CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 1, 2021

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

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1 SITE PLAN – Vacating Washburn Park, Plat A Amended, Amended and approving the site plan and amended plat of Washburn Park, Plat B located at 860 West 1250 South in the HS (Highway Services) zone.

3.2 Preliminary Plat – Approving the preliminary plat of Madsen Estates, Plat A located generally at 275 West 400 South in the R8 zone.

3.3 PUBLIC HEARING – Amending Appendix A of the Orem City Code to enact Standard Land Use Code 6264 *Small Pediatric Neuro Physical Therapy* and making such use permitted in the R7.5 zone and enacting Section 22-6-9(L) *Small Pediatric Neuro Physical Therapy* to establish requirements for a small pediatric neuro physical therapy facility in the R7.5 zone.

3.4 PUBLIC HEARING – Amending portions of Section 22-11-56 *PD-43 (Auburn Meadows) 2000 South Geneva* pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B.

4. MINUTES REVIEW AND APPROVAL

4.1 Review and approve minutes from August 18, 2021
Review and approve minutes from August 18, 2021

5. ADJOURN

5.1 Next meeting scheduled for Wednesday, September 15, 2021

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions, please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

Item #: 3.1	**Planning Commission** September 1, 2021	OREM
Prepared By: Cheryl Vargas		
Applicant: Washburn Management LC	**SITE PLAN** – Vacating Washburn Park, Plat A Amended, Amended and approving the site plan and amended plat of Washburn Park, Plat B located at 860 West 1250 South in the HS (Highway Services) zone.	

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

SITE INFORMATION:
- General Plan Designation: **Regional Commercial**
- Current Zone: **HS**
- Acreage: **2.31**
- Neighborhood: **Lakeview**

ACTION:
The Planning Commission is the final approving authority regarding the site plan and plat amendment request.

REQUEST: The applicant requests the Planning Commission vacate Washburn Park, Plat A Amended, Amended and approve the site plan and amended plat of Washburn Park, Plat B located at 860 West 1250 South in the HS zone.

BACKGROUND:
The applicant is proposing to split one lot located at 860 West 1250 South into three lots. Currently, an IHOP restaurant is located on Lot 1. Lot 2 will have a proposed car wash and Lot 3 will have a drive-thru lube and oil change store.

All three lots will meet the HS zone requirements in regards to lot size which is a minimum of .5 acre. Lot 1 will be 1.16 acres, Lot 2 will be .65 acres and Lot 3 will be .5 acres. These changes will be reflected in the amended plat.

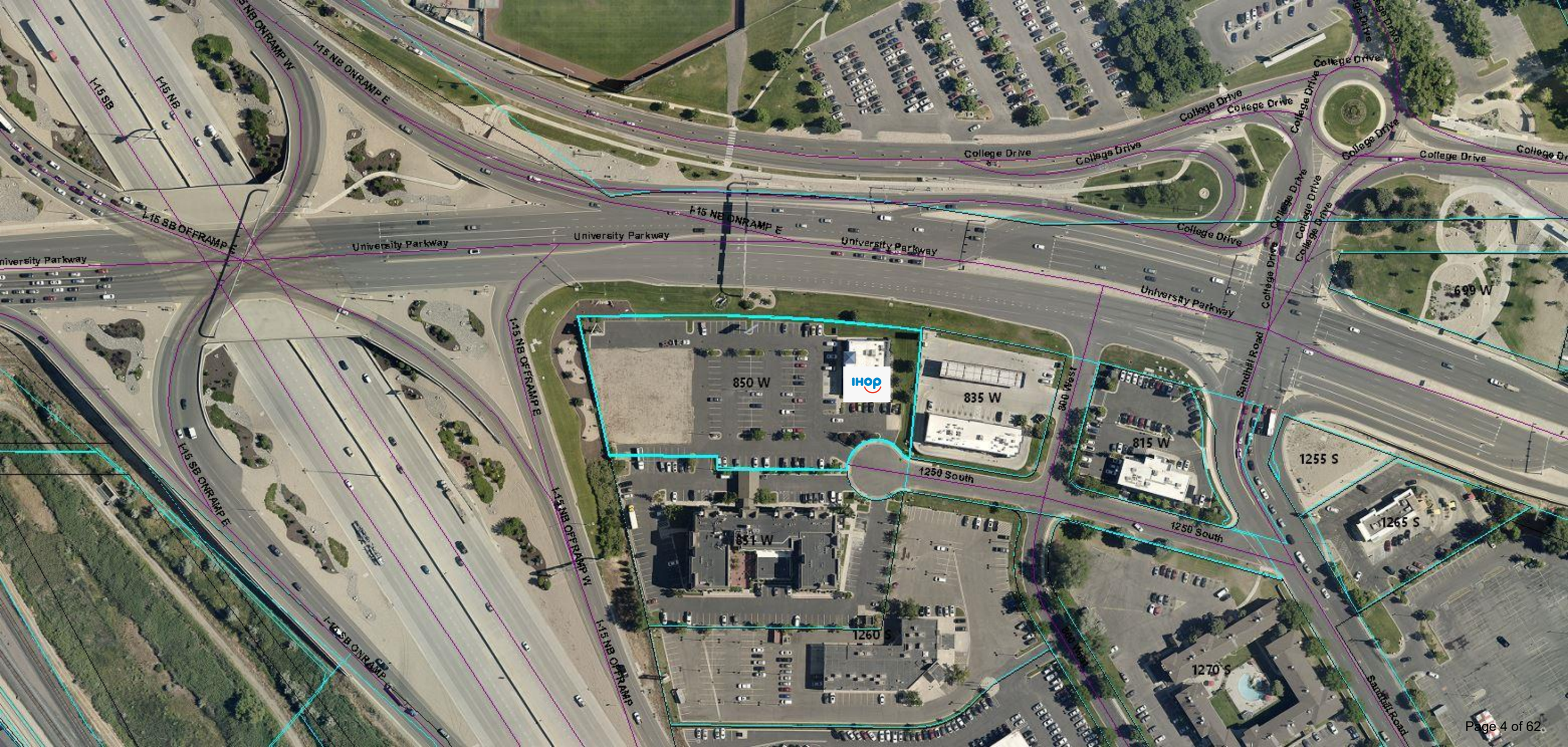
Architecture: The proposed carwash will have ceramic tile and colored split face and smooth face CMU. The lube and oil change building will be manufactured stone veneer and stucco with a standing seam metal awning. All materials are approved materials in the HS zone.

Parking: The addition of the new buildings will not impact their parking. Lot 1 is required to have 59 stalls and they are providing 84. Between Lots 2 and 3 they are required to have 20 stalls and they are providing 25. This meets the requirements of the HS zone.

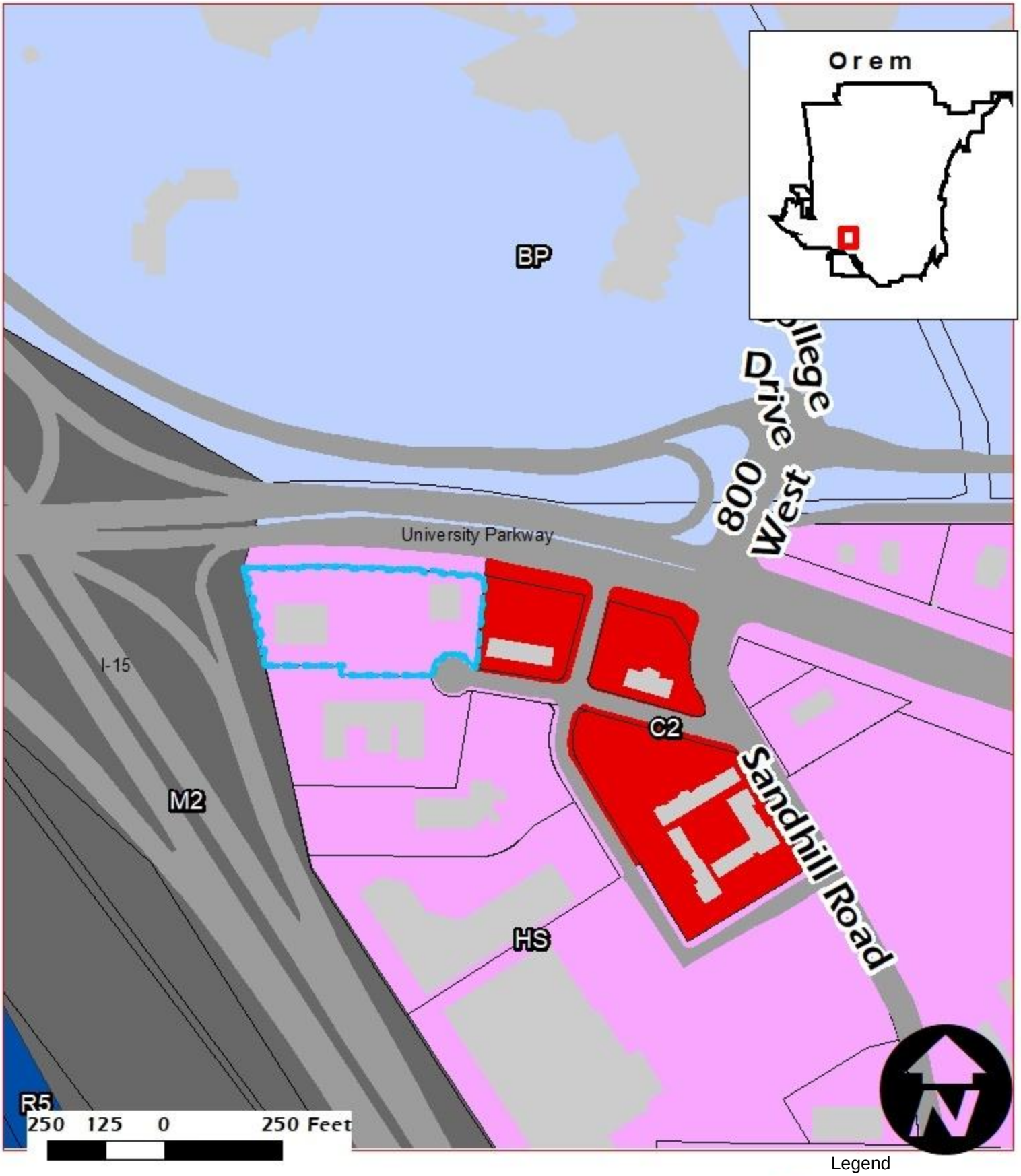
Landscaping: The overall landscape plan complies with all applicable HS zoning codes. They will be adding landscaping around the proposed buildings and between the IHOP and the car wash in addition to maintaining the existing landscaping on the site.

Transportation/Engineering: No Concerns.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Washburn Park, Plat A Amended, Amended and approve the site plan and amended plat of Washburn Park, Plat B located at 860 West 1250 South in the HS zone.


I-15 SB
I-15 NB
I-15 NB ONRAMP W
I-15 NB ONRAMP E
I-15 SB OFFRAMP E
University Parkway
I-15 NB OFFRAMP E
I-15 NB OFFRAMP W
I-15 NB OFFRAMP
I-15 SB ONRAMP E
I-15 SB ONRAMP
College Drive
Sandhill Road
850 W
835 W
815 W
800 West
1250 South
1255 S
1265 S
699 W
851 W
1260 S
1270 S

Washburn Park Plat B



Legend

860 W 1250 South

Buildings

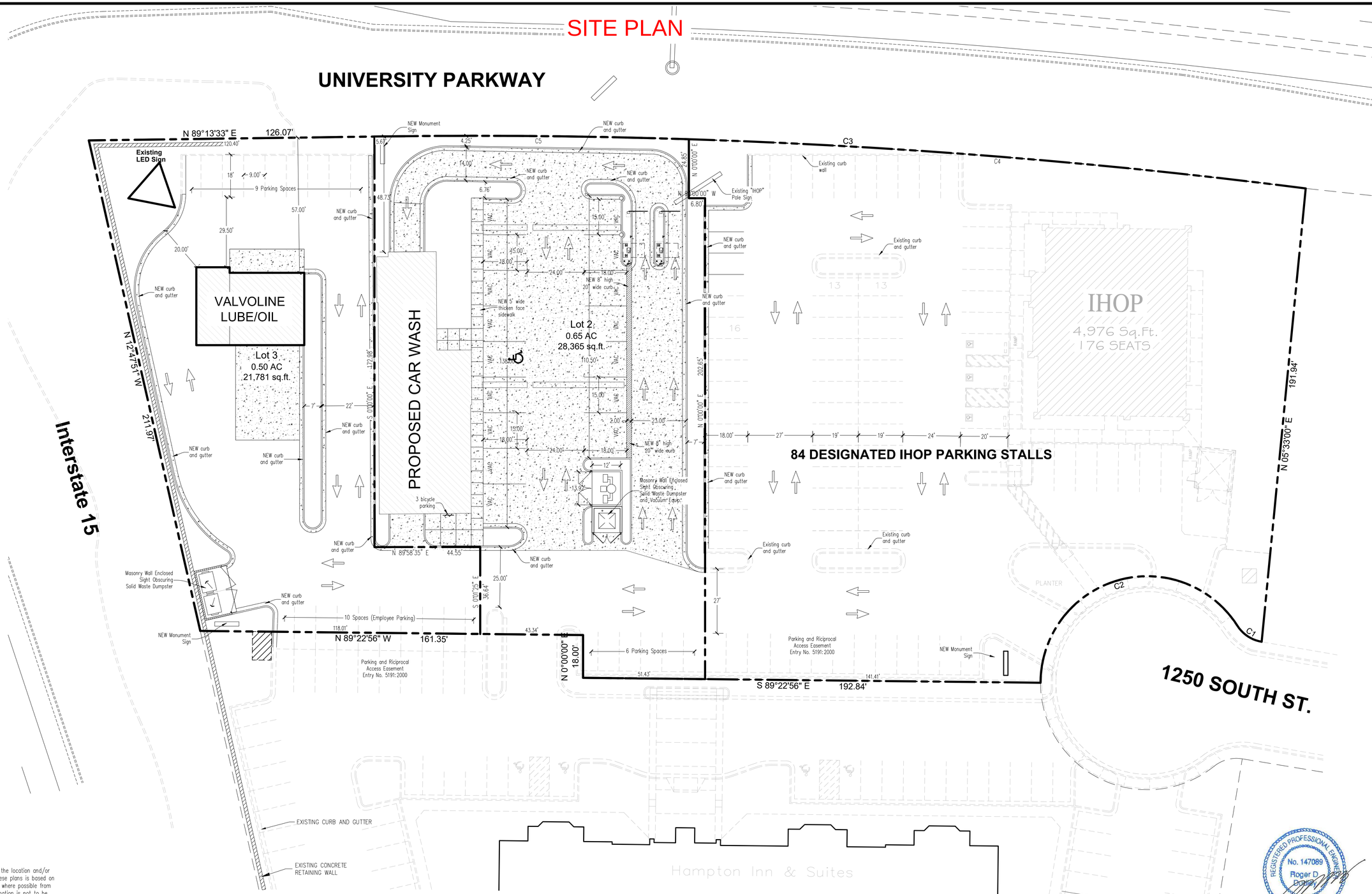
Parcels

Site Plan
HS
2.31 Acres

NEIGHBORHOOD
Lakeview

SITE PLAN

NORTH
1" = 20'



CAUTION!!! Notice to contractors

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

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REGISTERED PROFESSIONAL ENGINEER No. 147089 Roger D. Dorius STATE OF UTAH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

Washburn Park Plat "B"
Site Plan
OREM Utah

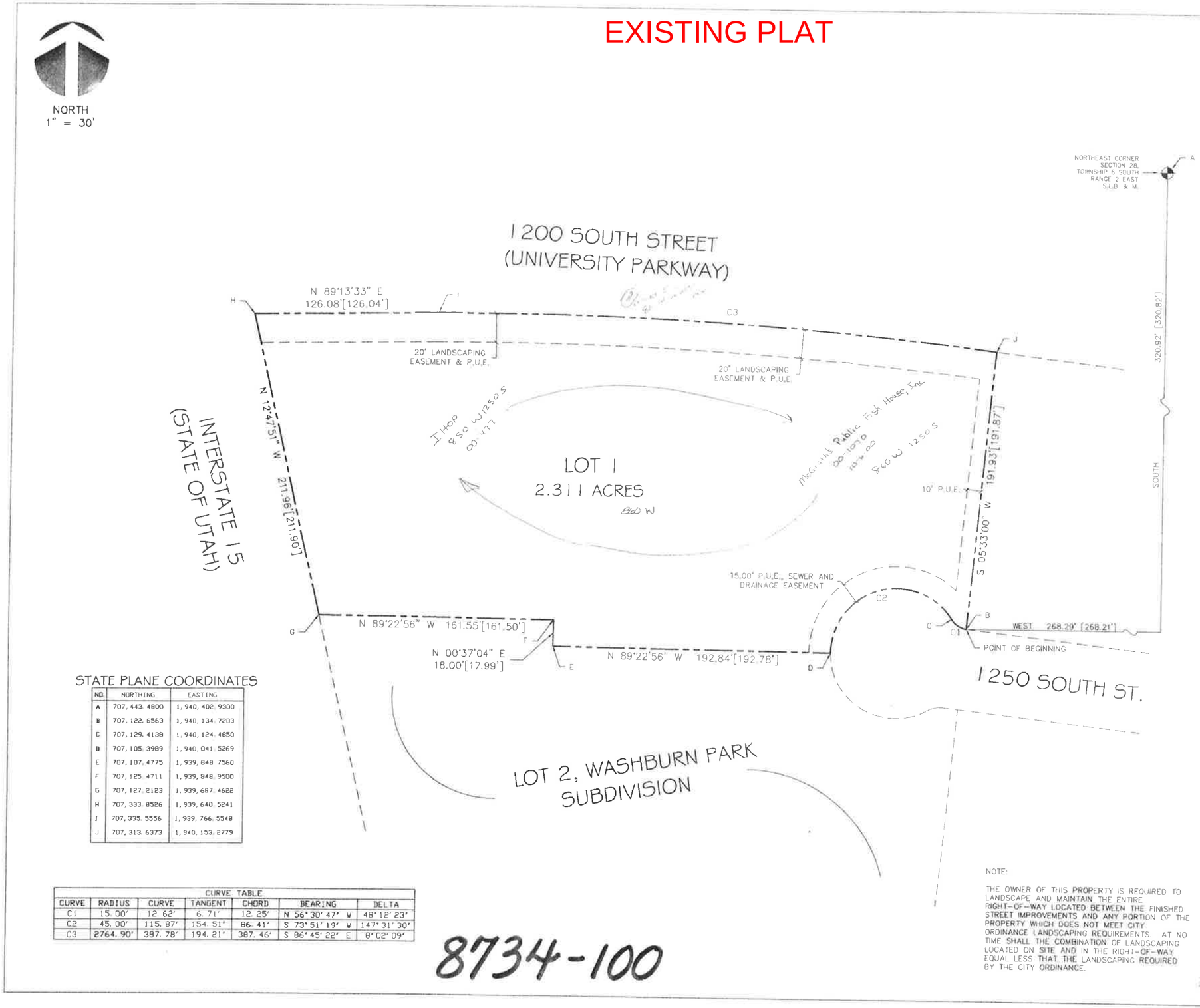
Revisions

Date	8-16-2021
Scale	1" = 20'
By	TD
Tracing No.	L -

Sheet No.
C - 100

EXISTING PLAT

NORTH
1" = 30'



STATE PLANE COORDINATES

NO.	NORTHING	EASTING
A	707, 443. 4800	1, 940, 402. 9300
B	707, 122. 6563	1, 940, 134. 7203
C	707, 129. 4138	1, 940, 124. 4850
D	707, 105. 3989	1, 940, 041. 5269
E	707, 107. 4775	1, 939, 848. 7560
F	707, 125. 4711	1, 939, 848. 9500
G	707, 127. 2123	1, 939, 687. 4622
H	707, 333. 8526	1, 939, 640. 5241
I	707, 335. 5556	1, 939, 766. 5548
J	707, 313. 6373	1, 940, 153. 2779

CURVE TABLE

CURVE	RADIUS	CURVE	TANGENT	CHORD	BEARING	DELTA
C1	15. 00'	12. 62'	6. 71'	12. 25'	N 56° 30' 47" W	48° 12' 23"
C2	45. 00'	115. 87'	154. 51'	86. 41'	S 73° 51' 19" W	147° 31' 30"
C3	2764. 90'	387. 78'	194. 21'	387. 46'	S 86° 45' 22" E	8° 02' 09"

8734-100

NOTE:

THE OWNER OF THIS PROPERTY IS REQUIRED TO LANDSCAPE AND MAINTAIN THE ENTIRE RIGHT-OF-WAY LOCATED BETWEEN THE FINISHED STREET IMPROVEMENTS AND ANY PORTION OF THE PROPERTY WHICH DOES NOT MEET CITY ORDINANCE LANDSCAPING REQUIREMENTS. AT NO TIME SHALL THE COMBINATION OF LANDSCAPING LOCATED ON SITE AND IN THE RIGHT-OF-WAY EQUAL LESS THAT THE LANDSCAPING REQUIRED BY THE CITY ORDINANCE.

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 PLAT 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 PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING SOUTH 320.92 FEET AND WEST 268.29 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, THENCE AS FOLLOWS

BEARING	DISTANCE	REMARKS
ARC LENTH	12.62'	CHD BEARS N 56°30'47" W 12.25' R=15.00'
ARC LENGTH	115.87'	CHD BEARS S 73°51'19" W 86.41' R=45.00'
N 00°22'56" W	132.64'	ALONG LOT 2 WASHBURN PARK PLAT "A"
N 00°37'04" E	18.00'	ALONG LOT 2 WASHBURN PARK PLAT "A"
N 89°22'56" W	161.55'	ALONG LOT 2 WASHBURN PARK PLAT "A"
N 12°47'51" W	211.96'	ALONG THE EASTERLY BOUNDARY OF INTERSTATE 15
N 89°13'33" E	126.08'	ALONG THE SOUTHERLY BOUNDARY OF 1200 SOUTH ST.
ARC LENGTH	387.78'	CHD BEARS S 86°45'22" E 387.46' R=2764.90'
S 05°33'00" W	191.98'	ALONG THE SOUTHERLY BOUNDARY OF 1200 SOUTH ST. TO THE POINT OF BEGINNING
		AREA =2.311 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM

7-12-2000
DATE

SURVEYOR
(See Seal Below)

OWNER'S 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 HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12 DAY OF JULY A.D. 2000

DAVID J WASHBURN FOR
WASHBURN MANAGEMENT LLC

ACKNOWLEDGEMENT

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

ON THE 12 DAY OF JULY A.D. 2000 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME

MY COMMISSION EXPIRES 3-13-2002 Roberta W. Ashton
NOTARY PUBLIC
(See Seal Below)

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 THIS 12 DAY OF SEPT. A.D. 2000 BY THE CITY OF OREM PUBLIC WORKS DIRECTOR.

APPROVED CITY ENGINEER (See Seal Below) APPROVED PUBLIC WORKS DIRECTOR for KBM

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 1, PLAT "A", WASHBURN PARK SUBDIVISION. LOT 1, PLAT "A", WASHBURN PARK SUBDIVISION IS HEREBY VACATED.

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

N/A
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION RESOLUTION NO

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 OCCUPANCE ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

PLAT "A"
AMENDED
AMENDED

ENTRY NO. 74933:2000 BK 4 PG
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Sep 11 1:15 pm FEE 16.00 BY BW
RECORDED FOR OREM CITY

WASHBURN PARK

INCLUDING A VACATION OF LOT 1, PLAT "A"
WASHBURN PARK SUBDIVISION

SUBDIVISION

OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = FEET

REGISTERED LAND SURVEYOR No. 147089 Roger D. Dudley STATE OF UTAH | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | UTAH COUNTY RECORDER SEAL

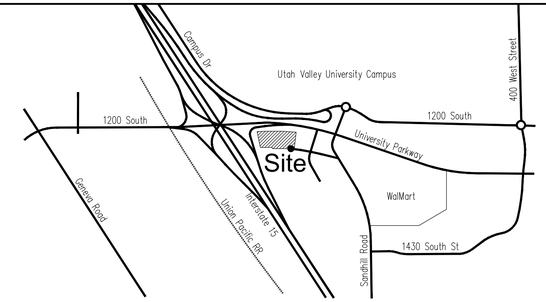
SEC. 28 T6S-R2E TM, SLB

Washburn Park, Plat "B"

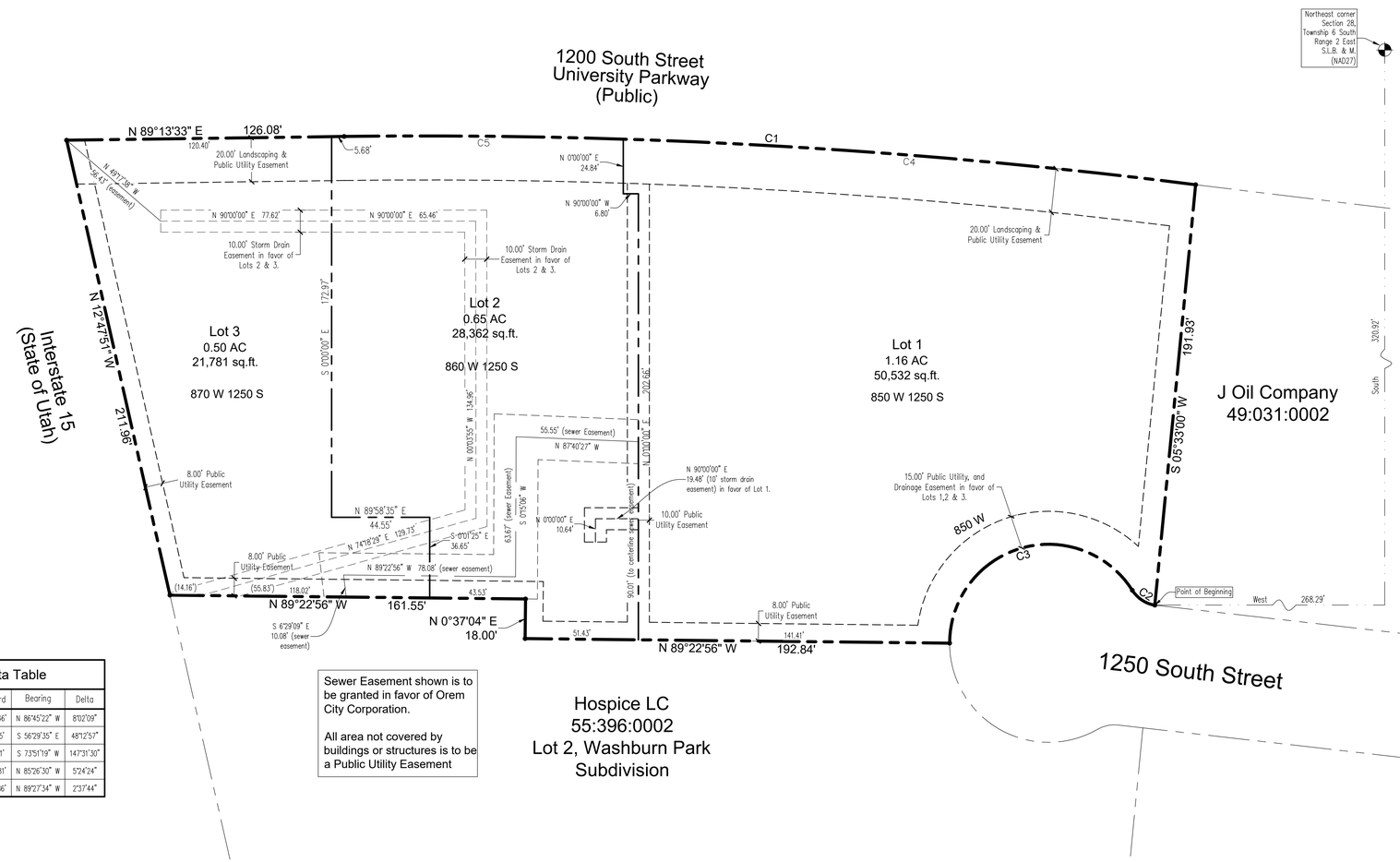
Including a Vacation of Lot 1, Plat "A", Amended, Amended
Located in the Northeast quarter of Section 28,
Township 6 South, Range 2 East, S.L.B. & M.

PROPOSED PLAT

NORTH
1" = 30'



Vicinity Map



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	2764.90'	387.78'	387.46'	N 86°45'22" W	8°02'09"
C2	15.00'	12.62'	12.25'	S 56°29'35" E	48°12'57"
C3	45.00'	115.87'	86.41'	S 73°51'19" W	147°31'30"
C4	2764.90'	260.91'	260.81'	N 85°26'30" W	5°24'24"
C5	2764.90'	126.87'	126.86'	N 89°27'34" W	2°37'44"

Sewer Easement shown is to be granted in favor of Orem City Corporation.

All area not covered by buildings or structures is to be a Public Utility Easement

SHEET 1 OF 2

NOTE:

THE OWNER OF THIS PROPERTY IS REQUIRED TO LANDSCAPE AND MAINTAIN THE AREA BETWEEN LOT 1 AND UNIVERSITY PARKWAY. THE LANDSCAPE AREAS BETWEEN LOTS 2 AND 3 AND UNIVERSITY PARKWAY ARE MAINTAINED BY OREM CITY UNDER A SEPARATE AGREEMENT WITH UDOT.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1, Plat "A", Amended, Amended. Lot 1, Plat "A", Amended, Amended is hereby vacated.

Surveyor's Certificate

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

Boundary Description

Commencing at a point located South 320.92 feet and West 268.29 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 12.62 feet (chord bears North 56°29'35" West 12.25 feet); thence along the arc of a 45.00 foot radius curve to the left 115.87 feet (chord bears South 73°51'19" West 86.41 feet); thence North 89°22'56" West 192.84 feet; thence North 00°37'04" East 18.00 feet; thence North 89°22'56" West 161.55 feet; thence North 12°47'51" West 211.96 feet; thence North 89°13'33" East 126.08 feet; thence along the arc of a 2764.50 foot radius curve to the right 387.78 feet (chord bears South 86°45'22" East 387.46 feet); thence South 05°33'00" West 191.93 feet to the point of beginning.

Area = 100,667 sq.ft. or 2.31 Acres

Basis of Bearing is the Utah State Plane Coordinate System.

Date

Professional Land Surveyor
(see seal below)

Owner's Dedication

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

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

Washburn Management LLC

By: David J. Washburn – Managing Member of Washburn Management LLC.

Owner's Acknowledgement (LLC)

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

The foregoing instrument was acknowledged before me this_____day of_____, 20___, by David J. Washburn, who personally appeared before me, who being duly sworn or affirmed, did say that he is a Managing Member of Washburn Management LLC a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his capacity as Managing Member of Washburn Management Limited Liability Company.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20___.

Approved: _____ City Engineer

Approved: _____ City Recorder

Occupancy Restriction Notice

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

Planning Commission Approval

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

Director-Secretary | Chairman, Planning Commission | Resolution No.

County Recorder

Plat " B "

Washburn Park

Including a Vacation of Lot 1, Plat "A", Amended, Amended

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

Prepared by:

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

GRAPHIC SCALE

30 0 15 30 60 120

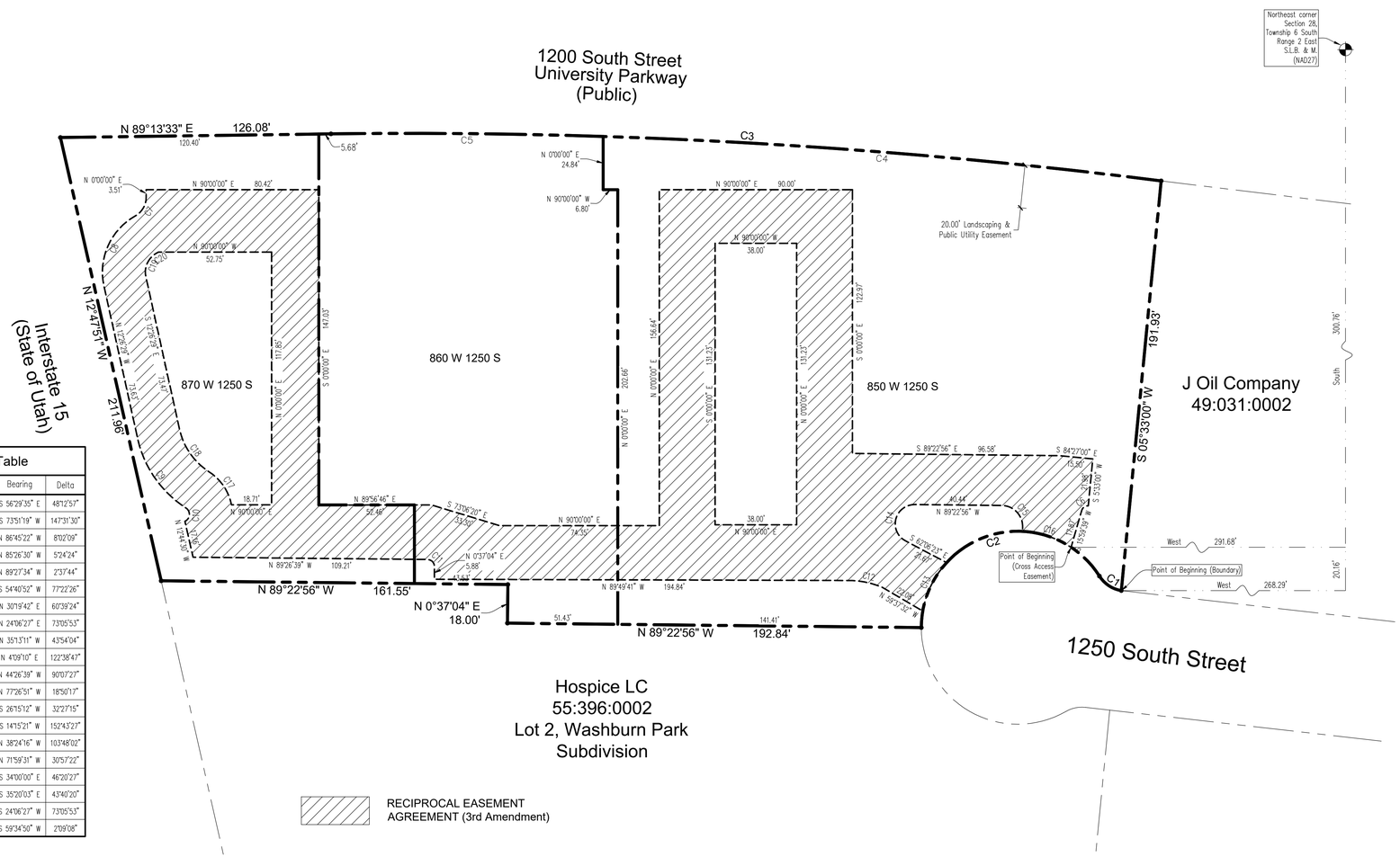
(IN FEET)
1 inch = 30 ft.

Approved as to Form

City Attorney Date

SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL

NORTH
1" = 30'



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C3	2764.90'	387.78'	387.46'	N 86°45'22" W	8°02'09"
C4	2764.90'	260.91'	260.81'	N 85°26'30" W	5°24'24"
C5	2764.90'	126.87'	126.86'	N 89°27'34" W	2°37'44"
C6	3.00'	4.05'	3.75'	S 54°40'52" W	77°22'26"
C7	10.00'	10.59'	10.10'	N 30°19'42" E	60°39'24"
C8	30.00'	38.27'	35.73'	N 24°06'27" E	73°05'53"
C9	51.79'	39.68'	38.72'	N 35°13'11" W	43°54'04"
C10	3.57'	7.63'	6.26'	N 4°09'10" E	122°38'47"
C11	3.32'	5.21'	4.69'	N 44°26'39" W	90°07'27"
C12	42.87'	14.10'	14.03'	N 77°26'51" W	18°50'17"
C13	45.00'	25.49'	25.15'	S 26°15'12" W	32°27'15"
C14	9.00'	23.99'	17.49'	S 14°15'21" W	152°43'27"
C15	9.80'	17.76'	15.43'	N 38°24'16" W	103°48'02"
C16	45.00'	24.31'	24.02'	N 71°59'31" W	30°57'22"
C17	23.57'	19.06'	18.54'	S 34°00'00" E	46°20'27"
C18	31.79'	24.23'	23.65'	S 35°20'03" E	43°40'20"
C19	10.00'	12.76'	11.91'	S 24°06'27" W	73°05'53"
C20	30.00'	1.13'	1.13'	S 59°34'50" W	2°09'08"

ACCESS EASEMENT DESCRIPTION

Commencing at a point located South 300.76 feet and West 291.68 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 45.00 foot radius curve to the left 24.31 feet along 1250 South Street (chord bears North 71°59'31" West 24.02 feet); thence along the arc of a 9.80 foot radius curve to the left 17.76 feet (chord bears North 38°24'16" West 15.43 feet); thence North 89°22'56" West 40.44 feet; thence along the arc of a 9.00 foot radius curve to the left 23.99 feet (chord bears South 14°15'21" West 17.49 feet); thence South 62°06'23" East 21.67 feet to 1250 South Street; thence along the arc of a 45.00 foot radius curve to the left 25.49 feet along 1250 South Street (chord bears South 26°15'12" West 25.15 feet); thence North 59°37'32" West 22.08 feet; thence along the arc of a 42.87 foot radius curve to the left 14.10 feet (chord bears North 77°26'51" West 14.03 feet); thence North 89°49'41" West 194.84 feet; thence North 00°37'04" East 5.88 feet; thence along the arc of a 3.32 foot radius curve to the left 5.21 feet (chord bears North 44°26'39" West 4.69 feet); thence North 89°26'39" West 109.21 feet; thence North 12°44'30" West 17.16 feet; thence along the arc of a 3.57 foot radius curve to the left 7.63 feet (chord bears North 04°09'10" East 6.26 feet); thence along the arc of a 51.79 foot radius curve to the right 39.68 feet (chord bears North 35°13'11" West 38.72 feet; thence North 12°26'29" West 73.63 feet; thence along the arc of a 30.00 foot radius curve to the right 38.27 feet (chord bears North 24°06'27" East 35.73 feet); thence along the arc of a 10.00 foot radius curve to the left 10.59 feet (chord bears North 30°19'42" East 10.10 feet); thence North 3.51 feet; thence East 80.42 feet; thence South 147.03 feet; thence North 89°58'35"East 52.46 feet; thence South 73°06'20" East 33.30 feet; thence East 74.35 feet; thence North 156.64 feet; thence East 90.00 feet; thence South 122.97 feet; thence South 89°22'56" East 96.58 feet; thence South 84°27'00" East 15.50 feet; thence South 05°33'00" West 21.98 feet; thence along the arc of a 3.00 foot radius curve to the left 4.05 feet (chord bears South 54°40'52" West 3.75 feet); thence South 15°59'39" West 17.87 feet to the point of beginning.

Area = 17,607 sq.ft.

LESS AND EXCEPTING THE FOLLOWING:

Commencing at a point located South 290.24 feet and West 419.57 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 38.00 feet; thence North 131.23 feet; thence East 38.00 feet; thence South 131.23 feet to the point of beginning.

Area = 4,987 sq.ft.

ALSO LESS AND EXCEPTING THE FOLLOWING:

Commencing at a point located South 280.95 feet and West 664.24 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 18.71 feet; thence along the arc of a 23.57 foot radius curve to the left 19.06 feet (chord bears North 34°00'00" West 18.54 feet); thence along the arc of a 31.79 foot radius curve to the right 24.23 feet (chord bears North 35°20'03" West 23.65 feet); thence North 12°26'29" West 72.74 feet; thence along the arc of a 10.00 foot radius curve to the right 17.88 feet (chord bears North 38°46'45" East 15.59 feet); thence East 52.59 feet; thence South 117.85 feet to the point of beginning.

Area = 5,364 sq.ft.

SHEET 2 OF 2

County Recorder

Plat " B "

Washburn Park

Including a Vacation of Lot 1, Plat "A", Amended, Amended

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

Prepared by:

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

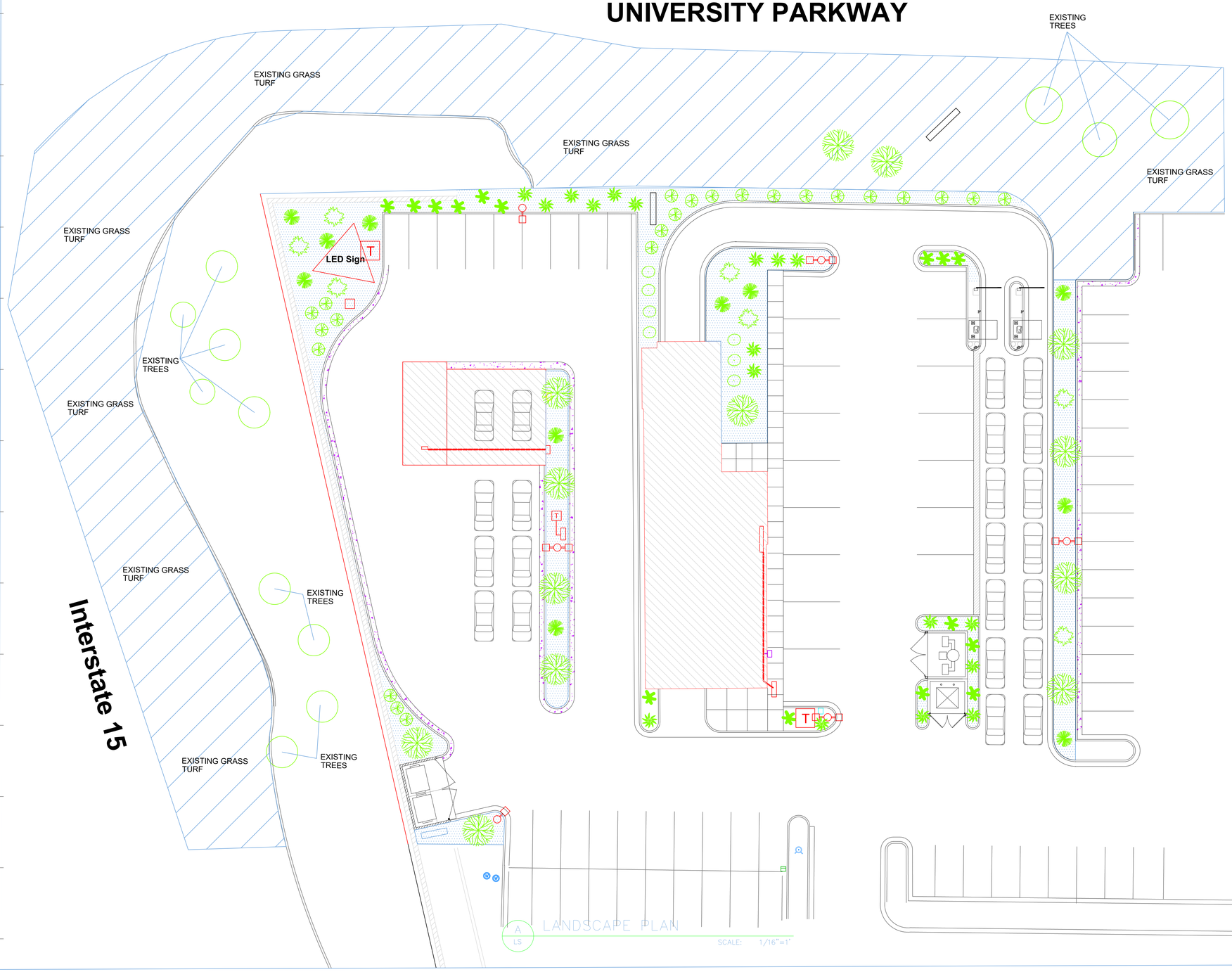
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LANDSCAPE PLAN

UNIVERSITY PARKWAY



KEY

Landscape Plant Schedule & Legend

BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES			
Acer grandidentatum;('JFS-NuMex 3')	Mesa Glow Maple	2.0" caliper	13
Alternative Species: Acer grandidentatum; ('Schmidt')	Rocky Mtn. Glow Maple	2.0" caliper	
SHRUBS			
Cornus sericea; Baileyi	Bailey Dogwood	#5 container	7
Sphaeralcea japonica Anthony Waterer	Anthony Waterer Spirea	#5 container	11
PERENNIALS			
Veronica longifolia Allove	First Love Speedwell	#1 container	15
Hermocallis Stella De Oro	Stella De Oro Daylily	#1 container	18
Hermocallis Pardon Me	Pardon Me Daylily	#1 container	7
Penstemon eatonii	Firecracker Penstemon	#1 container	23
MULCH			
Cobble Rock	Coordinate with Owner	2" diameter	4" deep

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
2. ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE.
3. PLANTING HOLES TO BE 2x DIA. OF CONTAINER.
4. SUBSTITUTIONS (PLANT) BY APPROVAL OF OWNER ONLY.
5. BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
6. FIELD VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES PRIOR TO COMMENCING LANDSCAPE WORK.
7. MONITOR EROSION CONTROL PRACTICES TO PREVENT WEED INVASION IN DISTURBED AREAS. IF USING CHEMICAL WEED CONTROL, IT MUST BE APPLIED BY A LICENSED APPLICATOR AND THE CONTRACTOR MUST CERTIFY THAT THE PRODUCT WILL NOT DAMAGE OR KILL THE SURROUNDING DESIRABLE PLANT MATERIAL. IF NECESSARY, HAND PULL WEEDS TO ELIMINATE THEM IN THESE SURROUNDING AREAS.
8. COBBLE ROCK – 4" DEPTH (WEED BARRIER REQUIRED UNDER ROCK), COLOR TO COORDINATE WITH EXTERIOR OF BUILDINGS.
9. PLANT SELECTIONS WERE MADE FROM OREM CITY CODE, APPENDICES VV & U, ALL EXCELLENT DROUGHT TOLERANT SELECTIONS.
10. TREE LOCATIONS AND SHRUB HEIGHTS WERE SELECTED TO MAINTAIN DRIVERS VIEWS FOR SAFETY.

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

WASHBURN MANAGEMENT LOT 2 & 3
OREM UTAH
LANDSCAPE PLAN

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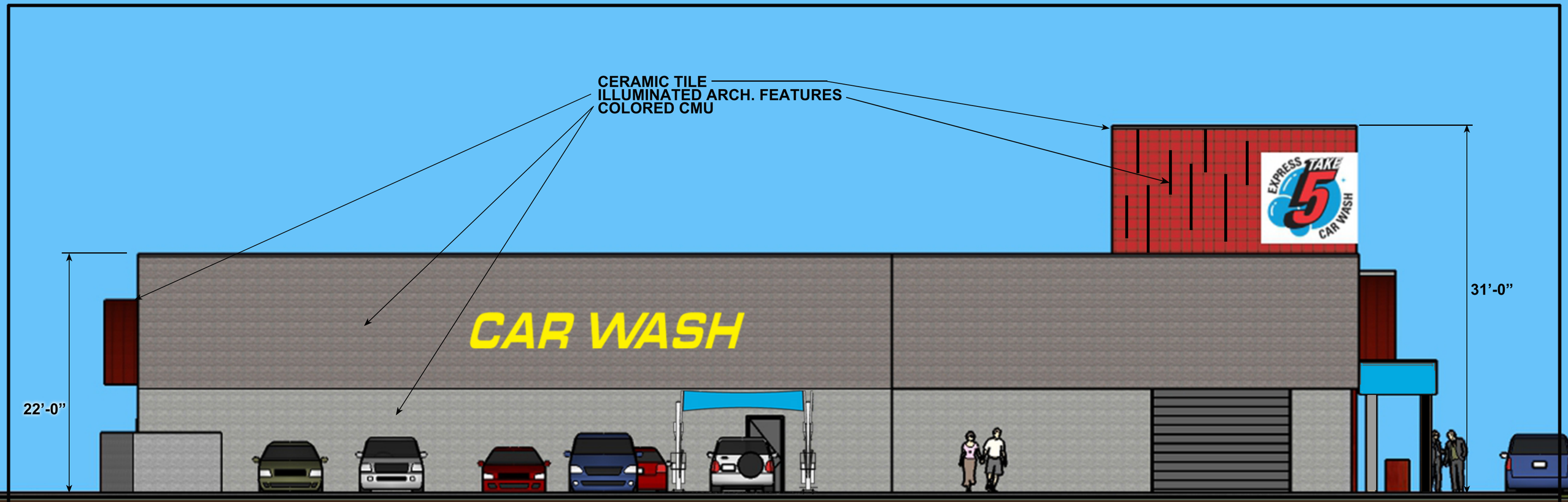
SCALE: 1/16"=1'
DATE: 7/28/21
JOB: L201 DJW

ISSUES/REV:	DATE:

L201

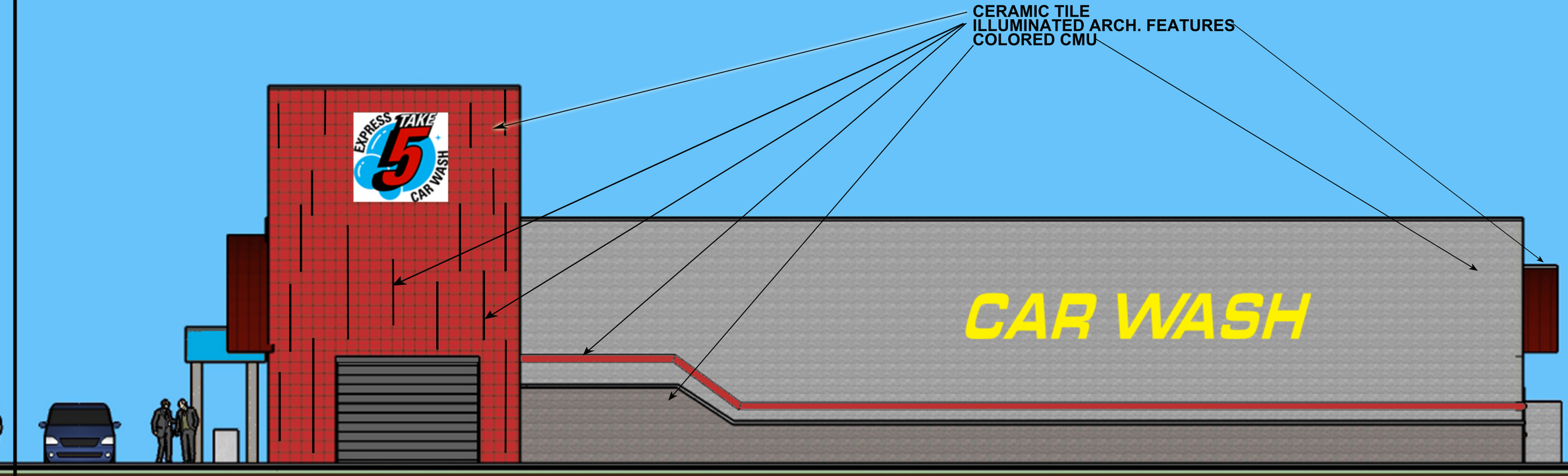


TYPICAL VACUUM CANOPY

NOTE: ALL SIGNAGE SHOWN ON THIS ELEVATION IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR AND PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.

EXPRESS TAKE 5 CAR WASH - EAST ELEVATION

scholz ARCHITECTS

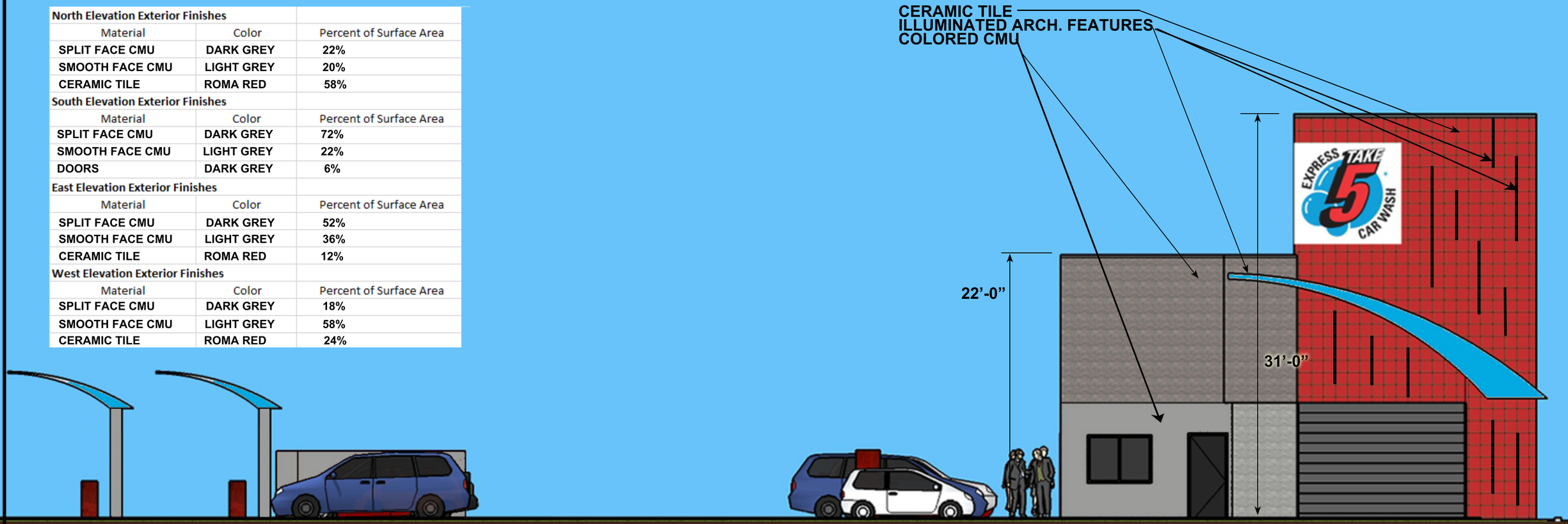


NOTE: ALL SIGNAGE SHOWN ON THIS ELEVATION IS FOR GENERAL REFERENCE PURPOSES ONLY.
ALL SIGNAGE SHALL BE APPLIED FOR AND PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.

EXPRESS TAKE 5 CAR WASH - WEST ELEVATION

scholz ARCHITECTS

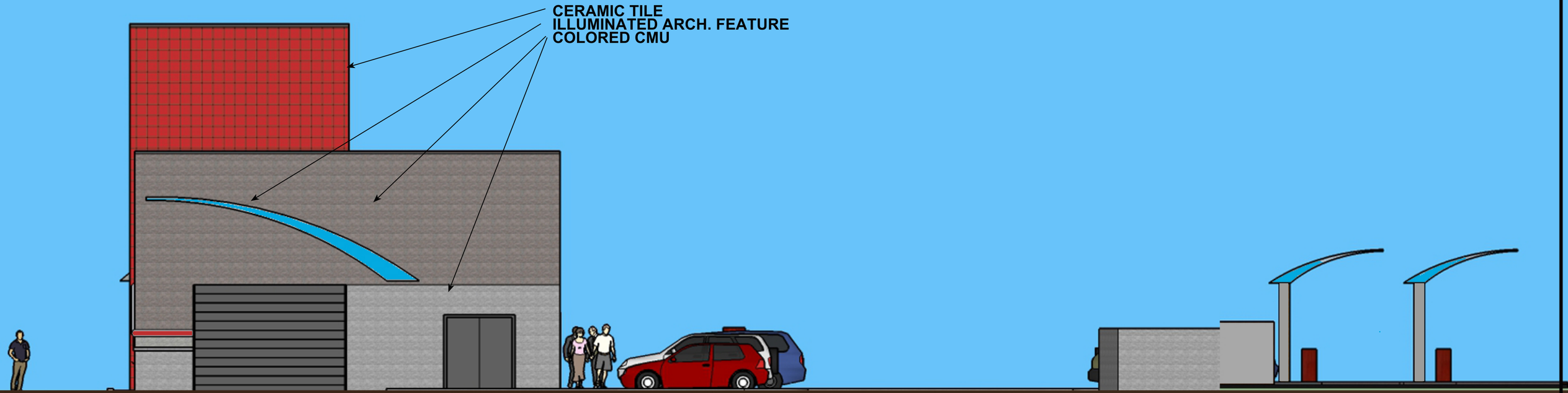
North Elevation Exterior Finishes		
Material	Color	Percent of Surface Area
SPLIT FACE CMU	DARK GREY	22%
SMOOTH FACE CMU	LIGHT GREY	20%
CERAMIC TILE	ROMA RED	58%
South Elevation Exterior Finishes		
Material	Color	Percent of Surface Area
SPLIT FACE CMU	DARK GREY	72%
SMOOTH FACE CMU	LIGHT GREY	22%
DOORS	DARK GREY	6%
East Elevation Exterior Finishes		
Material	Color	Percent of Surface Area
SPLIT FACE CMU	DARK GREY	52%
SMOOTH FACE CMU	LIGHT GREY	36%
CERAMIC TILE	ROMA RED	12%
West Elevation Exterior Finishes		
Material	Color	Percent of Surface Area
SPLIT FACE CMU	DARK GREY	18%
SMOOTH FACE CMU	LIGHT GREY	58%
CERAMIC TILE	ROMA RED	24%



NOTE: SIGNAGE SHOWN ON THIS ELEVATION IS FOR GENERAL REFERENCE PURPOSES ONLY.
ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.

EXPRESS TAKE 5 CAR WASH - NORTH ELEVATION

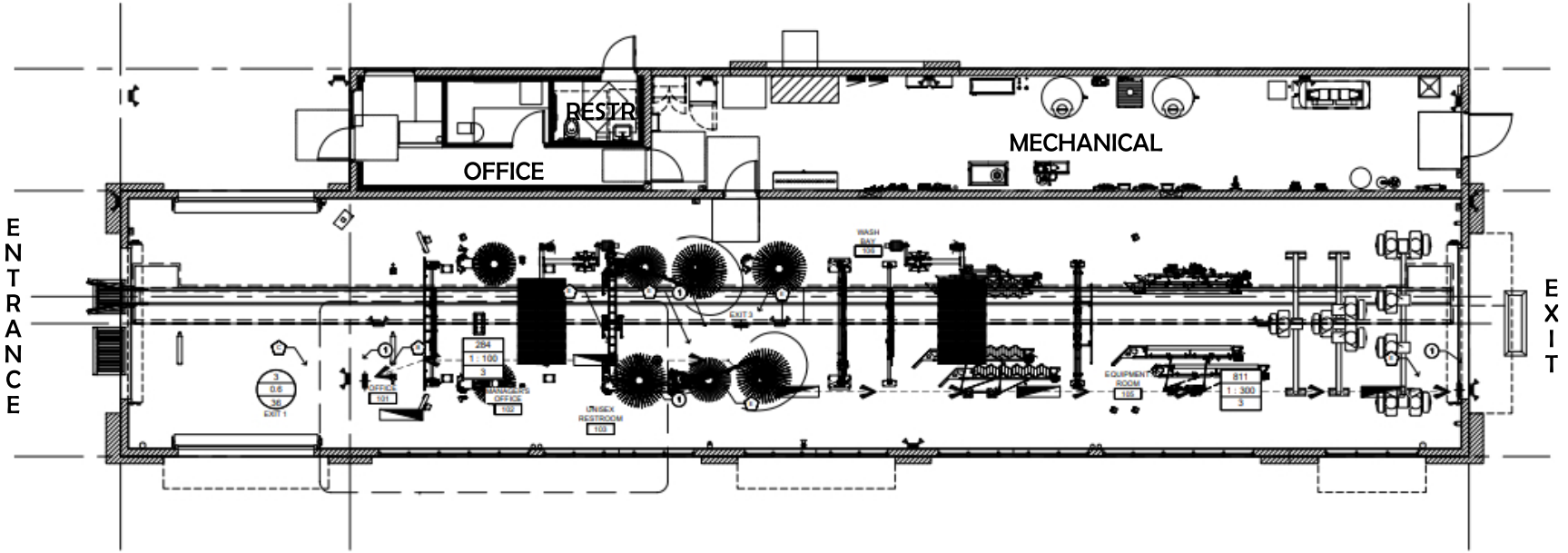
scholz ARCHITECTS



EXPRESS TAKE 5 CAR WASH - SOUTH ELEVATION

scholz ARCHITECTS

FLOOR PLAN - CAR WASH

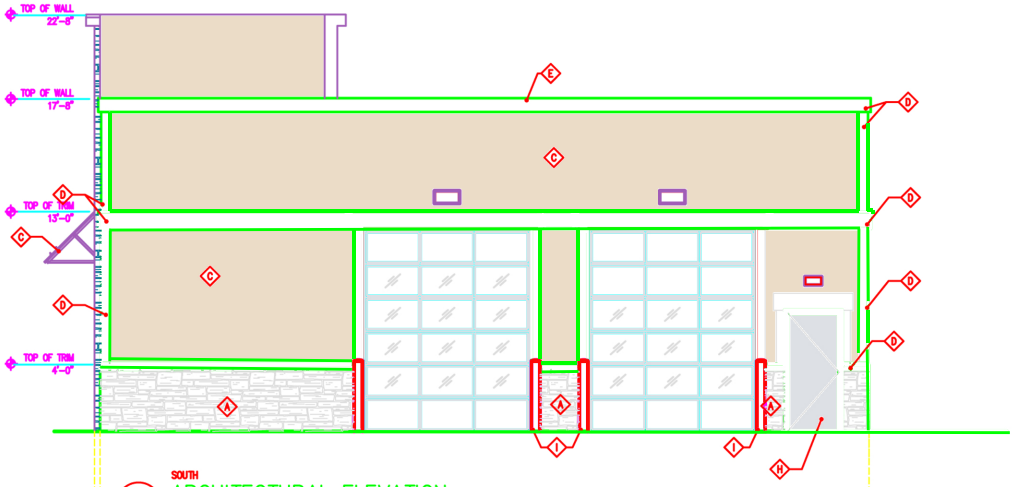


TAKE 5 FLOOR PLAN

Valvoline
Instant Oil Change

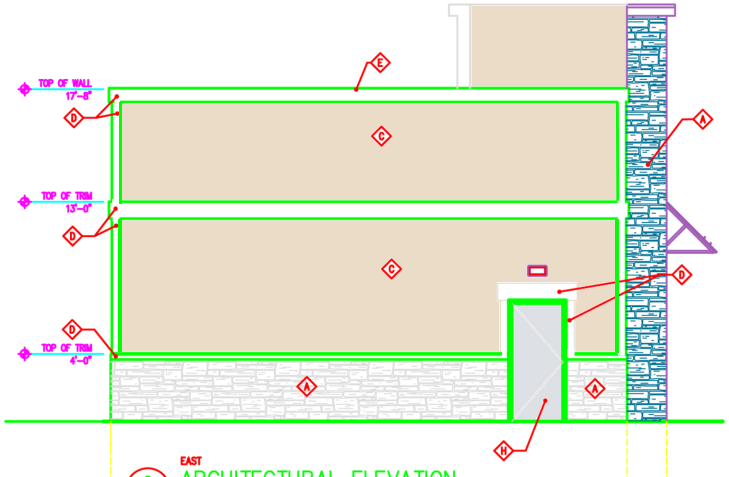
NOTE: SIGNAGE SHOWN ON THESE ELEVATIONS IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.

G.C. SHALL PROVIDE BLOCKING IN STUD WALL BEHIND EACH SIGN AS REQUIRED BY SIGN VENDER – FIELD VERIFY REQUIREMENTS W/ VENDOR & OWNER'S REPRESENTATIVE.



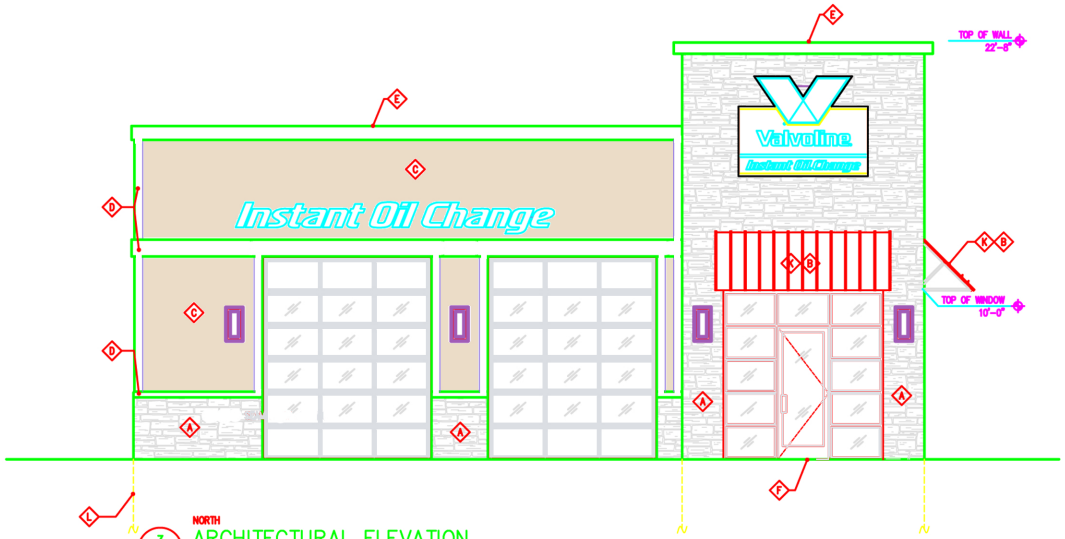
1 A3.0 SOUTH ARCHITECTURAL ELEVATION

SCALE: 1/4" = 1'-0" (0 1 2 3 4 8 FEET)



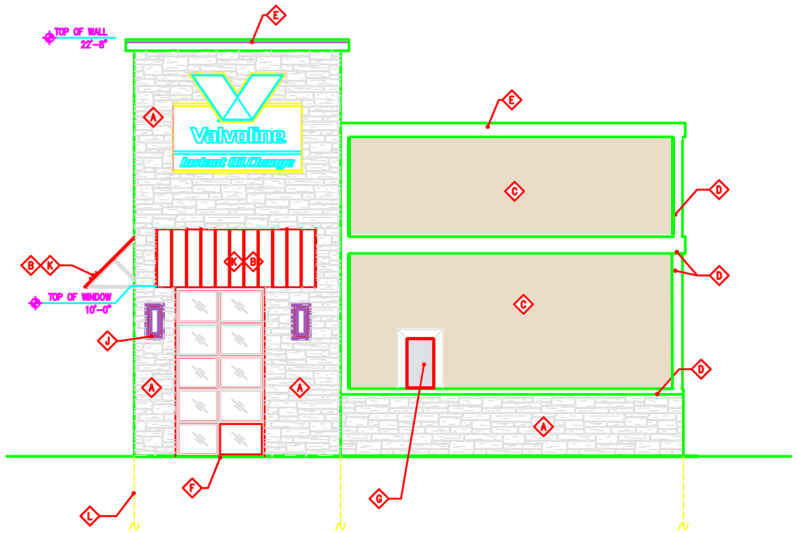
2 A3.0 EAST ARCHITECTURAL ELEVATION

SCALE: 1/4" = 1'-0" (0 1 2 3 4 8 FEET)



3 A3.0 NORTH ARCHITECTURAL ELEVATION

SCALE: 1/4" = 1'-0" (0 1 2 3 4 8 FEET)

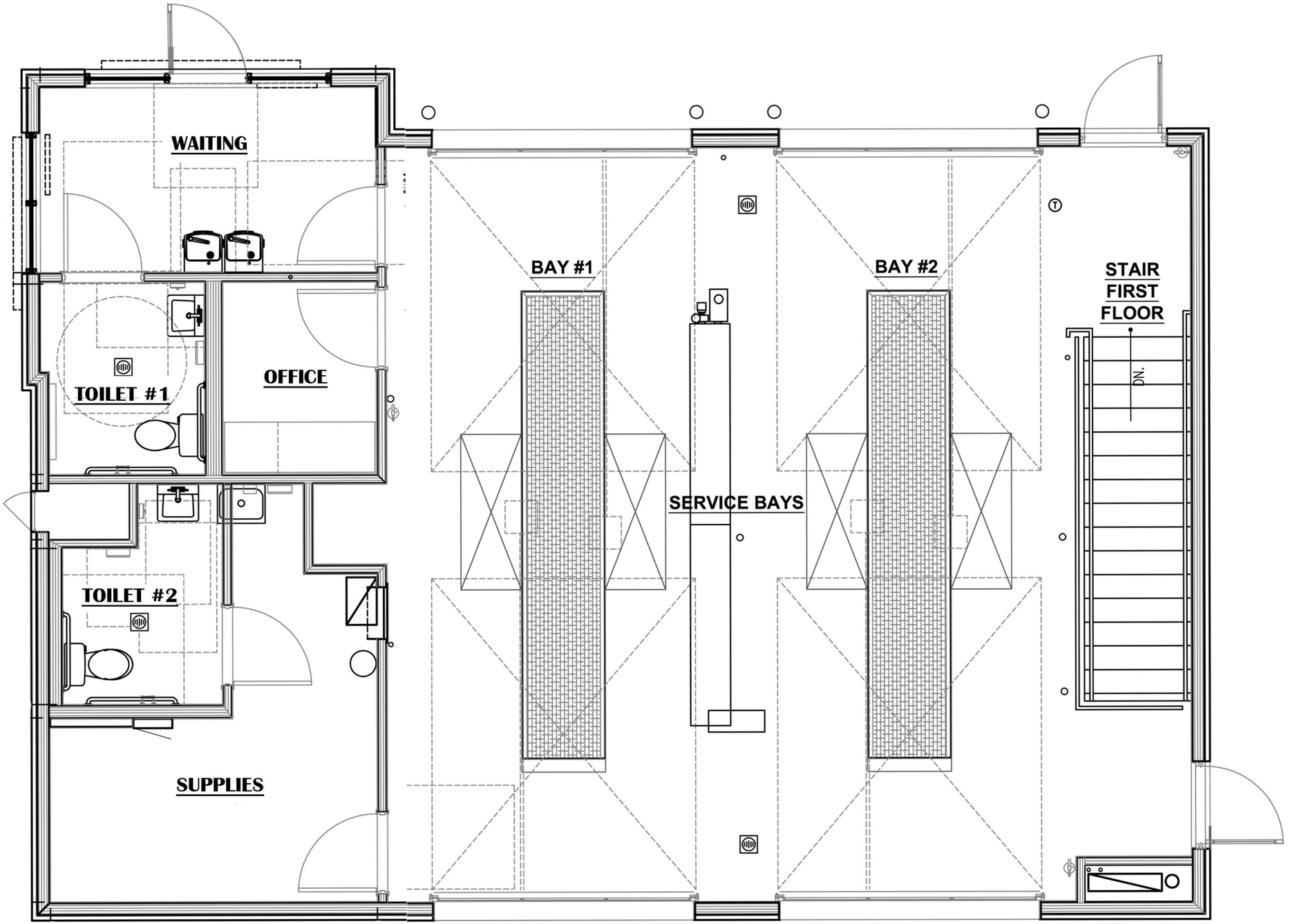


4 A3.0 WEST ARCHITECTURAL ELEVATION

SCALE: 1/4" = 1'-0" (0 1 2 3 4 8 FEET)

A MANUFACTURED STONE VENEER	CULTURED STONE COUNTRY LIMESTONE "SEVILLA"	F STOREFRONT SYSTEM	2x4.5" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.	I BOLLARDS/GUARD POSTS/ DUMPSTER ENCLOSURE GATES	FIELD PAINT w/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE "VALVOLINE RED".
B STANDING SEAM METAL AWNING	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR 5000 FLUOROCARBON STEEL "VALVOLINE RED"	DUMPSTER WALLS	SMOOTH MASONRY BLOCK W/ PRECAST CONCRETE WALL CAP.	J LIGHT FIXTURE	DECORATIVE WALL SCONCE/ WALL PACK – SEE ELECTRICAL DRAWINGS
C EIFS STUCCO	DRYVIT	G OIL DELIVERY DOOR	ACCESS PANEL, CONT. SEALANT AROUND ENTIRE FRAME WHERE FLANGE MEETS EIFS STUCCO.	K SNOW GUARDS	PROVIDE SNOW GUARDS ON METAL AWNINGS LOCATED ABOVE WALKING SURFACES
D EIFS STUCCO	DRYVIT	H INSULATED METAL DOORS & FRAMES	FIELD PAINT w/SHERWIN-WILLIAMS 66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE "6108 LATTE". PROVIDE MOCK-UP AND VERIFY COLOR w/ OWNER.	L FOOTING AND FOUNDATION	CONCRETE FOOTING AND FOUNDATION – SEE STRUCTURAL DRAWINGS FOR DETAILS
E FASCIA & EXPOSED TRIM	"ARCTIC WHITE"				

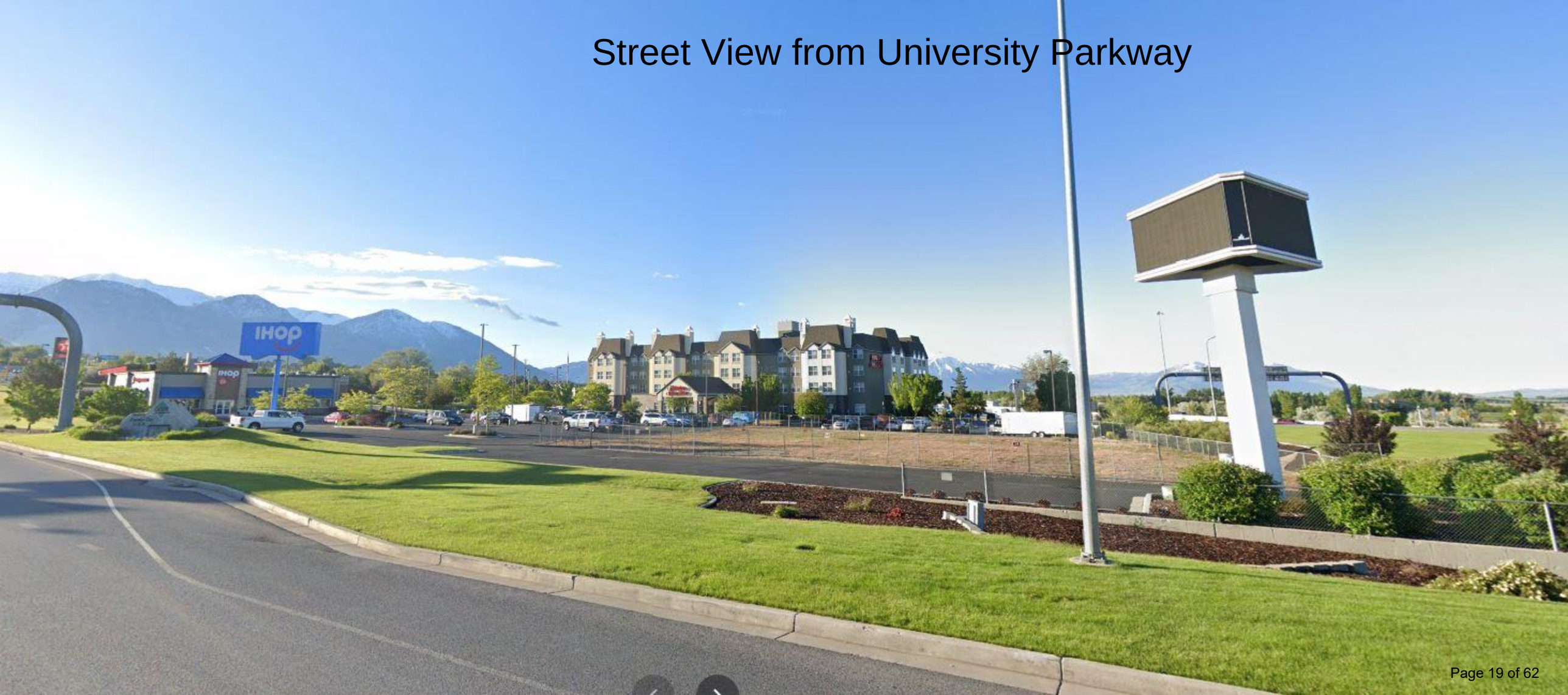
FLOOR PLAN - LUBE OIL CHANGE



1
A1Ø
FLOOR PLAN

NORTH

Street View from University Parkway



Street View

Item #: 3.2	**Planning Commission** September 1, 2021	OREM
Prepared By: Cheryl Vargas		
Applicant: Taylor Madsen	**PRELIMINARY PLAT** – Approving the preliminary plat of Madsen Estates, Plat A located generally at 275 West 400 South in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: .58
- Neighborhood: **Stonewood**

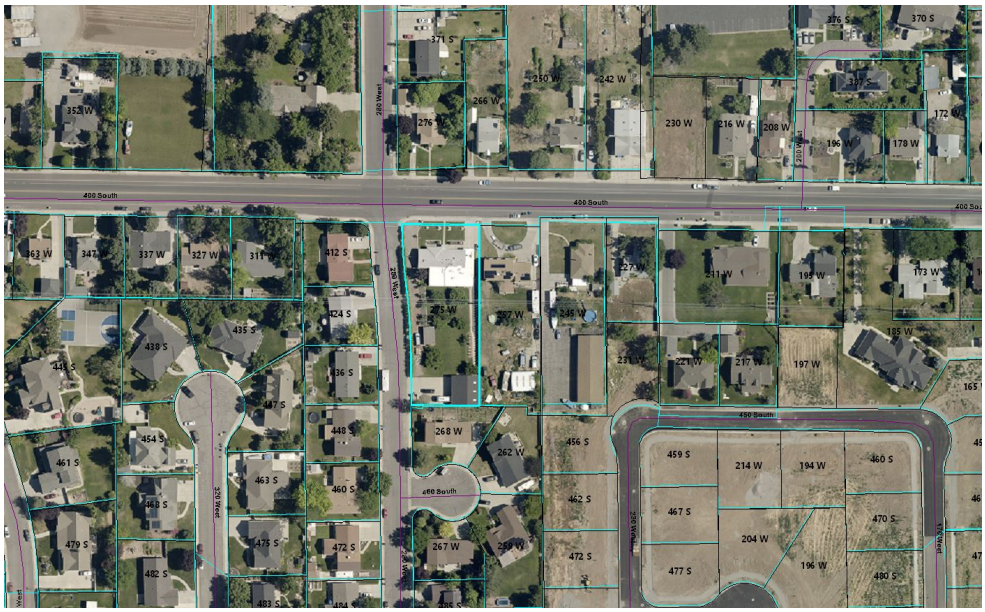
ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests the Planning Commission approve the preliminary plat of Madsen Estates, Plat A located generally at 275 West 400 South in the R8 zone.

BACKGROUND:
Madsen Estates is currently one lot of record in the R8 zone. The applicant would like divide that one lot into two lots. Lot 1 will be the lot with the existing home on it and Lot 2 will be the new lot where a new home will be built.

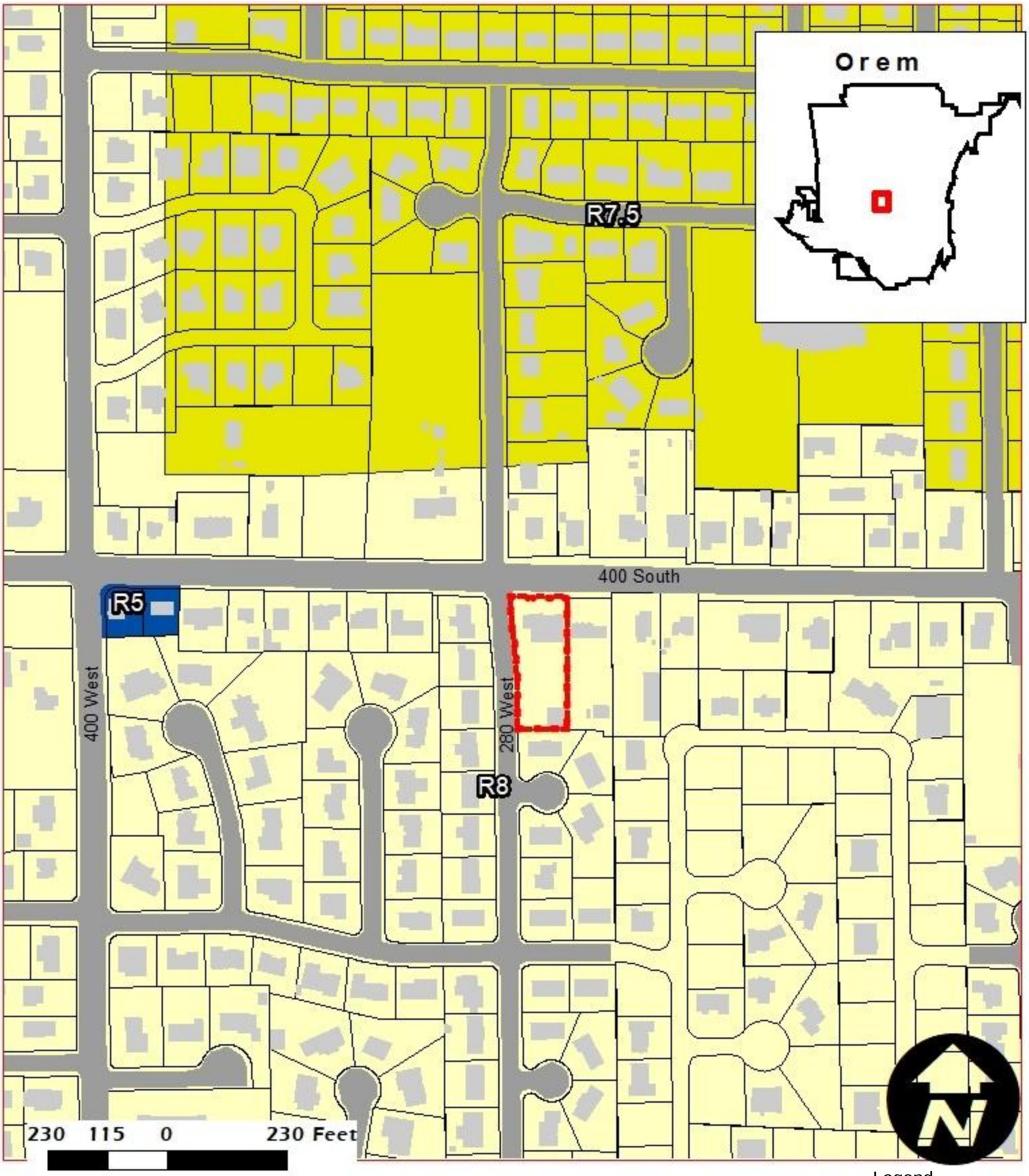
Both lots meet the lot size requirements for the R8 zone of 8,000 square feet. Lot 1 will be 10,339 square feet and Lot 2 will be 15,356 square feet. This square footage on Lot 2 is enough to allow the existing garage to remain. This garage on the southeast corner will remain on Lot 2, with the condition that the new house construction will start within a year and there will be a bond established on this garage to ensure that will happen.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Madsen Estates, Plat A located generally at 275 West 400 South in the R8 zone.



400 South
280 West
200 West
320 West
230 West
170 West
450 South
460 South
352 W
371 S
276 W
266 W
250 W
242 W
230 W
216 W
208 W
196 W
178 W
172 W
387 S
376 S
370 S
363 W
347 W
337 W
327 W
311 W
412 S
424 S
435 S
438 S
445 S
436 S
447 S
448 S
454 S
461 S
463 S
460 S
468 S
479 S
475 S
472 S
482 S
483 S
484 S
485 S
275 W
257 W
245 W
227 W
211 W
195 W
173 W
185 W
231 W
221 W
217 W
197 W
165
268 W
262 W
267 W
259 W
456 S
462 S
472 S
459 S
214 W
194 W
460 S
467 S
204 W
470 S
477 S
196 W
480 S

Madsen Estates Plat A



Preliminary Plat
R8
.58 Acres

NEIGHBORHOOD
Stonewood

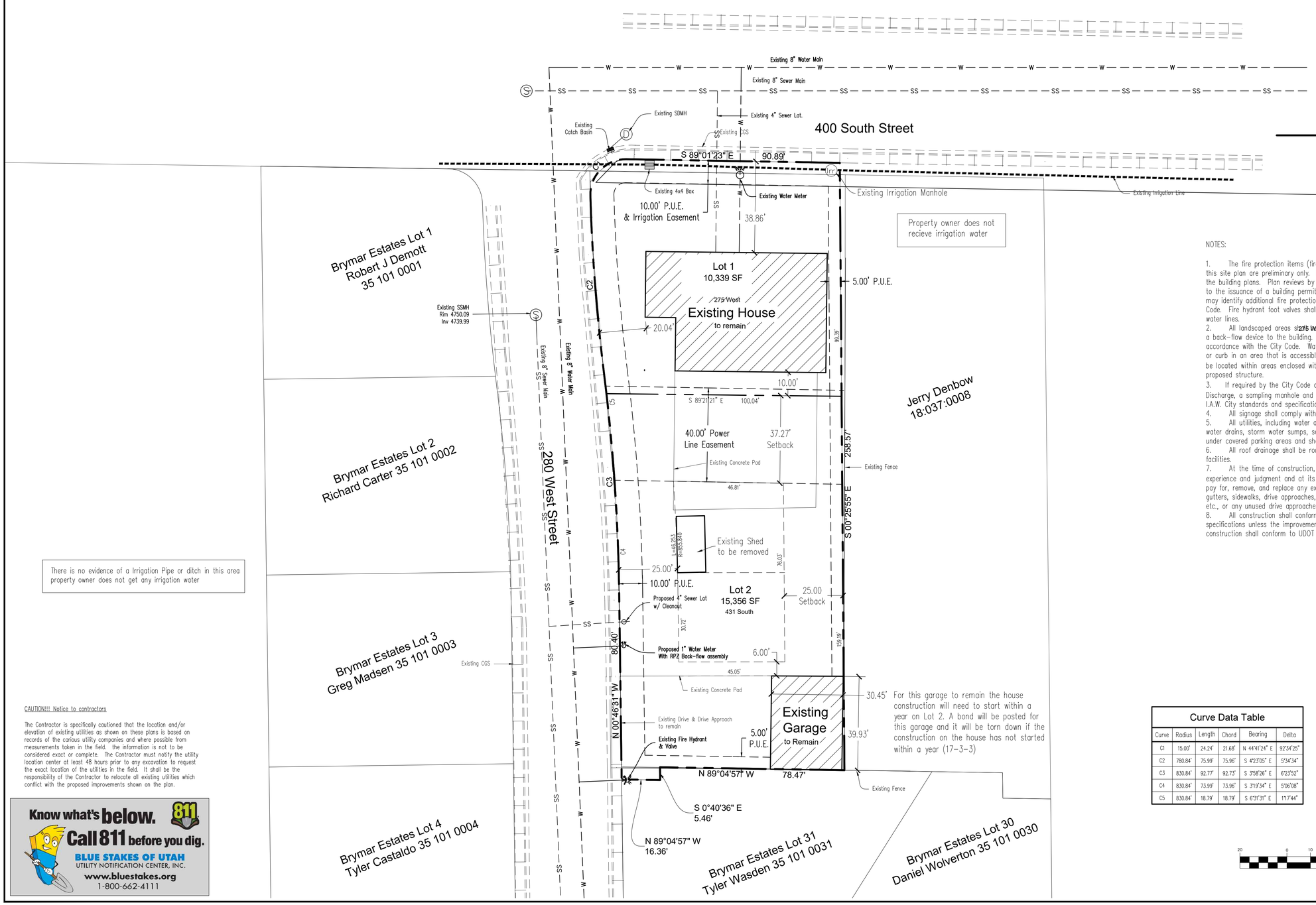
Legend
275 W 400 South
Buildings
Parcels

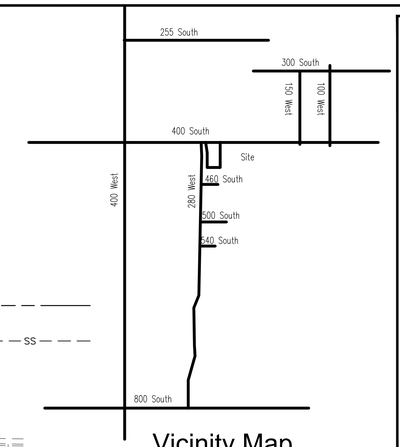
PRELIMINARY PLAT

Madsen Estates

Orem City Utah

NORTH
1" = 20





Vicinity Map

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

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall be 275 West an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Developer:

Taylor Madsen
275 West 400 South
Orem Utah 84058
801-358-7106

Engineer:

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

Site Data:

Zone = R-8
Total Area = 25,694 SF
Total number of Lots = 2 Lots

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	24.24'	21.68'	N 44°41'24" E	92°34'25"
C2	780.84'	75.99'	75.96'	S 4°23'05" E	5°34'34"
C3	830.84'	92.77'	92.73'	S 3°58'26" E	6°23'52"
C4	830.84'	73.99'	73.96'	S 3°19'34" E	5°06'08"
C5	830.84'	18.79'	18.79'	S 6°31'31" E	1°13'44"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CAUTION!!! Notice to contractors

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

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Madsen Estates
Preliminary Plat
Orem City Utah

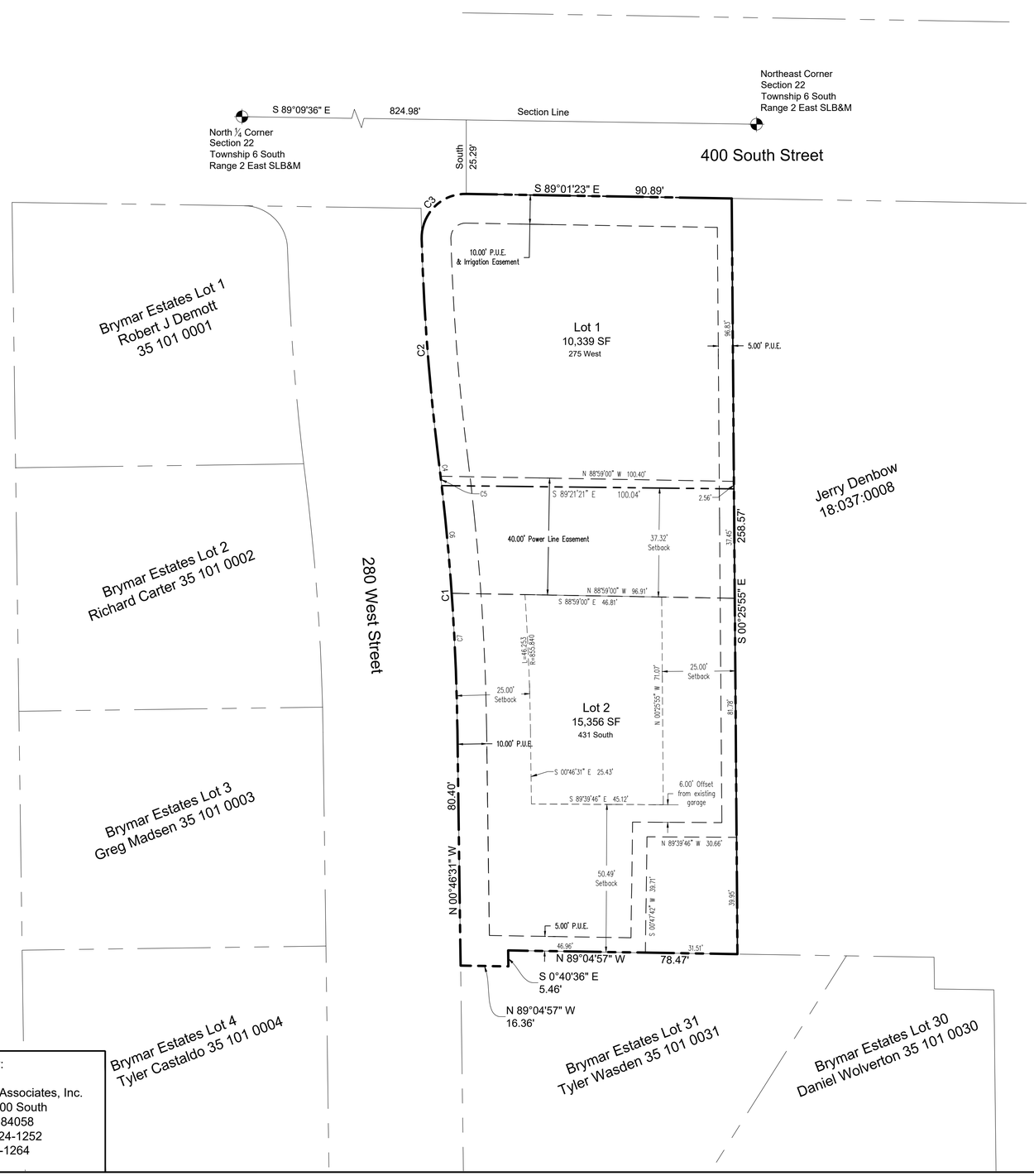
Revisions

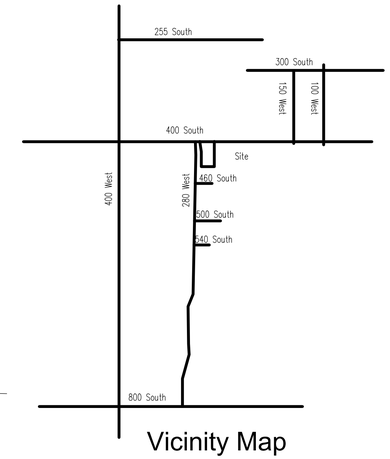
Date	7-27-2021
Scale	1"=20'
By	BHT
Tracing No.	L-14646

Sheet No.
C - 2.0

FINAL PLAT

NORTH
1" = 20'





Vicinity Map

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	830.84'	92.77'	92.73'	N 3°58'26" W	6°23'52"
C2	780.84'	75.99'	75.96'	N 4°23'05" W	5°34'34"
C3	15.00'	24.24'	21.68'	N 44°41'24" E	92°34'25"
C4	830.84'	5.46'	5.48'	N 6°59'02" W	0°22'40"
C5	830.84'	3.24'	3.24'	N 6°41'01" W	0°13'24"
C6	830.84'	37.02'	37.02'	N 5°17'44" W	2°33'11"
C7	830.84'	47.04'	47.03'	N 2°23'49" W	3°14'38"

Note:

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

For this garage to remain the house construction will need to start within a year on Lot 2. A bond will be posted for this garage and it will be torn down if the construction on the house has not started within a year (17-3-3)

Surveyor's Certificate

I, Roger D. Dudley , do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147809 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 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

Commencing at a point located South 89°09'36" East along the Section line 824.98 feet and South 25.29 feet from the North quarter corner of Section 22, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°01'23" East along 400 South Street 90.89 feet; thence South 00°25'55" East 258.57 feet; thence along Bymar Estates Subdivision the following 3 courses: North 89°04'57" West 78.47 feet, South 00°40'36" East 5.46 feet, North 89°04'57" West 16.36 feet; thence along 280 West Street the following 3 courses: North 00°46'31" West 80.40 feet, along the arc of a 830.84 foot radius curve to the left 92.77 feet (chord bears North 03°58'26" West 92.73 feet), along the arc of a 780.84 foot radius curve to the right 75.99 feet (chord bears North 04°23'05" West 75.96 feet; thence along the arc of a 15.00 foot radius curve to the right 24.24 feet (chord bears North 44°41'24" East 21.68 feet) to the point of beginning.

AREA=25,694 sq. ft. or 0.59 acre

Owner's Dedication

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

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

Mark Taylor Madsen

Madeline M Madsen

Acknowledgement

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

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

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20____.

Approved: _____ City Engineer

Approved: _____ City Recorder

Occupancy Restriction Notice

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

County Recorder

Plat " A "

Madsen Estates

Subdivision

OREM CITY,_____ UTAH COUNTY, UTAH

SCALE: 1" = 20 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

Approved as to Form

City Attorney Date

Prepared by:

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

Street View from 280 West

Street View from 400 South

Item #: 3.3	**Planning Commission** September 1, 2021	OREM
Prepared By: Rachel Garey		
Applicant: Tracy Christensen/ Now I Can Foundation	**PUBLIC HEARING** – Amending Appendix A of the Orem City Code to enact Standard Land Use Code 6264 *Small Pediatric Neuro Physical Therapy* and making such use permitted in the R7.5 zone and enacting Section 22-6-9(L) *Small Pediatric Neuro Physical Therapy* to establish requirements for a small pediatric neuro physical therapy facility in the R7.5 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **n/a**
- Current Zone: **R7.5**
- Acreage: **n/a**
- Neighborhood: **Citywide Impact**

ACTION:
The Planning Commission shall forward a recommendation to the City Council regarding the text amendment request.

REQUEST: Amending Appendix A of the Orem City Code to enact Standard Land Use Code 6264 *Small Pediatric Neuro Physical Therapy* and making such use permitted in the R7.5 zone and enacting Section 22-6-9(L) *Small Pediatric Neuro Physical Therapy* to establish requirements for a small pediatric neuro physical therapy facility in the R7.5 zone.

BACKGROUND: The applicant, Now I Can Foundation, is a nonprofit organization that provides intensive physical therapy to children suffering from neurological and neuromuscular disorders such as cerebral palsy, traumatic brain injury, spina bifida and stroke. Now I Can Foundation provides a three-week program of physical therapy to such children for three to four hours per day. Therapy is typically provided to no more than four to five children at a time with typically four children in the morning and four in the afternoon. Most of the children who would come to the facility are local and would visit the facility on an outpatient basis. However, approximately 25% of the children would come from out of town. The applicant would like to allow the children coming from out of town to reside in the facility along with a parent or guardian for the three week period of their therapy.

Now I Can Foundation has been operating a facility in Provo, but now seeks to relocate to a more suitable location. The applicant has identified the property at 1940 S. 375 E. and 1950 S. 375 E. as a property that would meet its needs. This property is located in the R7.5 zone. The two buildings on these properties were constructed by the original owner for use as a group home with no more than eight residents. The original owner actually used the buildings as hospice homes for a time until that use apparently failed. The buildings have apparently been vacant for the last couple years.

The applicant's proposed use of the property is not permitted under current ordinances. Providing physical therapy is considered a medical use and would currently fit most closely under Standard Land Use Code 6513 (Medical Clinics-Outpatient). That use is currently only permitted in the City's commercial zones. The applicant is therefore requesting that the City create a new standard land use code for the applicant's specific use which the applicant proposes to designate as Standard Land Use Code 6264 *Small Pediatric Neuro Physical Therapy*. The applicant also proposes to enact a new Section 22-6-9(L) which would outline the requirements pertaining to this new use.

If the applicant's proposed ordinance amendments are adopted by the City Council, it would allow the applicant to begin operating its therapy program at the 1940 S. 375 E. and 1950 S. 375 E. properties.

Although the applicant's proposed use is a noble and commendable program, there are some potential negatives to allowing this proposed use in a residential zone. First, allowing a physical therapy use in a residential zone would introduce nonresidential uses (in this case medical uses) into a residential zone. Second, allowing this use in the R7.5 zone would allow it anywhere in the zone and not just at the proposed location. This type of use might be suitable at the two properties on 375 E., but it might not fit so well in other areas of the zone. Third, allowing this use in the R7.5 zone could open the door to others who may want to do similar uses (such as other kinds of therapy) in the R7.5 or other residential zones such as the R8 zone. Fourth, although the applicant has proposed a limit of ten children who may receive therapy at the facility in a day, the two buildings the applicant wants to use are very large and probably could accommodate a higher number of patients. Although the applicant has indicated that they will never want or need to exceed this limit, circumstances may change and the applicant (or its successor) may want to increase the intensity of its use at some time in the future.

The proposed amendments are as follows:

22-6-9(L) Small Pediatric Neuro Physical Therapy. A Small Neuro Pediatric Physical Therapy facility (SLU 6264) is defined as a facility that provides intensive neuro physical therapy to children (ages 17 and under only) suffering from neurological and neuromuscular disorders such as cerebral palsy, traumatic brain injury, spina bifida, and stroke. A Small Pediatric Neuro Physical Therapy facility is permitted in the R7.5 zone subject to the following requirements:

1. A Small Pediatric Neuro Physical Therapy facility shall only provide therapy to children (ages 17 and under) who suffer from neurological and neuromuscular disorders such as cerebral palsy, traumatic brain injury, spina bifida and stroke.

2. A Small Pediatric Neuro Physical Therapy facility may not provide therapy to more than five children at a time and may not provide therapy to more than ten children per day.

3. No more than two car trips per hour shall be generated in connection with the use before 5:30 a.m. or after 9:00 p.m.

4. At least eight parking stalls shall be located on site to meet the needs of patients and staff.

5. A Small Pediatric Neuro Physical Therapy facility located in an existing residential dwelling shall be capable of use as a Small Pediatric Neuro Physical Therapy facility without structural or landscaping alterations that would change the structure's residential character. Any new structure constructed for use as a Small Pediatric Neuro Physical Therapy facility shall be of a size, scale, and design that is in harmony with other residential uses within 500 feet of the facility.

6. A Small Pediatric Neuro Physical Therapy facility shall comply with all City building and fire codes. The City may require building and fire

inspections for a Small Pediatric Neuro Physical Therapy facility.

7. There shall be no exterior evidence of the use on the property other than one wall sign no greater than six square feet (6ft²) in area and parking on site. No activities connected with the operation of the Small Pediatric Neuro Physical Therapy facility shall be conducted in the front yard or in a side yard adjacent to a street with the exception of parking in a permitted drive-way or parking area and use of the front entrance to enter and exit the building.

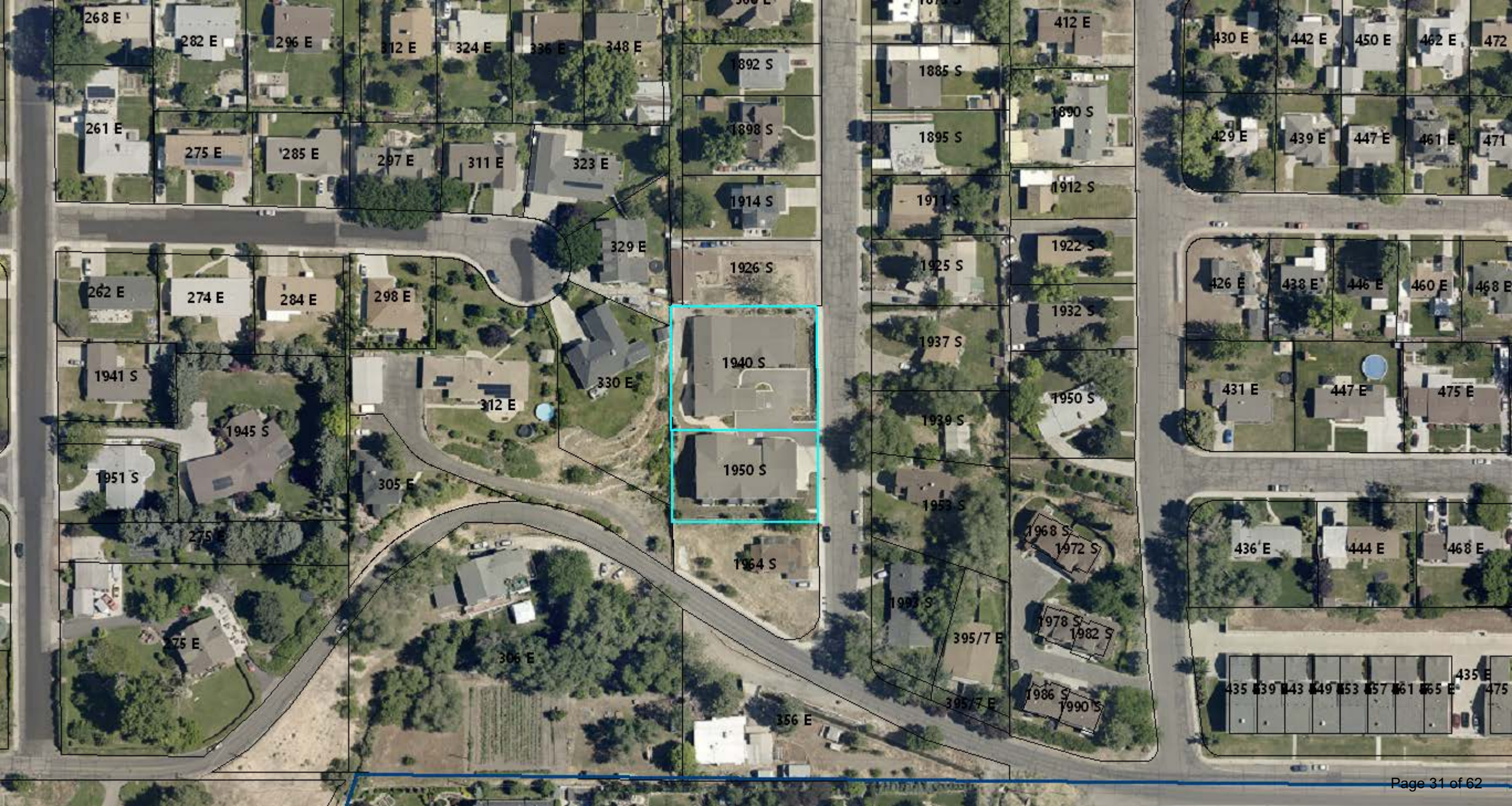
8. A Small Pediatric Neuro Physical Therapy facility shall comply with the site plan requirements set forth in Section 22-14-20. The site plan shall be configured so that no vehicle will back out on to a dedicated street.

9. A Small Pediatric Neuro Physical Therapy facility shall obtain a license from the State of Utah Department of Human Services or other applicable state agency, where required. A Small Pediatric Neuro Physical Therapy facility must also obtain a business license from the City of Orem in accordance with the provisions of Chapter 12.

10. A child who is receiving therapy at a Small Pediatric Neuro Physical Therapy facility as well as a parent or guardian of such child may reside at the facility while the child is receiving therapy at the facility. A caretaker or manager may also reside at the facility. However, no more than eight individuals (exclusive of staff) may reside at the facility at any one time.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6264	**Small Pediatric Neuro Physical Therapy**	N	N	N	See Section 22-6-9(L)	N	N	N	N	N	N	N	N	N	N	N	N	N

RECOMMENDATION: Staff recommends the Planning Commission consider a recommendation to the City Council to amend Appendix A of the Orem City Code to enact Standard Land Use Code 6264 *Small Pediatric Neuro Physical Therapy* and make such use permitted in the R7.5 zone and enact Section 22-6-9(L) *Small Pediatric Neuro Physical Therapy* and to establish requirements for a small pediatric neuro physical therapy facility in the R7.5 zone.


268 E
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1972 S
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444 E
468 E
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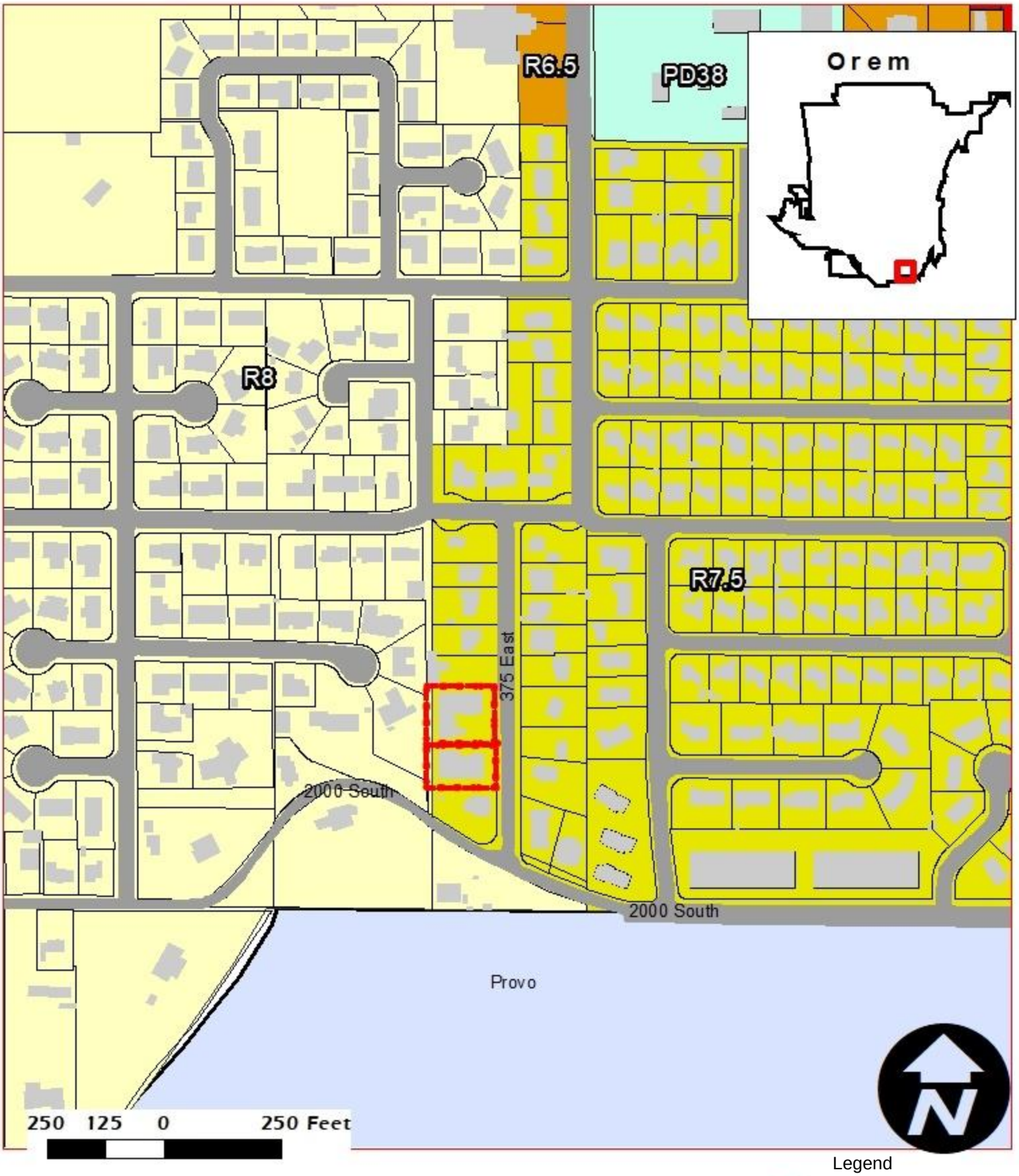
395/7 E
1978 S
1982 S
275 E
306 E
435 E
1986 S
1990 S
395/7 E
356 E

Now I Can Foundation



Legend

- 1940/1950 South 375 East
- Buildings
- Parcels

Zoning Text Amendment
R7.5
Citywide

NEIGHBORHOOD
Various

Item #: 3.4	**Planning Commission** September 1, 2021	OREM
Prepared By: Cheryl Vargas		
Applicant: City of Orem – Jeff Mansell, Boardwalk Industries, LLC	PUBLIC HEARING – Amending portions of Section 22-11-56 *PD-43 (Auburn Meadows) 2000 South Geneva* pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa
- Sent 276 notices to residents within 500 feet

SITE INFORMATION:

- General Plan Designation: **Medium Density Residential**
- Current Zone: **PD43**
- Acreage: **2.4**
- Neighborhood: **Lakeview**

ACTION:

The Planning Commission makes a recommendation to the City Council regarding this request.

REQUEST:

The applicant requests the City amend portions of Section 22-11-56 *PD-43 (Auburn Meadows) 2000 South Geneva* pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B.

BACKGROUND:

The applicant originally had a concept plan for Fields at Lakeview that designated Area B as Future Office/Active Adult. This is the area in the southeast corner at Geneva Road and 2000 South of the Fields at Lakeview project. This proposed concept plan will expand Area B to allow for a larger space and move the housing units that were next to Area A to the west side of Area A along 2000 South. The applicant is also changing the use of Future Office/Active Adult to Commercial and to allow all the uses included in the C2 zone.

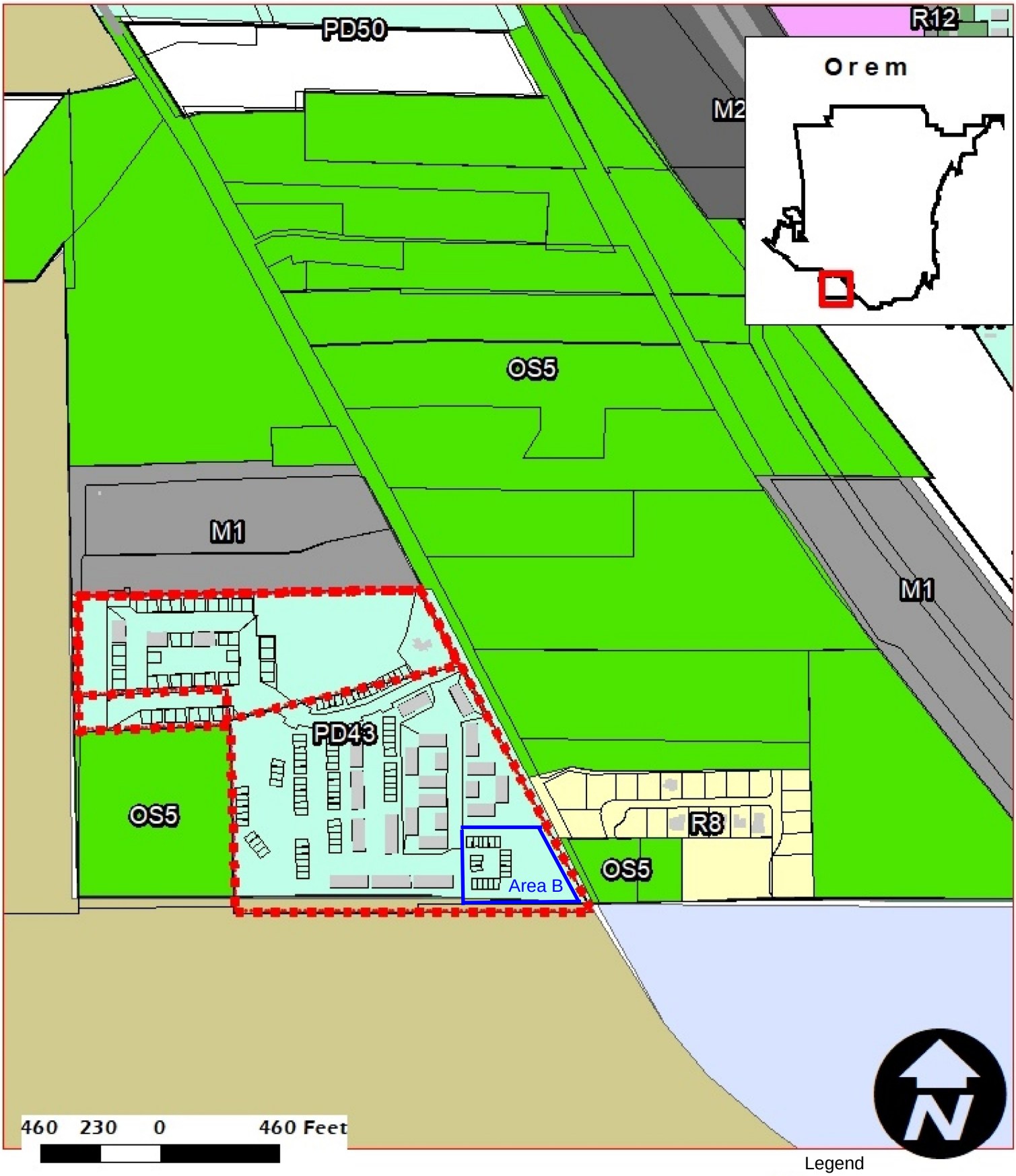
The applicant has supplied two concept plans. Plan A has a small grocery store and commercial space backing up to Geneva Road. Plan B has a larger grocery store and one commercial pad, possibly for a fast food establishment, in the southeast corner of Area B. Access from Geneva Road will be closed to the residential areas and a new ingress/egress will be opened from 2000 South.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend portions of Section 22-11-56 *PD-43 (Auburn Meadows) 2000 South Geneva* pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B.

1810 South
1230 West
1150 West
1860 South
1860 South
1860 South
1860 South
1860 South
1860 South
1860 South
1140 West
1120 West
1940 South
1120 West
1080 West
1970 South
1970 South
1120 West
1950 South
1950 South
Geneva Road
Geneva Road
2000 South
2000 South
2000 South

Fields at Lakeview

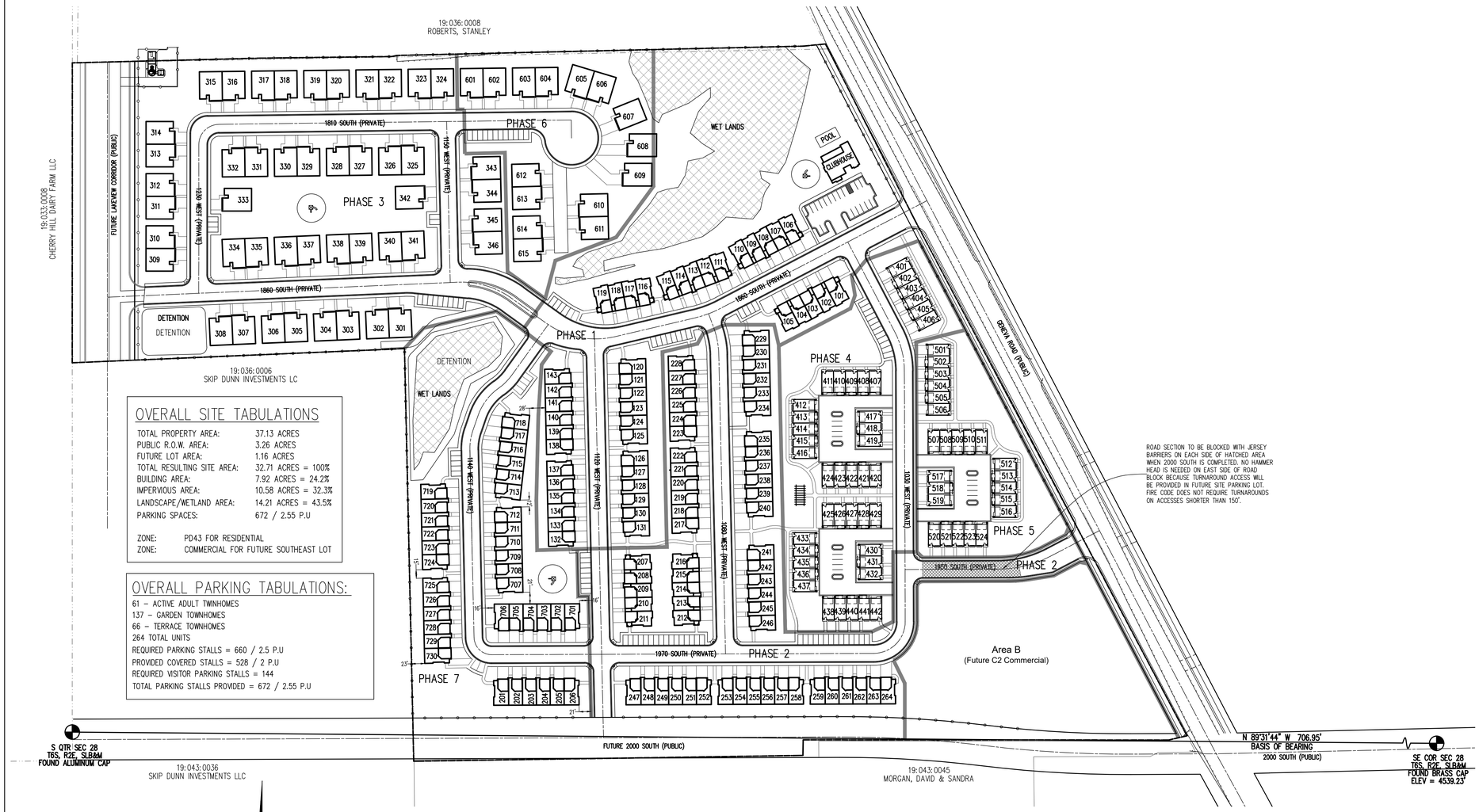


Zoning Ordinance Text Amendment
PD43
37.5 Acres

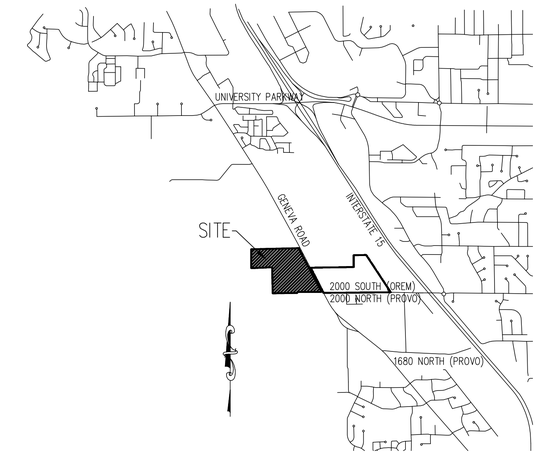
NEIGHBORHOOD
Lakeview

Legend
Fields at Lakeview
Buildings
Parcels
1961 S Geneva Road

LAKEVIEW FIELDS PHASES



ROAD SECTION TO BE BLOCKED WITH JERSEY BARRIERS ON EACH SIDE OF HATCHED AREA WHEN 2000 SOUTH IS COMPLETED. NO HAMMER HEAD IS NEEDED ON EAST SIDE OF ROAD BLOCK BECAUSE TURNAROUND ACCESS WILL BE PROVIDED IN FUTURE SITE PARKING LOT. FIRE CODE DOES NOT REQUIRE TURNAROUNDS ON ACCESSES SHORTER THAN 150'.



VICINITY MAP

OVERALL SITE TABULATIONS

TOTAL PROPERTY AREA:	37.13 ACRES
PUBLIC R.O.W. AREA:	3.26 ACRES
FUTURE LOT AREA:	1.16 ACRES
TOTAL RESULTING SITE AREA:	32.71 ACRES = 100%
BUILDING AREA:	7.92 ACRES = 24.2%
IMPERVIOUS AREA:	10.58 ACRES = 32.3%
LANDSCAPE/WETLAND AREA:	14.21 ACRES = 43.5%
PARKING SPACES:	672 / 2.55 P.U
ZONE:	PD43 FOR RESIDENTIAL
ZONE:	COMMERCIAL FOR FUTURE SOUTHEAST LOT

OVERALL PARKING TABULATIONS:

61 – ACTIVE ADULT TWINHOMES
137 – GARDEN TOWNHOMES
66 – TERRACE TOWNHOMES
264 TOTAL UNITS
REQUIRED PARKING STALLS = 660 / 2.5 P.U
PROVIDED COVERED STALLS = 528 / 2 P.U
REQUIRED VISITOR PARKING STALLS = 144
TOTAL PARKING STALLS PROVIDED = 672 / 2.55 P.U

100 50 0 100 200 300

Scale 1" = 100'

CALL BEFORE YOU DIG
IT'S FREE &
IT'S THE LAW
(TOLL FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
Blue Stakes of Utah
UTILITY NOTIFICATION CENTER, INC.
205 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84101

Surveyor: Aztec Engineering, Inc.
491 North 450 West
Orem, UT 84057
(801) 224-7308

BENCH MARK

SOUTHEAST CORNER,
SECTION 28, TOWNSHIP 6S,
RANGE 2E, SLB&M
ELEVATION = 4539.23

REVISIONS

Rev.	Date	Description

BOARDWALK INDUSTRIES
2825 EAST COTTONWOOD PARKWAY, #527
Salt Lake City, Utah 84121
(801) 990-3154

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

LAKEVIEW FIELDS
OREM 1900 SOUTH GENEVA ROAD UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

OVERALL SITE PLAN

Scale: 1"=100'
Date: 08/16/21
C1

CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-11. PD Zone

22-11-56. PD-43 (Auburn Meadows) 2000 South Geneva

A. **Purpose.** The purpose of the PD-43 zone is to allow for a medium density development of attached residential units consisting of townhouses and twin-homes.

(Ord. No. O-2014-0036, Enacted 08/26/2015)

B. **Location.** The PD-43 zone shall apply only to a parcel of property located generally at 2000 South Geneva Road as shown in the Concept Plan.

(Ord. No. O-2014-0036, Enacted 08/26/2015)

C. **Concept Plan.** Property in the PD-43 zone shall be developed in substantial conformance with the Concept Plan included as Appendix LL of the Orem City Code which is incorporated herein by reference. Area A shall consist of a medium-density residential development and Area B shall ~~consist of a senior independent living facility or~~ consist of a commercial development.

(Ord. No. O-2014-0036, Enacted 08/26/2015)

D. **Permitted Uses.** Attached or detached residential dwelling units including townhouses and twin-homes are permitted in Area A. However, no stacked units shall be allowed in Area A. Common recreation Amenities that are customarily incidental to and accessory to attached unit residential developments shall also be permitted in Area A. ~~A senior independent living facility and~~ Any use permitted in the C2 zone shall be permitted in Area B.

(Ord. No. O-2014-0036, Enacted 08/26/2015)

E. **Prohibited Uses.** Any use that is not listed as a permitted or permitted by conditional use in subsection (D) above is prohibited.

(Ord. No. O-2014-0036, Enacted 08/26/2015)

F. **Final Plat.** A final plat that conforms to all development standards and requirements of CHAPTER 17 shall be approved and recorded by the City prior to any development in the PD-43 zone.

(Ord. No. O-2014-0036, Enacted 08/26/2015)

G. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any development in the PD-43 zone. No development, construction, revisions, or additions shall take place on a site in the PD-43 zone, except for demolition and preliminary site grading, until the site plan has been

approved, the final plat has been recorded, the necessary bonds have been posted, all fees have been paid, and the appropriate permits have been obtained.

1. Additional Site Plan Requirements. In addition to the requirements of Section 22-14-20, the site plan shall include details of Amenities and their locations within the project.
2. Phasing. Development phases are permitted provided that all phases include, in accordance with City policies and procedures: 1) sufficient traffic circulation for the development phase to existing dedicated streets; 2) sufficient infrastructure, such as sewer and culinary water; 3) surface water detention, if applicable; and 4) appropriate Amenities for that phase as specified on the site plan.
3. Soils Report. A soils report prepared by a soils engineer shall be submitted concurrent with the submittal of any site plan to identify any special engineering needs of the site. All development shall be slab on grade unless a soils engineer determines that below grade development can be developed without present or future ground water problems and the City Engineer concurs in the analysis. Ground water drains shall be required if the soils report recommends them.
4. Army Corps of Engineers Requirements. No site plan shall be approved unless all requirements of the Army Corps of Engineers have been satisfied with respect to the land included within such site plan.

(Ord. No. O-2014-0036, Enacted 08/26/2015)

H. **Development Standards and Requirements.** The following development standards shall apply to all development in the PD-43 zone.

1. **Density**. The maximum residential density allowed shall be twelve (12) dwelling units per acre.
2. **Height**. No structure in Area A shall exceed a height of thirty-five feet (35'). No structure in Area B shall exceed a height of forty-five feet (45').
3. **Setbacks**.
   a. **Area A.** All buildings in Area A shall be set back a minimum of twenty feet (20') from all outside boundary lines of the PD-43 zone, from all private streets and from the shared boundary line between Area A and Area B. All parking spaces shall be set back a minimum of twenty feet (20') from all outside boundary lines of the PD-43 zone and ten feet (10') from the shared boundary line between Area Aand Area B. No setback is required from the outside boundaries of the PD-43 zone (except for boundaries adjacent to public streets) for accessory structures that have a footprint of less than one thousand (1000) square feet. Porches, cantilevers, canopies and "pop out" windows may encroach intothe setback a maximum of two feet (2'). Landscaping shall be maintained in all required setback areas.
   b. **Area B.** All buildings in Area B shall be set back from all public streets and the shared boundary line between Area A and Area B a distance equal to the height of the building or twenty feet (20'), whichever is greater. All parking spaces shall be set back a minimum of twenty feet (20') from all outside boundary lines of the PD-43 zone ~~and ten feet (10') from the shared boundary line between Area A and Area B~~. Landscaping shall be maintained in the areas shown in the Concept Plan.
4. **Architectural Style.** All buildings in the PD-43 zone shall substantially conform to the architectural design and quality illustrated in the Concept Plan.
5. **Exterior Finish Materials**. The exterior finish materials of all exterior walls on all dwelling units in the PD- 43 zone shall consist entirely of brick, stone, stucco, concrete fiber-board siding, or a combination thereof. Wood or vinyl siding shall not be used on units in the PD-43 zone. However, metal or vinyl soffits and trims are permitted.
6. **Buffered Sidewalks**. A buffered sidewalk separated from the street by a landscaped strip shall be installed and maintained adjacent to all public streets. The sidewalk shall be at least six feet (6') in width. The

landscaped strip shall be at least eight feet (8') in width and shall be bermed to a height of at least one foot above the grade of the adjacent sidewalk. The landscaped strip shall be maintained with grass and trees with trees being planted and maintained in the buffering landscaped strip and spaced no more than forty feet (40') apart. Trees in the buffering landscaped strip shall be selected from Appendix U of the Orem City Code and shall be at least two inches (2") in caliper when planted. At least a proportionateshare of the required sidewalk and buffering landscaped strip improvements shall be constructed with each phase of development in the PD-43 zone.

7. **Interior Streets**. All streets located within the interior of the PD-43 zone shall be private. Interior streets shall have a minimum asphalt width of twenty-eight feet (28'), Interior streets and sidewalks shall be common area and shall be maintained by the unit owners' association that has jurisdiction of the area in which they are located.
8. **Drive Accesses**. Drive accesses shall be designed and built as shown in the Concept Plan. All drive accesses shall be constructed with at least two travel lanes with each travel lane being a minimum of (12) feet in width exclusive of areas available for parking.
9. **Interior Sidewalks**. A sidewalk at least five feet (5') in width shall be constructed and maintained along at least one side of all private streets.
10. **Parking**. At least two and one-half (2.5) parking stalls, two of which must be covered, shall be provided for each dwelling unit. Driveways shall not count towards the parking requirement. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). All parking spaces, parking areas, and driveways shall be paved with asphalt and/or concrete and shall be designed to drain properly. Drainage shall not be channeled or caused to flow across pedestrian walk ways.
11. **Fences**. A masonry fence with a minimum height of seven feet (7') shall be erected around the entire perimeter of the PD-43 zone and along the boundary between Area A and Area B except that no fence shall be required along street frontages, and no masonry fencing is allowed over any water main unless the water main is sleeved. The entire perimeter fence shall be constructed of the same materials and have the same design, color and style to ensure a uniform appearance. The developer shall paint the masonry fence with a high grade oil base paint/sealant or with a paint/sealant approved by the City that resists graffiti. A fence may only be allowed along the frontage of a public street if the City Engineer determines that such a fence will not cause any traffic safety concerns, the fence is set back at least ten feet (10') behind the back of sidewalk and the fence does not exceed a height of seven feet (7').
12. **Landscaping.** Landscaping shall be provided and maintained as generally shown in the Concept Plan. Landscaping shall be maintained in all required setback areas. A landscaping plan shall be submitted to the City for approval as a part of the site plan for any phase of development. All required landscaping within the area of any phase shall be completed within ninety (90) days of completion of the building construction within that phase. In the event that the building is completed between October 15 and March 15, completion of the landscaping may be delayed until the next June 15 following said March 15 date.
    a. All land within the PD-43 zone not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped and maintained in accordance with good landscaping practices. A permanent underground sprinkling system shall be installed for all landscaped areas.
    b. For every two (2) dwelling units there shall be required on the site at least one (1) deciduous tree at least two inches (2") in caliper measured six inches (6") above ground level, one (1) evergreen tree at least five (5) gallons in size, and sixteen (10) shrubs at least five (5) gallons in size.
13. **Lighting Plan**. Each site plan shall include a lighting plan that is designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties and enhance the appearance and design of the project. Exterior wall pack lighting shall be provided on each building.

Parking lots and structures shall be well lit. Interior street pole lights shall have a decorative style and shall be dark-sky sensitive. No cobra-style light standards are allowed. The general design of the interior street pole lights shall follow the general theme of the development.

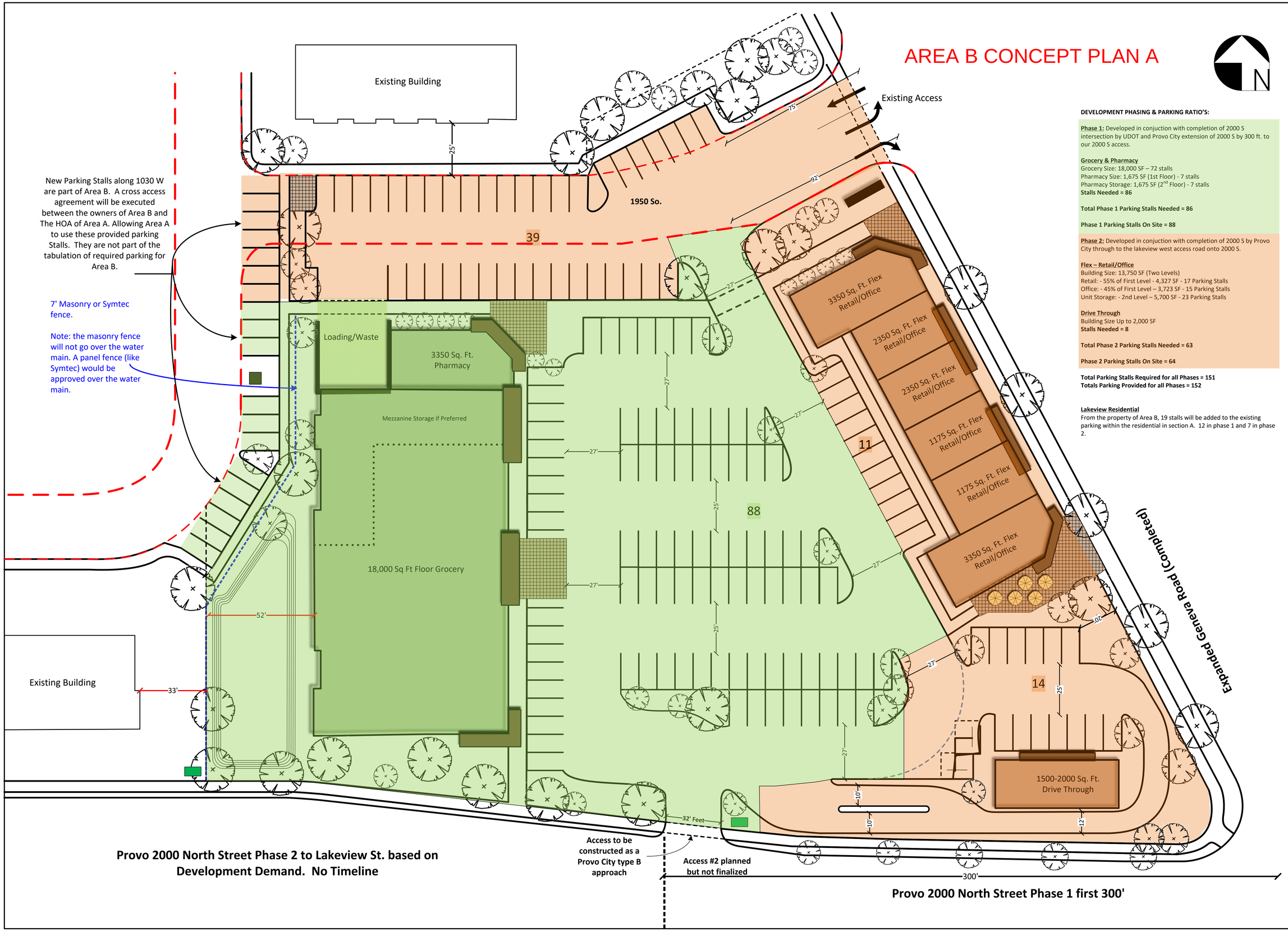
14. **Off-site Improvements**. Off-site curb, gutter and sidewalk along street rights-of-way bordering the site may be required by the City when safety or surface water drainage is impaired as a result of the proposed PD-43 zone.
15. **Irrigation Ditches**. Irrigation ditches within the development or along street rights-of-way adjacent to the development shall be piped.
16. **Storm Water Runoff Plan**. All developments in the PD-43 zone shall have a storm water runoff plan designed to accommodate a 25-year storm. Any on-site detention ponds may be considered in and part of required landscaped areas. All surface water runoff shall be detained on site.
17. **Signs**. Except as otherwise provided below, signage in the PD-43 zone shall comply with CHAPTER 14 of the Orem City Code. The following additions and modifications shall apply to signage in the PD-43 zone:
    a. One monument sign with a maximum height of six feet and a maximum area of forty-eight square feet shall be allowed in Area B.
    b. Three monument signs shall be allowed in Area A with each monument sign limited to a height of six feet and a maximum size of twenty-four (24) square feet.
    c. All permitted monument signs shall be constructed in accordance with the setback and landscaping requirements of CHAPTER 14 of the Orem City Code.
18. **Accessory Apartments**. Accessory apartments are not permitted in the PD-43 zone.
19. **RV Storage**. Open storage of recreational vehicles (RVs), utility trailers, boats and similar items shall be prohibited in the PD-43 zone.
20. **Utilities**. All dwelling units shall be served by the public sewer system and public water supply. All utilities shall be placed underground. No water or sewer lines shall be placed under covered parking areas.
21. **Amenities**. Amenities shown on the Concept Plan shall be incorporated into the development.
22. So**lid Waste Receptacles and Storage Areas.** All outside storage areas and solid waste receptacles which are not located within a building shall be enclosed on three sides with a masonry wall at least six feet (6')in height and shall have a sight-obscuring gate.
23. **Unit Owners' Association**. A unit owners' association shall be formed and maintained to provide maintenance and upkeep of all common areas in the PD-43 zone. Prior to receiving a building permit for any property in the PD-43 zone, the owner/developer shall provide proof to the City of Orem that a unit owners' association has been established for the property on which the building permit is requested.
24. **Mechanical Equipment**. All mechanical equipment shall be screened from view, either by enclosure or parapet wall. Any truck dock areas shall also be similarly screened from view.
25. **Default Standards**. Except as otherwise provided herein, the provisions and standards of the PRD zone shall apply in Area A and the standards of the C2 zone shall apply in Area B of the PD-43 zone.
26. **Neighborhood Meeting**. The owner/developer of any development in the PD-43 zone shall conduct at least one (1) neighborhood meeting in accordance with Section 22-14-20(I) to explain the proposed development and to address all neighborhood concerns. Written notice shall be given by the owner/developer to all residents within five hundred feet (500') in all directions of the proposed development. Notice of the meeting shall be delivered by the owner/developer at least seven (7) days prior to the date of the meeting. Phone calls or informal door-to-door contacts are not considered neighborhood meetings. Such meeting(s) shall be accomplished prior to any site plan being submitted to

the City. The owner/developer shall write a summary of the neighborhood meeting and submit it as part of the site plan.

(Ord. No. O-2014-0036, Enacted 08/26/2015; Ord. No. O-2019-0013, Amended 5/14/2019)

Effective on: 5/14/2019

AREA B CONCEPT PLAN A



DEVELOPMENT PHASING & PARKING RATIO'S:

Phase 1: Developed in conjuction with completion of 2000 S intersection by UDOT and Provo City extension of 2000 S by 300 ft. to our 2000 S access.

Grocery & Pharmacy
Grocery Size: 18,000 SF – 72 stalls
Pharmacy Size: 1,675 SF (1st Floor) - 7 stalls
Pharmacy Storage: 1,675 SF (2nd Floor) - 7 stalls
Stalls Needed = 86

Total Phase 1 Parking Stalls Needed = 86

Phase 1 Parking Stalls On Site = 88

Phase 2: Developed in conjuction with completion of 2000 S by Provo City through to the lakeview west access road onto 2000 S.

Flex – Retail/Office
Building Size: 13,750 SF (Two Levels)
Retail: - 55% of First Level - 4,327 SF - 17 Parking Stalls
Office: - 45% of First Level – 3,723 SF - 15 Parking Stalls
Unit Storage: - 2nd Level – 5,700 SF - 23 Parking Stalls

Drive Through
Building Size Up to 2,000 SF
Stalls Needed = 8

Total Phase 2 Parking Stalls Needed = 63

Phase 2 Parking Stalls On Site = 64

Total Parking Stalls Required for all Phases = 151
Totals Parking Provided for all Phases = 152

Lakeview Residential
From the property of Area B, 19 stalls will be added to the existing parking within the residential in section A. 12 in phase 1 and 7 in phase 2.

PROJECT NUMBER
20-027

SHEET TITLE
CONCEPT SITE PLAN
SCHEME 2
SCALE : 1" = 20'-0"

PROJECT/OWNER
FIELDS AT LAKEVIEW
AREA B CONCEPT PLAN A
12000 SOUTH GENEVA ROAD
OREM, UTAH
XX

ARCHITECT

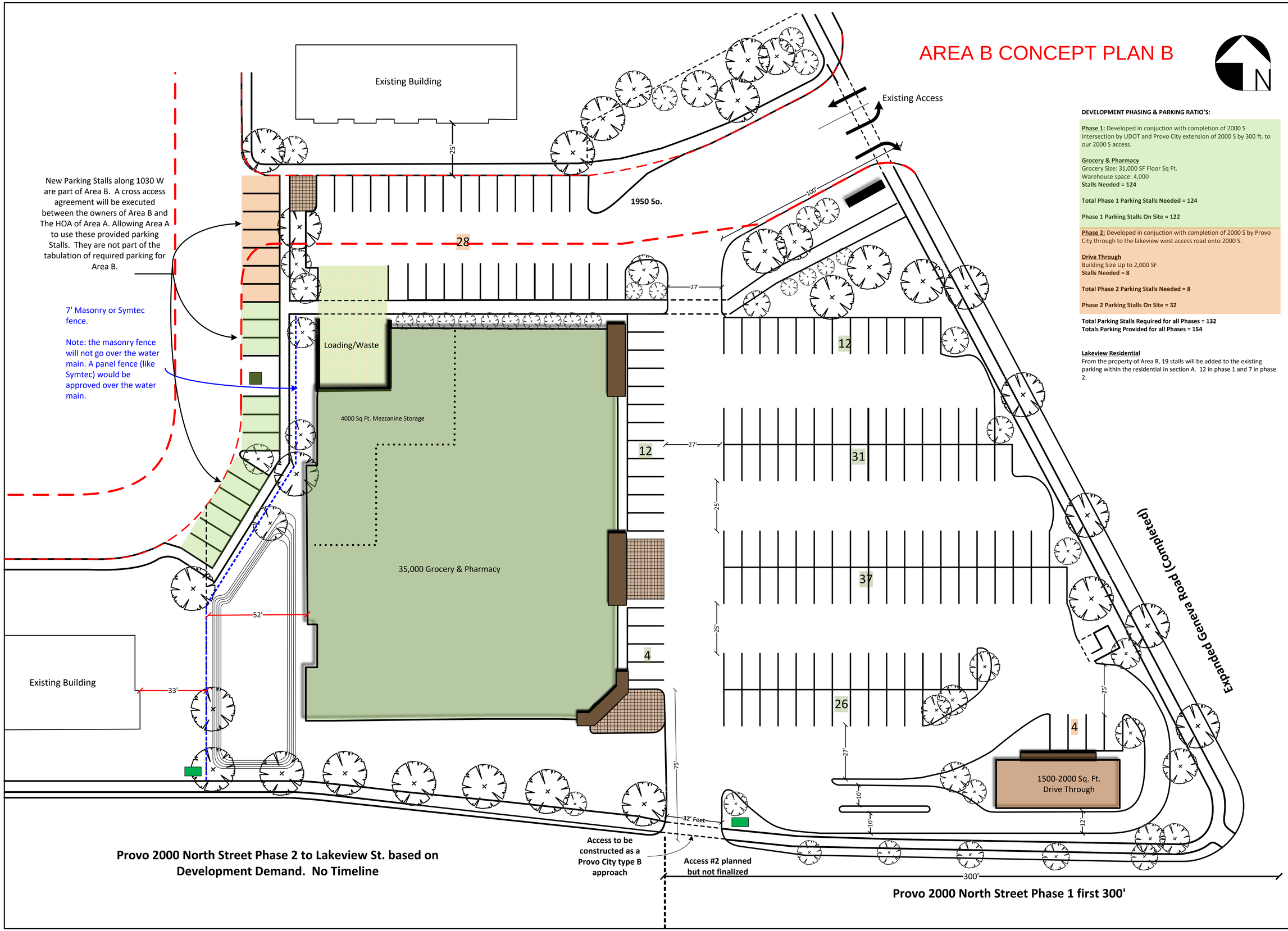
architecture
20133 dam drive
lehi, utah 84040
(801) 583-9336
(801) 583-9328 FAX

REVISION

DATE
3/28/21

SHEET NUMBER
A1.1

AREA B CONCEPT PLAN B



New Parking Stalls along 1030 W are part of Area B. A cross access agreement will be executed between the owners of Area B and The HOA of Area A. Allowing Area A to use these provided parking Stalls. They are not part of the tabulation of required parking for Area B.

7' Masonry or Symtec fence.

Note: the masonry fence will not go over the water main. A panel fence (like Symtec) would be approved over the water main.

DEVELOPMENT PHASING & PARKING RATIO'S:

Phase 1: Developed in conjuction with completion of 2000 S intersection by UDOT and Provo City extension of 2000 S by 300 ft. to our 2000 S access.

Grocery & Pharmacy
Grocery Size: 31,000 SF Floor Sq Ft.
Warehouse space: 4,000
Stalls Needed = 124

Total Phase 1 Parking Stalls Needed = 124

Phase 1 Parking Stalls On Site = 122

Phase 2: Developed in conjuction with completion of 2000 S by Provo City through to the lakeview west access road onto 2000 S.

Drive Through
Building Size Up to 2,000 SF
Stalls Needed = 8

Total Phase 2 Parking Stalls Needed = 8

Phase 2 Parking Stalls On Site = 32

Total Parking Stalls Required for all Phases = 132
Totals Parking Provided for all Phases = 154

Lakeview Residential
From the property of Area B, 19 stalls will be added to the existing parking within the residential in section A. 12 in phase 1 and 7 in phase 2.

PROJECT NUMBER
20-027

SHEET TITLE
CONCEPT SITE PLAN
SCHEME 2
SCALE : 1" = 20'-0"

PROJECT/OWNER
FIELDS AT LAKEVIEW
AREA B CONCEPT PLAN B
1200 SOUTH GENEVA ROAD
OREM, UTAH
XX

ARCHITECT

architecture
2033 dam drive
provo, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION

DATE
3/28/21

SHEET NUMBER
A1.1

LAKEVIEW AREA B CONCEPT RENDERINGS

GROCERY

FLEX: RETAIL / OFFICE

DRIVE -THRU SITE

SMALL FORMAT DRIVE-THRU

PROJECT NUMBER
20-027

SHEET TITLE
CONCEPT SITE PLAN
SCHEME 2
SCALE : 1" = 20'-0"

PROJECT/OWNER
FIELDS AT LAKEVIEW
CORNER COMMERCIAL RENDERINGS
12000 SOUTH GENEVA ROAD
OREM, UTAH
XX

ARCHITECT

architecture
2033 dom drive
bountiful, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION

DATE
3/28/21

SHEET NUMBER
A1.3

Street View

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 14, 2021
6:00 pm

Planning Commission
Wed, Sep 1, 2021
4:30 pm

PUBLIC HEARING – Amending portions of Section 22-11-56 PD-43 (Auburn Meadows) 2000 South Geneva pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B.

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

ZHOU, WENJING
418 CRANBROOK LN
LEAGUE CITY, TX 77573

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 14, 2021
6:00 pm

Planning Commission
Wed, Sep 1, 2021
4:30 pm

PUBLIC HEARING – Amending portions of Section 22-11-56 PD-43 (Auburn Meadows) 2000 South Geneva pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B.

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

BOWMAN, ANDREW & TERAN
6767 W 10125 N
HIGHLAND, UT 84003

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 14, 2021
6:00 pm

Planning Commission
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4:30 pm

PUBLIC HEARING – Amending portions of Section 22-11-56 PD-43 (Auburn Meadows) 2000 South Geneva pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B.

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

BRAY, DANIEL & CARIANNE PATRICE
1138 N 1270 E
AMERICAN FORK, UT 84003

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 14, 2021
6:00 pm

Planning Commission
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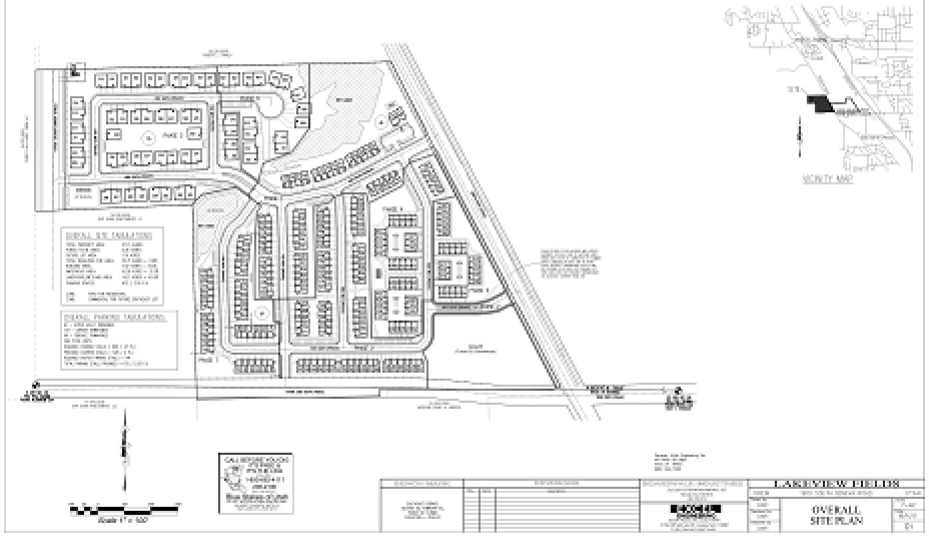
4:30 pm

PUBLIC HEARING – Amending portions of Section 22-11-56 PD-43 (Auburn Meadows) 2000 South Geneva pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B.

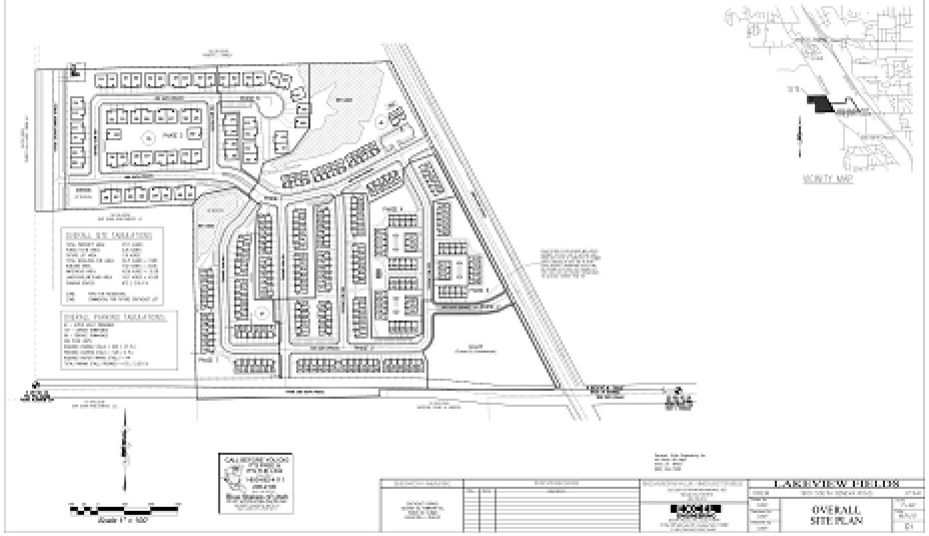
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CHURCH, MATTHEW J & MELISSA K (ET AL)
5501 W 10600 N
HIGHLAND, UT 84003

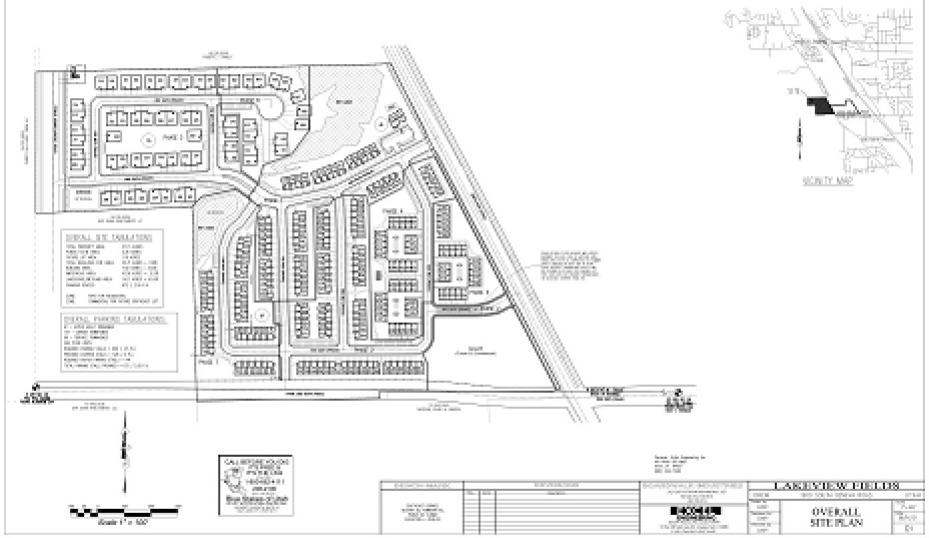
LAKEVIEW FIELDS PHASES



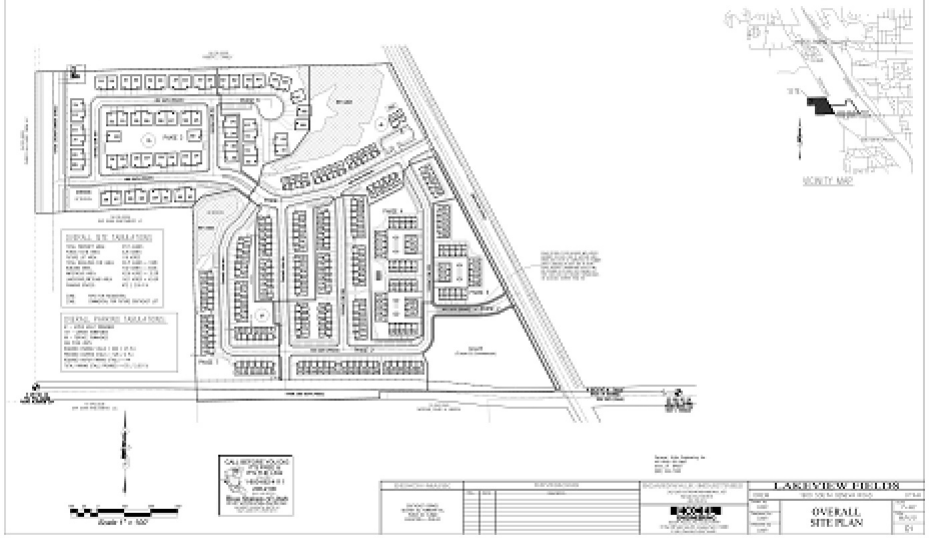
LAKEVIEW FIELDS PHASES



LAKEVIEW FIELDS PHASES



LAKEVIEW FIELDS PHASES



VOGEL ENT LLC
PO BOX 1046
PLEASANT GROVE, UT 84062

UTAH DEPARTMENT OF
TRANSPORTATION
%RIGHT OF WAY FOURTH FLOOR
PO BOX 148420
SALT LAKE CITY, UT 84114

HL1 LLC
PO BOX 367
PANGUITCH, UT 84759

KEEPIN IT REAL ESTATE LLC
PO BOX 681875
PARK CITY, UT 84068

JOHNSON, MERLIN & DIANE
PO BOX 777
MENTONE, CA 92359

JTLP INVESTMENTS LLC
PO BOX 971165
OREM, UT 84097

SADDLE CREEK 101 LLC
%LINDQUIST, SHAWN
12 BENTBROOK LN
SANDY, UT 84092

B4 REAL ESTATE LLC
47 E SOUTH TEMPLE
SALT LAKE CITY, UT 84150

D2 LAND DEVELOPMENT LLC
51 W CENTER ST # 170
OREM, UT 84057

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

DZJ HOLDINGS LC
90 N 100 E
PROVO, UT 84606

KAIWI, CLINT (ET AL)
96 PUEO DR
KULA, HI 96790

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

PALATIAL LIVING LLC
241 N VINE STREET 1004 W
SALT LAKE CITY, UT 84103

LAKEVIEW PLACE IP LLC
259 RIVER BEND WAY 102
NORTH SALT LAKE, UT 84054

MILLHAVEN CONSTRUCTION LLC
272 W 200 N STE 100
LINDON, UT 84042

DE LEEUW, DOLAN J
276 W 130 S
LINDON, UT 84042

PROVO CITY CORPORATION
351 W CENTER ST
PROVO, UT 84601

CLYDE HOMES LLC
360 N STATE STEET STE A
LINDON, UT 84042

CLINGER FAMILY PARTNERSHIP
--OR CURRENT RESIDENT--
360 W 1600 SOUTH
OREM, UT 84058

HODGE, IAN A & DONALD M
372 N 800 E
PROVO, UT 84606

ASAY, ANDREA L & JOHNATHAN
386 W 1600 S
OREM, UT 84057

ZHOU, WENJING
418 CRANBROOK LN
LEAGUE CITY, TX 77573

PETERSON, JEREMY & AMANDA
459 W 1840 S
OREM, UT 84058

GREEN, BRITTON D
471 S 2100 W
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

HL1 LLC
501 E CENTER ST
PANGUITCH, UT 84759

HEATON, GERRY L & KAYE B
501 W MAIN CANYON RD
WALLSBURG, UT 84082

GENEVA ROAD 44 LLC
519 W STATE ST STE 202
PLEASANT GROVE, UT 84062

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

PRICE, ZAC & CARLYN
667 S 1803 W
OREM, UT 84058

PAULSON, JORDAN MARTELL & BAILEY LYNN
670 W 1000 N
OREM, UT 84057

MOUNTAIN VALLEY INVESTMENTS LLC
713 HIGHLAND DR
LA GRANDE, OR 97850

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

GREEN, DARREN E
812 E PENNI LN
OREM, UT 84097

MORRILL, JENNIFER
835 W 1950 S
OREM, UT 84058

GROO, DENIS E & NANCY M
838 W 2000 S
OREM, UT 84058

KIRLEW, AIMEE & STEPHEN
849 W 1950 S
OREM, UT 84058

ANDERTON, PARKER (ET AL)
854 W 1950 S
OREM, UT 84058

HL1 LLC
--OR CURRENT RESIDENT--
868 W 2000 SOUTH
OREM, UT 84058

CLASSIC JACK CONSTRUCTION LLC
878 W 1950 S
OREM, UT 84057

KARWANDE, SARINA
887 MOUNTAIN PL
PASADENA, CA 91104

D2 LAND DEVELOPMENT LLC
898 E 670 N
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

IVORY LAND CORPORATION
978 WOODOAK LN
SALT LAKE CITY, UT 84117

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1006 W 1950 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1008 W 1950 SOUTH
OREM, UT 84058

BATEMAN, BRYN & MICHAEL
1013 E 2570 N
PROVO, UT 84604

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1014 W 1950 DS
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1018 W 1950 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1022 W 1950 SOUTH
OREM, UT 84058

CHOWDHARY, PRATAPRAI R & KIRAN B
--OR CURRENT RESIDENT--
1033 W 1970 SOUTH
OREM, UT 84058

THOMPSON, BEAU
1036 W 1970 S
OREM, UT 84057

MATTHEWS, ROBERT JOSHUA & MADISON
1037 W 1970 S
OREM, UT 84058

SADDLE CREEK 101 LLC
--OR CURRENT RESIDENT--
1039 W 1860 SOUTH
OREM, UT 84058

SHEPHERD, BRYNDI LEE
1041 W 1970 S
OREM, UT 84058

KARWANDE, SARINA
--OR CURRENT RESIDENT--
1043 W 1860 SOUTH
OREM, UT 84058

MISBACH, GRANT H & GREGORY C (ET AL)
1044 W 1970 S
OREM, UT 84058

SKIP DUNN INVESTMENTS LC
1047 E 1060 S
OREM, UT 84097

ADVANTA IRA ADMINISTRATION LLC (ET AL)
--OR CURRENT RESIDENT--
1047 W 1860 SOUTH
OREM, UT 84058

PALATIAL LIVING LLC
--OR CURRENT RESIDENT--
1047 W 1970 SOUTH
OREM, UT 84058

YANG, SERENE
1048 W 1970 S
OREM, UT 84058

WEST, JESSICA
1049 W 1970 S
OREM, UT 84058

HALL, BREK
1051 W 1860 S
OREM, UT 84058

PALATIAL LIVING LLC
--OR CURRENT RESIDENT--
1053 W 1970 SOUTH
OREM, UT 84058

MOUNTAIN VALLEY INVESTMENTS LLC
--OR CURRENT RESIDENT--
1057 W 1860 SOUTH
OREM, UT 84058

SANT, ANTHON GARRETT & JACQUELINE
1067 W 1970 S
OREM, UT 84058

ZEYER, RODNEY
1071 W 1970 S
OREM, UT 84058

WHIPPY, MOANA & JOSHUA
1077 W 1970 S
OREM, UT 84058

FISHER, KRISTY
1079 W 1970 S
OREM, UT 84058

DAVIS, MATTHEW (ET AL)
1083 W 1970 S
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1089 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1089 W 1970 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1092 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1093 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1093 W 1970 SOUTH
OREM, UT 84058

HURST WOOD EDUCATION FOUNDATION INC
1095 S 800 E
OREM, UT 84097

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1097 W 1970 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1101 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1102 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1103 W 1970 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1107 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1107 W 1970 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1108 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1111 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1111 W 1970 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1113 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1118 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1119 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1123 W 1810 SOUTH
OREM, UT 84058

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1126 W 1810 SOUTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1136 W 1810 SOUTH
OREM, UT 84058

BRAY, DANIEL & CARIANNE PATRICE
1138 N 1270 E
AMERICAN FORK, UT 84003

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1142 W 1810 SOUTH
OREM, UT 84058

PUTUTAU, ROCHELLE (ET AL)
1168 W 1860 S
OREM, UT 84058

JOHNSON, RANDY LEE & JAMIE LYNN
1178 W 1860 S
OREM, UT 84058

BELT, TERRY D & HOLLIE
1183 W 1860 S
OREM, UT 84058

ALEXANDER, BROOKE ANN & THOMAS GLEN
1184 W 1860 S
OREM, UT 84058

FURNER, LUANN
1193 W 1810 S
OREM, UT 84058

SANDSTROM, STEPHEN W & NANCY L
1197 W 1810 S
OREM, UT 84058

STREET, DAVID (ET AL)
1199 W 1860 S
OREM, UT 84058

HAMILTON, L LARKIN & LAWRENCE LARKIN (ET AL)
1207 W 1860 S
OREM, UT 84058

CLARK, LISA
1212 W 1860 S
OREM, UT 84058

OLSEN, BRENT HOWARD (ET AL)
1213 W 1810 S
OREM, UT 84058

FIELDS AT LAKEVIEW HOA INC
1216 W 1295 S
OREM, UT 84058

FARNER, MICHAEL & KIMBERLY
1217 W 1860 S
OREM, UT 84058

HARRISON, MARTHA & DENNIS
1218 W 1860 S
OREM, UT 84058

ATCHISON, JOHN
1219 W 1810 S
OREM, UT 84058

MOE, SARAH & AUOMANU JR
1223 W 1860 S
OREM, UT 84058

CHOWDHARY, PRATAPRAI R & KIRAN B
1373 W RAMES RD
SOUTH JORDAN, UT 84095

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

MORGAN, DAVID S & SANDRA C
1476 LAKESHORE DR
PROVO, UT 84601

CLINGER FAMILY PARTNERSHIP
1511 S GENEVA RD
OREM, UT 84058

HOLLAND, CINDY B (ET AL)
1600 GROVE CREEK CT
ROSEVILLE, CA 95747

SMITH, RYAN
1660 W 525 S
LEHI, UT 84043

ROBERTS, STANLEY H JR
1675 CLARK CIR
OREM, UT 84058

ASAY, EUNICE HUGHES
1709 S GENEVA RD
OREM, UT 84058

JOHNSON, DALE C & CHERYL B
1738 S GENEVA RD
OREM, UT 84058

CHERRY HILL DAIRY FARM LLC
%TAYLOR, BYRON
1785 S GENEVA RD
OREM, UT 84058

DA SILVA, CASSIA & NELSON M
1812 S 1230 W
OREM, UT 84058

CHERRY HILL DAIRY FARM
--OR CURRENT RESIDENT--
1815 S GENEVA RD
OREM, UT 84058

BOICE, LINDA A
1818 S 1230 W
OREM, UT 84058

ARMSTRONG, ROBERT C & CATHY B
1823 S 1150 W
OREM, UT 84058

OTTO, SHERRY LAVON (ET AL)
1828 S 1230 W
OREM, UT 84058

DEPUTY, PENNY
1829 S 1150 W
OREM, UT 84058

PACADA, MAXIMINIANO PAET JR &
LESLIE J
1834 S 1230 W
OREM, UT 84058

LEVINGSTON, CONNIE
1841 S 1150 W # 345
OREM, UT 84058

ELDER, JON DON & ROXSANN
1844 S 1230 W
OREM, UT 84058

CAMPBELL, SUZANNE H
1847 S 1150 W
OREM, UT 84058

LIECHTY, JAMES K & CHRISTENA H
1852 S 1230 W
OREM, UT 84058

FICKLIN, KAYLOR
1867 S 1030 W
OREM, UT 84058

TAYLOR, CADEN & ERIKA
1869 S 1080 W
OREM, UT 84058

COBB, CALVIN
1873 S 1030 W
OREM, UT 84057

BELL, MASON & SYDNIE
1873 S 1080 W
OREM, UT 84058

HURST WOOD EDUCATION
FOUNDATION INC
--OR CURRENT RESIDENT--
1875 S GENEVA RD
OREM, UT 84058

VORWALLER, CHASE
1877 S 1080 W
OREM, UT 84058

MABBUTT, HAYDEN & JEFFREY
1877 S 1030 W # 405
OREM, UT 84057

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1878 S 1080 WEST
OREM, UT 84058

MILLER MAKAY
1879 S 1030 W
OREM, UT 84057

CORDON, SAIDI M & VALERI V
1881 S 1080 W
OREM, UT 84058

LINDHORST, MARIT & CHANDLER
1882 S 1080 W
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1883 S 1030 WEST
OREM, UT 84058

WALKER, JARON
1886 S 1030 W
OREM, UT 84058

STROBEHN, RYAN & HAYLEY
1886 S 1080 W
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1887 S 1030 WEST
OREM, UT 84058

D2 LAND DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1887 S 1080 WEST
OREM, UT 84058

PAGE, VIVIAN
1888 S 1030 W # 409
OREM, UT 84057

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1889 S 1030 WEST
OREM, UT 84058

KEEPIN IT REAL ESTATE LLC
--OR CURRENT RESIDENT--
1889 S 1080 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1891 S 1030 WEST
OREM, UT 84058

LUNDQUIST, MARCIA
1892 S 1030 W
OREM, UT 84058

FORBUSH, SKYLAR TALON
1892 S 1080 W
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1893 S 1030 WEST
OREM, UT 84058

JOHNSON, MERLIN & DIANE
--OR CURRENT RESIDENT--
1893 S 1080 WEST
OREM, UT 84058

FARABEE, BRYCE
1894 S 1030 W
OREM, UT 84058

BATEMAN, BRYN & MICHAEL
--OR CURRENT RESIDENT--
1894 S 1080 WEST
OREM, UT 84058

MAPLE MOUNTAIN BUILDERS LLC
1896 N 1120 W
PROVO, UT 84604

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1897 S 1030 WEST
OREM, UT 84058

HEADRICK, ADAM
1897 S 1080 W
OREM, UT 84058

ADAMS, JOSH
1898 S 1080 W
OREM, UT 84058

RILEY, STEVEN & SALLY
1898 S 1030 W # 413
OREM, UT 84057

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1899 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1901 S 1030 WEST
OREM, UT 84058

FREEMAN, MATT
1902 S 1030 W
OREM, UT 84058

BOWMAN, ANDREW & TERAN
--OR CURRENT RESIDENT--
1902 S 1080 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1903 S 1030 WEST
OREM, UT 84058

SIEBERT, MARK JIALI (ET AL)
1904 S 1030 W # 415
OREM, UT 84058

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 105
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 106
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 205
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 206
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 304
PROVO, UT 84601

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1907 S 1030 WEST
OREM, UT 84058

TANG, ALEXANDER & MEI LIN
--OR CURRENT RESIDENT--
1908 S 1080 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1909 S 1030 WEST
OREM, UT 84058

FERNANDEZ, LEOPOLDO APUMAYTA (ET AL)
1909 S 1080 W
OREM, UT 84058

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

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1911 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1913 S 1030 WEST
OREM, UT 84058

WONG, CURTIS (ET AL)
1913 S 1080 W
OREM, UT 84058

MOE, TYUS & SARAH K
1914 S 1080 W
OREM, UT 84058

TERRY, NICHOLE A
1916 S 1030 W
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1917 S 1030 WEST
OREM, UT 84058

LAI, TAK MING (ET AL)
--OR CURRENT RESIDENT--
1918 S 1080 WEST
OREM, UT 84058

BARTON, JACOB HUNTER & JENNIFER
1918 S 1030 W # 423
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1919 S 1030 WEST
OREM, UT 84058

ARNER, DAVID & LISA
--OR CURRENT RESIDENT--
1919 S 1080 WEST
OREM, UT 84058

HEATON, GERRY L & KAYE B
--OR CURRENT RESIDENT--
1921 N GENEVA RD
PROVO, UT 84601

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1921 S 1030 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1923 S 1030 WEST
OREM, UT 84058

3 PLUS 1 REAL ESTATE LLC
--OR CURRENT RESIDENT--
1923 S 1080 WEST
OREM, UT 84058

EARL, JACOB & JACOB (ET AL)
1924 S 1030 W
OREM, UT 84058

ZHOU, WENJING
--OR CURRENT RESIDENT--
1924 S 1080 WEST
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1927 S 1030 WEST
OREM, UT 84058

BRINKERHOFF, WALTER A & CONI JO (ET AL)
1928 SIYTG 1030 W3ST # 429
OREM, UT 84058

2656 TEAL LLC
1928 S 1080 W
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
--OR CURRENT RESIDENT--
1929 S 1030 WEST
OREM, UT 84058

OYANEDEL, ANGEL PATRICIO
1929 S GENEVA RD
OREM, UT 84058

NIELSON, LINDA E
1931 N 3100 W
PROVO, UT 84601

ARNER, DAVID & LISA
1932 S 1030 W
OREM, UT 84058

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 101
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 102
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 201
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 202
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 301
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 302
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 304
PROVO, UT 84601

KIMBALL, CASEY & EMILY CLEGG
1936 S 1080 W
OREM, UT 84058

B4 REAL ESTATE LLC
--OR CURRENT RESIDENT--
1937 S 1080 WEST
OREM, UT 84058

ESCALANTE, ANNA LESLIE &
EDWARD PETER
1938 S 1030 W
OREM, UT 84057

SCHAAP, HAYDEN
--OR CURRENT RESIDENT--
1941 S 1080 WEST
OREM, UT 84058

SCHAAP, HAYDEN
1941 S 1080 W # 242
OREM, UT 84058

PAJIMOLA, TANYA
1942 S 1030 W
OREM, UT 84057

CHANDLER, KATHLEEN ELZABETH
(ET AL)
1942 S 1080 W
OREM, UT 84058

AMPUERO, SAVANNAH & GABRIELA
--OR CURRENT RESIDENT--
1943 S 1080 WEST
OREM, UT 84058

AMPUERO, SAVANNAH & GABRIELA
1943 S 1080 W # 243
OREM, UT 84058

JTLP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1948 S 1080 WEST
OREM, UT 84058

SPINDLER, JACQUELINE RACHEL
1949 S 1080 W
OREM, UT 84058

D2 LAND DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1953 S 1080 WEST
OREM, UT 84058

CHRISTENSEN, COLTER J & PENNY
1954 S 1030 W
OREM, UT 84058

JTLP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1954 S 1080 WEST
OREM, UT 84058

AVERY, SHANNON
1956 S 1030 W # 436
OREM, UT 84058

WILLIAMS, TANNER
1958 S 1030 W
OREM, UT 84057

MAXFIELD, MICHAEL & TIFFANY
1958 S 1080 W
OREM, UT 84058

CUMMINGS, KELSIE
1959 S 1080 W
OREM, UT 84058

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 101
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 102
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 105
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 106
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 201
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 202
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 205
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 206
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 301
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 302
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 304
PROVO, UT 84601

BAHR, DON F & VONDA P
1969 N GENEVA RD
PROVO, UT 84601

NARCISO, DAVID L JR & TATIANA H
1971 N 3100 W
PROVO, UT 84601

HERNANDEZ, GABRIELA COMPRES & GABRIELA
1979 N 3100 W
PROVO, UT 84601

PROVO CITY CORPORATION
--OR CURRENT RESIDENT--
1992 N GENEVA RD
PROVO, UT 84601

BOARDWALK INDUSTRIES LLC
2000 S GENEVA RD
OREM, UT 84058

ADVANTA IRA ADMINISTRATION LLC (ET AL)
%KHANDKAR, UMS
2116 S LAKELINE DR
SALT LAKE CITY, UT 84109

COLE, DARIN FUHRIMAN
2142 NW ROBIN HOOD ST
CORVALLIS, OR 97330

SSJB PRICE FAMILY LIMITED PARTNERSHIP
2299 E 3480 S
SAINT GEORGE, UT 84790

TANG, ALEXANDER & MEI LIN
2733 CALLE DE LA LOMA
PLEASANTON, CA 94566

LAKEVIEW FIELDS COTTAGES LLC
2825 E COTTONWOOD PKWY # 500
SALT LAKE CITY, UT 84121

TAYLOR, F WILLIS
%BREWSTER, LAURIE T
3556 CANYON ESTATES DR
BOUNTIFUL, UT 84010

VINDEL, JOSUE MORENO & KELLY MORENO
3713 N 600 E
PROVO, UT 84604

LAI, TAK MING (ET AL)
3899 E CLUBHOUSE LN
EAGLE MOUNTAIN, UT 84005

PALATIAL LIVING LLC
3946 W FARMINGDALE CT
SOUTH JORDAN, UT 84009

UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

CHURCH, MATTHEW J & MELISSA K (ET AL)
5501 W 10600 N
HIGHLAND, UT 84003

KAUL, DHRUV & LYNDI
6472 W SCARLET OAK DR
WEST JORDAN, UT 84081

BOWMAN, ANDREW & TERAN
6767 W 10125 N
HIGHLAND, UT 84003

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
MIDVALE, UT 84047

3 PLUS 1 REAL ESTATE LLC
9161 S BARONAY CIR
SANDY, UT 84093

TORNOW, MICHAEL S & IVY A
11302 N NORMANDY WAY
HIGHLAND, UT 84003

ARNER, DAVID & LISA
17922 TEKLANIKA DR
EAGLE RIVER, AK 99577

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
August 18, 2021

The following items are discussed in these minutes:

- **PUBLIC HEARING** – Amending portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones – Parking: Negative recommendation to the City Council. Setbacks: Positive recommendation to the City Council. Height: Negative recommendation to the City Council.

STUDY SESSION

Place: City Council Conference Room

At **4:00 p.m.** Chair Cochran called the Study Session to order.

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen, Long Range Planner; Steve Earl, Legal Counsel; Terry Peterson, City Council Liaison and Ellie Agnew, Intern

Those excused: Matt Taylor, Long Range Planner; Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from July 21, 2021 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen, Long Range Planner; Steve Earl, Legal Counsel; Terry Peterson, City Council Liaison and Ellie Agnew, Intern

Those excused: Matt Taylor, Long Range Planner; Sam Kelly, City Engineer

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Development Services for the Planning Commission to amend portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street.

Staff Presentation: At the request of the City Council, staff proposes several amendments to portions of the State Street District zones to establish a maximum height limit, add additional setback requirements and increase the parking requirement pertaining to commercial and residential development standards. Changes are proposed in all the State Street Districts including the North Village District (NVD), The Canyon Crossing District (CXD), the City Center District (CCD), the Arts District (AD), and the HUB District (HD) as follows:

1. **Maximum height.** A height limit of sixty feet (60') is proposed in the Canyon Crossing District, City Center District, Art District, and the HUB District. The proposed amendments include the allowance for elements not used for human occupancy to extend up to 70 feet as outlined in the proposed text.

   The North Village District height requirements were recently modified and are not included in this height modification.

2. **Setbacks.** An additional setback requirement is proposed for the Canyon Crossing District, City Center District, and the HUB district. The proposed amendment requires any building located within 75 feet from a residential zone (including Res(B) zone) shall not exceed a height of 35 feet.

   The North Village District and the Arts District we already amended to this standard.

3. **Parking requirement.** The parking standard for commercial developments is proposed to be modified from three stalls per 1,000 square feet (3/1000) to four stalls per 1,000 square feet (4/1000). In addition, the minimum parking stalls for a residential unit over and above the base residential density will be amended from 1.75 stall per unit to 2 parking stalls per unit.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission amend portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street.

Chair Cochran asked if the Planning Commission had any questions for Mr. Bench. Mr. Spencer said sometimes houses are up next to District and sometimes there is a street between. He asked where is the edge of the zone. Mr. Bench said that most likely the street is zoned to the District.

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

When no one came forward, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to forward a positive recommendation to the City Council to amend portions of Sections 22-24-1(F)(1), 22-24-2(F)(1), 22-24-3(F)(1), and 22-24-4(F)(1) pertaining to overall height standards in the State Street District zones, portions of Sections 22-24-1(F)(2)(c), 22-24-2(F)(2)(c), and 22-24-3(F)(2)(c) pertaining to setbacks from residential zones within the State Street Districts zones, and Sections 22-24-1(H)(1)(b), 22-24-2(H)(1)(b), 22-24-3(H)(1)(b), 22-24-4(H)(1)(b), and 22-24-5(H)(1)(b) pertaining to parking standards in the State Street District zones. The Districts are located generally at 1600 North, 800 North, Center Street, 800 South and University Parkway on State Street. Mr. Sakar seconded the motion. Those voting aye: Haysam Sakar and Ross Spencer. Those voting nay: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, The motion failed.

There was a discussion regarding the motion by the Commission members, Mr. Bench and Mr. Earl. Clarification was given to the three separate items before the Commission: Parking, Setbacks and Height (see video for details).

Planning Commission Action - Parking: Mr. Roberts moved to forward a negative recommendation to the City Council on the parking requirement changes as proposed. Ms. Bentley seconded. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham and Barry Roberts. Those voting nay: Haysam Sakar and Ross Spencer. The motion passed.

Chair Cochran opened the public hearing again and invited those from the audience who had come to speak to this item to come forward to the microphone. The following came forward and made a comment (see video for details)

John Healy
Joan Healy
James Condie
Stephanie Visnaw (also submitted an email prior to the meeting – see attached)

Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for staff. When none did, he called for a motion on the Setbacks and Height items.

Planning Commission Action - Setbacks: Chair Cochran moved to forward a positive recommendation to the City Council concerning the setback that had been discussed on these particular areas of the State Street Master Plan, setbacks only. Ms. Bentley seconded. Those voting aye: Marisa Bentley, Mickey Cochran, Barry Roberts, Haysam Sakar and Ross Spencer. Those voting nay: Shauna Mecham. The motion passed.

There was a discussion on height of commercial buildings directly abutting residential areas and the changes proposed (see video for details)

Planning Commission Action - Height: Ms. Bentley moved to forward a negative recommendation to the City Council on the height requirements as listed and discussed today. Chair Cochran seconded. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham and Barry Roberts. Those voting nay: Haysam Sakar and Ross Spencer. The motion passed.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion and moved to approve the meeting minutes for July 21, 2021. Mr. Spencer seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Adjourn: Chair Cochran called for a motion to adjourn. Mr. Spencer moved to adjourn. Mr. Sakar seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Adjourn: 5:32 p.m.

_____

Jason Bench
Planning Commission Secretary

Approved:

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

August 17, 2021

Planning Commission,

Recent zoning changes to the North Village District better protect neighborhoods and provide clarity to the State Street Master Plan. These changes should be considered for other State Street Districts, as well.

- Maximum Height – The proposed height maximum of 60 feet is a good start in providing clarity and definition within the Master Plan. Many Orem residents have expressed their concern with Orem becoming over-developed and bigger than what is intended. The North Village District, being bordered nearly completely by homes, was recently given 48 feet in the Core and 35 feet in the Edge height maximums to protect these immediately adjacent homes and align with its stated purpose of "smaller- scale development." The other districts also need similar height maximums to better direct and ensure appropriate and responsible development.

- Setbacks – This proposed change within the three districts (Canyon Crossing, City Center, and The Hub) is needed where commercial or mixed-use zones abut residential property. A 75-foot setback is a better buffer for homes, but does NOT mean that no building may exist within that 75 feet. It is important that this setback be fully understood. For example, a single-story, 14-foot commercial building can still be built 14 feet away from a residential property line. A two-story, 30-foot building could be built 30 feet from a residential property line. To visualize what this looks like, see fig. 1 and 2 below. These already-conforming building are plenty tall behind homes. This zoning modification has already been made in the North Village and Arts districts. Providing this same setback in the remaining three districts will create a better buffer for affected homes.

Figure 1

Figure 2

- Parking – As has been observed among mid and high-density housing in Orem, parking

has become an issue with residential and surrounding streets and businesses being used as overflow or convenience parking. While convenience parking may never be resolved, the reduced parking requirements of 3/1,000 sq. ft of commercial and 1.75/unit of residential makes it harder for business patrons and residents of these developments to find adequate parking. The shared parking theory is that during the day parking will be used mostly by commercial, and residential used at night. However, we have seen mixed-use, shared parking that does not follow this model. Midtown 360 is a good example. The businesses in that development are primarily restaurants, which create parking at night, reversing the shared parking theory. Residents returning home at night cannot find parking near the building and park on surface streets. Similarly, working from home has become a popular option for many, which will mean residents' vehicles will be parked at home during the day. Increasing the commercial parking requirement to 4 stalls/1,000 sq. ft. brings the districts up to the already existing requirement in C2 zones. Increasing the residential parking to 2 stalls/unit ensures that residents will have adequate parking near their home. It is important to note, that the mixed-use element is NOT a requirement in the districts. Developers can still choose 100% commercial, which currently results in reduced parking (3 stalls per 1,000 sq. ft.) compared to standard C2 zones with 4 stalls per 1,000 sq. ft. When parking becomes difficult, business patrons go elsewhere. Parking must be adequate to benefit residents and patrons of the development as well as surrounding homes and businesses.

Please provide a positive recommendation to the City Council to amend these portions of the State Street Master Plan. These items are before you because residents and the majority of the City Council have been working for several months to improve the State Street Master Plan.

Thank you for serving on the Planning Commission and striving to make Orem City a better place to live, shop and work.

Sincerely,
Stephanie Visnaw