



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
February 15, 2023

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

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

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **SITE PLAN – Approving the site plan and final plat of Orem Mister Carwash located at 1408 South State Street in the C2 zone.**
 - 3.2 **CONDITIONAL USE PERMIT – Approval of an AT&T telecommunications monopole facility located on a field light at Timpanogos High School located at 150 East 1430 North in the R8 zone.**
 - 3.3 **PUBLIC HEARING – Amending portions of Section 22-6-10 *Miscellaneous Regulations for Residential Zones* pertaining to parking and storage of trucks, trailers and RVs and Section 22-14-7(B)(2) *Supplementary Regulations, Conservation of Values* in residential zones.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve the minutes from the February 1, 2023 meeting.**
5. ADJOURN
 - 5.1 **The next meeting is scheduled for March 1, 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 February 15, 2023	
Prepared By: Cheryl Vargas		
Applicant: TFC Orem 1408, LLC/Elliott Smith	SITE PLAN – Approving the site plan and final plat of Orem Mister Carwash located at 1408 South State Street in the C2 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Community Commercial**
- Current Zone: **C2**
- Acreage: **.87**
- Neighborhood: **Cherry Hill**

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan and final plat of Orem Mister Carwash located at 1408 South State Street in the C2 zone.

BACKGROUND:

The applicant is proposing to demolish the old Chuck-A-Rama building at 1408 South State Street and build a new Mister Carwash branded tunnel carwash. Access to this project will be from 1400 South and there will be no access, in or out, from State Street.

Architecture: The exterior of the building will be stone veneer, concrete block (CMU) and metal panels. The roof will be finished standing seam metal. This meets the building materials requirements outlined in Section [22-8-8\(B\)\(5\)\(d\)\(i\)](#) for the State Street Corridor.

Entrance/Exit: Vehicles will enter and exit the property from 1400 South on the north side of the property. There will be no access to or from State Street on the east side of the property. The exit on the tunnel will be facing State Street, so the noise from the blowers will be minimal for surrounding businesses and the residential complex south of the project.

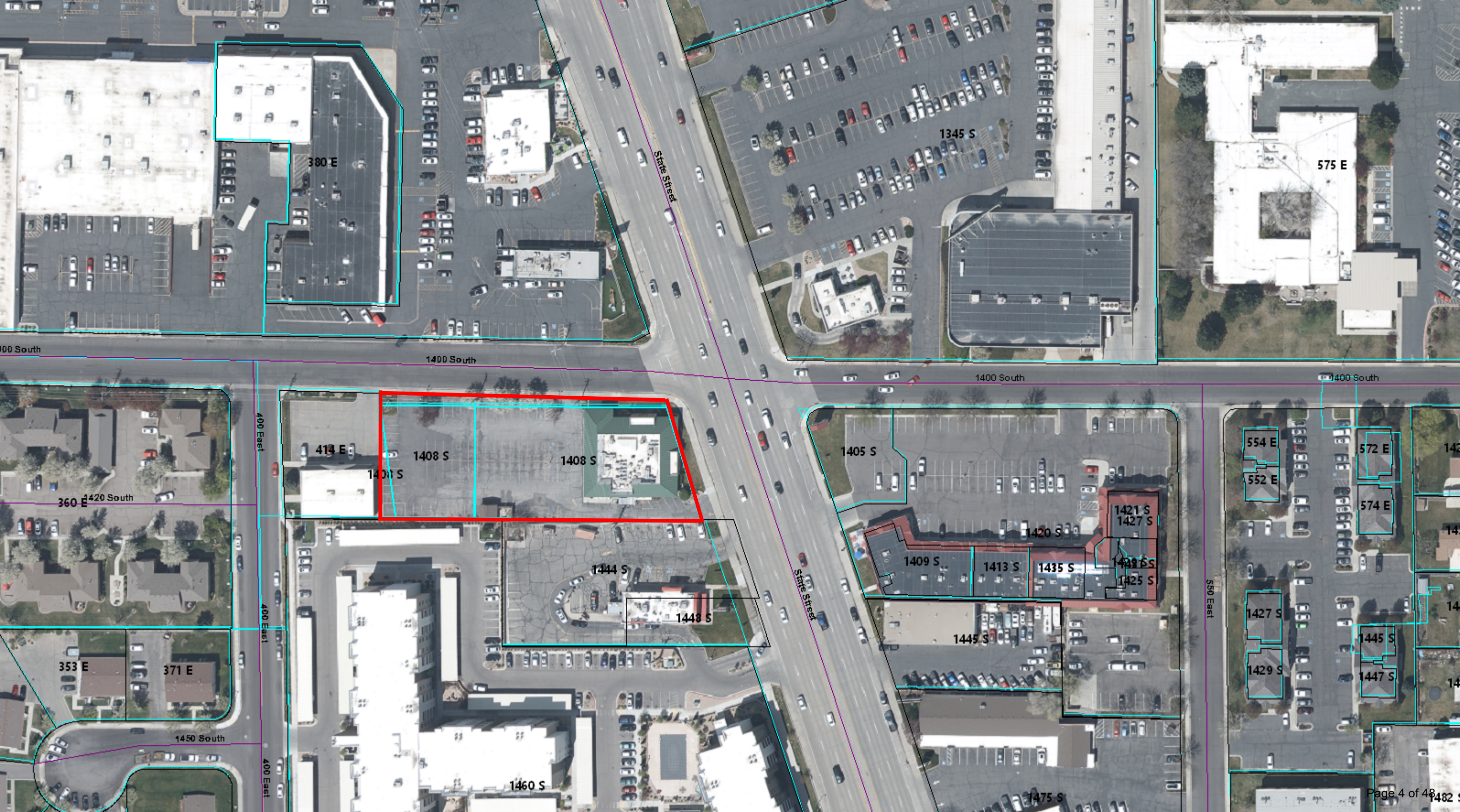
Parking: There is a specific parking requirement for car washes. It is one (1) parking stall per 600 square feet of gross floor area (excluding bay areas) is required, plus one stall per employee. However, it also says that “in no circumstance shall the number of parking stalls required by this Section be less than that required by the zone in which the use is located” which in this case is one (1) per 250 square feet. This project is meeting both requirements [\(22-15-4\(G\)\(5\)\(a\)\)](#):

Office-Equipment area: $2,122 \text{ square feet} / 250 = 8.5$, so 9 required parking spaces

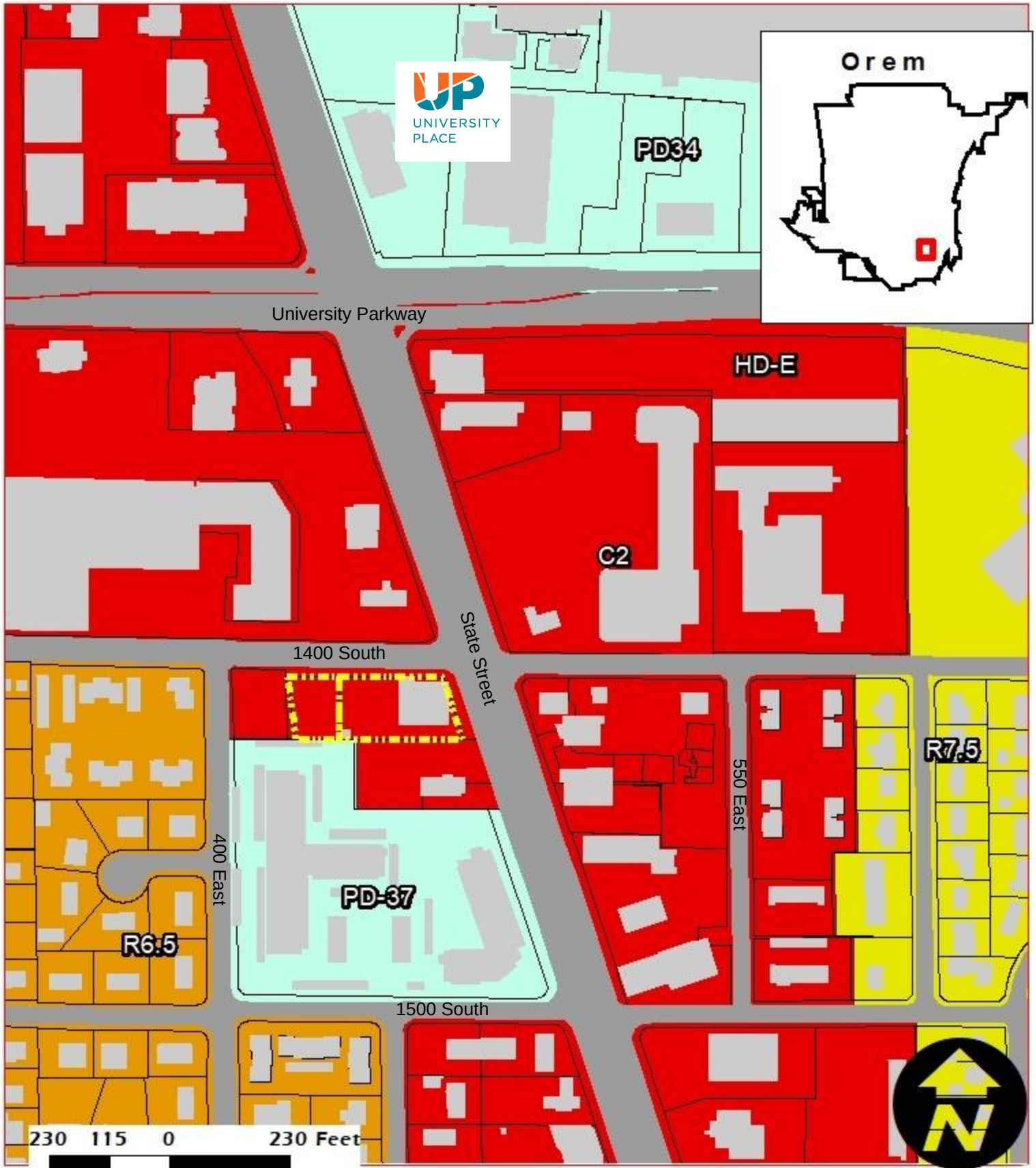
Parking provided: 12 parking spaces

Traffic: A Traffic Impact Study (TIS) was completed. After review by the City Engineer, the TIS was accepted and the proposed site plan reflects any related items of the Traffic Impact Study.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan and final plat of Orem Mister Carwash located at 1408 South State Street in the C2 zone.



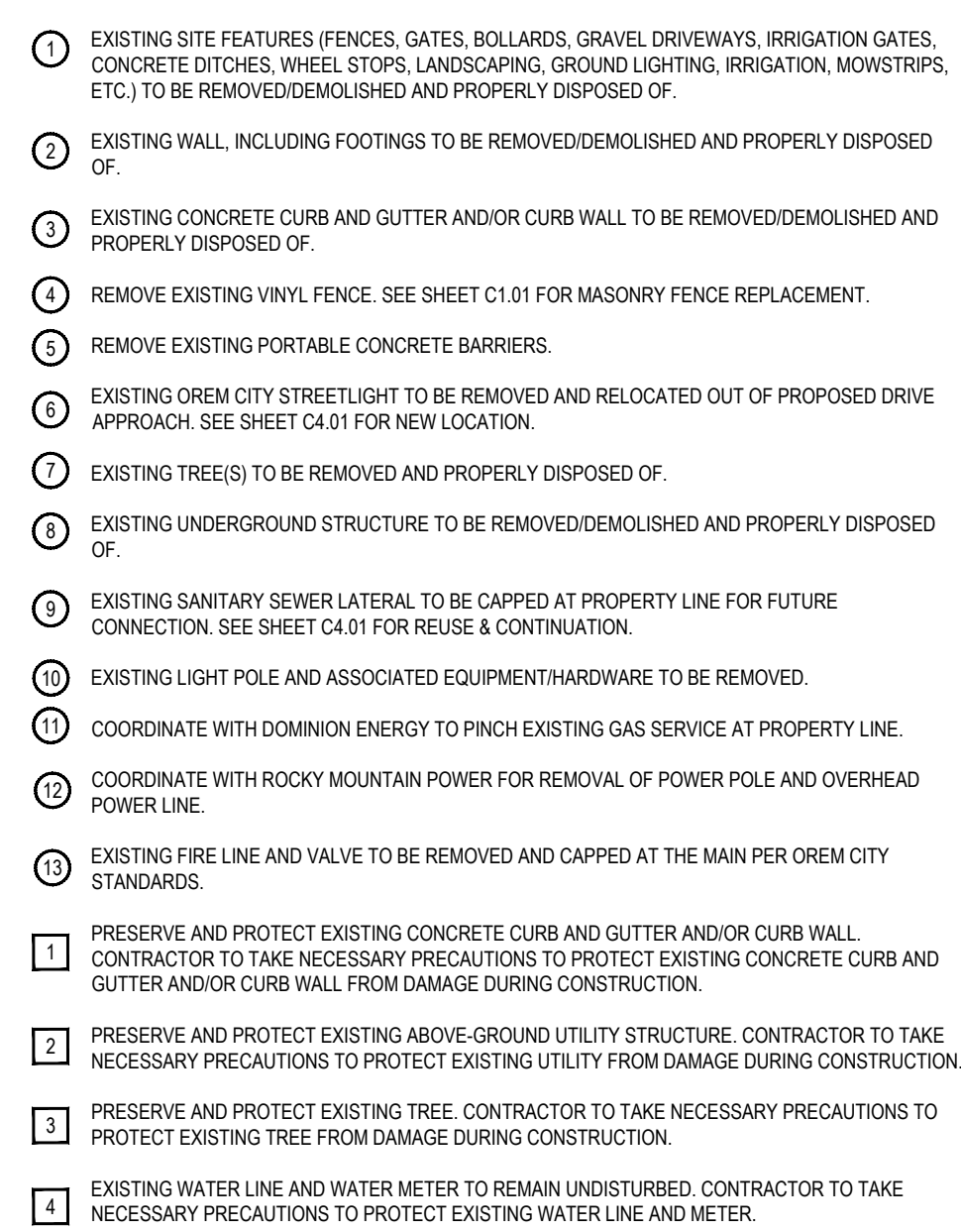
Orem Mister Carwash



♦ Site Plan
 C2
 .87 Acres

NEIGHBORHOOD
 Cherry Hill

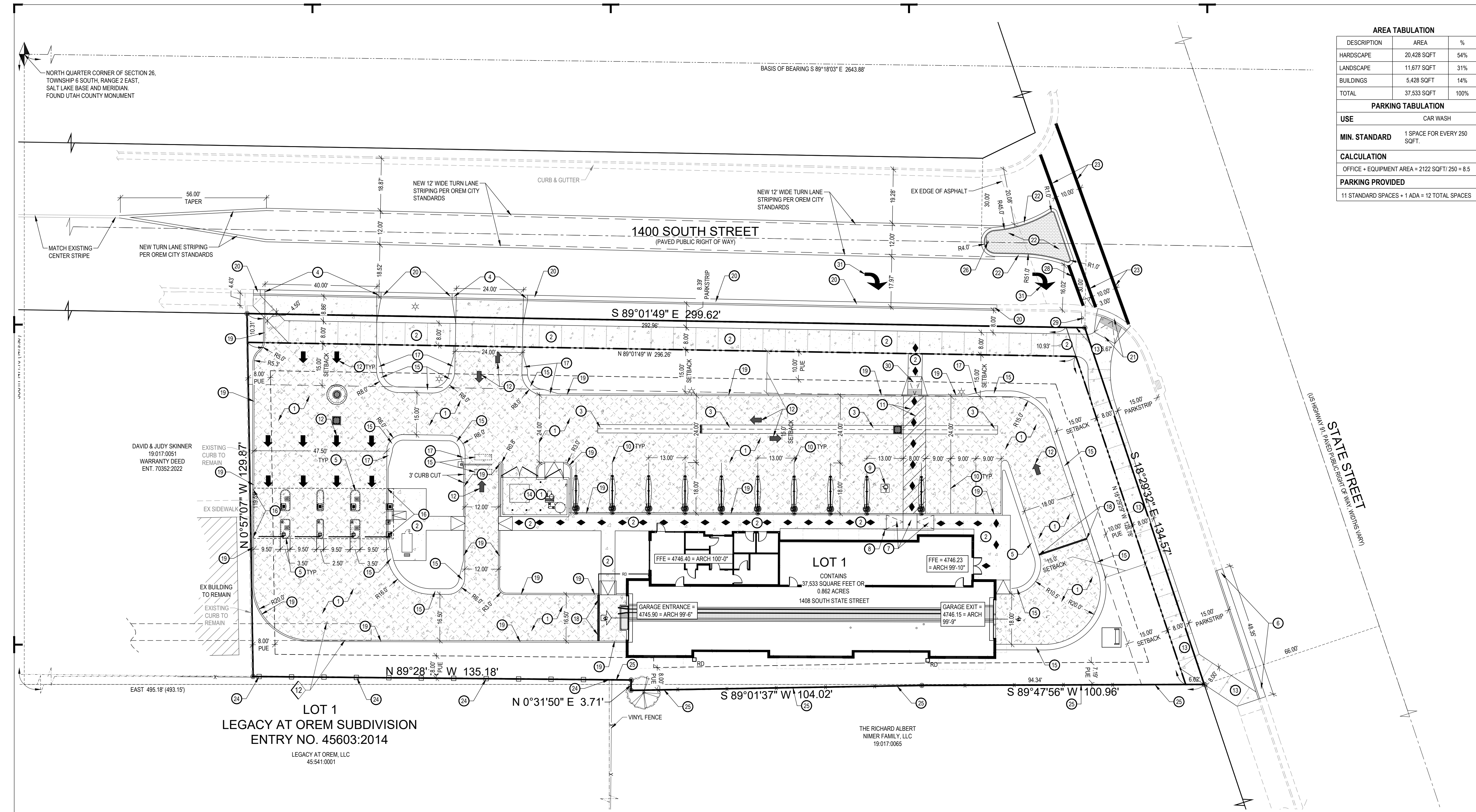
Legend
 1408 S State Street
 Buildings
 Parcels



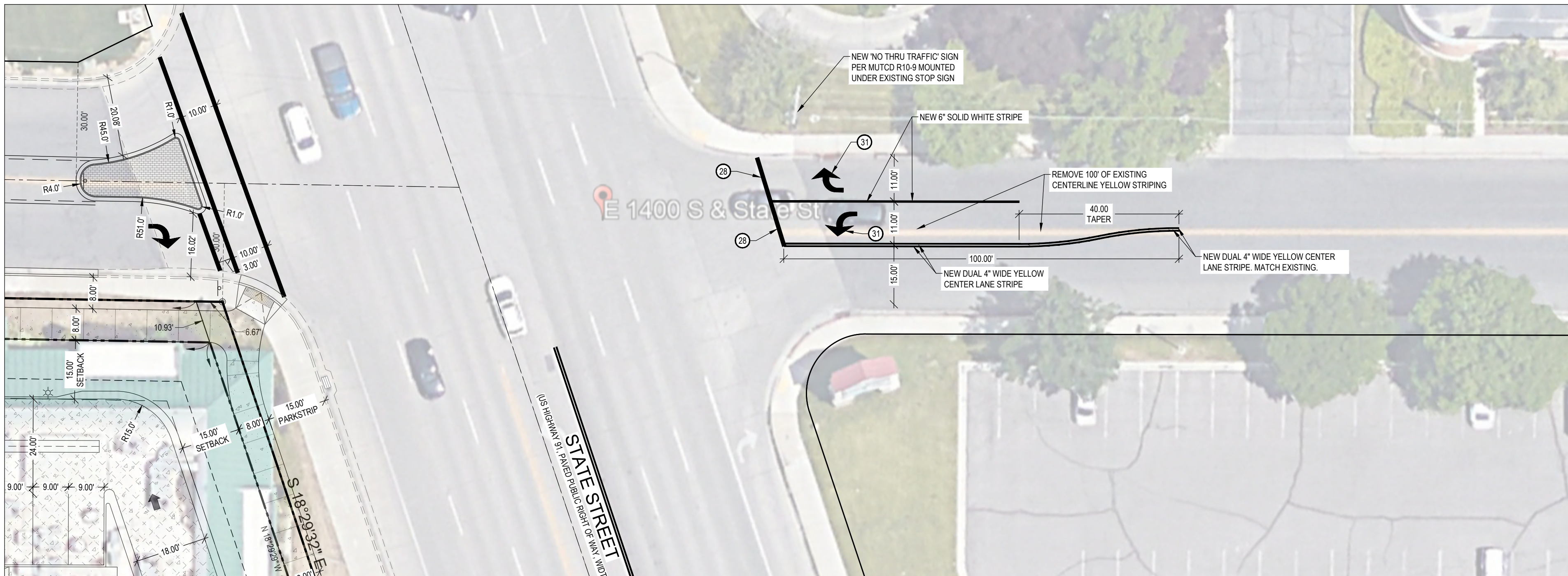
LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B. & M.

C0.10

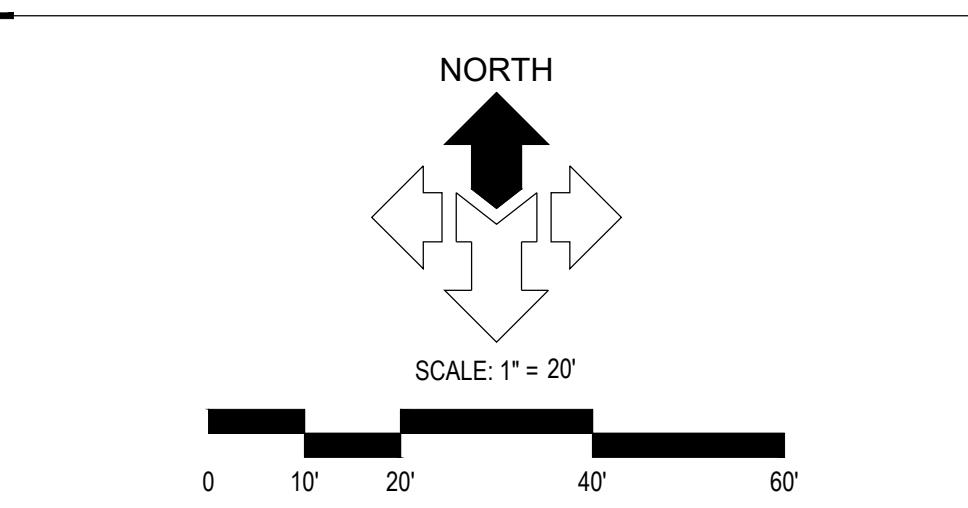
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1400 SOUTH EAST INTERSECTION PLAN

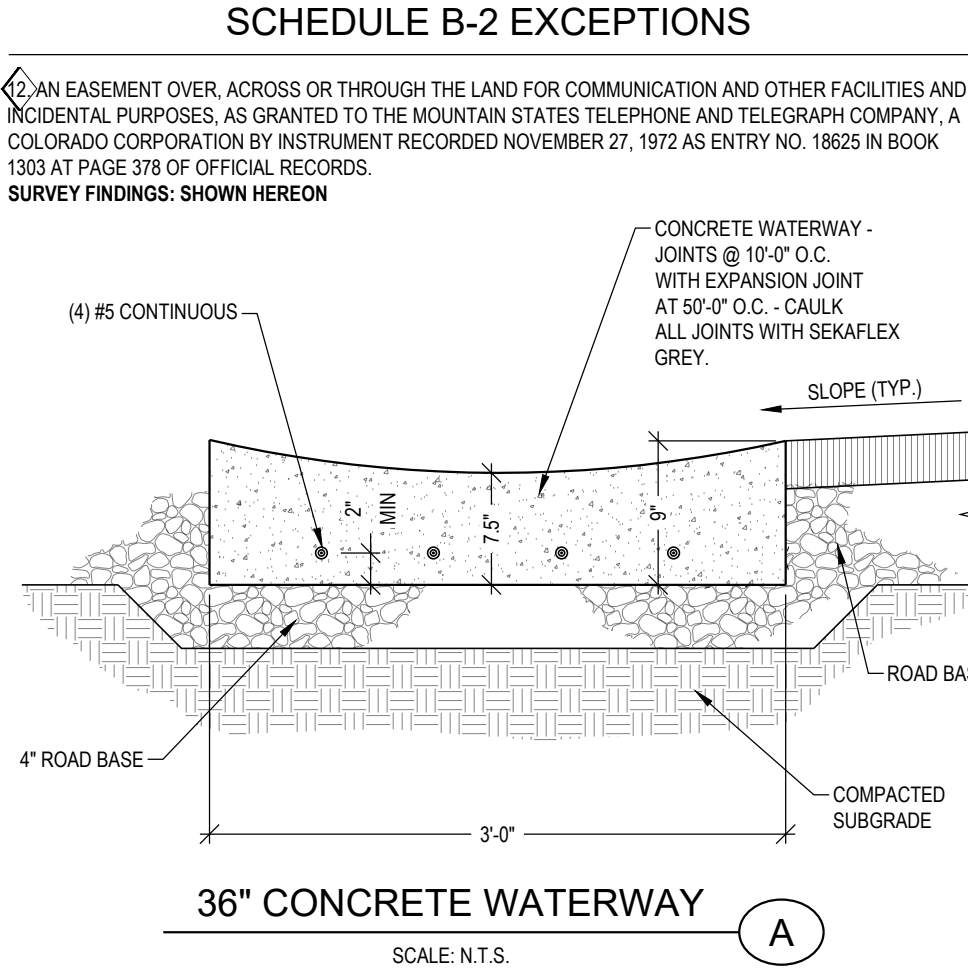


AREA TABULATION		
DESCRIPTION	AREA	%
HARDSCAPE	20,428 SQFT	54%
LANDSCAPE	11,677 SQFT	31%
BUILDINGS	5,428 SQFT	14%
TOTAL	37,533 SQFT	100%
PARKING TABULATION		
USE	CAR WASH	
MIN. STANDARD	1 SPACE FOR EVERY 250 SQFT.	
CALCULATION		
OFFICE + EQUIPMENT AREA = 2122 SQFT/ 250 = 8.5		
PARKING PROVIDED		
11 STANDARD SPACES + 1 ADA = 12 TOTAL SPACES		



GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- RE-ENFORCED CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'B4', SHEET C5.01. WELDED WIRE MESH TO BE #6 GAUGE, 6"X6".
 - CONCRETE SIDEWALK, PER OREM CITY PLAN RW-4, ON SHEET C5.01.
 - 36" CONCRETE WATERWAY PER DETAIL 'A' THIS SHEET.
 - DRIVE APPROACH WITH 2' CURB AND GUTTER, 8" PARKSTRIP AND 8' SIDEWALK PER OREM CITY STANDARD PLAN RW-19 ON SHEET C5.01.
 - POINT OF SALE CURB PER MCW STANDARDS. SEE "MCW SHEET 7 DETAIL 2", SHEET C5.06.
 - 30" CURB AND GUTTER FOR STATE STREET PER UDOT DETAIL GW-2A TYPE B1, ON SHEET C5.02.
 - ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA DETAIL 236.3, FOR RAMP DETAIL AND APWA PLAN 238 FOR DETECTABLE WARNING SURFACE. DETAILS ON SHEET C5.02.
 - VAN ACCESSIBLE ADA PARKING SIGN PER DETAIL 'A4' ON SHEET C5.01.
 - PAINTED ADA SYMBOL PER DETAIL 'A3' SHEET C5.01.
 - 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - PAINTED ARROW SYMBOL.
 - NEW SIDEWALK PER UDOT DETAIL 'PA-3' ON SHEET C5.02. MATCH EXISTING SIDEWALK.
 - DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 24" ROLLED CURB PER MCW STANDARDS. SEE "MCW SHEET 7 DETAIL 5", SHEET C5.05.
 - TAPERED CURB DETAIL PER MCW STANDARDS. SEE "MCW SHEET 7 DETAIL 3", SHEET C5.06.
 - VERTICAL CURB TRANSITION TO ROLLED CURB OVER 6 LF.
 - TRENCH DRAIN PER MCW STANDARDS. SEE "MCW SHEET 7 DETAIL 4", SHEET C5.06.
 - VERTICAL CURB PER MCW STANDARDS. SEE "MCW SHEET 7 DETAIL 1", SHEET C5.06.
 - 24" CURB AND GUTTER PER OREM STANDARD DETAIL 'RW-1' ON SHEET C5.01.
 - ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE UDOT DETAIL 'PA-2' FOR RAMP DETAIL INCLUDING DETECTABLE WARNING SURFACE ON SHEET C5.02.
 - TYPE UDOT 'M2' RAISED MEDIAN CURB PER UDOT DETAIL GW-2A, ON SHEET C5.02. FILL ISLAND WITH 6" THICK COLORED STAMPED CONCRETE PER UDOT STANDARDS AND SPECIFICATIONS.
 - 12" WIDE, PAINTED SOLID WHITE PEDESTRIAN CROSSWALK STRIPES PER UDOT STANDARDS AND SPECIFICATIONS.
 - 7' TALL MASONRY FENCE ALONG SHARED PROPERTY LINE ADJACENT TO RESIDENTIAL ZONE.
 - 6' TALL WHITE VINYL FENCE ADJACENT TO COMMERCIAL PROPERTY TO THE SOUTH.
 - NO LEFT TURN SIGN, PER MUTCD 'R3-2'.
 - 2'X6' GATE LOOP PER MCW STANDARD DETAIL 12 SHEET 6. SEE C5.05.
 - STOP BAR, PAINTED 12" SOLID WHITE.
 - NEW 24" STOP SIGN WITH 24" X 24" NO LEFT TURN SIGN UNDER THE STOP SIGN. SEE MUTCD DETAIL R1-1 AND R3-2 FOR SIGNS. SIGN POLE AND SIGN HEIGHT PER UDOT PLAN 'SN 1' AND 'SN 2A' ON C5.01 AND C5.03.
 - ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA DETAIL 236.1, FOR RAMP DETAIL AND APWA PLAN 238 FOR DETECTABLE WARNING SURFACE. DETAILS ON SHEET C5.02.
 - PAINTED TURN ARROW SYMBOL PER MUTCD STANDARDS.
 - ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 mceengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 37547-2202
ROBERT J. POIRIER
02-03-23
STATE OF UTAH

MISTER CARWASH - OREM

1408 SOUTH STATE ST
OREM, UTAH

LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, 41.E. & W.

REV	DATE	DESCRIPTION

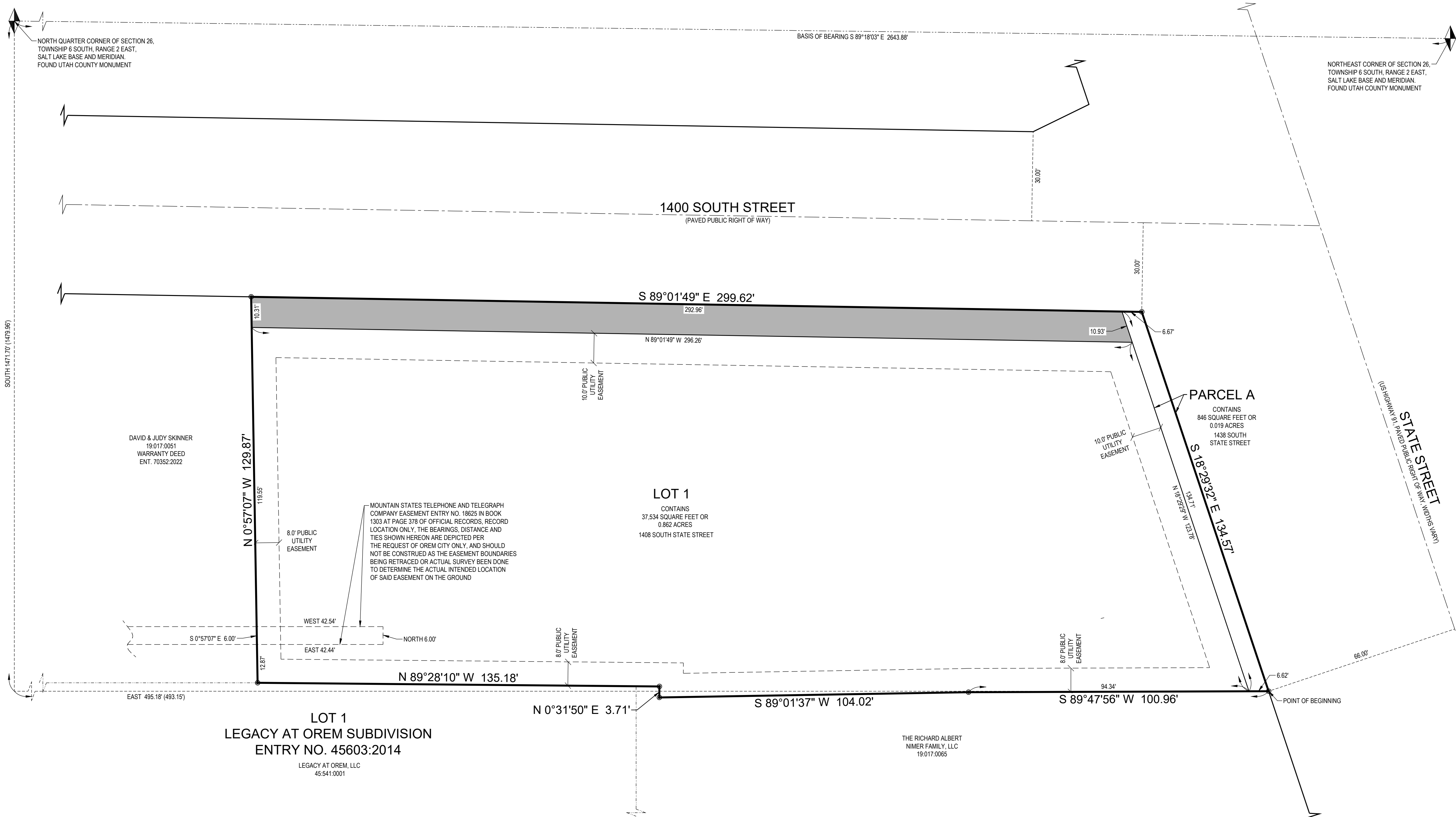
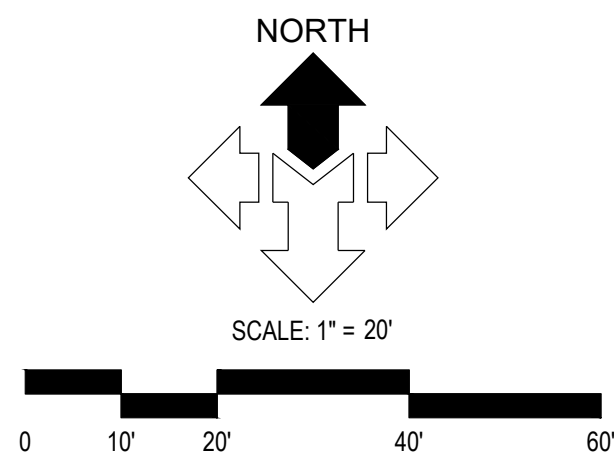
PROJECT NO: 22591
DRAWN BY: TJO/CCW
CHECKED BY: RJP
DATE: FEBRUARY 3, 2023

CIVIL SITE PLAN

C1.01

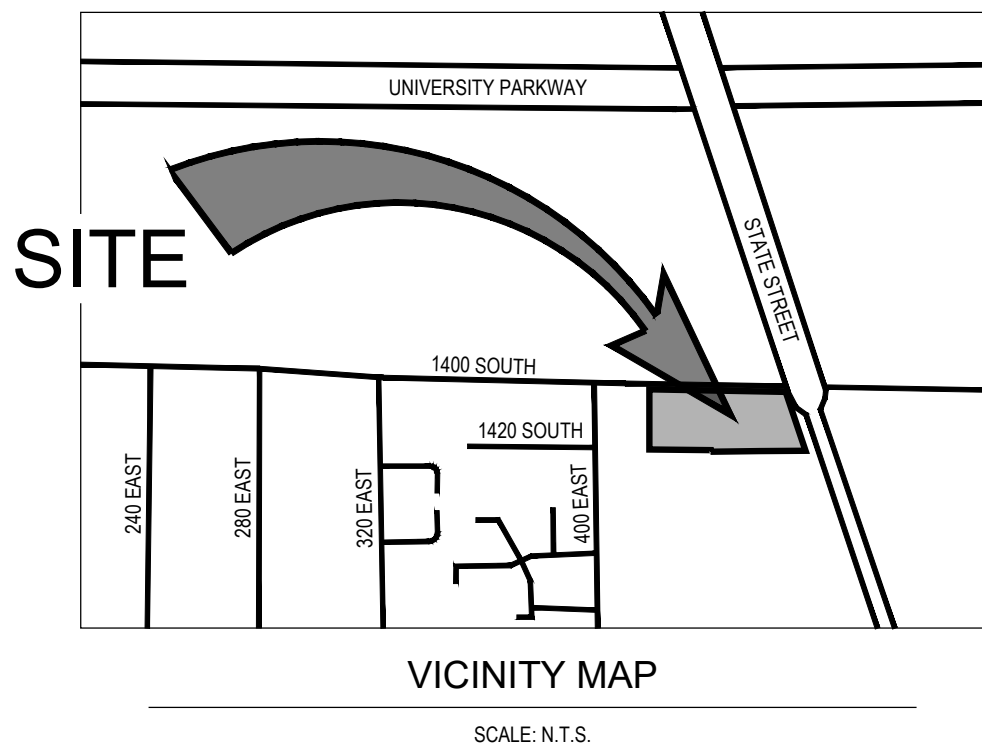
MCW OREM SUBDIVISION PLAT A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
OREM, UTAH



LEGEND

- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY CENTER
- SECTION LINE
- EASEMENT LINE
- TIE LINE
- SUBDIVISION BOUNDARY CORNER, SET 5/8 REBAR AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "MCNEIL ENG"
- AREA DEDICATED TO OREM CITY FOR ROADWAY PURPOSES, 3.037 SQ. FT. OR 0.070 ACRES



NOTES

- NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

OCCUPANCY NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF A BUILDING WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY OREM CITY.

APPROVED AS TO FORM

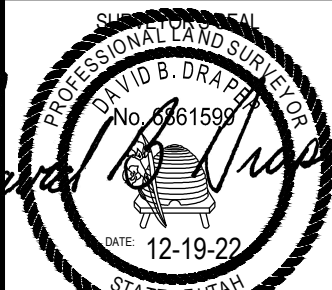
THIS _____ DAY OF _____, A.D. 20____

APPROVED _____
CITY ATTORNEY

SHEET

1
OF
1

PREPARED BY:
McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL

CLERK RECORDER SEAL

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO.: 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE COMBINED SAID TRACT OF LAND INTO ONE LOT, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS:

MCW OREM SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE STREET (US HIGHWAY 91), SAID POINT BEING ON THAT CERTAIN LINE CREATED BY A BOUNDARY LINE AGREEMENT RECORDED JUNE 30, 2014, AS ENTRY NO. 44418.2014 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 1471.70 FEET AND EAST 495.18 FEET FROM THE UTAH COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WESTERLY ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING FOUR COURSES: 1) SOUTH 89°47'56" WEST 100.96 FEET, 2) SOUTH 89°01'37" WEST 104.02 FEET, 3) NORTH 0°31'50" EAST 3.71 FEET, 4) NORTH 89°28'10" WEST 135.18 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL CONVEYED BY WARRANTY DEED RECORDED JUNE 14 2022 AS ENTRY NO. 70352.2022 IN THE OFFICE OF SAG COUNTY RECORDER, THENCE NORTH 0°57'07" WEST ALONG SAID EAST LINE 129.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 1400 SOUTH STREET; THENCE SOUTH 89°01'49" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 299.62 FEET TO ITS INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH 18°29'32" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 134.57 FEET TO THE POINT OF BEGINNING.

CONTAINS 41,417 SQ. FT. OR 0.951 ACRES (1 LOT)

David B. Draper

DAVID B. DRAPER
U.S. LICENSE NO. 6861599
(SEE SEAL BELOW)

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE UNLESS OTHERWISE NOTED, AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THESE AND ALL OTHER PUBLIC UTILITY EASEMENTS AND ALL PUBLIC ROADS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREONTO SET OUR HANDS THIS _____ DAY OF _____, A.D., 2016.

BY:

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____, _____, AND THAT _____, _____, SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION NUMBER: _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH) _____
MY COMMISSION EXPIRES: _____ NAME OF NOTARY (PRINTED) _____

ACCEPTANCE BY THE CITY OF OREM

THE _____ OF _____ STATED HEREON HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D., _____, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS.

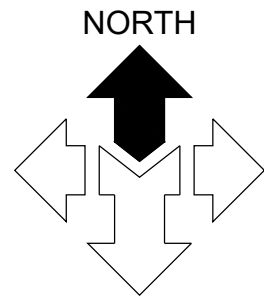
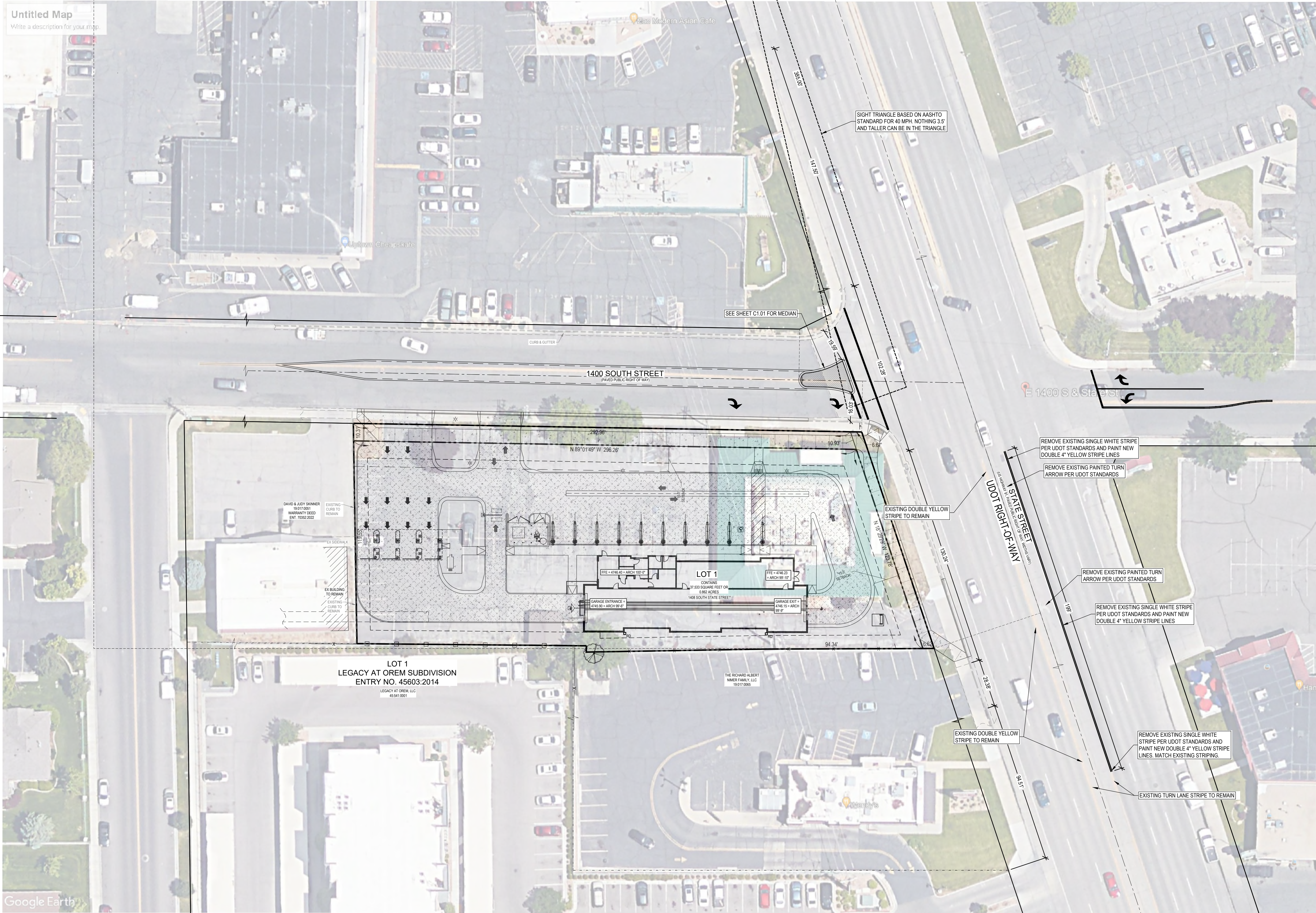
APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)
APPROVED _____ ATTEST _____
DEVELOPMENT SERVICES DIRECTOR CLERK-RECORDER (SEE SEAL BELOW)

MCW OREM SUBDIVISION PLAT A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
OREM, UTAH

Untitled Map
Write a description for your map.

Google Earth



SCALE: 1" = 30'



UDOT NOTES:

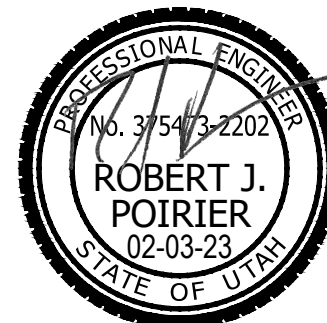
1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SIGN SERIES STANDARD DRAWINGS. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).
- 7.

UDOT PRE-APP ID: PA-132781

NO STORM WATER TO DRAIN ONTO US-89

ALL WORK ALONG US-89 PUBLIC RIGHT OF WAY SHALL
CONFORM TO UDOT 2021 STANDARDS AND SPECIFICATIONS

NOTHING 3.5-FEET OR HIGHER SHALL BE IN THE SITE TRIANGLE



MISTER CARWASH - OREM

**1408 SOUTH STATE ST
OREM, UTAH**

LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, 11 E. & 10 W.

REVISIONS

REV	DATE	DESCRIPTION
<<<<<<		

PROJECT NO: 22591

DRAWN BY: TJO/CCW

CHECKED BY: RJP

DATE: FEBRUARY 3, 2023

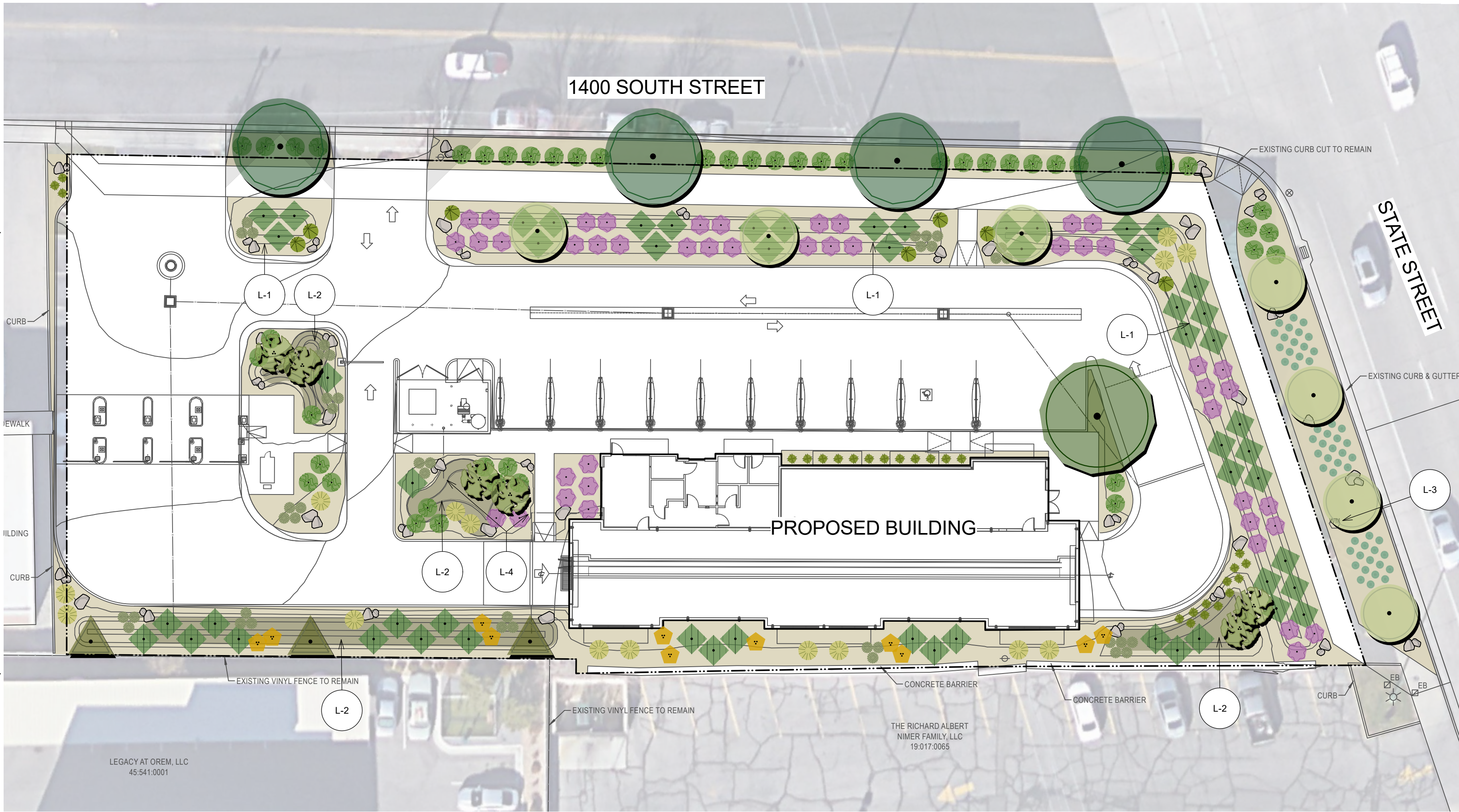
UDOT PLAN

UDOT

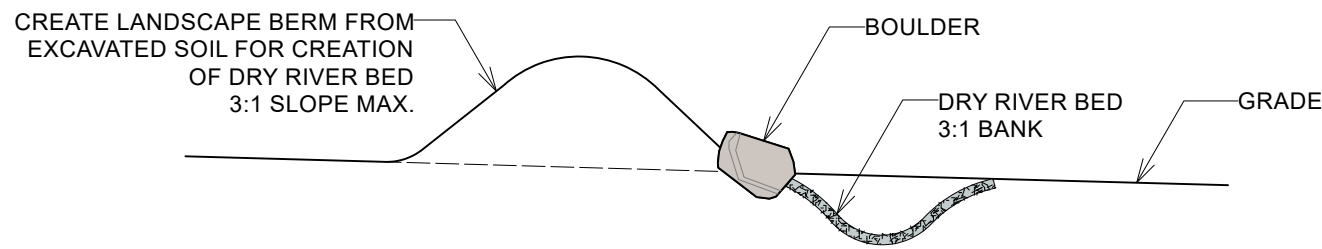


NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



NOTE: CREATE A SUBTLE SWALE/RETENTION AREA TO RESEMBLE A STREAM BED. THE GENERAL LAYOUT SHALL CONFORM WITH THE PLANS WITH A WIDTH VARYING FROM 3' TO 12' AND A DEPTH VARYING FROM 8" TO 18". LAYOUT TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF FABRIC AND ROCK.



A DRY RIVER BED SECTION
Scale: 1" = 10'-0"

OREM CITY DATA

CH. 22.9.8 - LANDSCAPING		
ZONED AS	C-2	
TOTAL SITE AREA	40,890 S.F.	
ON-SITE LANDSCAPE AREA	11,804 S.F. = 29%	
GENERAL:	REQUIRED	PROVIDED
	REQUIRED LANDSCAPE - LENGTH OF PROPERTY X REQUIRED SETBACK (10')	295' X 10' = 2,950 S.F. 11,804 S.F.
FRONTAGE:	LANDSCAPE BERM - 10' WIDE MIN.	YES
	TREES - 1 PER 40 L.F.	
	1400 SOUTH STREET 295' / 40 = 7	7
INTERIOR PARKING LOT:	STATE STREET 135' / 40 = 3	4
	LANDSCAPE ISLAND REQUIRED AT THE END OF ALL PARKING ROWS	YES
	TREES - 1 PER LANDSCAPE ISLAND	YES

LANDSCAPE SCHEDULE

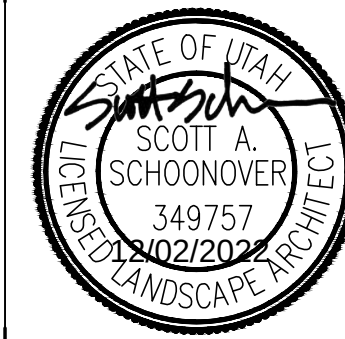
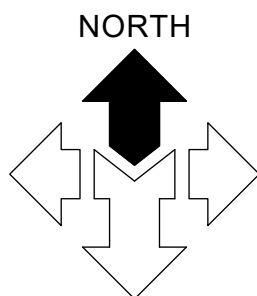
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	7	SUMMER SPRITE LINDEN	TILIA CORDATA 'HALKA'	2" CAL.	D/L5.01
	1	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL.	D/L5.01
	4	HALKA ZELKOVA	ZELKOVA SERRATA 'HALKA'	2" CAL.	D/L5.01
	1	EXISTING DECIDUOUS TREE TO REMAIN			
EVERGREEN TREES					
	3	BRISTLECONE PINE	PINUS ARISTATA	5' HT.	E/L5.01
SHRUBS					
	47	MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS	5 GAL.	B/L5.01
	6	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL.	E/L5.01
	45	DESERT FOUR O'CLOCK	MIRABILIS MULTIFLORA	3 GAL.	B/L5.01
	57	HILLSIDE CREEPER SCOTCH PINE	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	5 GAL.	B/L5.01
	11	TIGER EYES SUMAC	RHUS TYPHINA 'BALTIGER'	10 GAL.	B/L5.01
	7	BRIGHT EDGE YUCCA	YUCCA FILAMENTOSA 'BRIGHT EDGE'	5 GAL.	B/L5.01
ORNAMENTAL GRASSES					
	41	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	A/L5.01
	27	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	A/L5.01
	15	IVORY FEATHERS DWARF PAMPAS GRASS	CORTADERIA SELLOANA 'PUMILA'	5 GAL.	A/L5.01
	51	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	5 GAL.	A/L5.01
BOULDERS					
	67	'RED VEIN' BOULDERS FROM BROWNS CANYON QUARRY	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS.	EQUAL MIX OF 2', 3', AND 4' BOULDERS	MOUNTAIN VALLEY STONE (435) 654-0120 OR APPROVED EQUAL F/L5.01
CRUSHED ROCK					
	13,564 S.F.	"COPPER CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 5" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2" DIAMETER +4" TO -8")	ONE SOURCE MATERIALS (385) 447-9374 OR APPROVED EQUAL G/L5.01
	1,646 S.F.	CRUSHED ROCK AREA	INSTALLED A MINIMUM 6" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	4"	ONE SOURCE MATERIALS (385) 447-9374 OR APPROVED EQUAL G/L5.01
		ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL			

REFERENCE NOTES

- L-1. LANDSCAPE BERM, 3:1 SLOPE - REFER TO CIVIL GRADING PLANS
- L-2. DRY RIVER BED OR DETENTION AREA - SEE DETAIL A/L2.01
- L-3. 36" MINIMUM CLEARANCE FROM EDGE OF WATER METER LID TO ALL TREES AND SHRUBS IS REQUIRED
- L-4. DUMPSTER DRAIN PIPE AND ROOF DRAIN PIPE TO DRAIN INTO LANDSCAPE INFILTRATION BASIN

GENERAL NOTE

1. REFER TO COMMON EARTHWORK AND PLANTING NOTES ON SHEET L0.01
2. PLANTS WITHIN ALL INFILTRATION BASINS SHOULD BE POSITIONED AT THE BOTTOM OF THE BASIN.
3. THE DRAIN PIPE FROM THE DUMPSTER PAD AND ROOF DRAIN IS TO DRAIN INTO THE INFILTRATION BASIN. COORDINATE WITH THE APPROPRIATE SUB-CONTRACTOR AS NEEDED FOR PROPER INSTALLATION.



REVISIONS		DESCRIPTION
REV	DATE	
1	12/22	CITY REVIEW #1
2	12/19/22	CITY REVIEW #2
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO: 22591
DRAWN BY: TG
CHECKED BY: SS
DATE: OCTOBER 2022
PROPERTY NO:

LANDSCAPE
PLANTING
PLAN

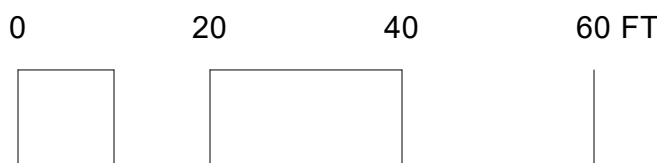
L2.01

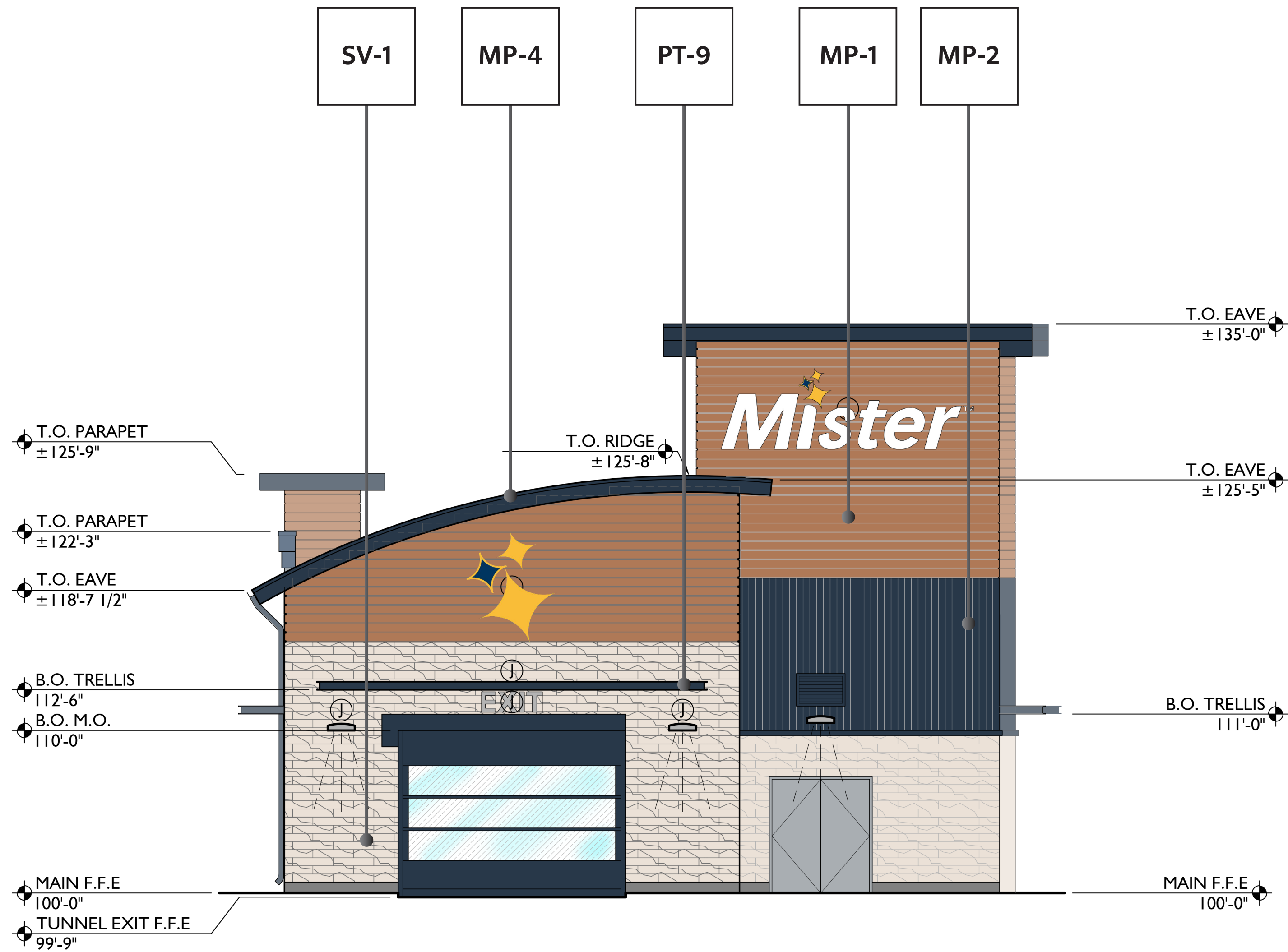
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
DIG
1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.





MATERIAL TAKE OFF

- Exterior Building Finishes - 8,885 sqft - 100%
- A. (SV-1) Natural Stone (Veneer) - 2,108 sqft - 24%
 - B. (ALU) Store Front and Glass - 511 sqft - 6%
 - C. (EIFS) EIFS - 1,609 sqft - 18%
 - D. (CU-1/2) CMU - 1,032 sqft - 12%
 - E. (MP-1) Alumaboard - 2,422 sqft - 27%
 - F. (MP-2) Metal Wall Panel - 798 sqft - 9%
 - G. Polycarbonate Overhead Doors - 312 sqft - 3%
 - H. Painted Hollow Metal Doors - 93 sqft - 1%

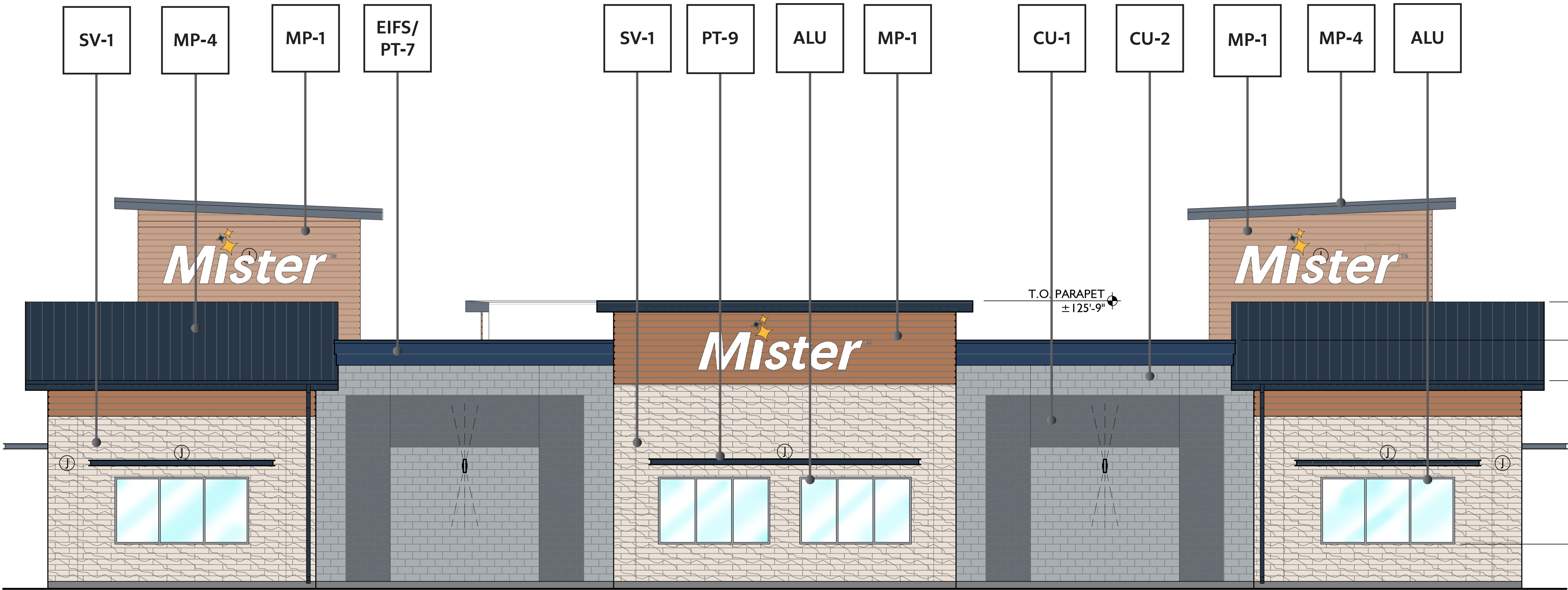
FINISH LEGEND

MP-2		METAL PANEL - CTMRS / PRE-FINISHED R-PANEL / IN THE NAVY - SW9178	CU-1		CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STREET SW7665
MP-4		METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF / 436B3488 FLUOROPON IN THE NAVY	ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
SV-1		STONE VENEER - ELDORADO / VANTAGE 30 / WHITE ELM	CON		CONCRETE / STANDARD GRAY
PT-9		EXTERIOR PAINT - SHERWIN-WILLIAMS / IN THE NAVY SW9178	PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / WALL STREET SW7665
PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / MORNING FOG SW6225	PT-7		EXTERIOR PAINT - SHERWIN-WILLIAMS / DRESS BLUES SW9176
			EIFS		EXTERIOR INSULATION FINISHING SYSTEM

2

CAR WASH TUNNEL EXIT ELEVATION

3/16" = 1'



3

CAR WASH TUNNEL WALL ELEVATION

3/16" = 1'



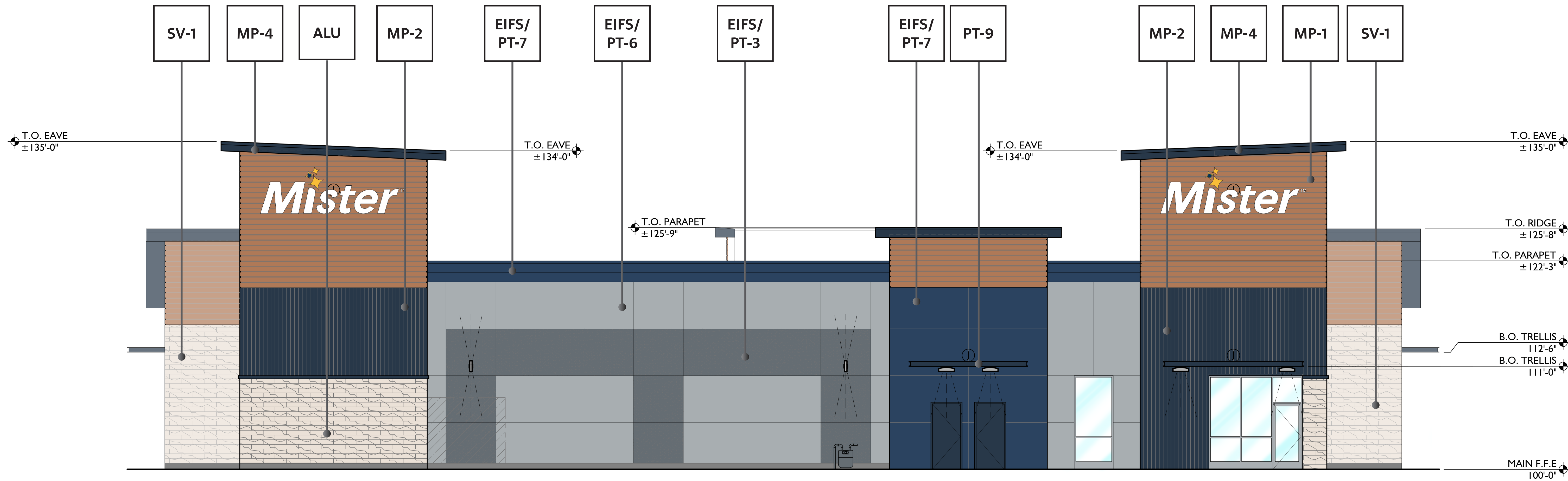
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MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
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EIFS		EXTERIOR INSULATION FINISHING SYSTEM			

4 CAR WASH TUNNEL ENTRANCE
3/16" = 1'



5 BUSINESS/ MECHANICAL ELEVATION
3/16" = 1'

Street View



Item #: 3.2	Planning Commission February 15, 2023	
Prepared By: Makayla Wagstaff		
Applicant: J5 Infrastructure Partners for AT&T	CONDITIONAL USE PERMIT – Approval of an AT&T telecommunications monopole facility located on a field light at Timpanogos High School located at 150 East 1430 North 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/pmn
- Noticed 287 property owners within 500 ft

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **37.07**
- Neighborhood: **Windsor**

ACTION:

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

REQUEST: The applicant requests the Planning Commission recommend approval of the conditional use permit of a telecommunications monopole facility to be located on a field light on the East side of the football field at Timpanogos High School located generally at 150 East 1430 North in the R8 zone.

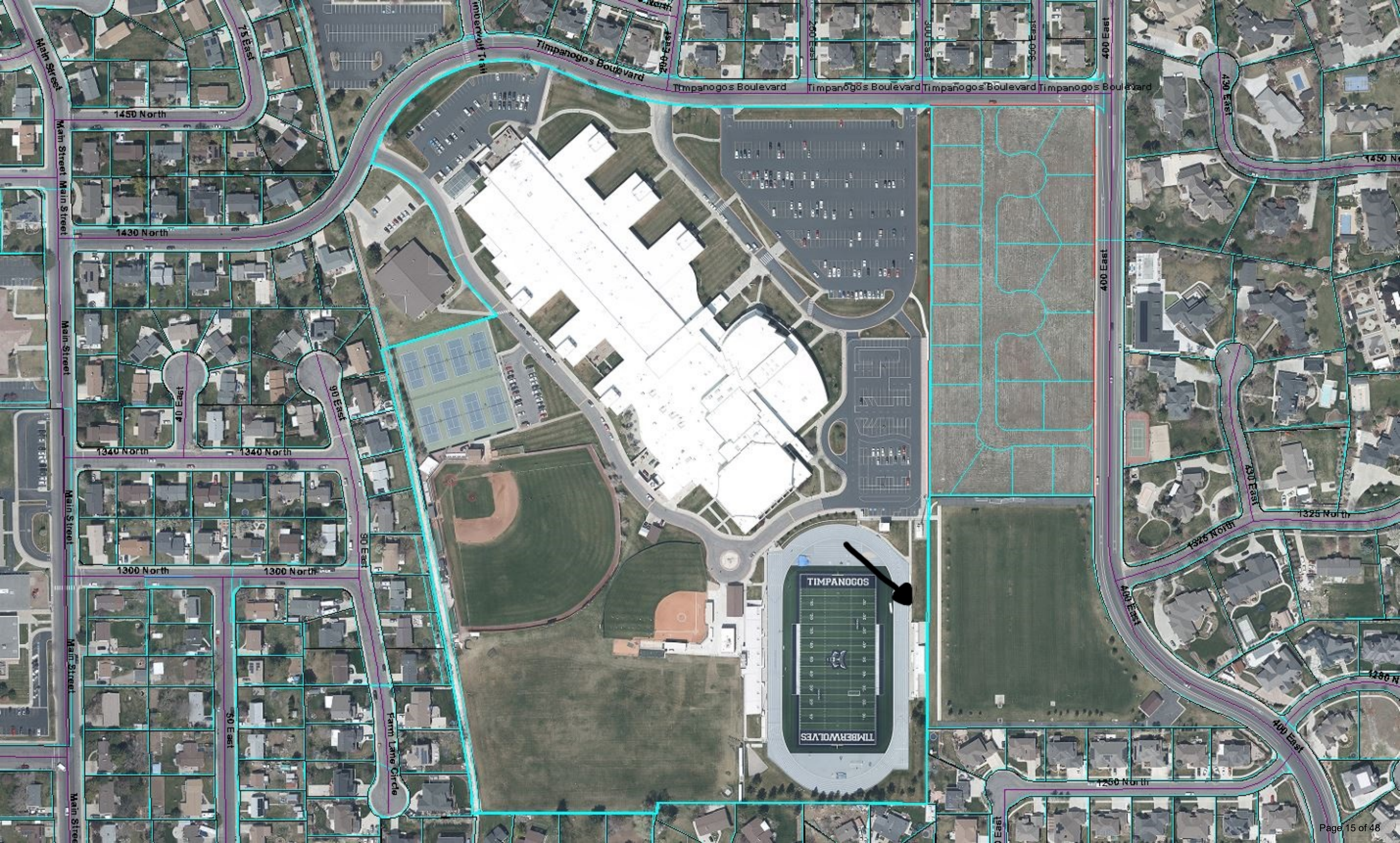
BACKGROUND: The applicant is proposing to replace an existing field light pole at Timpanogos High School with a 100' tall monopole with a lightning rod. The field light bank would be re-installed at its current height (71 feet) on the new pole. AT&T antennas and equipment would be installed at the top. The installation would also include an equipment shelter to be built near the base of the monopole.

Monopoles are allowed to be placed in a residential zone given that it is placed on a lot which is not used for a residential use, such as a school. Monopoles are required to be at least 115% of the poles' height from any residential lot line. The proposed location of this monopole at Timpanogos High School is at least 225' away from surrounding residential lots. The location of the proposed monopole at Timpanogos High School was selected by the applicant based on the need for service for this area. Since there is a light pole already at this location, the proposed monopole would be considered to be utilizing an existing structure per Orem City Code ([22-13-9](#)), which outlines the priority given to locations for wireless telecommunication facilities.

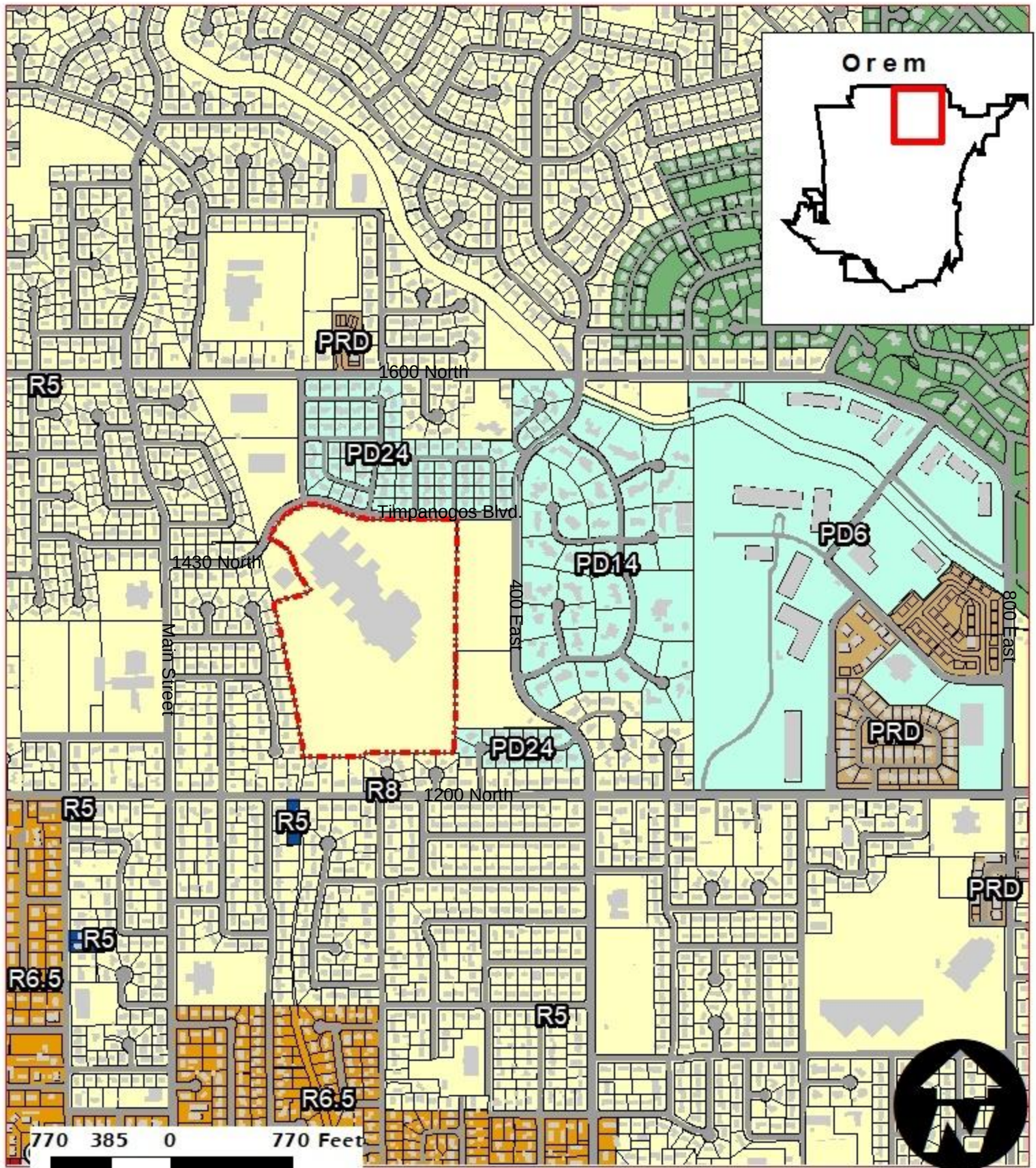
The proposed placement of this monopole requires a Conditional Use Permit for two reasons: height and the distance to an existing monopole. According to Orem City Code monopoles are allowed to be 75' high, but in the circumstance of need for greater coverage or to allow for collocation the height may be increased up to 110'. The applicant is requesting a pole of 100'. Per Orem City Code ([22-13-11\(D\)](#)), monopoles are to be placed 1000' feet apart from each other. There currently is another monopole located on the East side of the football field at Timpanogos High School by T-Mobile, this pole is already at maximum capacity for telecommunications equipment. The proposed monopole is approximately 175' from the existing pole, and will provide future opportunities for collocation.

In considering the approval of a conditional use permit, the factors to be considered are outlined in Orem City Code ([22-4-4](#)).

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council for the conditional use permit of an AT&T telecommunications monopole facility located on a field light at Timpanogos High School located generally at 150 East 1430 North in the R8 zone.



AT&T Orem Northridge (Timpanogos High)

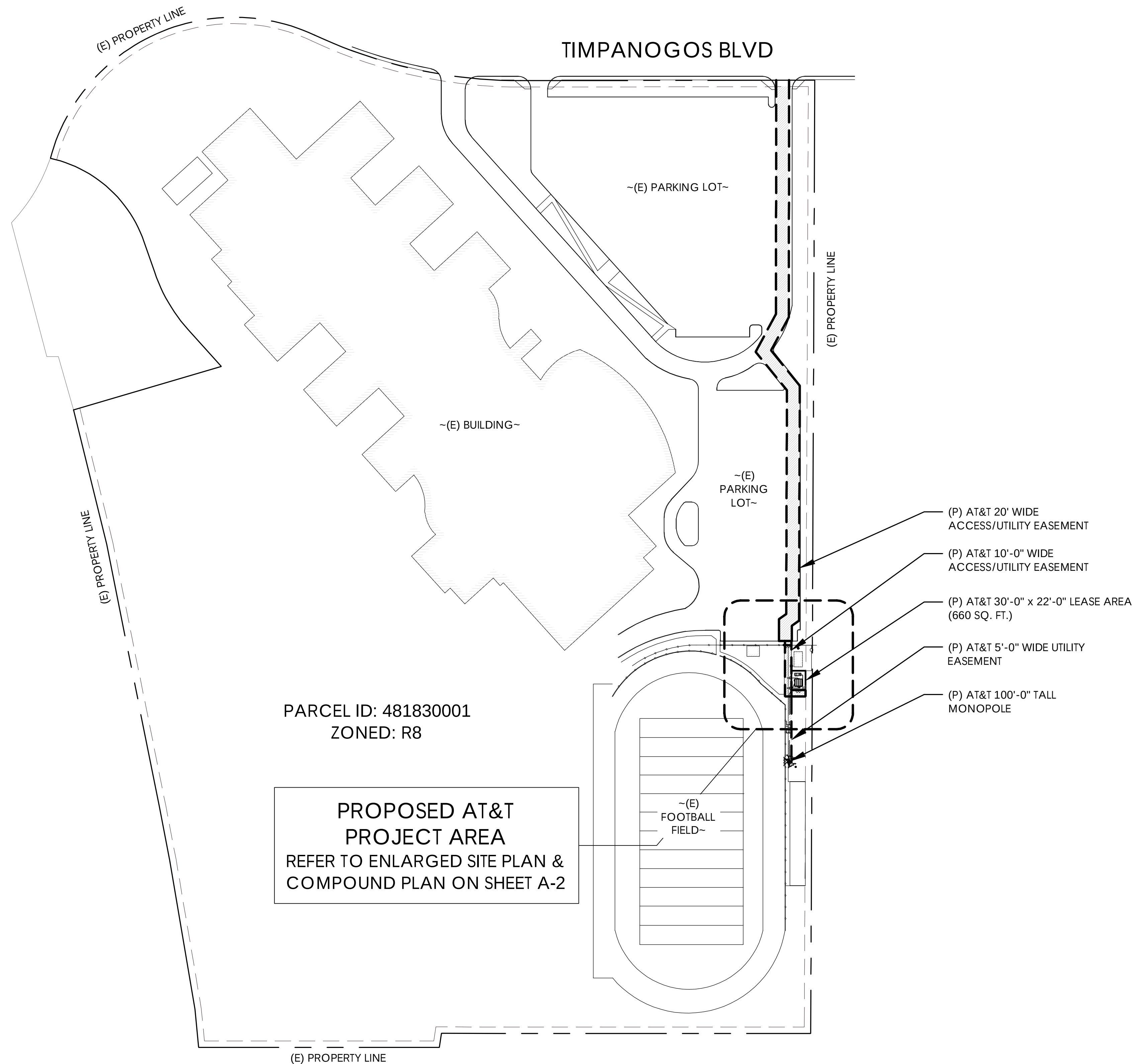


◆ Conditional Use Permit
R8
37.08 Acres

NEIGHBORHOOD
Windsor

Legend
 150 E 1430 North
 Buildings
 Parcels

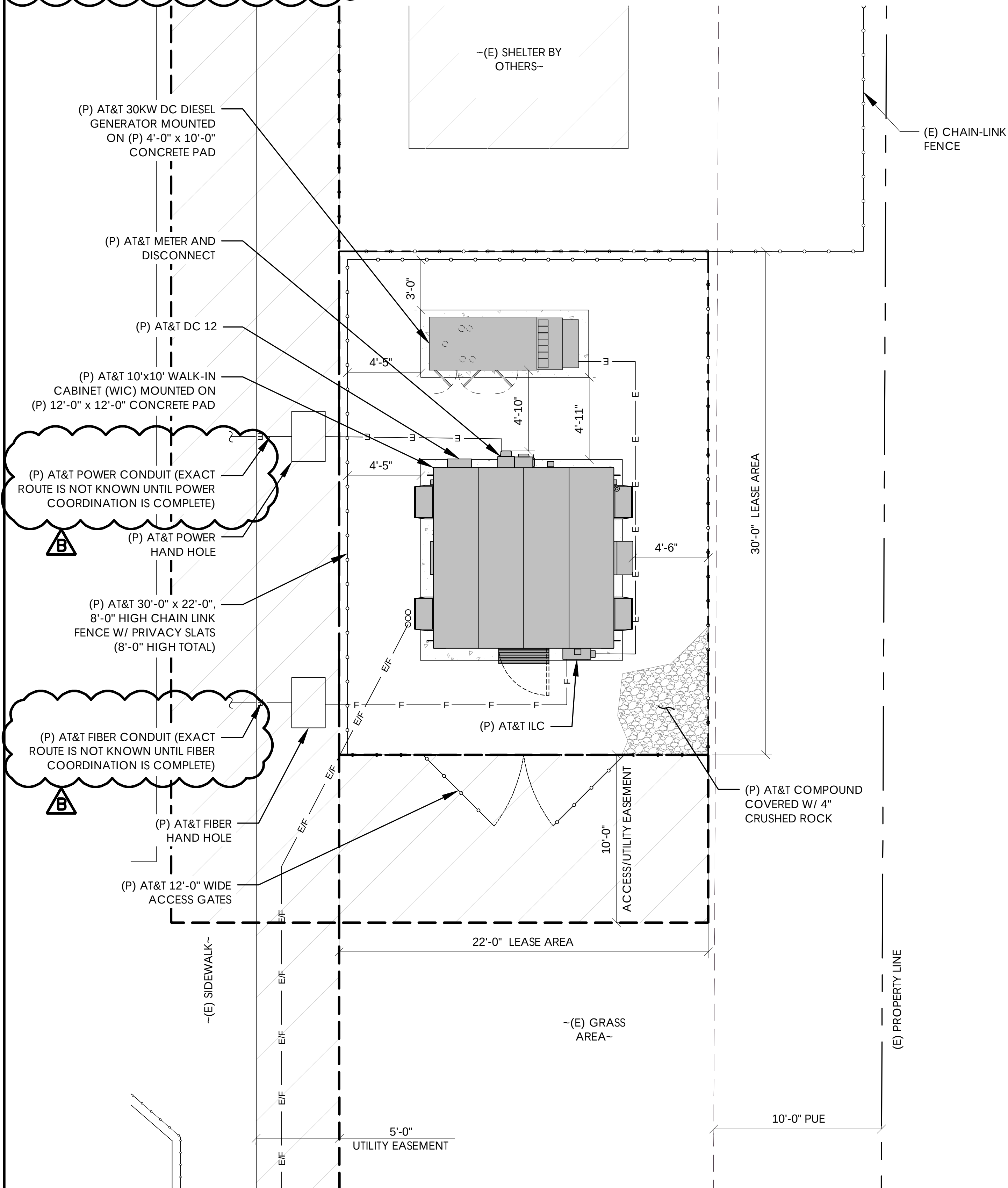
1. THE FIRE PROTECTION ITEMS (FIRE HYDRANTS, WATER MAINS, ACCESS ROADS, ETC.) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE INTERNATIONAL FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WHICH INCLUDES A BACKFLOW ASSEMBLY TO THE BUILDING. BACKFLOW ASSEMBLIES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-1-14 OF THE OREM CITY CODE. WATER METER SIZES SHALL BE DETERMINED BY THE CITY OF OREM BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. WATER METERS SHALL BE LOCATED AT THE BACK OF SIDEWALK OR CURB IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCE OR WITHIN TEN FEET (10') OF ANY EXISTING OR PROPOSED STRUCTURE.
3. IF REQUIRED BY CHAPTER 20 OF THE OREM CITY CODE OR BY THE APPLICANT'S PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE, "A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OREM STANDARDS AND SPECIFICATIONS."
4. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM CITY CODE.
5. ALL UTILITIES, INCLUDING WATER AND SEWER LATERALS, WATER AND SEWER MAINS, STORM WATER DRAINS, STORM WATER SUMPS, SEWER MANHOLES, WATER VALVES, ETC., WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE OREM CITY CODE.
6. ALL ROOF DRAINAGE SHALL BE ROUTED THROUGH ON-SITE STORM WATER MANAGEMENT FACILITIES OR TO LANDSCAPED AREAS.
7. AT THE TIME OF CONSTRUCTION, THE CITY OF OREM MAY DETERMINE BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, WHEELCHAIR RAMPS, ETC., OR ANY UNUSED DRIVE APPROACHES.
8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF OREM CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS THE IMPROVEMENT IS WITHIN THE UDOT RIGHT-OF-WAY, IN WHICH CASE THE CONSTRUCTION SHALL CONFORM TO UDOT CONSTRUCTION STANDARDS AND SPECIFICATIONS.



24"x36" SCALE: 1" = 100'-0" 1

A-1

UNDERGROUND CABLE TABLE:		
APPROXIMATE LENGTH OF CABLE IN COMPOUND		
FIBER BOX TO WIC		~18'-0"
POWER BOX TO WIC		~12'-0"
POWER WIC TO GEN		~24'-0"
APPROXIMATE LENGTH OF CABLE TO MMP & POC		
FIBER BOX TO MMP		~00'-0"
POWER METER TO POC	BOX FILLED UPON COORDINATION	
APPROXIMATE LENGTH OF CABLE FROM WIC TO POLE		
POWER/FIBER WIC TO POLE		~120'-0"



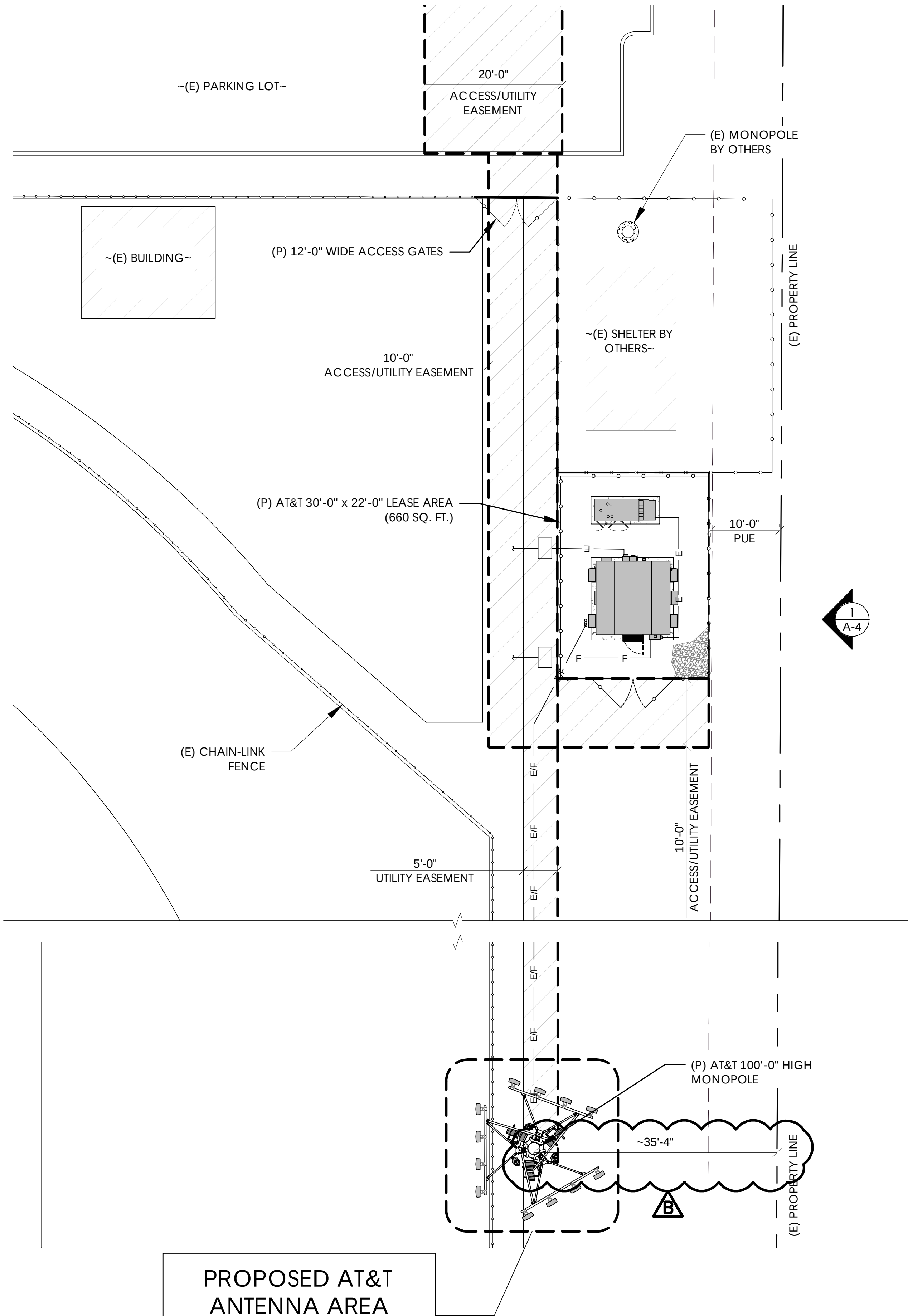
COMPOUND PLAN

24"x36" SCALE: 1/4" = 1'-0"

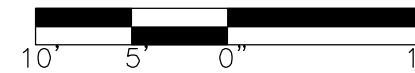


2

ENLARGED SITE PLAN



24"x36" SCALE: 1" = 10'-0"



1

PREPARED FOR



NEW CINGULAR WIRELESS PCS,
LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:



23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056490

Issued For:

UTL04113

OREM NORTHRIDGE

150 E 1430 N
OREM, UT 84057

PARCEL ID: 481830001

DRAWN BY: SLM

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	8/2/22	90% ZD
B	1/17/23	90% ZD

Licenser:

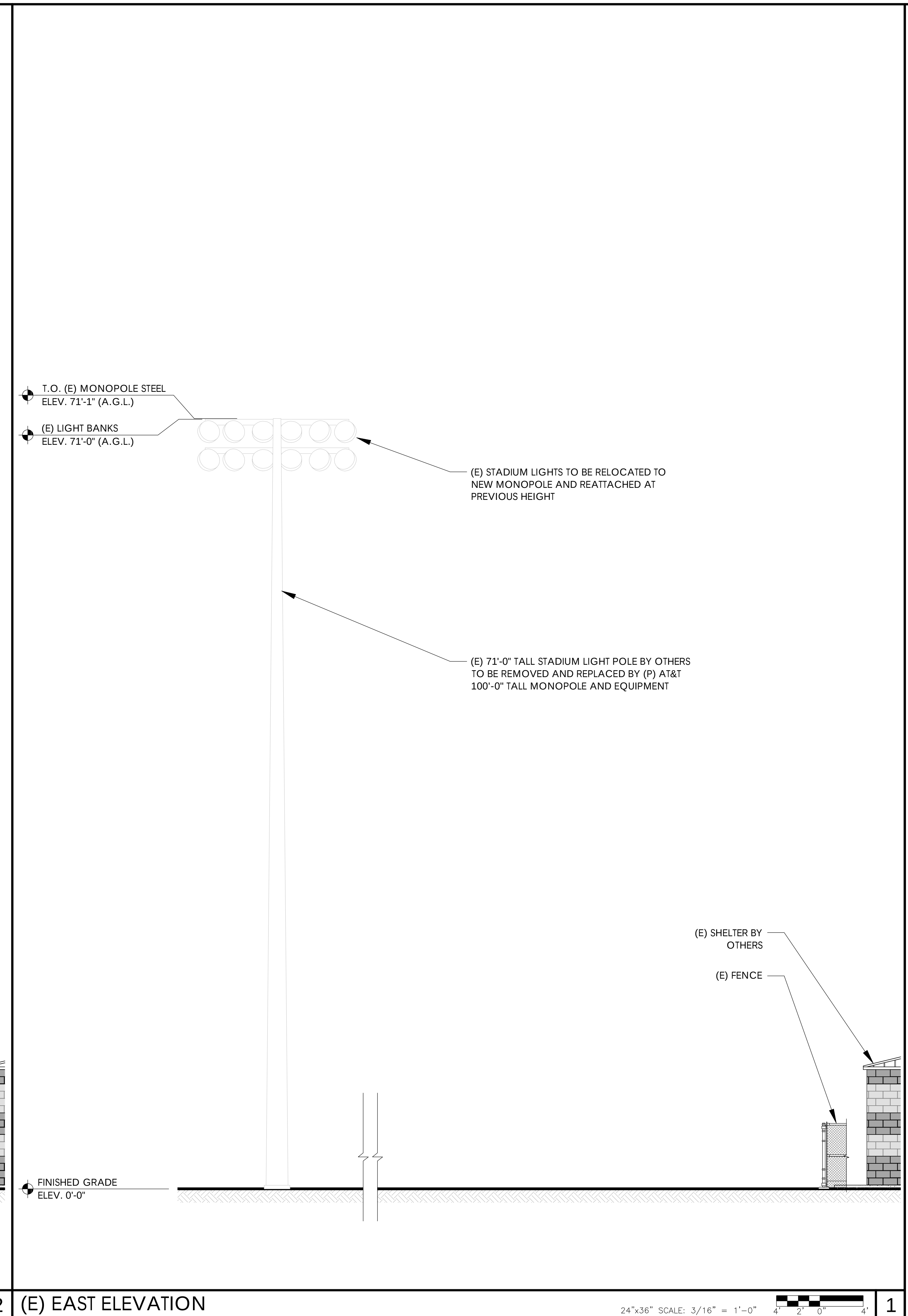
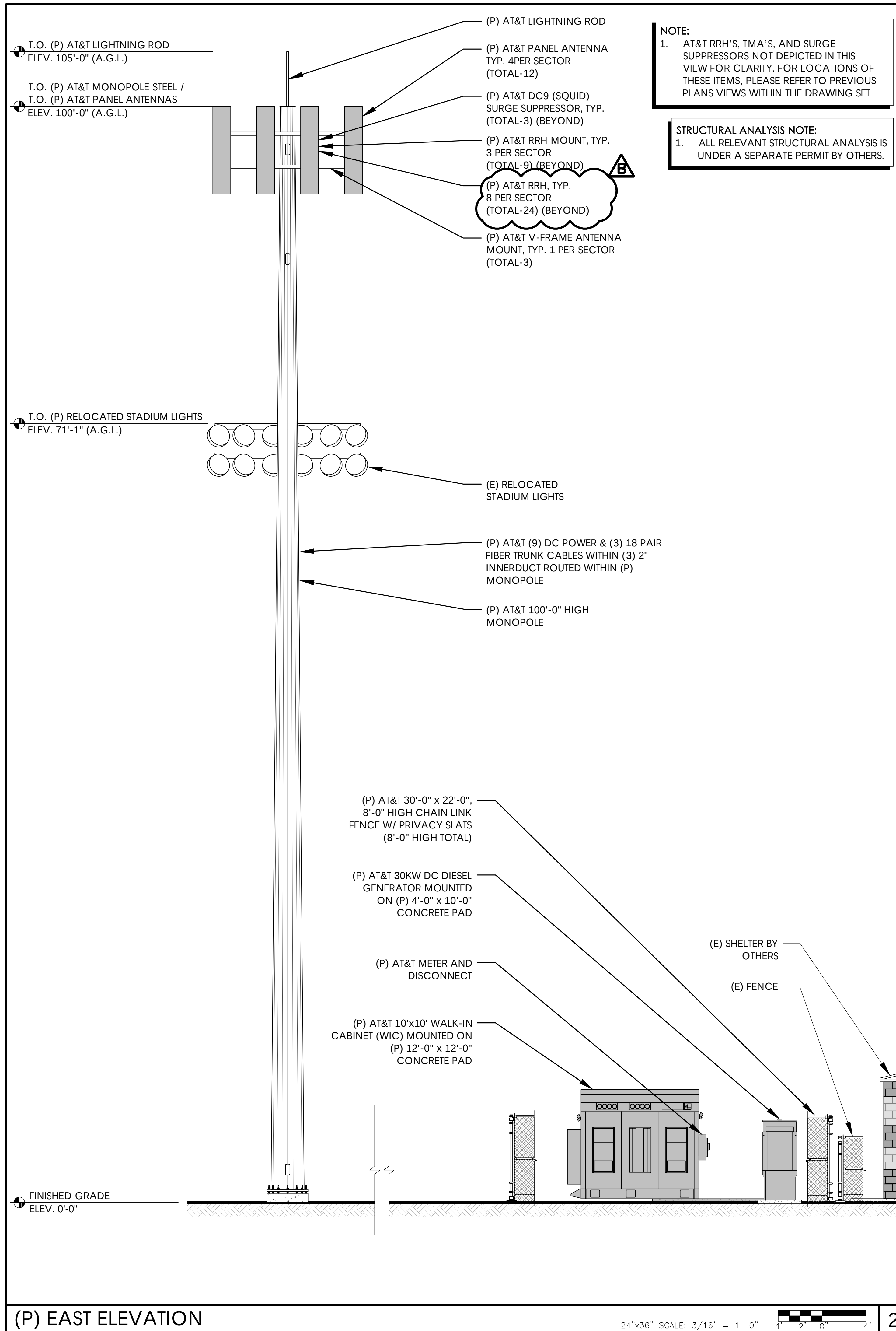


Sheet Title:

ENLARGED SITE PLAN
& COMPOUND PLAN

Sheet Number:

A-2



PREPARED FOR



NEW CINGULAR WIRELESS PCS,
LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:



23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056490

Issued For:

UTL04113

OREM NORTHRIDGE

150 E 1430 N
DREM, UT 84057

PARCEL ID: 481830001

DRAWN BY: SLM

CHECKED BY: KM

[illegible]

Licensors:



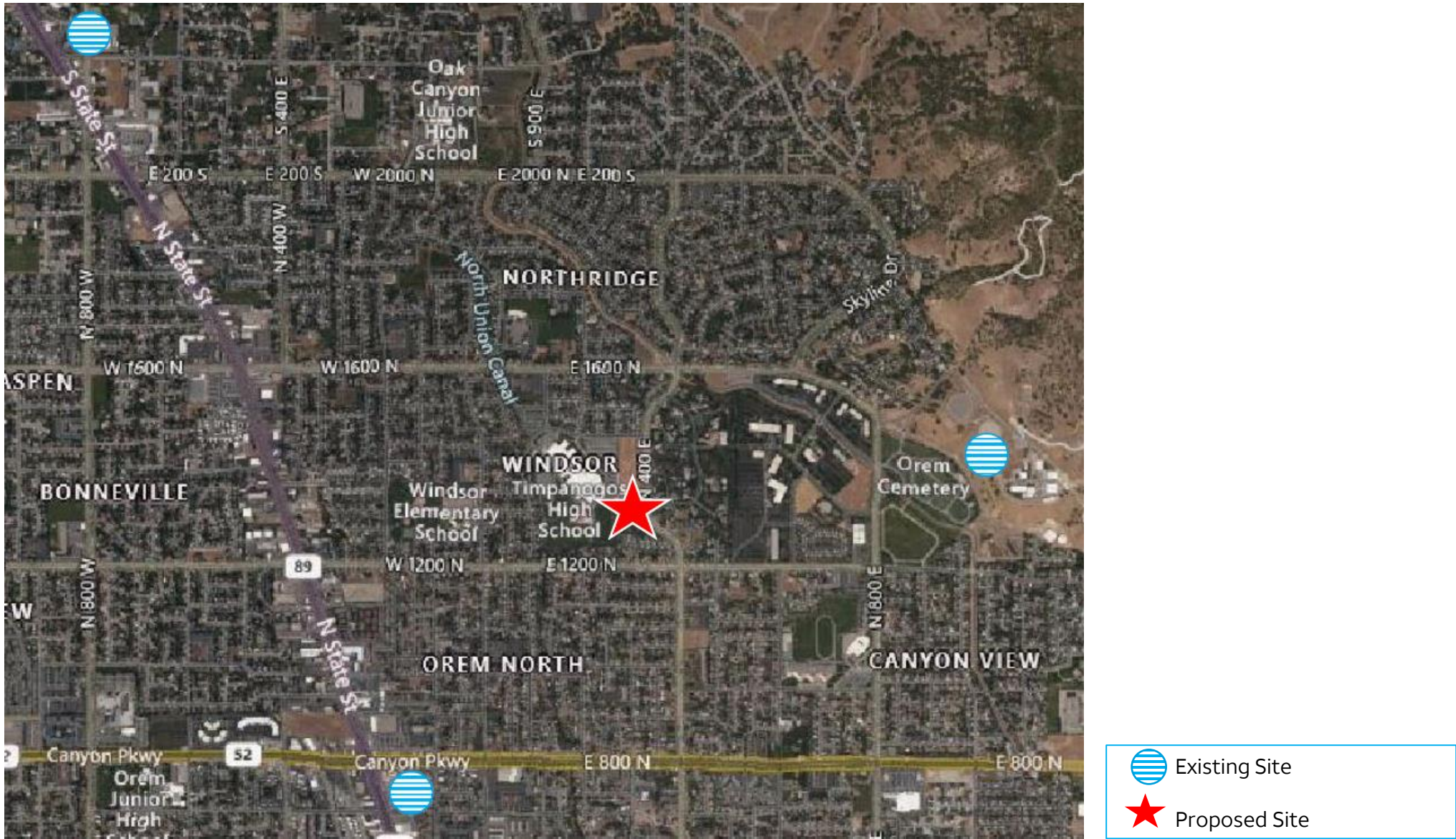
Sheet Title:

ELEVATIONS

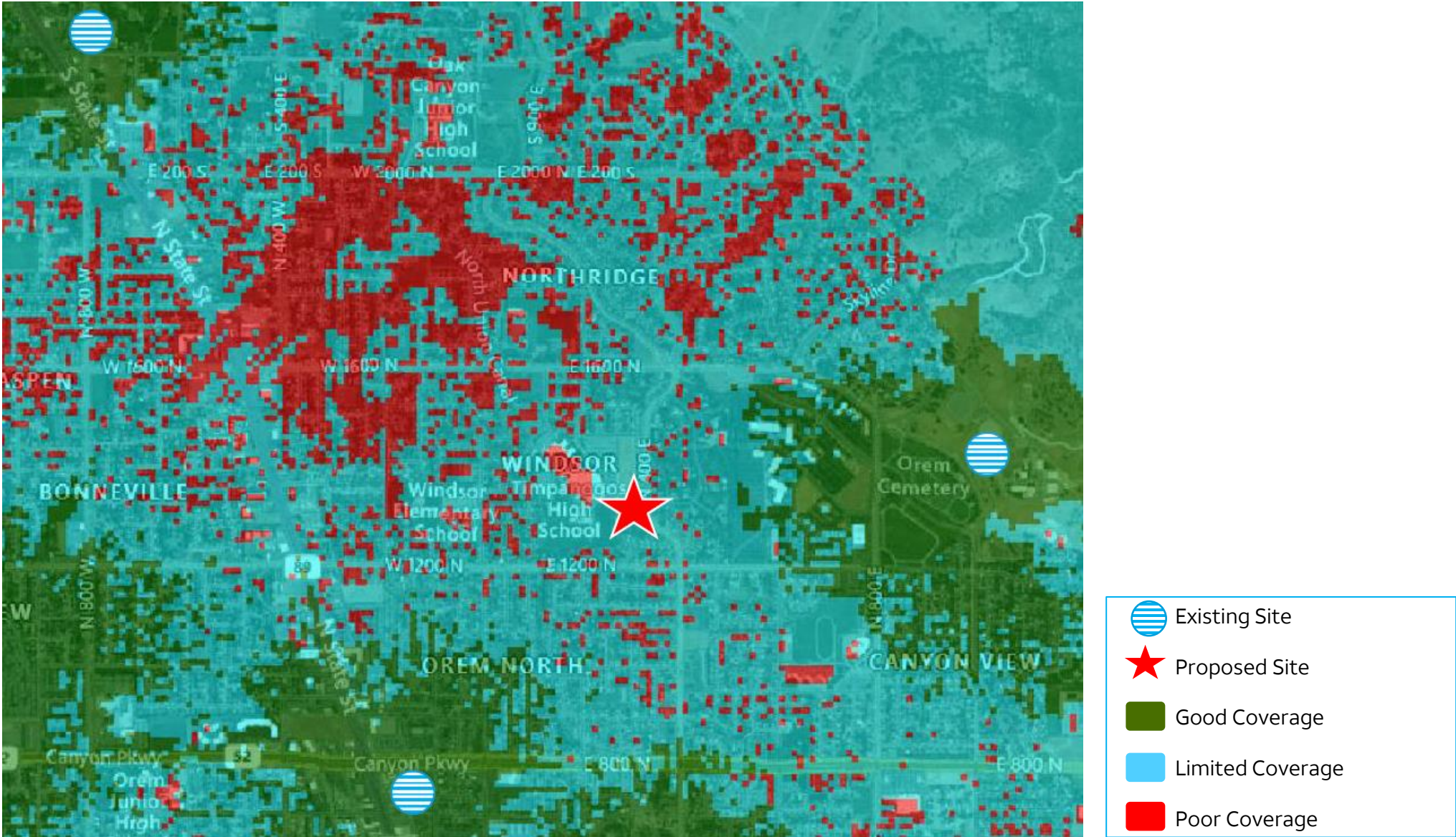
Sheet Number:

A-4

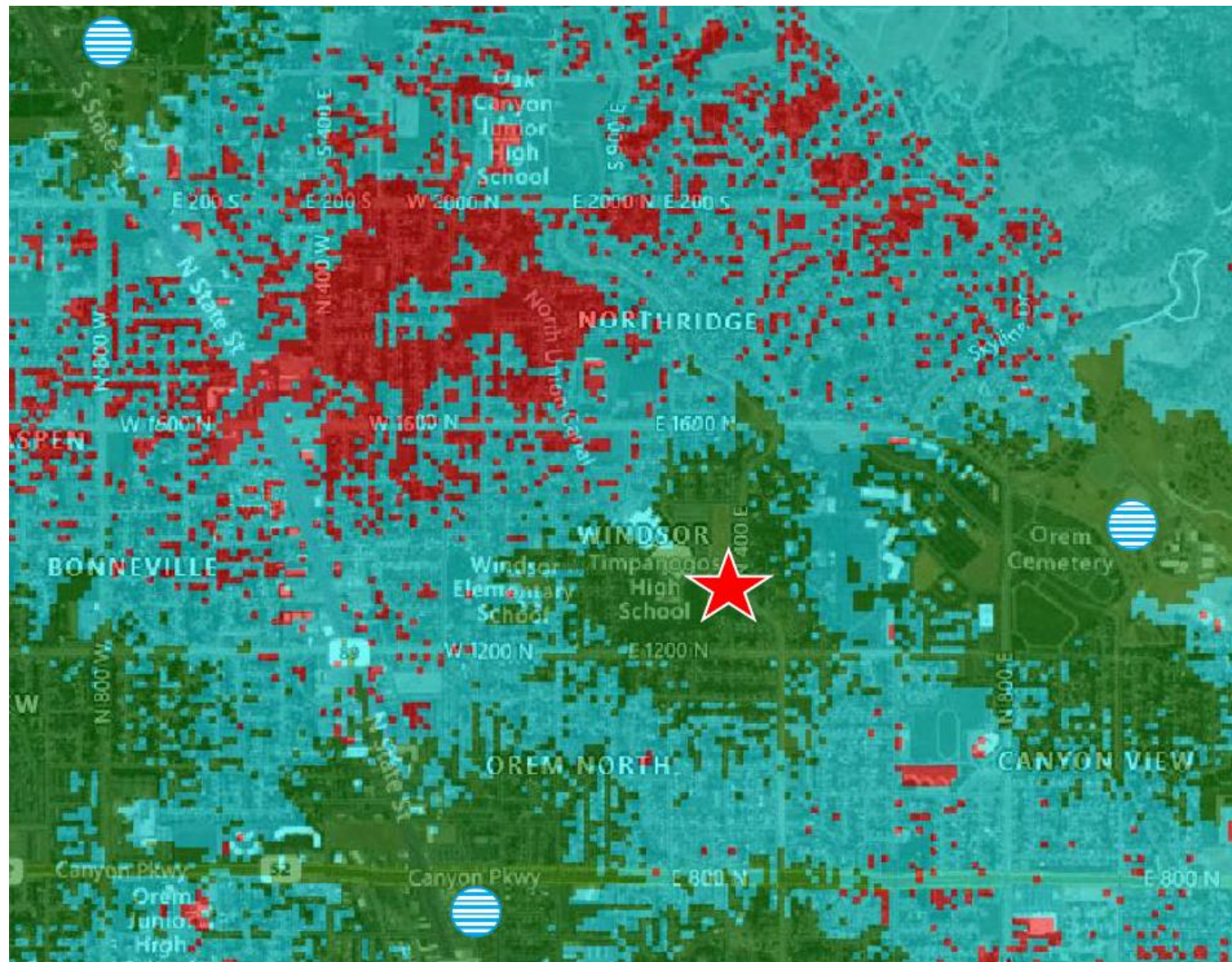
Overview Map With AT&T Site Locations



Existing Predicted Coverage



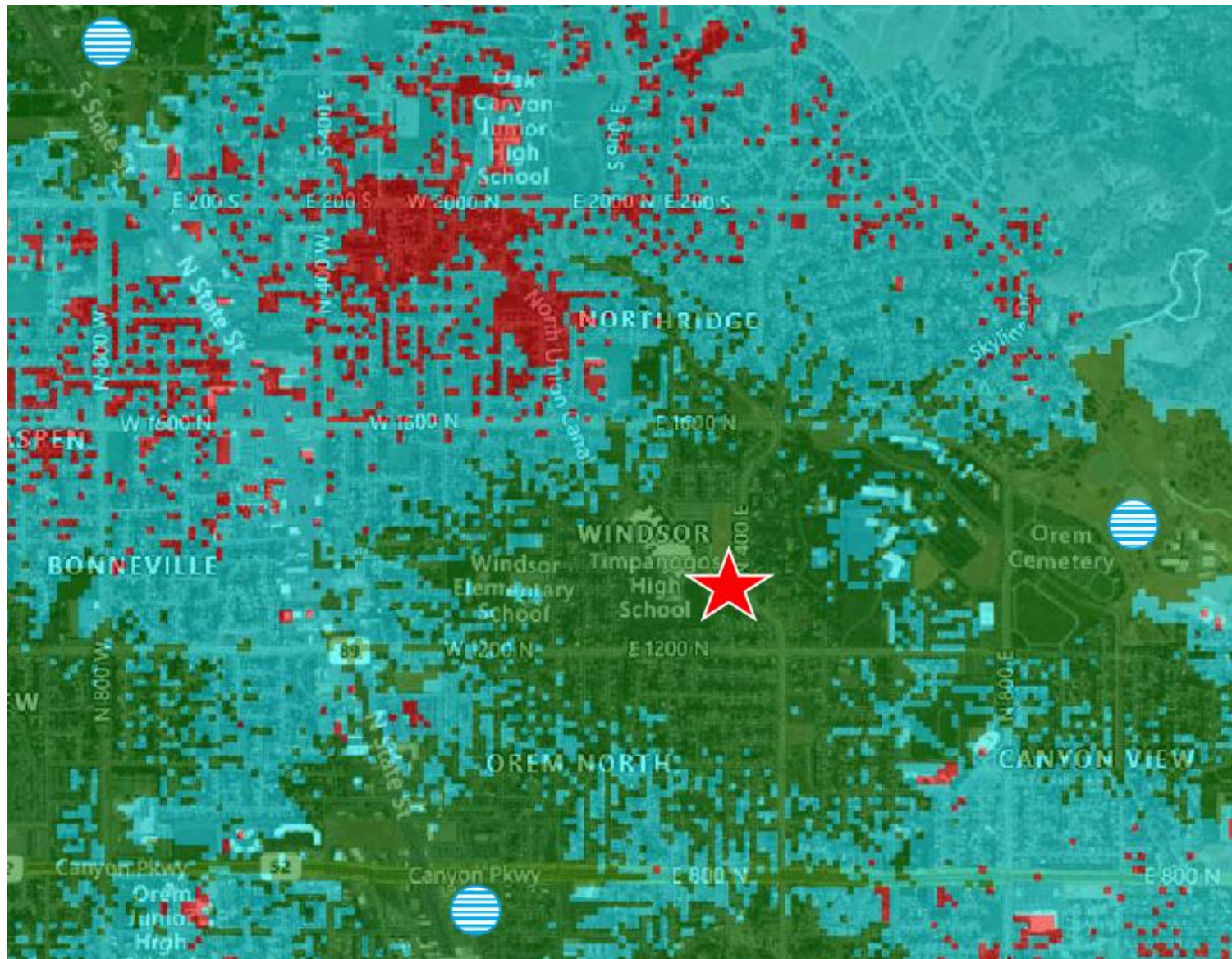
Predicted Coverage with New Site @ 56' Tip Height



- Going below the stadium lights would require at least 15' of separation to avoid shadowing the lights.
- With a height of 56' our coverage will be greatly limited, and we would not be competitive against other providers.
- Placing our antennas below the stadium lights would not allow for co-location.

-  Existing Site
-  Proposed Site
-  Good Coverage
-  Limited Coverage
-  Poor Coverage

Predicted Coverage with New Site @ 100' Tip Height



- With a height of 100' our coverage will reach past 800 E and past Cascade Elementary to the northeast improving the poor coverage in those areas from a single cell site. Reducing the poor aesthetics of more cell sites.
- We've chosen to replace an existing stadium light to blend in with the current infrastructure of the school.
- Proposed 100' cell site will allow for co-location above the stadium lights.

-  Existing Site
-  Proposed Site
-  Good Coverage
-  Limited Coverage
-  Poor Coverage









Meredith Hewett

to chvargas@orem.org, me ▾

📧 Tue, Feb 7, 10:26 AM (22 hours ago)



Cheryl & Makayla,

Thank you for your patience in awaiting this material.

I confirmed that the existing pole (owned by Crown Castle) is maxxed out and I am attaching a map here showing the service as existing and service expected after the proposed new site. As for whether the new/proposed pole will have room for collocation, I am told by my designers/engineers that it will indeed have room for collocation.

I hope this helps, please let me know if there's anything additional I can do to help.

Thanks,

Meredith Hewett

Right of Way Entitlement Specialist

J5 Infrastructure Partners

Portland, OR 97209

📞 Cell: 503-312-3400

✉ mhewett@j5ip.com



October 23, 2022

Notice of Neighborhood Meeting – Wireless Development Proposal

Project: New Cingular Wireless PCS, LLC – Orem Northridge

[Proposed replacement of Field Light with collocated wireless antennas]

Timpanogos High School – 150 E 1430 N, Orem UT.

Dear Residents:

New Cingular Wireless PCS, LLC is preparing to submit for a building permit with the City of Orem to place a new field light with an integrated wireless antenna at the above listed address, zoned as R8, no change is proposed to the zoning. The proposed installation will be over four hundred Feet (400') from the nearest residential lot line to the northwest. The City of Orem requires the site setback to be 115% of the height of the monopole from any residential lot line; the distance to the northwestern property lines of this are over 400', exceeding the 115% setback rule.

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.

This letter is notification of an opportunity for the residents in the area to review and discuss the project with J5IP representing AT&T. This is not a public meeting; public officials will not be present.

November 1, 2022

6:00PM – 6:45 PM

[Parking Lot North of Stadium Stadium / Tent]

150 East 1430 North, Orem UT 84057

If you have any questions or comments or are unable to attend this meeting please contact me at your convenience to discuss this project.

Regards,

John Coleman

jcoleman@j5ip.com

(240) 615-7389

November 8, 2022

The City of Orem
Development Services
Planning and Zoning
56 North State Street #105
Orem, UT 84057

RE: New Cingular Wireless PCS, LLC ("AT&T") zoning application ("Application") for Alpine School District, Timpanogos High School Stadium Light Pole Replacement located at 150 East 1430 North, Orem, UT. Minutes for the Community Meeting, November 1, 2022.

Orem City Planning and Development,

Pursuant to the City of Orem Code Section 22-1-5(G) a community neighborhood meeting was held at the Timpanogos High School on November 1, 2022 at 6:00 p.m. to 6:45 p.m. As required by the code, notice was mailed to everyone that lives within 500' of the proposed cell tower. The following are the minutes from this meeting.

Meeting Minutes

- Set up began at 5:30 and was completed by 5:50.
- Meeting began on time at 6:00 pm
- Normal Evening School Activities were in process and a few parents asked what was going on but no one who was on the roster of mailings came to visit to discuss the proposed installation.
- Meeting was closed at 6:45 pm

If there are additional questions or information needed pertaining to this meeting, please let me know and I will provide you with any additional information.

Regards,

John Coleman
jcoleman@j5ip.com
(240) 615-7389



City Council Chambers, 56 N State Street

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

CONDITIONAL USE PERMIT - Approval of an AT&T telecommunications monopole facility located on a field light at Timpanogos High School located at 150 East 1430 North in the R8 zone.

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

PAIK, GYUNG HYUN (ET AL)
12217 HILLSHIRE CT
GLEN ALLEN, VA 23059

Planning Commission
Wed, Feb 15, 2023
4:30 pm



City Council Chambers, 56 N State Street

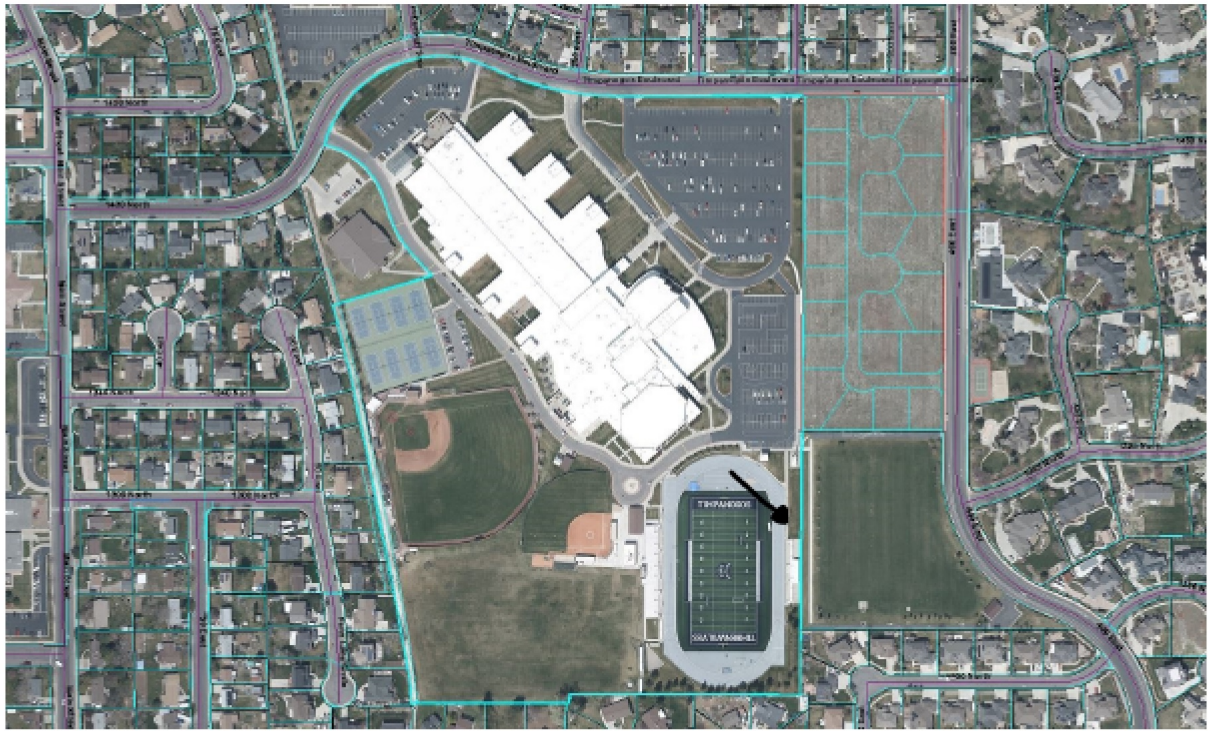
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CONDITIONAL USE PERMIT - Approval of an AT&T telecommunications monopole facility located on a field light at Timpanogos High School located at 150 East 1430 North in the R8 zone.

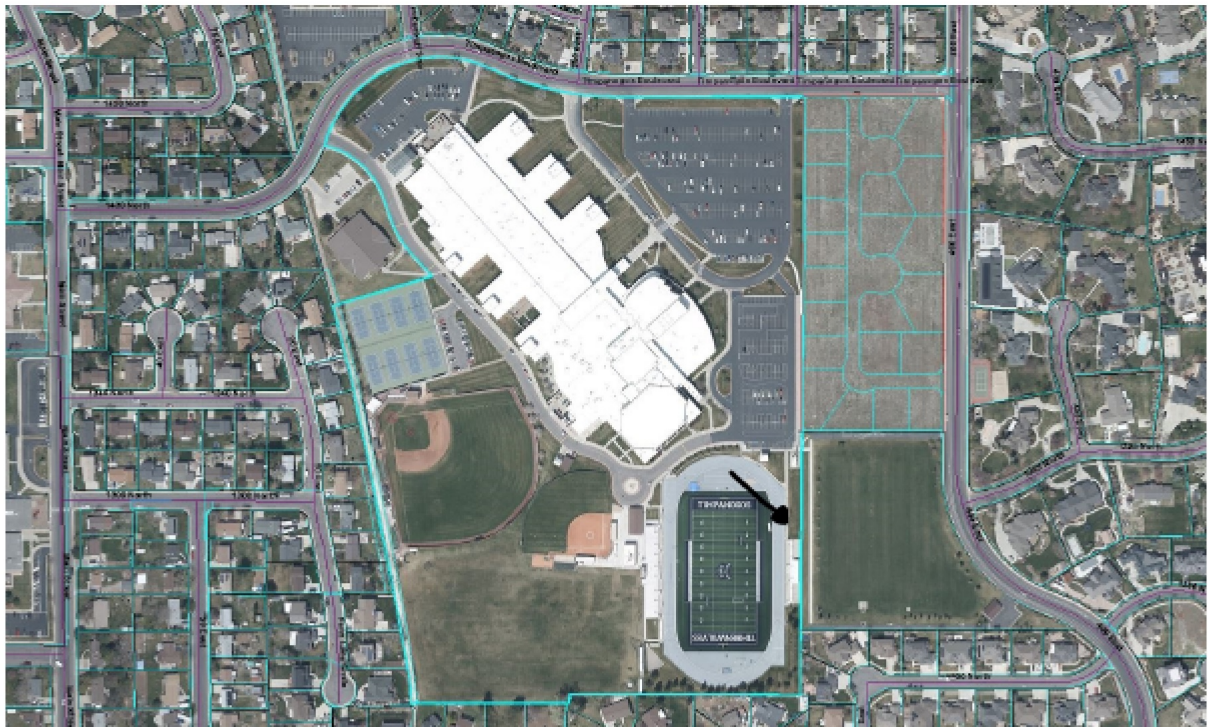
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MARCH, JORDON KENNETH
1 RIVER ST
GALLIPOLIS, OH 45631

Planning Commission
Wed, Feb 15, 2023
4:30 pm



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



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

GRIFFITHS, VALENE
PO BOX 1763
OREM, UT 84059

SKOUSEN, NEIL D & JANET H
PO BOX 1771
OREM, UT 84059

NIELSEN, STEVEN EARL
PO BOX 686
DRAPER, UT 84020

MARCH, JORDON KENNETH
1 RIVER ST
GALLIPOLIS, OH 45631

VERMEULEN, MARK JEREMY &
CAROLYN
23 E 1430 N
OREM, UT 84057

ROBBINS, KEVIN & MIQUELLE T
28 E 1500 N
OREM, UT 84057

TAYLOR, NORMAN L & DEBORAH C
30 E 1500 N
OREM, UT 84057

BOUNTHOT, SANGVAN
33 E 1430 N
OREM, UT 84057

SOTO, GERARDO & MARIA
33 E 1450 N
OREM, UT 84057

FALLER, ELIZABETH R & JASON W
34 E 1430 N
OREM, UT 84057

THOMPSON, MICHAEL CLOYD &
PENNY MARIE
36 E 1340 N
OREM, UT 84057

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ROCHELLE N
37 E 1300 N
OREM, UT 84057

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42 W 530 S
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43 E 1430 N
OREM, UT 84057

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CEMPAKA S
44 E 1430 N
OREM, UT 84057

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47 E 1450 N
OREM, UT 84057

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48 E 1450 N
OREM, UT 84057

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49 E 1300 N
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55 WEST 500 SOUTH
OREM, UT 84058

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56 E 1200 N
OREM, UT 84057

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56 E 1430 N
OREM, UT 84057

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56 N ST ST
OREM, UT 84057

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57 E 1200 N
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59 E 1300 N
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82 E 1340 N
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82 E 1430 N
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83 E 1200 N
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119 E 1200 N
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123 E 1200 N
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131 E 1200 N
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JOANIE
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139 E 1200 N
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168 E 1460 N
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172 E 1200 NORTH
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173 S COUNTRYSIDE LANE
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BAUGH, STEVEN C & CATHLEEN C
175 E 1200 N
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180 E 1520 N
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184 E 1460 N
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191 E 1460 N
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POPE, GLEN H (ET AL)
191 E 1520 N
OREM, UT 84057

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192 E 1520 N
OREM, UT 84057

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195 E 1200 N
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201 E 1200 N
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212 E 1200 NORTH
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(ET AL)
226 E 1200 N
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PROVO, UT 84606

FREESTONE, J PHILLIP & ELIZABETH
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253 E 1500 N
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255 W 100 S
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263 E 1165 N
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264 E 1200 N
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265 E 1500 N
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270 E 1500 NORTH
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275 E 1165 N
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GEORGE
276 E 1200 N
OREM, UT 84057

GARCIA, JASON & NATALIE A
277 E 1500 N
OREM, UT 84057

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287 E 1165 N
OREM, UT 84057

DONALDSON, GARETH K &
GEORGEANNA
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287 E 1200 NORTH
OREM, UT 84057

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299 E 1165 N
OREM, UT 84057

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315 E 1200 N
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NATCHAYA
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342 E 1250 N
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--OR CURRENT RESIDENT--
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353 E 1500 N
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354 E 1250 N
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377 S 730 E
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1082 W DUTCH LN
KAYSVILLE, UT 84037

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1125 LYNNWOOD DRIVE
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1162 N 140 E
OREM, UT 84057

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--OR CURRENT RESIDENT--
1164 N 75 EAST
OREM, UT 84057

ATKINS, LIVINGSTON E & LAURIE J
1164 N 200 E
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--OR CURRENT RESIDENT--
1165 N 140 EAST
OREM, UT 84057

LEAVITT, RONALD W (ET AL)
--OR CURRENT RESIDENT--
1165 N 240 EAST
OREM, UT 84057

ROJAS, JHON & MIRTHA J
1169 N 200 E
OREM, UT 84057

HULSE, TRAVUS M & EMMA E
1172 N 140 E
OREM, UT 84057

BENSON, DOROTHY M (ET AL)
1175 N 140 E
OREM, UT 84057

STEED, SPENCER & MELANIE
1176 N 75 E
OREM, UT 84057

NELSON, DAVID & MELISSA
1178 N 200 E
OREM, UT 84057

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1179 N 200 EAST
OREM, UT 84057

HENDERSON, TREVOR J &
STEPHANIE B
1182 N 240 E
OREM, UT 84057

HARVEY, MELINDA ANN & ANDREW
JAMES
1183 N 75 E
OREM, UT 84057

BRUNO, RICHARD FRANK &
CHRISTIE S
1183 N 240 E
OREM, UT 84057

BROWN, PHILIP W & JUDY
--OR CURRENT RESIDENT--
1193 N 200 EAST
OREM, UT 84057

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

RHETT, ELIAS & MYKOL
1194 N 240 E
OREM, UT 84057

LE BARON, RICHARD C & LUANE B
1198 N 75 E
OREM, UT 84057

MCGARVEY, CHARLES
1208 N 210 E
OREM, UT 84057

LIND, DAVID K & DEBORAH D
1211 N 250 E
OREM, UT 84057

HARKEM, GREYSON E (ET AL)
1212 N 250 E
OREM, UT 84057

LA FEEN, PHILLIP BOYD & ASHLEY
TENILLE (ET AL)
1216 N GILBERT CIR
OREM, UT 84057

MARSHALL, PAT WILLIAMS
1221 N 50 E
OREM, UT 84057

CARSON, CHAD ALLEN
1222 N 50 E
OREM, UT 84057

PALOMINO, JULIO (ET AL)
1223 GILBERT CIR
OREM, UT 84057

PALOMINO, JULIO (ET AL)
--OR CURRENT RESIDENT--
1223 N 210 EAST
OREM, UT 84057

JONES, DENA R
1223 N 250 E
OREM, UT 84057

STONELY, TODD E & DAISY
1224 N 250 E
OREM, UT 84057

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--OR CURRENT RESIDENT--
1226 N GILBERT CIR
OREM, UT 84057

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1228 GILBERT CIR
OREM, UT 84057

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1228 N 210 EAST
OREM, UT 84057

LEWIS, RUSTIN T & SARAH
1230 N FARM LANE CIR
OREM, UT 84057

LEWIS, RUSTIN T & SARAH
--OR CURRENT RESIDENT--
1230 N FARMLANE
OREM, UT 84057

PEASE, MICHAEL W & CHEVONNE
1231 FARM LANE CIR
OREM, UT 84057

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--OR CURRENT RESIDENT--
1231 N FARMLANE CIR
OREM, UT 84057

TOLMAN, ANTON O & PATRICIA (ET
AL)
1233 N 300 E
OREM, UT 84057

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KIMBERLY W (ET AL)
1234 FARM LANE CIR
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1234 N 50 E
OREM, UT 84057

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KIMBERLY W (ET AL)
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OREM, UT 84057

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1235 FARM LANE CIR
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1235 N 250 E
OREM, UT 84057

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1235 N FARMLANE CIR
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1236 N 250 E
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1246 N 50 E
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1247 FARM LANE CIR
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1247 N FARMLANE CIR
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1248 FARM LANE CIR
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1248 N FARMLANE CIR
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1266 N 50 E
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1271 N 100 E
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1272 N 100 EAST
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1272 N FARM LANE CIR
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1276 N 50 E
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1283 N FARM LANE CIR
OREM, UT 84057

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1284 N 100 E
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1285 N 50 E
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1286 N 50 E
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1293 N 50 E
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1374 N 40 E
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1438 N 200 E
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LYNETTE
1440 N 300 E
OREM, UT 84057

HANSEN, SCOTT M & LINDA S
1441 N 300 E
OREM, UT 84057

WARNER, DANIEL K & CAITLIN J
1442 N 250 E
OREM, UT 84057

LYMAN, DAVID SHAY
1443 N 350 E
OREM, UT 84057

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KAREN M
1444 N 350 E
OREM, UT 84057

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JACKIE
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OREM, UT 84057

LANGSTON, HOLLY & NATHAN
1445 N 250 E
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FLANAGAN, J KELLY & LINDA M
1452 N 200 E
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MARIE
1453 N 250 E
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1454 N 300 E
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1455 N 300 E
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1456 N 350 E
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HORTON, CHAD MICHAEL &
ANNALEE
1457 N 350 E
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POOLE, KEITH S & JANICE KIM
1458 N 75 E
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ALSTON, RODNEY & AMY
1458 N 250 E
OREM, UT 84057

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1459 N 150 E
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1459 N 430 E
OREM, UT 84097

POOLE, KATHERINE
1466 N 75 E
OREM, UT 84057

KATSCHKE, KENNETH J JR &
NICHOLE G
1466 N 200 E
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1468 N 250 E
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MARCH, JORDON KENNETH
--OR CURRENT RESIDENT--
1469 N 250 EAST
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HOWARD, HOLLY ANNE (ET AL)
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1470 N 300 EAST
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SNYDER, JOHN R & ILIANA
1472 N 350 E
OREM, UT 84057

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1474 N 75 E
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1475 N 300 E
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SHEPHERD, KERRY M & WENDY W
(ET AL)
1477 N 75 E
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1481 N 430 E
OREM, UT 84097

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AL)
1482 N 200 E
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AL)
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1489 N 350 E
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RICHARDSON, STEVEN ALLEN
1491 N 75 E
OREM, UT 84057

POWELL, DALLAS H & PATRICIA
1495 N 200 E
OREM, UT 84057

DALLIN, NATHAN & LISA (ET AL)
1497 N 150 E
OREM, UT 84057

HOLLINGSHEAD, KEVIN A & SARAH
S
1498 N 75 E
OREM, UT 84057

FANG, YI (ET AL)
1502 N 150 E
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1505 N TIMBERWOLF TRL
OREM, UT 84057

OPEN DOOR PROPERTIES LLC
--OR CURRENT RESIDENT--
1507 N 75 EAST
OREM, UT 84057

BROWN, RODNEY J & SANDRA C
1509 N 150 E
OREM, UT 84057

MULVEY, COLLEEN A
--OR CURRENT RESIDENT--
1510 N 75 EAST
OREM, UT 84057

PETERSEN, MARK EUGENE & KYLEE
1510 N 200 E
OREM, UT 84057

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

KELANDER, RYAN A (ET AL)
1836 W 140 S
OREM, UT 84059

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

OPEN DOOR PROPERTIES LLC
1981 N 500 E
OREM, UT 84097

DONALDSON, GARETH K &
GEORGEANNA
3259 NOTTINGHAM AV
MERCED, CA 95340

LEE, SHERIDAN & KANDI
%FIRST AMERICAN TITLE
4795 REGENT BLVD
IRVING, TX 75063

GADD, MOLLY CHRISTIANSON &
KEVIN (ET AL)
5039 N RIVER PARK WAY
PROVO, UT 84604

ZHOU, ZIXING (ET AL)
7229 SUNNYSIDE PL
RANCHO CUCAMONGA, CA 91739

PAIK, GYUNG HYUN (ET AL)
12217 HILLSHIRE CT
GLEN ALLEN, VA 23059

Item #: 3.3	Planning Commission February 15, 2023	
Prepared By: Cheryl Vargas		
Applicant: Neighborhood Improvement Team	PUBLIC HEARING – Amending portions of Section 22-6-10 <i>Miscellaneous Regulations for Residential Zones</i> pertaining to parking and storage of trucks, trailers and RVs and Section 22-14-7(B)(2) <i>Supplementary Regulations, Conservation of Values</i> in residential zones.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Citywide**
- Current Zone: **Residential Zones**
- Acreage: N/A
- Neighborhood: **Various**

ACTION:

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

REQUEST: The applicant requests the City amend portions of Section 22-6-10 *Miscellaneous Regulations for Residential Zones* pertaining to parking and storage of trucks, trailers and RVs and Section 22-14-7(B)(2) *Supplementary Regulations, Conservation of Values* in residential zones.

BACKGROUND:

The Neighborhood Improvement Team requests the Planning Commission review and make a recommendation to the City Council to amend portions of Section 22-6-10 *Miscellaneous Regulations for Residential Zones* and Section 22-14-7(B)(2) *Supplementary Regulations, Conservation of Values* in residential zones to allow for parking on gravel surfaces/parking strips on residential property. [22-6-10](#) & [22-14-7](#)

The change is requested due to the high cost of concrete and the challenging supply chain issues affecting the availability of concrete. The change is also being requested due to the number of residents that are already parking on gravel surfaces/parking strips on their property. Due to the sheer number, it is almost impossible to enforce the current codes restricting parking on gravel. Several City Council members have also requested this Code change.

The proposed ordinance amendment would limit the location of the gravel parking area and the depth of the gravel. The gravel parking strip must be maintained and free of weeds of any kind and no gravel shall cross onto neighboring properties. A concrete or other fixed barrier at least four inches tall shall be placed between a neighboring property and the gravel parking strip if the it is within three feet of the property line. A vehicle parked in the gravel parking strip may not block the clear view of the neighboring driveway.

What This Change Will Mean for Residential Parking	
Location:	• To the side of the principal driveway house, garage or carport
	• Will not be located directly in front of the house, garage or carport
Access:	• Shall not be adjacent to or accessed from the street or sidewalk
	• No curb cut required
Depth:	• Gravel in the gravel parking strip shall be at least 4 inches deep or
	stabilized by a stabilizer grid
Maintenance:	• Shall be free of weeds of any kind
Clear Vision:	• Vehicles shall not block the clear view of a neighboring driveway
Property Line:	• No gravel shall cross over onto neighboring properties
	• A concrete or other fixed barrier at least 4 inches tall shall be placed between a neighboring property and the gravel parking strip if it is within 3 feet of a neighboring property
Driveway:	• Principal driveways may not be gravel but must be paved with asphalt, concrete or pavers

RECOMMENDATION: The Development Review Committee recommends the Planning Commission forward a recommendation to the City Council amending portions of Section 22-6-10 *Miscellaneous Regulations for Residential Zones* pertaining to parking and storage of trucks, trailers and RVs and Section 22-14-7(B)(2) *Supplementary Regulations, Conservation of Values* in residential zones.

CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-6. Residential Zones

22-6-10. Miscellaneous Regulations for Residential Zones.

A. **Parking and Storage of Trucks, Trailers and Recreational Vehicles.**

1. No truck, motor vehicle or commercial trailer which exceeds the rated capacity of one and one-half (1 1/2) tons shall be stored or parked on any lot or parcel within any residential zone, nor shall any construction, contracting or earth moving equipment, which is not being used for construction within the immediate area, be stored or parked on any lot or parcel in a residential zone. The provisions of this subsection shall not apply, however to recreational vehicles nor accessory vehicles to permitted agricultural uses.
2. Boats, boat trailers, recreational vehicles, or travel trailers may not be placed, kept, or maintained within the front yard areas of any residential zone, except on a paved driveway or gravel parking strip. Boats, boat trailers, recreational vehicles and travel trailers shall not violate the clear vision area of a corner lot.

(Ord. No. 661, Revised 04/10/1990; Ord. No. O-01-0021, Amended 06/12/2001)

N. **Gravel Parking Strip.** For purposes of this section, a principal driveway is a driveway that leads from the street to a carport, garage, or other access to a residence and includes driveways located in front of a residence. A principal driveway in residential zones shall comply with Orem City Code 22-14-7(B)(2). However, a lot in a residential zone may have a gravel parking strip if it complies with the following regulations:

1. The gravel parking strip shall be located to the side of the principal driveway, house, garage, or carport. It shall not be located directly in front of the house, garage, or carport.
2. The gravel parking strip shall not be adjacent to or accessed from the street or sidewalk, but it shall be adjacent to and accessed from the principal driveway. Thus, there shall be no curb cut for the gravel parking strip.
3. The gravel in the gravel parking strip shall be at least four inches (4") deep or shall be stabilized by a stabilizer grid.
4. The entirety of the gravel parking strip shall be maintained free of weeds of any kind.
5. Vehicles parked on the gravel parking strip shall not block the clear view of the neighboring driveway.
6. No gravel from gravel parking strips shall cross over onto neighboring properties, and a concrete or other fixed barrier at least four inches (4") tall shall be placed between a neighboring property and gravel parking strip if the gravel parking strip is within three feet (3') of a neighboring property.

Nothing in this section shall be construed to allow parking of vehicles that is otherwise prohibited by the Orem City Code.

CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-14. Supplementary Regulations

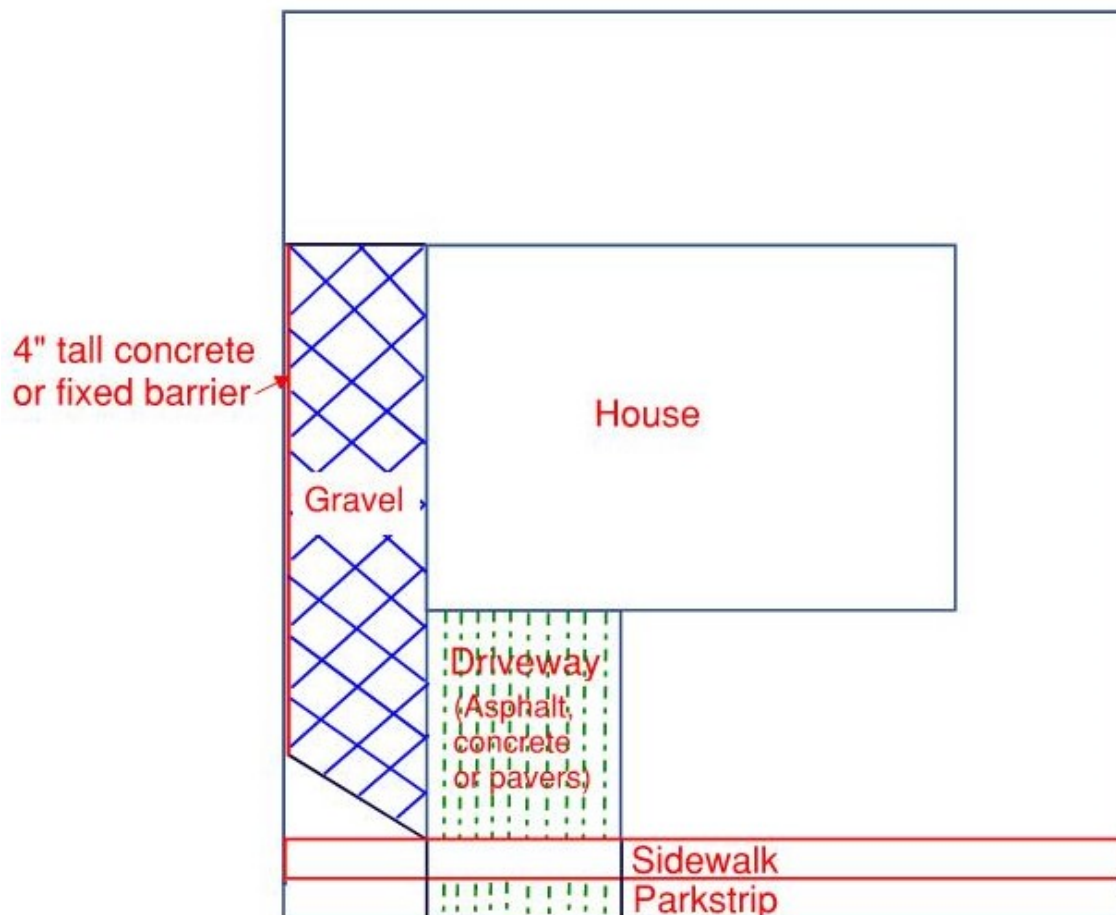
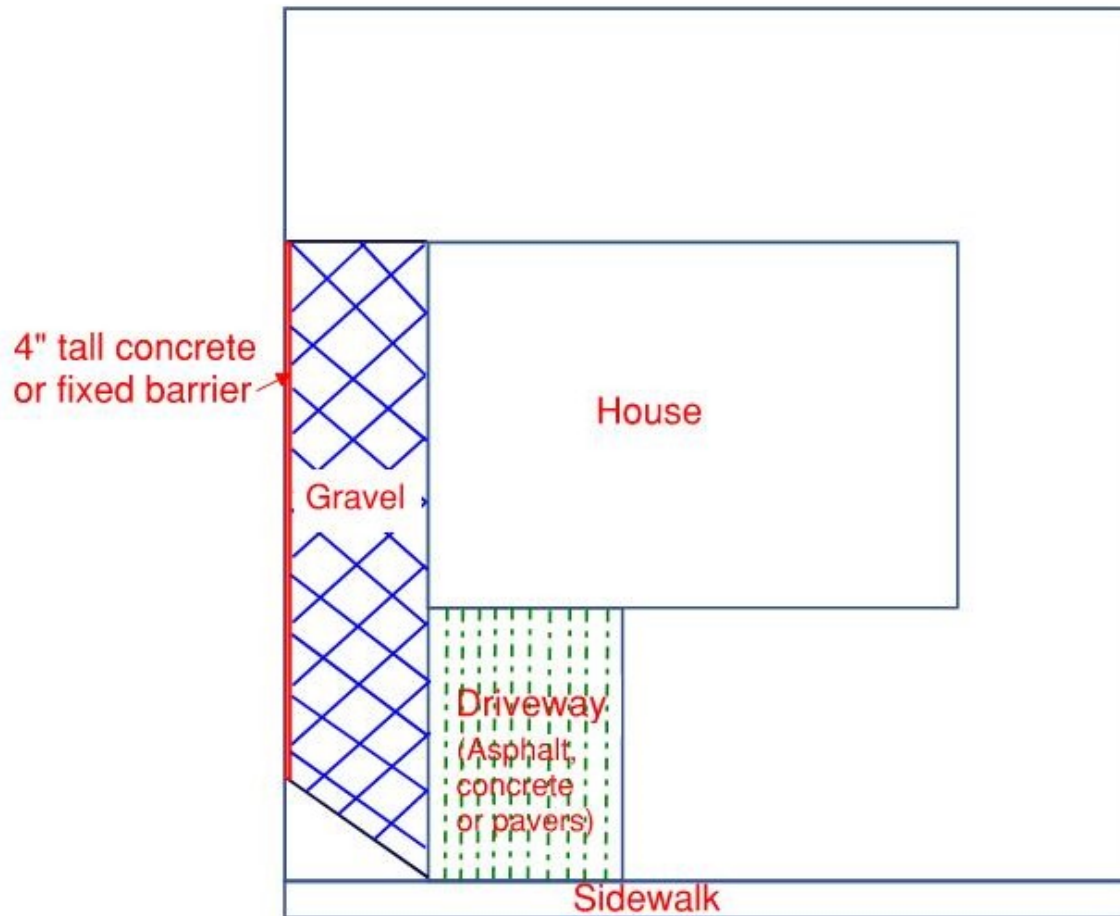
22-14-7. Conservation of values.

B. Any lot in any zone shall be improved and maintained as follows:

1. All required landscaping shall be completed within one (1) year of the date of the issuance of a final certificate of occupancy.
2. Driveways leading from a street to a parking lot, private garage, carport or other off-street parking space shall be a **paved** surface paved with asphalt, concrete or pavers except that the paved surface need not extend more than seventy feet (70') from the street right-of-way line. The paved surface shall be completed within one year from the date of the occupancy of the building. Parking on grass or landscaped areas of the front yard or side yard adjacent to a street in residential zones is prohibited. Exception: A driveway accessing Carterville Road must be paved for a distance of 25 feet from the existing edge of road asphalt and the full width of the driveway must be paved. A paved surface for a driveway accessing Carterville Road shall be considered compliant with this section if it does not itself generate any soil, rock or mud which may be tracked onto Carterville Road or storm water drainage system. The pavement method used must be approved by the Development Services Director prior to installation.
3. No trash or rubbish shall be allowed to accumulate on any lot in any zone. The space around buildings and structures shall be kept free from refuse and debris, and all waste shall be concealed from view from adjacent property.
4. It shall be unlawful to park, store, leave or to permit the parking, storing or leaving of any licensed or unlicensed motor vehicle of any kind or part thereof, which is in a wrecked, junked, partially dismantled, inoperative or abandoned condition, whether attended or not, upon any private property within the City limits for a period of time in excess of seventy-two (72) hours, except that two (2) or less such vehicles or parts thereof may be stored if within a building, or placed behind an opaque screening fence; and except that said vehicles and parts may be within a junk yard or automobile wrecking yard lawfully established pursuant to the provisions of this Chapter.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-96-0002, Amended, 01/02/1996; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-06-0033, Amended 11/14/2006; Ord. No. O-2013-0022, Amended 08/27/2013; Ord. No. O-2019-0013, Amended 5/13/2019)

Diagrams of New Ordinance



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
February 1, 2023

The following items are discussed in these minutes:

- **CONDITIONAL USE PERMIT** – Approval of an AT&T telecommunications monopole facility located on a field light at Orem High School located generally at 175 South 400 East in the R8 zone – positive recommendation to the City Council

STUDY SESSION

Place: City Council Conference Room

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar, 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; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Sam Kelly, City Engineer

The Commission and staff had a short training session from Steve Earl, City Attorney, and briefly reviewed agenda items and minutes from the January 18, 2023 meeting. Haysam Sakar, Chair, and Madeline Komen, Vice-Chair, were both reinstated for another year and then the meeting adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar, 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; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Sam Kelly, City Engineer

Chair Sakar asked Ms. Wagstaff to introduce **Agenda Item 3.1:** ([click here for recording](#))

Agenda Item 3.1 is a request by J5 Infrastructure Partners for AT&T for the City to approve the Conditional Use Permit of an unmanned telecommunications facility to be collocated on a field light at Orem High School located at 175 South 400 East in the R8 zone.

Staff Presentation: The applicant is proposing to replace the existing field light pole at Orem High School with a 100' tall monopole. The field light bank would be re-installed at the existing height on the new pole. AT&T antennas and equipment would be installed at the top of the pole including a lightning rod. The installation would also include an equipment shelter to be built near the base of the monopole.

The applicant has applied for a Conditional Use Permit due to the proposed pole being located in a residential zone and the request for the increased height of the pole. Monopoles are allowed to be 75' high, but in the circumstance of need for greater coverage or to allow for collocation the height may be increase up to 110'. In this instance the applicant is requesting a pole of 100' be approved.

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

DRAFT Planning Commission minutes for February 1, 2023

Monopoles are required to be located at least 115% of the poles height from any residential lot line. The proposed location of this monopole at Orem High School is at least 400' from the surrounding residential lots.

Based on the need for service determined by the applicant for this area, the location of the monopole was selected to be collocated using a stadium light at Orem High School. As there is a pole already at this location, the proposed monopole would be considered to be utilizing an existing structure per Orem City Code (22-13-9), which outlines the priority given to locations for wireless telecommunication facilities. In considering the approval of a Conditional Use Permit, the factors to be considered are outlines in Orem City Code (22-4-4).

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the Conditional Use Permit of an unmanned telecommunications facility to be collocated on a field light at Orem High School located at 175 South 400 East in the R8 zone.

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

Chair Sakar invited the applicant to come forward. Jason Evans, J5 Infrastructure Partners/AT&T, introduced himself. Mr. Evans stated that he had been working with the school district to come up with a location for the tower. The school has wanted a new concession stand for a while. The school district felt the location of the new cell tower above the stadium lights was the best location for two reasons: 1) An existing concession stand will be removed and a new one constructed. 2) Best location for service coverage taking into consideration the existing Verizon cell tower on the east side of the football field. Public properties provide the best opportunities for the best coverage.

There was further discussion regarding the location and height of the new pole.

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

Planning Commission Action: Mr. Low moved to forward a positive recommendation to the City Council to approve the Conditional Use Permit for an AT&T telecommunication monopole facility located on a field light at Orem High School located generally at 175 South 400 East in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Mr. Clark: ([click here for recording](#))

Tomorrow at the intersection of 400 South and 400 West traffic control will be placed to start excavation for the new water tank. The Planning Commission will be seeing a site plan within the next few months. It will take over a month to excavate a hole that will be about 320 feet in diameter and 20 – 24 feet deep. They have started test pumping on the new well.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion and moved to approve the meeting minutes for January 18, 2023. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

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

Adjourn: 4:55 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved:

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