



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
August 16, 2023

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

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

1 Training by Gary McGinn

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 **Final Plat– Vacating lot 4 and a portion of lots 1, 2, and 3 of Village at the Parkway Subdivision and approving the final plat for Maverik – University Parkway (YEI Orem Subdivision Plat A) located generally at 1247 South Geneva Road in the C2 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from the regular Planning Commission meeting on August 2, 2023**
 - 4.2 **Review and approve minutes from the Special Planning Commission meeting on August 2, 2023**
5. ADJOURN
 - 5.1 **The next meeting is scheduled for Wednesday, September 6, 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 August 16, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Melanie Ruff / Maverik	FINAL PLAT – Vacating lot 4 and a portion of lots 1, 2, and 3 of Village at the Parkway Subdivision and approving the final plat for Maverik – University Parkway (YEI Orem Subdivision Plat A) located generally at 1247 South Geneva Road in the C2 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Medium Density Residential**
- Current Zone: **C2**
- Acreage: **3.77**
- Neighborhood: **Lakeview**

ACTION:

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

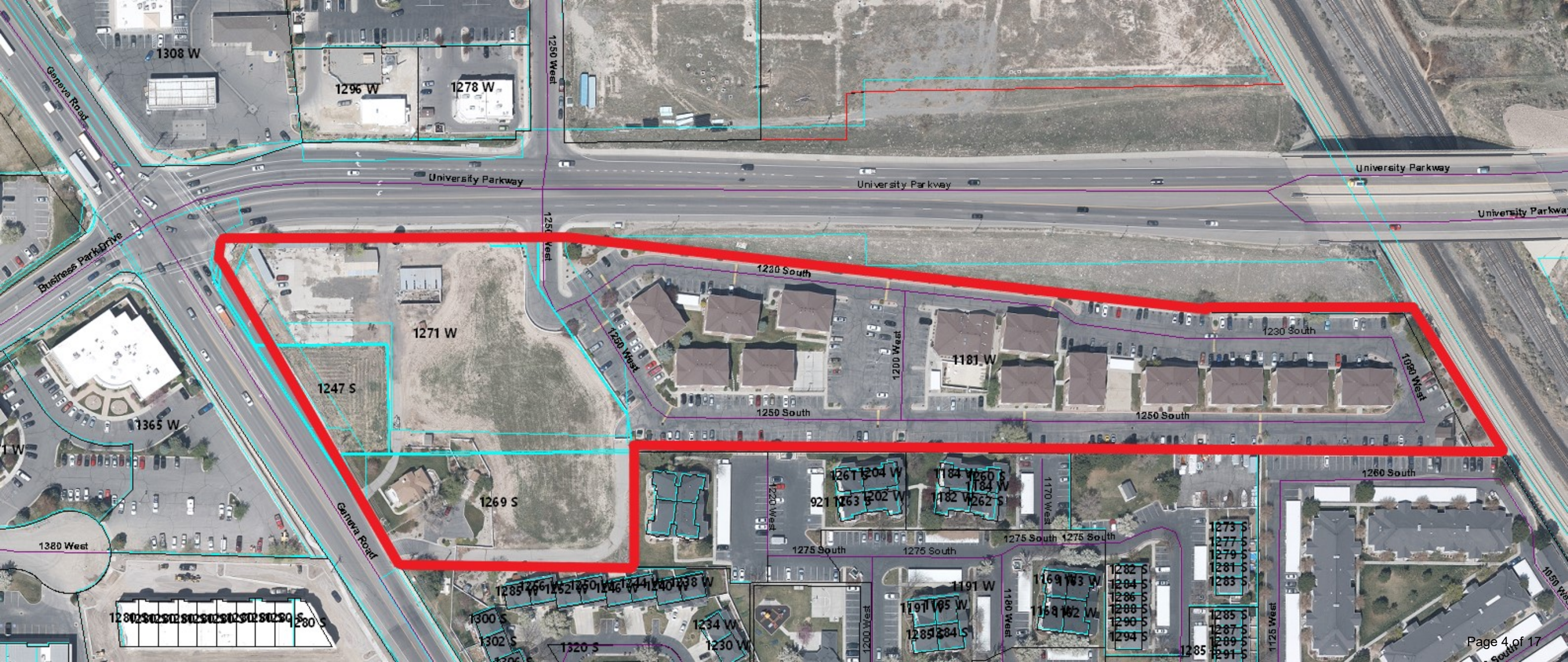
REQUEST: The applicant requests the Planning Commission approve the final plat for Maverik located at 1247 South Geneva Road in the C2 zone.

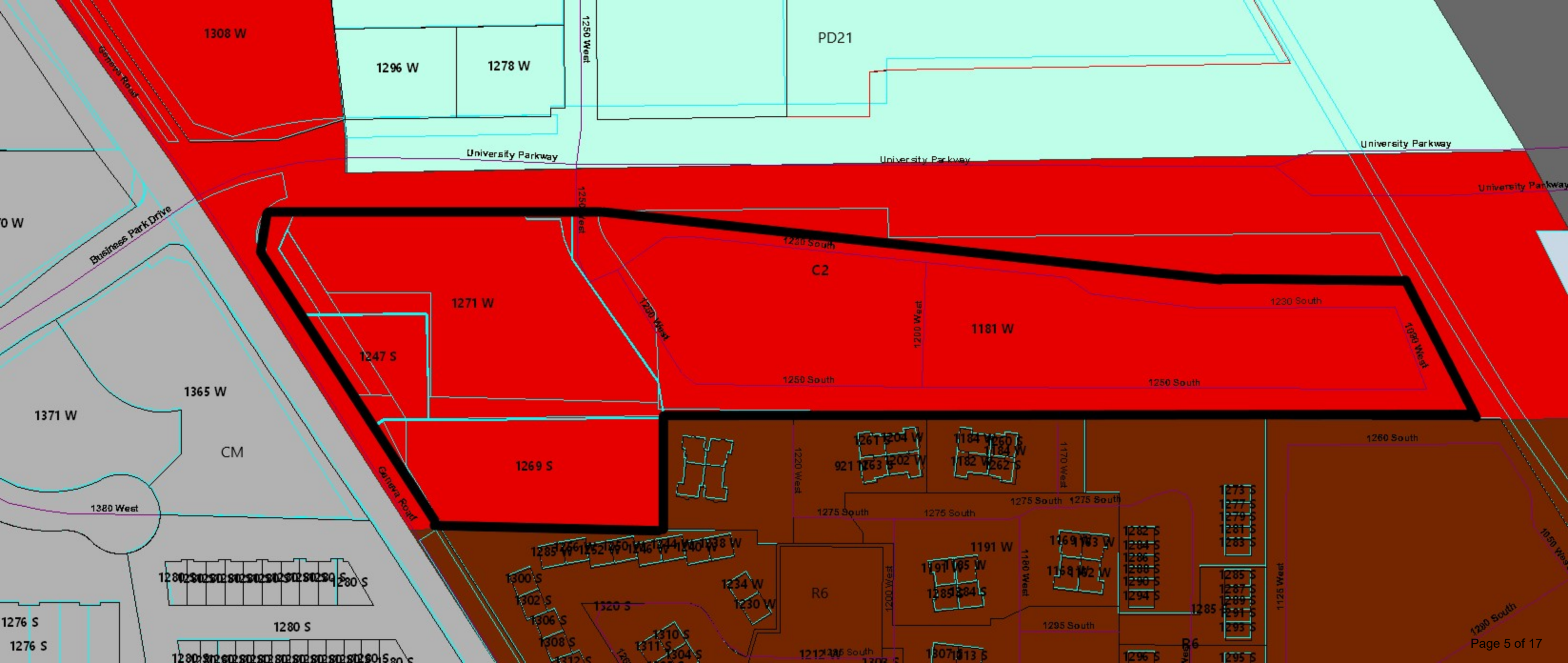
BACKGROUND: The applicant is proposing to combine three lots into one. Two of the lots are currently vacant, the other has a home on the lot which will be removed. Once the lots are combined Maverik plans to build a new gas station and convenience store.

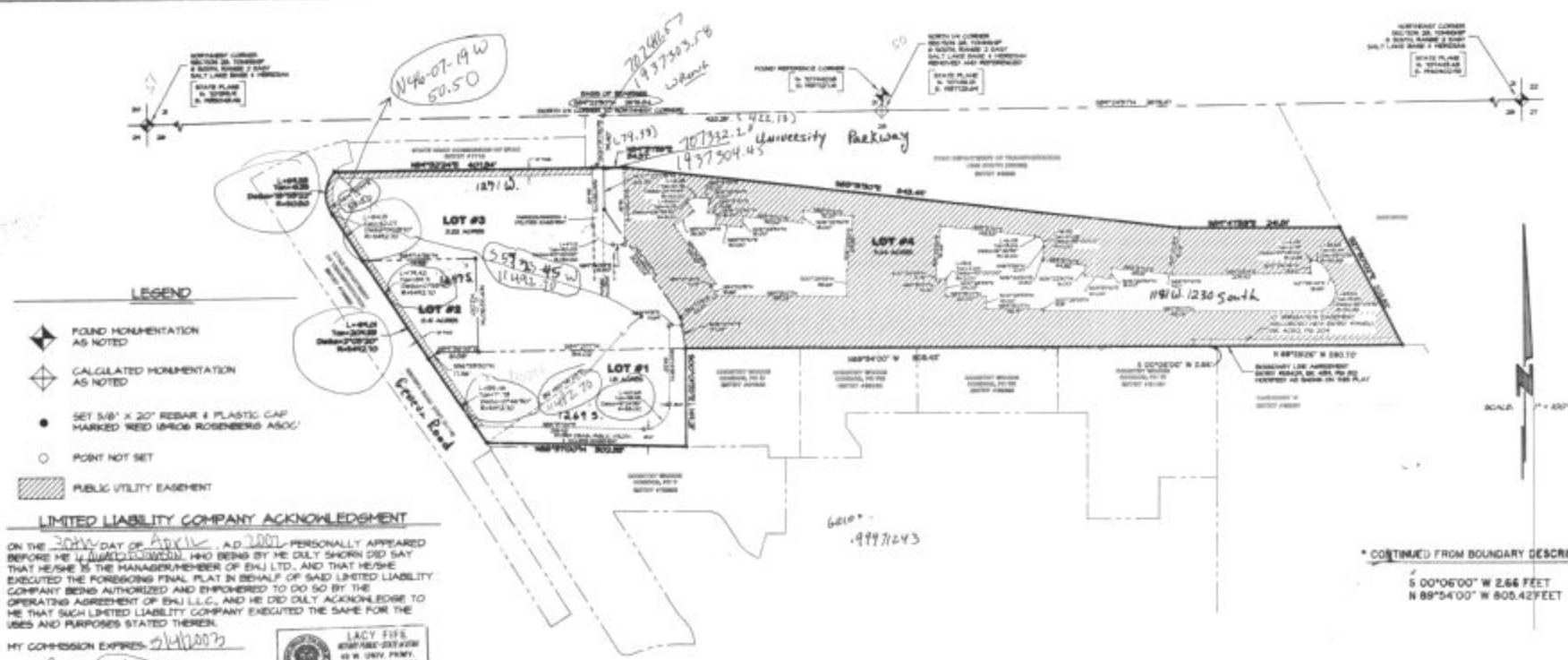
Typically final plat applications are not brought before the Planning Commission. However, due to circumstances surrounding the purchase of the property the plat which is typically approved alongside the site plan needed to be approved earlier.

The site plan for this property is still under review by staff and will be brought to the Planning Commission once it is approved by the Development Review Committee.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate lot 4 and a portion of lots 1, 2, and 3 of Village at the Parkway Subdivision and approve the final plat for Maverik – University Parkway (YEI Orem Subdivision Plat A) located generally at 1247 South Geneva Road in the C2 zone.







SURVEYOR'S CERTIFICATE

I, ROBERT A. REID, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, HOLD CERTIFICATE NO. 38008, AND PREPARE THIS SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT WHICH IS ACCURATELY DESCRIBED HEREIN, AND HAVE SUBDIVIDED THE TRACT OF LAND INTO LOTS TO BE HEREAFTER KNOWN AS:

VILLAGE AT THE PARKWAY SUBDIVISION

AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Robert A. Reid
ROBERT A. REID, P.E., P.L.S.
(SEE SEAL BELOW)

DATE: April 29, 2002

BOUNDARY DESCRIPTION

Beginning at a point which is South 84°22'30" East 422.25 feet and South 00°31'30" East 114.02 feet from the North 1/4 Corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base & Meridian, thence North 84°19'51" East 34.51 feet; thence South 85°32'30" East 243.48 feet; thence South 84°41'33" East 241.61 feet; thence South 21°30'02" East 202.82 feet; thence N 89°25'26" W 280.70 feet; thence South 00°01'30" East 144.21 feet; thence North 86°37'00" West 302.35 feet to the easternmost right-of-way line of Geneva Road, recorded as Tract 178620, Book 4092, Page 466, and to the beginning of a 5442.10-foot radius non-tangent curve concave to the northeast and having a radius point which bears North 55°06'29" East, thence 494.01 feet along the arc of said curve and along said right-of-way through a central angle of 2°05'20" to the beginning of a 5050-foot radius compound curve concave to the east and having a radius point which bears North 54°19'51" East, thence 613.55 feet along the arc of said curve and along said right-of-way through a central angle of 10°53'23", thence leaving said right-of-way North 84°32'24" East 407.54 feet to the Point of Beginning. Contains 9.22 acres more or less.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT HE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO HEREAFTER BE KNOWN AS:

VILLAGE AT THE PARKWAY SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT INTENDED FOR PUBLIC USE AND DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS FINAL PLAT AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS INDICATED, AS PRIVATE STREETS INTENDED FOR THE USE OF THE OWNERS IN THE VILLAGE AT THE PARKWAY SUBDIVISION FOR THE INGRESS AND EGRESS, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR PERPETUAL USE AS INDICATED ON THIS FINAL PLAT.

IN WITNESS WHEREOF, HE HAVE HERETO SET OUR HANDS THIS 30th DAY OF April, 2002.

<i>Doug Horne</i> DOUG HORNE, MANAGING MEMBER C3PO LLC VA <i>Kyle Powell</i> KYLE POWELL, MANAGING MEMBER ITAL LLC <i>Richard S. Christensen</i> RICHARD S. CHRISTENSEN <i>Sharon H. Christensen</i> SHARON H. CHRISTENSEN	<i>Edward D. Johnson</i> EDWARD D. JOHNSON, GENERAL PARTNER EDWARD D. JOHNSON FAMILY TRUST & HANDEL L. JOHNSON FAMILY TRUST <i>Wanda L. Johnson</i> HANDEL L. JOHNSON, GENERAL PARTNER EDWARD D. JOHNSON FAMILY TRUST & HANDEL L. JOHNSON FAMILY TRUST <i>Martell Keith Johnson</i> MARTELL KEITH JOHNSON <i>Brian R. Miner</i> BRIAN R. MINER, CLERK-RECORDING CLARENCE KIRKHOOD JOHNSON
--	---

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

ON THE 30th DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME L. J. JENSEN, WHO BEING BY ME DULY SHOWN DID SAY THAT HE IS THE MANAGER/MEMBER OF EKH LTD., AND THAT HE HAS EXECUTED THE FOREGOING FINAL PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF EKH LTD., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 5/1/2003

L. J. Jensen
NOTARY PUBLIC

TRUST ACKNOWLEDGMENT

ON THE 30th DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME EDWARD D. JOHNSON, WHO BEING BY ME DULY SHOWN DID SAY THAT HE IS THE GENERAL PARTNER OF THE EDWARD D. JOHNSON FAMILY TRUST AND THE HANDEL L. JOHNSON FAMILY TRUST, AND THAT HE HAS EXECUTED THE FOREGOING FINAL PLAT IN BEHALF OF SAID TRUSTS BEING DULY AUTHORIZED AND EMPLOYED TO DO SO BY THE TRUST AGREEMENT OF SAID TRUSTS, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH TRUSTS EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 5/1/2003

L. J. Jensen
NOTARY PUBLIC

TRUST ACKNOWLEDGMENT

ON THE 30th DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME HANDEL L. JOHNSON, WHO BEING BY ME DULY SHOWN DID SAY THAT SHE IS THE GENERAL PARTNER OF THE EDWARD D. JOHNSON FAMILY TRUST AND THE HANDEL L. JOHNSON FAMILY TRUST, AND THAT SHE HAS EXECUTED THE FOREGOING FINAL PLAT IN BEHALF OF SAID TRUSTS BEING DULY AUTHORIZED AND EMPLOYED TO DO SO BY THE TRUST AGREEMENT OF SAID TRUSTS, AND SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH TRUSTS EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 5/1/2003

L. J. Jensen
NOTARY PUBLIC



INDIVIDUAL ACKNOWLEDGMENT

ON THE 30 DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME RICHARD S. CHRISTENSEN, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING FINAL PLAT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES Jan 26, 2006

Shelly C. Mitchell
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

ON THE 30 DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME SHARON H. CHRISTENSEN, WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED THE FOREGOING FINAL PLAT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES Jan 26, 2006

Shelly C. Mitchell
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

ON THE 30th DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME MARTELL KEITH JOHNSON, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING FINAL PLAT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 10-1-2004

Brian R. Miner
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

ON THE 30th DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME CAREN KIRKHOOD JOHNSON, WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED THE FOREGOING FINAL PLAT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 10-1-2004

Brian R. Miner
NOTARY PUBLIC

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF May, 2002, A.D.

Steven C. East
OREM CITY ATTORNEY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

ON THE 30 DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME DOUG HORNE, WHO BEING BY ME DULY SHOWN DID SAY THAT HE IS THE MANAGER/MEMBER OF C3PO LLC, AND THAT HE HAS EXECUTED THE FOREGOING FINAL PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF C3PO LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES Jan 26, 2006

Shelly C. Mitchell
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

ON THE 30 DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME KYLE POWELL, WHO BEING BY ME DULY SHOWN DID SAY THAT HE IS THE MANAGER/MEMBER OF ITAL LLC, AND THAT HE HAS EXECUTED THE FOREGOING FINAL PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF ITAL LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 12 August 2004

Debra B. Palmer
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

ON THE 30 DAY OF April, A.D. 2002, PERSONALLY APPEARED BEFORE ME KYLE POWELL, WHO BEING BY ME DULY SHOWN DID SAY THAT HE IS THE MANAGER/MEMBER OF ITAL LLC, AND THAT HE HAS EXECUTED THE FOREGOING FINAL PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF ITAL LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 12 August 2004

Debra B. Palmer
NOTARY PUBLIC

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MY COMMISSION EXPIRES 12 August 2004

Debra B. Palmer
NOTARY PUBLIC

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF May, 2002, A.D.

Steven C. East
OREM CITY ATTORNEY

ACCEPTANCE BY THE CITY OF OREM

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

THIS 9th DAY OF April, A.D. 2002.

APPROVED *Kelly M. Hall*
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST *Donna R. Weaver*
CLERK-RECORDING
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 3rd DAY OF April, A.D. 2002, BY THE PLANNING COMMISSION.

Heidi W. Smith
DIRECTOR-SECRETARY

Janet A. Smith
CHAIRMAN, PLANNING COMMISSION

FINAL PLAT FOR:
"VILLAGE AT THE PARKWAY SUBDIVISION"
LOCATED IN SECTION 28, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
OREM, UTAH COUNTY, UTAH

ROSENBERG ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
800 East Broadway Suite 200
B. Group, Utah Office - 360-878-8888

2320-63 FINAL.dwg
FILE NUMBER: 2320-02-63
JOB NUMBER:

DATE: MARCH 7, 2002
SHEET: 1
SCALE: 1" = 100'

J.J.S. DRAWN: R.A.R. CHECKED:

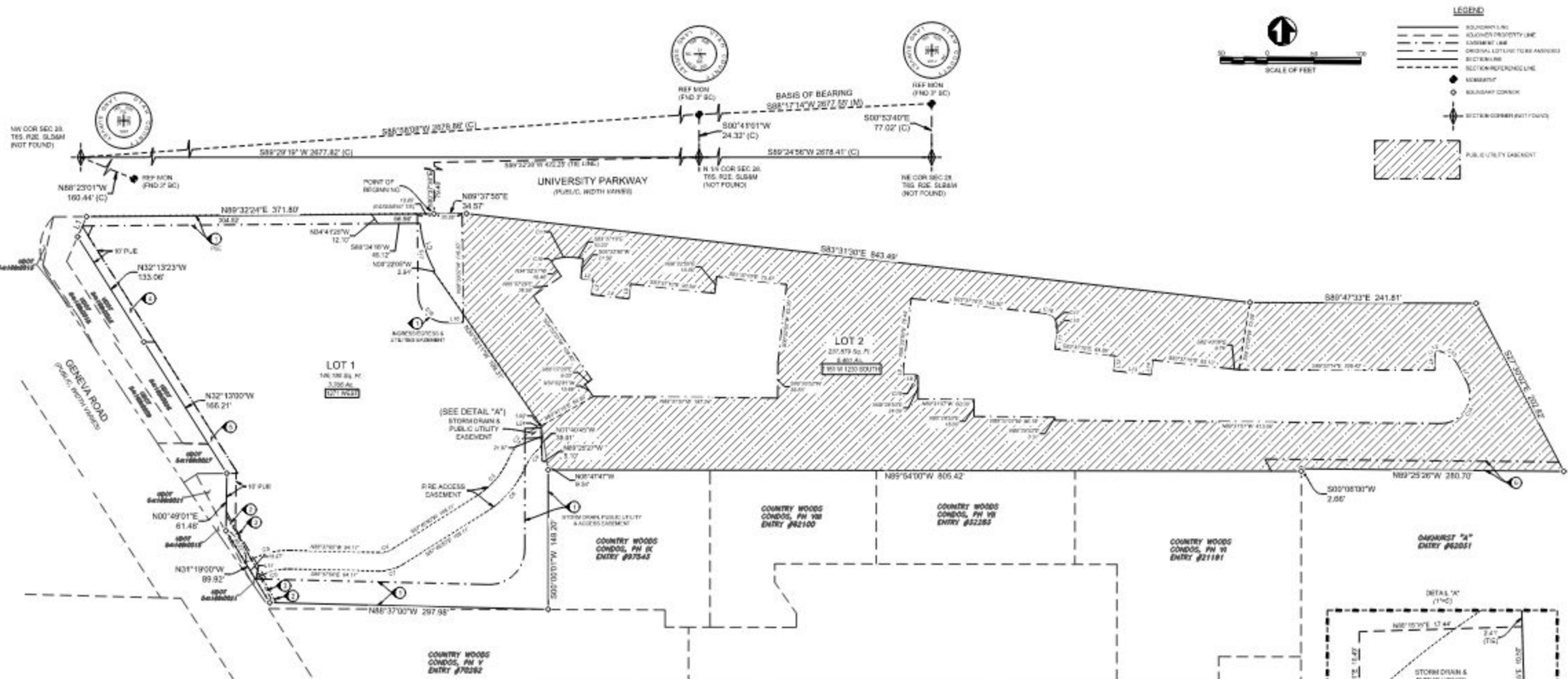
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
CLERK-RECORDING SEAL
CITY OF OREM SEAL

See Over

N SEC. 28, T6S, R2E, S18.5N TO - ORO JT

PLAT "A" OF THE YEI OREM SUBDIVISION

(VACATING LOT 4 AND A PORTION OF LOTS 1, 2 & 3 OF VILLAGE AT THE PARKWAY SUBDIVISION)
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
 OREM CITY, UTAH COUNTY, UTAH



EXISTING EASEMENTS

- VILLAGE AT THE PARKWAY SUBDIVISION, RECORDED MAY 10, 2002 AS ENTRY NO. 54062-2002, MAP 4055.
- RIGHT OF WAY EASEMENT, RECORDED AUGUST 8, 2011, ENTRY NO. 55841-2011.
- PERPETUAL EASEMENT, RECORDED JANUARY 23, 2012, ENTRY NO. 5168-2012.
- PERPETUAL EASEMENT, RECORDED DECEMBER 28, 2022, ENTRY NO. 12814-2022.
- RESPECTUAL EASEMENT (PARCEL 11502) DESCRIBED IN QUIT CLAIM DEED, RECORDED DECEMBER 28, 2022 AS ENTRY NO. 12816-2022.
- REVISION EASEMENT, RECORDED SEPTEMBER 27, 1995 AS ENTRY 76430 IN BOOK 682, PAGE 281.
- PUBLIC UTILITY EASEMENT AS SHOWN ON VILLAGE AT THE PARKWAY SUBDIVISION, RECORDED MAY 10, 2002, AS ENTRY NO. 54062-2002, MAP NO. 5253, PUBLIC UTILITY EASEMENT SHOWN AS HATCHING.

OWNER(S):

PARCEL 54-169-0004
VILLAGE ON THE PARKWAY UT LLC

PARCEL 54-169-0005
VILLAGE ON THE PARKWAY UT LLC

PARCEL 54-169-0007
VILLAGE ON THE PARKWAY UT LLC

PARCEL 54-169-0009
CHRISTENSEN, RICHARD & SHARON R

PARCEL 54-169-0012
VILLAGE ON THE PARKWAY UT, LLC

PARCEL 54-169-0022
CY GENOVA, LLC, A UTAH LIMITED LIABILITY COMPANY

PARCEL 54-169-0025
CY GENOVA, LLC, A UTAH LIMITED LIABILITY COMPANY

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
1.1	N21°41'37"E	23.54'	1.2	S23°37'18"E	48.03'
1.2	S43°37'10"E	13.48'	1.3	N08°22'58"E	19.02'
1.3	S89°22'30"W	14.08'	1.4	S21°33'07"E	56.42'
1.4	S43°37'10"E	46.80'	1.5	N08°22'58"E	19.02'
1.5	N08°22'58"E	18.08'	1.6	N08°41'08"E	2.19'
1.6	N08°08'40"E	18.64'	1.7	S43°37'10"E	48.03'
1.7	S21°33'07"E	18.96'	1.8	N08°22'58"E	19.02'
1.8	N08°22'58"E	18.08'	1.9	N08°41'08"E	2.19'
1.9	N08°08'40"E	18.64'	2.0	S43°37'10"E	48.03'
2.0	S43°37'10"E	48.03'	2.1	N08°22'58"E	19.02'
2.1	N08°41'08"E	2.19'	2.2	S43°37'10"E	48.03'
2.2	S43°37'10"E	48.03'			

CURVE #	LENGTH	RADIUS	DELTA	CH. BEG.	CH. END
C1	52.94'	125.00'	24°10'00"	N49°50'10"W	52.95'
C2	46.20'	55.00'	38°30'00"	S29°52'30"W	46.20'
C3	52.00'	30.00'	37°00'00"	S41°17'30"W	51.34'
C4	15.71'	25.00'	32°30'18"	S74°34'50"W	15.48'
C5	59.68'	65.00'	34°10'00"	S74°17'00"W	60.84'
C6	31.10'	65.00'	32°42'00"	N45°02'00"E	36.80'
C7	28.44'	48.00'	37°30'18"	N45°04'30"E	30.84'
C8	63.64'	110.00'	32°00'00"	N41°17'30"E	62.70'
C9	38.28'	65.00'	28°40'18"	N41°22'30"E	39.81'

CURVE #	LENGTH	RADIUS	DELTA	CH. BEG.	CH. END
C10	5.09'	3.00'	180°58'32"	N49°25'15"E	4.82'
C11	21.23'	30.00'	34°15'00"	N48°12'55"E	21.03'
C12	4.03'	2.00'	90°00'00"	N49°38'15"E	3.89'
C13	28.82'	35.87'	33°12'31"	S59°13'07"E	27.61'
C14	63.54'	35.82'	180°04'30"	S21°20'00"W	62.67'
C15	3.14'	2.00'	90°00'00"	N44°31'00"W	2.83'
C16	6.03'	21.00'	18°30'58"	S75°23'47"E	6.31'
C17	16.20'	110.00'	82°00'00"	S24°42'44"E	14.80'
C18	41.12'	35.00'	80°00'00"	S43°30'00"E	42.43'

DATE: 6/29/2023
 SCALE: 1"=50'
 SHEET: 2 OF 2
 PROJECT NO.: 14456-1000
 CHECKED: JT

PSOMAS
 14456 South Temple (2nd) Suite 200
 South Jordan, Utah 84095
 (801) 270-5777 (801) 270-5782 (FAX)

PLAT "A" OF THE YEI OREM SUBDIVISION
 (VACATING LOT 4 AND A PORTION OF LOTS 1, 2 & 3 OF
 VILLAGE AT THE PARKWAY SUBDIVISION)
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
 OREM CITY, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL
 CITY ENGINEER SEAL
 CLERK - RECORDER SEAL



University Parkway



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Geneva Road

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
August 2, 2023

The following items are discussed in these minutes:

- **PUBLIC HEARING – PRELIMINARY PLAT** – Approval of Luebke Subdivision, Plat A located generally at 875 East 1450 South R7.5 zone - Approved

STUDY SESSION

Place: City Council Conference Room

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Helena Kleinlein, Planning Commission member; Ryan L. Clark, Assistant City Manager/Development Services Director;

The Commission and staff briefly reviewed agenda items and minutes from the July 19, 2023 meeting, had continued training from Gary McGinn, Legal Counsel and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Helena Kleinlein, Planning Commission member; Ryan L. Clark, Assistant City Manager/Development Services Director;

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

Agenda Item 3.1 is a request by Michael Luebke for the Planning Commission to approve Luebke Subdivision, Plat A located generally at 875 East 1450 South R7.5 zone.

Staff Presentation: The applicant is proposing to divide one lot into two. Due to the current lot having frontage on two streets, each lot will have frontage on a street. Thereby, no flag lot will be created by this division.

Each lot in the R7.5 zone is required to have at least 7,500 square feet and at least 75 feet of frontage [\(22-6-8 \(A\)\)](#), the proposed lots meet this requirement as noted below. As this property was not previously platted, all necessary easements have been added to both lots as part of the preliminary plat.

DRAFT Planning Commission minutes for August 2, 2023

1 Lot 1 (902 East 1400 South) is proposed to have 12,051.9 square feet with 94 feet of frontage along 1400 South.
2 This lot currently does not have a home on the lot. As part of the preliminary plat the necessary improvements
3 (utility connections and drive approach) will be installed.
4

5 Lot 2 (875 East 1450 South) is proposed to have 15,415.1 square feet with 76.68 feet of frontage along 1450 South.
6 This lot currently has a home built on the property and the existing home is to remain.
7

8 **Recommendation:** The Development Review Committee determined this request complies with the Orem City
9 Code. Staff recommends the Planning Commission approve Luebke Subdivision, Plat A located generally at 875
10 East 1450 South R7.5 zone.
11

12 Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.
13

14 Chair Komen invited the applicant to come forward. Mr. Luebke introduced himself and had nothing to add to the
15 presentation.
16

17 Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to
18 come forward to the microphone.
19

20 When no one came forward, Chair Komen closed the public hearing and asked if the Planning Commission had any
21 more questions for the applicant or staff. When none did, she called for a motion on this item.
22

23 **Planning Commission Action:** Mr. Hawkes moved to approve Luebke Subdivision, Plat A located generally at 875
24 East 1450 South R7.5 zone. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon,
25 James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.
26

27 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for
28 a motion to approve the minutes of July 19, 2023. Mr. Sakar moved to approve the meeting minutes for July 19,
29 2023. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes,
30 Madeline Komen and Haysam Sakar. Those abstaining: Murray Low. The motion passed.
31

32 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Low moved to adjourn. Mr. Carpenter seconded the
33 motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and
34 Haysam Sakar. The motion passed unanimously.
35

36 **Adjourn:** 4:35 p.m.
37
38
39

40 Ryan L. Clark
41 Planning Commission Secretary
42

43 Approved:
44
45
46
47
48

CITY OF OREM
DRAFT PLANNING COMMISSION SPECIAL MEETING MINUTES
August 2, 2023

The following items are discussed in these minutes:

- Discussion of the Transportation Master Plan (TMP)

REGULAR MEETING

Place: City Council Conference Room

At 4:45 p.m. Chair Komen called the Planning Commission special meeting to order.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen, Senior Planner; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Helena Kleinlein, Planning Commission member; Matt Taylor, Senior Planner

Agenda Item 2.1: Chair Komen introduced the topic of Transportation Master Plan and opened the meeting up for discussion.

1. Ms. Koman asked about various sections for the TMP that recommend a board update, when does that happen? ([click here for recording](#))
2. Discussion Items:
Mr. Carpenter is concerned about projects that are not warranted and do not benefit the City of Orem, but benefit the neighboring cities and UVU. For example the 800 South overpass would greatly affect the neighborhoods on both sides of the I-15 and only benefit UVU. Also, the Center Street widening project only benefits Vineyard City. ([click here for recording](#))
 - a. There is another overpass on 1200 North in an industrial area and we do not want the traffic going through the neighborhoods.
 - b. 800 East. This is a side route for people coming out of Provo, this is not in need of major traffic changes.
 - c. Would like to understand traffic signal criteria better.
 - d. It was mentioned that they do not want any Continuous Flow Intersections (CFI).
3. Mr. Hawkes asked when Horrocks Engineering does this recommendation, are they the consulting engineers for Provo as well as Orem? Mr. Kelly said the regional items come from the MAG model. These projects are listed on the TMP and when the City notices there is a failure, the City will start the process. Mr. Hawkes asked Mr. Kelly what he would be concerned about with this plan, and if he had any issues with it. Mr. Kelly said everyone has an opinion, but he does not want the document to be a political document, but to be based on data. He does not want to be restricted when a project's time comes up, eliminating a corridor from being eligible for state or federal dollars as that would cost Orem more and take more time. It creates a better quality of life by providing additional ways to move throughout the city. These projects in the TMP are place holders. This is part of the general plan. ([click here for recording](#))
4. Mr. Low asked what would Orem want to do about closing UVU off from the surrounding neighborhood. Does Orem want a different relationship with UVU in terms of coexisting peacefully by being separate? Does connectivity in Orem have to then include connectivity with the state? ([click here for recording](#))
 - a. Ms. Koman asked if the Planning Commission could discuss these issues in future meetings and then come back and retroactively make changes to the TMP.
 - b. Mr. McGinn said the Planning Commission role is to make a recommendation about the TMP to the City Council. The Planning Commission could say that in the future specific aspects of the

plan need to be discussed or deal with some of these things on an on-going basis. Mr. Peterson said the Planning Commission can give input on what they have learned and what their concerns are. Mr. McGinn said the Planning Commission can make a recommendation to City Council that the Commission is OK with but that there are specific concerns that need a more in-depth study. This could be a better approach. ([click here for recording](#))

- c. Page 67 - Item 4.9 Connectivity on project list – further discussions about connectivity in Orem are needed. ([click here for recording](#))
 - d. Add “safety hazards” and traffic’s impact on neighborhoods to the second paragraph of the Executive Summary on p.i. After “combat congestion”.
5. Future Discussions:
- a. Bike lanes: find a better solution than being in traffic, perhaps wider sidewalks ([click here for recording](#))
 - i. Update bike and pedestrian plan. Striping gives a false sense of security ([click here for recording](#))
 - b. UVU connectivity ([click here for recording](#))
 - c. Orem Center Street - Geneva Road & I-15, discussion point, do not justify projects that benefit neighboring cities being able to move through Orem more easily.
 - d. Page 67 - Item 4.9 Connectivity on project list - need further discussion on connectivity in Orem. ([click here for recording](#))
6. Specific concerns and recommended changes to TMP:
- a. Page 25 – overpass on 1200 north and 800 South, need to look into it more depth or eliminate. ([click here for recording](#))
 - b. Page 25 – 800 South connection to Campus Drive should remain closed – UVU has to change their traffic pattern. ([click here for recording](#))
 - c. Page 35 – MAG Regional Transportation Plan – remove the I-15/Orem 800 S/Campus Drive (Geneva Road to UVU). ([click here for recording](#))
 - d. Page 35 – MAG Regional Transportation Plan – Orem Center Street/I-15 Ramp and Lane Improvements. ([click here for recording](#))
 - e. Page 49 – remove Item #4 from list. ([click here for recording](#))
7. Mr. Sakar said Orem does not have a plan to aim for, we have not established a direction. Cannot control UVU, there will be more development. Mr. Bench said Orem does have an overall general plan that dictates what the City will grow into. There are also nine neighborhood plans which are an appendix to the General Plan. ([click here for recording](#))
8. The Transportation Master Plan will be scheduled for the September 6, 2023 Planning Commission meeting to send a recommendation to the City Council.

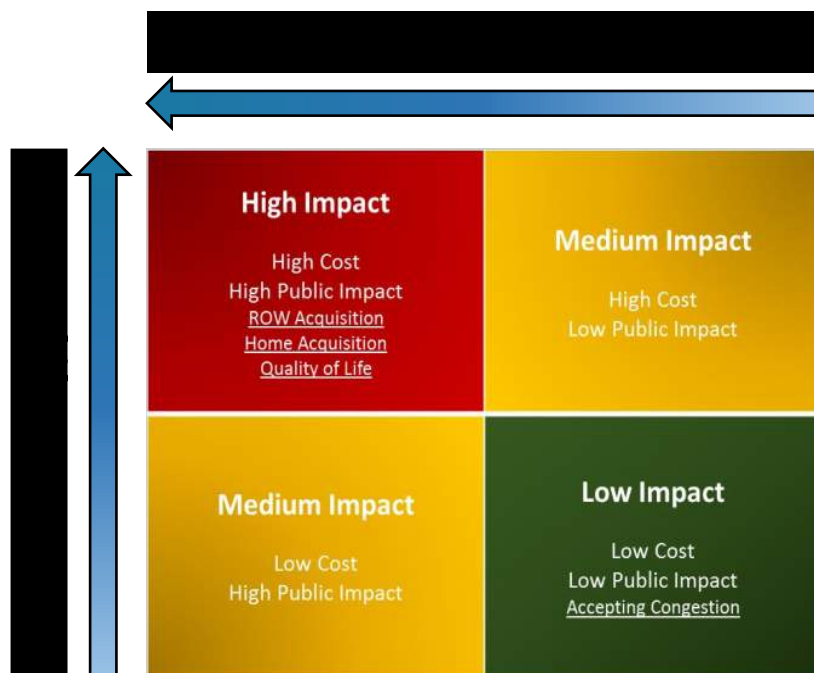
Adjourn: Chair Komen called for a motion and moved to adjourn. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: 5:55 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved:

Figure 13: Cost vs. Public Impact Matrix



2.5.2 Special Considerations

As part of future development, specific “hot spot” locations were modeled throughout the city. These locations investigated specific roadway improvements and the impacts of those improvements on the surrounding roadways and are represented in [Figure 14](#). The additional modeling hot spots were in the following locations and the following sections describe the results and if any additional roadway improvements are necessary:

- **800 South – Overpass over I-15**
- **1200 North – Overpass over I-15**
- **1200 West – (1600 North to 400 North) – Widen to 5 Lanes**
- **800 West – (1600 North to 800 South) – Widen to 5 Lanes (3 Lanes 800 South to Campus Dr.)**
- **800 West – (800 South to Campus Drive) – Connection to UVU campus**

2.5.2.1 1200 West Additional Lanes

Due to the potential future impacts of development in the area around 1200 North and 1200 West, an additional model run was completed to determine if 1200 West requires additional travel lanes. Due to the additional traffic, additional travel lanes will be necessary by 2050. As part of the future Transportation Improvement Program (TIP), 1200 West from 1600 North to 800 North will be widened to 5 lanes.

2.5.2.2 800 South Additional Lanes

A new overpass on I-15 at 800 South is included in Phase 2 of the MAG RTP. With the new overpass, travel lanes were increased from three to five lanes from the interchange to State Street (800 South east of State Street is currently five lanes). An advantage of increasing the number of travel lanes on 800 South is to alleviate traffic at Utah Valley University (UVU) using University Parkway. The analysis indicates that a daily volume increase between 4,000 to 10,000 vehicles along the 800 South corridor with minimal decreases along University Parkway between 1,000 to 2,400 vehicles. Since the additional vehicles on 800

2.7.2 Regional Transportation Plan

There are many roadways in Orem that are included on MAG's RTP. The projects included on the RTP are shown in [Figure 19](#). Included is a list of the roadway improvements included on the RTP for all three phases (2019-2050).

Phase 1: 2019-2030

- **Orem 1600 North** (1200 West to State Street) – Widen to 5 Lanes
- **Orem Center Street** (Geneva Road to I-15) – Widen to 5 Lanes
- **Orem 1200 West** (Center Street to Sandhill Road) – Widen to 5 Lanes
- **Geneva Road** (Lakeview Parkway to Southern Border) – Widen to 5 Lanes
- **Lakeview Parkway/Geneva Road** (University Parkway to Southern Border) – New 5 Lane Road
- **I-15/Orem 800 S/Campus Drive** (Geneva Road to UVU) – New 5 Lane Road/I-15 Bridge
- **I-15/Orem Center St** – Ramp and Lane Improvements
- **I-15/University Pkwy** – Grade separated off-ramp

Phase 2: 2031-2040

- **Orem Center St** (1200 W to State St) – Widen to 7 Lanes
- **Orem Geneva Rd** (Orem 1600 N to University Pkwy) – Widen to 7 Lanes
- **State St/University Pkwy Bridge** – New Bridge
- **I-15 Parallel Corridor** (University Pkwy to Payson) – New Freeway
- **I-15 Parallel Corridor** (Pioneer Crossing Blvd to University Pkwy) – New Freeway
- **I-15 Widening** (12 Lane Freeway; University Pkwy to SF US-6 then 8 Lanes to Payson)

Phase 3: 2041-2050

- **Orem 800 E/Orem 1600 N** (State St to 800 S) – Widen to 5 Lanes
- **University Pkwy/Sandhill Rd** – New Interchange

Although the improvements on the RTP will improve congestion in the specific project areas, there are many other areas of the city where the roadways perform at a LOS E or worse. The burden of the following improvements will fall on Orem to improve unless the city is willing to wait for funding through other sources.

- **1600 North** (I-15 Interchange to Main Street)
- **Center Street** (I-15 to State Street)
- **1200 West** (800 North to 1200 North; Center Street to Sandhill Road)
- **University Parkway** (Geneva Road to I-15; Sandhill Road to State Street)
- **Geneva Road** (University Parkway to 2000 South)
- **800 South** (1200 West to Campus Drive; Main St to Orem Blvd; 800 East to Eastern Border)
- **800 North** (I-15 to 400 East; 800 East to Eastern Border)
- **State Street** (800 North to 800 South)
- **800 East** (400 North to 800 South)
- **1200 South** (Main Street to 200 East)
- **Main Street** (University Parkway to 2000 South)

The indicated roadway segments above as well as the additional modeling results from the [Special Considerations](#) section form the basis of the improvements included on the 2050 roadway improvement map shown in [Figure 19](#). Intersection improvements in 2050 are shown in [Figure 20](#). Applying all

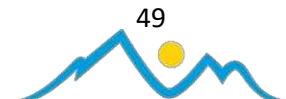
Orem Transportation Master Plan (TMP)

November 8, 2022



Table 6: 2030 CIP Projects

2030 Capital Improvements Plan – The City of Orem Responsibility						
Ref. No.	Location	Total Price (With Inflation)	Funding Source	Year	Orem %	Orem Total (With Inflation)
2	Center Street (Geneva Road to I-15) – Widen to 5 Lanes	\$9,425,000	Orem/MAG	2030	6.77%	\$638,073
3	1200 West (Sandhill Road to Orem Center Street) - Widen to 5 Lanes	\$12,905,000	Orem/MAG	2030	6.77%	\$873,669
4	I-15/Orem 800 S Overpass - new Overpass	\$116,000,000	Orem/MAG	2030	6.77%	\$7,853,200
5	1600 West (Connection to Geneva Rd.)	\$2,658,600	Orem	2023	100%	\$2,658,600
6	Intersection Improvements (Additional Funds)	\$480,000	Orem	2023	100%	\$480,000
7	1200 South (State Street to 800 East)	\$2,460,260	Orem	2023	100%	\$2,460,260
8	Roundabout (700 N - Orem Blvd.) (Safety Improvement)	\$685,750	Orem	2023	100%	\$685,750
9	Intersection Improvements (Additional Funds)	\$506,400	Orem	2023	100%	\$506,400
10	Safety Improvement - Turn Lane (WB RTL) 1100 East and 800 North	\$2,537,698	UDOT	2023	0%	\$0
11	Intersection Improvements (Additional Funds)	\$534,252	Orem	2023	100%	\$534,252
13	Intersection Improvements (Additional Funds)	\$558,293	Orem	2023	100%	\$558,293
14	University Parkway and State Street Grade Separated Intersection	\$55,424,572	UDOT	2023	0%	\$0
16	Enlarge Roundabout (1200 South and 400 West)	\$583,416	Orem/MAG/UTA	2023	0%	\$0
17	Traffic Signal Update (Geneva Road and 1600 North)	\$291,708	UDOT	2023	0%	\$0
18	Intersection Improvements (Additional Funds)	\$583,416	Orem	2023	100%	\$583,416
20	Traffic Signal (800S-1200W)	\$289,594	Orem	2023	100%	\$289,594
21	Lakeview Parkway (Geneva Road to Southern Border) – New 5 Lane Road	\$14,698,200	Orem/MAG	2026	6.77%	\$2,839,053
22	Signal Update (400 North and 1200 West)	\$304,835	Orem	2023	100%	\$304,835
23	Signal Update (400 North and Orem Blvd.)	\$304,835	Orem	2023	100%	\$304,835
24	Signal Update (Center Street and 400 West)	\$304,835	Orem	2023	100%	\$304,835



cases may require more information than the standard requires. The City reserves the right to waive all TIS requirements as well as requiring extra information at the discretion of the City Engineer.

4.9 Connectivity

Orem desires a connected street system for all new developments, minimizing the use of cul-de-sacs. Infill parcels will be required to provide future street stubs to adjacent parcels with the potential for development. Retail and office development must provide cross access easements to create circulation patterns to adjacent properties, to eliminate multiple access points to the major street system. Consequently, this will reduce travel time and congestion by allowing drivers to make shorter and more direct trips. In addition, connectivity will allow the option of walking or bicycling, due to shorter routes to schools, parks, and businesses. Emergency vehicles including police, fire trucks, and ambulances will similarly benefit from connectivity, by use of alternate routes if one is blocked. Overall fuel consumption and pollution will also result by shortening trips through connectivity. Examples of projects to improve connectivity in Orem are the connection of 800 West to Campus Drive and the 1600 West extension to Geneva Road. Orem's Street Connection Master Plan can be found at <http://orem.org/engineering/>.