



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
April 19, 2023

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

4:00 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PUBLIC HEARING – Approving the preliminary plat for Apple Bud Plat A located generally at 258 North 800 East in the R6.5 and R8 zones.**
 - 3.2 **PUBLIC HEARING – Vacating AFFCU Orem Subdivision and approving State Street Commons Subdivision located generally at 845 North State Street in the C2 and C3 zones.**
 - 3.3 **Conditional Use Permit – Applicant requests the Planning Commission forward a positive recommendation to the City Council for approval of the conditional use permit for Brades’ Place Home for Pediatric Palliative Care located generally at 370 West 500 North in the R7.5 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from April 12, 2023**
5. ADJOURN
 - 5.1 **The next Planning Commission meeting is scheduled for May 3, 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 19, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Mckay Matthews	PUBLIC HEARING – Approving the preliminary plat for Apple Bud Plat A located generally at 258 North 800 East in the R6.5 and R8 zones.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 113 property owners within 500 ft

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R6.5/R8**
- Acreage: **0.73**
- Neighborhood: **Cascade**

ACTION:

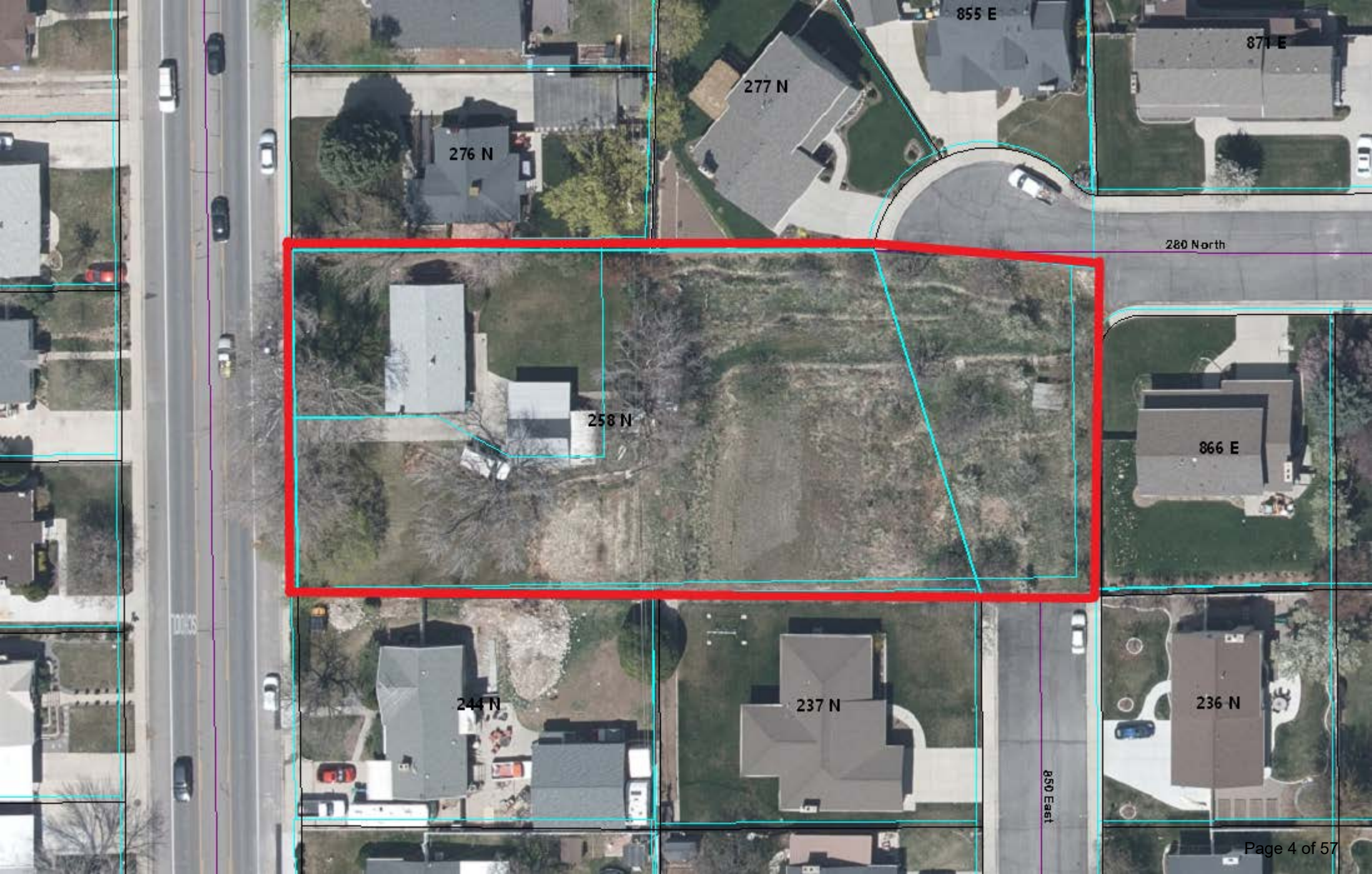
The Planning Commission is the final approving body for this item.

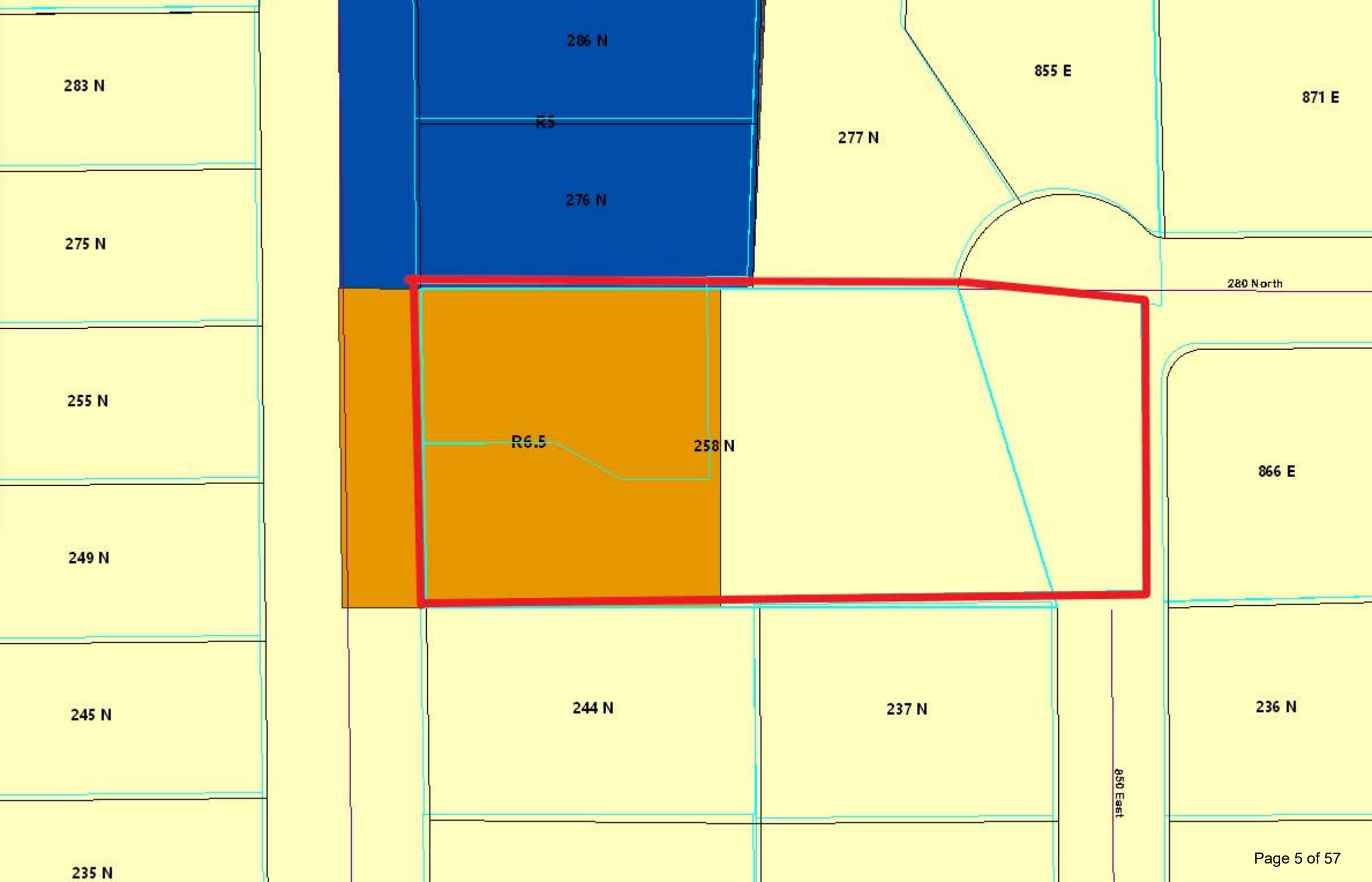
REQUEST: The applicant requests the Planning Commission to approve the preliminary plat for Apple Bud Plat A located generally at 258 North 800 East in the R6.5 and R8 zones.

BACKGROUND: The applicant is proposing to subdivide his vacant property into 3- Single Family Lots. The western portion of the lot was previously rezoned to R6.5 to allow it to be subdivided into two lots, both of these lots will face 800 East. The eastern portion of the lot remains R8, and will have one lot which will face 850 East.

As part of the plat the street will be completed to connect 280 North and 850 East as per Orem City Code Section [17-7-7\(D\)](#).

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat for Apple Bud Plat A located generally at 258 North 800 East in the R6.5 and R8 zones.





283 N

275 N

255 N

249 N

245 N

235 N

286 N

R5

276 N

R6.5

258 N

244 N

237 N

236 N

855 E

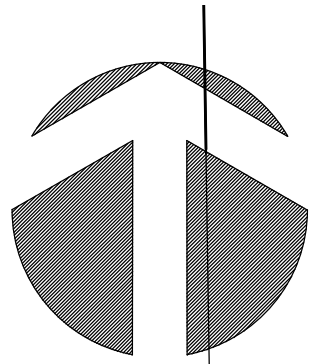
871 E

866 E

277 N

280 North

850 East



NORTH
1" = 20'

Northwest Corner
Section 13 Township 6 South
Range 2 East SLB&M

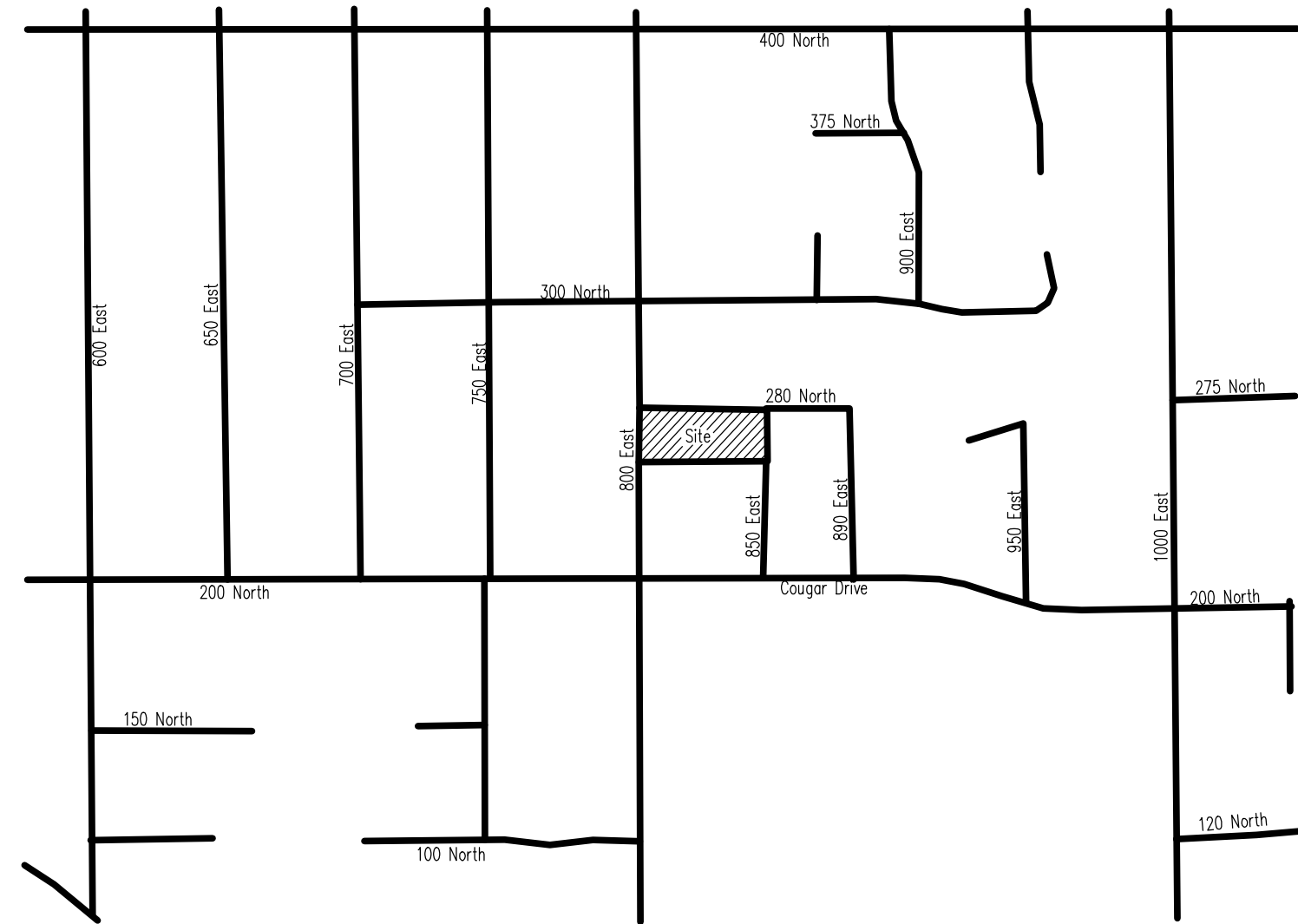
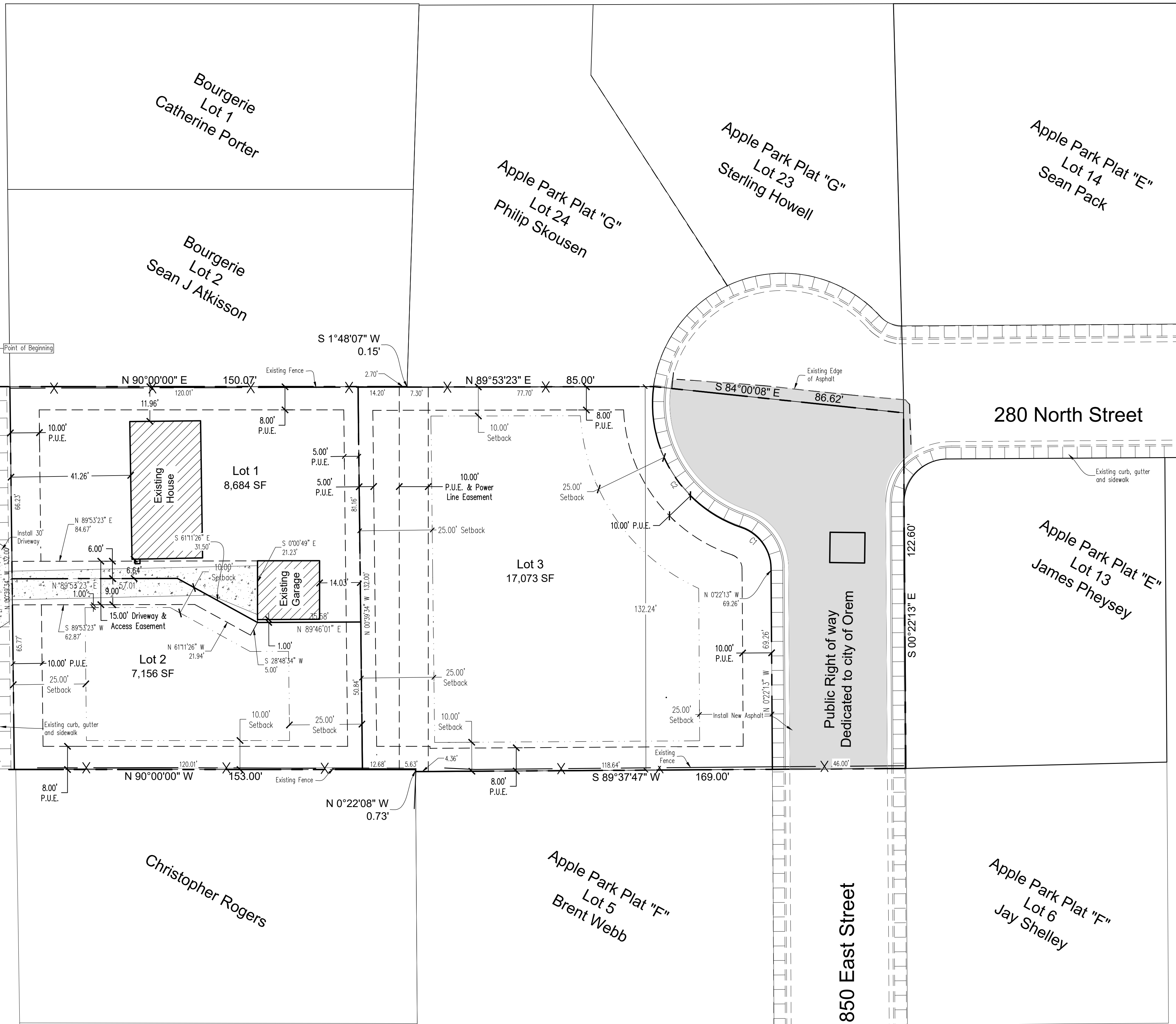
800 East Street
Section Line

West 1/4 Corner
Section 13 Township 6 South
Range 2 East SLB&M

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	18.52'	17.36'	N 36°03'05" W	70°43'40"
C2	45.00'	62.01'	57.22'	S 31°56'19" E	78°57'12"



Vicinity Map

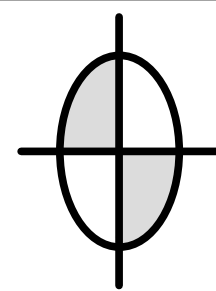
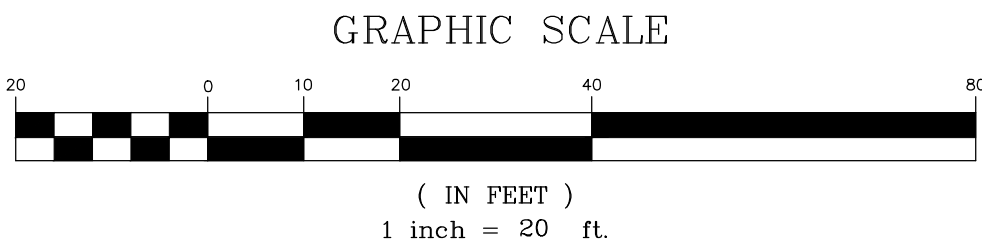
PROPERTY DESCRIPTION

Commencing at a point located South 00°51'46" East along the Section line 877.60 feet and East 17.22 feet from the Northwest corner of Section 13, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence East along Bourgerie Subdivision 150.07 feet; thence South 01°48'07" West 0.15 feet; thence along Apple Park Subdivision the following 5 courses: North 89°53'23" East 85.00 feet, South 84°00'08" East 86.62 feet, South 00°22'13" East 122.60 feet, South 89°37'47" West 169.00 feet, North 00°22'08" West 0.73 feet; thence West 153.00 feet; thence North 131.99 feet to the point of beginning.

AREA=41,993 sq. ft. or 0.96

Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.



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

Utah

Apple Bud Plat "A"
Preliminary Plat

Orem

Revisions
10-21-2022

Date
7-18-2022
Scale
1"=20'
By
BHT
Tracing No.
L - 14699

Sheet No.
C - 2



Street View from 280 North



Street View from 800 East



Street View from 850 East



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - Approving Apple Bud Plat A located generally at 258 North 800 East in the R8 and R6.5 zones.

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

BOARD OF EDUCATION ALPINE SCHOOL
DISTRICT
50 N CENTER
AMERICAN FORK, UT 84003

Planning Commission
Wed, Apr 19, 2023
4:30 pm



City Council Chambers, 56 N State Street

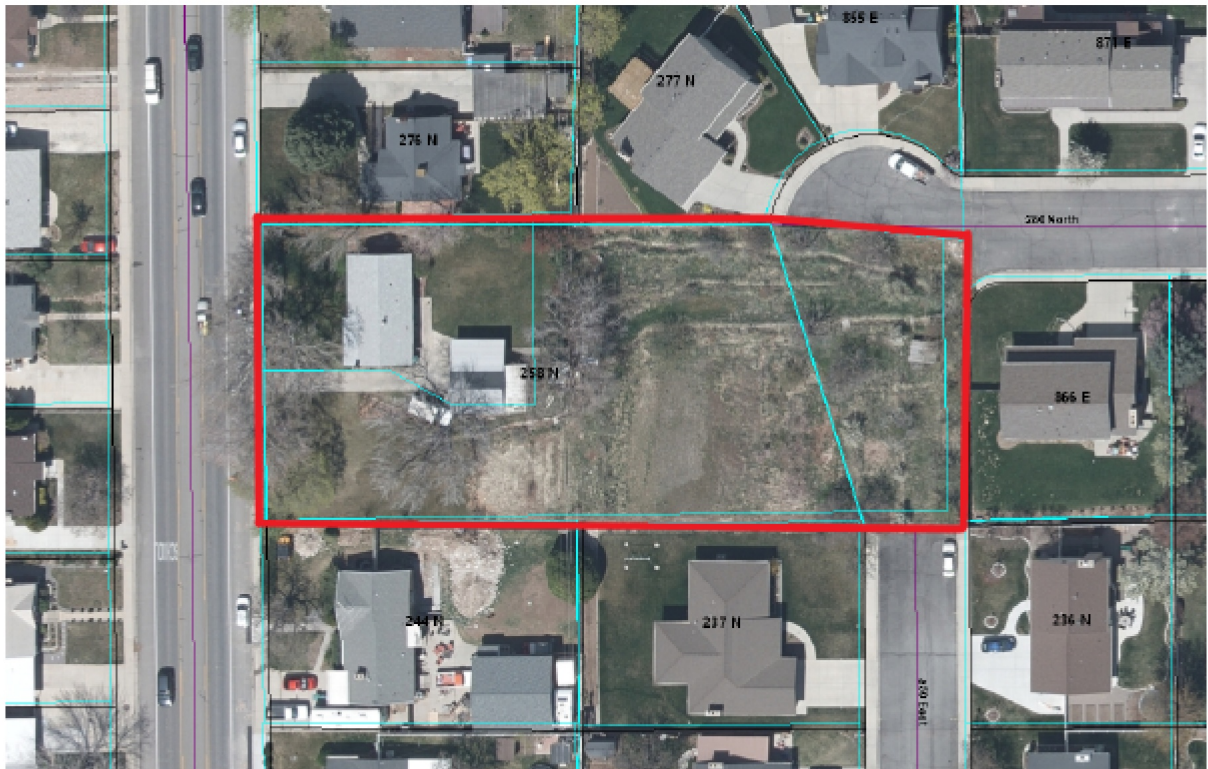
***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC HEARING - Approving Apple Bud Plat A located generally at 258 North 800 East in the R8 and R6.5 zones.

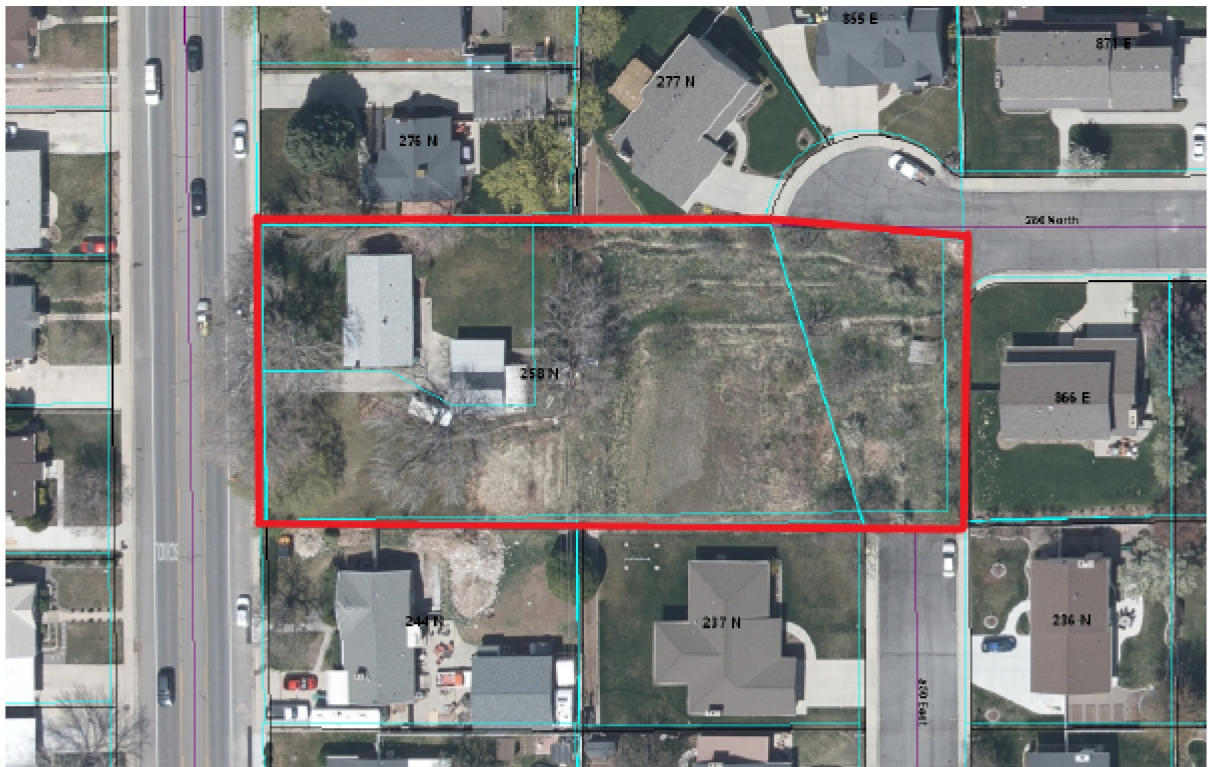
Additional information can be viewed on orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

DAVIS, MICHAEL & MICHELLE
440 E 500 N
LEHI, UT 84043

Planning Commission
Wed, Apr 19, 2023
4:30 pm



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



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

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
STREET 320 N 800 E
OREM, UT 84097

BOARD OF EDUCATION ALPINE
SCHOOL DISTRICT
50 N CENTER
AMERICAN FORK, UT 84003

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

WALKER, DONELL
169 E 980 N
OREM, UT 84057

BROADBENT, STEVEN E & ALISHA R
170 N 750 E
OREM, UT 84097

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CRANDALL, MAXWELL D &
BRITANIA D
175 N 800 E
OREM, UT 84097

CRITCHFIELD, RYAN
--OR CURRENT RESIDENT--
181 N 800 EAST
OREM, UT 84097

STOKES, GARY L & JULIE A
209 N 890 E
OREM, UT 84097

AUSTIN, MARK V & LAURIE A
211 N 750 E
OREM, UT 84097

COLE, KACEY & LAURA M
213 N 850 E
OREM, UT 84097

BERGE, AUSTIN L & JESSICA L
218 N 890 E
OREM, UT 84097

DNC HOLDINGS LLC
220 N 750 E
OREM, UT 84097

GYGI, BRYAN W & SHAWNA G
223 N 750 E
OREM, UT 84097

BIRRELL, SCOTT R & JILL
223 N 890 E
OREM, UT 84097

ST JOHN, JAMIE S & CHALIS J
224 N 800 E
OREM, UT 84097

BODILY, GARRETT & MERILEE (ET
AL)
224 N 850 E
OREM, UT 84097

LUND, BARNEY A & MARY F
225 N 850 E
OREM, UT 84097

WHITTLE, TRENT L & SUSAN B
232 N 750 E
OREM, UT 84097

MCBETH, BRENT H & CHERYL M
235 N 750 E
OREM, UT 84097

PONTIOUS, AUBREY
235 N 800 E
OREM, UT 84097

SHELLEY, JAY K & STEPHANIE
236 N 850 E
OREM, UT 84097

WEBB, BRENT W & AMY JO B
237 N 850 E
OREM, UT 84097

HATCH, SIDNEY A & CHRIS A
244 N 750 E
OREM, UT 84097

ROGERS, CHRISTOPHER S & KYLEE N
244 N 800 E
OREM, UT 84097

CLARK, CALVIN & KELSEY
245 N 800 E
OREM, UT 84097

HOLDERNESS, PATRICK H &
KRISTINE B
247 N 750 E
OREM, UT 84097

DEVERE, CYRUS & JULIE
--OR CURRENT RESIDENT--
249 N 800 EAST
OREM, UT 84097

CHOQUE, MAURICIO & JENNIFER S
250 N 890 E
OREM, UT 84097

CKI INVESTMENTS LLC
254 N 650 E
OREM, UT 84097

TURNER, ANNE
--OR CURRENT RESIDENT--
255 N 800 EAST
OREM, UT 84097

HOHREIN, MAX E & MARIANNE
256 N 750 E
OREM, UT 84097

HALE, QUENTIN VAL & NANCY A (ET AL)
257 N 890 E
OREM, UT 84097

MATTHEWS, MCKAY S & ADELE W
258 N 800 E
OREM, UT 84097

BURR, KAY M & JAN Y (ET AL)
259 N 750 E
OREM, UT 84097

RICH, HARVEY K & MARY ANNE B
262 N 890 E
OREM, UT 84097

BEESON, BENJAMIN T & DAPHNEE J
269 N 890 E
OREM, UT 84097

STONEMAN, RICK & ELISA
270 N 750 E
OREM, UT 84097

ROBERTS, BARRY LEE & MARTHA PALMER (ET AL)
273 N 750 E
OREM, UT 84097

GLAHN, PETER & MARIE
274 N 890 E
OREM, UT 84097

MOOSMAN, JAMES & CAROLYN
275 N 800 E
OREM, UT 84097

ATKISSON, SEAN J & TAWNYA L
276 N 800 E
OREM, UT 84097

SKOUSEN, PHILIP L & PATRICIA A (ET AL)
277 N 850 E
OREM, UT 84097

DAVIS, MICHAEL & MICHELLE
--OR CURRENT RESIDENT--
283 N 800 EAST
OREM, UT 84097

PORTER, CATHERINE (ET AL)
286 N 800 E
OREM, UT 84097

CKI INVESTMENTS LLC
--OR CURRENT RESIDENT--
287 N 750 EAST
OREM, UT 84097

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

CALDER, SHIRLEY E
294 N 750 E
OREM, UT 84097

WEIGHT, NAOMI C
294 N 800 E
OREM, UT 84097

JOHNSTON, HEATH J (ET AL)
--OR CURRENT RESIDENT--
295 N 800 EAST
OREM, UT 84097

WALKER, DONELL
--OR CURRENT RESIDENT--
315 N 800 EAST
OREM, UT 84097

SANCHEZ, MAURILIO REYNOSO
315 N 875 E
OREM, UT 84097

WATTS, STEPHEN P & BECKIE G
317 N 900 E
OREM, UT 84097

COLES, O KENT (ET AL)
--OR CURRENT RESIDENT--
320 N 800 EAST
OREM, UT 84097

GLEASON, LAURA L & DEREK T
324 N 750 E
OREM, UT 84097

KILLPACK, CAMBRIA (ET AL)
331 N 800 E
OREM, UT 84097

BOYTER, SCOTT M & SHERRIE LYNN (ET AL)
331 N 875 E
OREM, UT 84097

TURNER, JOYCE
332 N 875 E
OREM, UT 84097

FINCH, SHIRL J & DIANE
334 N 800 E
OREM, UT 84097

LONG, RICHARD KAY & MAREN KAY
337 N 800 E
OREM, UT 84097

SMART, JAMES L & IRENE B (ET AL)
--OR CURRENT RESIDENT--
347 N 875 EAST
OREM, UT 84097

HALLS, FRED D & DIANE A
348 N 875 E
OREM, UT 84097

DAVIS, MICHAEL & MICHELLE
440 E 500 N
LEHI, UT 84043

SMART, JAMES L & IRENE B (ET AL)
440 N 1200 E
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

CARTER, REED & BRITTANY J
745 E 300 N
OREM, UT 84097

CRITCHFIELD, RYAN
752 E 200 N
OREM, UT 84097

ZABRISKIE, IZIC K
760 E 200 N
OREM, UT 84097

KRESGE, JOSHUA S & CHARITY B
765 E 200 N
OREM, UT 84097

PUGH, DALE A (ET AL)
775 E 200 N
OREM, UT 84097

CARDON, MARIA MERCEDES (ET AL)
775 E 300 N
OREM, UT 84097

DELL, STEVE D & SHANALEE
782 E 300 N
OREM, UT 84097

CATALANO, RUBEN (ET AL)
785 E 200 N
OREM, UT 84097

MC ALLISTER, FAYE C
786 E 200 N
OREM, UT 84097

WALKER, CHRIS W & AMIE JERRIS
(ET AL)
788 E 200 N
OREM, UT 84097

KNAPP, BRADY & ERIN
795 E 200 N
OREM, UT 84097

FLORES, ANDRES
811 E 200 N
OREM, UT 84097

WAKEFIELD, NEIL S & SUZANNE L
823 E 200 N
OREM, UT 84097

BOWEN, LON & REVA
835 E 800 S
OREM, UT 84097

BRIMHALL, LANCE
839 E 300 N
OREM, UT 84097

WALKER, AUSTIN L (ET AL)
851 E 300 N
OREM, UT 84097

HOWELL, STERLING M & SHAUNA L
855 E 280 N
OREM, UT 84097

BRINK, DENISE EILEEN
859 E 200 N
OREM, UT 84097

BOARD OF EDUCATION ALPINE
SCHOOL DISTRICT
--OR CURRENT RESIDENT--
860 E 200 NORTH
OREM, UT 84097

ALLEY, CATHERINE
862 E 300 N
OREM, UT 84097

PHEYSEY, JAMES H & REBECCA D
866 E 280 N
OREM, UT 84097

PACK, SEAN T & ALEXA A
871 E 280 N
OREM, UT 84097

WALKER, TERRY P & MARY C
874 E 300 N
OREM, UT 84097

JOHNSON, KYLE D & KATHY J
886 E 300 N
OREM, UT 84097

TOONE, ROGER KEITH & COLEEN
O'BRAY (ET AL)
887 E 300 N
OREM, UT 84097

MATTHEWS, MC KAY S & ADELE
891 E 280 N
OREM, UT 84097

MATTHEWS, MCKAY S & ADELE
891 E 280 NORTH OREM
OREM, UT 84097

RICHARDS, ABRAHAM R & LISA G
898 E 300 N
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

HART, JOHN A & RACHEL
902 E 300 N
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

BAKER, GARY & KRISTEN
907 E 200 N
OREM, UT 84097

LOVE FAMILY TRUST 02-24-2021 THE
(ET AL)
912 E 260 N
OREM, UT 84097

THORNE, KAREN WILLIAMS &
WILLES MAX (ET AL)
922 E 260 N
OREM, UT 84097

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
950 E 200 NORTH
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

JOHNSTON, HEATH J (ET AL)
1692 CHERAPPLE DR
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

COLES, O KENT (ET AL)
%DORMAN, ROGER
4501 78TH AVENUE CT W
UNIVERSITY PLACE, WA 98466

DEVERE, CYRUS & JULIE
7914 GREENFIELD DR
PARK CITY, UT 84098

Item #: 3.2	Planning Commission April 19, 2023	
Prepared By: Cheryl Vargas		
Applicant: Jeremy Weber, Evergreen Devco, Inc.	PUBLIC HEARING – Vacating AFFCU Orem Subdivision and approving State Street Commons Subdivision located generally at 845 North State Street in the C2 and C3 zones.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **C2 & C3**
- Acreage: **7.10**
- Neighborhood: **Timpview**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate AFFCU Orem Subdivision and approving State Street Commons Subdivision located generally at 845 North State Street in the C2 and C3 zones.

BACKGROUND:

The applicant is seeking to create two legal lots. They will sell Lot 1 concurrently with their purchase of the property on May 4, 2023. They will submit a second plat amendment application to further subdivide Lot 2. They will also submit a separate site plan application for each lot and will include all required site plans and civil improvement plans for the full development of each lot.

Both lots will meet the minimum lot size of the C2 and C3 zones (7,000 square feet for the C2 zone and three (3) acres for the C3 zone). Lot 1, which is in the C2 zone, is 1.06 acres and Lot 2, which is in both the C2 and C3 zones is 5.868 acres. [22-8-8](#)

The part of the parcel that fronts State Street is currently in the AFFCU Orem Subdivision. This is the plat that will be vacated. The middle and west side of the property fronting 400 West are all lots of record. This new plat will create two new platted lots that encompass the entire parcel within the same subdivision.

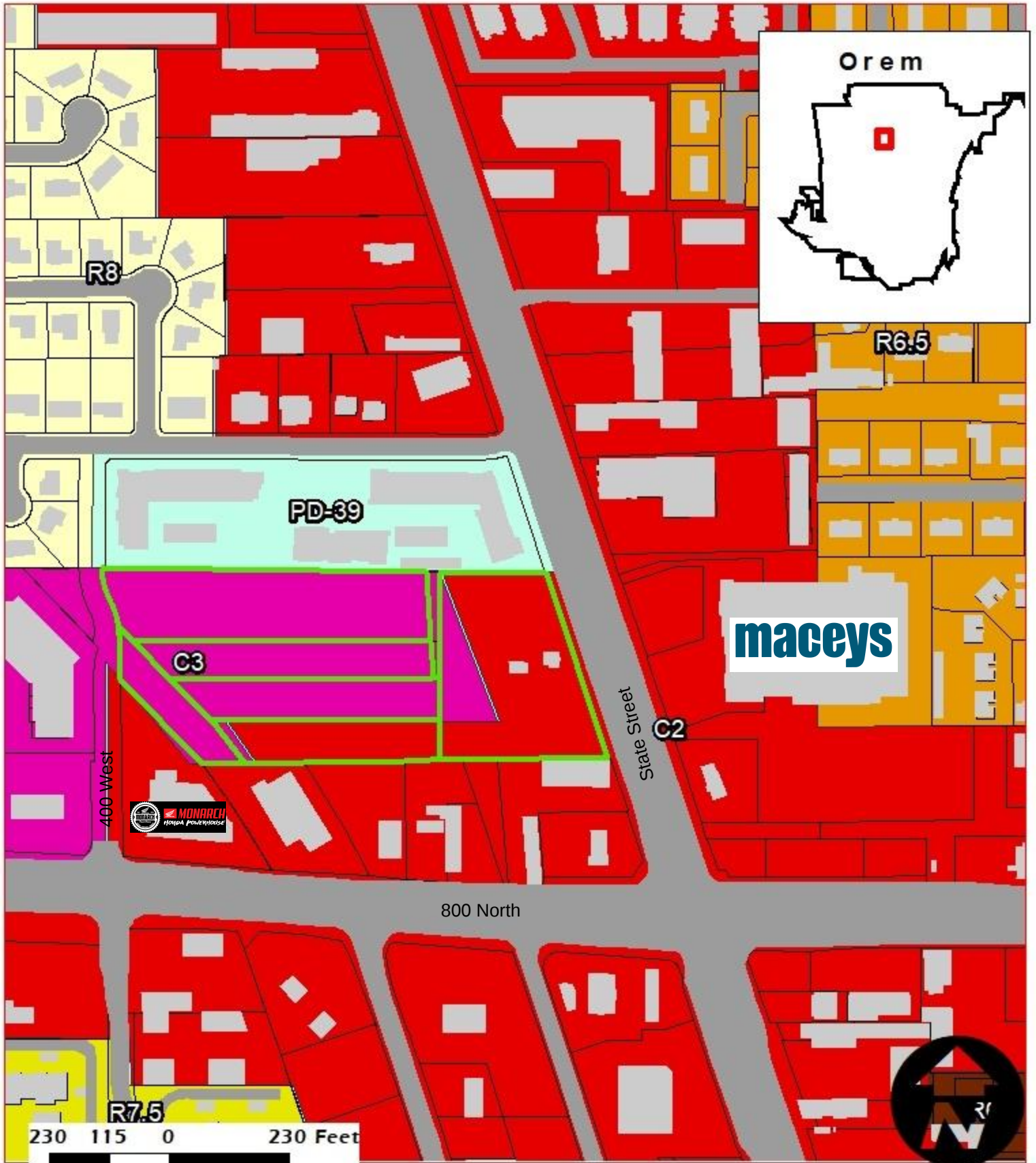
The proposed plat meets all the requirements of the C2 zone and C3 zone.

RECOMMENDATION:

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate AFFCU Orem Subdivision and approving State Street Commons Subdivision located generally at 845 North State Street in the C2 and C3 zones.



800 N & State



Legend

- ▬ 877 N State Street
- ▬ Buildings
- Parcels

◆ Preliminary Plat
C2 & C3
7.10 Acres

NEIGHBORHOOD
Timpview

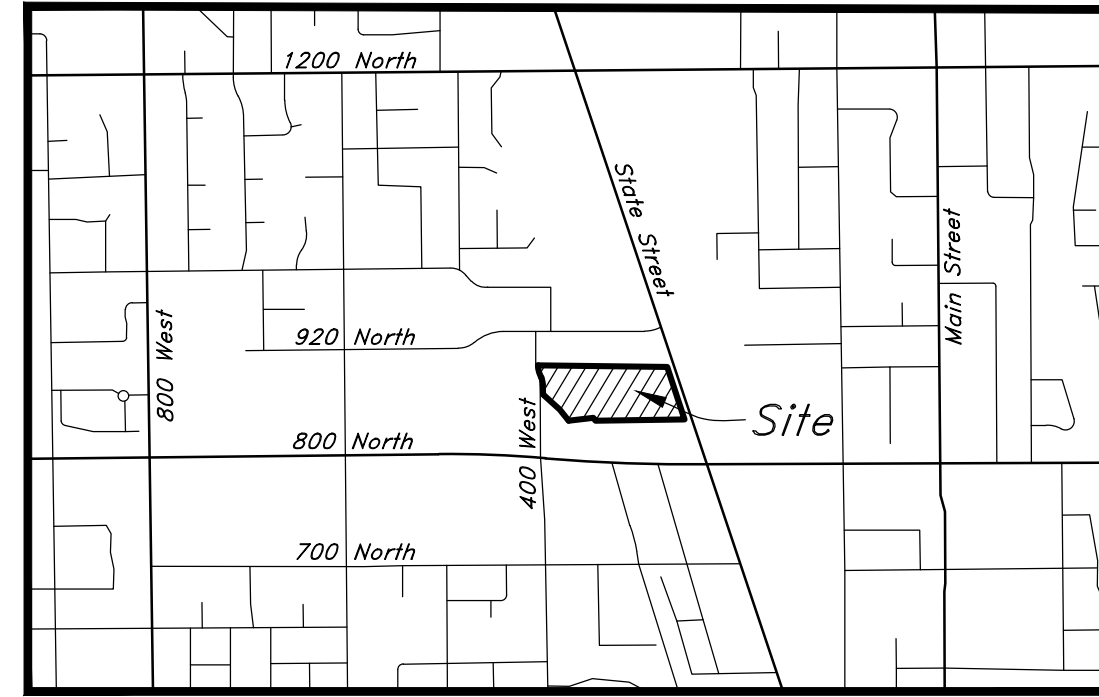
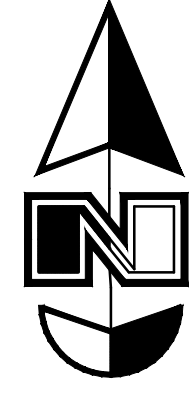
Preliminary State Street Commons Subdivision

Legend

- Property Line
- Lot Line
- Easement Line
- Adjoiner Line
- Control Line
- Center Line
- Section Corner
- Right-of-Way Monument
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

Vacating and Amending all of AFFCU Orem Subdivision together with more land, being a part of the North Half of Section 10, Township 6 South, Range 2 East, SLB&M, U.S. Survey, in Orem City, Utah County, Utah 2023

Scale: 1" = 50'



Vicinity Map
Not to Scale

Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have retraced Utah County Record of Survey No. _____, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the referenced monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as State Street Commons Subdivision.

Boundary Description

All of Lot 1, AFFCU Orem Subdivision, recorded as Entry No. 35500:2010 and as Map No. 13230 in the Official Records of Utah County, together with more land, being a part of the North Half of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Orem City, Utah County, Utah:

Beginning at the point of intersection of the Easterly line of Residences at Monte Vista Subdivision recorded as Entry No. 17545:2014 and as Map No. 14182 in the Official Records of Utah County, being the Easterly line of 400 West Street as it exists at 20.00 foot half-width, and the Northeasterly line of Pinehurst Plaza Plat "A" recorded as Entry No. 63732:2000 and as Map No. 8685, located 2688.49 feet North 89°56'26" East along the Quarter Section Line; and 493.26 feet North 0°03'34" West from a Brass Cap Monument found marking the West Quarter Corner of said Section 10; and running thence along said Easterly line the following three courses: North 57.75 feet (57.72 feet record) to a point of curvature; Northwesterly along the arc of a 165.48 foot radius curve to the left a distance of 78.25 feet (Central Angle equals 27°05'39" and Long Chord bears North 13°32'50" West 77.52 feet) to a point of reverse curvature; and Northwesterly along the arc of a 137.00 foot radius curve to the right a distance of 65.17 feet (65.19 feet record) (Central Angle equals 27°15'24" (27°15'44" record) and Long Chord bears North 13°27'57" West (North 13°27'47" West record) 64.56 feet (64.57 feet record) to the Southerly line of said Residences at Monte Vista and a Boundary Line Agreement recorded as Entry No. 32871:2008 in the Official Records of Utah County; thence South 89°21'36" East 848.32 feet along said Southerly line and Agreement line extended Easterly to the Southwesterly line of State Street as it exists at 66.00 foot half-width; thence South 18°33'14" East 372.79 feet along said Southwesterly line; thence South 88°31'00" West 258.89 feet; thence North 18°28'33" West 4.29 feet; thence South 88°59'27" West 128.02 feet to a point on a Boundary Line Agreement recorded as Entry No. 27433:2008 of the Official Records of Utah County; thence South 88°59'36" West 194.66 feet along said Agreement line; thence North 31°39'25" West 22.42 feet; thence South 84°05'14" West 166.16 feet; thence North 39°05'58" West 88.65 feet; thence North 48°55'21" West 158.51 feet to a point on a curve; thence Southerly along the arc of a 67.00 foot radius curve to the left a distance of 5.75 feet (Center bears South 85°05'01" East, Central Angle equals 04°54'47" and Long Chord bears South 02°27'35" West 5.74 feet) to said Northeasterly line of Pinehurst Plaza Plat "A"; thence North 43°45'59" West 2.79 feet along said Northeasterly line to said point of intersection and the point of beginning.

Contains 301,781 sq. ft.
or 6.928 acres
2 Lots

PRELIMINARY
Date _____ David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication

We, the Owners of the described tract of land to be hereafter known as State Street Commons Subdivision do hereby consent and give approval to the recording of this plat for all purposes shown herein.

In witness hereof we have hereunto set our hands this _____, day of _____, A.D. 20____.

Evergreen-800 North & State, L.L.C., an Arizona limited liability company

By: Evergreen Development Company-2022, L.L.C., an Arizona limited liability company

Its: Manager

By: Evergreen Devco, Inc., a California corporation

Its: Manager

By:

Its:

Acknowledgement

State of _____ } ss
County of _____

The foregoing instrument was acknowledged before me this day of _____, 20____, by and who represented that they are the owners of the above described property and have the authority to execute this instrument.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Utah

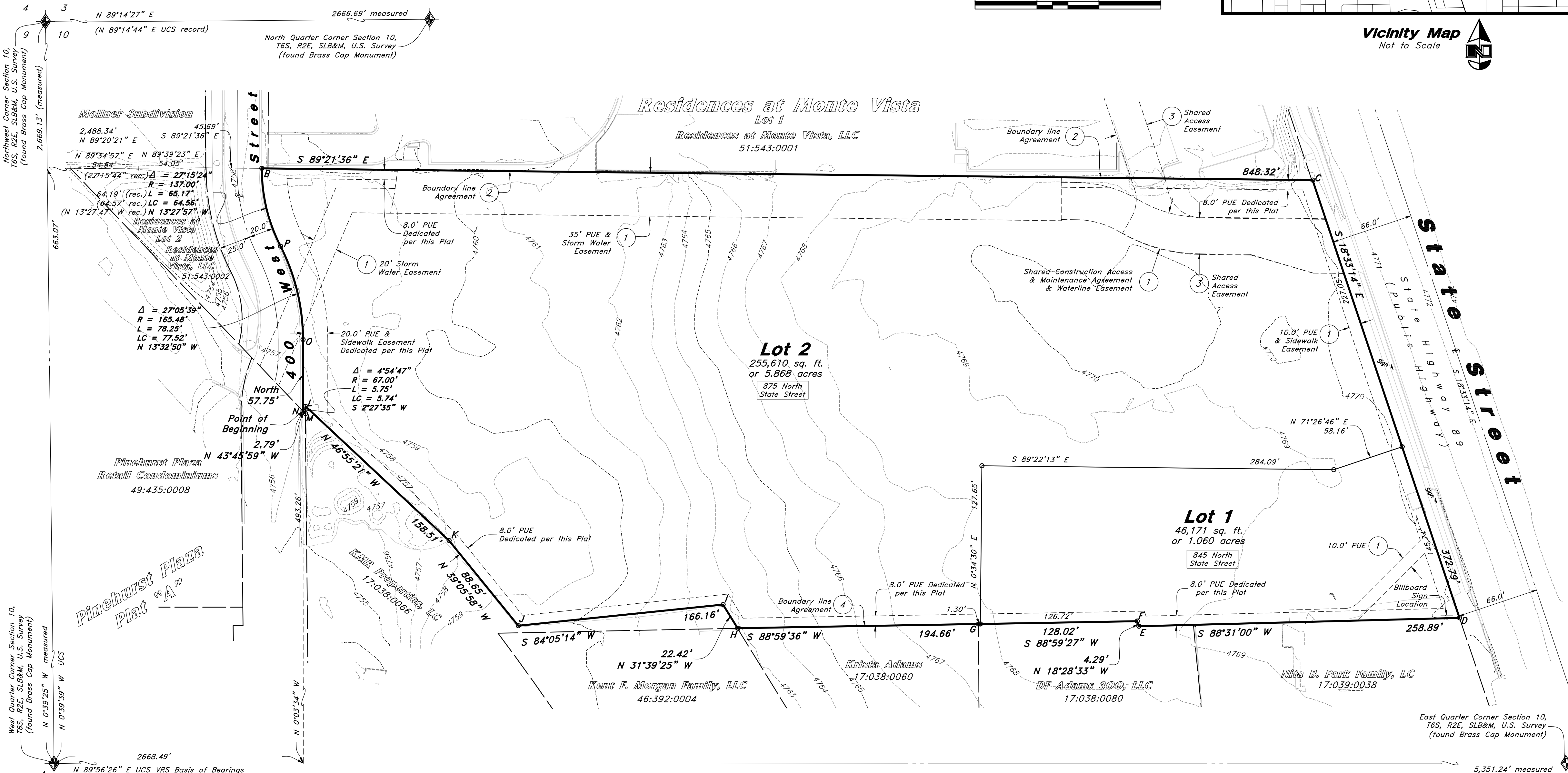
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

State Street Commons Subdivision

Vacating and Amending all of AFFCU Orem Subdivision together with more land, being a part of the North Half of Section 10, Township 6 South, Range 2 East, SLB&M, U.S. Survey, in Orem City, Utah County, Utah

Surveyor's Seal 12966234 David M. Hamilton	Notary Public Seal	City-County Engineer Seal	Clerk-Recorder Seal
--	--------------------	---------------------------	---------------------



Easements

- 1 Easements shown on AFFCU Orem Subdivision Plat recorded April 30, 2010 as Entry No. 35500:2010 of Official Records of Utah County.
- 2 Boundary Line Agreement, Recorded March 20, 2008 as Entry No. 32871:2008 of the Official Records of Utah County.
- 3 Shared Access Easement, Recorded May 16, 2016 as Entry No. 42805:2016 of the Official Records of Utah County.
- 4 Boundary Line Agreement recorded March 7, 2008 as Entry No. 27433:2008 of the Official Records of Utah County.

Cross Access, Ingress, Egress, Parking, Storm Water, Drainage and Utility Easements will be recorded within that certain Common Operation and Reciprocal Easement Agreement recorded by separate document prior to the approval of site design.

Planning Commission Approval

The City of Orem, County of Utah, approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____, by Resolution No. _____.

Director-Secretary

Chairman, Planning Commission

Narrative

This Subdivision was requested by Evergreen Devco, Inc. prerequisite to the development of this property and to create two Lots.

This Survey retraces and honors the underlying 2010 AFFCU Orem Subdivision Plat and a 2022 ALTA Survey by AWA Engineering.

A line between monuments found for the West Quarter Corner and the East Quarter Corner of Section 10 was assigned the Utah County bearing of North 89°56'26" East as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

Accepted by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____, by Resolution No. _____.

Approved by Development
Services Director _____

Approved by City Engineer _____

Attest by City Recorder _____

Approval as to Form

City Attorney _____ Date _____

Conditions of Approval

Note:

No driveway or drive access may be located within twenty-five feet (25') of an existing fence which is greater than three feet (3') in height.

Owner / Developer

Evergreen Devco, Inc.
200 North Maryland Ave. Suite 201
Glendale, CA, 91206
Phone: (818)-240-8727



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Street View



Item #: 3.3	Planning Commission April 19, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Rebecca Oakley	CONDITIONAL USE PERMIT – Applicant requests the Planning Commission forward a positive recommendation to the City Council for approval of the conditional use permit for Brades’ Place Home for Pediatric Palliative Care located generally at 370 West 500 North in the R7.5 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 166 property owners within 500 ft

SITE INFORMATION:

- General Plan Designation: **Medium Density Residential**
- Current Zone: **R7.5**
- Acreage: **0.75**
- Neighborhood: **Geneva Heights**

ACTION:

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

REQUEST: The applicant requests the Planning Commission recommend approval of the conditional use permit for Brades’ Place Home for Pediatric Palliative Care located generally at 370 West 500 North in the R7.5 zone.

BACKGROUND: The applicant previously applied to have the “Pediatric Palliative Care” use added as a conditional use to the R7.5 zone. The applicant is now requesting to receive the conditional use permit for their property at 370 West 500 North, in the R7.5 zone to open a Pediatric Palliative Care facility to assist children with life altering illness and their families.

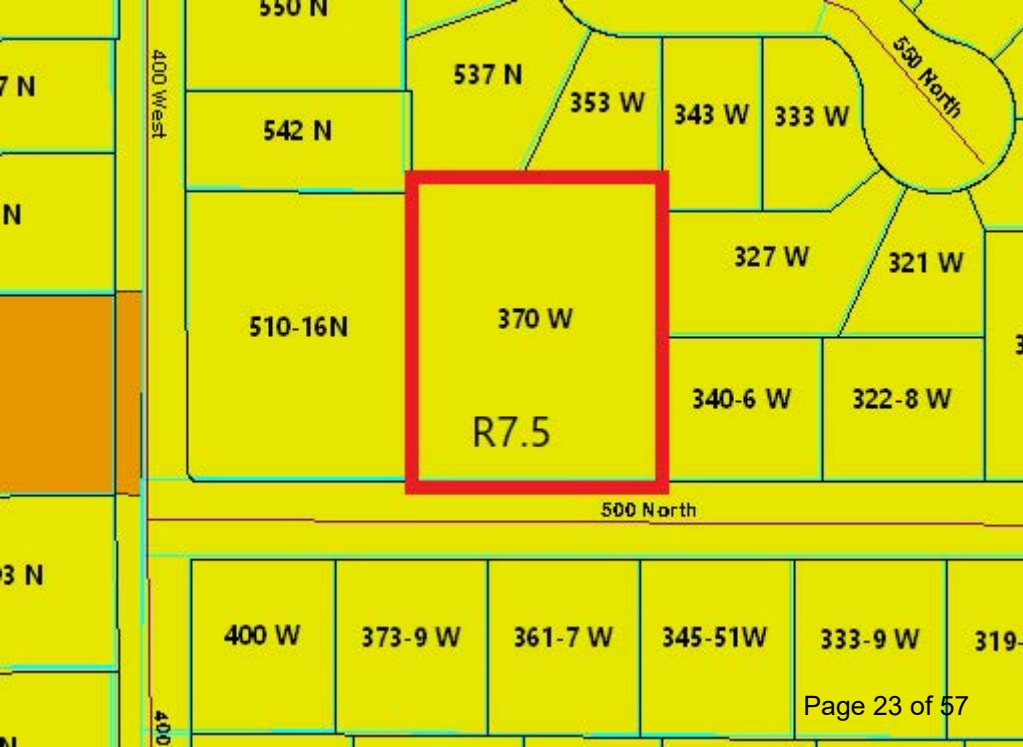
This location will serve as the main office where they will hold family and patient events, offer outpatient therapies, and have up to 28 beds available for the overnight needs of medically-complex or disabled individuals, mostly children. The overnight stays are intended to be short term to meet a need of either respite, increased medical care needs, transitioning from hospital to come or end of life care.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council for the conditional use permit for Brades’ Place Home for Pediatric Palliative Care located generally at 370 West 500 North in the R7.5 zone.



400 West

500 North







City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Apr 19, 2023
4:30 pm

CONDITIONAL USE PERMIT - Approving the Conditional Use Permit for Brades Place for Pediatric Palliative Care located generally at 370 West 500 North in the R7.5 zone.

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

FUKINO, ARIEL & EMI GABRIELLA (ET AL)
4795 REGENT BLVD
IRVING, TX 75063



City Council Chambers, 56 N State Street

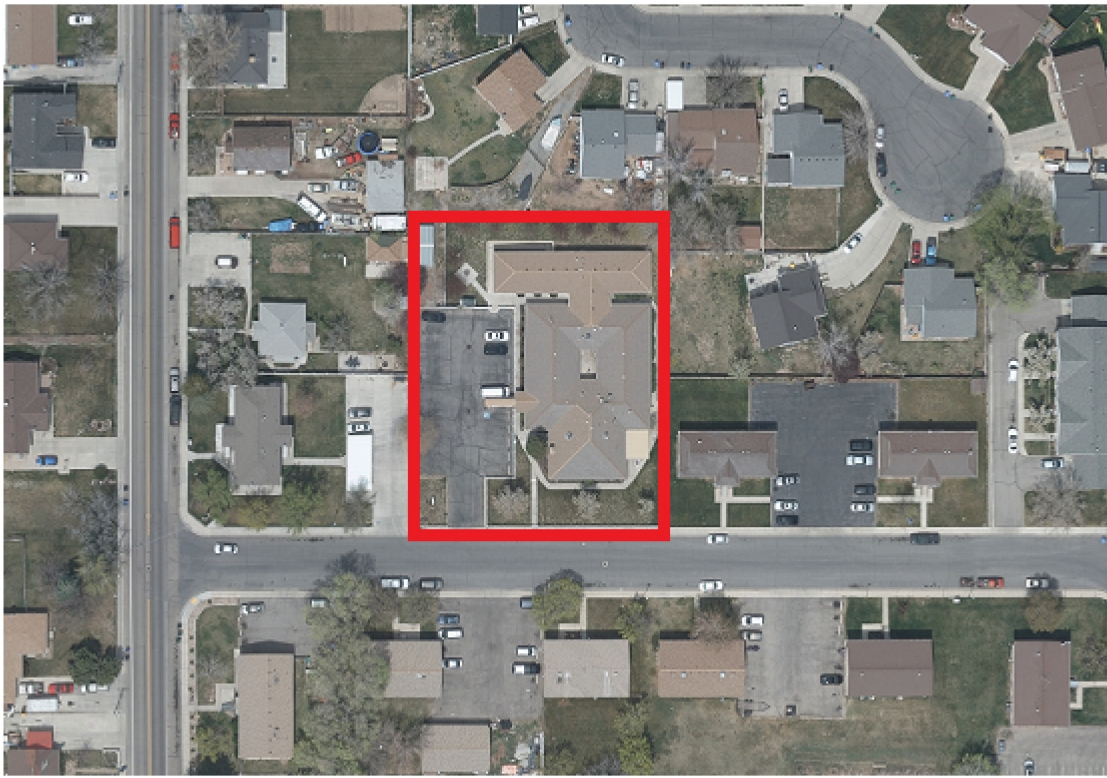
***** IMPORTANT DEVELOPMENT NOTICE *****

Planning Commission
Wed, Apr 19, 2023
4:30 pm

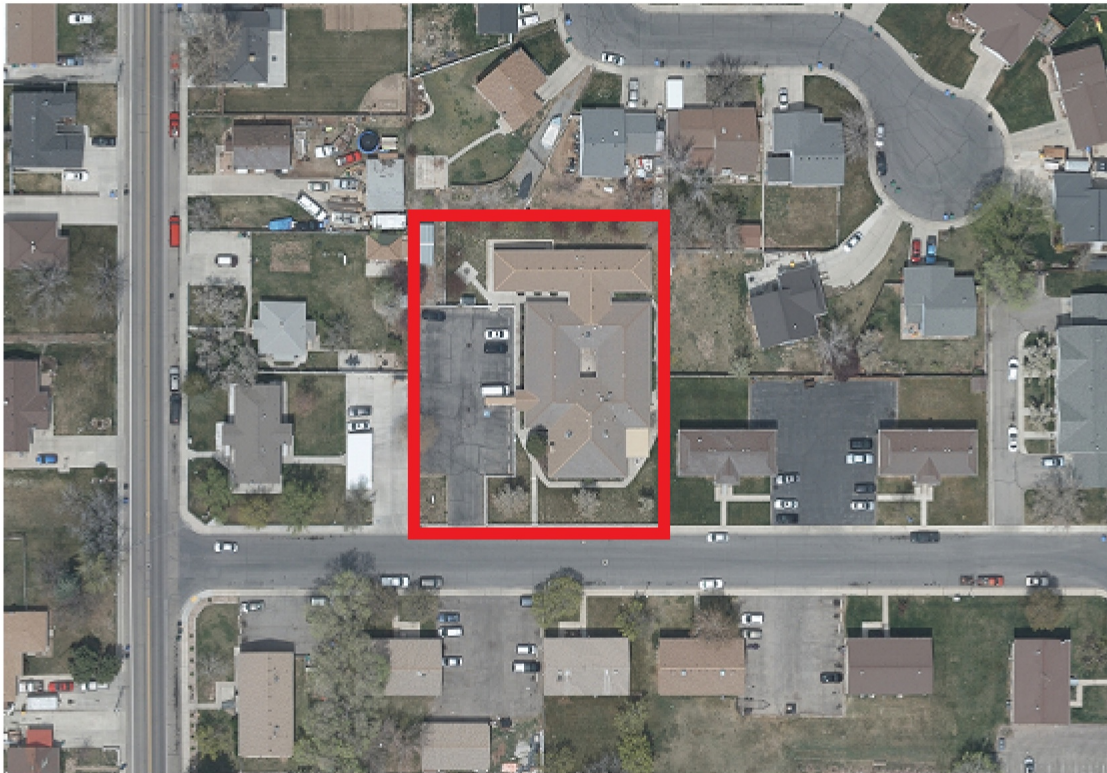
CONDITIONAL USE PERMIT - Approving the Conditional Use Permit for Brades Place for Pediatric Palliative Care located generally at 370 West 500 North in the R7.5 zone.

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

TAYLOR, RODNEY S & ADRIANNE T
769 APELDOORN LN
KELLER, TX 76248



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



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

HOAGLAND, DENNIS ROY &
DANIELLE PHILLIPS (ET AL)
PO BOX 7099
PROVO, UT 84602

FAIRBANKS, SCOTT & JACQUELINE
43 LANTANA
LAKE FOREST, CA 92630

FJELDSTED, BENJAMIN CLARK
54 S 2120 W
PROVO, UT 84601

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

LRH II ENTERPRISES LLC
64 W 530 S
OREM, UT 84058

HALL, ROBERT JEFFREY &
KATHERINE
85 N 1200 E
OREM, UT 84097

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

VAN DER BEEK, RALPH H (ET AL)
115 E 1280 N
PLEASANT GROVE, UT 84062

MADSEN, RONALD A & SHARON K
128 N 200 E
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

MAXSON, JARON P
222 W CENTER ST # 1396
OREM, UT 84059

TRUE NORTH LLC
240 E CENTER ST
PROVO, UT 84606

DIAMAR PROPERTIES LLC
%MOON, LAMAR F
257 FAWN VALLEY CT
SIMI VALLEY, CA 93065

RANDS, JEFFREY R
282 W 4100 N
PROVO, UT 84604

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MURDOCH, CHRISTOPHER E &
MELISSA V
288 W FOXMOOR DR
OREM, UT 84057

BUNKER, OWEN S & ALICE J
--OR CURRENT RESIDENT--
304 W 580 NORTH
OREM, UT 84057

CALVILLO, ILDEFONSO CABALLERO
(ET AL)
305 W 580 N
OREM, UT 84057

TAYLOR, RODNEY S & ADRIANNE T
--OR CURRENT RESIDENT--
309 W 450 NORTH
OREM, UT 84057

DOUGLAS, AARON & JESSICA
310 W 550 N
OREM, UT 84057

TERRIQUEZ, JUAN & ERIKA
311 W 550 N
OREM, UT 84057

BERGESON, BRUCE L & CHRISTINE
--OR CURRENT RESIDENT--
312 W 450 NORTH
OREM, UT 84057

KEMP, JAMES MARCUS & SHARI LYN
(ET AL)
--OR CURRENT RESIDENT--
314 W 580 NORTH
OREM, UT 84057

WEATHERLY, JARED P & REBECCA B
315 W 580 N
OREM, UT 84057

ESLINGER, MORGAN L & ASPENN S
318 W 550 N ST
OREM, UT 84057

CHANTHAVONG, PHOUKHAO J &
MARYANN K
321 W 550 N
OREM, UT 84057

LRH II ENTERPRISES LLC
--OR CURRENT RESIDENT--
322 W 500 NORTH
OREM, UT 84057

FAIRBANKS, SCOTT & JACQUELINE
--OR CURRENT RESIDENT--
323 W 450 NORTH
OREM, UT 84057

RICKS, JORDAN F & BARBARA J
324 FOXMOOR DR
OREM, UT 84057

POULSEN, TROY M & AUNALEE
--OR CURRENT RESIDENT--
324 W 450 NORTH
OREM, UT 84057

RICKS, JORDAN F & BARBARA J
--OR CURRENT RESIDENT--
324 W 580 NORTH
OREM, UT 84057

RHOADES, CHARLES SCOTT JR
325 FOXMOOR DR
OREM, UT 84057

RHOADES, CHARLES SCOTT JR
--OR CURRENT RESIDENT--
325 W 580 NORTH
OREM, UT 84057

MAXSON, JARON P
--OR CURRENT RESIDENT--
326 W 400 NORTH
OREM, UT 84057

BINGHAM, TRENT M
326 W 550 N
OREM, UT 84057

BRITOS, JUAN J (ET AL)
327 W 550 N
OREM, UT 84057

POULSEN, TROY & ANNALEE
--OR CURRENT RESIDENT--
333 W 500 NORTH
OREM, UT 84057

WOOLF, JOHN & JOHANNA M
333 W 550 N
OREM, UT 84057

FOLKMAN, SPENCER & LINDSAY
334 FOXMOOR DR
OREM, UT 84057

FOLKMAN, SPENCER & LINDSAY
--OR CURRENT RESIDENT--
334 W 580 NORTH
OREM, UT 84057

PRIVATE PROPERTIES LLC
--OR CURRENT RESIDENT--
335 W 450 NORTH
OREM, UT 84057

RODRIGUEZ, JUAN ANTONIO
--OR CURRENT RESIDENT--
335 W FOXMOOR DR
OREM, UT 84057

MOORE, STERLING A & REBECCA A
336 W 550 N
OREM, UT 84057

POULSEN, TROY M & ANNALEE
--OR CURRENT RESIDENT--
338 W 450 NORTH
OREM, UT 84057

ORCHARD, TODD G & KIRSTI J
--OR CURRENT RESIDENT--
340 W 500 NORTH
OREM, UT 84057

DOBBERFUHL, DOUGLAS KENT &
STEPHANIE (ET AL)
342 W 400 N
OREM, UT 84057

GARRIDO, LUIS & LUISA
343 W 550 N
OREM, UT 84057

A SUMMER DISREGARD LLC
344 W 200 N
PROVO, UT 84601

MARTINEZ, LILIA
346 W 550 N
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
348 W 450 NORTH
OREM, UT 84057

FOXMOOR PROPERTIES LLC
--OR CURRENT RESIDENT--
348 W 580 NORTH
OREM, UT 84057

FAIRBANKS, SCOTT & JACQUELINE
--OR CURRENT RESIDENT--
349 W 450 NORTH
OREM, UT 84057

HARRISON, GEORGE W & PATRICIA S
(ET AL)
350 S 900 E
OREM, UT 84097

WHYTE, ROBERT
--OR CURRENT RESIDENT--
351 W 500 NORTH
OREM, UT 84057

YOUNG, LYMAN T & KAYLENE F
352 W 400 N
OREM, UT 84057

BRANDES, MATT V
353 W 550 N
OREM, UT 84057

LOOPER, WILLIAM R II
--OR CURRENT RESIDENT--
358 W 450 NORTH
OREM, UT 84057

BROWN, WILLIAM G & CASSIE L
360 W 580 N
OREM, UT 84057

DIAMAR PROPERTIES LLC
--OR CURRENT RESIDENT--
361 W 500 NORTH
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
368 W 450 NORTH
OREM, UT 84057

MERIDIAN PEAK HOLDINGS LLC
370 W 500 N
OREM, UT 84057

TAOTUA, FUIFUI (ET AL)
--OR CURRENT RESIDENT--
371 W 580 NORTH
OREM, UT 84057

TAOTUA, FUIFUI (ET AL)
371 W FOXMOOR DR
OREM, UT 84057

WILLMORE, RONALD W &
KARMELLE C
372 FOXMOOR DR
OREM, UT 84057

WILLMORE, RONALD W &
KARMELLE C
--OR CURRENT RESIDENT--
372 W 580 NORTH
OREM, UT 84057

CORNELIUS, RONALD D & DONALD
G
--OR CURRENT RESIDENT--
373 W 500 NORTH
OREM, UT 84057

HOAGLAND, DENNIS ROY &
DANIELLE PHILLIPS (ET AL)
--OR CURRENT RESIDENT--
376 W 400 NORTH
OREM, UT 84057

SNOW, GREGORY & MARILYN
381 FOXMOOR DR
OREM, UT 84057

DOTSON, PETER K JR & LAURA A
384 FOXMOOR DR
OREM, UT 84057

DOTSON, PETER K JR & LAURA A
--OR CURRENT RESIDENT--
384 W 580 NORTH
OREM, UT 84057

MESA VISTA INC
394 W 400 N
OREM, UT 84057

DRAUDT, GUENTHER FRIEDRICH &
KAREN I
396 FOXMOOR DR
OREM, UT 84057

DRAUDT, GUENTHER FRIEDRICH &
KAREN I
--OR CURRENT RESIDENT--
396 W 580 NORTH
OREM, UT 84057

HARDY, BRIAN LE RAY & HIROKO N
425 N 400 W
OREM, UT 84057

CORNELIUS, RONALD D & DONALD
G
425 S 400 W
LINDON, UT 84042

BECKSTEAD, TREVOR RYAN &
ANGELA ROCHELLE
425 W 600 N
OREM, UT 84057

GREGERSEN, SCOTT & STEPHANIE
427 W 600 N
OREM, UT 84057

HALL, ROBERT JEFFREY &
KATHERINE
--OR CURRENT RESIDENT--
431 N 400 WEST
OREM, UT 84057

MESA VISTA INC
--OR CURRENT RESIDENT--
434 W 400 NORTH
OREM, UT 84057

MARTINEZ, SAUL & ALFA L
435 N 300 W
OREM, UT 84057

WESTON LC
--OR CURRENT RESIDENT--
450 W 450 NORTH
OREM, UT 84057

ROBERTS, THOMAS
--OR CURRENT RESIDENT--
452 W 450 NORTH
OREM, UT 84057

HARDING, DOUGLAS CLARK &
LINDA GORDON (ET AL)
456 W 450 N
OREM, UT 84057

TAYLOR, CINDY LYNNE & GREGORY
GORDON
458 W 450 N
OREM, UT 84057

RODRIGUEZ, ANTONIO & MARTINA
460 N 400 W
OREM, UT 84057

FOUNTAIN, CHRISTINE (ET AL)
462 N 300 W
OREM, UT 84057

SORENSEN, DIX & DEBORAH J
--OR CURRENT RESIDENT--
465 N 400 WEST
OREM, UT 84057

RANDS, JEFFREY R
--OR CURRENT RESIDENT--
470 N 300 WEST
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
470 N 400 WEST
OREM, UT 84057

DAVIS, SCOTT & CINDY
--OR CURRENT RESIDENT--
474 N 300 WEST
OREM, UT 84057

LAWRENCE, MICHAEL J & TRACI L
475 N 400 W
OREM, UT 84057

KALLAS, WESTON
476 N 300 W
OREM, UT 84057

WILCOX, BENJAMIN R & MEGAN T
--OR CURRENT RESIDENT--
478 N 450 WEST
OREM, UT 84057

YORGASON, MARIANNE & JORDAN
482 N 450 W
OREM, UT 84057

REEVES, ANGELA IRENE
486 N 300 W
OREM, UT 84057

TRUE NORTH LLC
--OR CURRENT RESIDENT--
486 N 400 WEST
OREM, UT 84057

ALLEN, NAN A
488 N 450 W
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

MADSEN, RONALD A & SHARON K
--OR CURRENT RESIDENT--
491 N 300 WEST
OREM, UT 84057

WILCOX, BENJAMIN R & MEGAN T
491 N 450 W
OREM, UT 84057

PORTER, MONTE W
493 N 400 W
OREM, UT 84057

KEMP, JAMES MARCUS & SHARI LYN
(ET AL)
494 W 870 S
OREM, UT 84058

SARAH ANN L C
--OR CURRENT RESIDENT--
503 N 300 WEST
OREM, UT 84057

MILLER, TRES A & JENNIFER F
507 N 400 W
OREM, UT 84057

OVERMAN RENTALS LLC
--OR CURRENT RESIDENT--
510 N 400 WEST
OREM, UT 84057

GEHRKE, MATTHEW EDWARD &
GARY CURTIS
516 N 280 W
OREM, UT 84057

SAAVEDRA, GRISELDA BRIYIT
BARBOSA (ET AL)
519 N 280 W
OREM, UT 84057

OTIS, CLIFFORD T & PATRICIA H
525 N 280 W
OREM, UT 84057

R & T ALLIANCE PROPERTIES LLC
--OR CURRENT RESIDENT--
525 N 400 WEST
OREM, UT 84057

RISER, TAI W
526 N 450 W
OREM, UT 84057

MADRID, RAYMUNDO
535 N 280 W
OREM, UT 84057

BURGON, DANIEL & KATHERYN A
537 N 355 W
OREM, UT 84057

VAN DER BEEK, RALPH H (ET AL)
--OR CURRENT RESIDENT--
537 N 400 WEST
OREM, UT 84057

DA SILVA, DANIEL OLIVEIRA
538 N 280 W
OREM, UT 84057

HARRIS, JAMES ALLEN & JENNIFER
LYNN
542 N 400 W
OREM, UT 84057

RAMSTEN, ASHLEY A & RICHARD T
545 N 280 W
OREM, UT 84057

ORTIZ, JOSE DE JESUS (ET AL)
545 N 400 W
OREM, UT 84057

BLACK AND ENGLISH WALNUT LLC
--OR CURRENT RESIDENT--
546 N 450 WEST
OREM, UT 84057

SALMOND, JOHN H & KATHRYN L
548 N 280 W
OREM, UT 84057

SMITH, DARIN D & PAMELA M
550 N 400 W
OREM, UT 84057

AHLSTROM, BRANDON T
551 N 355 W
OREM, UT 84057

FUKINO, ARIEL & EMI GABRIELLA
(ET AL)
--OR CURRENT RESIDENT--
555 N 280 WEST
OREM, UT 84057

DAYLEY, DANIEL
558 N 280 W
OREM, UT 84057

RAPOTEZ, ALYSSA I
560 N 400 W
OREM, UT 84057

EATON, JOSEPH C & TAMMARA D
560 N 450 W
OREM, UT 84057

SMITH, DALLIN L
561 N 400 W
OREM, UT 84057

CHANNELL, LARIN V & SHERRIE L
563 N 355 W
OREM, UT 84057

ALCALA, VICTOR & MARTHA
567 N 280 W
OREM, UT 84057

CALLES, LESLIE KEOLA & LISA
MARLENE
570 N 280 W
OREM, UT 84057

WILKINS, JASON L
570 N 400 W
OREM, UT 84057

NEWELL, PAULA
570 N 450 W
OREM, UT 84057

WILSON, EVAN
575 N 400 W
OREM, UT 84057

JARDINE, ABIGAIL (ET AL)
576 N 355 W
OREM, UT 84057

BOLTON, MARC A & JULIE
596 N 400 W
OREM, UT 84057

POULSEN, TROY & ANNALEE
617 E 920 N
OREM, UT 84097

WHYTE, ROBERT
627 S 630 W
OREM, UT 84058

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

R & T ALLIANCE PROPERTIES LLC
645 W 1325 N
OREM, UT 84057

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

A SUMMER DISREGARD LLC
--OR CURRENT RESIDENT--
696 N 360 WEST
OREM, UT 84057

TAYLOR, RODNEY S & ADRIANNE T
769 APELDOORN LN
KELLER, TX 76248

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

JW STORAGE INC
%WILLIAMS, JILL
940 S DONNER WAY # 470
SALT LAKE CITY, UT 84108

BERGESON, BRUCE L & CHRISTINE
1018 N NOB HILL AVE
AMERICAN FORK, UT 84003

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

SORENSEN, DIX & DEBORAH J
1160 W 2600 N
PLEASANT GROVE, UT 84062

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

OVERMAN RENTALS LLC
1675 N 1820 W
PROVO, UT 84604

PRIVATE PROPERTIES LLC
1731 S 1440 E
SPANISH FORK, UT 84660

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

SARAH ANN L C
1797 N 120 E
OREM, UT 84057

DAVIS, SCOTT & CINDY
1880 N 800 W
OREM, UT 84057

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

ROBERTS, THOMAS
2010 CORONADO VW
ALPINE, CA 91901

HOLLAND, STEVEN Y
4636 COUNTRY CLUB DR
HIGHLAND, UT 84003

FUKINO, ARIEL & EMI GABRIELLA
(ET AL)
4795 REGENT BLVD
IRVING, TX 75063

ORCHARD, TODD G & KIRSTI J
4915 E 6TH ST
LONG BEACH, CA 90814

LOOPER, WILLIAM R II
8522 DONALD CIR
HUNTINGTON BEACH, CA 92647

BUNKER, OWEN S & ALICE J
8760 POTENZA LA
LAS VEGAS, NV 89117

DEARING, JAN M & KEVIN J
9808 N 6000 W
HIGHLAND, UT 84003

BLACK AND ENGLISH WALNUT LLC
11011 S 1055 W
SOUTH JORDAN, UT 84095

FOXMOOR PROPERTIES LLC
13661 BLUEWING WAY
RIVERTON, UT 84096

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
April 12, 2023

The following items are discussed in these minutes:

- **PUBLIC HEARING** - Forwarding a recommendation to the City Council to amend 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 – Positive recommendation to the City Council

REGULAR MEETING

Place: Orem City Council Chambers

At 5:00 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Acting Assistant City Manager/Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen, Senior Planner; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Jason W. Bench, Acting Development Services Director/Planning Division Manager; Matt Taylor, Senior Planner and Sam Kelly, City Engineer

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Orem City for the Planning Commission to forward a positive recommendation to the City Council to amend 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; amend Appendix A by enacting standard land use codes 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 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, 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*), amend Section 8.3 (*Educational Support*), and amend the General Plan Map by changing the land use designation of various properties to Public Facilities.

Staff Presentation: 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,

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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 proposes 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: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to 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 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."

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Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff or other staff. There was a discussion regarding the new zone. You may go to the recording for details. ([click here for recording](#))

- Has this type of zone change been done in other cities and is Orem's version modeled after other cities?
 - Yes, Lehi and Provo have a version of this.
- Would a new acquisition, like a fire station, be affected by this?
 - Yes, the property would be rezoned to the Public Facilities zone
- Can these properties be changed back to another zone?
 - Yes, after going through the public review process.
- The intent of this is a result of forward thinking and looking down the road.
 - Yes. The concern is for properties that have historically been used as public properties and they ought to be preserved for the public. Needs change over time, and growth and demographics can change over time as well. It is prudent and wise to protect those properties for future purposes. Once a property is redeveloped for other purposes, it is lost forever.
- More spaces is needed for public playgrounds and parks.
 - It has been estimated that Orem needs another 50+ acres for park space.
- One thing we know for sure is that growth will occur.

Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone. ([click here for recording](#))

1. Sissi Rasmussen
2. Karen Adamson
3. David Thomas
4. Rick Lewis
5. Crystal Muhlestein
6. Terry Peterson
7. Lyndon Brittner
8. Heather Fry
9. Dennis Clark

Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Mr. Earl requested to respond to a couple of issues raised in the public comments. 1) This action is not designed to de-value Alpine School District (ASD) property. Orem is simply trying to preserve the property for public schools and other facilities. 2) The question as to why there is a need to rezone City property as we already control it. Including City property does alert citizens that even city properties are for public use going forward. The City would have to go through a rezone process the same as anyone else. 3) The question as to why does the proposed Public Facilities zone does not include state/federal property. Under State law, the City does not have control over state or federal property. ([click here for recording](#))

Chair Komen gave the Planning Commission members time to ask questions and discuss the proposal: ([click here for recording](#))

- Regarding the zoning map with the strip of red going down the middle. That is State Street and is currently zoned commercial. That will not change.
- What is to prevent these closed, empty schools from standing empty and being an eye sore.
 - If rezoned to the Public Facilities zone, and it remains vacant, the property owner would have to maintain the property per the conditions of the zone. They could clear buildings off the property and leave it as a vacant lot, but they always have to meet the zoning maintenance requirements.
- By amending Appendix A, which will list the permitted uses of the property, other uses would be permitted on a property such as a charter school or other uses. The nuisance code deals with the maintenance of the property as with any property in the city.

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- The tone of the meeting seems to be in some people’s mind that this is a totality nature against the ASD. The idea is we are just preserving public lands for future use. Someone mentioned this is hastily being moved forward, but it seems to allow us to better plan moving forward.
 - The City is trying to be forward thinking looking at 5, 10, 30 years ahead. Once that property is repurposed it will not be available in the future. There could be changes from public schools to private, charter and home schools, as no one knows what that will look like in the future.

Each Planning Commission member made a comment. ([click here for recording](#))

Planning Commission Action: Mr. Hawkes moved to 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.” Also, 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.” Mr. Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously. ([click here for recording](#))

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

Mr. Clark mentioned that there will be another Planning Commission meeting next Wednesday, April 19, 2023.

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

Adjourn: 6:10 p.m.

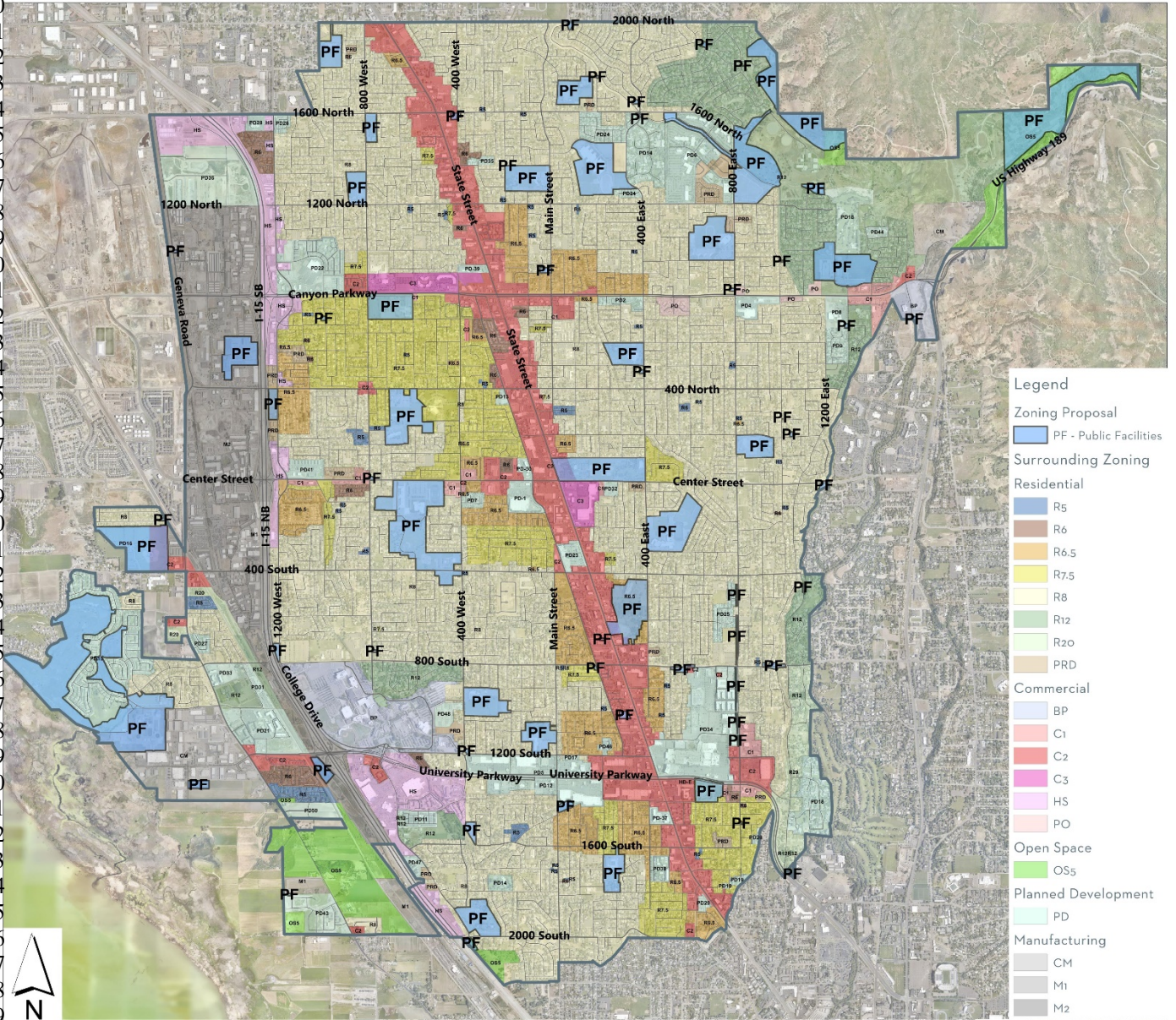
Ryan L. Clark
Planning Commission Secretary

Approved:

EXHIBIT A



Proposed Public Facilities (PF) Zone

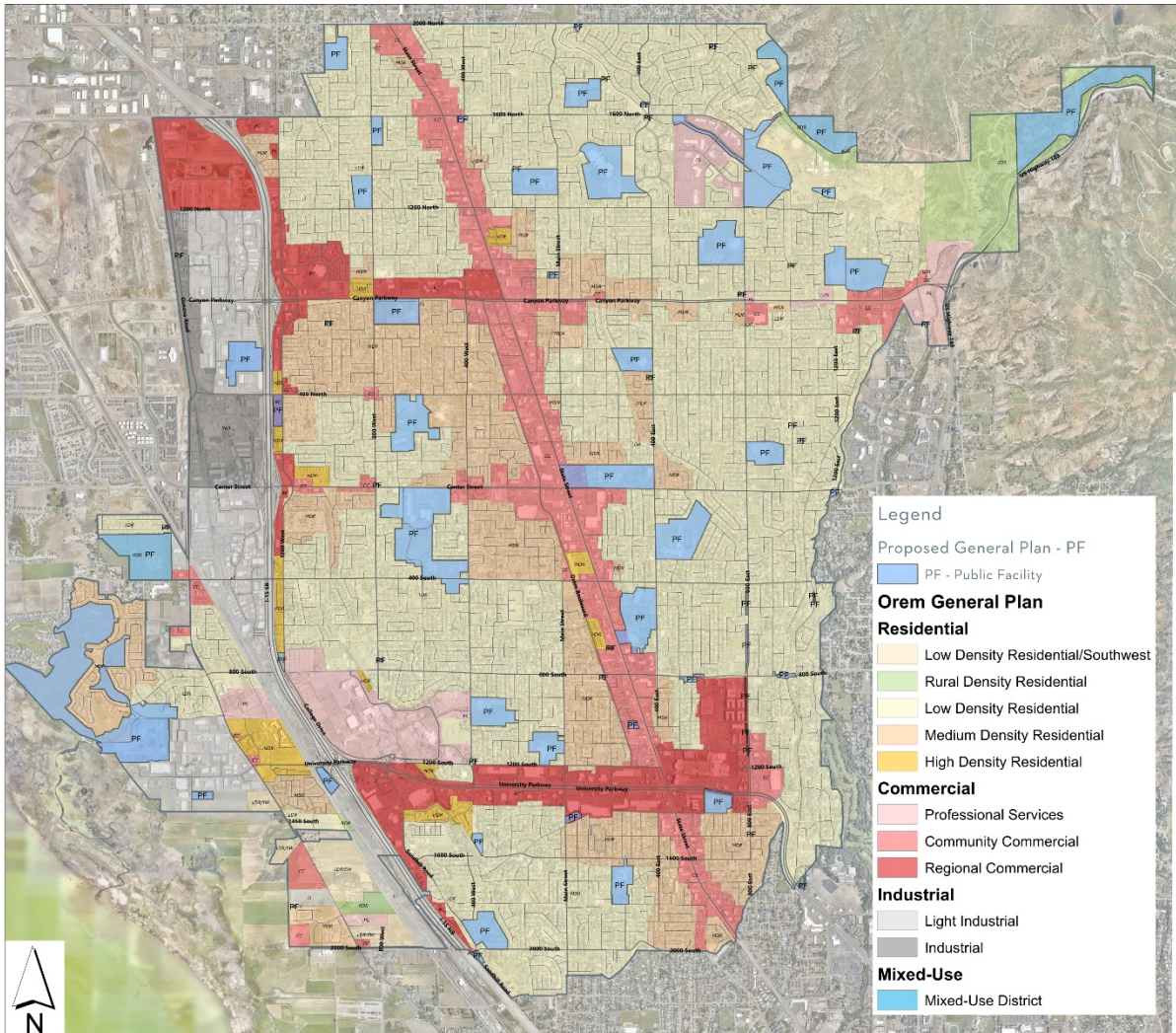


A complete video of the meeting can be found at www.orem.org/meetings

EXHIBIT B



Proposed Public Facilities (PF) General Plan Designation



PUBLIC COMMENTS

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

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 cannot 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 cannot 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 does not 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.

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1 Have these changes been discussed with the district? Our city needs to work with the district leadership to
2 figure this out. The animosity between these two groups is damaging our community more than any land
3 issues.
4

- 5 8. This action seems very vindictive of Orem City toward Alpine School District. I do not necessarily feel like
6 Orem City needs more parks. We do not need more public land that consumes water.
7

- 8 9. What is to stop re-zoning once the PZ is done?
9

10 If Alpine divides, what/who owns the schools?
11

- 12 10. We need to protect our school properties, current schools over time will get older and we have to be able to
13 rebuild. We need to preserve public land so that Alpine School district cannot sell the property for housing.
14

15 We need the public to be involved with changes in our communities. Yes, please do it.
16

17 -Rochelle Raney
18

- 19 11. I am in favor of rezoning our schools and park land to be public facilities. It is important that we maintain
20 our green spaces for the future.
21

22 -Katie Hurd
23

- 24 12. I support the purchase of land where Sharon Elementary currently sits and to convert it into open public
25 park area. I am completely against any additional apartments being developed. They have ruined the close
26 tight-knit feel Orem had.
27

28 I own property near 1200 W. 1200 N. and at 400 N. 400 E. and would love to see more green space here
29 across Orem. Thank you!
30

- 31 13. I think what Orem is doing to keep green space is great!!
32

33 Make as much green as you can. Thank you.
34

- 35 14. We need to replace our failing sanitary and storm sewer systems in Orem. We need tax (property tax
36 revenue) immediately! Who is going to fund the 60 plus million to replace our sewers?
37

38 It's going to be the one million dollar homes that will replace our diminishing school properties.
39

40 Put 20 – one million dollar homes on Sharon Elementary property, and build the tax base – for sewers!
41

42 -John Dickson
43

- 44 15. This seems to be in the interest of the city. I would like to see a better working relationship with the school
45 district. I realize that takes two parties. I would like to see the City Council lead out on repairing this
46 relationship.
47

48 Also, I'm concerned about the land being able to be used for private or charter schools.
49

- 50 16. I support parks & green spaces but I worry about "holding land" for 10+ years for future schools. What
51 happens to the property in the interim? Who cares for it? Pays for it?
52

53 What plans & ideas are on the table for this property? It seems like that discussion should take place first.
54

- 55 17. Yes, do this.
56 -Sterling Hurd

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- 1 18. I don't really understand the need to rezone. I am confused by the new zone and what it means for privately
2 owned property, or property owned by the school district. This feels unnecessary to me. I don't support the
3 zone changes, especially on this wide scale.
4 -Kendra Meld
5
- 6 19. Please – No more building apartments or multi-housing units as schools close or for any other reason!
7 Thank you!
8 -Stable Family Community
9
- 10 20. Thank you for having this neighborhood meeting. I am impressed that the “neighborhood” includes all of
11 Orem City. I am grateful for the foresight of whomever proposed these possible zoning changes to protect
12 the lands where we currently have schools. I feel it keeps the possibility of good growth in Orem under
13 control.
14 -Janelle Hale
15
- 16 21. I like the idea of applying the PF or OS5 zones as proposed.
17 -John Reinhard
18
- 19 22. I favor preserving Windor as PF zone. I live blocks away. Thanks!
20 -Devan Jensen
21
- 22 23. Thank you for stepping up and finding this option. This seems like the best way to preserve available
23 properties in Orem and preserve our property values all while making sure we can provide for the education
24 of our families. Thank you.
25 -Karen Adamson
26
- 27 24. Preserving public lands and creating a process for proposed changes is good governance and makes Orem a
28 better place for its citizens. Do it!
29 -Brian Jensen
- 30 25. We want to keep our parks, open spaces, public lands (ie. Sleepy Ridge Golf Course!!) No more high
31 density housing in prime space. We need room for our families/individuals to recreate & to make our city
32 beautiful!
33
- 34 26. I'm concerned about closing schools with rising population. Something about that doesn't make sense to
35 me. I believe it is critical to preserve the property to enable schools to be rebuilt in the future. I know that
36 Orem City and Alpine School District are separate entities. I have lost faith entirely in ASD. I hope Orem
37 City has more integrity and foresight to plan for the inevitable future!
38 -Kim Poole
39
- 40 27. Please preserve Orem land for our schools and our parks we need this way more than more homes,
41 apartments & condos. Our children and future children deserve the priority more than income for Alpine
42 School district.
43 -Suzette Hill
44
- 45 28. -State Street corridor – puts a lot of control with city but ignores individual rights.
46 -What right does the city have to control public school land?
47 -Isn't school land public land? Why rezone it?
48
- 49 29. I live this proposal. I think Orem needs more HIGH density housing and rezoning low density housing for
50 public use especially for potential public schools and city parks is really really good.
51
- 52 I want PF zoning. I don't want low density housing.
53
- 54 Micaela the urban planning associate at the public hearing was terrific really helpful and smart and
55 approachable! She was great.
56

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

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

2
3 I recognize this is complicated but the flyers were not clear about why rezoning is important. I think you
4 should focus on the preservation of schools and less low density housing.

5
6 30. The parts of Orem that make life livable are things like: parks, bike paths, hiking trails, museums, outdoor
7 concert venues. I would hate to see all of these parcels of open space sold to the highest bidder and
8 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
9 vote. I care about air quality and water and want to live in a city with a sense of place... an area that is
10 unique.

11
12 31. Preserving public land in Orem should be a TOP priority. There is such a small amount of public land left
13 here that we cannot afford to give up any preserved public land. The OS5 option DOES NOT serve the
14 community in Orem. If residential zoning is needed in any of the lands it should be used to accommodate
15 growth and affordable housing. It should not be developed as large lots that benefit only a few people.

16
17 32. I like it. Keep our schools and land!!! 😊

18
19 33. Your ordinance for OS5 promotes HOAs. DO NOT! Find a better vehicle eg. Maintenance district or
20 another such concept for HOAs are an eventual evil you cannot & should not promote or encourage!
21 -GC Duerden

22
23 34. Please consider adding as conditional uses in the PF zone:

- 24
25 -Museums
26 -Cemeteries
27 -Education for Universities, special training, etc.
28 -Nature preserves like aviaries, botanical gardens
29 -Other public amenities

30
31 Please do not approve OS5. It is far too limiting and exceeds the 37 additional acres recommended by the
32 Orem Parks & Open Space Plan. Use your existing plans to inform these decisions.

33
34 35. Oldest home in Orem.

35 -Colleen Ferguson

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

38
39 City center park is excellent & is good for all ages of citizens 5 year old to 100 year old. Do not change it!!!

40
41 I am sure it is impossible to enlarge some of the small ones, however, if apartment bldgs. were leveled
42 putting parks @ the there provide with many large parks possibly the size f central.

43
44 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
45 all them in our city.

46
47 This gives a manner to give my opinion.

48
49 37. Considering how none of these lots are for high-density units, I am for this proposal. My concern is that too
50 many low-density zones limit access for students, and the fact that this allows voting on properties that
51 were to be built for low-density means I am in favor.

52
53 I will also say that this marketing was poor & unclear. I live with a college-educated person & neither of us
54 understood the proposal or how buildings would be affected until we came in and asked the actual planners.

55
A complete video of the meeting can be found at www.orem.org/meetings

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- 1 38. My question: Why is it necessary to change our current zoning of public facilities. It doesn't seem
2 necessary. No more zoning that allows for high density housing, sky scrapers, or big malls. Also, as a
3 younger Orem resident (under 25) I am interested in planting our families roots in a city that avoids high
4 density housing and skyscrapers. I am increasingly concerned about the small yards, less greenspace, and
5 higher buildings/businesses that result in a big city vibe instead of community & neighborhood approach.
6 I'm not a trained civil engineer and I haven't been able to – in my research- understand exactly what the
7 implications of this rezoning would have on Orem – but it appears to me that it would lump city parks
8 etc... into the same zoning type as research & development? If that's the case – or if this zoning change
9 could result in more businesses/manufacturing in Orem then I am against it. We should be focusing on
10 creating quality living spaces with large yards, parks, & communities. Thank you ☺
- 11
- 12 39. This is a great plan to save property for later public use in Orem.
- 13
- 14 40. Stop building high-rise apartments!!! Every apartment brings another car or two onto our roads, and brings
15 voters to our city who have no permanent interest in our schools but just as much voting power as those of
16 use who do!
- 17
- 18 41. No more high-density housing.
- 19 Save the land our schools are on.
- 20
- 21 Address potholes along 1600 N
- 22
- 23 Transparency of who are the special interests supporting city council members.
- 24
- 25
- 26 42. Very much in favor.
- 27
- 28 We need to protect our open space.
- 29
- 30 43. Change school property to the new proposed zone.
- 31
- 32 No new development.
- 33
- 34 44. Please DO NOT allow these prime properties to become a developer's cash cow – our families need
35 schools – parks- public lands to achieve a good family friendly neighborhood that supports families!
- 36
- 37 45. I support the proposed plan. I would like to comment that I think our current mayor & city council are
38 doing a great work & provide super service!! Thanks a million.
- 39
- 40 46. I am not in favor of this change. It adds un-needed additional steps to something that is currently straight
41 forward under state code.
- 42
- 43 47. This mayor and city council are trying to do one more self serving terrible thing. Remember the Orem
44 School District fiasco – this is equal to that mistake.
- 45
- 46 The city apparently does not believe in property rights. Zoning changes should handled by citizen property
47 owners & not cities!!!!
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56

Emails received prior to Neighborhood meeting 3.29.23: Neighborhood meeting March 29

External

Inbox



Annette Balser

Fri, Mar 24, 2:56 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.

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

External

Inbox



Jonathan Bejarano <jbejar86@gmail.com>

Sat, Mar
25,
10:14 PM

to me

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

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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

Question about Neighborhood Meeting

External

Inbox

A

Anna Steadman <anna-steadman@sbcglobal.net>

Tue, Mar
28,
7:47 AM

to me

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

A

Anna Steadman

Tue, Mar
28,
11:17 PM

to me

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

Re: Public facilities and open space rezoning?

External

Inbox



Shauna Mecham <shaunakb90@gmail.com>

Wed, Mar
29,
9:49 AM

to Debby, David, Ryan, me

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

DRAFT Planning Commission minutes for April 12, 2023

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

Wed, Mar 29,
11:19 AM

Shauna, this should be on our website. Thanks



Debby Lauret

Wed, Mar 29,
12:16 PM

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>



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

DRAFT Planning Commission minutes for April 12, 2023

Shauna Mecham <shaunakb90@gmail.com>

Wed, Mar
29,
12:54 PM

to Debby, David, Ryan, me

Thank you all!

Rezone Meeting 3/29/2023

External

Inbox



**Bronson
Dameron**

Wed, Mar 29,
4:38 PM

Hello, We got the mailer about the proposed rezone of public properties to preserve the public land left in Orem. My

Challenge of Notice (10-9a-209)

External

Inbox



Jonathan Bejarano

Wed, Mar
29,
10:02 PM

to scearl@orem.org, me, cc@orem.org, kbrinkerhoff@alpinedistrict.org, 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

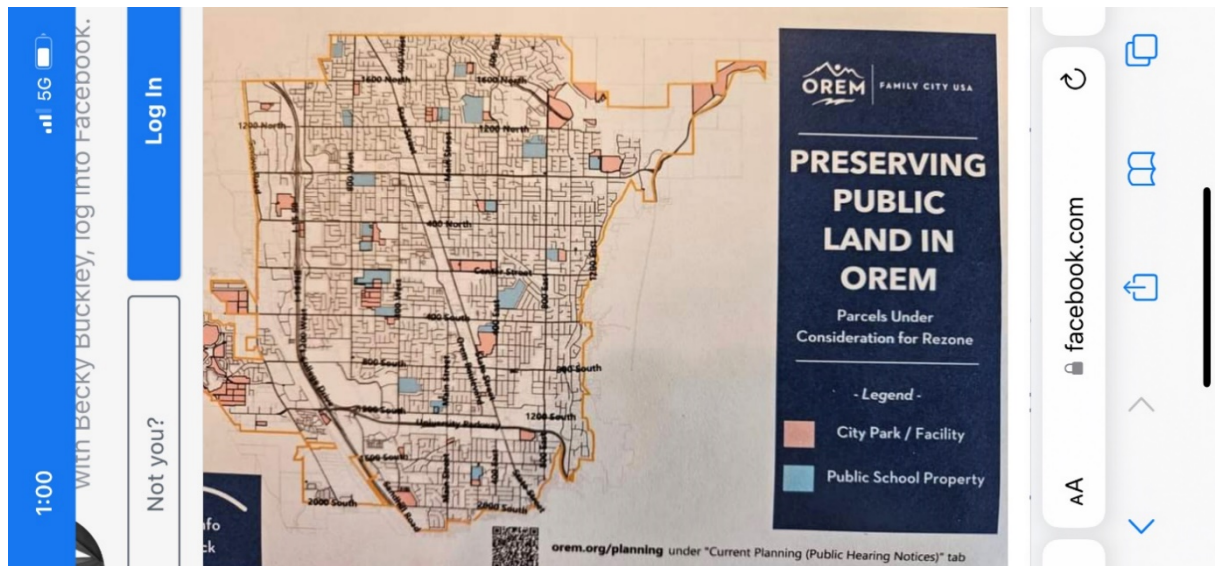
(53)

"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

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



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

External

Inbox



Shauna Mecham <shaunakb90@gmail.com>

Mar 29,
2023,
2:07 PM

to dayoung, Jeffrey, Debby, David, tdpeterson, twmacdonald, lmillett, me, Ryan

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

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

DRAFT Planning Commission minutes for April 12, 2023

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.

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

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

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



Shauna Mecham <shaunakb90@gmail.com>

Mar 29,
2023,
5:29 PM

to dayoung, Jeffrey, Debby, David, tdpeterson, twmacdonald, lmillett, me, Ryan

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.

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

DRAFT Planning Commission minutes for April 12, 2023

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:

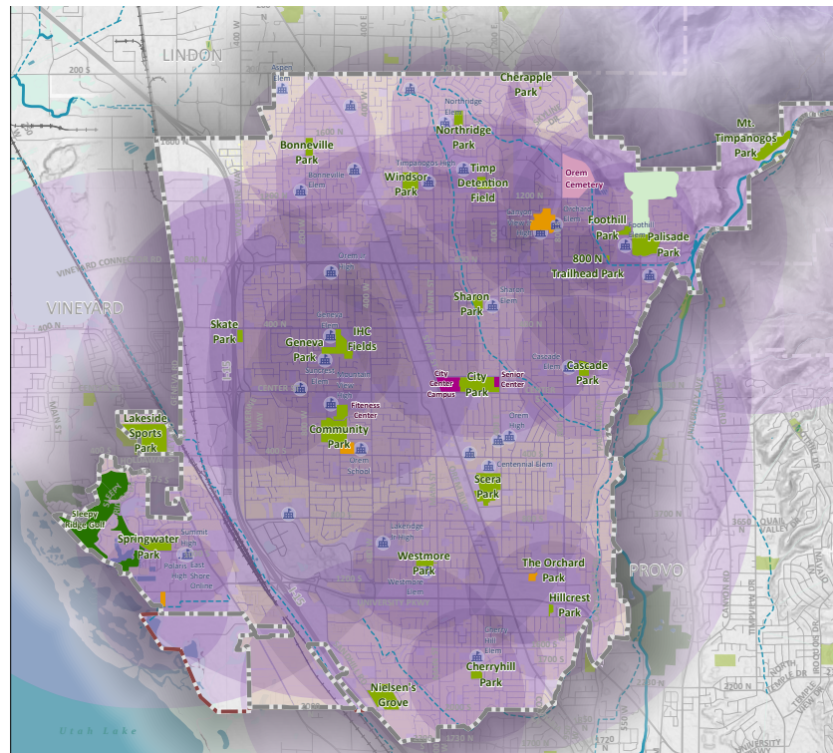
Preferred: Zone all proposed areas PF with the wide range of uses in the previous email and buy the land as needed and as it becomes available for parks

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



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

Emails received prior to Planning Commission meeting 4.12.23:

Windsor Elementary School Property

External

Inbox



Robert Lee <utoly2002@hotmail.com>

Thu, Mar 30,
7:49 AM (13
days ago)

to me, reddhead123@msn.com

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 residence's 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.

Windsor Elementary School and ASD

External

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

DRAFT Planning Commission minutes for April 12, 2023

Inbox



Richard C. Shipp <richardcshipp@yahoo.com>

Fri, Apr 7,
8:19 PM (5
days ago)

to me

Dear Orem City Mayor and Council,

I am very unhappy with the ASD, taxing us for years, and putting our taxes to work in other cities. It is not right.

I hope the following can be achieved:

1) A Law or Ordinance in Orem, that **Taxes** of Orem Citizens for ASD **must be spent in Orem City**.

2) Stop the destruction of **Windsor Elementary School** (and other smaller neighborhood schools in Orem) by ASD.

3) Have a City Ordinance in place that the **Green Space** that comprises Windsor Elementary School can't be changed. In other words, ASD **cannot sell the property** of Windsor Elementary School that results in the **loss of Orem's Green Space, VIOLATING the OREM MASTER PLAN**. (The Parks were placed specifically by Orem Schools, to create Green Space. ASD should not be allowed to violate the Master Plan.)

4) A Law or Ordinance that Alpine School District **cannot sell** Orem City Schools and/or property **without Orem City Approval** of the sale.

- - -

Our government was set up to be Of the People, By the People, and For the People. *That means that the **PEOPLE** are the first level of government. The **City** is the next level: answerable to the People.* After that, the County government, answerable to the Cities that comprise it. Then the State Government, answerable to the People, Cities, and Counties. Finally, and last—with very limited power—the Federal Government, (limited to powers strictly innumerate in the Constitution itself).

In my opinion, **I believe Orem City—as a level of government—can override the Alpine School District**. I hope Orem City will understand this, and take control of its rights and stop the overreach of ASD in Orem City school matters.

Sincerely,

Richard C. Shipp

Richard C. Shipp
25 W 1480 N, Orem UT 84057
801-225-1480 (USA)
RichardCShipp@yahoo.com

Public comment: Charter school land

External

Inbox



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

DRAFT Planning Commission minutes for April 12, 2023

Anna Mortimer Greene <amortimer95@gmail.com>

Tue, Apr 11,
7:28 AM (1
day ago)

to me

Hello-

When I attended the neighborhood meeting I asked they aren't zoning the charter school property as PF and was told it's because it's currently zoned commercial and would devalue the land too much so the city would get sued.

I spoke with a gentleman at the Ombudsman's office and he said that as long as there is SOME use and it doesn't equate to only being the city that could use the land then it's not considered devaluing.

Because it's not considered devaluing or a taking all charter school properties should also be included in the PF zoning. They are also PUBLIC schools and provided for with our taxes. It is not appropriate to pick and choose which public properties to rezone.

Thank you,

Anna Greene

882 E 375 N, Orem, UT 84097

801-787-9767

Public Comment- enough green space

External

Inbox



Anna Mortimer Greene <amortimer95@gmail.com>

Tue, Apr 11,
7:36 AM (1
day ago)

to me

One thing Orem did very well was preserve green space. Orem purchased land next to every elementary school and made a city park. There are also additional city parks not connected to elementary schools. Pretty much everywhere you live in Orem you can walk to a park, regardless of if there is an elementary school there anymore or not. Orem has lots of green space. In a 2021 study most residents, 80%, feel we have enough parks and instead prefer the parks we do have receive upgraded facilities. This rezoning of properties is unnecessary.

Source: <http://orem.org/wp-content/uploads/2021/06/Orem-Parks-2021-Deck-0413.pdf>

Sincerely,

Anna Greene

801-787-9767

882 E 375 N, Orem, UT 84097

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

External

Inbox

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

DRAFT Planning Commission minutes for April 12, 2023



Laura Avenius Eliason <lafavenius@gmail.com>

Mon,
Mar 27,
9:40 PM

to me, tdpeterson, dayoung

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



Laura Avenius Eliason <lafavenius@gmail.com>

Tue, Apr 11,
2:58 PM (21
hours ago)

to me

Hello,
Including my previous email below in light of your meeting this week. Please do not do this.
I'll also add that this will

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

DRAFT Planning Commission minutes for April 12, 2023

1. harm our children in Orem
2. harm our property values by creating blight in neighborhoods where schools are being closed.
Windsor elementary will just sit empty. The school district will not be able to sell the land for a fair price and therefore will hold onto it. Empty schools are terrible!!

Thank you

Laura Eliason

From: **Richard C. Shipp** <richardcshipp@yahoo.com>

Date: Fri, Apr 7, 2023 at 8:19 PM

Subject: Windsor Elementary School and ASD

To: planning@orem.org <planning@orem.org>

Dear Orem City Mayor and Council,

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Sincerely,

Richard C. Shipp

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25 W 1480 N, Orem UT 84057

801-225-1480 (USA)

RichardCShipp@yahoo.com

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DRAFT Planning Commission minutes for April 12, 2023

From: Anna Mortimer Greene <amortimer95@gmail.com>
Date: Tue, Apr 11, 2023 at 7:28 AM
Subject: Public comment: Charter school land
To: planning@orem.org <planning@orem.org>

Hello-

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I spoke with a gentleman at the Ombudsman's office and he said that as long as there is SOME use and it doesn't equate to only being the city that could use the land then it's not considered devaluing.

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Thank you,

Anna Greene
882 E 375 N, Orem, UT 84097
801-787-9767

From: Anna Mortimer Greene <amortimer95@gmail.com>
Date: Tue, Apr 11, 2023 at 7:36 AM
Subject: Public Comment- enough green space
To: <planning@orem.org>

One thing Orem did very well was preserve green space. Orem purchased land next to every elementary school and made a city park. There are also additional city parks not connected to elementary schools. Pretty much everywhere you live in Orem you can walk to a park, regardless of if there is an elementary school there anymore or not. Orem has lots of green space. In a 2021 study most residents, 80%, feel we have enough parks and instead prefer the parks we do have receive upgraded facilities. This rezoning of properties is unnecessary.

Source: <http://orem.org/wp-content/uploads/2021/06/Orem-Parks-2021-Deck-0413.pdf>

Sincerely,

Anna Greene
801-787-9767
882 E 375 N, Orem, UT 84097

PF Zoning for Planning Commission

External

Inbox



Shauna Mecham

Tue, Apr 11,
10:28 AM (21 hours
ago)

to me, Ryan

Hi Cheryl,

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

DRAFT Planning Commission minutes for April 12, 2023

Could you forward this to the planning commission? Thanks for all you do!

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 improves health.

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 is preferable. Consider this success story of a [New Life for an Old School](#), for some inspiration.

For instance, [Provo's PF zone](#) includes the following. Items in red are not in Orem's proposed PF but would be beneficial.

Provo 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

Provo Conditional Uses:

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

Residential for persons with a disability

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](#) community space, [Bike Collectives](#), or [Family Scholar Houses](#))

Thank you for your time,

Shauna Mecham

shaunakb90@gmail.com