



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 18, 2024

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

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

- 1 Discussion of Planning Commission priorities**
- 2 Discussion of application process**

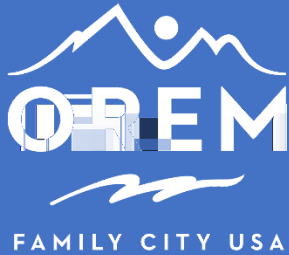
4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 Site Plan - Approving the site plan of the Utah Autism Academy, located generally at 1875 South Geneva Road in the PRD zone.**
 - 3.2 Site Plan - Approving the Site Plan of Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone.**
 - 3.3 Plat Amendment - Vacating Lottwood Plat "C" and approving the Plat amendment of Lottwod Plat "D". Located Generally at 1989 North 350 West in the R8 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Review and approve the meeting minutes from August 21, 2024**
5. ADJOURN

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

(Voice 801-229-7183)

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



Administrative

Planning Commission

September 18, 2024

Item 3.1

SITE PLAN — APPROVING THE SITE PLAN FOR THE UTAH AUTISM ACADEMY LOCATED GENERALLY AT 1875 SOUTH GENEVA ROAD IN THE PRD ZONE.

Prepared By:
Ailin Leon

Applicant:
Craig Brady/Utah
Autism Academy

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: Low Density Residential
- Current Zone: **PRD**
- Acreage: **4.79**
- Neighborhood:

Lakeview

ACTION:

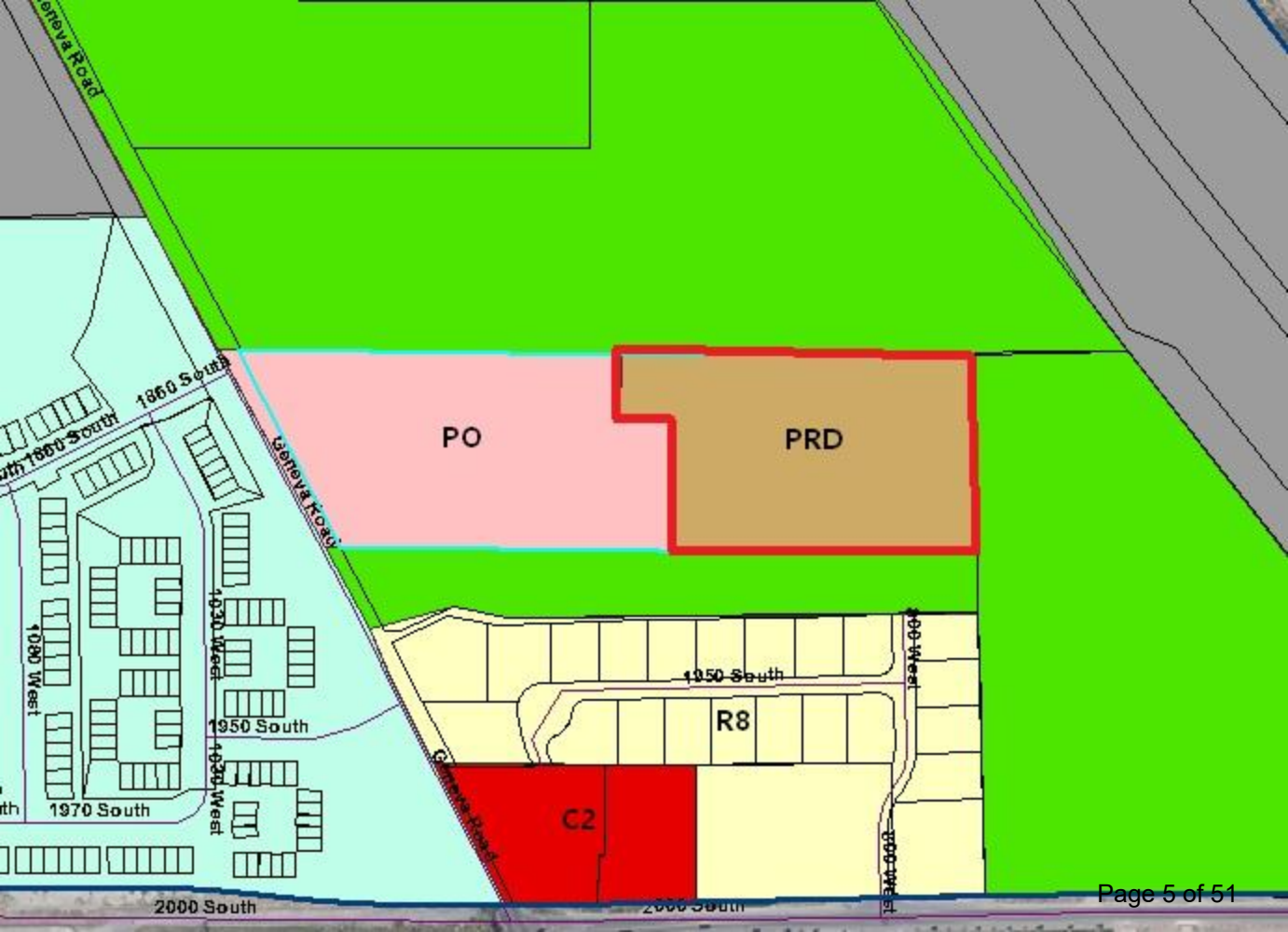
The Planning Commission is the final approving body for this item.

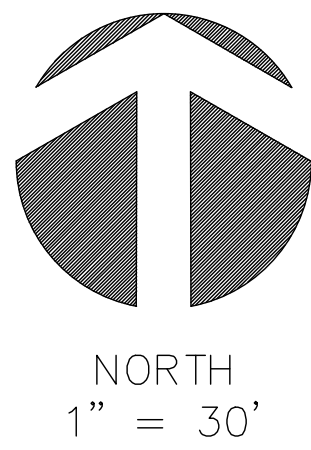
REQUEST: The applicant requests the Planning Commission approve the Site Plan for the Utah Autism Academy located generally at 1875 South Geneva Road In the PRD zone.

BACKGROUND: The applicant is proposing to build an extension on the east side of the building along with 73 additional parking spaces. The addition will have a footprint of approximately 11,500 square feet. The Site Plan meets the Orem City Code requirements.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Site Plan of the Utah Autism Academy located generally at 1875 South Geneva Road in the PRD zone.

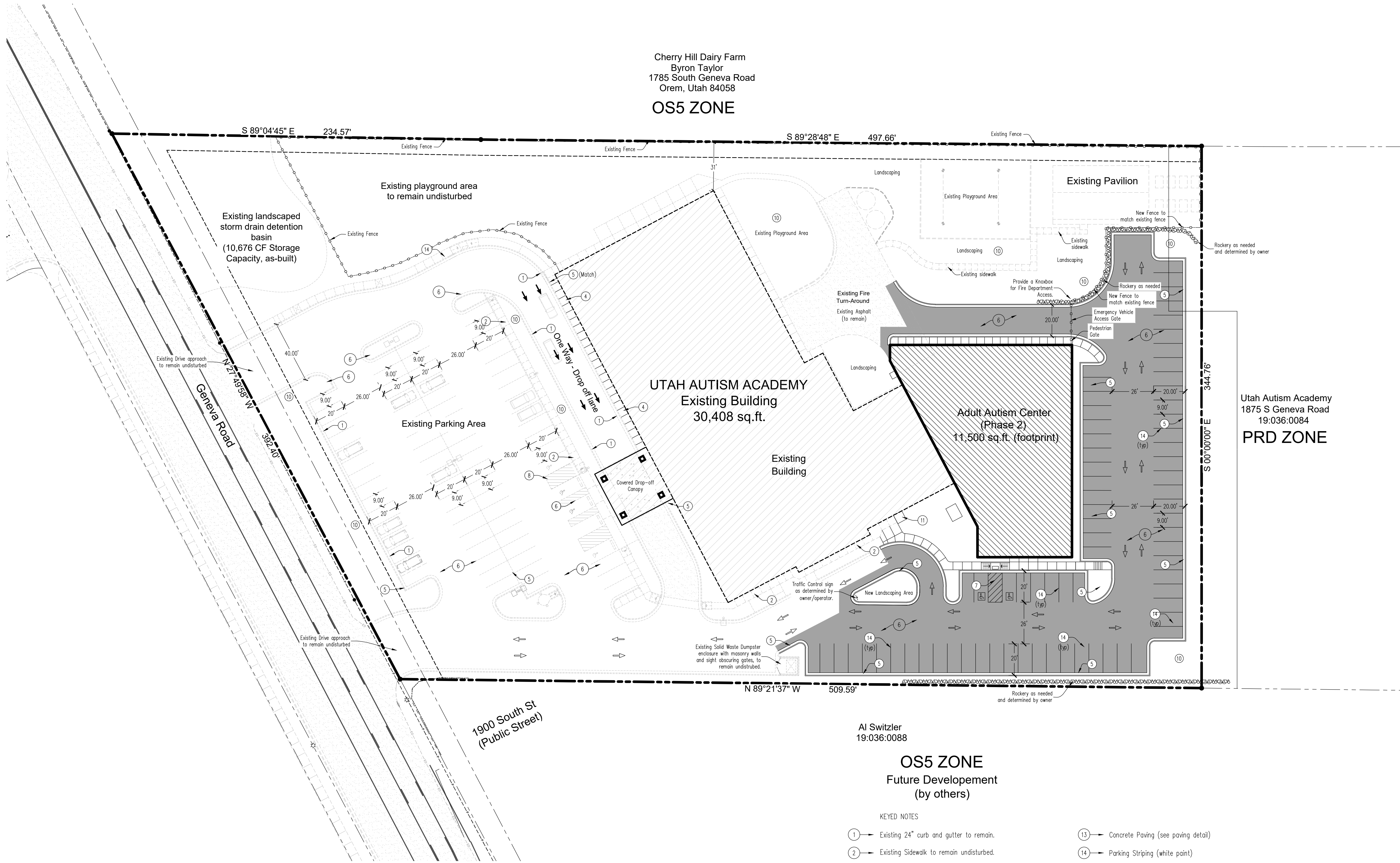






Cherry Hill Dairy Farm
Byron Taylor
1785 South Geneva Road
Orem, Utah 84058

OS5 ZONE



Utah Autism Academy
1875 S Geneva Road
19:036:0084
PRD ZONE

AI Switzler
19:036:0088

OS5 ZONE
Future Development
(by others)

KEYED NOTES

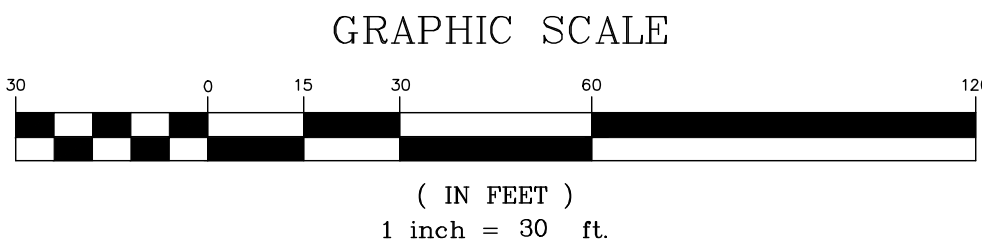
- 1 → Existing 24" curb and gutter to remain.
- 2 → Existing Sidewalk to remain undisturbed.
- 3 → Existing sidewalk to be removed.
- 4 → Const. 5' concrete sidewalk.
- 5 → Const. 24" curb and gutter. (carry curb)
- 6 → New Asphalt paving (see paving section)
- 7 → Const. ADA ramp with necessary signage.
- 8 → Const. ADA stalls and isle (2% max. grade).
- 9 → Const. 36" wide, 5" thick cross gutter. (see detail E)
- 10 → Landscaped Area (refer to landscaping plan for details).
- 11 → Bicycle parking rack.
- 12 → Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
- 13 → Concrete Paving (see paving detail)
- 14 → Parking Striping (white point)
- 15 → Block Retaining Wall as needed.
- 16 → Re-enforce drive approach improvements for an emergency vehicle access.

Site Data:

Zone = PO (Utah Autism Academy)
1 Existing Building, 1 Proposed Addition
Parking Requirements:
Existing Building = 64 spaces required
Existing Building = 74 spaces provided
Proposed Addition = 10,530 (NET) sf = 42 spaces required at 1 space/250 sq.ft.

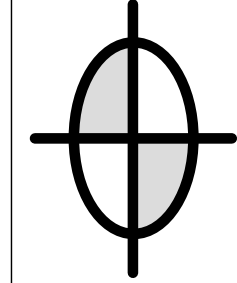
Proposed addition provided = 73

Total Spaces required = 147
Total Spaces provided = 147



CAUTION!!! Notice to contractors

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



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

UTAH AUTISM ACADEMY PHASE 2

Site Plan

Utah

Orem

Revisions

Date
8-29-2024
Scale
1" = 30'
By
TD
Tracing No.
L - 14701

Sheet No.
C - 2.0

R:\02 Jobs\2023\23-092 Utah Autism Academy Phase 2\03 Drawings\02 Revit\Utah Autism Academy Phase 2 - V5.rvt
7/11/2024 2:20:42 PM



DEPARTMENT LEGEND

- ADMIN
- CIRCULATION
- CLASSROOM
- RESTROOM
- THERAPY
- UTILITY

PROJECT TITLE AND ADDRESS
UTAH AUTISM ACADEMY - PHASE II
1825 S GENEVA ROAD
OREM, UTAH 84058

REVISIONS	
DESCRIPTION	DATE

PROJECT INFORMATION	
DATE:	11 JULY 2024
PROJECT #:	23-092
PM / PA:	BPJ
PIC:	BCH

DRAWING SET STATUS
**SCHEMATIC DESIGN
DRAWINGS**

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

**FLOOR PLAN -
LEVEL 1**

SHEET NUMBER
A101

R:\02 Jobs\2023\23-092 Utah Autism Academy Phase 2\03 Drawings\02 Revit\Utah Autism Academy Phase 2 - V5.rvt
7/11/2024 2:20:44 PM



CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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PROFESSIONAL STAMP

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
UTAH AUTISM ACADEMY - PHASE II
1825 S GENEVA ROAD
OREM, UTAH 84058

REVISIONS	
DESCRIPTION	DATE

PROJECT INFORMATION
DATE: 11 JULY 2024
PROJECT #: 23-092
PM / PA: BPJ
PIC: BCH

DRAWING SET STATUS
SCHEMATIC DESIGN
DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
FLOOR PLAN - LEVEL 2

SHEET NUMBER
A102

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A
B
C
D
E

1

2

3

4

5

6

7



B2 NORTH ELEVATION
A201 | SCALE: 3/16" = 1'-0"



D3 SOUTH ELEVATION
A201 | SCALE: 3/16" = 1'-0"

REVISIONS	
△ DESCRIPTION	DATE

PROJECT INFORMATION	
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PIC:	BCH

DRAWING SET STATUS
**SCHEMATIC DESIGN
DRAWINGS**

THIS DRAWING SET IS INTENDED
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SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A201

SPECIAL AUTISM ACADEMY - PHASE II

OREM, UTAH 84058

[illegible]

PROJECT INFORMATION	
DATE:	11 JULY 2024
PROJECT #:	23-092
PA:	BPJ
	BCH

DRAWING SET STATUS

SCHEMATIC DESIGN

DRAWINGS

DRAWING SET IS INTENDED
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ET TITLE

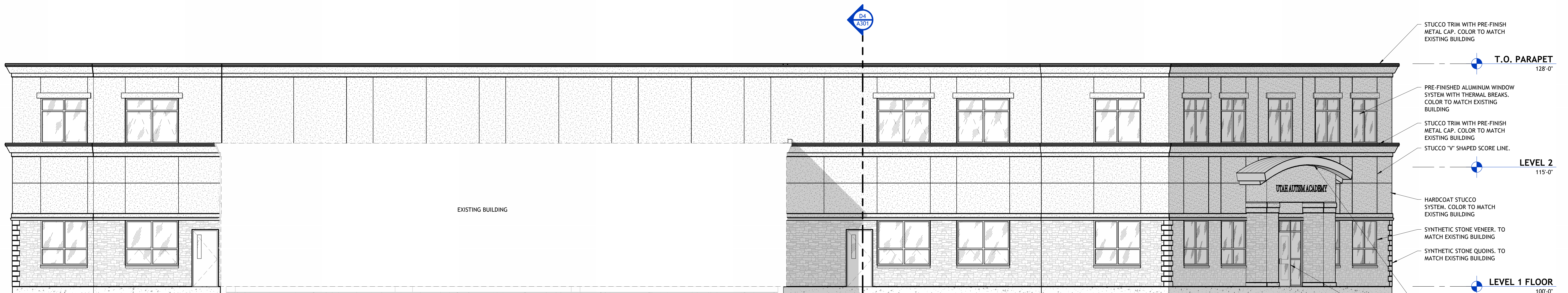
EXTERIOR ELEVATIONS

ET NUMBER

202



B2 EAST ELEVATION
A202 | SCALE: 3/16" = 1'-0"



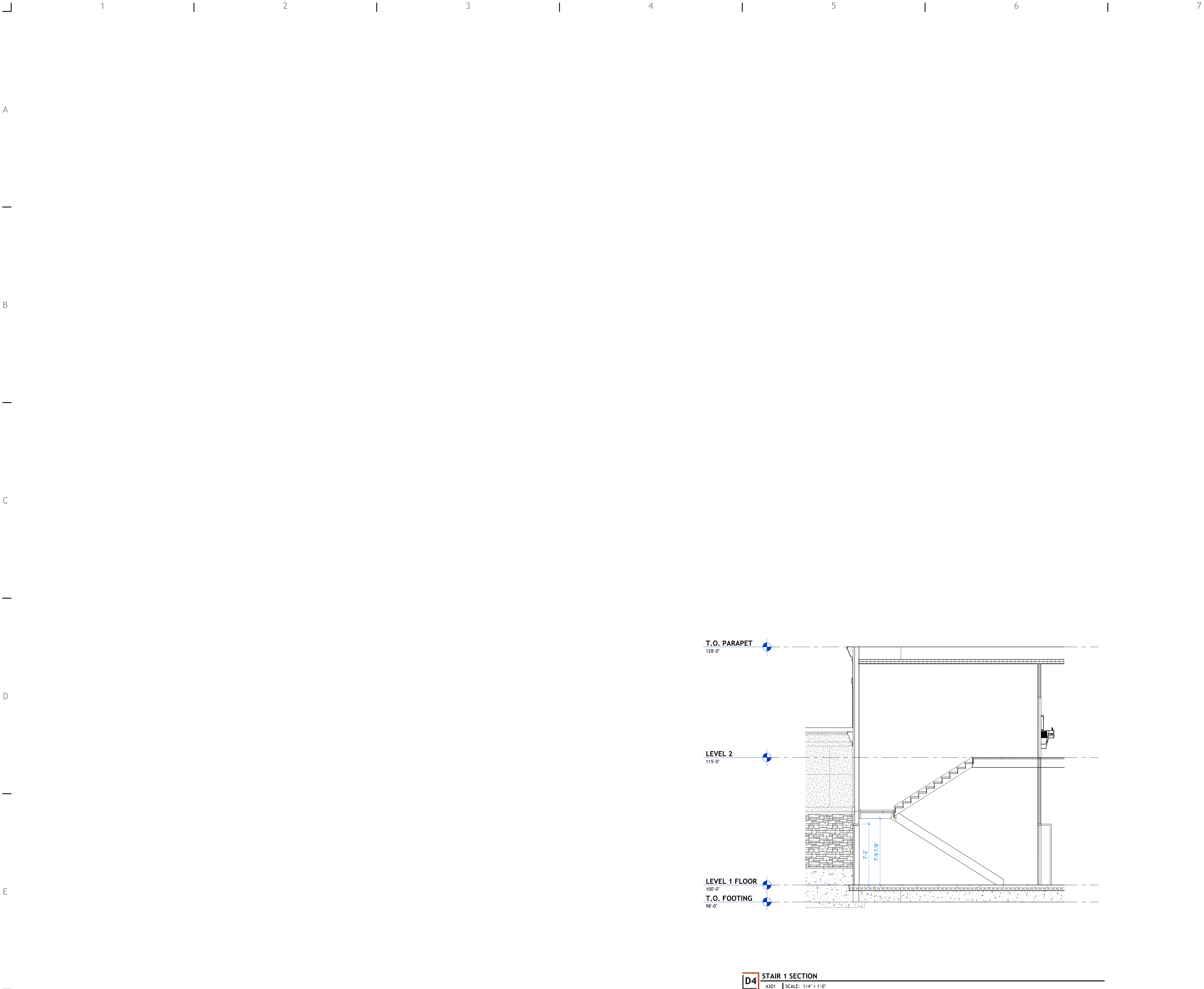
D1 SOUTH WEST ELEVATION
A202 | SCALE: 3/16" = 1'-0"



E1 **NORTHWEST ELEVATION**
A202 | SCALE: 3/16" = 1'-0"

E5 SOUTHWEST ELEVATION
A202 | SCALE: 3/16" = 1'-0"

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

UTAH AUTISM ACADEMY - PHASE II

1825 S. GENEVA ROAD
OREAN, UTAH 84055

REVISIONS	
△ DESCRIPTION	DATE

PROJECT INFORMATION

DATE: 11 JULY 2024

PROJECT #: 23-092

PM / PA: BPJ

PIC: BCH

DRAWING SET STATUS

SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

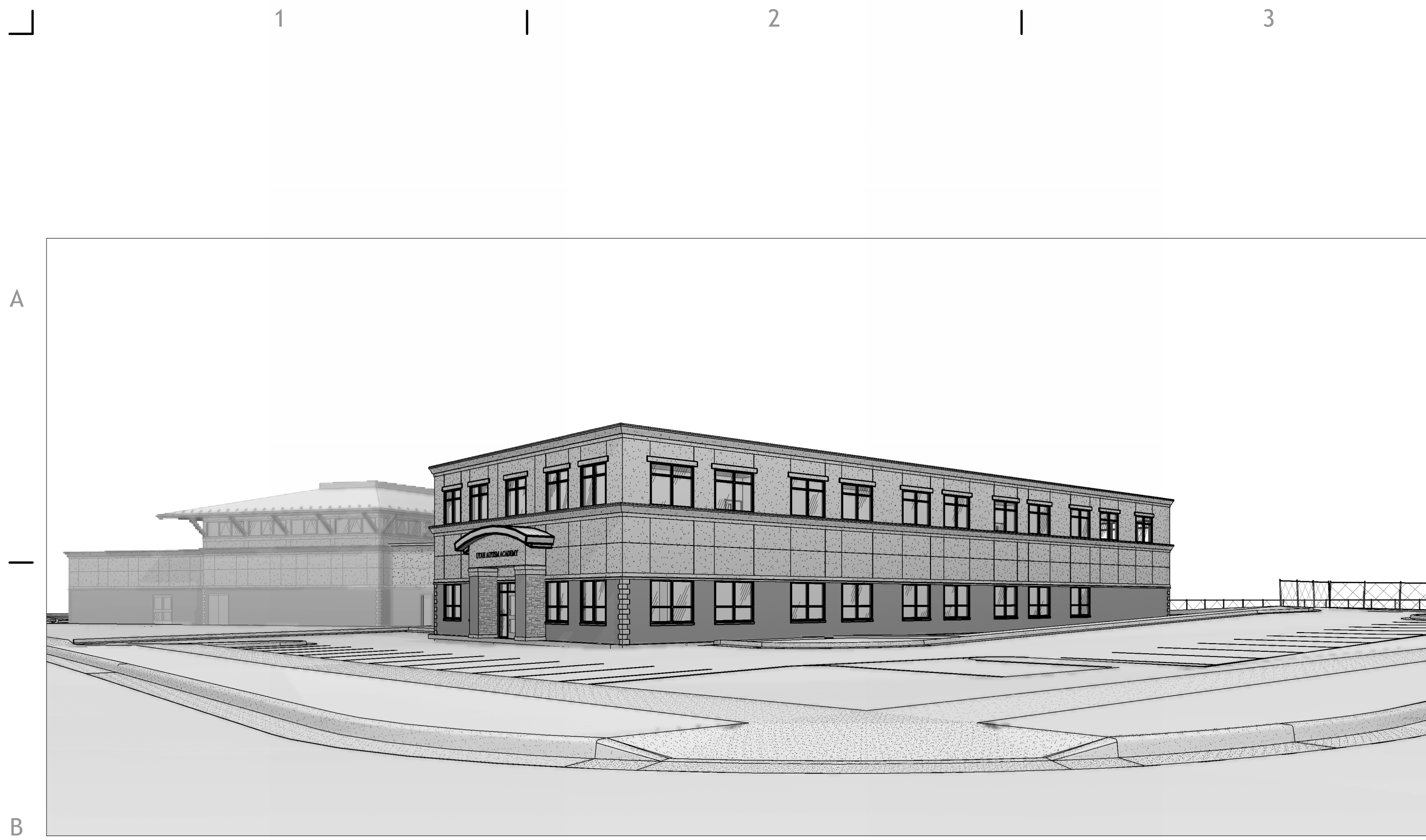
BUILDING SECTIONS

SHEET NUMBER

A301

Page 11 of 51

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1 PERSPECTIVE - SOUTHEAST CORNER
A801 SCALE:



2 PERSPECTIVE - SOUTHEAST CORNER 2
A801 SCALE:



3 PERSPECTIVE - SOUTHWEST CORNER
A801 SCALE:



4 PERSPECTIVE - SOUTHWEST CORNER 2
A801 SCALE:



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PROJECT TITLE AND ADDRESS
**UTAH AUTISM ACADEMY
- PHASE II**
1875 S GENEVA ROAD
OREM, UTAH 84058

REVISIONS

△ DESCRIPTION	DATE

PROJECT INFORMATION

DATE: 11 JULY 2024
PROJECT #: 23-092
DRAWN BY: BPJ
PM / PA: BCH

DRAWING SET STATUS

**SCHEMATIC DESIGN
DRAWINGS**

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

3D VIEWS

SHEET NUMBER

A801

R:\02_Utah\2023\02_Utah Autism Academy Phase 2\03 Drawings\02 Revit\Utah Autism Academy Phase 2 - V5.rvt
7/17/2024 2:21:14 PM



1 PERSPECTIVES - NORTHEAST CORNER
A802 | SCALE:



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- PHASE II**

1875 S GENEVA ROAD
OREM, UTAH 84058

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DRAWINGS**

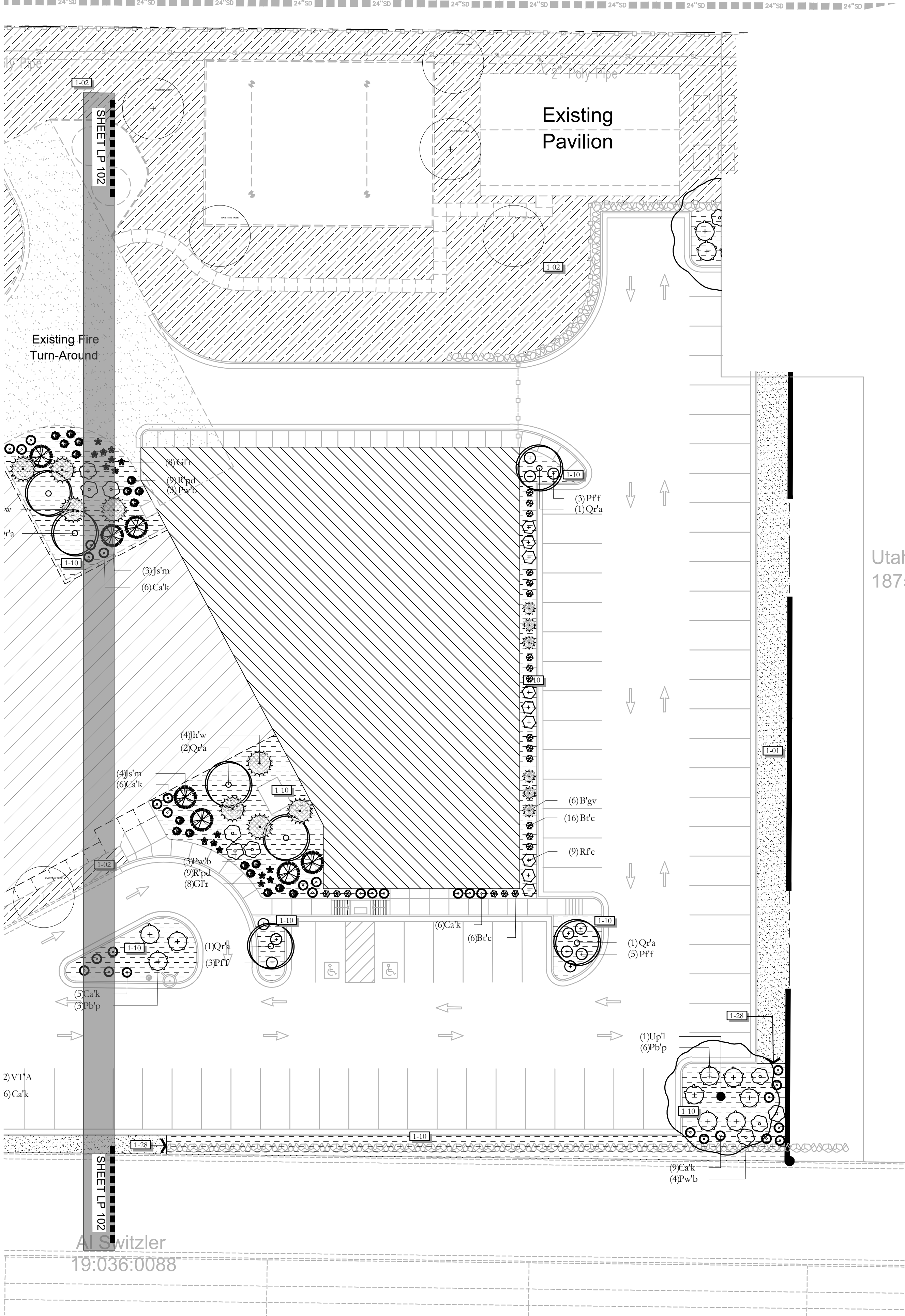
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TO BE PRINTED IN COLOR

SHEET TITLE

3D VIEWS

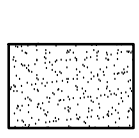
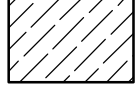
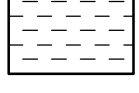
SHEET NUMBER

A802



SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

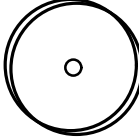
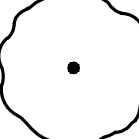
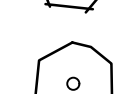
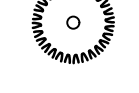
SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	4,025 sf
	1-02 EXISTING LANDSCAPING TO REMAIN. REPLACE IF DISTURBED DURING CONSTRUCTION.	54,765 sf
	1-10 1" MINUS TAN CRUSHED ROCK TO MATCH EXISTING. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 5" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	7,388 sf
	1-28 5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	83 lf

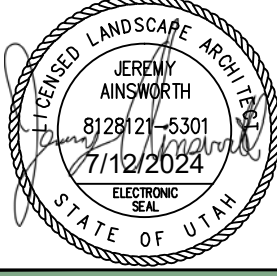
Planting Notes:

Maintain 36" horizontal and 10' vertical separation from tree, shrubs, and deep rooted vegetation from the edge of all fire hydrants and water meters.

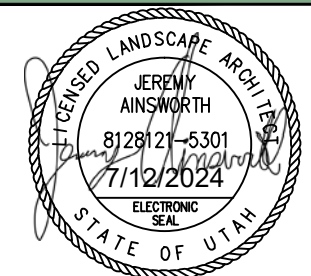
PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

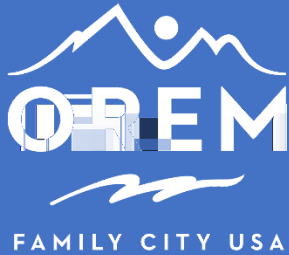
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	Js'm	7	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'
DECIDUOUS TREES						
	Qr'a	7	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B		2"Cal
	Up'l	2	Ulmus parvifolia 'Emer II' Allee Lacebark Elm	B & B		2"Cal
	Zs'c	4	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova	B & B		2"Cal
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT						
DECIDUOUS SHRUBS						
	Br'c	21	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal		
	Pb'p	12	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal		
	Pff	11	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal		
	Pw'b	13	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark	5 gal		
	Rf'c	9	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn	5 gal		
	VT'A	2	Viburnum trilobum 'Alfredo' Alfredo Cranberrybush Viburnum	5 gal		
EVERGREEN SHRUBS						
	B'gv	6	Buxus x 'Green Velvet' Green Velvet Boxwood	5 gal		
	Jh'w	8	Juniperus horizontalis 'Wiltoni' Blue Rug Juniper	5 gal		
GRASSES						
	Ca'k	44	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
PERENNIALS						
	Gl'r	16	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura	1 gal		
ROSES						
	Rpd	18	Rosa x 'Novarospop' Popcom Drift® Groundcover Rose	5 gal		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO																							
7/12/2024	UT23164			CRAIG BRADY 801-456-9955 CBRADY@UTAHAUTISMCADEMY.COM			PM: JTA DRAWN: SAV CHECKED: JMA PLOT DATE: 7/12/2024																							
<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table>		NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7			 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org				
NO.	REVISION	DATE																												
1	XXXX	XX-XX-XX																												
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7																														
		UTAH AUTISM ACADEMY--PHASE 2 FARM HAVEN WAY OREM, UTAH																												
				COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.		 PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com																								
						LANDSCAPE PLAN CITY PERMIT SET LP-103																								



ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
7/12/2024		UT23164		 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org				CRAIG BRADY 801-456-9955 CBRADY@UTAHAUTISMACADEMY.COM		 PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization				PM: JTA DRAWN: SAV CHECKED: JMA PLOT DATE: 7/12/2024	
NO. REVISION		DATE		GRAPHIC SCALE: 1" = 20'		UTAH AUTISM ACADEMY--PHASE 2		COPYRIGHT: PKJ DESIGN GROUP		COLOR ILLUSTRATION		CITY PERMIT SET		LP-COLOR	
1 XXXX		XX-XX-XX				FARM HAVEN WAY		THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.		3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com					
2						OREM, UTAH									
3															
4															
5															
6															
7															





Administrative

Planning Commission

September 18, 2024

Item 3.2

SITE PLAN — APPROVING THE SITE PLAN OF OREM TECH NORTH RETAIL LOCATED GENERALLY AT 1640 WEST 1340 NORTH IN THE M2 ZONE.

Prepared By:
Ailin Leon

Applicant:
Bracken Atkinson

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: Low Density Residential
- Current Zone: **M2**
- Acreage: **6.15**
- Neighborhood:

Timpview

ACTION:

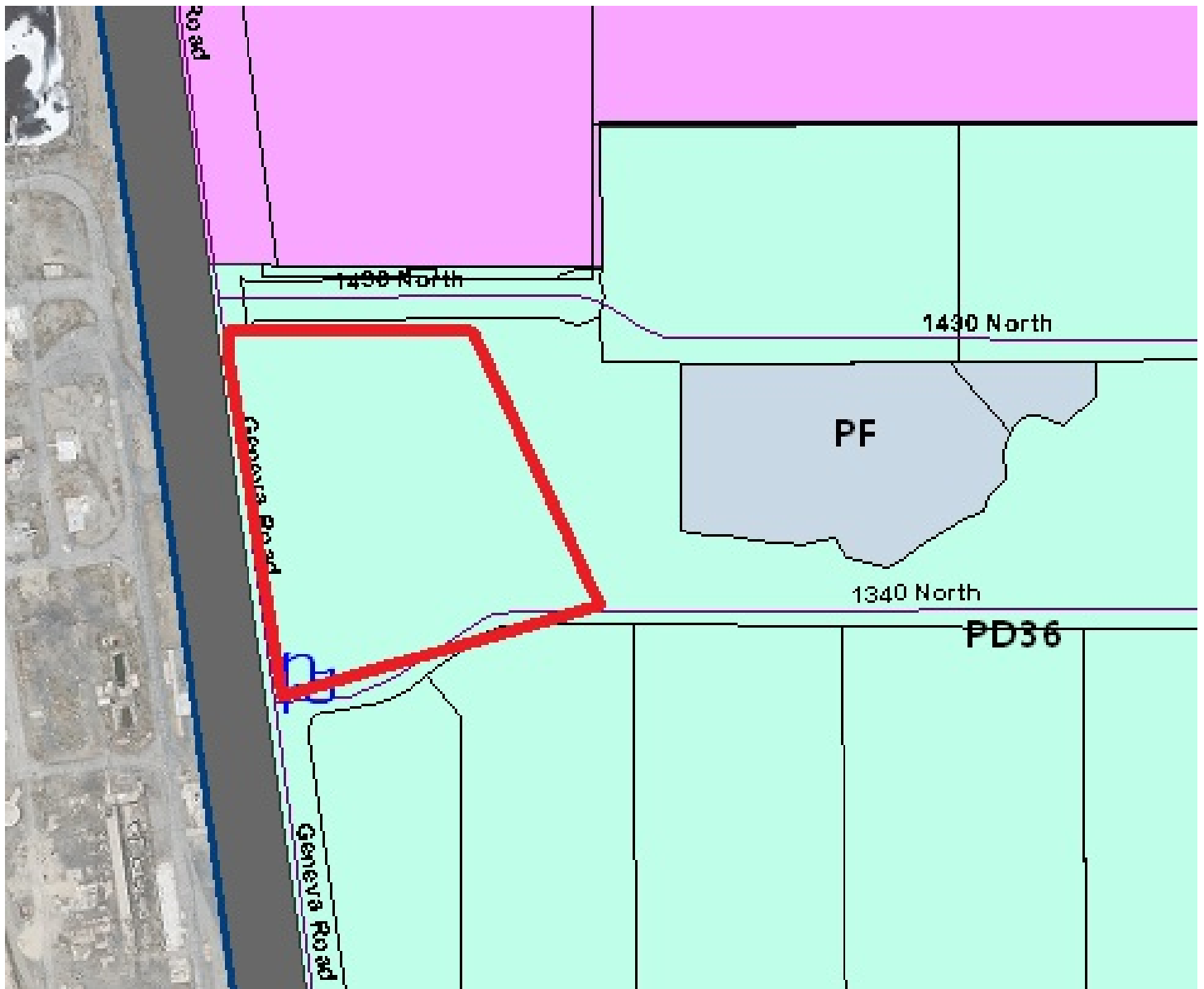
The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission approve the site plan for Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone.

BACKGROUND: The applicant is proposing the construction of 3 commercial buildings in the M2 zone. There will be 1 large building on the east side of the parcel which will be a spec/warehouse and 3 smaller buildings on the west side of the parcel along Geneva Road. The smaller buildings will primarily focus on housing retail stores. Currently the parcel is an empty dirt lot, and the proposed site plan meets all the requirements of the Orem City code.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Site Plan of Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone.







SITE MATERIALS LEGEND

	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	19,774 sf
	1-10	1" MINUS WASATCH GREY CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	42,421 sf
	1-13	4"-6" SOUTH TOWN COBBLE ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 9-12" DEPTH OF ROCK MULCH TOP DRESSING. INSTALL DEWITT 50Z WEED BARRIER UNDER ALL LARGE ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOTBALL OF ALL PLANTS.	11,206 sf
	1-17	BOULDERS - DECORATIVE	100

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JCS	9	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
	PO'R	33	Picea omorika 'Riverside' Riverside Serbian Spruce	B & B		5'-6'
DECIDUOUS TREES						
	MTS	19	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B		1.5"Cal
	PCJ	3	Pyrus calleryana 'Jaczam' TM Jack Callery Pear	B & B		2"Cal
	QR'A	14	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B		2"Cal
	SR'B	14	Syringa reticulata 'Bailnee' Snowdance Tree Lilac	B & B		2"Cal
	TC'G	18	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B		2"Cal
	UPL	13	Ulmus parvifolia 'Emer II' Allee Lacebark Elm	B & B		2"Cal
	ZS'B	2	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B		2"Cal
SYMBOL						
DECIDUOUS SHRUBS						
	CA'B	20	Cornus alba 'Bailhalo' TM Ivory Halo Dogwood	5 gal		
	CS'M	103	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal		
	FP'A	32	Fallugia paradoxa Apache Plume	5 gal		
	PF'F	28	Potentilla fruticosa 'Fargo' Fargo Yellow Shrubby Cinquefoil	5 gal		
	PB'P	136	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal		
	RT'A	118	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
GRASSES						
	CA'K	501	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
ROSES						
	RN'W	180	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose	5 gal		

C:\Users\james\Documents\A2021.036 - WASATCH DEVELOPMENT GROUP - Orem Tech Park - Building 1-4 - joshua@aeurbia.com 2/2/2024 2:57:02 PM

E
D
C
B
A

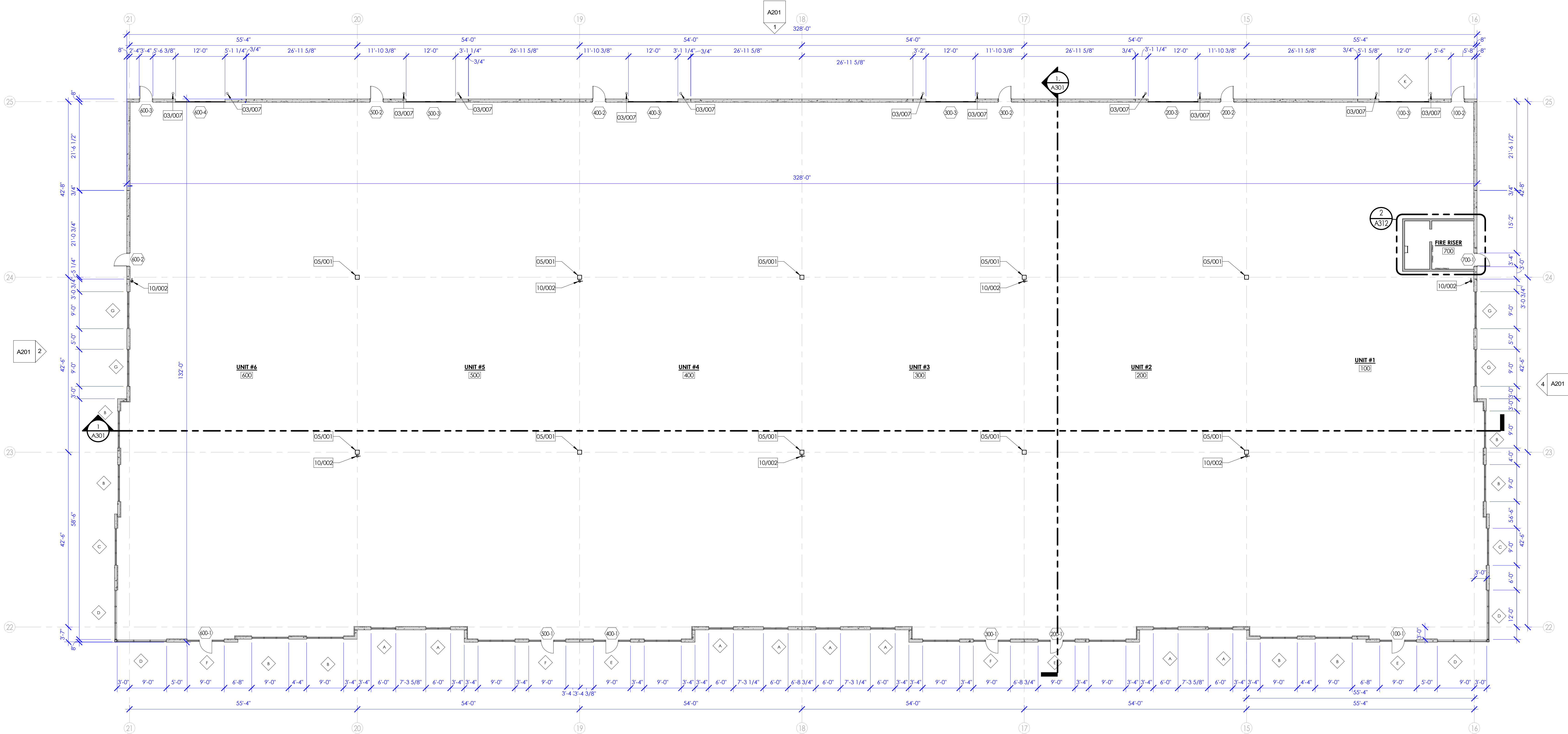
GENERAL NOTES

- INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
- INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
- ALL GYPSBOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
- SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
- HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CALK ALL PENETRATIONS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- DOORS SHALL BE LOCATED 4" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
- CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
- PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
- ALL FURNITURE/APPLIANCES SHALL BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR, U.N.O.

LEGEND

- = DOOR TAGS
- = STOREFRONT WALL TAGS
- = KEYNOTE TAGS
- = ROOM NUMBER
- = WALL TYPE TAGS; SEE WALL TYPES ON G006
- = DETAILS CALL-OUTS TAGS
- = SECTION CUTS TAGS
- = OVERALL ELEVATION
- *C* = WALL TYPE
d = STUD SIZE
O = FIRE RATING

KEYNOTE LEGEND	
03/007	PRECAST CONCRETE BOLLARD. SEE DETAIL 10/A002
05/001	STRUCTURAL STEEL COLUMN - SEE STRUCTURAL
10/002	FIRE EXTINGUISHER



1
A101
LEVEL 01 FLOOR PLAN
3/32" = 1'-0"

0 8' 16' 24'

GENERAL EXTERIOR FINISH NOTES

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A511 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHAN SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
6. ALL GLAZING TO MATCH LOOK AND STYLE.

EXTERIOR ELEVATION COLOR:

- = WHITE PAINTED CONCRETE TILT UP PANEL SW7005 - PURE WHITE
- = LIGHT GRAY PAINTED CONCRETE TILT UP PANEL SW7072 - ONLINE
- = DARK GRAY PAINTED CONCRETE TILT UP PANEL SW2067 - CITYSCAPE
- = GRAY PAINTED CONCRETE WITH REVEAL PATTERN - OWNER TO SELECT COLOR; SEE DETAIL 10/A511 FOR REVEAL

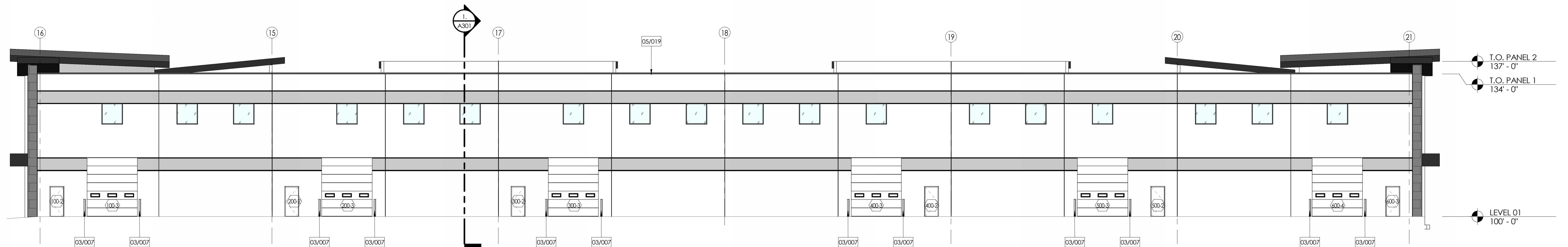
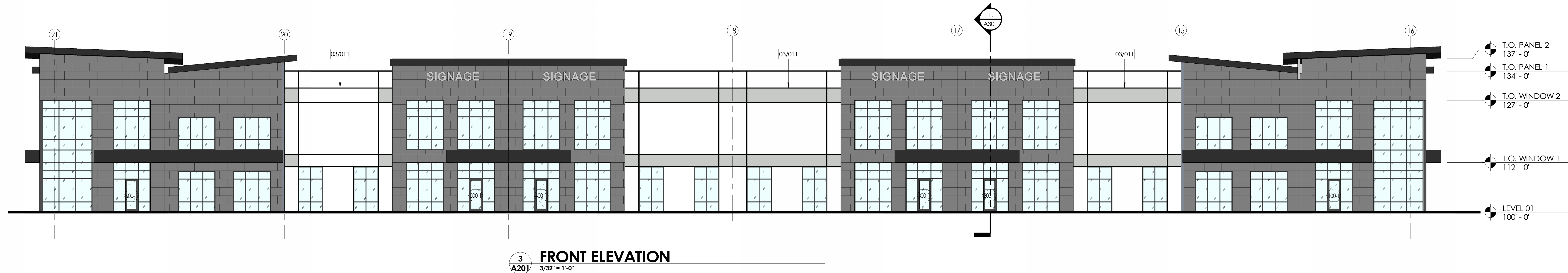
WINDOW FRAMES:

- =ALUMINUM STOREFRONT; DARK BRONZE
- =BLUE TINTED GLAZING(JOR APPROVED EQUAL) (AS PER COM-CHECK; SEE MECH)
- =PAC-CLAD MIDNIGHT BRONZE SEAM METAL CANOPY

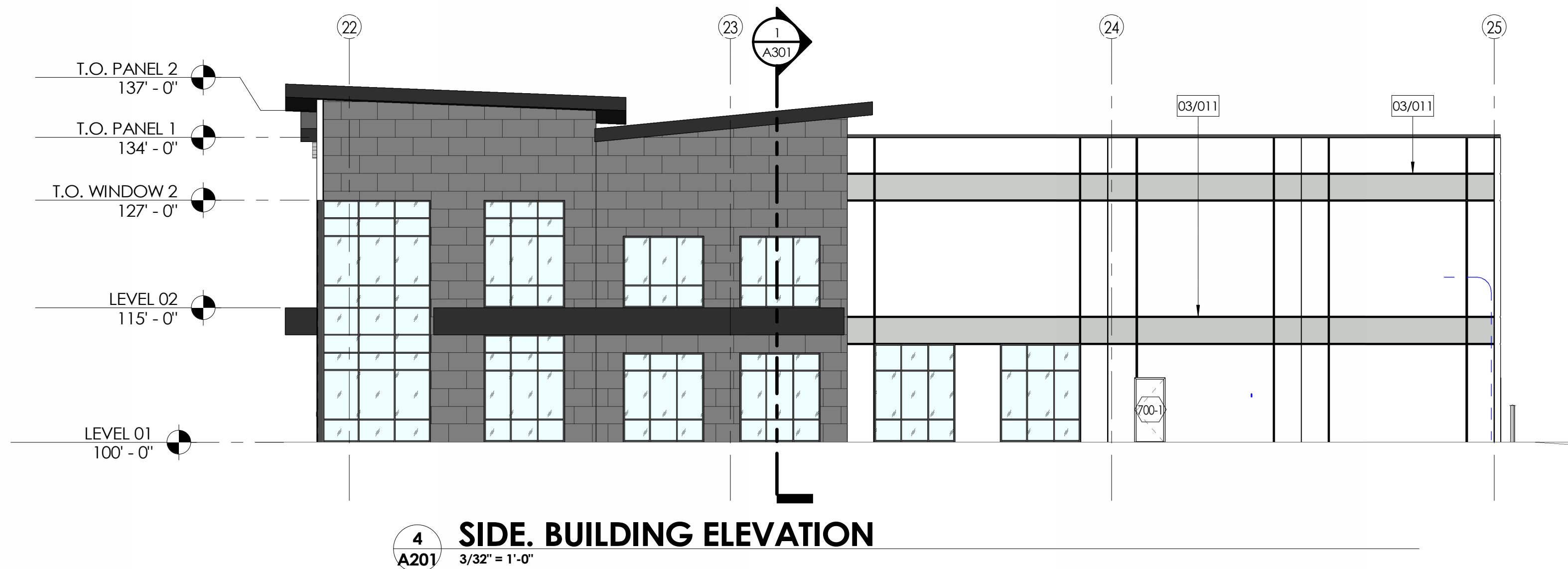
- NOTES
1. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL.
 2. ALL GLAZING WITHIN 24" INCH OF A DOOR/FLOOR SHALL BE TEMPERED.
 3. SEE SHEET A531 FOR WINDOW HEADER, JAMB AND SILL DETAILS.
 4. ALL EXTERIOR GLASS TO BE DOUBLE PANE TINTED AND TO BE LOW 'E'. VERIFY GLASS SPECIFICATIONS WITH COM-CHECK PROVIDED BY MECHANICAL ENGINEER.
 5. REFER TO MECHANICAL COM-CHECK FOR MINIMUM DESIGN STANDARDS FOR GLAZING.

KEYNOTE LEGEND

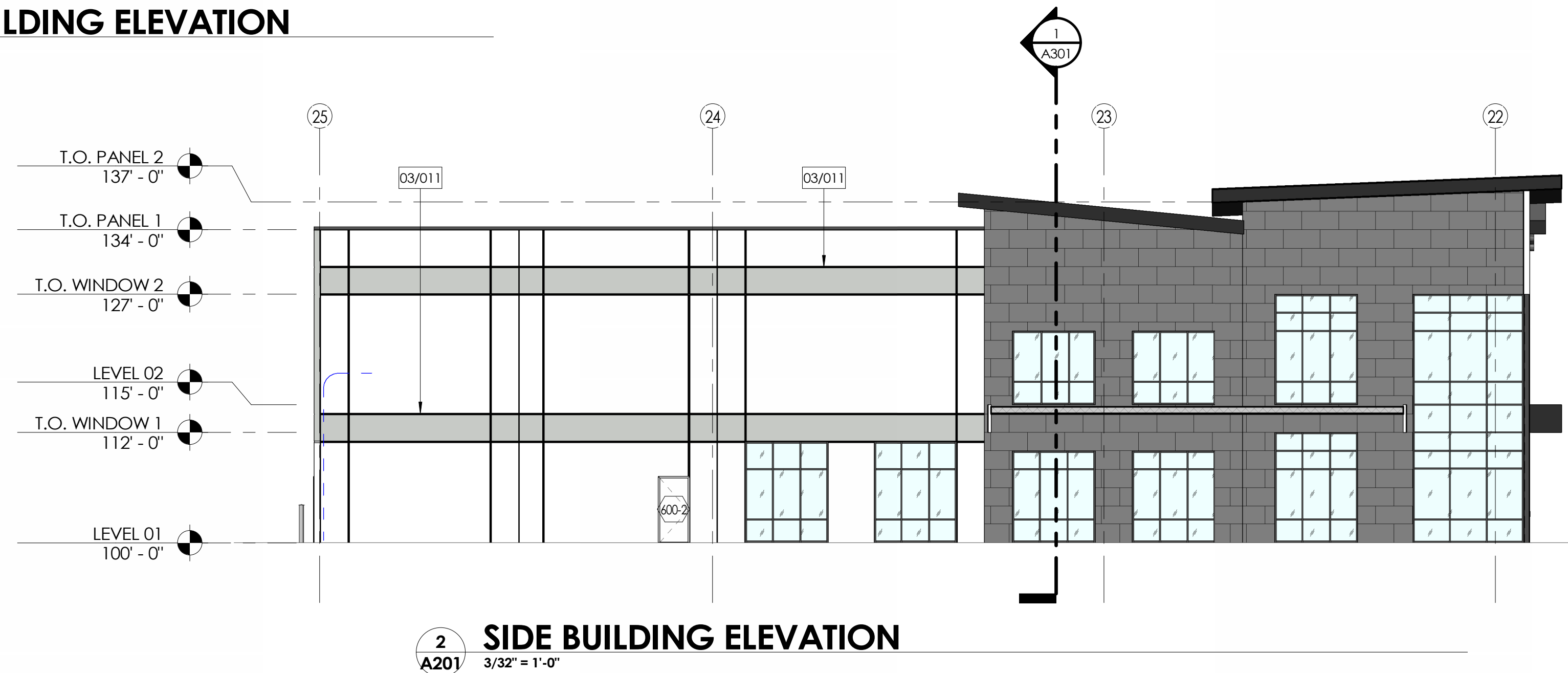
03/007	PRECAST CONCRETE BOLLARD. SEE DETAIL 10/A002
03/011	CONCRETE WALL REVEAL
05/019	METAL PARAPET CAP



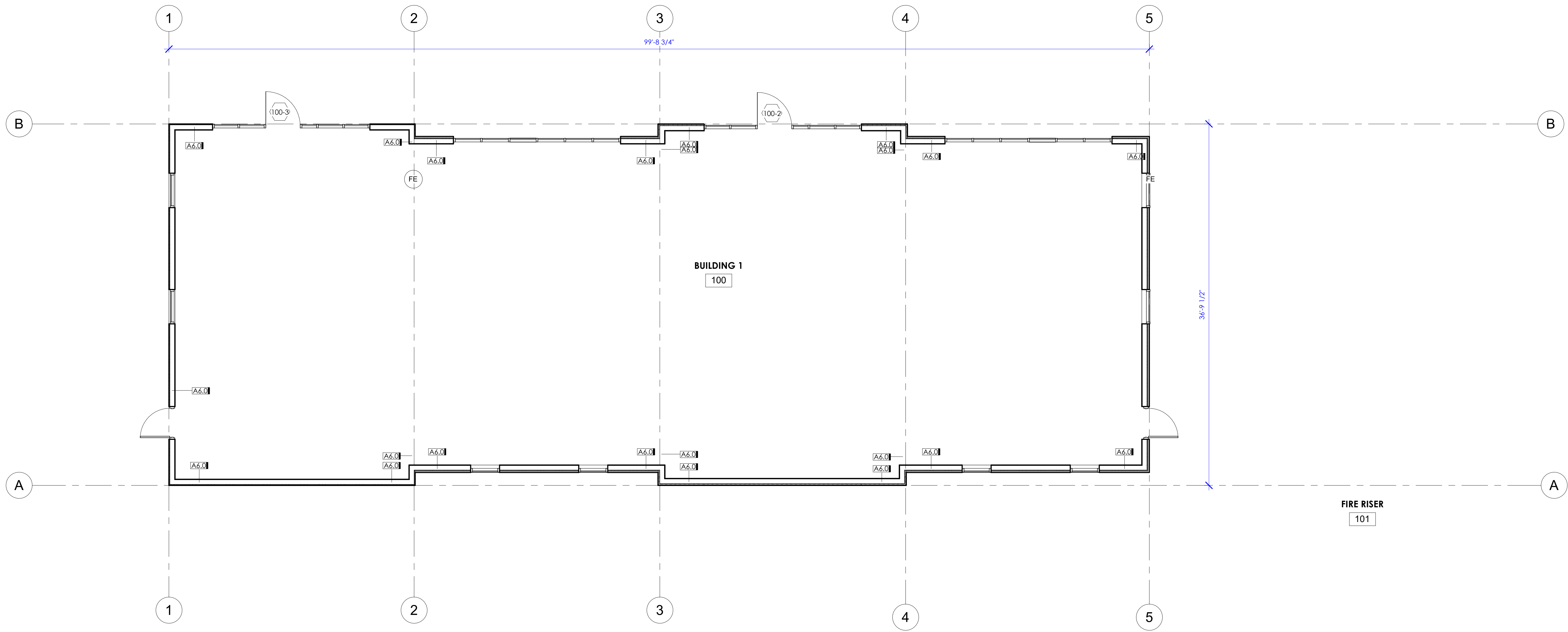
1 REAR BUILDING ELEVATION
3/32" = 1'-0"



4 SIDE BUILDING ELEVATION
3/32" = 1'-0"

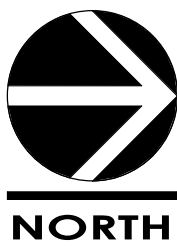


2 SIDE BUILDING ELEVATION
3/32" = 1'-0"



1
A101 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

Keynote Legend



PERMIT SET
9/12/2023 10:22:21 AM

AE2022.118
LEVEL 1 FLOOR
PLAN

DATE: 10.23.2019

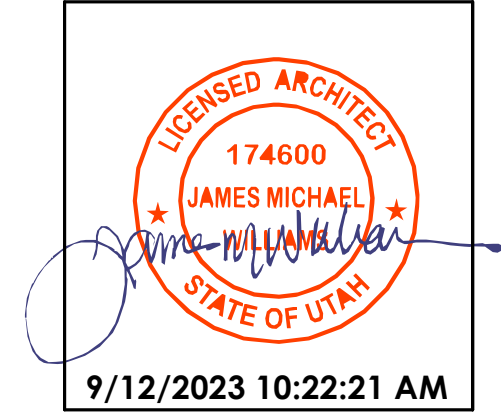
SHEET #:

A101

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AE URBIA, LLC.

Revision Schedule		
MARK	DESCRIPTION	Revision Date
1	CITY COMMENTS	4/18/2023

OREM TECH SOUTH RETAIL
1637 WEST 1340 NORTH
OREM, UTAH 84058



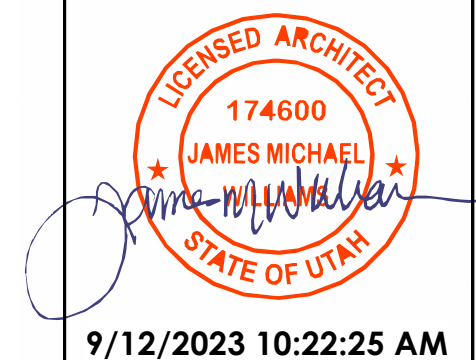
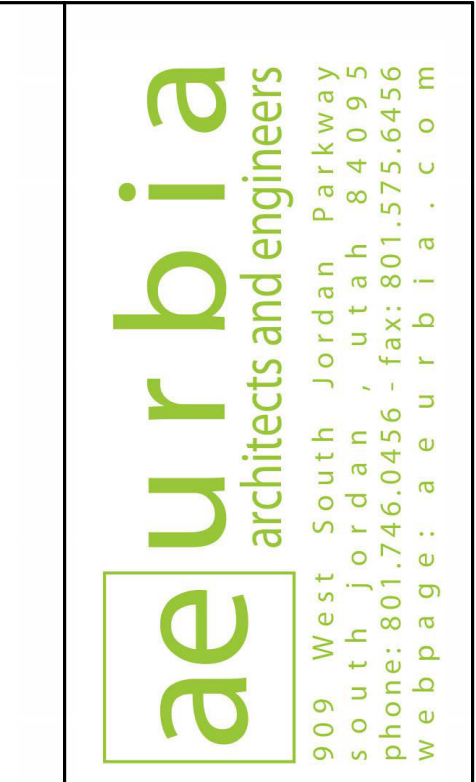
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aeurbia
architects and engineers
909 West South Jordan Parkway
South Jordan, Utah 84095
Phone: 801.746.0456 - fax: 801.575.6456
Website: aeurbia.com

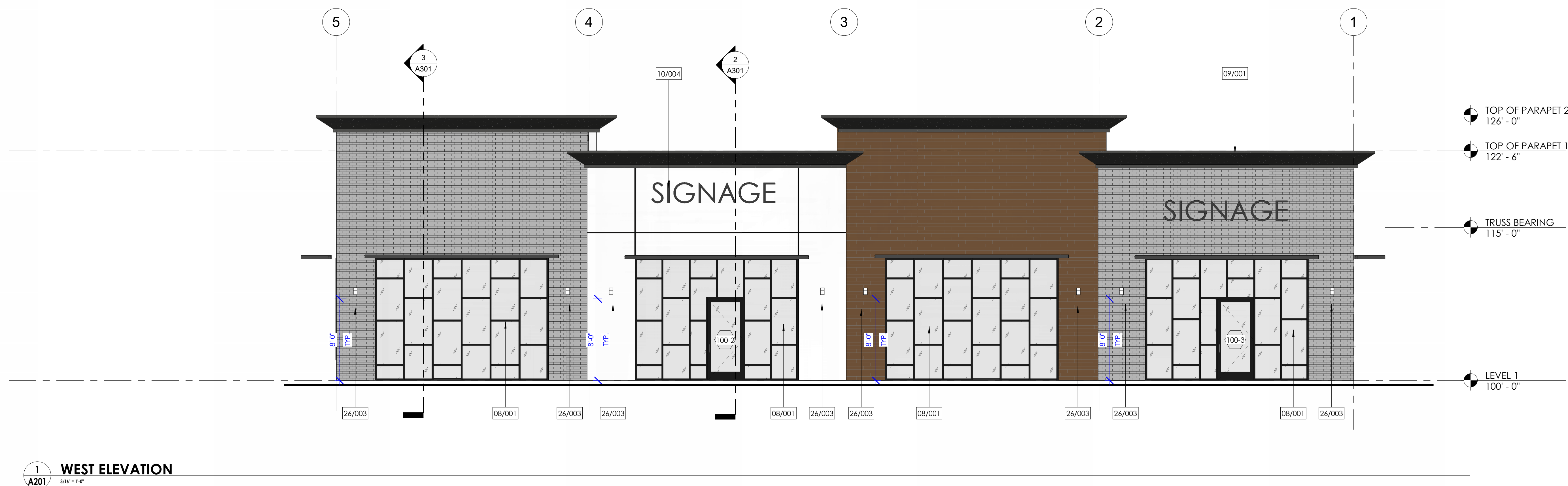
Keynote Legend	
05/02/27	ALUMINIUM AWNINGS, COLOR TO MATCH WINDOW FRAMES. PROVIDE SUBMITTAL FOR APPROVAL. PROVIDE BACKING AT ALL CONNECTION POINTS, AS NEEDED
08/00/01	STOREFRONT WINDOW SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
09/00/01	EIFS CORNICE OVER FOAM BLOCK, SEE DETAIL
09/00/06	FIBER CEMENT PANEL SYSTEM, CERTAINTED OR APPROVAL EQUAL, SEE DETAILS ON SHEET A501
10/00/04	EXTERIOR SIGNAGE BY OWNER, SIGNAGE IS TO BE REVIEWED AND PERMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION
26/00/03	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL

GENERAL EXTERIOR FINISH NOTES:

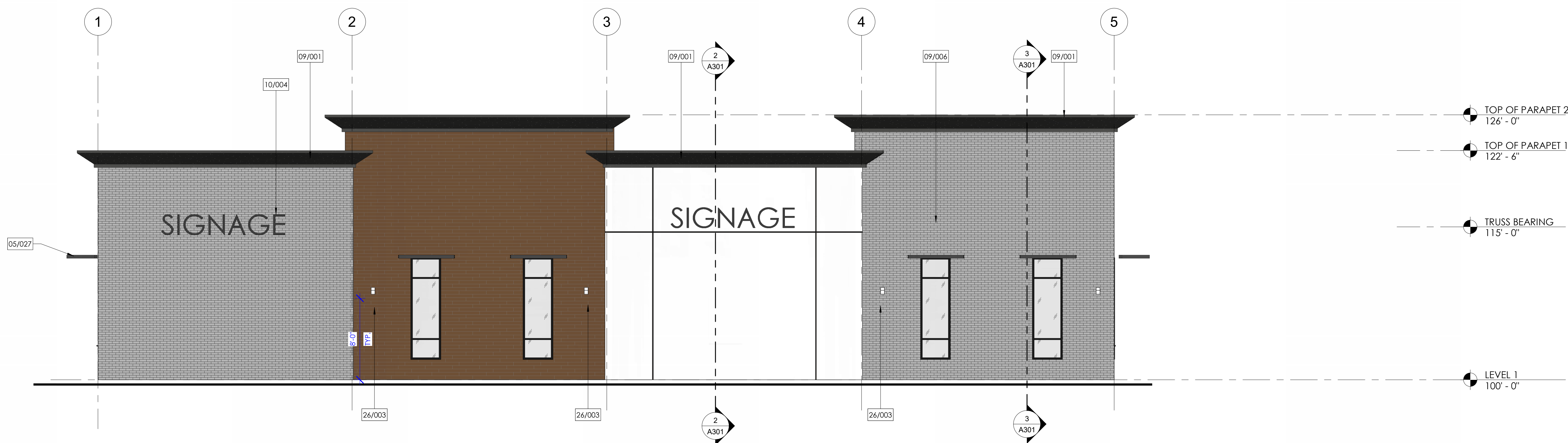
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.



OREM TECH SOUTH RETAIL
1637 WEST 1340 NORTH
OREM, UTAH 84058



1 WEST ELEVATION
A201 3/16" = 1'-0"



2 EAST ELEVATION
A201 3/16" = 1'-0"

Revision Schedule		
MARK	DESCRIPTION	Revision Date

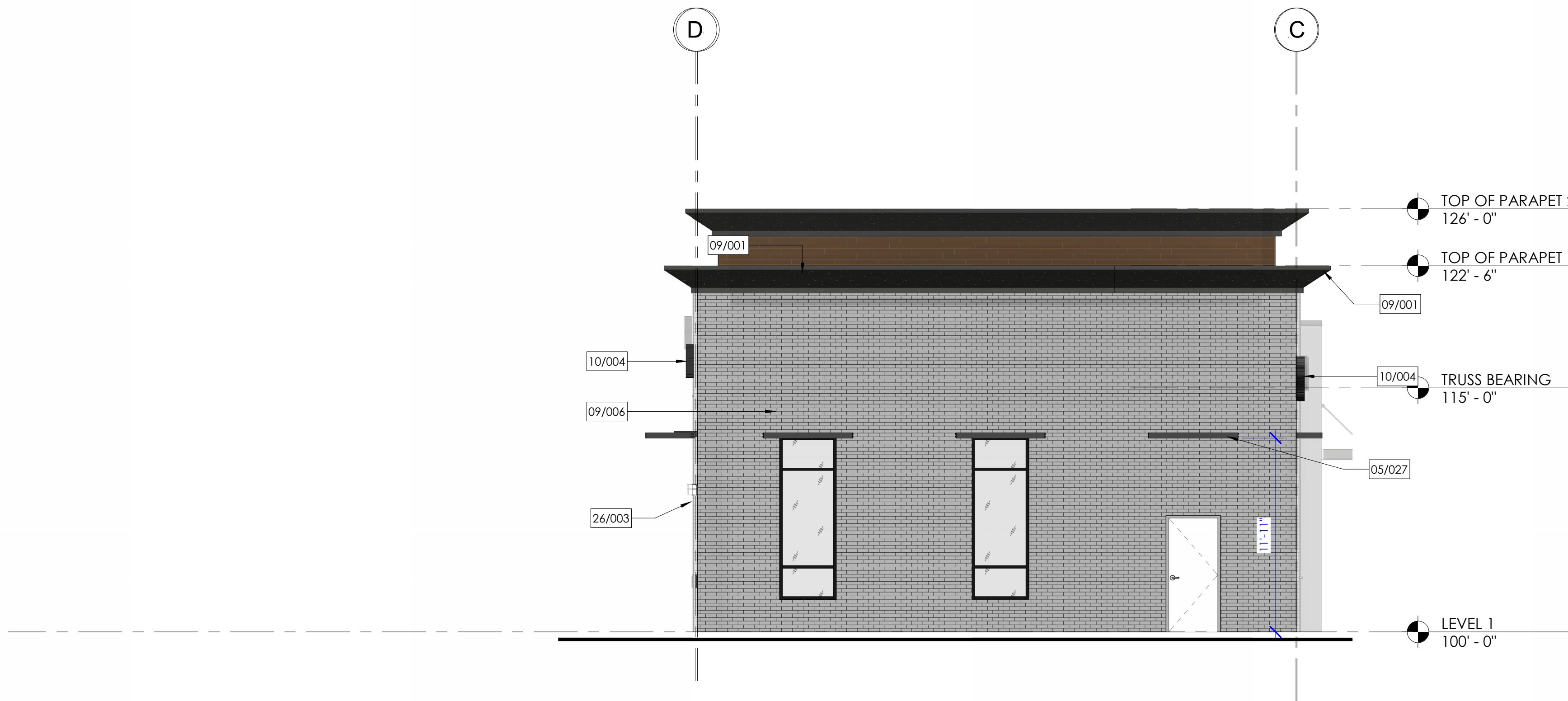
AE2022.118
ELEVATIONS

DATE: 10.23.2019

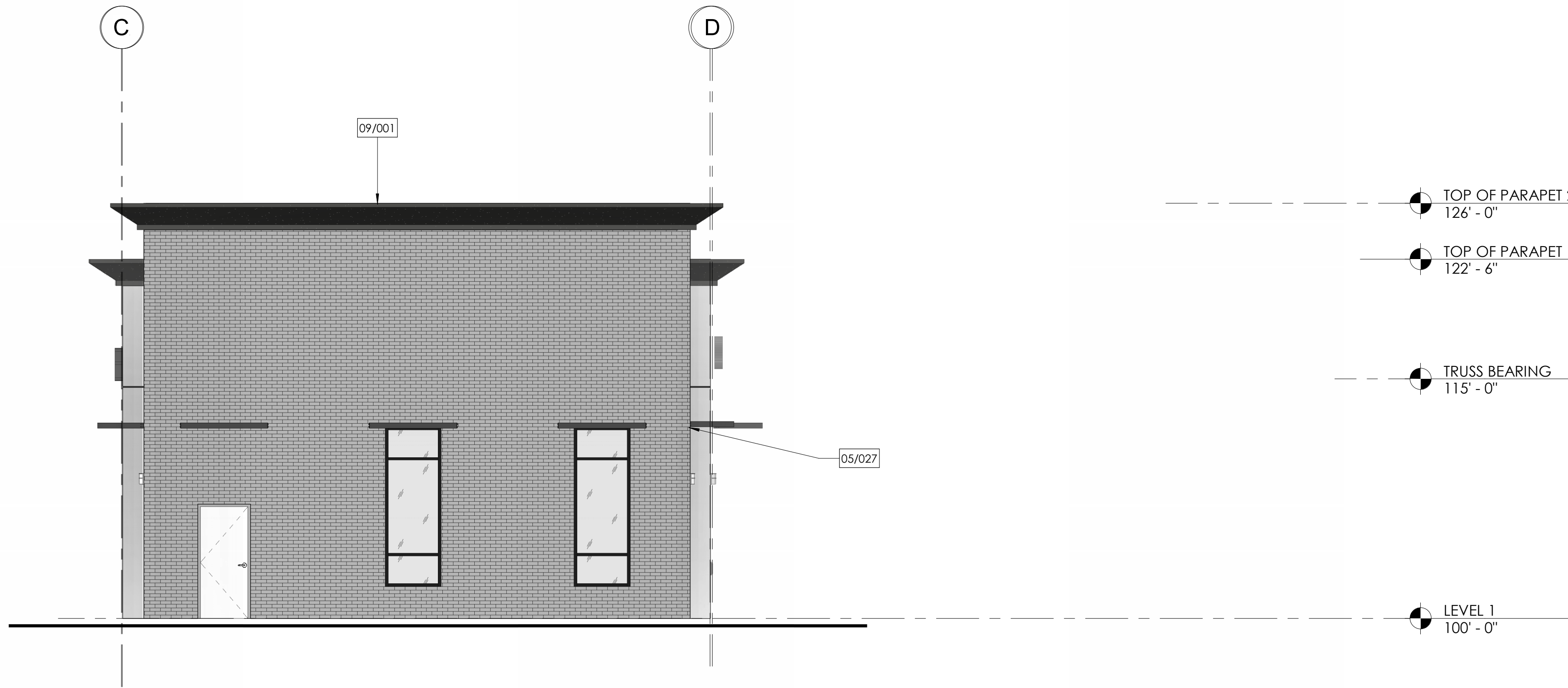
SHEET #

A201

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AEURBIA, LLC



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



2 NORTH ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND

	KNOTWOOD HORIZONTAL WOOD GRAIN ALUMINIUM GLAZING SYSTEM, OR APPROVED EQUAL COLOR: KWILA
	HARRISTONE MANUFACTURED STONE DIVINO LEDGE, OR APPROVED EQUAL COLOR: WHITE SAND
	PAREx EIFS SYSTEM, OR APPROVED EQUAL COLOR: SW 706P IRON ORE
	PAREx EIFS SYSTEM, OR APPROVED EQUAL COLOR: SW 1015 SKYLINE STEEL
	FIBER CEMENT PANEL

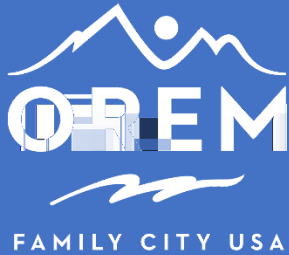
Keynote Legend

05/027	ALUMINIUM AWNINGS, COLOR TO MATCH WINDOW FRAMES. PROVIDE SUBMITAL FOR APPROVAL. PROVIDE BACKING AT ALL CONNECTION POINTS, AS NEEDED
09/001	EIFS CORNICE OVER FOAM BLOCK, SEE DETAIL
09/006	FIBER CEMENT PANEL SYSTEM, CERTAINTED OR APPROVAL EQUAL, SEE DETAILS ON SHEET A501.
10/004	EXTERIOR SIGNAGE BY OWNER. SIGNAGE IS TO BE REVIEWED AND PERMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION
26/003	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL

GENERAL EXTERIOR FINISH NOTES:

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE
SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND
COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL
JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED
POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.





Administrative

Planning Commission

September 18, 2024

Item 3.3

Prepared By:
Ailin Leon

Applicant:
Brian Messmer

PLAT AMENDMENT – VACATING LOTTWOOD PLAT "C" AND APPROVING THE PLAT AMENDMENT OF LOTTWOOD PLAT "D". LOCATED GENERALLY AT 1989 NORTH 350 WEST IN THE R8 ZONE.

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- 92 notices were mailed out to residents within 500 feet of the property

SITE INFORMATION:

- General Plan Designation: Low Density Residential
- Current Zone: **R8**
- Acreage: **0.33**
- Neighborhood:
Northridge

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the vacation of Lottwood Plat "C" and approve Lottwood Plat D.

BACKGROUND: The applicant is proposing to adjust the West lot line that is currently not aligned with a public utility easement. The applicant has obtained vacation letters from all 5 of the utility companies, and this adjustment would allow the property line and public utility easement to align.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Plat Amendment of Lottwood, Plat "D" located generally at 1989 North 350 West in the R8 zone.



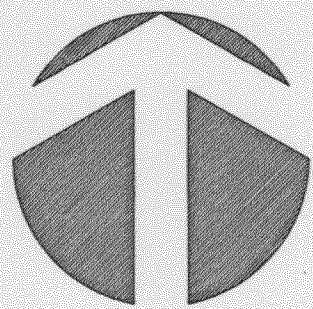


2000 North

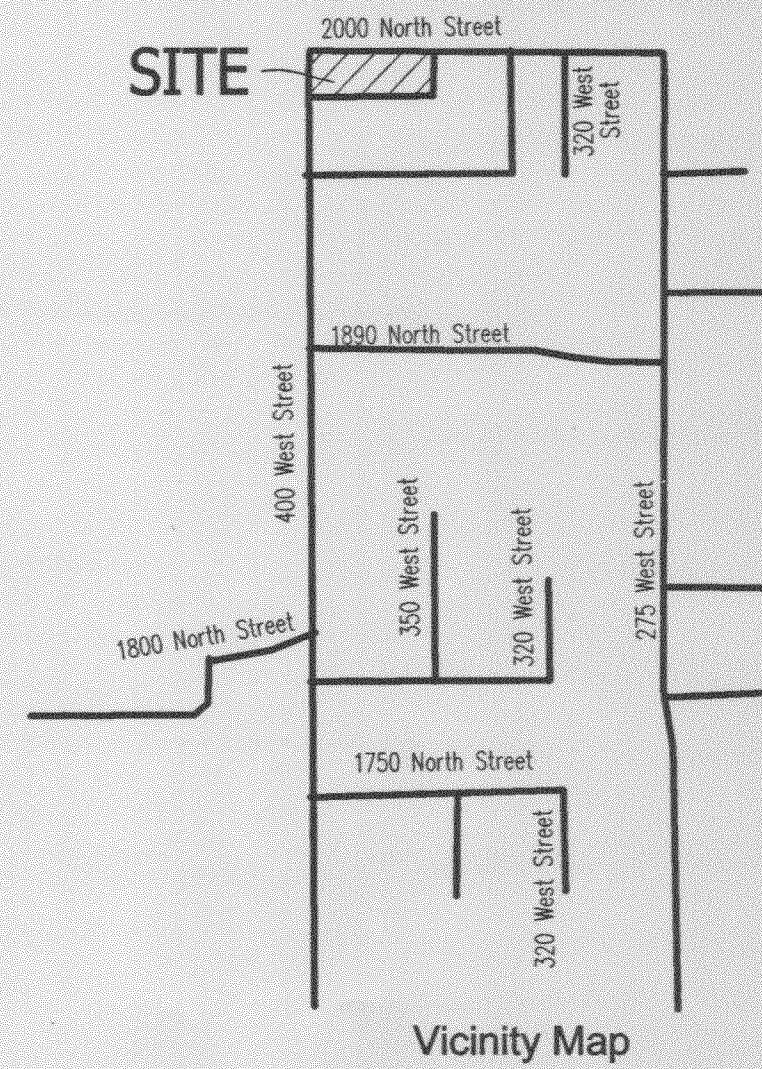
2000 North

20



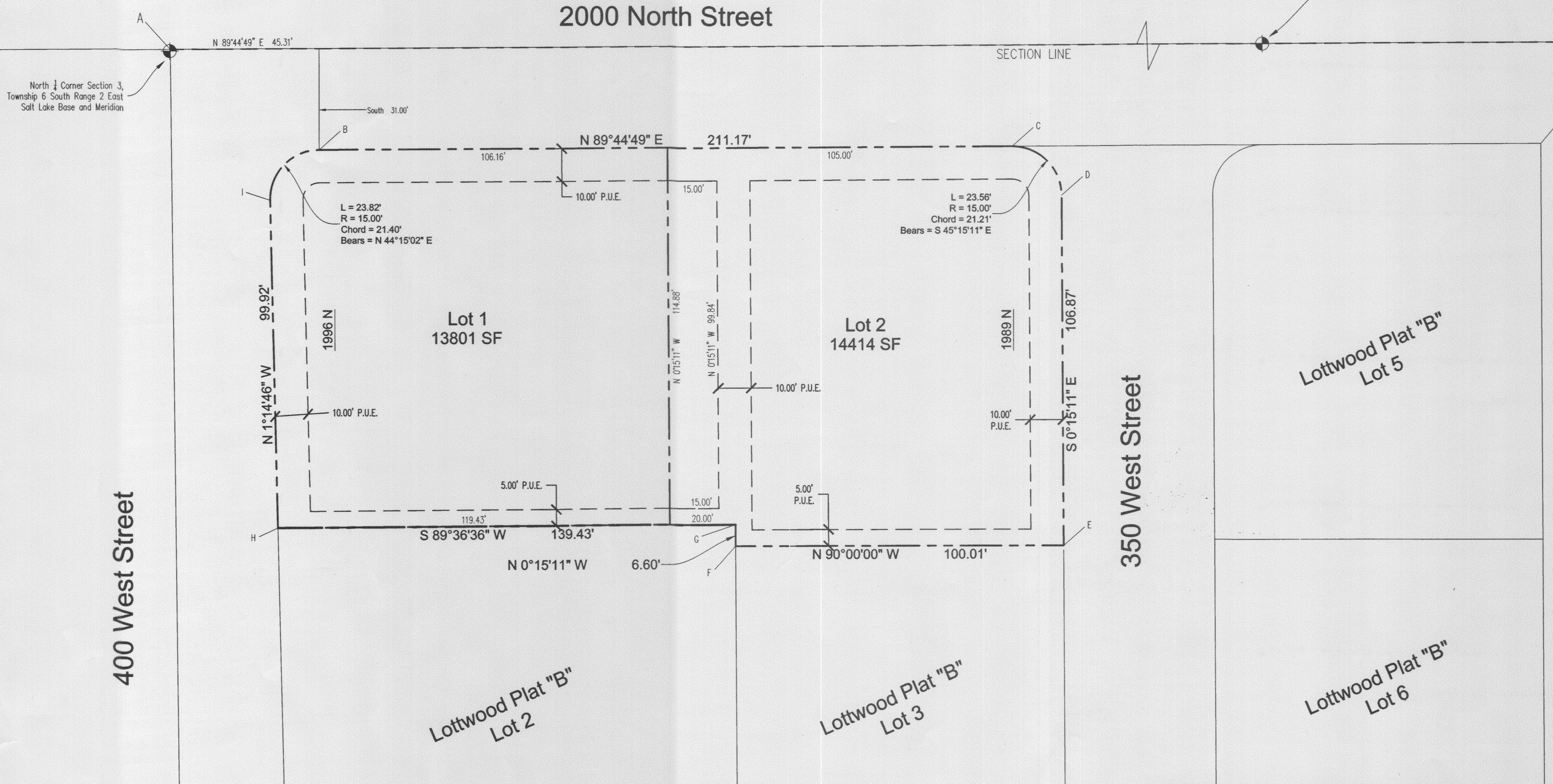


NORTH
1" = 30'



Vicinity Map

Northeast Corner Section 3,
Township 6 South Range 2 East
Salt Lake Base and Meridian



Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered 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 North 89°44'49" East along the Section line 45.31 feet and South 31.00 feet from the North quarter corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°44'49" East 211.17 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet (chord bears South 45°15'11" East 21.40 feet); South 0°15'11" East 106.87 feet; thence West 100.01 feet; thence North 0°15'11" West 6.60 feet; South 89°36'36" West 139.43 feet; thence North 0°14'46" West 99.92 feet; thence along the arc of a 15.00 foot radius curve to the right 23.82 feet (chord bears North 44°15'02" East 21.40 feet) to the point of beginning.

AREA = 28215 sq. ft. or 0.65 acres

Basis of bearing North 89°44'49" East along the Section line.

Basis of Bearing _____

3/2/17
Date

[Signature]
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 3rd day of MARCH, A.D. 2017

by: *[Signature]* by: *[Signature]*
Lott Family Holdings LLC Robert T. Lott (Manager) Lott Family Holdings LLC Alexander D. Lott (Manager)
by: *[Signature]* by: *[Signature]*
Brian Messmer Kellee Messmer

Acknowledgement

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

On the 3rd day of MARCH, A.D. 2017, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Number 687419
My Commission Expires 3-1-17
NOTARY PUBLIC
ROGER D. DUDLEY
Printed 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 20 day of March, A.D. 2017.

Approved: *[Signature]* City Engineer Approved: *[Signature]* City Recorder
JEFFERY SHITH
UTAH COUNTY RECORDER
2017 Mar 21 10:43 am FEE 32.00 BY NG
NOTED FOR OREM CITY CORPORATION

City Manager Approval

Approved this 20 day of March, 2017, by the Orem City Manager
[Signature] City Manager
Date 3/20/17

Conditions of Approval

Plat "C"

Lottwood

Including a vacation of Lots 1 and 4, Plat B Lottwood Subdivision

Subdivision

Orem City, Utah County, Utah

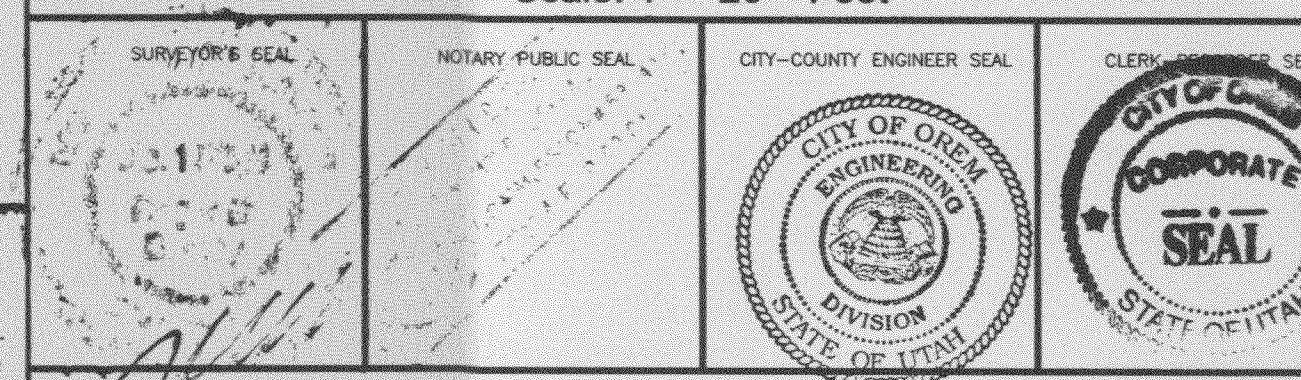
Scale: 1" = 20 Feet

Plat Vacation Notice

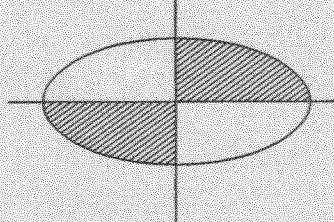
The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 1 and 4, Plat B Lottwood Subdivision. Lots 1 and 4, Plat B Lottwood Subdivision are hereby vacated.

Approved as to Form

[Signature] 2/10/17
City Attorney Date

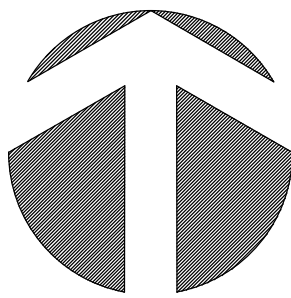


PREPARED BY

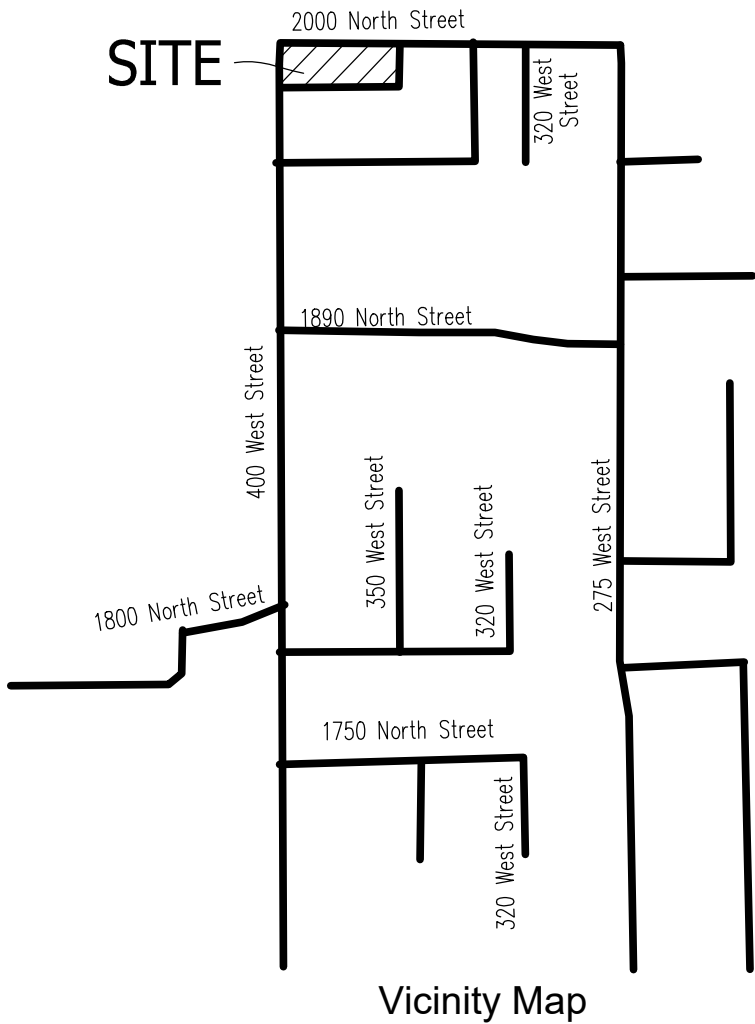


DUDLEY AND ASSOCIATES INC.

lot 2 is
PARTICIPATING
lot 1 is
NON PARTICIPATING



NORTH
1" = 30'



2000 North Street

North 1/4 Corner Section 3,
Township 6 South Range 2 East
Salt Lake Base and Meridian

Northeast Corner Section 3,
Township 6 South Range 2 East
Salt Lake Base and Meridian

SECTION LINE

Point of Beginning

South 31.00'

N 89°44'49" E 211.17'

106.16'

105.00'

L = 23.82'
R = 15.00'
Chord = 21.40'
Bears = N 44°15'02" E

L = 23.56'
R = 15.00'
Chord = 21.21'
Bears = S 45°15'11" E

Lot 1
13801 SF

Lot 2
14414 SF

1996 N

1989 N

N 1°14'46" W 99.92'

10.00' P.U.E.

10.00' P.U.E.

10.00' P.U.E.

5.00' P.U.E.

5.00' P.U.E.

S 89°36'36" W 119.43'

139.43'

20.00'

N 0°15'11" W

N 90°00'00" W 100.01'

Lottwood Plat "B"
Lot 2

Lottwood Plat "B"
Lot 3

Lottwood Plat "B"
Lot 5

Lottwood Plat "B"
Lot 6

350 West Street

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Robert T. Lott _____ who represented that he is the _____ Manager _____ of the
Lott Family Holdings LLC _____ and has the authority to execute this instrument.

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

My Commission Expires _____ Printed name of Notary

Surveyor's Certificate

I, BODIE D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 142089, 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. I 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-6, 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 North 89°44'49" East along the Section line 45.31 feet and South 31.00 feet from the North quarter corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°44'49" East 211.17 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet (chord bears South 45°15'11" East 21.21 feet); South 0°15'11" East 106.87 feet; thence West 100.01 feet; thence North 0°15'11" West 6.60 feet; South 89°36'36" West 139.43 feet; thence North 0°14'46" West 99.92 feet; thence along the arc of a 15.00 foot radius curve to the right 23.82 feet (chord bears North 44°15'02" East 21.40 feet) to the point of beginning.

AREA = 28215 sq. ft. or 0.65 acres

Basis of bearing North 89°44'49" East along the Section line.

Date

Surveyor
(See Seal Below)

Owner's Dedication

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

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

Brian Messmer

Kelley Messmer

Lott Family Holdings LLC
Robert T. Lott (Manager)

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Brian Messmer & Kelley Messmer _____ who represented that they are the _____ owners _____ of the
Lottwood Plat "D", Lot 2 _____ and have the authority to execute this instrument.

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

My Commission Expires _____ Printed 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 " D "

Lottwood

Including a vacation of Lots 1 and 2, Plat C Lottwood Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

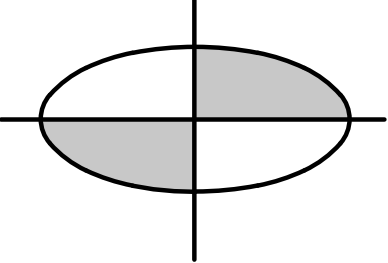
Approved as to Form

City Attorney

Date

Note:

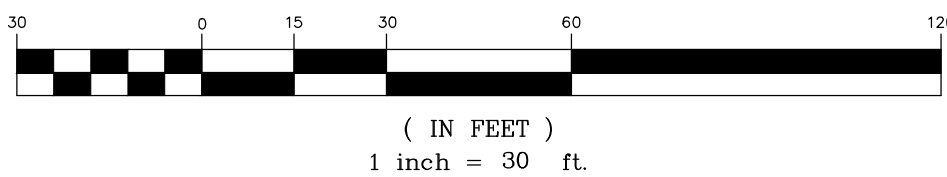
No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.



Prepared by:

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

GRAPHIC SCALE



Space above for County Recorder's use
Parcel ID #

DISCLAIMER OF UTILITY EASEMENT

The undersigned, Rocky Mountain Power, an unincorporated division of PacifiCorp, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following described real property in Utah County, State of Utah, to-wit:

The only portion of the public utility easements on the west side of Lot 2, Lottwood Plat C, located in section 3, Township 6 South, Range 2 East, Salt Lake Base & Meridian in Utah County, State of Utah; said Subdivision recorded on March 21, 2017 as entry 2017:27153 in book 45, page 622 in the Office of the County Recorder for Utah County, State of Utah, more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof.

IN WITNESS THEREOF, this disclaimer and release of any right, title, or interest has been duly executed on August 21, 2024.

Rocky Mountain Power,
A Division of PacifiCorp

Signature: Brian Young

Print Name: Brian Young

Title: Sr. Property Agent

Space above for County Recorder's use
Parcel ID #

DISCLAIMER OF UTILITY EASEMENT

The undersigned, Rocky Mountain Power, an unincorporated division of PacifiCorp, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following described real property in Utah County, State of Utah, to-wit:

The only portion of the public utility easements on the west side of Lot 2, Lottwood Plat C, located in section 3, Township 6 South, Range 2 East, Salt Lake Base & Meridian in Utah County, State of Utah; said Subdivision recorded on March 21, 2017 as entry 2017:27153 in book 45, page 622 in the Office of the County Recorder for Utah County, State of Utah, more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof.

IN WITNESS THEREOF, this disclaimer and release of any right, title, or interest has been duly executed on August 21, 2024.

Rocky Mountain Power,
A Division of PacifiCorp

Signature: _____

Print Name: _____

Title: _____

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF Utah)

) ss.

County of Utah)

SALT LAKE

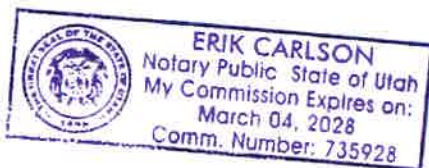
On this 21st day of August, 2024, before me, the undersigned Notary Public in and for said State, personally appeared BRIAN YOUNG (representative's name), known or identified to me to be the person whose name is subscribed as Sr. Property Agent (title/capacity in which instrument is executed) of Rocky Mountain Power and acknowledged to me that (he/she/they) executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Erik Carlson

(Notary Signature)



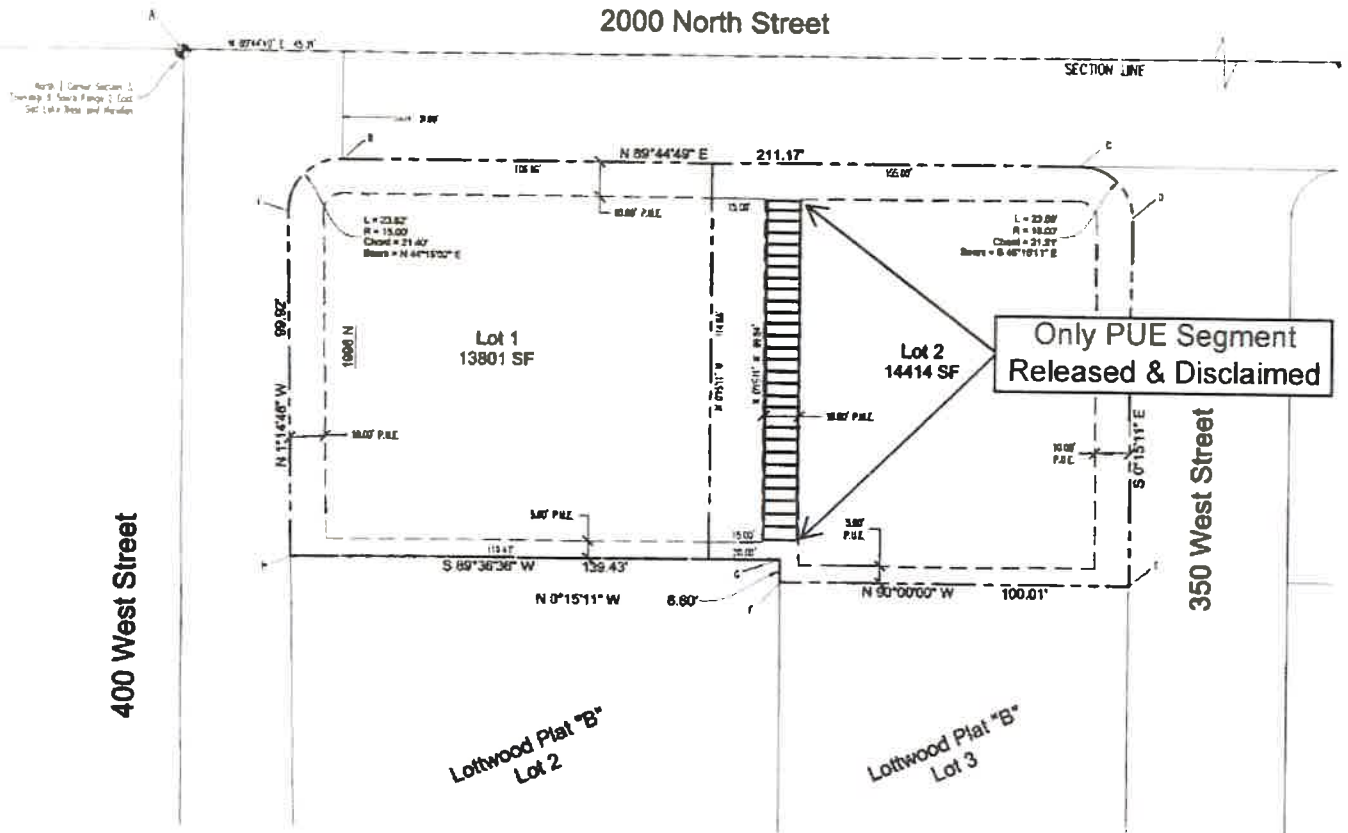
NOTARY PUBLIC FOR UTAH (state)

Residing at: SALT LAKE CITY, UTAH (city, state)

My Commission Expires: 3/4/2028 (d/m/y)

Property Description

Quarter Quarter Section 3 Township 6S
 Range 2E Meridian: SLB&M
 County Utah State Utah
 Parcel Number: 45:622:0002



BY

CIATES INC.

The City of Green and C. Plat B (Lot 2)

Drawing Not to Scale

CC#: WO:
 Lottwood Plat "C" Lot 2
 Drawn by: Brian Young

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

EXHIBIT A

ROCKY MOUNTAIN POWER
 A DIVISION OF PACIFICORP

SCALE: Not to Scale

Space above for County Recorder's use
PARCEL I.D.# 45:622:0002

DISCLAIMER OF UTILITY EASEMENT

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

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 2, Lottwood Plat C Subdivision, located in the Northeast quarter of Section 3, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on June 5, 2024.

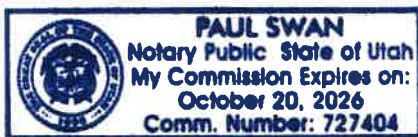
QUESTAR GAS COMPANY
Dba Dominion Energy Utah

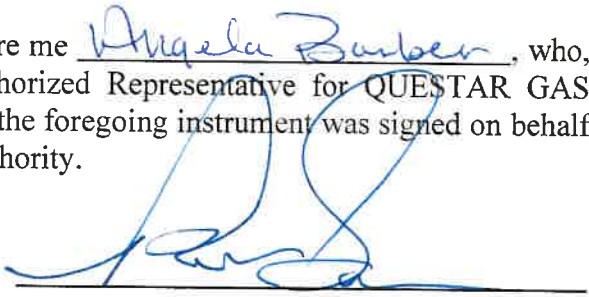
By: 

Authorized Representative

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

On June 5, 2024, personally appeared before me Angela Barber, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.




Notary Public

8/2/24



Brian Messmer
1989 N 350 W
Orem, UT 84057

P862257
No Reservations/No Objection

SUBJECT: Vacation request for a public utility easement within Lot 2, Plat "C" Lottwood Subdivision as recorded entry 27153:2017, Map: 15456, in Utah County, Utah.

To Whom It May Concern:

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

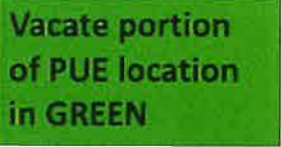
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

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

Sincerely yours,

/s/

CenturyLink Right of Way Team
Network Infrastructure Services
CenturyLink

EXHIBIT A



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

June 11, 2024

Brian Messmer
1989 N 350 W
Orem, UT 84057

To whom it may concern,

Comcast of Utah II grants permission to vacate the existing utility easements, which exists along the West property line of 1989 North 350 West, Orem, UT, as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

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

Sincerely,

Annette Harm

Annette Harm
Authorized Representative



City Council Chambers, 56 N State Street

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

LOTTWOOD PLAT D - Plat Amendment - Vacating Lottwood Plat "C" and Approving the Plat amendment of Lottwod Plat "D". Located Generally at 1989 North 350 West in the R8 zone.

The applicant is proposing to adjust a lot line to align with the public utility easements on the property.

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

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

DWF VI ATLAS SFR-UT LLC
970 YUMA ST
DENVER, CO 80204

Planning Commission
Wed, Sep 18, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

LOTTWOOD PLAT D - Plat Amendment - Vacating Lottwood Plat "C" and Approving the Plat amendment of Lottwod Plat "D". Located Generally at 1989 North 350 West in the R8 zone.

The applicant is proposing to adjust a lot line to align with the public utility easements on the property.

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

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

ALPINE SCHOOL DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

Planning Commission
Wed, Sep 18, 2024
4:30 pm

Surveyor's Certificate

Boundary Description

Owner's Declaration

Assent/Agreement

Assent/Agreement by the City of Orem

County Recorder

Plat "B"

Lottwood

Including a subdivision of Lots 1 and 2, P&G Lottwood Subdivision

City of Orem, Utah

Scale: 1" = 30' Feet

Utah County, Utah

Approved as to Form

City Recorder



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

Surveyor's Certificate

Boundary Description

Owner's Declaration

Assent/Agreement

Assent/Agreement by the City of Orem

County Recorder

Plat "B"

Lottwood

Including a subdivision of Lots 1 and 2, P&G Lottwood Subdivision

City of Orem, Utah

Scale: 1" = 30' Feet

Utah County, Utah

Approved as to Form

City Recorder



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

STEINBERG, DAVID & CATHERINE
PO BOX 1621
OREM, UT 84059

SKY RIDGE REAL ESTATE LLC
PO BOX 733
AMERICAN FORK, UT 84003

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

OREM CITY
100 E CENTER
PROVO, UT 84606

LINDON CITY CORPORATION
100 N STATE
LINDON, UT 84042

SPEED, SUE COLLINS (ET AL)
%SPEED, SUE COLLINS
139 S 400 E
LINDON, UT 84042

ROBINSON, AARON M & RACHEL S
144 S 500 E
LINDON, UT 84042

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

FULLMER, FRED B & LAMONA M
168 S 500 E
LINDON, UT 84042

FULLMER, FRED B & LAMONA M
169 S 400 E
LINDON, UT 84042

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

WELLS, RULON J & HANELORE
180 S 400 E
LINDON, UT 84042

CONLEY, KEITH E & HEATHER H
185 S 500 E
LINDON, UT 84042

LARSEN, ZACHARY J & NATALIE C
189 S 400 E
LINDON, UT 84042

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

CHAISSON, GRANT
291 W 2000 N
OREM, UT 84057

JENSEN, MARK M & REBECCA L
310 W 1890 N
OREM, UT 84057

HADLOCK, WESTON & DEANNA
321 W 1945 N
OREM, UT 84057

ALDER, RONALD P & TRACY A
328 W 1890 N
OREM, UT 84057

ANDERSON, DEREK
329 W 1945 N
OREM, UT 84057

SEOW, JOSHUA Y & MELISSA
330 W 1945 N
OREM, UT 84057

GAUCHAY, PAUL B & PENNEY B
335 W 1945 N
OREM, UT 84057

FRIDEN, WILLIAM D & LORELLE F
340 W 1890 N
OREM, UT 84057

WORTHINGTON, SCOTT & CHRISTINE
(ET AL)
340 W 1945 N
OREM, UT 84057

SKY RIDGE REAL ESTATE LLC
--OR CURRENT RESIDENT--
347 W 1945 NORTH
OREM, UT 84057

FRIDEN, RYAN & MEGAN
354 W 1890 N
OREM, UT 84057

SHAW, JENNIFER LAUREN & JOANNE
MARIE (ET AL)
355 E 200 S
LINDON, UT 84042

HREHOLDING1 LLC
355 W 1945 N
OREM, UT 84057

COCHRAN, COREY & MICHELLE
358 E 170 S
LINDON, UT 84042

GUINN, MATTHEW C & VALERIE P
367 S 400 W
LINDON, UT 84062

JOHNSON, BRYAN K & DEBORAH J
368 W 1890 N
OREM, UT 84057

DURFEY, CRAIG F & CARMEN R
369 E 200 S
LINDON, UT 84042

SWALBERG, BRET A & JENNIFER L
372 E 170 S
LINDON, UT 84042

LINDON CITY CORPORATION
383 W LAKEVIEW RD
LINDON, UT 84042

CALDWELL, DAVID C & LINDA W
385 E 200 S
LINDON, UT 84042

LUNDELL, CATHERINE (ET AL)
394 E 170 S
LINDON, UT 84042

POND, NORMA A (ET AL)
410 W 1885 N
OREM, UT 84057

GODWIN, KENNETH BUCHANAN &
CINDI LOU (ET AL)
411 W 2000 N
OREM, UT 84057

HICKEN, CHRISTOPHER & JAMEY
412 W 1950 N
OREM, UT 84057

PETERSON, SPENCER & EMILY
413 W 1950 N
OREM, UT 84057

STEINBERG, DAVID & CATHERINE
--OR CURRENT RESIDENT--
415 W 2000 NORTH
OREM, UT 84057

HAWKINS, JAMES A & CINDY M
421 W 1950 N
OREM, UT 84057

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

WALL, DONALD GARY & MARY
ELLEN (ET AL)
422 W 1950 N
OREM, UT 84057

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

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

FORD, KARL EARL
432 W 1950 N
OREM, UT 84057

THOMPSON, ALBERT F & FAYE E (ET
AL)
435 E 200 S
LINDON, UT 84042

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

WATSON, ROBERT
442 W 1950 N
OREM, UT 84057

JACKLIN, LEROY D & EILEEN
475 E 200 S
LINDON, UT 84042

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

JACKLIN, LEROY D & MICHAEL K
495 E 200 S
LINDON, UT 84042

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

ALPINE SCHOOL DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

DWF VI ATLAS SFR-UT LLC
970 YUMA ST
DENVER, CO 80204

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

WALLIN, JOEL RAYMOND & REBECA
DIANE (ET AL)
1908 N 430 W
OREM, UT 84057

CUI, YUANZHEN
1916 N 430 W
OREM, UT 84057

HAYMOND, JEANA & DAVID
1919 N 430 W
OREM, UT 84057

MITCHELL, JEFFREY J & SHARANNE
T C
1923 N 280 W
OREM, UT 84057

JOHNSON, MARK J & LUANNE K
--OR CURRENT RESIDENT--
1937 N 275 WEST
OREM, UT 84057

JOHNSON, MARK J & LUANNE K
1937 N 280 W
OREM, UT 84057

SMITH, MILTON C & MARVAL N (ET
AL)
1938 N 400 W
OREM, UT 84057

PINE GROVE PROPERTIES LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
1946 N 400 WEST
OREM, UT 84057

MILLER, MORGAN & JENNIFER
1948 N 320 W
OREM, UT 84057

GARCIA, JOSE IGNACIO
1953 N 280 W
OREM, UT 84057

SMITH, TANNER & BROOKE (ET AL)
1956 N 400 W
OREM, UT 84057

DWF VI ATLAS SFR-UT LLC
--OR CURRENT RESIDENT--
1958 N 320 WEST
OREM, UT 84057

GOLLY, JASON ERIK & NANCY L (ET
AL)
1969 N 320 W
OREM, UT 84057

ARGYLE, ALLEN JAMES & MARY
ELIZABETH WATSON
1970 N 320 W
OREM, UT 84057

LACAYO, OSCAR
1971 N 280 W
OREM, UT 84057

YEATES, CHRISTIAN D & LAURA
1972 N 350 W
OREM, UT 84057

LOTT, HEIDI LYNNE & ROBERT
JAMES
1975 N 350 W
OREM, UT 84057

LOTT, ROBERT & CELESTE
1976 N 400 W
OREM, UT 84057

YORK, TYLER J & JACQUELYNE N
1983 N 320 W
OREM, UT 84057

BARKER, SCOTT JOHNSON & SHERI
(ET AL)
1984 N 320 W
OREM, UT 84057

GUINN, MATTHEW C & VALERIE P
--OR CURRENT RESIDENT--
1987 N 400 WEST
OREM, UT 84057

DUKE, CASEY B & JULIE P
1988 N 350 W
OREM, UT 84057

MESSMER, BRIAN & KELLEEE
1989 N 350 W
OREM, UT 84057

MOTT, ANDREW
1995 N 400 W
OREM, UT 84057

LOTT, MARGIE B & ALEXANDER
1996 N 400 W
OREM, UT 84057

PINE GROVE PROPERTIES LIMITED
PARTNERSHIP
11038 HIGHLAND BLVD # 100
HIGHLAND, UT 84003



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
September 4, 2024

The following items are discussed in these minutes:

- **Plat Amendment** – Vacating Lots 3 and 4 of The Concord, Plat A and approving The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone - Approved
- **Preliminary Plat** - Approval of the Preliminary plat of Clayton Plat A located generally at 414 East 1200 North in the R8 zone - Approved
- **Plat Amendment** – Vacating Lot 1 of Orlean Terrace Plat B and approving Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone - Approved
- **Plat amendment** - Approving the plat amendment of II Centro Plaza Condominiums, located generally at 867 North 900 West in the PD22 zone - Approved

STUDY SESSION

Place: City Council Conference Room

At 3:35 p.m. Chair Komen called the Study Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar, Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Rebecca Gourley and Ailin Leon, Associate Planners; Cheryl Vargas, Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer and David Spencer, City Council Liaison

Those excused: John Dorny, Transportation Engineer

1. Discussion led by Matt Taylor on Food Trucks: Hours of Operation and Signage
2. Ideas for future discussion items in the Planning Commission pre-meetings
 - a. Mr. Taylor: Planning Commission procedures, General Plan and Neighborhood Plans, housing policies, southwest Orem development, Geneva Road development adjacent to Vineyard City, other priorities
 - b. Chair Komen: Transportation – increased traffic and how to mitigate it, street parking problems, update biking and pedestrian plans, e-bike regulations, illegal rentals and parking related to that, neighborhood meetings and who is attending those, General Plan and southwest Orem development, Utah City

The Commission and staff briefly reviewed agenda items and minutes from the August 21, 2024 meeting and adjourned at 4:28 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:34 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Hawkes, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar, Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Rebecca Gourley and Ailin Leon, Associate Planners; Cheryl Vargas, Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer and David Spencer, City Council Liaison

Those excused: John Dorny, Transportation Engineer

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

DRAFT Planning Commission minutes for September 4, 2024

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

Agenda Item 3.1 is a request by Tres Miller, for the Planning Commission to vacate Lots 3 and 4 of The Concord, Plat A and approve The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone.



Staff Presentation: The applicant is requesting to combine two lots that he owns into one lot. When the property had been rezoned to create four lots, two of them fronted 400 West. There is an existing house that was to be torn down and removed because it straddles the property line between the two new lots.

The applicant decided he no longer wanted to tear the existing house down, so he now needs to combine the two lots into one lot as structures are not allowed to straddle property lines. With this plat amendment, the house can remain and will no longer straddle the property line.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission to vacate Lots 3 and 4 of The Concord, Plat A and approve The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Leon.

Chair Komen invited the applicant to come forward. Tres Miller introduced himself. Mr. Miller said it makes more sense to keep the house than to separate the property.

Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Runolfson moved to vacate Lots 3 and 4 of The Concord, Plat A and approve The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

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

Agenda Item 3.2 is a request by John Clayton for the Planning Commission to approve the Preliminary Plat of Clayton Plat, A located generally at 414 East 1200 North in the R8 zone.



Staff Presentation: The applicant is proposing to build a single-family home on this parcel. Both parcels are lots of record, have the same address and one does not have water or sewer connections.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Preliminary Plat of Clayton Plat, A located generally at 414 East 1200 North in the R8 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Leon.

Chair Komen invited the applicant to come forward. Mr. Clayton had nothing to add to the presentation.

Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Erickson moved to approve the Preliminary Plat of Clayton Plat, A located generally at 414 East 1200 North in the R8 zone. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter,

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Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

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

Agenda Item 3.3 is a request by David Curtis for the Planning Commission to vacate Lot 1 of Orlean Terrace Plat B and approve Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone.



Staff Presentation: The applicant is proposing to subdivide an existing lot into two parcels. Currently there is one home on the property. Both lots meet the zoning requirements of the R6.5 zone. One lot will be 12,221 square feet and the other will be 12,104 square feet, the R6.5 zone requires a lot be at least 6,500 square feet.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 of Orlean Terrace Plat B and approve Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Leon.

Chair Komen invited the applicant to come forward. Mr. Curtis had nothing to add to the presentation.

Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to vacate Lot 1 of Orlean Terrace Plat B and approve Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

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

Agenda Item 3.4 is a request by Paul Washburn for the Planning Commission to approve the Plat Amendment of II Centro Plaza Condominiums located generally at 867 North 900 West in the PD22.



Staff Presentation: The applicant is proposing to adjust an office space lot line. Generally, these changes are made due to a change of the office space ownership.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Plat Amendment of II Centro Plaza Condominiums located generally at 867 North 900 West in the PD22.

Chair Komen asked if the Planning Commission had any questions for Ms. Leon.

Chair Komen invited the applicant to come forward. Paul Washburn introduced himself. Two tenants own two units. One needs more space and one needs less space, so this will move the property line between the two units.

Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Carpenter moved to approve the Plat Amendment of II Centro Plaza Condominiums located generally at 867 North 900 West in the PD22. Mr. Hawkes seconded the motion. Those

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

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1 voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson
2 and Haysam Sakar. The motion passed unanimously.
3

4 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for
5 a motion to approve the minutes of August 21, 2024. Mr. Carpenter moved to approve the meeting minutes for
6 August 21, 2024. Mr. Runolfson seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod
7 Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar. The motion passed unanimously.
8

9 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Runolfson moved to adjourn. Mr. Hawkes seconded the
10 motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen,
11 Britton Runolfson and Haysam Sakar. The motion passed unanimously.
12

13 **Adjourn:** 4.46 p.m.
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15
16

17 Gary A. McGinn
18 Planning Commission Secretary
19

20 Approved: