



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
October 16, 2024

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

4:30 PM WORK MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT ITEMS
 - 3.1 **SITE PLAN - Tractor Supply Co - Approving the site plan of Tractor Supply Co located generally at 125 South State Street in the C3 zone.**
 - 3.2 **PLAT AMENDMENT - Cove Estates Phase II Plat B - Approving the plat amendment of Cove Estates Phase II Plat B located generally at 978 North 1560 East in the R12 zone.**
4. 5:30 PM SCHEDULED ITEMS
5. ACTION ITEMS
 - 5.1 **CONTINUANCE - SITE PLAN - Approving the Site Plan of Shelly Lane PRD located generally at 750 North 100 West in the R6 zone.**
6. MINUTES REVIEW AND APPROVAL
 - 6.1 **9.18.24 Planning Commission Minutes**
7. 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



FAMILY CITY USA

Administrative

Planning Commission

October 16, 2024

Item 3.1

Prepared By:
Ailin Leon

Applicant:
Chengwei Zhang

SITE PLAN — APPROVING THE SITE PLAN OF TRACTOR SUPPLY CO. LOCATED GENERALLY AT 125 SOUTH STATE STREET IN THE C3 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
- 159 notices mailed out to property owners within (500) feet of the property.

SITE INFORMATION:

- General Plan Designation: Community Commercial
- Current Zone: **C3**
- Acreage: **8.55**
- Neighborhood:

Orem

ACTION:

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

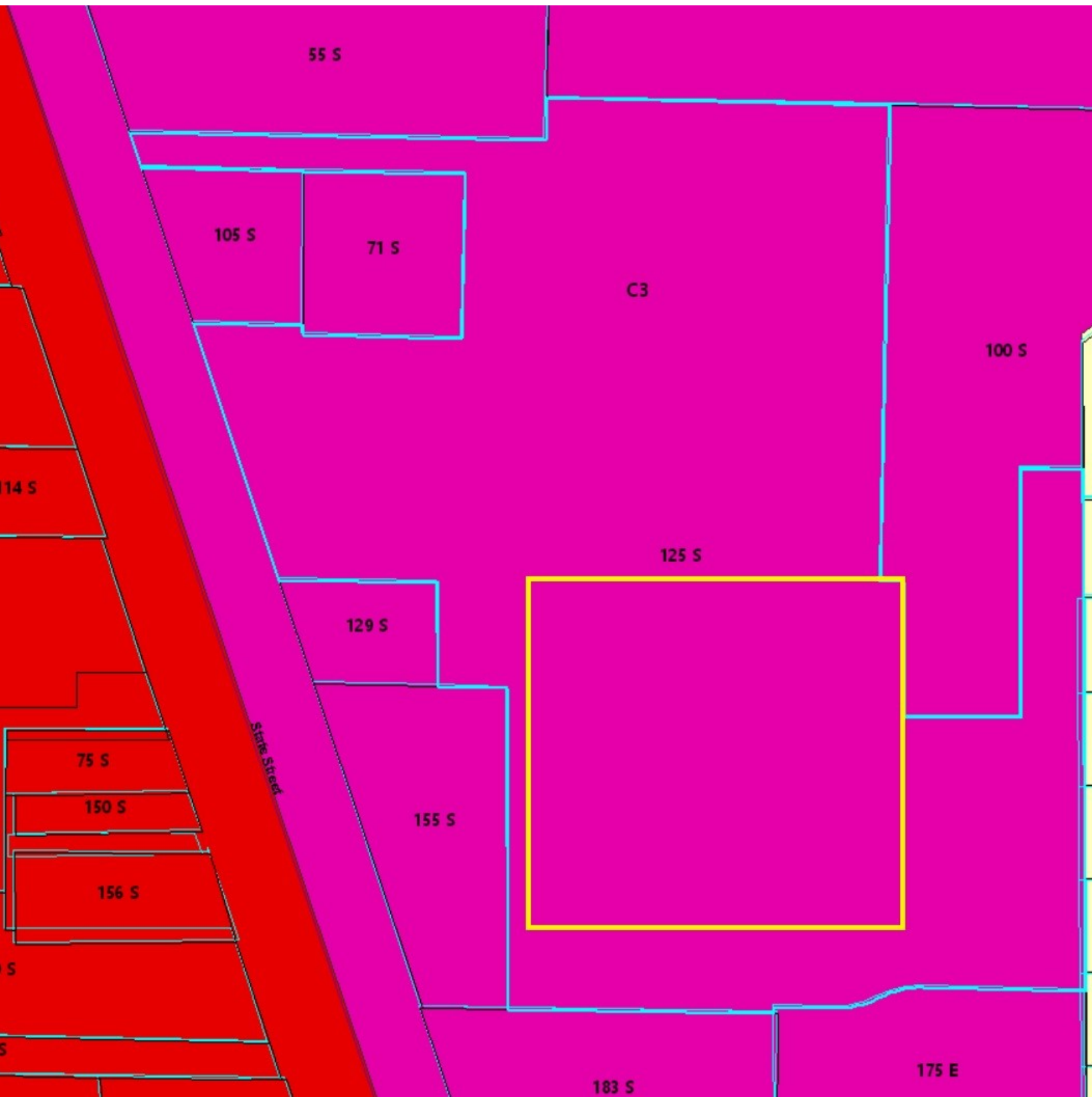
REQUEST: The applicant requests the Planning Commission approve the site plan of Tractor Supply Co. located generally at 125 South State Street in the C3 zone.

BACKGROUND: The applicant is proposing a site plan for Tractor Supply co. at 125 South State Street. This business would occupy 1/3 of the existing building, which was previously occupied by Shopko.

The proposed site plan complies with the parking regulations and with 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 Tractor Supply Co. located generally at 125 South State Street in the C3 zone.





GENERAL NOTES:

- PARKING REQUIREMENTS**
- A. EXISTING PARKING SPACES / CONFIGURATION TO REMAIN, UNLESS NOTED OTHERWISE BY THE S.O.W. OR AS REQUIRED BY LOCAL JURISDICTION.
- B. WHEN RESEALING AND/OR RE-STRIPING BAY SPACING, AS NOTED ON PLAN IS PREFERRED, WITH A PARKING STALL SIZE OF 9' WIDTH x 18' LENGTH AND 90-DEGREE ORIENTATION.
- C. STRIPING AND GRAPHICS SHALL USE A SINGLE 4" WIDE STRIPE, DIRECTIONAL ARROWS AND LETTERING ARE SOLID; COLOR AS REQUIRED PER NOTES ON THIS SHEET.
- LANDSCAPE AREAS AND IRRIGATION**
- A. LANDSCAPE IS TO ONLY BE MODIFIED AS REQUIRED BY NEW WORK AFFECTING PREVIOUS LANDSCAPE. NEW LANDSCAPING IS NOT INTENDED THROUGHOUT.
- B. IF ALREADY INSTALLED, IRRIGATION SYSTEM TO BE COMPATIBLE WITH THE PLANT MATERIAL AND ENVIRONMENTAL EXPOSURE.
- C. IF LANDSCAPE IS TO BE ADDED / MODIFIED DESIGN WITH CONSIDERATION TO SIGHT LINES TO BUILDING SIGNAGE AND ENTRY ELEMENTS AS TO NOT REDUCE VISIBILITY.
- GRADING AND DRAINAGE**
- A. EXISTING IMPERVIOUS AREA AND CALCULATED DRAINAGE AREA IS NOT INTENDED TO BE CHANGED. EXISTING SIDE LOT PAVEMENT IS INTENDED TO BE UTILIZED AS SLAB FOR NEW GREENHOUSE AND/OR FEED STORAGE BUILDING.
- B. IF NEW PAVEMENT OR SIDEWALKS ARE TO BE CONSTRUCTED, AS IDENTIFIED WITHIN, DRAINAGE SHALL FLOW AWAY FROM BUILDINGS AND SIDEWALK CURBS. SIDEWALKS SHALL SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT (MIN.)
- C. PROVIDE ALL REQUIRED UNDERGROUND AND SLEEVING ALL UTILITY AND IRRIGATION CONNECTIONS.
- SITE LIGHTING**
- A. EXISTING SITE LIGHTING TO REMAIN; NO NEW LIGHTING OR LIGHT POLES INCLUDED, U.N.O.
- B. MINIMUM MAINTAINED ILLUMINATION AT GROUND SURFACE:
- C. REPAIR OR REPLACE FIXTURES AND LAMPS THAT ARE NOT OPERATIONAL.
- D. IF NOTED ON THE S.O.W. ALL CONCRETE LIGHT POLE BASES ARE TO BE PAINTED SAFETY YELLOW UNLESS OTHERWISE REQUIRED BY AUTHORITY HAVING JURISDICTION (REFER TO SCOPE OF WORK SUMMARY FOR ADDITIONAL INFORMATION).
- GENERAL**
- A. GC TO INSTALL BOLLARDS AT ALL OUTSIDE CORNERS OF FOD AND/OR BUILDING, GREENHOUSE, DRIVE THRU CANOPY (IF APPLICABLE), AND REAR GATE OPERATOR AT DRIVE AISLES FOR TRUCK AND/OR TOW MOTOR PATHS. VERIFY LOCATIONS WITH TSC PROJECT MANAGER PRIOR TO BIDS.

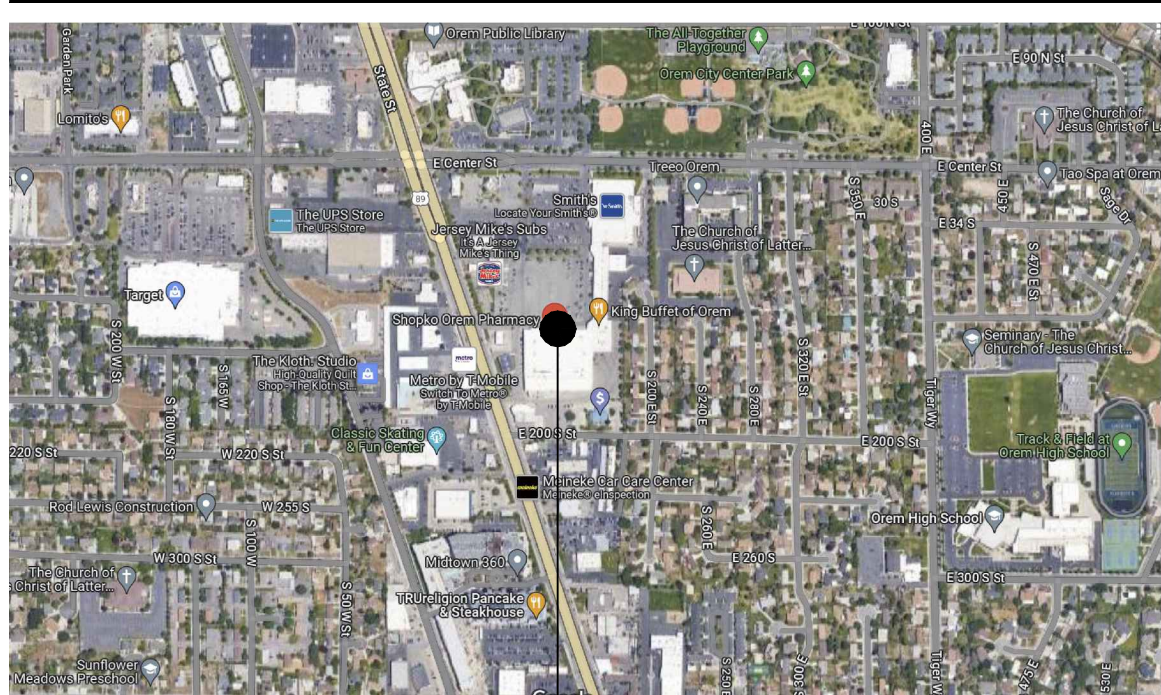
PARKING TABLE:

GROSS BUILDING AREA PER ASSESSOR RECORDS		
LOT #	PLAT "A"	SQ. FT.
SMITH'S FOOD & DRUG CENTERS, INC.	1	72,278
D AND H INVESTMENT COMPANY, INC.	2,542 (Subdivide of Lot #1)	
BOYER OREM ASSOCIATES, LTD.	2	48,101
ZHANG JIA OREM CENTER LLC.	3	100,697
DT-#9, L.L.C.	6,160 (Subdivide of Lot #3)	
BOYER OREM ASSOCIATES, LTD.	4	7,839
KOHINOOR LIMITED LIABILITY COMPANY	5	2,718
BCD PROPERTIES, LC.	6	1,711
SUNSTONE RIVER LLC.	7	5,063
TOTAL PROJECT:		247,109
PARKING SUMMARY		
CODE @ 1/250 SQ. FT.		988 SPACES REQUIRED
CURRENT		1,031 SPACES (43 EXCESS SPACES)
PROPOSED PLAN		61 ELIMINATED SPACES
PROPOSED PLAN		18 PROPOSED SPACES
NET TOTAL:		988 SPACES

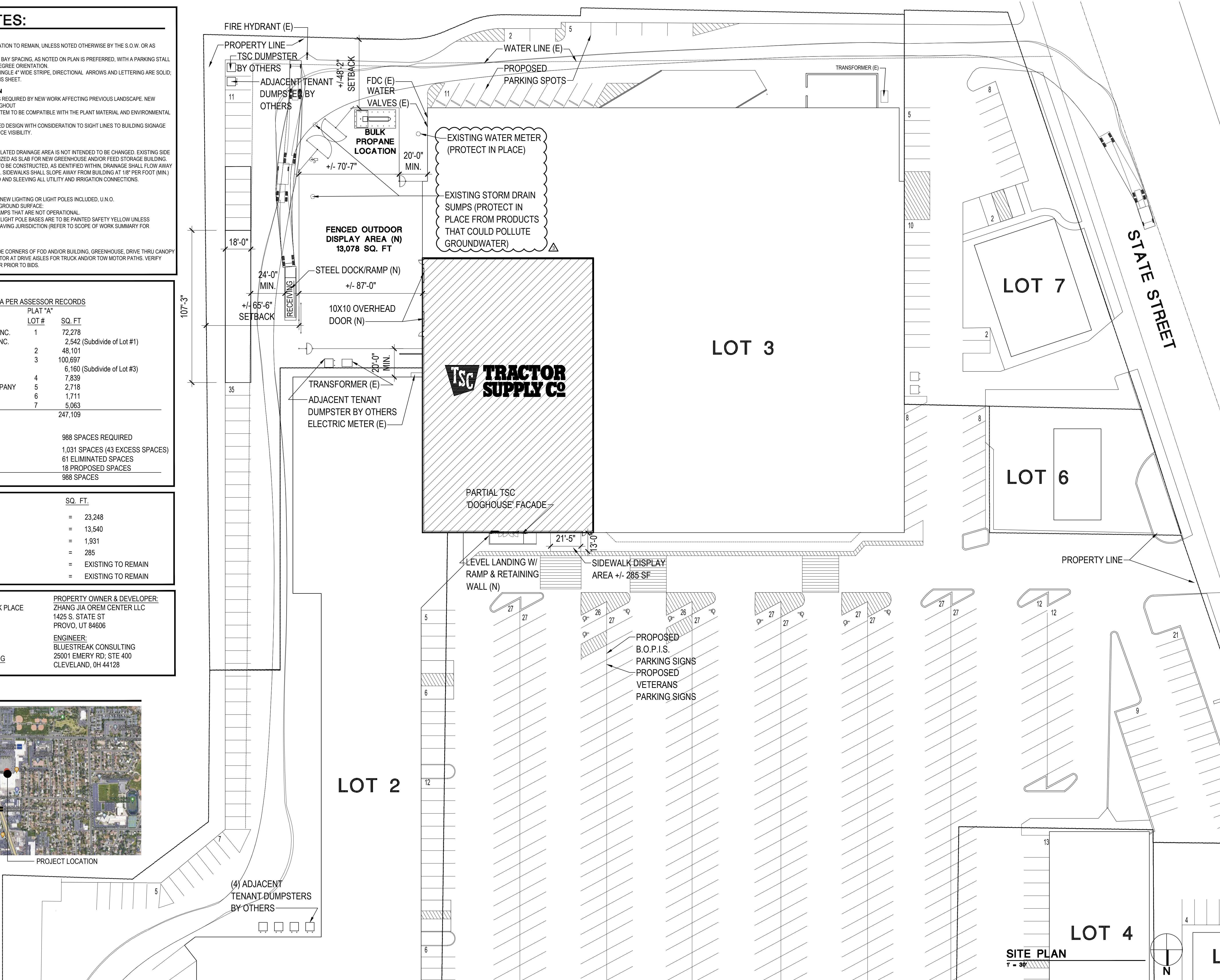
TRACTOR SUPPLY CO.	SQ. FT.
LEASED AREA:	= 23,248
FENCED OUTDOOR DISPLAY:	= 13,540
TRAILER DISPLAY:	= 1,931
SIDEWALK DISPLAY	= 285
TOTAL LANDSCAPED AREA:	= EXISTING TO REMAIN
TOTAL IMPERVIOUS ARE:	= EXISTING TO REMAIN

NAME OF DEVELOPMENT:	PROPERTY OWNER & DEVELOPER:
BOYER RETAIL CENTER (aka) PARK PLACE	ZHANG JIA OREM CENTER LLC
APPLICANT:	1425 S. STATE ST
ONYX CREATIVE	PROVO, UT 84606
25001 EMERY RD, STE 400	ENGINEER:
CLEVELAND, OH 44128	BLUESTREAK CONSULTING
SEE AS1.0a FOR LIST OF ADJOINING	25001 EMERY RD, STE 400
PROPERTY OWNERS	CLEVELAND, OH 44128

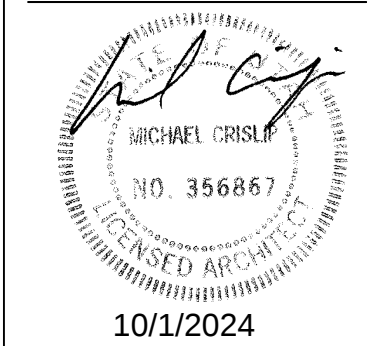
VICINITY MAP



PROJECT LOCATION



MICHAEL CRISLIP ARCHITECT



Design and construction documents as instruments of service are given in confidence and remain the property of Michael Crislip, Architect. The use of the design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Michael Crislip, Architect.



NEW RETRO STORE

STORE # 125 S. STATE ST OREM, UT 84058-5419

Project No:	20897
Drawn By:	RJ
Date	Issue
1-2-24	BID
3-22-24	REVISION 1
6-20-24	REVISION 2
8-20-24	PERMIT
10-2-24	REVISION 3

APPROVED FOR CONSTRUCTION

C.E. TRB OREM

P.D.E. KJP

IMPROVEMENTS INSTALLED WITHOUT CITY INSPECTION WILL BE REJECTED

10/02/2024

AS1.0

SITE PLAN





City Council Chambers, 56 N State Street

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

Planning Commission Wed, Oct 16, 2024 5:30 pm

TRACTOR SUPPLY CO. - SITE PLAN - Approving the site plan of Tractor Supply Co. Located generally at 125 South State Street in the C3 zone.

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

BILL & IVAS LLC (ET AL)
%PJ UTAH LLC REAL ESTATE DEPARTMENT
2300 RESOURCE DR
BIRMINGHAM, AL 35242



City Council Chambers, 56 N State Street

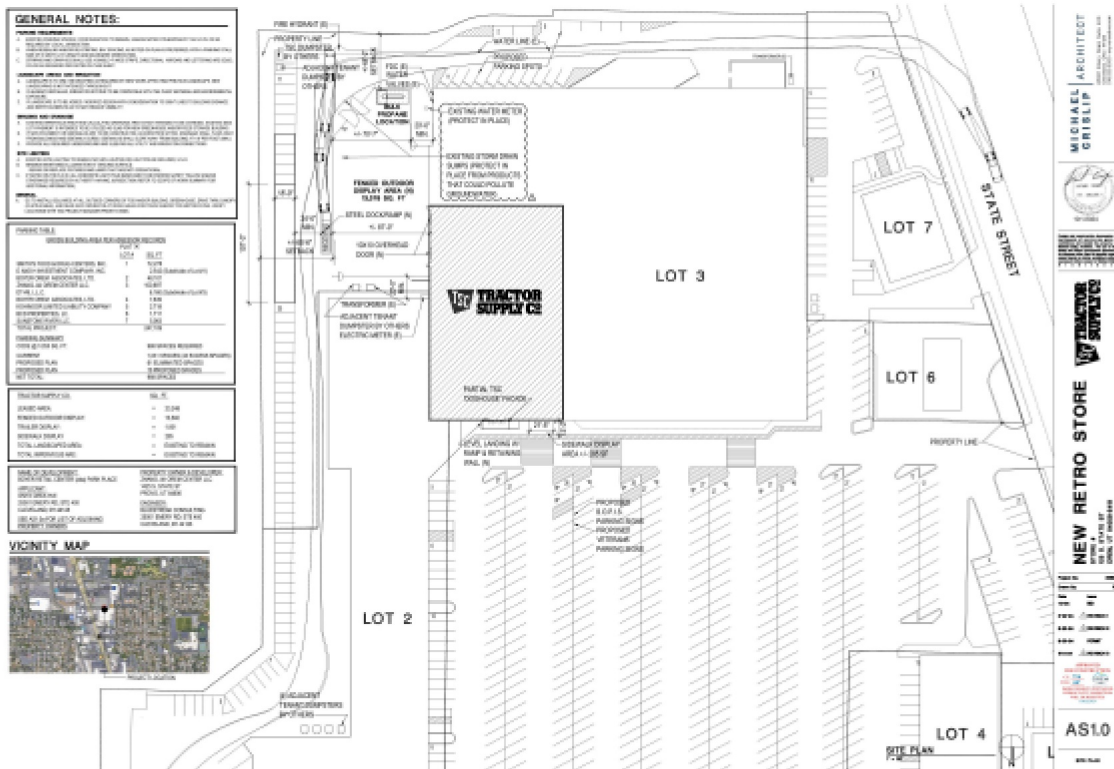
***** IMPORTANT DEVELOPMENT NOTICE *****

Planning Commission Wed, Oct 16, 2024 5:30 pm

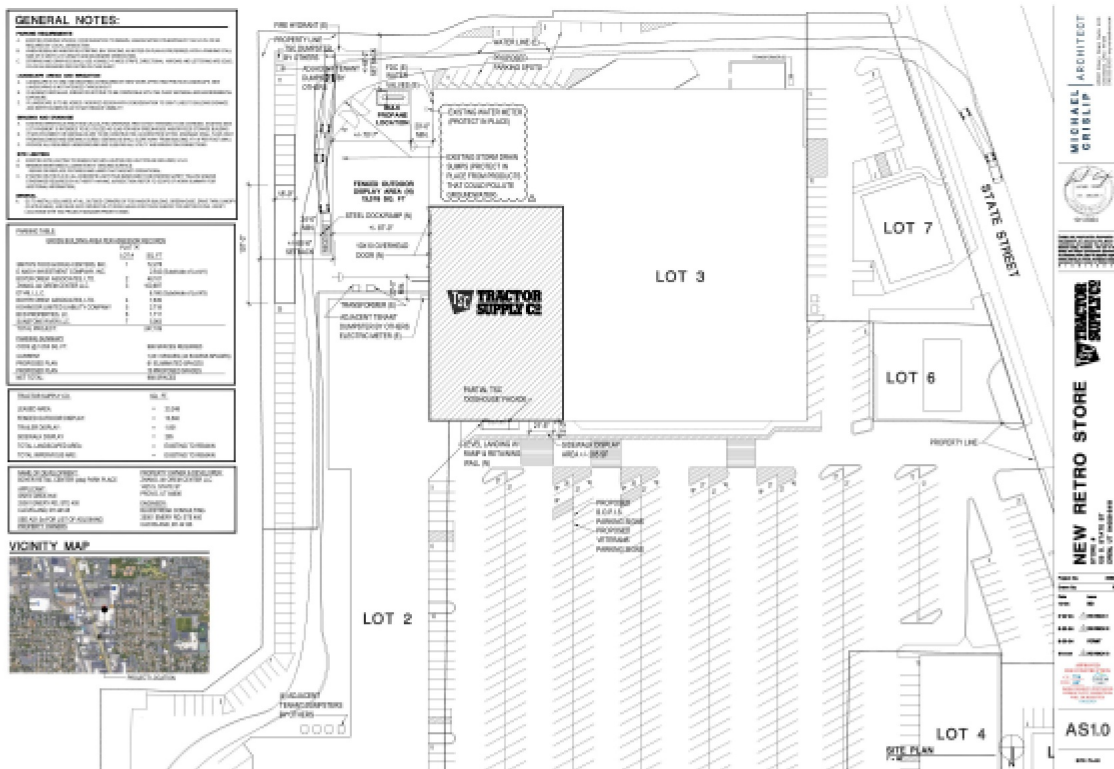
TRACTOR SUPPLY CO. - SITE PLAN - Approving the site plan of Tractor Supply Co. Located generally at 125 South State Street in the C3 zone.

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

HEALTH CARE REIT INC
%WELLTOWER INC
4500 DORR ST
TOLEDO, OH 43615



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



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

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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

EARL CORPORATION
--OR CURRENT RESIDENT--
25 W CENTER ST
OREM, UT 84058

SMITHS FOOD KING PROPERTIES INC
--OR CURRENT RESIDENT--
45 S STATE ST
OREM, UT 84058

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

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
%FILE #513-0239
50 E NORTH TEMPLE # 22
SALT LAKE CITY, UT 84150

BHNC-CS LLC
--OR CURRENT RESIDENT--
51 W CENTER
OREM, UT 84058

DT-#9 LLC
--OR CURRENT RESIDENT--
55 S STATE
OREM, UT 84058

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

BOYER OREM ASSOCIATES LTD
--OR CURRENT RESIDENT--
69 S STATE
OREM, UT 84058

EARL CORPORATION
--OR CURRENT RESIDENT--
70 S STATE
OREM, UT 84058

AMYS ENTERPRISES RE LLC
%AMYS MARTIAL ARTS
75 E 300 N
OREM, UT 84057

KOHINOOR LLC
--OR CURRENT RESIDENT--
75 S STATE ST
OREM, UT 84058

BOYER OREM ASSOCIATES LTD
--OR CURRENT RESIDENT--
77 S STATE ST
OREM, UT 84058

D AND H INVESTMENT COMPANY
--OR CURRENT RESIDENT--
80 E CENTER ST
OREM, UT 84058

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
95 E CENTER ST
OREM, UT 84057

BOYER OREM ASSOCIATES LTD
%THE BOYER COMPANY
101 S 200 E STE 200
SALT LAKE CITY, UT 84111

AMYS ENTERPRISES RE LLC
--OR CURRENT RESIDENT--
102 S STATE
OREM, UT 84058

WALNUT PASADENA PROPERTIES
LLC
%MANDION-SPLICHAL, CHRISTINE
104 E 600 S # 505
HEBER CITY, UT 84032

ECHOLS, SCOTT G
106 S 280 E
OREM, UT 84058

ELLINGFORD, LAWRENCE BRIAN &
JENNIFER SCOTT
107 S 240 E
OREM, UT 84058

PETERSON, KELLY D & KARA A
--OR CURRENT RESIDENT--
108 S 240 EAST
OREM, UT 84058

OHRAN, MICHAEL R & MEREDITH A
--OR CURRENT RESIDENT--
109 S 200 EAST
OREM, UT 84058

SUMMERHAYS, BRIANT H
114 S STATE ST
OREM, UT 84058

LOGAN, RUSSELL A (ET AL)
118 S 200 E
OREM, UT 84058

WALNUT PASADENA PROPERTIES
LLC
--OR CURRENT RESIDENT--
121 S OREM BLVD
OREM, UT 84058

ZHANG JIA OREM CENTER LLC
--OR CURRENT RESIDENT--
125 S STATE
OREM, UT 84058

CARVALHO, ANTONIO M & SILVIA M
130 S 200 E
OREM, UT 84058

BCD PROPERTIES LC
131 S STATE ST
OREM, UT 84058

LEWIS, ADAM W
138 S 280 E
OREM, UT 84058

LUND, MICHAEL & LORI
139 S 240 E
OREM, UT 84058

JESPERSON, OSCAR F JR & DORINE S
140 S 240 E
OREM, UT 84058

CRAPO, ALVIN L & MERLENE S
141 S 200 E
OREM, UT 84058

SLOAT, RANDOLPH H
--OR CURRENT RESIDENT--
142 S 200 EAST
OREM, UT 84058

FRED AND LORRAINE JOHNSON LLC
--OR CURRENT RESIDENT--
148 S STATE
OREM, UT 84058

RODRIGUEZ, JOSE ALFREDO &
JERRILYNN
150 S 280 E
OREM, UT 84058

FRED AND LORRAINE JOHNSON LLC
--OR CURRENT RESIDENT--
150 S STATE ST
OREM, UT 84058

BALDWIN, JASON R & LISA A
151 S 240 E
OREM, UT 84058

MURDOCK, DAVID S
152 S 240 E
OREM, UT 84058

CHAVEZ, ALMA G
153 S 200 E
OREM, UT 84058

CRITTENDEN, CHAD E
154 S 200 E
OREM, UT 84058

SUNSTONE ROVER LLC
--OR CURRENT RESIDENT--
155 S STATE
OREM, UT 84058

OHRAN, JAMES W
155 W 4750 N
PROVO, UT 84604

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

STATE STREET OREM PROPERTIES
LLC
--OR CURRENT RESIDENT--
158 S STATE
OREM, UT 84058

RYAN'S RENTALS LLC
162 S 280 E
OREM, UT 84058

ONTIVEORS, BECKI S & VICTOR V
163 S 240 E
OREM, UT 84058

HASKIN, BENJAMIN D & SHANNON K
164 S 240 E
OREM, UT 84058

ROBERTSON, KATHLEEN B
165 S 200 E
OREM, UT 84058

WADSWORTH, JAMES A
166 S 200 E
OREM, UT 84058

STATE STREET OREM PROPERTIES
LLC
--OR CURRENT RESIDENT--
170 S STATE
OREM, UT 84058

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

BLACK, KELLY J & LORA C
174 S 280 E
OREM, UT 84058

FAMILY FIRST FEDERAL CREDIT
UNION
--OR CURRENT RESIDENT--
175 E 200 SOUTH
OREM, UT 84058

SAWYER, VAN D & CAROLYN J
175 S 240 E
OREM, UT 84058

MEREDITH, BEVERLY JEAN (ET AL)
176 S 240 E
OREM, UT 84058

WRAY, DANIEL JUDD (ET AL)
--OR CURRENT RESIDENT--
177 S 200 EAST
OREM, UT 84058

DOWNS, KERRY A & LINDA K (ET AL)
178 S 200 E
OREM, UT 84058

EARL FAMILY CORP
180 N UNIVERSITY AV STE 840
PROVO, UT 84601

LISA PETTYS REVOCABLE TRUST 08-
21-2007 (ET AL)
181 S 240 E
OREM, UT 84058

CARSON, RYLAN (ET AL)
--OR CURRENT RESIDENT--
184 S 240 EAST
OREM, UT 84058

SLOAT, RANDOLPH H
185 S 180 W
OREM, UT 84058

W & B BLEAZARD LLC
--OR CURRENT RESIDENT--
185 S STATE
OREM, UT 84058

JULIO RODRIGUEZ FAMILY
REVOCABLE TRUST 02-10-2023 (ET
AL)
186 S 280 E
OREM, UT 84058

HALL, MARK
187 E 200 S
OREM, UT 84058

JACKSON, CHRISTOPHER S & ERIN S
--OR CURRENT RESIDENT--
187 S 200 EAST
OREM, UT 84058

GROTEGUT, MICHAEL S & NOLA W
188 S 200 E
OREM, UT 84058

EVEREAL-ESTATE LLC
200 S STATE ST
OREM, UT 84058

SON UP 2 SON DOWN LLC
200 W ELK POINT CIR
WOODLAND HILLS, UT 84653

LEWIS, RUE A & LORNA C
207 E 200 S
OREM, UT 84058

BILL & IVAS LLC (ET AL)
--OR CURRENT RESIDENT--
207 S STATE ST
OREM, UT 84058

BLEYL, KEVIN & SHARAN
--OR CURRENT RESIDENT--
210 E 200 SOUTH
OREM, UT 84058

MERANDA, TODD A & LISA M
--OR CURRENT RESIDENT--
210 E CENTER
OREM, UT 84058

OURRENTALS LLC
--OR CURRENT RESIDENT--
210 S 175 EAST
OREM, UT 84058

FERGUSON, STAN THOMAS
212 S 175 E
OREM, UT 84058

CZPWHP LLC
--OR CURRENT RESIDENT--
212 S STATE ST
OREM, UT 84058

PEREZ, ALEJANDRO
--OR CURRENT RESIDENT--
214 S 175 EAST
OREM, UT 84058

PEREZ, ALEJANDRO
214 S 175 E UNIT 3
OREM, UT 84057

DAMICO, MARCOS FABIO (ET AL)
216 S 175 E
OREM, UT 84058

KEVESDY, KEEGAN SEAN (ET AL)
218 S 175 E
OREM, UT 84058

SMITH, JANICE M
219 S 230 E
OREM, UT 84058

DAVIDSON, ARLEEN
--OR CURRENT RESIDENT--
220 S 175 EAST
OREM, UT 84058

THOMAS, BRYAN W & LORI L
220 S 230 E
OREM, UT 84058

RICH, JEFFREY G & CHRISTINE W
--OR CURRENT RESIDENT--
222 S 175 EAST
OREM, UT 84058

BLANCHARD, GEORGINA
224 S 175 E
OREM, UT 84058

FAFUPE PROPERTIES LC
225 S STATE ST
OREM, UT 84058

OLSEN, TANNER & JULIE
--OR CURRENT RESIDENT--
226 S 175 EAST
OREM, UT 84058

THOMAS, DAVID BRENT & CURT S
--OR CURRENT RESIDENT--
226 S 230 EAST
OREM, UT 84058

LA FONTAINE, MARY E
228 S 175 E
OREM, UT 84058

LAWSON, LARRY D & CAROL P
230 E 200 S
OREM, UT 84058

ROWBURY, ETHAN (ET AL)
230 S 175 E
OREM, UT 84058

BEZZANT, MATTHEW (ET AL)
231 E 230 S
OREM, UT 84058

CALCOTE, ROBERT & ZOE
232 S 175 E ST
OREM, UT 84058

PROCTOR, PRESTON COLE
232 S 230 E
OREM, UT 84058

SMITH, CALVIN (ET AL)
234 S 175 E ST
OREM, UT 84058

GAW PROPERTIES LLC (ET AL)
--OR CURRENT RESIDENT--
235 S STATE ST
OREM, UT 84058

WHITESSELL, JEREMY ALLEN (ET AL)
236 S 175 E
OREM, UT 84058

BALANZAR, MIGUEL A (ET AL)
237 E 200 S
OREM, UT 84058

ANDERSON, SARA ANNETTE
237 E 230 S
OREM, UT 84058

BRIMHALL, GARY & KAREN (ET AL)
238 S 175 E
OREM, UT 84058

TAPPAN, JUSTIN & SAMANTHA
240 E 200 S
OREM, UT 84058

REIDREYNOSO, TARL C & CAROLINE
K
240 S 175 E
OREM, UT 84058

MENLOVE, JANTZEN TANN
--OR CURRENT RESIDENT--
242 S 175 EAST
OREM, UT 84058

MENLOVE, JANTZEN TANN
242 S 175 E # 17
OREM, UT 84058

NELSON, MIKEL
244 S 175 E
OREM, UT 84058

CZPWHP LLC
248 S STATE ST
OREM, UT 84058

HENRIQUEZ, MARTHA ELVA (ET AL)
250 E 200 S
OREM, UT 84058

HENDERSON ENTERPRISES LLC
--OR CURRENT RESIDENT--
250 S STATE
OREM, UT 84058

GREER PROPERTIES LLC
--OR CURRENT RESIDENT--
257 E 200 SOUTH
OREM, UT 84058

SANCHEZ, DIEGO & RACHEL
260 E 200 S
OREM, UT 84058

MIDTOWN360 LC
--OR CURRENT RESIDENT--
260 S STATE
OREM, UT 84058

REAL, ERIC L
261 E 230 S
OREM, UT 84058

LUPUS, ALFRED & ISABELLE M
276 E CENTER
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
280 E 80 SOUTH
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS, DAVID BRENT & CURT S
323 RIVER TRAIL PL
SANTEE, CA 92071

STATE STREET OREM PROPERTIES
LLC
331 W 1700 S
OREM, UT 84058

MERANDA, TODD A & LISA M
412 E 330 N
OREM, UT 84097

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

OURRENTALS LLC
430 RIDGE LN
ALPINE, UT 84004

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

FRED AND LORRAINE JOHNSON LLC
572 S 130 W
OREM, UT 84058

EARL CORPORATION
621 WASHINGTON ST S
TWIN FALLS, ID 83301

OLSEN, TANNER & JULIE
636 S 590 E
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

RICH, JEFFREY G & CHRISTINE W
673 N 650 W
AMERICAN FORK, UT 84003

BOYER OREM ASSOCIATES
675 E 500 S
SALT LAKE CITY, UT 84102

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

DAVIDSON, ARLEEN
947 N 600 W
AMERICAN FORK, UT 84003

MIDTOWN360 LC
%DE ANZA PROPERTIES
960 N SAN ANTONIO RD STE 114
LOS ALTOS, CA 94022

SMITHS FOOD KING PROPERTIES INC
%NICKEL & COMPANY LLC
1014 VINE ST FL 7
CINCINNATI, OH 45202

GREER PROPERTIES LLC
1041 N 1360 E
OREM, UT 84097

ASIA PACIFIC GROUP LLC
1059 E 220 N
AMERICAN FORK, UT 84003

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

GAW PROPERTIES LLC (ET AL)
1241 E 180 N
SPRINGVILLE, UT 84663

WRAY, DANIEL JUDD (ET AL)
1368 E 330 N
PLEASANT GROVE, UT 84062

SUNSTONE ROVER LLC
1370 OLD MILL RD
SAN MARINO, CA 91108

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

ZHANG JIA OREM CENTER LLC
1425 S STATE ST
PROVO, UT 84606

OHRAN, MICHAEL R & MEREDITH A
1446 S MAIN ST
OREM, UT 84058

KOHINOOR LLC
1576 E 2000 N
LEHI, UT 84043

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

JACKSON, CHRISTOPHER S & ERIN S
1799 E 320 N
SPANISH FORK, UT 84660

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

D AND H INVESTMENT COMPANY
2000 VAN NESS AVE # 511
SAN FRANCISCO, CA 94109

HENDERSON ENTERPRISES LLC
%HENDERSON, SCOTT
2035 E HERBERT AVE
SALT LAKE CITY, UT 84108

W & B BLEAZARD LLC
%MOUNTAIN CITY COMMERCIAL
2036 LINCOLN AVE STE 101B
OGDEN, UT 84401

BILL & IVAS LLC (ET AL)
%PJ UTAH LLC REAL ESTATE
DEPARTMENT
2300 RESOURCE DR
BIRMINGHAM, AL 35242

RTTTA LLC
2474 N UNIVERSITY AVE
PROVO, UT 84604

DT-#9 LLC
3995 E ALPINE VALLEY CIR
SANDY, UT 84092

HEALTH CARE REIT INC
%WELLTOWER INC
4500 DORR ST
TOLEDO, OH 43615

UTAH DEPARTMENT OF
TRANSPORTATION
4501 CONSTITUTION BLVD
SALT LAKE CITY, UT 84119

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

BHNC-CS LLC
4571 S HOLLADAY BLVD
SALT LAKE CITY, UT 84117

PETERSON, KELLY D & KARA A
10978 ELK SANDS RD
LAS VEGAS, NV 89179

FAMILY FIRST FEDERAL CREDIT
UNION
15000 IH 10 W
SAN ANTONIO, TX 78249



FAMILY CITY USA

Administrative

Planning Commission

October 16, 2024

Item 3.2

Prepared By:
Rebecca Gourley

Applicant:
Nathan Davenport

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- Noticed 61 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Rural Density Residential

- Current Zone: **R12**
- Acreage: **0.63**
- Neighborhood:

Canyon View

ACTION:

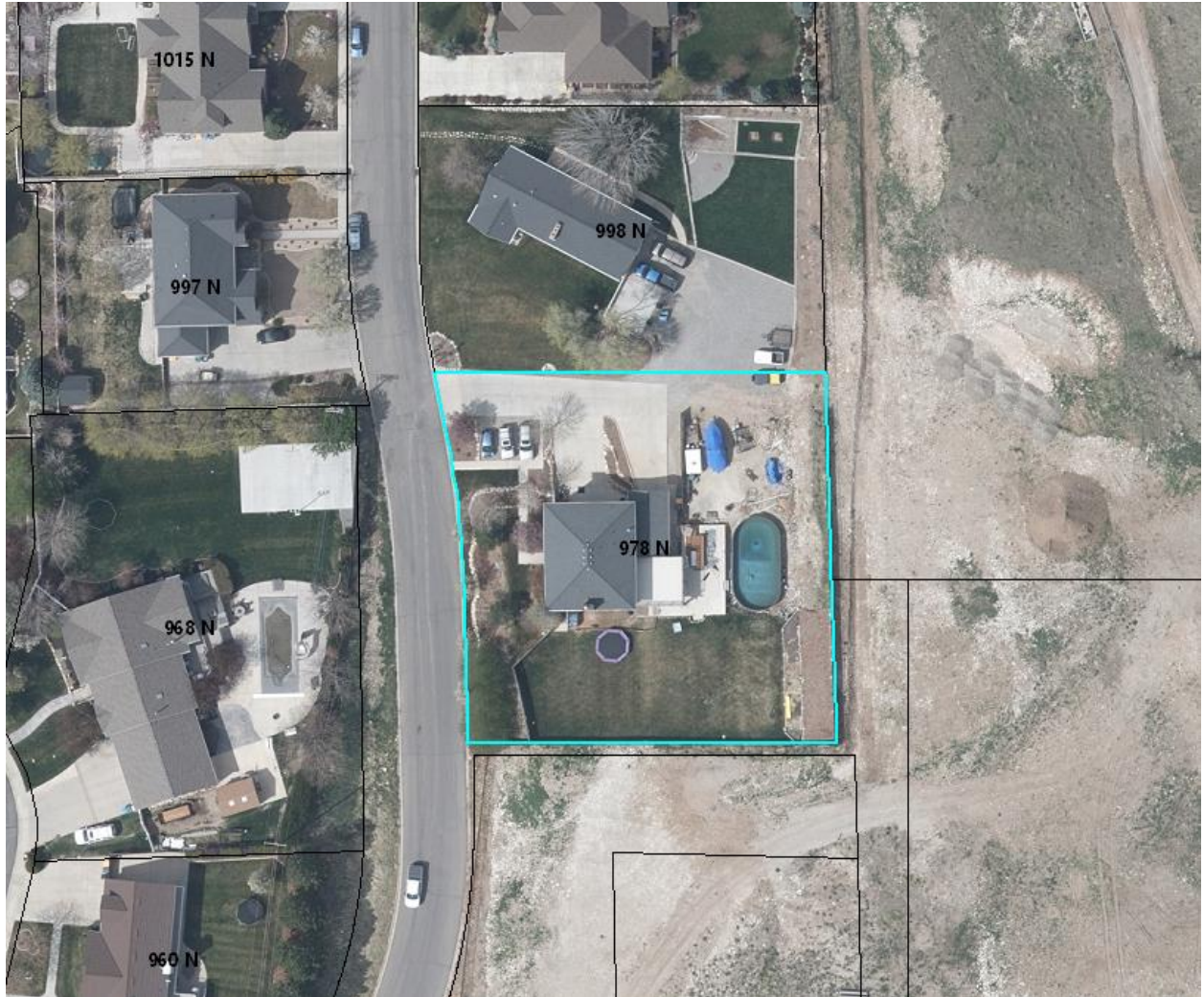
The Planning Commission is the final approving body for this item.

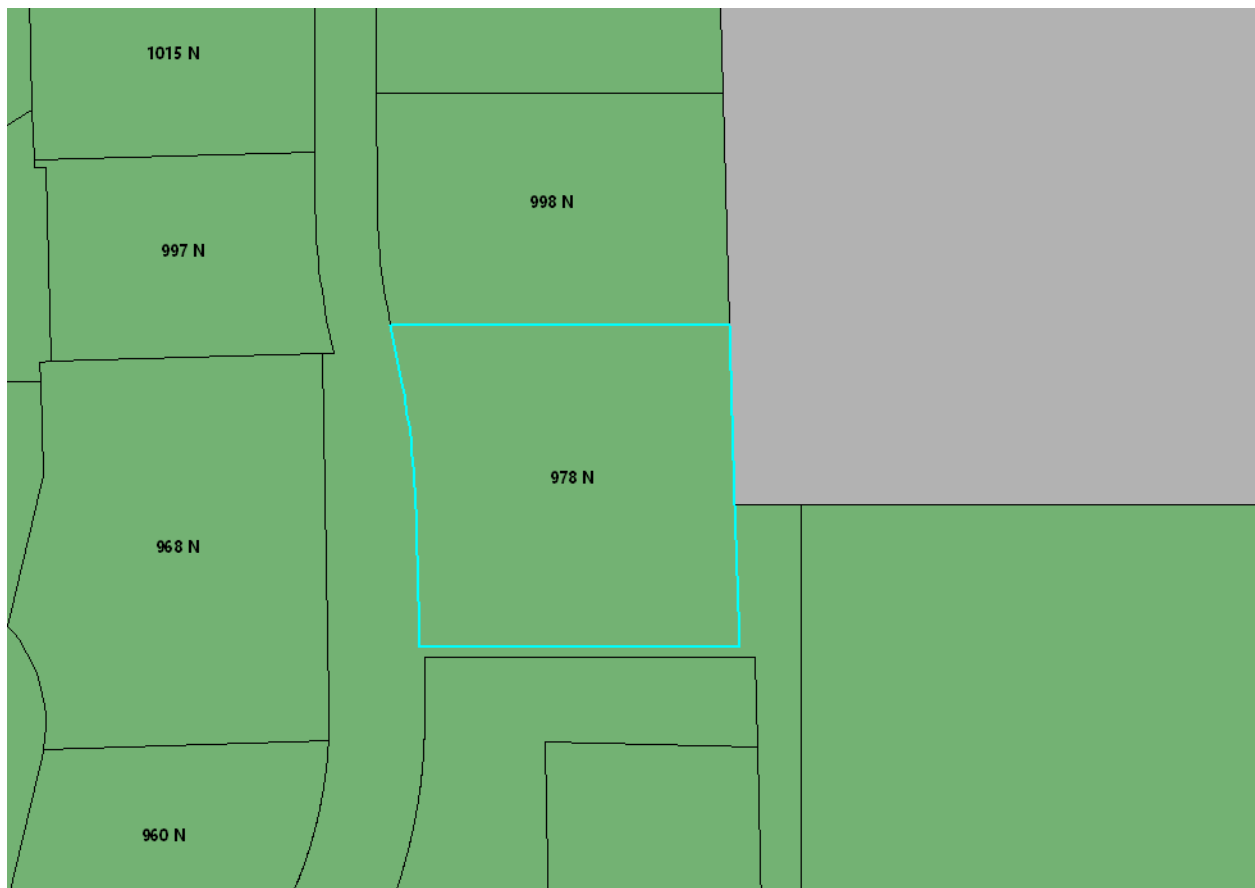
REQUEST: The applicant requests the Planning Commission approve the plat amendment for Cove Estates Phase II Plat B located at 978 North 1560 East in the R12 zone.

BACKGROUND: The applicant is proposing to amend the lot to reduce the size of an access easement located on the northern property line.

The applicant has obtained approval from the property owners to the north, located at 998 North 1560 East, to adjust the property line.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment for Cove Estates Phase II Plat B located at 978 North 1560 East in the CM zone.





R12 

CM 





City Council Chambers, 56 N State Street

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

COVE ESTATES - PLAT AMENDMENT - Approving the plat amendment of Cove Estates, Plat B located generally at 978 North 1560 East in the R12 zone.

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.

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

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

Planning Commission
Wed, Oct 16, 2024
5:30 pm



City Council Chambers, 56 N State Street

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

COVE ESTATES - PLAT AMENDMENT - Approving the plat amendment of Cove Estates, Plat B located generally at 978 North 1560 East in the R12 zone.

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.

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

BA WAREHOUSE LC
%HARKNESS, DAVID
3200 W CLUBHOUSE DR STE 200
LEHI, UT 84043

Planning Commission
Wed, Oct 16, 2024
5:30 pm

NICOLSON, DAVID L & JILL C
PO BOX 946
OREM, UT 84059

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

MB FAULKNER LLC
36 W 3700 N
PROVO, UT 84604

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

UNITED STATES OF AMERICA
125 S STATE MAIL ROOM 6107
SALT LAKE CITY, UT 84138

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

SEDDIE LLC
%BECK, JON
212 E CROSSROADS BLVE 143
SARATOGA SPRINGS, UT 84045

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

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

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
902 N 1530 EAST
OREM, UT 84097

WOODRUFF, RUTH M
903 N 1530 E
OREM, UT 84097

HOLDSWORTH, WAYNE L & LILIANA
918 N 1530 E
OREM, UT 84097

ORTIZ, JESUS J
921 N 1530 E
OREM, UT 84097

KERN, DAVID & LYNETTE (ET AL)
934 N 1530 E
OREM, UT 84097

UNITED STATES OF AMERICA
--OR CURRENT RESIDENT--
950 N 1560 EAST
OREM, UT 84097

WILKINS, BRUCE WARREN & DEBRA
J
957 N 1530 E
OREM, UT 84097

BLACK, SCOTT BAYLES & JAMI
KOWALLIS (ET AL)
960 N 1530 E
OREM, UT 84097

BECK, STEFNIE K & JASON
968 N 1530 E
OREM, UT 84097

DAVENPORT, NATHANIEL F &
KRISTIN J
978 N 1560 E
OREM, UT 84097

BYBEE, M MCCLAIN & ANNA
KAREEN
979 N 1520 E
OREM, UT 84097

PEARSON, DAVID L & JOI GARDNER
982 N 1520 E
OREM, UT 84097

DAVID AND PAULA HATCH
REVOCABLE TRUST 05-26-2020 THE
(ET AL)
995 N 1520 E
OREM, UT 84097

FARRER, ROBERT GRANT & DONNA
LEE
996 N 1520 E
OREM, UT 84097

MARTIN, JOSHUA J & MARIANNE J
997 N 1560 E
OREM, UT 84097

LEFEBVRE, KYLE L & NICOLE W
998 N 1560 E
OREM, UT 84097

ROBISON, A VAL & CONNIE C
1005 N 1520 E
OREM, UT 84097

WINTER, ELIZABETH B & CRAIG
LINDSEY
1006 N 1520 E
OREM, UT 84097

COREY, DANIEL L & ALLISON M (ET
AL)
1015 N 1560 E
OREM, UT 84097

LANDGRAVE, KENNETH R & DIANE J
1018 N 1560 E
OREM, UT 84097

DENYS, G FREDERICK & JOYCE
1029 N 1510 E
OREM, UT 84097

ARCHIBALD, ANTHONY & KRISTIN
1030 N 1510 E
OREM, UT 84097

SOELBERG, MICAH (ET AL)
1031 N 1560 E
OREM, UT 84097

JORGENSEN, ERIC HUGO & JENNIFER
ANN
1034 N 1560 E
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

FERGUSON, HOWARD J (ET AL)
1112 S 500 E
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

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

MCNAIRY, MATTHEW C (ET AL)
1442 E PEMBROKE CIR
OREM, UT 84097

FERNBERG, WHITNEY (ET AL)
1443 PEMBROKE CIR
OREM, UT 84097

FINCH, KENYON Z MUND (ET AL)
1486 E 970 N
OREM, UT 84097

HILLS, DAVID ALAN & MELANEY R
1487 E 970 N
OREM, UT 84097

RIGGS, KIMBERLY W (ET AL)
1488 E 1060 N
OREM, UT 84097

SU, CHARLES & CHUEH-CHIH (ET AL)
1501 E 920 N
OREM, UT 84097

YOUNG, ROBERT & STACEY (ET AL)
1506 E 970 N
OREM, UT 84097

JORDAN, MOLLY BROWN &
BENJAMIN EUGENE (ET AL)
1525 E 1060 N
OREM, UT 84097

LARSON, LEIF E & KATRINA J
1526 E 1060 N
OREM, UT 84097

SHELLEY, JOSEPH
1541 E 1060 N
OREM, UT 84097

DASTRUP, SOMMER RANAE &
DUSTIN
1542 E 1060 N
OREM, UT 84097

NICOLSON, DAVID L & JILL C
--OR CURRENT RESIDENT--
1555 E 800 NORTH
OREM, UT 84097

BA WAREHOUSE LC
--OR CURRENT RESIDENT--
1569 E 800 NORTH
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

BA WAREHOUSE LC
%HARKNESS, DAVID
3200 W CLUBHOUSE DR STE 200
LEHI, UT 84043



FAMILY CITY USA

Administrative

Planning Commission

October 16, 2024

Item 5.1

Prepared By:
Rebecca Gourley

Applicant:
Jeremy Washburn

SITE PLAN — APPROVING THE SITE PLAN OF SHELLY LANE PRD LOCATED GENERALLY AT 750 NORTH 100 WEST IN THE R6 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
- 129 notices mailed out to property owners within (500) feet of the property.

SITE INFORMATION:

- General Plan Designation: Community Commercial
- Current Zone: **R6**
- Acreage: **1.15**
- Neighborhood:

Sharon Park

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan of Shelly Lane PRD located generally at 750 North 100 West in the R6 zone.

BACKGROUND: The applicant is proposing a site plan for Shelly Lane PRD. The proposal consists of 24 units and a pickleball court. The parking for this project is in compliance with the Orem City code requirements.

The zoning of this property was approved in November of 1996. The Preliminary and Final plat were approved in 1997, and the applicant submitted the site plan for approval in August 2024. The project was approved in the Development Review Committee but during Planning Commission preparations, staff determined that the elevations for the project were absent from the site plan.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. However, during Planning Commission preparations, staff determined that the elevations for the project were absent from the site plan. Staff recommends the Planning Commission continue the approval of the Site Plan of Shelly Lane PRD, located generally at 750 North 100 West in the R6 zone.

**DRAFT CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
09.18.24**

The following items are discussed in these minutes:

- **SITE PLAN - Approving the site plan of the Utah Autism Academy, located generally at 1875 South Geneva Road in the PRD zone. - Approved**
- **SITE PLAN – Site Plan - Approving the Site Plan of Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone. - Approved**
- **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. - Approved**

STUDY SESSION

Place: City Council Conference Room

At 3:36 p.m.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Britton Runolfson (via zoom), Planning Commission members; Gary McGinn, Assistant Development Services Director; Ailin Leon, Rebecca Gourley, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; David Spencer, City Council Liaison

Those excused: Rod Erickson and Haysam Sakar, Planning Commission members; Ryan Clark, Assistant City Manager/Development Services Director

1. Discussion of Planning Commission priorities, presented by Chair Komen and discussed by present Planning Commissioners, Dave Spencer, and Gary McGinn.
2. Discussion of Application Process, presented by Matt Taylor and planning staff.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:32 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Crismon, Planning Commission member, to offer the invocation.

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

Those excused:

Chair Komen asked Ms. Gourley to introduce **Agenda Item 3.1.**



Agenda Item 3.1 is a request by Craig Brady/Utah Autism Academy to approve the Site Plan for the Utah Autism Academy located generally at 1875 South Geneva Road In the PRD zone.

Staff Presentation: 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. ([Click here for recording](#))

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

DRAFT Planning Commission minutes for August 21, 2024

Recommendation: 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.

Chair Komen asked if the Planning Commission had any questions for Ms. Gourley. No questions were asked.

Chair Komen asked if the Applicant had questions for the Commission. No questions were asked.

Chair Komen asked if the Planning Commission had questions for the Applicant.

- a. Vice Chair Carpenter asked the Applicant about an emergency breakthrough drive/gate that had been proposed on the initial site plan. The breakthrough was intended to allow emergency services, such as fire, to access the nearby proposed residential location. This breakthrough was not located on the final plan presented to the Commission.
- b. Gary McGinn clarified that the breakthrough is not being built at this time as the residential development does not have a proposed construction date. Gary McGinn verified that when the residential development is built, either the Academy will have to amend the site plan to build the breakthrough, or the residential development will be required to add a road or additional measures to meet public safety standards.
- c. Vice Chair Carpenter asked further clarifying questions to the Applicant. The Applicant clarified that their lot had been approved to include hammerhead turn arounds to ensure the safety of the facility.

Planning Commission Action item 3.1: Vice Chair Carpenter moved to approve the Site Plan of the Utah Autism Academy located generally at 1875 South Geneva Road in the PRD zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

Chair Komen asked Ms. Gourley to introduce **Agenda Item 3.2**.



Agenda Item 3.2 is a request by Bracken Atkinson to approve the site plan for Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone.

Staff Presentation: 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: 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.

Chair Komen asked if the Planning Commission had any questions for Ms. Gourley. No questions were asked.

Chair Komen asked if the Applicant had comments or questions for the Planning Commission.

- a. The Applicant came forward to briefly describe the plan. ([Click here for recording](#))

Planning Commission Action item 3.2: Mr. Hawkes moved to approve the Site Plan of Orem Tech North Retail located generally at 1640 West 1340 North in the M2 zone. Mr. Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

DRAFT Planning Commission minutes for August 21, 2024

Komen asked Ms. Gourley to introduce **Agenda Item 3.3**.



Agenda Item 3.3 is a request by Brian Messmer to approve the Site Plan of Orem Tech Nort Retail located generally at 1640 West 1340 North in the M2 zone

Staff Presentation: 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. ([Click here for recording](#))

Recommendation: Staff recommends the Planning Commission approve the Plat Amendment of Lottwood, Plat “D” located generally at 1989 North 350 West in the R8 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Gourley, there were some questions regarding the current property line. Chair Komen invited the Applicant to come forward and clarify. ([Click here for recording](#))

Planning Commission Action item 3.3: Mr. Runolfson moved to approve the Plat Amendment of Lottwood, Plat “D” located generally at 1989 North 350 West in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

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

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

Adjourn: 4:48 p.m.

Gary McGinn
Planning Commission Secretary

Approved: