



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
March 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 of the Orem City Center located at 56 North State Street in the C2 zone.**
 - 3.2 **PUBLIC HEARING – REZONE - Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.86 acres from the C3 zone to the C2 zone located generally at 877 North State Street.**
 - 3.3 **PUBLIC HEARING – TEXT AMENDMENT - Amending Appendix A of the Orem City Code by enacting Standard Land Use Code 6266 Pediatric Palliative Care Facility and enacting 22-6-9 (N) Pediatric Palliative Care Facility in Chapter 22 of the Orem City Code.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from the March 1, 2023 meeting**
5. ADJOURN

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 March 15, 2023	
Prepared By: Cheryl Vargas		
Applicant: Orem City/Lane Gray	SITE PLAN – Approving the site plan of the Orem City Center located at 56 North 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: **30.73**
- Neighborhood: **Cascade**

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan of the Orem City Center located at 56 North State Street in the C2 zone.

BACKGROUND:

Orem City requested plans be drawn up and a new City Center built on the existing City Center location at 56 North State Street. After many meetings and plan reviews, the project is ready to begin. The current City Center building will remain standing and open for all Orem residents while the construction of the new City Center building is built. Once the new building is open, the old building will be demolished, and a new courtyard constructed.

The new building will be located next to Center Street with a small portion fronting State Street. This way the construction on the new building can go forward while the existing building stays standing and open for City use.

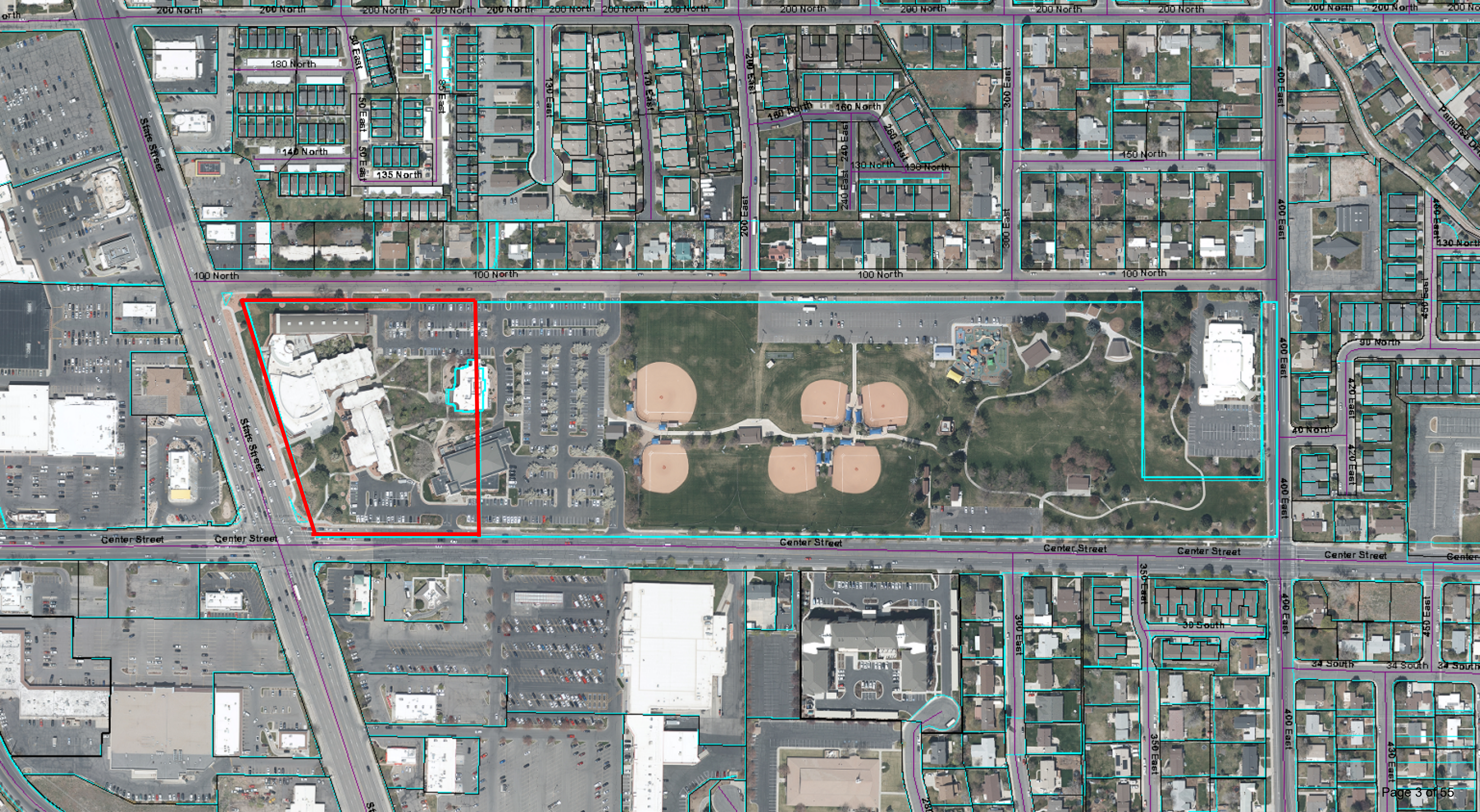
Architecture: The exterior of the building will be masonry brick that is dark and then light toned brick which is a blend of three (3) colors. This meets the building materials requirements outlined in Section [22-8-8\(B\)\(5\)\(d\)\(i\)](#) for the State Street Corridor.

Height: The new City Center building will be forty-eight (48) feet high with a four (4) foot high parapet along the roof line for a total of fifty-two (52) feet in height. This additional four feet in height for municipal buildings in a C2 zone was approved by the City Council on February 28, 2023. [\(22-8-8\(A\)\)](#)

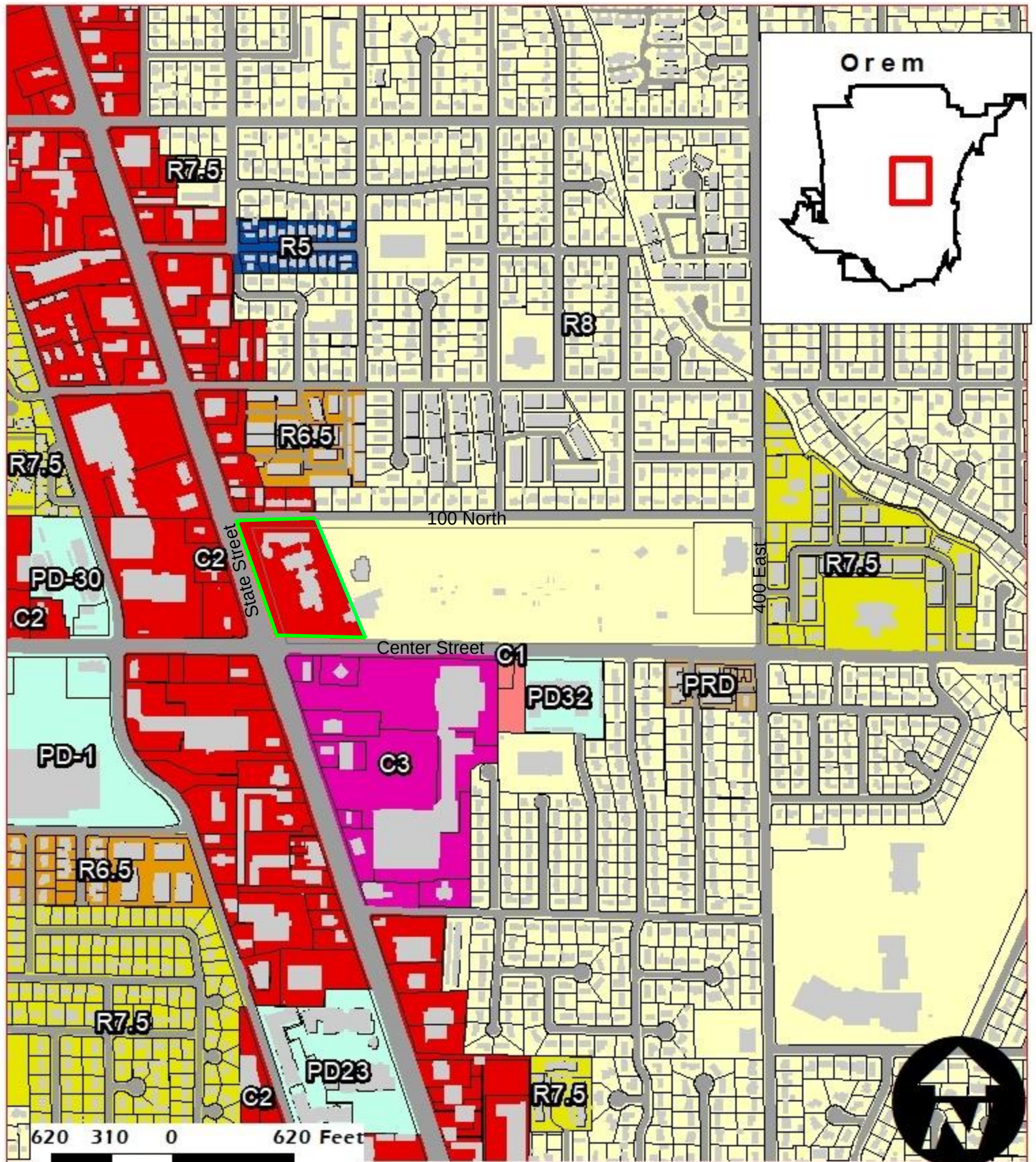
Landscaping: There will be a landscaped/sitting area between the new building and the existing library.

Parking: There will be a new parking area between the existing library, Public Safety and the new building. Based on the size of the new building and all existing buildings located at the City Center a total of eight hundred thirty-three (833) parking stalls are required and there are eight hundred eighty-nine (889) proposed parking stalls. [\(22-15-4\(B\)\)](#)

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of the Orem City Center located at 56 North State Street in the C2 zone.



Orem City Center



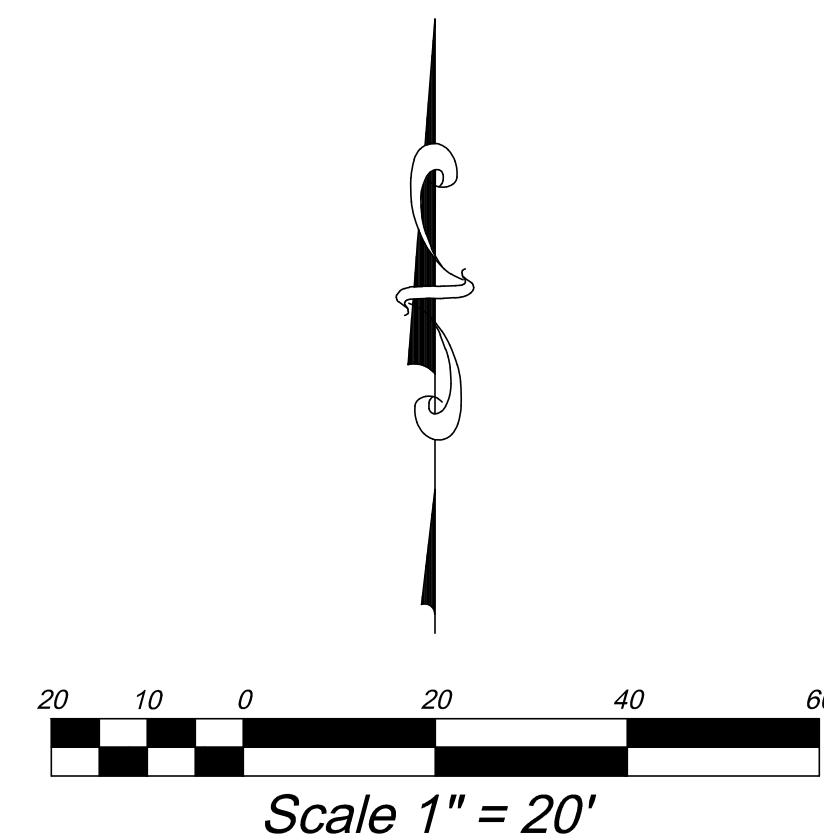
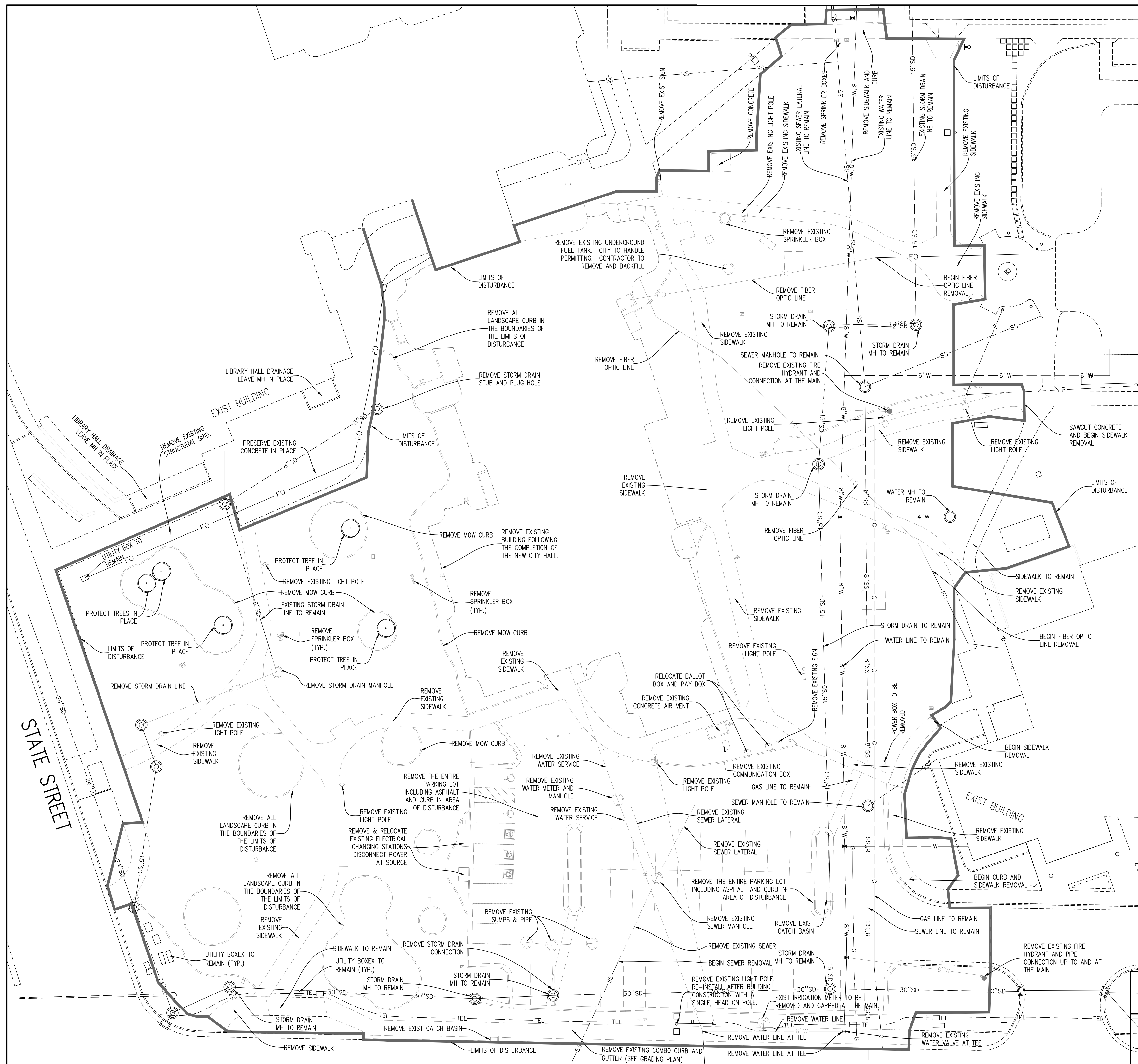
Legend

- 56 N State Street
- Buildings
- Parcels

◆ Site Plan
C2
6.7 Acres

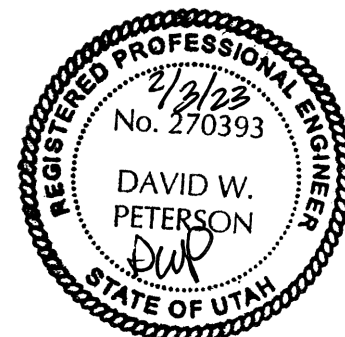
NEIGHBORHOOD
Cascade

Demolition Plan



EXISTING LIGHT POLE NOTE:
ALL EXISTING LIGHT POLES THAT REMAIN WILL NEED
NEW POWER RUNS. SEE ELECTRICAL SITE PLAN. LIGHT
POLES THAT ARE REMOVED SHOULD BE SALVAGED BACK
TO THE CITY.

DEMOLITION NOTE:
THE EXISTING CITY HALL IS TO REMAIN IN SERVICE
UNTIL THE NEW BUILDING IS COMPLETED.



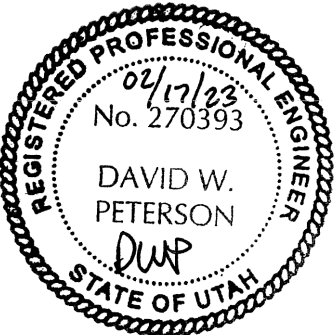
BENCH MARK		REVIEWS	
NORTHWEST CORNER, SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4779.93	Rev.	Date	Description
	1	01/23/23	REVISED PER CITY COMMENTS FROM REVIEW #1
	2	01/30/23	REVISED PER CITY COMMENTS FROM REVIEW #2
OREM CITY		OREM CITY HALL	
OREM		56 N. STATE ST.	
OREM		UTAH	
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	Drawn by: D.W.P.	DEMOLITION PLAN	Scale: 1"=20'
	Designed by: D.W.P.		Date: 12/09/22
	Checked by: D.W.P.		C3

- GENERAL NOTES:
1. ZONE: C2
 2. NO FENCING IS PROPOSED FOR THIS PROJECT.
 3. NO MONUMENT SIGN IS PROPOSED.
 4. FIRE SPRINKLING WILL BE PROVIDED FOR THIS BUILDING.
 5. BUILDING INFO:
CONSTRUCTION TYPE: II-B
OCCUPANCY: A-3
 6. THE MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR IT WILL BE PLACED ON THE ROOF OUT OF VIEW.
 7. SEE LANDSCAPE PLANS FOR RAISED PLANTER DETAILS, BENCH DETAILS, TRELLIS DETAILS, AND OTHER LANDSCAPE FEATURES AND INFORMATION.
 8. AN EXISTING DUMPSTER CONTAINER LOCATED ON THE OREM CITY COMPLEX WILL BE USED TO COLLECT TRASH FOR THIS PROPOSED BUILDING.

- PARKING TABULATIONS:
- PARKING TABULATION:
- CITY CENTER (REMAINING) = 78,695 SQ. FT. (EXISTING CC + LIBRARY TOTAL 122,340 LESS 43,645 DEMOED)
- CITY CENTER (NEW BUILDING) = 50,964 SQ. FT. (GLA)
- PUBLIC SAFETY BLDG. = 28,115
- SENIOR CENTER = 27,080
- COURT HOUSE = 23,177
- TOTAL = 208,031 SQUARE FEET
- 208,031/250 = 833 (833 PARKING STALLS REQUIRED) (891 PROVIDED)
- EXISTING STALLS = 858
- STALLS REMOVED = 46
- ADDITIONAL STALLS ADDED = 79
- TOTAL PROPOSED STALLS = 891
- BIKE PARKING REQUIRED = (10%)(80) = 8
- BIKE PARKING PROVIDED = 8

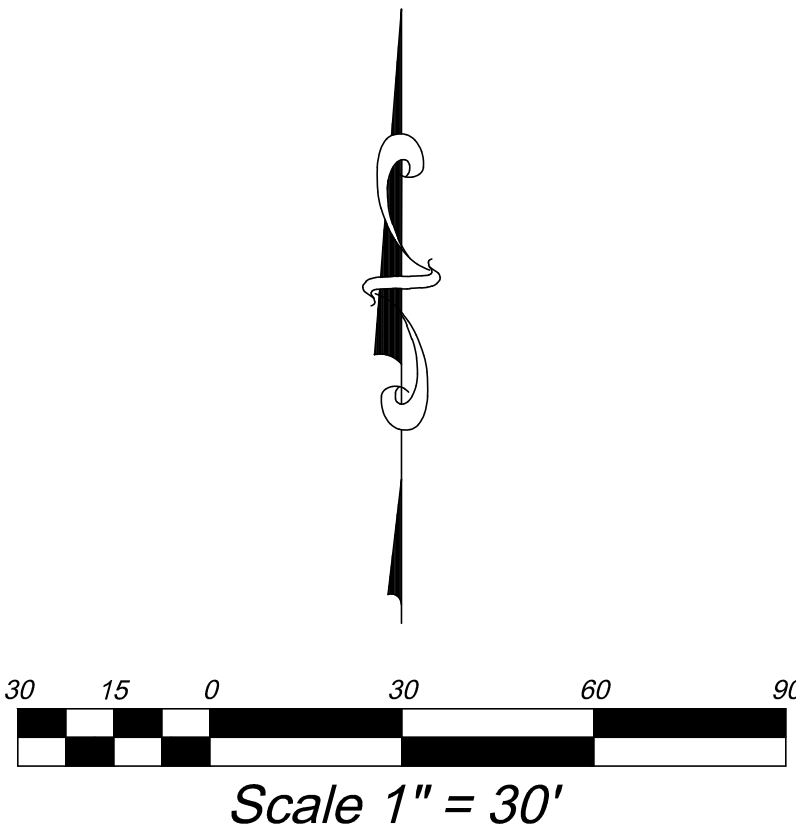
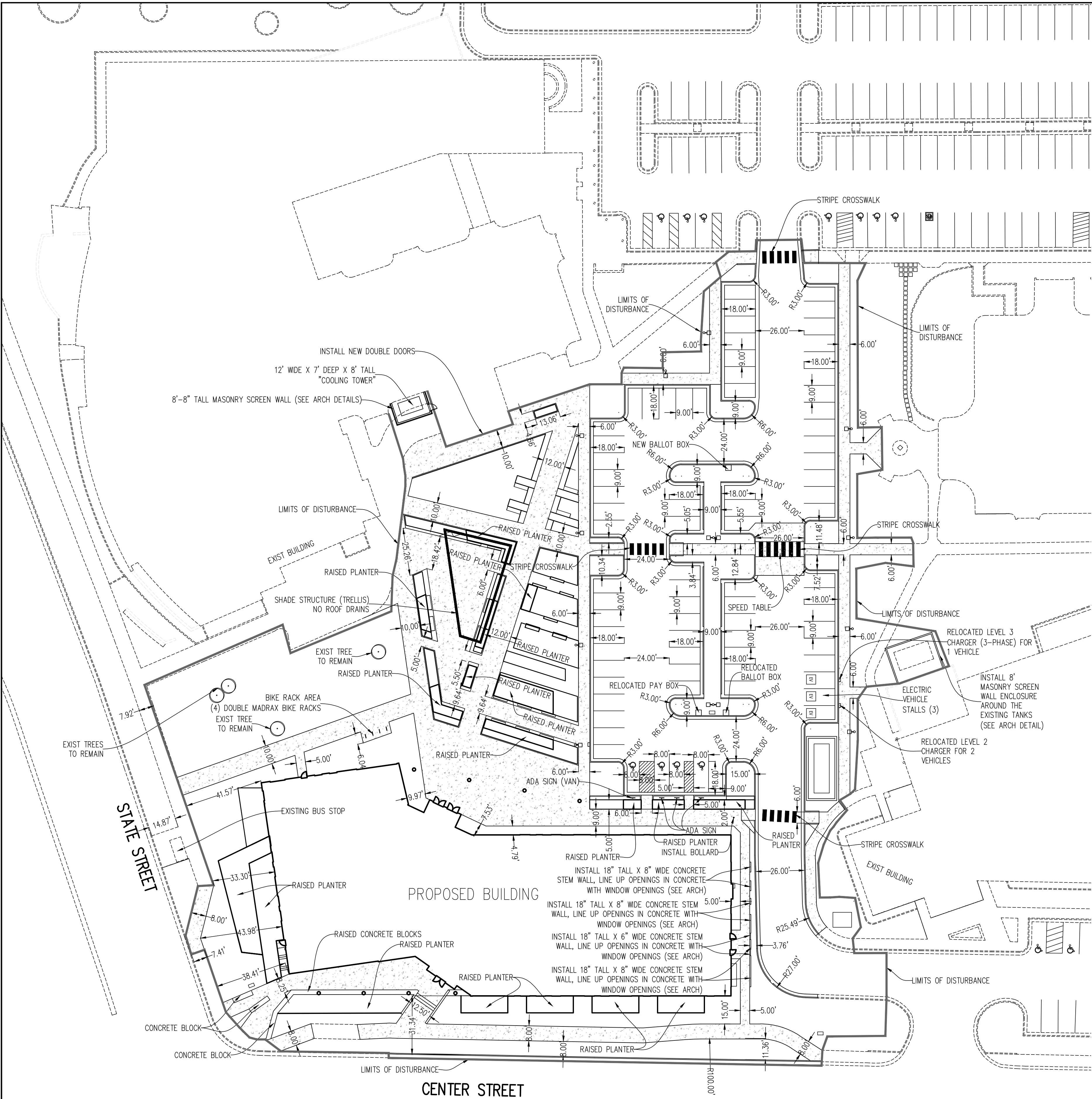
TABULATIONS:

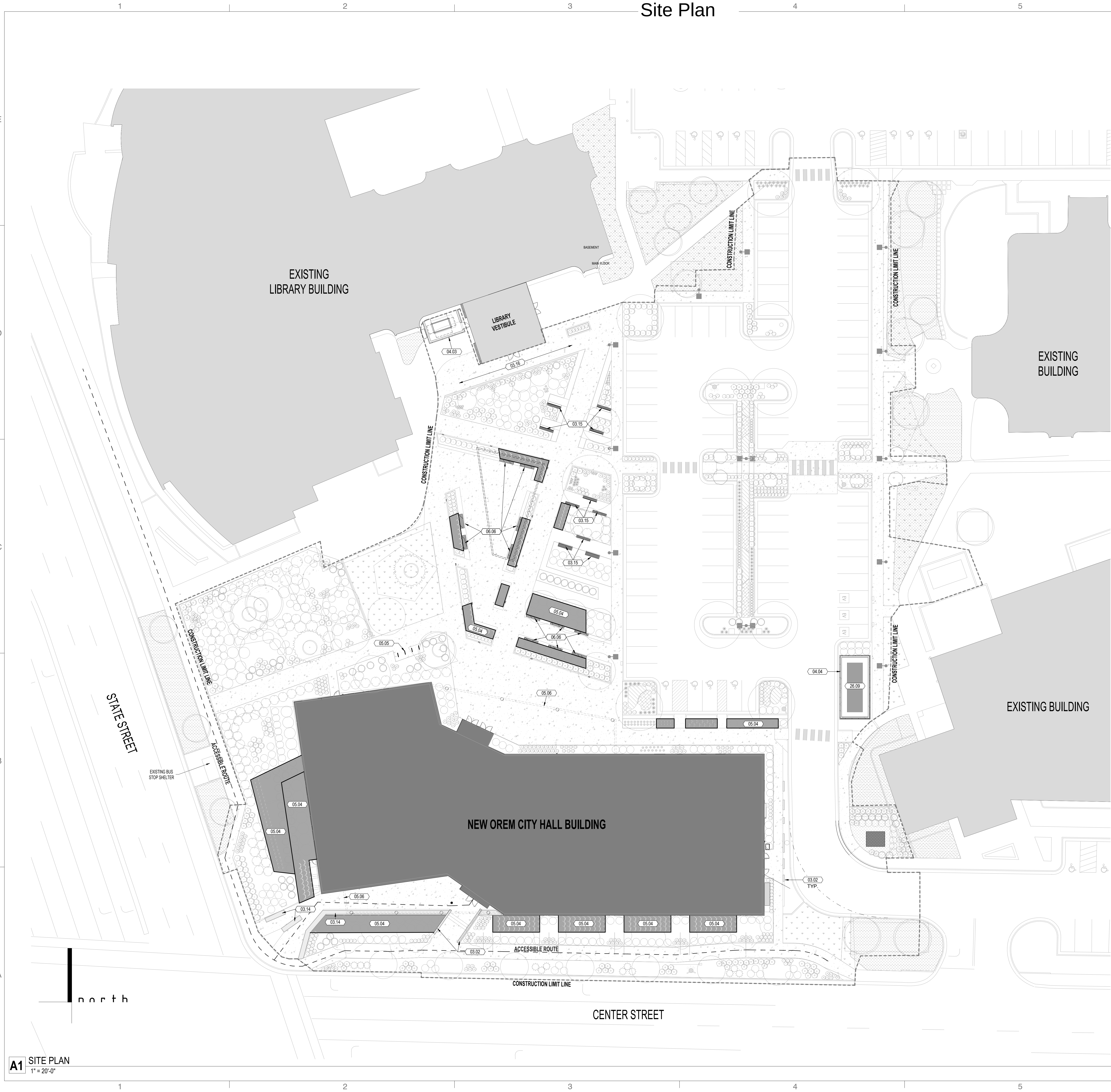
	SQUARE FOOTAGE	ACREAGE	PERCENT
LIMITS OF DISTURBANCE AREA	118,322	2.716	100
BUILDING MAIN FLOOR AREA	21,889	0.503	18.5
IMPERVIOUS AREA:	56,136	1.289	47.4
LANDSCAPED AREA:	40,297	0.924	34.1
PARKING SPACES:	80	--	--



BENCH MARK		REVISIONS	
NORTHWEST CORNER, SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4776.42	Rev.	Date	Description
	1	01/23/23	REVISED PER CITY COMMENTS FROM REVIEW #1
	2	01/26/23	REVISED PER CITY COMMENTS FROM REVIEW #2
	3	02/03/23	REVISED PER CITY COMMENTS FROM REVIEW #3
	4	02/08/23	REVISED WALLS ON EAST SIDE OF BUILDING
	5	02/17/23	SHIFTED DRAWING TO OREM CITY COORDINATE SYSTEM
	6	03/01/23	REMOVED EXISTING TREE

OREM CITY HALL			
OREM		56 N. STATE ST.	
UTAH			
Drawn by:	D.W.P.	SITE PLAN	Scale:
Designed by:	D.W.P.		1"=30'
Checked by:	D.W.P.		Date:
			12/09/22
			C2





A1 SITE PLAN
1" = 20'-0"

Site Plan

GENERAL NOTES - SITE

- 1 NO CROSS SLOPES GREATER THAN 2%
- 2 ALL LANDINGS AT BUILDING EXITS NOT TO EXCEED 2% SLOPE IN ANY DIRECTION
- 3 ALL SIDEWALK CURB CUTS TO HAVE ADA ACCESSIBLE RAMP AND DETECTABLE WARNING
- 4 DOORS SERVING SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE SHALL SWING IN THE DIRECTION OF TRAVEL AND SHALL BE PROVIDED WITH PANIC HARDWARE. SEE SHEET SERIES A600
- 5 SEE A600 SHEET SERIES FOR TYPICAL SITE DETAILS
- 6 GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE, AND CIVIL DRAWINGS, AND SPECIFICATIONS
- 7 SEE CIVIL FOR FULL ACCESSIBLE ROUTES AND SLOPES
- 8 LANDSCAPE IS SHOWN HALF TONED IS FOR REFERENCE ONLY. SEE THE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING DRAWINGS.

SYMBOL LEGEND

- BOUNDARY LINE
- ACCESSIBILITY ROUTE
- WOOD BENCH SEE DETAILS
- RAISED PLANTER AREA

KEYED NOTES

03.02	CAST-IN-PLACE CONCRETE WALL. SEE ASS01. RE: STRUCTURAL
03.14	CAST-IN-PLACE CONCRETE BARRIER / SEAT WALL, SLOPE WITH ADJACENT WALKWAY. SEE ASS01. RE: STRUCTURAL
03.15	PRECAST CONCRETE SEAT/BENCH. SEE ASS01
03.16	DRIVABLE CONCRETE 10'-0" WIDE MIN.
04.03	8'-0" TALL BRICK VENEER OVER CONCRETE ENCLOSURE WALLS. SEE ASS01
04.04	12'-0" TALL BRICK VENEER OVER CONCRETE ENCLOSURE WALLS. SEE ASS01
05.04	RAISED STEEL LANDSCAPE PLANTER. SEE ASS01
05.05	STAINLESS STEEL BIKE RACK SEE ASS01
05.06	LINE OF CANOPY ABOVE
06.06	WOOD BENCH. SEE DETAILS RE: ASS01
26.09	ELECTRICAL GENERATOR. RE: ELECTRICAL



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

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project:
**OREM CITY
CENTER DESIGN**

56 N. STATE ST. OREM, UT. 84057

project#: 22.0195
date: FEBRUARY 3, 2023

revisions :

title:
**ARCHITECTURAL
SITE PLAN**

sheet:
AS101
SITE SUBMISSION

Landscape Plan



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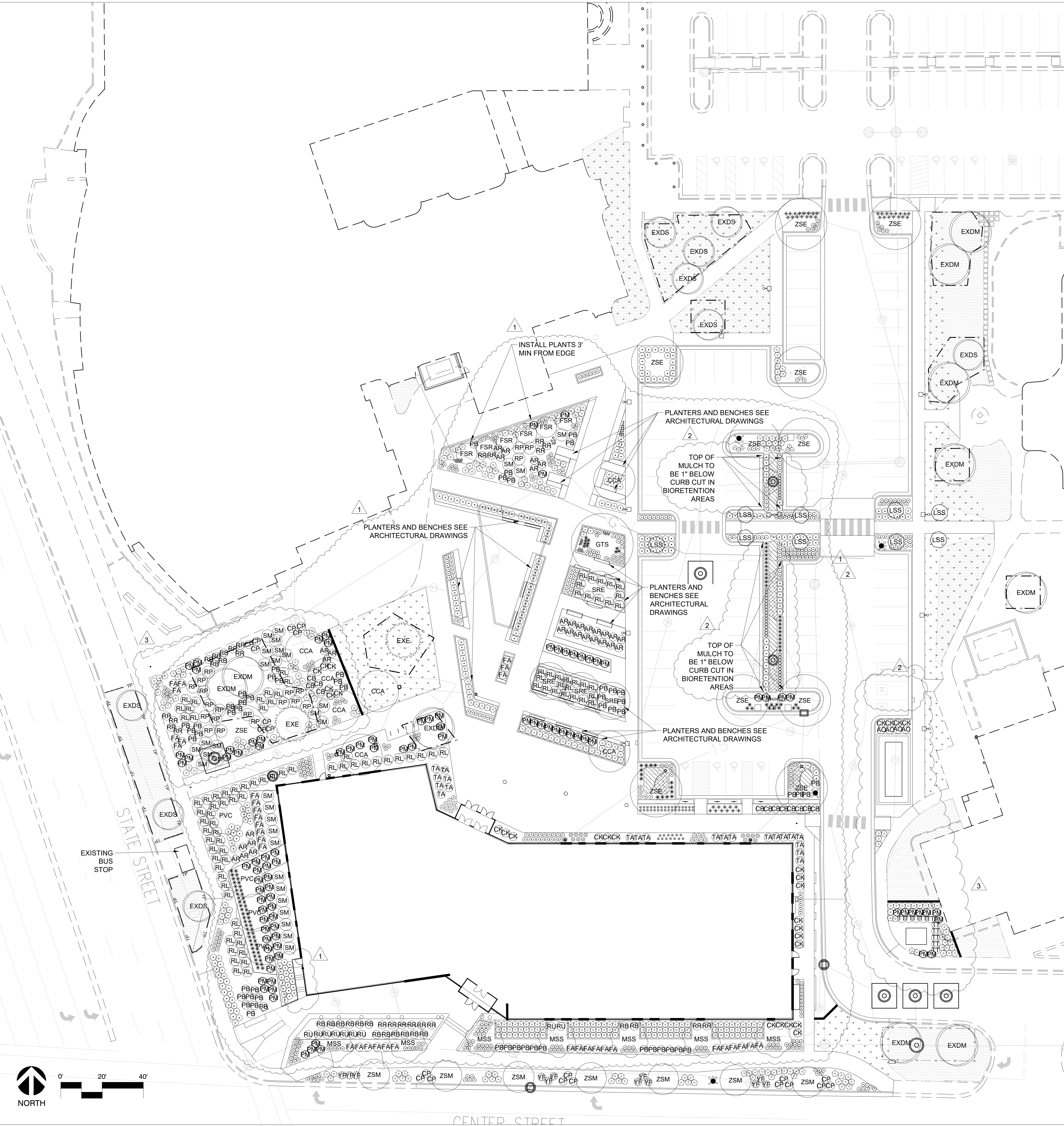
56 N. STATE ST. OREM, UT. 84057

project#: 22.0195
date: DECEMBER 08, 2022

revisions :
1 2023 01 12 DRC COMMENTS
AND BASE REVISIONS
2 2023 01 30 DRC COMMENTS
AND BASE REVISIONS
3 2023 02 06 DRC COMMENTS
AND BASE REVISIONS

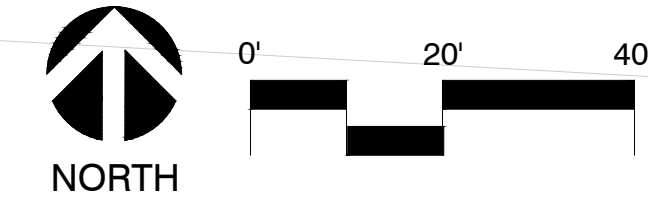
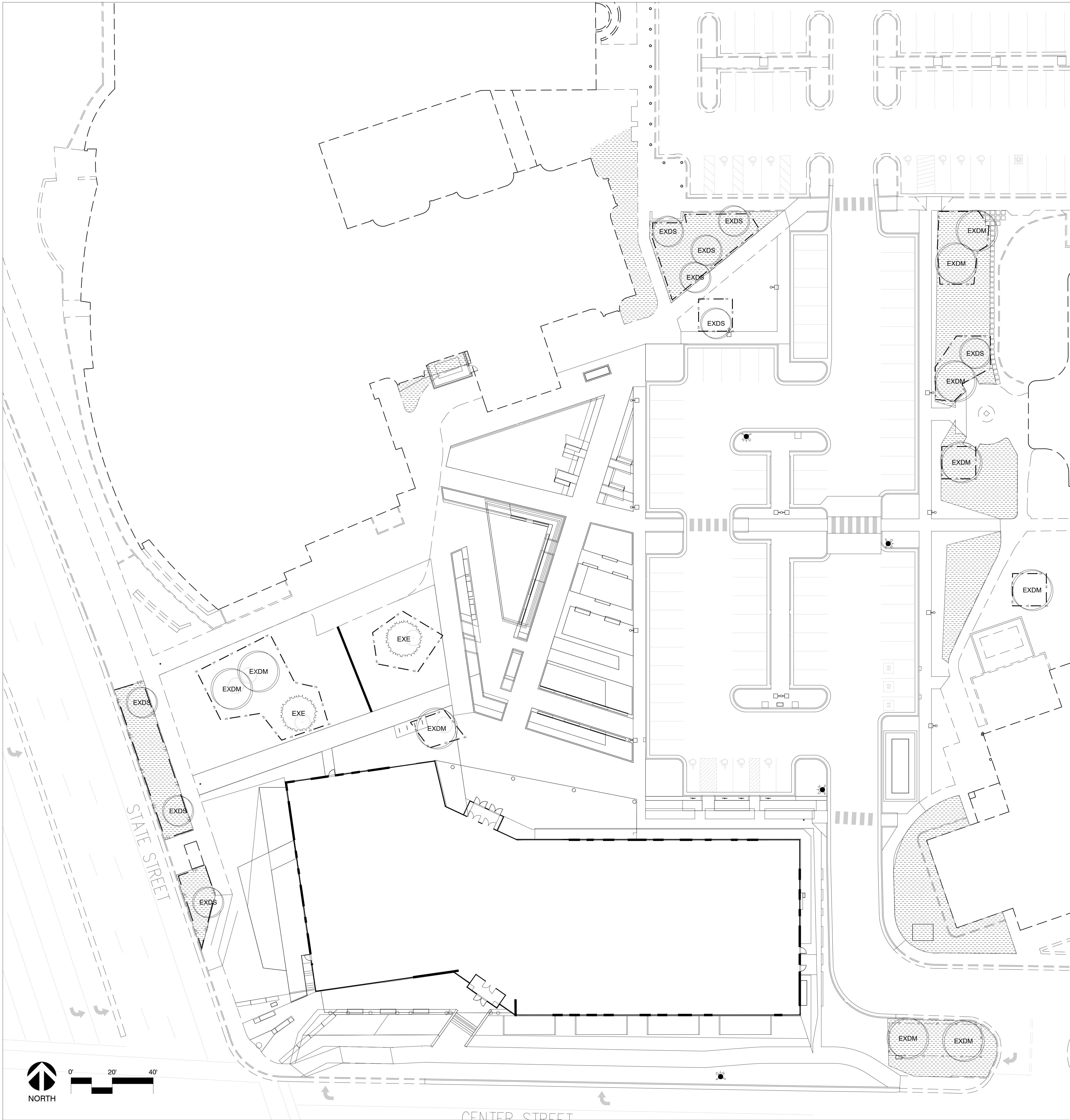
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**LANDSCAPE
PLANTING
PLAN**

sheet:
LP102

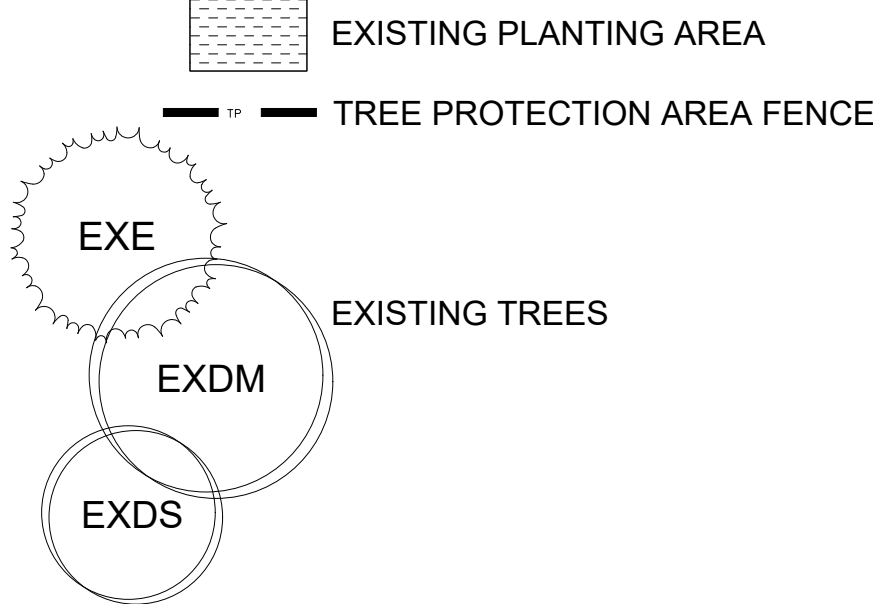


PLANT SCHEDULE			
TREES	CODE	BOTANICAL NAME	COMMON NAME
	CCA	Cercis canadensis	Eastern Redbud
	EXDM	Existing Tree Deciduous	Existing Deciduous Tree
	EXDS	Existing Tree Deciduous	Existing Deciduous Tree
	EXE	Existing Tree Evergreen	Existing Evergreen Tree
	FSR	Fagus sylvatica 'Red Obelisk'	Red Obelisk European Beech
	GTS	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust
	LSS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum
	MSS	Malus x 'Spring Snow'	Spring Snow Crab Apple
	PVC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry (DT)
	SRE	Syringa reticulata	Japanese Tree Lilac
	ZSM	Zelkova serrata 'Musashino'	Sawleaf Zelkova
	ZSE	Zelkova serrata 'Green Vase'	Sawleaf Zelkova
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AO	Amelanchier alnifolia 'Obelisk'	Standing Ovation™ Serviceberry
	AR	Amelanchier alnifolia 'Regent'	Regent Serviceberry
	CP	Caragana pygmaea	Pygmy Peashrub
	CB	Cornus sericea 'Balladeline'	Firedance™ Red Twig Dogwood
	CK	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood
	FA	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia
	PM	Pinus mugo 'Slowmound'	Mugo Pine
	PB	Prunus besseyi 'Pawnee Buttes'	Sand Cherry
	RP	Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac
	RL	Ribes alpinum	Alpine Currant
	RB	Rosa Meidiland series 'Bonica'	Bonica Meidiland Rose
	RR	Rosa Meidiland series 'Fire'	Fire Meidiland Rose
	RU	Rosa Meidiland series 'Fuchsia'	Fuchsia Meidiland Rose
	SM	Syringa patula 'Miss Kim'	Miss Kim Lilac
	TA	Taxus x media 'Ershazan'	Erie Shores™ Anglo-Japanese Yew
	TT	Taxus x media 'Majestic'	Majestic Anglo-Japanese Yew
	YF	Yucca filamentosa	Adam's Needle
GRASSES	CODE	BOTANICAL NAME	COMMON NAME
	GB	Bouteloua gracilis 'Blonde Ambition'	Blue Grama
	GD	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass
	GC	Deschampsia cespitosa 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass
	GG	Festuca ovina glauca	Blue Fescue
	GI	Oryzopsis hymenoides	Indian Rice Grass
	GJ	Panicum virgatum 'Shenandoah'	Switch Grass
	GL	Pennisetum alopec. 'Burgundy Bunny'	Burgundy Bunny Fountain Grass
	GM	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass
	GS	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME
	A	Agastache rupestris 'Sunset'	Sunset Hyssop
	E	Brunnera macrophylla 'Jack Frost'	Heartleaf Brunnera
	C	Ceratostigma plumbaginoides	Dwarf Plumbago
	I	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily
	J	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
	K	Heuchera x brizoides 'Firefly'	Firefly Coral Bells
	R	Rudbeckia fulgida 'Goldstrum'	Coneflower
	U	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop
	V	Zauschneria garrettii	Hummingbird Trumpet
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME
	CE	Carex elata 'Bowles Golden'	Bowles Golden Sedge
	JB	Juncus effusus 'Big Twister'	Big Twister Rush
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	TURF	Turf Sod -	Drought Tolerant Bluegrass Blend

Tree Protection Plan

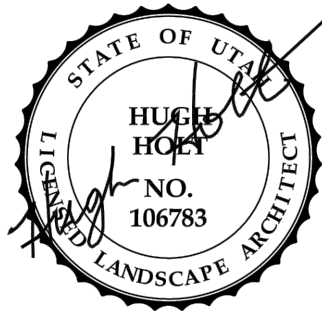


LEGEND



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project:
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DESIGN**

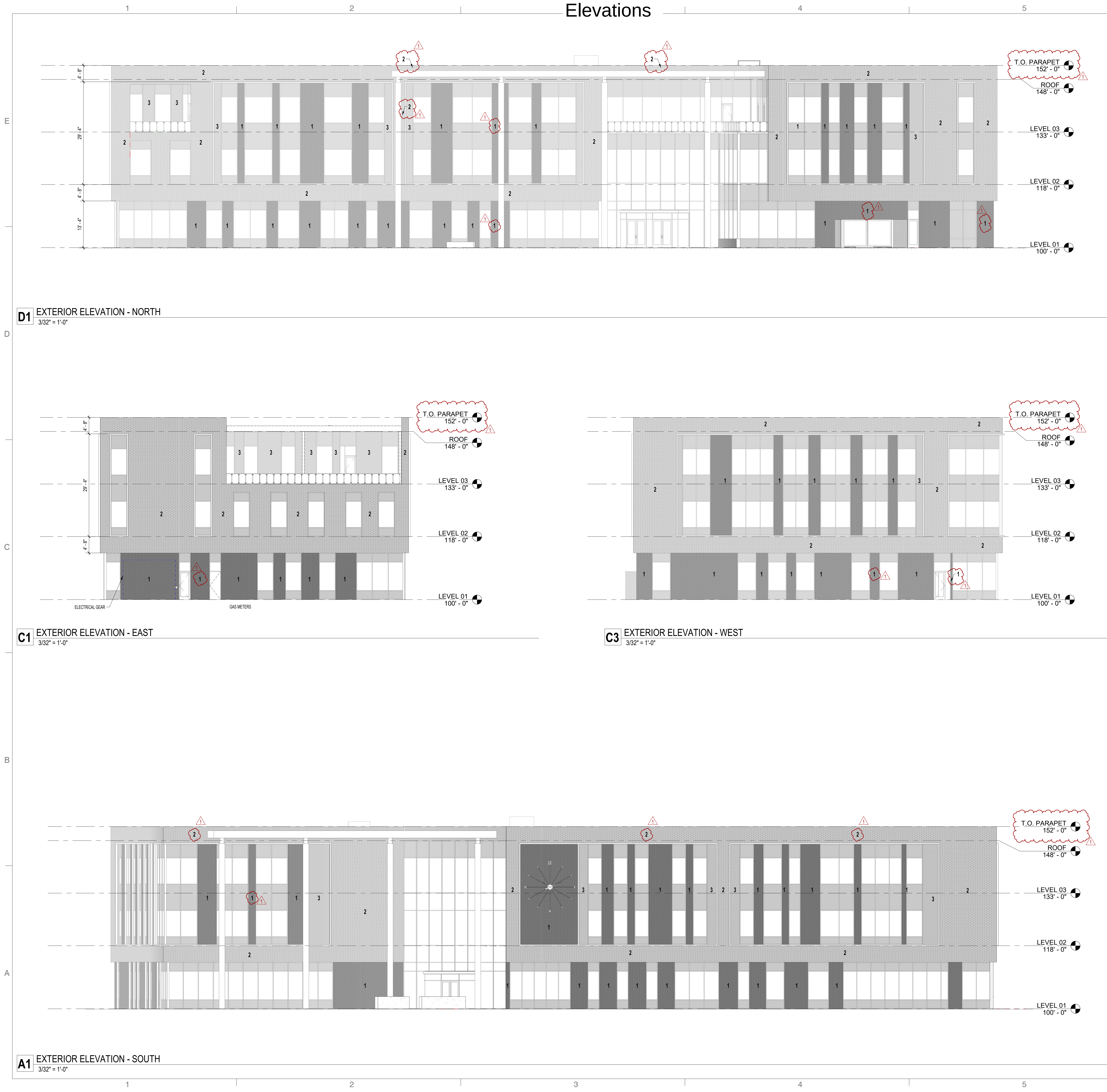
56 N. STATE ST. OREM, UT. 84057

project#: 22.0195
date: DECEMBER 08, 2022
revisions :

title:
**TREE
PROTECTION
PLAN**

sheet:
TP101

Elevations



GENERAL NOTES - EXTERIOR ELEVATIONS

- 1 ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH PERFORMANCE COATING
- 2 SEE SHEET SERIES A600 FOR WALL AND ASSEMBLY TYPES
- 3 SEE SHEET SERIES A600 FOR DOOR AND WINDOW TYPES
- 4 SEE SHEET SERIES A600 FOR ARRIS/CRAFT AND EFS CORNICE PROFILES
- 5 SEE SHEET SERIES A600 FOR EXTERIOR RAILING TYPES
- 6 SEE SHEET A600 WINDOW SURROUND TYPES (WS-#)

LEGEND: EXTERIOR FINISHES

PATTERNS ARE FOR REFERENCE ONLY AND DO NOT REPRESENT ACTUAL COURSE OR BOND PATTERN

- 1 - MASONRY BRICK DARK TONE
- 2 - MASONRY BRICK LIGHT TONE (BLEND OF THREE COLORS)
- 3 - ALUMINUM SIDING WOOD FINISH



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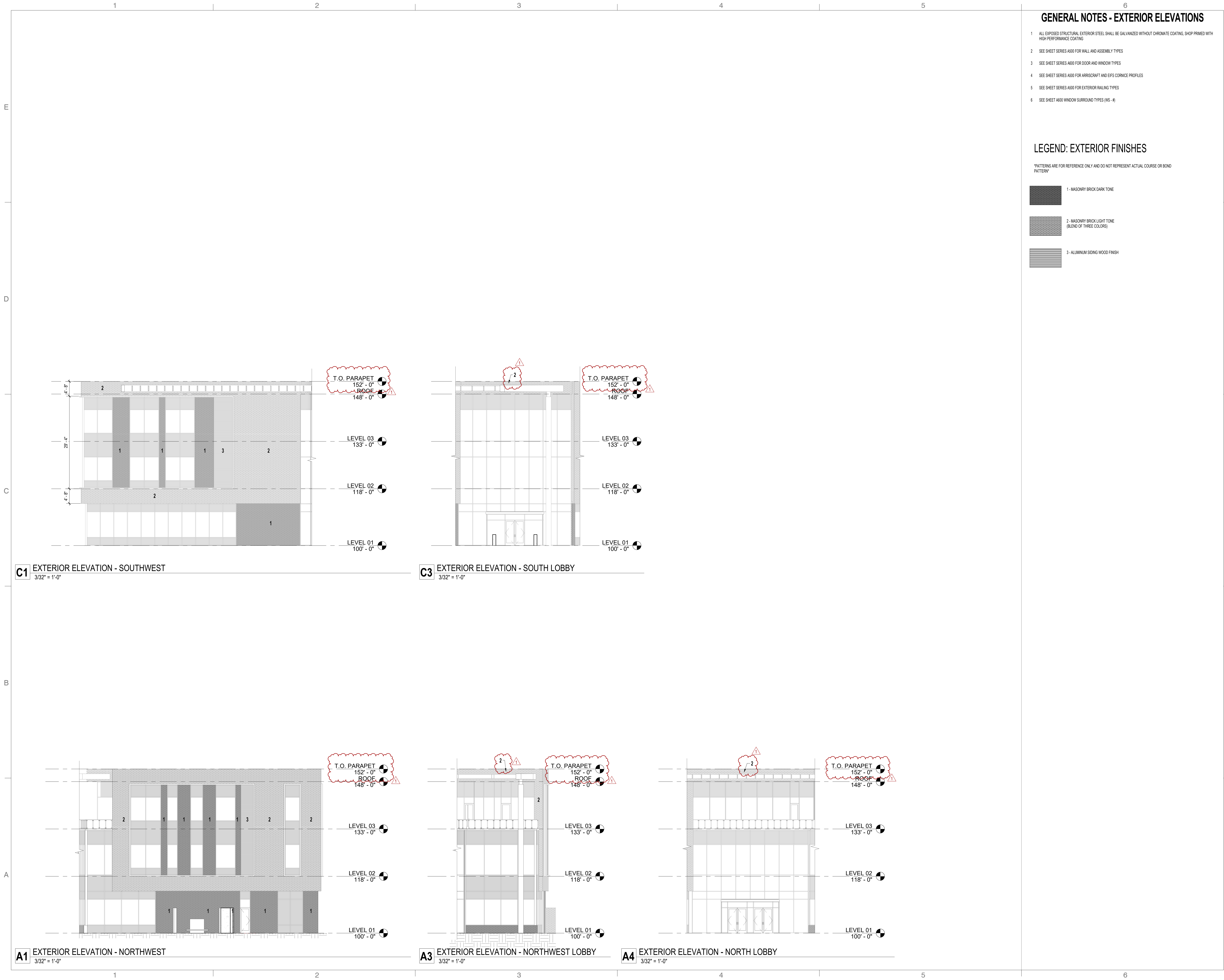
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OREM CITY
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56 N. STATE ST. OREM, UT. 84057

project#: 22.0195
date: JANUARY 26, 2023
revisions :
1 DRC SITE RESUBMISSION 01/23/2023

title:
EXTERIOR
ELEVATIONS

sheet:
A201
SITE SUBMISSION



GENERAL NOTES - EXTERIOR ELEVATIONS

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OREM CITY
CENTER DESIGN

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revisions :
1 DMC SITE RESUBMISSION 01/23/2023

title:
EXTERIOR
ELEVATIONS

sheet:
A202
SITE SUBMISSION



City Center Rendering



methodstudio

Street View



Item #: 3.2	Planning Commission March 15, 2023	
Prepared By: Cheryl Vargas		
Applicant: Evergreen Devco, Inc./Jeremy Weber	PUBLIC HEARING – REZONE - Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.86 acres from the C3 zone to the C2 zone located generally at 877 North 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/pmn
- Mailed to 131 property owners within 500 feet of the property.

SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **C3**
- Acreage: **7.10**
- Neighborhood: **Timpview**

ACTION:

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

REQUEST: Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.86 acres from the C3 zone to the C2 zone located generally at 877 North State Street.

BACKGROUND: There is a large parcel of vacant land at approximately 877 North State Street. The smaller parcel that fronts State Street is in the C2 zone. The larger parcel that front 400 West are in the C3 zone. The applicant would like it all to be one zone, the C2 zone. The total acreage is 7.10 acres and the applicant would like to rezone approximately 4.86 acres from the C3 zone to the C2 zone. [\(22-1-5\)](#)

As this entire piece of property is owned by one developer, it is difficult to deal with two different zones. The new commercial projects will be tied together with through access from State Street to 400 West. Having the entire property be one zone will make it easier to work the entire piece of property as one development.

This request is for the rezone only, not the preliminary and final plat. If the City Council approves the rezone application, the applicant will need to apply for a preliminary and final plat. However, a concept plan is provided to show potential development including the access from State Street to 400 West. [\(17-4-5\)](#)

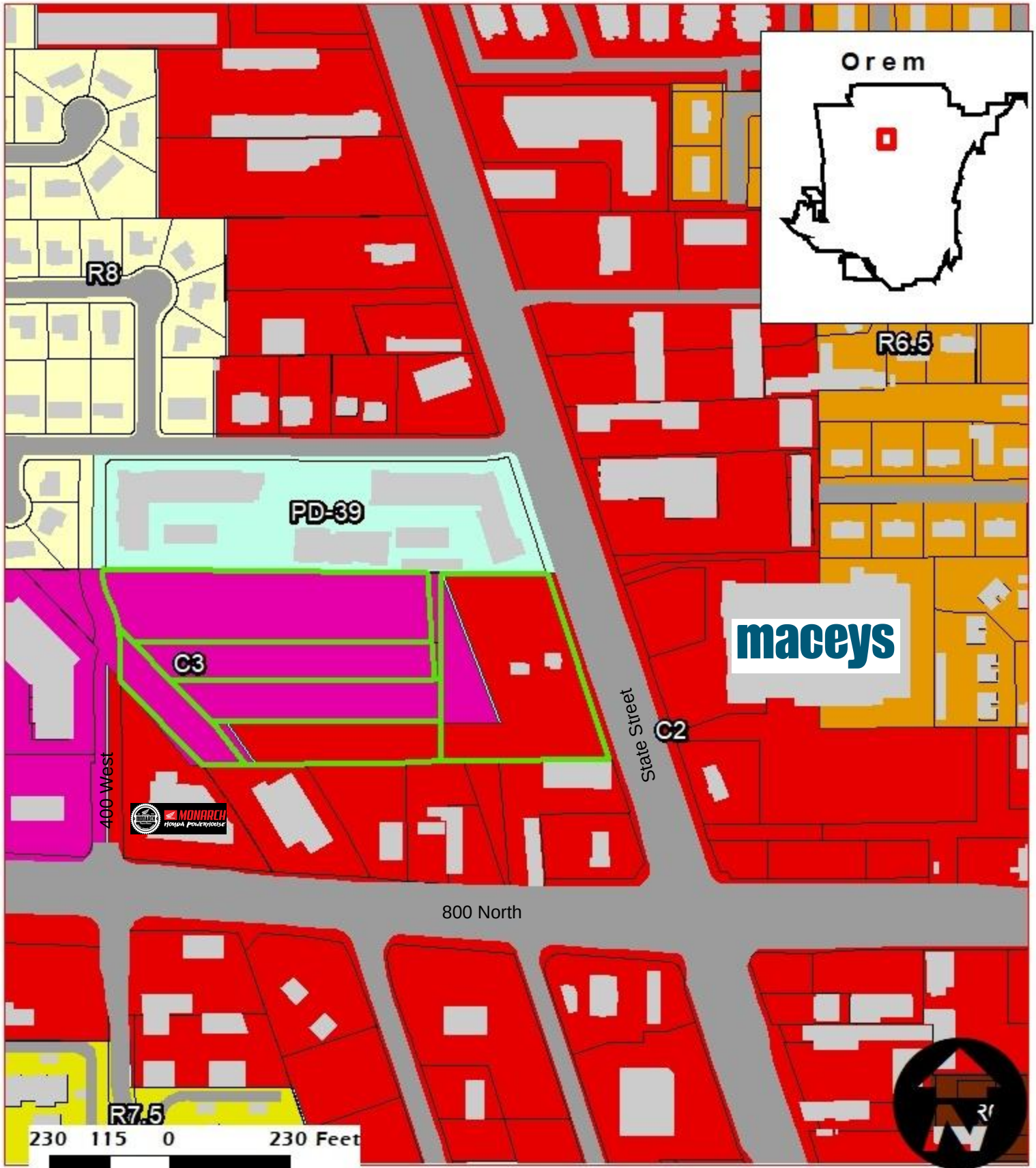
RECOMMENDATION: Staff recommends that the Planning Commission forward positive a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.86 acres from the C3 zone to the C2 zone located generally at 877 North State Street.



maceys



800 N & State

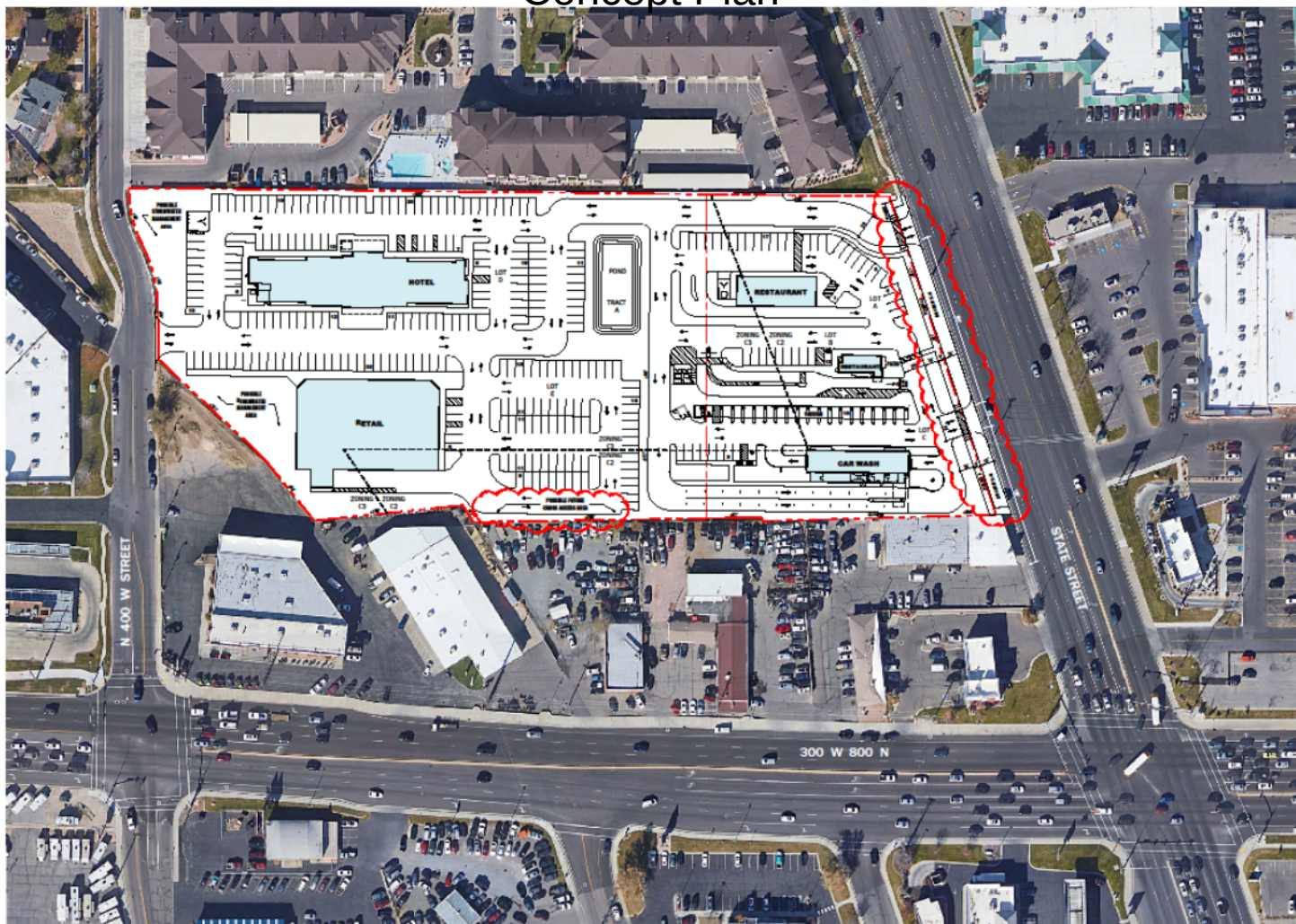


◆ Rezone
C2 & C3
7.10 Acres

NEIGHBORHOOD
Timpview

Legend
 877 N State Street
 Buildings
 Parcels

Concept Plan



SITE DATA

LOT A	
LOT AREA	0.82 AC
BUILDING	RESTAURANT - 2,800 SF
PARKING	20 SPACES
LOT B	
LOT AREA	0.78 AC
BUILDING	RESTAURANT - 900 SF
PARKING	10 SPACES
LOT C	
LOT AREA	1.86 AC
BUILDING	CAR WASH - 3,017
PARKING	10 VACUUM SPACES 9 STANDARD SPACES
LOT D	
LOT AREA	1.85 AC
BUILDING	HOTEL
PARKING	121
LOT E	
LOT AREA	2.86 AC
BUILDING	RETAIL 16,200 SF
PARKING	111
TRACT A	
LOT AREA	0.18 AC
POND	0.500 SF

0 50' 100' NORTH

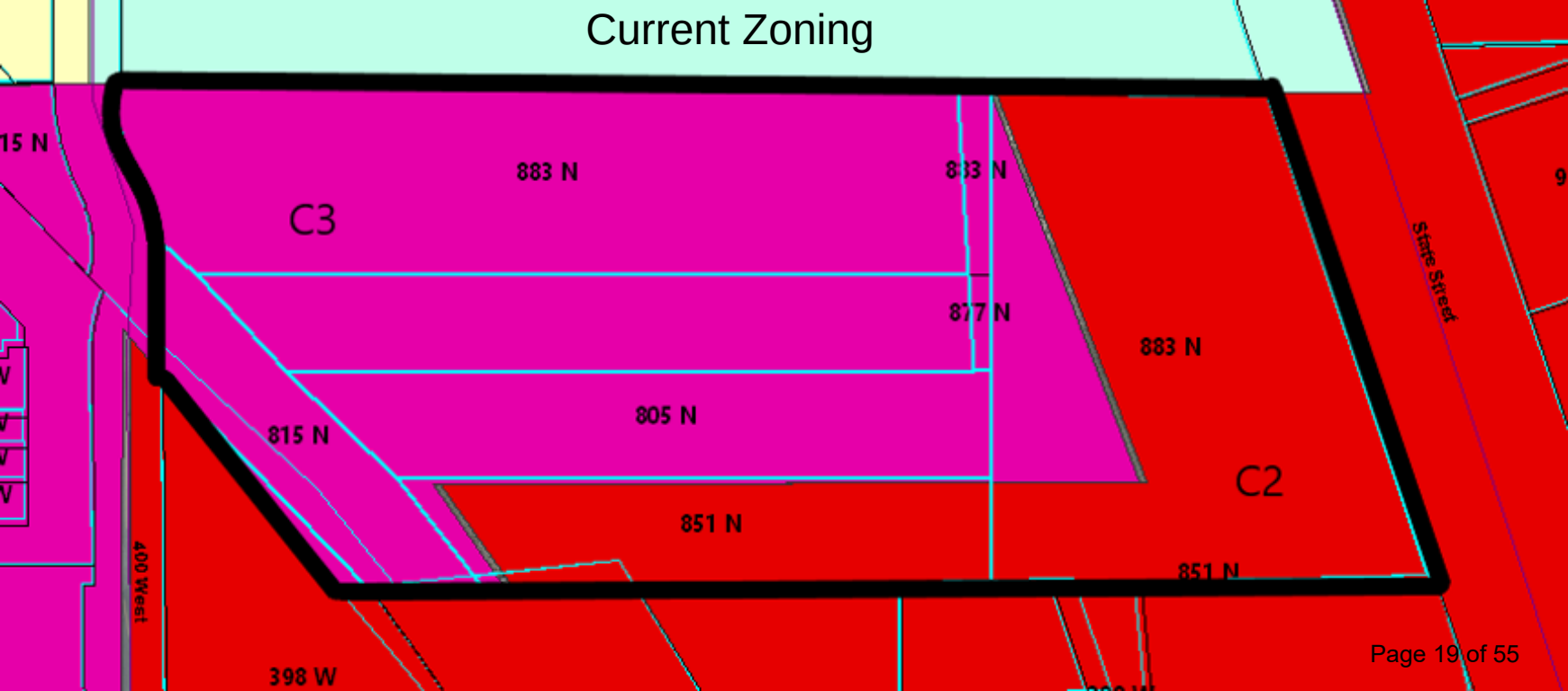
SCALE 1" = 100'

OREM,
UTAH
800 N AND
STATE STREET

PROPOSED OVERALL
SITE PLAN

DATE 02.06.2023 DRAWING NO. 47B

Current Zoning



Proposed Zoning

15 N

883 N

883 N

C2

877 N

883 N

815 N

805 N

851 N

851 N

State Street

400 West

398 W

Street View





City Council Chambers, 56 N State Street

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

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 883 North State Street between State Street and 400 West from the C3 zone to the C2 zone.

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

ZIONS FIRST NATIONAL BANK
%LOCATION: 7473
PO BOX 54288
LEXINGTON, KY 40555

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



City Council Chambers, 56 N State Street

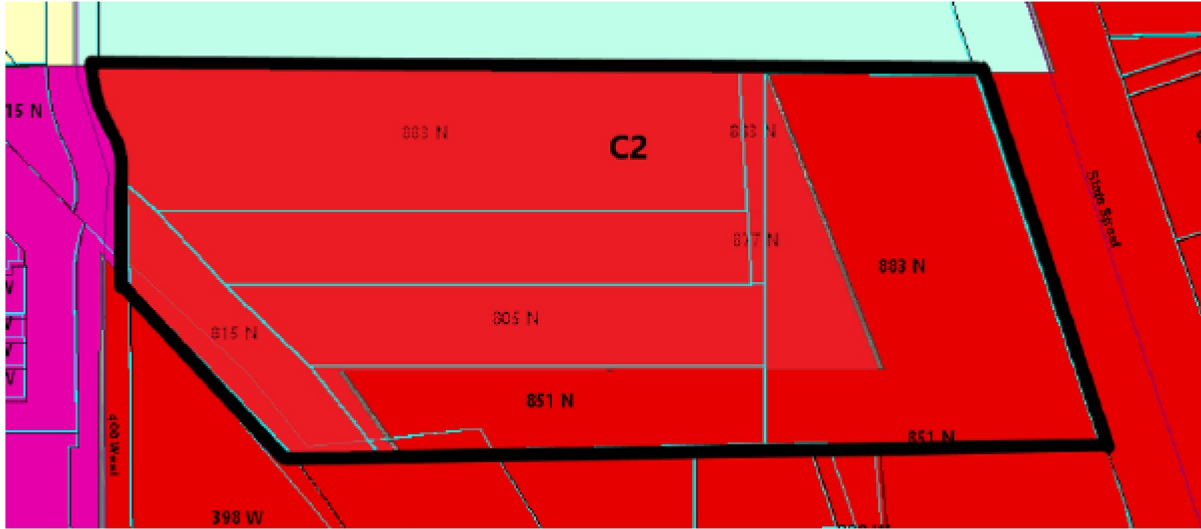
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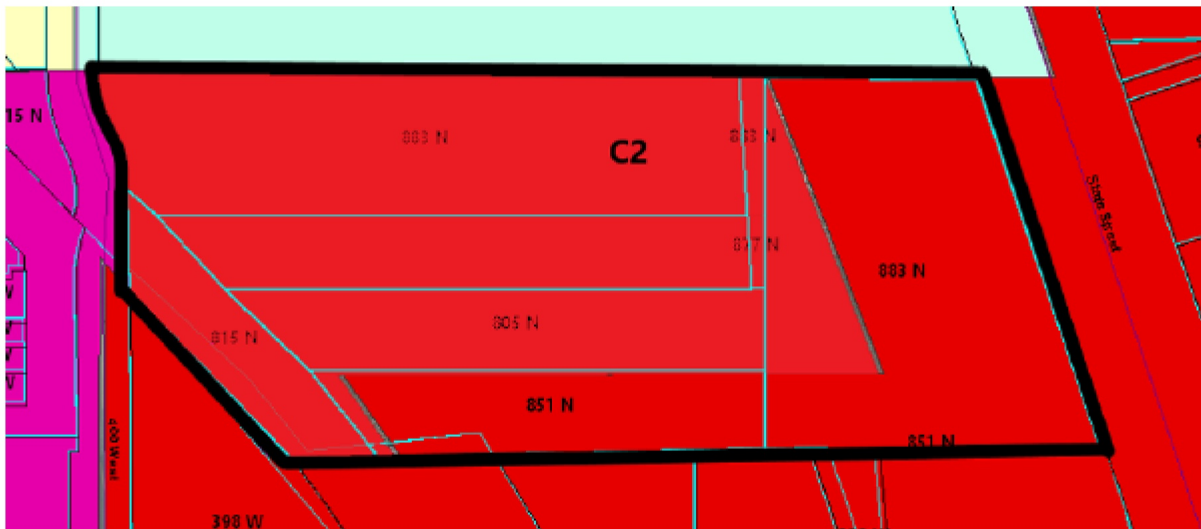
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

TROLLA, SUSAN M
3549 LANDINGS DR UNIT H-6
FORT COLLINS, CO 80525

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



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



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

ADAMS, KRISTA E
172A HOBBLE CREEK CANYON
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

MOUNTAIN VIEW INVESTMENT CO
%DELOITTE TAX LLP
PO BOX 2609
CARLSBAD, CA 92018

AFFCU OREM
%ACCOUNTING
PO BOX 3183
OGDEN, UT 84409

IHC HEALTH SERVICES INC
PO BOX 3390
SALT LAKE CITY, UT 84110

BENNETT REAL ESTATE HOLDINGS
LLC
PO BOX 50142
PROVO, UT 84605

ZIONS FIRST NATIONAL BANK
%LOCATION: 7473
PO BOX 54288
LEXINGTON, KY 40555

AMERICA FIRST FEDERAL CREDIT
UNION
%ACCOUNTING
PO BOX 9199
OGDEN, UT 84409

EARL HARRIS TRUST B 05-01-1974
THE (ET AL)
%KRICK, ROBERT T
5 FIRST AMERICAN WAY
SANTA ANA, CA 92707

PINEHURST AT 800 NORTH LLC
10 E SOUTH TEMPLE # 900
SALT LAKE CITY, UT 84133

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CENTRAL BANK
%SELF DIRECTED RETIREMENT
SERVICES
75 N UNIVERSITY AVE
PROVO, UT 84601

COMMON AREA
100 E CENTER
PROVO, UT 84604

COMMON AREA
100 E CENTER
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

WX4 LLC
112 E 1350 N
BOUNTIFUL, UT 84010

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

PENNOCK INVESTMENTS LLC
160 S 1140 E
LINDON, UT 84042

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
188 W 800 NORTH
OREM, UT 84057

PENNOCK INVESTMENTS LLC
--OR CURRENT RESIDENT--
245 W 990 NORTH
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NEW STARR LLC
253 S OREM BLVD
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--OR CURRENT RESIDENT--
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OREM, UT 84057

UTAH COMMUNITY FEDERAL
CREDIT UNION
--OR CURRENT RESIDENT--
305 W 800 NORTH
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC
%NAZIR, ZAHID
313 E FAIRMONT HILL CT
DRAPER, UT 84020

DODGE, DONALD A & LINDA N (ET
AL)
--OR CURRENT RESIDENT--
336 W 920 NORTH
OREM, UT 84057

DODGE, DONALD A & LINDA N (ET
AL)
--OR CURRENT RESIDENT--
344 W 920 NORTH
OREM, UT 84057

MARTIN PROPERTIES LC
%PETERSON, SCOTT
360 W 920 N
OREM, UT 84057

UTAH COMMUNITY FEDERAL
CREDIT UNION
%ACCOUNTING/FACILITIES
360 W 4800 N
PROVO, UT 84604

ADAMS, KRISTA E
--OR CURRENT RESIDENT--
365 W 800 NORTH
OREM, UT 84057

LOLLIPOPSOREM LLC
--OR CURRENT RESIDENT--
380 W 920 NORTH
OREM, UT 84057

ROGER L FARLEY PROPERTIES LLC
390 W 920 N
OREM, UT 84057

KMR PROPERTIES LC
--OR CURRENT RESIDENT--
398 W 800 NORTH
OREM, UT 84057

EARL HARRIS TRUST B 05-01-1974
THE (ET AL)
--OR CURRENT RESIDENT--
406 W 800 NORTH
OREM, UT 84057

BENNETT REAL ESTATE HOLDINGS
LLC
--OR CURRENT RESIDENT--
408 W 800 NORTH UNIT#201
OREM, UT 84057

BENNETT REAL ESTATE HOLDINGS
LLC
--OR CURRENT RESIDENT--
408 W 800 NORTH UNIT#202
OREM, UT 84057

IHC HEALTH SERVICES INC
--OR CURRENT RESIDENT--
410 W 800 NORTH
OREM, UT 84057

IHC HEALTH SERVICES INC
--OR CURRENT RESIDENT--
412 W 800 NORTH
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC
--OR CURRENT RESIDENT--
414 W 800 NORTH
OREM, UT 84057

MILLER, CORY N & JANICE Y
414 W 920 N
OREM, UT 84057

TD DEVELOPMENT LLC
415 E 1550 N
OREM, UT 84097

SM WASHBURN LLC
415 W 800 N
OREM, UT 84057

WX4 LLC
--OR CURRENT RESIDENT--
416 W 800 NORTH
OREM, UT 84057

REDMOND INVESTMENT
PROPERTIES LC
--OR CURRENT RESIDENT--
418 W 800 NORTH
OREM, UT 84057

BEKKER, L DEMOYNE & PEARL ANN
(ET AL)
419 W 1000 N
OREM, UT 84057

REDMOND INVESTMENT
PROPERTIES LC
--OR CURRENT RESIDENT--
420 W 800 NORTH
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC
--OR CURRENT RESIDENT--
422 W 800 NORTH
OREM, UT 84057

TOP PROPERTY INVESTMENTS LLC
--OR CURRENT RESIDENT--
426 W 800 NORTH
OREM, UT 84057

BARBAKOS, CHRIS C & LORI
426 W 920 N
OREM, UT 84057

PET URGENT CARE LLC
428 W 800 N
OREM, UT 84057

PETERSEN, MARLO & SUSAN D
429 W 1000 N
OREM, UT 84057

JOHNSON, PATRICIA B
--OR CURRENT RESIDENT--
436 W 800 NORTH
OREM, UT 84057

WARNER, GLEN R & REBECCA S (ET
AL)
438 W 920 N
OREM, UT 84057

DIETER, REBEKAH PAULIENE &
ANDREW ALAN
439 W 1000 N
OREM, UT 84057

PAYNE FAMILY LLC
--OR CURRENT RESIDENT--
440 W 800 NORTH
OREM, UT 84057

PLEASANT VIEW LLC
442 W 800 N
OREM, UT 84057

BEESTON, WILLIAM H & RUBY
444 W 800 N
OREM, UT 84057

CENTRAL BANK
--OR CURRENT RESIDENT--
449 W 1000 NORTH
OREM, UT 84057

HALL, MICHAEL D & MARTHA E
450 W 920 N
OREM, UT 84057

THURMAN, TIMOTHY ROBERT &
JULIE SHEFFIELD
453 W 920 N
OREM, UT 84057

IHC HEALTH SERVICES INC
--OR CURRENT RESIDENT--
458 W 800 NORTH
OREM, UT 84057

ZIONS FIRST NATIONAL BANK
--OR CURRENT RESIDENT--
462 W 800 NORTH
OREM, UT 84057

HEATON, MATTHEW & CAMERON JO
462 W 920 N
OREM, UT 84057

LEONARD, SCOTT & EMILY DANIELS
474 W 920 N
OREM, UT 84057

TROWBRIDGE, JAMES S & KRISTIN D
475 W 920 N
OREM, UT 84057

SHUPE, RYAN & ASHLEY
485 W 920 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

PLAZA 880 LIMITED
575 E UNIVERSITY PKY STE N2 60
OREM, UT 84097

PLAZA 880 LIMITED
%WOODBURY CORPORATION
575 E UNIVERSITY PKWY STE N260
OREM, UT 84097

DODGE, DONALD A & LINDA N (ET
AL)
577 S 1660 E
PLEASANT GROVE, UT 84062

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

REDMOND INVESTMENT
PROPERTIES LC
%CLARK, BRIAN
651 W 1250 S
HEBER CITY, UT 84032

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC
682 N 2770 W
PROVO, UT 84601

OREM PORTFOLIO LLC
--OR CURRENT RESIDENT--
754 N 400 WEST
OREM, UT 84057

OREM PORTFOLIO LLC
--OR CURRENT RESIDENT--
764 N 400 WEST
OREM, UT 84057

JACKSONS FOOD STORES INC
--OR CURRENT RESIDENT--
777 N STATE ST
OREM, UT 84057

MITCHELL, ALEX & NICOLE (ET AL)
780 N 400 W
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC
--OR CURRENT RESIDENT--
785 N OREM BLVD
OREM, UT 84057

NITA B PARK FAMILY LC
797 BOWL DR
OREM, UT 84097

KMR PROPERTIES LC
815 W 1560 S
PROVO, UT 84601

MOUNTAIN VIEW INVESTMENT CO
--OR CURRENT RESIDENT--
820 N STATE
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K
%PERUCCA, MIKE
821 W 2225 S
SYRACUSE, UT 84075

LOLLIPOPSOREM LLC
821 W ACADEMY DR
SPANISH FORK, UT 84660

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
822 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
830 N STATE ST
OREM, UT 84057

STORMRIDER LLC
840 PINNACLE CT # 202
MESQUITE, NV 89027

AFFCU OREM
--OR CURRENT RESIDENT--
851 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
880 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
884 N STATE ST
OREM, UT 84057

MANWELL, ANNA L (ET AL)
898 N 425 W
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

HUFFAKER, JAMES & SARAH
903 N 425 W
OREM, UT 84057

CHAVEZ, FEDERICO LOPEZ
904 N 425 W
OREM, UT 84057

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
910 N STATE ST
OREM, UT 84057

ROMERO, RENE & BEATRIZ M
--OR CURRENT RESIDENT--
915 N 425 WEST
OREM, UT 84057

TROLLA, SUSAN M
--OR CURRENT RESIDENT--
916 N 425 WEST
OREM, UT 84057

SJK OREM LLC
925 N STATE ST
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 2
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 3
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 4
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
934 N STATE ST
OREM, UT 84057

T SWIFT LLC
--OR CURRENT RESIDENT--
948 N STATE
OREM, UT 84057

YEN, CHEN HUAN & MEI MIN LIU (ET AL)
963 N STATE ST
OREM, UT 84057

READ, RICHARD M
965 N 400 W
OREM, UT 84057

MAINWOOD, DANIEL ROBERT & SYDNEY R
966 N 400 W
OREM, UT 84057

RESIDENCES AT MONTE VISTA LLC
978 E WOODOAK LA
SALT LAKE CITY, UT 84117

DICKSON, DARNELL & BARBARA
982 N 400 W
OREM, UT 84057

TD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
983 N STATE ST
OREM, UT 84057

BSAMPSON HOLDINGS LLC
986 N STATE
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

PAYNE FAMILY LLC
1199 E 1130 N
OREM, UT 84097

COOL HEAD PROPERTIES LLC
1255 E 10 S
LINDON, UT 84042

OREM PORTFOLIO LLC
1300 K ST FL 2
MODESTO, CA 95354

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

JOHNSON, PATRICIA B
1842 S LAGUNA VISTA DR
OREM, UT 84058

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

SIERRA VISTA PLAZA LLC
2360 MENDOCINO AVE A2-352
SANTA ROSA, CA 95403

JACKSONS FOOD STORES INC
3450 E COMMERCIAL CT
MERIDIAN, ID 83642

TROLLA, SUSAN M
3549 LANDINGS DR UNIT H-6
FORT COLLINS, CO 80525

DF ADAMS 300 LLC
3889 GRINDSTONE DR
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

UDOT
4501 S 2700 W
WEST VALLEY CITY, UT 84119

DEE REAL ESTATE GROUP LLC
7444 S PAISLEY WAY
WEST JORDAN, UT 84084

TOP PROPERTY INVESTMENTS LLC
10136 N MYSTIC DR
HIGHLAND, UT 84003

Neighborhood Meeting Sign-In Sheet: 800 N & State

Name	Phone	Address	Affiliation (Neighbor, Business Owner, etc.)
Anna Manwell	801-358-8642	898 N 425 W	Neighbor ^{anna.torrene@mac.com}
Don & Kathy Meckling	801-222-9223	501 W 965 N	Neighbor ^{donald.l.Meckling@gmail.com}
Sarah Bateman	801-888-5226	521 W 740 N	neighbor
Rebecca Pickett	801-367-1058	645 W 900 N	Neighbor ^{rpickster@gmail.com}
Janice Miller	801-472-6237	414 W. 920 N.	Neighbor ^{jancomill@hotmail.com}
Cory B. Miller	801- 472-623 921-1538	414 W. 920 N.	Neighbor
Curtis H. Miller	801-472-7293	" "	Neighbor
Liam M. Miller	385-221-8187	" "	Neighbor
Hyrum W. Miller	801-358-9313	414 W. 920 N.	Neighbor
Rebekah Dieter	801-900-0428	439 W 1000 N	Neighbor

Neighborhood Meeting Sign-In Sheet: 800 N & State

Name	Phone	Address	Affiliation (Neighbor, Business Owner, etc.)
Andrew Dieter	801-900-0326	439 W 1000 N	Neighbor KB7M@ARRL.NET
KEITH McQUEEN	801-613-0731	1087 N. 560 W.	NEIGHBOR
Hallie Wilson	801 592 8546	555 W 920 N	Neighbor halliewilson18@gmail.com
Cory Miller	801-472-4955	414 W 920 N	Neighbor cormiller@hotmail.com
Michael Terry	801-404-6256	1102 N. 600 W	Neighbor mcterry77@yahoo.com

800 N & State Project (Orem, UT) Rezone Neighborhood Meeting Notes

Meeting Date/Time: December 12, 2022, from 6:00-7:30pm

Meeting Location: Orem Family Fitness Center (575 W Center Street, Orem, UT 84057)

Attendees:

Evergreen: Jeremy Weber and Matt Nielson.

Neighbors: All 15 attendees indicated they lived in the neighborhood to the northwest of the project property (see the sign-in sheet).

Meeting Notes:

Jeremy and Matt (Evergreen) introduced themselves and the project concept. Throughout the meeting, Evergreen reiterated that the development would include 3 application phases: (1) a rezoning application to rezone the property to C2; (2) a plat amendment application to subdivide the property into separate lots for end users; and (3) site plan review application(s) for the development of each lot. Evergreen explained that the purpose of this meeting was to discuss the rezoning.

Overall, the neighbors in attendance expressed three main concerns:

1. Traffic—The neighbors all indicated that traffic is a major issue at the 800 N/State Street intersection and requested that we do a traffic study. They indicated that southbound traffic on State Street is often backed up north of the intersection and that it can be difficult at times to leave their neighborhood. They also explained that there is limited parking at the ICO Monteval Apartments on 920 N and that residents often parked on 920 N, 400 W, and in their neighborhood.

Evergreen indicated that any development of the project property (regardless of its nature) would likely impact traffic and, per prior discussions with the city, a traffic study would be required during the development process to further assess the traffic impacts but not for the rezoning.

[On a related note, Evergreen received an email from Kathy Pranger (a neighbor) prior to the meeting also noting concern with traffic at the intersection and requesting a traffic study. Her email is included with the rezoning application.]

2. Noise—The neighbors expressed concern with the noise that might be generated by some potential uses, particularly a car wash. They indicated that trucks making deliveries to the Pinehurst Retail Plaza, west of the project, are noisy and occur in the

middle of the night. The neighbors asked if there would be a noise study required and requested that we consider the following:

- Move the car wash to the southeast corner of the project property. Evergreen intends to explore moving the car wash to the southeast corner to help address their concerns regarding noise generated by the car wash. [The neighbors also questioned if the market was oversaturated with car washes, and Evergreen explained that market analysis shows the need for additional car washes in the area.]
 - If the northwest corner of the property is used for a 20,000 square foot retail store, move the loading dock south of the building. Evergreen indicated that it would be a consideration. [The neighbors expressed some concern that a retail use on this corner could be noisy, and Evergreen indicated that the retailer interested in the property is a restaurant/kitchen supply wholesaler that would be less trafficked than most retail uses. The neighbors also asked if all the parking on that lot was necessary, and Evergreen noted that parking requirements are dictated by the city ordinance. Evergreen also indicated that a hotel group was interested in the northwest corner of the project and the neighbors seemed less concerned with a hotel use on the corner. Overall, the neighbors were in support of potentially two hotels at the site over a traditional retail use to help reduce noise.]
3. Rezoning the entire project property to C2—Due to the status of the specific uses/businesses being in flux, some neighbors expressed concern with rezoning the entire property to C2. The neighbors believed the uses permitted in the C3 zone (such as a hotel) are potentially quieter than the broader uses allowed in C2 (such as a car wash and retail). Although the neighbors did not appear to have a concern with rezoning our intended uses along State Street to C2, they asked us to consider leaving the northwest corner of the project property as C3 if we are intending to develop it for uses permitted in C3 (such as a hotel). Because the conceptual uses could change, the neighbors felt that leaving the northwest corner of the property as C3 would retain a zoning buffer from potentially noisier uses.

Other concerns from some neighbors included:

- Some neighbors questioned why we included a hotel and retail store on the western portion of the property as they would be less visible from State Street. Evergreen indicated that our potential users were specifically interested in this part of the property.
- Some neighbors expressed concern that customers would use a shared north drive, via 400 West Street, to avoid traffic on State Street. Evergreen indicated the point of the shared drive was to lessen traffic on State Street and that city staff seemed in favor of it.

- The neighbors asked if they would be notified of the public hearings for the rezone process. Evergreen indicated that we believed the city would provide some public notice, but further research was needed if the city does this, and we would get back to the neighbors. Evergreen asked the neighbors to provide their email addresses if they wanted to be included in any follow up.

ADAMS, KRISTA E
172A HOBBLE CREEK CANYON
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

MOUNTAIN VIEW INVESTMENT CO
%DELOITTE TAX LLP
PO BOX 2609
CARLSBAD, CA 92018

AFFCU OREM
%ACCOUNTING
PO BOX 3183
OGDEN, UT 84409

IHC HEALTH SERVICES INC
PO BOX 3390
SALT LAKE CITY, UT 84110

FIRST SECURITY BANK OF UTAH
%EPROPERTYTAX INC
PO BOX 4900
SCOTTSDALE, AZ 85261

BENNETT REAL ESTATE HOLDINGS
LLC
PO BOX 50142
PROVO, UT 84605

ZIONS FIRST NATIONAL BANK
%LOCATION: 7473
PO BOX 54288
LEXINGTON, KY 40555

PROCTOR, VONDA GOODWIN (ET AL)
PO BOX 567
HEBER CITY, UT 84032

AMERICA FIRST FEDERAL CREDIT
UNION
%ACCOUNTING
PO BOX 9199
OGDEN, UT 84409

EARL HARRIS TRUST B 05-01-1974
THE (ET AL)
%KRICK, ROBERT T
5 FIRST AMERICAN WAY
SANTA ANA, CA 92707

PINEHURST AT 800 NORTH LLC
10 E SOUTH TEMPLE # 900
SALT LAKE CITY, UT 84133

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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SERVICES
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PROVO, UT 84601

COMMON AREA
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PROVO, UT 84604

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BOUNTIFUL, UT 84010

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160 S 1140 E
LINDON, UT 84042

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

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OREM, UT 84057

PENNOCK INVESTMENTS LLC
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245 W 990 NORTH
OREM, UT 84057

NEW STARR LLC
253 S OREM BLVD
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LANAE MILLETT
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OREM, UT 84057

DF ADAMS 300 LLC
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300 W 800 NORTH
OREM, UT 84057

UTAH COMMUNITY FEDERAL
CREDIT UNION
--OR CURRENT RESIDENT--
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OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC
%NAZIR, ZAHID
313 E FAIRMONT HILL CT
DRAPER, UT 84020

DODGE, DONALD A & LINDA N (ET
AL)
--OR CURRENT RESIDENT--
336 W 920 NORTH
OREM, UT 84057

DODGE, DONALD A & LINDA N (ET
AL)
--OR CURRENT RESIDENT--
344 W 920 NORTH
OREM, UT 84057

MARTIN PROPERTIES LC
%PETERSON, SCOTT
360 W 920 N
OREM, UT 84057

UTAH COMMUNITY FEDERAL
CREDIT UNION
%ACCOUNTING/FACILITIES
360 W 4800 N
PROVO, UT 84604

ADAMS, KRISTA E
--OR CURRENT RESIDENT--
365 W 800 NORTH
OREM, UT 84057

LOLLIPOPSOREM LLC
--OR CURRENT RESIDENT--
380 W 920 NORTH
OREM, UT 84057

ROGER L FARLEY PROPERTIES LLC
390 W 920 N
OREM, UT 84057

KMR PROPERTIES LC
--OR CURRENT RESIDENT--
398 W 800 NORTH
OREM, UT 84057

EARL HARRIS TRUST B 05-01-1974
THE (ET AL)
--OR CURRENT RESIDENT--
406 W 800 NORTH
OREM, UT 84057

BENNETT REAL ESTATE HOLDINGS
LLC
--OR CURRENT RESIDENT--
408 W 800 NORTH UNIT#201
OREM, UT 84057

BENNETT REAL ESTATE HOLDINGS
LLC
--OR CURRENT RESIDENT--
408 W 800 NORTH UNIT#202
OREM, UT 84057

IHC HEALTH SERVICES INC
--OR CURRENT RESIDENT--
410 W 800 NORTH
OREM, UT 84057

IHC HEALTH SERVICES INC
--OR CURRENT RESIDENT--
412 W 800 NORTH
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC
--OR CURRENT RESIDENT--
414 W 800 NORTH
OREM, UT 84057

MILLER, CORY N & JANICE Y
414 W 920 N
OREM, UT 84057

TD DEVELOPMENT LLC
415 E 1550 N
OREM, UT 84097

SM WASHBURN LLC
415 W 800 N
OREM, UT 84057

WX4 LLC
--OR CURRENT RESIDENT--
416 W 800 NORTH
OREM, UT 84057

REDMOND INVESTMENT
PROPERTIES LC
--OR CURRENT RESIDENT--
418 W 800 NORTH
OREM, UT 84057

BEKKER, L DEMOYNE & PEARL ANN
(ET AL)
419 W 1000 N
OREM, UT 84057

REDMOND INVESTMENT
PROPERTIES LC
--OR CURRENT RESIDENT--
420 W 800 NORTH
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC
--OR CURRENT RESIDENT--
422 W 800 NORTH
OREM, UT 84057

TOP PROPERTY INVESTMENTS LLC
--OR CURRENT RESIDENT--
426 W 800 NORTH
OREM, UT 84057

BARBAKOS, CHRIS C & LORI
426 W 920 N
OREM, UT 84057

PET URGENT CARE LLC
428 W 800 N
OREM, UT 84057

PETERSEN, MARLO & SUSAN D
429 W 1000 N
OREM, UT 84057

JOHNSON, PATRICIA B
--OR CURRENT RESIDENT--
436 W 800 NORTH
OREM, UT 84057

WARNER, GLEN R & REBECCA S (ET
AL)
438 W 920 N
OREM, UT 84057

DIETER, REBEKAH PAULIENE &
ANDREW ALAN
439 W 1000 N
OREM, UT 84057

PAYNE FAMILY LLC
--OR CURRENT RESIDENT--
440 W 800 NORTH
OREM, UT 84057

PLEASANT VIEW LLC
442 W 800 N
OREM, UT 84057

BEESTON, WILLIAM H & RUBY
444 W 800 N
OREM, UT 84057

CENTRAL BANK
--OR CURRENT RESIDENT--
449 W 1000 NORTH
OREM, UT 84057

HALL, MICHAEL D & MARTHA E
450 W 920 N
OREM, UT 84057

THURMAN, TIMOTHY ROBERT &
JULIE SHEFFIELD
453 W 920 N
OREM, UT 84057

IHC HEALTH SERVICES INC
--OR CURRENT RESIDENT--
458 W 800 NORTH
OREM, UT 84057

ZIONS FIRST NATIONAL BANK
--OR CURRENT RESIDENT--
462 W 800 NORTH
OREM, UT 84057

HEATON, MATTHEW & CAMERON JO
462 W 920 N
OREM, UT 84057

LEONARD, SCOTT & EMILY DANIELS
474 W 920 N
OREM, UT 84057

TROWBRIDGE, JAMES S & KRISTIN D
475 W 920 N
OREM, UT 84057

SHUPE, RYAN & ASHLEY
485 W 920 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

PLAZA 880 LIMITED
575 E UNIVERSITY PKY STE N2 60
OREM, UT 84097

PLAZA 880 LIMITED
575 E UNIVERSITY PKY STE N260
OREM, UT 84097

DODGE, DONALD A & LINDA N (ET
AL)
577 S 1660 E
PLEASANT GROVE, UT 84062

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

REDMOND INVESTMENT
PROPERTIES LC
%CLARK, BRIAN
651 W 1250 S
HEBER CITY, UT 84032

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC
682 N 2770 W
PROVO, UT 84601

SHOKOH HOLDINGS LLC
--OR CURRENT RESIDENT--
754 N 400 WEST
OREM, UT 84057

SHOKOH HOLDINGS LLC
764 N 400 W
OREM, UT 84057

JACKSONS FOOD STORES INC
--OR CURRENT RESIDENT--
777 N STATE ST
OREM, UT 84057

MITCHELL, ALEX & NICOLE (ET AL)
780 N 400 W
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC
--OR CURRENT RESIDENT--
785 N OREM BLVD
OREM, UT 84057

NITA B PARK FAMILY LC
797 BOWL DR
OREM, UT 84097

KENT F MORGAN FAMILY LLC
815 W 1560 S
PROVO, UT 84601

MOUNTAIN VIEW INVESTMENT CO
--OR CURRENT RESIDENT--
820 N STATE
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K
%PERUCCA, MIKE
821 W 2225 S
SYRACUSE, UT 84075

LOLLIPOPSOREM LLC
821 W ACADEMY DR
SPANISH FORK, UT 84660

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
822 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
830 N STATE ST
OREM, UT 84057

STORMRIDER LLC
840 PINNACLE CT # 202
MESQUITE, NV 89027

AFFCU OREM
--OR CURRENT RESIDENT--
851 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
880 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
884 N STATE ST
OREM, UT 84057

MANWELL, ANNA L (ET AL)
898 N 425 W
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

HUFFAKER, JAMES & SARAH
903 N 425 W
OREM, UT 84057

CHAVEZ, FEDERICO LOPEZ
904 N 425 W
OREM, UT 84057

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
910 N STATE ST
OREM, UT 84057

ROMERO, RENE & BEATRIZ M
--OR CURRENT RESIDENT--
915 N 425 WEST
OREM, UT 84057

TROLLA, SUSAN M
--OR CURRENT RESIDENT--
916 N 425 WEST
OREM, UT 84057

SJK OREM LLC
925 N STATE ST
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 2
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 3
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 4
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
934 N STATE ST
OREM, UT 84057

PROCTOR, VONDA GOODWIN (ET AL)
--OR CURRENT RESIDENT--
948 N STATE
OREM, UT 84057

YEN, CHEN HUAN & MEI MIN LIU (ET AL)
963 N STATE ST
OREM, UT 84057

READ, RICHARD M
965 N 400 W
OREM, UT 84057

MAINWOOD, DANIEL ROBERT &
SYDNEY R
966 N 400 W
OREM, UT 84057

RESIDENCES AT MONTE VISTA LLC
978 E WOODOAK LA
SALT LAKE CITY, UT 84117

DICKSON, DARNELL & BARBARA
982 N 400 W
OREM, UT 84057

TD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
983 N STATE ST
OREM, UT 84057

BSAMPSON HOLDINGS LLC
986 N STATE
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

PAYNE FAMILY LLC
1199 E 1130 N
OREM, UT 84097

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

COOL HEAD PROPERTIES LLC
1255 E 10 S
LINDON, UT 84042

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

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

JOHNSON, PATRICIA B
1842 S LAGUNA VISTA DR
OREM, UT 84058

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

SIERRA VISTA PLAZA LLC
2360 MENDOCINO AVE A2-352
SANTA ROSA, CA 95403

JACKSONS FOOD STORES INC
3450 E COMMERCIAL CT
MERIDIAN, ID 83642

TROLLA, SUSAN M
3549 LANDINGS DR UNIT H-6
FORT COLLINS, CO 80525

DF ADAMS 300 LLC
3889 GRINDSTONE DR
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

UDOT
4501 S 2700 W
WEST VALLEY CITY, UT 84119

DEE REAL ESTATE GROUP LLC
7444 S PAISLEY WAY
WEST JORDAN, UT 84084

TOP PROPERTY INVESTMENTS LLC
10136 N MYSTIC DR
HIGHLAND, UT 84003

Jeremy Weber

From: Kathy Pranger <nanapranger@gmail.com>
Sent: Monday, December 12, 2022 2:23 PM
To: Jeremy Weber
Cc: Boyfriend💖🌀⚠️🚲🚧🚧100✅🔑🍷🍷🍷🍷🍷🍷🍷🍷🍷🍷🍷🍷; dlauret@orem.org; dayoung@orem.org
Subject: 883 north proposal

Good afternoon Jeremy Weber, with Evergreen Devco Inc., Mayor David Young, Mayor of Orem, Debby Lauret, Orem city council:

I was informed of a meeting tonight to discuss a rezoning and build proposal to the approx 883 North Orem area. My husband and I would have loved to be in attendance but have a prior commitment for this evening. However, I would like to express my concerns.

As is stands, going south on State street at the 800 North intersection is backed up/ severely congested the majority of the time. Going north on State St and turning left onto 940 North is almost impossible. This proposal is asking for 2 new entrances off State street to an area that already has severe traffic issues.

I would like to ask for, and recommend, a traffic study before further evaluation of the zoning changes and this proposal.

Please feel free to contact my husband or myself, we welcome the discussion of this important proposal.

Best regards,

Kathy Pranger
512 W 1000 N
Orem, Ut
801-225-1474



DRC Checklist

Rezone

This checklist must be filled out completely in order to apply for DRC. Each individual item must be checked off. If for some reason, you feel that a particular item is not applicable to you, you must explain why in writing.

Disclaimer: This information is an abridged version of the City of Orem Amendment Ordinance as stated in [Orem City Code Chapter 22-1](#). This information is for the benefit of the developer/applicant to help follow the required review and approval process for your project. This checklist does not release the developer/applicant from the responsibility of reading and following all provisions listed in the City of Orem Amendment Ordinance.

☒ Neighborhood Meeting

- ☒ The applicant shall send a written notice of the neighborhood meeting to the owners of all property, as listed in the records of the Utah County Recorder, located within one thousand feet (1000') of the site if attached residential units will be allowed under the proposed rezone and within five hundred feet (500') if attached residential units will not be allowed under the proposed rezone.

The list of property owners was provided by Cheryl Vargas.
- ☒ The notice shall be written on letterhead which includes the contact information of the applicant, including but not limited to a name, address, phone number, and an e-mail address.
- ☒ The notice must include the place, date and time of the neighborhood meeting, the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property.
- ☒ The notice must also include the following language: "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."
- ☒ All required notices shall be provided at least one week prior to the date of the meeting.
- ☒ The neighborhood meeting must be conducted at a location within the City boundaries. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday.
- ☒ The applicant shall keep detailed minutes of the content of the neighborhood meeting.
- ☒ The application for rezone shall include a list of all individuals who were notified of the meeting, a roster of attendees at the meeting, and a copy of the minutes from the meeting.

☒ Concept Plan

- ☒ Show every parcel of property proposed to be rezoned.
- ☒ If applicable, show layout of all parking areas, residential units, amenities, open spaces, landscaped areas, drive accesses, proposed building footprints, building heights and the orientation of all buildings.
- ☒ If applicable, provide architectural renderings that illustrate the architectural style(s), materials, and designs to be employed in the development.

N/A. Specific users are not yet determined, and architectural renderings will be provided with site plan review applications.
- ☒ If applicable, the total number of residential or commercial units.

As shown in the concept plan, we anticipate 5 commercial buildings.
- ☒ If applicable, a general circulation plan indicating public vehicular and pedestrian ways.
- ☒ Any additional information that the City may deem necessary to determine whether the proposed rezone is in the interest of the public health, safety and welfare.

N/A

☒ Submit with Application

- ☒ Payment of non-refundable Application Fee.
- ☒ Completed Development Review Committee (DRC) application and Questionnaire.
- ☒ Neighborhood meeting written notice, minutes, and roster (role).
- ☒ Concept Plan.



DRC Application

Rezone

Applicant Information:

Name:	Jeremy Weber (Evergreen Devco, Inc.)	Phone:	602-451-5255		
Address:	2390 East Camelback Road, Suite 410	City:	Phoenix		
Email:	jweber@evgre.com	State:	AZ	Zip:	85016

Project Information:

Project Name:	800 N & State	
Project Address:	877 N State Street, Orem, UT 84057	
Are you proposing to create a new PD zone?	☐ Yes	☒ No
If so, are you proposing to create high density housing with this rezone?	☐ Yes	☒ No

Fees:

All Rezone Proposals	☒ Planning Commission Public Notice Fee	\$100
	☒ City Council Public Notice Fee	\$100
	☒ Neighborhood Notice Fee	TBD
If proposing a Rezone	☒ Rezone Fee	\$1,275
	☒ Public Notice Sign Fee	\$765
If proposing a General Plan Map Change	☐ General Plan (Land Use Map) Amendment Fee	\$1,166
	☐ Public Notice Sign Fee	\$765
If creating new PD Zone:	☐ New PD Zone Fee	\$4,051
	☐ Public Notice Sign Fee	\$765
If Development Agreement is required	☐ Development Agreement Recording Fees	TBD

Total: \$2,240

Deadline:

Except in the case of a holiday, the deadline for DRC Applications is **Monday at 12pm**. Please call Development Services to determine the deadline in the event of a holiday.

Neighborhood Meeting:

A neighborhood meeting is typically required of all rezone applications. Please contact Development Services at 801-229-7058 to find out details regarding this requirement.

Application Information:

"The DRC application must be complete at the time of submittal or it may not be accepted. An application to amend Chapter 22 or the zoning map shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. An application to amend Chapter 22 or the zoning map shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for an amendment to Chapter 22 including a zone map shall be considered null and void and a new application must be submitted, and fees paid." - Orem City Code (22-1-5)

Signature:

Applicant Signature: Jeremy Weber

Digitally signed by Jeremy Weber
DN: cn=Jeremy Weber, email=jweber@evgre.com, c=US, o=Evergreen Devco, Inc.
Date: 2022.12.19 11:48:51 -0700

Contact Person:

Contact Person:	Phone:	Email:
Jeremy Weber	602-451-5255	jweber@evgre.com

Office Use Only:

Project ID Number:	Date Paid:	Received By:
14232	12/19/22	2023.194399 11/



DRC Questionnaire

Rezone

Please briefly describe your project. What are you proposing to do?

Our 800 N & State project entails the commercial development of approximately 6.93 acres of vacant land north of the NWC of 800 North & State Street. Based on interest from prospective tenants, the anticipated uses include a retail store and/or hotel(s) on the western portion of the property along 400 West and a quick service restaurant, drive-through coffee shop, and automated car wash on the eastern portion of the property along State Street.

You are required by Orem City Code to specify in writing why you are proposing these changes. If you have not done so already, use the space below to provide this:

The property is currently zoned as a mix of C3 and C2. Although some of our anticipated uses are permitted in either of these zones, the retail store and car wash are permitted only in C2. However, given the configuration of the existing zoning lines, all of our uses would fall (at least partially) within the C3 zone. To be responsive to tenant interest in the site and to provide flexibility in the planning and layout of uses that would serve the community, we request that the entire property be rezoned as C2.

Item #: 3.3	Planning Commission March 15, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Rebecca Oakley	PUBLIC HEARING – TEXT AMENDMENT - Amending Appendix A of the Orem City Code by enacting Standard Land Use Code 6266 Pediatric Palliative Care Facility and enacting 22-6-9 (N) Pediatric Palliative Care Facility in Chapter 22 of the Orem City Code.	

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 166 property owners within 500 ft

SITE INFORMATION:

- General Plan Designation:

Medium Density Residential

- Current Zone: **R7.5**
- Acreage: **0.75**
- Neighborhood: **Geneva Heights**

ACTION:

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

REQUEST: The applicant requests the city approve the text amendment to enact Standard Land Use Code 6266 Pediatric Palliative Care Facility to Appendix A of the Orem City Code, and to enact 22-6-9 (N) Pediatric Palliative Care Facility to Chapter 22 of the Orem City Code.

BACKGROUND: The applicant is requesting these additions to the Orem City Code in an effort to have the opportunity to convert the property located at 370 West 500 North in Orem to a Pediatric Palliative Care Facility.

This property is currently zoned for a 26 bed facility for ambulatory elderly. This change would allow the facility to be changed to a 26 bed facility for individuals, typically children, with medical challenges. The facility would provide overnight respite, transitional care from hospital to home and care at times of increased medical need. It also would serve as a facility for patients who are living at home to receive outpatient treatments.

According to the applicant the families and children who need these services have to leave Utah County to receive this kind of care. Currently there are five of these facilities in the country.

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend appendix A of the Orem City Code by enacting Standard Land Use Code 6266 Pediatric Palliative Care Facility and to enact 22-6-9 (N) Pediatric Palliative Care Facility in Chapter 22 of the Orem City Code.

Appendix A

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6266	Pediatric Palliative Care Facility	N	N	N	C*	N	N	N	N	N	N	N	N	N	N	N	N	N

22-6-9(N) Pediatric Palliative Care Facility. A Pediatric Palliative Care facility (SLU 6266) is defined as a residential facility that provides community-based palliative care primarily for children (ages 18 and under) who are living with serious, life-limiting or life-altering medical conditions and who have need of respite or skilled nursing care for a short period of time lasting typically between 7-30 days during times of increased medical needs such as end of life or adaptation to new medical equipment and/or medical treatments. Palliative care also includes respite care. A Pediatric Palliative Care facility may be allowed as a conditional use in the R7.5 zone subject to the following requirements:

1. *A Pediatric Palliative Care facility may be allowed as a conditional use only on a property for which a conditional use permit and a site plan have previously been approved for a Residential Health Care Facility or Residential Health Care Facility for the Elderly and which has been operated as one of those uses with at least eight residents. The intent of this provision is to allow a Pediatric Palliative Care Facility to operate in buildings formerly approved and operated as either a Residential Health Care Facility or Residential Health Care Facility for the Elderly without significant modifications to the footprint or exterior appearance of the existing buildings.
2. The number of residents allowed in a Pediatric Palliative Care Facility shall be equal to the number of residents previously approved in the conditional use permit/site plan for the previous Residential Health Care Facility on the property, or if no limit on the number of residents was previously specified, the maximum number of residents allowed shall be twelve (12).
3. In addition to the maximum number of residents allowed in the facility, immediate family members (parents and siblings) of a resident receiving care in the facility may also reside at the facility on a short-term basis when (1) learning how to properly provide for a resident's medical needs or (2) during end of life care for a resident. However, no more than four rooms in the facility may be used for family stays at any given time.
4. A Pediatric Palliative Care facility may provide a limited amount of outpatient therapy primarily for children (ages 18 and under only) which shall be limited to not more than five patients at a time.
5. No more than two car trips per hour shall be generated in connection with the use before 5:30 a.m. or after 9:00 p.m.
6. At least twelve parking stalls shall be located on site to meet the needs of patients and staff.
7. A Pediatric Palliative Care facility must be capable of use as a Pediatric Palliative Care facility in the building(s) that were previously used as a Residential Health Care Facility or Residential Health

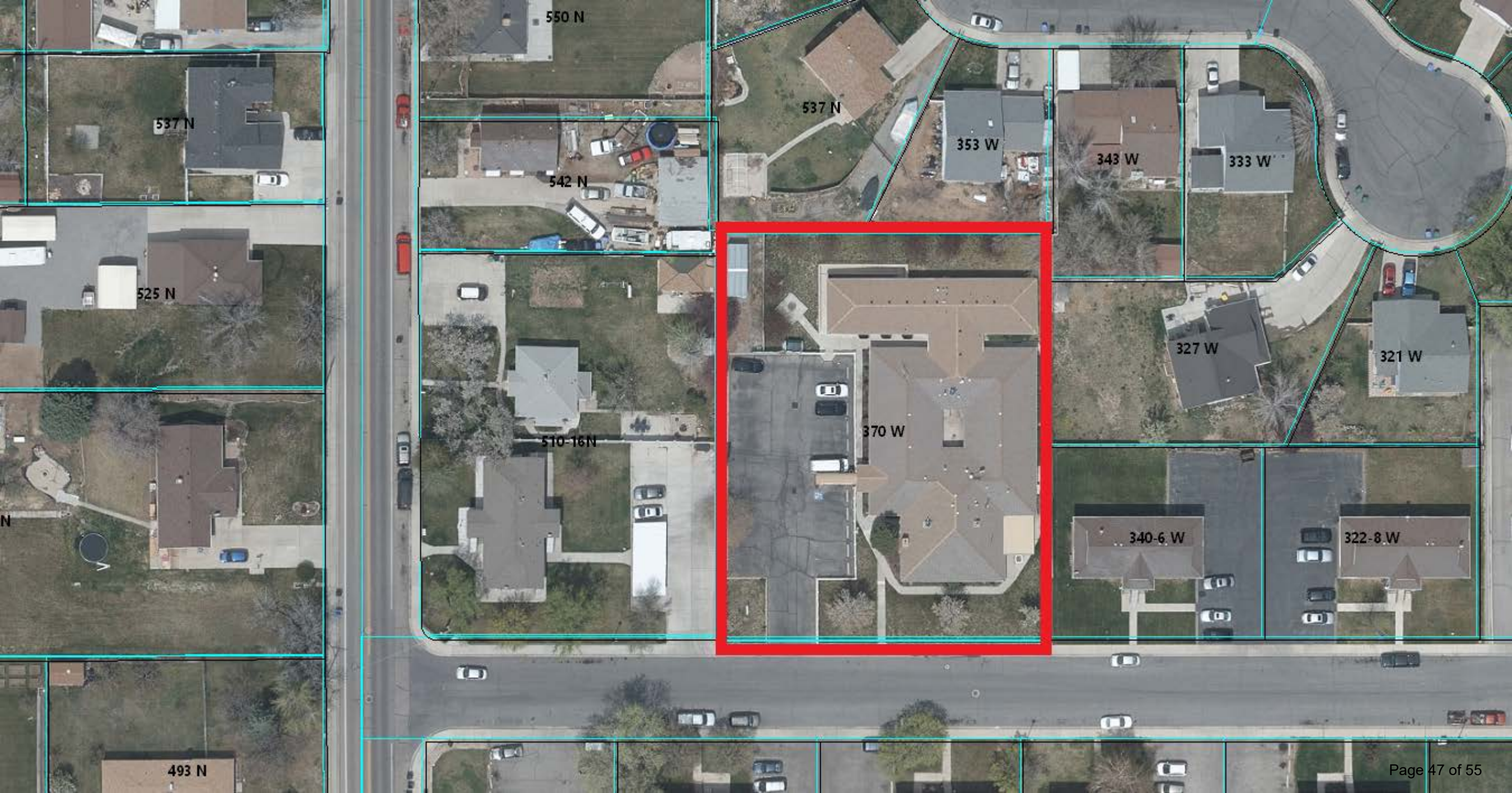
Care Facility for the Elderly without significant structural alterations that would significantly change the footprint or diminish the residential character of the existing building.

8. A Pediatric Palliative Care facility shall comply with all City building and fire codes. The City may require building and fire inspections for a Pediatric Palliative Care facility.

9. A maximum of one wall sign no greater than six square feet (6ft²) in area shall be allowed.

10. A Pediatric Palliative Care facility shall comply with the site plan requirements set forth in Section 22-14-20. The site plan shall be configured so that no vehicle will back out on to a dedicated street.

11. A Pediatric Palliative Care facility shall obtain a license from the State of Utah Department of Human Services or other applicable state agency, where required. A Pediatric Palliative Care facility must also obtain a business license from the City of Orem in accordance with the provisions of Chapter 12.



537 N

550 N

537 N

542 N

353 W

343 W

333 W

525 N

327 W

321 W

510-16N

370 W

340-6 W

322-8 W

493 N

537 N

353 W

343 W

333

542 N

327 W

510-16N

370 W

340-6 W





DRC Application

Text Amendment

Applicant Information:

Name:	Rebecca Oakley	Phone:	801.368.4499		
Address:	417 SO Palisade Drive	City:	Orem		
Email:	beckyoakley@bradesplace.org	State:	UT	Zip:	84097

Project Information:

Project Name:	Brades' Place Home
Project Address:	370 West 500 North Orem

Fees:

All Amendment Proposals	☒ Planning Commission Public Notice Fee	\$100
	☒ City Council Public Notice Fee	\$100
	☒ Neighborhood Notice Fee	TBD
If amending General Plan Text:	☐ General Plan Text Amendment Fee	\$1,166
	☐ Public Notice Sign Fee	\$765
If amending Sign Ordinance	☐ Sign Text Amendment Fee	\$1,275
If amending Other Text:	☒ Standard Text Amendment Fee	\$1,355
Total:		1555.00

Deadline:

Except in the case of a holiday, the deadline for DRC Applications is **Monday at 12pm**. Please call Development Services to determine the deadline in the event of a holiday.

Neighborhood Meeting:

A neighborhood meeting is typically required of all text amendment applications. Please contact Development Services at 801-229-7058 to find out details regarding this requirement.

Application Information:

"The DRC application must be complete at the time of submittal or it may not be accepted. An application to amend Chapter 22 or the zoning map shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. An application to amend Chapter 22 or the zoning map shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for an amendment to Chapter 22 including a zone map shall be considered null and void and a new application must be submitted, and fees paid." - Orem City Code (22-1-5)

Signature:

Applicant Signature:

Contact Person:

Contact Person:	Phone:	Email:
Rebecca Oakley	801.368.4499	beckyoakley@bradesplace.org

Office Use Only:

Project ID Number:	Date Paid:	Received By:
14300	2/17/2023	TB



DRC Questionnaire

Text Amendment

Please briefly describe your proposal. What are you proposing to change?

The current zoning is for 32 bed facility for ambulatory elderly. We would like to change this to be zoned for (1) a 32-bed facility for individuals, typically children, with medical challenges (this facility would provide overnight respite, transitional care from hospital to home, and care at times of increased medical need); (2) a place to receive outpatient treatments for Brades' Place patients who are living at home.

The proposed language change is 22-6-9(N) Pediatric Palliative Care Facility. A Pediatric Palliative Care facility (SLU 6266) is defined as a facility that provides community-based palliative care, both in-home and residential care for individuals, typically children under 18, living with serious, life-limiting or life-altering diagnosis and their families. The home-based care includes care provided in the patient's home and facility-based outpatient services required by the patient to live as well as possible with their serious illness.

Residential care includes respite care as well as care at times of increased medical needs (such as transitioning between hospital and home, times of worsening symptoms, or end of life) requiring a level of skilled nursing care/supervision for a short period of time lasting typically between 7-30 days. A Pediatric Palliative Care facility may be allowed as a conditional use in the R7.5 zone subject to the following requirements:

1. *A Pediatric Palliative Care facility may be allowed as a conditional use only on a property for which a conditional use permit and a site plan have previously been approved for a Residential Health Care Facility or Residential Health Care Facility for the Elderly and which has been operated as one of those uses with at least eight residents. The intent of this provision is to allow a Pediatric Palliative Care Facility to operate in buildings formerly approved and operated as either a Residential Health Care Facility or Residential Health

You are required by Orem City Code to specify in writing why you are proposing these changes. If you have not done so already, use the space below to do so:

Even though our use is very similar to the use it is currently zoned for, the change needed is the ambulatory and elderly components as well as adding out patient services for our patients.

Currently, these children either don't have access to these services at all or they have to leave Utah County and travel to Bountiful to receive them. This is incredibly burdensome on the family and these families would greatly benefit from a facility like this closer to home.

This facility will also bring in visitors, support local business, and improve quality of life in Orem. There are 5 of these facilities around the country, and having the 6th be in Orem would shine a big spotlight on Orem and has the potential of bringing pediatric palliative care conferences and professionals to the city.



Brades' Place

Home-Based Pediatric Palliative Care

Rebecca Oakley, APRN, FNP-C

Founder & Executive Director

Tel 801.368.4499

Fax 801.797.0720

417 South Palisade Drive, Orem, UT 84097

beckyoakley@bradesplace.org

January 29, 2023

Hi neighbors!

You are invited to a neighborhood meeting February 11, 2023 at 9:00 am regarding the property on 370 West 500 North, formerly Peaks Rehab and Nursing Center. This meeting is to share with you our ideas and gather your feedback on our plans for this property, which is presently zoned as a 16 bed Elderly Skilled Nursing Facility/Assisted Living Facility in a residential neighborhood. We are asking that zoning be changed to include a few other things specifically:

- Increase bed capacity from 1 to 2 per room because of size of bedrooms and pediatric patients;
- This facility would care for pediatric age and as they age into adulthood would continue to provide care for them as adults over 18;
- This facility would provide some services during regular business hours to seriously ill children living at home, not living at the center, so they would come during the day for a service and then leave.

We don't have specific zoning language to propose to you, as the city will craft that language once your feedback is received. "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."

We look forward to meeting you and hearing your perspectives. If you aren't able to attend, you're welcome to share your feedback at '<https://forms.office.com/r/9uETysACvW>' or the QR code. You can also reach me at the above contact details. Thank you for taking time to learn about us, what we do and the services we hope to provide with some zoning changes at this location.

QR CODE TO SURVEY



Thanks very much,

Becky Oakley and Brades' Place Families



Brades' Place

Our neighborhood meeting invitation/notice was mailed on 1/31/23 and held on 2/11/2023, well within the weeks notice required. We mailed the invitation to the full list provided by Jason Bench, Orem City DRC staff, and received only 4 back unable to be delivered by the postal service.

The meeting was held at 9 am on February 11, 2023. The agenda included:

- Welcome and description of our organization.
- Description of the current zoning use and our proposed changes with the proposed language available for review.
- Time to hear feedback from neighbors or attendees.
- Question/answer section.
- Tour of facility as it currently stands.

No neighbors attended, but Mike Carpenter of the Planning Commission attended.

To make it as easy as possible to gain all feedback from neighbors, we did offer an online link/QR code to a private form for feedback to be left as well as our phone and email for personal contact. 3 neighbors responded expressing support and encouragement as they would like to "see the facility no longer be vacant and being used for such a great purpose (Dennis)."

1. Name and contact details:
 - a. 3 individuals either called or responded to the link provided.
2. Brades' Place wants to renovate 370 West 500 North, formerly the Peaks Rehab and Care Facility, into a wonderful place to provide care for children living with serious illness and their families, including siblings and parents. Living with life-long serious illness is similar to the challenges faced with a serious accident, but these challenges aren't able to be healed from in a few months and are part of their lives without end in sight. Resiliency, extra support, even breaks from giving care 24/7 are all essential, and that's what Brades' Place provides, and wants to provide at this facility.
 - a. 100% of respondents scored this at 5/5 "I very much support this idea"
3. We would like to change the facility/zoning from caring for elderly to caring for children.
 - a. 100% of respondents scored this at 5/5 "I very much support this idea"
4. Provide Short-term overnight stays
 - a. 100% of respondents scored this at 5/5 "I very much support this idea"
5. Provide Outpatient services
 - a. 100% of respondents scored this at 5/5 "I very much support this idea"
6. We would love to hear your comments and thoughts
 - a. One respondent left a comment more about their family member with serious illness, their connection with her family and wondering where the children will go when they are adults.

Feb 11, 2023 BP Neighborhood Meeting

NAME	PHONE & EMAIL	ADDRESS	COMMENT
Mike Carpenter	201.462.1012 mike.carpenter@planning.com	1234 N. 500 N.	

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

The following items are discussed in these minutes:

- PUBLIC HEARING – Vacating Ashton Estates, Plat A and approving Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer and Steve Earl, Legal Counsel

Those excused: Haysam Sakar, Planning Commission member; Makayla Wagstaff, Associate Planner and Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from the February 15, 2023 meeting, discussed noticing commercial properties with site plan changes, discussed the zoning ordinance text amendment for Brade's Place Home 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: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer and Steve Earl, Legal Counsel

Those excused: Haysam Sakar, Planning Commission member; Makayla Wagstaff, Associate Planner and Terry Peterson, City Council Liaison

Vice-Chair Komen asked Mr. Bench to introduce **Agenda Item 3.1:** ([click here for recording](#))

Agenda Item 3.1 is a request by Thomas and Wendy Mason for the Planning Commission to vacate Ashton Estates, Plat A and approve Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone.

DRAFT Planning Commission minutes for February 15, 2023



Staff Presentation: The applicant is seeking to amend the plat of Lot 1 due to fifteen feet (15') at the South edge of the property was deeded to that property by the owner of Lot 2.

Lot 2 is being prepared to be sold, and as a result the owner of Lot 1 is seeking to have the fifteen feet (15') recorded as part of the plat for their lot. Staff requested that as part of this process Lot 2, which is currently a lot of record, also be platted. All minimum lot sizes and setbacks are still met with this adjustment.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Ashton Estates, Plat A and approve Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone.

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

Vice-Chair Komen invited the applicant to come forward. Thomas Mason introduced himself. In the presentation, it was mentioned that the amount of property being added to his property was ten (10) feet. Mr. Mason corrected that to the fifteen (15) feet that is actually being added.

Vice-Chair Komen 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 Ashton Estates, Plat A and approve Ashton Estates, Plat B located generally at 1170 North 520 East in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Mr. Clark: The construction fence has gone up on south side of the City Center building. There will be a ground breaking on March 28th. City crews will be starting demolition and site clearing starting tomorrow. ([click here for recording](#))

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Vice-Chair Komen then called for a motion to approve the minutes of February 15, 2023. Mr. Hawkes moved to approve the meeting minutes for February 15, 2023. Ms. Komen seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Adjourn: Vice-Chair Komen 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 and Murray Low. The motion passed unanimously.

Adjourn: 4:37 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: