



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
March 6, 2024

*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 A continuation of the discussion on outdoor lighting, positive and negative impacts and potential regulations.**
- 2 Planning Commission 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 PLAT AMENDMENT – Vacating Lot 2 of Elysian Fields, Plat B and Lot 1 of Elysian Fields, Plat C and approving Elysian Fields, Plat F located generally at 962 North 1000 East in the R12 zone.**
 - 3.2 PLAT AMENDMENT - Vacating Lot 1 of Hills Hidden, Plat A and approving Hills Hidden, Plat B located generally at 170 West 1600 South in the R8 zone.**
 - 3.3 PLAT AMENDMENT – Vacating Geneva Heights Terrace, Plat C Amended and approving Geneva Heights Terrace, Plat C Second Amended located generally at 586 North 1060 West in the R7.5 zone.**
 - 3.4 PUBLIC HEARING - REZONE – Enacting Article 22-11-66 (PD-53 zone) and Appendix "OO" of the Orem City code and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Review and approve the minutes from the February 21, 2024 meeting.**

5. ADJOURN

5.1 The next meeting is scheduled for Wednesday, March 20, 2024

**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

 Administrative	Planning Commission March 6, 2024	Item 3.1
	PLAT AMENDMENT – Vacating Lot 2 of Elysian Fields, Plat B and Lot 1 of Elysian Fields, Plat C and approving Elysian Fields, Plat F located generally at 962 North 1000 East in the R12 zone.	Prepared By: Cheryl Vargas Applicant: Lee H. Radebaugh

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R12**
- Acreage: **.54**
- Neighborhood: **Canyon View**

ACTION:

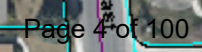
The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission vacate Lot 2 of Elysian Fields, Plat B and Lot 1 of Elysian Fields, Plat C and approve Elysian Fields, Plat F located generally at 962 North 1000 East in the R12 zone.

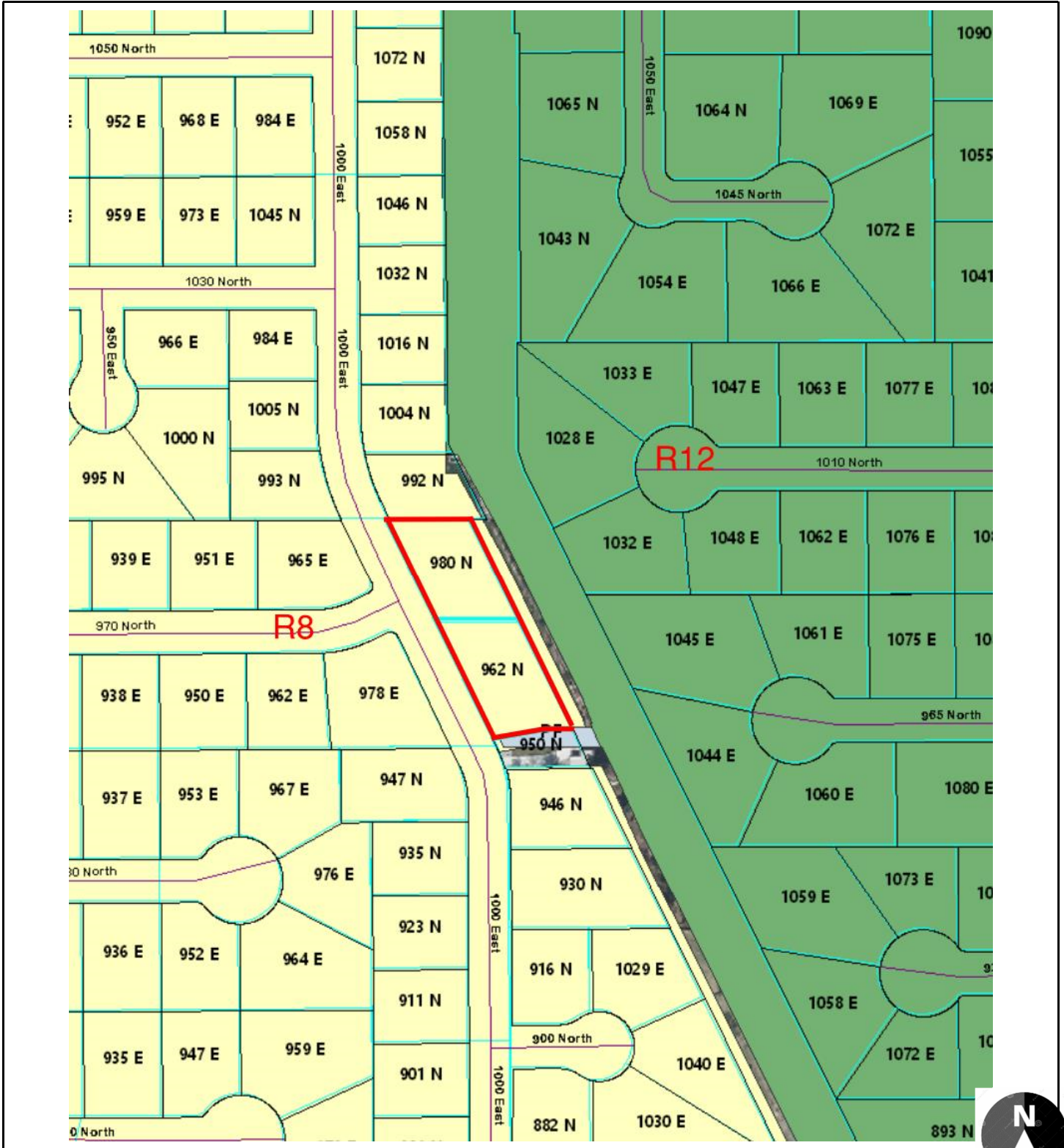
BACKGROUND: The applicant is requesting to amend the lot line between the properties located at 980 North and 962 North 1000 East. The two property owners are related and this adjustment will reflect the intent of the property lines.

This change will only affect these two properties. There is a thirty (30) foot CUWCD (Central Utah Water Conservancy District) easement and a five (5) foot street light easement that run along this property line that will remain. By adjusting the property line to the south, it will be more consistent with their fence lines and sprinkler systems.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 2 of Elysian Fields, Plat B and Lot 1 of Elysian Fields, Plat C and approve Elysian Fields, Plat F located generally at 962 North 1000 East in the R12 zone.



Elysian Fields Plat F



Legend

Plat Amendment
Zone: R8
Acres: .54

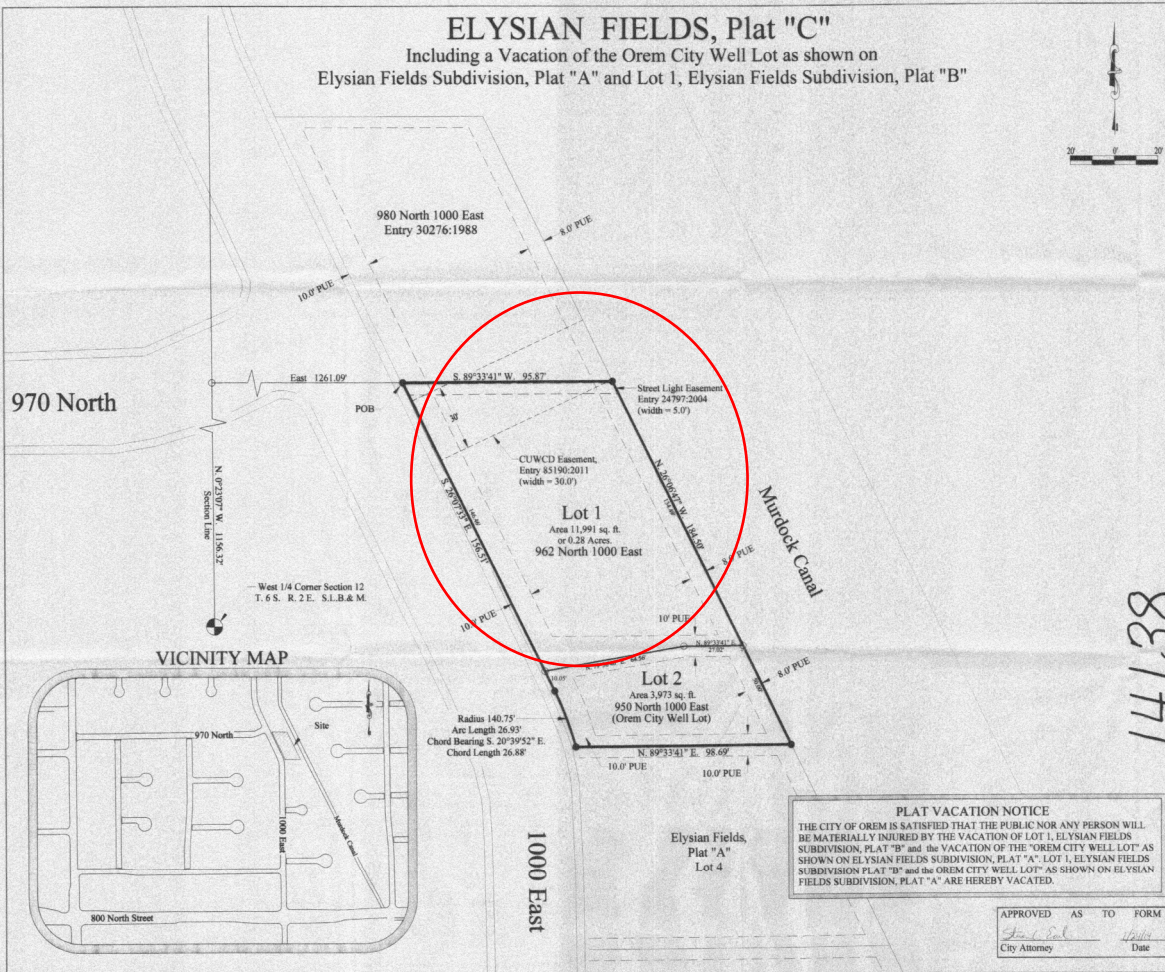
NEIGHBORHOOD
Canyon View

 962 N 1000 East
 Parcels

Current Plat

ELYSIAN FIELDS, Plat "C"

Including a Vacation of the Orem City Well Lot as shown on
Elysian Fields Subdivision, Plat "A" and Lot 1, Elysian Fields Subdivision, Plat "B"



SURVEYOR'S CERTIFICATE

I, Dennis A. Land, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 100629-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN TO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A parcel of real property located in the NW Quarter of Section 12, T. 6 S., R. 2 E., S. 1 B. & M., and more particularly described as follows:

Commencing at a point which is in S. 27°15' W., 115.22 feet along the Section Line East 1241.09 feet from the West corner of Section 12, T.15S., R.7E., S.B. & M., to the point of beginning, (which point is on the NW corner of a parcel of land described in a Warranty Deed known as Entry 21602:1981 on Record in the Oklahoma Recorder's Office); Thence S. 26°07'33" E., 156.51 feet along the Warranty Boundary Line of said Parcel and the Warranty Boundary of the Otter Creek City Well Lot as shown on Exemptions Plate Subdivision Part "A" on Record in the Oklahoma Recorder's Office; Thence S. 26°07'33" E., 25.87 feet to a point which is on the SW corner of the Chond Chewing is S. 20°29'52" E., the Chond Length is 26.88 feet along said Warranty Boundary of said Otter Creek City Well Lot to the SW corner of the same Lot; N. 89°33'41" E., 86.69 feet along the Southerly Boundary Line of the Otter Creek City Well Lot to the SE corner of the same Lot; N. 26°04'47" E., 184.50 feet along the Easterly Boundary Line of said Otter Creek City Well Lot to the SE corner of the same Lot; Thence S. 26°07'33" E., 25.87 feet to the point of beginning. S. 89°33'41" E., 25.87 feet to the point of beginning. S. 26°07'33" E., 25.87 feet to the point of beginning.

Containing 13,963 Square Feet or 0.37 Acres.

Jan. 22 - 2014 David A. Grund

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27th DAY OF October, A.D. 20 17.

Attest: James P. Davidson
James P. Davidson, City Recorder and Station

City of Orem by: James P. Davidson
James P. Davidson, City Manager

For the Lela and Larry Radebaugh Marital and Family Trust under agreement dated June 16, 2000

Don Radebaugh Larry Radebaugh
 Don H. Radebaugh, Trustee Larry Radebaugh, Trustee

ACKNOWLEDGEMENT

ON THE 23 DAY OF January, A.D. 2014
 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DECLARATION WHO DULY
 ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

3/1/14 *Adam Peter*

NY COMMISSION EXPIRES 7/20/19 SECRET
NOTARY PUBLIC
(See Back Section)

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM OF UTAH COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20 DAY OF January, A.D. 20 16. APPROVED

Sam Kaler, City Engineer

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE
CITY OF OREM PLANNING COMMISSION.

PARTICIPATING

INCLUDING A VACATION OF THE OREM CITY WELL LOT #1 ELYSIAN FIELDS SUBDIVISION PLAT "A" and LOT #1 OF THE OREM CITY FIELDS SUBDIVISION PLAT "B"

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 1, ELYSIAN FIELDS SUBDIVISION, PLAT "B" and the VACATION OF THE "OREM CITY WELL LOT" AS SHOWN ON ELYSIAN FIELDS SUBDIVISION, PLAT "A". LOT 1, ELYSIAN FIELDS SUBDIVISION PLAT "B" and the OREM CITY WELL LOT AS SHOWN ON ELYSIAN FIELDS SUBDIVISION, PLAT "A" ARE HEREBY VACATED.

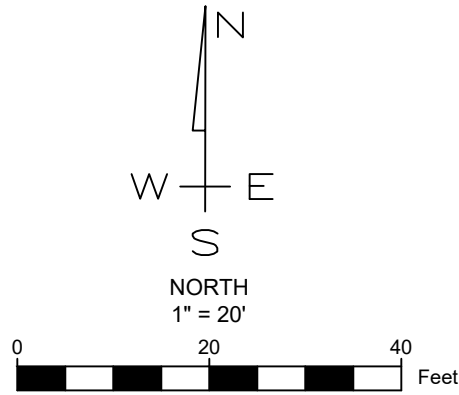
APPROVED	AS	TO	FORM
<i>Steve L. Earl</i>			<i>1/24/04</i>
City Attorney			Date

Page 7 of 100

Proposed Plat

ELYSIAN FIELDS, SUBDIVISION PLAT "F"

INCLUDING A VACTION OF LOT 1, ELYSIAN FIELDS, SUBDIVION PLAT "C"
AND A VACATION OF LOT 2, ELYSIAN FIELDS, SUBDIVISION PLAT "B"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN



SURVEYOR'S CERTIFICATE

I, JAXON THOMAS BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS' AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A RESIDENTIAL SUBDIVISION SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 1024.82 FEET NORTH 00°23'07" WEST ALONG THE SECTION LINE AND 1324.70 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 12, AND RUNNING THENCE N 26° 07' 33" W FOR A DISTANCE OF 281.05 FEET, THENCE N 89° 56' 27" E A DISTANCE OF 96.23 FEET, THENCE S 26° 06' 47" E FOR A DISTANCE OF 268.35 FEET, THENCE S 89° 33' 41" W FOR A DISTANCE OF 27.02 FEET, THENCE S 79° 56' 46" W FOR A DISTANCE OF 64.56 FEET TO THE POINT OF BEGINNING.

SAID RESIDENTIAL SUBDIVISION CONTAINS 0.54 ACRES (23,593 SQ. FT.) AND 2 LOTS.

NOTE: THE BASIS OF BEARING IS UTAH STATE PLANE, COORDINATE SYSTEM, NAD 27, CENTRAL ZONE, N 00°23'07" W ALONG THE SECTION LINE IN BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SAID SECTION 12

DATE

JAXON THOMAS BROWN
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____

PRIVATE

SIGNATURE (ALINDA OR WILFORD III KIMBALL) PRINT NAME

SIGNATURE (J CODY OR LINDA HALE) PRINT NAME

ACKNOWLEDGEMENT

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

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY _____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

SIGNED
(TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

ACKNOWLEDGEMENT

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

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY _____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

SIGNED
(TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY CITY OF OREM

THE CITY OF OREM, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS _____ DAY OF _____, A.D. 20____

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

COUNTY RECORDER

PLAT "F" ELYSIAN FIELDS, SUBDIVISION

A RESIDENTIAL SUBDIVISION
INCLUDING A VACATION OF LOT 1, ELYSIAN FIELDS, SUBDIVISION PLAT "C"
AND A VACATION OF LOT 2, ELYSIAN FIELDS, SUBDIVISION PLAT "B"

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

ENGINEER:



Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

PLAT VACATION NOTICE

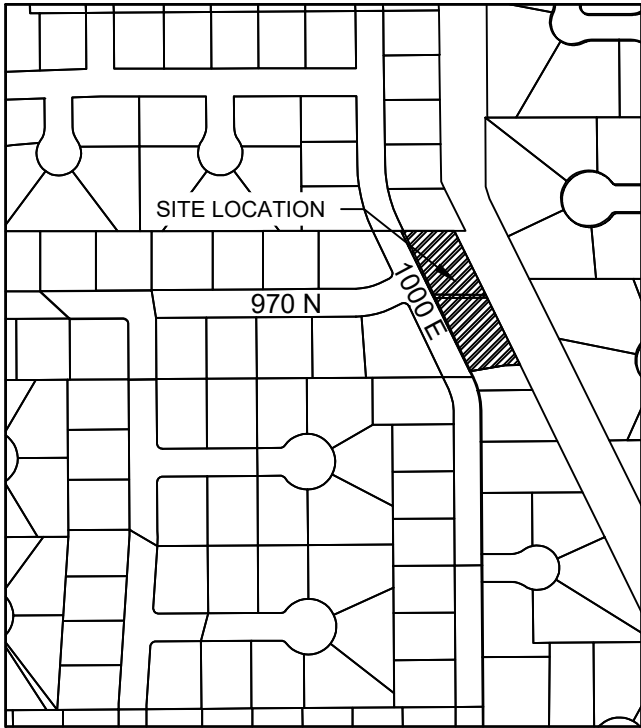
THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC OR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 1, ELYSIAN FIELDS, SUBDIVISION PLAT "C" AND A VACATION OF LOT 2, ELYSIAN FIELDS, SUBDIVISION PLAT "B" OF OFFICIAL RECORDS.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIR, PLANNING COMMISSION



VICINITY MAP

NORTHWEST CORNER SECTION 12,
T6S, R2E, SLB & M
(FOUND MONUMENT)

BASIS OF BEARING: NAD 27, N 00°23'07" W ALONG THE SECTION LINE

1024.82'

WEST QUARTER CORNER SECTION 12,
T6S, R2E, SLB & M
(TRUE CORNER OUT)
SEE TIE SHEET 58-27RC FOR
REFERENCE CORNER WITH BEARING
& DISTANCE TO TRUE CORNER.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	7.72'	S26°07'33"E
L2	5.00'	N26°07'33"W
L3	86.44'	N64°56'28"E
L4	5.00'	S26°06'47"E
L5	86.44'	S64°56'28"W

WILLIAMS, THOMAS Y & BEATRICE E
48-041-0017

N89°56'27"E 96.23'

5' PLE AND RELOCATION EASEMENT

LOT 2
980 N 1000 E
12333 sq. ft.
0.28 ac.

10' PLE

138.13'

1000 EAST (EXIST. PUBLIC)

N26°07'33"W 281.05'

13

16

S79°47'10"W
89.86'

CUWCD EASEMENT,
ENTRY 85190-2011
(30' WIDE)

LOT 1
962 N 1000 E
11260 sq. ft.
0.26 ac.

129.54'

10' PLE

P.O.B.

S79°56'46"W 64.56'

OREM CITY
98-456-0002

MURDOCK CANAL

30.75'

S89°06'47"E 268.95'

134.46'

5' PLE

S89°33'41"W 27.02'

NOTES:

- 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.

CONDITIONS OF APPROVAL



A 5' WIDE POWER LINE
EASEMENT FOR THE
BENEFIT OF OREM CITY
CONTAINING 0.01 ACRES
(432 SQ. FT.)

Street View





City Council Chambers, 56 N State Street

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

Plat Amendment - Approving the vacation of Lot 2 of Elysian Fields, Plat B and Lot 1 of Elysian Fields, Plat C and approving Elysian Fields, Plat F located generally at 962 North 1000 East in the R8 zone. The residents at 962 North and 980 North 1000 East are moving the common property line.

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

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.

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

Planning Commission
Wed, Mar 6, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

Plat Amendment - Approving the vacation of Lot 2 of Elysian Fields, Plat B and Lot 1 of Elysian Fields, Plat C and approving Elysian Fields, Plat F located generally at 962 North 1000 East in the R8 zone. The residents at 962 North and 980 North 1000 East are moving the common property line.

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

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.

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

Planning Commission
Wed, Mar 6, 2024
4:30 pm

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

AFFLECK, SPENCER & KIMBERLY
33 WANDERWOOD WAY
SANDY, UT 84092

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

NELSON, BRUCE R & DEBRA J
128 S CRESTLINE DR
SAINT GEORGE, UT 84790

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

COLES DEVELOPMENT COMPANY
281 N 1200 E
OREM, UT 84097

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

GILLMAN, LANCE (ET AL)
865 S APPLGROVE LN
PLEASANT GROVE, UT 84062

DAVIS, CAMERON WILLIAM & JAIME
LYN
882 N 1000 E
OREM, UT 84097

CLEMENT, JOHN & STACI
889 N 1000 E
OREM, UT 84097

MATTHEWS, KAREN LAREE (ET AL)
899 E 970 N
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

ROBERT, JEFFREY J & PAMELA H
901 N 1000 E
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

NORTHCOTT, NATHAN &
SAMANTHA
911 N 1000 E
OREM, UT 84097

VALENTINE, KAREN MARIE THORPE
& JOHN LESTER (ET AL)
912 E 1030 N
OREM, UT 84097

HULL, BRENTON & LEAH
916 N 1000 E
OREM, UT 84097

DREDGE, ZACHARY L (ET AL)
923 N 1000 E
OREM, UT 84097

BOWEN, DONNA MAY (ET AL)
925 E 970 N
OREM, UT 84097

NIELSEN, STEVAN LARS & DIANNE
LINDLEY
930 N 1000 E
OREM, UT 84097

BAXTER, BRADLEY D (ET AL)
934 E 1030 N
OREM, UT 84097

THURSTON, DYLAN & JESSAMYN
935 E 880 N
OREM, UT 84097

AFFLECK, SPENCER & KIMBERLY
--OR CURRENT RESIDENT--
935 N 1000 EAST
OREM, UT 84097

GILLMAN, LANCE (ET AL)
--OR CURRENT RESIDENT--
936 E 930 NORTH
OREM, UT 84097

HOWARD, CHET J & LOUISA M
937 E 930 N
OREM, UT 84097

BAILEY, CARL J
938 E 970 N
OREM, UT 84097

JOHNSON, LISA APRIL BERNOTSKI &
JEFFREY LEE (ET AL)
939 E 970 N
OREM, UT 84097

ROESCH, BEVERLY (ET AL)
942 N 910 E
OREM, UT 84097

FELLER, PAUL RICHARD & JOLENE
AGUIRRE (ET AL)
946 N 1000 E
OREM, UT 84097

GIDDINS, KEVIN J & LITA
947 E 880 N
OREM, UT 84097

BOND, BEAU M & MORGAN
947 E 1030 N
OREM, UT 84097

ROPER, PAUL R & LINDA M
947 N 1000 E
OREM, UT 84097

MOE, KATHLEEN B & SEAN GARY
950 E 970 N
OREM, UT 84097

OREM CITY
--OR CURRENT RESIDENT--
950 N 1000 EAST
OREM, UT 84097

DICKSON, JOHN & DEBRA
951 E 970 N
OREM, UT 84097

MCDANIEL, DAVID R & SHARI
952 E 930 N
OREM, UT 84097

LOWRY, NOAH & KATHERINE E
952 E 1050 N
OREM, UT 84097

JACKSON, JAY TERRY (ET AL)
953 E 930 N
OREM, UT 84097

NEILSON, PAUL E & SUSAN W
959 E 880 N
OREM, UT 84097

MECHAM, RANDELL K & DEBORAH C
959 E 1030 N
OREM, UT 84097

FIELDING, GARTH F II & ANNALISA
960 N 910 E
OREM, UT 84097

JUDD, DANIEL K & KAYE S (ET AL)
962 E 970 N
OREM, UT 84097

KIMBALL, ALINDA & WILFORD III
962 N 1000 E
OREM, UT 84097

BRIMHALL, GEORGE H & BRENDA J
--OR CURRENT RESIDENT--
964 E 930 NORTH
OREM, UT 84097

WILLIAMS, DEANNA
965 E 970 N
OREM, UT 84097

FIELDING, JEFFERSON E & MELISSA
R
966 E 1030 N
OREM, UT 84097

MACEDONE, JAMES H SR & CHERESE
L (ET AL)
967 E 930 N
OREM, UT 84097

JARMAN, CAMERON
968 E 1050 N
OREM, UT 84097

HANSEN, GARY W & SUSAN B
970 E 880 N
OREM, UT 84097

WEINGARTEN, MARAIA SOKIA (ET
AL)
973 E 1030 N
OREM, UT 84097

MERIDITH AND BENJAMIN
CROWDER FAMILY TRUST 03-13-2023
(ET AL)
976 E 930 N
OREM, UT 84097

WINN, MARIA DEL CARMEN &
LARRY F
978 E 970 N
OREM, UT 84097

HALE, J CODY & LINDA
980 N 1000 E
OREM, UT 84097

RIDING, EDWIN DALE & ALLYSON
(ET AL)
984 E 1030 N
OREM, UT 84097

KUROGI, TOSHIHIRO & MINAKO
984 E 1050 N
OREM, UT 84097

WILLIAMS, THOMAS M & BEATRICE
E
992 N 1000 E
OREM, UT 84097

OTT, CRISTINA
993 N 1000 E
OREM, UT 84097

WHITNEY, IAN & REBECCA
995 N 950 E
OREM, UT 84097

PRATT, ROBISON & LISA A
1000 N 950 E
OREM, UT 84097

DAVIS, KAREN B (ET AL)
1001 N 950 E
OREM, UT 84097

COLEBECK, DIANE
1002 N 885 E
OREM, UT 84097

SWENSON, LEE K & LINDA K
1004 N 1000 E
OREM, UT 84097

NIELSON, BRIAN C & JUDY K
1005 N 1000 E
OREM, UT 84097

DUNAWAY, KARA & RYAN
1016 N 1000 E
OREM, UT 84097

ALLEN, LOREN PACE
1028 E 1010 N
OREM, UT 84097

WOLLASTON, GEORGE G &
MARLENE N
1029 E 850 N
OREM, UT 84097

NELSON, BRUCE R & DEBRA J
--OR CURRENT RESIDENT--
1029 E 900 NORTH
OREM, UT 84097

PERRY, THOMAS & KERRY
1030 E 900 N
OREM, UT 84097

KUHNI, JACQUELINE & KEVIN JOHN
(ET AL)
1032 E 1010 N
OREM, UT 84097

HUFF, MATTHEW & NICKOLE
1032 N 1000 E
OREM, UT 84097

BERRONDO, MANUEL
1033 E 1010 N
OREM, UT 84097

HEWLETT, KOY
1040 E 900 N
OREM, UT 84097

JARAMILLO, DAVID H & JONI M (ET
AL)
1043 N 1050 E
OREM, UT 84097

HUNTSMAN, NORMAN L & LAREE J
1044 E 965 N
OREM, UT 84097

MERRILL, RANDALL J & CAROLYN H
(ET AL)
1045 E 965 N
OREM, UT 84097

DAMON, CONNER J & ELIZA K
1045 N 1000 E
OREM, UT 84097

MINER, JOHN LANCE & TRISHA MARI
1046 N 1000 E
OREM, UT 84097

PALFREYMAN, ROBERT CHARLES &
NETA YOUNG
1047 E 1010 N
OREM, UT 84097

ANDREWS, JOHN D & CAROLE R
1048 E 1010 N
OREM, UT 84097

JON JOSEPH AND BRENDA BAXTER
ANDERSON TRUST 03-23-2004 (ET AL)
1054 E 1045 N
OREM, UT 84097

LOOMAN, MELINDA O (ET AL)
1058 E 920 N
OREM, UT 84097

MORRIS, SHANE G & RUTH ANN
1058 N 1000 E
OREM, UT 84097

CARTER, PERRY W & LYNN A
1059 E 920 N
OREM, UT 84097

LEWIS, GREGORY G & MARY LYNN
1060 E 965 N
OREM, UT 84097

WALKER, PAMELA A
1061 E 965 N
OREM, UT 84097

WOODRUFF, ROGER BRANDON &
LAURA BARTHOLOMEW
--OR CURRENT RESIDENT--
1062 E 1010 NORTH
OREM, UT 84097

CROWLEY, ADAM & KALA
1063 E 1010 N
OREM, UT 84097

JOHNSON, F BRENT & PAULA D
1064 N 1050 E
OREM, UT 84097

JOHNSON, REBEKAH ELLEN (ET AL)
1065 N 1050 E
OREM, UT 84097

WUDEL, JOHN & CORINNE
1066 E 1045 N
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

BLACK, CHRISTOPHER MCKAY
1072 E 920 N
OREM, UT 84097

MC NEILL, THOMAS G & DIANE S
1072 N 1000 E
OREM, UT 84097

JPTA LC
--OR CURRENT RESIDENT--
1073 E 920 NORTH
OREM, UT 84097

WILLIAMS, KENT J & SHARON H (ET AL)
1075 E 965 N
OREM, UT 84097

MIDGLEY, WENDY
1076 E 1010 N
OREM, UT 84097

BROWN, JERRY & HILLARY
1077 E 1010 N
OREM, UT 84097

FERGUSON, JERRY & PATRICIA A
1080 E 965 N
OREM, UT 84097

BEASLIN, ROBERT A & TATIA F (ET AL)
1085 E 920 N
OREM, UT 84097

BEASLIN, ROBERT A & TATIA F (ET AL)
--OR CURRENT RESIDENT--
1085 E 936 NORTH
OREM, UT 84097

TATE, CORAY STEVEN & KRISTA MAUGHAN (ET AL)
1087 E 965 N
OREM, UT 84097

ORWIN, PHILIP WADE & ANISSA (ET AL)
1088 E 1010 N
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

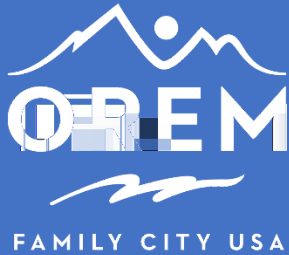
RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

BRIMHALL, GEORGE H & BRENDA J
9211 N MARTINGALE RD
PARADISE VALLEY, AZ 85253

WOODRUFF, ROGER BRANDON & LAURA BARTHOLOMEW
13612 HEATHER DAISY DR
HERRIMAN, UT 84096



Administrative

Planning Commission

March 6, 2024

Item 3.2

Prepared By:
Makayla Wagstaff

Applicant:
Forrest Phillips

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 132 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **R8**
- Acreage: **0.45**
- Neighborhood:

Lakeview

ACTION:

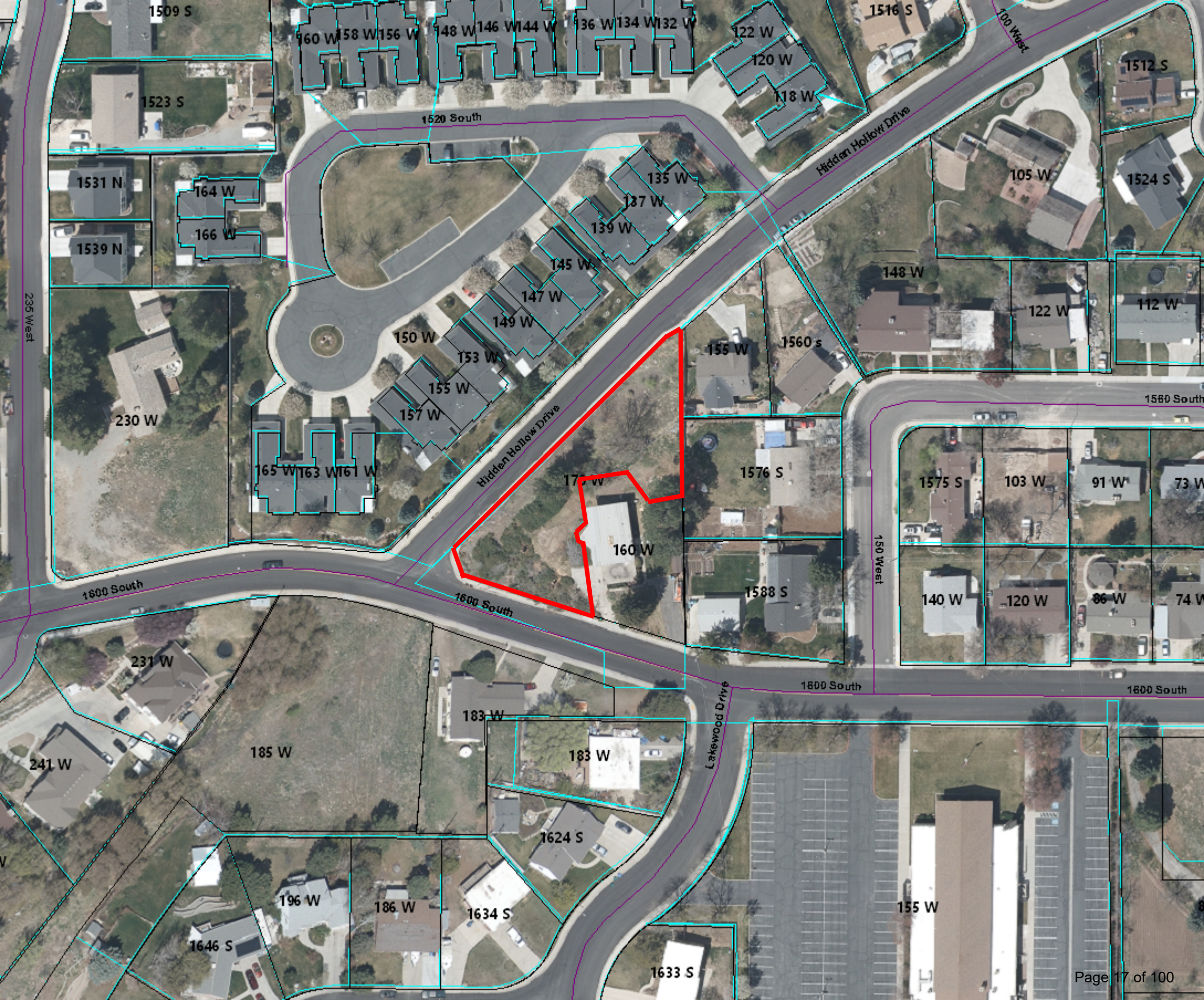
The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission vacate Lot 1 of Hills Hidden, Plat A and approve Hills Hidden, Plat B located generally at 170 West 1600 South in the R8 zone.

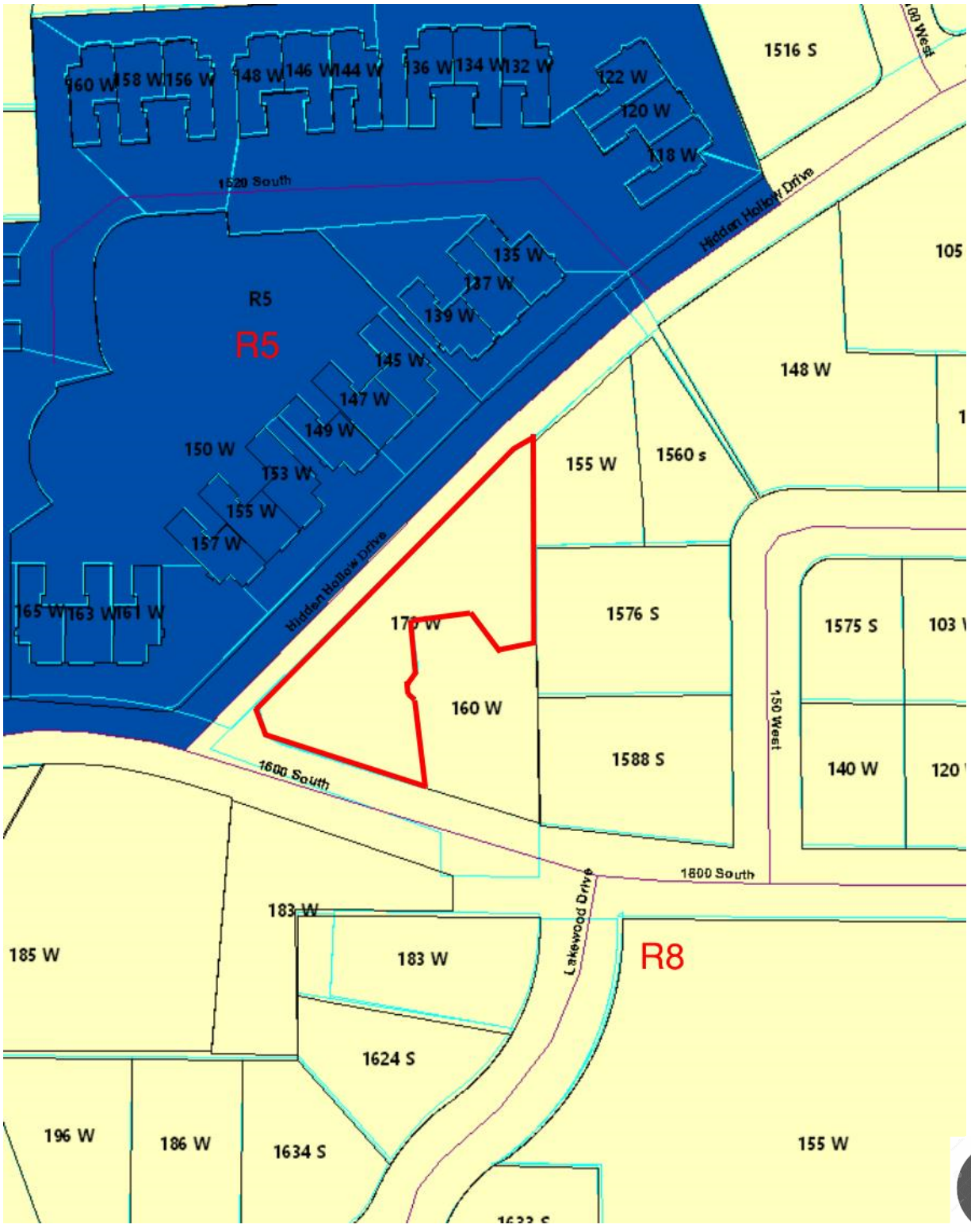
BACKGROUND: The applicant is proposing to divide one lot into two. The lots will then both be able to be built upon. There is already a house on the lot which will be lot 3 of the new subdivision (the lot to the south). The new property line complies with the required setbacks for this house. Lot 4 (the lot to the north) is vacant, and the applicant has expressed a desire in their application for a home to be built on this lot. Both new lots comply with the minimum required square footage in the R8 zone (8,000 square feet). Lot 3 is 10,188 square feet and lot 4 is 9,478 square feet.

There were questions regarding the slope of these lots and the ability to build on them. The applicant worked with the city engineers and it was determined that a home could safely be built on lot 4 given that certain steps are taken in the building process – such as a retaining wall.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 of Hills Hidden, Plat A and approve Hills Hidden, Plat B located generally at 170 West 1600 South in the R8 zone.



Hills Hidden Plat B



Legend

Plat Amendment
Zone: R8
Acres: .45

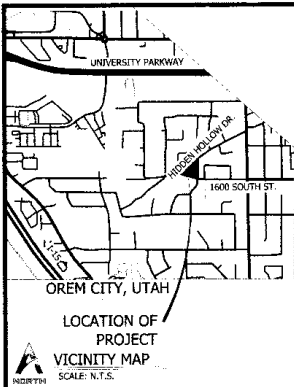
NEIGHBORHOOD
Lakeview

170 W 1600 South
 Parcels

Existing Plat

HILLS HIDDEN PLAT "A"

A VACATION OF LOT 1 OF COY'S SUBDIVISION
LOCATED WITHIN THE NE $\frac{1}{4}$ SECTION 27 TOWNSHIP 6 SOUTH,
RANGE 2 EAST SALT LAKE BASE AND MERIDIAN



0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

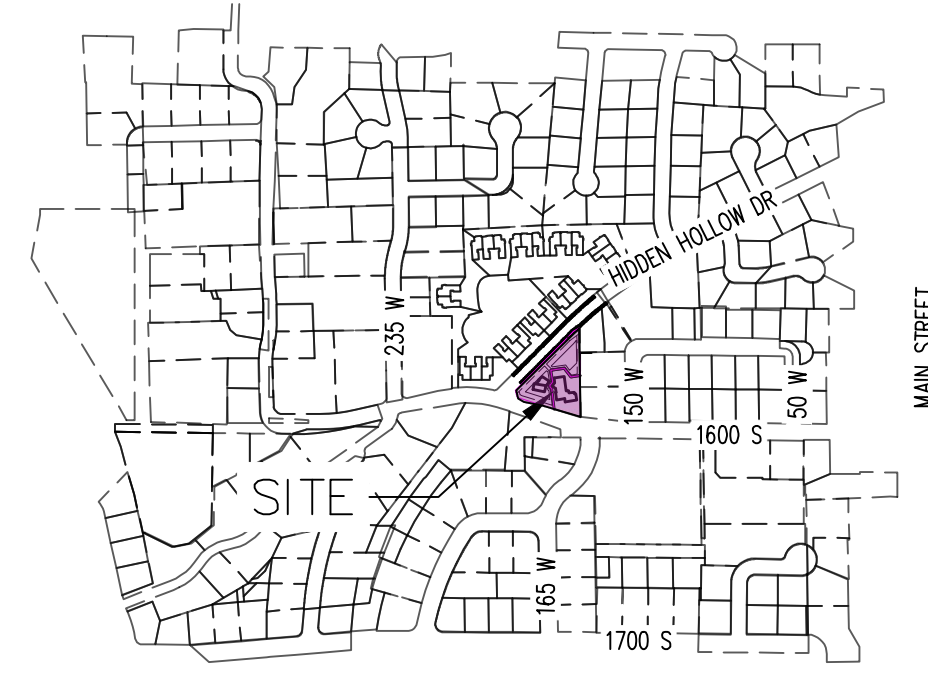
0.5

0.5

Proposed Plat

HILLS HIDDEN PLAT "B" A VACATION OF LOT 1 OF HILLS HIDDEN PLAT 'A'

Located w/in the NE 1/4 of Section 27, Township 6 South, Range 2 East,
Salt Lake Base and Meridian.
Orem, Utah County Utah



Vicinity Map

NOTES

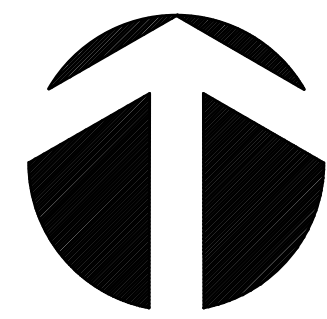
- With the exceptions noted below, culinary water, secondary water, sewer, and storm water facilities within this site plan are considered private and the development is responsible to ensure proper construction, replacement, repair, operation, and maintenance according to City and State Standards. Developer acknowledges the right of the City to inspect, and test these facilities and make necessary repairs and or other actions when the development fails to do so. The development will be charged for these actions. Culinary water facilities are considered part of the City's public water system for the purposes of testing and reporting as required by the State of Utah. Exceptions: None
- 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.

TOTAL SUBDIVISION AREA = 19,615 SQ. FT. (0.45 AC)
TOTAL LOTS = 2 LOTS

- NO DRIVEWAYS OR DRIVE ACCESS MAY BE LOCATED WITHIN 25' OF AN EXISTING FENCE GREATER THAN 3' IN HEIGHT.
- 10' PUBLIC UTILITY EASEMENT ALONG THE FRONT LINES, 8' PUBLIC UTILITY EASEMENTS ALONG THE BACK LINES AND 5' PUBLIC UTILITY EASEMENT LOCATED ALONG ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.

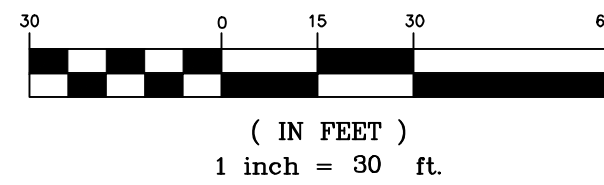
Legend

	FOUND SECTION COR. AS NOTED
	SET 5/8" IRON PIN
	TO BE SET AT ALL LOT CORNERS
	FOUND CLASS I STREET MONUMENT
	FOUND CLASS II STREET MONUMENT
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	PUBLIC UTILITY EASEMENT
	SECTION LINE
	CALCULATED POINT (NOT SET)

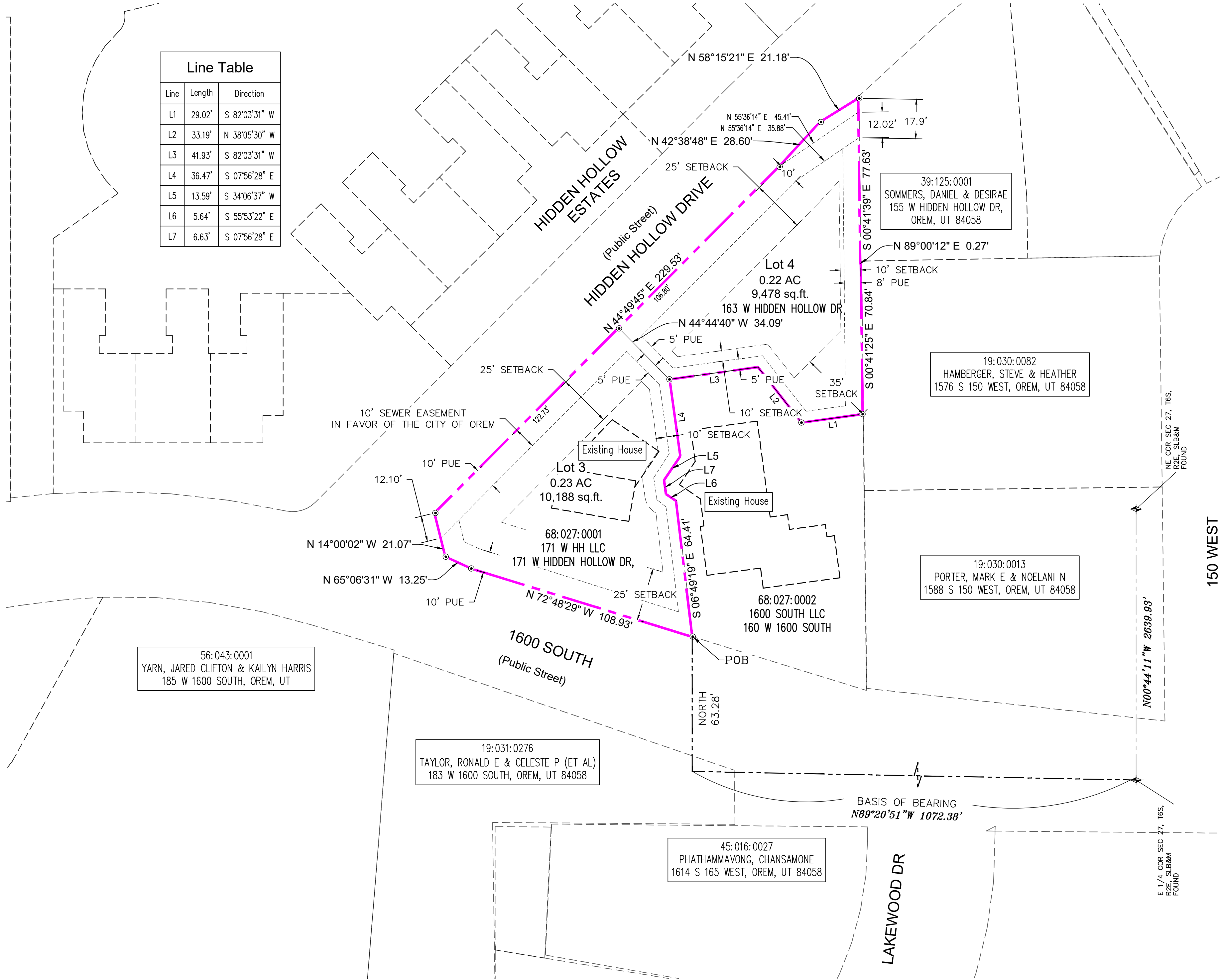


NORTH
1" = 30

GRAPHIC SCALE



Line	Length	Direction
L1	29.02'	S 82°03'31" W
L2	33.19'	N 38°05'30" W
L3	41.93'	S 82°03'31" W
L4	36.47'	S 07°56'28" E
L5	13.59'	S 34°06'37" W
L6	5.64'	S 55°53'22" E
L7	6.63'	S 07°56'28" E



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

COMMENCING AT A POINT LOCATED NORTH 89°20'51" WEST ALONG THE SECTION LINE 1072.38 FEET AND NORTH 63.28 FEET FROM THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

Thence, N 72° 48' 29" W for a distance of 108.93 feet to a point on a line. Thence, N 85° 06' 31" W for a distance of 13.25 feet to a point on a line. Thence, N 14° 00' 02" W for a distance of 21.07 feet to a point on a line. Thence, N 44° 49' 45" E for a distance of 229.53 feet to a point on a line. Thence, N 42° 38' 48" E for a distance of 28.60 feet to a point on a line. Thence, N 58° 15' 21" E for a distance of 21.18 feet to a point on a line. Thence, S 00° 41' 38" E for a distance of 77.63 feet to a point on a line. Thence, N 89° 00' 12" E for a distance of 0.27 feet to a point on a line. Thence, S 00° 41' 25" E for a distance of 70.84 feet to a point on a line. Thence, S 82° 03' 31" W for a distance of 29.02 feet to a point on a line. Thence, N 38° 05' 30" W for a distance of 33.19 feet to a point on a line. Thence, S 82° 03' 31" W for a distance of 41.93 feet to a point on a line. Thence, S 07° 56' 28" E for a distance of 36.47 feet to a point on a line. Thence, S 34° 06' 37" W for a distance of 13.59 feet to a point on a line. Thence, S 07° 56' 28" E for a distance of 6.63 feet to a point on a line. Thence, S 55° 53' 22" E for a distance of 5.64 feet to a point on a line. Thence, S 07° 49' 18" E a distance of 6.41 feet to the POINT OF BEGINNING.

AREA=19,666 SQ. FT. OR 0.45 ACRES

December 28, 2023

ROBBIN J. MULLEN

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 dedicated 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____.

Acknowledgement

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

On the ____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

(Notary's full name) A notary public commissioned in Utah (Commission number)

My Commission Expires (signature)

Acceptance by the City of Orem

Approved this ____ day of _____, 20____, by City of Orem, 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. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this ____ day of _____, A.D. 20____.

Approved:

Attest:

City Engineer (See Seal below)

Clerk/Recorder (See Seal below)

Planning Commission Approval

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

Director - Secretary

Chairman, Planning Commission

HILLS HIDDEN PLAT 'B' A VACATION OF LOT 1 OF HILLS HIDDEN PLAT 'A'

Orem

UTAH COUNTY, UTAH

Orem, City

Utah County, Utah

Scale: 1" = 30 Feet

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER

Forrest Phillips
Forrest Phillips Construction, LLC
509-690-4030
fwp4700@gmail.com

Occupancy Restriction Notice

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

Approved as to Form

City Attorney

Date

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE PROPOSED VACATION OF LOT 1 OF THE HILLS HIDDEN PLAT 'A' SUBDIVISION, AND THAT THERE IS GOOD CAUSE FOR SAID VACATION. LOT 1, OF THE HILLS HIDDEN PLAT 'A' SUBDIVISION ARE HEREBY VACATED.

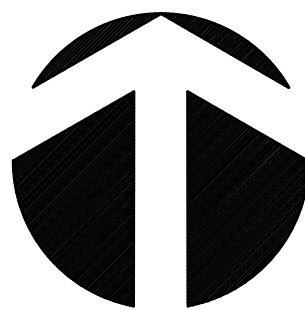
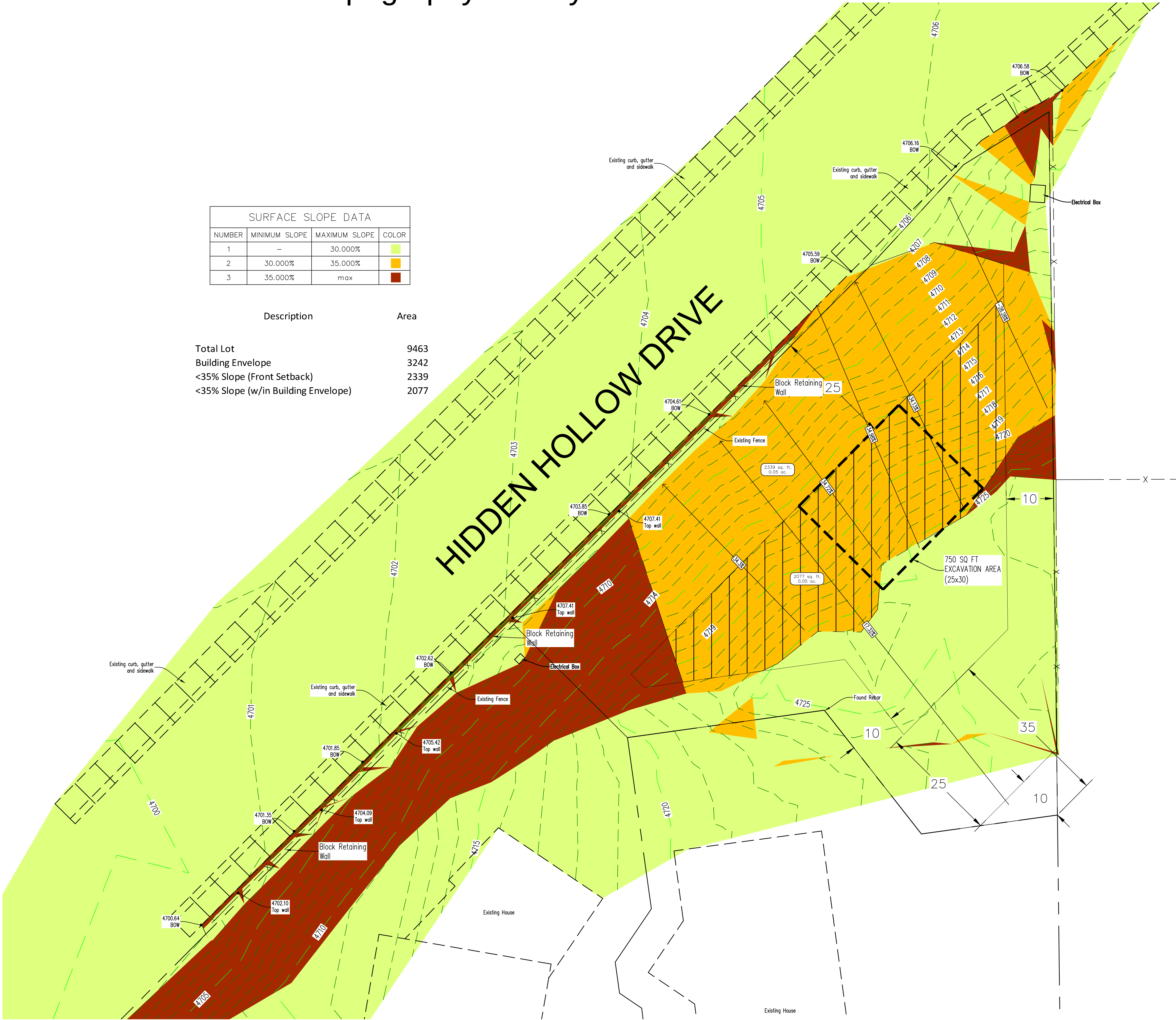
Topography Survey

Legend

Symbol	Description
	Parcel Boundary Line
	Street Boundary Line
	Existing improvements
	Existing Sanitary Sewer Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Telephone lines
	Existing Power lines
	Existing Underground gas lines
	Existing Sidewalk
	Existing Asphalt Paving
	Existing Concrete Paving
	Existing fence line (type noted on drawing)
	Existing Contour Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	top of asphalt
	top of concrete
	top of sidewalk
	back of top of curb
	back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement

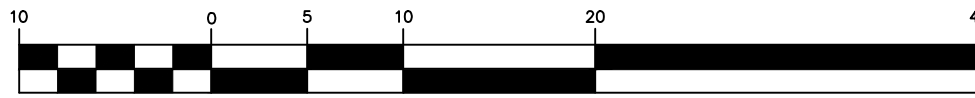
SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	-	30.000%	
2	30.000%	35.000%	
3	35.000%	max	

Description	Area
Total Lot	9463
Building Envelope	3242
<35% Slope (Front Setback)	2339
<35% Slope (w/in Building Envelope)	2077



NORTH
1" = 10'

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

171 WEST HIDDEN HOLLOW DRIVE
TOPOGRAPHY SURVEY
OREM UTAH

Revisions

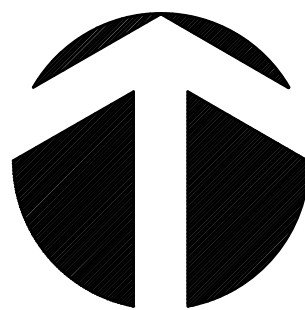
Date
9-5-2023
Scale
1" = 20'
By
SH
Tracing No.
L -

Sheet No.
S - 1

Utility Plan

Legend

Symbol	Description
	Parcel Boundary Line
	Street Boundary Line
	Existing improvements
	Existing Sanitary Sewer Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Telephone lines
	Existing Power lines
	Existing Underground gas lines
	Existing Sidewalk
	Existing Asphalt Paving
	Existing Concrete Paving
	Existing fence line (type noted on drawing)
	Existing Contour Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
TA	top of asphalt
TC	top of concrete
TW	top of sidewalk
boc	back of top of curb
bos	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement

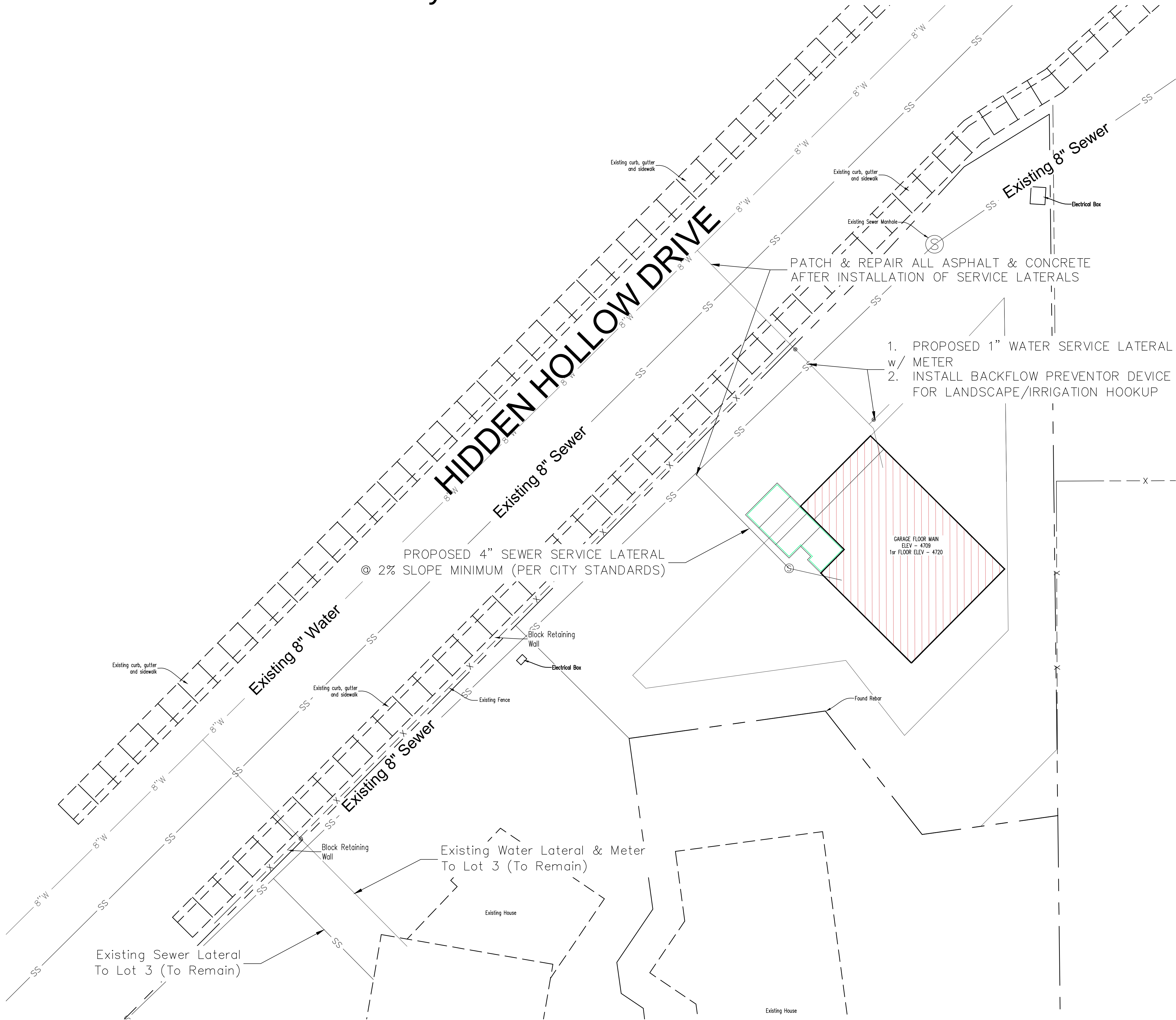


NORTH
1" = 10'

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



Utah
171 WEST HIDDEN HOLLOW DRIVE
UTILITY PLAN
OREM

Revisions				
-----------	--	--	--	--

Date	9-5-2023
Scale	1" = 20'
By	SH
Tracing No.	L -

Sheet No.
UT - 1

Street View from 1600 South



Street View from Hidden Hollow Drive





City Council Chambers, 56 N State Street

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

PLAT AMENDMENT - Vacating Lot 1 of Hills Hidden, Plat A and approving Hills Hidden, Plat B located generally at 170 West 1600 South in the R8 zone.

This project is located in the Lakeview neighborhood. It is proposed that one lot will be split into two.

This meeting is not a public hearing, as such comments will not be taken during the meeting. If you have questions or comments, please contact staff prior to the meeting.

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

HANCOCK, LYNN S & ANNE-MARIE (ET AL)
4872 W MOUNTAIN VIEW CIR
HIGHLAND, UT 84003

Planning Commission
Wed, Mar 6, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

PLAT AMENDMENT - Vacating Lot 1 of Hills Hidden, Plat A and approving Hills Hidden, Plat B located generally at 170 West 1600 South in the R8 zone.

This project is located in the Lakeview neighborhood. It is proposed that one lot will be split into two.

This meeting is not a public hearing, as such comments will not be taken during the meeting. If you have questions or comments, please contact staff prior to the meeting.

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

HANSEN, SHANE
1076 E BROOK CIR
ALPINE, UT 84004

Planning Commission
Wed, Mar 6, 2024
4:30 pm

CLARK, RONALD LEE & BONNIE KAY PO BOX 971300 OREM, UT 84097	JANICE TAYLOR DAP TRUST 11-23-2020 %BLACK, W MICHAEL 9 E EXCHANGE PL STE 600 SALT LAKE CITY, UT 84111	CHRIS KILLPACK 15 N 920 E OREM, UT 84097
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	SMITH, LISA 62 W 1600 S OREM, UT 84058
CARTER, ROBERT TODD & CRAIG R (ET AL) --OR CURRENT RESIDENT-- 63 W 1560 SOUTH OREM, UT 84058	ROBINS, DWIGHT L & JENNIFER 70 W 1560 S OREM, UT 84058	JOHNSON, JESSICA (ET AL) 73 W 1530 S OREM, UT 84058
BOREN, MURRAY E & SUSAN A 73 W 1560 S OREM, UT 84058	UNGA, SIDNEY & MORGAN 74 W 1600 S OREM, UT 84058	CLARK, PAUL D 75 W 1600 S OREM, UT 84058
GLOVER, GARY W & HOLLY J 84 W HIDDEN HOLLOW DR OREM, UT 84058	TANGREN, TYLER 86 W 1600 S OREM, UT 84058	DAVIS, DARWIN KENT & BRENDA STRONG 87 W 1600 S OREM, UT 84058
GROW, RANDY D & MARSHA L 91 W 1560 S OREM, UT 84058	COMMON AREA 100 E CENTER PROVO, UT 84606	MGDTA1 LC --OR CURRENT RESIDENT-- 103 W 1560 SOUTH OREM, UT 84058
HELENA KLEINLEIN 103 WEST 2170 SOUTH OREM, UT 84058	MINER, MARK & JOLYNNE 105 W HIDDEN HOLLOW DR OREM, UT 84058	HANSEN, SHANE --OR CURRENT RESIDENT-- 112 W 1560 SOUTH OREM, UT 84058
BINGHAM, DONNA J & DANIEL J 118 W HIDDEN HOLLOW CIR OREM, UT 84058	ARANCIBIA, DORIS 120 W 1600 S OREM, UT 84058	ANDERSON, LYMAN P & DORENE 120 W HIDDEN HOLLOW CIR OREM, UT 84058
ROUSE, KATHLEEN 122 W 1560 S OREM, UT 84058	CLARKE, MARGARET EGBERT & DAVID R (ET AL) --OR CURRENT RESIDENT-- 122 W HIDDEN HOLLOW CIR OREM, UT 84058	CLARKE, MARGARET EGBERT & DAVID R (ET AL) 122 W HIDDEN HOLLOW DR OREM, UT 84058
KUANG, YUNMEI (ET AL) 132 W HIDDEN HOLLOW CIR OREM, UT 84058	ROBERTSON, ALEXANDER D & MELISSA D 134 W 1700 S OREM, UT 84058	GREER, ANNETTE & JOEL 134 W HIDDEN HOLLOW CIR OREM, UT 84058

HANCOCK, LYNN S & ANNE-MARIE
(ET AL)
--OR CURRENT RESIDENT--
135 W HIDDEN HOLLOW CIR
OREM, UT 84058

ORME, GORDON R & CHERIE A
136 W HIDDEN HOLLOW CIRC
OREM, UT 84058

MAUGHAN, PETER K & JUDITH A
137 HIDDEN HOLLOW CIR
OREM, UT 84058

MARTENSEN, CHRISTY (ET AL)
139 W HIDDEN HOLLOW CIR
OREM, UT 84058

JS PROPERTIES 140 LLC
--OR CURRENT RESIDENT--
140 W 1600 SOUTH
OREM, UT 84058

BLAIR, DAVID O & TOMA R
144 W 1700 S
OREM, UT 84058

BLACK, ROGER W & KATHLEEN K
144 W HIDDEN HOLLOW CIR
OREM, UT 84058

POWELSON, DOUGLAS H & SHAWNA
R
145 W HIDDEN HOLLOW CIR
OREM, UT 84058

FUCHS, DALE & LOIS
--OR CURRENT RESIDENT--
146 W HIDDEN HOLLOW CIR
OREM, UT 84058

BELLISTON, MARCUS J & CAROLYN
(ET AL)
147 W 1520 S
OREM, UT 84058

BELLISTON, MARCUS J & CAROLYN
(ET AL)
--OR CURRENT RESIDENT--
147 W HIDDEN HOLLOW CIR
OREM, UT 84058

DAVID A AND SALLY T TAYLOR
REVOCABLE TRUST 07-24-1993 AS
AMENDED AND (ET AL)
148 W 1560 S
OREM, UT 84058

HOUTZ, CONNIE C
148 W HIDDEN HOLLOW CIR
OREM, UT 84058

HIGBEE, GLEN A & MARY H (ET AL)
--OR CURRENT RESIDENT--
149 W HIDDEN HOLLOW CIR
OREM, UT 84058

POTTER, JAMES ALLEN & ANN
MARIE (ET AL)
153 W HIDDEN HOLLOW CIR
OREM, UT 84058

PAYNE, I REED & RUTH G
155 W 1520 S
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
155 W 1600 SOUTH
OREM, UT 84058

SOMMERS, DANIEL & DESIRAE
155 W HIDDEN HOLLOW DR
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

OWENS, J WILLIAM & CHRISTINE L
--OR CURRENT RESIDENT--
156 W HIDDEN HOLLOW CIR
OREM, UT 84058

WAITE, MERWIN LEONARD & JUNE
MONCUR
157 W HIDDEN HOLLOW CIR
OREM, UT 84058

YERKES, NEIL & MARILYN
158 W HIDDEN HOLLOW CIR
OREM, UT 84058

SMITH, C DENNIS & MARIE (ET AL)
160 W HIDDEN HOLLOW CIR
OREM, UT 84058

HATCH, KATHIE BURGESS
--OR CURRENT RESIDENT--
161 W 1520 SOUTH
OREM, UT 84058

HATCH, KATHIE BURGESS
161 W HIDDEN HOLLOW CIR
OREM, UT 84058

GILL, KARREN N (ET AL)
--OR CURRENT RESIDENT--
163 W 1520 SOUTH
OREM, UT 84058

GILL, KARREN N (ET AL)
163 W HIDDEN HOLLOW CIR
OREM, UT 84058

CLARK, RONALD LEE & BONNIE KAY
--OR CURRENT RESIDENT--
164 W HIDDEN HOLLOW CIR
OREM, UT 84058

STEWART, EVAN & VALENE (ET AL)
165 W 1520 S
OREM, UT 84058

COLE, ROSS H & CHARLENE F
166 W HIDDEN HOLLOW CIR
OREM, UT 84058

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

BENNION, ANNE MCRAE
--OR CURRENT RESIDENT--
173 W LAKEWOOD DR
OREM, UT 84058

S&J STRONG 183W LLC
--OR CURRENT RESIDENT--
183 W 1480 SOUTH
OREM, UT 84058

TAYLOR, RONALD E & CELESTE P
(ET AL)
183 W 1600 S
OREM, UT 84058

YARN, JARED CLIFTON & KAILYN
HARRIS
185 W 1600 S
OREM, UT 84058

STUTZ, JANA LEE
185 W LAKEWOOD DR
OREM, UT 84058

MAAG, RYAN G
186 W LAKEWOOD DR
OREM, UT 84058

JASPER, JACK K & KARMA L
195 W 1480 S
OREM, UT 84058

KRISER, TIM
--OR CURRENT RESIDENT--
196 LAKEWOOD DR
OREM, UT 84058

STRONG, SCOTT R & JANET A
--OR CURRENT RESIDENT--
207 W 1480 SOUTH
OREM, UT 84058

GRENNY, TRACI
230 W 1600 S
OREM, UT 84058

HABEL, DAREN L & ANGELIQUE
231 W HIDDEN HOLLOW DR
OREM, UT 84058

NELSON, JAY
--OR CURRENT RESIDENT--
241 W HIDDEN HOLLOW DR
OREM, UT 84058

FRETTE, PATRICK & CARRIANNE
257 W HIDDEN HOLLOW DR
OREM, UT 84058

BROOKS, MICHAEL P & JENNY B
268 W HIDDEN HOLLOW DR
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MGDTA1 LC
339 S 850 E
OREM, UT 84097

171 W HH LLC
383 N 835 E
LINDON, UT 84042

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

CARTER CONSTRUCTION COMPANY
(ET AL)
615 S ST
OREM, UT 84058

KRISER, TIM
638 W 400 N
PAYSON, UT 84651

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

OWENS, J WILLIAM & CHRISTINE L
716 W KALER DR
PHOENIX, AZ 85021

IVERSON, STEVEN PATRICK
898 W INDEPENDENCE WAY
SARATOGA SPRINGS, UT 84045

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

BENNION, ANNE MCRAE
931 TWIN CREEK CIR
SALT LAKE CITY, UT 84108

CARTER, ROBERT TODD & CRAIG R
(ET AL)
1025 W 900 N
PROVO, UT 84604

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

HANSEN, SHANE
1076 E BROOK CIR
ALPINE, UT 84004

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

ROTHER, DAVID D & JANET I
1481 S 185 W
OREM, UT 84058

A&A INTERNATIONAL LLC
--OR CURRENT RESIDENT--
1490 S 135 WEST
OREM, UT 84058

COOK, JONATHAN TAYLOR & ANNA
LYN
1491 S 135 W
OREM, UT 84058

CORNWALL, DAVID & KATHERINE
1492 S 100 W
OREM, UT 84058

JACKSON, KENT P & NANCY P
1493 S 100 W
OREM, UT 84058

IVERSON, STEVEN PATRICK
--OR CURRENT RESIDENT--
1502 S 135 WEST
OREM, UT 84058

WARD FAMILY TRUST 06-03-1997 THE
(ET AL)
1503 S 135 W
OREM, UT 84058

BELL, CRISTIAN
1504 S 100 W
OREM, UT 84058

DRIGGS, KATHY A (ET AL)
1505 S 100 W
OREM, UT 84058

DLS #117 LLC
--OR CURRENT RESIDENT--
1509 S 235 WEST
OREM, UT 84058

NAJARRO, JOSE M
1512 S 80 W
OREM, UT 84058

ELEGANTE, AMY B
1516 S 100 W
OREM, UT 84058

LOUW, LESLIE ANN (ET AL)
1523 S 235 W
OREM, UT 84058

ALLRED, ELLEN RAE
1524 S 80 W
OREM, UT 84058

CLOWARD, JEFFERY
1539 S 235 W
OREM, UT 84058

STRONG, KIMBALL MILES & KATHI
SNELL (ET AL)
1541 S 300 W
OREM, UT 84058

DUDLEY, LORENZO LEO (ET AL)
1560 S 150 W
OREM, UT 84058

DLS #117 LLC
1565 S 300 W
OREM, UT 84058

HARRIS, MATTHEW
1575 S 150 W
OREM, UT 84058

HAMBERGER, STEVE & HEATHER
1576 S 150 W
OREM, UT 84058

STRONG, ROLAND S
%STRONG, SCOTT
1586 S 235 W
OREM, UT 84058

PORTER, MARK E & NOELANI N
1588 S 150 W
OREM, UT 84058

PHATHAMMAVONG, CHANSAMONE
--OR CURRENT RESIDENT--
1614 S 165 WEST
OREM, UT 84058

PHATHAMMAVONG, CHANSAMONE
1614 S LAKEWOOD
OREM, UT 84058

INNOVA CONCEPTS INC
1619 MAPLE SHADE LN
LINDON, UT 84042

HOCKER, KOREY & BROOKLYN
1624 S LAKEWOOD DR
OREM, UT 84058

PHAM, ARTHUR
1633 S 165 W
OREM, UT 84058

INNOVA CONCEPTS INC
--OR CURRENT RESIDENT--
1634 S LAKEWOOD DR
OREM, UT 84058

LIVINGSTONE, JOHN P & LINDA J (ET
AL)
1646 S LAKEWOOD DR
OREM, UT 84058

MULLINS, DAVID E & RUTH AIKO
1647 S 165 W
OREM, UT 84058

DESPAIN, DOLORES JEAN SANDERS
(ET AL)
1652 S LAKEWOOD DR
OREM, UT 84058

MORRISON, L GENEISE
1657 LAKEWOOD DR
OREM, UT 84058

CROMPTON, CLIFFORD DON &
HAZEL FAE
1659 S 165 W
OREM, UT 84058

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

HIGBEE, GLEN A & MARY H (ET AL)
1926 N 1640 W
PROVO, UT 84604

A&A INTERNATIONAL LLC
3420 N 975 E
LAYTON, UT 84040

HANCOCK, LYNN S & ANNE-MARIE
(ET AL)
4872 W MOUNTAIN VIEW CIR
HIGHLAND, UT 84003

NELSON, JAY
10278 TAMARACK WAY
CEDAR HILLS, UT 84062

 OREM Administrative	Planning Commission March 6, 2024	Item 3.3
	PLAT AMENDMENT – Vacating Geneva Heights Terrace, Plat C Amended and approving Geneva Heights Terrace, Plat C Second Amended located generally at 586 North 1060 West in the R7.5 zone.	Prepared By: Cheryl Vargas Applicant: Jack McCuiston

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 157 property owners with 500 feet

SITE INFORMATION:

- General Plan Designation:

Mediam Density Residential

- Current Zone: **R7.5**
- Acreage: **.35**
- Neighborhood: **Geneva Heights**

ACTION:

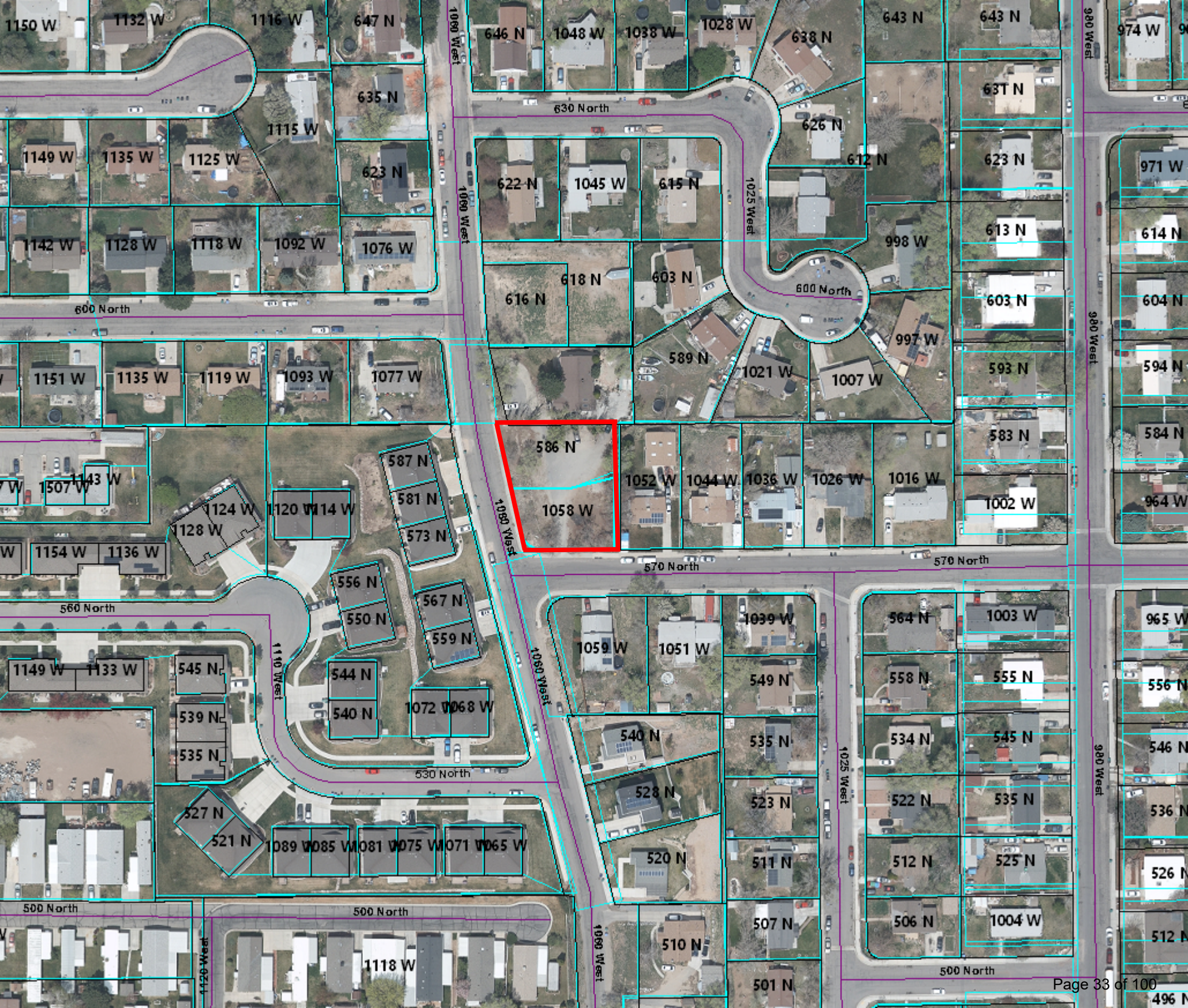
The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission vacate Geneva Heights Terrace, Plat C Amended and approve Geneva Heights Terrace, Plat C Second Amended located generally at 586 North 1060 West in the R7.5 zone.

BACKGROUND: The applicant is requesting to amend the public utility easement (PUE) on the north side of Lot 1 in order to build a retaining wall. They have received vacation letters from all five utility companies and were able to get permission to vacate a portion of the easement and granted permission to encroach on the other portion of the easement.

Due to the change in elevation between Lot 1 and the property to the north, a retaining wall is required; however, Orem City ordinance does not allow a retaining wall to be built on top of a public utility easement. Rocky Mountain Power has power lines in the northeast portion of the property and was only able to grant permission to encroach in that area. CenturyLink/Lumen had cables on the north west portion of the property and only granted permission to encroach in that area. There was also an irrigation canal that was abandoned in this area.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Geneva Heights Terrace, Plat C Amended and approve Geneva Heights Terrace, Plat C Second Amended located generally at 586 North 1060 West in the R7.5 zone.



Geneva Heights Terrace Plat C 2nd Amended



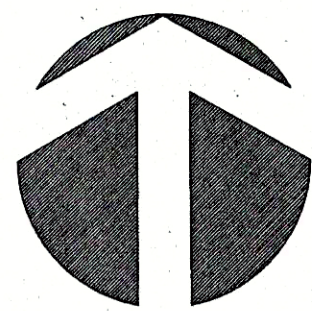
Legend

Plat Amendment
Zone: R7.5
Acres: .35

NEIGHBORHOOD

Geneva Heights

 586 N 1060 West
 Parcels

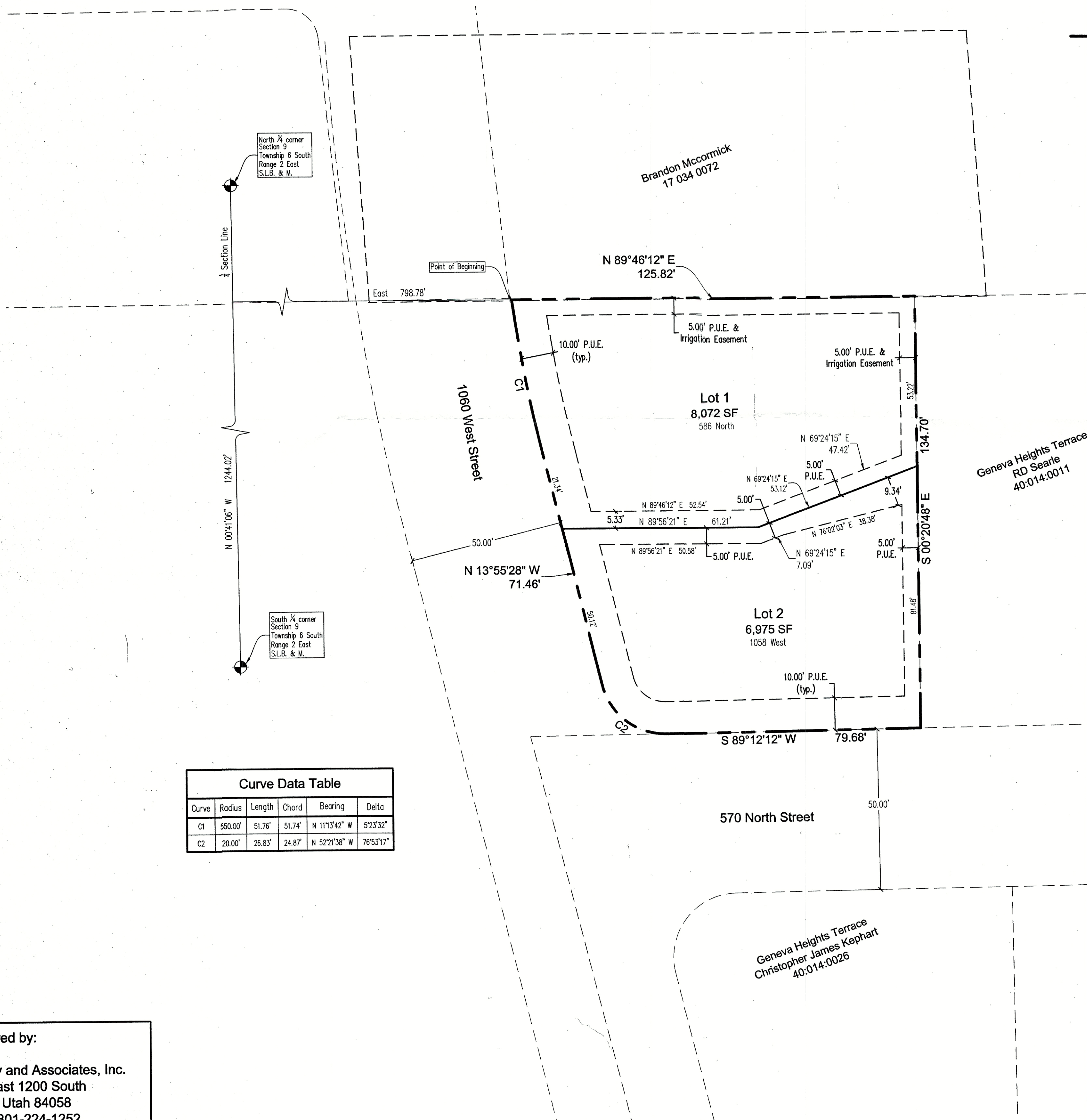


NORTH
1" = 20'

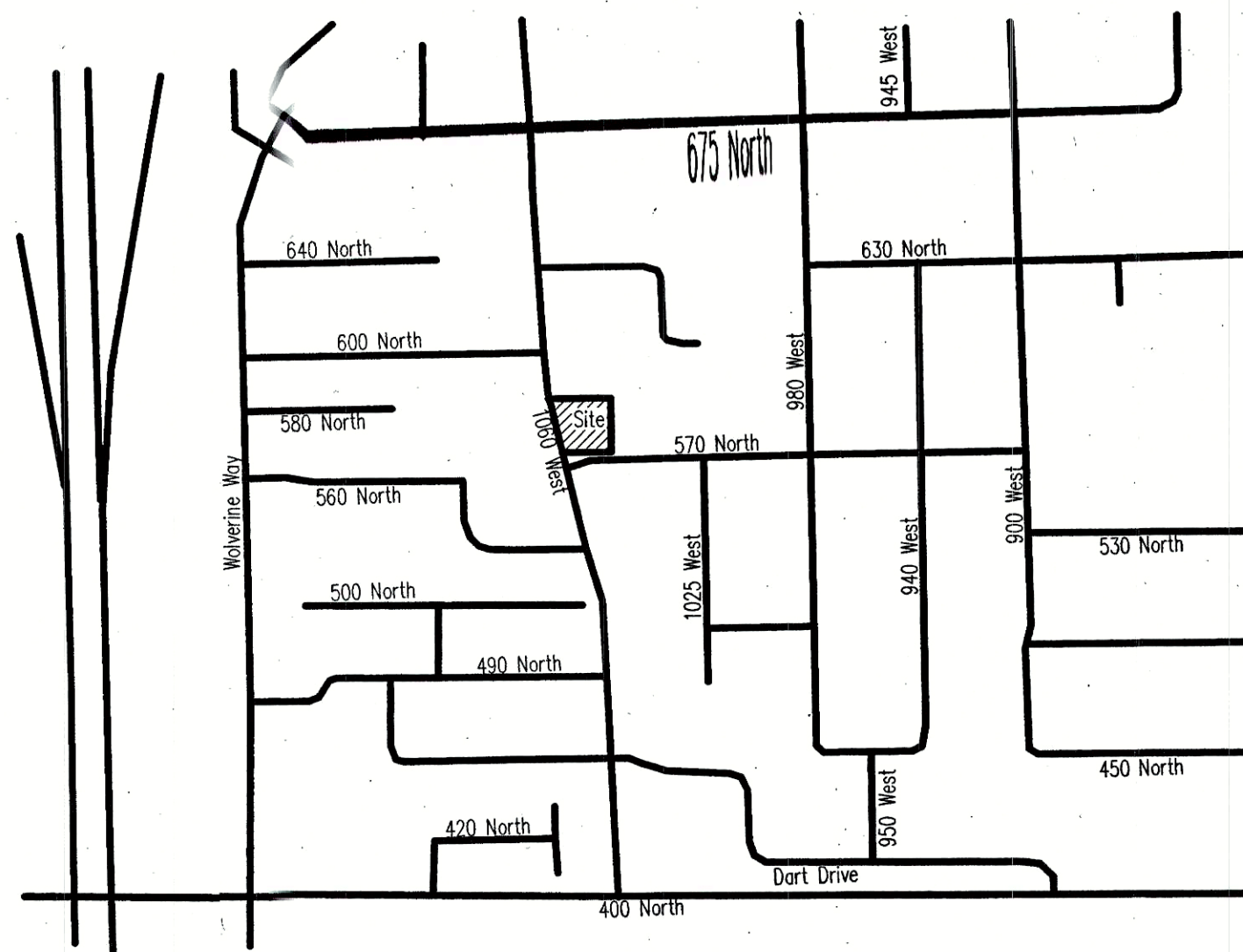
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	500.00'	91.76'	51.74'	N 11°3'42" W	52°3'32"
C2	20.00'	26.85'	24.87'	N 52°21'38" W	76°53'17"



Vicinity Map

Acknowledgement

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

The foregoing instrument was acknowledged before me this 23rd day of March, 2023 by MITCHELL D. MCCASIN who represented to me that he is the manager of Home Sweet Home by Mitch, LLC and has the authority to execute this instrument.

My Commission Number 710749
My Commission Expires 3-1-2024
Notary Public
Roger R. Dudley

Surveyor's Certificate

I, Roger R. Dudley, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plot and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plot and that this plot is true and correct.

Boundary Description

Beginning at a point which is North 00°41'06" West 1244.02 feet along the Quarter Section Line and East 798.78 feet from the South Quarter Corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 89°46'12" East 125.82 feet to the Northwest Corner of Lot 5, Block 4, Geneva Heights Terrace Subdivision, according to the Official Plat thereof on file and of record in the Office of the Utah County Recorder; thence South 00°20'48" East 134.70 feet along the West line of said Lot 5; thence South 89°12'12" West 79.68 feet along the North line of said Geneva Heights Terrace Subdivision; thence 26.85 feet along the arc of a 20.00 foot radius curve to the right (chord bears North 52°21'38" West 24.87 feet); thence North 13°55'28" West 71.46 feet; thence 51.76 feet along the arc of a 550.00 foot radius curve to the right (chord bears North 11°3'42" West 51.74 feet) to the point of beginning.

AREA = 0.345 acre

Basis of Bearing is North 00°41'06" West along the quarter Section line from the South quarter corner of Section 9. (NAD27)

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 23 day of Feb., A.D. 2023

Nathan M. Kelley
Nathan M. Kelley

Laura E. Kelley
Laura E. Kelley

by: MITCHELL D. MCCASIN
Home Sweet Home by Mitch, LLC
MITCHELL D. MCCASIN

Acknowledgement

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

The foregoing instrument was acknowledged before me this 23rd day of Feb., 2023 by Nathan M. Kelley and Laura E. Kelley who represented that they are the owners of the Geneva Heights Terrace, Plat "C", and have the authority to execute this instrument.

My Commission Number 710749

Roger R. Dudley
Signed (a Notary Public Commissioned in Utah)

My Commission Expires 3-1-24

Roger R. Dudley
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 24 day of March, A.D. 2023

Approved: SN Kelly
City Engineer

Approved: [Signature]
Deputy City Recorder

Approved: [Signature]
Development Services Director

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.

County Recorder

ENT 14390:2023 Map # 18677
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Mar 08 3:12 pm FEE \$4.00 BY AR
RECORDED FOR GREY CITY CORPORATION

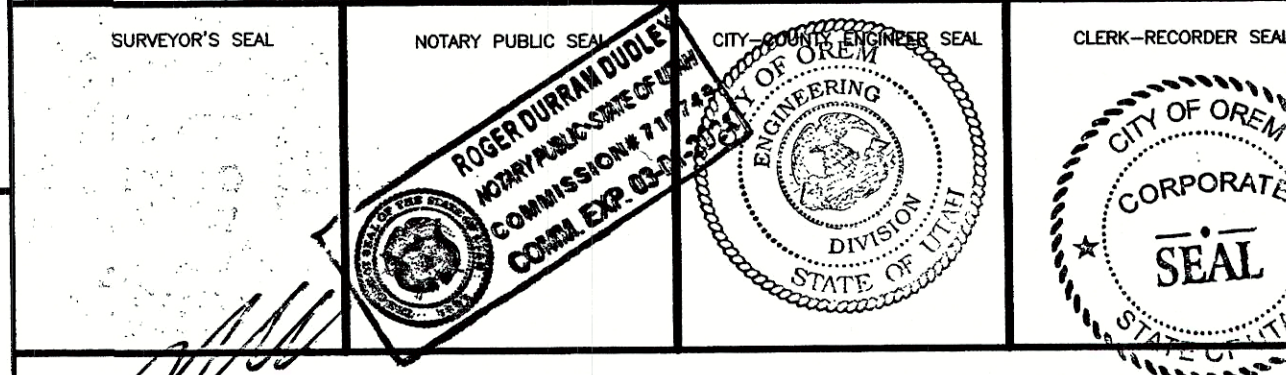
Plat "C"
Amended

Geneva Heights
Terrace

Subdivision

OREM CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 Feet



Approved as to Form

Steve C. Earl 2/6/23
City Attorney Date

Prepared by:

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

Sec 9, T6S, R2E, S88N10-040 PC
Lot 1/2, Plat C, Geneva Heights Terrace

Street View



Provo Bench Canal & Irrigation Company

1156 South State Street Suite 201 Orem Utah 84097

801.225.6746 provobenchcanal.com

January 22, 2024

**Subject: Letter of abandonment of canal on property of 586 North, 1060 West,
Orem, Utah**

To whom it may concern:

The portion of Church Ditch #2 on the Provo Bench Canal, located at approximately 586 North 1060 West, Orem UT no longer wishes to keep the irrigation water lateral that services his property. His lateral starts behind the house located at 649 N 800 W. The pipeline section identified on the attached map can now be abandoned since there are no longer any users on that section. Provo Bench Canal has no need for irrigation at that location.

Please reach out with any questions.

Best Regards,



Provo Bench Canal & Irrigation Company

Juan Garrido, President: 801-796-7954

Rick Lewis, Watermaster: 801-362-7348

Tamara Shafer, Corporate Secretary: 801-225-6746

649 N 800 W

Active Lateral Irrigation
Pipe to 500 N

586 N 1060 W, property owner requesting the pipe section to be abandoned

Space above for County Recorder's use
PARCEL I.D.# 40:600:0001

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Utah County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 1, Geneva Heights Terrace Amd Plat C Subdivision, located in the Southeast quarter of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on June 27, 2023.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: _____

Todd C. Cassity

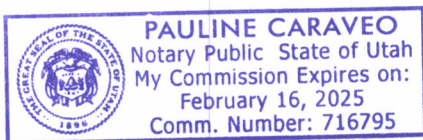
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On June 27, 2023, personally appeared before me Todd C. Cassity, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

Pauline Caraveo

Notary Public





Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

June 22, 2023

Colton Killian
586 North 1060 West
Orem, UT 84058

To whom it may concern,

Comcast of Utah II grants permission to vacate upon the existing utility easements, which exists along the North property lines of 586 North 1060 West, Orem, UT 84058. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Annette Harm
Authorized Representative



Date: 8/22/2023

RE: Easement Release

To Whom It May Concern:

As requested, Utopia Fiber hereby identifying consents to a vacation of a public utility easement described as the North property line of 586 N 1060 W, Orem, Utah.

Respectfully,

Keith Perkins

Construction Manager

Office 801.613.3863

kperkins@utopianet.org

12/19/23



Anau Faleao
Executive Assistant
Home Sweet Homes by Mitch
586 N 1060 W
Orem, UT 84057
Via Email: Anau@homesweethomebymitch.com

P850609
No Reservations/No Objection

SUBJECT: Lot 1, Plat C, Geneva Heights Terrace Amended Subdivision located at 586 N 1060 W., Orem Utah County, Utah.

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions please contact Jason Stephenson at Jason.Stephenson@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team
Network Infrastructure Services

P850609

EXHIBIT A TO PARTIAL RELEASE OF PUE

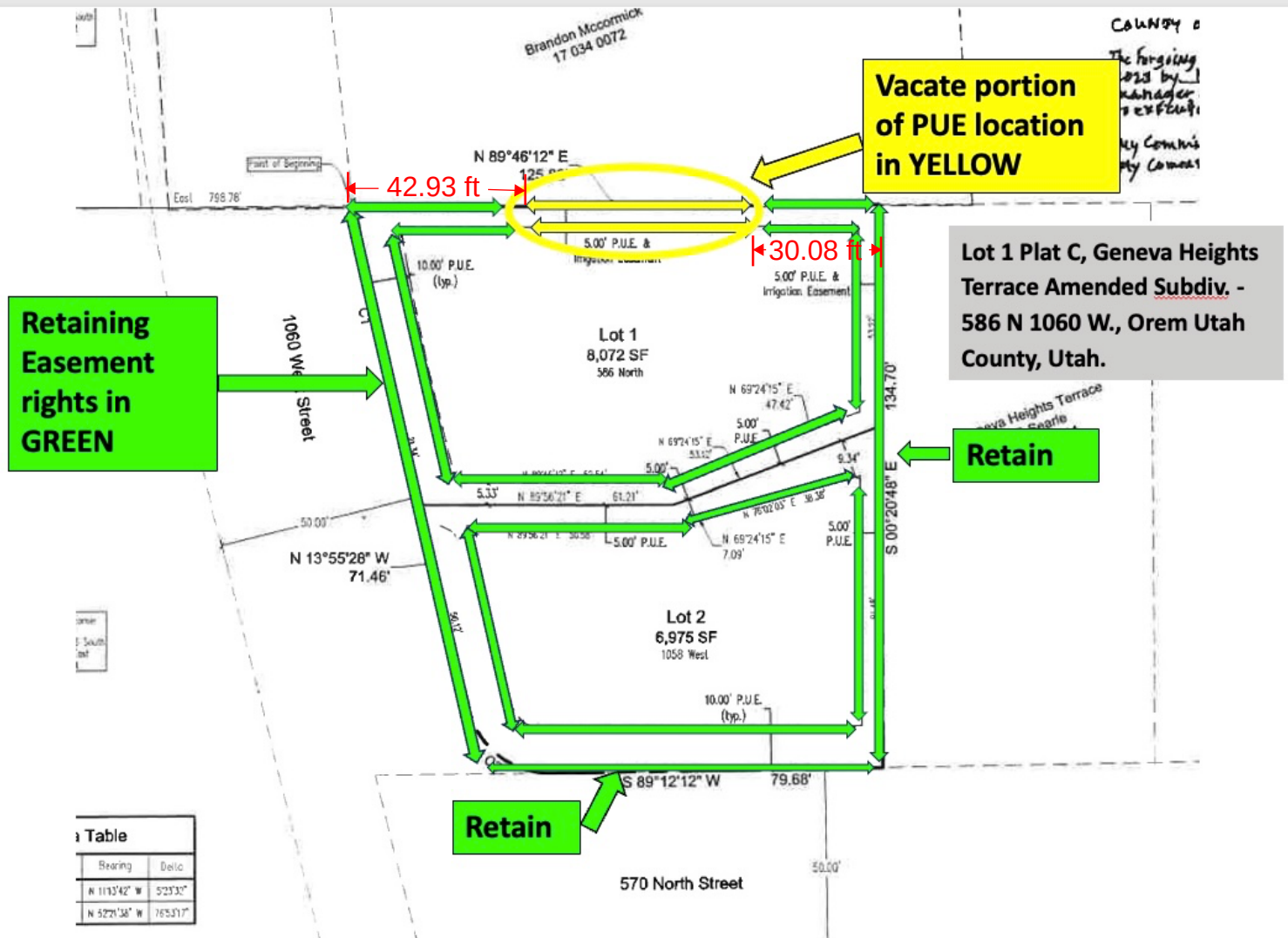
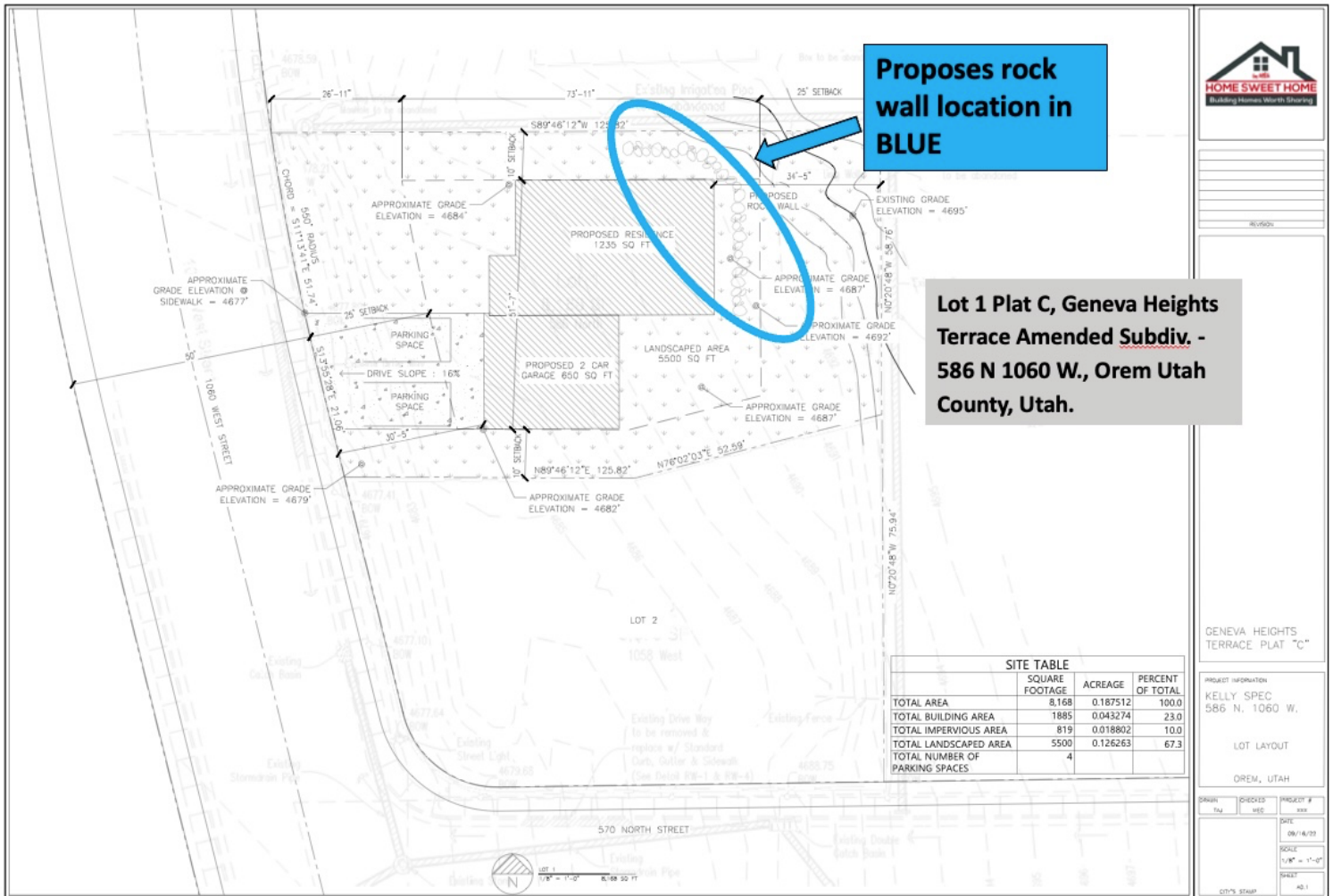


EXHIBIT A TO PARTIAL RELEASE OF PUE (CONT.)





Cheryl Vargas <chvargas@orem.gov>

Re: FW: RMP Req# 7172113

1 message

Cheryl Vargas <chvargas@orem.gov>

Fri, Jan 19, 2024 at 8:09 AM

To: "Garcia, Daniela (PacifiCorp)" <Daniela.Garcia@pacificorp.com>

Cc: Jake McCuiston <jake@homesweethomebymitch.com>, Jason Haueter <jason@homesweethomebymitch.com>, Colton Killian <colton@homesweethomebymitch.com>, Westin Kriser <westin@homesweethomebymitch.com>

Generally, we do not accept permissions to encroach; however, this is a unique case and because RMP is the only utility with facilities in the easement, we will accept the permission to encroach. I will accept your email as RMP's permission to vacate/encroach. Thank you,

On Thu, Jan 18, 2024 at 3:38 PM Garcia, Daniela (PacifiCorp) <Daniela.Garcia@pacificorp.com> wrote:

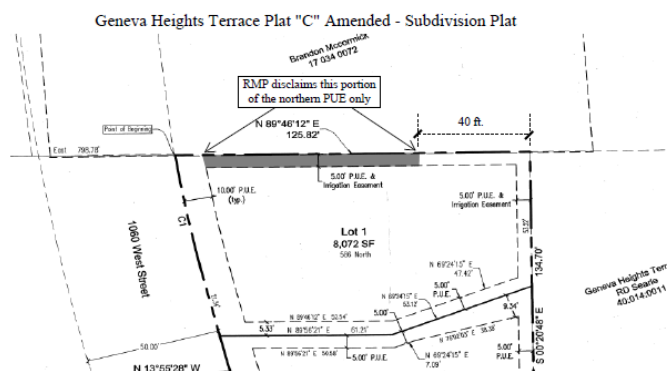
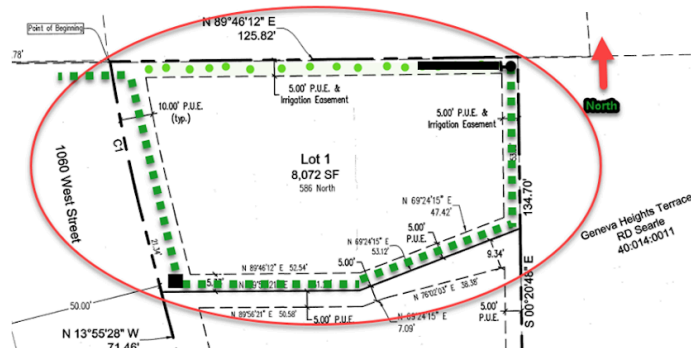
Cheryl,

Jake is correct. I apologize if I was not clear enough in my last response. We are willing to provide an encroachment for the north eastern part of the PUE. We just, cannot vacate it.

To recap:

We will not vacate the north eastern part of the PUE. However, we are willing to provide an encroachment for the north eastern part, where the wall will go. Using the first Image below as a reference. We can vacate the PUE section with the light green dots. The black line in the north east section of the PUE. We can provide an encroachment. Or using the second image as a reference. We will vacate/disclaim the filled in portion of the PUE. The north eastern 40 ft section. Is what we are willing to provide an encroachment for.

I was simply curious if an encroachment on the northern PUE was sufficient to begin with? As we were always willing to provide an encroachment on the 40 ft north eastern part . Or if it is Orem City's requirement we provide a vacation letter?



Daniela Garcia

Estimating Department

O: 801-756-1256

C: 801-360-1679

70 North 2nd East

American Fork, UT 84003



[Underground Conduit Systems](#) | [2022 Electrical Service Requirements](#) | [Residential Load Sheet](#) | [Commercial Load Sheet](#)

New 2022 ESR went into effect February 01, 2022

Quarter	Quarter	Section	9	Township	6S
Range	2E	Meridian:	SLB&M		
County	Utah	State	Utah		
Parcel Number:		40:600:0001			

[illegible]

CC#: WO:
 Landowner: Lot 1 - Geneva Heights Sub
 Drawn by: Brian Young

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



EXHIBIT A



City Council Chambers, 56 N State Street

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

Plat Amendment - Approving the vacation of Geneva Heights Terrace, Plat C Amended and approving Geneva Heights Terrace, Plat C Second Amended located generally at 586 North 1060 West in the R7.5 zone. The applicant is vacating part of the Public Utility Easement on the north side of the property at 586 North 1060 West.

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

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.

1154 WEST 560 NORTH LLC
%EARLY, JULIANNE
114 RIVER CHASE BLVD
GEORGETOWN, TX 78628

Planning Commission
Wed, Mar 6, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

Plat Amendment - Approving the vacation of Geneva Heights Terrace, Plat C Amended and approving Geneva Heights Terrace, Plat C Second Amended located generally at 586 North 1060 West in the R7.5 zone. The applicant is vacating part of the Public Utility Easement on the north side of the property at 586 North 1060 West.

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

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.

COLAIZZI, NICK & RUSSELL (ET AL)
6852 W 9700 N
HIGHLAND, UT 84003

Planning Commission
Wed, Mar 6, 2024
4:30 pm

Surveyor's Certificate

Boundary Description

Owner's Declaration

Automated Approval

Acceptance by the City of Orem

Planning Commission Approval

Occupancy Restriction/Notice

County Recorder

Geneva Heights Terrace

Subdivision

ORM CITY

SCALE: 1" = 200'

Approved as to Plans

Prepared by:
Duffley and Associates, Inc.
303 East 1020 South
Orem, Utah 84058
Office: 801.224.1242
Fax: 801.224.1254



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

Surveyor's Certificate

Boundary Description

Owner's Declaration

Automated Approval

Acceptance by the City of Orem

Planning Commission Approval

Occupancy Restriction/Notice

County Recorder

Geneva Heights Terrace

Subdivision

ORM CITY

SCALE: 1" = 200'

Approved as to Plans

Prepared by:
Duffley and Associates, Inc.
303 East 1020 South
Orem, Utah 84058
Office: 801.224.1242
Fax: 801.224.1254



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

DURBOROW, JOSEPH P & KAREN K
PO BOX 1611
OREM, UT 84059

PERX ENTERPRISES LLC
PO BOX 427
OREM, UT 84059

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

BATTERTON, CHARLEEN CAROL
51 W CENTER ST # 248
OREM, UT 84057

ANDERSEN, BRADY
51 W CENTER ST # 349
OREM, UT 84057

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

1154 WEST 560 NORTH LLC
%EARLY, JULIANNE
114 RIVER CHASE BLVD
GEORGETOWN, TX 78628

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

TRUE NORTH LLC
240 E CENTER ST
PROVO, UT 84606

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

BRADLEY, BRAD V & TRACIE L
321 E 100 S
MANTI, UT 84642

IVIE, CINDY
%SEEGMILLER, BRENT
370 N 100 W
SALINA, UT 84654

KMO ESTATES LLC
420 W 900 N
LEHI, UT 84043

HOUSING AUTHORITY OF UTAH
COUNTY
485 N FREEDOM BLVD
PROVO, UT 84601

JRBW REALTY, LLC
485 S OREM BLVD
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WARD H CURTIS FAMILY LLC
490 N 1200 W
OREM, UT 84057

JRBW REALTY, LLC
--OR CURRENT RESIDENT--
494 N 1060 WEST
OREM, UT 84057

JUAREZ NAVA, EFRAIN
501 N 1025 W
OREM, UT 84057

MERIDA, RUTH A
506 N 1025 W
OREM, UT 84057

CABEZAS, ULYSESS M (ET AL)
507 N 1025 W
OREM, UT 84057

FELY, MICHELLE
510 N 1060 W
OREM, UT 84057

RINGGER, SCOTT
511 N 1025 W
OREM, UT 84057

SULLIVAN, JON P
512 N 1025 W
OREM, UT 84057

CURTIS, VALERIE
520 N 1060 W
OREM, UT 84057

JACOBS, ROBERT B & JERIE S (ET AL)
521 N 1110 W
OREM, UT 84057

CB ESTATES 522 LLC
--OR CURRENT RESIDENT--
522 N 1025 WEST
OREM, UT 84057

PALMER, MARGARET (ET AL)
523 N 1025 W
OREM, UT 84057

ANDERSEN, BRADY
--OR CURRENT RESIDENT--
525 N 980 WEST
OREM, UT 84057

MADSEN, WILLIAM J & JEEYOUNG
KIM
527 N 1110 W
OREM, UT 84057

FISIPEAU, SIONE & KAHEA
528 N 1060 W
OREM, UT 84057

SYDDALL, LUCY VIOLA (ET AL)
534 N 1025 W
OREM, UT 84057

CANNON, DYLAN J
535 N 980 W
OREM, UT 84057

DURBOROW, JOSEPH P & KAREN K
--OR CURRENT RESIDENT--
535 N 1025 WEST
OREM, UT 84057

HARLOW, LINDA
535 N 1110 W
OREM, UT 84057

WATSON, ANDREW M & ANN T
539 N 1110 W
OREM, UT 84057

VILLAVERDE, JAYLENE
540 N 1060 W
OREM, UT 84057

TAVANA, NAMULAUULU GAUGAU &
FIAPAPALAGI
540 N 1110 W
OREM, UT 84057

PERX ENTERPRISES LLC
--OR CURRENT RESIDENT--
540 N 1200 WEST
OREM, UT 84057

HAMMATT, RAYMOND L & LANA
544 N 1110 W
OREM, UT 84057

CASTILLO, HECTOR ANTONIO &
ROSA G
545 N 980 W
OREM, UT 84057

KREBS, CYNTHIA OLSEN
545 N 1110 W
OREM, UT 84057

WHITE, JOSEPH & JOSEPH MICHAEL
(ET AL)
--OR CURRENT RESIDENT--
549 N 1025 WEST
OREM, UT 84057

DELGADO, ETELVINA (ET AL)
--OR CURRENT RESIDENT--
550 N 1110 WEST
OREM, UT 84057

HARWARD, RICKY
555 N 980 W
OREM, UT 84057

556 NORTH 1110 WEST LLC
556 N 1110 W
OREM, UT 84057

AZCUY, ROBIN
558 N 1025 W
OREM, UT 84057

ROWLAND, MICHAEL
559 N 1060 W
OREM, UT 84057

MORREY, DANNY & KAREN
564 N 1025 W
OREM, UT 84057

TOLLEY, KARIN NICOLE & DEVON
JAMES
567 N 1060 W
OREM, UT 84057

APPEL, DANIEL J & ANGELA
573 N 1060 W
OREM, UT 84057

TASKER, REBECCA L
575 W 1000 N
PLEASANT GROVE, UT 84062

WHITTIER, IRENE
581 N 1060 W
OREM, UT 84057

REBOLLO, ALICIA & MARTIN
583 N 980 W
OREM, UT 84057

KELLEY, NATHAN M & LAURA E
--OR CURRENT RESIDENT--
586 N 1060 WEST
OREM, UT 84057

PARRY, MELINDA C
587 N 1060 W
OREM, UT 84057

FORRAY, CESAR
589 N 1025 W
OREM, UT 84057

RUIZ, ELOY TERRONES
593 N 980 W
OREM, UT 84057

HANSEN, DAVID E & LINDS L
603 N 980 W
OREM, UT 84057

BRADLEY, BRAD V & TRACIE L
--OR CURRENT RESIDENT--
603 N 1025 WEST
OREM, UT 84057

MCCORMICK, BRANDON LEE
608 N 1060 W
OREM, UT 84057

BAUER, RICHARD E & JAYNA L
612 N 1025 W
OREM, UT 84057

HAIR, STEVEN ALMA
613 N 980 W
OREM, UT 84057

RANDALL, JEREMY S & SHANNON M
615 N 1025 W
OREM, UT 84057

TEMPLETON, JESSICA & ALEC TODD
616 N 1060 W
OREM, UT 84057

CANNON, WADE J
622 N 1060 W
OREM, UT 84057

STEED, JULIE W
623 N 980 W
OREM, UT 84057

GONZALES, ALEJANDRO H (ET AL)
623 N 1060 W
OREM, UT 84057

SAUNDERS, JAMES D & JULIE R
--OR CURRENT RESIDENT--
626 N 1025 WEST
OREM, UT 84057

ANDERSON, RICHARD IVAN &
PATRICIA ANN (ET AL)
631 N 980 W
OREM, UT 84057

BENCH, PAHL GERALD
635 N 1060 W
OREM, UT 84057

THOMAS, PAUL M & SHARLENE W
638 N 1025 W
OREM, UT 84057

ROWE, CHERYL L
643 N 980 W
OREM, UT 84057

SCHRAMM, BRIAN EDWARD
646 N 1060 W
OREM, UT 84057

MIRANDA, FRANCISCO TAPIA
647 N 1060 W
OREM, UT 84057

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

BATTERTON, CHARLEEN CAROL
--OR CURRENT RESIDENT--
672 N 1060 WEST
OREM, UT 84057

BRINKERHOFF, BOBBI R & STEVE K
865 S 200 W
OGDEN, UT 84404

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

ELMER, JAY & LISA
997 W 600 N
OREM, UT 84057

IVIE, CINDY
--OR CURRENT RESIDENT--
998 W 600 NORTH
OREM, UT 84057

WEEKS, ETHAN R
1002 W 570 N
OREM, UT 84057

CHAVEZ, CARLOS (ET AL)
1003 W 570 N
OREM, UT 84057

VARGAS, JUAN IGNACIO (ET AL)
1007 W 600 N
OREM, UT 84057

MUELLER, HEINZ PETER &
MARJORIE J
1016 W 570 N
OREM, UT 84057

MOLINA, JUAN A (ET AL)
1021 W 600 N
OREM, UT 84057

HOUSARI, RIZEK WILSON & EMMA
--OR CURRENT RESIDENT--
1021 W 675 NORTH
OREM, UT 84057

HOUSARI, RIZEK WILSON & EMMA
1023 W 675 N
OREM, UT 84057

HALL, ANNDEE
1026 W 570 N
OREM, UT 84057

OLVERA, NICOLAS S & FELICIA M
1028 W 630 N
OREM, UT 84057

ORTEGA, ELIZABETH V (ET AL)
--OR CURRENT RESIDENT--
1031 W 675 NORTH
OREM, UT 84057

RODRIGEZ, YOLANDA P
1032 W 1140 N
OREM, UT 84057

SKINNER, COREY D & MONNICA L
1036 W 570 N
OREM, UT 84057

LOPEZ, NATALIA RAMIREZ (ET AL)
1038 W 630 N
OREM, UT 84057

OPENSHAW, GARTH L & SHARLEEN
B
1039 W 570 N
OREM, UT 84057

TASKER, REBECCA L
--OR CURRENT RESIDENT--
1041 W 675 NORTH
OREM, UT 84057

RODRIGEZ, YOLANDA P
--OR CURRENT RESIDENT--
1044 W 570 NORTH
OREM, UT 84057

INSIXIENGMAY, KANE & LEUNG
1045 W 630 N
OREM, UT 84057

KNIGHT, MICHAEL T & DEBORAH J
1048 W 630 N
OREM, UT 84057

MARTINEZ, JOSE ANDRES
1051 W 570 N
OREM, UT 84057

SEARLE, RD
1052 W 570 N
OREM, UT 84057

KELLEY, NATHAN M & LAURA E
1058 W 570 N
OREM, UT 84057

KEPHART, CHRISTOPHER JAMES
1059 W 570 N
OREM, UT 84057

GRAHAM, MALIYAH
1065 W 530 N
OREM, UT 84057

BRADLEY, CONNOR GARY
1068 W 530 N
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

ABCS HOLDINGS LLC
--OR CURRENT RESIDENT--
1071 W 530 NORTH
OREM, UT 84057

RODRIGUEZ, JOSE RAMIREZ (ET AL)
1072 W 530 N
OREM, UT 84057

CHRISTENSEN, MATT
1075 W 530 N
OREM, UT 84057

SAUCEDO, FRANCISCO J TAPIA (ET
AL)
1076 W 600 N
OREM, UT 84057

MEJIA, MAURICIO PENA (ET AL)
1077 W 600 N
OREM, UT 84057

HERNANDEZ-FLORES, MA D
1081 W 530 N
OREM, UT 84057

NEWMAN, MATTHEW & WENDY S
(ET AL)
1085 W 530 N
OREM, UT 84057

BEETON, RUSSELL
%DONALDSON, MATTHEW
1089 E BRETONWOODS LN
OREM, UT 84097

CHURCH PROPERTIES LLC
1089 S CARTERVILLE RD
OREM, UT 84097

KMO ESTATES LLC
--OR CURRENT RESIDENT--
1089 W 530 NORTH
OREM, UT 84057

NIELSEN, DERRICK YOUNG & SARAH
ELIZABETH
1092 W 600 N
OREM, UT 84057

URQUIJO, RODOLFO
1093 W 600 N
OREM, UT 84057

BRIGHT, JAN & CAMELLIA FLO
1114 W 560 N
OREM, UT 84057

DIQUATTRO, SEAN & AMANDA
1115 W 640 N
OREM, UT 84057

WILKINSON, LAUREL & BARBARA L
1116 W 640 N
OREM, UT 84057

WARD H CURTIS FAMILY LLC
--OR CURRENT RESIDENT--
1118 W 500 NORTH
OREM, UT 84057

BRINKERHOFF, BOBBI R & STEVE K
--OR CURRENT RESIDENT--
1118 W 600 NORTH
OREM, UT 84057

HERNANDEZ, JESUS A ROBLES
1119 W 600 N
OREM, UT 84057

PARRY, BEVAN R & LOIS K
1120 W 560 N
OREM, UT 84057

TERRY, ALLISON M
1124 W 560 N
OREM, UT 84057

HENDRICKSON, ALAN & CHRISTINA
NICHOLE
1125 W 640 N
OREM, UT 84057

ANDRUS, BLAINE DONALD &
BONNIE S
1128 W 560 N
OREM, UT 84057

NELSON, TIMOTHY KEM &
MCKENZIE JANE
1128 W 600 N
OREM, UT 84057

COLAIZZI, NICK & RUSSELL (ET AL)
--OR CURRENT RESIDENT--
1133 W 560 NORTH
OREM, UT 84057

ANDERSON, GARY L & KAREN S
1135 W 600 N
OREM, UT 84057

FIGUEROA, KENNETH & RICHARD
1135 W 640 N
OREM, UT 84057

CHENEY, DAVID KILLPACK &
MYLLAYD EMMANUELLE
1136 W 560 N
OREM, UT 84057

DAVIS, TRACY L
1142 W 600 N
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
1143 W 580 NORTH
OREM, UT 84057

JENN GALE
1144 E 920 N
OREM, UT 84097

TRUE NORTH LLC
--OR CURRENT RESIDENT--
1146 W 675 NORTH
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
1147 W 580 NORTH
OREM, UT 84057

GARCIA-ZARCO, JUAN FREIRE (ET
AL)
1149 W 560 N
OREM, UT 84057

MELBY, URSULA CELINA & EVAN
LANCE
1149 W 640 N
OREM, UT 84057

SALAZAR-SORIA, SAMUEL
1151 W 600 N
OREM, UT 84057

1154 WEST 560 NORTH LLC
--OR CURRENT RESIDENT--
1154 W 560 NORTH
OREM, UT 84057

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

ORTEGA, ELIZABETH V (ET AL)
5505 W 10180 N
HIGHLAND, UT 84003

COLAIZZI, NICK & RUSSELL (ET AL)
6852 W 9700 N
HIGHLAND, UT 84003

ABCS HOLDINGS LLC
11720 MOLLY BROWN AVE NE
ALBUQUERQUE, NM 87111

WHITE, JOSEPH & JOSEPH MICHAEL
(ET AL)
12239 LAMPTON VIEW DR
RIVERTON, UT 84065

COMMON AREA
12351 S GATEWAY PARK PLACE D 100
DRAPER, UT 84020

CB ESTATES 522 LLC
%BROWN, COURTNEY
12641 N ANGELS GATE
HIGHLAND, UT 84003

SAUNDERS, JAMES D & JULIE R
12825 S SPRING LAKE RD
PAYSON, UT 84651

 OREM FAMILY CITY USA Legislative	Planning Commission March 6, 2024 PUBLIC HEARING — REZONE — Enacting Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).	Item 3.4 Prepared By: Makayla Wagstaff Applicant: David Vincent
--	---	--

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 377 property owners with 1,000 ft.

SITE INFORMATION:

- General Plan Designation:

Community Commercial

- Current Zone: **C2**
- Acreage: **6.8**
- Neighborhood:

Northridge

ACTION:

The Planning Commission will forward a recommendation to the City Council for this item.

REQUEST: The applicant requests the Planning Commission forward a recommendation to the City Council to enact Article 22-11-66 (PD-53) and Appendix OO of the Orem City code and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).

BACKGROUND: The applicant is proposing to create the PD-53 zone and rezone the property at approximately 1960 North State Street to the PD-53 zone from the C2 zone.

The new PD-53 zone will be similar to the current C2 zone with some changes to setbacks, landscaping and parking standards. Rezoning this property to the PD-53 zone will also limit what can be built on the site as any development will be tied to the proposed concept plan. The concept plan shows the proposed layout of the site as well as building elevations. If in the future someone wanted to develop the site differently than what is shown in the proposed concept, they would need to come through the rezone process again to amend the proposed concept plan.

Setbacks: The C2 zone requires the setback from the back of a sidewalk along State Street to be 15 feet (22-8-8), the PD-53 zone requires the setback from the back of a sidewalk along state street to be 10 feet. The PD-53 text requires that buildings and parking lots comply with the 10' setback, however, allows a drive-through aisle for one building to encroach into the setback as long as it is still at least 1 foot from the required sidewalk.

All other setbacks remain the same as the C2 zone, which are as follows:

- From an adjoining nonresidential property – 0'
- From an adjoining residential property – 10' or equal to the height of that portion of the building (with a maximum building height of 35' unless the building is setback at least 100' from the property line. If setback at least 100' from a residential property line, the building may be 48' tall).

Landscaping: Currently along State Street planter strips are required to be 15' wide and trees are to be spaced at least every 40' in the planter strips. In the PD-53 zone the planter strips along State Street would be 10' wide and trees would be required to be spaced at least every 50'. All other standards relating to the planter strips and landscaping are the same as required for other zones along State Street (22-8-8(B)(2)).

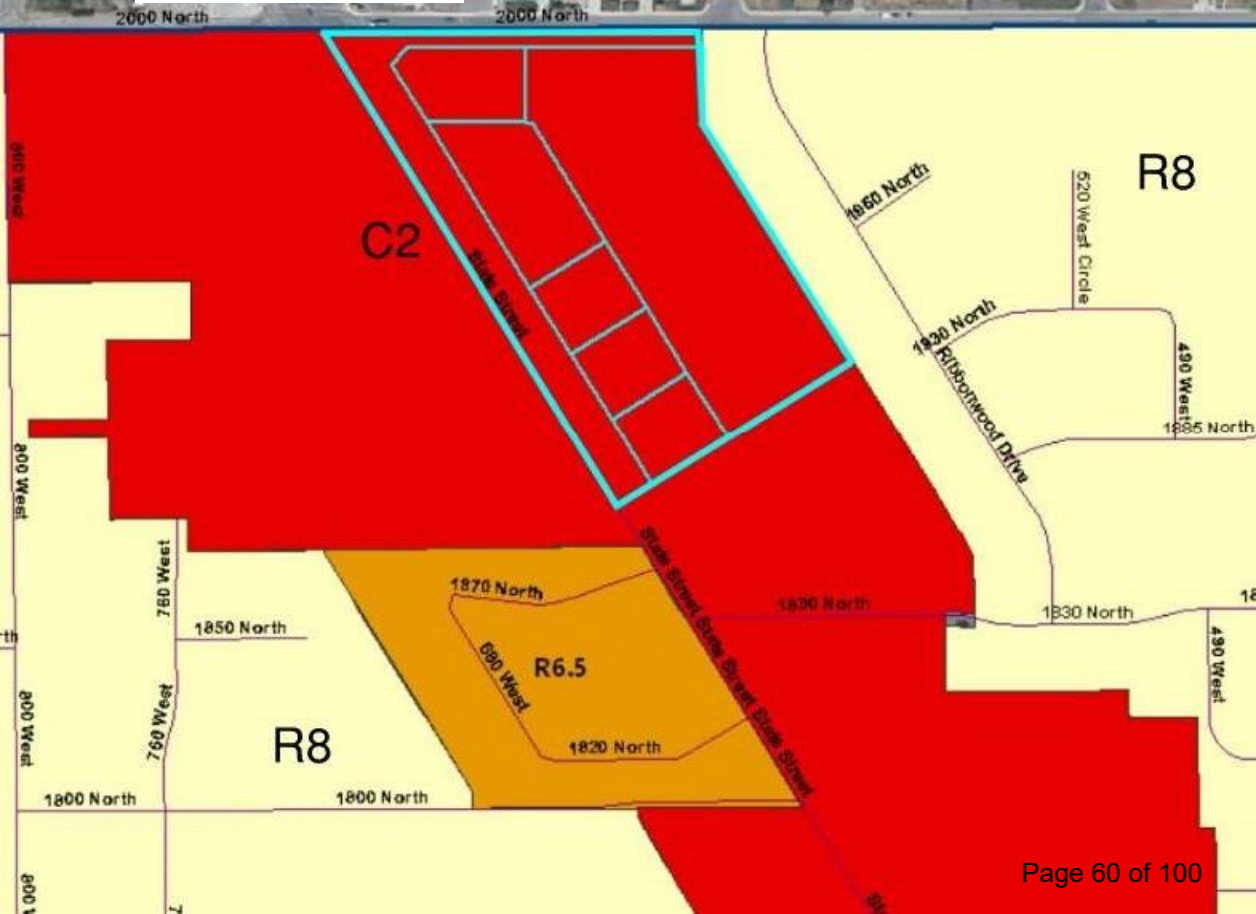
Parking: In the C2 zone buildings with less than 10,000 square feet of gross floor area are required to have one parking stall for every 250 square feet of gross floor area. Buildings with 10,000 square feet or more of gross floor area are required to have one stall for every 250 square feet of gross leasable area. In the PD-53 zone buildings with less than 10,000 square feet of gross floor area are required to have one parking stall for every 255 square feet of gross floor area. Buildings with 10,000 square feet or more of gross floor area are required to have one stall fore very 255 square feet of gross leasable area.

Building Height: In the PD-53 zone buildings may have a maximum height of 48 feet if they are setback at least 100 feet from an adjoining residential zone. If they are setback less than 100 feet from a residential zone the maximum height allowed is 35 feet, though the setback is required to be equal to the height of that portion of the building. (For instance, if a building is 15 feet tall at the edge of the roof and 25 feet at the peak of the roof, then the edge of the roof must be at least 15 feet from the property line, and the peak of the roof must be at least 25 feet from the property line.)

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to enact Article 22-11-66 (PD-53) and Appendix OO of the Orem City code and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).



Current Zoning



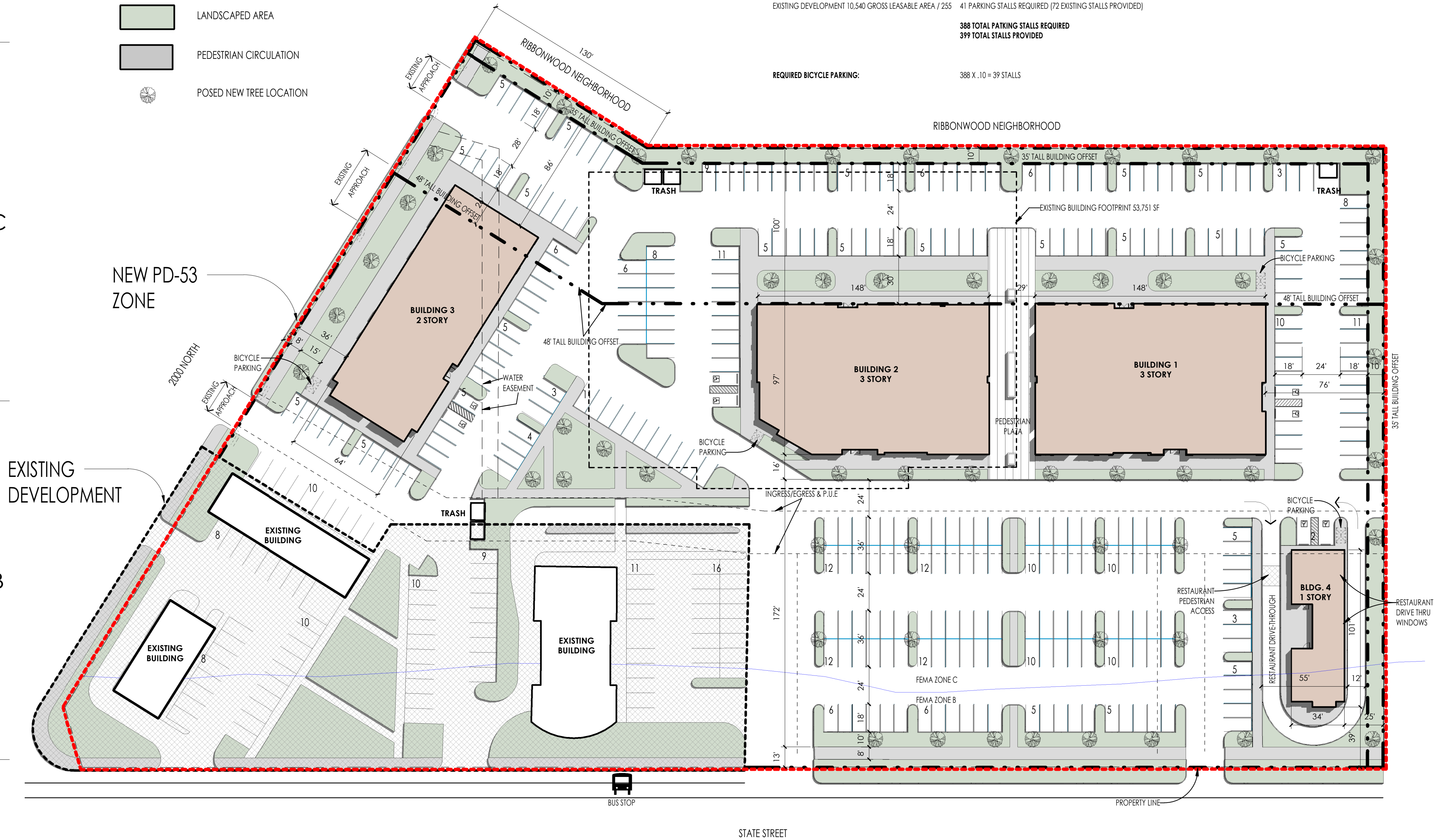
Concept Plan



View from State street to the Southwest

2/8/2024 4:53:41 PM P:\2021\2021-65 PEG Kneaders Orem Test Fit 02 Models\Revit\2021-65 - PEG Kneaders Test Fit Site v22.rvt
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AJC ARCHITECTS. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A VIOLATION OF THE DESIGN PROFESSIONAL'S ETHICS AND A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 18 U.S.C. SEC. 506 AND OTHER LAWS.

- LEGEND
- LANDSCAPED AREA
 - PEDESTRIAN CIRCULATION
 - POSED NEW TREE LOCATION



A3 SITE PLAN
1" = 40'-0"

PROJECT DATA

PROPERTY ADDRESS:		1960 N STATE ST - OREM		
PARCELS:	44:207:0001	3,991 AC.		
	44:207:0004	0.456 AC.		
	44:207:0005	0.451 AC.		
	44:207:0006	0.451 AC.		
LOT SIZE		5,394 AC.		
LOT COVERAGE		17.32%		
BUILDING SIZE:	GROSS COMMON	GROSS LEASABLE	TOTAL	
	BUILDING 1	3,900 SF.	35,435 SF.	39,335 SF.
	BUILDING 2	4,195 SF.	33,870 SF.	38,065 SF.
	BUILDING 3	1,880 SF.	16,185 SF.	18,065 SF.
	BUILDING 4		2,660 SF.	2,660 SF.
			98,125 SF.	
EXISTING BUILDING FOOTPRINT:		10,540 SF		
REQUIRED VEHICLE PARKING:				
BUILDING 1	35,435 GROSS LEASABLE AREA / 255	139 PARKING STALLS		
BUILDING 2	33,870 GROSS LEASABLE AREA / 255	133 PARKING STALLS		
BUILDING 3	16,185 GROSS LEASABLE AREA / 255	64 PARKING STALLS		
BUILDING 4	2,660 GROSS LEASABLE AREA / 255	11 PARKING STALLS		
		347 TOTAL PARKING STALLS REQUIRED (INCLUDING 8 ADA STALLS)		

EXISTING DEVELOPMENT 10,540 GROSS LEASABLE AREA / 255 41 PARKING STALLS REQUIRED (72 EXISTING STALLS PROVIDED)

388 TOTAL PARKING STALLS REQUIRED
399 TOTAL STALLS PROVIDED

REQUIRED BICYCLE PARKING: 388 X .10 = 39 STALLS

Site Plan

GENERAL NOTES:

- SEE SHEET G1001 FOR DRAWING INDEX.
- SEE SHEET G1002 FOR GENERAL NOTES AND ABBREVIATIONS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.

ZONING

ZONE: PD-53

MINIMUM LOT AREA: 7000 SQFT

SETBACKS:

- STATE STREET OR ADJACENT BACK OF SIDEWALK: 10' PLANTER STRIP NOT USE FOR STORM WATER
- CONNECTOR STREET: 20'
- NON RESIDENTIAL ADJOINING PROPERTY: 0'

STRUCTURAL HEIGHT:

- MIN: 8'
- MAX: 48' (35' UNLESS 100' FROM RESIDENTIAL)

PARKING:

- 90 DEGREE PARKING STALL:
- 9' W 18' L
- 24' AISLE
- BUILDING <10,000 SQFT
- 1 STALL EVERY 255 SQFT GROSS FLOOR AREA
- BUILDING >10,000 SQFT
- 1 STALL EVERY 255 SQFT OF GROSS LEASABLE AREA

PEDESTRIAN ACCESS:

PEDESTRIAN PATH FROM PUBLIC RIGHT OF WAY AND PUBLIC TRANSPORT STOP FOR EVERY 600' OF FRONTAGE

BIKE PARKING:

- 10% OF AUTOMOBILE PARKING (MIN 3 STALLS)
- MUST ALLOW FOR LOCKING BOTH FROM AND WHEEL TO AN ANCHORED RUST RESISTANT SOLID RACK OR LOCKER
- AREA PROTECTED FROM VEHICLES
- DESIGNED TO NOT DAMAGE BIKES
- INCORPORATED INTO AESTHETICS OF THE BUILDING
- LOCATED IN CONVENIENT WELL LIT, HIGHLY VISIBLE, WELL LIT AREA
- NOT INTERFERE WITH PEDESTRIAN ACCESS

LANDSCAPING:

- LANDSCAPED END ISLES:
- MIN 8' WIDE OF EVERY OTHER ROW WITHIN 75' OF RIGHT OF WAY
- MIN 1 DECIDUOUS TREE
- MIN 50% LIVING VEGETATION COVERAGE UNDER 2' HIGH
- PLANTER BOXES DO NOT APPLY
- LANDSCAPED AREA MUST BE MIN 5'X5'
- CONCRETE CURBS REQUIRED AROUND LANDSCAPED AREAS

LARGE PARKING ZONE LANDSCAPING REQUIREMENT:

- PARKING ZONES CONTAINING MORE THAN FIFTY (50) STALLS BUT LESS THAN SEVENTY-FIVE (75) STALLS SHALL INCLUDE A MINIMUM OF FIVE PERCENT (5%) OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING. PARKING ZONES CONTAINING AT LEAST SEVENTY-FIVE (75) STALLS BUT LESS THAN ONE HUNDRED (100) STALLS SHALL INCLUDE A MINIMUM OF SEVEN AND ONE-HALF PERCENT (7.5%) OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING. PARKING ZONES CONTAINING 100 OR MORE STALLS SHALL INCLUDE A MINIMUM OF TEN PERCENT (10%) OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING. AREAS LANDSCAPED PURSUANT TO THE REQUIREMENTS OF OTHER SECTIONS OF THIS ARTICLE MAY BE COUNTED TOWARD FULFILLING THE REQUIREMENTS OF THIS SECTION. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE INTERIOR LANDSCAPING REQUIRED BY THIS SECTION SHALL BE LOCATED ADJACENT TO A BUILDING.

TREES:

- MIN 1 TREE PER 3,000 SQFT OF SITE PAVEMENT
- LOCATED AT LEAST EVERY 50' ON LANDSCAPED FRONTAGE
- PLANTED NO FARTHER THAN 4' FROM SIDEWALK EDGE
- 2" IN CALIPER AND 8' HIGH MIN WHEN PLANTED
- 100 OR MORE STALLS REQUIRES MINIMUM 10% OF PARKING ZONE AS LANDSCAPING. ONLY 25% MAY BE LOCATED ADJACENT TO A BUILDING

ARCHITECTURAL FEATURES:

- SIGNS MUST BE 8' FROM CURB ADJACENT TO STATE ST.
- 40% OF GROUND STORE ROAD FACING FACADES MUST BE TRANSPARENT WINDOWS THAT SEE 5' MIN INTO BUILDING
- VERTICAL RECTANGLE OR SQUARE SHAPE WINDOWS UNLESS DISPLAY WINDOWS
- 1' MIN VERTICAL BREAK IN FACADE AT LEAST EVERY 50'
- HEAVIER FACADE MATERIALS SHOULD BE LOWER THAN LIGHT ONES

MATERIALS ALLOWED:

- TIER 1: BRICK, SPLIT-FACE BLOCK, GLASS, STONE, OR FIBER CEMENT BOARD REQUIRED
- TIER 2: ALUMINUM COMPOSITE MATERIAL PANEL SYSTEMS, STUCCO, AND EXTERIOR INSULATION AND FINISHING SYSTEMS
- (EIFS) ONLY AS TRIM ON GROUND LEVEL, SHALL NOT EXCEED 40% OF STREET FACING FACADE, AND 75% OF NON STREET FACING
- STANDING SEAM METAL (BUT NO OTHER METALS) MAY BE USED FOR AWNINGS, SHEET METAL AND CORRUGATED METAL AND OTHER METAL FINISHES ARE ONLY PERMITTED FOR SOFFITS, FASCIA, AND SIMILAR MINOR ARCHITECTURAL FEATURE

EXCEPT AS OTHERWISE PROVIDED, ALL BUILDINGS SHALL BE COMPLETED ON STREET-FACING FACADES WITH BRICK, SPLIT-FACE BLOCK, GLASS, STONE, STUCCO, METAL PANELING, EXTERIOR INSULATION AND FINISHING SYSTEMS (EIFS), OR FIBER CEMENT BOARD.

UTILITIES:

- BURIED PREFERRED. BOXES WITHIN 15' OF SIDEWALK MUST BE COMPLETELY SCREENED IN AN AESTHETICALLY COMPATIBLE WAY. ACCESS SHALL NOT FACE STATE STREET
- LIGHTING SHOULD MINIMIZE GLARE TO ADJOINING RESIDENCES

ajc architects

703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

NOT FOR
CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

**Kneaders 1960 N State
St, Orem, UT 84057**

SHEET NAME:

**ARCHITECTURAL SITE
PLAN**

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: XXXX

SHEET NUMBER:

AS101

Building 1 - 3-story

ajc architects

703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

NOT FOR
CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

Kneaders 1960 N State
St, Orem, UT 84057

SHEET NAME:

FLOOR PLANS
BUILDING -1

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: XXXX

SHEET NUMBER:

A101



2 BLDG-1 EAST
1/16" = 1'-0"



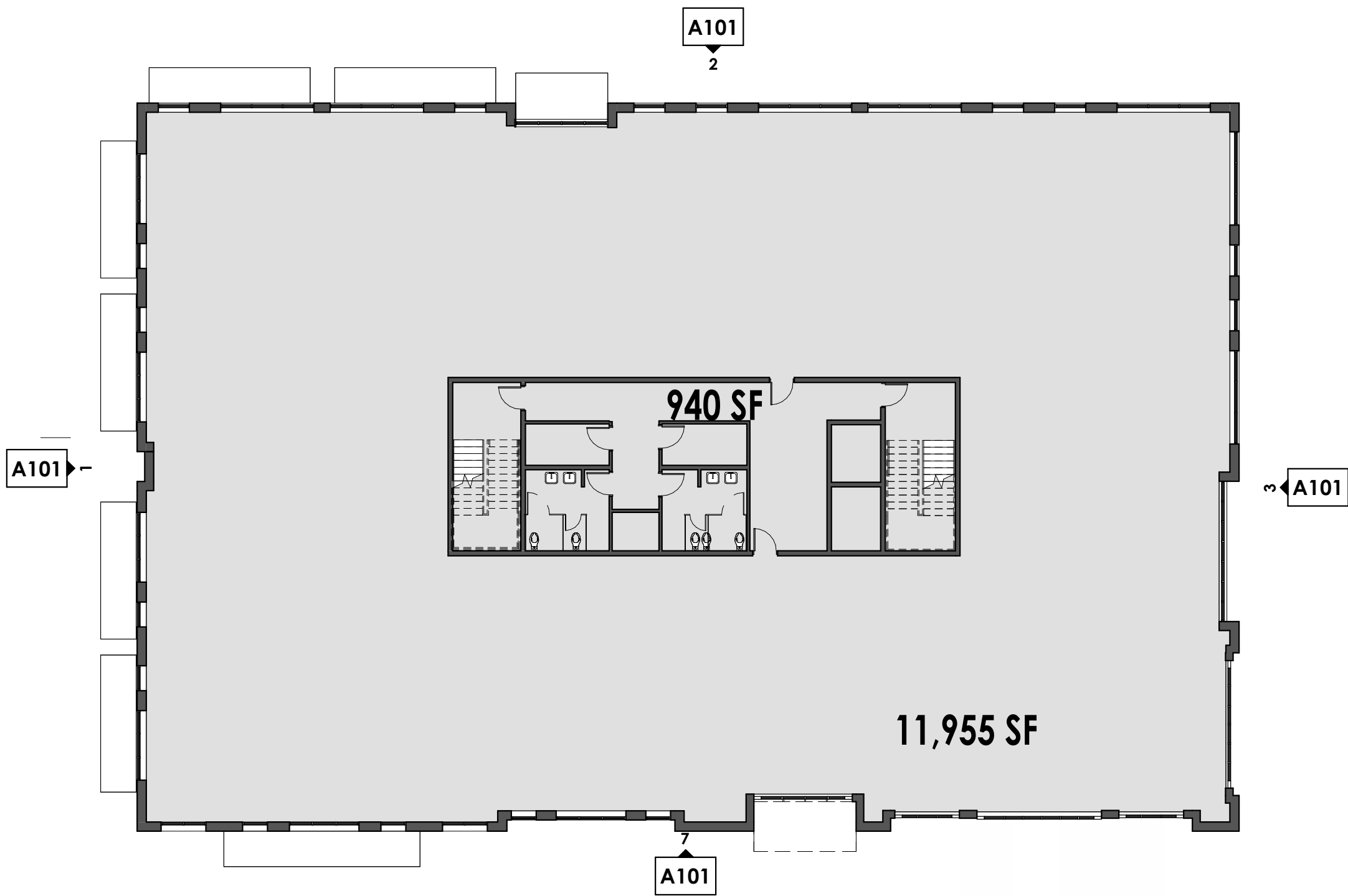
1 BLDG-1 NORTH
1/16" = 1'-0"



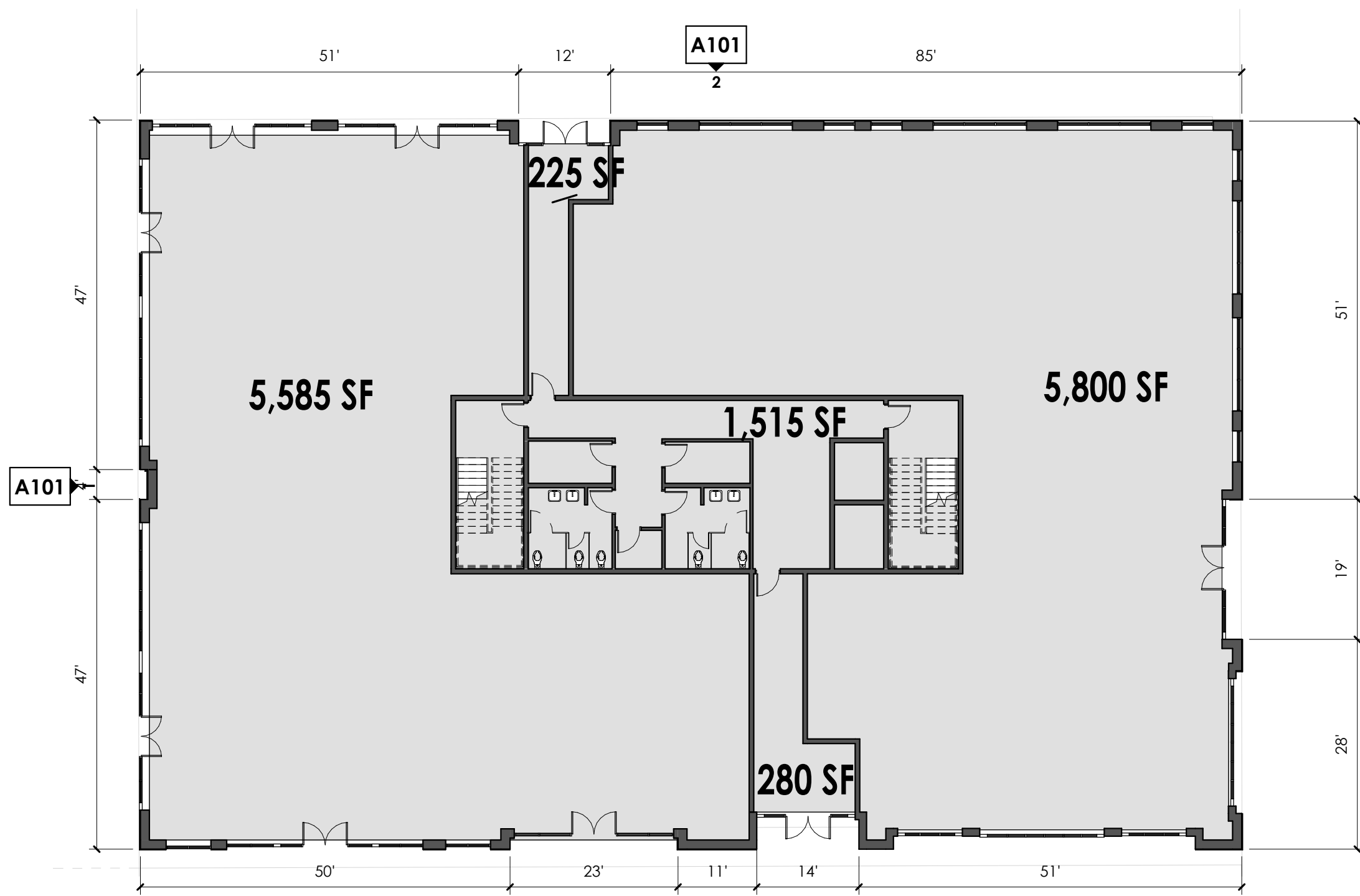
3 BLDG-1 SOUTH
1/16" = 1'-0"



7 BLDG-1 WEST
1/16" = 1'-0"



5 LEVEL 2 BLDG-1
1/16" = 1'-0"



6 LEVEL 3 BLDG-1
1/16" = 1'-0"

4 LEVEL 1 BLDG-1
1/16" = 1'-0"

BUILDING 1
TOTAL COMMON AREA 3,900 SF
TOTAL LEASE AREA 35,435 SF

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

8/8/2023 11:08:16 AM P:\2021\2021-65 PEG Kneaders Orem Test Fit\02 Models\Revit\2021-65 - PEG Kneaders Test Fit Site v22.rvt
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS, PC AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS, PC. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS, PC IS PROHIBITED. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND MAY BE SUBJECT TO LEGAL ACTION. ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO, SHALL BE THE RESPONSIBILITY OF THE USER. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 13 C.F.R. 31.1 ET. SEC. AND OTHER LAWS.

Building 2 - 3-Story

NOT FOR
CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
**Kneaders 1960 N State
St, Orem, UT 84057**

SHEET NAME:

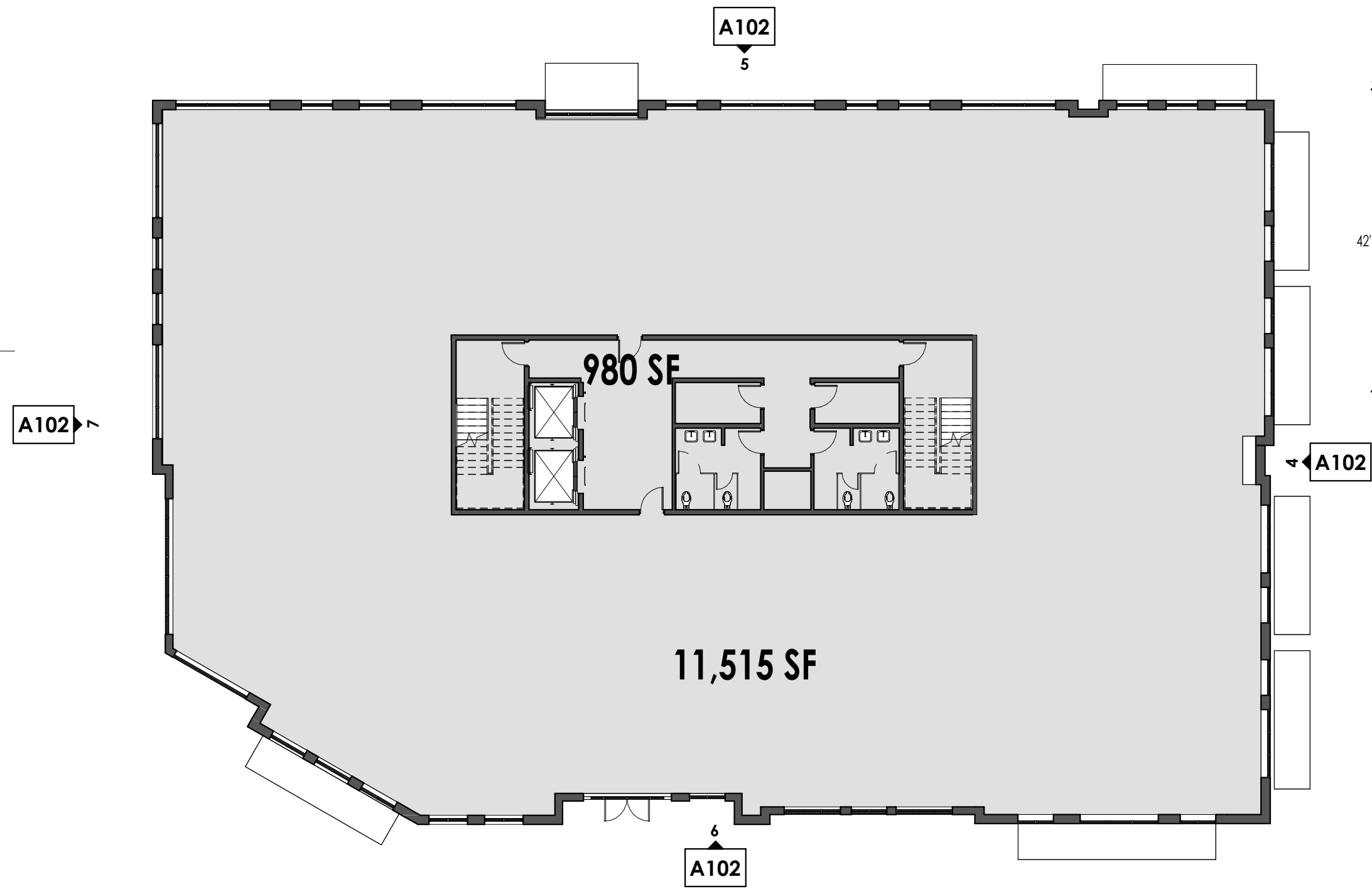
**FLOOR PLANS
BUILDING -2**

REVISIONS		
MARK	DATE	DESCRIPTION

ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: XXXX

SHEET NUMBER:

A102



5 BLDG-2 EAST
1/16" = 1'-0"

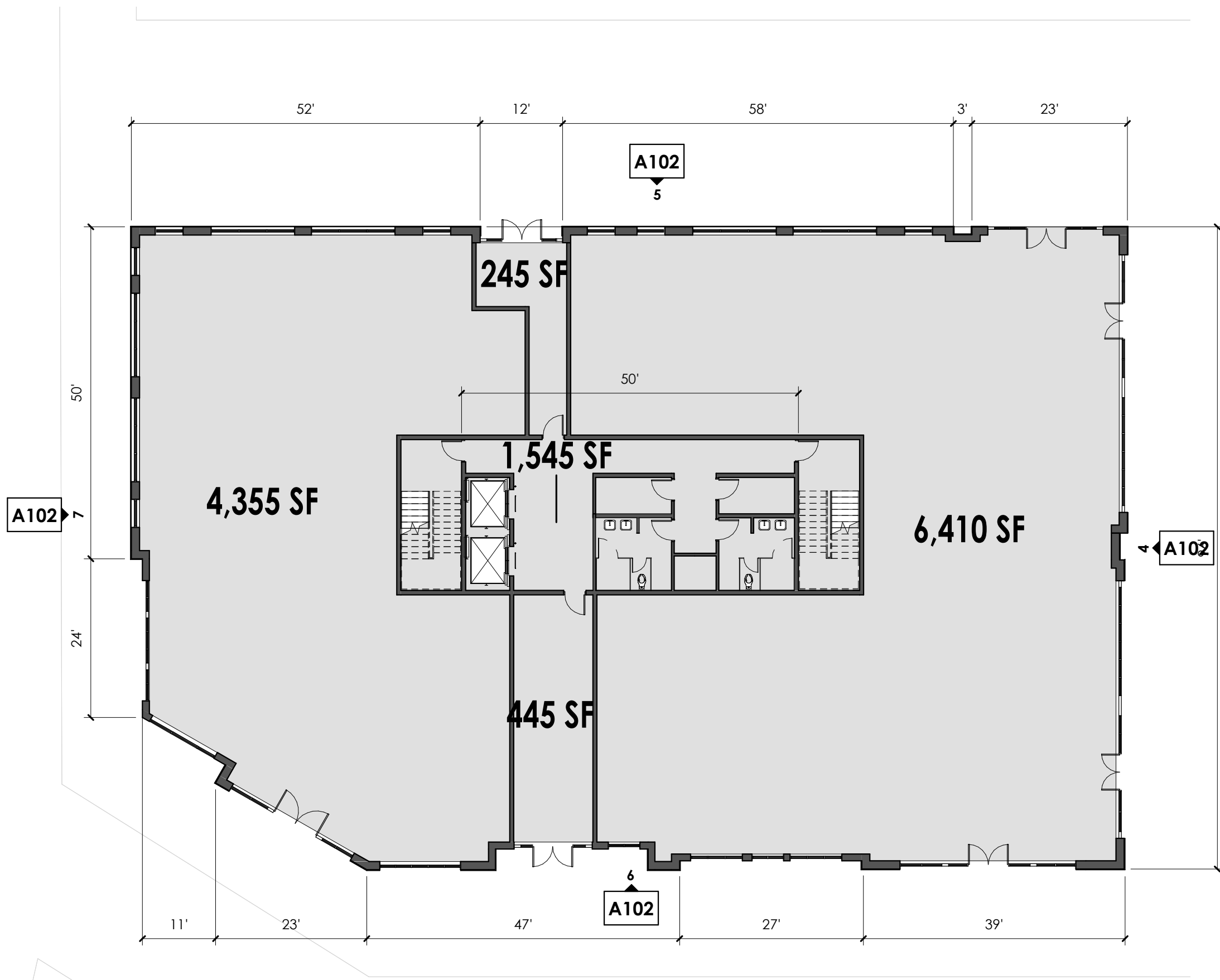
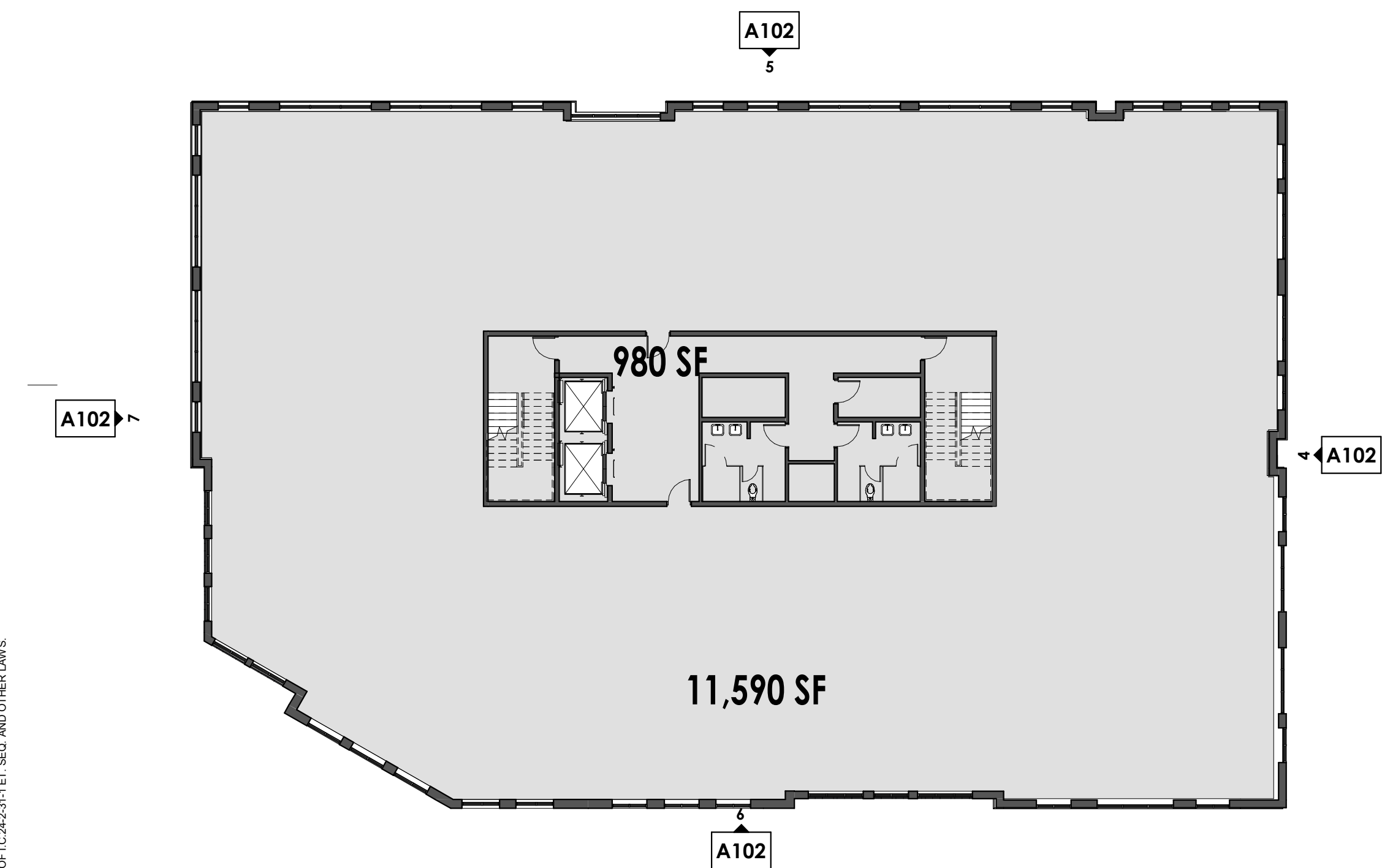
4 BLDG-2 SOUTH
1/16" = 1'-0"



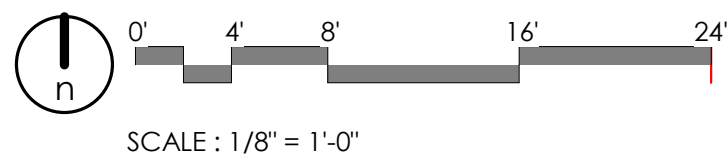
7 BLDG-2 NORTH
1/16" = 1'-0"

6 BLDG-2 WEST
1/16" = 1'-0"

2 LEVEL 2 BLDG-2
1/16" = 1'-0"



BUILDING 2
TOTAL COMMON AREA 4,195 SF
TOTAL LEASE AREA 33,870 SF



3 LEVEL 3 BLDG-2
1/16" = 1'-0"

1 LEVEL 1 BLDG-2
1/16" = 1'-0"

8/8/2023 11:08:23 AM P:\2021\2021-65 PEG Kneaders Orem Test Fit\02 Models\Revit\2021-65 - PEG Kneaders Test Fit Site v22.rvt
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS, PC AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS, PC. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE SUBJECT TO LEGAL ACTION. THIS WARNING IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 11 C.F.R. 3.1 ET. SEC. AND OTHER LAWS.

Building 3 - 2-story

Building 4 - 1-story

ajc architects

703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

NOT FOR
CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

Kneaders 1960 N State
St, Orem, UT 84057

SHEET NAME:

FLOOR PLANS
BUILDING -3 & 4

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: XXXX

SHEET NUMBER:

A103

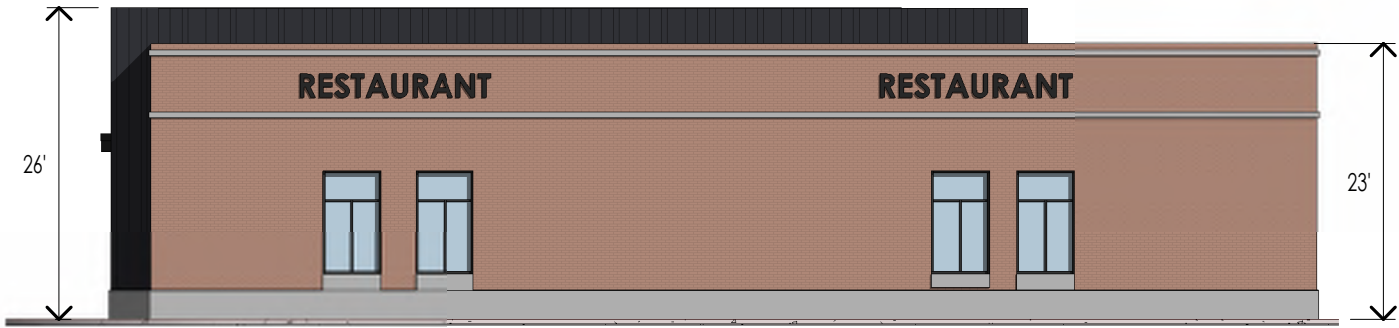
8/8/2023 11:08:33 AM P:\2021\2021-65 PEG Kneaders Orem Test Fit\02 Models\Revit\2021-65 - PEG Kneaders Test Fit Site.v22.rvt
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS, PC AND WERE CREATED, EVALUATED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF AJC ARCHITECTS, PC. ANY REUSE, REPRODUCTION, OR DISCLOSURE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF AJC ARCHITECTS, PC IS STRICTLY PROHIBITED. THIS WARNING IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 11 C.F.R. 3.1 ET. SEC. AND OTHER LAWS.



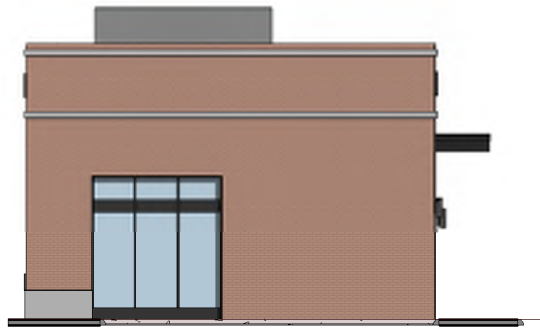
4 BLDG 3 SOUTH
1/16" = 1'-0"



5 BLDG 3 EAST
1/16" = 1'-0"



8 BLDG 4 SOUTH
1/16" = 1'-0"



11 BLDG 4 EAST
1/16" = 1'-0"



6 BLDG 3 NORTH
1/16" = 1'-0"



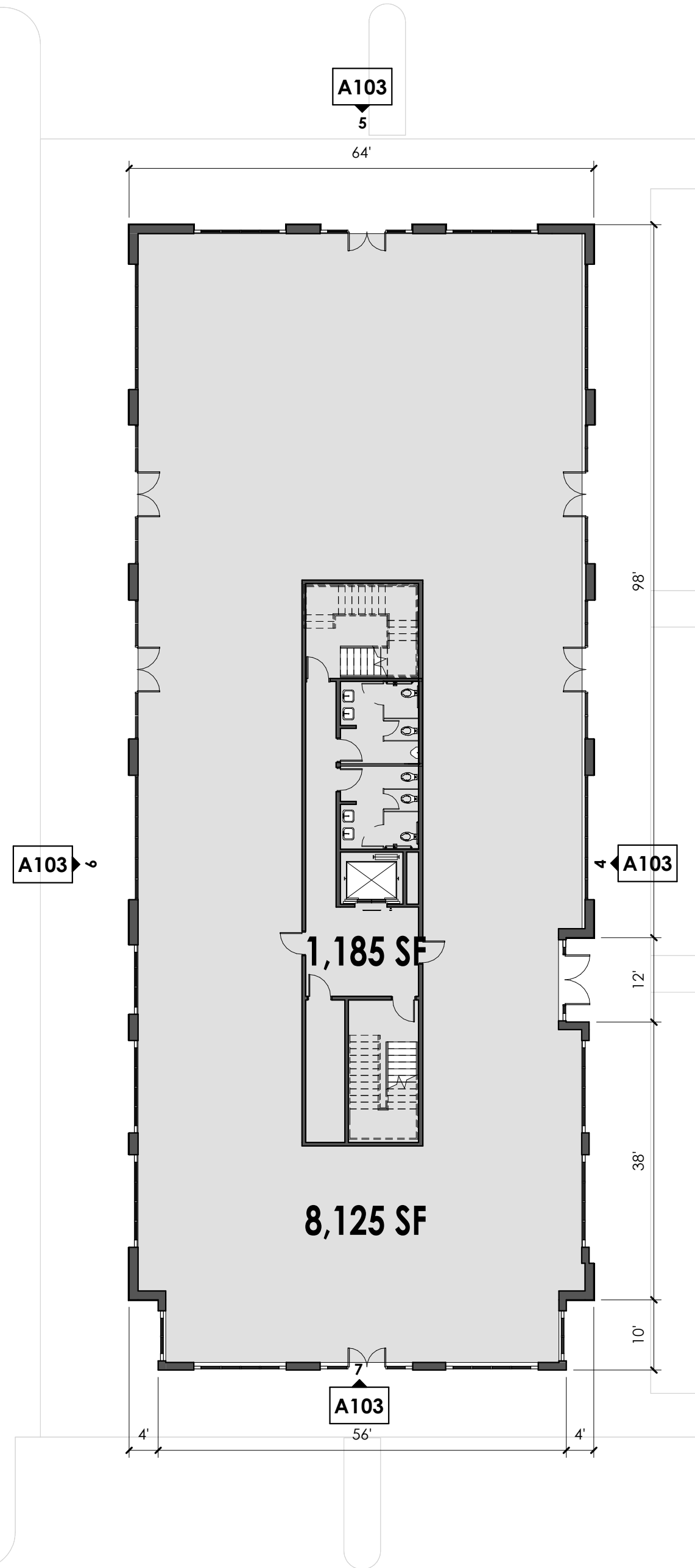
7 BLDG 3 WEST
1/16" = 1'-0"



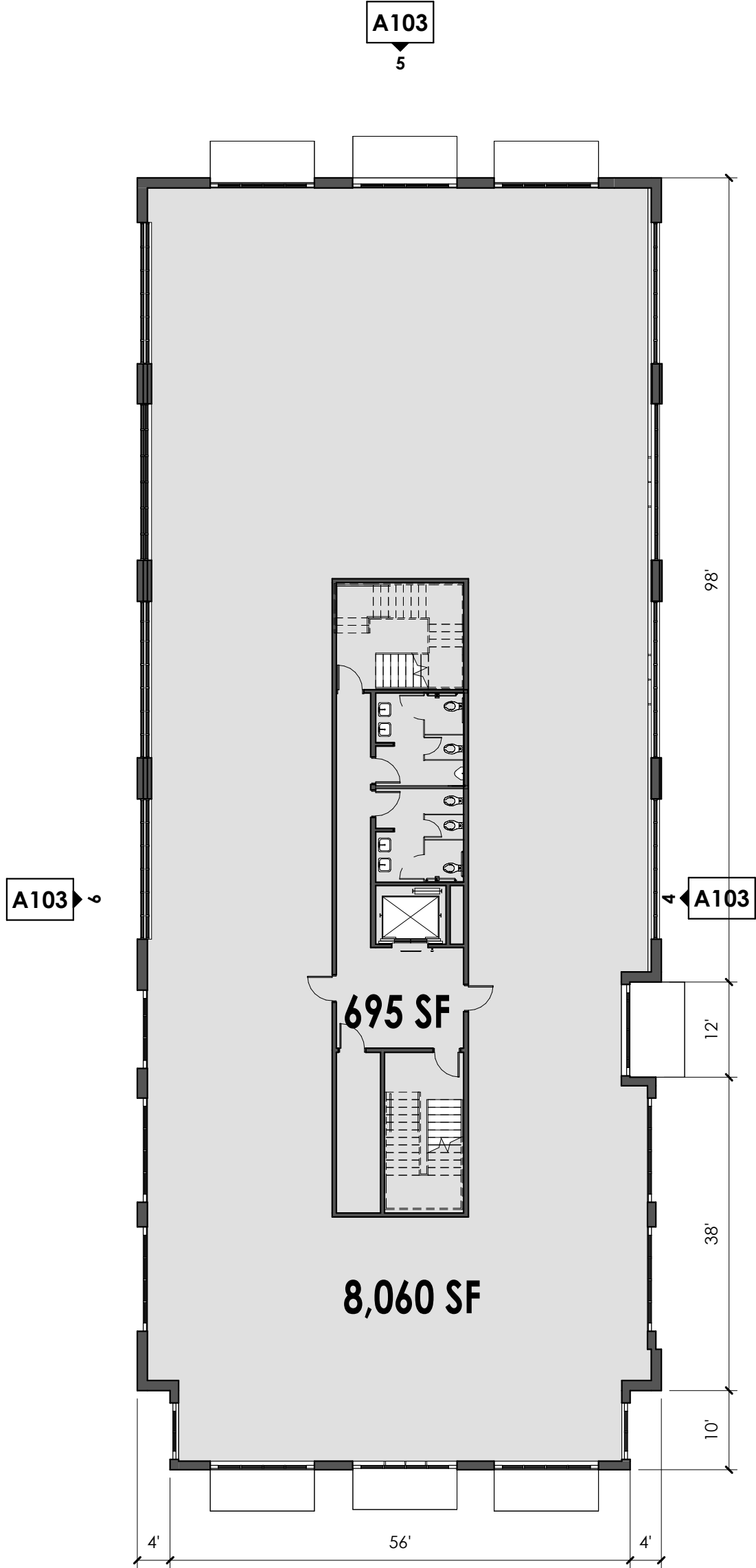
10 BLDG 4 NORTH
1/16" = 1'-0"



9 BLDG 4 WEST
1/16" = 1'-0"



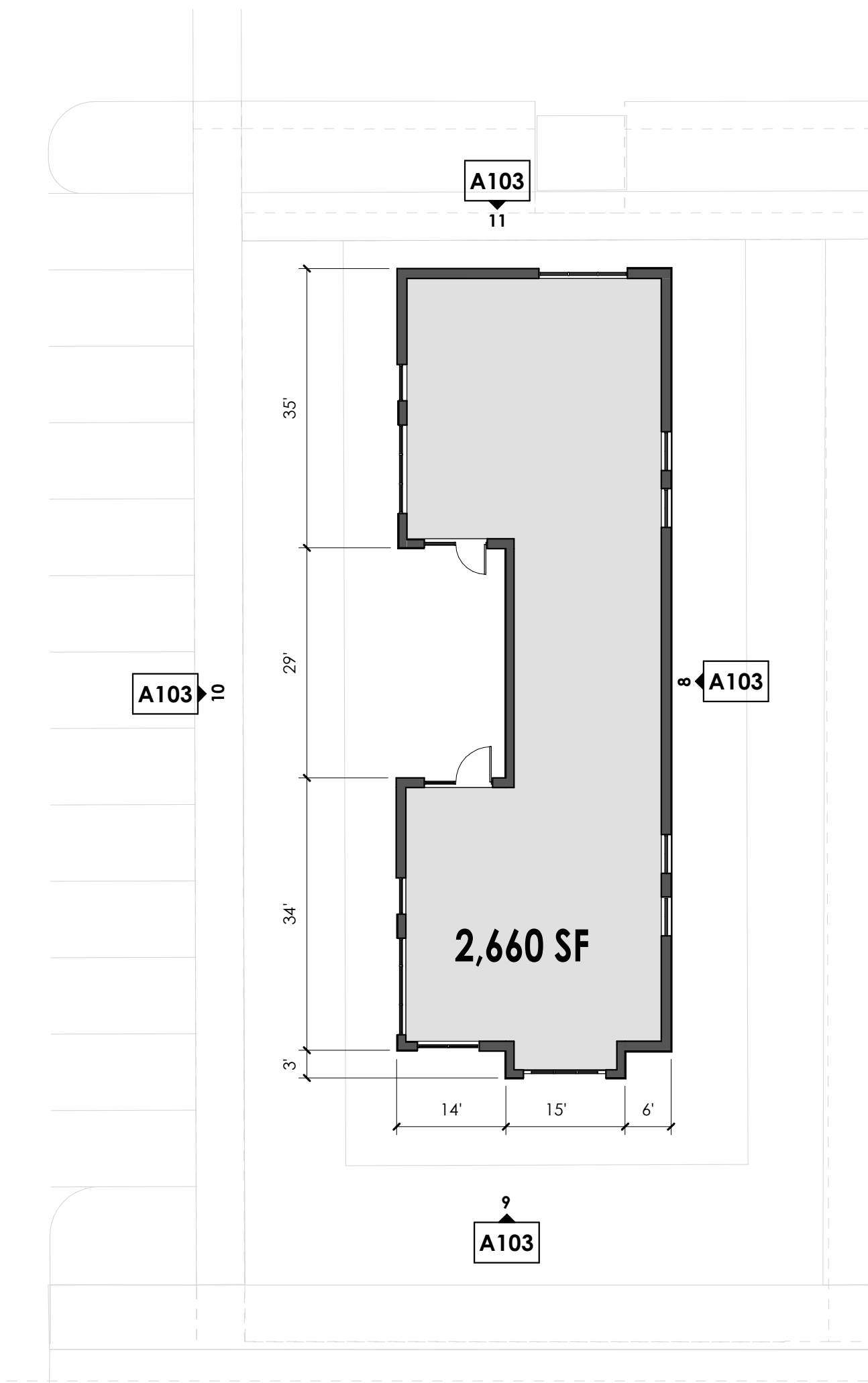
2 LEVEL 1 BLDG-3
1/16" = 1'-0"



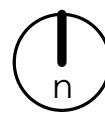
1 LEVEL 2 BLDG-3
1/16" = 1'-0"

BUILDING 3

TOTAL COMMON AREA 1,880 SF
TOTAL LEASE AREA 16,185 SF



3 LEVEL 1 BLDG-4
1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

Internal site view to the Southwest



Internal site view to the Southwest

Internal site view to the Northwest



Internal site view to the Northwest

Internal site view to the Southwest



Internal site view to the Southwest

Internal site view to the Southwest



Internal site view to the Southwest

Internal site view to the Northwest



Internal site view to the Northwest

Internal site view to the Southeast



Internal site view to the Southeast

Internal site view to the Northwest



Internal site view to the Northwest

Internal site view to the Southeast



Internal site view to the Northeast

View from State Street to the Northwest



View from State street to the Northwest

Street View



CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-11. PD Zone

22-11-66. PD-53 Zone, Kneaders Office and Retail Development – 1960 North State Street

- A. **Purpose.** The purpose of the PD-53 zone is to facilitate commercial and retail development within the PD-53 zone.
- B. **Concept Plan.** Property in the PD-53 zone shall be developed in conformance with the concept plan included as Appendix OO of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-53 zone shall be approved, which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.
- C. **Permitted Uses.** The uses in the PD-53 zone shall be the same as the uses which are permitted, not permitted, and uses which require a conditional use permit for the C2 Zone as listed in Appendix A, which is incorporated herein by this reference. In Appendix A, permitted uses are identified with a "P" in the zone in which they are permitted. If a use requires a conditional use permit in a zone, it is identified with a "C" and the provisions of Article IV shall apply. If a use is identified with an "N" in a zone, then the use is not permitted in the zone.
- D. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.
- E. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any developments in the PD-53 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.

F. **Development Standards.** The development standards of the C2 zone as set forth in the Orem City Code shall apply to the PD-53 zone, except as expressly modified as follows:

1. **Setbacks from State Street and From State Street Connector Streets.** All buildings and parking areas in the State Street Corridor Areas shall be set back at least ten feet (10') from the back of the required sidewalk (the side furthest from the street) along State Street and State Street Connector Streets. Building height and setbacks from other streets and property lines shall be as set forth in 22-8-8(a). All areas within the ten-foot setback shall be landscaped. Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area, but such drive-through aisle shall be set back at least one foot (1') from the back of the required sidewalk (the side furthest from the street) along State Street and state Street Connector Streets.

Zone Development Standards	
	PD-53
From back of sidewalk adjacent to State Street or State Street Connector Street:	10'
From all other streets:	20'*****
From an adjoining property in a nonresidential zone:	0'
From an adjoining property in a residential zone:	10'****
Structure Heights:	
Minimum:	8'
Maximum:	48'***
*** Exception: The maximum heights for structures in the PD-53 zone which are setback less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet. **** No portion of any building shall be located closer to a residentially zoned property than a distance equal to the height of that portion of the building. ***** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All building and parking lots shall be setback at least ten feet (10') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip). Notwithstanding the foregoing, a drive-through aisle	

for one (1) commercial or retail building shall be permitted to extend into such setback area but such drive-through aisle shall be setback at least one foot (1') from the back of the required sidewalk (the side furthest from the street).

2. **Planter Strips.** Planter strips along State Street shall be at least ten feet (10') wide and may not be used for storm water detention or management (such as a low-impact development). Planter strips along State Street Connector Streets shall be at least eight feet (8') wide and may be used for storm water detention or management (such as low-impact development).
3. **Materials.** Except as otherwise provided, all buildings shall be completed on street-facing facades with brick, split-face block, glass, stone, stucco, metal paneling, exterior insulation and finishing systems (EIFS), or fiber cement board.
4. **Tree Position and Spacing.** Trees shall be planted and maintained in the planter strips along State Street and shall be spaced evenly one tree for every 50 linear feet (or fraction thereof) of landscaped frontage. Trees shall be planted in the planter strips along State Street Connector Streets and shall be spaced one tree for every 50 linear feet of landscaped frontage. Trees must be spaced to best align with neighboring properties and to maximize the potential number of trees that can be planted. Trees must also be planted in the planter strip no more than four feet (4') in from the inside sidewalk edge.
5. **Off-Street Parking.**
 - a. Buildings with less than 10,000 square feet gross floor area: One stall shall be required for every 255 square feet of gross floor area.
 - b. Buildings with 10,000 square feet gross floor area or greater: One stall shall be required for every 255 square feet of gross leasable area. If the gross leasable area is not known, one stall shall be required for every 255 square feet of gross floor area.

LEGAL NOTICE
PUBLIC HEARING
North Orem State Street Development
Public Comment Hearing Notice

Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

Project: 1950, 1990, 1960, 1930, 1910 and 1890 N State Street, Orem UT to change zoning from C2 to PD.

Date: July 12th 2023

Time: 6:00 pm

Place: Fairfield Inn & Suites Marriott, 901 N 1200 W, Orem UT 84057

Orem Neighborhood Meeting

July 12, 2023

Meeting Notes

Intro by David Vincent

Project Presentation (see slides) by Justin Heppler (AJC Architecture)

Q&A

- Why do we need to change zoning without residential?
 - Looking to adjust zoning to have a slightly smaller setback along state street and approve the parking?
- What is city standard on setback for this zone?
 - 30'
- Where will this be off the fence in the east?
 - 100'
- The Allens Grocery sits closer to the fence
- What kind of fence?
 - We will match the fence behind the
- Is there any residential access?
 - No
- Why not improve the corner (the red box)?
 - Sweeto Burrito has a lease
 - The parking lot has been redone about 3-4 months ago
 - Kneaders uses the white building in the back
 - Kneaders drive thru will be double wide and parking field
- Do you have the lots behind on the east on a plan?
 - On the survey, but not on this
- What is the total parking
 - 330 new stalls (not included in the red box)
- Discussion on traffic circulation
- Explain new zoning
 - We are doing a Planned Development site - it only approves this site plan
- Can you do some research on the zoning?
 - Citizens would like assurance that the zoning doesn't allow changes in the future
 - PD zoning is plan-specific; if anyone wants to change it they'd have

- to rezone or do another PD approval.
- We are doing more restrictions with a PD than if it were a Commercial zone. It makes it more difficult in future.
- What if we don't get the PD zone?
 - We could adjust the site to fit with the zoning but it would make us have some less desirable site design.
- PD Zoning Discussion
 - It is site specific; cannot be changed
- What is required on parking?
 - 250 / 1000 leasable for greater than 10,000 sf
- Would the height be the same under c-2 zone?
 - Yes
- What is about the same height for reference?
 - Alpine CU
 - Four chairs addition is 30'
 - Current Allens is 27'
- Problem with parking / access on the far east access on 2000
 - We will have the parking study address it
 - Look at width of curb cut
- What will the hours be for the office?
- What is the feasibility to get an access easement through the property line?
 - Not likely
- What is your timing?
 - 1-2 months for planning commission; 1-2 months for city council - if approved, then build next year

Kneaders Site Development

(1960 N State Street, Orem)

Neighborhood Meeting

Meeting Date: July 12, 2003

Meeting Location: Fairfield Inn & Suites by Marriott Provo Orem (901 N 1200 W, Orem, UT)

Attendees:

NAME	OREM RESIDENT (Y/N)	IF ATTENDING ON BEHALF OF COMPANY PLEASE LIST COMPANY NAME
Rob Fetzer	N	PEG
Colleen Worthington	N	
Gary Worthington	N	
Sherry Heaps	Y	
Steve Heaps	Y	
Laurel Barney	Y	
Bill Fairbanks	N	
Tami Vincent	N	
Keith Walker	Y	
Carol Walker	Y	
Andrew Allen	N	
Heather Johnson	Y	
Mike Carpenter	Y	

GREENFIELD PROPERTIES LP (ET AL)
PO BOX 1239
OREM, UT 84059

IW INVESTMENTS LLC
PO BOX 270896
SAN DIEGO, CA 92198

IHC HOSPITALS INC
PO BOX 3390
SALT LAKE CITY, UT 84110

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

TUTTLE, RICKEY
32 W 200 S
LINDON, UT 84042

ANDERSEN, BRADY
51 W CENTER ST # 349
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

OREM CITY
59 N STATE ST
OREM, UT 84057

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

MURRY, MARY
82 WOODSIDE DR
PROVO, UT 84604

CHERRY GROVE INVESTMENTS LLC
95 W 2975 N
LEHI, UT 84043

UTAH COUNTY
100 E CENTER ST
PROVO, UT 84606

LINDON CITY
100 N STATE ST
LINDON, UT 84042

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

LAZY TA RANCH LLC
--OR CURRENT RESIDENT--
123 E 200 SOUTH UNIT# A-B8
LINDON, UT 84042

DICK WAYNE ENTERPRISES LLC
126 S MAIN ST
LINDON, UT 84042

BST RE HOLDINGS LLC
139 S STATE ST # 13
LINDON, UT 84042

DICK WAYNE ENTERPRISES LLC
--OR CURRENT RESIDENT--
140 S MAIN UNIT# B1
LINDON, UT 84042

LINDONS EDGE LLC
--OR CURRENT RESIDENT--
140 S MAIN UNIT# B4
LINDON, UT 84042

LINDONS EDGE LLC
--OR CURRENT RESIDENT--
140 S MAIN UNIT# C3
LINDON, UT 84042

LINDONS EDGE LLC
--OR CURRENT RESIDENT--
140 S MAIN UNIT# C4
LINDON, UT 84042

AMERICAN BANK OF COMMERCE
INC
--OR CURRENT RESIDENT--
144 S STATE ST
LINDON, UT 84042

BOGEY PROPERTIES LLC
--OR CURRENT RESIDENT--
145 S 200 EAST
LINDON, UT 84042

AB ALLEN INVESTMENTS LLC
150 S STATE ST
LINDON, UT 84042

MORGAN, MICHAEL K
152 S 200 E
LINDON, UT 84042

DAYNES PROPERTY MANAGEMENT
LLC
--OR CURRENT RESIDENT--
155 S STATE ST UNIT# A-D
LINDON, UT 84042

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

BUTTERFIELD, KAYLEE & TAYLOR
158 W 800 S
OREM, UT 84058

KILLIAN, SPENCER ORVAL & TANYA
LEE (ET AL)
164 S 300 E
LINDON, UT 84042

PLANET POWER TOYS LLC
165 S STATE ST
LINDON, UT 84042

PETERSEN, PAUL W & VENNA ANN
171 E 200 S
LINDON, UT 84042

IS PROPERTIES LLC SERIES - 1
172 S MAIN ST
LINDON, UT 84042

CASTORANI, ANTHONY CARMEN &
KAREN LOUISE
173 S 70 W
LINDON, UT 84042

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

RIVERA, JUAN M & MARTA
175 E 200 S
LINDON, UT 84042

WALKER, STERLING L & ANNA LEE
176 S 200 E
LINDON, UT 84042

COOK, ROBERT TONY & JULIE ANN
(ET AL)
176 S 300 E
LINDON, UT 84042

GRANGE, KENT R & LANETTE
179 S 300 E
LINDON, UT 84042

LEE, DAVID G & SYLVIA M
--OR CURRENT RESIDENT--
181 S MAIN
LINDON, UT 84042

CLAUNCH, DAVID J & MONICA L (ET
AL)
182 S 300 E
LINDON, UT 84042

LEE, RACHELLE (ET AL)
185 S 70 W
LINDON, UT 84042

SHIELDS, JONATHON A (ET AL)
190 S 200 E
LINDON, UT 84042

CONDIE, R BLAIR & RENEE E
193 S 300 E
LINDON, UT 84042

WILSON, JEFFREY R & SUZANNE H
194 S 300 E
LINDON, UT 84042

KEY WEST PROPERTIES LLC
--OR CURRENT RESIDENT--
195 S STATE ST
LINDON, UT 84042

HOYAL, JAMES I & CHRISTA R (ET
AL)
198 MEADOWBROOK DR
ALPINE, UT 84004

SSJA PROPERTIES LLC
--OR CURRENT RESIDENT--
215 E 200 SOUTH
LINDON, UT 84042

305/325 LLC
222 N 160 E
VINEYARD, UT 84059

LINDONS EDGE LLC
240 N 1200 E STE 201
LEHI, UT 84043

MAZEIKA, PETER & ANGELA
250 N 1400 E
PLEASANT GROVE, UT 84062

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

TURNER, FRANCIS & DAWN
291 E 4075 N
PROVO, UT 84604

THOMAS, JOEL & ANGELA
313 E 200 S
LINDON, UT 84042

MUNTZING, ULF C & ELSA P
328 E 170 S
LINDON, UT 84042

TURNER, CHRISTINA (ET AL)
331 E 200 S
LINDON, UT 84042

BOUNTHOT, SANGVAN & THOMASIN
336 E 170 S
LINDON, UT 84042

NG, YUK BUN WILLIAM (ET AL)
347 S 800 E
OREM, UT 84097

UHS TIMPANOGOS INC
%DIRECTOR OF REAL ESTATE
367 S GULPH RD
KING OF PRUSSIA, PA 19406

JUICE JAR PROPERTIES LLC
383 N STATE ST STE 101
OREM, UT 84057

OPENDOOR PROPERTY TRUST I 02-08-2019
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

STATE STREET CORNER LLC
417 E 1340 N
PROVO, UT 84606

PATTERSON, MICHAEL A & LISBETH
421 W 2000 N
OREM, UT 84057

TRENT, JIMMY L JR & KIMBERLY
431 W 1950 N
OREM, UT 84057

PATTERSON, ROBERT
432 SILVER LN
ALPINE, UT 84004

GREEN, GAYLENE & RYAN S (ET AL)
433 W 2000 N
OREM, UT 84057

LAFRANCA, STEVE & MELANIE
441 W 1950 N
OREM, UT 84057

WATSON, ROBERT
442 W 1950 N
OREM, UT 84057

MOORE, TODD SPENCER & KRISTEN
ELAINE
446 W 1830 N
OREM, UT 84057

ROSSITER, DAVID & ELDONNA
--OR CURRENT RESIDENT--
449 W 1950 NORTH
OREM, UT 84057

SISSON, BROCK & NANCY
450 W 1950 N
OREM, UT 84057

SHOELL, JAMES BRYAN & ANDREA L
451 W 2000 N
OREM, UT 84057

AHLMANN, NICOLLE PIXTON
--OR CURRENT RESIDENT--
453 W 1885 NORTH
OREM, UT 84057

CHAVES, TIMOTHY A & AUBREY A
458 W 1950 N
OREM, UT 84057

JOHNSON, KEVIN JOHN & HEATHER
RANDS (ET AL)
460 W 1810 N
OREM, UT 84057

SAVELIEV, ANDREI G
--OR CURRENT RESIDENT--
460 W 1830 NORTH
OREM, UT 84057

PATTERSON, DAVID
461 W 1885 N
OREM, UT 84057

HUNSAKER, TREVOR GLADE &
ROBYN BODILY (ET AL)
469 W 1885 N
OREM, UT 84057

SMITH, KEITH R & CAMILLE L
470 W 1810 N
OREM, UT 84057

WIMMER, ELMER J & DEBRA C
471 W 1830 N
OREM, UT 84057

PETERSON, SHAWN & MELINDA
472 W 1830 N
OREM, UT 84057

MORLEY, MELODY & ROBERT PAUL
475 W 1885 N
OREM, UT 84057

PITT, WILLIAM G & STACEE R
479 W 1810 N
OREM, UT 84057

HERIFORD, JESSICA
481 W 1830 N
OREM, UT 84057

GUYMON, CONRAD & MICHELLE L
(ET AL)
482 W 1810 N
OREM, UT 84057

DASTRUP, JAROM & JILL
482 W 1830 N
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
487 W 1810 NORTH
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

GOLD, LEGRAND & ALICE W (ET AL)
491 W 1885 N
OREM, UT 84057

BRAITHWAITE, MARI LEE (ET AL)
494 W 1830 N
OREM, UT 84057

ASHDOWN, MATTHEW R & AUBREY
A
496 W 1930 N
OREM, UT 84057

PINEDA, JEREMIAH C & EUNA
504 W 1830 N
OREM, UT 84057

FRIESNER, ALEXIS NICOLE
505 W 2000 N
OREM, UT 84057

SENG, KAN HONG & HEYING LU-
SENG
507 W 1885 N
OREM, UT 84057

HUTTON, GARY & RAQUEL
509 W 1930 N
OREM, UT 84057

SEALE, BRETT & KELLY
509 W 2000 N
OREM, UT 84057

ANDERSEN, BRADY
510 W 1885 N
OREM, UT 84057

PALMER, MICHAEL & JESSICA
511 W 2000 N
OREM, UT 84057

KRL RENTAL PROPERTIES-4
512 W 440 N
OREM, UT 84057

LEE, DAVID G & SYLVIA M
514 E 150 S
LINDON, UT 84042

ASHDOWN, MATTHEW R & AUBREY
A
515 W 2000 N
OREM, UT 84057

PIRIR, MIGUEL A & VIRGINIA
516 W 1830 N
OREM, UT 84057

SANCHEZ, JORGE R & MARIA
517 W 1830 N
OREM, UT 84057

WRC RENTALS LLC
--OR CURRENT RESIDENT--
522 W 1885 NORTH
OREM, UT 84057

VAN HAREN, ELORA & AUSTIN
525 W 1930 N
OREM, UT 84057

PRICE, CARY D & TAMARA V
525 W 2000 N
OREM, UT 84057

GINGRAS, JANINE (ET AL)
531 W 1830 N
OREM, UT 84057

PIRIR, MIGUEL A & VIRGINIA
--OR CURRENT RESIDENT--
540 W 1830 NORTH
OREM, UT 84057

STANFILL, BRITTON & BRYN
541 W 2000 N
OREM, UT 84057

CARTER, ELAINE WILBERG (ET AL)
544 W 1930 N
OREM, UT 84057

SMITH, JORDAN B & RACHEL A
--OR CURRENT RESIDENT--
545 W 1830 NORTH
OREM, UT 84057

GUNDERSEN, CLINT & MINDYN
545 W 1960 N
OREM, UT 84057

RICHMAN, LESLIE J & BART H
551 W 1960 N
OREM, UT 84057

PETERSON, KEVIN R
551 W 2000 N
OREM, UT 84057

POWELL, KEVIN G & SANDRA L
555 W 1930 N
OREM, UT 84057

JONES, AARON
556 W 1960 N ST
OREM, UT 84057

CWF INVESTMENTS LLC
--OR CURRENT RESIDENT--
559 W 1830 NORTH
OREM, UT 84057

RUTLAND, DESMOND & KATHRYN
ANN
563 W 2000 N
OREM, UT 84057

SANCHEZ, JORGE D
568 W 1960 N
OREM, UT 84057

JUICE JAR PROPERTIES LLC
--OR CURRENT RESIDENT--
573 W 1830 NORTH
OREM, UT 84057

GREA GROUP LLC
585 W 2000 N
OREM, UT 84057

DILLINGHAM, DOUGLAS S &
ARLENE
618 W 1725 N
OREM, UT 84057

KELLY, PATRICIA
632 W 1820 N
OREM, UT 84057

SMITH, MICHAEL P & MARY JANE
634 W 1820 N
OREM, UT 84057

GISH, CRYSTAL & KELLY
636 W 1820 N
OREM, UT 84057

SAAVEDRA, ALEJANDRA (ET AL)
--OR CURRENT RESIDENT--
638 W 1820 NORTH
OREM, UT 84057

THOMPSON, DARRELL & LORI
--OR CURRENT RESIDENT--
640 W 1820 NORTH
OREM, UT 84057

THOMPSON, DARRELL & LORI
640 W 1820 N # 21
OREM, UT 84057

VORN KAHL, CHRISTOPHER LEE &
LEIGH
642 W 1820 N
OREM, UT 84057

POWERS, EMILY (ET AL)
--OR CURRENT RESIDENT--
644 W 1820 NORTH
OREM, UT 84057

STAYNER, JACOB & JERRY
646 W 1820 N
OREM, UT 84057

SWAILS, KATHERYN ELAINE
647 W 1870 N
OREM, UT 84057

KJAR, DAWN LIPPLY
648 W 1820 N
OREM, UT 84057

BYBEE, KIRSTIN
649 W 1870 N
OREM, UT 84057

AVALOS, GONZALO
650 W 1820 N
OREM, UT 84057

BELLOWS, LYNN B & LYNN B (ET AL)
651 W 1800 N
OREM, UT 84057

CHIPMAN, BRYSON & PAIGE
651 W 1870 N
OREM, UT 84057

HANDY, STEVEN B & KIMBERLY I
652 W 1820 N
OREM, UT 84057

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

RIGGIN, KEKOA
653 W 1870 N
OREM, UT 84057

LAKKO, JAMES WILLIAM
654 W 1725 N
OREM, UT 84057

TAYLOR, MILTON J & JOHANNA F
(ET AL)
654 W 1820 N
OREM, UT 84057

GILBERT, JUSTIN L & JAMES ALVIN
655 W 1870 N
OREM, UT 84057

PETTERSSON, EDWARD & DELORES
656 W 1820 N
OREM, UT 84057

TAYLOR, SETH P
657 W 1870 N
OREM, UT 84057

KUHNI, JOETTE
658 W 1820 N
OREM, UT 84057

PACHECO, HAROLDO FERNANDO &
IDALINA RESENDE
659 W 1870 N
OREM, UT 84057

JOHNSON-STUMPH, JACINDA
661 W 1870 N
OREM, UT 84057

AARON, BRENT DOUGLAS
662 W 1870 N
OREM, UT 84057

BORCHERT, SCOTT L
663 W 1800 N
OREM, UT 84057

HOWES, JEREMY
--OR CURRENT RESIDENT--
664 W 1870 NORTH
OREM, UT 84057

HOWES, JEREMY
664 W 1870 N # 7
OREM, UT 84057

MORAN, MICHAEL JON & LAURIE
LYNN
668 W 1870 N
OREM, UT 84057

ARMSTRONG, PIPER
670 W 1725 N
OREM, UT 84057

1870 NORTH OREM LLC
--OR CURRENT RESIDENT--
670 W 1870 NORTH
OREM, UT 84057

SAUSED0, MICHAEL EDWARD &
HELEN
672 W 1870 N
OREM, UT 84057

OPENDOOR PROPERTY TRUST I 02-
08-2019
--OR CURRENT RESIDENT--
674 W 1870 NORTH
OREM, UT 84057

KINGSBURY, KATHRYN ELIZABETH
(ET AL)
675 W 1800 N
OREM, UT 84057

CARTER, KATHLEEN J (ET AL)
676 W 1870 N
OREM, UT 84057

FLETCHER, KERI A
678 W 1870 N
OREM, UT 84057

HAVE, KORBY JO
680 W 1870 N
OREM, UT 84057

KEYL, SHIREEN D (ET AL)
682 W 1870 N
OREM, UT 84057

OLIVE, KENNETH R & BARBARA F
--OR CURRENT RESIDENT--
684 W 1870 NORTH
OREM, UT 84057

HODSON, JACOB
--OR CURRENT RESIDENT--
686 W 1870 NORTH
OREM, UT 84057

HODSON, JACOB
686 W 1870 N # 12
OREM, UT 84057

JONES, A KIM (ET AL)
687 W 1800 N
OREM, UT 84057

CASTRO, MARILEE P & FERNANDO J
694 W 1725 N
OREM, UT 84057

LYON, TERESA
--OR CURRENT RESIDENT--
699 W 1800 NORTH
OREM, UT 84057

SANT, KYLER P & AUBREY M
700 W 1800 N
OREM, UT 84057

TURNER, FRANCIS & DAWN
--OR CURRENT RESIDENT--
711 W 1800 NORTH
OREM, UT 84057

GWH HOLDINGS LLC
712 W 1800 N
OREM, UT 84057

WARDLE, DIANE D & CHARLES J (ET
AL)
722 W 1850 N
OREM, UT 84057

PORTER, CHERYL K
--OR CURRENT RESIDENT--
723 W 1800 NORTH
OREM, UT 84057

ASHWORTH, JAMES GERALD &
CHERYL (ET AL)
724 W 1800 N
OREM, UT 84057

PARKER, BRUCE D & JANALEE H (ET
AL)
725 W 1850 N
OREM, UT 84057

HARRISON, MICHAEL & JESSIE
726 W 1850 N
OREM, UT 84057

LAZY TA RANCH LLC
735 S 500 E
OREM, UT 84097

KINROSS, RUSSELL & ELAINE
735 W 1800 N
OREM, UT 84057

SCHROEDER, DALE & JANICE
736 W 1800 N
OREM, UT 84057

AXELGARD, MIKEL A & JULIE A (ET
AL)
737 W 1850 N
OREM, UT 84057

POWERS, EMILY (ET AL)
738 E 700 N
OREM, UT 84097

GURULE, KENNETH A
738 W 1850 N
OREM, UT 84057

COX, KATRINA
756 W 4100 N
LEHI, UT 84043

PORTER, CHERYL K
763 N 500 E
PLEASANT GROVE, UT 84062

MORTENSEN, PAULINE
776 W 1800 N
OREM, UT 84057

WRC RENTALS LLC
777 N 400 E
OREM, UT 84097

CRANER, RORY DEAN
813 W 2000 N
OREM, UT 84057

MEADOWBROOK RENTALS LLC
--OR CURRENT RESIDENT--
816 W 1920 NORTH
OREM, UT 84057

NORTON, BENJAMIN E & CHRISTY K
(ET AL)
821 W 2000 N
OREM, UT 84057

PATTERSON, ROBERT
--OR CURRENT RESIDENT--
826 W 1920 NORTH
OREM, UT 84057

HANSEN, SHARON J
829 W 2000 N
OREM, UT 84057

CHEN, KEZHANG (ET AL)
832 W 1920 N
OREM, UT 84057

MILLENIUM PROPERTIES LLC
835 N 500 W
BRIGHAM CITY, UT 84302

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

H&M SUNRISE PROPERTIES LLC
927 E 25 S
LINDON, UT 84042

MONEY, MINA (ET AL)
1010 E 1240 S
SPANISH FORK, UT 84660

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

KEY WEST PROPERTIES LLC
1100 E 900 S
PLEASANT GROVE, UT 84062

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

LYON, TERESA
1278 MALEKO ST
KAILUA, HI 96734

ROSSITER, DAVID & ELDONNA
1285 E 50 N
LINDON, UT 84042

1870 NORTH OREM LLC
1315 CANBERRA DR
LINDON, UT 84042

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

OLIVE, KENNETH R & BARBARA F
1671 FOSTER DR
RENO, NV 89509

SAAVEDRA, ALEJANDRA (ET AL)
1680 N MOUNTAIN OAKS DR
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

RICKS, MATTHEW GLEN & TABITHA
JAYNE
1742 N 645 W
OREM, UT 84057

RAPP, ARIANA & BRAXTON
1748 N 720 W
OREM, UT 84057

UHS TIMPANOGOS INC
--OR CURRENT RESIDENT--
1748 N STATE ST
OREM, UT 84057

BARAHONA, BRANDI MICHAEL
1749 N 645 W
OREM, UT 84057

JONES, TREVOR BRENT
1750 N 680 W
OREM, UT 84057

ALLRED, JORDAN & ASHLEY
1751 N 680 W
OREM, UT 84057

CHERRY GROVE INVESTMENTS LLC
--OR CURRENT RESIDENT--
1752 N 645 WEST
OREM, UT 84057

BECK, LINDA JEAN (ET AL)
1753 N 720 W
OREM, UT 84057

NEAL'S RV CENTER INC
1755 N STATE ST
OREM, UT 84057

TERRILL, RONALD FORD
1758 N 720 W
OREM, UT 84057

LUTHER, ANNIS (ET AL)
1760 N 680 W
OREM, UT 84057

ERCANBRACK, ROBERT B & BONNIE
J
1761 N 680 W
OREM, UT 84057

COTTON, NATHANAEL & KAYLENE
1764 N 720 W
OREM, UT 84057

MARTINSON, ROINE & LAUREL
1765 N 720 W
OREM, UT 84057

JOHN, JASON K & ELIZABETH M
1766 N 760 W
OREM, UT 84057

DOYLE, GENEVA (ET AL)
1772 N 680 W
OREM, UT 84057

WHITNEY, FRANK M & SUSAN L (ET
AL)
1773 N 680 W
OREM, UT 84057

CASTRO, ROBERT A & LAUREN
1774 N 645 W
OREM, UT 84057

LAURITZEN, ELDEN L & RACHELLE
ANN
1775 N 645 W
OREM, UT 84057

ABA PROPERTIES LC
1776 N STATE ST # 200
OREM, UT 84057

ABA PROPERTIES LC
--OR CURRENT RESIDENT--
1778 N STATE
OREM, UT 84057

PINALES, SALVADOR ARELLANO (ET
AL)
1784 N 760 W
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1784 N STATE ST
OREM, UT 84057

WLHO #1 LC
--OR CURRENT RESIDENT--
1786 N STATE ST
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1790 N STATE
OREM, UT 84057

IW INVESTMENTS LLC
--OR CURRENT RESIDENT--
1795 N STATE
OREM, UT 84057

WLHO #1 LC
1797 N 120 E
OREM, UT 84057

EBERT JEANNE HOLDINGS LLC
1799 N STATE ST
OREM, UT 84057

HOYAL PROPERTIES LLC
--OR CURRENT RESIDENT--
1802 N STATE ST
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1806 N STATE ST
OREM, UT 84057

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
1810 N STATE ST
OREM, UT 84057

WALKER, GLENN P & CHRISTINE B
(ET AL)
1814 N 760 W
OREM, UT 84057

PIERCE, JASON & SHELLEY
1819 N 490 W
OREM, UT 84057

THOMPSON, JAMES M & NATALIE S
1821 N 680 W
OREM, UT 84057

DAVIES, JOSH & SUMMER RENEE
1823 N 490 W
OREM, UT 84057

WALTER, KAITLYN & KARLA E (ET AL)
1823 N 680 W
OREM, UT 84057

MAZEIKA, PETER & ANGELA
--OR CURRENT RESIDENT--
1824 N STATE
OREM, UT 84057

POPE, CALEB & CASSI
1825 N 450 W
OREM, UT 84057

MILLENIUM PROPERTIES LLC
--OR CURRENT RESIDENT--
1825 N 680 WEST
OREM, UT 84057

305/325 LLC
--OR CURRENT RESIDENT--
1827 N 680 WEST
OREM, UT 84057

NICHOLAS, MARK A
1829 N 680 W
OREM, UT 84057

BECERRA, JOANNA
1831 N 680 W
OREM, UT 84057

PEREZ, JESSE
1832 N 800 W
OREM, UT 84057

CLARK, DEANN J (ET AL)
1833 N 680 W
OREM, UT 84057

WHITEHEAD, CRAIG DOUGLAS & INA KATHLEEN
1833 N 760 W
OREM, UT 84057

HATCH, BONNIE L
1834 N 680 W
OREM, UT 84057

BIRD, SCOTT & EMILEE
--OR CURRENT RESIDENT--
1835 N 680 WEST
OREM, UT 84057

LOTT, ALEXANDER D & GLENNAMAE B (ET AL)
1835 N 800 W
OREM, UT 84057

BIRD, SCOTT & EMILEE
1835 N 680 W # 9
OREM, UT 84057

ALONSO, CLAUDIA (ET AL)
--OR CURRENT RESIDENT--
1836 N 680 WEST
OREM, UT 84057

BRADLEY, DAVID C & LINDA MICHELE
1836 N 760 W
OREM, UT 84057

ALONSO, CLAUDIA (ET AL)
1836 N 680 W UNIT 16
OREM, UT 84057

MONEY, MINA (ET AL)
--OR CURRENT RESIDENT--
1837 N 680 WEST
OREM, UT 84057

THOMAS, KATHRYN (ET AL)
1838 N 680 W
OREM, UT 84057

RADMALL, CLINT R & LISA M
1839 N 680 W
OREM, UT 84057

BAILEY, HOLDEN & LAURA
1840 N 680 W
OREM, UT 84057

CROSS, CINDY SUE
1841 N 680 W
OREM, UT 84057

RODRIGUEZ, ROGELIO MELGAR
1842 N 680 W
OREM, UT 84057

COX, KATRINA
--OR CURRENT RESIDENT--
1843 N 680 WEST
OREM, UT 84057

CHAMBERLAIN, CONNIE & MICHAEL (ET AL)
--OR CURRENT RESIDENT--
1844 N 680 WEST
OREM, UT 84057

PEARSON, MATTHEW
1846 N 680 W
OREM, UT 84057

BREEDEN, KIAH
1847 N 680 W
OREM, UT 84057

CABRERA, LUIS RAMIRO & MARIA
ELENA
1848 N 680 W
OREM, UT 84057

TUIPULOTU, HALLIE MARIE &
HENDRICK WOLTHIUS
1848 N 800 W
OREM, UT 84057

OLSON, HOLLY
1849 N 680 W
OREM, UT 84057

POE, PATRICK GUY & NATASHA
MARIE
1849 N 760 W
OREM, UT 84057

IDRIVE UTAH HOLDINGS LLC
1850 N STATE ST
OREM, UT 84057

THUESON, DAVID & TRACY (ET AL)
--OR CURRENT RESIDENT--
1851 N 680 WEST
OREM, UT 84057

OGDEN, JACKSON R (ET AL)
--OR CURRENT RESIDENT--
1853 N 680 WEST
OREM, UT 84057

LIU, JUN (ET AL)
1855 N 680 W
OREM, UT 84057

MCINTOSH, HOWARD & BRENDA (ET
AL)
1857 N 680 W
OREM, UT 84057

HATCH, EARL W & KARIN K
1859 N 680 W
OREM, UT 84057

JOHNSON, BETH D
1860 N 600 W
OREM, UT 84057

SANT, M JEANE
1861 N 680 W
OREM, UT 84057

NG, YUK BUN WILLIAM (ET AL)
--OR CURRENT RESIDENT--
1863 N 680 WEST
OREM, UT 84057

GILES, JAMES W & AMY M
1864 N 760 W
OREM, UT 84057

BEATTY, THOMAS & ELLEN MARIE
1864 N 800 W
OREM, UT 84057

KOLGA, RENE
1865 N 600 W
OREM, UT 84057

PRICE, JUDY (ET AL)
1865 N 680 W
OREM, UT 84057

HARRIS, JASON J
1865 N 760 W
OREM, UT 84057

HARDING, DANAE
1867 N 680 W
OREM, UT 84057

WARD, MATTHEW
1869 N 680 W
OREM, UT 84057

TURNER, CAROMAN JAMES (ET AL)
1874 RIBBONWOOD DR
OREM, UT 84057

TURNER, CAROMAN JAMES (ET AL)
--OR CURRENT RESIDENT--
1874 N 600 WEST
OREM, UT 84057

JATEN, RYAN H & ANGELA
1879 N 430 W
OREM, UT 84057

LIRES, LARRY G & ELAINE M (ET AL)
1880 N 800 W
OREM, UT 84057

ENRIQUEZ-CEDENO, JOSE ANTONIO
1881 N 760 W
OREM, UT 84057

CWF INVESTMENTS LLC
1885 S HIGHWAY 89 STE B
PERRY, UT 84302

BOYER, JACOB A & JENNIFER E
1887 RIBBONWOOD DR
OREM, UT 84057

BOYER, JACOB A & JENNIFER E
--OR CURRENT RESIDENT--
1887 N 600 WEST
OREM, UT 84057

MCGRATH, JESSE RYAN & MICHELLE
(ET AL)
--OR CURRENT RESIDENT--
1889 N 800 WEST
OREM, UT 84057

ROUTT, WILLIAM L & ALLISON (ET
AL)
1893 N 430 W
OREM, UT 84057

PARTRIDGE, ALYN & STACIE (ET AL)
1895 N 460 W
OREM, UT 84057

GUBLER, JOSHUA & REBEKAH
1895 N 800 W
OREM, UT 84057

MCGRATH, JESSE RYAN & MICHELLE
(ET AL)
1899 N 800 W
OREM, UT 84057

MCEVOY, LUKE J & APRIL G
1901 N 460 W
OREM, UT 84057

STOMMEL, CHRISTINA
1902 N 460 W
OREM, UT 84057

EMEK LLC
--OR CURRENT RESIDENT--
1902 N 800 WEST
OREM, UT 84057

LASSITER, JANET (ET AL)
--OR CURRENT RESIDENT--
1906 N 600 WEST
OREM, UT 84057

LASSITER, JANET (ET AL)
1906 N RIBBONWOOD DR
OREM, UT 84057

BIRD, HEIDI S & KENNETH A
1908 N 490 W
OREM, UT 84057

REYES, DAVID A
1909 N 600 W
OREM, UT 84057

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

CHEN, HSIU-CHIN
1912 N 460 W
OREM, UT 84057

CLAYTON, RICHARD P
1913 N 430 W
OREM, UT 84057

EMEK LLC
1915 N 800 W
OREM, UT 84057

AUSTIN, MATTHEW (ET AL)
1916 N 800 W
OREM, UT 84057

CHO, HONG SANG
1917 N 460 W
OREM, UT 84057

HAYMOND, JEANA & DAVID
1919 N 430 W
OREM, UT 84057

KANAVEL, VIOLET E
1919 N 600 W
OREM, UT 84057

CHAMPION, BRIAN & ELAINE
1920 N 460 W
OREM, UT 84057

HARWARD FAMILY TRUST 03-22-2023
THE (ET AL)
1922 N 490 W
OREM, UT 84057

MIC ROCK SENIOR CARE LLC (ET AL)
1925 N STATE ST
OREM, UT 84057

FRAMPTON, DEVIN & BRITTANY
1928 N 800 W
OREM, UT 84057

ANDERSEN, BRADY
--OR CURRENT RESIDENT--
1929 N 600 WEST
OREM, UT 84057

BRADLEY, RICHARD B IV & CORTNIE
J
1931 N 800 W
OREM, UT 84057

CHOWEN, BRENT WILLIAM & JODI
MICHELLE (ET AL)
1933 N 460 W
OREM, UT 84057

SMITH, MARC R & ANGELA
1934 N 490 W
OREM, UT 84057

PATTY, DAVID RUSSELL & KATIE
CAMPBELL (ET AL)
1935 N 800 W
OREM, UT 84057

BOHN, RANDALL S & CYNTHIA G
1938 ROBONWOOD RD
OREM, UT 84057

BOHN, RANDALL S & CYNTHIA G
--OR CURRENT RESIDENT--
1938 N 600 WEST
OREM, UT 84057

SORENSEN, DEBRA LYN
1939 RIBBONWOOD DR
OREM, UT 84057

SORENSEN, DEBRA LYN
--OR CURRENT RESIDENT--
1939 N 600 WEST
OREM, UT 84057

NIKLITSCHKEK, CHRISTINA (ET AL)
1939 N 800 W
OREM, UT 84057

ADKINS, MARK R & NINA T
1940 N 520 W
OREM, UT 84057

PURPLE ROUND BEAR LLC (ET AL)
--OR CURRENT RESIDENT--
1941 N 520 WEST
OREM, UT 84057

BARRY FAMILY ENTERPRISES LLC
1943 N STATE ST
OREM, UT 84057

BARKER, THOMAS & TRACI
1945 N 460 W
OREM, UT 84057

KLEINMAN, JULIE A
1947 N 520 W
OREM, UT 84057

OLSON, STEVEN DOUGLAS & ERIN
ELIZABETH KELLY
1948 N 520 W
OREM, UT 84057

BARNEY, DEREK WAYNE & LAUREL
K
1949 RIBBONWOOD RD
OREM, UT 84057

BARNEY, DEREK WAYNE & LAUREL
K
--OR CURRENT RESIDENT--
1949 N 600 WEST
OREM, UT 84057

GREENLAND, PHILLIP V
1950 N 600 W
OREM, UT 84057

PALMER, R BRANDON
1955 N 800 W
OREM, UT 84057

RICE, JOLYNN RENAE (ET AL)
1957 N 520 W
OREM, UT 84057

ALDER, GLEN R & LAURIE
1958 N 520 W
OREM, UT 84057

FRANDSEN, JENNY
1959 NOTH RIBBONWOOD DR
OREM, UT 84057

FRANDSEN, JENNY
--OR CURRENT RESIDENT--
1959 N 600 WEST
OREM, UT 84057

ELKINS, KEVIN R & PAMELA
1967 N 520 W
OREM, UT 84057

KRL RENTAL PROPERTIES-4
--OR CURRENT RESIDENT--
1967 N 800 WEST
OREM, UT 84057

WALKER, KEITH & CAROL J
1969 RIBBONWOOD DR
OREM, UT 84057

WALKER, KEITH & CAROL J
--OR CURRENT RESIDENT--
1969 N 600 WEST
OREM, UT 84057

SMITH, JORDAN B & RACHEL A
1970 N 320 W
OREM, UT 84057

FRIEDRICH, FRANK
1975 N 800 W
OREM, UT 84057

IHC HOSPITALS INC
--OR CURRENT RESIDENT--
1975 N STATE ST
OREM, UT 84057

NARCISO, JOSE LUIS & AURELLA
CARMONA
1979 RIBBONWOOD RD
OREM, UT 84057

NARCISO, JOSE LUIS & AURELLA
CARMONA
--OR CURRENT RESIDENT--
1979 N 600 WEST
OREM, UT 84057

LOWE, LAURENCE A
1980 RIBBONWOOD DR
OREM, UT 84057

LOWE, LAURENCE A
--OR CURRENT RESIDENT--
1980 N 600 WEST
OREM, UT 84057

MC CUNE, JASON
1981 N 600 W
OREM, UT 84057

MURRAY, NATHAN W & FAWN E
1990 RIBBONWOOD RD
OREM, UT 84057

MURRAY, NATHAN W & FAWN E
--OR CURRENT RESIDENT--
1990 N 600 WEST
OREM, UT 84057

KNEADERS AND ASSOCIATES LLC 1990 N STATE OREM, UT 84057	MURRY, MARY --OR CURRENT RESIDENT-- 1991 N 600 WEST OREM, UT 84057	MILLROCK INVESTMENT FUND 1 LLC 2100 W PLEASANT GROVE BLVD # 200 PLEASANT GROVE, UT 84062
PURPLE ROUND BEAR LLC (ET AL) 2453 W 700 S LEHI, UT 84043	THUESON, DAVID & TRACY (ET AL) 3167 N 1650 W PLEASANT GROVE, UT 84062	BOGEY PROPERTIES LLC 3254 W DESERT LILY DR LEHI, UT 84043
TAYLOR ORTHO MANAGEMENT CO LLC 3259 W SAGE GLEN CT RIVERTON, UT 84065	CHAMBERLAIN, CONNIE & MICHAEL (ET AL) 3424 W LILY GARDEN LN SOUTH JORDAN, UT 84095	AMERICAN BANK OF COMMERCE INC 3670 N UNIVERSITY AV PROVO, UT 84604
UTAH DEPARTMENT OF TRANSPORTATION 4501 S 2700 W SALT LAKE CITY, UT 84119	UTAH DEPARTMENT OF TRANSPORTATION 4501 S 2700 W WEST VALLEY CITY, UT 84119	TCRIP LLC 5406 W CHRISTIE CT HIGHLAND, UT 84003
SSJA PROPERTIES LLC %BUAS, SUE 9140 BENTHAM AVE SANDY, UT 84093	PIRIR, MIGUEL & VIRGINIA 9620 N ELK RIDGE DR EAGLE MOUNTAIN, UT 84005	DAYNES PROPERTY MANAGEMENT LLC 12974 NEW RIVER DR DRAPER, UT 84020
MEADOWBROOK RENTALS LLC %PATTERSON, ROSANNA 13615 GROVE DR ALPINE, UT 84004	OGDEN, JACKSON R (ET AL) 13923 S ARROW CREEK DR DRAPER, UT 84020	



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - REZONE – Enacting Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres)

This project is located in the Northridge neighborhood. The proposed concept includes office, retail, and restaurants.

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

UHS TIMPANOGOS INC
%DIRECTOR OF REAL ESTATE
367 S GULPH RD
KING OF PRUSSIA, PA 19406

Planning Commission
Wed, Mar 6, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - REZONE – Enacting Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres)

This project is located in the Northridge neighborhood. The proposed concept includes office, retail, and restaurants.

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

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

Planning Commission
Wed, Mar 6, 2024
4:30 pm

DRAFT - CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
February 21, 2024

The following item is discussed in these minutes:

- **PRELIMINARY PLAT** – Approving the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone. – Approved.

STUDY SESSION

Place: City Council Conference Room

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

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

Those excused: Haysam Sakar and Helena Kleinlein, Planning Commission members; Sam Kelly, City Engineer; John Dorny, Transportation Engineer;

The Commission and staff briefly reviewed the agenda and minutes from the February 7, 2024 meeting.

Matthew Taylor led a discussion regarding outdoor lighting, positive and negative impacts, and potential regulations.

Garry McGinn conducted a training for Planning Commission members.

The meeting was adjourned at 4:27 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Haysam Sakar (via Zoom), Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, and Murray Low, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners;

Those excused: Helena Kleinlein, Planning Commission members; Sam Kelly, City Engineer; John Dorny, Transportation Engineer;

Ms. Komen asked Ms. Vargas to introduce **Agenda Item 3.1:** ([click here for recording](#))

PRELIMINARY PLAT – Approving the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone.

Staff Presentation:

The applicant is proposing to plat and subdivide an existing lot located generally at 196 South 800 East from one lot into three lots. This property is currently a lot of record. There is an existing home on the property that will remain

Draft Planning Commission minutes for February 21, 2024

and that portion of the property will become Lot 2. There are also several accessory structures on the property but only the existing garage on the north side of the property will remain. The rest of the structures will be removed along with the excess concrete used for walking paths and structure bases.

There will be a total to three lots on the newly subdivided property and they all three meet the lot size requirements of the R8 zone. Lot 1 will be 10,217 square feet (minimum lot size requirement is 8,000 square feet). Lot 2 will be 15,328 square feet and Lot 3 will be 11,362 square feet. Because Lots 2 and 3 are flag lots, they are required to be a minimum of 10,000 square feet and they both meet that requirement. (17-8-1)

The project will include construction of utility connections for Lots 1 and 3 from existing utilities in 800 East. There is currently one sewer lateral and one water lateral; however, with the addition of two more lots, more laterals will need to be added.

Recommendation:

Staff recommends the Planning Commission approve the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone.

Ms. Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Ms. Komen invited the applicant to come forward. The applicant came forward and explained the project.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Low moved to approve the preliminary plat of Grapevine Court located generally at 196 South 800 East in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Haysam Sakar (via Zoom), Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, and Murray Low. Motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the February 7, 2024 meeting. Ms. Komen called for a motion to approve the minutes for the February 7, 2024 meeting. Ms. Komen moved to approve the meeting minutes for February 7, 2024. Mr. Carpenter seconded. Those voting aye: Haysam Sakar (via Zoom), Gerald Crismon, Madeline Komen, Mike Carpenter, James Hawkes, and Murray Low. Motion passed unanimously.

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

Adjourn: 4:41 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: