



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
April 12, 2023

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

5:00 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 5:00 PM SCHEDULED ITEMS
 - 3.1 **PUBLIC HEARING - Amending portions of Article 22-9 of the Orem City Code to create the Public Facilities (PF) zone and other provisions pertaining to the PF zone; amending Appendix A by enacting standard land use codes that are permitted, conditional and not permitted in the PF zone; and amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning various properties currently located in the C2, HS, M2, OS5, PD5, PD6, PD15, PD16, PD36, R6.5, R7.5, R8 and R12 zones to the Public Facilities (PF) zone. Also amending the Orem General Plan by amending Section 2.1 (*Land Use Classifications*), enacting Section 2.1.6. (*Public Facilities*), enacting Section 3.1.6. (*Public Facilities*) amending Section 8.3 (*Educational Support*), and amending the General Plan Map by changing the land use designation of various properties to Public Facilities.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from the March 15, 2023 meeting.**
5. ADJOURN
 - 5.1 **Next meeting is scheduled for Wednesday, April 19, 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 April 12, 2023	
Prepared By: Cheryl Vargas		
Applicant: Orem City	PUBLIC HEARING - Amending portions of Article 22-9 of the Orem City Code to create the Public Facilities (PF) zone and other provisions pertaining to the PF zone; amending Appendix A by enacting standard land use codes that are permitted, conditional and not permitted in the PF zone; and amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning various properties currently located in the C2, HS, M2, OS5, PD5, PD6, PD15, PD16, PD36, R6.5, R7.5, R8 and R12 zones to the Public Facilities (PF) zone. Also amending the Orem General Plan by amending Section 2.1 (<i>Land Use Classifications</i>), enacting Section 2.1.6. (<i>Public Facilities</i>), enacting Section 3.1.6. (<i>Public Facilities</i>), amending Section 8.3 (<i>Educational Support</i>), and amending the General Plan Map by changing the land use designation of various properties to Public Facilities.	

NOTICES:

- Posted in 3 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Mailed notices to 34,988 property owners throughout the City.

SITE INFORMATION:

- General Plan Designation:

Varies

- Current Zones: C2, HS, M2, OS5, PD5, PD6, PD15, PD16, PD36, R6.5, R7.5, R8 and R12
- Acreage: **Varies**
- Neighborhood: **Varies**

ACTION:

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

REQUEST: City staff propose amending portions of Article 22-9 of the Orem City Code to create the Public Facilities (PF) zone and other provisions pertaining to the PF zone; amending Appendix A by enacting standard land use codes permitted, conditional and not permitted in the PF zone; and amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning various properties currently located in the C2, HS, M2, OS5, PD5, PD6, PD15, PD16, PD36, R6.5, R7.5, R8 and R12 zones to the Public Facilities (PF) zone.

Staff also propose amending the Orem General Plan by amending Section 2.1 (*Land Use Classifications*), enacting Section 2.1.6 (*Public Facilities*), enacting Section 3.1.6 (*Public Facilities*) and amending Section 8.3 (*Educational Support*), and amending the General Plan Map by changing the land use designation of various properties to Public Facilities.

BACKGROUND: City staff proposes the creation of the Public Facilities zone and the application of this zone to various properties that are currently used for public facilities in the City including public schools, public parks, City of Orem government buildings and other municipal facilities. The purpose of the proposed PF zone and the application of the PF zone to the properties described above is both to expressly allow the use of the designated properties for public facilities and also to ensure that properties that have historically been used for public facilities and have been paid for by Orem taxpayers will continue to be used for and/or preserved to meet the need for such public facilities in the future.

It is expected that Orem's population will continue to grow in future years through a combination of infill development, redevelopment and the construction of new accessory dwellings. It is likely that Orem's population of school-age children will also increase in the future due both to the general increase in population as well as due to potential changes in future demographics. The demand for public facilities in the City including public schools, public parks and municipal government facilities is therefore likely to increase over time. It is thus critical to preserve properties that have historically been used for such public facilities to meet the need for such facilities by both current and future generations. If lands that have

historically been used for public facilities are redeveloped for non-public uses, they will likely be lost forever for use by the public.

Rezoning the subject properties to the PF zone will also ensure that properties in which the public has a vested interest (due to their historic use as public facilities and their acquisition with taxpayer dollars) will be subject to a public hearing process and opportunity for citizen input before they could be redeveloped for non-public uses.

In order to accomplish the objectives described above, staff proposes the following amendments to the Orem City Code:

1. Amending Article 22-9 to create the Public Facilities (PF) zone and to enact other provisions pertaining to the PF zone.
2. Amending Appendix A of the Orem City Code to add the PF zone and to designate various Standard Land Use (SLU) codes as permitted, conditional or not permitted in the PF zone.
3. Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning various properties currently located in the C2, HS, M2, OS5, PD5, PD6, PD15, PD16, PD36, R6.5, R7.5, R8 and R12 zones to the Public Facilities (PF) zone. These properties include all properties in the City owned by the Alpine School District and the City of Orem.

Staff also propose to amend the Orem General Plan to add the Public Facilities designation to the Orem General Plan Land Use Classifications, to describe the purpose of the Public Facilities designation and to provide that one of the purposes of the General Plan is to preserve public lands that have historically been used for public facilities such as public schools, public parks and other municipal government facilities for the current and future use of such public facilities. The proposed amendments to the General Plan include the following:

1. Amending Section 2.1. (*Land Use Classifications*) to add public facilities to the major categories of land uses included in the General Plan.
2. Enacting Section 2.1.6. (*Public Facilities*) to create and describe the Public Facilities Land Use Classification.
3. Enacting Section 3.1.6 (*Public Facilities*) to add an additional subsection regarding public facilities under the Public Space heading of Section 3.1.
4. Amending Section 8.3 (*Educational Support*) by adding a paragraph regarding the need to preserve land that has historically been used for public schools in order to meet the need for future public school demand that may result from population growth and potential future changes in population demographics.

RECOMMENDATION: Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend portions of Article 22-9 of the Orem City Code to create the PF zone and to enact other provisions pertaining to the PF zone; amend Appendix A by designating the standard land use code uses

that are permitted, conditional and not permitted in the PF zone; and amend Section 22-5-3(A) and the zoning map of the City of Orem to rezone various properties currently located in the C2, HS, M2, OS5, PD5, PD6, PD15, PD16, PD36, R6.5, R7.5, R8 and R12 zones to the Public Facilities (PF) zone as shown in the map attached hereto as Exhibit “A.”

Staff also recommends that the Planning Commission forward a positive recommendation to the City Council to amend the Orem General Plan by amending Section 2.1. (*Land Use Classifications*), enacting Section 2.1.6 (*Public Facilities*), enacting Section 3.1.6 (*Public Facilities*), and amending Section 8.3 (*Educational Support*); and amending the General Plan Map by changing the land use designation of various properties to Public Facilities as shown in the map attached hereto as Exhibit “B.”

Proposed Public Facilities (PF) Zone

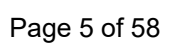
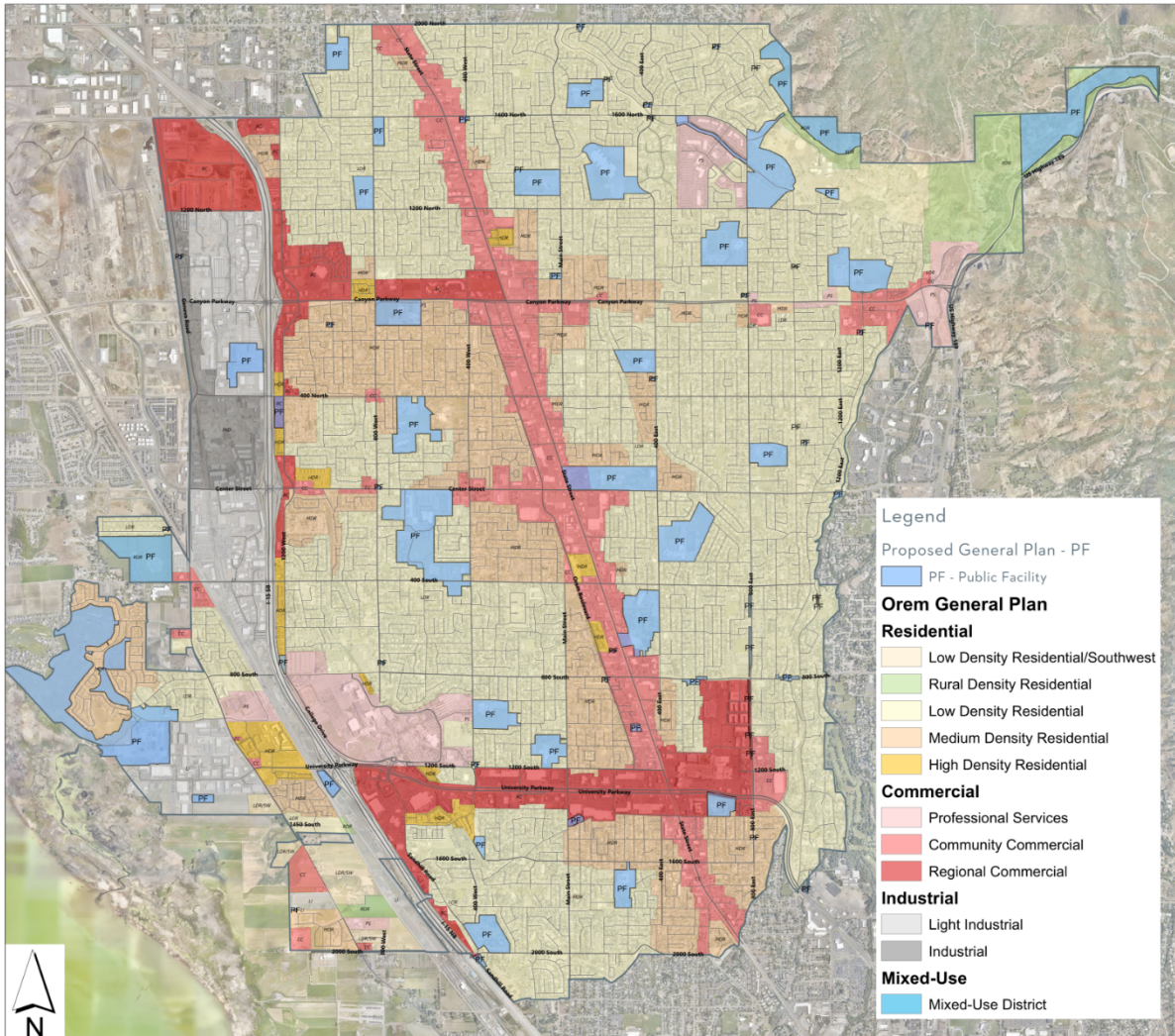


Exhibit “B”



Proposed Public Facilities (PF) General Plan Designation



CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-9. Manufacturing, ~~and~~ Research and Development ~~and Public~~ ~~Facilities~~ Zones

Contents:

- ? 22-9-1. General Provisions.
- ? 22-9-2. M1 Zone.
- ? 22-9-3. M2 Zone.
- ? 22-9-4. CM Zone.
- ? 22-9-5. BP Zone.
- ? 22-9-6. PF Zone
- ? 22-9-76. Zone Development Standards.
- ? 22-9-87. Landscaping.
- ? 22-9-98. Miscellaneous Regulations for Manufacturing, ~~and~~ Research and Development ~~and Public~~
~~Facilities~~ Zones.
- ? 22-9-109. Special Provisions.

22-9-1. General Provisions.

- A. The objective in establishing manufacturing and research and development zones is to provide areas within the City where accessibility to interstate transportation and arterial streets is convenient, and where the potential for aggregation of related or interdependent industries is significant. The objective in establishing a public facilities zone is primarily to provide and preserve areas in the City for public schools and municipal government facilities and related uses.

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

- B. For permitted uses, nonpermitted uses, and uses which require a conditional use permit, refer to Article XIX.

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

- C. Refer to the following Articles for additional regulations:
1. Article III, Nonconforming Uses.
 2. Article IV, Conditional Use Permits.
 3. Article XIV, Supplementary Regulations.

4. Article XV, Off-Street Parking.
5. Orem City Code, Sign Ordinance.

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

22-9-2. M1 Zone.

The M1 zone is established to provide areas where light intensity industrial activities and uses can be developed.

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

22-9-3. M2 Zone.

The M2 zone is established to provide areas where heavy intensity industrial activities and uses can be developed.

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

22-9-4. CM Zone.

The CM zone is established to provide areas where planned manufacturing parks may be developed. The zone is designed to provide for such uses on well-landscaped sites such that they can be located in proximity to residential uses.

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

22-9-5. BP Zone.

The BP zone is established to provide areas for scientific research, development and training, offices, and manufacturing incidental and accessory to such uses. The zone is designed to provide for such uses in a low intensity manner on well-landscaped sites.

22-9-6. PF Zone.

The Public Facilities (PF) zone is established to provide areas for public schools, local government facilities and other uses incidental and accessory thereto. The PF zone is intended both to allow the current use of such facilities and to limit the use of properties within the PF zone to such uses in order to preserve areas that have historically been used for public school and local government uses for the future public use of such properties for schools and other public facilities.

22-9-76. Zone Development Standards.

Zone Development Standards - Manufacturing, and Research and Development Zones					
	M1	M2	CM	BP	PF
Minimum Zone Area:	5 Ac	10 Ac	5 Ac	20 Ac	<u>5 Ac</u>
Minimum Lot Area:	1/4 Ac	1/4 Ac	1 Ac	1/4 Ac	<u>5 Ac</u>
Minimum <u>Frontage</u> :	No Restrictions				
Lot <u>Setbacks</u> (Minimum)					
Front:	20'	20'	30'	40'	<u>25'</u>
Side:	0	0	20'	20'	<u>20'</u>
Side when adjacent to a <u>street</u> :	20'	20'	30'	40'	<u>20'</u>
Side without one-hour firewall:	20'	20'	20'	20'	<u>20'</u>
Rear:	0	0	20'	20'	<u>25'</u>
Rear when adjoining a parcel in a residential zone:	40'	80'	40'	40'	<u>25'</u>
Maximum Structure Heights:	48'	60'	48'	48'	<u>48'*</u>
NOTE: In all manufacturing, and research and development <u>and public facilities zones</u> the height limitation shall not apply to belfries cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances. In no case shall the height of belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances exceed a height of seventy-five feet (75') measured from the average finished grade of the yard in which the <u>structure</u> is located. In no case shall that portion which exceeds the maximum structure height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the <u>building</u>. <u>*In all PF zones no portion of any building shall be located closer to a residentially zoned property than a distance equal to the height of that portion of the building. The maximum heights for structures in a PF zone which are set back less than one hundred fifty feet (150') from a residential zone shall be thirty-five (35') feet.</u>					

22-9-87. Landscaping.

- A. In the BP and CM zones a bermed landscaping strip in width of at least the required setback shall be provided and maintained along the right-of-way line of dedicated streets, except as provided below:
 1. Where a parcel is a corner lot, the total landscaping required shall be equal to the length of the property (in feet) on the longer side adjacent to the street multiplied by the distance of the required setback. The amount (in square feet) of landscaping required by this formula shall be distributed as follows: Bermed, landscaped strips at least ten feet (10') in width shall be located on the right-of-way lines of both streets. The balance of landscaping required by the formula may be placed elsewhere on the parcel in accordance with an approved landscaping plan.
 2. Where a parcel has frontage on at least two (2) street but is not a corner lot, a landscaped strip in width less than the required setback may be allowed as follows:
 - a. A ten foot (10') strip may be allowed on streets other than arterial streets, provided the strip is developed in accordance with a detailed landscaping plan approved by the City. In its review, the City shall consider the proposed location, number, size, and type of

plants, the type of irrigation system proposed, the plan's compliance with the Orem Tree Planting Plan, and other similar factors. Frontage along arterial streets shall have landscape strips in width at least equal to the required setback of the zone.

- b. A five foot (5') strip may be allowed on streets other than arterial streets provided the strip is sloped down to the public right-of-way from a concrete or concrete block retaining wall with a minimum slope of 3:1 (three feet horizontal to one foot vertical) and is developed in accordance with a detailed landscaping plan approved by the City. In its review, the City shall consider the proposed location, number, size, and type of plants, the type of irrigation system proposed, the plan's compliance with the Orem Tree Planting Plan, and other similar factors. Frontage along arterial streets shall have landscaped strips in width at least equal to the required setback of the zone.

3. No landscaping shall be required where vehicular accesses are permitted.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-2019-0013, Amended 5/14/19)

- B. In the M1 and M2 zones there shall be provided and maintained a landscaped strip ten (10) feet in width, located on the right-of-way line of the street. The remaining setback area shall be maintained free of weeds and debris and may be used for parking or landscaping. The following exceptions to the requirement of this subsection shall apply to corner lots and other lots with double frontage:

1. Where a parcel is a corner lot, the total landscaping required shall be equal to the length of the property (in feet) on the longer side adjacent to the street multiplied by ten (10) feet. The amount (in square feet) of landscaping required by this formula shall be distributed as follows: Landscaped strips at least five feet (5') in width shall be located on the right-of-way lines of both streets. The balance of landscaping required by the formula may be placed elsewhere on the parcel in accordance with an approved landscaping plan.

2. Where a parcel has frontage on at least two (2) streets but is not a corner lot, a landscaped strip less in width than the required setback may be allowed as follows:

- a. A five foot (5') strip may be allowed on streets other than arterial streets, provided the strip is developed in accordance with a detailed landscaping plan approved by the City. In its review, the City shall consider the proposed location, number, size, and type of plants, the type of irrigation system proposed, the plan's compliance with the Orem Tree Planting Plan, and other similar factors. Frontage along arterial streets shall have landscaped strips at least ten (10) feet in width.

- b. A five foot (5') strip may be allowed on streets other than arterial streets provided the strip is sloped down to the public right-of-way from a concrete or concrete block retaining wall with a minimum slope of 3:1 (three feet horizontal to one foot vertical) and is developed in accordance with a detailed landscaping plan approved by the City. In its review, the City shall consider the proposed location, number, size, and type of plants, the type of irrigation system proposed, the plan's compliance with the Orem Tree Planting Plan, and other similar factors. Frontage along arterial streets shall have landscape strips at least ten (10) in width.

3. No landscaping shall be required where vehicular accesses are permitted.

- C. Trees authorized in [Appendix U](#) shall be planted in the landscaped areas adjacent to the right-of-way line in all manufacturing, ~~and~~ research and development ~~and public facilities~~ zones. The number of trees shall be one tree for every forty (40) linear feet of landscaping adjacent to any street right-of-way. The trees may be spaced evenly or clustered within the landscaped area required along the right-of-way

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-07-0008, Amended 01/23/2007)

- D. All required trees shall be at least one and one-half inches (1-1/2") in caliper, measured four feet (4') above the ground, and shall be at least eight feet (8') in height.

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

- E. The total number of required trees per lot shall be calculated as follows:

1. One (1) tree per thousand (1,000) square feet of landscaped area for the first one (1) acre of lot area.
2. One (1) tree per two thousand (2,000) square feet of landscaped area for the second through fifth acres of lot area.
3. One (1) tree per three thousand (3,000) square feet of landscaped area for any lot area in excess of five (5) acres.

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

- F. Each planting bed shall be at least three feet (3') long and three feet (3') wide. The plan showing the planting areas shall show the general location, number, and type of plants along with provisions for an irrigation system.

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

- G. Curbs shall be provided between landscaped areas and off-street parking areas.

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

Effective on: 5/14/2019

22-9-98. Miscellaneous Regulations for Manufacturing, ~~and~~ Research and Development and Public Facilities Zones.

- A. Where a manufacturing development adjoins any lot in any residential zone, there shall be provided and maintained along such property line a wooden, masonry or other decorative, sight obscuring fence.

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

- B. All manufacturing activities in the M1, M2, CM, and BP zones shall be conducted entirely within a building, except for loading and unloading, vehicle parking and refueling, itinerant merchants, and the sale of Christmas trees, plant materials, or other seasonal items. Manufacturing Park maintenance equipment may also be stored outside of buildings within an area enclosed with a sight obscuring fence. Any alternate location must be approved by the body approving the site plan.

- C. The storage of merchandise outside an approved building shall be within an area enclosed with a sight obscuring fence of at least six feet (6') in height; provided, however, that promotional displays and plant materials may be displayed outside of an approved building or enclosed area so long as they are placed appurtenant to a building wherein the business displays the bulk of its goods for sale. This subsection shall not apply to the sale of Christmas trees.

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

- D. No excessive or offensive dust, odor, smoke, intermittent light, or noise shall be emitted which is discernible beyond the zone boundary lines, except that which emanates from the movement of automobiles. A premise shall be maintained in such a manner as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.

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

- E. All off-street parking areas, loading areas, and vehicular traffic ways shall be paved.

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

- F. All outdoor lighting shall be designed to minimize direct glare to adjoining residences.

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

- G. A caretaker facility is a permitted use in the M1, M2, and CM Zones. The caretaker facility shall be an accessory use only, i.e. incidental to and customarily found in conjunction with the principal use, and shall:

1. Be attached to or located within any structure of the principal use, and not have a total square footage that exceeds one-thousand (1,000) square feet or ten percent (10%) of the total area of the building square footage on the site, whichever is less.
2. Not be rented or leased, but may be considered part of compensation for caretaker services.
3. Only be a minor part of the principal use.
4. Be customarily associated with that particular industry or business in other cities throughout the United States.
5. Have a minimum of two (2) parking spaces dedicated for the caretaker facility.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-95-0045, Amended, 07/25/1995; 4; Ord. No. O-00-0004, Amended, 02/08/2000; Ord. No. O-01-0021, Amended, 06/12/2001)

- H. The following additional requirements shall apply to development in the BP zone:

1. No more than thirty percent (30%) of the gross leaseable area (as defined in section [22-15-2](#)) of any building may be devoted to retail uses. However, buildings that are used solely as a restaurant and have at least 3,000 square feet are excluded from this restriction.
2. For the BP zone area located at approximately 800 North and University Avenue, all development west of the Provo River shall be consistent throughout each individual project area. For development east of the Provo River the architectural and design theme

may be different from the west side of the river, but shall be consistent throughout the east side development.

(Ord. No. O-04-0034, Enacted 7/13/2004; Ord. No. O-2022-0022, Amended 11/9/2022)

Effective on: 4/10/1990

22-9-109. Special Provisions.

- A. The requirements of this Article shall run with the land and be binding on successors, owners and tenants so long as the buildings are occupied or the use exists.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

- B. The owners of a controlled manufacturing development or a research and development park which contains more than one parcel of record or which has more than one owner may be required by the Planning Commission to submit documents to the City Attorney which assure unified control of the development for approval as to form.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

- C. The improvements as shown by any approved final site plan shall be started within a period of twelve (12) months after such plan is approved by the City and shall be completed and ready for occupancy within a period of twenty-four (24) months from the date the permit is issued. The completion date may be extended by twelve (12) additional months if the approved site plan includes five (5) acres or more.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

- D. All building construction shall be in compliance with the International Building Codes as adopted by the City of Orem.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-05-0005, Amended, 2/8/2005)

- E. Any person who desires to occupy vacant floor space, or to change the use of floor space shall be required to first obtain a certificate of occupancy from the City. Any person constructing or altering a building in the manufacturing and research and development zones shall first obtain a building permit from the City for such construction or alteration, and then shall obtain a certificate of occupancy from the City before the building being constructed or altered is occupied.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

- F. The certificate of occupancy shall contain statements that the building or proposed use of a building or land complies with the various ordinances of the City regulating building construction or uses. A record of all certificates shall be kept on file in the City and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building or land affected. No fee shall be charged for an original certificate.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

- G. Every site shall conform to the approved site plan or amended site plan. No structures or improvements may be added to a site that are not included on the approved site plan. All improvements shown on the approved site plan or amended site plan shall be maintained in a neat and attractive manner. Failure to complete or maintain a site in accordance with this Chapter and with the approved site plan shall be a violation of this section. The City may initiate criminal and/or civil legal proceedings against any person, firm or corporation, whether acting as principal, agent, property owner, lessee, employee or otherwise, for failure to complete or maintain a site in accordance with this Chapter and with the approved site plan.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

- H. No person shall store junk, partially or completely dismantled vehicles, or salvaged materials in any manufacturing, ~~or~~ research and development or public facilities zone, except as authorized by the City Manager, on an approved site plan. Any such authorized storage shall be done entirely within a building or an area enclosed by an eight foot (8') sight obscuring fence.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

- I. All solid waste storage facilities shall be located at the rear of the main building or within an area enclosed with a sight-obscuring fence or wall measuring one foot (1') higher than the height of the solid waste container. The minimum access width to a solid waste storage facility shall be fifteen feet (15').

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

- J. All building sizes, heights and setbacks are also subject to the requirements of the building code adopted by the City Council, if more restrictive than this Chapter.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0017, Amended, 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

- K. Any person requesting development within the BP zone that lies within an area identified as a "surface fault rupture zone" as shown on the Map entitled "Utah County Natural Hazards Overlay Zones: Surface Fault Rupture and Earthquake Locations" with all boundaries, notations, and other data shown thereon as much a part of this Chapter as if fully described herein, shall submit with the Development Review Application a geologic report by a certified engineer that includes at least:

1. Maps that show the site location and regional setting of the development property.
2. A geologic map that illustrates actual or potential landslides, fault zones, shallow water tables, expansive or collapsible soils, debris flows, flood areas, and any other pertinent natural or artificial features that might influence the stability of the development property or adjacent property. Actual or probable surface and subsurface relations shall be shown

with those relations that are conjectural being clearly labeled as such. The proposed grading, filling, excavation, or structure to be erected shall be shown in relation to the geologic features described above. Any corrective or remedial action necessary to erect any structure shall be shown to be reasonably safe for human habitation.

3. Maps that use a scale of one inch (1") equaling one hundred feet (100') or larger, with contour lines at five foot (5') intervals. Existing contours shall be shown by dashed lines and proposed contours shall be shown by solid lines. Boring logs, cross-sections, test trench logs, soil sample descriptions, and test results shall be included.
 4. A written description of the proposed grading, filling, excavation, or structure.
 5. A written analysis of the effects of the proposed grading, filling, excavation, or erection of a structure in relation to the geologic conditions shown in the geologic maps.
 6. An analysis of the manner in which the structure will be made reasonably safe for human habitation.
 7. A list, including title, author and date, of all prior studies or reports that are relied upon to make this report.
 8. The original signature and the registration number of the responsible engineering geologist or geotechnical engineer, and a statement of the methods of study.
 9. Any other maps or information that the City Engineer may reasonably require.
(Ord. No. O-94-0017, Enacted 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)
- L. The maximum structure height in the BP or PF Zone may be increased by the City Council with the issuance of a conditional use permit. Any person requesting structure height greater than forty-eight feet (48') shall file with the City a Development Review Application requesting a conditional use permit and shall comply with the requirements of this Section, Article IV of this Chapter, and Section 22-14-20 or Section 22-14-21 as applicable.

(Ord. No. O-94-0017, Enacted 06/28/1994; Ord. No. O-01-0021, Amended, 06/12/2001)

Appendix A (PF Uses)

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP	PF
1110	Single Family	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P
1261	Residential Facilities for Disabled Persons	Permitted Use-See Sec. 22-6-9(A)							P	N	N	N	N	P	N	N	N	P	P See Sec. 22-6-9(A)
1262	Youth Transitional Home	Permitted Use-See Sec. 22-6-9(E)								N	N	N	N	P	N	N	N	N	P See Sec. 22-6-9(E)
1281	Assisted Living Facility for Elderly Persons	N	Permitted Use See Sec. 22-6-9(B)						P	N	N	P	N	P	N	N	N	N	P See Sec. 22-6-9(B)
1285	Residential Facility for Elderly Persons	Permitted Use See Sec. 22-6-9(C)							P	N	N	P	P	P	N	N	N	N	P See Sec. 22-6-9(C)
4712	Cellular Communication Monopoles	See Sec. 22-13																	
4833	Water Pressure Control Stations	P	P	P	P	P	P	P	P	P	P	P	N	P	P	P	P	P	P
4842	Sewage Pressure Control Stations	P	P	P	P	P	P	P	P	P	P	P	N	N	P	P	P	P	P
6710	City of Orem Governmental Services, Executive, Legislative, and Judicial Functions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6812	Public Primary & Secondary Schools	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	P
6813	Private Primary and Secondary Schools - permitted* if adjacent to or across the street from a Public Primary or Secondary School See Section 22-6-9(H)	N	N*	N*	N*	N*	N*	N*	N*	P	P	P	N	N	N	N	N	N	N*
6814	Charter Schools	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N	P
7423	Play Fields & Athletic Fields *Accessory to a public school or municipal facility	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N*
7610	Parks – General Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8120	Orchards	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9100	All undeveloped & unused land area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Orem General Plan

Section 2.1 Land Use Classifications.

The Land Use chapter provides policy guidelines for Orem City council, commissions, boards, and staff to use when dealing with land use decisions that require review, recommendations and approval. The purpose of this chapter is to focus on:

- General land use classifications,
- Planning sufficient land for residential, industrial, commercial, and public uses,
- Establishing guidelines for locating land uses, and
- Providing land use policies that manage growth.

Land use is divided into ~~five~~^{four} major categories of residential, commercial, industrial, ~~and~~ mixed-use, and public facilities. Figure 2.1 displays the designated land uses of the City. A more detailed regularly updated land use map (and zoning map) is located in the appendix.

Section 2.1.6 Public Facilities.

The Public Facilities classification is established to provide areas for public schools, public parks, government facilities and other public uses. The Public Facilities classification is intended to apply to properties that have historically been used as public facilities such as public schools, public parks and other municipal government facilities. The Public Facilities classification is intended both to allow the operation of public facilities such as public schools, public parks and other municipal government facilities as well as to preserve properties that have historically been used for such purposes for the future public use of such properties for public schools, parks and other public facilities A very low-density residential component of one (1) residential unit per five acres is also contemplated under the Public Facilities classification.

Section 3.1.6 Public Facilities.

The City of Orem recognizes the need to preserve public lands that have historically been used for public facilities such as public schools, public parks and other municipal government facilities. The City of Orem recognizes that Orem residents have paid for these public lands and facilities through the payment of taxes over the years. The City of Orem further recognizes that Orem's population will continue to grow and that demographics in the City are likely to change over time which will likely increase the demand for public facilities such as public schools, public parks and other government facilities. Given the investment in these lands and facilities by Orem taxpayers and the increasing demand for these facilities over the long-term, these lands should be preserved for the current and future use as public schools, public parks and other municipal government facilities.

Section 8.3 Educational Support

It is the objective of the City of Orem to support, where possible, the educational institutions within the community, to emphasize the importance of education for all citizens

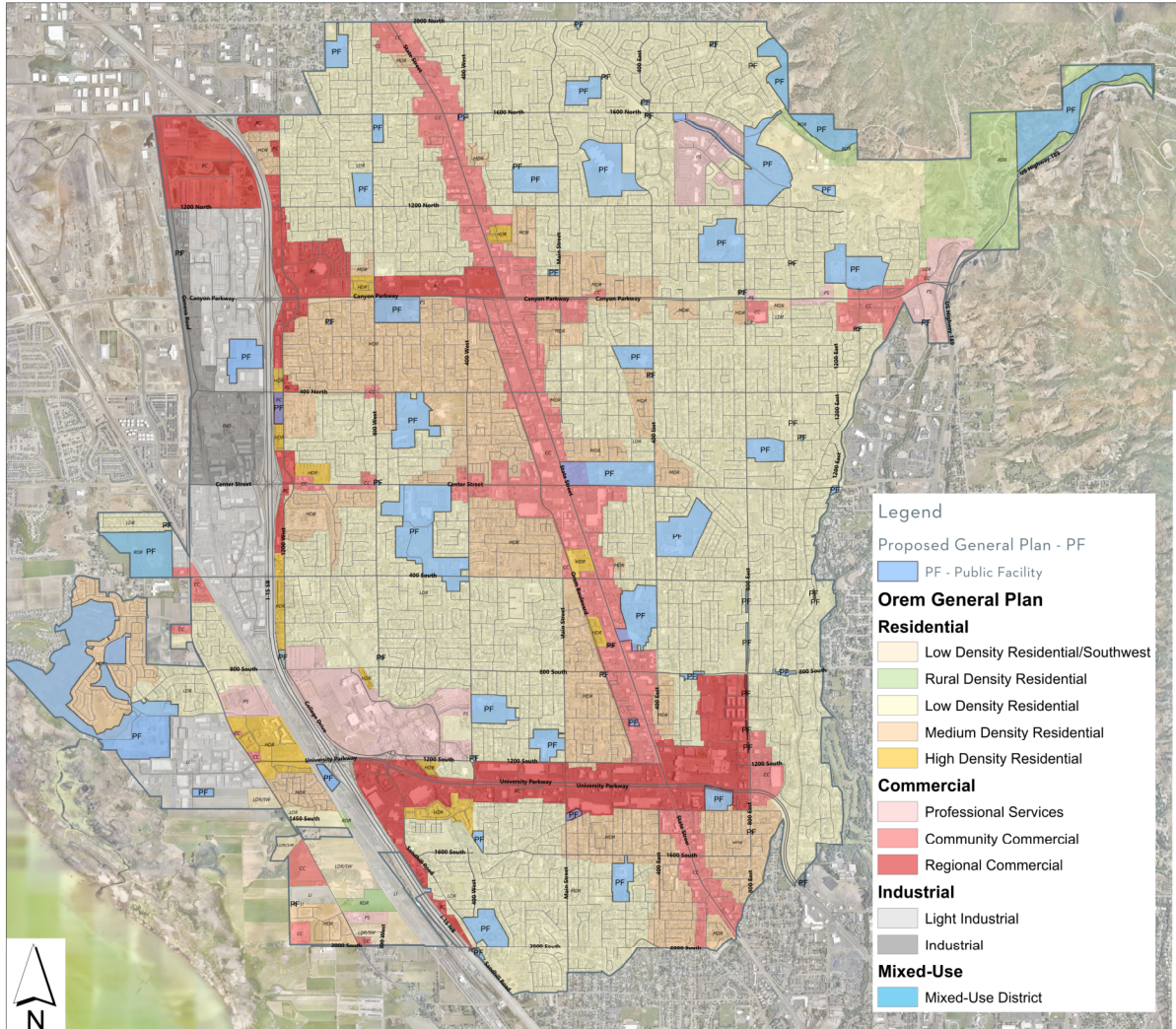
A close working relationship needs to be maintained with the Alpine School District to encourage and facilitate the improvement of elementary and secondary education in Orem. The City also needs to actively participate in and support the growth and development of Utah Valley University, to understand the needs and impacts of this continually growing campus.

Included within this objective is the preservation of land that has historically been used for public schools for current and future public school use. The City recognizes that population growth and future changes in demographics are both likely to increase the demand for public schools in the City and that adequate space in the City needs to be preserved to meet both current and future public school demand.

Figure 2.1 Land Use Map



Proposed Public Facilities (PF) General Plan Designation



The Orem Mayor and City Council are considering a rezone of public properties to promote the preservation of public land in Orem.

- The City will hold a neighborhood meeting on March 29, 2023, at the Orem City Council Chambers at 7pm to discuss and consider the rezone of public properties such as parks, city buildings, and school properties to either the OS5 zone or to a new "public facilities" (PF) zone to be created as part of this proposal.
- Orem is largely built out so preserving public space for future generations is a top priority of the City Council.
- The purpose of this meeting is to discuss the possible rezoning of certain properties located in the C2, HS, M2, OS5, PD5, PD6, PD15, PD16, PD36, R6.5, R7.5, R8, R12 as shown on the map on the reverse side to either the OS5 zone or to a new PF zone.

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.



NEIGHBORHOOD MEETING OREM CITY COUNCIL CHAMBERS MARCH 29, 2023 • 7 PM

Check orem.org/meetings for any updates to this meeting.

Please email planning@orem.org with any questions or concerns.



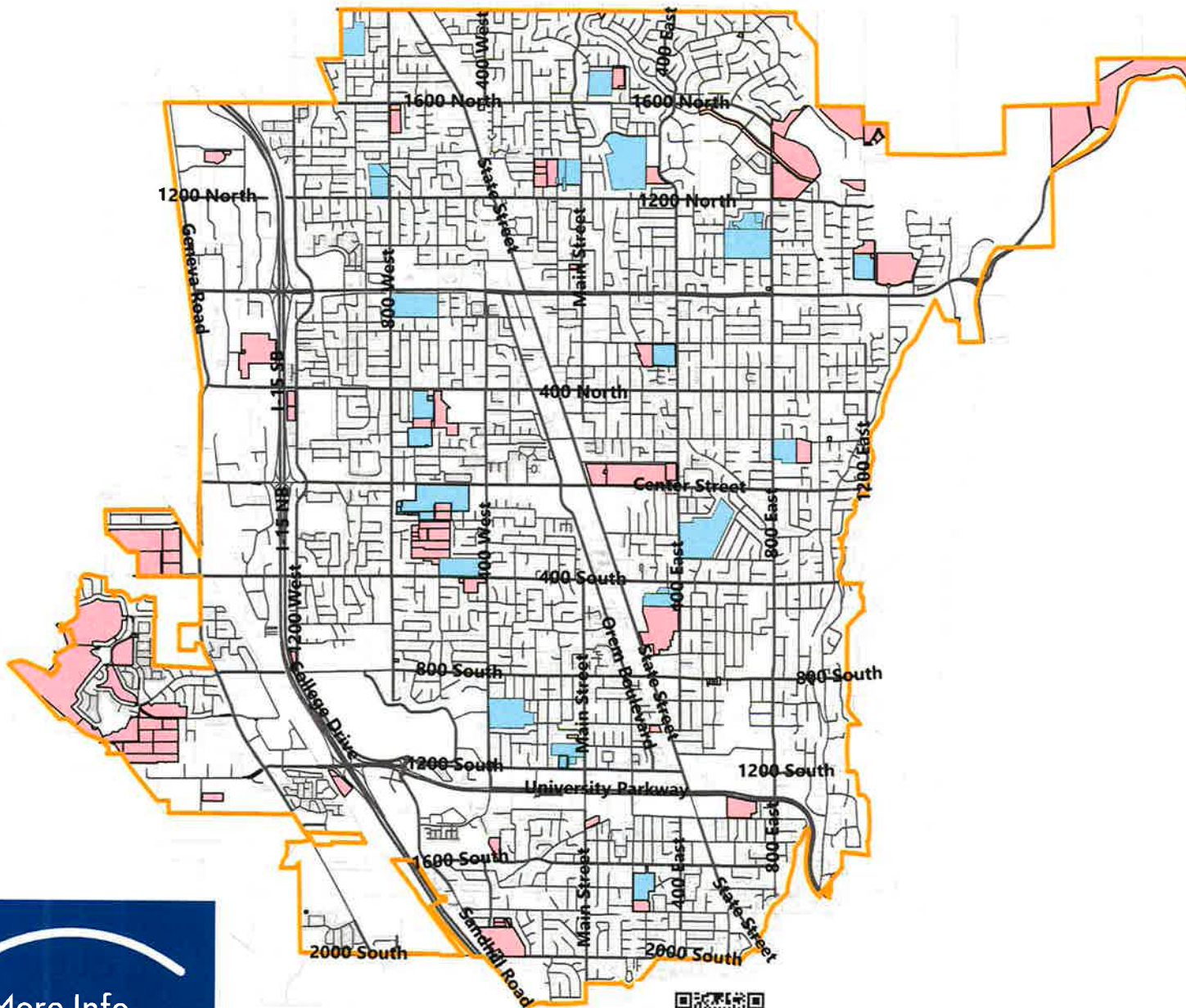
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OREM, UT
PERMIT NO. 8

ECR WSS

More Info
on Back



PRESERVING PUBLIC LAND IN OREM

Parcels Under
Consideration for Rezone

- Legend -

-  City Park / Facility
-  Public School Property

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

3/29/23

Total = ~~112~~ 113

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Jason & Becca Anderson	763 S 560 E		
Sam & Virginia Burgess	1326 N. 1050 W.		
Kira Ludwig	115 E. 1000 S.		
Rochelle Parker	37 E 1300 N		
Dewon Holt	1442 S 605 E		
Carlee & Colin Skinner	498 E. Heather Rd		
Grace & Tamara Hubert	51 W 1250 N Dr		
Katrina & Lyndon Bittner	1397 N 80 West		
Nancy Parker	885 W. 1600 N.		
Matt Harding	246 N. 400 E.		

3/29/23

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Paul Martin	970 E 350 S		
Cissy Rasmussen	930 E. 400 S. Orem		
Jaden Brigham	512 E 1864 S Oze		
Leon J Visnaw	399 W. 1560 N. Orem		
Golleen Ferguson	63 N. 400 W Orem		
GREG Duerden	433 W 165 S Orem		
Dan LeBaron	1136 N. 75 E Orem		
Bryden Low Tanhock	182 S-70 W. Orem		
Jennifer Young	484 N. 606 E. Orem		
Eric Johnson	1785 N. 900 W. Orem		
Devan Jensen	248 W 1310 N. Orem		
Paul & Virginia Mills	1453 S. 680 E. Orem		
Kendra Nield	557 S 670 E Orem		
Katie Hurd	1418 N 650 W Orem		
USA Wilkey	1376 N Main St Orem		

3/29/23

SIGN-IN

[illegible]

3/29/23

2

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Bennett Wheeler	478 E 450 S Orem		
Judith Skovron	665 N. 500 E. Orem		
Diane Singleton	697 N. 600 E. Orem		
Lynette Kern	934 N 1530 E Orem		
DAVID KERN	"		
Gary & Kristy Brown	502 W 40 N, Orem		
Michelle Sorensen			
Bethanne Newby	770 S. Woodmore Dr		
Mike Keller	1816 W 761 S		
Blair Tucker	274 W 1500 N		
Elizabeth Kenealey			

3/29/23

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Annette Beader	15145 630 E. Orem		
Mary Astor	1490 S. 640 E		
Janelle Hale	115 W. 1130 N.		
Chris Huish	805 S 250 W		
Shelley Pierce	1819 N 490 W		
BARRY E BROWN	782 W 2000 S.		
Linda B. BROWN	" " "		
Junice Jenkins	328 W. Amiron Way C		
Wayne Young	488 N 600 E		
Greg Carlisle	267 W 540 S.		
Debi Carlisle	" "		
Roy & Karen BARRACLOUGH	141 W. 1800 SOUTH		
Brada Debbie Means	943 N. 560 W		
Suzette Hill	1127 E. 500 N. Orem		
JOHN DICKSON	951 E. 970 N. OREM		
Anna Greene	882 E 375 N Orem		

3/29/23

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Laura Redford	1875 N. 180 W		
Craig Whitehead	1833 N. 760 W		
John Reinhardt	294 Daniel Dr		
KRISTEN JONES	1041 E. 700 N.		
P.J. Eagar	616 N. 940 W.		
Crystal Muhlestein	59 E. 1300 N.		
Betsy Thomas	1110 N. 50 W		

3/29/23

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Sean L. Hays	670 N 400 E		
Carl Tiebe	983 N 475 E		
JOHN GREENHALGH	348 E 1040 N		
Jay Liechwy	345 W 1600 S		
David Spencer	899 N 550 E		
Julie Spencer	899 N 550 E		
Hunter Kozak	483 N 100 E		
Shelly Abbott	453 N 100 E		
David Now	210 S 400 E		
Kira Mildenstein	1045 N 475 E		
Reed Farnsworth	188 N. 200 E.		
Tim Christensen	1249 S 1100 E		
Heather Smy	1927 N, 205 W.		
Glenn Pague	1149 E 1130 N		
Wendy Hickman	954 W. 570 N.		
Eric Wilkey	1326 N- Maun St		

3/29/23

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Laura Gleason	324 N 750 E		
C. Young	1735 Countryside Ln		
Margaret Blank	904 N 510 E		
James Taylor	1140 S. 150 W		
Eleni Wilding	1234 N. Gillman Cir		
Stephanie White	670 N 400 E		
Diane Holmes	876 E 1450 S		
Ken Holmes	876 E 1450 S		
Christ Black	234 S 1065 W		
Kelly & Janese Holt	648 S. 670 E		
Scott Williams	286 Heather Road		
Kim Poole	1458 N 75 E		
KELLY WARNICK	426 W. 400 S.		
Susanne J Davis	481 So. 450 W		
Raymond J. Carroll	690 N. 825 W		
Gerald E. SORHSEN	414 S 1000 W		

✓

3/29/23

SIGN-IN

NAME	ADDRESS	PHONE NUMBER	E-MAIL
Gary Morley	120 E 2000 S		
Windi Hicken			
Brian Jensen	1511 N 230 W		
Michael Thompson	36 E. 1348 N		
DAVID JENSEN	138 E 980 N		
Shanna Meckam			
Debi/Mike Preston	59 W 2170 S		
M. K. Johnson	453 E 330 N		
Sterling Hurd			

Neighborhood Meeting 3/29/2023 – Comments

1. I want to start by saying I am an enormous supporter of parks, greenspaces and public services. I want every Orem family to have a park within a ten minute bike ride from their home. And I think we have that here. I live between SCERA and Westmore parks and use them ALL YEAR LONG. Thank you for prioritizing family-friendly spaces.

I hesitate, however, to support this re-zone. It feels like a move without a long-term plan or the finances to back it up.

I wonder what will happen to these spaces – held in limbo due to zoning – that the district can't sell and the city cannot afford. Will these just be abandoned buildings and green space the city will need to pay to maintain.

Do we really have research to project that Orem's population will justify using these spaces for schools in the future?

I'm concerned that this makes un-used vacant spaces that the city only has hopes to use, but can't actually afford and does not actually need.

2. I support parks and recreation and appreciate how many there are in our city. I take my family to a park at least once a week, often more. This rezoning feels unnecessary. We have many parks & the city owns the land. The city can already preserve these spaces. Then it becomes clear that it's about more than just preserving green space. I want to be able to trust that this is being done in good faith and with a desire to benefit the citizens. Instead it feels like an effort to force another entity into following the will of the City Council instead of working together.

I want to have our elected officials work together and our community heal. The conversations with the City Council members was a complete rehashing of Prop. 2. It was voted on and decided. These kinds of actions feel retaliatory.

3. Thank you for doing what you can to protect Orem lands and schools. We need to keep what we have and make sure our city can serve its population for generations to come.
4. I am concerned about the obvious intent of the City Council to control the actions of the Alpine School Districts elected officials regarding use of district property in the event of school closures. I am also very upset that no advance notice of discussion with Alpine District was held!
5. Please do NOT zone any of these lands as OS5!
6. If Orem is Family City USA – we need more affordable housing and zoning these properties as you are proposing is not allowing for more affordable housing to be built. Orem City has done a good job providing park space historically. There is not really more need for parks. It would be more efficient to upgrade the parks we have instead of holding land.
7. The proposed zoning changes across the ENTIRE city at the same time seems very wrong. Different parts of the city have different needs/concerns. Rezoning should look at quadrants of

the city at a time to address this issue. It also doesn't seem as forward thinking as presented because of these differences.

Also, doing all or nothing frustrates me and other citizens because of the lack of neighborhood input. The whole city is NOT one neighborhood (even though we would like it to be). It also sounds like it is a done deal and this meeting is simply a formality. After things are decided (PF or OS5) then we should be allowed to have another meeting with more feedback.

Have these changes been discussed with the district? Our city needs to work with the district leadership to figure this out. The animosity between these two groups is damaging our community more than any land issues.

8. This action seems very vindictive of Orem City toward Alpine School District. I do not necessarily feel like Orem City needs more parks. We do not need more public land that consumes water.
9. What is to stop re-zoning once the PZ is done?

If Alpine divides, what/who owns the schools?

10. We need to protect our school properties, current schools over time will get older and we have to be able to rebuild. We need to preserve public land so that Alpine School district cannot sell the property for housing.

We need the public to be involved with changes in our communities. Yes, please do it.
-Rochelle Raney

11. I am in favor of rezoning our schools and park land to be public facilities. It is important that we maintain our green spaces for the future.
-Katie Hurd

12. I support the purchase of land where Sharon Elementary currently sits and to convert it into open public park area. I am completely against any additional apartments being developed. They have ruined the close tight-knit feel Orem had.

I own property near 1200 W. 1200 N. and at 400 N. 400 E. and would love to see more green space here across Orem. Thank you!

13. I think what Orem is doing to keep green space is great!!

Make as much green as you can. Thank you.

14. We need to replace our failing sanitary and storm sewer systems in Orem. We need tax (property tax revenue) immediately! Who is going to fund the 60 plus million to replace our sewers?

It's going to be the one million dollar homes that will replace our diminishing school properties.

Put 20 – one million dollar homes on Sharon Elementary property, and build the tax base – for sewers!

-John Dickson

15. Tis seems to be in the interest of the city. I would like to see a better working relationship with the school district. I realize that takes two parties. I would like to see the City Council lead out on repairing this relationship.

Also, I'm concerned about the land being able to be used for private or charter schools.

16. I support parks & green spaces but I worry about "holding land" for 10+ years for future schools. What happens to the property in the interim? Who cares for it? Pays for it?

What plans & ideas are on the table for this property? It seems like that discussion should take place first.

17. Yes, do this.

-Sterling Hurd

18. I don't really understand the need to rezone. I am confused by the new zone and what it means for privately owned property, or property owned by the school district. This feels unnecessary to me. I don't support the zone changes, especially on this wide scale.

-Kendra Meld

19. Please – No more building apartments or multi-housing units as schools close or for any other reason! Thank you!

-Stable Family Community

20. Thank you for having this neighborhood meeting. I am impressed that the "neighborhood" includes all of Orem City. I am grateful for the foresight of whomever proposed these possible zoning changes to protect the lands where we currently have schools. I feel it keeps the possibility of good growth in Orem under control.

-Janelle Hale

21. I like the idea of applying the PF or OS5 zones as proposed.

-John Reinhard

22. I favor preserving Windor as PF zone. I live blocks away. Thanks!

-Devan Jensen

23. Thank you for stepping up and finding this option. This seems like the best way to preserve available properties in Orem and preserve our property values all while making sure we can provide for the education of our families. Thank you.

-Karen Adamson

24. Preserving public lands and creating a process for proposed changes is good governance and makes Orem a better place for its citizens. Do it!

-Brian Jensen

25. We want to keep our parks, open spaces, public lands (ie. Sleepy Ridge Golf Course!!) No more high density housing in prime space. We need room for our families/individuals to recreate & to make our city beautiful!

26. I'm concerned about closing schools with rising population. Something about that doesn't make sense to me. I believe it is critical to preserve the property to enable schools to be rebuilt in the future. I know that Orem City and Alpine School District are separate entities. I have lost faith entirely in ASD. I hope Orem City has more integrity and foresight to plan for the inevitable future!

-Kim Poole

27. Please preserve Orem land for our schools and our parks we need this way more than more homes, apartments & condos. Our children and future children deserve the priority more than income for Alpine School district.

-Suzette Hill

28. -State Street corridor – puts a lot of control with city but ignores individual rights.

-What right does the city have to control public school land?

-Isn't school land public land? Why rezone it?

29. I live this proposal. I think Orem needs more HIGH density housing and rezoning low density housing for public use especially for potential public schools and city parks is really really good.

I want PF zoning. I don't want low density housing.

Micaela the urban planning associate at the public hearing was terrific really helpful and smart and approachable! She was great.

I thought you were buying schools to know them down. Which I know now is not happening.

I recognize this is complicated but the flyers were not clear about why rezoning is important. I think you should focus on the preservation of schools and less low density housing.

30. The parts of Orem that make life livable are things like: parks, bike paths, hiking trails, museums, outdoor concert venues. I would hate to see all of these parcels of open space sold to the highest bidder and developed w/ no oversight. I love Orem. I live and work here for a reason. I take the bus, I ride a bike and I vote. I care about air quality and water and want to live in a city with a sense of place... an area that is unique.

31. Preserving public land in Orem should be a TOP priority. There is such a small amount of public land left here that we cannot afford to give up any preserved public land. The OS5 option DOES NOT serve the community in Orem. If residential zoning is needed in any of the lands it should be used to accommodate growth and affordable housing. It should not be developed as large lots that benefit only a few people.

32. I like it. Keep our schools and land!!! 😊

33. Your ordinance for OS5 promotes HOAs. DO NOT! Find a better vehicle eg. Maintenance district or another such concept for HOAs are an eventual evil you cannot & should not promote or encourage!
-GC Duerden

34. Please consider adding as conditional uses in the PF zone:

- Museums
- Cemeteries
- Education for Universities, special training, etc.
- Nature preserves like aviaries, botanical gardens
- Other public amenities

Please do not approve OS5. It is far too limiting and exceeds the 37 additional acres recommended by the Orem Parks & Open Space Plan. Use your existing plans to inform these decisions.

35. Oldest home in Orem.
-Colleen Ferguson

36. Tear down apt. houses in Orem. Do not allow anymore to be constructed.

City center park is excellent & is good for all ages of citizens 5 year old to 100 year old. Do not change it!!!

I am sure it is impossible to enlarge some of the small ones, however, if apartment bldgs. were leveled putting parks @ the there provide with many large parks possibly the size f central.

I know the govt. of the city will laugh at my proposal but I am not the only one who is not NOT please with all them in our city.

This gives a manner to give my opinion.

37. Considering how none of these lots are for high-density units, I am for this proposal. My concern is that too many low-density zones limit access for students, and the fact that this allows voting on properties that were to be built for low-density means I am in favor.

I will also say that this marketing was poor & unclear. I live with a college-educated person & neither of us understood the proposal or how buildings would be affected until we came in and asked the actual planners.

38. My question: Why is it necessary to change our current zoning of public facilities. It doesn't seem necessary. No more zoning that allows for high density housing, sky scrapers, or big malls. Also, as a younger Orem resident (under 25) I am interested in planting our families roots in a city that avoids high density housing and skyscrapers. I am increasingly concerned about the small yards, less greenspace, and higher buildings/businesses that result in a big city vibe instead of community & neighborhood approach. I'm not a trained civil engineer and I haven't been able to – in my research- understand exactly what the implications of this rezoning would have on

Orem – but it appears to me that it would lump city parks etc... into the same zoning type as research & development? If that's the case – or if this zoning change could result in more businesses/manufacturing in Orem then I am against it. We should be focusing on creating quality living spaces with large yards, parks, & communities. Thank you 😊

39. This is a great plan to save property for later public use in Orem.

40. Stop building high-rise apartments!!! Every apartment brings another car or two onto our roads, and brings voters to our city who have no permanent interest in our schools but just as much voting power as those of use who do!

41. No more high-density housing.

Save the land our schools are on.

Address potholes along 1600 N

Transparency of who are the special interests supporting city council members.

42. Very much in favor.

We need to protect our open space.

43. Change school property to the new proposed zone.

No new development.

44. Please DO NOT allow these prime properties to become a developer's cash cow – our families need schools – parks- public lands to achieve a good family friendly neighborhood that supports families!

45. I support the proposed plan. I would like to comment that I think our current mayor & city council are doing a great work & provide super service!! Thanks a million.

46. I am not in favor of this change. It adds un-needed additional steps to something that is currently straight forward under state code.

47. This mayor and city council are trying to do one more self serving terrible thing. Remember the Orem School District fiasco – this is equal to that mistake.

The city apparently does not believe in property rights. Zoning changes should handled by citizen property owners & not cities!!!!



Orem Planning <planning@orem.org>

Neighborhood meeting March 29

2 messages

Annette Balser <annettebarnes45@yahoo.com>
To: "planning@orem.org" <planning@orem.org>

Fri, Mar 24, 2023 at 2:54 PM

I am interested in attending this meeting because I'm a dog owner. Would it be possible to discuss the possibility of reserving a small section of one or two parks for an enclosed dog run? This would be an opportune time to address this very much needed space for our pets.

Orem Planning <planning@orem.org>
To: Annette Balser <annettebarnes45@yahoo.com>

Tue, Mar 28, 2023 at 2:01 PM

Annette,

You are welcome to attend the meeting and add your comment about the need for dog parks in public parks.

-Orem Planning
[Quoted text hidden]



Orem Planning <planning@orem.org>

Arbitrary and Capricious Rezoning Decision Affecting ASD and Excluding Orem Charter Schools

1 message

Jonathan Bejarano <jbejar86@gmail.com>
To: planning@orem.org

Sat, Mar 25, 2023 at 10:13 PM

Orem Planning Commission,

I am writing to express my concerns about the recent rezoning decision that impacts properties within the Alpine School District while excluding three local charter schools. The decision appears to be arbitrary and capricious, particularly in light of the failure of Proposition Two and the personal opinions expressed by an influential figure in our community.

As you know, Proposition Two aimed to address concerns about the quality of education in our area. However, it failed to pass, which indicates that the broader community did not support the proposed changes. Despite this outcome, the Planning Commission has proceeded to rezone properties in a manner that affects only the Alpine School District, without providing a clear rationale or evidence to support this decision.

Additionally, I have been informed that a prominent member of our community has publicly lamented about the perceived "evil" being taught in the Alpine School District. This individual's son holds a significant position of influence within the city, raising concerns about potential biases in the rezoning decision. The fact that three charter schools have been excluded from this rezoning process only exacerbates these concerns.

Unfortunately, I will not be able to attend the only scheduled public meeting on this matter due to a prior commitment. However, I kindly request that the Orem City Planning Commission reconsider the rezoning decision and ensure that the process is fair, transparent, and based on legitimate land use planning principles. The selective targeting of properties within the Alpine School District, without a valid justification, undermines public trust in the Planning Commission's decisions and raises questions about the impartiality of the decision-making process.

I also urge the Planning Commission to provide additional opportunities for residents and stakeholders to express their opinions and concerns, either through additional public hearings or by soliciting written input. This will allow for a more inclusive and thorough consideration of the matter at hand.

Thank you for your attention to this important matter. I am confident that, by revisiting the rezoning decision and engaging in a more transparent and inclusive process, the Orem City Planning Commission can demonstrate its commitment to serving the best interests of our entire community.

Sincerely,
Jonathan Bejarano



Orem Planning <planning@orem.org>

Vote NO on Rezoning All of Orem's Public School Land

1 message

Laura Avenius Eliason <lafavenius@gmail.com>

Mon, Mar 27, 2023 at 9:40 PM

To: planning@orem.org

Cc: tdpeterson@orem.org, dayoung@orem.org

Hello Planning Commission, Mayor, and Planning Commission City Council Rep,

I request that you vote NO on your consideration of rezoning all school properties in Orem to OS-5 or a new PF zone. I am a parent of children that attend school in Orem, and a resident of North Orem.

Orem has beautiful park land and wonderful open space. Don't punish my children and all of Orem's students by depriving our school district of desperately needed funds.

My concern with rezoning all public school land to OS-5 or this new PF zone is that it will directly harm my children's education. Alpine School District works very hard to deliver quality education for the children of Orem. Orem's schools are under capacity. While some may feel a small school is best, I have seen first hand the negative effect of shrinking school populations. Less programming, and less dollars from the state leads to less funding for many many things, fewer parent volunteers, and more.

Orem's schools need the funds from the sale of school properties that are no longer needed! These funds will be directly reinvested in my children and the children of Orem's education.

I would encourage the City of Orem to work with our Alpine School District.

If you are concerned that funds from a sale (for example the land at Windsor Elementary to Ivory Homes for \$6 Million) aren't going to reach Orem students please work with the District on ensuring that they do.

Don't punish my children and all of Orem's students by depriving our school district of desperately needed funds.

I also would like to express sadness that you decided to hold this meeting the same night as ASD scheduled another important meeting about Orem's schools. The strain that the current Mayor and his council have placed on Orem parents is unreal. Family City USA has never felt less like Family City USA.

Thank you,

Laura Eliason



Orem Planning <planning@orem.org>

Question about Neighborhood Meeting

3 messages

Anna Steadman <anna-steadman@sbcglobal.net>
To: planning@orem.org

Tue, Mar 28, 2023 at 7:47 AM

I received a flyer about the Neighborhood Meeting scheduled tomorrow, March 29th at 7 pm in the Orem City Council Chambers. I was able to use Google to find what an OS5 zone is. I found it is an Open Space Zone in Orem. But I would like to know what the new PF zone is. Can you explain this in a response email?

Thank you,
Anna Steadman

Orem Planning <planning@orem.org>
To: Anna Steadman <anna-steadman@sbcglobal.net>

Tue, Mar 28, 2023 at 2:01 PM

Anna,

Thank you for reaching out. This proposal is to create a new zone called the Public Facilities Zone. Here's a draft description of the zone:

"22-9-6. PF Zone.

The Public Facilities (PF) zone is established to provide areas for public schools, local government facilities and other uses incidental and accessory thereto. The PF zone is intended both to allow the current use of such facilities and to limit the use of properties within the PF zone to such uses in order to preserve areas that have historically been used for public school and local government uses for the future public use of such properties for schools and other public facilities."

More information and details will be made available soon as the proposal continues through the public process (Planning Commission and City Council Public Hearings).

-Orem Planning
[Quoted text hidden]

Anna Steadman <anna-steadman@sbcglobal.net>
To: Orem Planning <planning@orem.org>

Tue, Mar 28, 2023 at 11:17 PM

Thank you so much for taking the time to respond to my inquiry. I have one follow-up question, if you don't mind.

I noticed that many of the "highlighted" properties on the mailer are schools. What zone are the schools in prior to this adjustment? And how will the new PF and/or OS5 status change what will happen with those properties? And how do the two zones differ in their impact on properties, or is each zone designated for a different type of property (park versus school)?

Thank you again,
Anna Steadman

On Mar 28, 2023, at 2:01 PM, Orem Planning <planning@orem.org> wrote:

[Quoted text hidden]



Orem Planning <planning@orem.org>

Re: Public facilities and open space rezoning?

4 messages

Shauna Mecham <shaunakb90@gmail.com>

Wed, Mar 29, 2023 at 9:49 AM

To: Debby Lauret <dlauret@orem.org>, David Spencer <dmspencer@orem.org>, "Ryan L. Clark" <rlclark@orem.org>, planning@orem.org

FYI I haven't been able to find information about the neighborhood meeting tonight on orem.org/meetings as indicated on the flyer, nor the transparency portal or anywhere else on Orem's website. It doesn't even appear on the facebook page. I'm glad the flyer went out, but it would be nice to have something online for those of us (like me) who lost it after a couple of weeks.

Thanks!

On Wed, Mar 22, 2023 at 3:49 PM Debby Lauret <dlauret@orem.org> wrote:

I was on a phone call with staff about the possibility of re-zoning all city and school properties with the idea of preserving them for future use.

Our lawyer discussed the pros/cons each different zone change. One had a 5 acre housing component, the other did not.

Dave Spencer and I had a few questions but decided it would be worthwhile to have a neighborhood meeting.

Sent from my iPhone

On Mar 22, 2023, at 2:06 PM, Shauna Mecham <shaunakb90@gmail.com> wrote:

Thank you for your response. You could get ahead of the speculation by saying this is not an attempt to diminish ASD's potential earning or note the variety of uses a PF zone might include. I would happily pass that along. With what's happened recently, it's being read as another Orem attempt to control ASD.

On Wed, Mar 22, 2023 at 10:40 AM David Spencer <dmspencer@orem.org> wrote:

Shauna, thanks for your email.

Please come to the neighborhood meeting to learn more about the proposed zoning.

Nothing has changed to date.

Thanks

David Spencer

On Wed, Mar 22, 2023, 8:52 AM Shauna Mecham <shaunakb90@gmail.com> wrote:

Hello councilmembers,

Could you share some more depth on the reason for rezoning public facilities and open space? There's a great deal of suspicious speculation considering the Mayor's recent message, but I imagine the reason is more along the lines of "5 acre lots don't work here". Clarification is much appreciated.

Many thanks,

Shauna Mecham

David Spencer <dmspencer@orem.org>

Wed, Mar 29, 2023 at 11:18 AM

To: Shauna Mecham <shaunakb90@gmail.com>

Cc: Debby Lauret <dlauret@orem.org>, "Ryan L. Clark" <rlclark@orem.org>, Orem Planning <planning@orem.org>

Shauna, this should be on our website.

Thanks

David

[Quoted text hidden]

Debby Lauret <dlauret@orem.org>

Wed, Mar 29, 2023 at 12:14 PM

To: David Spencer <dmspencer@orem.org>

Cc: Shauna Mecham <shaunakb90@gmail.com>, "Ryan L. Clark" <rlclark@orem.org>, Orem Planning <planning@orem.org>

City just added it to our front page,

Sent from my iPhone

On Mar 29, 2023, at 11:19 AM, David Spencer <dmspencer@orem.org> wrote:

[Quoted text hidden]

Shauna Mecham <shaunakb90@gmail.com>

Wed, Mar 29, 2023 at 12:54 PM

To: Debby Lauret <dlauret@orem.org>

Cc: David Spencer <dmspencer@orem.org>, "Ryan L. Clark" <rlclark@orem.org>, Orem Planning <planning@orem.org>

Thank you all!

[Quoted text hidden]



Orem Planning <planning@orem.org>

Rezone Meeting 3/29/2023

2 messages

Bronson Dameron <bronsondameron@gmail.com>
To: "planning@orem.org" <planning@orem.org>

Wed, Mar 29, 2023 at 4:38 PM

Hello,

We got the mailer about the proposed rezoning of public properties to preserve the public land left in Orem. My wife and I are unable to attend. What's the best way to voice our support for this initiative?

Thanks.

Bronson Dameron

Orem Planning <planning@orem.org>
To: Bronson Dameron <bronsondameron@gmail.com>

Wed, Mar 29, 2023 at 6:29 PM

Hello!

You may write and submit a comment to this email address in support. There will be future public hearings where you can also attend in person and voice support.

The next public hearing will be Wednesday, April 19th at 5:00 pm at the City Center.

-Orem Planning

[Quoted text hidden]



Orem Planning <planning@orem.org>

Challenge of Notice (10-9a-209)

1 message

Jonathan Bejarano <jbejar86@gmail.com>

Wed, Mar 29, 2023 at 10:02 PM

To: "scearl@orem.org" <scearl@orem.org>

Cc: "planning@orem.org" <planning@orem.org>, "cc@orem.org" <cc@orem.org>, "kbrinkerhoff@alpinedistrict.org" <kbrinkerhoff@alpinedistrict.org>, "propertyrights@utah.gov" <propertyrights@utah.gov>

Steve Earl:

I would like to give notice of challenge under UCA 10-9a-209 for Mailers sent out to Orem Residents.

These mailers included a map Which appeared to partially satisfy **10-9a-205. However, there was no date provided to an actual public hearing as required by (1)(a)**

- (1) Each municipality shall give:
 - (a) notice of the date, time, and place of the first public hearing to consider the adoption or any modification of a land use regulation; and

**Since no opportunity was given to provide public comment today there was no public hearing.
UCA 10-9a-103**

- (53) "Public hearing" means a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Therefore I would like to challenge the notice provided by the City of Orem prior to any rezone.

**Thanks,
Jonathan Bejarano**



Image.jpeg
1708K



Orem Planning <planning@orem.org>

Windsor Elementary School Property

1 message

Robert Lee <utoly2002@hotmail.com>
To: "planning@orem.org" <planning@orem.org>
Cc: "reddhead123@msn.com" <reddhead123@msn.com>

Thu, Mar 30, 2023 at 7:49 AM

Dear Orem City Council,

As an Orem City Resident, I am concerned about the pending closure of 2 school buildings in the Orem area and what might happen to the properties that they reside on. I am concerned that Alpine School district might close the schools and sell the properties to developers that might not have the neighborhood best interest in mind while developing said properties. I am concerned about losing open space that Orem city has very little of already. I am concerned about additional restricted access to the adjacent Windsor park should the land be developed. I am concerned about the disruption of an established neighborhood that has existed for unchanged for decades. I already am against the closure of the School and since it appears that Alpine school district will move forward with this anyway I would like the Orem City Council to explore any and ALL options that might help preserve the land for future use of all Orem residents for decades to come.

I would support re-zoning the property to limit the use of said school property. I would support the City buying the property for city/resident use (additional soccer, football, pickleball, Sledding hills, the ideas are endless). I would potentially support a charter school takeover even. As long as the development isn't for 1. Business or 2. Residential.

I appreciate the recent meeting that was held on 3/29/2023 that stated the Orem city council was looking to preserve that area. I Support your efforts to make Orem more neighborhood friendly.

Thank you
Robert Lee
Orem, Utah
801-836-5621
Windsor area.

Sent from [Outlook](#)



Orem Planning <planning@orem.org>

PF zone: Where does it make sense and what should it include?

2 messages

Shauna Mecham <shaunakb90@gmail.com>

Wed, Mar 29, 2023 at 2:07 PM

To: dayoung@orem.org, Jeffrey Lambson <jlambson@orem.org>, Debby Lauret <dlauret@orem.org>, David Spencer <dmspencer@orem.org>, tdpeterson@orem.org, twmacdonald@orem.org, lmilllett@orem.org

Cc: Orem Planning <planning@orem.org>, "Ryan L. Clark" <rclark@orem.org>

Hello all. Thank you for your service to Orem and consideration of this important topic.

Cities perform best when they are allowed to adapt and change. Flexibility leads to resilience, and resilience increases health.

The proposed rezoning, if only for Open Space or Parks, would do little to address Oremites current parks and recreation desires (see slides below). If Orem wishes to rezone property for parks, I suggest they strategically choose locations that allow more residents to access parks within walking distance or include additional requested amenities like dog parks. I believe there are some great maps that show walking radius for the city to use as a guideline.

There is a danger in having underutilized Open Space, which can become uncared for and grow into a place for illicit activity.

According to the [2021 Parks Survey](#), the #1 Desire of residents is walkability. A central component of walkability is having destinations that are within walking distance. If this is to be achieved, a PF zone with more flexibility than only recreational open space is necessary. Consider this success story of a [New Life for an Old School](#), for some inspiration.

For instance, [Provo's PF zone](#) includes:

Permitted Uses:

Sewer, Water, Electric, Transportation, etc

Government Services

Education - Nursery through University, including professional education and special training

Religious activities

Cultural activities and nature exhibits

Recreational activities

Parks

Forest Reserves

Conditional Uses:

Housing Authority household units (a Moderate Income Housing Plan option)

Residential for persons with a disability

(I would add senior living communities with public outdoor space, personally)

Transit

Ambulance services

Parking lots

Communications

Funeral parlor/cemetery

Medical/Health services (public or non-profit only)

Police

Dance Halls

Groups camps

Fishing activities

Public assembly

(I would add more non-profit uses, like this school-turned non-profit office space)

Thank you for your time. I look forward to talking with you tonight.

Shauna Mecham

2021 Orem Parks Survey

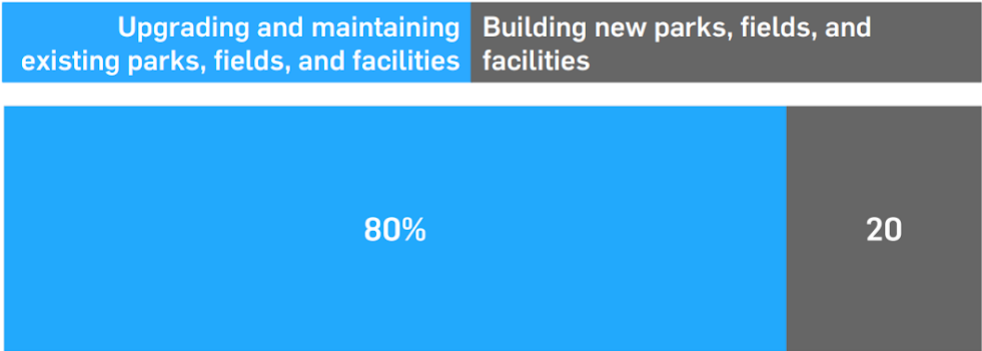
It is more important to update the parks Orem has than acquire new recreational space.

The #1 reason for choosing a park is its proximity to home, and residents want walkability more than anything else.

CARE TAX OPINIONS

Regarding the CARE Tax, the majority of Orem residents say tax funds would be better used upgrading and maintaining existing recreational facilities and spaces rather than building new ones. This is consistent with findings from 2014, when we first studied Orem residents' preferences for CARE tax spending.

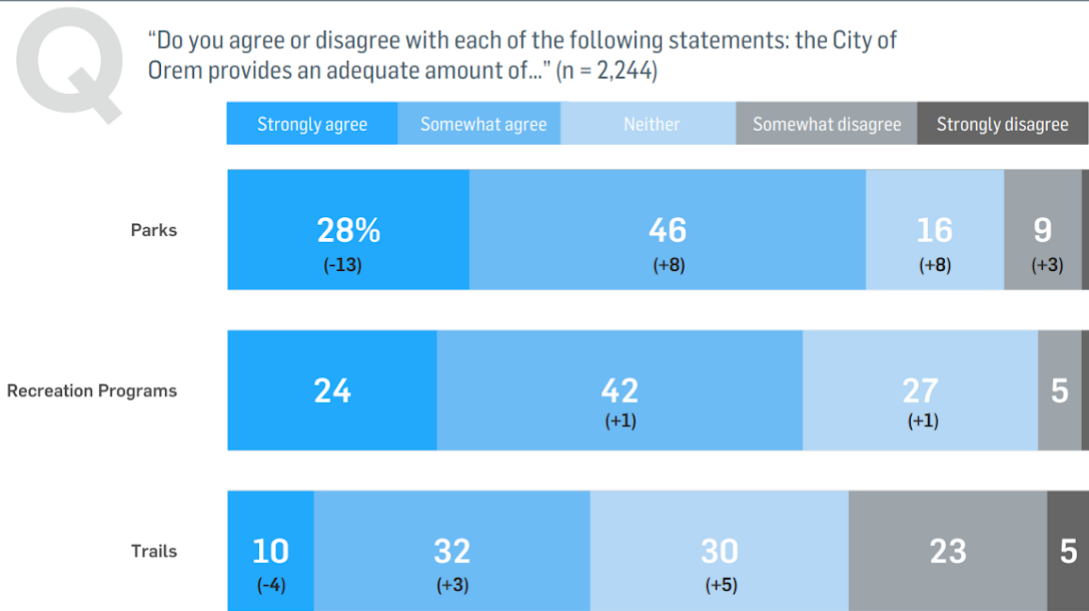
Q “The portion of the CARE tax dedicated to recreation helps to provide budget for spending on parks, fields, and recreational facilities in Orem City. In your opinion, which of the following is a better use of the recreation portion of CARE tax funds?” (n = 2,351)



While there is room for some park expansion, what residents want most is walkability and more trails.

ADEQUATE PARKS, TRAILS, & REC AVAILABILITY

A solid majority of residents agree that the city provides enough parks and recreation programs. Only 42% of residents agree, however, that the city provides enough trails. The number of people who strongly agree that the city provides an adequate amount of parks has declined since 2017, potentially as a result of the increased park use over the past year.



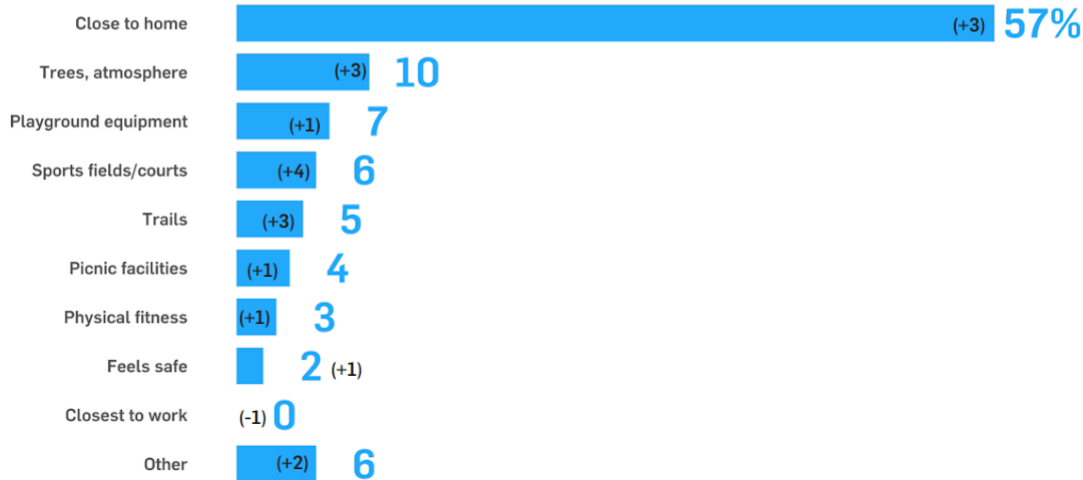
The number one factor in choosing a park is its proximity to home. 72% of residents said it is "Extremely" or "Very" important.

PARK CHOICE REASONING

Proximity to a park remains the most important reason residents reported for using the park(s) that they use. The relative importance of various factors have stayed fairly consistent since 2017.



"What is the most important reason that you use your most utilized park most often?"
(n = 2,181)

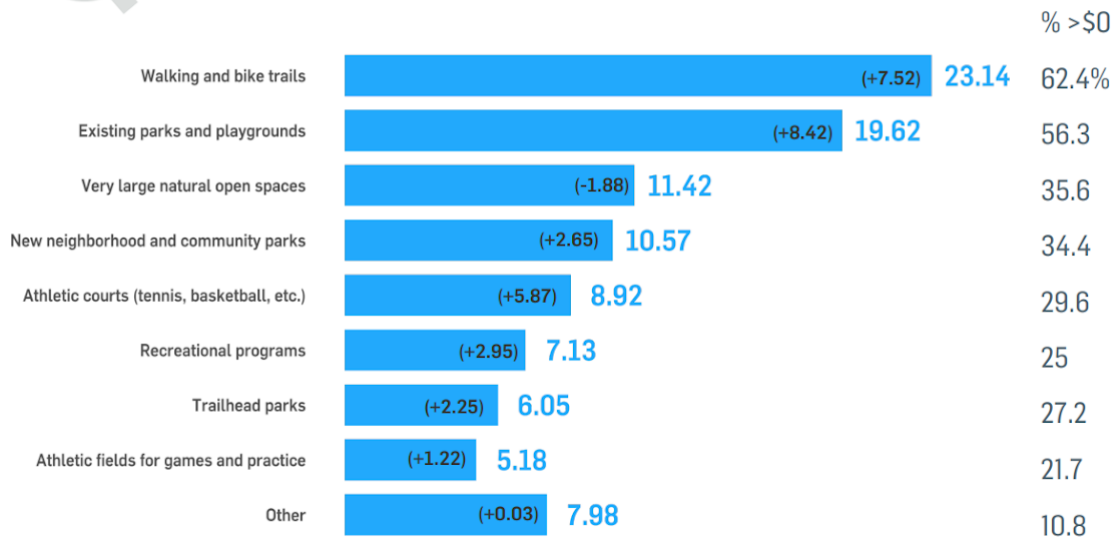


Athletic fields are the least-requested amenity. Walking and bike trails are the most-requested.

Residents' preferences are to upgrade walking and bike trails in addition to funding existing parks and playgrounds. Athletic fields for games and practice are the least-supported amenities.



Suppose you had \$100 to spend on additional parks, recreational programs, facilities, or trails in Orem. How would you divide your \$100 among the various projects, exhibits, events, and performances that could be funded? (n = 1,905)



Shauna Mecham <shaunakb90@gmail.com>

Wed, Mar 29, 2023 at 5:29 PM

To: dayoung@orem.org, Jeffrey Lambson <jlambson@orem.org>, Debby Lauret <dlauret@orem.org>, David Spencer

<dmspencer@orem.org>, tdpeterson@orem.org, twmacdonald@orem.org, lmilllett@orem.org

Cc: Orem Planning <planning@orem.org>, "Ryan L. Clark" <rlclark@orem.org>

Sorry to bug you all again - the best decisions are made when informed by existing plans. I did more digging and found these helpful facts from the [Orem Parks, Trails, Recreation and Open Space Plan](#).

Page 23: 37 acres needed for build-out in 2050. Nothing more than what is currently under development is needed by 2030.

Page 17: Map of service areas for current parks, essential in determining gaps. (see below)

Page 29: A great set of implementation strategies, including future open space/parks that come from non-traditional park types, like nature parks, detention basin parks, urban plazas (*I like this one a lot*), and community gardens. The incentives for "spaces open to the public" on State St would have helped this effort.

This is my back-of-the-napkin estimation, but as you rezone I think Orem could use about 12 acres of school-adjacent land to meet future LOS goals. Please confer with your planners.

37 acres needed

-7 (Developer-incentivised Space Open to the Public. A very rough guess for 2050 build-out)

-5 (Turn more of the planned trails into Greenways, where adjacent space is utilized instead of just week-whacked ie Murdock, 800 N, North Union Canal)

-12 (Strategically buy land for neighborhood or mini-parks where there are gaps in coverage. See map below.)

=12 acres needed

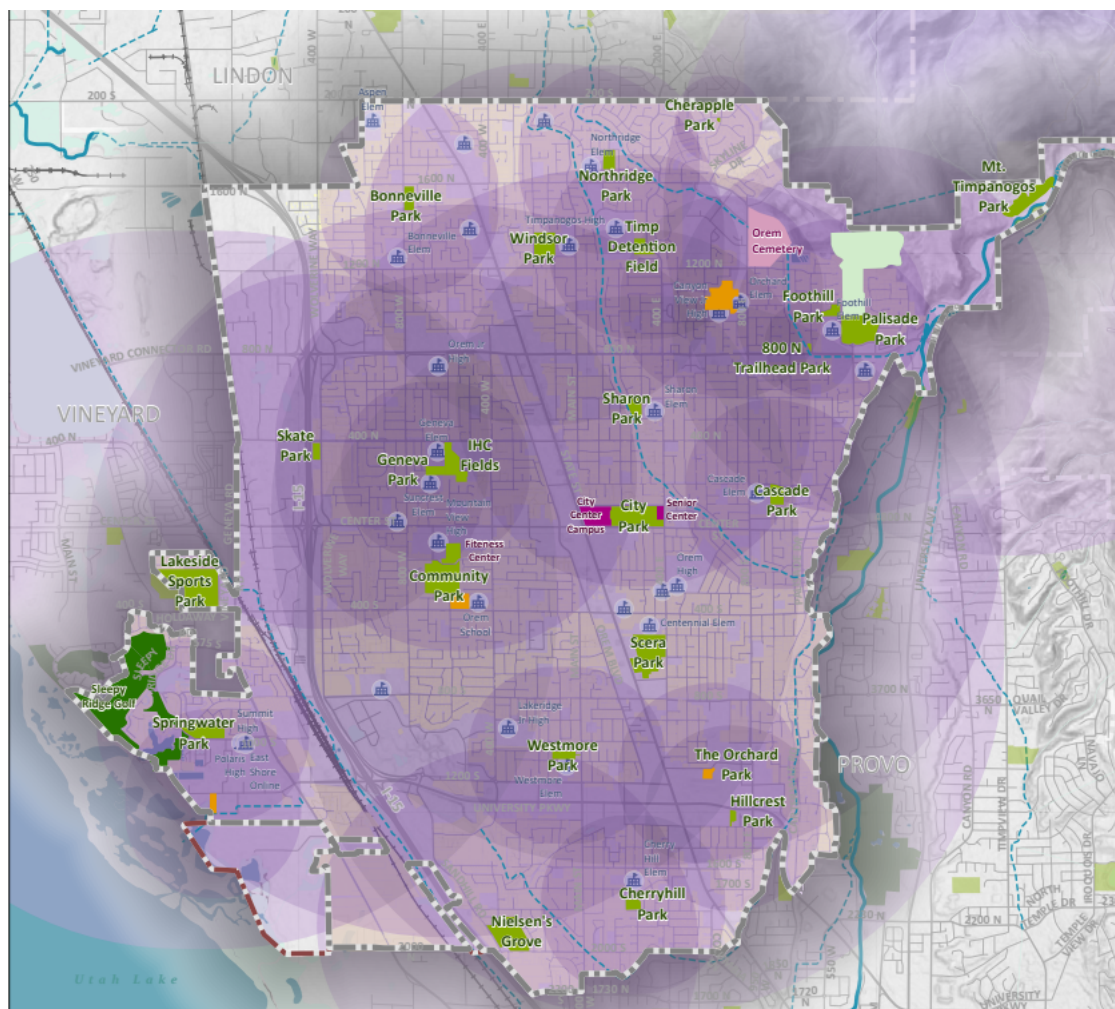
Options considering current zoning change:

Preferred: Zone all proposed areas PF with the wide range of uses in the previous email and buy the land as needed and as it becomes available for parks

Alternate: Zone portions of schools as future Open Space to turn school-adjacent parks into future regional parks. Only zone what you think Orem will need.

I hope this is at all helpful as you make this difficult decision.

Thanks again,
Shauna Mecham



-Page 17 of aforementioned Plan

[Quoted text hidden]



**D R A F T NEIGHBORHOOD MEETING
CITY/SCHOOL PROPERTY REZONE
March 30, 2023**

Place: City Council Chambers

At 6:45 p.m. the meeting began.

Attendees: Ryan Clark, Acting Assistant City Manager; Jason Bench, Acting Development Services Director; Grant Allen, Senior Planner; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Brenn Bybee, Acting City Manager; David Young, Mayor; Jeffrey Lambson, Debby Lauret, LaNae Millett, Terry Peterson and David Spencer, City Council Members

One hundred thirteen (113) city residents attended the meeting to learn about the rezone proposition and to make comments regarding the proposition (see attached attendance lists).

Staff had prepared posters representing what the goal of the rezone proposal is, maps showing current city and school owned properties, maps showing proposed PF or OS5 zone locations as a separate zone and a poster listing the reasons to rezone the properties.

Below are the reasons to preserve public land in Orem:

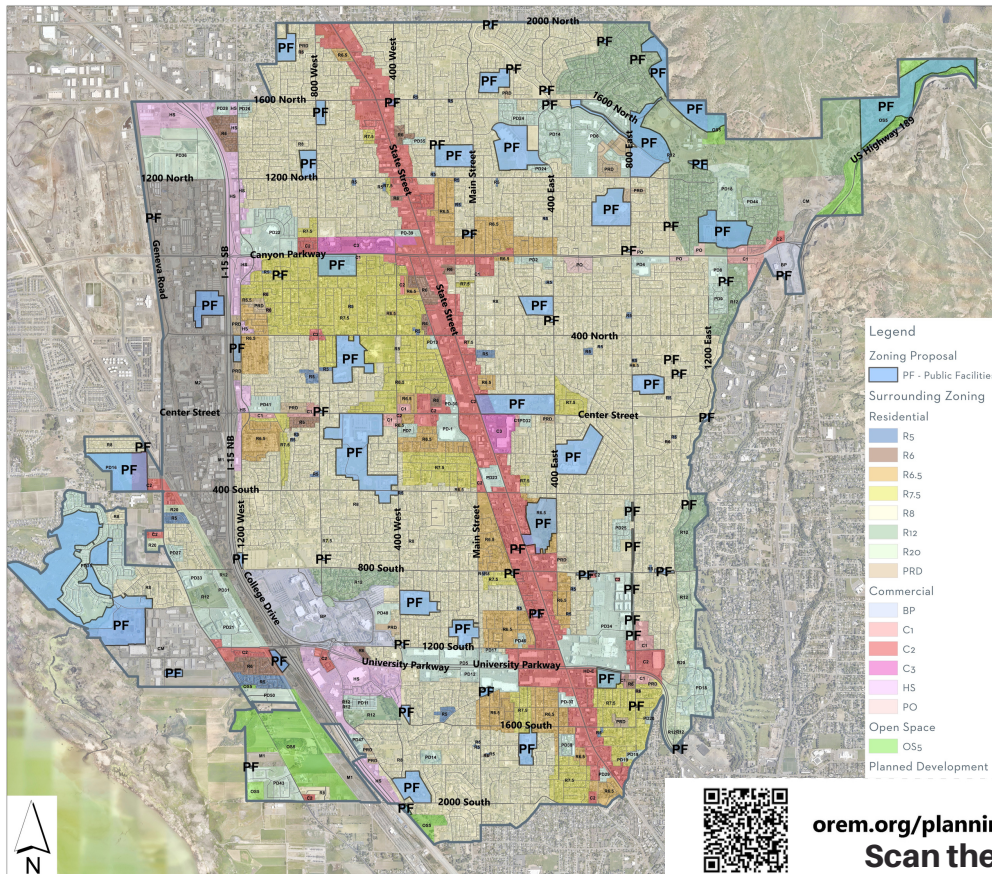
- Preserving public land for future generations is a top priority for the City Council.
- Both city and school lands have been paid for with public dollars and it is vital to preserve these lands for the continued public benefit. If these lands are developed for non-public purposes, they will likely be lost forever for use by the public.
- This proposed zoning would ensure appropriate due diligence is followed before any public lands can be developed since any proposal to redevelop these lands will require a public hearing process before the City Council with opportunity for input from residents.

Staff was able to discuss this topic with the residents in attendance and answered many questions they had. Many were curious what the rezone would mean and wanted to find out more information. Staff and City Council members were able to answer those questions.

The lists of attendees and their comments are attached to these minutes.

The neighborhood meeting ended around 8:45 pm.

Proposed Public Facilities (PF) Zone



PUBLIC HEARING PLANNING COMMISSION

Preserving Public Lands in Orem

orem.org/planning under "Current Planning (Public Hearing Notices)" tab
Scan the QR Code for More Information

The Planning Commission will consider the following items in a public hearing.

PUBLIC HEARING - Amending portions of Article 22-9 of the Orem City Code by enacting Section 22-9-6 PF Zone and other minor modifications, and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning various City of Orem properties and Public School properties located within the City of Orem in the C2, HS, M2, OS5, PD5, PD6, PD15, PD16, PD36, R6.5, R7.5, R8 and R12 zones to the Public Facilities (PF) zone as shown on the attached map.

PUBLIC HEARING - Amending portions of Section 2.1 Land Use Designation, and Section 8.3 Educational Support, and enacting Section 3.1.6 Public Facilities of the Orem General Plan; and amending the General Plan Map by changing various designation to Public Facilities.



RESCHEDULED PLANNING COMMISSION MEETING OREM CITY COUNCIL CHAMBERS APRIL 12, 2023 • 5PM

Please email planning@orem.org with any questions or concerns.



OREM RESIDENT

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Draft - CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
March 15, 2023

The following items are discussed in these minutes:

- **SITE PLAN** – Approving the site plan of the Orem City Center located at 56 North State Street in the C2 zone. – Motion passed unanimously
- **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.
 - Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 1.06 acres from the C3 zone to the C2 zone, as shown in Lot 1 on the preliminary plat, and to continue the rezone request on the remaining 3.80 acres to allow the applicant additional time to show the proposed layout of the remaining property. – Motion passed unanimously.
- **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. – Motion passed unanimously.

STUDY SESSION

Place: City Council Conference Room

At 3:48 p.m. Chair Sakar called the Study Session to order. ([click here for recording](#))

Those present: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Makayla Wagstaff, Associate Planner; Matt Taylor and Grant Allen, Senior Planners; Terry Peterson, City Council Liaison; Sam Kelly, City Engineer; Steve Earl, Legal Counsel

Those excused: Helena Kleinlein, Planning Commission member; Cheryl Vargas, Associate Planner; Jason W. Bench, Planning Division Manager

Chair Sakar proposed a change of roles of Chair and Vice-Chair to be swapped between himself and Madeline Komen.

Mr. Low moved to adjust the roles, for Madeline Komen to be Chair, and Haysam Sakar to be Vice-Chair. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Haysam Sakar. Motion passed unanimously.

The Commission and staff briefly reviewed agenda items and minutes from the March 1, 2023 meeting. The meeting was adjourned at 4:15 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:32 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Makayla Wagstaff, Associate Planner; Matt Taylor and Grant Allen, Senior Planners; Terry Peterson, City Council Liaison; Sam Kelly, City Engineer; Steve Earl, Legal Counsel

Those excused: Helena Kleinlein, Planning Commission member; Cheryl Vargas, Associate Planner; Jason W. Bench, Planning Division Manager

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

SITE PLAN – Approving the site plan of the Orem City Center located at 56 North State Street in the C2 zone.

Staff Presentation:

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.

Chair Komen asked if any Planning Commission members had questions for Mr. Taylor.

Discussion was held regarding the parking provided in the proposed plan.

Chair Komen invited Lane Gray to come forward.

Discussion was held regarding the current building square footage compared with the square footage of the proposed building.

Discussion was held pertaining to how the demolition will impact the existing breezeway between the current city center and the library.

Mr. Gray explained how the process of moving to the new building will work and aspects which will make the new building more functional for citizens and staff.

Chair Komen called for a motion on this item.

Planning Commission Action:

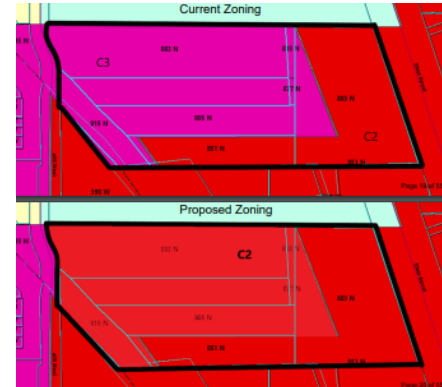
Mr. Sakar moved to approve the site plan of the Orem City Center located at 56 North State Street in the C2 zone. Mr. Carpenter seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Haysam Sakar. Motion passed unanimously.

Chair Komen asked Mr. Taylor to introduce **Agenda Item 3.2:** [\(click here for recording\)](#)

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.

Staff Presentation:

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.

Chair Komen asked the applicant to come forward.

Matt Neilson came forward. Mr. Neilson explained what is envisioned for this project.

Discussion was held pertaining to how the property will be platted and how long along they are with users for the property.

Discussion surrounding if the applicant is open to other options than what is currently presented.

Chair Komen opened the public hearing.

When no one came forward, Chair Komen closed the public hearing.

Discussion was held among Planning Commission members regarding the rezone.

Chair Komen invited the applicant to come forward again.

Mr. Neilson came forward, and explained what the main concerns were that were presented at the neighborhood meeting. Planning Commission members expressed concern regarding that the concept plan is not binding.

Discussion held surrounding the need for changing from C3 to C2, pertaining to what difference it would make to change the zone.

Chair Komen called for a motion on this item.

Planning Commission Action:

Mr. Hawkes move to forward a positive 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 1.06 acres from the C3 zone to the C2 zone, as shown in Lot 1 on the preliminary plat, and to continue the rezone request on the remaining 3.80 acres to allow the applicant additional time to show the proposed layout of the remaining property. Mr. Low seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Haysam Sakar. The motion passed unanimously.

Chair Komen asked Mr. Taylor to introduce **Agenda Item 3.3:** [\(click here for recording\)](#)

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.

Staff Presentation:

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.

Chair Komen asked the applicant to come forward.

Becky Oakley came forward. Ms. Oakley explained the project and how they were able to address the neighborhood comments.

Discussion was held regarding how many employees would work at the facility and how this facility compares to existing facilities throughout the country.

Chair Komen opened the public hearing.

When no one came forward Chair Komen closed the public hearing.

Planning Commission members discussed the proposed facility.

Chair Komen called for a motion on this item.

DRAFT - Planning Commission minutes for March 15, 2023

Planning Commission Action:

Mr. Hawkes moved to 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. Mr. Crismon seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Haysam Sakar. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes for March 1, 2023. Ms. Komen moved to approve the meeting minutes for March 1, 2023. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Haysam Sakar. The motion passed unanimously.

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

Adjourn: 5:40 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: