540 SOUTH
32	1263 WEST 540 SOUTH
33	1265 WEST 540 SOUTH
34	1267 WEST 540 SOUTH
35	1269 WEST 540 SOUTH
36	1271 WEST 540 SOUTH
37	1273 WEST 540 SOUTH
38	1275 WEST 540 SOUTH
39	1277 WEST 540 SOUTH
40	1279 WEST 540 SOUTH
41	1281 WEST 540 SOUTH
42	1283 WEST 540 SOUTH
43	1285 WEST 540 SOUTH
44	1287 WEST 540 SOUTH
45	1289 WEST 540 SOUTH
46	1291 WEST 540 SOUTH
47	1293 WEST 540 SOUTH
48	1295 WEST 540 SOUTH
49	1297 WEST 540 SOUTH
50	1299 WEST 540 SOUTH
51	1301 WEST 540 SOUTH
52	1303 WEST 540 SOUTH
53	1305 WEST 540 SOUTH
54	1307 WEST 540 SOUTH
55	1309 WEST 540 SOUTH

PRIVATE
LIMITED COMMON
COMMON AREA

COURTSIDE PLACE CONDOMINIUMS
A VACATION OF COURTSIDE VILLAGE
APARTMENT SUBDIVISION, LOT 1, PLAT 'A'

OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

PLANNING DIVISION
ENGINEERING DIVISION
SURVEYING DIVISION
RECORDS DIVISION

UTAH COUNTY
STATE OF UTAH
CITY OF OREM

Proposed Plat

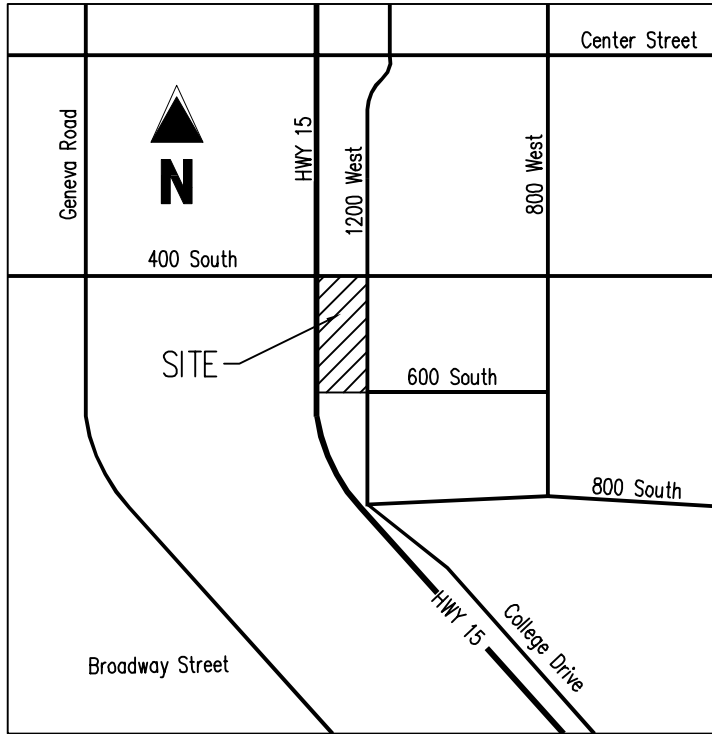
COURTSIDE PLACE CONDOMINIUMS
PLAT "A" AMENDED

VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"

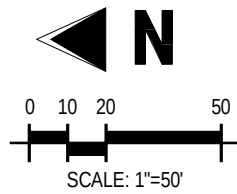
A PART OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH

LEGEND OF SYMBOLS & ABBREVIATIONS

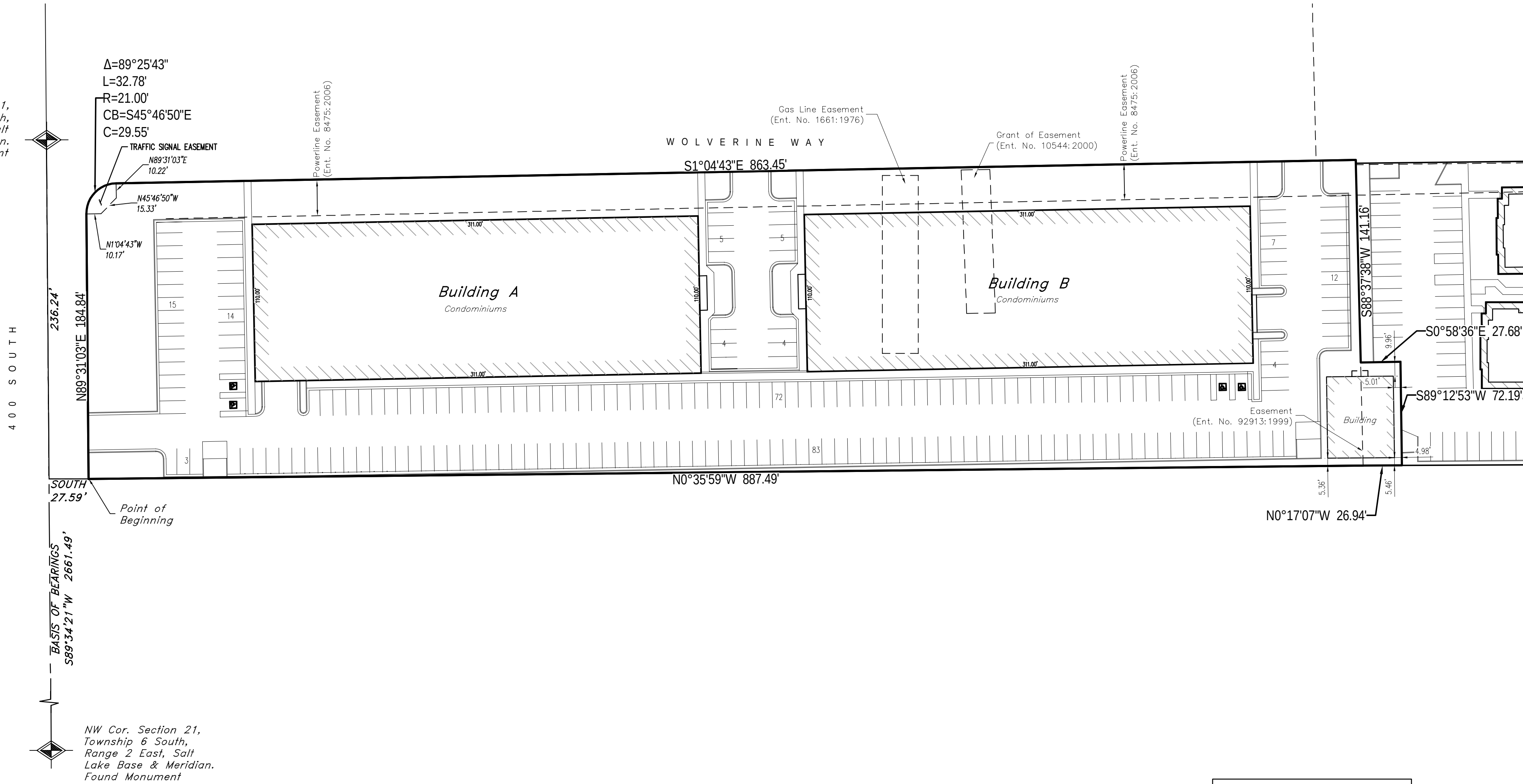
- US PUBLIC LAND SURVEY
SECTION CORNER
- TO BE SET (UNLESS NOTED)
- MONUMENT CORNER FOUND (UNLESS NOTED)
- DIMENSION DISTANCE ONLY



VICINITY MAP
NOT TO SCALE



N1/4 Cor. Section 21,
Township 6 South,
Range 2 East, Salt
Lake Base & Meridian.
Found Monument



GENERAL NOTES

- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE MONUMENTED SECTION LINE OF THE NORTH QUARTER CORNER OF SECTION 21 TO THE NORTHWEST CORNER WHICH BEARS SOUTH 89°34'21" WEST AS SHOWN HEREON.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 490419C0340F, HAVING A REVISION DATE OF JUNE 09, 2020, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- THIS AMENDMENT DOES NOT ALTER THE PRIVATE AREAS, LIMITED COMMON AREAS OR COMMON AREAS. THE INTENT OF THIS PLAT IS TO SUBDIVIDE THE COURTSIDE PLACE CONDOMINIUM INTO TWO (2) LOTS. THIS PLAT DOES NOT EFFECT THE DIMENSIONS OR AREAS OF THE EXISTING COURTSIDE PLACE CONDOMINIUMS AS RECORDED IN ENTRY NO. 92919 AND MAP FILING NO. 8191.
- THERE ARE 228 PAVED PARKING STALLS ON THIS SITE. THE LOCATION OF THE STALLS REFLECT THEIR LOCATION AT THE TIME OF SURVEY.
- ALL FOUR (4) HANDICAP PARKING STALLS ARE INCLUDED IN THE TOTAL NUMBER [228 STALLS] OF THE PARKING TABULATION TABLE.
- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS.
- ALL AREAS BENEATH BUILDING TO BE COMMON AREAS.

Note:

ALL BUILDING INTERIOR WALLS AND STAIRS ARE REFERENCED FROM THE ORIGINAL PLAT FILED IN THE UTAH COUNTY RECORDERS OFFICE, DOCUMENT NO. 92913, DATED AUGUST 19, 1999 AND NOT FIELD VERIFIED.

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY

CHAIRMAN-PLANNING COMMISSION

RESOLUTION NO.

APPROVED AS TO FROM

Approved by City of Orem Attorney on this _____ day
of _____, 20_____.
CITY OF OREM ATTORNEY

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THIS SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

TODD W. OSBORN
PROFESSIONAL LAND SURVEYOR
LICENSE NO.: 4938746

DATE

BOUNDARY DESCRIPTIONS:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF UTAH, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

UNITS 56 THROUGH 163, INCLUSIVE, CONTAINED WITHIN PLAT "A", COURTSIDE PLACE CONDOMINIUMS, A VACATION OF COURTSIDE VILLAGE APARTMENT SUBDIVISION, LOT 1, PLAT "A", AS THE SAME IS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE AS ENTRY NO. 92913 AND MAP FILING NO. 8191 AND IN THE DECLARATION OF CONDOMINIUM (INCLUDING BYLAWS) RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, AS ENTRY NO. 92914, IN BOOK 5189, AT PAGE 14 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNITS, AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TAX ID NO. 36.819.0056 THRU 36-819-0163

ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED SOUTH 89°34'21" WEST ALONG THE SECTION LINE 236.24 FEET AND SOUTH 27.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°31'03" EAST 184.84 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 32.77 FEET (CHORD BEARS SOUTH 45°46'50" EAST 29.55 FEET); THENCE SOUTH 01°04'43" EAST 863.45 FEET; THENCE SOUTH 89°37'38" WEST 141.16 FEET; THENCE SOUTH 0°58'36" EAST 27.68 FEET; THENCE SOUTH 89°12'53" WEST 72.19 FEET; THENCE NORTH 0°17'07" WEST 26.94 FEET; THENCE NORTH 00°35'59" WEST 887.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 187,299 SF OR 4.299 ACRES, MORE OR LESS

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE MONUMENTED SECTION LINE OF THE NORTH QUARTER CORNER OF SECTION 21 TO THE NORTHWEST CORNER WHICH BEARS SOUTH 89°34'21" WEST.

OWNER'S DEDICATION AND CONSENT TO RECORD

OXFORD REAL ESTATE HOLDING, LLC, THE OWNERS OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

COURTSIDE PLACE CONDOMINIUMS, PLAT A AMENDED

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER(S) HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022.

OWNER: OXFORD REAL ESTATE HOLDING, LLC

BY: _____
ITS MEMBER

BY: _____
PRINTED NAME:
TITLE: MEMBER

NOTARY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE MEMBER OF OXFORD REAL ESTATE HOLDING, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE COURTSIDE PLACE CONDOMINIUMS, PLAT A AMENDED AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID DAVIS CONSTRUCTION COMPANY LLC AND ACKNOWLEDGE THE HE/SHE EXECUTED THE SAME

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINT NAME: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS PROJECT 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 _____, 20_____, A.D.

APPROVED _____
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST _____
CITY RECORDER
(SEE SEAL BELOW)

COURTSIDE PLACE CONDOMINIUMS
PLAT "A" AMENDED

VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"

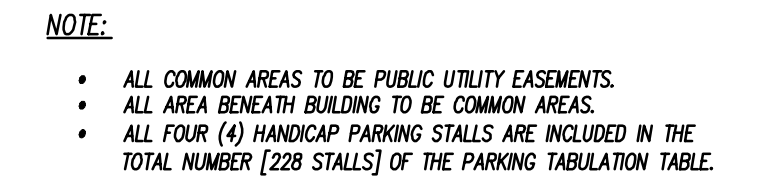
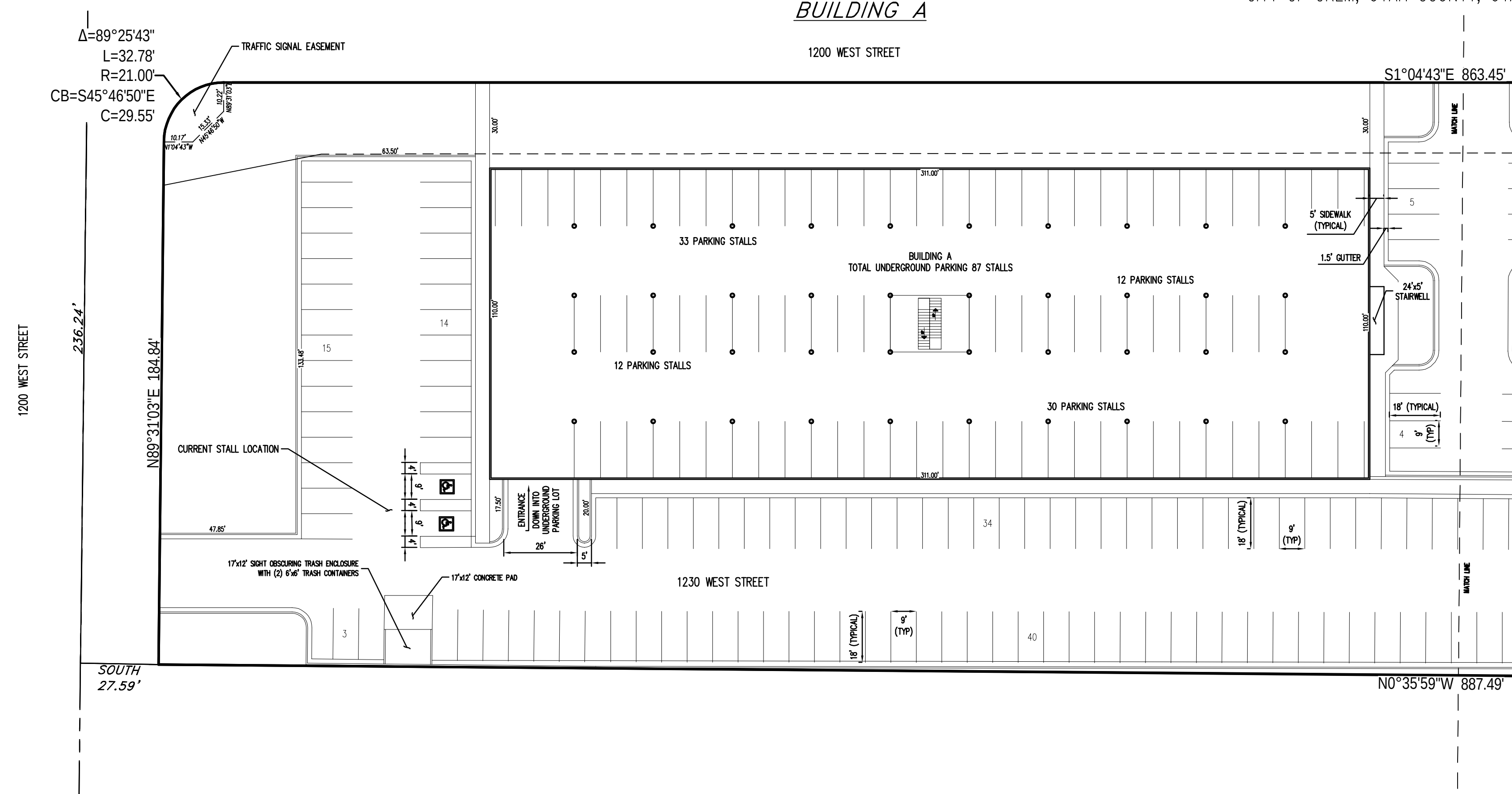
A PART OF THE NORTHEAST CORNER OF THE
NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL

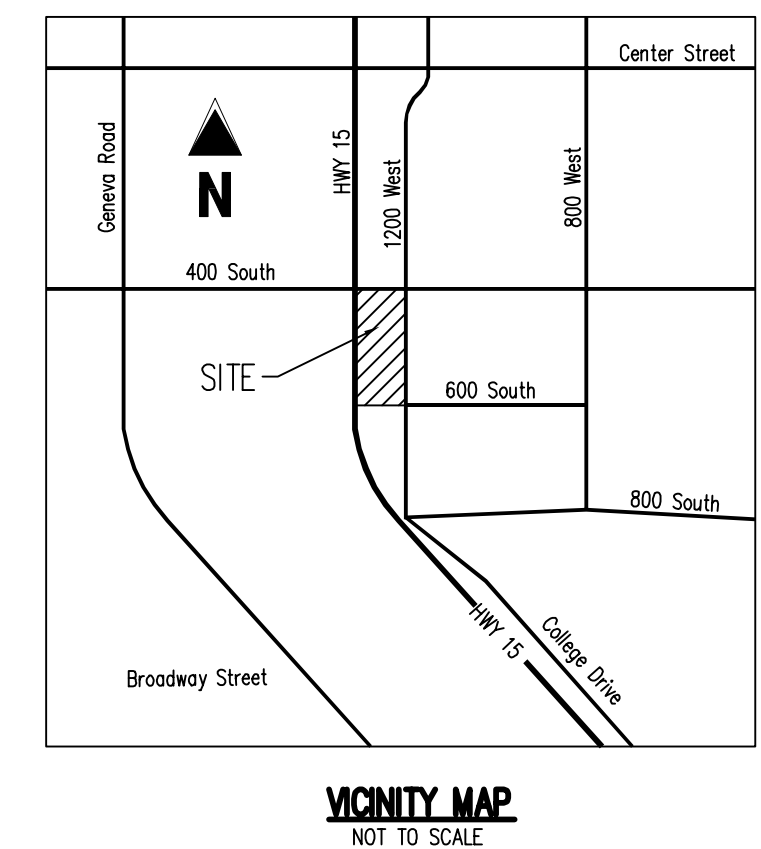
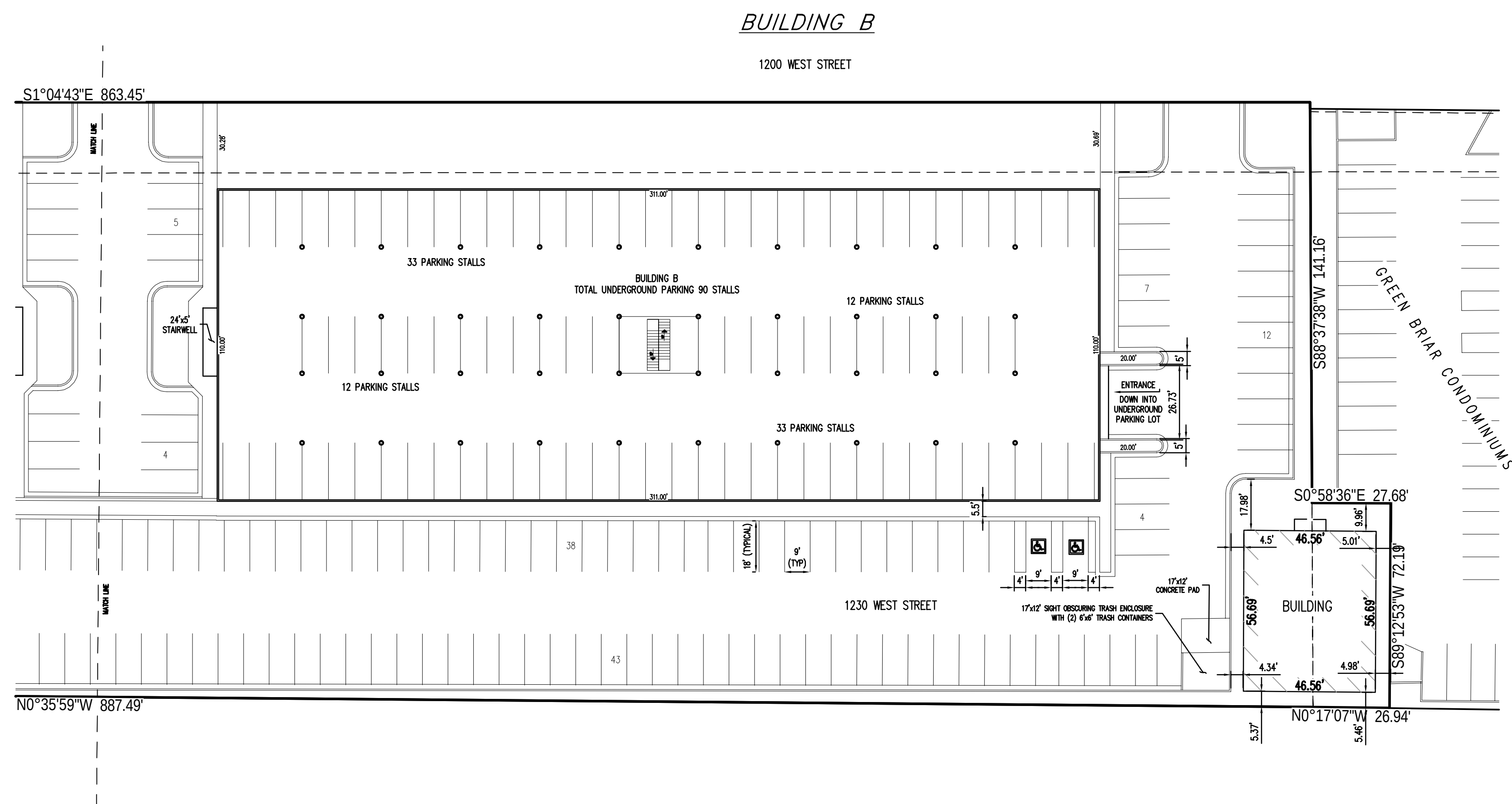
CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"
A PART OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH



PARKING TABULATION TABLE			
BUILDING	UNIT	ABOVE GROUND PARKING	UNDERGROUND PARKING
A	54	115	87
B	54	113	90
<u>TOTAL</u>	<u>108</u>	<u>228</u>	<u>177</u>



VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"
A PART OF THE NORTHEAST CORNER OF THE
NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH

A PART OF THE NORTHEAST CORNER OF THE
NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH

SHEET 2 OF 4

PROJECT NUMBER: PSR 01.10

DRAWN BY: JRF

CHECKED BY: TWO

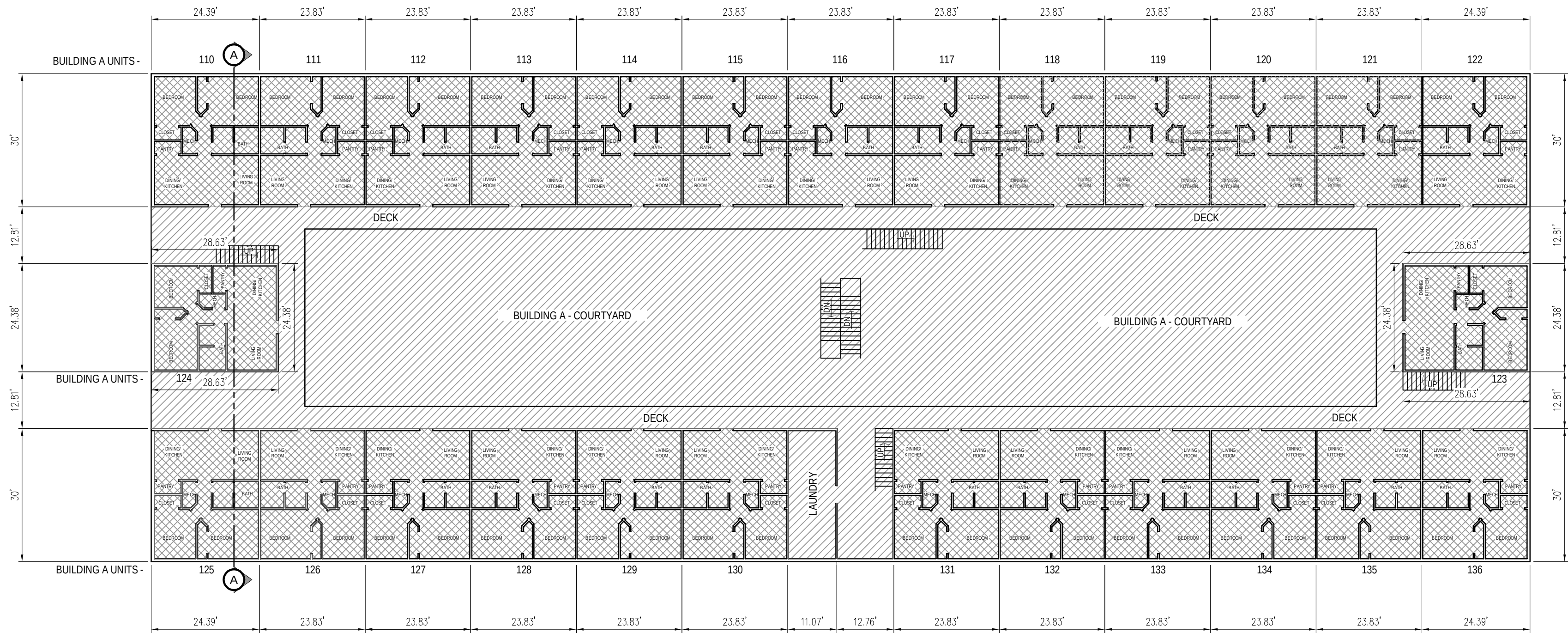
SURVEYORS SEAL

NOTARY PUBLIC SEAL

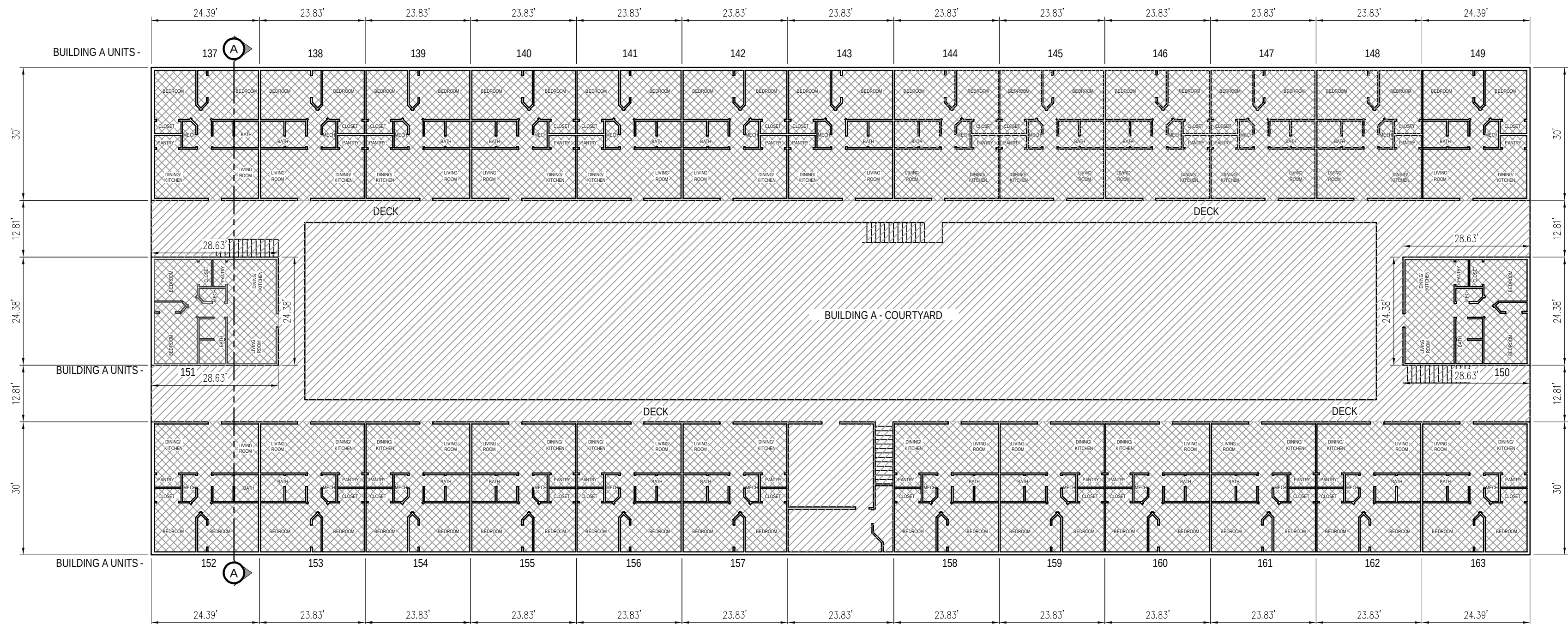
CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"
A PART OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH



BUILDING A UNITS (110-136) - FIRST LEVEL FLOOR PLAN



BUILDING A UNITS (137-163) - SECOND LEVEL FLOOR PLAN

ALL BUILDING INTERIOR WALLS AND STAIRS ARE REFERENCED FROM THE ORIGINAL PLAT FILED IN THE UTAH COUNTY RECORDERS OFFICE, DOCUMENT NO. 92913, DATED AUGUST 19, 1999 AND NOT FIELD VERIFIED.

SECOND FLOOR

NOTE:

- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS.
- ALL AREA BENEATH BUILDING TO BE COMMON AREAS.
- ALL FOUR (4) HANDICAP PARKING STALLS ARE INCLUDED IN THE TOTAL NUMBER [228 STALLS] OF THE PARKING TABULATION TABLE.

VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"

A PART OF THE NORTHEAST CORNER OF THE
NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH

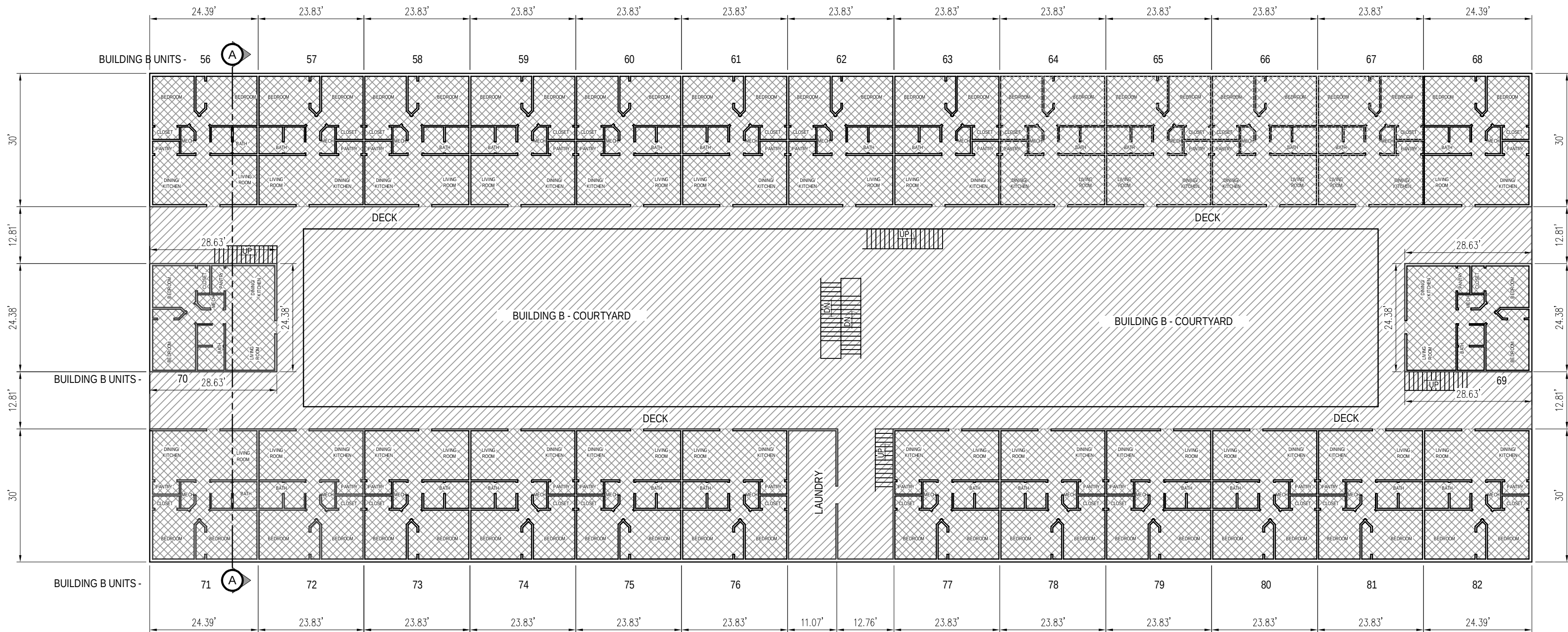
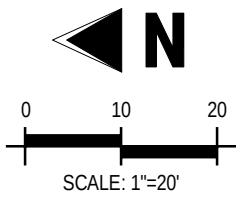
CLERK-RECORDER SEAL

CHECKED BY: TWO

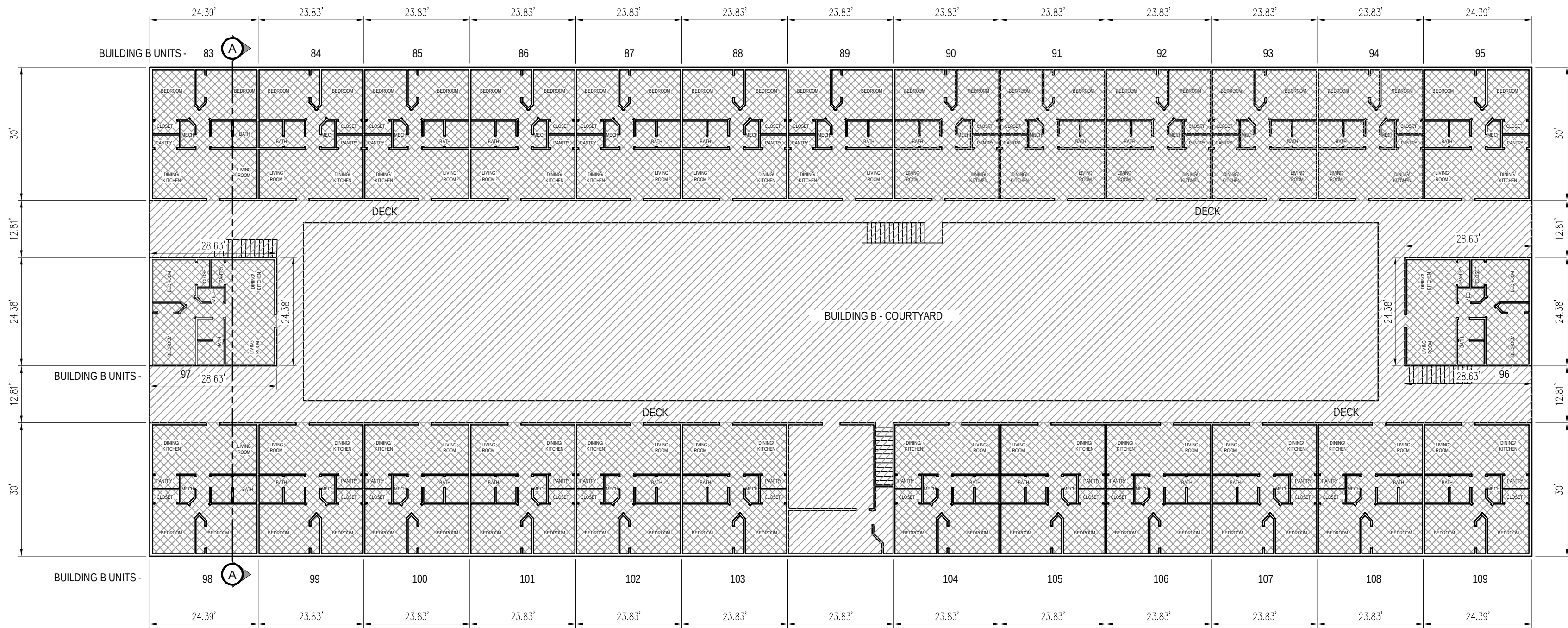
COURTSIDE PLACE CONDOMINIUMS
PLAT "A" AMENDED

VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"

A PART OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21,
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CITY OF OREM, UTAH COUNTY, UTAH



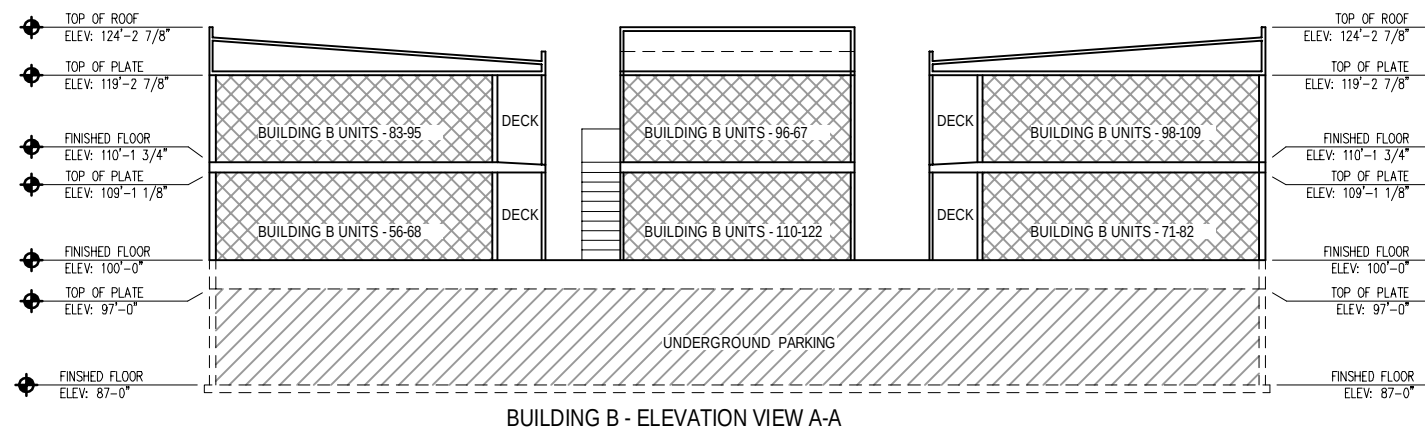
BUILDING B UNITS (56-82) - FIRST LEVEL FLOOR PLAN



BUILDING B UNITS (83-109) - SECOND LEVEL FLOOR PLAN

Note:

ALL BUILDING INTERIOR WALLS AND STAIRS ARE REFERENCED FROM THE ORIGINAL PLAT FILED IN THE UTAH COUNTY RECORDERS OFFICE, DOCUMENT NO. 92913, DATED AUGUST 19, 1999 AND NOT FIELD VERIFIED.



- PRIVATE AREA
- LIMITED COMMON
- COMMON AREA

NOTE:

- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS.
- ALL AREA BENEATH BUILDING TO BE COMMON AREAS.
- ALL FOUR (4) HANDICAP PARKING STALLS ARE INCLUDED IN THE TOTAL NUMBER [228 STALLS] OF THE PARKING TABULATION TABLE.

Building B		
Unit Number	Address	Sq. Ft.
56	471 South 1230 West	655
57	477 South 1230 West	653
58	481 South 1230 West	653
59	485 South 1230 West	653
60	489 South 1230 West	653
61	493 South 1230 West	653
62	497 South 1230 West	653
63	501 South 1230 West	653
64	505 South 1230 West	653
65	509 South 1230 West	653
66	513 South 1230 West	653
67	517 South 1230 West	653
68	521 South 1230 West	653
69	523 South 1230 West	622
70	473 South 1230 West	623
71	475 South 1230 West	655
72	479 South 1230 West	653
73	483 South 1230 West	653
74	487 South 1230 West	653
75	491 South 1230 West	653
76	495 South 1230 West	653
77	503 South 1230 West	653
78	507 South 1230 West	653
79	511 South 1230 West	653
80	515 South 1230 West	653
81	519 South 1230 West	653
82	525 South 1230 West	653
83	472 South 1230 West	655
84	478 South 1230 West	653
85	482 South 1230 West	653
86	486 South 1230 West	653
87	490 South 1230 West	653
88	494 South 1230 West	653
89	498 South 1230 West	653
90	502 South 1230 West	653
91	506 South 1230 West	653
92	510 South 1230 West	653
93	514 South 1230 West	653
94	518 South 1230 West	653
95	522 South 1230 West	653
96	524 South 1230 West	623
97	474 South 1230 West	623
98	476 South 1230 West	655
99	480 South 1230 West	653
100	484 South 1230 West	653
101	488 South 1230 West	653
102	492 South 1230 West	653
103	496 South 1230 West	653
104	504 South 1230 West	653
105	508 South 1230 West	653
106	512 South 1230 West	653
107	516 South 1230 West	653
108	520 South 1230 West	653
109	526 South 1230 West	653

COURTSIDE PLACE CONDOMINIUMS
PLAT "A" AMENDED

VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"

A PART OF THE NORTHEAST CORNER OF THE
NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

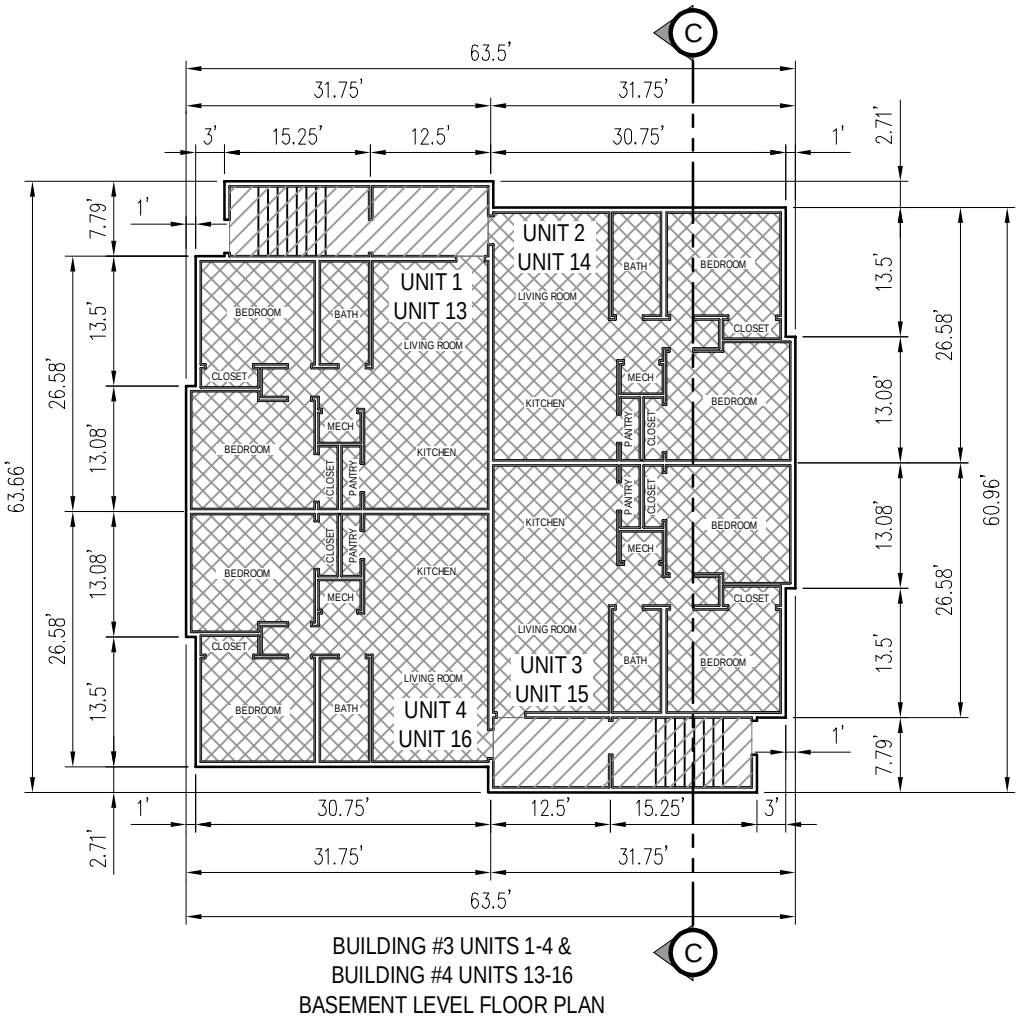
CLERK-RECORDER SEAL

SHEET 4 OF 4
PROJECT NUMBER: PSR 0110
DRAWN BY: JRF
CHECKED BY: TWO

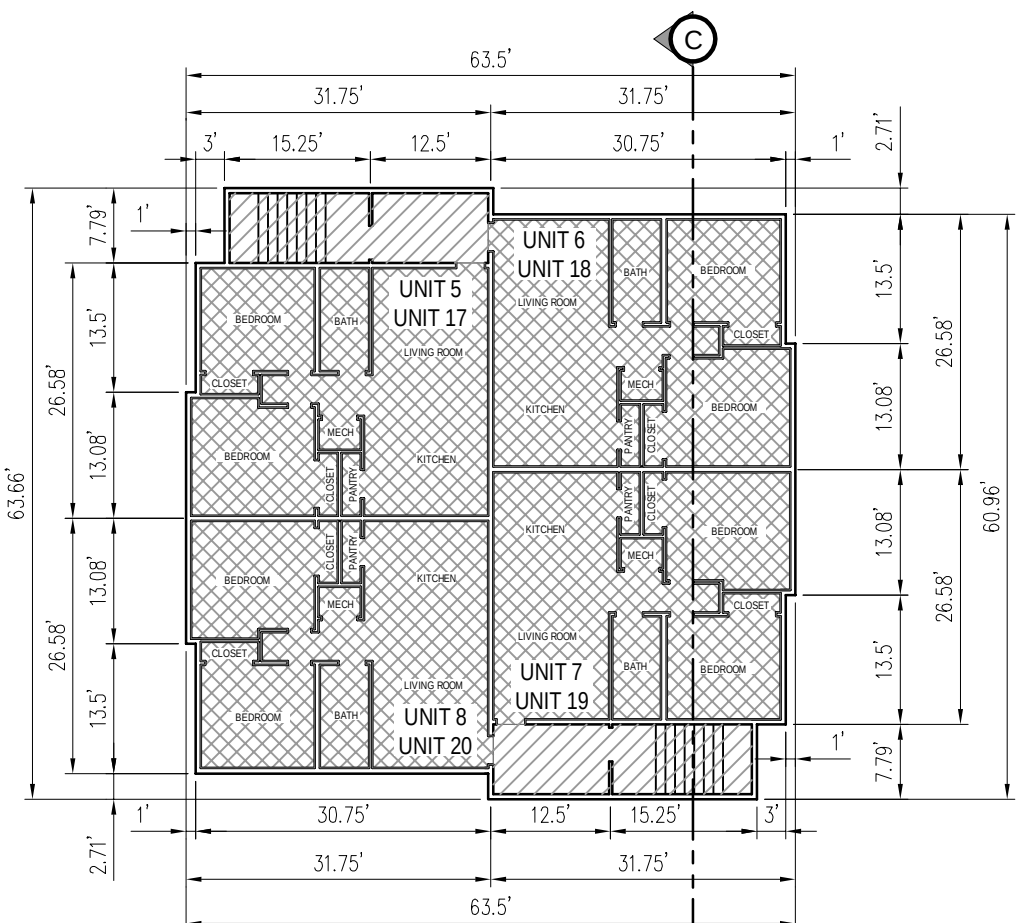
GREEN BRIER CONDOMINIUMS

VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"

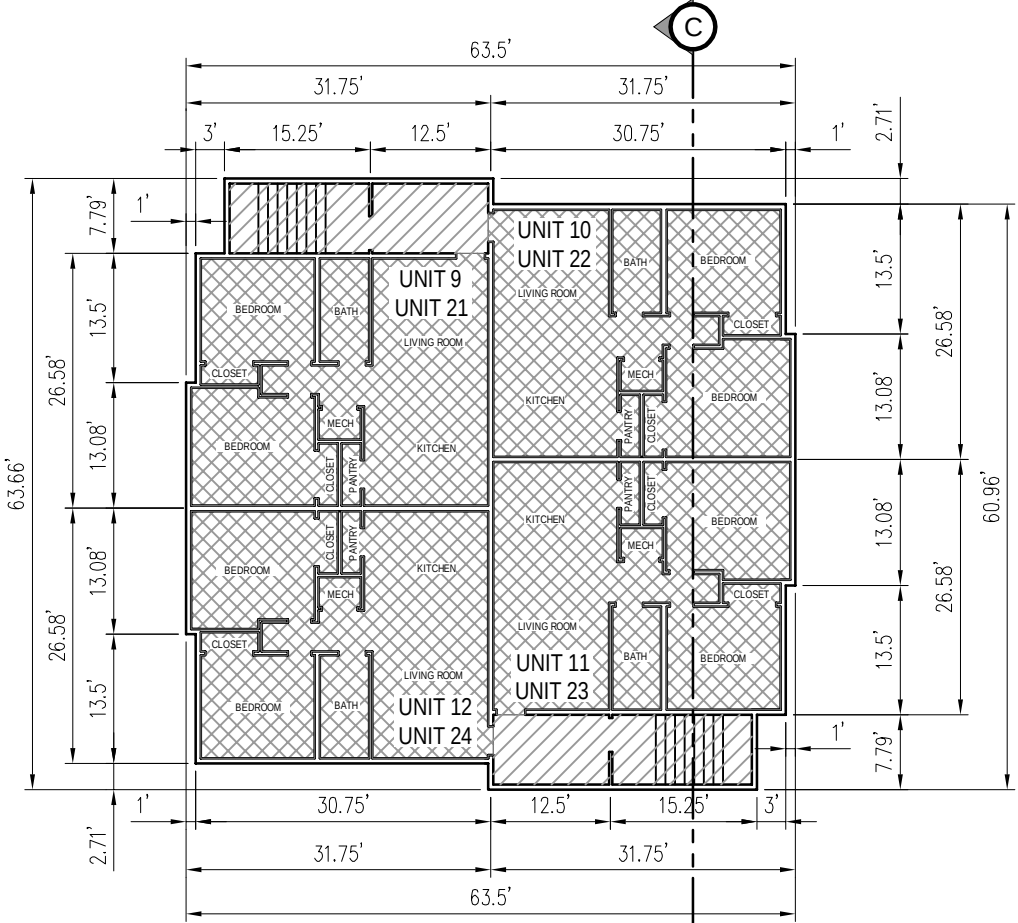
A PART OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH



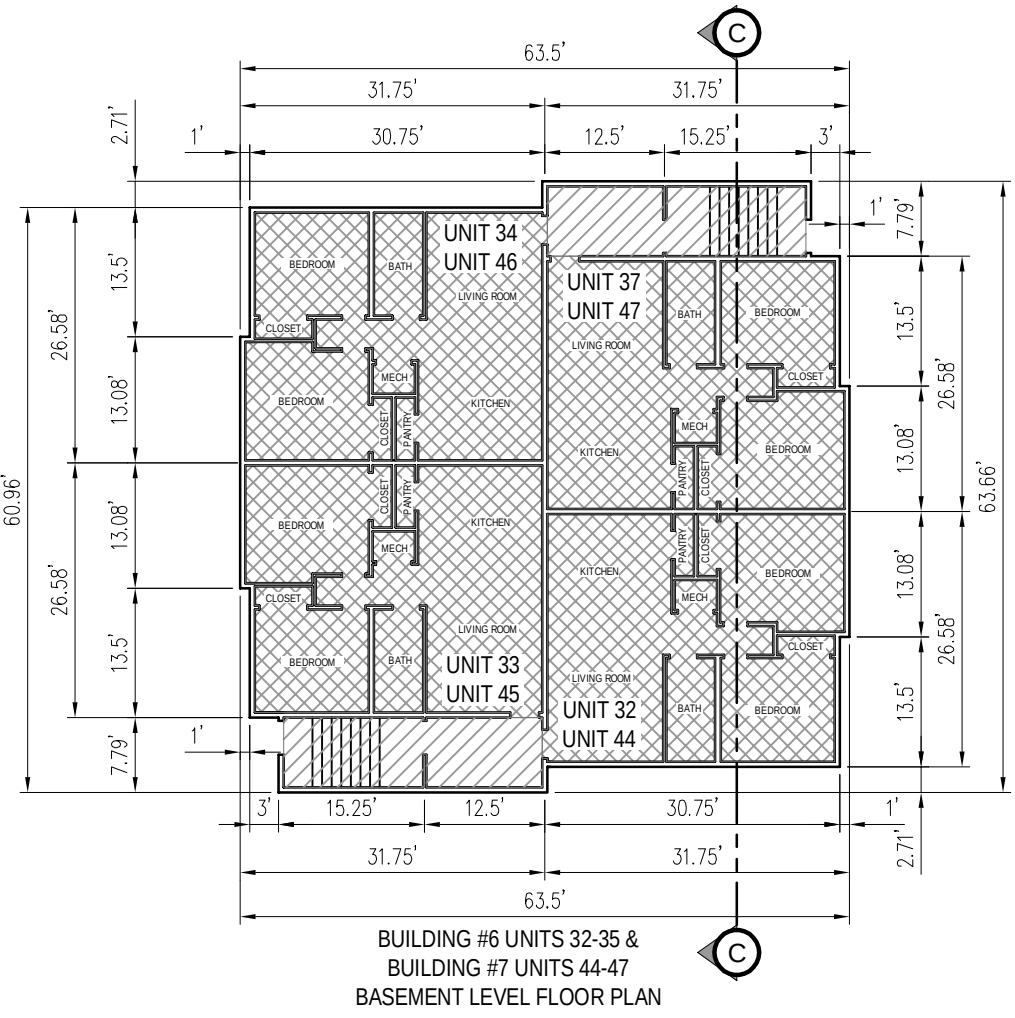
BUILDING #3 UNITS 1-4 &
BUILDING #4 UNITS 13-16
BASEMENT LEVEL FLOOR PLAN



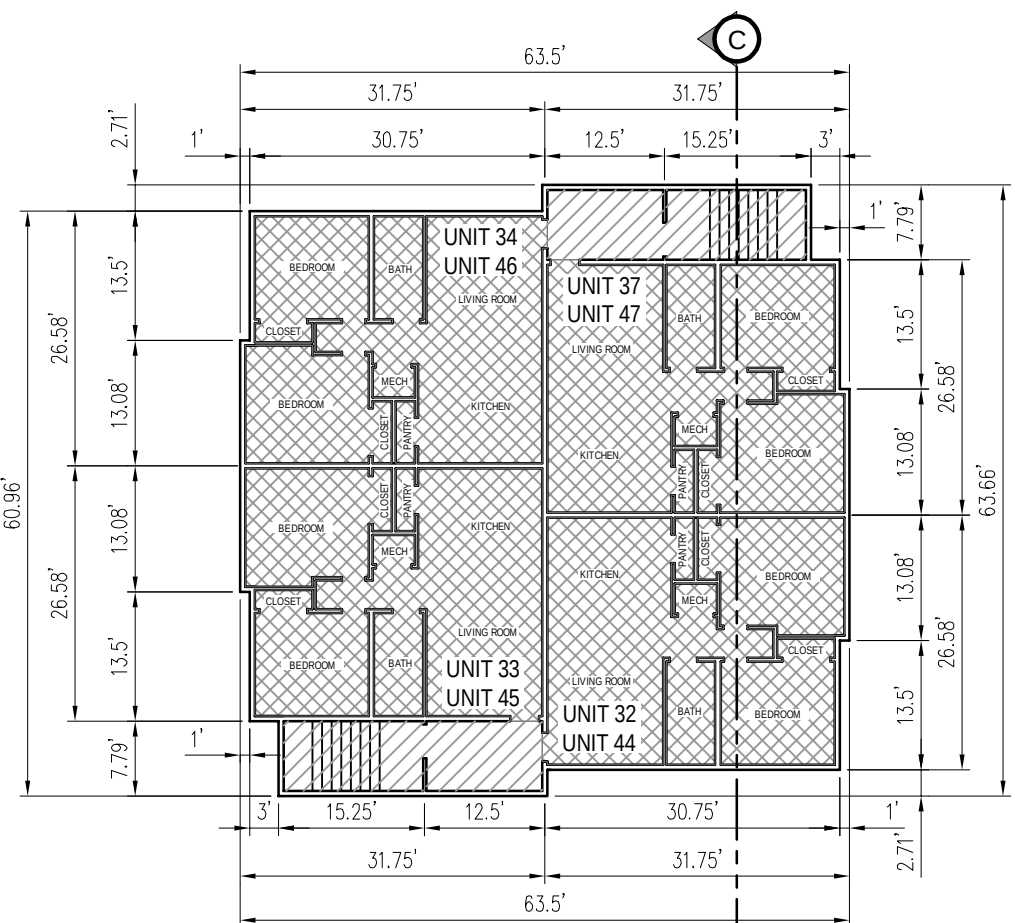
BUILDING #3 UNITS 5-8 &
BUILDING #4 UNITS 17-20
FIRST LEVEL FLOOR PLAN



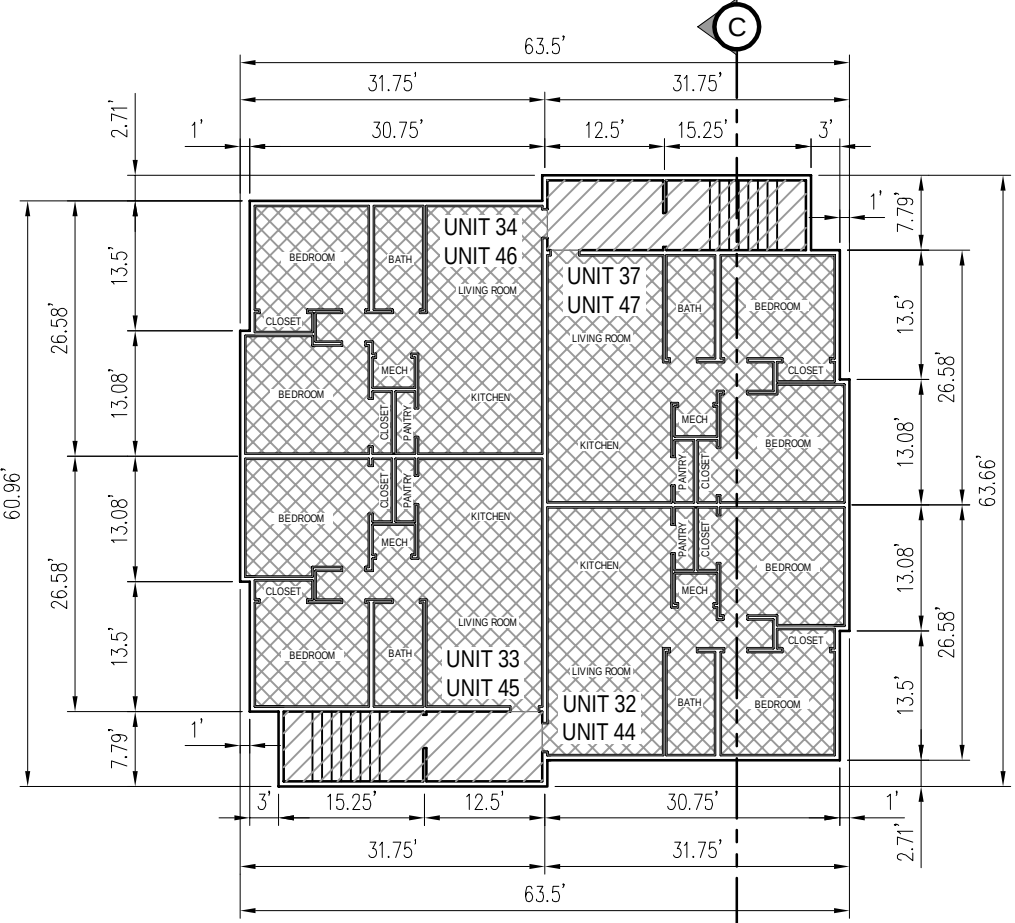
BUILDING #3 UNITS 9-12 &
BUILDING #4 UNITS 21-24
SECOND LEVEL FLOOR PLAN



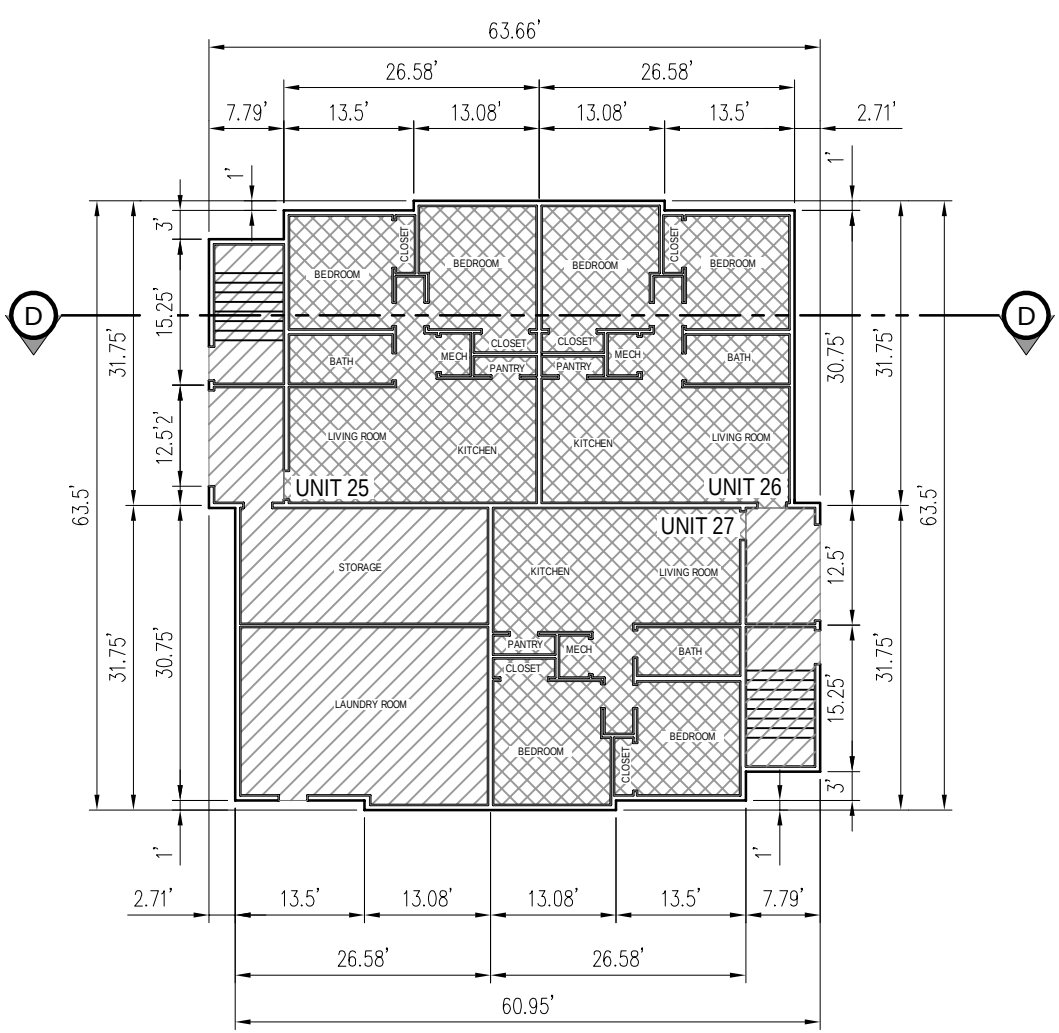
BUILDING #5 UNITS 32-35 &
BUILDING #7 UNITS 44-47
BASEMENT LEVEL FLOOR PLAN



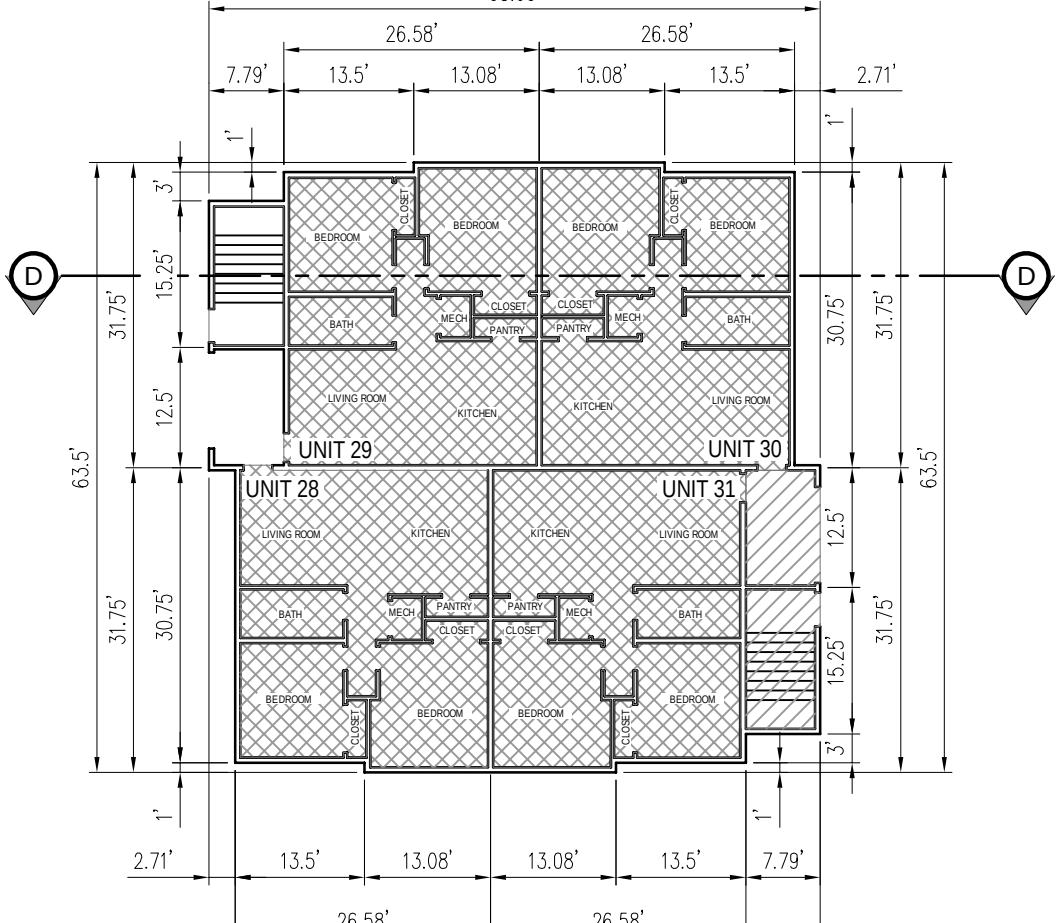
BUILDING #5 UNITS 36-39 &
BUILDING #7 UNITS 48-51
FIRST LEVEL FLOOR PLAN



BUILDING #5 UNITS 40-43 &
BUILDING #7 UNITS 52-55
SECOND LEVEL FLOOR PLAN



BUILDING #5 UNITS 25-27
FIRST LEVEL FLOOR PLAN



BUILDING #5 UNITS 28-31
SECOND LEVEL FLOOR PLAN

Note:

ALL BUILDING INTERIOR WALLS AND STAIRS ARE REFERENCED FROM THE ORIGINAL PLAT FILED IN THE UTAH COUNTY RECORDERS OFFICE, DOCUMENT NO. 92913, DATED AUGUST 19, 1999 AND NOT FIELD VERIFIED.

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NOTE:

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- ALL AREA BENEATH BUILDING TO BE COMMON AREAS.
- ALL FOUR (4) HANDICAP PARKING STALLS ARE INCLUDED IN THE TOTAL NUMBER (118 STALLS) OF THE PARKING TABULATION TABLE.

BUILDING #1	BASEMENT	Unit Number	Address	Sq. Ft.
		1	1201 West 540 South	759
BUILDING #1	1ST FLOOR	2	1203 West 540 South	759
		3	1205 West 540 South	759
		4	1207 West 540 South	759
		5	1209 West 540 South	759
		6	1211 West 540 South	759
		7	1213 West 540 South	759
		8	1215 West 540 South	759
		9	1217 West 540 South	759
		10	1219 West 540 South	759
		11	1221 West 540 South	759
BUILDING #2	2ND FLOOR	12	1223 West 540 South	759
		13	1231 West 540 South	759
		14	1233 West 540 South	759
		15	1235 West 540 South	759
		16	1237 West 540 South	759
		17	1239 West 540 South	759
		18	1241 West 540 South	759
		19	1243 West 540 South	759
		20	1245 West 540 South	759
		21	1247 West 540 South	759
BUILDING #3	1ST FLOOR	22	1249 West 540 South	759
		23	1251 West 540 South	759
		24	1253 West 540 South	759
		25	556 South 1201 West	759
		26	558 South 1201 West	759
		27	560 South 1201 West	759
		28	566 South 1201 West	759
		29	568 South 1201 West	759
		30	570 South 1201 West	759
		31	572 South 1201 West	759
BUILDING #4	2ND FLOOR	32	1202 West 600 South	759
		33	1204 West 600 South	759
		34	1206 West 600 South	759
		35	1208 West 600 South	759
		36	1210 West 600 South	759
		37	1212 West 600 South	759
		38	1214 West 600 South	759
		39	1216 West 600 South	759
		40	1218 West 600 South	759
		41	1220 West 600 South	759
BUILDING #4	1ST FLOOR	42	1222 West 600 South	759
		43	1224 West 600 South	759
		44	1230 West 600 South	759
		45	1232 West 600 South	759
		46	1234 West 600 South	759
		47	1236 West 600 South	759
		48	1238 West 600 South	759
		49	1240 West 600 South	759
		50	1242 West 600 South	759
		51	1244 West 600 South	759
BUILDING #4	2ND FLOOR	52	1246 West 600 South	759
		53	1248 West 600 South	759
		54	1250 West 600 South	759
		55	1252 West 600 South	759

GREEN BRIER CONDOMINIUMS

VACATING A PORTION OF COURTSIDE PLACE CONDOMINIUMS, PLAT "A"

A PART OF THE NORTHEAST CORNER OF THE
NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
CITY OF OREM, UTAH COUNTY, UTAH

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

SHEET 2 OF 2

PROJECT NUMBER: PSR 0110

DRAWN BY: JRF

CHECKED BY: TWO

Street View - Courtside Place



Street View - Green Brier



Item #: 3.2	Planning Commission December 7, 2022	
Prepared By: Cheryl Vargas		
Applicant: City of Orem, Lane Gray	SITE PLAN – Approving the site plan of Hillcrest Park located at 651 East 1400 South in the R7.5 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Medium Density Residential**
- Current Zone: **R7.5**
- Acreage: **9.4**
- Neighborhood: **Hillcrest**

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan of Hillcrest Park located at 651 East 1400 South in the R7.5 zone.

BACKGROUND:

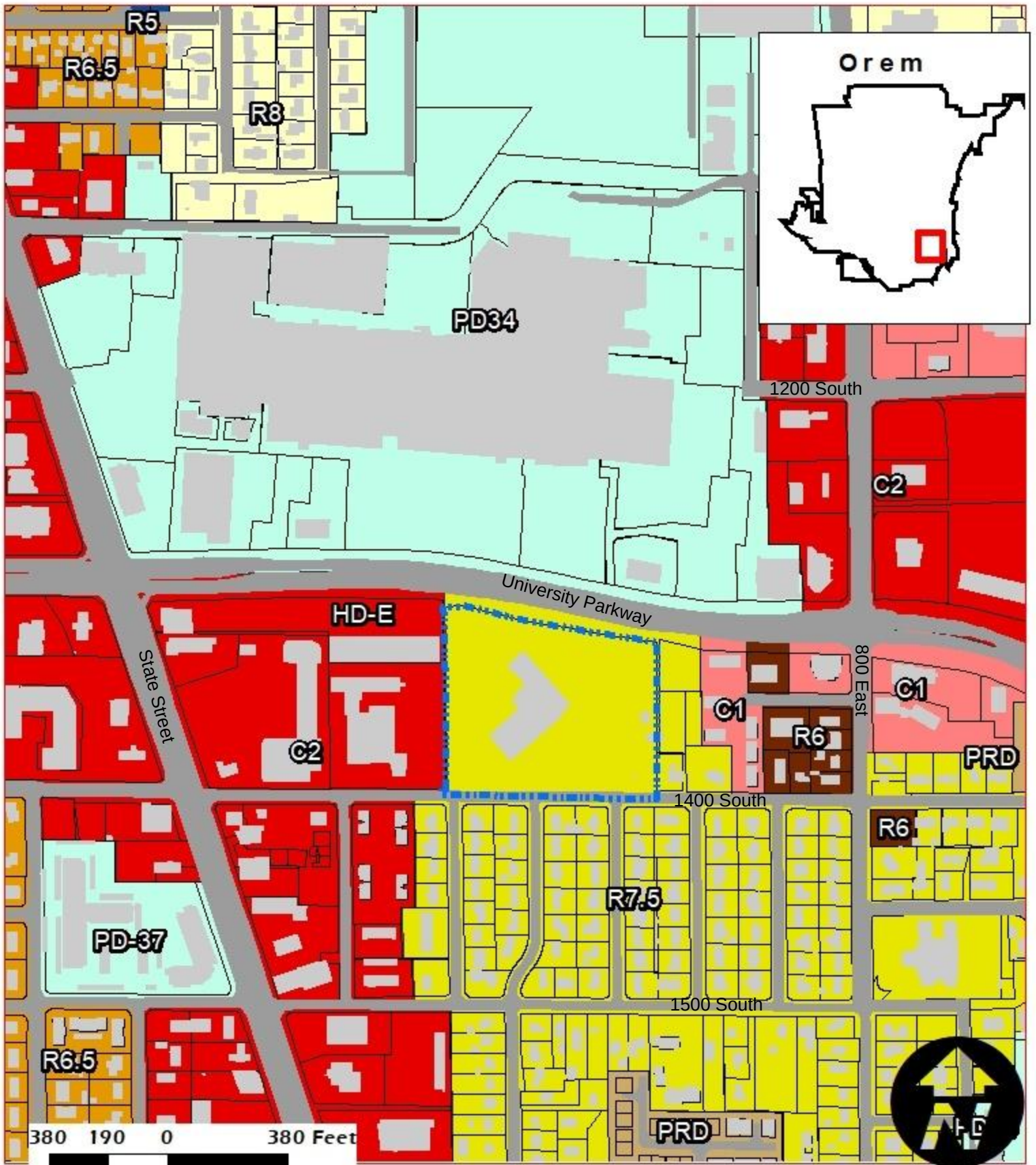
The Hillcrest Park project is a 9.4 acre project including pickle ball courts, splash pad, park amenities, walking paths, playgrounds, pavilions for parties and social gatherings. The newest portion of the old Hillcrest Elementary School will be saved and used for indoor sports and activities and can be used year-round. In addition to an inside gym, there will be a warming kitchen. Restrooms will be accessible from the inside and outside of the building.

This project includes the installation of water, sewer and storm drain utilities. City crews will install the water and sewer utilities with a private contractor installing the storm drain system. A portion of the existing school building and out buildings will be demolished. Sod, asphalt and concrete were also removed from the site.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Hillcrest Park located at 651 East 1400 South in the R7.5 zone.



Hillcrest Park



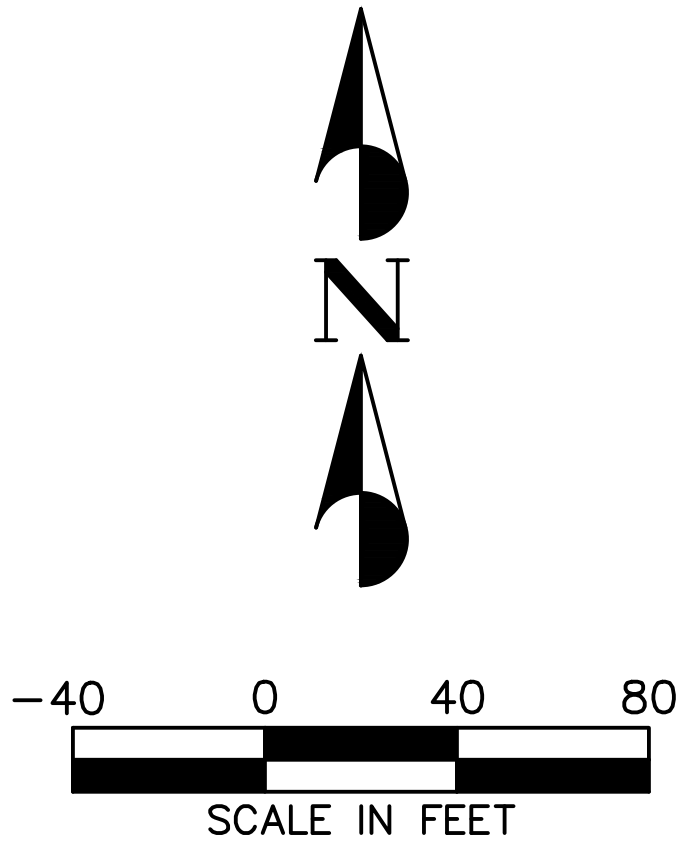
◆ Site Plan
R7.5
9.4 Acres

NEIGHBORHOOD
Hillcrest

Legend
 651 E 1400 South
 Buildings
 Parcels

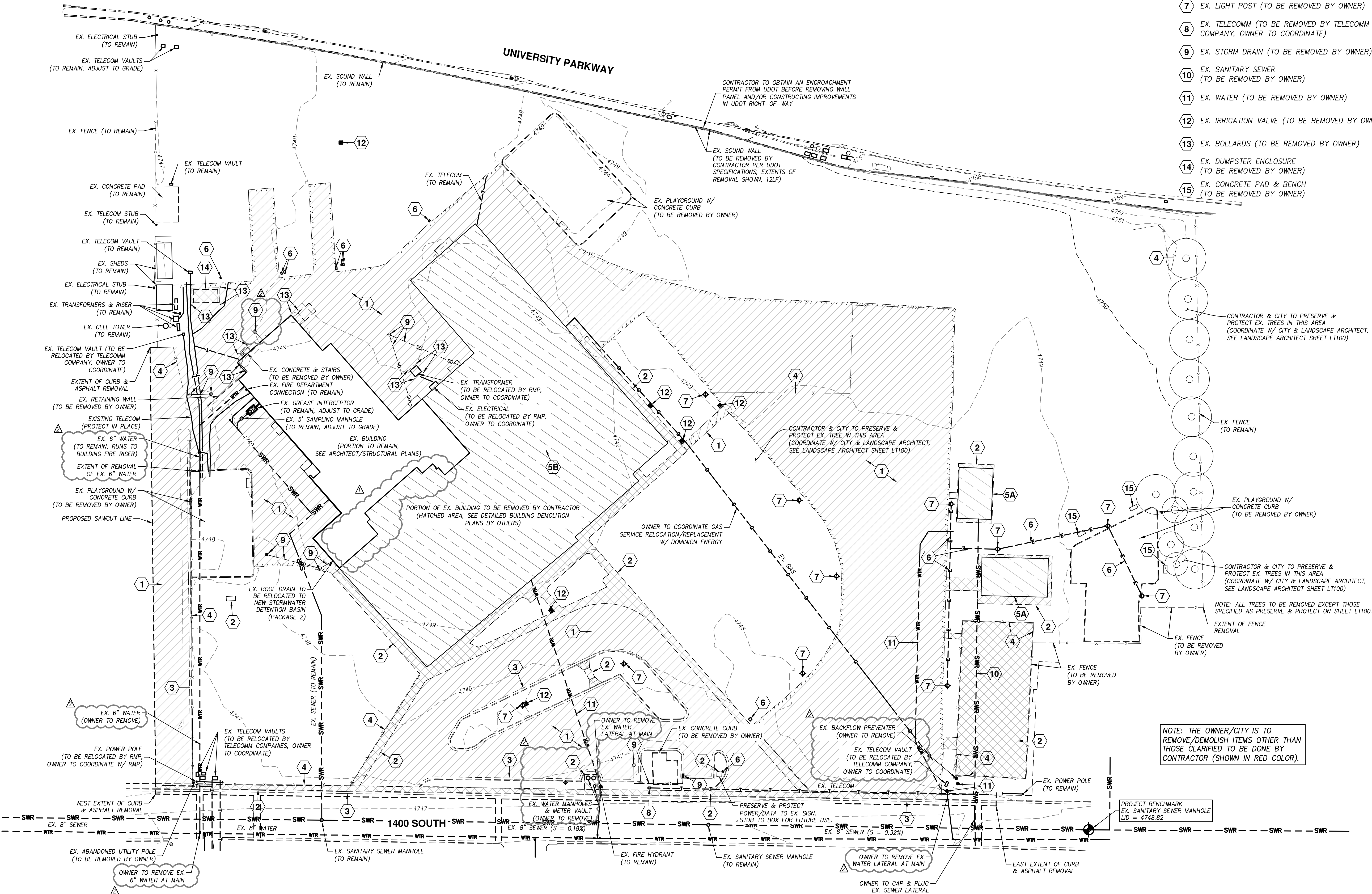
Demolition Plan

- KEYNOTE LEGEND**
- 1 EX. ASPHALT (TO BE REMOVED BY OWNER, HATCHED AREA)
 - 2 EX. CONCRETE (TO BE REMOVED BY OWNER, HATCHED AREA)
 - 3 EX. CURB & GUTTER (TO BE REMOVED BY OWNER)
 - 4 EX. FENCE (TO BE REMOVED BY OWNER)
 - 5A EX. BUILDING (TO BE REMOVED BY OWNER, HATCHED AREA)
 - 5B EX. BUILDING (TO BE REMOVED BY CONTRACTOR, HATCHED AREA)
 - 6 EX. ELECTRICAL (TO BE REMOVED BY CONTRACTOR)
 - 7 EX. LIGHT POST (TO BE REMOVED BY OWNER)
 - 8 EX. TELECOMM (TO BE REMOVED BY TELECOMM COMPANY, OWNER TO COORDINATE)
 - 9 EX. STORM DRAIN (TO BE REMOVED BY OWNER)
 - 10 EX. SANITARY SEWER (TO BE REMOVED BY OWNER)
 - 11 EX. WATER (TO BE REMOVED BY OWNER)
 - 12 EX. IRRIGATION VALVE (TO BE REMOVED BY OWNER)
 - 13 EX. BOLLARDS (TO BE REMOVED BY OWNER)
 - 14 EX. DUMPSTER ENCLOSURE (TO BE REMOVED BY OWNER)
 - 15 EX. CONCRETE PAD & BENCH (TO BE REMOVED BY OWNER)



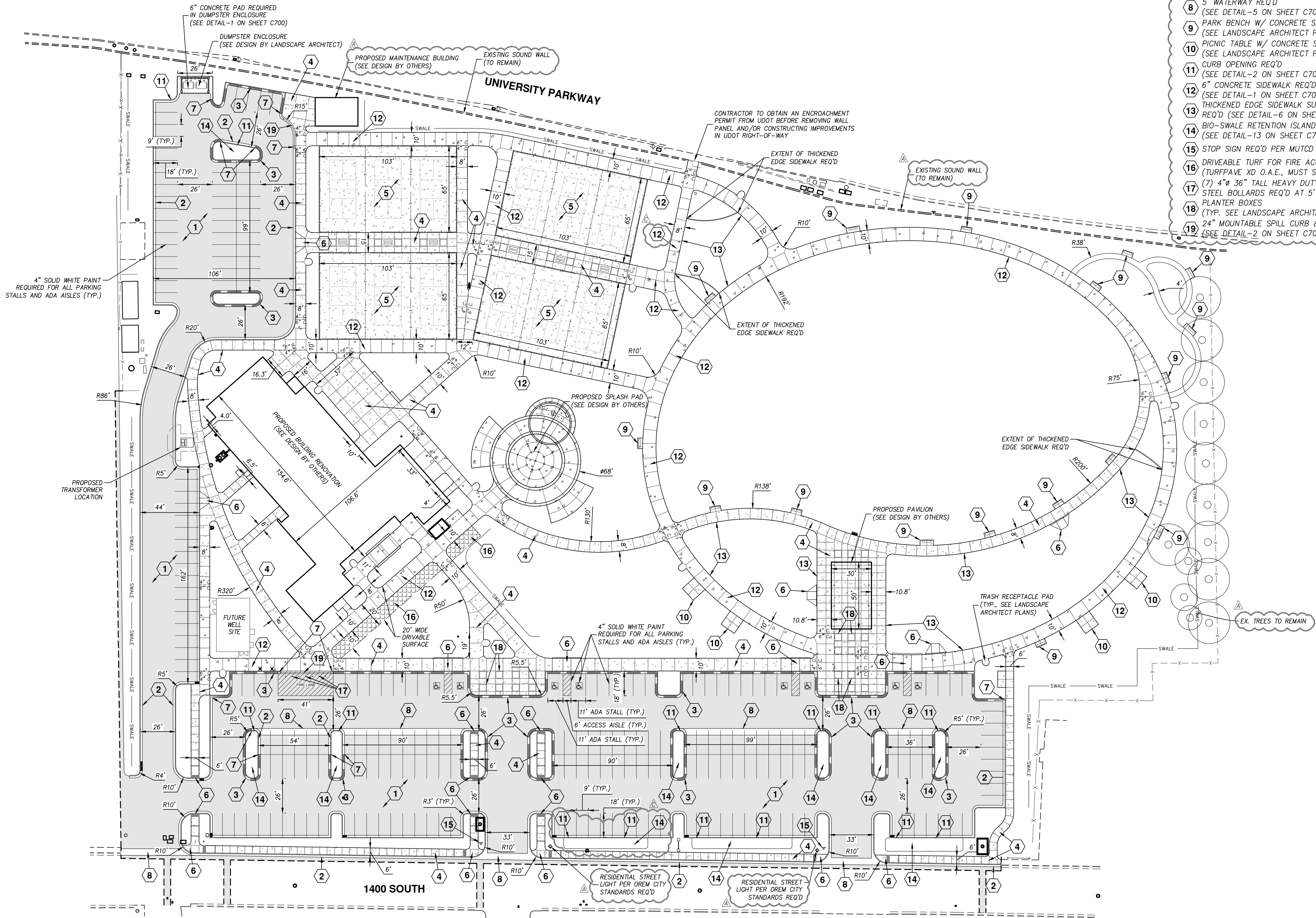
- LEGEND**
- 4700 EXISTING 5' CONTOUR
 - 4701 EXISTING 1' CONTOUR
 - EXISTING CURB & GUTTER
 - EXISTING SIDEWALK
 - EXISTING FENCE
 - EXISTING EDGE OF ASPHALT
 - SWR EXISTING SEWER LINE
 - SD EXISTING STORM DRAIN LINE
 - WTR EXISTING WATER LINE
 - TE EXISTING TELECOMM LINE
 - EL EXISTING GAS LINE
 - EX EXISTING UNDERGROUND ELECTRICAL
 - EX EXISTING BUILDING PAD
 - PROJECT BOUNDARY
 - PROPOSED SAWCUT

- DEMOLITION NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
 - CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
 - SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE, INSTALL AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
 - IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
 - THIS SHEET IS REQUIRED TO BE PRINTED IN COLOR.



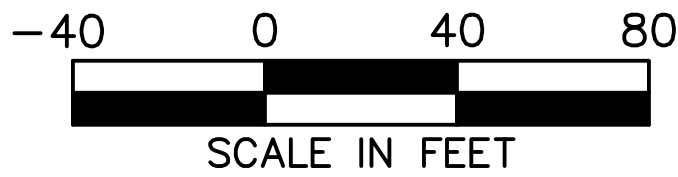
100% BID SET

Site Plan



KEYNOTE LEGEND

- 1 ASPHALT PAVEMENT REQ'D (SEE DETAIL-1 ON SHEET C700)
- 2 2' CITY OF OREM CURB & GUTTER REQ'D (SEE DETAIL-2 ON SHEET C700)
- 3 2' CITY OF OREM SPILL CURB & GUTTER REQ'D (SEE DETAIL-2 ON SHEET C700)
- 4 4" CONCRETE SIDEWALK REQ'D (SEE DETAIL-1 ON SHEET C700)
- 5 PICKLEBALL COURT W/ POST-TENSION SLAB REQ'D (SEE DESIGN BY OTHERS)
- 6 ADA RAMP REQ'D (SEE DETAIL-4, 20, & 21 ON SHEETS C700 & C703)
- 7 CURB TRANSITION (TRANSITION OVER 2' DISTANCE HOLDING TOP BACK OF CURB ELEVATION)
- 8 5' WATERWAY REQ'D (SEE DETAIL-5 ON SHEET C700)
- 9 PARK BENCH W/ CONCRETE SLAB (SEE LANDSCAPE ARCHITECT PLANS)
- 10 PICNIC TABLE W/ CONCRETE SLAB (SEE LANDSCAPE ARCHITECT PLANS)
- 11 CURB OPENING REQ'D (SEE DETAIL-2 ON SHEET C700)
- 12 6" CONCRETE SIDEWALK REQ'D (SEE DETAIL-1 ON SHEET C700)
- 13 THICKENED EDGE SIDEWALK SURROUNDING PLAYGROUND REQ'D (SEE DETAIL-6 ON SHEET C700)
- 14 BIO-SWALE RETENTION ISLAND REQ'D (SEE DETAIL-13 ON SHEET C702)
- 15 STOP SIGN REQ'D PER MUTCD (R1-1, 24"x24")
- 16 DRIVEABLE TURF FOR FIRE ACCESS REQ'D (TURFPAVE XD O.A.E., MUST SUPPORT 75,000 LB VEHICLE)
- 17 4" 36" TALL HEAVY DUTY REMOVABLE STAINLESS STEEL BOLLARDS REQ'D AT 5' O.C. (SUBMITTAL REQ'D)
- 18 PLANTER BOXES (TYP. SEE LANDSCAPE ARCHITECT PLANS)
- 19 24" MOUNTABLE SPILL CURB & GUTTER REQ'D (SEE DETAIL-2 ON SHEET C700)



LEGEND

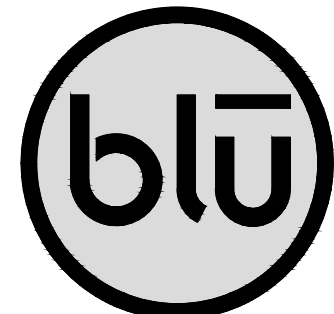
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING BUILDING PAD
- PROPOSED CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY
- PROPOSED SAWCUT

- PROPOSED 4" CONCRETE
- PROPOSED 6" CONCRETE

NOTE: CONCRETE THICKNESS CHANGES AT LOCATIONS SPECIFIED WITH THIS NOTATION: 6" C, 4" C

SITE NOTES

- IT IS THE INTENT OF THIS DESIGN AND ANY WORK DONE TO BE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
- ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
- ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT ENGINEER FOR CLARIFICATION.



blu line designs
planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p.801.679.3157

CLIENT

CITY OF OREM
56 N. STATE STREET
OREM, UT 84097



CIVIL



CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST, SUITE A-2
SANDY, UTAH 84070
P: (801) 562-2521

PACKAGE 2

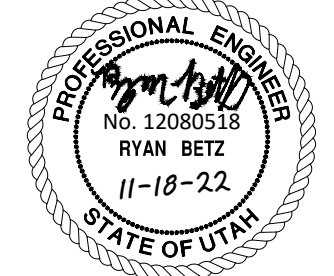
HILLCREST PARK

630 EAST 1400 SOUTH
OREM, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	01/18/2022	DESIGN REVIEW
2	01/18/2022	DESIGN REVIEW
3	01/18/2022	DESIGN REVIEW

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 1/18/2022
Checked By: JUM
Project No: 21-188

Drawing Title

SITE
PLAN

Drawing Number

C200

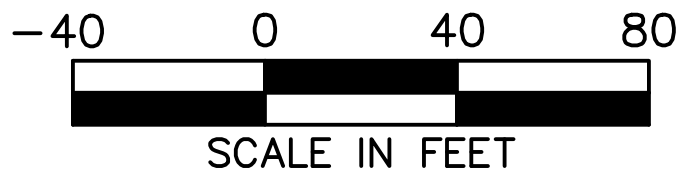


BID SET

Aerial Site Plan

KEYNOTE LEGEND

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- 2 CITY OF OREM CURB & GUTTER REQ'D (SEE DETAIL-2 ON SHEET C700)
- 3 CITY OF OREM SPILL CURB & GUTTER REQ'D (SEE DETAIL-2 ON SHEET C700)
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- 5 PICKLEBALL COURT W/ POST-TENSION SLAB REQ'D (SEE DESIGN BY OTHERS)
- 6 ADA RAMP REQ'D (SEE DETAIL-4, 20, & 21 ON SHEETS C700 & C703)
- 7 CURB TRANSITION (TRANSITION OVER 2" DISTANCE HOLDING TOP BACK OF CURB ELEVATION)
- 8 WATERWAY REQ'D (SEE DETAIL-5 ON SHEET C700)
- 9 PARK BENCH W/ CONCRETE SLAB (SEE LANDSCAPE ARCHITECT PLANS)
- 10 PICNIC TABLE W/ CONCRETE SLAB (SEE LANDSCAPE ARCHITECT PLANS)
- 11 CURB OPENING REQ'D (SEE DETAIL-2 ON SHEET C700)
- 12 CONCRETE SIDEWALK REQ'D (SEE DETAIL-1 ON SHEET C700)
- 13 THICKENED EDGE SIDEWALK SURROUNDING PLAYGROUND REQ'D (SEE DETAIL-6 ON SHEET C700)
- 14 BIO-SWALE RETENTION ISLAND REQ'D (SEE DETAIL-13 ON SHEET C702)
- 15 STOP SIGN REQ'D PER MUTCD (R1-1, 24"x24")
- 16 DRIVEABLE TURF FOR FIRE ACCESS REQ'D (TURFPAVE XD O.A.E., MUST SUPPORT 75,000 LB VEHICLE)
- 17 4" x 36" TALL HEAVY DUTY REMOVABLE STAINLESS STEEL BOLLARDS REQ'D AT 5' O.C. (SUBMITTAL REQ'D)
- 18 PLANTER BOXES (TYP. SEE LANDSCAPE ARCHITECT PLANS)
- 19 24" MOUNTABLE SPILL CURB & GUTTER REQ'D (SEE DETAIL-2 ON SHEET C700)



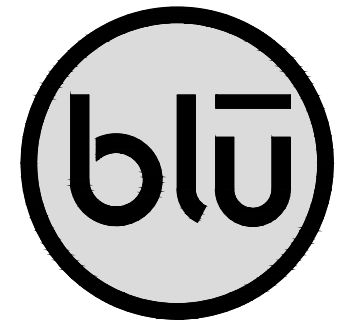
LEGEND

- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING BUILDING PAD
- PROPOSED CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY
- PROPOSED SAWCUT
- PROPOSED 4" CONCRETE
- PROPOSED 6" CONCRETE

NOTE: CONCRETE THICKNESS CHANGES AT LOCATIONS SPECIFIED WITH THIS NOTATION: 6" C, 4" C

SITE NOTES

- IT IS THE INTENT OF THIS DESIGN AND ANY WORK DONE TO BE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
- ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
- ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT ENGINEER FOR CLARIFICATION.



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planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p.801.679.3157

CLIENT

CITY OF OREM
56 N. STATE STREET
OREM, UT 84097



CIVIL



CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST, SUITE A-2
SANDY, UTAH 84070
P: (801) 562-2521

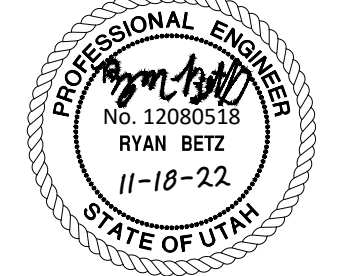
PACKAGE 2

HILLCREST PARK
630 EAST 1400 SOUTH
OREM, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	02/15/22	DESIGN DEVELOPMENT
2	02/15/22	DESIGN DEVELOPMENT

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 1/18/2022
Checked By: JIM
Project No: 21-188

Drawing Title

SITE
PLAN
W/ AERIAL

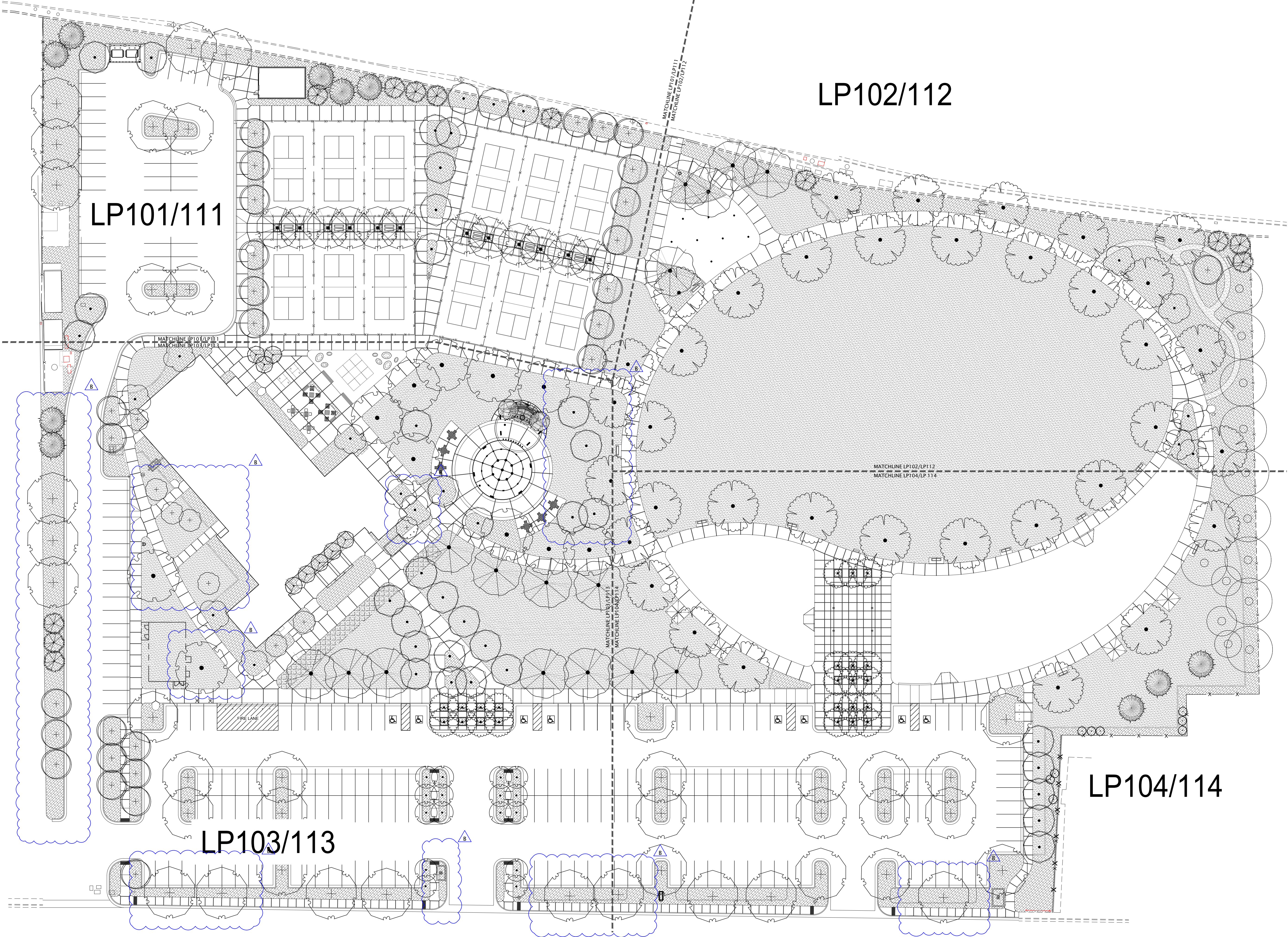
Drawing Number

C201



BID SET

Landscape Plan



Scale: 1" = 30'-0"



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Sandy, UT 84070
p 801.913.7994

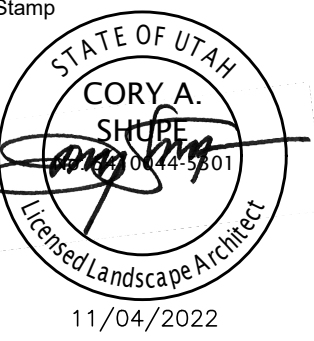
CLIENT
CITY OF OREM
56 N. STATE STREET
OREM, UT 84097



PACKAGE 2

HILLCREST PARK
630 EAST 1400 SOUTH
OREM, UT

REVISIONS	
NO.	DESCRIPTION
11/14/22	ONE REVIEW COMMENT
11/14/22	ONE REVIEW COMMENT - RESOLVE TREE CONFLICTS WITH UTILITIES

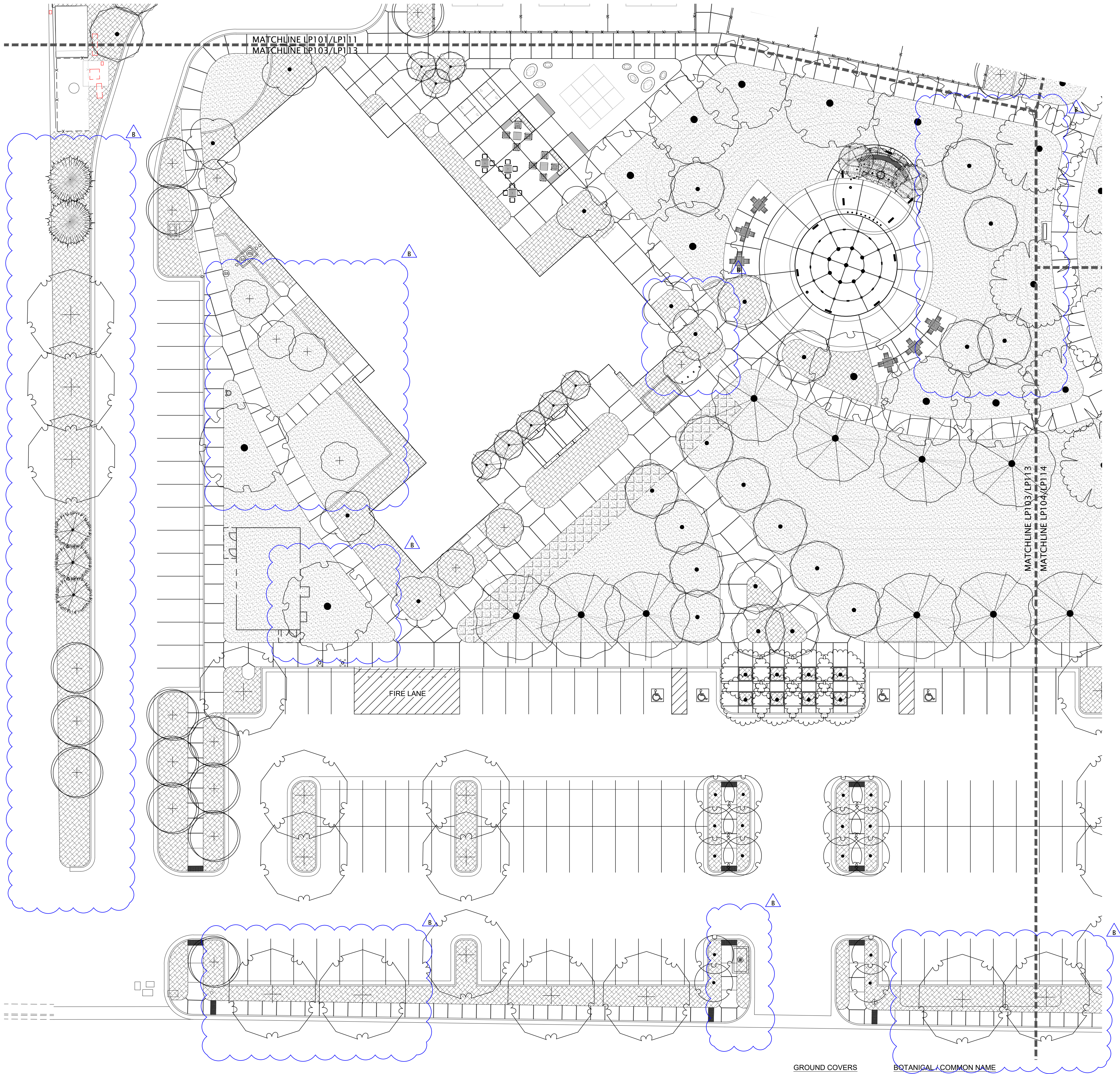


Designed By: SS, CS
Drawn By: BP
Date: 11/04/2022
Checked By: CS
Project No: 21-188

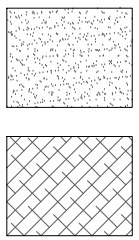
Drawing Title
OVERALL
LANDSCAPE
PLAN

Drawing number

LP100



GROUND COVERS



POA PRATENSIS / KENTUCKY BLUEGRASS

ROCK MULCH - 3" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE
INSTALL OVER DEWITT PRO5 WEED BARRIER.

BOTANICAL / COMMON NAME

POA PRATENSIS / KENTUCKY BLUEGRASS

ROCK MULCH - 3" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE
INSTALL OVER DEWITT PRO5 WEED BARRIER.

PLANT SCHEDULE

DECIDUOUS TREES

BOTANICAL / COMMON NAME

ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN MAPLE

GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE

GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST

PRUNUS PADUS 'MERLOT' / MERLOT REDLEAF BIRDCHERRY

TILIA CORDATA 'GREENSPIRE' / LITTLE LEAF LINDEN

ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA

ZELKOVA SERRATA 'SCHMIDTLOW' / WIRELESS ZELKOVA

EVERGREEN TREES

BOTANICAL / COMMON NAME

CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR

JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER

PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES

BOTANICAL / COMMON NAME

ACER TATARICUM 'HOT WINGS' / TATARIAN MAPLE

CERCIS CANADENSIS / EASTERN REDBUD

MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE

PRUNUS SARGENTII 'COLUMNARIS' / COLUMNAR SARGENT CHERRY

SYRINGA RETICULATA / JAPANESE TREE LILAC

EXISTING TREE

Scale: 1" = 20'-0"



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Sandy, UT 84070
p 801.913.7994

CLIENT
CITY OF OREM
56 N. STATE STREET
OREM, UT 84097



PACKAGE 2

HILLCREST PARK

630 EAST 1400 SOUTH
OREM, UT

REVISIONS	
NO.	DESCRIPTION
1	11/14/22 SDC REVIEW COMMENT: SDC REVIEW COMMENT: REDUCE TREE CONTACTS WITH UTILITIES
2	11/16/22 SDC REVIEW COMMENT: REDUCE TREE CONTACTS WITH UTILITIES

Stamp

STATE OF UTAH
CORY A. SHIPLEY
Landscape Architect
11/04/2022

Designed By: SS, CS
Drawn By: BP
Date: 11/04/2022
Checked By: CS
Project No: 21-188

Drawing Title
TREE AND
GROUND COVER
PLAN

Drawing number

LP103

Street View



Item #: 3.3	Planning Commission December 7, 2022	
Prepared By: Cheryl Vargas		
Applicant: Housing Authority Utah County (HAUC)/Jeremy Runia	PUBLIC HEARING – Amending the Agreement dated October 22, 1993, relating to the property located generally at 380 East 240 North to modify certain use and occupancy restrictions pertaining to the subject property.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pan
- mailed notices to 211 residents within 500 feet of the property

SITE INFORMATION:

- General Plan: **Medium Density Residential**
- Current Zone: **R8**
- Acreage: 2.89
- Sharon Park

ACTION:

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

REQUEST: The applicant requests the City amend the Agreement dated October 22, 1993, relating to the property located generally at 380 East 240 North to modify certain use and occupancy restrictions pertaining to the subject property.

BACKGROUND:

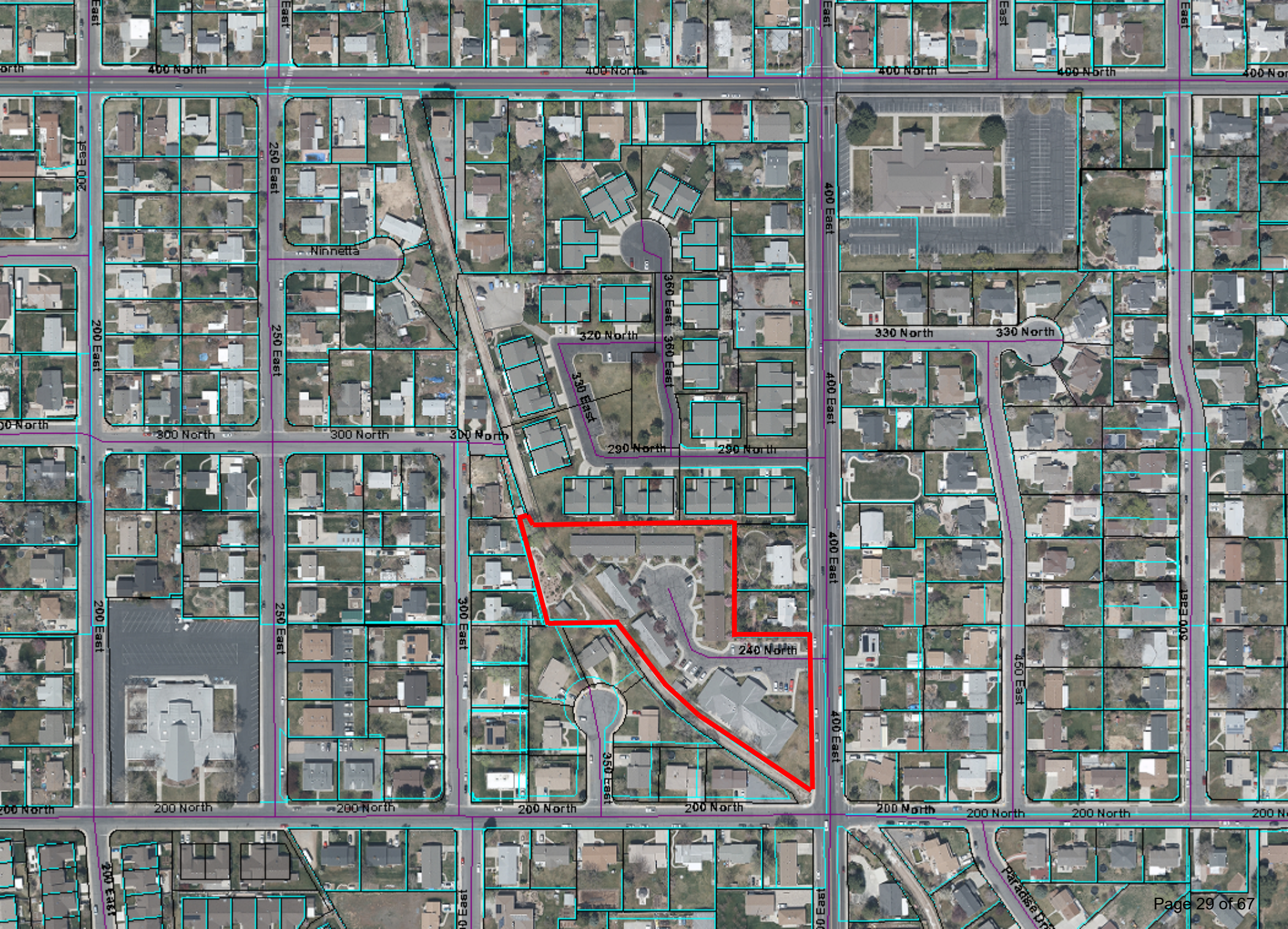
The Housing Authority Utah County (HAUC) requests Orem City release the 55+ older age restriction for twenty-one (21) studio units and remove the assisted living component requirement for all fifty-seven (57) units (twenty-one (21) studio units and thirty-six (36) one-bedroom units). This will allow HAUC to provide housing to students or alumni of Scenic View Academy (SVA) only in the twenty-one (21) studio units. The remaining thirty-six (36) one-bedroom units will continue to operate under the already established 55+ year age restriction.

HAUC is under contract to purchase the Canyon Breeze Senior Living Apartments. The property was built in 1994-1995. A deed restriction was recorded on title by Orem City (dated October 22, 1993). The property consists of seven separate one-story buildings. The largest building contains twenty-one (21) studio units and office spaces. HAUC is partnering with SVA to provide referrals from their graduating or recently graduated students to live in only the twenty-one (21) studio units.

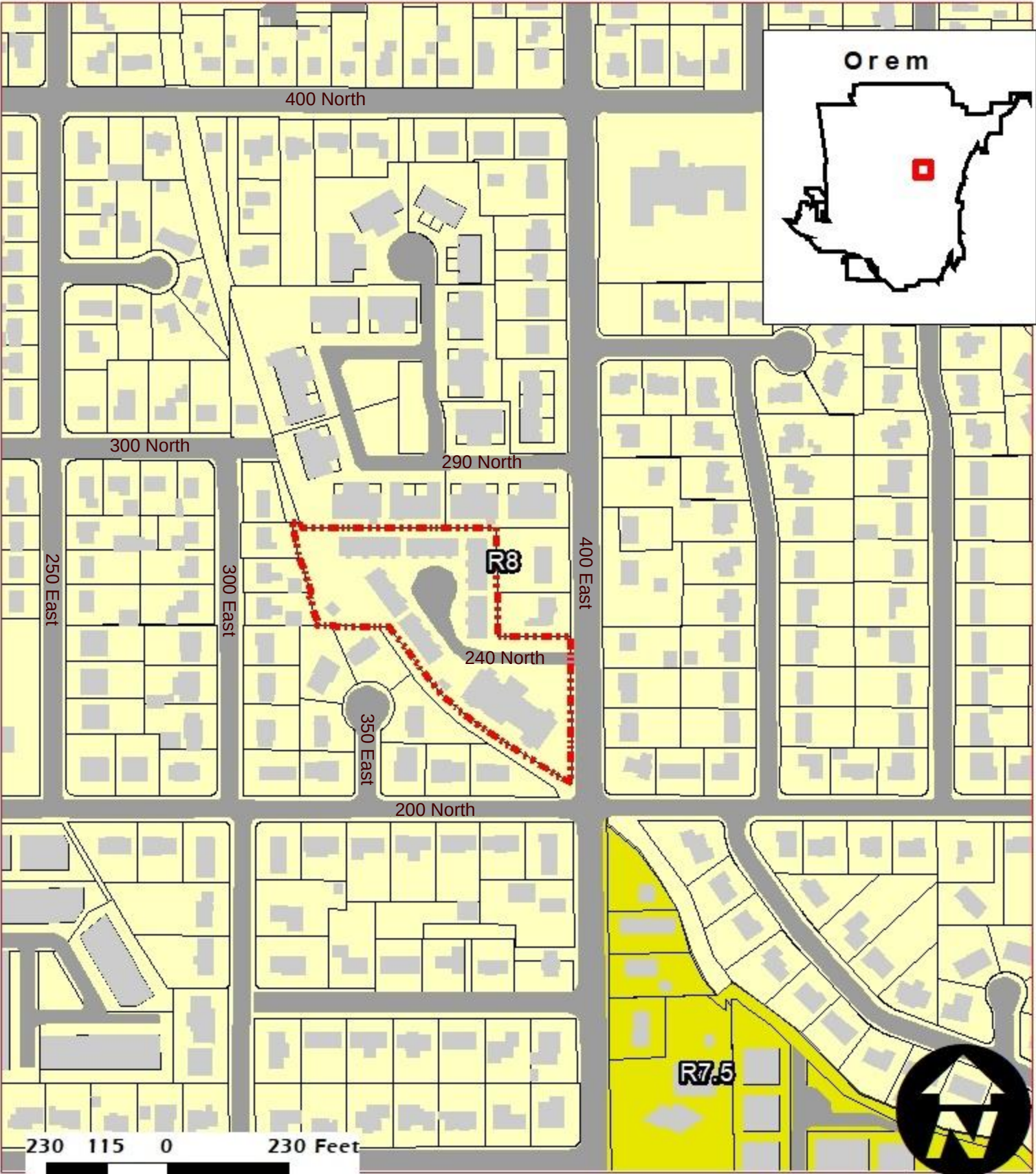
The Housing Authority is requesting Orem City release the age restriction on just the twenty-one (21) units thus making those units open to anyone 18 years of age or older to live in any studio unit. SVA is a nationally recognized and accredited non-profit school for adults aged 18-32 with autism spectrum neurodiversities. These students are self-sufficient when they graduate. SVA will provide resident case management and referrals to HAUC for each of the twenty-one (21) studio units. SVA will have a dedicated office onsite in the main building and onsite staff as needed to assist their students living at Canyon Breeze. SVA has been operating for nearly twenty years, operates their central campus in Provo and is in need of additional housing options for their students nearing/completing graduation. HAUC will provide the property management, day to day operations and maintenance. All fifty-seven units will be operating under a typical 12-month lease format between HAUC and the resident.

HAUC agrees that occupancy of the twenty-one studio units will be limited to one person per unit. This restriction will help prevent parking issues.

RECOMMENDATION: Staff recommends the Planning Commission consider a recommendation to the City Council to amend the Agreement dated October 22, 1993, relating to the property located generally at 380 East 240 North to modify certain use and occupancy restrictions pertaining to the subject property.



HAUC - Canyon Breeze



Orem

◆ Agreement Revision
R8
2.89 Acres

NEIGHBORHOOD
Sharon Park

- Legend
- 380 E 240 North
 - Buildings
 - Parcels

CANYON BREEZE PROJECT
240 N 380 E OREM, UT



Street View



Existing Agreement

36533

ENT 66 BK 3337 PG 425
NINA B REID UTAH CO RECORDER BY JD
1994 JAN 3 10:39 AM FEE 32.00
RECORDED FOR AFFILIATED TITLE COMPANY IN

RESTRICTIVE COVENANT

The City of Orem, owner of the property to be restricted, executes this Restrictive Covenant to place restrictions on the future development and use of the subject property.

Legal Description

This Restrictive Covenant applies to the following described real property:

Lot 1 of Newell Estates Subdivision, Plat A, as recorded in the office of the Utah County Recorder.

EXCEPTING the following described portion of lot 1 which has already been conveyed by a Quit-Claim Deed recorded as Entry 44129, Book 2990, Page 5 as recorded in the office of the Utah County Recorder:

A tract of land in the northwest quarter of Section 14, in the City of Orem, Utah County, State of Utah, more particularly described as follows:

Commencing at a point located North 89°27'18" West along the section line 552.07 feet and South 780.53 feet from the North one-quarter corner of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point also located North 0°18'30" West 199.70 feet and North 89°41'30" East 99.30 feet from the Southwest Corner of Lot 16, Knight Subdivision; thence along the east boundary of Price title (see book 2358, page 469) as follows: North 11°30'30" West 40.00 feet, North 15°42'30" West 77.21 feet; thence North 89°41'30" East 21.28 feet; thence along the west boundary of the North Union Canal and Plat "A", Newell Estates Subdivision as follows: South 16°49'15" East 90.78 feet, South 23°34'14" East 29.00 feet; thence South 89°41'30" West 30.26 feet to the point of beginning.

Note: Price title bearing of North equals North 0°18'30" East of this legal description.

The above-described property shall hereinafter be referred to as the "PROPERTY."

Purpose

The City of Orem ("City") intends to sell the PROPERTY to be used for the housing and care of low and moderate income elderly persons. The City has entered into an Agreement dated Oct. 22, 1993 with Robbins' Friendship Center, LTD ("Robbins"), in which Robbins agrees to purchase the PROPERTY and to develop and use it for the housing and care of low and moderate income elderly persons. A copy of the Agreement is attached hereto as Exhibit "A" and incorporated herein by reference.

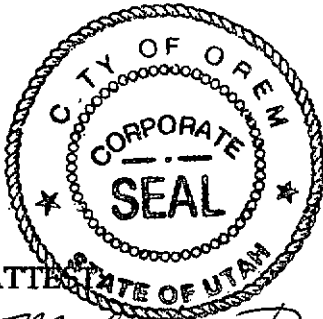
Restrictive Covenant

All construction, use and development of the PROPERTY shall be for the housing and care of low and moderate income elderly persons as set forth and defined in the Agreement attached hereto as Exhibit "A." The PROPERTY shall be used, held, sold, conveyed, transferred, developed, leased, sub-leased, and occupied in accordance with this restriction. This Restrictive Covenant shall run with the land and shall bind and apply to all parties having any right, title or interest in the PROPERTY, as well as their successors and assigns. This Restrictive Covenant shall inure to the benefit of City and may be enforced by the City.

Duration

This Restrictive Covenant shall be in full force and effect until October 22, 2043 (termination). Upon termination, the restriction shall have no further effect and shall not be enforceable.

SIGNED and DATED this 30th day of December, 19 93.

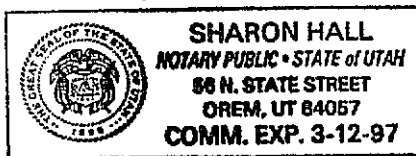


THE CITY OF OREM, by

Stella Welsh
Stella Welsh, Mayor

Melody Downey
Melody Downey, City Recorder

The foregoing instrument was acknowledged before me this 30th day of December, 19 93, by Stella Welsh, Mayor, and Melody Downey, City Recorder, of the City of Orem.



Sharon Hall
NOTARY PUBLIC

My commission expires: 3-12-97
Residing at: Orem, Utah

robbins.rcl

AGREEMENT
(Elderly Care Facility - 150 North 400 East)

This Contractual Agreement is executed in duplicate this 22 day of Oct., 1993, by and between the CITY OF OREM, a municipal corporation and political subdivision of the State of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057, hereinafter referred to as the "CITY," and ROBBINS' FRIENDSHIP CENTER, LTD., a Utah limited partnership, with its principal offices located at 984 South 930 West, Payson, UT 84651, hereinafter referred to as "ROBBINS."

RECITALS

WHEREAS the CITY owns real property in the vicinity of 150 North 400 East in Orem, Utah; and

WHEREAS the CITY purchased the real property with the intent of developing an elderly care facility for those having low and moderate incomes; and

WHEREAS the CITY was unable to develop the project; and

WHEREAS the CITY still believes that there is a need for the project and would like to see the project developed; and

WHEREAS the CITY has considered various alternatives for the financing and development of the project; and

WHEREAS the CITY determined that the best alternative for developing the project would be to solicit proposals from private contractors to develop the project on the CITY's real property; and

WHEREAS the CITY has solicited proposals from private developers to develop the project; and

WHEREAS all submitted proposals were reviewed by a Review Committee to determine which proposal was in the CITY's best interests; and

WHEREAS the Review Committee determined that ROBBINS' proposal best met the needs and concerns of the CITY and recommended that the City Council accept ROBBINS' proposal; and

WHEREAS the City Council reviewed ROBBINS' concept proposal and accepted the proposal in Resolution No. R-93-0004, subject to the negotiation and execution of a formal agreement between the CITY and ROBBINS; and

WHEREAS the CITY approved a conditional use permit and site plan on May 4, 1993 for ROBBINS' proposed development of the CITY's real property; and

WHEREAS the CITY and ROBBINS have negotiated terms for the purchase of the CITY's real property and the development of the project and desire to set forth those terms in this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the promises and conditions set forth herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the CITY and ROBBINS hereby agree as follows:

1. Sale of PROPERTY. The CITY agrees to sell and ROBBINS agrees to purchase real property located in the vicinity of 150 North 400 East, Orem, Utah. The real property shall be

sold and purchased in an "as is" condition and subject to the restrictions and obligations set forth in this Agreement.

A. Description. The real property to be sold consists of approximately 2.9 acres. The property is shown on the map attached hereto as Exhibit "A" and is more particularly described as follows:

Lot 1 of Newell Estates Subdivision, Plat A, as recorded in the office of the Utah County Recorder.

EXCEPTING the following described portion of lot 1 which has already been conveyed by a Quit-Claim Deed recorded as Entry 44129, Book 2990, Page 5 as recorded in the office of the Utah County Recorder:

A tract of land in the northwest quarter of Section 14, in the City of Orem, Utah County, State of Utah, more particularly described as follows:

Commencing at a point located North 89°27'18" West along the section line 552.07 feet and South 780.53 feet from the North one-quarter corner of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point also located North 0°18'30" West 199.70 feet and North 89°41'30" East 99.30 feet from the Southwest Corner of Lot 16, Knight Subdivision; thence along the east boundary of Price title (see book 2358, page 469) as follows: North 11°30'30" West 40.00 feet, North 15°42'30" West 77.21 feet; thence North 89°41'30" East 21.28 feet; thence along the west boundary of the North Union Canal and Plat "A", Newell Estates Subdivision as follows: South 16°49'15" East 90.78 feet, South 23°34'14" East 29.00 feet; thence South 89°41'30" West 30.26 feet to the point of beginning.

Note: Price title bearing of North equals North 0°18'30" East of this legal description.

The above-described property shall hereinafter be referred to as the "PROPERTY."

B. Consideration. ROBBINS shall do the following as consideration for the PROPERTY:

1. **Purchase price.** ROBBINS shall pay the CITY One Hundred Twenty Thousand Dollars (\$120,000.00) for the PROPERTY. Payment shall be made as follows:

a. **Closing.** ROBBINS shall pay the CITY Sixty Thousand Dollars (\$60,000.00) at the time of closing.

b. **Balance.** ROBBINS shall pay the CITY the Sixty Thousand Dollar (\$60,000.00) balance in ten (10) annual payments of Six Thousand

Dollars (\$6,000.00). Each annual payment shall be made on or before the anniversary of the closing date. The first payment shall be due on or before the anniversary of the closing date in 1994. No interest shall accrue on the outstanding balance. At the CITY's option, the entire amount owed shall immediately become due and payable without notice or demand, if ROBBINS fails to make any payment when due.

2. **Additional consideration.** The parties acknowledge that the \$120,000.00 purchase price constitutes only partial consideration for the PROPERTY. The additional obligations set forth in this Agreement relating to the construction and operation of an elderly care facility for those having low and moderate incomes are an important part of the consideration for the PROPERTY, shall run with the land, shall survive the delivery of the Warranty Deed, and shall not be deemed to become merged or extinguished in the Warranty Deed.

C. **Closing.** The CITY acknowledges that ROBBINS needs HUD approval (use of low income housing tax credits) before it can complete the PROJECT. Closing shall not take place until ROBBINS has acquired the necessary HUD approval. If closing does not take place on or before March 1, 1994, then this Agreement shall be null and void and neither party shall have any further obligation to perform pursuant to this Agreement.

1. **Location.** Closing shall take place at Affiliated Title in Orem, Utah.

2. **Title.** The CITY shall convey the PROPERTY to ROBBINS by Warranty Deed, free and clear of any liens or encumbrances.

3. **Prorations.** All taxes and assessments on the PROPERTY shall be prorated as of the closing date.

4. **Costs.** All closing costs and fees shall be divided equally between the CITY and ROBBINS.

5. **Title insurance.** Neither party shall be required to purchase title insurance. Title insurance shall be paid for by the party desiring the insurance.

2. **Development of PROJECT.** ROBBINS shall construct an elderly care facility for those having low and moderate incomes on the PROPERTY. The facility shall be constructed and operated as set forth in this Agreement, the approved site plan, the approved conditional use permit, the approved building elevations, the approved construction drawings, and any applicable ordinances. The construction and maintenance of the facility in accordance with this Agreement, the approved site plan, the approved conditional use permit, the approved building elevations, the approved construction drawings, and any applicable ordinances shall hereinafter be referred to as the "PROJECT."

A. **Construction on PROPERTY.** The PROJECT shall be constructed on the PROPERTY.

B. **Site Plan.** The CITY approved a conditional use permit and site plan for the PROJECT on May 4, 1993. A copy of the approved site plan is attached hereto as Exhibit "B" and incorporated herein by reference.

C. **Basic design of PROJECT.** The PROJECT shall be designed and constructed with the following minimum requirements:

1. **Main center.** A main center that includes resident rooms, dining

facilities, adult day care, living room areas, a library, laundry facilities, and recreation facilities. Use of the main center facilities shall be restricted to residents and their guests. The purpose of this restriction is to ensure that the PROJECT will be used for the care of residents only, and not become a commercial establishment open to the public.

2. **Residential units.** Residential units that are constructed as set forth in ROBBINS' proposal (with one or two bedrooms per unit).

3. **Compatibility with neighborhood.** The PROJECT shall be designed so that it is compatible with, and an asset to, the surrounding residential properties. The structures shall be designed and located on the PROPERTY in a manner that minimizes any potential negative impacts on the surrounding residential properties. The PROJECT shall incorporate the creative use of open spaces and landscaping to provide a pleasant atmosphere for residents and neighbors.

D. **Development and maintenance of site.** ROBBINS shall develop and maintain the PROPERTY according to the site plan and conditional use permit approved by the City of Orem and this Agreement. This paragraph shall not limit ROBBINS' ability to apply for an amended site plan or conditional use permit, provided the proposed amendments meet the terms of this Agreement and City of Orem ordinances. ROBBINS shall comply with all development processes of the City of Orem, including the obtaining of all necessary building permits.

E. **Fees.** ROBBINS shall pay all usual and customary fees, charges, and costs to the City of Orem for development of the PROPERTY.

F. **Site improvements.** ROBBINS shall construct required improvements on the PROPERTY in accordance with City of Orem specifications, including but not limited to the following: sidewalks, curb and gutter, sewer and water lines, landscaping, and underground utilities.

G. **Completion of PROJECT.** The PROJECT shall be completed and fully operational on or before October 1, 1994. The CITY may, in its sole discretion, extend the completion date upon request of ROBBINS.

3. **Use of PROPERTY.** The PROJECT shall be used solely for the housing and care of low and moderate income elderly persons as defined herein.

A. **Elderly.** "Elderly" shall include:

1. A person who is at least fifty-five (55) years of age; and
2. Spouses of elderly persons, regardless of age; and
3. Live-in aides for elderly persons (only one per elderly person).

B. **Low and Moderate Income.** The parties agree to use the HUD Housing Assistance Programs definitions set forth in 24 CFR Ch. VIII to determine whether or not potential residents meet the low and moderate income requirement of this Agreement. Elderly persons (as defined in this Agreement, not HUD definitions), qualifying as either a "lower income family" or a "very low income family" under the HUD definitions qualify as having a low or moderate income under this Agreement. Under current HUD definitions, a "lower income family" is a family whose annual income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments

HAUC Request:

1. Remove the requirement for the "Elderly" use on 21 studio units (all contained in one building). The remaining 36 one bedroom units will remain under the current Elderly restriction.
2. Remove any requirement for assisted living on the entire property.
3. Retain the current expiration and terms of the original agreement.

for smaller and larger families. HUD may establish income limits higher or lower than 80 percent of the median income for the area on the basis of its finding that such variations are necessary because of the prevailing levels of construction costs or unusually high or low family incomes. A "very low income family" is a lower income family whose annual income does not exceed 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income limits higher or lower than 50 percent of the median income for the area on the basis of its finding that such variations are necessary because of unusually high or low family incomes. If HUD discontinues or substantially changes its definitions, the parties shall either agree on a new definition in writing, or the parties shall use the definitions that were in effect upon execution of this Agreement, with "the CITY" being substituted for "HUD" in the definitions.

C. **Loss of status.** All residents of the PROJECT must meet the age and income requirements set forth herein. Any person or family that no longer meets the age or income standards shall be given up to sixty (60) days to find another place to live. For example, if a qualifying resident dies, the spouse and/or live-in aide for that resident can no longer stay at the PROJECT unless he or she can independently meet the age and income requirements.

4. **Restrictions on Use of PROPERTY.** ROBBINS acknowledges that the CITY's sole purpose in selling the PROPERTY to ROBBINS is to facilitate the construction and operation of an elderly care facility for those having a low or moderate income. The restrictions on the use of the PROPERTY shall exist for fifty (50) years after the execution of this Agreement. After expiration of the fifty years, this Agreement shall have no force or effect. To document these restrictions, the parties agree to the following:

A. **Recording of Agreement.** The CITY may record a copy of this Agreement at the time of closing or at any other time.

B. **Restrictive covenant.** The CITY will record a restrictive covenant on the PROPERTY that limits the uses of the PROPERTY to those set forth in this Agreement. The restrictive covenant shall be recorded at or before closing.

5. **HOME Money.** The CITY agrees to use Forty Thousand Dollars (\$40,000.00) of HOME money to help complete landscaping improvements for the PROJECT. ROBBINS acknowledges that it will be solely responsible for any requirements attached to the HOME money and that the CITY and ROBBINS will be required to enter into a separate agreement before the HOME money is disbursed to ROBBINS.

6. **Limitation on CITY Obligations.** The CITY shall have no obligations to ROBBINS, the development of the PROJECT, or the PROJECT itself, other than those specifically set forth in this Agreement. In addition, the CITY shall not be responsible for any financial obligations, costs or other liabilities of ROBBINS or the PROJECT.

7. **Indemnification.** ROBBINS agrees to indemnify and hold the CITY harmless from and against any demand, claim, action, damages or loss of any type arising or resulting from the

development or operation of the PROJECT, except for such demands, claims, actions, damages, or losses that are caused by the CITY's own negligence.

8. Default.

A. ROBBINS. ROBBINS shall be considered in default if any of the following occur:

1. ROBBINS fails to comply with any of the requirements of this Agreement.

2. ROBBINS is dissolved or becomes subject to the jurisdiction of the United States Bankruptcy Court as a debtor, whether such bankruptcy is filed voluntarily or involuntarily.

3. ROBBINS divests itself of title to any portion of the PROPERTY without written permission from the CITY.

B. CITY. The CITY shall be considered in default if it fails to comply with any of the requirements of this Agreement.

9. Remedy for Failure to Perform or Default. The parties may avail themselves of the following remedies upon failure to perform or default:

A. Failure to develop or properly use PROPERTY. If ROBBINS fails to:

1. Develop the PROJECT according to the time frames and guidelines established in this Agreement, the approved site plan, or the conditional use permit; or

2. Use the PROPERTY as required by this Agreement, the approved site plan, the conditional use permit, or the restrictive covenant placed on the PROPERTY;

ROBBINS shall be considered in default. Upon such default, the CITY shall be entitled to injunctive and monetary relief, and/or any other remedy available in the State of Utah.

B. Other breach. The parties shall be entitled to avail themselves of any other remedy available in the State of Utah for any breach or other failure to perform pursuant to this Agreement that is not specifically provided for in this Agreement.

10. Assignment. ROBBINS shall not transfer or assign any or all of its obligations, rights, title or interest under this Agreement to a third party without the prior written consent of the CITY. The CITY will not approve any transfer or assignment to a business other than one having recent successful experience in operating elderly care facilities and having sufficient resources and experience to successfully complete and/or maintain the development and use of the PROPERTY as specified in this Agreement. The approval of any such successor business shall be left to the sole discretion of the CITY. Notwithstanding the foregoing provision, ROBBINS may transfer or assign its rights, title or interest under this Agreement for the purpose of securing a loan(s) for the development of the PROPERTY. The lender, as well as any transferee of the lender, must be approved in writing by the CITY. Any lender, or transferee of the lender, foreclosing on the PROPERTY must agree in writing to assume ROBBINS' obligations under this Agreement. The CITY's rights under this Agreement shall be superior to any lien placed on the PROPERTY. This paragraph shall not be interpreted to restrict transfers

of ownership interests in ROBBINS, provided that Lynn E. Robbins remains as General Partner and retains an ownership interest in ROBBINS.

11. Lawful Agreement. The parties represent that each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation.

12. Utah Law. This Agreement shall be interpreted pursuant to the laws of the State of Utah.

13. Time of Essence. Time shall be of the essence of this Agreement.

14. Attorney's Fees. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, then the non-breaching or non-defaulting party shall be entitled to a reasonable attorney's fee, whether or not the matter is actually litigated.

15. Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other and all genders. The paragraph and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

16. Amendments. No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written agreement.

17. No Presumption. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

18. Binding Agreement. This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

19. No Assignment. Neither party shall transfer or assign any of its rights, duties or obligations set forth in this Agreement to a third party without the prior written consent of the other party.

SIGNED and ENTERED INTO this 22 day of Oct., 19 93.



ATTEST:

Melody Downey
Melody Downey, City Recorder

THE CITY OF OREM, by

Stella Welsh
Stella Welsh, Mayor

ROBBINS' FRIENDSHIP CENTER, LTD., by

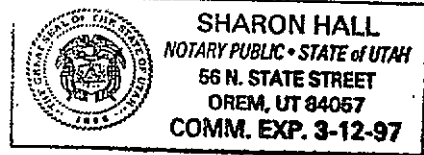
Lynn E. Robbins
Lynn E. Robbins
General Partner

STATE OF UTAH)
COUNTY OF UTAH) : ss.

The foregoing instrument was acknowledged before me this 22ND day of OCTOBER, 19 93, by Lynn E. Robbins, General Partner of Robbins' Friendship Center, LTD.

Sharon Hall
NOTARY PUBLIC

My commission expires: 3-12-97
Residing at: OREM, UTAH
gws\robbins.ag8
06/09/93





STATE PLANT COORDINATES		
ST	WORTHING	LEITH
1	730112 511	500049 202
2	710044 212	500048 274
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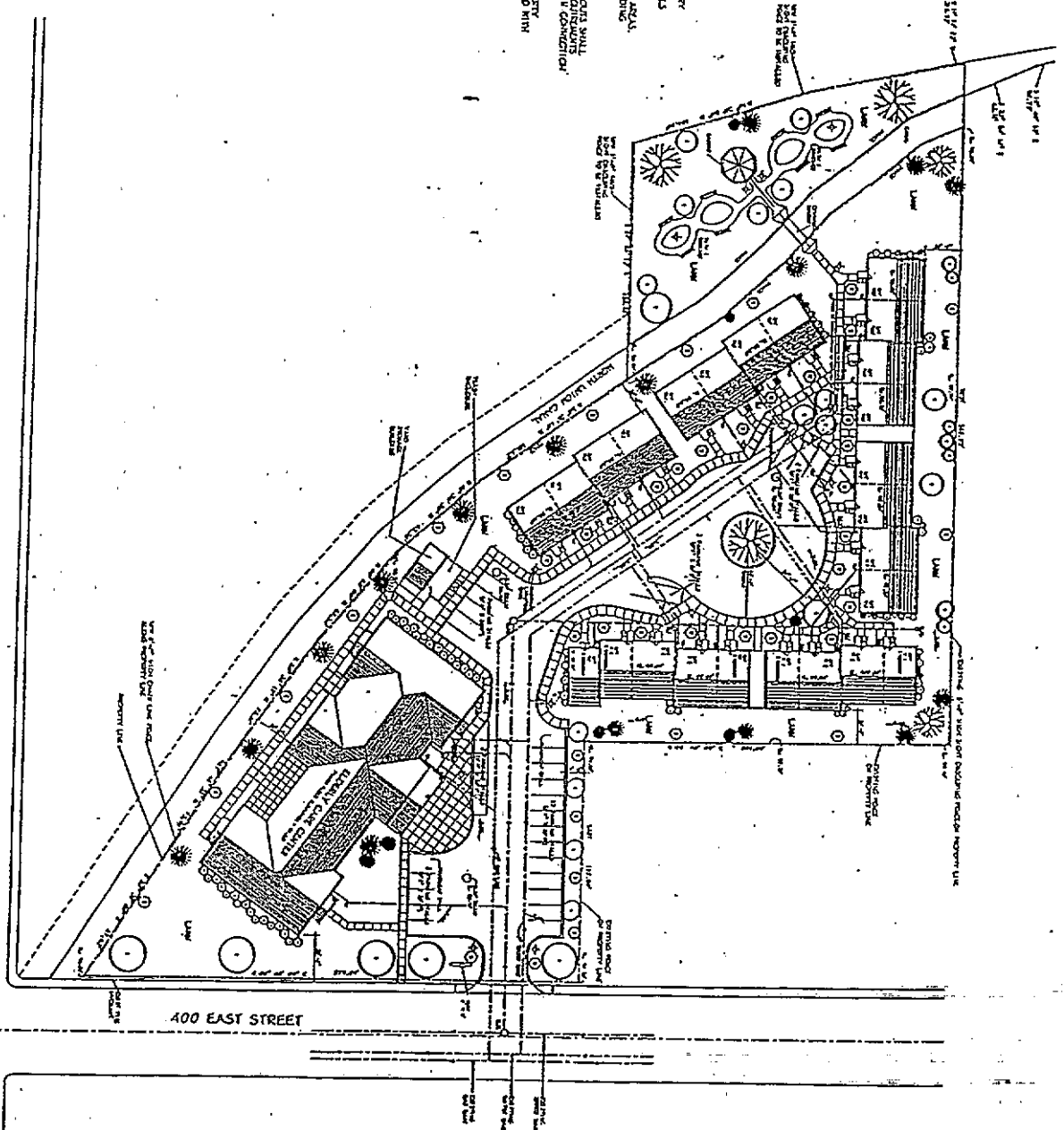
NEVELL ESTATES
 REDEVLOPMENT
 10000 N. 10th St.
 Seattle, WA 98108
 (206) 325-1234

GENERAL SITE NOTES

1. THE PROJECT IS DESIGNED FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE MINNESOTA BUILDING ACT (MBA).
2. THE FIRE PROTECTION PLAN SHOWS THE LOCATION OF ALL FIRE ALARMS, EXTINGUISHERS, AND OTHER FIRE FIGHTING EQUIPMENT. THE FIRE PROTECTION PLAN IS A SEPARATE DOCUMENT AND IS NOT PART OF THIS SITE PLAN.
3. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE MINNESOTA LANDSCAPING ACT (MLA).
4. A SWIMMING POOL AND HEDGING TANK SHALL BE INSTALLED IN A CITY STANDING AND SHALL BE MAINTAINED AS REQUIRED BY THE CITY.
5. THE FIRE PROTECTION PLAN SHOWS THE LOCATION OF ALL FIRE ALARMS, EXTINGUISHERS, AND OTHER FIRE FIGHTING EQUIPMENT. THE FIRE PROTECTION PLAN IS A SEPARATE DOCUMENT AND IS NOT PART OF THIS SITE PLAN.
6. THE MINIMUM REQUIREMENTS OF THE MINNESOTA BUILDING ACT (MBA) SHALL BE MAINTAINED AS REQUIRED BY THE CITY.
7. THE MINIMUM REQUIREMENTS OF THE MINNESOTA BUILDING ACT (MBA) SHALL BE MAINTAINED AS REQUIRED BY THE CITY.
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9. THE MINIMUM REQUIREMENTS OF THE MINNESOTA BUILDING ACT (MBA) SHALL BE MAINTAINED AS REQUIRED BY THE CITY.
10. THE MINIMUM REQUIREMENTS OF THE MINNESOTA BUILDING ACT (MBA) SHALL BE MAINTAINED AS REQUIRED BY THE CITY.

LANDSCAPING AND PLANT LEGEND

- 1. PLANTING MATERIAL - 7' DIA.
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LOT NO. 1
 200 NORTH STREET
 400 EAST STREET
 177,111.3 SQ. FT.



SITE PLAN - REVISED

200 NORTH STREET

400 EAST STREET

SHEET
 A1

SITE PLAN - REVISED

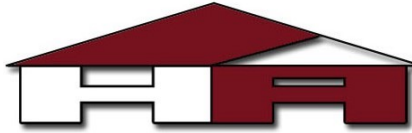
FRIENDSHIP MANOR - AN ELDERLY CARE COMMUNITY

LOT NO. 1 - 177,111.3 SQ. FT.

200 NORTH STREET, CHAS.

DATE

Board Members:
Steve White, Chair
David Tuckett, Vice-Chair
Amelia Gardner
April Smith
Suzanne Freeman



Housing Authority of Utah County
485 N Freedom Blvd, Provo, Utah 84601
(801) 373-8333 TDD and Voice
(801) 373-2270 Fax
<http://www.housinguc.org>

Jeremy Runia
Executive Director

Hours
7:30 Am - 5:30 PM
Monday -Thursday
Closed Friday

NOTICE OF NEIGHBORHOOD MEETING

Date: October 24, 2022

Dear Property Owner,

The Housing Authority of Utah County (HAUC) is finalizing the purchase of a senior living community known as Canyon Breeze Senior Living (Subject Property) located at 380 East 240 North, Orem, UT. The Subject Property has been providing senior housing and assisted living services to residents for a number of years. HAUC will maintain the current operating requirements for the property and desires to update two operating elements. You are receiving this notice because your property is located within 500 feet of the subject property. We invite you to attend a neighborhood meeting Wednesday, November 2, 2022 at 6:15PM where HAUC will discuss the proposed changes. The meeting will be held at the Hampton Inn located 851 West 1250 South in Orem. The two proposed updates are as follows:

1. Allow individuals with autism who are preparing for or have graduated from a nationally accredited nonprofit school to rent and live in a select number of units contained within one building. The remaining buildings will continue to operate unchanged providing apartments to seniors ages 55 years and older.
2. Retire the assisted living service property requirement.

Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you 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.

Sincerely,

Jeremy Runia
Executive Director

Sign in Sheet Canyon Breeze Community Meeting

[illegible]

Board Members:
Steve White, Chair
David Tuckett, Vice-Chair
Amelia Gardner
April Smith
Suzanne Freeman



Housing Authority of Utah County
485 N Freedom Blvd, Provo, Utah 84601
(801) 373-8333 TDD and Voice
(801) 373-2270 Fax
<http://www.housinguc.org>

Jeremy Runia
Executive Director

Hours
7:00AM - 5:30 PM
Monday - Thursday
Closed Friday

PUBLIC MEETING MINUTES
CANYON BREEZE SENIOR LIVING
Wednesday, November 2, 2022
6:15 PM at Hampton Inn Orem Utah

Present:

Jeremy Runia – Housing Authority
Amber Maxwell – Housing Authority
Paul Sorenson – Canyon Breeze
Janae Hakes – Scenic View Academy
Diana Blaine – Scenic View Academy
Scott Schroeder for Ken High – Community Patron
Rod & Anne Kendall – Community Patron

The meeting began at 6:15pm with Jeremy Runia introducing the Housing Authority of Utah County (HAUC) and the attendees in the room which included staff from the Housing Authority, Paul Sorenson current Owner, Canyon Breeze and Janae Hakes and Diana Blaine with Scenic View Academy. Four community patrons attended the meeting, as listed above.

Jeremy explained that the Housing Authority of Utah County (HAUC) and Canyon Breeze have entered into a contract to allow HAUC to purchase the property located at 380 E 240 N Orem, UT. HAUC is proposing the current age restriction (age 55+) for 21 units located inside the main club house be removed as well as the assisted living component for the entire property. The property contains 57 units total. Clubhouse has 21 studio apartments, remaining units are 36 one bedroom cottages located in 6 buildings. The age restriction of 55+ would remain for the 36 one bedroom units.

Removing the age restriction and assisted living would allow HAUC to utilize the 21 studio units inside the main club house for autistic adults graduating from the Scenic View Academy School. The graduates would be able to live independently and Scenic View would have an office onsite to provide support for the residents living in the 21 studio units.

Community patrons expressed the following questions/concerns:

Will the property change in any manner that would reduce property values? The property will not be changed in any way and will function exactly as it has in previous years. The only changes to be made will address any maintenance issues that arise and will not reduce the property values in the area.

Will the property change at any time in the future? No the property will not be changed. It will remain functioning as usual with no noticeable change for the neighbors in the community.

What will happen to the current residence utilizing assisted living? HAUC and Canyon Breeze are working with the onsite staff from Wasatch who are providing assisted living to those currently receiving these services at the property. Wasatch will be working with each client to fully transition them to another facility managed by their agency. HAUC will allow whatever time is necessary to ensure no disruption to the clients requiring these services.

How will church services be accommodated? HAUC will provide the main meeting area at the clubhouse for any denomination who wishes to hold church services for the residents on site.

Will the age restriction apply to the entire property? The age restriction will only apply to the studio apartments in the main clubhouse this will be 21 units. The remaining 36 units will continue to be age restricted (55+) and operate as senior housing; the same as years prior.

Will all autistic adults come from the Scenic View Academy or will it be open to any autistic adult in the community? HAUC will be entering into an agreement with Scenic View Academy to accept only clients graduating from their program to reside in the studio apartments.

All participants in attendance were pleased with the results of the meeting; are in support of the change in age restriction for the 21 studio units at the main clubhouse, along with the removal of the assisted living for the entire property. Patrons felt their questions were addressed and supported the recommendation to the city for the removal of the noted changes.

Meeting adjourned at 7:20pm



City Council Chambers, 56 N State Street

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

PUBLIC HEARING – Amending the Agreement dated October 22, 1993, relating to the property located generally at 380 East 240 North to modify certain use and occupancy restrictions pertaining to the subject property.

The Housing Authority Utah County (HAUC) requests Orem City release the 55+ older age restriction for twenty-one (21) studio units and remove the assisted living component requirement for all fifty-seven (57) units (twenty-one (21) studio units and thirty-six (36) one-bedroom units). This will allow HAUC to provide housing to students or alumni of Scenic View Academy (SVA) only in the twenty-one (21) studio units. The remaining thirty-six (36) one-bedroom units will continue to operate under the already established 55+ year age restriction.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HOPKINS, SHANE & DIANA
3025 BAYBERRY RD
AMES, IA 50014

Planning Commission
Wed, Dec 7, 2022
4:30 pm



City Council Chambers, 56 N State Street

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

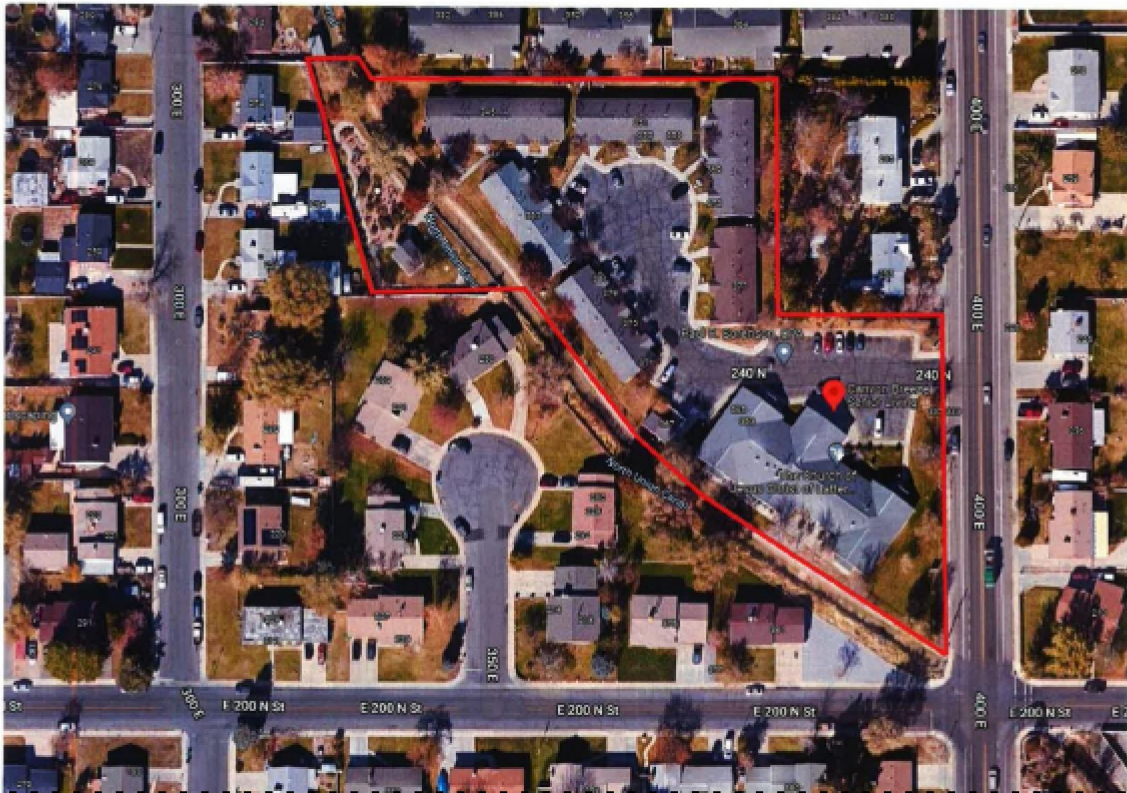
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HERBERT, SHELDON A & MARY A
PO BOX 36
GROVER, WY 83122

Planning Commission
Wed, Dec 7, 2022
4:30 pm



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



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

HERBERT, SHELDON A & MARY A
PO BOX 36
GROVER, WY 83122

FRAZIER, KAREN (ET AL)
PO BOX 964
PLEASANT GROVE, UT 84062

REED, RICHARD BRUCE & BETTY
JANE
PO BOX 970471
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

OREM COMMUNITY CHURCH
UNITED CHURCH OF CHRIST THE (ET
AL)
130 N 400 E
OREM, UT 84097

MOSS, DENNIS J (ET AL)
138 E 200 S
SALEM, UT 84653

LITTLEFORD, JOEL D & CHRISTINE C
(ET AL)
--OR CURRENT RESIDENT--
145 N 400 EAST
OREM, UT 84057

CORDON, CAROL
--OR CURRENT RESIDENT--
146 N 400 EAST
OREM, UT 84097

ANDERSON, DON F & BONNIE A
--OR CURRENT RESIDENT--
153 N 400 EAST
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

OREM R LLC
--OR CURRENT RESIDENT--
160 N 400 EAST
OREM, UT 84097

JOHNSON, ELAINE CARTER (ET AL)
--OR CURRENT RESIDENT--
170 N 400 EAST
OREM, UT 84097

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

SCOFIELD, ROBERT A & CAROL H
174 N 300 E
OREM, UT 84057

KENDALL, RODNEY GLEN & ANNE
MC VEA
--OR CURRENT RESIDENT--
175 N 400 EAST
OREM, UT 84057

MUSSELMAN, JULIE ANN JARVIS (ET
AL)
182 N 400 E
OREM, UT 84097

FERRON, LINDA S (ET AL)
--OR CURRENT RESIDENT--
185 N 300 EAST
OREM, UT 84057

GARDNER, BRYSON RON (ET AL)
--OR CURRENT RESIDENT--
185 N 400 EAST
OREM, UT 84057

PARRISH, TERRY LEE & LEE ANNE
%ARMSTRONG, DOROTHY
186 N 300 E
OREM, UT 84057

VONK, JASON & AMY
--OR CURRENT RESIDENT--
200 N 250 EAST
OREM, UT 84057

MOSS, DENNIS J (ET AL)
--OR CURRENT RESIDENT--
210 N 400 EAST
OREM, UT 84097

RIVERWAY PROPERTIES LLC
--OR CURRENT RESIDENT--
212 N 450 EAST
OREM, UT 84097

JOYNER, JAMES R
215 N 200 E
LINDON, UT 84042

BASK REAL ESTATE LLC
--OR CURRENT RESIDENT--
216 N 350 EAST
OREM, UT 84057

SHURLIFF, DONALD C & JOAN
220 RIDGE RD
OREM, UT 84057

NIELSEN, MYLES E & ALISA
220 N 300 E
OREM, UT 84057

DICKERSON, LEE T
221 N 450 E
OREM, UT 84097

REG ENTERPRISES LLC
--OR CURRENT RESIDENT--
222 N 250 EAST
OREM, UT 84057

JONES, ISAAC H & PAULA C
222 N 450 E
OREM, UT 84097

JACKSON, ROBERT B
223 N 300 E
OREM, UT 84057

LIN, JING JING
224 N 400 E
OREM, UT 84097

225 PROPERTIES LLC
--OR CURRENT RESIDENT--
227 N 350 EAST
OREM, UT 84057

GREAVES, REBECCA & GARY NEIL JR
230 N 300 E
OREM, UT 84057

228 PROPERTIES LLC
--OR CURRENT RESIDENT--
230 N 350 EAST
OREM, UT 84057

LUND, CAROLYN J & JACK C
--OR CURRENT RESIDENT--
231 N 300 EAST
OREM, UT 84057

MACK, LAMON A & MARY B (ET AL)
231 N 450 E
OREM, UT 84097

REG ENTERPRISES LLC
--OR CURRENT RESIDENT--
232 N 250 EAST
OREM, UT 84057

WORTHEN, SHELDON D & JOAN C
234 N 450 E
OREM, UT 84097

PEART, MONTY & ALISHA
236 N 400 E
OREM, UT 84057

WILCOX, WENDYJANE & BRIAN
KEITH
--OR CURRENT RESIDENT--
239 N 350 EAST
OREM, UT 84057

TRUE NORTH LLC
240 E CENTER ST
PROVO, UT 84606

BOSSERMAN, MARTIN W & PATRICIA
K
--OR CURRENT RESIDENT--
240 N 300 EAST
OREM, UT 84057

ROBINSON, RYAN SCOTT &
KATHLEEN
--OR CURRENT RESIDENT--
241 N 300 EAST
OREM, UT 84057

HAHN, KEITH ALLAN & RUTHANNE
(GAMMON) (ET AL)
--OR CURRENT RESIDENT--
241 N 450 EAST
OREM, UT 84097

REG ENTERPRISES LLC
--OR CURRENT RESIDENT--
242 N 250 EAST
OREM, UT 84057

HARDING, MATT & JAYNE
246 N 400 E
OREM, UT 84097

LEWIS, TREVOR A
246 N 450 E
OREM, UT 84097

ISLAND CHARM LLC
--OR CURRENT RESIDENT--
250 N 350 EAST
OREM, UT 84057

DORT, MARIE FENISE
251 N 450 E
OREM, UT 84097

GROESBECK, DAVID
252 N 450 E
OREM, UT 84097

NEWELL, COLETTE
--OR CURRENT RESIDENT--
253 N 400 EAST
OREM, UT 84057

JAMES, RACHEL & RICHARD (ET AL)
254 N 250 E
OREM, UT 84057

CHATTERTON, ROBERT R &
SUZANNE
254 N 300 E
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
255 E 200 NORTH
OREM, UT 84057

SULLIVAN, JOHN ERIC & JANICE M
258 N 400 E
OREM, UT 84097

DUFFY, AIMEE
259 N 250 E
OREM, UT 84057

NELSON, SETH LEO & REBECCA (ET
AL)
259 N 300 E
OREM, UT 84057

BORI, GEORGE
--OR CURRENT RESIDENT--
263 N 450 EAST ST
OREM, UT 84097

BRERETON, ROXANNA
264 N 250 E
OREM, UT 84057

BOND, SHERMAN CLAY & DONNA
BEVERIDGE (ET AL)
264 N 300 E
OREM, UT 84057

BEECHER, JENN & RAMSAY
264 N 450 E
OREM, UT 84097

SLEIGHT, KEVIN R & DARIN G (ET
AL)
265 E 300 N
OREM, UT 84057

NEWELL, COLETTE
--OR CURRENT RESIDENT--
265 N 400 EAST
OREM, UT 84057

BENNETT, MICHELLE & RAYMOND
--OR CURRENT RESIDENT--
269 N 250 EAST
OREM, UT 84057

JENSEN, JUDY K
269 N 300 E
OREM, UT 84057

VONK, JASON & AMY
--OR CURRENT RESIDENT--
272 E 200 NORTH
OREM, UT 84057

HELQUIST, BETTY H & BOYD
--OR CURRENT RESIDENT--
274 E 200 NORTH
OREM, UT 84057

STRANGFELD, THOMAS
274 E 300 N
OREM, UT 84057

MURDOCK, MATTHEW & HEATHER
274 E NINETTA CIR
OREM, UT 84057

PRESTWICH, DEAN C & HOPE R (ET
AL)
274 N 250 E
OREM, UT 84057

BENNETT, MELISSA A
274 N 300 E
OREM, UT 84057

ARIAS, FREDDY V
--OR CURRENT RESIDENT--
275 E 300 NORTH
OREM, UT 84057

LEWIS, ZACHARY D & JENNIFER R
277 N 450 E
OREM, UT 84097

BROCKBANK, BRUCE R & JEANNE
ANN DENNY
--OR CURRENT RESIDENT--
278 N 400 EAST
OREM, UT 84097

HORNE, STEPHANIE DIANA (ET AL)
278 N 450 E
OREM, UT 84097

WINMILL, SUE ELLEN GLAD
279 N 250 E
OREM, UT 84057

MASON, JULANE (ET AL)
--OR CURRENT RESIDENT--
279 N 300 EAST
OREM, UT 84057

ROBINSON, RYAN SCOTT &
KATHLEEN
279 S 280 W
OREM, UT 84058

BOSSERMAN, MARTIN W & PATRICIA
K
280 PAINTED HILLS DR
IVINS, UT 84738

BARTHOLOMEW, STEPHEN MARK &
RHONDA JEAN (ET AL)
284 NINETTA CIR
OREM, UT 84057

ZAVALA - GARCIA, DEIRA
284 E 300 N
OREM, UT 84057

WOOD, JARED SCOTT & TIFFANY C
284 N 250 E
OREM, UT 84057

PRICE, J MARK & LISA K
284 N 300 E
OREM, UT 84057

LIANG, YU MEI (ET AL)
--OR CURRENT RESIDENT--
285 E 300 NORTH
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

WHITAKER, WALTER WANE &
TAHNA SUE DALBY (ET AL)
289 N 250 E
OREM, UT 84057

HOPKINS, SHANE & DIANA
--OR CURRENT RESIDENT--
289 N 300 EAST
OREM, UT 84057

FRAZIER, KAREN (ET AL)
--OR CURRENT RESIDENT--
291 E 200 NORTH
OREM, UT 84057

CARLSON, IRJA ALICE
291 N 330 E
OREM, UT 84057

CHIN, CECILYN M & AUGUSTUS G
291 N 450 E
OREM, UT 84097

PALMER, BRIAN
--OR CURRENT RESIDENT--
292 N 450 EAST ST
OREM, UT 84097

REED, RICHARD BRUCE & BETTY
JANE
--OR CURRENT RESIDENT--
294 E NINETTA CIR
OREM, UT 84057

VELASQUEZ, SERGIO & TAMARA
295 E 300 N
OREM, UT 84057

JONES, BARBARA J & BERNEY (ET
AL)
295 N 330 E
OREM, UT 84057

SCHULTZ, CRAIG & TRACY
303 N 450 E
OREM, UT 84097

LITCHFIELD, AMY M (ET AL)
--OR CURRENT RESIDENT--
307 N 400 EAST
OREM, UT 84057

HOLDAWAY, ROBERT & JACKI
--OR CURRENT RESIDENT--
308 N 400 EAST
OREM, UT 84097

PERRY, CLYDE N & LORRAINE E
--OR CURRENT RESIDENT--
309 E 200 NORTH
OREM, UT 84057

GODFREY, IRENE W
309 N 400 E
OREM, UT 84057

HOLDAWAY, ROBERT & JACKI
310 N 400 E
OREM, UT 84097

MAGNUSSON, DAVID W & ALIECE H
(ET AL)
--OR CURRENT RESIDENT--
311 N 330 EAST
OREM, UT 84057

FARRER, JO ANN S (ET AL)
--OR CURRENT RESIDENT--
313 N 400 EAST
OREM, UT 84057

YOUNG, HORACE ALLEN & JANICE
GOODFELLOW (ET AL)
314 N 360 E
OREM, UT 84057

MCOBMER, SHANNON (ET AL)
--OR CURRENT RESIDENT--
315 E 300 NORTH
OREM, UT 84057

HARRIS, TODD & KRISTEN L (ET AL)
315 N 300 E
OREM, UT 84057

HARRIS, TODD & KRISTEN L (ET AL)
--OR CURRENT RESIDENT--
315 N 330 EAST
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
316 E 400 NORTH
OREM, UT 84057

MCOBMER, SHANNON (ET AL)
317 E 300 N
OREM, UT 84057

REYNOLDS, WAYNE S & SHIRLEY C
(ET AL)
317 N 450 E
OREM, UT 84097

HOWELL, WILLIAM E JR & REBEKAH
SUSAN
318 E 400 N
OREM, UT 84057

WALKER, JAMES RUSSELL &
SHARON LEE
318 N 360 E
OREM, UT 84057

STURDEVANT, NORMA (ET AL)
319 N 330 E
OREM, UT 84057

COLE, JANET L
321 E 150 N
OREM, UT 84057

TIDRICK, HELEN D & HELEN D
324 N 360 E
OREM, UT 84057

TRUE NORTH LLC
--OR CURRENT RESIDENT--
327 E 200 NORTH
OREM, UT 84057

FAIRBANKS, WILLIAM D & MARILYN
JOY
328 N 360 E
OREM, UT 84057

TOOLEY, EDGAR & CHERYL (ET AL)
--OR CURRENT RESIDENT--
331 E 320 NORTH
OREM, UT 84057

KELSON, ANDREW J & KATHY
LYNNE
332 E 200 N
OREM, UT 84057

ANDERSEN, FRANCES N
332 E 290 N
OREM, UT 84057

WRIGHT, J ALAN & MICHELE S
334 N 250 E
OREM, UT 84057

KEELE, MICHAEL & SARA
335 E 150 N
OREM, UT 84057

MCKELL, COLTON B
335 E 320 N
OREM, UT 84057

JOHNSON, STEPHEN L & BARBARA
VIRGINIA (ET AL)
336 E 290 N
OREM, UT 84057

FORTNEY, MICHAEL D & LILLIAN D
--OR CURRENT RESIDENT--
341 N 400 EAST
OREM, UT 84057

BUTLER, DENNIS D & LYNETTE D
344 E 200 N
OREM, UT 84057

GILLILAND, PATRICIA K & ROBERT G
(ET AL)
345 E 320 N
OREM, UT 84057

MATHESON, WESLEY A & LOIS J
346 N 360 E
OREM, UT 84057

MERCER, AMRON L (ET AL)
347 N 360 E
OREM, UT 84057

PALMER, DOUGLAS N & SUSAN B
349 E 320 N
OREM, UT 84057

HERBERT, SHELDON A & MARY A
--OR CURRENT RESIDENT--
352 E 290 NORTH
OREM, UT 84057

KEELE, GRANT & ALISON
355 E 150 N
OREM, UT 84057

COX, DOUGLAS C & ANNE B
356 E 200 N
OREM, UT 84057

GILBERT, YVETTE
356 E 290 N
OREM, UT 84057

ROBBINS FRIENDSHIP CENTER LTD
--OR CURRENT RESIDENT--
363 E 240 NORTH
OREM, UT 84057

GEORGE, LAUREL DIANE (ET AL)
--OR CURRENT RESIDENT--
364 E 290 NORTH
OREM, UT 84057

TOLMAN, JASON T & GLENDA K
365 E 290 N
OREM, UT 84057

SMITH, MORGAN & RACHAEL
365 N 400 E
OREM, UT 84057

VELASQUEZ, ROLANDO & DEBORAH
E
366 E 150 N
OREM, UT 84057

LLOYD, DEVRON RICHARDSON
368 E 200 N
OREM, UT 84057

GARRETT, GLEN W & DOROTHY G
368 E 290 N
OREM, UT 84057

COLLINS, L KENT & PATRICIA O (ET
AL)
369 E 290 N
OREM, UT 84057

ELLIS, SHARLA J & STEVEN W
371 E 150 N
OREM, UT 84057

NYE, RUSSELL A & PAULA C
375 E 150 N
OREM, UT 84057

SMITH, MATTHEW JOHN & MEAGAN
K
375 E 200 N
OREM, UT 84057

WELLS, RICHARD C & CONNIE
380 E 150 N
OREM, UT 84057

MAXWELL, JONATHAN L & SANDRA
P (ET AL)
380 E 200 N
OREM, UT 84057

ROBBINS FRIENDSHIP CENTER LTD
380 E 240 N
OREM, UT 84057

JANYA PROPERTIES LLC
--OR CURRENT RESIDENT--
381 E 200 NORTH
OREM, UT 84057

BALL, CHARLES M & LA REE S
384 E 290 N
OREM, UT 84057

OREM R LLC
387 W 700 N
LINDON, UT 84042

BRADY, FEURMAN NEIL & SUSAN S
388 E 290 N
OREM, UT 84057

MERANDA, TODD A & LISA M
412 E 330 N
OREM, UT 84097

LARSON, JEFF
413 E 330 N
OREM, UT 84097

STEVENSON, ROBERT & JODY (ET
AL)
--OR CURRENT RESIDENT--
415 E 200 NORTH
OREM, UT 84097

PANIAGUA, IVAN
418 E PARADISE DR
OREM, UT 84097

NILSSON, BRUCE R & HEATHER
425 E 330 N
OREM, UT 84097

RYAN, EMILY D & TOBY R
425 E PARADISE DR
OREM, UT 84097

SMITH, FRANK THOMAS & JANICE N
426 E 330 N
OREM, UT 84097

NELSON, SCOTT R & KAREN B
430 E PARADISE DR
OREM, UT 84097

HALL, ROBERT L & MARGENE M
437 E 200 N
OREM, UT 84097

LUND, KENNA B
440 E PARADISE DR
OREM, UT 84097

SCHAUERS, AARON & AMY
--OR CURRENT RESIDENT--
448 E PARADISE DR
OREM, UT 84097

SCHAUERS, AARON & AMY
448 E PARADISE PARK DR
OREM, UT 84058

YORK, ADAM RAND & ERICA N
449 E PARADISE DR
OREM, UT 84097

KELLEY, SHAROLYN
458 E 200 N
OREM, UT 84097

LEWIS, GREGORY
461 N 790 W
LINDON, UT 84042

ZAREMBA, VERA
--OR CURRENT RESIDENT--
475 E 200 NORTH
OREM, UT 84097

HOUSING AUTHORITY OF UTAH
COUNTY
485 N FREEDOM BLVD
PROVO, UT 84601

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

CORDON, CAROL
496 W 4630 N
PROVO, UT 84604

TOOLEY, EDGAR & CHERYL (ET AL)
575 W 760 N
OREM, UT 84057

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

228 PROPERTIES LLC
680 W 925 S
OREM, UT 84058

MASON, JULANE (ET AL)
752 N COULSON DR
LINDON, UT 84042

BASK REAL ESTATE LLC
819 W 940 S
SALEM, UT 84653

BROCKBANK, BRUCE R & JEANNE
ANN DENNY
823 CRESTVIEW AV
PROVO, UT 84604

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

PERRY, CLYDE N & LORRAINE E
975 E CENTER ST
PLEASANT GROVE, UT 84062

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

ZAREMBA, VERA
1139 S 625 W
LEHI, UT 84043

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

HAHN, KEITH ALLAN & RUTHANNE
(GAMMON) (ET AL)
1352 N 50 W
PLEASANT GROVE, UT 84062

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

BORI, GEORGE
1422 S CENTER ST
LEHI, UT 84043

FERRON, LINDA S (ET AL)
1429 W FOXTAIL WAY
LINDON, UT 84042

WILCOX, WENDYJANE & BRIAN
KEITH
1445 N LOCUST LN
PROVO, UT 84604

PALMER, BRIAN
1457 N 1200 W
OREM, UT 84057

JANYA PROPERTIES LLC
1505 N EVERGREEN ST
BURBANK, CA 91505

BENNETT, MICHELLE & RAYMOND
1556 E 800 S
PROVO, UT 84606

LUND, CAROLYN J & JACK C
1565 N 500 E
RICHFIELD, UT 84701

GEORGE, LAUREL DIANE (ET AL)
1591 S 705 E
OREM, UT 84097

FORTNEY, MICHAEL D & LILLIAN D
1759 SANGER PEAK WY
ANTIOCH, CA 94531

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

LITTLEFORD, JOEL D & CHRISTINE C
(ET AL)
1937 E EAGLE CREST DR
DRAPER, UT 84020

ARIAS, FREDDY V
1945 N 150 E
OREM, UT 84057

JOHNSON, ELAINE CARTER (ET AL)
1962 N 920 W
OREM, UT 84058

ISLAND CHARM LLC
2051 N 1100 E
LEHI, UT 84043

HOPKINS, SHANE & DIANA
3025 BAYBERRY RD
AMES, IA 50014

HELQUIST, BETTY H & BOYD
3705 N 700 E
PROVO, UT 84604

LIANG, YU MEI (ET AL)
4268 LAKEVIEW DR
CEDAR HILLS, UT 84062

STEVENSON, ROBERT & JODY (ET
AL)
4509 W 9900 N
CEDAR HILLS, UT 84062

RIVERWAY PROPERTIES LLC
4586 N 50 W
PROVO, UT 84604

REG ENTERPRISES LLC
10257 N 5950 W
HIGHLAND, UT 84003

VONK, JASON & AMY
11258 N EMERSON CIR
HIGHLAND, UT 84003

Item #: 3.4	Planning Commission December 7, 2022	
Prepared By: Grant Allen		
Applicant: Development Services	PUBLIC HEARING – Amending Section 2.1.1 of the General Plan and the General Plan Map of the City of Orem by amending the land use designation from Mixed-Use District to Community Commercial along State Street.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: N/A
- Current Zone: N/A
- Acreage: N/A
- Neighborhood: varies

ACTION:

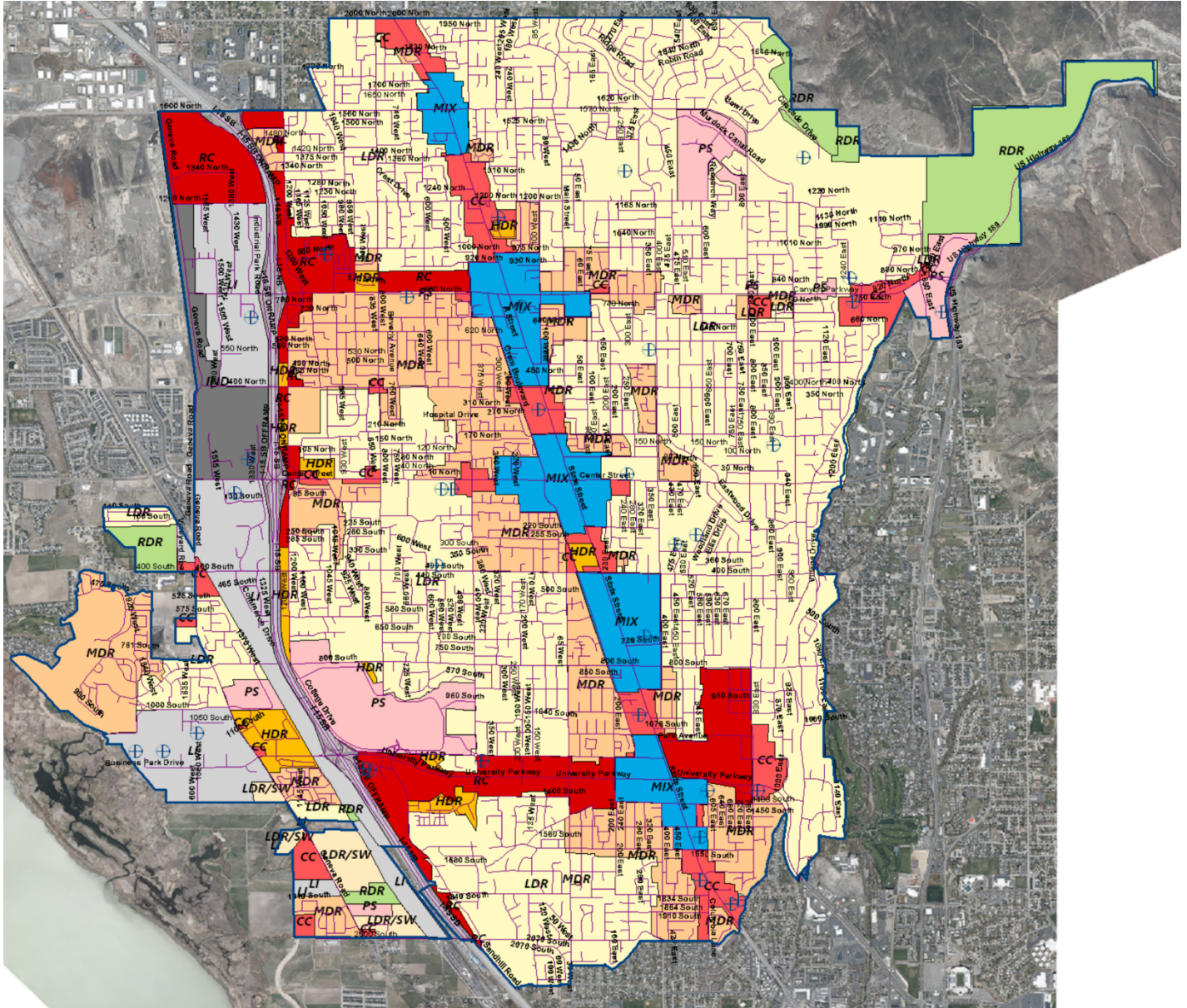
The Planning Commission shall forward a recommendation to the City Council regarding the text amendment request.

REQUEST: Amending Section 2.1.1 of the General Plan and the General Plan Map of the City of Orem by amending the land use designation from Mixed-Use District to Community Commercial along State Street

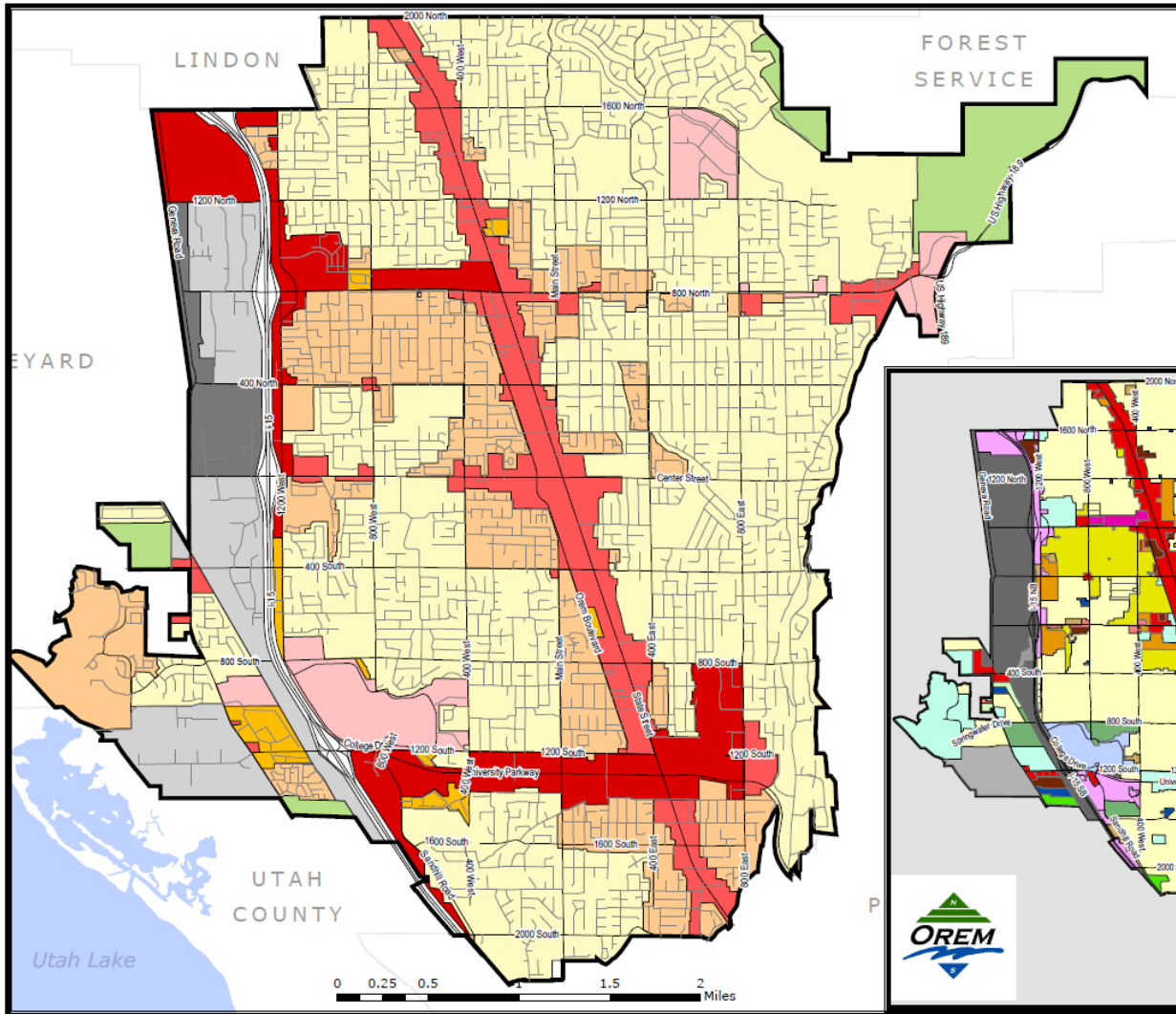
BACKGROUND: In February 2022, the City rezoned all the former State Street Districts to the zones in place prior to June 6, 2018 when the first State Street District was adopted. The proposed amendment will update the General Plan map from Mixed-Use District to Community Commercial classification to match the previous General Plan designation.

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 2.1.1 of the General Plan and the General Plan Map of the City of Orem by amending the land use designation from Mixed-Use District to Community Commercial along State Street.

Existing General Plan Map



Proposed General Plan Map



2023

JANUARY 2023						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
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FEBRUARY 2023						
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MARCH 2023						
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APRIL 2023						
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30						

MAY 2023						
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21	22	23	24	25	26	27
28	29	30	31			

JUNE 2023						
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JULY 2023						
S	M	T	W	T	F	S
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30	31					

AUGUST 2023						
S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER 2023						
S	M	T	W	T	F	S
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17	18	19	20	21	22	23
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OCTOBER 2023						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER 2023						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	7	15	16	17	18
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26	27	28	29	30		

DECEMBER 2023						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

	PC Scheduled Meetings
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CITY OF OREM
DRAFT - PLANNING COMMISSION MEETING MINUTES
November 2, 2022

The following items are discussed in these minutes:

- PUBLIC HEARING – Vacating Lots 3, 4, 5 and 6 of the 15-52 Industrial Park, Plat A Subdivision and approving 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone. – approved
- PUBLIC HEARING – Vacating Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approving Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone. – approved
- PUBLIC HEARING – Vacating Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone. – approved
- PRELIMINARY & FINAL PLATS – Approving the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone. – approved

STUDY SESSION

Place: City Council Conference Room

At 3:38 p.m. Vice-Chair Komen called the Study Session to order.

Those present: Gerald Crismon, James Hawkes, Madeline Komen, and Murray Low Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member; Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from the October 19, 2022 meeting, took a tour of the Development Services offices and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Vice-Chair Komen called the Planning Commission meeting to order and asked Mr. Crismon, Planning Commission member, to offer the invocation.

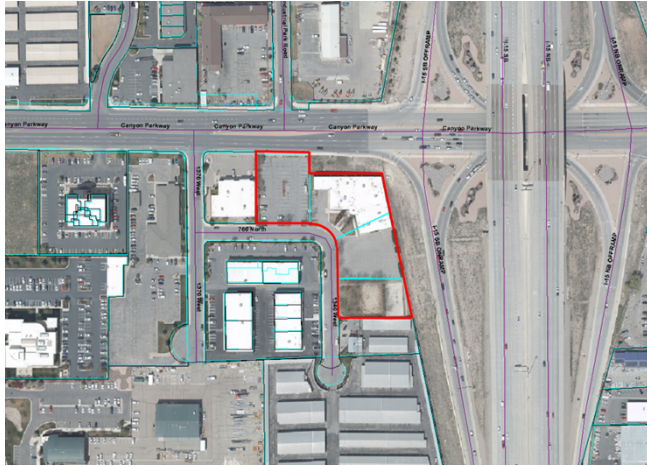
Those present: Gerald Crismon, James Hawkes, Madeline Komen, and Murray Low Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member; Sam Kelly, City Engineer

Vice-Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.1:** [\(Click here for recording\)](#)

Agenda Item 3.1 is a request by Rick Magness for the Planning Commission to vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.

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



Staff Presentation: The applicant is requesting to combine four lots (3,4,5 and 6) in the 15-52 Industrial Park, Plat A subdivision into one (1) large lot. The State purchased the property from the Boy Scouts of America in 2021 and will use this facility as the Utah County Community Corrections Center. Section 17-5-2 (Final Plat)

There will be no additional buildings built as the State will utilize the existing building. They will add a generator with transformer and two dumpsters in the west parking lot. They will also add a bike storage area, mechanical units and an outdoor fenced/secured area south of the building, as well as a new storage shed in the south landscape area.

Recommendation: Staff recommends the Planning Commission vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.

Vice-Chair Komen invited the applicant to come forward. Mr. Magness introduced himself.

Vice-Chair Komen asked if the Planning Commission had any questions for Mr. Magness.

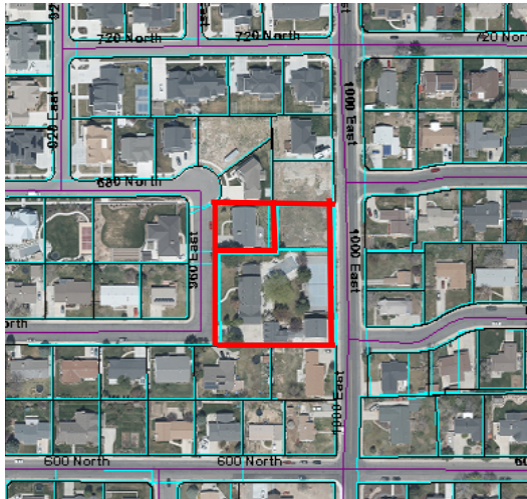
Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, 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. Low moved to vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone. Mr. Crismon seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

Vice-Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.2:** ([Click here for recording](#))

Agenda Item 3.2 is a request by Jerel Hill for the Planning Commission to vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone.



Staff Presentation: The applicant is seeking to amend property lines between three lots in the Cascade Estates and Cascade View subdivisions.

All of the lots will meet the minimum lot size requirement of the R8 zone (8,000 square feet). Lot 1 will be 9,913 square feet, Lot 2 will be 10,566 square feet and Lot 3 will be 40,770 square feet. The proposed plat meets all the requirements of the R8 zone and Final Plat application. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

Recommendation: Staff recommends the Planning Commission vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.

Vice-Chair Komen invited the applicant to come forward. Mr. Hill introduced himself.

Mr. Hill asked if there are any PUE on the property lines.

Vice-Chair Komen referred this question to Ms. Vargas.

Ms. Vargas and Mr. Clark addressed the question regarding PUE, informing that the PUE on the property is outside of the buildable area.

Vice-Chair Komen asked if the Planning Commission had any questions for Mr. Hill.

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.

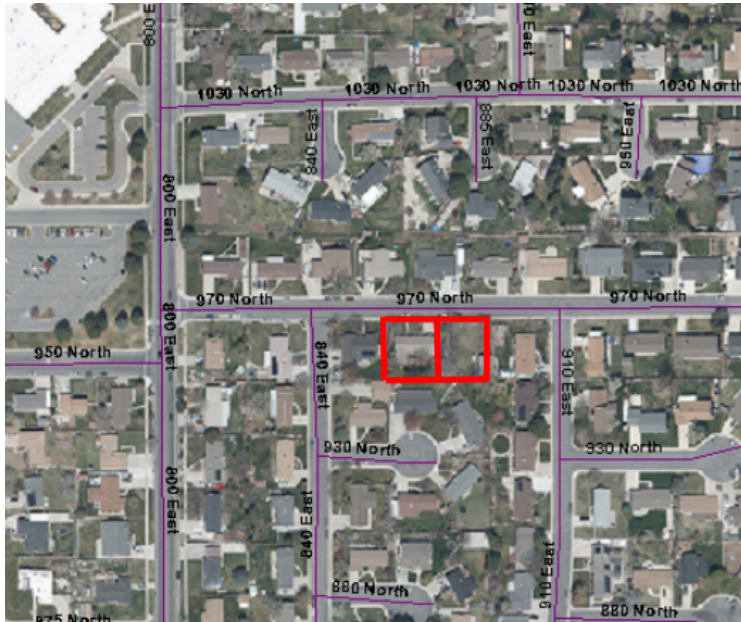
When no one came forward, Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.. Vice-Chair Komen seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously

Vice-Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.3:** [\(Click here for recording\)](#)

Agenda Item 3.3 is a request by Kent Peterson for the Planning Commission to vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone.

Staff Presentation: The applicant is seeking to amend the lot line between his two previously platted lots and vacate the easement under the existing garage.



Both lots will meet the minimum lot size and frontage requirements of the R8 zone (8,000 square feet with 80 feet of frontage). Lot 1 will be 12,046 square feet with 109.5 feet of frontage and Lot 2 will be 9,076 square feet with 82.5 feet of frontage.

The existing garage on Lot 2 will remain. When a new home is built on the lot, the home will have to be built six (6) feet from the garage. Accessory structures may take up to a maximum of eight percent of the total lot size. On Lot 2 that maximum is 726 square feet. The exiting garage is 700.2 square feet and meets that eight percent or less requirement.

The proposed plat meets all the requirement of the R8 zone and Final Plat application. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

Recommendation: Staff recommends the Planning Commission vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.

Vice-Chair Komen invited the applicant to come forward. Applicant was not present.

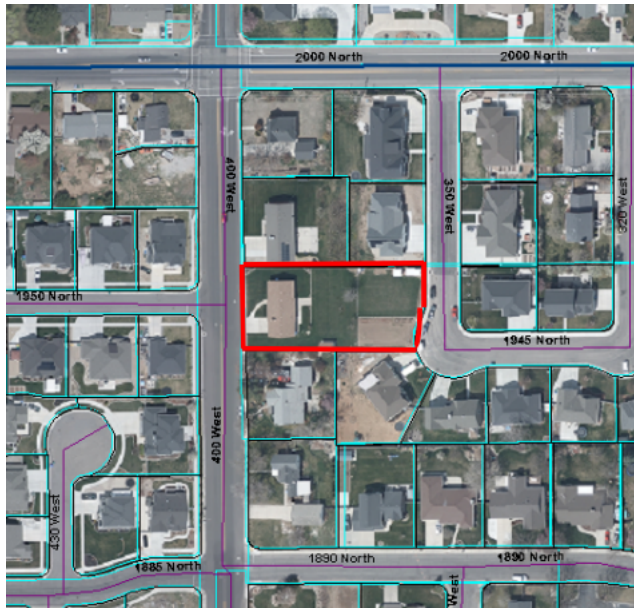
Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Vice-Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Low moved to vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

Vice Chair asked Ms. Vargas to introduce **Agenda Item 3.4:** ([Click here for recording](#))

Agenda Item 3.4 is a request by Warren Hill for the Planning Commission to approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.



Staff Presentation: The applicant is seeking to subdivide one lot, which is a Lot of Record, into two lots in the R8 zone.

Both of the lots will meet the minimum lot size square footage and frontage requirements of the R8 zone (8,000 square feet and 80 feet of frontage). Lot 1 will be 13,162 square feet with 110.68 feet of frontage. Lot 2 will be 12,618 square feet with 115.12 feet of frontage.

All improvements are existing including sewer, water, curb, gutter and sidewalk. The preliminary plat was approved in 2011 and the subdivision was completed except for this lot. They are now requesting to complete the subdivision with these last two lots. The proposed plat meets all the requirement of the R8 zone and Final Plat application. Section 17-5-2 (Final Plat)

Recommendation: Staff recommends the Planning Commission approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.

Vice-Chair Komen invited the applicant to come forward. Representative of applicant, Roger Dudley, had nothing more to add.

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

Planning Commission Action: Mr. Crismon moved to approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.. Mr. Low seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Vice-Chair Komen then called for a motion to approve the minutes of October 19, 2022. Vice-Chair Komen moved to approve the meeting minutes for October 19, 2022. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Murray Low. The motion passed unanimously.

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

Adjourn: 4:44p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: