



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 1, 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 Chair Komen to give a recap of the APA Conference she attended in September.**
- 2 Mr. McGinn, Assistant City Attorney, to provide additional Planning Commission training**

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 Site Plan – Site plan approval of Orem Public Storage located at 1042 South Geneva Road in the CM zone.**
 - 3.2 Plat Amendment – Vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Review and approve minutes from the October 18, 2023 meeting.**
5. ADJOURN
 - 5.1 ADJOURN TO CLOSED SESSION - To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property.**

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 November 1, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Aaron Anderson	SITE PLAN – Site plan approval of Orem Public Storage located at 1042 South Geneva Road in the CM 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 40 adjacent property owners.

SITE INFORMATION:

- General Plan Designation:

Light Industrial

- Current Zone: **CM**
- Acreage: **5.25**
- Neighborhood: **Sunset Heights**

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan of Orem Public Storage located at 1042 South Geneva Road in the CM zone.

BACKGROUND: The applicant is proposing to remove the existing building next to Geneva Road on the site. In its place the applicant is proposing to build a climate controlled storage building which will also serve as the office on site. This change to the site plan has also required the parking, landscaping, and storm water improvements are brought to the current standard.

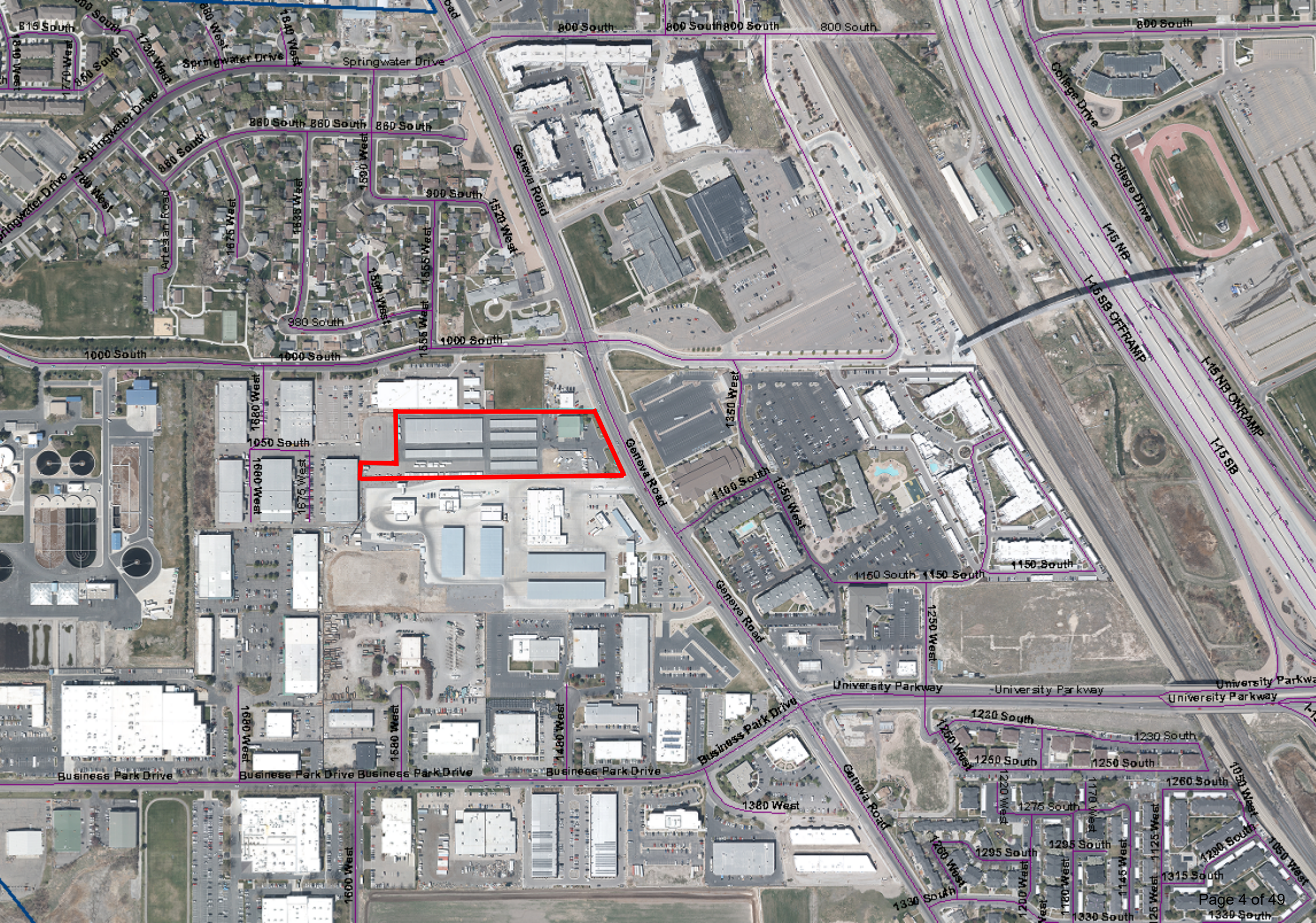
Parking: The required parking for this site is one parking space per 200 units, bringing the total required to 6 parking spaces. The applicant is proposing to provide 26 parking spaces on the site.

Landscaping: The front setback area, where a drive aisle is not needed, is required to be landscaped with at least 50% living vegetation in this area. The proposed project complies with this requirement.

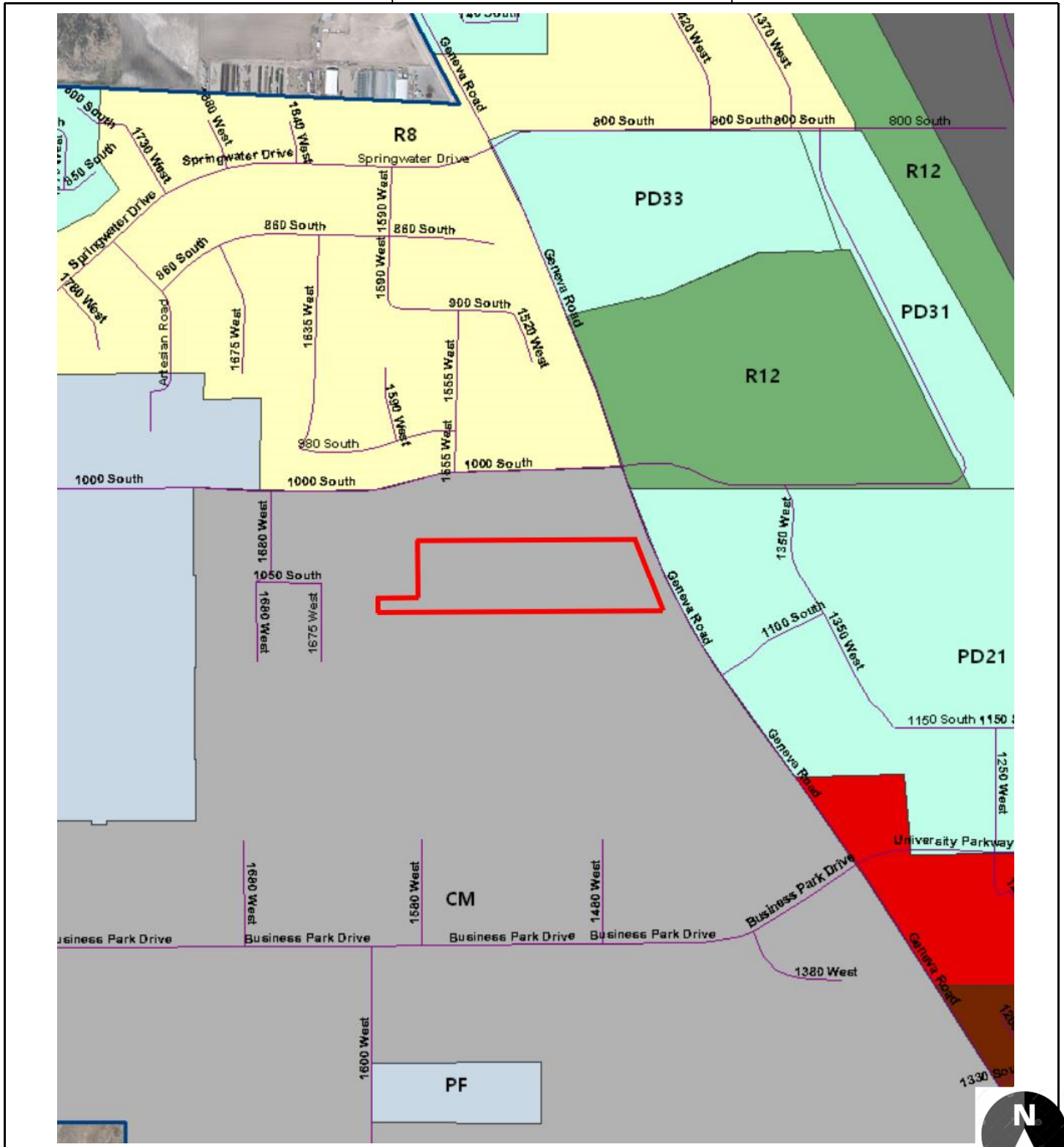
Architecture and Height: There are not specific requirements for architecture for this zone. However, the proposed building will be built using split face block and EIFS (Exterior Insulated Finishing System), which will be painted orange, grey and cream.

Height: The building height along Geneva Road is 3-stories, on the West side of the building, due to the grade sloping down there are 4-stories. However, the roof height does not increase to accommodate the additional floor. The height visible from Geneva Road will be 30 feet, the maximum height allowed in the CM zone is 48 feet ([22-9-7](#)).

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Orem Public Storage located at 1042 South Geneva Road in the CM zone.



Orem Public Storage



Legend

Site Plan
Zone: CM
Acres: 5.25

NEIGHBORHOOD
Sunset Heights West

1042 South Geneva Road
 Parcels

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	R.O.W. LINE
	SECTION LINE
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	SETBACK LINE
	PROPOSED SAWCUT LINE
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. UNDERGROUND ELECTRICAL
	EX. UNDERGROUND ELECTRICAL TO BE REMOVED
	EX. UNDERGROUND TELEPHONE
	EX. GAS LINE
	EX. FIBER LINE
	EX. SIGN TO REMAIN
	EX. SIGN TO BE REMOVED
	EX. LIGHT POLE TO REMAIN
	EX. LIGHT POLE TO BE REMOVED
	EX. TREE TO REMAIN
	EX. TREE TO BE REMOVED
	EX. FIBER OPTIC PULL BOX TO REMAIN
	EX. WATER METER TO REMAIN
	EX. SANITARY SEWER MANHOLE TO REMAIN
	EX. STORM SEWER MANHOLE TO REMAIN
	EX. WATER VALVE TO REMAIN
	EX. IRRIGATION VALVE TO BE REMOVED
	EX. FIRE HYDRANT TO REMAIN
	EX. SD OR SS CLEANOUT TO REMAIN
	EX. CLEANOUT TO BE REMAIN
	EX. TELEPHONE PEDESTAL TO REMAIN
	EX. TELEPHONE PEDESTAL TO BE REMOVED
	EX. ELECTRICAL METER TO BE REMOVED
	EX. ELECTRICAL TRANSFORMER TO BE REMOVED
	EX. ELECTRICAL SWITCH TO REMAIN
	EX. ELECTRICAL METER TO REMAIN
	EX. CONCRETE TO REMAIN
	EX. CONCRETE TO BE REMOVED
	EX. ASPHALT TO BE REMOVED
	EX. ASPHALT TO BE REMOVED
	EX. TO BE REMOVED
	EX. CURB AND GUTTER TO REMAIN
	EX. CURB AND GUTTER TO BE REMOVED

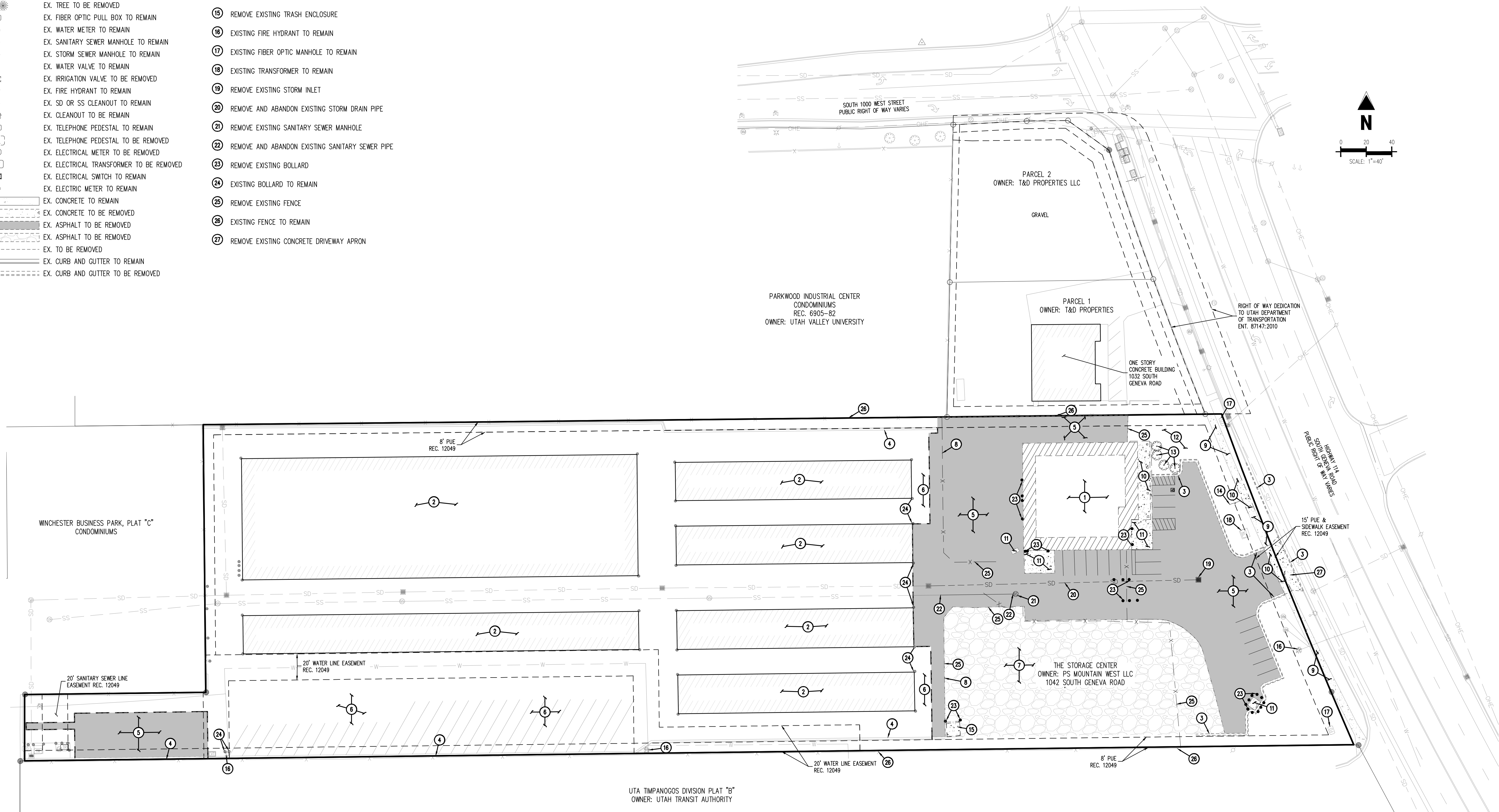
- ① REMOVE EXISTING STORAGE BUILDING
- ② EXISTING STORAGE BUILDING TO REMAIN
- ③ REMOVE EXISTING CONCRETE CURB AND GUTTER
- ④ EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- ⑤ REMOVE EXISTING ASPHALT PAVING
- ⑥ EXISTING ASPHALT PAVING TO REMAIN
- ⑦ REMOVE EXISTING GRAVEL PAVING
- ⑧ PROPOSED SAWCUT LINE
- ⑨ EXISTING SIDEWALK TO REMAIN
- ⑩ REMOVE EXISTING SIDEWALK TO NEAREST JOINT
- ⑪ REMOVE EXISTING CONCRETE PAVING
- ⑫ REMOVE EXISTING LANDSCAPE AREA
- ⑬ REMOVE EXISTING TREE
- ⑭ REMOVE EXISTING PUBLIC STORAGE SIGN
- ⑮ REMOVE EXISTING TRASH ENCLOSURE
- ⑯ EXISTING FIRE HYDRANT TO REMAIN
- ⑰ EXISTING FIBER OPTIC MANHOLE TO REMAIN
- ⑱ EXISTING TRANSFORMER TO REMAIN
- ⑲ REMOVE EXISTING STORM INLET
- ⑳ REMOVE AND ABANDON EXISTING STORM DRAIN PIPE
- ㉑ REMOVE EXISTING SANITARY SEWER MANHOLE
- ㉒ REMOVE AND ABANDON EXISTING SANITARY SEWER PIPE
- ㉓ REMOVE EXISTING BOLLARD
- ㉔ EXISTING BOLLARD TO REMAIN
- ㉕ REMOVE EXISTING FENCE
- ㉖ EXISTING FENCE TO REMAIN
- ㉗ REMOVE EXISTING CONCRETE DRIVEWAY APRON

ON SITE BENCHMARK--
WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST
ELEVATION = 4530.48' (NAVD88)

TEMPORARY BENCHMARKS (TBM):
TBM #1: MAG NAIL IN SIDEWALK, NORTH SIDE OF S 1000 WEST, ELEVATION = 4526.19'
TBM #2: MAG NAIL IN ASPHALT, NORTHEAST OF BUILDING ON PARCEL 1, ELEVATION = 4525.00'

ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASELINE AND MERIDIAN, AND IS CONSIDERED TO BEAR NORTH 00°29'39" WEST.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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PUBLIC STORAGE OREM S. GENEVA ROAD
DEVELOPMENT REVIEW COMMITTEE SITE PLANS

1042 S GENEVA ROAD
OREM, UTAH 84058

[illegible]

Project No:	PS0000108
Drawn By:	AJP
Checked By:	TDK
Date:	OCTOBER 2023

DEMOLITION PLAN

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	SITE TRIANGLE
	PROPOSED SAWTOOTH LINE
	PROPOSED SWALE FLOWLINE
	EXISTING TO REMAIN
	PROPOSED NEW
	PROPOSED CURB AND GUTTER
	PROPOSED CATCH CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED FENCE
	PROPOSED SIDEWALK
	LIMITS OF ARCHITECTURAL SCOPE
	ADA PATH OF TRAVEL
	PARKING COUNT
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED PIPE BOLLARD
	PROPOSED ADA PARKING SYMBOL
	PROPOSED WHEEL STOP
	PROPOSED DETECTABLE WARNING TRUNCATED DOMES
	EXISTING ELECTRICAL PULL BOX
	PROPOSED PAD MOUNTED TRANSFORMER
	EXISTING LIGHT POLE
	PROPOSED SITE LIGHTING
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	PROPOSED STORM SEWER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING TREE

1. ALL DIMENSIONS ARE TO FOLLOWLINE UNLESS NOTED OTHERWISE.
2. ALL CURB SHALL BE 6" VERTICAL CURB WITH 12" CUTTER UNLESS NOTED OTHERWISE.
3. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY OF ORANGE STANDARDS.
4. THE DEVELOPER IS REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, OR DAMAGED CURB, CUTTER, AND SIDEWALK THAT FRONTS THE SITE (PUBLIC OR PRIVATE) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PLAN 4904030340F, EFFECTIVE DATE JUNE 19, 2020, SHOWS THE ENTIRE PROPOSED DEVELOPMENT IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X).
6. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
7. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOGRAPHIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
8. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITH GRADIENT OF RAMP OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
9. 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.

- ① PROPOSED 6" CURB AND 18" GUTTER
- ② PROPOSED CONCRETE SIDEWALK, SIZE AS NOTED
- ③ PROPOSED LANDSCAPE AREA (REFER TO LANDSCAPE PLAN)
- ④ PROPOSED TRASH ENCLOSURE
- ⑤ PROPOSED ADA PARKING SPACE WITH STRIPING (ADA STALLS MAX 2% SLOPE)
- ⑥ PROPOSED ACCESSIBLE PARKING SIGNAGE
- ⑦ PROPOSED LOADING PARKING SPACE
- ⑧ PROPOSED 4" WHITE PARKING STRIPING
- ⑨ PROPOSED DOOR
- ⑩ PROPOSED SAWCUT LINE
- ⑪ EXISTING ELECTRICAL TRANSFORMER TO REMAIN
- ⑫ EXISTING FIRE HYDRANT TO REMAIN
- ⑬ REMOVE EXISTING CURB AND REPLACE WITH DRIVEWAY
- ⑭ REMOVE EXISTING FLUSH CONCRETE CURB AND REPLACE WITH 6" CURB
- ⑮ EXISTING SIDEWALK TO REMAIN
- ⑯ EXISTING "PUBLIC STORAGE" SIGN TO BE RELOCATED
- ⑰ PROPOSED 87 LF OF CAST-IN-PLACE CONCRETE RETAINING WALL. MAX HEIGHT=3.50'
- ⑱ PROPOSED PEDESTRIAN ACCESS GATE
- ⑲ PROPOSED 6' TALL TUBE STEEL FENCE
- ⑳ PROPOSED VEHICLE VERTICAL PIVOT GATE
- ㉑ PROPOSED ACCESS KEYPAD WITH 6" Ø BOLLARDS
- ㉒ PROPOSED 6" Ø BOLLARDS
- ㉓ PROPOSED 0" CURB AND 18" GUTTER
- ㉔ PROPOSED LOADING SPACE SIGNAGE
- ㉕ PROPOSED 335 LF SWALE. 4" WIDE BY 6" DEEP
- ㉖ PROPOSED 41-UNIT UNDERGROUND ADS DETENTION SYSTEM
- ㉗ PROPOSED 2' WIDE CURB OPENING
- ㉘ PROPOSED ROOF DOWNSPOUT
- ㉙ PROPOSED BICYCLE PARKING
- ㉚ PROPOSED SITE LIGHT
- ㉛ PROPOSED 1' WIDE TRASH ENCLOSURE WALL OPENING

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TOWNSHIP 6 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASELINE AND MERIDIAN, AND IS
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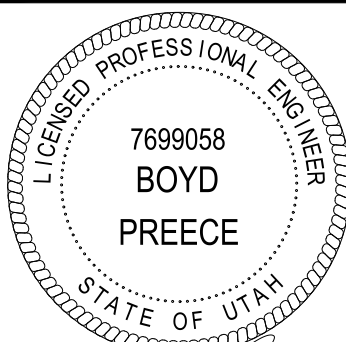
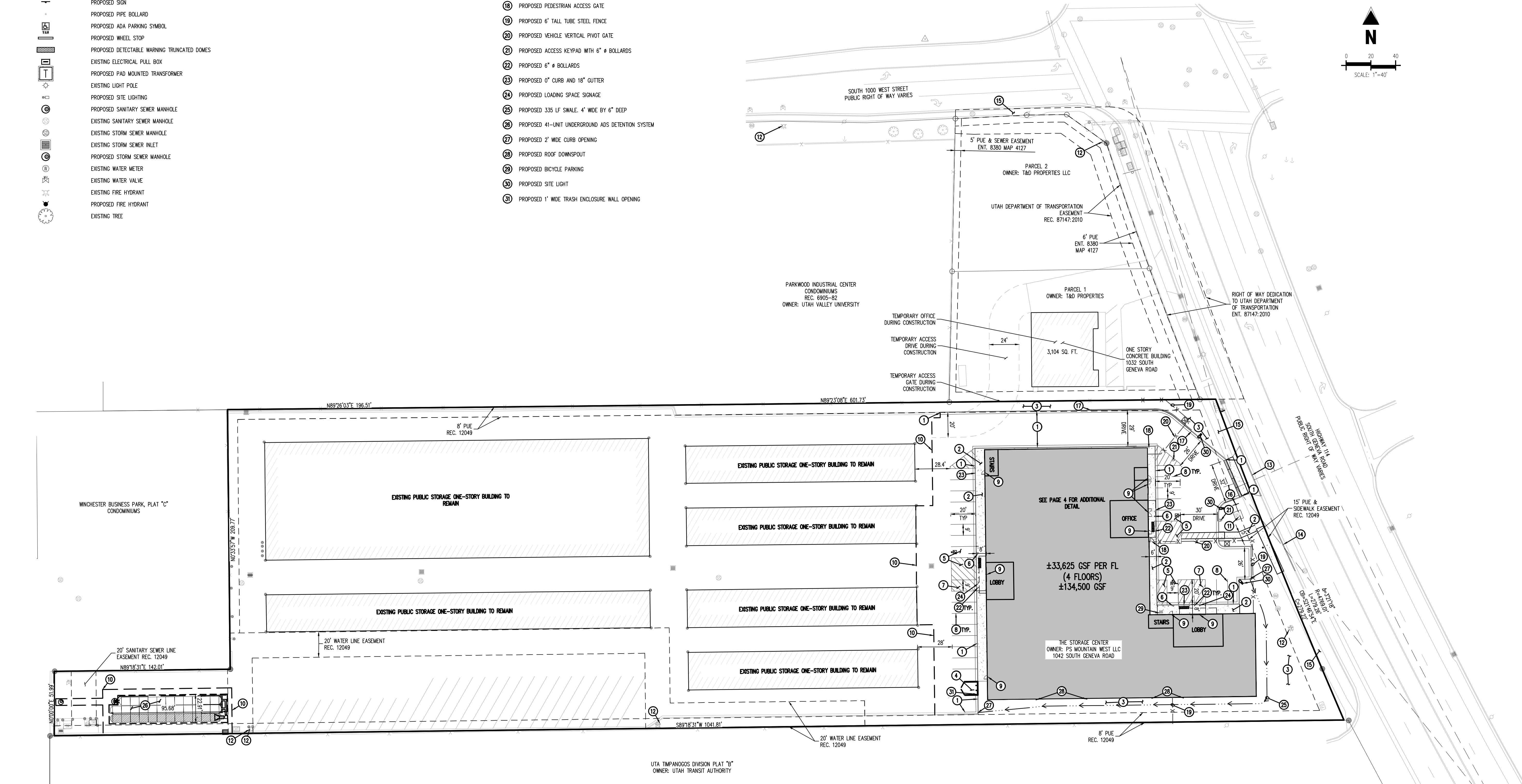
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 Know what's below.
Call before you dig.



Know what's below.
Call before you dig



10/06/2023

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PUBLIC STORAGE OREM S. GENEVA ROAD
DEVELOPMENT REVIEW COMMITTEE SITE PLANS

1042 S GENEVA ROAD
OREM, UTAH 84058

[illegible]

Project No:	PS0000108
Drawn By:	AJP
Checked By:	TDK
Date:	OCTOBER 2023

OVERALL SITE PLAN

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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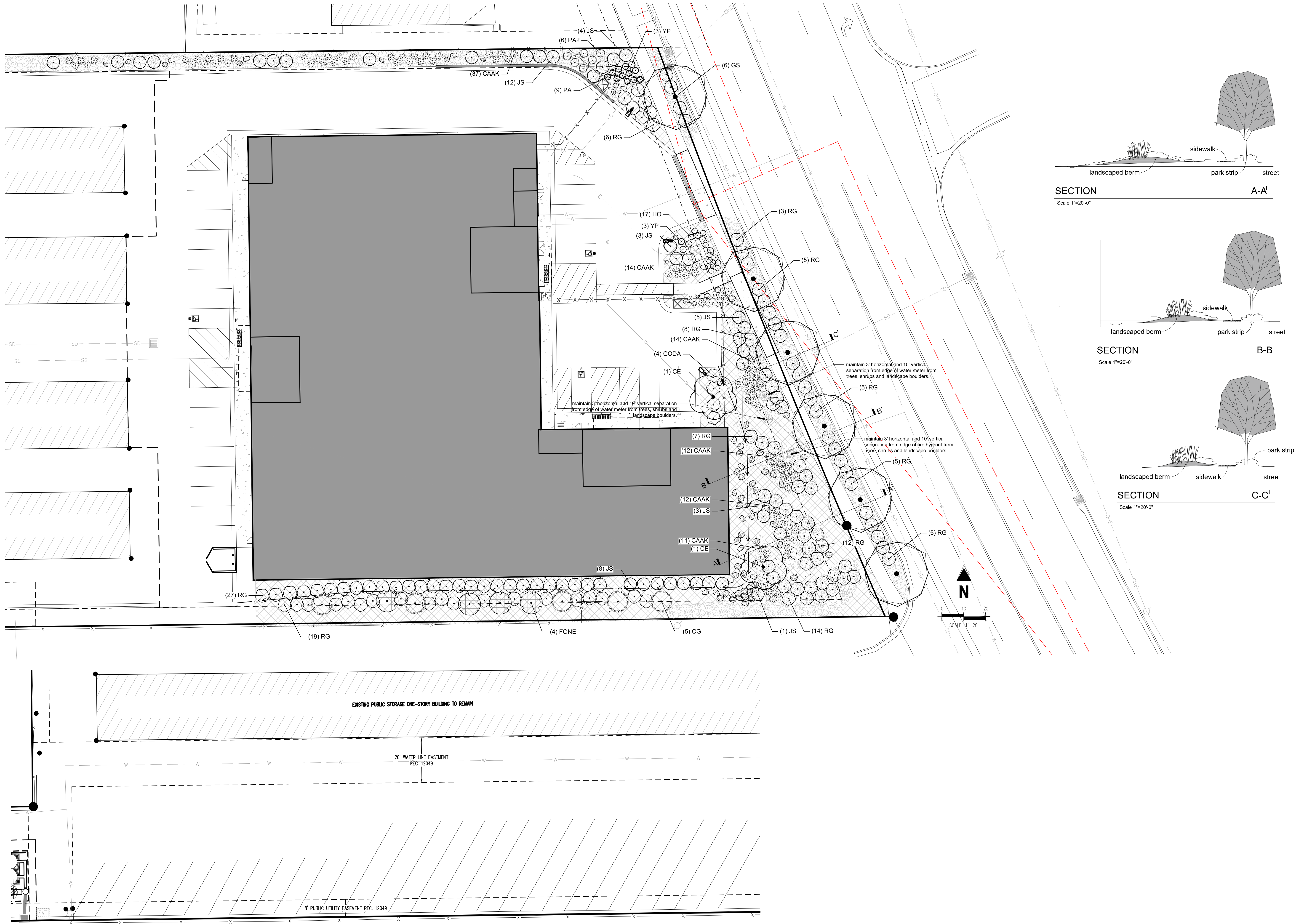
PUBLIC STORAGE OREM S. GENEVA ROAD
DEVELOPMENT REVIEW COMMITTEE SITE PLANS

1042 S GENEVA ROAD
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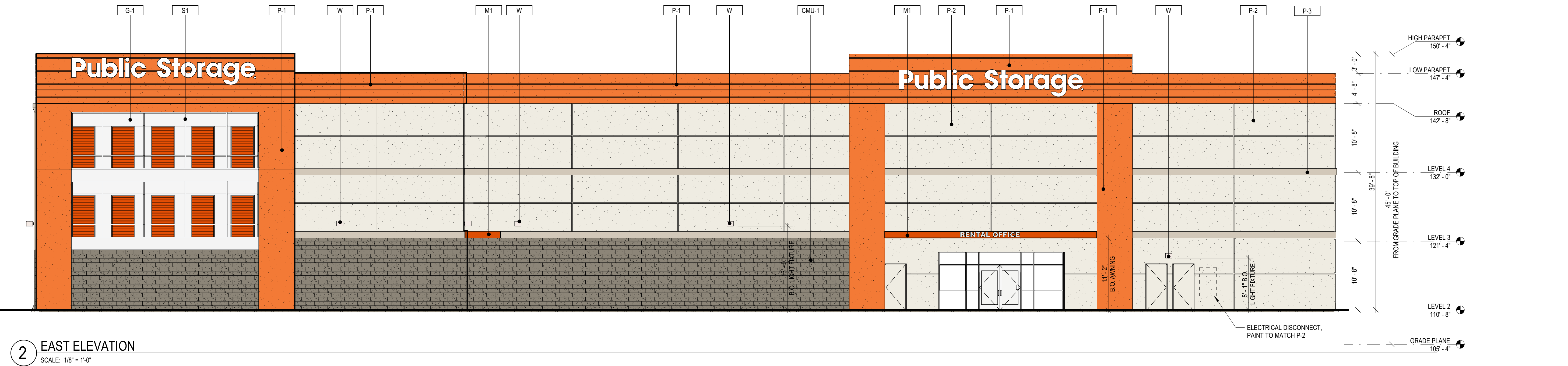
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Project No:	PS0000108
Drawn By:	JS&BH
Checked By:	JS
Date:	OCTOBER 2023

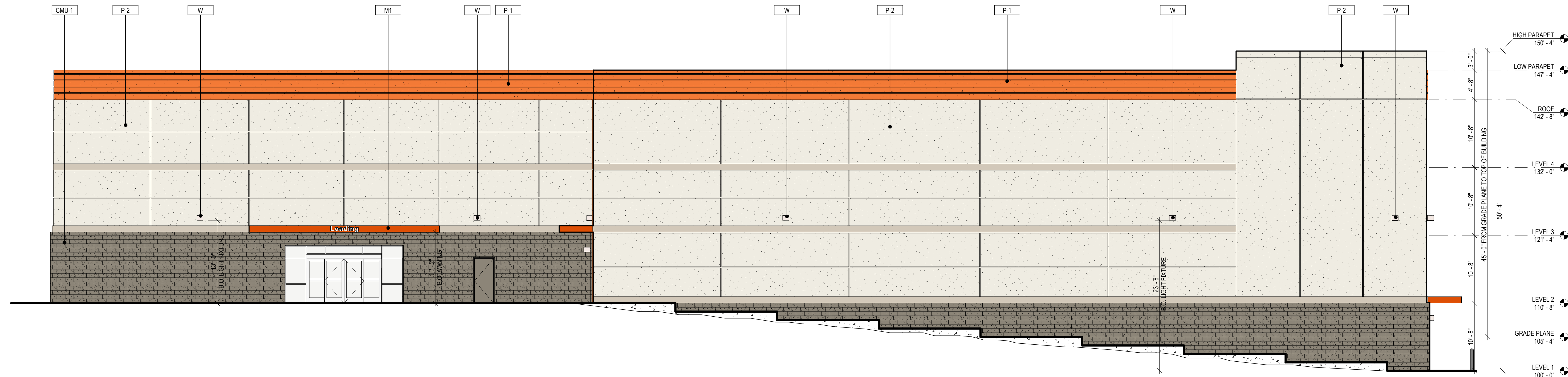
LANDSCAPE PLAN



Autodesk Docu/PS108 Orem UT Self Storage/PS108 Orem UT Self Storage.rvt 9/29/2023 8:31:49 AM



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



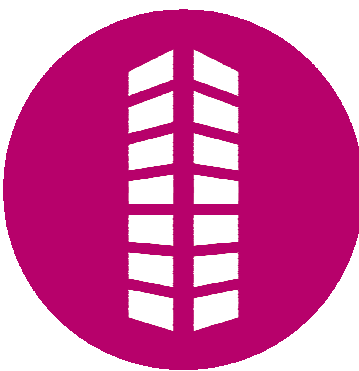
EXTERIOR MATERIAL & FINISH LEGEND		
LABEL	MATERIAL	COLOR
P1	EIFS	PAINTED PS ORANGE
P2	EIFS	PAINTED WINTER MOOD PPG14-16
P3	EIFS	PAINTED MOTH GRAY PPG14-29
CMU-1	CMU BLOCK-SPLIT FACE	PLACER CREEK BY ANGELUS BLOCK
G1	CLEAR GLAZING	
DS	DOWN SPOUT	PAINTED MOTH GRAY PPG14-29
M1	METAL CANOPY	PS ORANGE
M2	MORIN METAL PANEL	PS ORANGE
BM	BREAK METAL PANEL	PAINTED TO MATCH WINTER MOOD
S1	CLEAR ANODIZED ALUMINUM FRAMING SYSTEM	
W	WALL PACK LIGHTING	

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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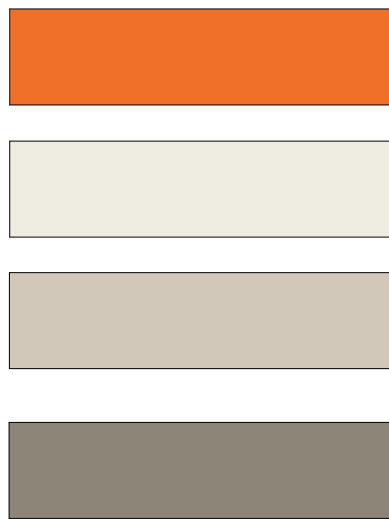
DEVELOPMENT REVIEW COMMITTEE SITE PLANS
PUBLIC STORAGE AT 1042 SOUTH GENEVA ROAD
SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASELINE AND MERIDAN CITY OF OREM
1042 S GENEVA ROAD
OREM, UTAH 84058

#	Date	Issue/Description
1	04/27/23	DRC SITE PLAN SUBMITTAL
2	05/22/23	DRC SITE PLAN SUBMITTAL
3	08/21/23	DRC SITE PLAN SUBMITTAL
4	10/02/2023	DRC SITE PLAN SUBMITTAL

Project No:	PS0000108
Drawn By:	MRM
Checked By:	LKM
Date:	7/19/2023

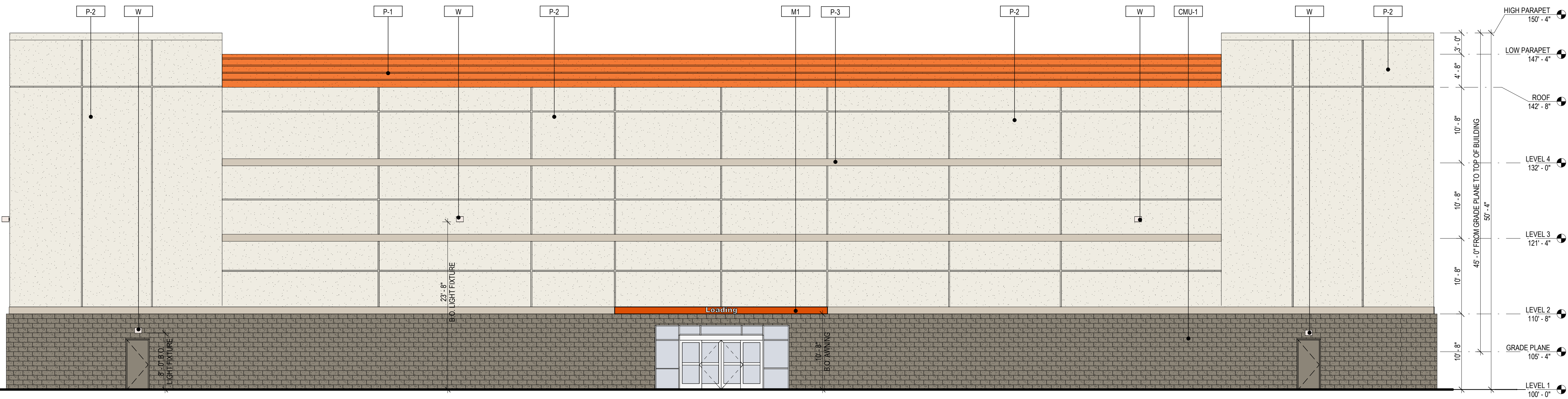
BUILDING ELEVATIONS

Autodesk Docu/PS1018 Orem UT Self Storage/PS1018 Orem UT Self Storage.rvt 9/29/2023 8:31:51 AM

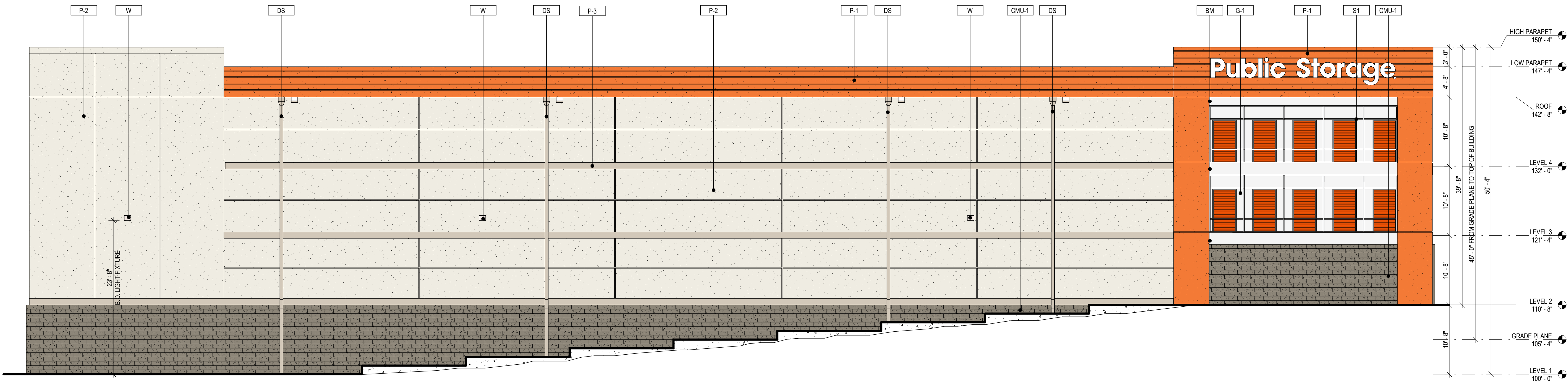


EXTERIOR MATERIAL & FINISH LEGEND

LABEL	MATERIAL	COLOR
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M2	MORIN METAL PANEL	PS ORANGE
BM	BREAK METAL PANEL	PAINTED TO MATCH WINTER MOOD
S1	CLEAR ANODIZED ALUMINUM FRAMING SYSTEM	
W	WALL PACK LIGHTING	



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



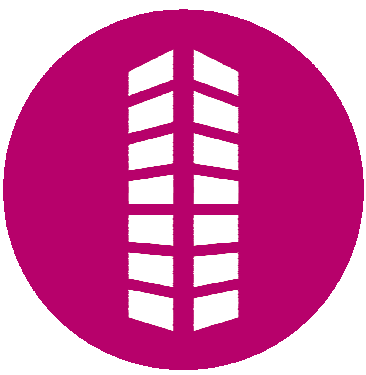
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Galloway

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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DRC

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DEVELOPMENT REVIEW COMMITTEE SITE PLANS
PUBLIC STORAGE AT 1042 SOUTH GENEVA ROAD
SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASELINE AND MERIDAN CITY OF OREM
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Project No:	PS0000108
Drawn By:	MRM
Checked By:	LMK
Date:	7/19/2023

BUILDING ELEVATIONS



1042 S GENEVA ROAD
OREM, UTAH 84058

[illegible]

Project No:	PS0000108
Drawn By:	MRM
Checked By:	MMK
Date:	7/19/2023

EXTERIOR RENDERINGS



1 EXTERIOR RENDERING

Street View





City Council Chambers, 56 N State Street

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

SITE PLAN – Approval of the site plan for Orem Public Storage located at 1042 South Geneva Road in the CM zone.

The applicant is proposing to replace the existing building along Geneva Road with a new climate controlled storage building which will also serve as the office on-site. The parking proposed for the project exceeds what is required by the city.

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

FRONTAGE 114TH LLC (ET AL)
44 RED PINE DR
ALPINE, UT 84004

Planning Commission
Wed, Nov 1, 2023
4:30 pm



City Council Chambers, 56 N State Street

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

SITE PLAN – Approval of the site plan for Orem Public Storage located at 1042 South Geneva Road in the CM zone.

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

Planning Commission
Wed, Nov 1, 2023
4:30 pm



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



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

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

FRONTAGE 114TH LLC (ET AL)
44 RED PINE DR
ALPINE, UT 84004

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

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

UTAH TRANSIT AUTHORITY
%PROPERTY MANAGEMENT
669 W 200 S
SALT LAKE CITY, UT 84101

PS MOUNTAIN WEST LLC
%PIMENTEL, IRMA
701 WESTERN AVE
GLENDALE, CA 91201

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PKWY
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

NOGUEZ CORP
--OR CURRENT RESIDENT--
1032 S GENEVA RD
OREM, UT 84058

PS MOUNTAIN WEST LLC
--OR CURRENT RESIDENT--
1042 S GENEVA RD
OREM, UT 84058

FRONTAGE 114TH LLC (ET AL)
--OR CURRENT RESIDENT--
1053 S 1675 WEST
OREM, UT 84058

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

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1493 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1501 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1509 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1517 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1525 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1533 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1541 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1549 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1557 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1565 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1573 W 1000 SOUTH
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1581 W 1000 SOUTH
OREM, UT 84058

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

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

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
TAYLORSVILLE, UT 84129

Item #: 3.2	Planning Commission June 7, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Jeff Ford	PLAT AMENDMENT – Vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 119 property owners within 500 ft

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **0.87**
- Neighborhood: **Sharon Park**

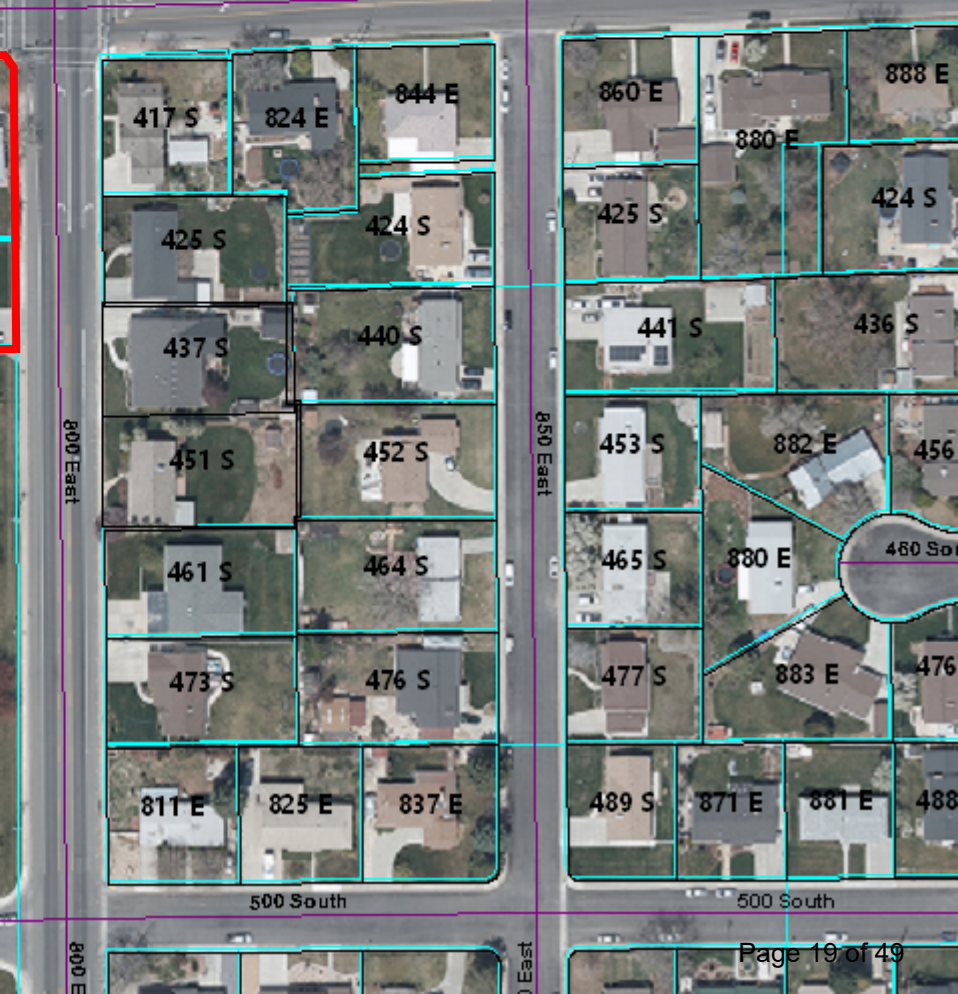
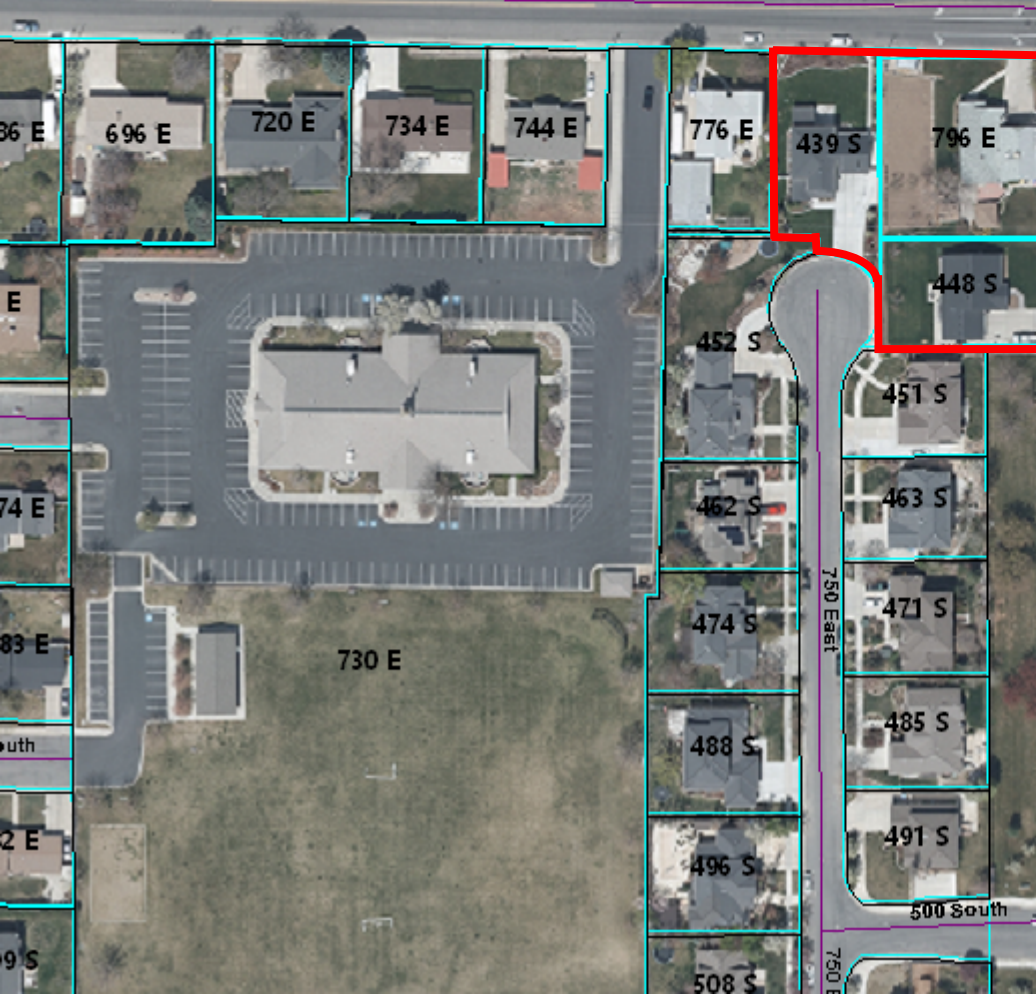
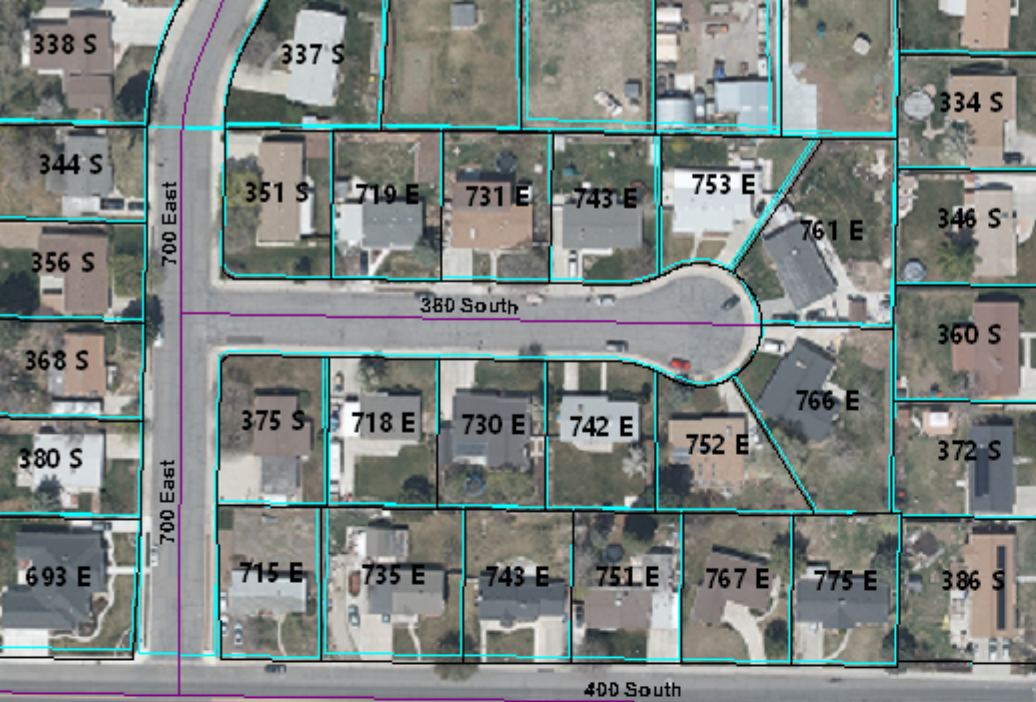
ACTION:

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

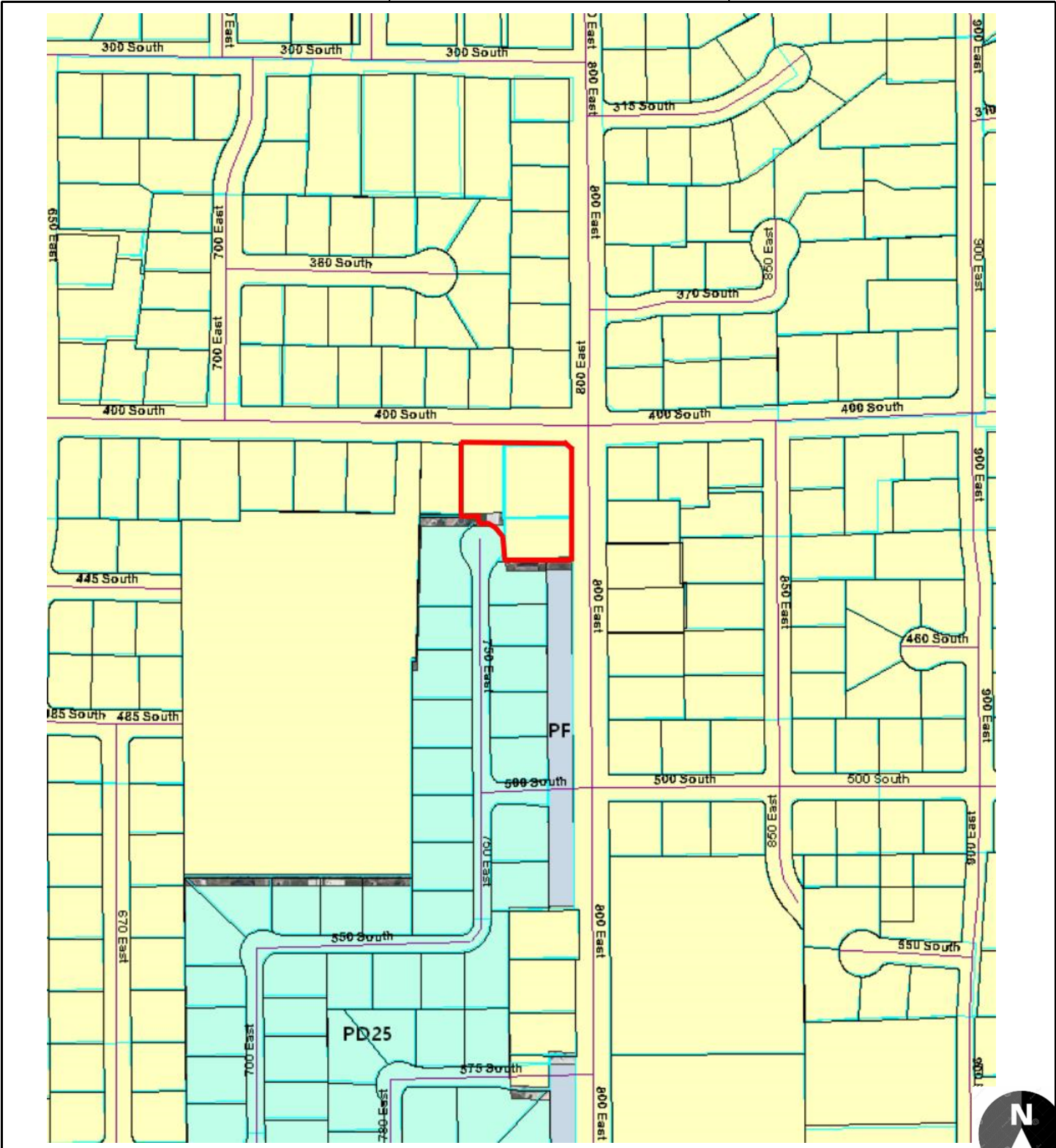
REQUEST: The applicant requests the Planning Commission approve vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone.

BACKGROUND: The applicant is proposing to adjust the property lines between three lots. All property owners are aware and in favor of the change. Each lot will maintain the minimum required square footage for a lot in the R8 zone, 8,000 square feet. The adjusted lot lines also will maintain the required setbacks from the existing homes on the lots. No Public Utility Easements will be vacated as part of this plat amendment.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone.



Verona Estates Plat D



Legend

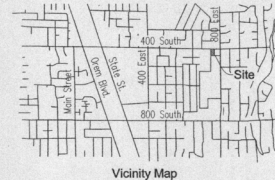
Plat Amendment
 Zone: R8
 Acres: .87

NEIGHBORHOOD
 Sharon

- 439 South 750 East
- Parcels



NORTH
1" = 20'



Vicinity Map

Surveyor's Certificate

I, Steve S. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 18388 as provided under the laws of the State of Utah. I further certify by authority of the survey, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same have been correctly surveyed and placed on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located South 0°12'30" East along the Section line 2802 feet and West 158.82 feet from the Northwest corner of Section 23 Township 6 South Range 2 East 35.84M; thence South 87°24'30" East along the West boundary of Chaffin Place Plat "A" 157.11 feet; thence along the arc of a 40.00 foot radius curve to the NW 1/4 of Lot 1 (Chaffin Place Plat 40°12'30" West 60.00 feet); thence North along Verona Estates Plat "A" 12.21 feet; thence West along Verona Estates Plat "A" 24.35 feet; thence North 0°12'30" East 158.82 feet; thence South 87°10'10" East 75.00 feet to the point of beginning.

MEASUREMENT by R.

State of Bearing = South 87°10'10" East along the Section line.

Nov. 6, 2017
Date

[Signature]
Surveyor
(Steve S. Dudley)

Owner's Declaration

I, the owner of the property described in the Surveyor's Certificate herein and shown on this map, have caused this same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated herein for perpetual use of the public.

In witness whereof we have hereunto set our hands this 6 day of Nov., A.D. 2017.

[Signature]
Andrew Anderson, President

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.
On the 6 day of Nov., A.D. 2017 personally appeared before me the undersigned, the foregoing Owner's Declaration and also acknowledged to me that they did execute the same.

My Commission Expires 3-1-18 [Signature]
Notary Public
(Steve S. Dudley)

Acceptance 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 public lands shown on this plat prepared for the perpetual use of the public. Signed this 17 day of November, A.D. 2017.

Approved: [Signature] City Engineer Approved: [Signature] City Recorder

Conditions of Approval

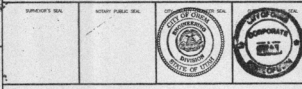
Plat "C" of the 2014-2015 Plat Book for the City of Orem, Utah, is hereby approved for recording.

Verona Estates

Subdivision

OREM CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20' FEET



State Plane Coordinates

Point	County
A 71258.7200	15000.0000
B 71258.7200	15000.0000
C 71258.7200	15000.0000
D 71258.7200	15000.0000
E 71258.7200	15000.0000
F 71258.7200	15000.0000
G 71258.7200	15000.0000

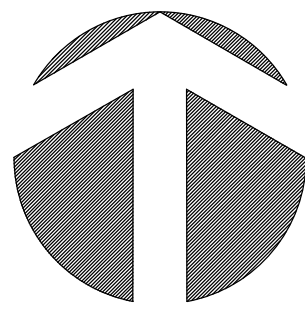


PREPARED BY
DUDLEY AND ASSOCIATES, INC.

GRAPHIC SCALE



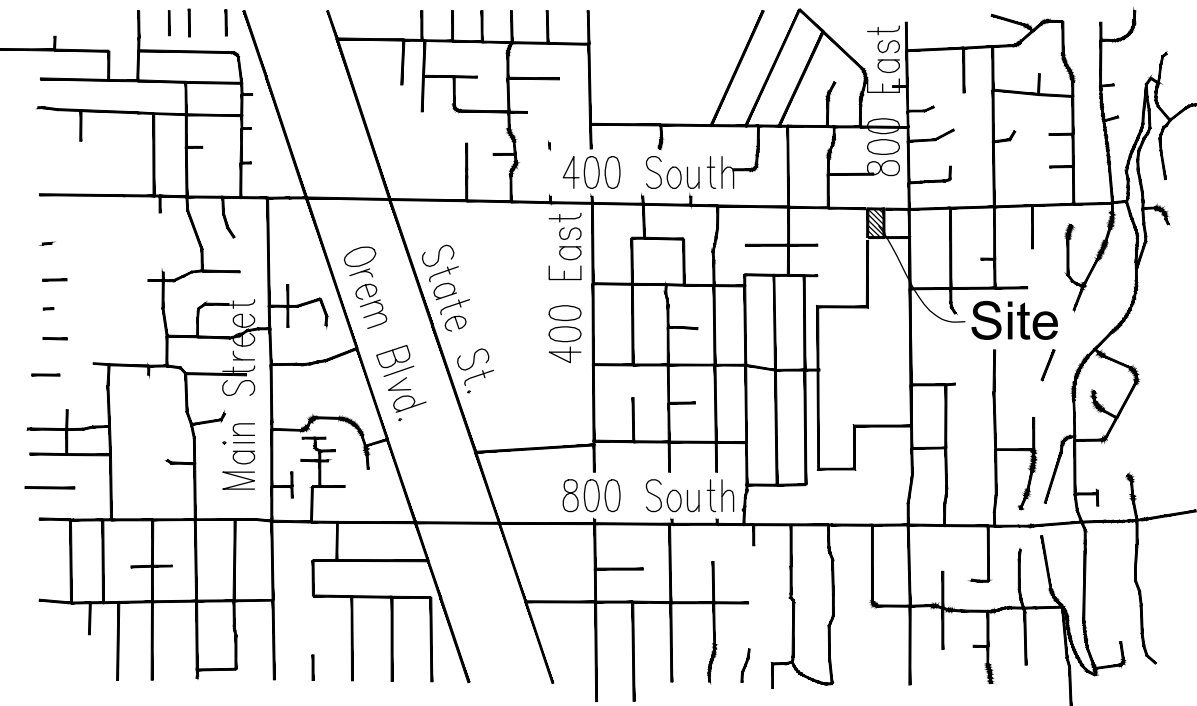
Approved as to Form
[Signature] 11/16/17
City Attorney



1" = 20'

Verona Estates Plat "D" Subdivision

Including a vacation Verona Estates Plat "C" and
Chatterley Place Plat "A"
Located in the Northeast quarter of Section 23, Township 6 South, Range 2 East,
Salt Lake Base and Meridian
Orem City, Utah County Utah



Vicinity Map

400 South Street

800 East Street

Spencer Rigby

Sharon 3rd & 4th Wards
LDS Church

Lot 60

Verona Estates Plat "A"

750 East Street

Lot 1
0.37 AC
16,013 sq.ft.
439 S.750 E.

Lot 2
0.26 AC
11,405 sq.ft.
796 E. 400 S.

Lot 3
0.24 AC
10,641 sq.ft.
448 S. 800 E.

Northeast corner
Section 23
Township 6 South
Range 2 East
S.L.B. & M.

L = 20.18'
R = 13.00'
Chord = 18.21'
Bears = S 44°33'07" E

N 90°00'00" W 34.56'
(Point of Beginning)

Section Line

East 1/4 corner
Section 23
Township 6 South
Range 2 East
S.L.B. & M.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Bruce T. Gray & Jennifer C. Gray, who represented that they are the _____ Trustees _____ of the
The Bruce and Jennifer Gray Living Trust u/a dated December 2, 2022 and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

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

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

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.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Verona Estates Plat "C", & Chatterley Place Plat "A". Verona Estates Plat "C", & Chatterley Place Plat "A", is hereby vacated

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located South 00°23'30" East along the Section line 42.92 feet and West 34.56 feet from the Northeast corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°05'47" East 201.58 feet to the Southeast corner of Lot 2, Plat "A", Chatterley Place Subdivision; thence South 89°25'30" West 122.62 feet to the Southwest corner of said Lot 2; thence North 00°34'30" West 30.20 feet; thence along the arc of a 41.00 foot radius curve to the left 68.64 feet (chord bears North 48°32'37" West 60.90 feet); thence North 12.21 feet; thence South 34.31 feet to the Southwest corner of Lot 1, Plat "C", Verona Estates Subdivision; thence North 01°00'24" East 136.29 feet to the Northwest corner of said Lot 1; thence South 89°01'10" East 187.39 feet; thence along the arc of a 13.00 foot radius curve to the right 20.18 feet (chord bears South 44°33'07" East 18.21 feet) to the point of beginning.

AREA=38,059 sq. ft. or 0.87 acre

South 00°23'30" East along the Section line

Basis of Bearing

Date

Surveyor

(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

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

Ford Family Trust, dated February 19, 2019
Jeffery Thomas Ford, Trustee

Ford Family Trust, dated February 19, 2019
Tiffani Brooke Ford, Trustee

The Bruce and Jennifer Gray Living Trust
u/a dated December 2, 2022
Bruce T. Gray, Trustee

The Bruce and Jennifer Gray Living Trust
u/a dated December 2, 2022
Jennifer C. Gray, Trustee

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Jeffery Thomas Ford & Tiffani Brooke Ford, who represented that they are the _____ Trustees _____ of the
Ford Family Trust, dated February 19, 2019 and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acceptance 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. Signed this _____ day of _____, A.D. 20____.

Approved: _____ Attest: _____
City Engineer City Recorder

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Planning Commission Approval

Approved this _____ day of _____, 20____, by the Orem City Planning Commission.

Director-Secretary Chairman, Planning Commission Resolution No.

County Recorder

Plat " D "

Verona Estates

Including a vacation Verona Estates Plat "C" and
Chatterley Place Plat "A"

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Approved as to Form

City Attorney Date

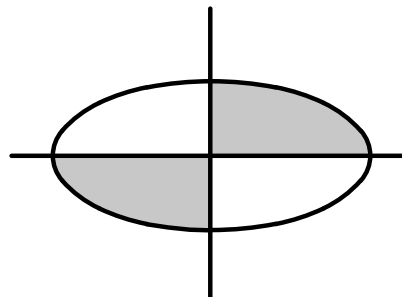
Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Street View from 800 East



Street View from 750 East





City Council Chambers, 56 N State Street

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

PUBLIC MEETING - PLAT AMENDMENT – Vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone.

The applicant is requesting the plat amendment to adjust the property lines between three lots. These properties are located in the Sharon neighborhood.

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

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

KUSHLAN, TALITHA
PO BOX 849
DRAPER, UT 84020

Planning Commission
Wed, Nov 1, 2023
4:30 pm



City Council Chambers, 56 N State Street

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

PUBLIC MEETING - PLAT AMENDMENT – Vacating Verona Estates, Plat C and Chatterley Place, Plat A and approving Verona Estates, Plat D located generally at 439 South 750 East in the R8 zone.

The applicant is requesting the plat amendment to adjust the property lines between three lots. These properties are located in the Sharon neighborhood.

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

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

FOX, RONALD L & MONICA (ET AL)
78 S 1150 E
LINDON, UT 84042

Planning Commission
Wed, Nov 1, 2023
4:30 pm

KUSHLAN, TALITHA
PO BOX 849
DRAPER, UT 84020

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE
SALT LAKE CITY, UT 84150

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

FOX, RONALD L & MONICA (ET AL)
78 S 1150 E
LINDON, UT 84042

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MATAGI, LEILANI
315 W 620 N
OREM, UT 84057

TAVARA, DANIEL & GLADYS
334 S 800 E
OREM, UT 84097

FOX, RONALD L & MONICA (ET AL)
--OR CURRENT RESIDENT--
342 S 850 EAST
OREM, UT 84097

HAMPTON, REX T & TAMRA M
346 S 800 E
OREM, UT 84097

NG, YUK BUN WILLIAM
347 S 800 E
OREM, UT 84097

KENNEDY, BRYAN T & DANIELLE D
348 S 850 E
OREM, UT 84097

ADAMSON, JAY A & PHYLLIS C
351 S 700 E
OREM, UT 84097

PIERCE, DAVID & MELISSA
360 S 800 E
OREM, UT 84097

ASAY, CARMEN A & FATIMA
ALEXANDRINO
372 S 800 E
OREM, UT 84097

SMITH, J CLINTON & BETTY M (ET
AL)
375 S 700 E
OREM, UT 84097

PACKHAM, VICKI LYNN
380 N 1000 E
OREM, UT 84057

SLAUGHTER, JAMES LEON &
PAMELA SUE (ET AL)
380 S 700 E
OREM, UT 84097

CHRISTIENSEN, ANDREW J &
ELIZABETH A
386 S 800 E
OREM, UT 84097

MARTIN, DENISE C
390 S 700 E
OREM, UT 84097

BANDLEY, SHAWN C & NANCY H
417 S 800 E
OREM, UT 84097

PETERSON, BRADY & COURTNEY
424 S 850 E
OREM, UT 84097

HAWKES, GEORGE BRETT & PHEBE
KAY
425 S 800 E
OREM, UT 84097

ANDERSEN, BRADY
425 S 850 E
OREM, UT 84097

HARRIS, STEVEN JAMES & LAURA
JUNE HAWKES
437 S 800 E
OREM, UT 84097

FORD FAMILY TRUST 02-19-2019 THE
(ET AL)
439 S 750 E
OREM, UT 84097

MESINA, HECTOR J & JOSEFA D
440 S 850 E
OREM, UT 84097

MCKELL, ROBERT W & CONNIE (ET
AL)
441 S 850 E
OREM, UT 84097

GRAY, BRUCE T & JENNIFER C (ET AL)
448 S 800 E
OREM, UT 84097

JENSEN, KURT J & SHANNA
451 S 750 E
OREM, UT 84097

MAXWELL, JANICE
451 S 800 E
OREM, UT 84097

ADAMS, ERIK D & BRITTANY
452 S 750 E
OREM, UT 84097

CATANO, AARON (ET AL)
452 S 850 E
OREM, UT 84097

ROBINSON, WENDY
453 S 850 E
OREM, UT 84097

BATES, STEVE
461 S 800 E
OREM, UT 84097

SITIVONG, SUVAN & MONE
462 S 750 E
OREM, UT 84097

THOMAS, VALLEN L & WENDY A
--OR CURRENT RESIDENT--
463 S 750 EAST
OREM, UT 84097

MATAGI, LEILANI
--OR CURRENT RESIDENT--
464 S 850 EAST
OREM, UT 84097

BLACK, RICHARD C
465 S 850 E
OREM, UT 84097

MCFADDEN, LISA
471 S 750 E
OREM, UT 84097

SPATARO, JARED MICHAEL
473 S 800 E
OREM, UT 84097

RICHARDS, JUSTIN & AMANDA
474 S 750 E
OREM, UT 84097

MORALES, JOSE G MAGANA
476 S 850 E
OREM, UT 84097

ANGEL, MARIA E & EDWIN J (ET AL)
477 S 850 E
OREM, UT 84097

SPONGBERG, ROLAND C
485 S 750 E
OREM, UT 84097

BUSH, MICHAEL D & ANNIE J
488 S 750 E
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ANDERSON, KRISTI & JOSHUA
489 S 850 E
OREM, UT 84097

HWANG, EUIGYU & KYONG JA
491 S 750 E
OREM, UT 84097

REEVES, LISA MARIE (ET AL)
496 S 750 E
OREM, UT 84097

RUSSELL LOVELESS I LLC
505 E FOOTHILL DR
PROVO, UT 84604

SMITH, EMMA L (ET AL)
508 S 750 E
OREM, UT 84097

GHALY, EHAB (ET AL)
511 S 750 E
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

CROWLEY, VERNAL & DOROTHY
696 E 400 S
OREM, UT 84097

HARDING, THAMES STAFFORD
715 E 400 S
OREM, UT 84097

JOHNSON, RON & LANDON
718 E 360 S
OREM, UT 84097

MITCHELL, BOWMAN & STEPHANIE
719 E 360 S
OREM, UT 84097

TEW, VERNA VEE & CHRIS E (ET AL)
720 E 400 S
OREM, UT 84097

HEINZ, STEVEN BRYCE & KELLY
730 E 360 S
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
730 E 400 SOUTH
OREM, UT 84097

BALLIN, THEODORE & CHRISTINA
731 E 360 S ST
OREM, UT 84097

ZUBECK, LYNN CLARK & LORI
THOMAS
731 E 4500 S
DELTA, UT 84624

GROVER, BRUCE B & ESTHER W (ET
AL)
732 E 300 S
OREM, UT 84097

CHRISTIANSSEN, WAYNE J & NANCY
K (ET AL)
734 E 400 S
OREM, UT 84097

CLARK, JERRY W
735 E 400 S
OREM, UT 84097

PREECE FAMILY LC
--OR CURRENT RESIDENT--
742 E 360 SOUTH
OREM, UT 84097

ALKIRE, TRAVIS B & KAMILLE A
743 E 360 S
OREM, UT 84097

BUTTERFIELD, MARK & PAUL (ET
AL)
743 E 400 S
OREM, UT 84097

RUSSELL LOVELESS I LLC
--OR CURRENT RESIDENT--
744 E 400 SOUTH
OREM, UT 84097

LASSITER, ADAM D & CHERRIE
746 E 300 S
OREM, UT 84097

ALLRED, RICHARD JR & HEIDI
751 E 400 S
OREM, UT 84097

SPENCER, JAYSON EDWIN (ET AL)
752 E 360 S
OREM, UT 84097

BENSON, JACQUELINE
753 E 360 S
OREM, UT 84097

STOUT, VERNON WADE & RHONDA
ROSE
760 E 300 S
OREM, UT 84097

NEBEKER, R KYLE & NICOLE K
761 E 360 S
OREM, UT 84097

RICKENBACH, RHETT & LAUREN
766 E 360 S
OREM, UT 84097

BATES, DORIS A (ET AL)
--OR CURRENT RESIDENT--
767 E 400 SOUTH
OREM, UT 84097

ZEYER, AARON & TARA L
772 E 300 S
OREM, UT 84097

ZUNIGA, PATRICIA
775 E 400 S
OREM, UT 84097

RIGBY, SPENCER KELLER &
MARILYN S
776 E 400 S
OREM, UT 84097

MCCANN, DEVEN REESE & MINDI
ANNE
796 E 400 S
OREM, UT 84097

PREECE FAMILY LC
805 S 500 W # 10
PAYSON, UT 84651

HENRIE, RORY CORBIN & MADISON
SKYE
810 E 315 S
OREM, UT 84097

MONTFLEURY, JOSEPH ERNST &
MICHELINE MARIE
810 E 500 S
OREM, UT 84097

CHAPARRO, MARISELA TRETO
811 E 370 S
OREM, UT 84097

KUSHLAN, TALITHA
--OR CURRENT RESIDENT--
811 E 500 SOUTH
OREM, UT 84097

HOOLEY, DORSEY & ANGELIA
814 E 370 S
OREM, UT 84097

WINCHESTER, THAYNE C
815 E 400 S
OREM, UT 84097

BRADSHAW, WILLIAM SEELY &
MARJORIE GARDNER
822 W 880 N
OREM, UT 84057

RAWLINS, JOSEPH & ALICIA RUTH
(ET AL)
824 E 400 S
OREM, UT 84097

VAN DE GRAAFF, KYLE & THERESE
824 E 500 S
OREM, UT 84097

DUNN, PAUL H (ET AL)
825 E 370 S
OREM, UT 84097

MUHLESTEIN, DOUGLAS L
825 E 500 S
OREM, UT 84097

ASTON, ELSIE B
827 E 400 S
OREM, UT 84097

LEISHMAN, JESSE J
--OR CURRENT RESIDENT--
830 E 370 SOUTH
OREM, UT 84097

NICOL, COE
837 E 500 S
OREM, UT 84097

PACKHAM, VICKI LYNN
--OR CURRENT RESIDENT--
839 E 370 SOUTH
OREM, UT 84097

CHIU, KIMBERLY A
844 E 400 S
OREM, UT 84097

ZUBECK, LYNN CLARK & LORI
THOMAS
--OR CURRENT RESIDENT--
847 E 400 SOUTH
OREM, UT 84097

SALANOA, JEREMY IOSA & NANCY
848 E 370 S
OREM, UT 84097

G&L PROPERTIES #860 LLC
--OR CURRENT RESIDENT--
860 E 400 SOUTH
OREM, UT 84097

DUERSCH, JASON WINTER &
KAYLYNN TOBLER
865 E 400 S
OREM, UT 84097

BRADSHAW, WILLIAM SEELY &
MARJORIE GARDNER
--OR CURRENT RESIDENT--
879 E 400 SOUTH
OREM, UT 84097

FOSTER, STEVEN C & PEGGY A
880 E 400 S
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

G&L PROPERTIES #860 LLC
4012 N 60 E
PROVO, UT 84604

SKR VENTURES LLC
5017 N EDGEWOOD DR
PROVO, UT 84604

FOSTER, GARY L (ET AL)
43113 SAMPSON CT
HESPERIA, CA 92345

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
October 18, 2023

The following items are discussed in these minutes:

- **PLAT AMENDMENT** – Vacating Lot 2 of Thomasville, Plat B and approving the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone - Approved
- **PLAT AMENDMENT** – Vacating Lot 2 of State Street Commons Subdivision and approving State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones – Approved
- **PUBLIC HEARING** – Amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South - Continued
- **PUBLIC HEARING** – Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone - Continued

STUDY SESSION

Place: City Council Conference Room

At 3:36 p.m. Chair Komen called the Study Session to order.

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

Those excused: Makayla Wagstaff, Associate Planner

The Commission and staff briefly reviewed agenda items and minutes from the October 4, 2023 meeting 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. 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, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Makayla Wagstaff, Associate Planner

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

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Agenda Item 3.1 is a request by David V. Thomas for the Planning Commission to vacate Lot 2 of Thomasville, Plat B and approve the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone.



Staff Presentation: The applicant is requesting to amend Lot 2 Thomasville, Plat B to include a drainage easement on Lot 2 in favor of Lot 3 and Lot 4. The front drainage easement on Lot 2 will also be revised.

Lots 3 and 4 will not be a part of this plat as no change to those lots will need to be made. Adding the drainage easement, in favor of Lots 3 and 4, to Lot 2 is the only change being made.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission to vacate Lot 2 of Thomasville, Plat B and approve the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone.

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

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Carpenter moved to vacate Lot 2 of Thomasville, Plat B and approve the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

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

Agenda Item 3.2 is a request by Jeremy Weber, Evergreen Devco, Inc., for the Planning Commission to vacate Lot 2 of State Street Commons Subdivision and approve State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.



Staff Presentation: This property was recently platted to create two lots. Lot 1 was smaller at 1.06 acres and Lot 2 was larger at 5.868 acres. Lot 2 is now coming back before the Planning Commission to be divided into 3 separate lots. Two smaller lots will front State Street and are in the C2 zone. One larger lot will front 400 West and is in the C3 zone. All three lots meet the size requirements for their respective zones.

The proposed/anticipated uses include an office and transitional treatment home for the Center for Women and Children in Crisis on the larger lot fronting 400 West. On the eastern side of the property fronting State Street, the proposed uses include a quick service restaurant and drive-thru coffee shop.

This application is to subdivide the property (existing Lot 2) into the three separate lots. A separate site plan application will be submitted for each lot once the owners are ready to submit.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 2 of State Street Commons Subdivision and approve State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.

Chair Komen asked if the Planning Commission had any questions for Mr. Bench. Mr. Low asked about access to each of the lots. Mr. Bench pointed out the access points.

Chair Komen called for a motion on this item.

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

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Planning Commission Action: Mr. Low moved to vacate Lot 2 of State Street Commons Subdivision and approve State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones. Ms. Kleinlein 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.

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

Agenda Item 3.3 is a request by Jay Liechty for the Planning Commission to consider a recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.



Staff Presentation: The applicant is proposing to eliminate two street connections between 1430 South and 1600 South which are in the Lakeview Area Street Connection Master Plan. One connection would provide connectivity between 1430 South and 400 West. The second connection to be eliminated is between 360 West and 1600 South.

The street connections need to be in place to prevent parcels in the area from becoming landlocked. The identified street connections also complete a grid network to mitigate intersection congestion at Sandhill Road and Main Street. The street connections enhance emergency response time and opportunities for water and sewer utility connections. Currently there are 10 separate parcels that are on a septic tank system that could connect into a City sewer system with the opportunity of a street connection. With the elimination of street connections, traffic isn't evenly distributed on the street network resulting in reduced levels of service and the need for signalized intersections. Staff supports street connections and the completion of a grid network.

If this elimination of required street connections is approved, the applicant could proceed with the proposed concept plan, however, if not approved the street connection from 1430 South and 400 West would be required for street connectivity as described above.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission consider a recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.

Chair Komen asked if the Planning Commission had any questions for Mr. Bench. Mr. Low asked why the applicant would ask to eliminate a street connection that is not on his land.

Chair Komen invited the applicant to come forward Jay Liechty introduced himself. Mr. Liechty explained why he wants to eliminate the 360 West/1600 South street connection, as well as the 1430 South/400 West connection. ([click here for recording](#))

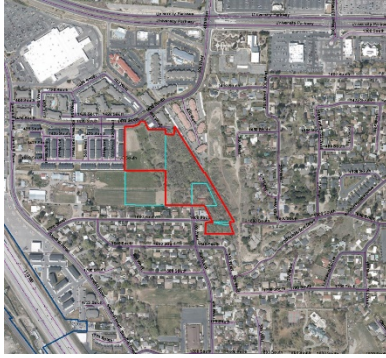
Chair Komen asked the audience who had come to speak to this item to come forward after Item 3.4 was presented. She then asked that Item 3.4 be presented.

The motion on this item was made in conjunction with Item 3.4 after Item 3.4 was presented and discussed.

Chair Komen asked Mr. Bench to introduce **Agenda Item 3.4:** ([click here for recording](#))

Agenda Item 3.4 is a request by Jay Liechty for the Planning Commission to consider a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone

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Staff Presentation: The applicant is proposing this rezone and map amendment from the R12 and R8 zones to the Highway Services (HS) zone so they can build a retreat type project with a restaurant/reception center/conference center, 2-story retail space, underground parking structure, pavilions and 42 cabins (each with two units for a total of 84 units). If the rezone is approved, they will come back to the Planning Commission at a future date for approval of the site plan and improvements.

The applicant would like to commercially develop and clean up the mature forest at this location in a way that preserves the trees and peacefulness of the surrounding neighborhoods. The forest has maintained a protective barrier between the surrounding neighborhoods and the high-density congestion to the north of this property for many years.

To preserve this barrier, the applicant would like to create a low-impact, high-end hospitality resort development intermingled in the trees. There will also be a restaurant/reception center/conference center, pavilions, a sports retail space for physical therapy, massage, chiropractic uses and an underground parking structure.

Sherwood Haven would accommodate short term hospitality lodging to guests as well as a variety of activities including wedding receptions, family reunions, traveling sports team and tournament hosting, team sports practices and events in the evenings and corporate events such as retreats, training and parties.

Units: There will be 42 cabins with 2 units each. The restaurant/reception/conference centers, the 2-story retail space and underground parking structure will all be located at the northern end of the property and have access off of 430 South. The cabins will spread through the center and southern portion of the property, also with access off of 430 South.

Materials: The exterior finishing materials will be wood, masonry (stone cement), stucco, glass, steel, aluminum and structurally insulated panels made of steel and compressed foam.

Parking: Each cabin will have 1 parking space for each unit (2 units per cabin). The interior pavilions will provide twenty-four parking spaces and the restaurant/reception center/conference center will provide 462 parking spaces. The entire project will provide 570 parking spaces.

Parking			
	# Units/Square Feet	Required Spaces	Provided Spaces
Cabins (1 Space/Unit)	84	84	84
Interior Pavilions	5,000 sq. ft	20	24
Reception Center/restaurant-Retail-Events/Fitness Center	115,050 sq.ft	461	462
Total		565	570

The applicant has offered to have a development agreement between him and the City to ensure that the project will be built according to the stipulations within the agreement. The development agreement would be submitted and signed by the applicant before this item is heard by the City Council.

The absence of street connections is a critical part of this concept plan. If the street connections are to be maintained from 1430 South and 400 West this concept plan will not work as shown. Staff supports street connections and the completion of a grid network which is not a part of their proposed concept plan.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission consider forwarding a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone.

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

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Chair Komen asked if the Planning Commission had any questions for Mr. Bench. Ms. Kleinlien remarked that Mr. Liechty said if the development settlement fell through would this revert back to residential. Mr. Bench said no, it would not. Mr. Hawkes asked how high the wall would be that connects to the residential zone. Mr. Bench said it would be 7 feet high. ([click here for recording](#))

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](#))

Steven Strong	Rosie Venia
Larry Peterson	Russell Pittman
Dawn Maughan	Will
Rob Moore	Chuck McCartney
Scott Strong	Jeff Coons
Marion Baxter	Lori Peterson
Doug Viertel	John Massaglia
Mariah Craig	Rochelle Thurston
Steve Adams	

Mr. Liechty responded to the public comments. ([click here for recording](#))

Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. A discussion followed including the following:

- Mr. Carpenter asked about a 1430 South traffic study. ([click here for recording](#))
- Murray asked about the traffic in and out of the development. ([click here for recording](#))
- Mr. Carpenter asked why closing the connectivity between 360 West/1600 South. ([click here for recording](#))
- Mr. Sakar asked if the staff had seen the handout Mr. Liechty passed out. ([click here for recording](#))

The Planning Commission members discussed the options that they had with Items 3.3 and 3.4 before them. ([click here for recording](#))

Chair Komen called for a motion on Items 3.3 and 3.4.

Planning Commission Action for Items 3.3 and 3.4: Mr. Low moved to continue the recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South and to continue the recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone until the applicant has met with the residents and City staff to address concerns that have been outlined tonight. 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.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of October 4, 2023. Mr. Hawkes moved to approve the meeting minutes for October 4, 2023. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: Chair Komen called for a motion to adjourn. Mr. Low moved to adjourn. Mr. Sakar 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: 6:35 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved:

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

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Planning Commission
Neighbor Comments Received

Steve and Stephanie Salmon
12, 2023

October

This is concerning the city property at 360 W and @1500 S. I live at 1479 S 360 W and am the last house before it dead ends into the city property. If 360 West is never connected to 400 West, the properties owned by Steve Clark and the other four landowners on the east side of the city property will be landlocked. A dirt road, as proposed to me by Jay Leichty, for access will not be suitable for future development of these properties. Access to these properties from 300 West is impossible because of the steep grade coming off the crest of the hill above these properties. Another issue with this area is the property owned by Ed Creer, which has already been cut off and is bordered on the south side by the city property. Development of this area with improved roads is needed.

Steve and Stephanie Salmon

Judy Cox

October 12, 2023

Please note this email sent to Jay Liechty regarding his petition signature gathering and the Sherwood Haven project:
Mr. Liechty -

It's just come to my attention that you were the one gathering petition signatures to close off the roads at 400 South and 1430 East (?). You made no mention to us that you were Jay Liechty - the one with the Sherwood Haven development and that your interest was not really in preserving the neighborhood but rather in being able to push forward with your development. Although we are in favor of making these roads inaccessible to future commercial or high density development, we are **NOT** in favor, as stated in the attached email from Jan 30th, of your Sherwood Haven Development.

You may have already turned in your petition, but this email notices you and City council members that our signatures were not intended to support any effort to move forward with zoning changes and the development of your project.

David and Judy Cox

Judy Cox
2023

January 30,

Mr. Liechty -

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We may not be able to attend the neighborhood meeting on the 2nd but wanted to let you know that although this use seems much better than high density housing, we are completely opposed to a change in zoning from single family residential to Commercial zoning for your proposed "Sherwood Haven" project

If you do not develop this plan as outlined but the zoning has been changed, any other commercial developer could purchase the property and put in a development not conducive to being directly adjacent to our neighborhood. Your proposed development agreement sounds nice, but we'd need to hear from the City attorney to see if that is even possible. Unless the City provides a rock solid contract stating zoning returns automatically to the current zoning if you fail to develop as planned, we are faced with a commercial development of unknown size and entity in our neighborhood. We already have high traffic in our family neighborhood as people try to avoid Sandhill and the Parkway, with increases during the school year with students coming from rentals throughout the area headed to UVU.

We also have concerns about noise from parties coming from a "resort" development adjacent to our homes.

We appreciate your attempts to develop the land in a less intrusive way than high density, but this zoning change far exceeds anything we want to see come into the neighborhood.

David and Judy Cox
1662 South 350 West.

Dawn Maughan
2023

October 16,

October 16, 2023

Dear Orem City Planning Commission,

With all due respect I ask the City of Orem to **decline** considering amending the Lakeview Area Connection Master Plan to eliminate the street connections between 1430 south/400 west and 360 west/1600 south. Please also **decline** the rezoning on subject property from R12 & R8 zones to a Highway Services (HS) zone. As a longtime resident of the community that lives on 400 west, this rezoning and development will destroy our family friendly quiet neighborhood.

First, the Orem City Council should be aware that Jay Liechty, the individual who is trying to push this through has been very deceitful in his gathering signatures to change the master plan. He sent the petition around only to encourage the elimination of the street connections. Many residents in this area were willing to sign the petition... not realizing his sneaky ambition to build an event/reception center right next door to our residential family housing. Not only an event center in our backyard, but also 42 cabins which contain 2 units each. (A total of 84 rental units in our backyard.) Please also note that Jay Liechty also lives up the hill and next door to the property of this rezone request and does not place the reception center or cabins near his property.

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

DRAFT Planning Commission minutes for October 18, 2023

Mr. Liechty has also made it very difficult to attend his neighborhood planning meetings. Suspiciously, holding them on dates such as Dec 23, 2022 or during fall break. Thus, limiting his interactions with local Orem residents and keeping them away. He has also ignored many requests to alter his plans and refuses to work with the local neighborhood. His interests are for his own benefit and not for the benefit of the community.

Please note that Mr. Liechty helped us fight to keep this area residential against the Bach Homes Development. He never mentioned that he was the next buyer on the list. If he is this deceitful and conniving to the community he lives in, will he have any respect for his neighbors if this development should be approved and any respect for his neighbors when the guaranteed issues of short term rental properties arise. I do not believe he will.

Second, I do not believe this is the neighborhood for this development. We need residential homes and we support growth. Please don't destroy our neighborhood by making it an Airbnb community. Please note the article written by Cassidy Wixom for Ksl.com, "*Short-term rentals in Orem may face new regulations after GOAT Houses causes controversy.*" Please don't make this requested development of "Sherwood Haven" a future nuisance for the Orem City Council and our neighborhood.

We don't need an event center backing up to our homes. We do not want to battle the constant loud noise, the constant trespassing, the big parties, the trash, and the traffic. There is not a person in this community that wants this in their backyard or in their quiet neighborhood.

We, also have no control over who will rent these cabins. Please note that this is a property that touches quite a few homes. This development would be detrimental to the longtime quiet family community and of Orem.

Third, please do not rezone the R12 and R8 zones. Please note that our community has already been poorly impacted by Orem City rezoning, the reselling of the property after rezoning and then the poorly planned development of the Lexington Townhomes. There is literally no parking for this community, and it has become a high density housing nightmare. Once, this property gets rezoned, we lose control over will be developed.

Please save our community and keep Orem the "Family City" it is. I will be attending the Planning Commission meeting on Wed, Oct 18 at 4:30pm.

Thank you for your time,

Dawn Maughan
1675 S 400 W
Orem, Utah

Rob Moore
2023

October 17,

DRAFT Planning Commission minutes for October 18, 2023

Dear Orem Planning Commission -

I own a townhome in the neighboring Lexington complex adjacent to the proposed Sherwood Haven rezone area. My son and his family live in the townhome next to a daughter who owns another townhome in the complex. I strongly object to the proposed Sherwood Haven rezone for multiple reasons.

The rezone was originally proposed as a way to take property riddled with drug issues and problems and convert it into a family-friendly environment. The reality is that -- though some problems may exist -- the proposed rezone area is a haven of peace and tranquility in the midst of an Orem neighborhood consisting of single family homes to the east and south, and higher density neighborhoods to the north and west. The area is already very crowded and a highly trafficked commercial enterprise such as is being proposed would only overwhelm the area with additional noise and traffic.

I purchased a townhome in Lexington because I could see that Orem appeared to be committed to zoning apartments and homes in that area. Placing a commercial venture right in the middle of an Orem neighborhood would be a complete capitulation to commercial interest at the expense of those living in the area. A rental area would bring an element of transactional living that is not conducive to the values of those who have a stake in maintaining the peace and safety of the neighborhood as a place where they live and are raising families.

Orem does not have a stellar history of zoning integrity. I call on planning commission members to maintain the integrity of our neighborhood as a residential area where well-established and younger families, alongside students and working professionals can enjoy living alongside fellow residents who are committed to the wellbeing of the neighborhood and community.

Please contact me with any questions.

Respectfully,

Rob Moore

801.369.5458

rdeemoore@gmail.com

Cory Stevens
2023

October 17,

As owners of two Lexington Townhomes, we wanted to voice our objection to the proposed rezoning of the R12 & R8 zones to Highway Services (HS) zone.

This is in a residential neighborhood with residential streets. The proximity to a highway a block away does not justify allowing Highway Services on residential roads in a residential neighborhood. Approving this proposal would set a precedent for allowing Highway Services to negatively encroach on residential roads and neighborhoods in Orem.

In addition, these are small residential streets that are already burdened with congested traffic. Approving this development proposal will exacerbate the traffic volume problem, further decaying the livability and property values of the adjacent residential homes and properties.

Please vote **against** this proposed development rezoning.

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

DRAFT Planning Commission minutes for October 18, 2023

Thank you,
Cory and Pam Stevens

Jeff Maughan
2023

October 17,

Dear Orem City Planning Commission,

I'm writing to you to ask that **decline** Jay Liechty's request to amend the Lakeview Area Street Connection Master Plan which is set as an agenda item for the Planning commission on Wednesday, Oct 18th (tomorrow) at 4:30pm. I cannot attend the meeting due to work constraints but wish to communicate to you why I feel so strongly that you should decline Mr. Liechty's request to rezone this parcel of land.

First, please know that I am not against the development of that property. Cities need to grow and I welcome new housing in our historic neighborhood at the current zoning level – single family homes. Mr. Liechty's proposal, however, is to change the zoning to **Highway Services** – proposing a convention/event center and 42 cabins. Mr. Liechty invited the neighborhood to give input at two separate meetings where the residents were adamant that we did not want a convention center adjacent to our neighborhood. We have major concerns regarding noise and light pollution, unwanted traffic, and parking (we are already dealing with a serious problem of residential overflow from the high-density Running Horse Condominiums on Sandhill). Mr. Liechty indicated that he only wants to protect our neighborhood, but when we asked him to consider just building single family homes (for which it is currently zoned), which would enrich our neighborhood, he indicated that he couldn't do that – even though there is an excellent and profitable example of that occurring less than a mile away at [Jones court](#) in the Cherry Hill neighborhood. Again, we gave him several suggestions that would make his development more suitable, but to my knowledge he's incorporated none of those suggestions into this request for a zoning change. Indeed, in my estimation he's been deceitful in how he's approached our neighborhood – for example, he sent around a petition to encourage the elimination of the street connections (1430S/400W and 360W/1600S) – which he wants for his convention center (i.e., no through traffic). Many of the residents in the neighborhood residents would love to stop a connection being built as it would increase traffic and signed the petition not realizing his duplicitous ambition to build a convention center with 42 cabins on the same property. I note that Mr. Liechty helped us fight to keep this area residential against the Bach Homes Development and therefore fully understood our desire not to change the zoning from it current zoning of single family homes. He never once mentioned that he was considering purchasing the property and wished to build a convention center with 42 rental cabins.

Second, I would refer you to the recent article in KSL ([Short-term rentals in Orem may face new regulations after GOAT House causes controversy](#)) by Cassidy Wixom. The residents in this article are petitioning the Orem city council to add new regulations regarding short term rentals due to the apparent issues occurring at this one property due to concerns with traffic, noise, and smells – now imagine having a property with 42 short term cabin rentals adjacent to your home as Mr. Liechty is proposing here. We have reach out to Cassidy Wixom with the hopes she'll cover our concerns regarding the proposal being considered here.

Lastly, the community has major concerns about what happens if his planned convention center fails – is there really a need for another convention/event center (one with 42 cabins)? Just a

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

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quick google search shows that there are over 20 convention/event centers in just the Orem/Provo area. What happens when Mr. Liechty can't fill the cabin with convention/ event participants? He'll still have a mortgage and investors, hence they'll more than likely become Airbnb or VRBO rentals – again imagine living next to such a property. And if he can't fill them with Airbnb/VRBO vacationers, he'll go bankrupt – but the property will at that point be designated as **Highway Services**, which means it will likely come commercial properties – again, imagine having commercial properties in your neighborhood! We ask you to please 1) stand with the residents of this historic neighborhood and not with Mr. Liechty and **decline** his petition and 2) attend the Planning Commission meeting tomorrow so you can be aware of what is being petitioned for our historic neighborhood.

Sincerely,
Jeff Maughan
1600 S 400 W
Orem, Utah 84058
Jeff_Maughan@byu.edu

Bethann Martin
2023

October 17,

I am an owner of a Lexington Towns home.

I have reviewed this proposal, and am not completely opposed, if it's true the developer will keep many of the trees, and the drainage and traffic impacts to our development are mitigated.

I have concerns of the number and scale. I think it should be scaled back in number of units so it will feel more like a Haven and less like a motel. Also, what is defined as short term? If they are more than 1 month it's going to end up illegal student housing.

Regards,

Bethann Martin

John Kimber
2023

October 18,

To the Orem City Council and Planning Commission,

I live near the corner of 400 W and 1600 S. Twenty two years ago when we moved in, the moving company staff mentioned how much and how fast the cars went by and just like now, the streets did not go through. 1600 is used as a fast track to University Parkway and the freeway from all the upper residential area to the east of “the forest “.

I wish people would drive through others neighborhoods like they want them to through their own, but that does not seem to be the way life is.

City staff have on a few occasions told me over the years that for them it is just a waiting game

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1 to get permission to make 400 W and 1600 S through streets. Our little neighborhood would
2 suffer greatly if either of these roads were allowed to be connected.

3
4 The promises of the developer's of Sherwood Haven would put an end to these thru road risks.
5 Although I am always skeptical of what people's real plans are or how a new zoning might be
6 abused to the detriment of our neighborhood, I am supportive of what he has been proposing. I
7 would also hold him to his promise that if the project does not get built as proposed that the
8 zoning would revert back to R12 and R8 as it is now.

9
10 Thank you for your time and for your service to our fair city.

11
12 John Kimber

13
14
15 **Angela House**

October 18,

2023

17 Ms. Vargas,

18
19 I am writing to express my strong opposition to the proposed rezoning the property located at
20 1430 S 400 W from R12 and R8 zones to the Highway Services zone in order to build the
21 proposed project Sherwood Haven.

22
23 I am a relatively new resident to the area, and own a townhouse as of approximately the last 5
24 years in Lexington Towns, adjacent directly to the west of the proposed project. The single home
25 residents are also an important part of my community with whom I have enjoyed association.
26 Many of them have been in the neighborhood for 20+ years, and have a deep-rooted history in
27 the area.

28
29 Mr. Leichty's attempt to insert a resort to accommodate as many as 600 guests for nightly
30 rentals, conventions, weddings, etc. is in complete opposition to everything that our quiet
31 neighborhood has worked to had to preserve. The so-called "haven" being planned is
32 masquerading as a quiet retreat, when reality is clearly shown to be an incredibly busy, loud, and
33 invasive resort. I can easily see the traffic being on proportions of Sundance Resort, which our
34 quiet streets cannot accommodate without creating large lines of traffic. Nor should they even
35 NEED to accommodate it! The residents moved here for a quiet, safe, family neighborhood,
36 which we will be quickly robbed of if unending cars are entering and exiting using our narrow
37 streets.

38
39 In regards to my Lexington Towns community, the number of residents within and surrounding
40 our community already makes navigating on 1430 S challenging. It may be a small road, but it is
41 already very busy considering the population density within it's vicinity, and the fact that the
42 road is on the bus route. Even the commission's talk about creating a 3 lane cross section (which
43 will certainly not fit with the current width of the road) will not be sufficient to accommodate the
44 sudden influx of traffic.

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1 Based on the provided concept plan, there will only be 2 streets allowing access into the
2 property: 1430 S and the intersection at 1600 S and 400 W. With such limited access, and with
3 plans for events such as conferences and weddings, it's clearly evident that these small
4 residential streets will be overrun with a long line of traffic waiting to get into the gated areas to
5 grant access to Sherwood Haven.

6 I also have a hard time imagining this plan has properly accounted for following necessary fire
7 codes and standards, which is a huge safety concern. It makes me wonder what else has been
8 overlooked in favor of profitable gain.

9
10 With the adjacent Sandhill Road, which is already too busy with its 3 lane cross-section, will
11 undoubtedly cause massive congestion that is already at the point of explosion by the intersection
12 of Sandhill Rd and University Parkway. This intersection is a hub for traffic entering/exiting the
13 freeway, access to Walmart, an entrance to UVU's campus, and access to many high density
14 residential units. Traffic at that intersection is already very difficult to navigate, but it will
15 assuredly turn into a full-blown nightmare with so many temporary visitors overrunning the
16 streets.

17
18 It's one thing to run the numbers behind the scenes of what will supposedly suffice according to
19 city and state codes, and it's another to actually live in the community and know from first-hand
20 experience what will and will not work. Flat out, Sherwood Haven will not work in the proposed
21 area.

22
23 The forested area is a beautiful one, but it is not in a location to accommodate Sherwood Haven
24 without causing irreparable damage to my community of family residents. This concept plan is
25 very poorly thought out, with money being the clear bottom-line.

26
27 Your commission has the power to vote "nay" for this rezoning. Our town Orem has so little
28 quiet space left. Just because something can physically fit in a plat of land doesn't mean that
29 it should, especially if it is in complete opposition to its surroundings. Please use your power to
30 preserve this land for a much better purpose than this ill-fitting and overblown retreat.

31
32 Sincerely,
33 Angela House
34

35
36 **Shelbe Nelson**
37 2023

October 18,

38
39 Greetings this email is in regards to the planned meeting tonight to discuss amending the
40 Lakeview area master plan street connections and changing the zone from residential to
41 commercial.

42
43 I live at 472 W. 1680 S., Orem UT and I am against the proposed amendments. Please leave our
44 zoning as residential. With the issues with the goat house in Orem that was in the news our
45 neighborhood does not want a retreat convention center so close to our neighborhood.

46
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We want to respect our neighborhood and want to keep the buffer from commercial. The road closures is not enough.

Warm regards
Shelbe R. Nelson

Steven Strong
2023

October 18,

Dear Planning Commissioner,

I am writing to you to express my concerns over the proposed development in my neighborhood. My name is Steven Strong. I live at 1664 S 500 W. I have lived in the same neighborhood my entire life. My wife and I are raising 4 amazing children in our house. We love our neighborhood and community. We have many concerns about the proposed zoning change from R12 to Highway Commercial in our neighborhood.

I am referring to the proposal by Jay Liechty on the property at 1600 S 400 W. Changing this property to Highway Commercial does not preserve our neighborhood. This would add a lot of elements that would make our neighborhood a place that would attract unwanted elements. Here is a list of our concerns:

- 84 Airbnb nightly rentals

This will be backed up to single family homes in our neighborhood. AB&B's are changing the fundamental values of family neighborhoods. They cause noise complaints, messes, large amounts of traffic in the neighborhood, all night traffic, more resources used on police, fire, and city workers.

42 open fire pits that are proposed. The pollution and smell that will fill our neighborhood will be horrible.

- Conference/Reception Center

The unwanted noise, late night parties and added traffic will transform our neighborhood.

- Commercial retail space

Why are we trying to change residential zoning to commercial. We should be concerned about preserving our resident zones. Residential zones create a better environment for everyone in the city.

- Once a zone is changed it can be sold off and different developments can be created. This has already happened to us with the apartments on 1430 S 500 W.

Last year Bach Homes proposed a project to put in medium density homes on the property. We gathered 100's of signatures from almost every resident in the adjoining neighborhoods because we did not want that many properties put in that space. The new proposal puts in twice as many. No one wanted the other development. Why would we want a development that creates an even worse proposal?

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1 When Jay Liechty collected signatures for closing road connections on 400 W and 1600 S he
2 never mentioned how he wanted to change the zone. I have talked to several neighbors that are
3 upset about how he presented this. It was a really sneaky way of trying to appear that support
4 was given for the zone change. But this is not the case. No support is for the zone change. Jay
5 also collected many signatures to fight Bach Home Development and maintain our residential
6 neighborhood. But he had no intention of preserving our neighborhood. He was the next buyer
7 on the list and wanted it for his own personal reasons.

8
9 We want to maintain our residential neighborhood. Traffic is already an issue on our roads. This
10 zone change would change our residential neighborhood for the worse.

11
12 Thanks for your time and consideration.

13
14 Steven Strong
15 Orem Resident

16
17
18 **Arturo Delgadillo**
19 2023
20 Hello,

October 18,

21
22 My name is Arturo Delgadillo, my wife and I have been house owner of the Lexington
23 Hometown community since its inception back in 2019. Throughout the house purchase process,
24 our top location priority was to be close to our families (I grew up in Orem), close to work and
25 the freeway. We were well aware of the challenges associated with the proximity to UVU and
26 University Parkway; however, the thought of having rentals properties, conference/event venues
27 and a retail/restaurant plaza a few steps away from our doorstep is the last thing we as a family
28 and many of the Lexington homeowners would ever agree to.

29
30 Above congested traffic, parking issues and noise level, the concern of safety and roaming
31 visitors on our streets has become our main reason to object the rezoning. We are aware growth
32 is inevitable as Utah is such a vibrant and beautiful state but we ask you to consider a family
33 residential focused community, no temporary rental guest properties. We've already had a garage
34 and car break in, we are afraid the negative impact a decision like this will have in
35 our community.

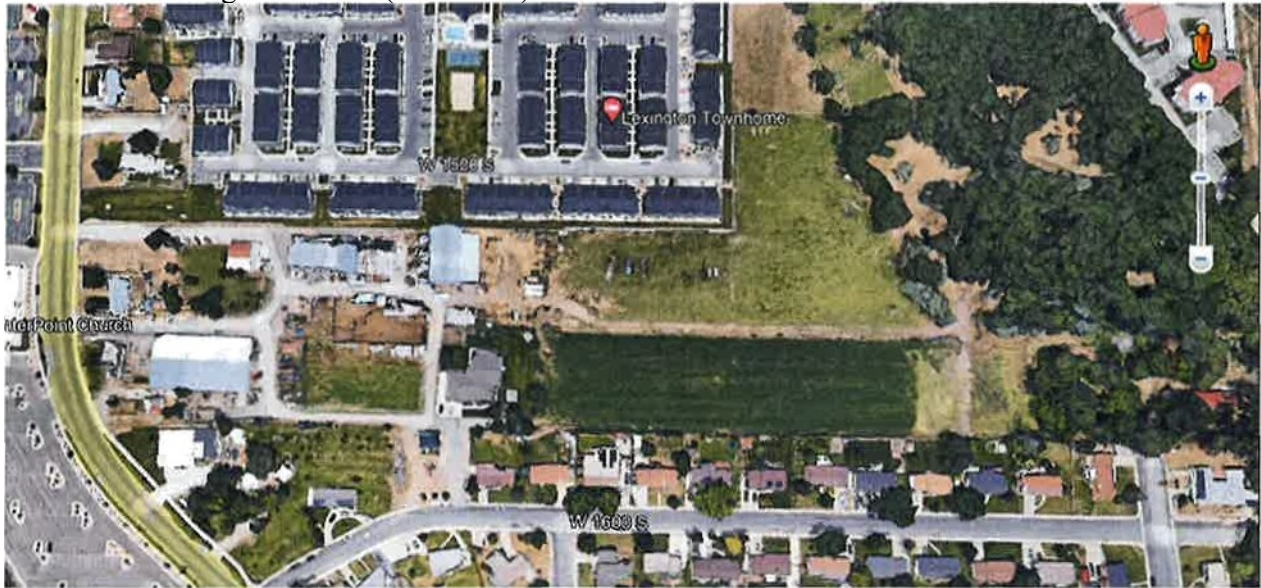
36
37 We thank you for your consideration.

38
39 Arturo Delgadillo
40
41
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48

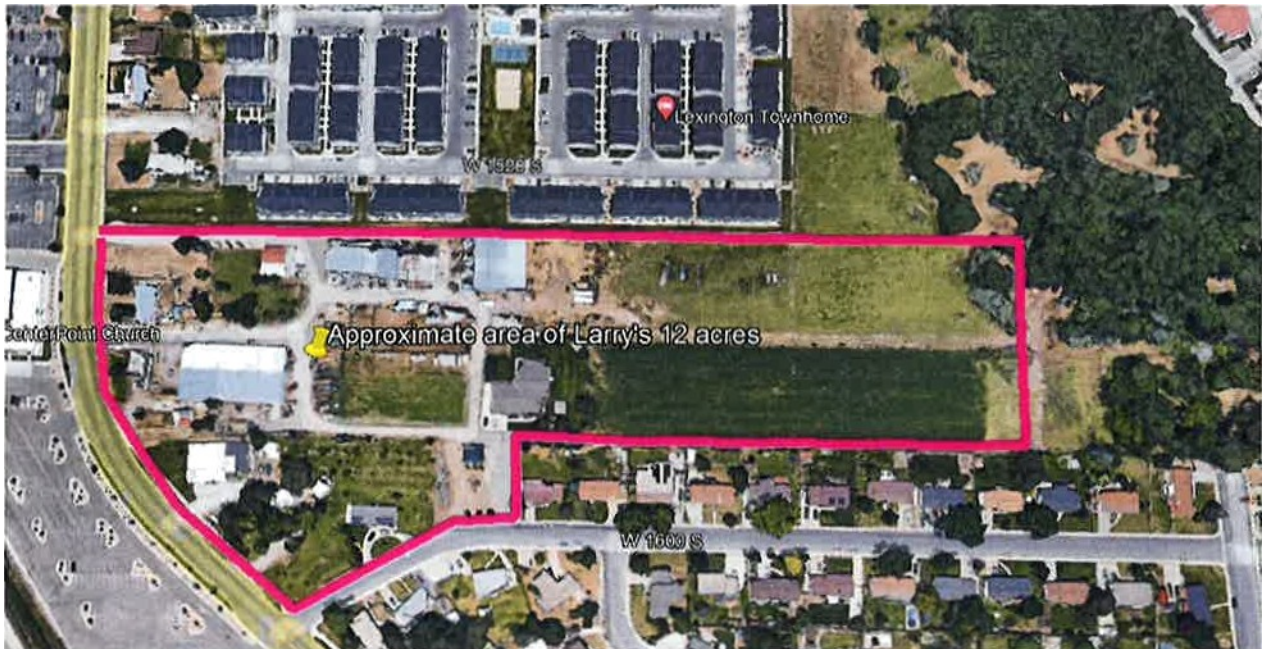
Proposal - access to Larry Peterson's 12 acre property

The following shows city road access to Larry Peterson's property. He has said he wants to develop these 12 acres into 50 residential homes and has been asking for city road access through the proposed Sherwood Haven forest to his land — particularly connecting to 400 W. This would destroy a lot of the forest. He says he will be land-locked by the Sherwood Haven development. This shows he has other viable options for access to that land.

1. Aerial image of the land (unmarked):

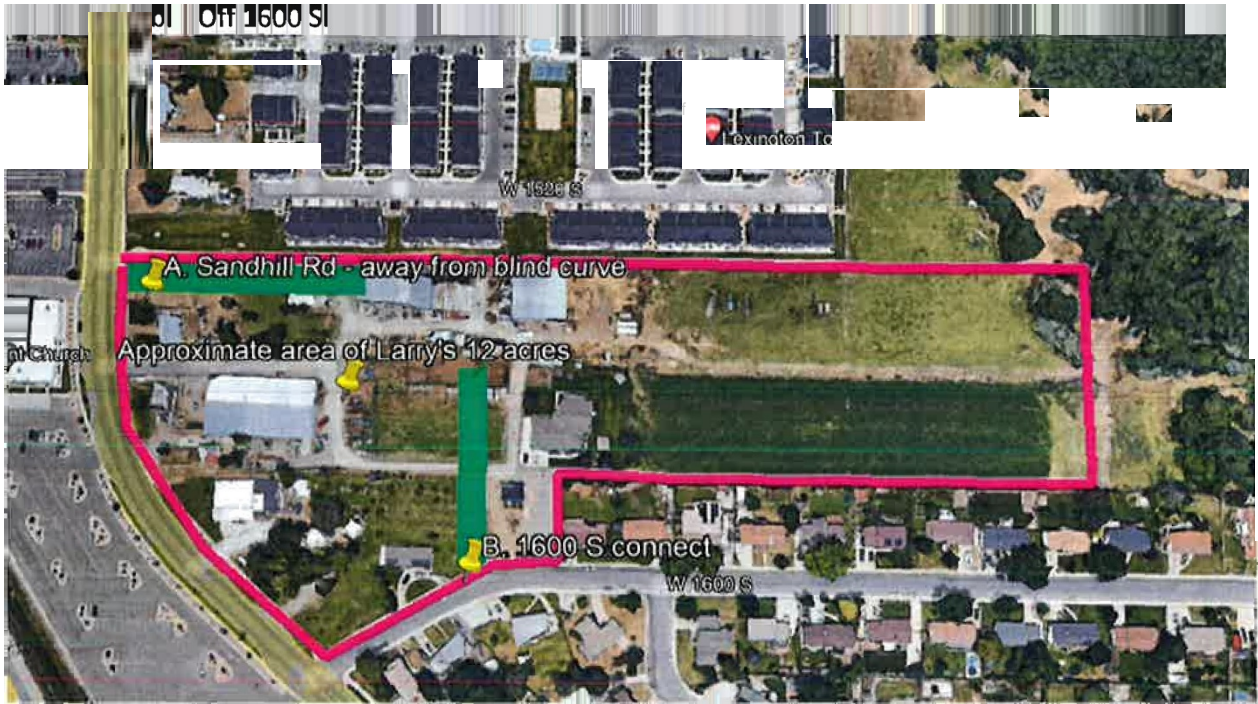


2. Approximate area of Larry's 12 acres (pink border) — not sure if he owns all of it?

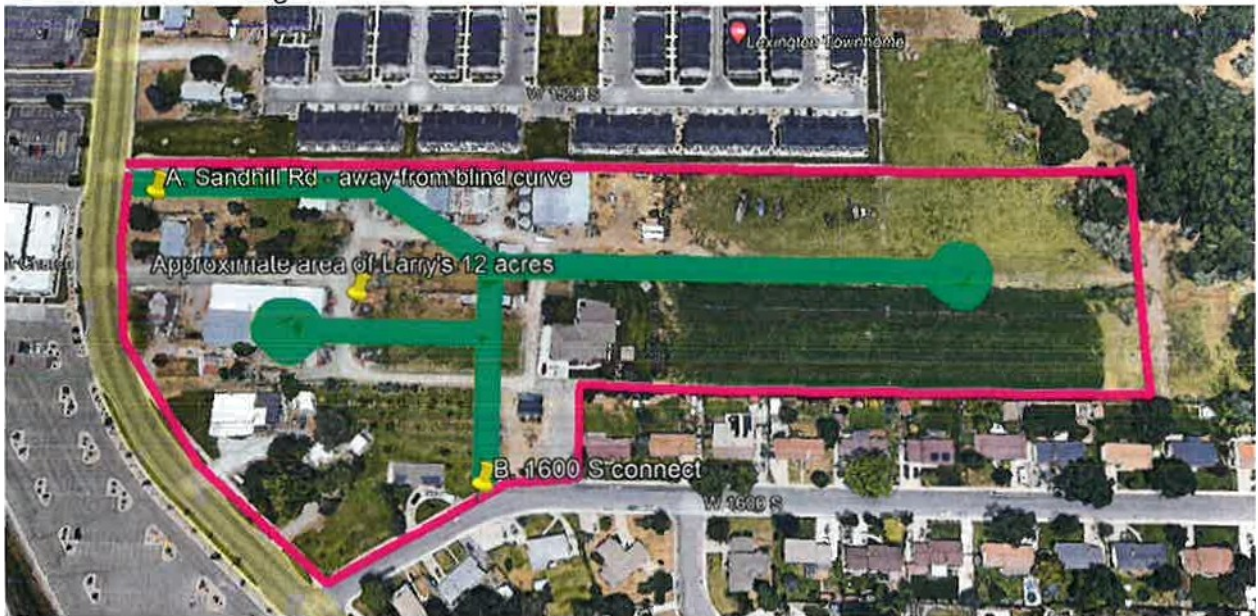


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3. Access roads could come in either of these places (marked in green, or both).
 - a. Off Sandhill Rd above the “blind curve”.
 - b. Off 1600 S

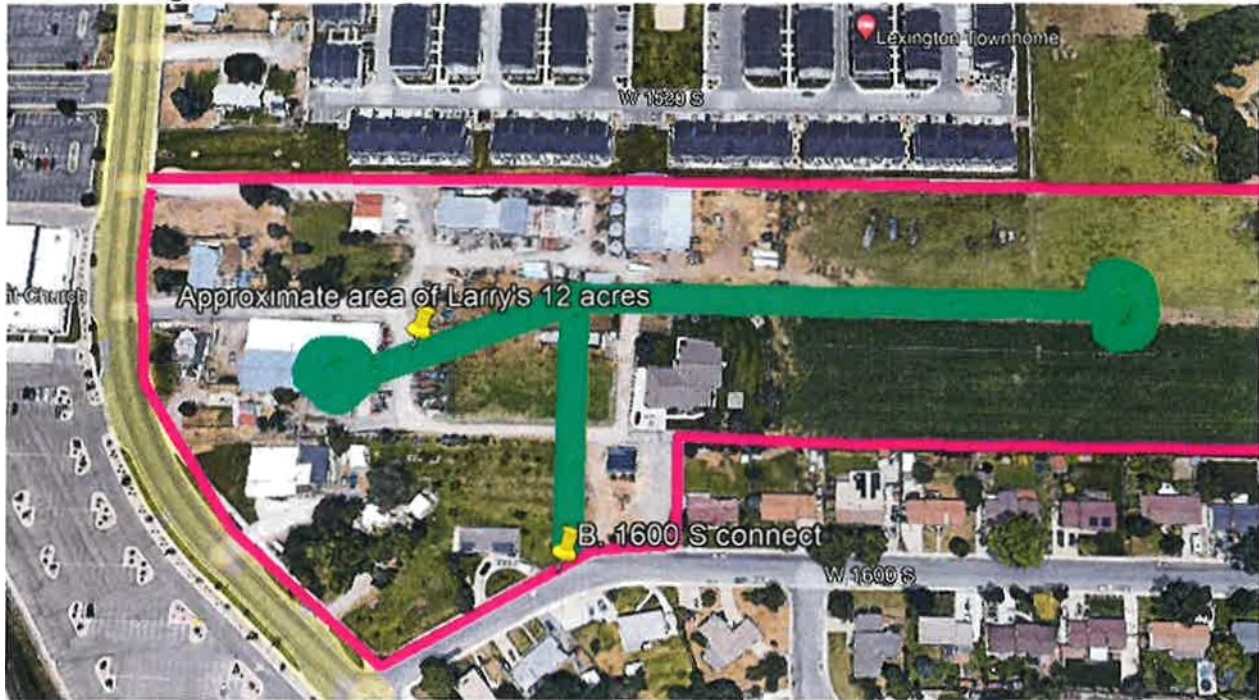


4. To make something like



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5. Something like this:



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