



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 15, 2021

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

4:00 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PRELIMINARY PLAT – Approving the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.**
 - 3.2 **PRELIMINARY PLAT – Approving the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **1. Review and approve minutes from September 1, 2021.**
5. ADJOURN
 - 5.1 **Next meeting scheduled for Wednesday, October 6, 2021**

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

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

Item #: 3.1	Planning Commission September 15, 2021	
Prepared By: Cheryl Vargas		
Applicant: Jeff Mansell, Boardwalk Industries, LLC	PRELIMINARY PLAT – Approving the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation:

Medium Density Residential

- Current Zone: **PD43**
- Acreage: **37.52**
- Neighborhood: **Lakeview**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission approve the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.

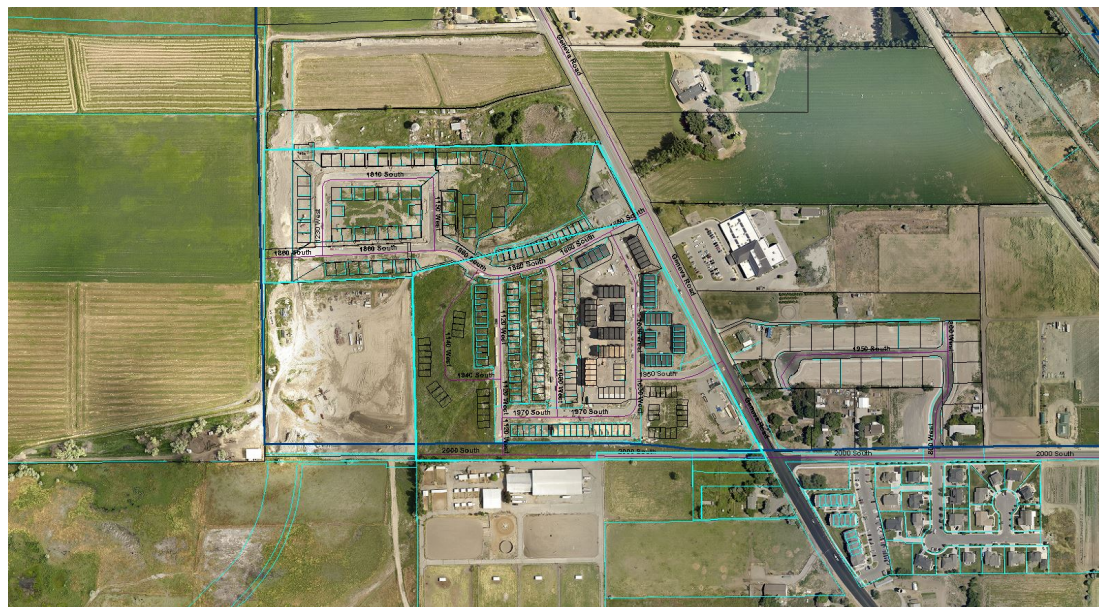
BACKGROUND:

When the applicant made Fields at Lakeview Area B larger to accommodate a commercial area on the corner of 2000 South Geneva Road, he moved twelve housing units to the southwest corner of the development. That area had previously been designated as wetlands. The applicant went to the Army Corp of Engineers to have that area re-designated as “non-wetland”.

Because the preliminary plat has been modified, the new preliminary plat needs to come before the Planning Commission. A new road connection will be made between 1970 South and 1140 West. Fields at Lakeview, Plat F will front off of 1970 South. Fields at Lakeview, Plat H will front off of 1140 West.

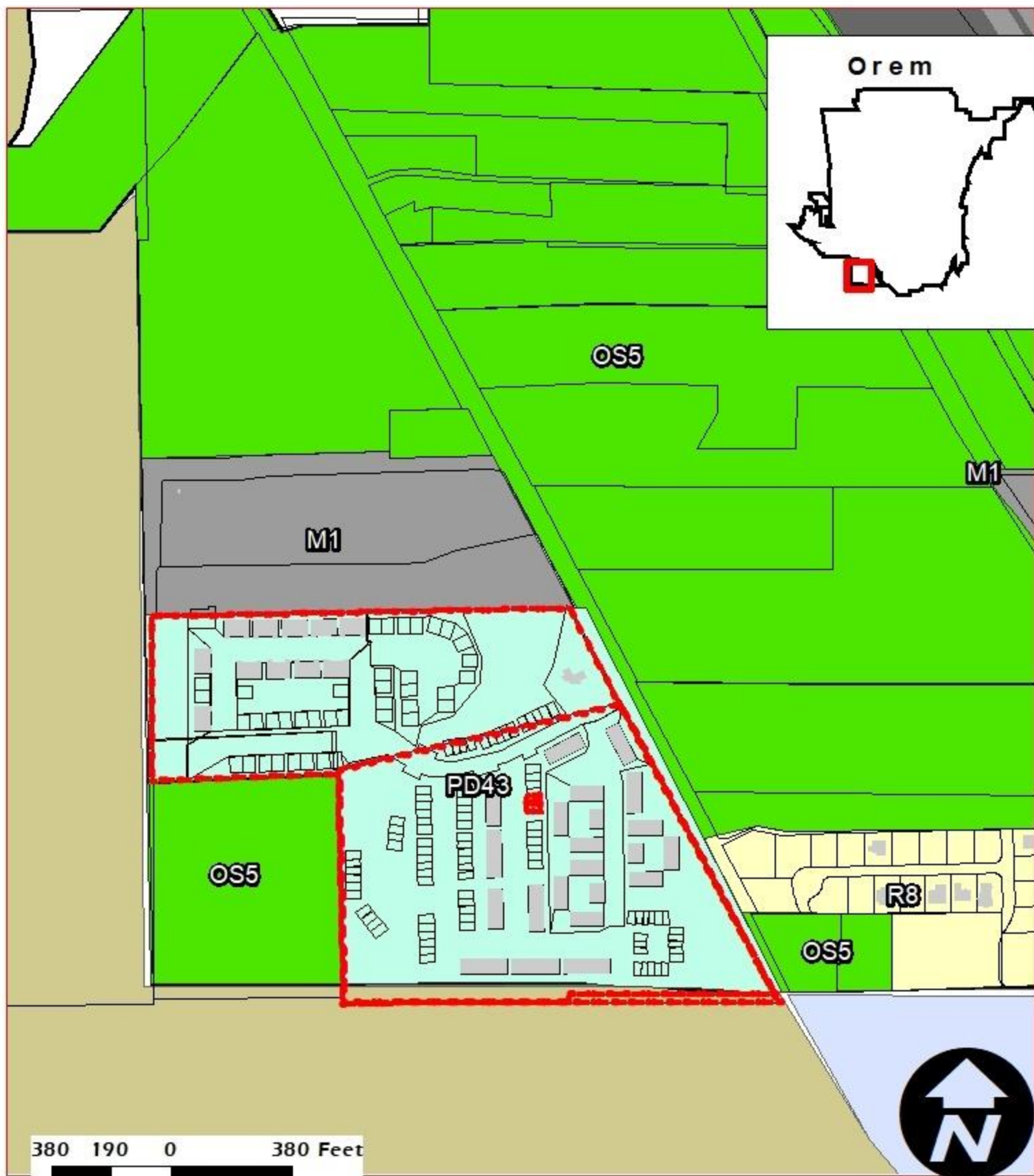
RECOMMENDATION:

Staff recommends the Planning Commission approve the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.





Fields at Lakeview

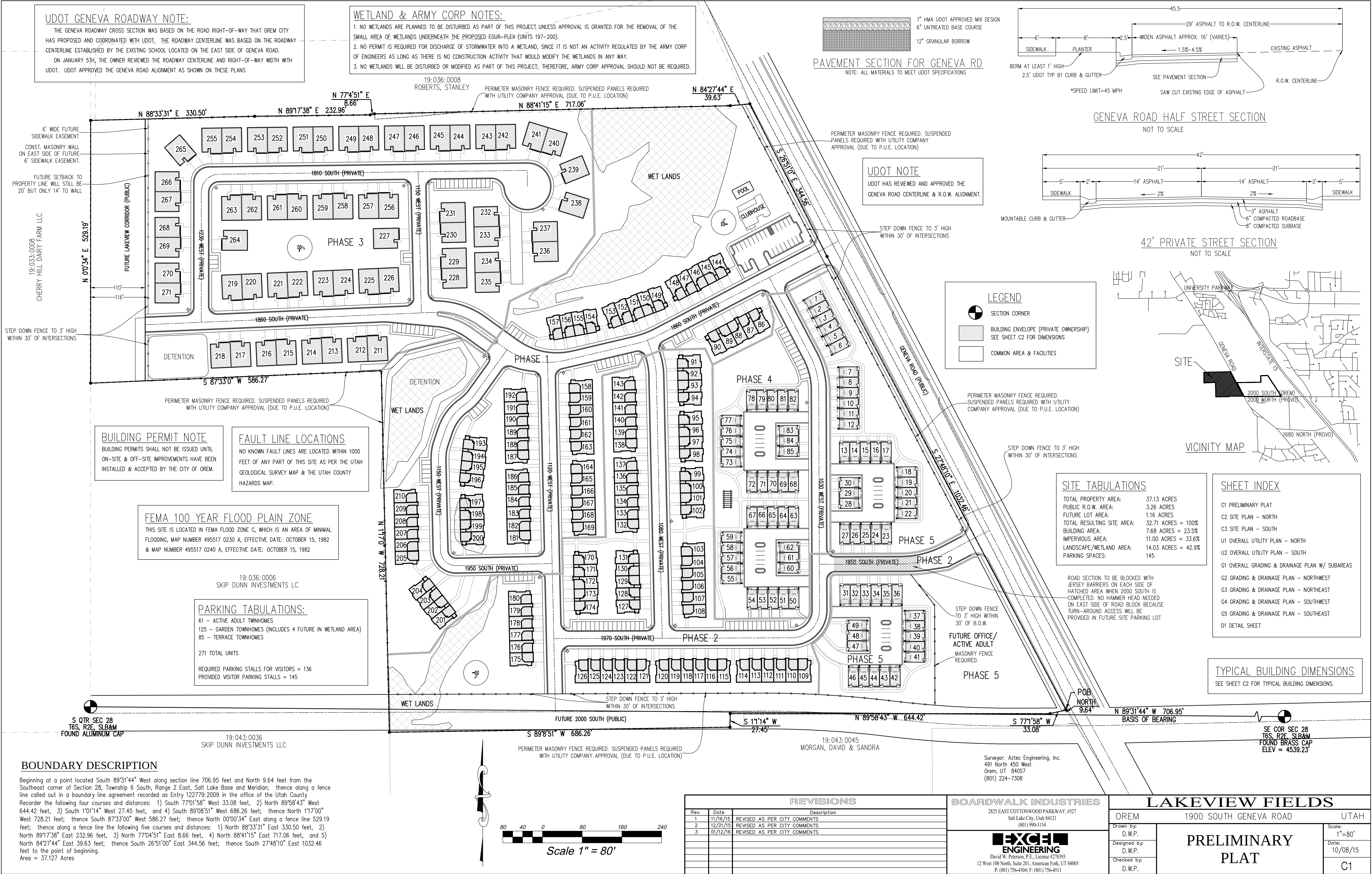


◆ Site Plan
PD43
37.52 Acres

NEIGHBORHOOD
Lakeview

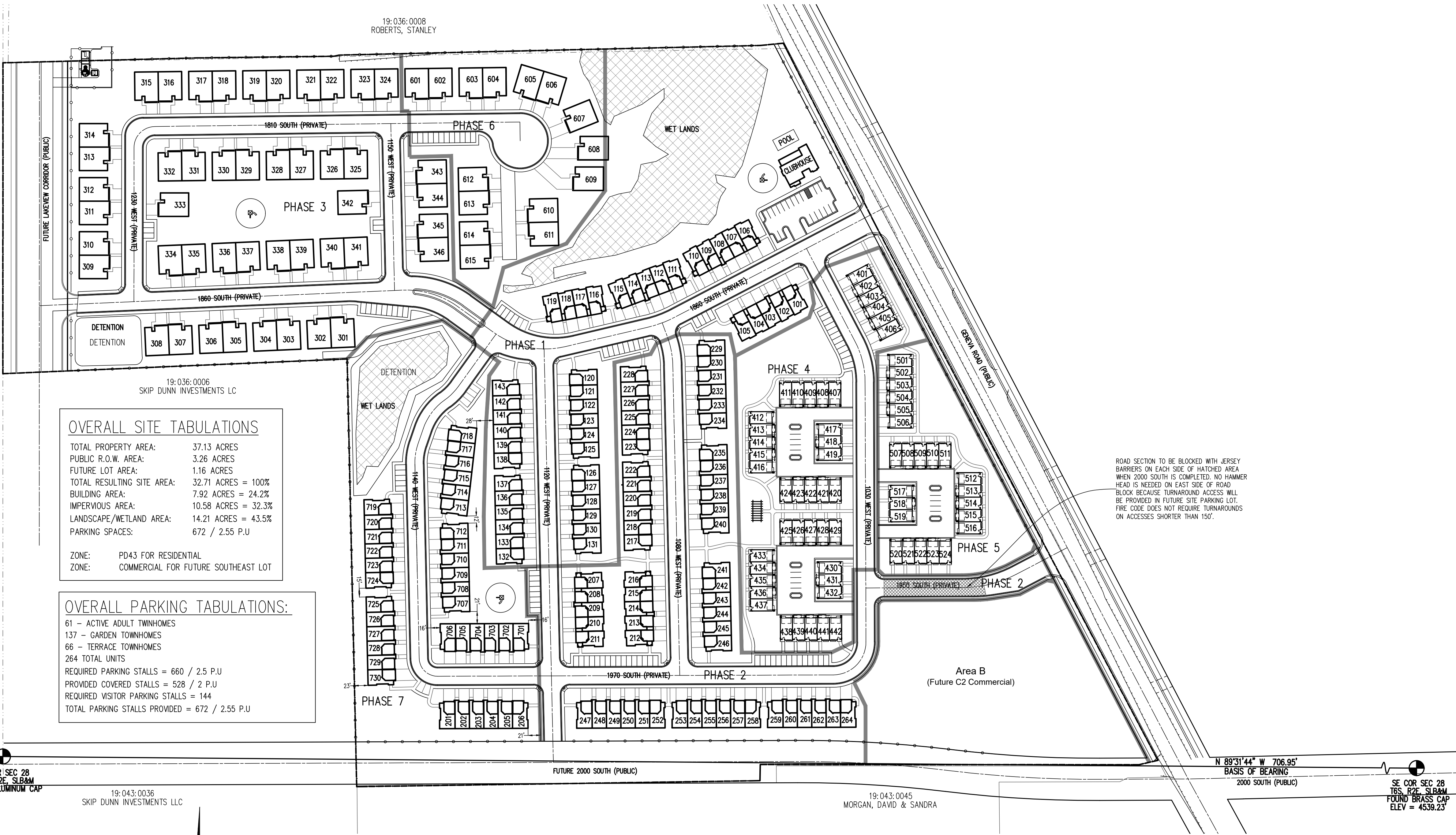
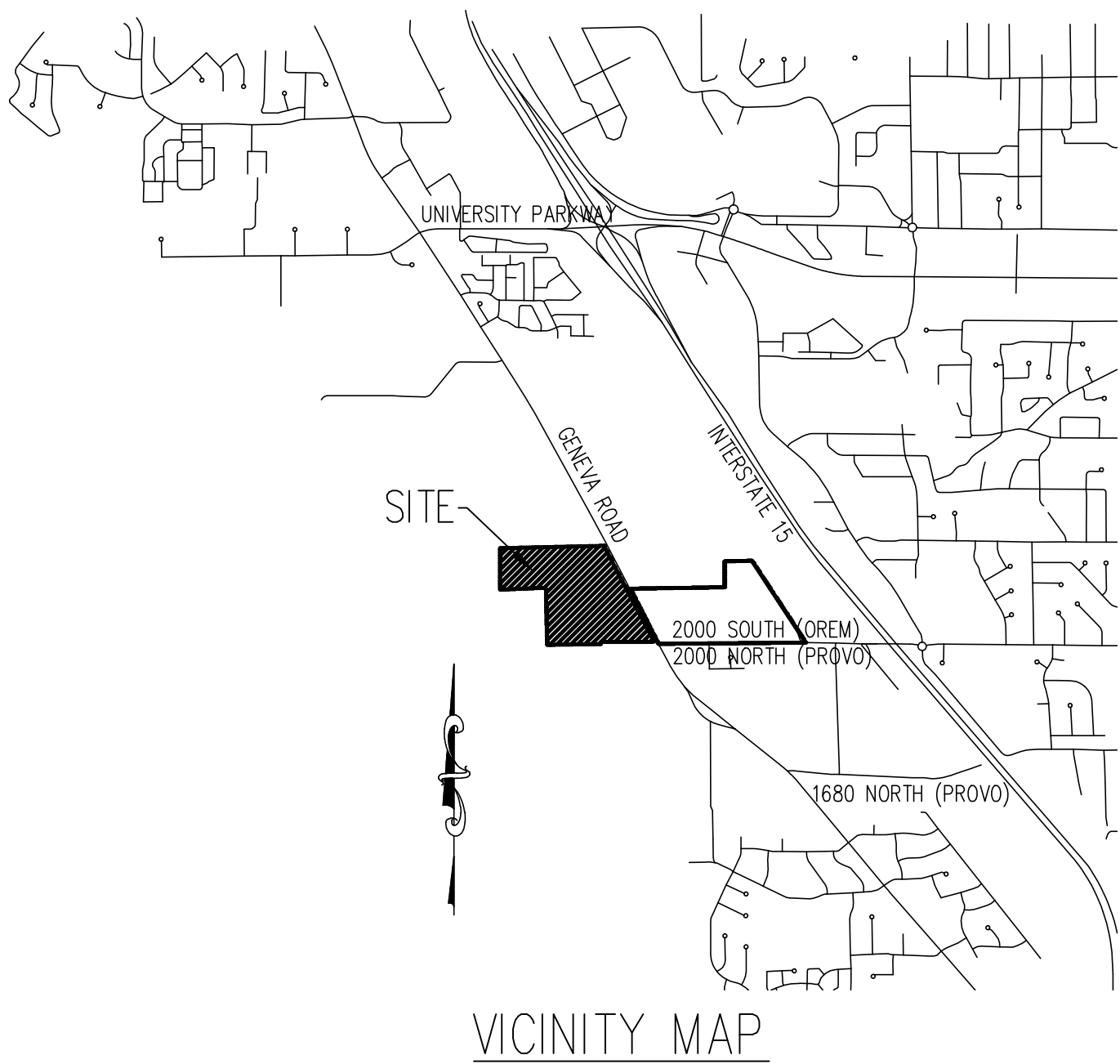
Legend
1850 S Geneva Road
Buildings
Parcels

EXISTING PRELIMINARY PLAT



LAKEVIEW FIELDS PHASES

PROPOSED PRELIMINARY PLAT



OVERALL SITE TABULATIONS

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

ZONE: PD43 FOR RESIDENTIAL
ZONE: COMMERCIAL FOR FUTURE SOUTHEAST LOT

OVERALL PARKING TABULATIONS:

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

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

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

BENCH MARK

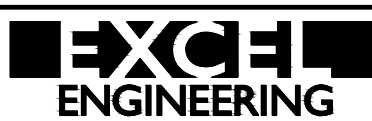
SOUTHEAST CORNER,
SECTION 28, TOWNSHIP 6S,
RANGE 2E, SLB&M
ELEVATION = 4539.23

REVISIONS

Rev.	Date	Description

BOARDWALK INDUSTRIES

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



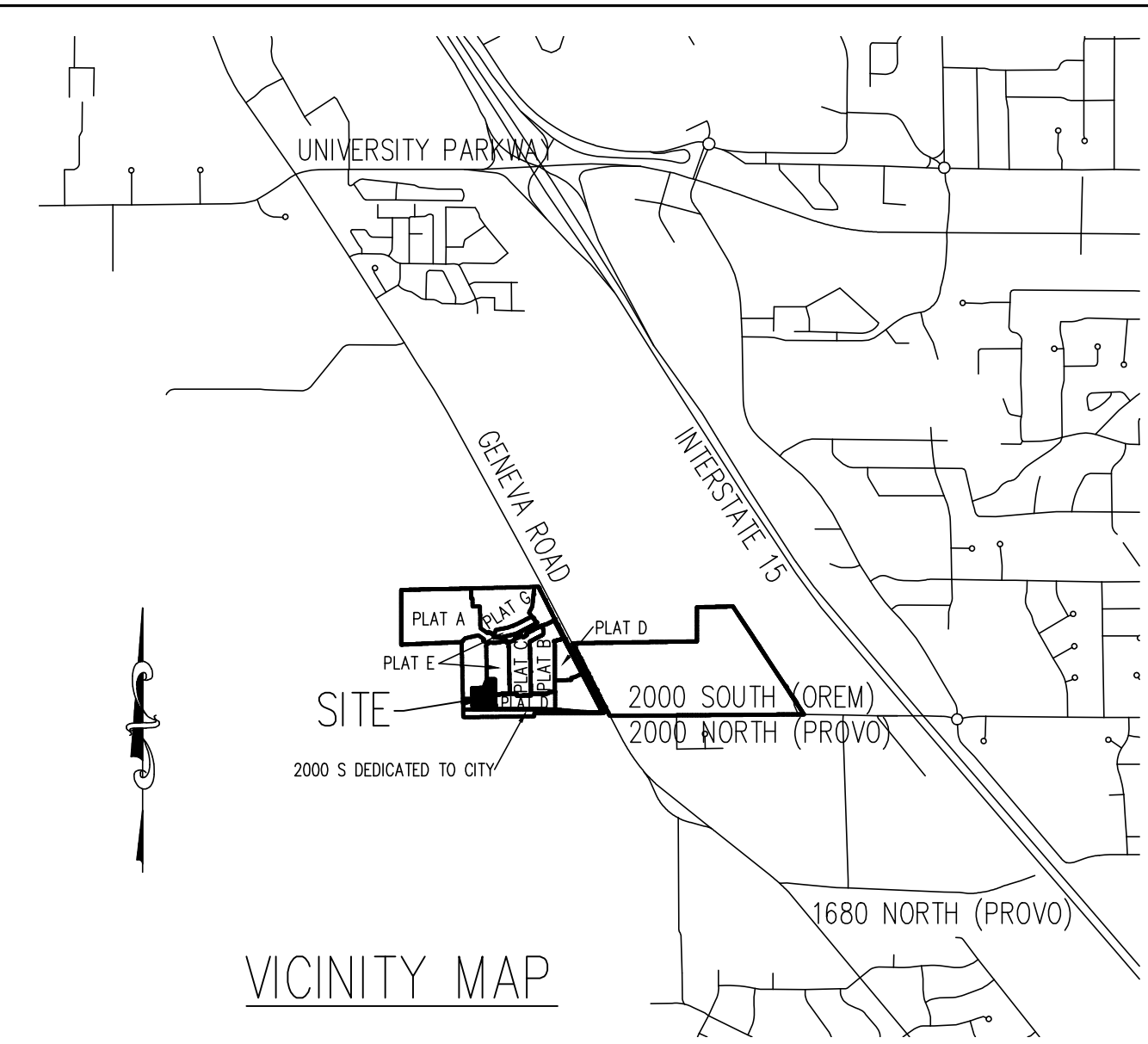
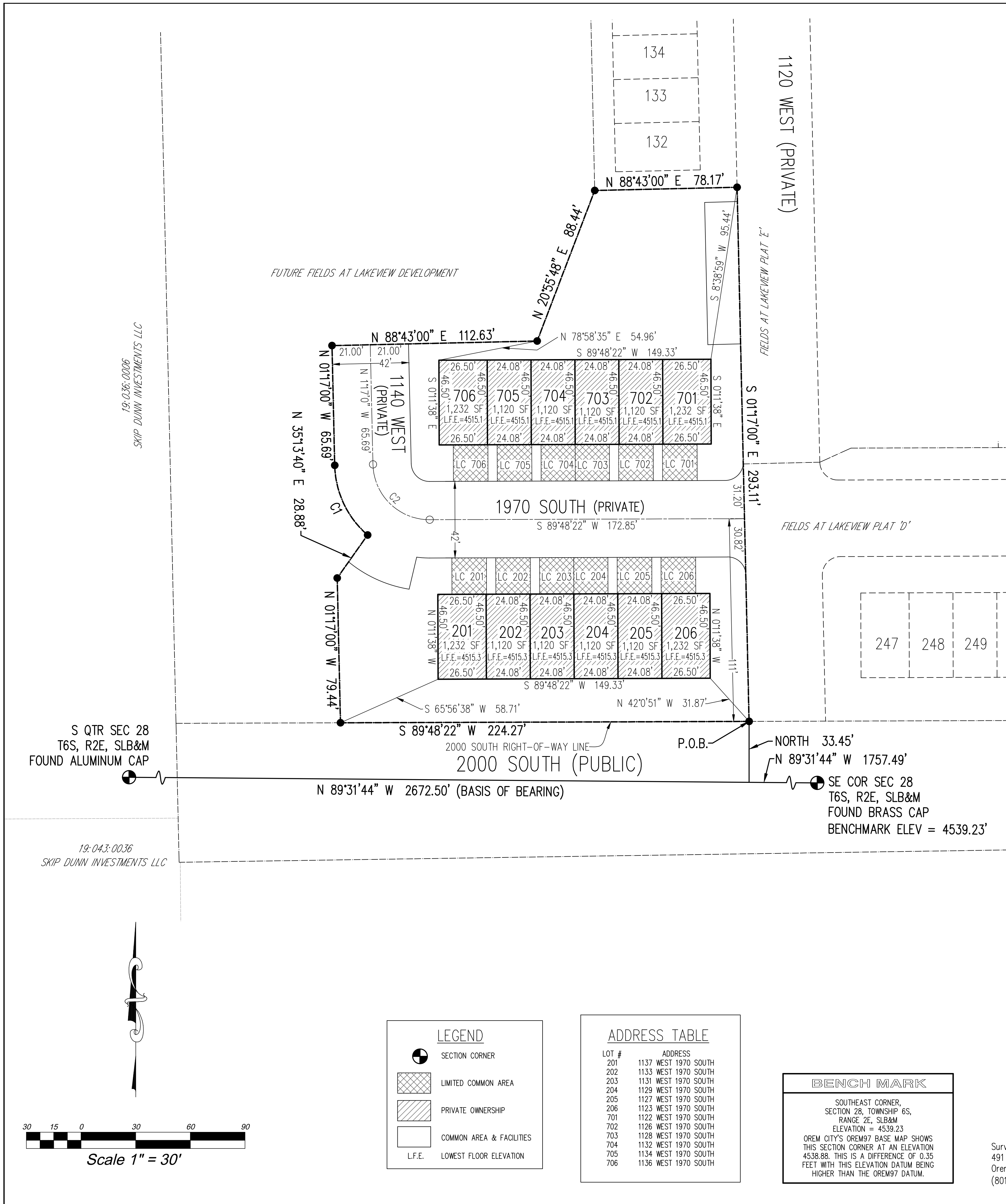
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

LAKEVIEW FIELDS

OREM	1900 SOUTH GENEVA ROAD	UTAH
Drawn by: D.W.P.	OVERALL SITE PLAN	Scale: 1"=100'
Designed by: D.W.P.		Date: 08/16/21
Checked by: D.W.P.		C1

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

FINAL - PLAT F



GENERAL NOTES

1. ALL COMMON AREA AND LIMITED COMMON AREA SHOWN HEREON ARE CONSIDERED TO BE PUBLIC UTILITY EASEMENT.
2. PRIOR TO ISSUANCE OF BUILDING PERMIT, A SIGN OFF FROM A GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE CITY OF OREM.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE C, WHICH IS AN AREA OF MINIMAL FLOODING, MAP NUMBER 495517 0230 A, EFFECTIVE DATE: OCTOBER 15, 1982 & MAP NUMBER 495517 0240 A, EFFECTIVE DATE: OCTOBER 15, 1982
4. NO KNOWN FAULT LINES ARE LOCATED WITHIN 1000 FEET OF ANY PART OF THIS SITE AS PER THE UTAH GEOLOGICAL SURVEY MAP & THE UTAH COUNTY HAZARDS MAP.
5. WETLANDS ARE NOT TO BE DISTURBED OR MODIFIED.
6. THERE IS A HIGH GROUND WATER TABLE IN THIS AREA. NO BASEMENTS ARE ALLOWED.
7. ALL BUILDING WALLS ARE PARALLEL WITH, OR AT A PERPENDICULAR ANGLE TO THE REFERENCE BEARING.
8. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
9. C&R DOCUMENTS ACCOMPANY THIS PLAT.
10. NO BASEMENTS OR CRAWL SPACES -- ALL CONSTRUCTION SHALL BE SLAB ON GRADE.
11. ON-SITE SEWER IN THIS PLAT IS CONSIDERED PRIVATE.
12. PLAT IS SUBJECT TO MASTER ASSOCIATION C&Rs AS RECORDED IN UTAH COUNTY ENTRY NUMBER 20164:2019.
13. ALL SANITARY SEWER AND STORM DRAIN INFRASTRUCTURE CONTAINED HEREIN ARE PRIVATELY OWNED AND MAINTAINED BY THE PRO.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	52.00	43.54	47°58'17"	42.28	N 25°16'8" W
C2	31.00	48.11	88°54'38"	43.42	N 45°44'19" W

OREM CITY ATTORNEY

Approval as to form this _____ day of _____, A.D. 20____
By the City Attorney.

OREM CITY ATTORNEY

CONDITIONS OF APPROVAL

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 WITH THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, COMMON AREA, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AND THAT THIS IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 89°31'44" West along section line 1,757.49 feet and North 33.45 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence South 89°48'22" West along the 2000 South right-of-way, a distance of 22.27 feet; thence North 01°17'00" East, a distance of 79.44 feet; thence North 35°13'40" East, a distance of 28.88 feet; thence along the arc of a 52.06 foot radius curve to the right through a central angle of 47°58'17" for 43.54 feet (chord bears North 25°16'08" West 42.28 feet); thence North 01°17'00" West, a distance of 65.69 feet; thence North 88°43'00" East, a distance of 112.63 feet; thence North 20°55'48" East, a distance of 88.44 feet; thence North 88°43'00" East, along Fields at Lakeview Plat E' boundary, a distance of 78.17 feet; thence South 01°17'00" East, along Fields at Lakeview Plat E' and Fields at Lakeview Plat D' boundaries, a distance of 293.11 feet to the point of beginning.

Containing 54,253.15 square feet or 1.2455 acres, more or less.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED FIELDS AT LAKEVIEW PLAT 'F', A PLANNED RESIDENTIAL DEVELOPMENT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT CONSISTING OF 1 SHEET TO BE PREPARED, DOES HEREBY DESIGNATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT. PURSUANT TO STATE CODE 10-9A-606 "O", OWNER HEREBY CONVEYS ALL COMMON AREA AS INDICATED HEREON (INCLUDING PRIVATE ROADS) TO THE FIELDS AT LAKEVIEW HOA INC., ADDRESS 1216 W. 1295 S. OREM, UT 84058.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__

PRINTED NAME OF OWNER(S)

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION NUMBER _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH) _____

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY _____

UTILITY DEDICATION

OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF FIELDS AT LAKEVIEW PLAT "E", A PLANNED RESIDENTIAL DEVELOPMENT, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN ON THE AREAS MARKED "UTILITY EASEMENT," AND "PRIVATE STREETS," AND "COMMON AREA," AND "LIMITED COMMON AREA" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THEREUNTO. IT IS ALSO HEREBY UNDERSTOOD THAT ALL UNITS HAVE A CROSS EASEMENT THROUGH EACH OTHER FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS.

RESERVATION OF COMMON AREAS

_____, OWNER(S) IS RECORDING THIS PLAT OF FIELDS AT LAKEVIEW PLAT "T", A PLANNED RESIDENTIAL DEVELOPMENT, HAS DESIGNATED CERTAIN AREAS OF LAND AS "PRIVATE STREETS", AND "COMMON AREAS", INTENDED FOR THE USE BY OWNERS IN FIELDS AT LAKEVIEW PLAT "T", A PLANNED RESIDENTIAL DEVELOPMENT, FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATION OF THESE AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN FIELDS AT LAKEVIEW PLAT "T", A PLANNED RESIDENTIAL DEVELOPMENT. THE FULLY PROVIDED IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO FIELDS AT LAKEVIEW PLAT "T", A PLANNED RESIDENTIAL DEVELOPMENT. SAID DECLARATION IS HEREBY INCORPORATED AND MADE PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED _____ CITY ENGINEER APPROVED _____ CITY RECORDER

PLAT "F"

FIELDS AT LAKEVIEW

A PLANNED RESIDENTIAL DEVELOPMENT

OREM CITY _____ UTAH COUNTY, UTAH _____

SCALE: 1" = 30 FEET

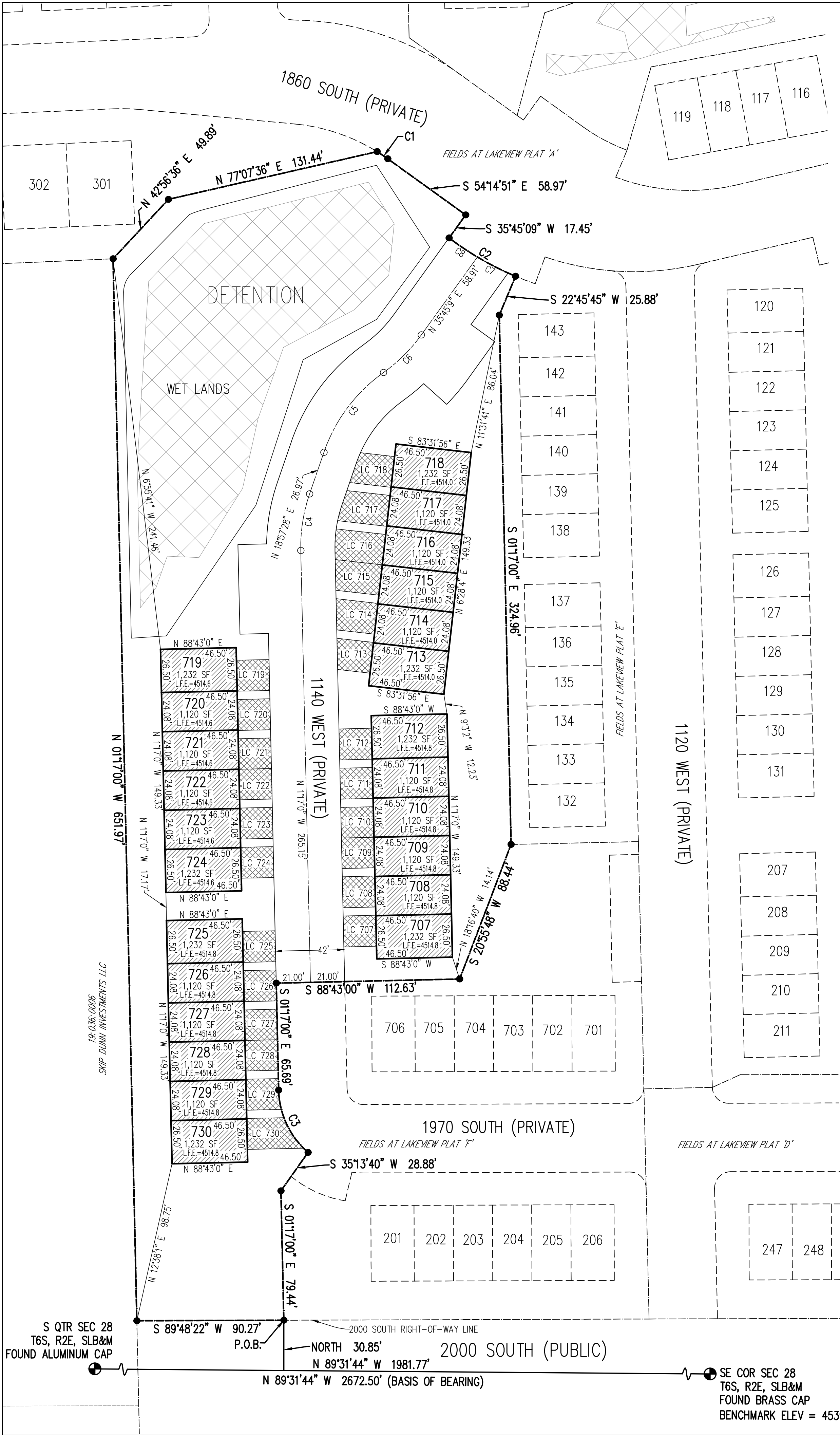
Surveyor's Seal

Notary Public Seal

City Engineer's Seal

Clerk-Recorder Seal

FINAL - PLAT H



Street View





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

November 2, 2020

Regulatory Division (SPK-2012-00253)

Boardwalk Industries, LLC
Attn: Mr. Jeff Mansell
2825 East Cottonwood Parkway #500
Salt Lake City, Utah 84121
jeffdmansell@gmail.com

Dear Mr. Mansell:

We are responding to your request for verification of an Aquatic Resource delineation for the Ridgeline Orem, Lakeview Farms Subdivision site. The approximately 37.13-acre project site is bordered on the east side by Geneva Road, between 1640 South and 2000 South, Latitude 40.2625°, Longitude -111.7201°, Orem, Utah County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site, which consists of approximately 2.19 acres of palustrine emergent wetland, as depicted on the enclosed July 23, 2015, "Ridgeline Orem, Figure 3b. Wetland Delineation Map - Aerial Base" drawing, prepared by Frontier Corporation USA (enclosure 2). This letter verifies that the location and boundaries of wetlands were delineated consistent with the wetland definition at 33 CFR §328.3(c)(16), the 1987 *Corps of Engineers Wetlands Delineation Manual* (Wetlands Research Program Technical Report Y-87-1) and the applicable regional supplements; the location and boundaries of tidal waters conform with the high tide line defined at 33 CFR §328.3(c)(4); and the location and boundaries of non-tidal waters conform with the ordinary high water mark definition at 33 CFR §328.3(c)(7), Regulatory Guidance Letter 05-05, and any applicable regional guide.

This verification letter does not constitute a jurisdictional determination (JD). A JD is not required to process an application for a Department of the Army permit. If you do not require a JD for the site, your permit application may be processed sooner. You may request a JD for this site at any time prior to starting work in aquatic resources, including after a permit decision is made. To request a JD for this site, complete the attached *Request for Aquatic Resources Delineation or Jurisdictional Determination Form* (enclosure 3) and return it to this office at the address listed below.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation may not be valid for the Wetland Conservation Provisions of

the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center prior to starting work.

Please refer to identification number SPK-2012-00253 in any correspondence concerning this project. If you have any questions, please contact Hollis Jencks at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010, by email at Hollis.G.Jencks@usace.army.mil, or telephone at (801) 295-8380 ext. 8318. For program information or to complete our Customer Survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,

Hollis Jencks
Project Manager
Regulatory Division

Enclosures

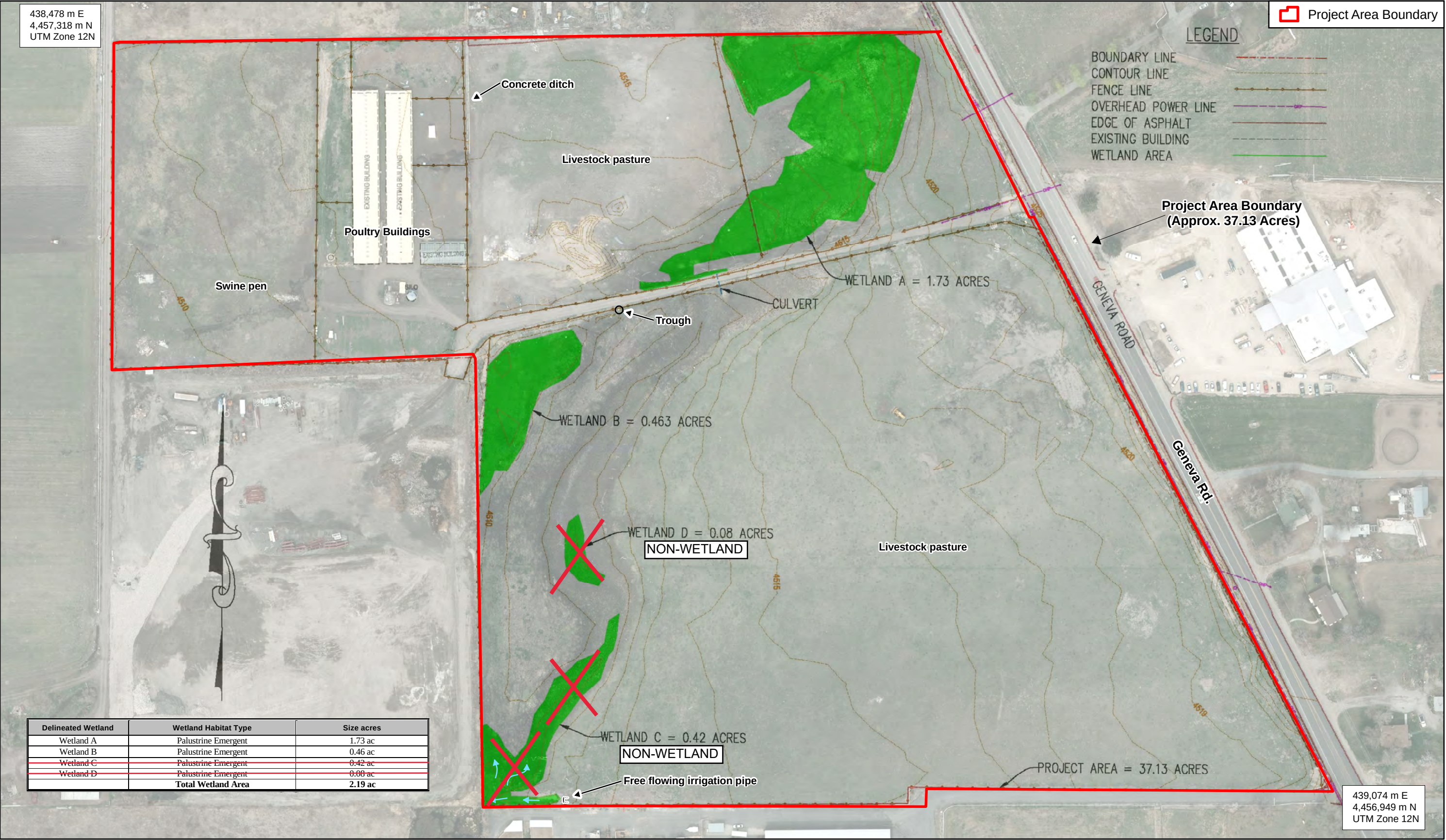
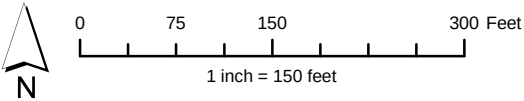


Figure 3b. Wetland Delineation Map - Aerial Base



REQUEST FOR AQUATIC RESOURCES DELINEATION VERIFICATION

OR JURISDICTIONAL DETERMINATION

A separate jurisdictional determination (JD) is not necessary to process a permit. An Approved Jurisdictional Determination (AJD) is required to definitively determine the extent of waters of the U.S. and is generally used to disclaim jurisdiction over aquatic resources that are not waters of the U.S., in cases where the review area contains no aquatic resources, and in cases when the recipient wishes to challenge the water of the U.S. determination on appeal. Either an Aquatic Resources Delineation Verification or a Preliminary Jurisdictional Determination (PJD) may be used when the recipient wishes to assume that aquatic resources are waters of the U.S. for the purposes of permitting. In some circumstances an AJD may require more information, a greater level of effort, and more time to produce. If you are unsure which product to request, please speak with your project manager or call the Sacramento District's general information line at (916) 557-5250.

I am requesting the product indicated below from the U.S. Army Corps of Engineers, Sacramento District, for the review area located at:

Street Address: _____ City: _____ County: _____ State: _____ Zip: _____ Section: _____ Township: _____ Range: _____ Latitude (decimal degrees): _____ Longitude (decimal degrees): _____ The approximate size of the review area for the JD is _____ acres. (Please attach location map)	
Choose one: ☐ I own the review area ☐ I hold an easement or development rights over the review area ☐ I lease the review area ☐ I plan to purchase the review area ☐ I am an agent/consultant acting on behalf of the requestor ☐ Other: _____	Choose one product: ☐ I am requesting an Aquatic Resources Delineation Verification ☐ I am requesting an Approved JD ☐ I am requesting a Preliminary JD ☐ I am requesting additional information to inform my decision about which product to request
Reason for request: (check all that apply) ☐ I need information concerning aquatic resources within the review area for planning purposes. ☐ I intend to construct/develop a project or perform activities in this review area which would be designed to avoid all aquatic resources. ☐ I intend to construct/develop a project or perform activities in this review area which would be designed to avoid those aquatic resources determined to be waters of the U.S. ☐ I intend to construct/develop a project or perform activities in this review area which may require authorization from the Corps; this request is accompanied by my permit application. ☐ I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district's list of navigable waters under Section 10 of the Rivers and Harbors Act of 1899 and/or is subject to the ebb and flow of the tide. ☐ My lender, insurer, investors, local unit of government, etc. has indicated that an aquatic resources delineation verification is inadequate and is requiring a jurisdictional determination. ☐ I intend to contest jurisdiction over particular aquatic resources and request the Corps confirm that these aquatic resources are or are not waters of the U.S. ☐ I believe that the review area may be comprised entirely of dry land. ☐ Other: _____	
Attached Information: ☐ Maps depicting the general location and aquatic resources within the review area consistent with Map and Drawing Standards for the South Pacific Division Regulatory Program (Public Notice February 2016, http://www.spd.usace.army.mil/Missions/Regulatory/Public-Notices-and-References/Article/651327/updated-map-and-drawing-standards/) ☐ Aquatic Resources Delineation Report, if available, consistent with the Sacramento District's Minimum Standards for Acceptance (Public Notice January 2016, http://1.usa.gov/1V68lYa)	
By signing below, you are indicating that you have the authority, or are acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant Corps personnel right of entry to legally access the review area. Your signature shall be an affirmation that you possess the requisite property rights for this request on the subject property.	
*Signature: _____ Date: _____ Name: _____ Company name: _____ Address: _____ Telephone: _____ Email: _____	

***Authorities:** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.

Item #: 3.2	Planning Commission September 15, 2021	
Prepared By: Rachel Garey		
Applicant: Ramon and Rosalia Hernandez	PRELIMINARY PLAT – Approving the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R7.5**
- Acreage: **.36**
- Neighborhood: **Geneva Heights**

ACTION:

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

REQUEST:

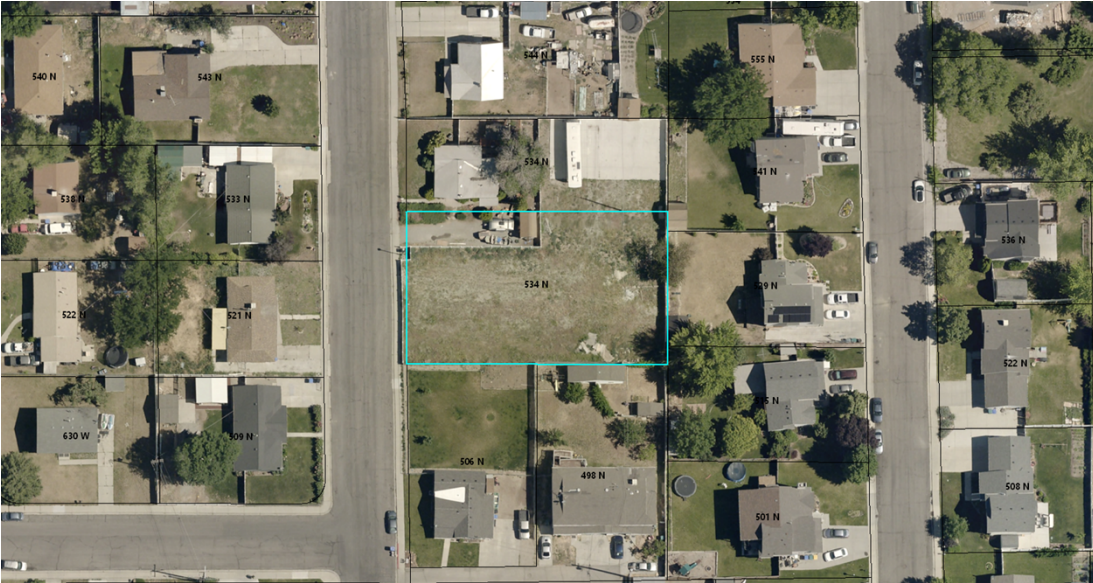
The applicant requests the Planning Commission approve the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone.

BACKGROUND:

The applicant desires to subdivide a larger lot into two lots in an existing neighborhood in the R7.5 zone. The smaller lot, contains 7510 square feet, has an existing home which will remain. The larger lot, contains 18615 square feet, and shall have improvements installed. Both of the lots will front on 600 West.

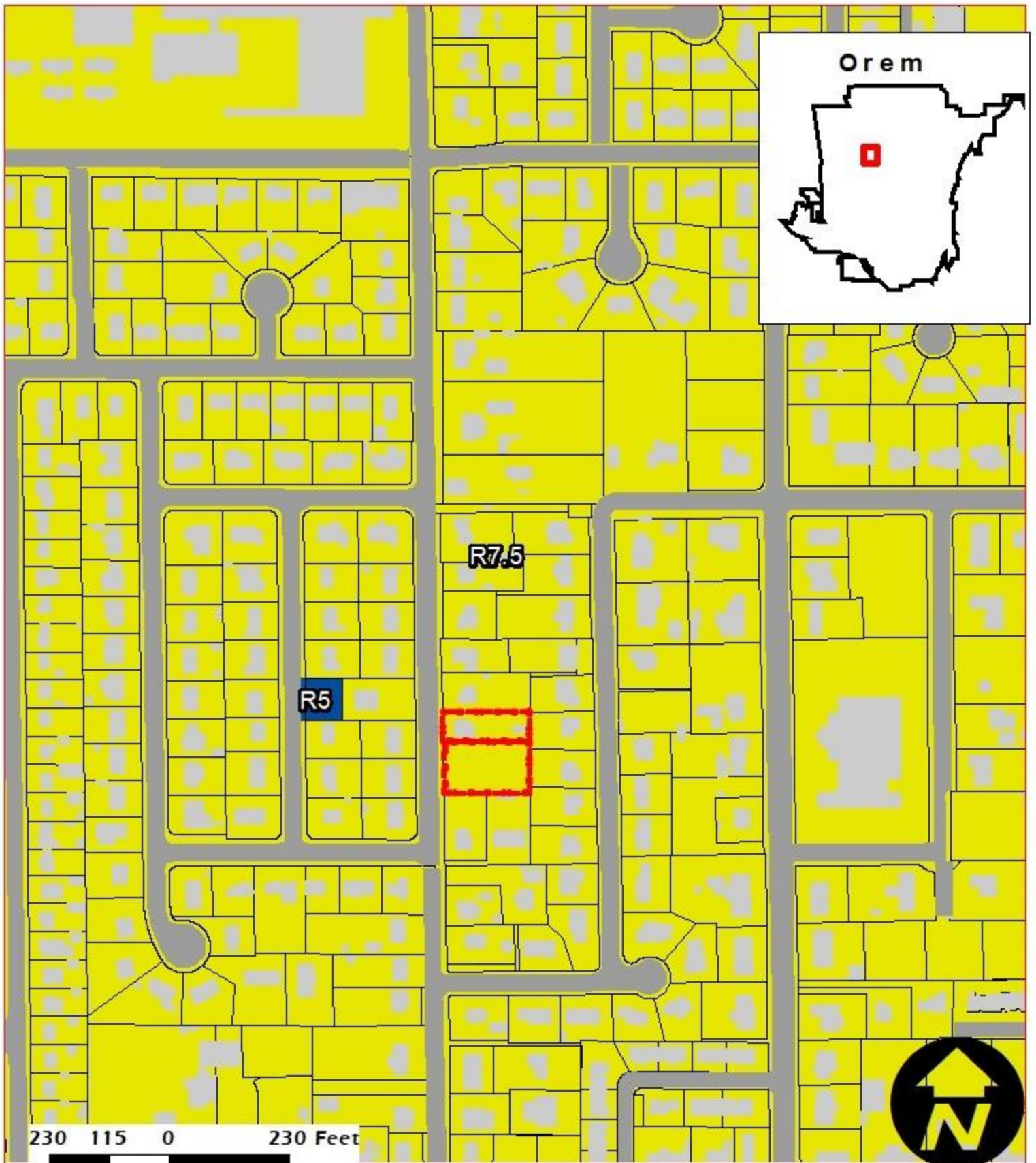
RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone.





Hernandez Plat A

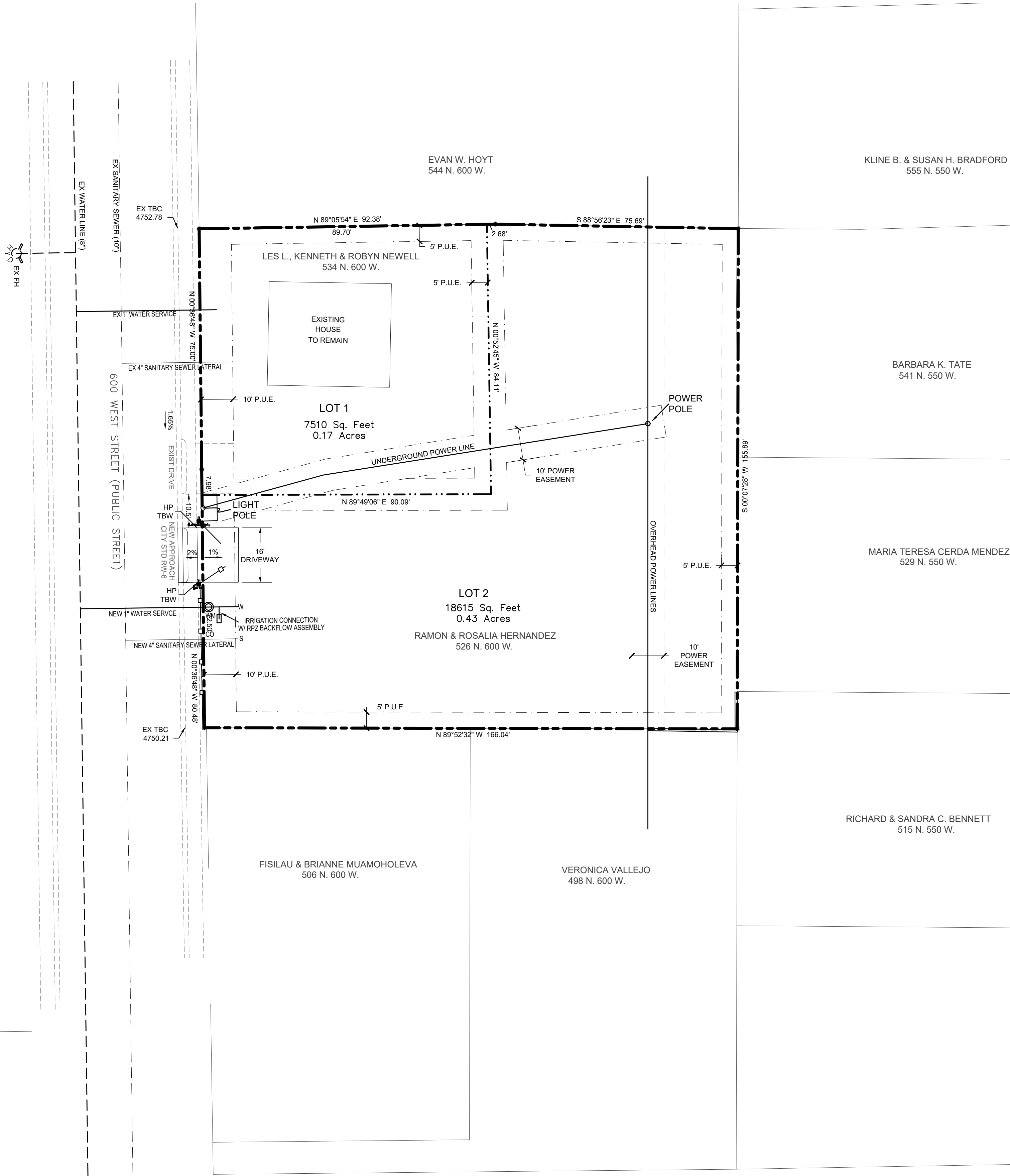


◆ Preliminary Plat
R7.5
.36 Acres

NEIGHBORHOOD
Geneva Heights

Legend

- 534 N 600 West
- Buildings
- Parcels



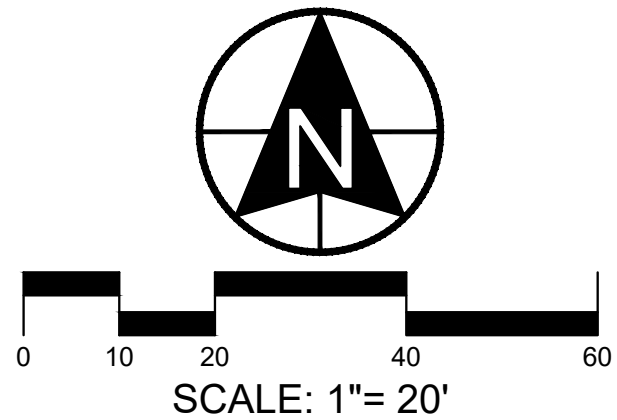
NOTES:

- No driveway or drive access may be located within twenty-five feet (25') of an existing fence which is greater than three feet (3') in height if to do so would result in the fence being within the clear vision area associated with the driveway or drive access as described in section 22-14-19.
- The fire protection items (fire hydrants, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the City of Orem Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the City of Orem Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system which includes a backflow assembly to the building. Backflow assemblies shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meter sizes shall be determined by the City of Orem Building Division at the time of building permit approval or when there is a request to change the water meter size. Water meters and fire hydrants shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing.
- Water meters and fire hydrants shall not be located within areas enclosed with fences or within ten feet (10') of any existing or proposed structure.
- If required by Chapter 20 of the Orem City Code or by the applicant's Permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed in accordance with the City of Orem Standards and Specifications.
- All signage shall comply with the requirements of the Orem City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, water laterals, water mains, water meters, fire hydrants, etc. shall not be located under covered parking areas and shall be installed according to 21-1-6 of the Orem City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications

RAMON
HERNANDEZ
534 N. 600 W.
OREM, UT

DEVELOPMENT

HERNANDEZ
SUBDIVISION



BERG
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
ACTION		DATE	
PRELIMINARY PLAN		8/26/2021	

PROJECT

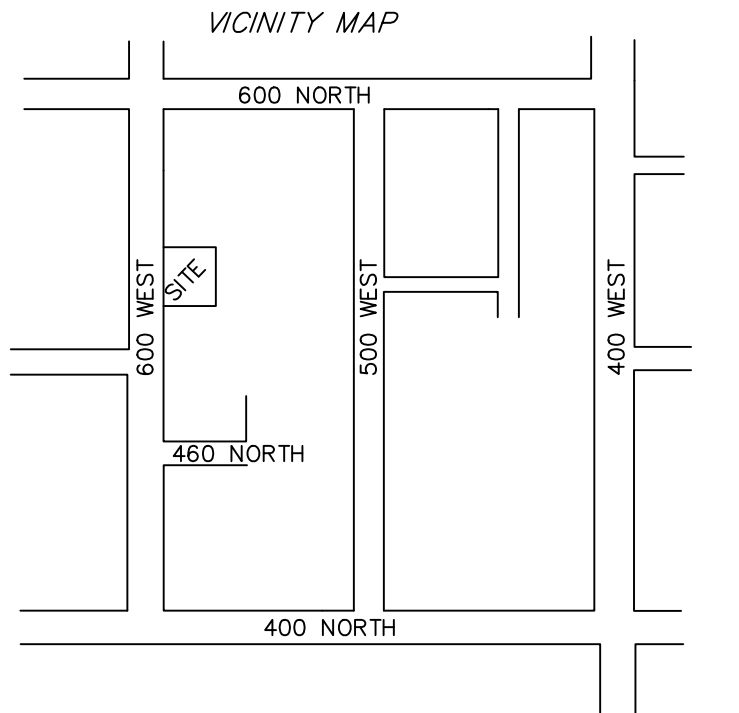
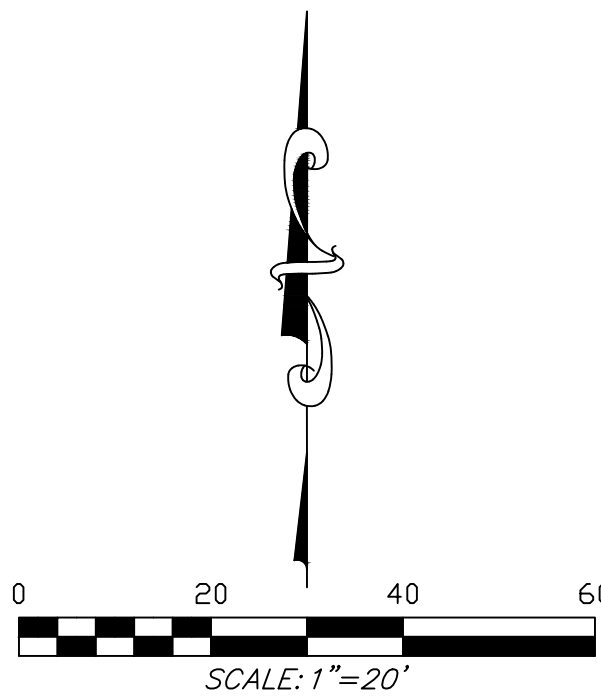
HERNANDEZ
SUBDIVISION

DESCRIPTION

PRELIMINARY
PLAN

SHEET NAME

SHEET NUMBER



- LEGEND
- SECTION LINE
----- ADJACENT LOT LINE
----- SUBDIVISION LINE
----- PUBLIC UTILITY EASEMENT
----- FORMER PROPERTY LINE

STATE PLANE COORDINATES

PT.	NORTHING	EASTING
A	718,064.32	1,942,945.12
B	718,840.94	1,941,626.00
C	718,913.41	1,941,627.22
D	718,996.36	1,941,626.33
E	718,997.73	1,941,713.50
F	718,997.81	1,941,718.67
G	718,996.41	1,941,794.33
H	718,840.57	1,941,793.99
I	718,913.69	1,941,714.78

SOUTHWEST CORNER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP MONUMENT)

N 89°52'32" W 2654.70' (RECORD) 2654.81' (MEASURED)

SOUTH QUARTER CORNER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP MONUMENT)

PREPARED BY:
SIBSON ASSOCIATES
33 EAST 100 NORTH
AMERICAN FORK, UTAH 84003
PHONE: (801) 636-2030
EMAIL: SIBSONSURVEY@GMAIL.COM

PREPARED FOR:
RAMON HERNANDEZ
PHONE: (801) 623-3351

APPROVAL AS TO FORM

APPROVED THIS____DAY OF_____, A.D. 2021.

CITY ATTORNEY

DIRECTOR OF DEVELOPMENT SERVICES

APPROVED THIS____DAY OF_____, A.D. 2021.

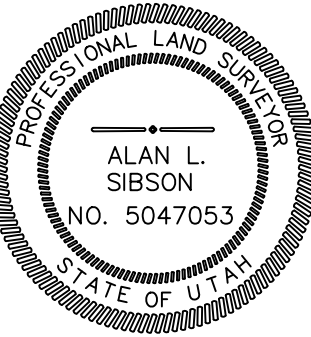
DEVELOPMENT SERVICES DIRECTOR

ENGINEER'S SEAL

SURVEYOR'S SEAL

CLERK'S SEAL

RECORDER'S SEAL



SURVEYOR'S CERTIFICATE

I, ALAN L. SIBSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5047053, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

HERNANDEZ SUBDIVISION PLAT "A"

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

ALAN L. SIBSON
UTAH PLS NO. 5047053
(SEE SEAL BELOW)

DATE

BOUNDARY DESCRIPTION (OVERALL)

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, DAVIS PARK PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 89°52'32" WEST 1317.52 FEET ALONG SECTION LINE AND NORTH 773.99 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°36'48" WEST 155.48 FEET TO THE SOUTHWEST CORNER OF LOT 1, PLAT "B", TIMP MANOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1, PLAT "B", TIMP MANOR SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 89°05'54" EAST 92.38 FEET; 2) SOUTH 88°56'23" EAST 75.69 FEET TO THE NORTHWEST CORNER OF LOT 3, OF SAID PLAT "B", TIMP MANOR SUBDIVISION; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 3, PLAT "B", TIMP MANOR SUBDIVISION, AND ALONG THE WESTERLY BOUNDARY OF LOTS 3 AND 2, PLAT "A", TIMP MANOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, SOUTH 00°07'28" WEST 155.89 FEET TO A POINT ON THE EXTENSION OF SAID NORTHERLY BOUNDARY OF PLAT "A", DAVIS PARK PLACE SUBDIVISION, THENCE WESTERLY ALONG SAID PLAT "A", DAVIS PARK PLACE SUBDIVISION, NORTH 89°52'32" WEST 166.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.60 ACRES, MORE OR LESS.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

HERNANDEZ SUBDIVISION PLAT "A"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL EASEMENTS, ROADWAYS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINE AND FACILITIES.

RAMON HERNANDEZ

ROSALIA HERNANDEZ

LES L. NEWELL

KENNETH NEWELL

ROBYN NEWELL

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF_____, 2021, BY RAMON HERNANDEZ AND ROSALIA HERNANDEZ AND LES L. NEWELL, KENNETH NEWELL AND ROBYN NEWELL WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE AUTHORITY TO EXECUTE THIS INSTRUMENT.

NOTARY PUBLIC: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
PRINTED NAME AND SIGNATURE

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

ACCEPTANCE BY THE CITY OF OREM

APPROVED THIS____DAY OF_____, A.D. 2021.

CITY ENGINEER

CITY RECORDER

PLANNING COMMISSION APPROVAL

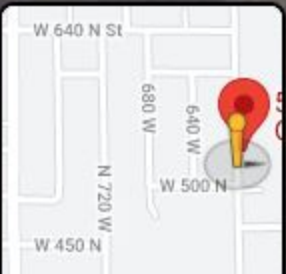
APPROVED THIS____DAY OF_____, A.D. 2021.

PLANNING COMMISSION CHAIR

CONDITIONS OF APPROVAL

HERNANDEZ SUBDIVISION PLAT "A"

UTAH COUNTY, UTAH





CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
September 1, 2021

The following items are discussed in these minutes:

- **SITE PLAN** – Vacating Washburn Park, Plat A Amended, Amended and approving the site plan and amended plat of Washburn Park, Plat B located at 860 West 1250 South in the HS (Highway Services) zone. Approved
- **3.2 Preliminary Plat** – Approving the preliminary plat of Madsen Estates, Plat A located generally at 275 West 400 South in the R8 zone. Approved.
- **3.3 PUBLIC HEARING** – Amending Appendix A of the Orem City Code to enact Standard Land Use Code 6264 *Small Pediatric Neuro Physical Therapy* and making such use permitted in the R7.5 zone and enacting Section 22-6-9(L) *Small Pediatric Neuro Physical Therapy* to establish requirements for a small pediatric neuro physical therapy facility in the R7.5 zone. Positive recommendation to the City Council.
- **3.4 PUBLIC HEARING** – Amending portions of Section 22-11-56 *PD-43 (Auburn Meadows) 2000 South Geneva* pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B. Positive recommendation to the City Council.

STUDY SESSION

Place: City Council Conference Room

At 3:30 p.m. Mr. Spencer called the Study Session to order.

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

Those excused: Mickey Cochran, Planning Commission member

The Commission and staff briefly reviewed agenda items and minutes from August 18, 2021 meeting and adjourned at 4:13 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

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

Those excused: Mickey Cochran, Planning Commission member

Mr. Spencer asked Ms. Vargas to introduce **Agenda Item 3.1:**

DRAFT Planning Commission minutes for September 1, 2021

Agenda Item 3.1 is a request by Washburn Management LC for the Planning Commission to vacate Washburn Park, Plat A Amended, Amended and approve the site plan and amended plat of Washburn Park, Plat B located at 860 West 1250 South in the HS zone.



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

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

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

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

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

Transportation/Engineering: No Concerns.

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

Mr. Spencer asked if the Planning Commission had any questions for Ms. Vargas.

Mr. Spencer invited the applicant to come forward. David Washburn introduced himself.

There was a discussion on waiting areas and the business plan of lube oil and the carwash. Refer to video for details.

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

Planning Commission Action: Mr. Roberts moved to approve vacating Washburn Park, Plat A Amended, Amended and approve the site plan and amended plat of Washburn Park, Plat B located at 860 West 1250 South in the HS zone. Mr. Sakar seconded the motion. Those voting aye: Marisa Bentley, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Mr. Spencer asked Ms. Vargas to introduce **Agenda Item 3.2**:

Agenda Item 3.2 is a request by Taylor Madsen for the Planning Commission to approve the preliminary plat of Madsen Estates, Plat A located generally at 275 West 400 South in the R8 zone.

DRAFT Planning Commission minutes for September 1, 2021



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

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

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

Mr. Spencer asked if the Planning Commission had any questions for Ms. Vargas.

Mr. Spencer invited the applicant to come forward. Taylor Madsen introduced himself.

Planning Commission Action: Ross Spencer moved to approve the preliminary plat of Madsen Estates, Plat A located generally at 275 West 400 South in the R8 zone. Shauna Mecham seconded the motion. Those voting aye: Marisa Bentley, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Mr. Spencer asked Ms. Vargas to introduce **Agenda Item 3.3:**

Agenda Item 3.3 is a request by Tracy Christensen / Now I Can Foundation for the Planning Commission to enact Standard Land Use Code 6264 *Small Pediatric Neuro Physical Therapy* and making such use permitted in the R7.5 zone and enacting Section 22-6-9(L) *Small Pediatric Neuro Physical Therapy* to establish requirements for a small pediatric neuro physical therapy facility in the R7.5 zone.

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

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

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

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

DRAFT Planning Commission minutes for September 1, 2021

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

3
4 Although the applicant's proposed use is a noble and commendable program, there are some potential negatives to
5 allowing this proposed use in a residential zone. First, allowing a physical therapy use in a residential zone would
6 introduce nonresidential uses (in this case medical uses) into a residential zone. Second, allowing this use in the
7 R7.5 zone would allow it anywhere in the zone and not just at the proposed location. This type of use might be
8 suitable at the two properties on 375 E., but it might not fit so well in other areas of the zone. Third, allowing this
9 use in the R7.5 zone could open the door to others who may want to do similar uses (such as other kinds of therapy)
10 in the R7.5 or other residential zones such as the R8 zone. Fourth, although the applicant has proposed a limit of ten
11 children who may receive therapy at the facility in a day, the two buildings the applicant wants to
12 use are very large and probably could accommodate a higher number of patients. Although the applicant has
13 indicated that they will never want or need to exceed this limit, circumstances may change and the applicant (or its
14 successor) may want to increase the intensity of its use at some time in the future.

15
16 **Recommendation:** Staff recommends the Planning Commission consider a recommendation to the City Council to
17 amend Appendix A of the Orem City Code to enact Standard Land Use Code 6264 *Small Pediatric Neuro Physical*
18 *Therapy* and make such use permitted in the R7.5 zone and enact Section 22-6-9(L) *Small Pediatric Neuro Physical*
19 *Therapy* and to establish requirements for a small pediatric neuro physical therapy facility in the R7.5 zone.

20
21 Mr. Spencer asked if the Planning Commission had any questions for Ms. Vargas.

22
23 Mr. Spencer invited the applicant to come forward. Tracy Christensen introduced herself.

24
25 Ms. Christensen presented a map and summary of her business plan. Reference video for more details. An additional
26 email from Ms. Christensen is attached at the end of the minutes.

27
28 Mr. Spencer opened the public hearing and invited those from the audience who had come to speak to this item to
29 come forward to the microphone. The following residents made comments. For details view the video at
30 orem.org/meetings.

31
32 Rhen Whiteman, 373 E 1800 S
33 Patty Henwood, 1832 S 81 E
34 Johnathon Cox, 225 E 1000 N
35 Zachary Cox, 225 E 1000 N
36 Kristin Palmar, 1738 S Geneva Rd
37 Ava Palmar, 1738 S Geneva Rd
38 Amy Fox, 1727 N Moor Lane
39 Brandon Fox, 1727 N Moor Lane
40 Rebecca Swindle, 1950 S 424 E
41 Sean Livingston, 1646 S Lakewood Drive
42 Tiffany Aranius, 508 E 1910 S
43 Evan Aranius, 508 E 1910 S
44 Larry McPherson, 1463 S 110 E
45 Terry Peterson, 1125 Lynnwood Drive
46 Closed public hearing

47
48 There was discussion on allowing similar uses in the future.

49
50 Mr. Spencer closed the public hearing and called for a motion on this item.

51
52 **Planning Commission Action:** Ms. Bentley moved to forward a positive recommendation to the City Council to
53 amend Appendix A of the Orem City Code to enact Standard Land Use Code 6264 *Small Pediatric Neuro Physical*
54 *Therapy* and make such use permitted in the R7.5 zone and enact Section 22-6-9(L) *Small Pediatric Neuro Physical*
55 *Therapy* and to establish requirements for a small pediatric neuro physical therapy facility in the R7.5 zone. Mr.

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

DRAFT Planning Commission minutes for September 1, 2021

Spencer seconded the motion. Those voting aye: Marisa Bentley, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Mr. Spencer asked Ms. Vargas to introduce **Agenda Item 3.4**:

Agenda Item 3.4 is a request by Jeff Mansell, Boardwalk Industries, LLC for the Planning Commission to amend portions of Section 22-11-56 *PD-43 (Auburn Meadows) 2000 South Geneva* pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B.



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

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

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

Mr. Spencer asked if the Planning Commission had any questions for Ms. Vargas.

Mr. Spencer invited the applicant to come forward. Jeff Mansell introduced himself.

There was a discussion of allowing commercial use in this area. Reference the video for more details.

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

Rhen Whiteman, 373 E 1800 S
Kristin Palmar 1738 S Geneva Rd

There was a discussion concerning the current parking issue on Geneva road. Reference the video for more details.
Mr. Spencer called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to forward a positive recommendation to the City Council to amend portions of Section 22-11-56 *PD-43 (Auburn Meadows) 2000 South Geneva* pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B. Ms. Bentley seconded the motion. Those voting aye: Marisa Bentley, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Mr. Spencer then called for a motion to approve the minutes of August 18, 2021. Ms. Bentley moved to approve the meeting minutes for April 18, 2021. Mr. Roberts seconded the motion. Those voting aye: Marisa Bentley, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

DRAFT Planning Commission minutes for September 1, 2021

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

Adjourn: 5:25 p.m.

Jason Bench
Planning Commission Secretary

Approved:

August 26, 2021

Hello Jason and Planning Commission,

I look forward to speaking with you next Wednesday! Here is some information to help you get to know our charity better before the meeting. We are so hopeful we can serve families with disabilities from this new location!

I invite you to look at the Loopnet listing for this property.

<https://www.loopnet.com/Listing/1940-1950-S-375-E-Orem-UT/20731108/>

You will see that these two "homes" built in 2017-2018 don't exactly fit in this modest Cherry Hill neighborhood. Now they are left wondering who will come into their community next. We have met with neighbors and have overwhelming support from them. (see attached emails and neighborhood meeting minutes) Our charity is a perfect fit, because of the nature of our client base, and the nature of our operations which bring very low traffic volume. Our current clinic has "family rooms" adjacent to patient gyms, so parents and siblings can peek in on therapy and have comfortable places to wait. This new facility would allow us continue that "homey" feeling, while also providing the wide hallways and accessibility features we need.

We currently have a "Now I Can Cottage" in Provo--a home where patient families stay for 3 weeks while their child gets treatment. This Orem facility would allow us to more comfortably house these temporary guests on-site--and not just one family, but up to three.

I'm sure there is a way for the City to do the best thing for this neighborhood and this property and allow us to house our clinic and patient residences there. I look forward to meeting you and talking about it next week!

Tracy Christensen
Nowican.org