



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
January 15, 2025

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

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CHAMBERS, 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. 5:30 PM CONSENT AGENDA ITEMS
 - 3.1 **Review and Approve the Minutes from December 11, 2024**
4. ACTION ITEMS AND PUBLIC HEARINGS
 - 4.1 **Chair and Vice Chair Elections**
 - 4.2 **PUBLIC HEARING - Ken Garff Rezone - Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2)**
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

**DRAFT CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
December 11, 2024**

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS – All items approved:**
 - **3.1 Site Plan** – Approving the Site Plan for Dan’s and JDK’s tow yard, located generally at 1105 North 1300 West in the M2 zone - Approved
 - **3.2 Site Plan** – Approving the Site Plan for Shelly Lane PRD, located at 750 North 100 West in the R6 zone.
 - **3.3 2025 Planning Commission Meeting Calendar**
 - **3.4 Minutes** – Approving the minutes from the November 20, 2024 meeting

A recording of the meeting can be accessed at <https://www.youtube.com/watch?v=zCcOcvSls8M>

WORK SESSION

Place: Orem City Council Chambers

At 4:33 p.m. Chair Komen called the Work Session to order.

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

Those excused: Haysam Sakar

1. **2025 Planning Commission Meeting Calendar Discussion:** Commissioners and Staff reviewed the draft of the 2025 Planning Commission Meeting Calendar. Commissioners determined the calendar was ready for voting in the regular session.
2. **Master Plan and General Plan Discussion:** Staff Members Matt Taylor and Grant Allen presented on the purpose of the General Plan as a guiding and visionary document. State laws regarding the requirements of the General Plan were discussed, and a tutorial on how to access Orem’s current General Plan was provided. [Click here to view the recording.](#)

An informal update on the results of the previous City Council meeting was provided.
The work session concluded at 5:28 PM in preparation for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:31 p.m. Chair Komen called the Planning Commission meeting to order and asked Britton Runolfson, Planning Commission Vice Chair, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Haysam Sakar (Online) and Britton Runolfson Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

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

Planning Commission minutes for December 11, 2024

Those excused: None

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda items. Chair Komen asked if anyone had additional comments to make on the items, or if anyone would like to remove or continue any items. No questions, comments, or removals were requested. Chair Komen requested a motion on the Consent Agenda, which contains the following items:

3.1 Site Plan – Approving the Site Plan for Dan’s and JDK’s tow yard, located generally at 1105 North 1300 West in the M2 zone - Approved

3.2 Site Plan – Approving the Site Plan for Shelly Lane PRD, located at 750 North 100 West in the R6 zone.

3.3 2025 Planning Commission Meeting Calendar

3.4 Minutes – Approving the minutes from the November 20, 2024 meeting

Chair Komen called for a motion. Rod Erickson motioned to approve the Consent Agenda. Jim Hawkes seconded the motion. The motion passed unanimously.

Regular Session Adjournment: Chair Komen called for a motion to adjourn the Regular Session. Jim Hawkes motioned to adjourn. Britton Runolfson seconded the motion. The motion passed unanimously, and the Regular Session adjourned at **5:35 PM**.

Reviewed and Approved: January 15, 2025

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

	PLANNING COMMISSION January 15, 2025		Item 4.2
	PUBLIC HEARING – KEN GARFF REZONE – REZONING THE PROPERTIES LOCATED GENERALLY AT 134 EAST 1200 SOUTH AND 110 EAST 1200 SOUTH FROM SINGLE FAMILY RESIDENTIAL (R8) TO COMMERCIAL (C2) BY AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM		Prepared By: Jared Hall Applicant: Ken Garff Honda

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Posted at Utah.gov/pmn
- Noticed 472 property owners with 1000 ft.

SITE INFORMATION:

General Plan Designation:
Regional Commercial /
Medium Density Residential

Current Zone: R8

Requested Zone: C2

Total Acreage: .79 acres

Neighborhood: Lakeridge

ACTION:

The Commission may:

Approve the proposed zoning map amendment.

Deny the proposed zoning map amendment.

Continue the request to a future date to allow for further review, additional information, or public comment as may be needed to make a decision.

REQUEST:

The applicant requests a change in the zoning of the subject properties, 110 East and 134 East 1200 South, from R8, Single Family Residential to C2, Commercial.

BACKGROUND:

The subject property consists of two residentially zoned lots (R8) along 1200 South adjacent to the existing Ken Garff Honda dealership operations. The applicant, representing Ken Garff Honda, would like to expand their inventory parking onto the subject property. To be included in the dealership site the subject properties would need to be rezoned. The applicant has requested the C2 commercial zoning of aligning with the existing zoning of the portion of the existing dealership to the east of the subject property.

REVIEW:

The applicants intend to request site plan approval to allow an expansion of their current inventory parking onto the subject property if a rezone is approved. Commercial There are several points that are important to consider:

- **Access to 1200 South.** A neighborhood meeting was held, and minutes and notes from the meeting are attached to this report. Many comments from those attending expressed concern about any vehicular access onto 1200 South. City Staff are concerned with proposed access to 1200 South because of spacing between accesses (the dealership includes another to the north) required by the City's transportation plan in this area. The site plan application is still being reviewed. It is important to remember that while the proposed C2 zoning would allow the currently proposed expansion of the dealership's parking, site plan review is a separate process and access to 1200 South would in no way be implied or approved by an approval of the zone change.
- **Landscaping / Buffers.** Landscaping will be required along 1200 South, and in the interior of the parking lot area. C2 zoning requires landscaping and fencing buffers where a development is adjacent to residential zoning. The subject property is adjacent to a single lot that would remain in the R8 Zone. Any commercial development of the property would have to include the buffer for that lot.

- **Lighting.** There are significant differences in the lighting levels of commercial development that would result from the change of zoning if approved; however, there are controls for lighting commercial sites which aim to mitigate the impact on nearby and adjacent residential properties.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested zone change, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS

After review and consideration of the application, the Planning Commission may:

Approve the proposed land use amendment.

Deny the proposed land use amendment.

Continue the request to a future date for further review, additional information, or public comment as needed to make a recommendation.

Ken Garff Rezone Lots – 134 East 1200 South, 110 East 1200 South

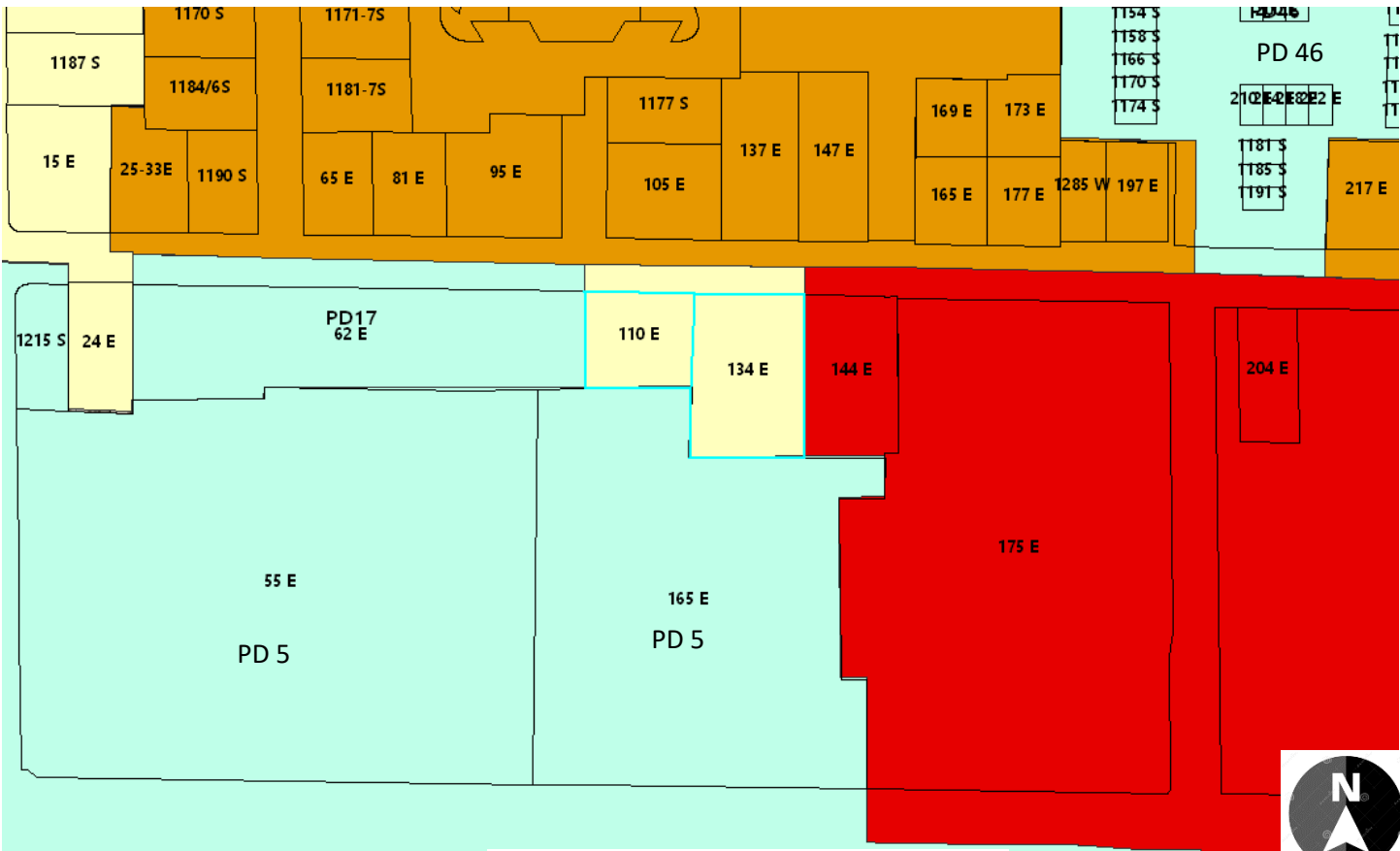


Zone: R8 (Current)
Acres: .79 Combined

NEIGHBORHOOD
Lakeridge

Legend
 Project Area

Ken Garff Rezone – 134 East 1200 South, 110 East 1200 South



Legend



C2



PD Zones



R8



R 6.5

Rezone Area

Current Zone: R8

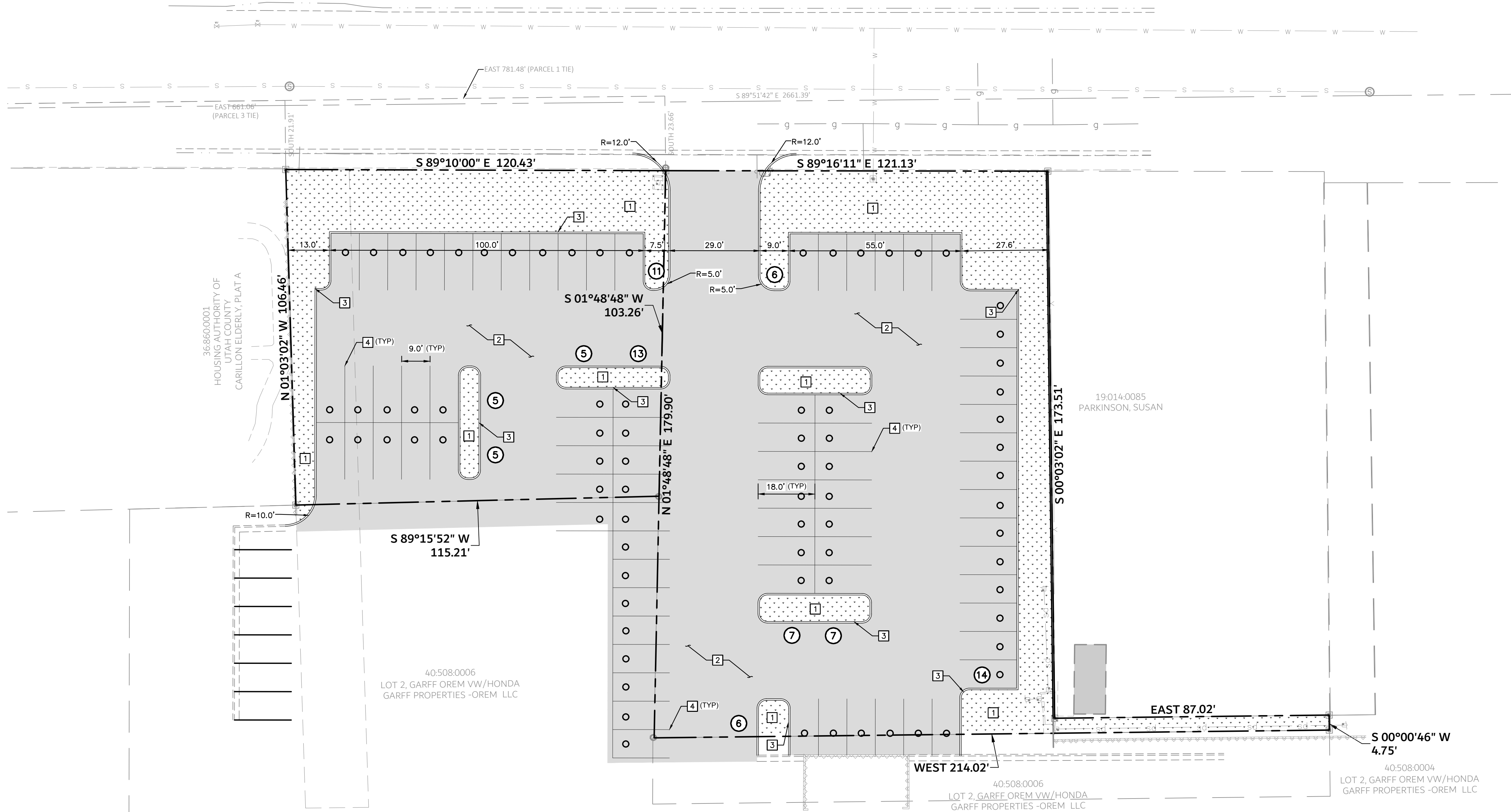
Current General Plan Zone: RC

Acres: 14.18

Neighborhood

Lakeridge





SITE INFORMATION

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL AREA
TOTAL SITE AREA	34,979 S.F.	0.80 AC	100%
TOTAL PROPOSED LANDSCAPING	8,922 S.F.	0.20 AC	25%
TOTAL PROPOSED PARKING	79 STALLS	-	-

GENERAL NOTES

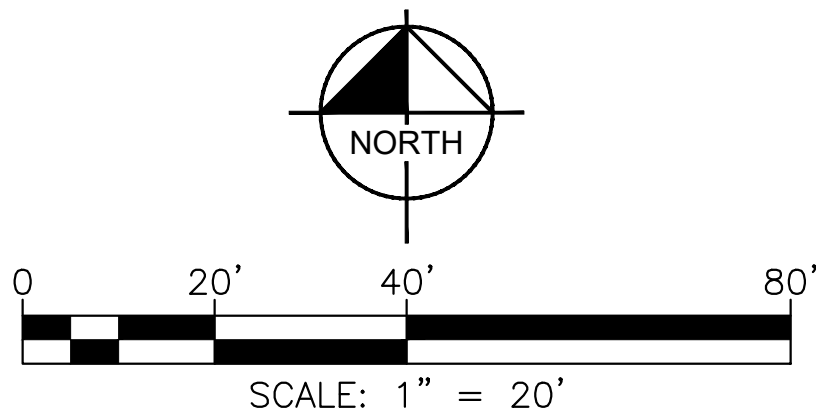
1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL RADII 3' UNLESS OTHERWISE NOTED ON PLAN.
5. CONTRACTOR SHALL ENSURE A SMOOTH TIE-IN TO EXISTING PAVEMENT AND SURFACE.
6. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.

CONSTRUCTION NOTES

- 1 LANDSCAPE AREA (TYP), REFER TO LANDSCAPE PLANS FOR DETAILS.
- 2 CONSTRUCT ASPHALT PAVEMENT PER DETAIL ON SHEET C6.10.
- 3 CONSTRUCT 6" TYPICAL VERTICAL CURB AND GUTTER PER OREM CITY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL ON SHEET C6.00.
- 4 PAINT 4" WIDE WHITE PARKING STRIPING.

LEGEND

	PROPERTY LINE
	PROPOSED ASPHALT PAVEMENT. REFER TO PAVEMENT SECTION DETAILS ON SHEET C6.10.
	PROPOSED LANDSCAPE. REFER TO LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.
	EXISTING BUILDING TO REMAIN.



CAUTION: NOTICE TO CONTRACTOR

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, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DRAWN BY: BSA	DESIGNED BY: BSA	CHECKED BY: CPB	PROJECT No.: 093528028	SCALE: AS SHOWN	SEAL PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn and Associates, Inc.	SHEET C3.10
SITE PLAN					KEN GARFF HONDA PARKING ADDITION 134 1200 S, OREM, UT 84058	
DATE					DESCRIPTION	
A						

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3178



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Jan 15, 2025 5:30 pm
Public Hearing - Rezone Wed, Jan 15, 2025 5:30 pm

PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

HE, JIA (ET AL)
1478 COLLINS DR
MARTINEZ, GA 30907



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HARRISON, BETTY E
%ANDREADAKIS, SARAH
8430 141ST ST
SEMINOLE, FL 33776



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1191 SOUTHEAST LLC
1735 SUNBURST DR
TROY, MI 48098



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REARDAN FAMILY LLC
%REARDAN, DAYTON
22345 BRACKETTS RD
SHOREWOOD, MN 55331



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KELLER, DEREK
2212 REAL CATORCE
AUSTIN, TX 78746



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LARSON, RUSSELL E
9878 N COVENTRY CT
HIGHLAND, UT 84003



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MCCHESNEY PROPERTIES OREM LLC
10290 HIDDEN OAK DR
HIGHLAND, UT 84003



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HUNSAKER, LEGRAND W
2549 W BLUESTEM DR
LEHI, UT 84043



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MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057



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JEFF LAMBSON
156 E 1060 N
OREM, UT 84057



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MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057



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LANAE MILLETT
288 W 1500 N
OREM, UT 84057



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KELLER, DEREK
--OR CURRENT RESIDENT--
1143 S 50 EAST
OREM, UT 84058



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HARRISON, BETTY E
--OR CURRENT RESIDENT--
1155 S 50 EAST
OREM, UT 84058



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GTG PROPERTIES LLC
--OR CURRENT RESIDENT--
1162 S 50 EAST
OREM, UT 84058



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GABBITAS, JOSHUA C
--OR CURRENT RESIDENT--
1170 S 50 EAST
OREM, UT 84058



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W & C JAMES 1171 SOUTH 50 EAST LLC
--OR CURRENT RESIDENT--
1171 S 50 EAST
OREM, UT 84058



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LIU PROPERTIES LLC
--OR CURRENT RESIDENT--
1181 S 50 EAST
OREM, UT 84058



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HUNSAKER, LEGRAND W
--OR CURRENT RESIDENT--
1186 S 50 EAST
OREM, UT 84058



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MITTON, BENJAMIN
--OR CURRENT RESIDENT--
1190 S 50 EAST
OREM, UT 84058



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LEE H SMOOT PROPERTIES #3 LC
--OR CURRENT RESIDENT--
1171 S 100 EAST
OREM, UT 84058



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GREEN, JAKE & JORDYNN
1154 S 200 E
OREM, UT 84058



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HWANG, CHEAYUN & EUIGYU
1158 S 200 E
OREM, UT 84058



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HE, JIA (ET AL)
--OR CURRENT RESIDENT--
1166 S 200 EAST
OREM, UT 84058



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WAI, ELROY & LUCIA
--OR CURRENT RESIDENT--
1170 S 200 EAST
OREM, UT 84058



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ZHU, YIJUN (ET AL)
--OR CURRENT RESIDENT--
1174 S 200 EAST
OREM, UT 84058



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TAMIR, ALYNE & KATHERINE M KING
--OR CURRENT RESIDENT--
1181 S 200 EAST
OREM, UT 84058



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PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

TAMIR, ALYNE & KATHERINE M KING
1181 S 200 EST
OREM, UT 84058



City Council Chambers, 56 N State Street

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TAMIR, ALYNE & KATHERINE M KING
1185 S 200 E
OREM, UT 84058



City Council Chambers, 56 N State Street

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1191 SOUTHEAST LLC
--OR CURRENT RESIDENT--
1191 S 200 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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GTG PROPERTIES LLC
12 W 560 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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CORP OF PRES BISHOP CHURCH OF JESUS
CHRIST OF LDS
--OR CURRENT RESIDENT--
158 E 1100 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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JOHNSON, MARY FANELLI & LYNN ERIC
24 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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REARDAN FAMILY LLC
--OR CURRENT RESIDENT--
29 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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LARSON, RUSSELL E
--OR CURRENT RESIDENT--
65 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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CATALA, NELSON SHIN
81 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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HOUSING AUTHORITY OF UTAH COUNTY
--OR CURRENT RESIDENT--
82 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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R&S GAPPMAYER PROPERTIES LLC
--OR CURRENT RESIDENT--
95 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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MERRELL, STUART L
105 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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GRAFF, V DORAL & AFTON F
--OR CURRENT RESIDENT--
110 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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GRAFF, V DORAL & VANCE DORAL (ET AL)
134 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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ARAGON, MARIA LUCIA
137 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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PARKINSON, SUSAN M
144 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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GRAFF, JEFFERY VANCE & DEBRA YOUNG (ET
AL)
147 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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PHAM, VERONICA HONG
165 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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GONZALEZ, PEDRO (ET AL)
169 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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MCCHESNEY PROPERTIES OREM LLC
--OR CURRENT RESIDENT--
173 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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LARGEY, ZACHARY L & SHARLEE K
177 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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JENSEN, GARY L
185 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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CARILLON SQUARE I LC
--OR CURRENT RESIDENT--
204 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058



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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
117 E STARCREST DR
OREM, UT 84058



City Council Chambers, 56 N State Street

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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
133 E STARCREST DR
OREM, UT 84058



City Council Chambers, 56 N State Street

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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
181 E STARCREST DR
OREM, UT 84058



City Council Chambers, 56 N State Street

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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
1139 S STARCREST DR
OREM, UT 84058



City Council Chambers, 56 N State Street

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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
101 E STARCREST LN
OREM, UT 84058



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GARFF PROPERTIES-OREM LLC
--OR CURRENT RESIDENT--
165 E UNIVERSITY PKWY
OREM, UT 84058



City Council Chambers, 56 N State Street

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CARILLON SQUARE I LC
--OR CURRENT RESIDENT--
287 E UNIVERSITY PKWY
OREM, UT 84058



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



City Council Chambers, 56 N State Street

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ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097



City Council Chambers, 56 N State Street

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DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097



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JENN GALE
1144 E 920 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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CHRIS KILLPACK
15 N 920 E
OREM, UT 84097



City Council Chambers, 56 N State Street

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HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097



City Council Chambers, 56 N State Street

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OREM CITY
57 N STATE
OREM, UT 84097



City Council Chambers, 56 N State Street

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STARCREST HOMEOWNERS ASSOCIATION
THE
%FAGERGREN, WILLIAM C
1581 E PARKWAY AVE
SALT LAKE CITY, UT 84106



City Council Chambers, 56 N State Street

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CARILLON SQUARE I LC
2415 E NEFFS LN
SALT LAKE CITY, UT 84109



City Council Chambers, 56 N State Street

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FAGERGREN FAMILY LIMITED PARTNERSHIP
%FAGERGREN, PAUL
3381 S OAKWOOD ST
SALT LAKE CITY, UT 84109



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
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GARFF PROPERTIES-OREM LLC
111 E BROADWAY STE 900
SALT LAKE CITY, UT 84111



City Council Chambers, 56 N State Street

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UTAH DEPARTMENT OF TRANSPORTATION
PO BOX 140857
SALT LAKE CITY, UT 84114



City Council Chambers, 56 N State Street

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UTAH DEPARTMENT OF TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114



City Council Chambers, 56 N State Street

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GOK PROPERTIES LC
1530 S 500 W
SALT LAKE CITY, UT 84115



City Council Chambers, 56 N State Street

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Public Hearing - Rezone
Wed, Jan 15, 2025
5:30 pm

PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

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



City Council Chambers, 56 N State Street

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

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



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LEE H SMOOT PROPERTIES #3 LC
PO BOX 15
PROVO, UT 84603



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MITTON, BENJAMIN
2384 N 1060 E
PROVO, UT 84604



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LIU PROPERTIES LLC
1026 W 1060 N
PROVO, UT 84604



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GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604



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W & C JAMES 1171 SOUTH 50 EAST LLC
1150 MOUNTAIN RIDGE RD
PROVO, UT 84604



City Council Chambers, 56 N State Street

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UTAH COUNTY
100 E CENTER
PROVO, UT 84606



City Council Chambers, 56 N State Street

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R&S GAPPMAYER PROPERTIES LLC
6239 S 4400 W
SPANISH FORK, UT 84660



City Council Chambers, 56 N State Street

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WAI, ELROY & LUCIA
5271 MANCHESTER DR
OCEANSIDE, CA 92056



City Council Chambers, 56 N State Street

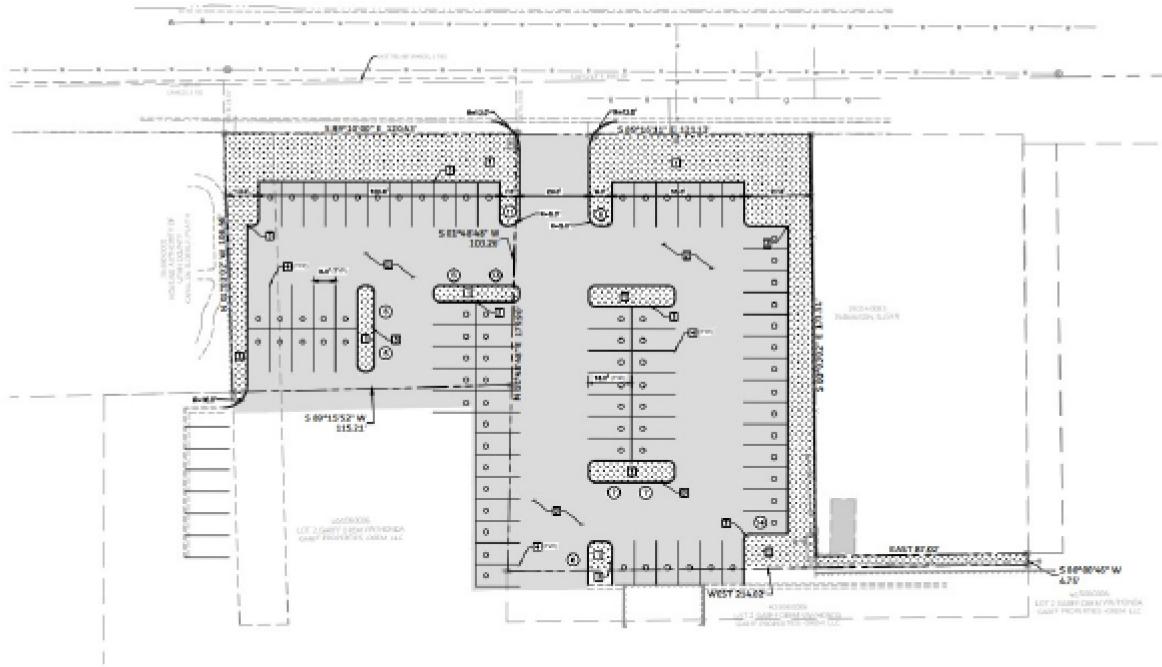
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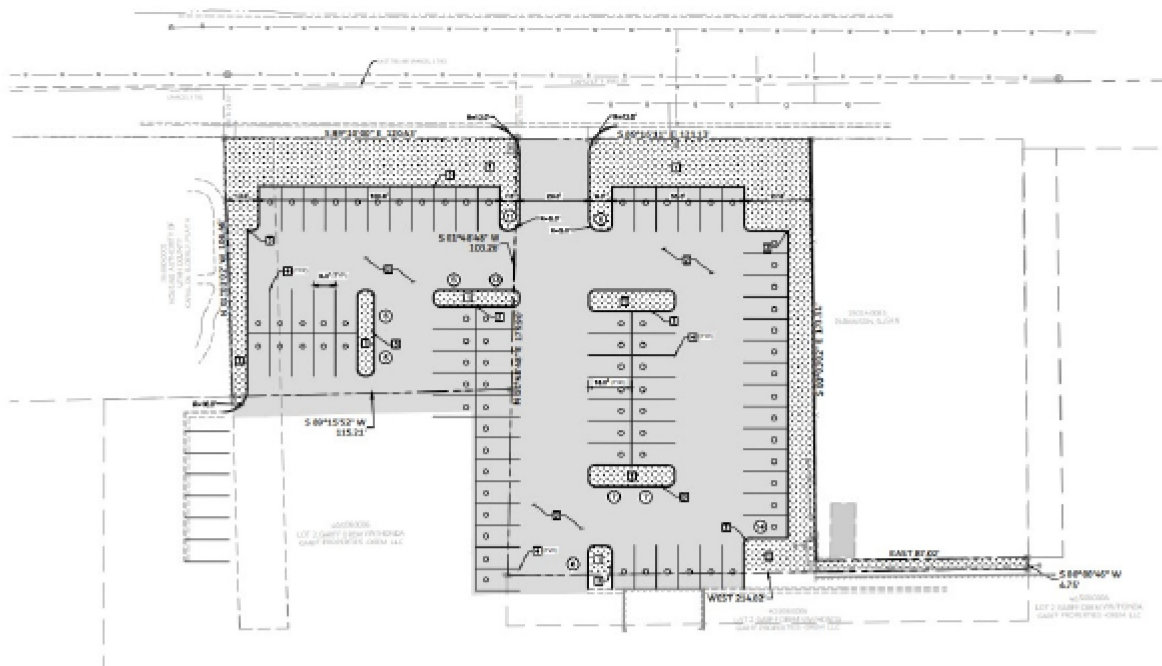
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ZHU, YIJUN (ET AL)
1177 COOPER RIVER DR
SAN JOSE, CA 95126



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



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

RECIPIENT	ALTERNATE ADDRESS	ALT LINE	CITY	STATE	ZIP
HE, JIA (ET AL)	1478 COLLINS DR		MARTINEZ	GA	30907
HARRISON % ANDREA	8430 141ST ST		SEMINOLE	FL	33776
1191 SOUTHEAST LL	1735 SUNBURST DR		TROY	MI	48098
REARDAN % REARDA	22345 BRACKETTS R		SHOREW	MN	55331
KELLER, DEREK	2212 REAL CATOR		CEAUSTIN	TX	78746
LARSON, RUSSELL E	9878 N COVENTRY		CHIGHLAN	UT	84003
MCCHESENEY PROPE	10290 HIDDEN OAK		CHIGHLAN	UT	84003
HUNSAKER, LEGRAN	2549 W BLUESTEM		DLEHI	UT	84043
MIKE CARPENTER	1734 NORTH 350 WE		OREM	UT	84057
JEFF LAMBSON	156 E 1060 N		OREM	UT	84057
MADLINE KOMEN	653 W. 1360 NORTH		OREM	UT	84057
LANAE MILLETT	288 W 1500 N		OREM	UT	84057
KELLER, D--OR CURF	1143 S 50 EAST		OREM	UT	84058
HARRISON--OR CURF	1155 S 50 EAST		OREM	UT	84058
GTG PROF--OR CURF	1162 S 50 EAST		OREM	UT	84058
GABBITAS--OR CURF	1170 S 50 EAST		OREM	UT	84058
W & C JAM--OR CURF	1171 S 50 EAST		OREM	UT	84058
LIU PROPE--OR CURF	1181 S 50 EAST		OREM	UT	84058
HUNSAKEI--OR CURF	1186 S 50 EAST		OREM	UT	84058
MITTON, B--OR CURF	1190 S 50 EAST		OREM	UT	84058
LEE H SM--OR CURF	1171 S 100 EAST		OREM	UT	84058
GREEN, JAKE & JORI	1154 S 200 E		OREM	UT	84058
HWANG, CHEAYUN &	1158 S 200 E		OREM	UT	84058
HE, JIA (ET--OR CURF	1166 S 200 EAST		OREM	UT	84058
WAI, ELRC--OR CURF	1170 S 200 EAST		OREM	UT	84058
ZHU, YIJUI--OR CURF	1174 S 200 EAST		OREM	UT	84058
TAMIR, AL--OR CURF	1181 S 200 EAST		OREM	UT	84058
TAMIR, ALYNE & KAT	1181 S 200 EST		OREM	UT	84058
TAMIR, ALYNE & KAT	1185 S 200 E		OREM	UT	84058
1191 SOUT--OR CURF	1191 S 200 EAST		OREM	UT	84058
JAMES HAWKES	55 WEST 500 SOUTH		OREM	UT	84058
GTG PROPERTIES LL	12 W 560 S		OREM	UT	84058
CORP OF I--OR CURF	158 E 1100 SOUTH		OREM	UT	84058
JOHNSON, MARY FAI	24 E 1200 S		OREM	UT	84058
REARDAN--OR CURF	29 E 1200 SOUTH		OREM	UT	84058
LARSON, F--OR CURF	65 E 1200 SOUTH		OREM	UT	84058
CATALA, NELSON SF	81 E 1200 S		OREM	UT	84058
HOUSING --OR CURF	82 E 1200 SOUTH		OREM	UT	84058
R&S GAPF--OR CURF	95 E 1200 SOUTH		OREM	UT	84058
MERRELL, STUART L	105 E 1200 S		OREM	UT	84058
GRAFF, V I--OR CURF	110 E 1200 SOUTH		OREM	UT	84058
GRAFF, V DORAL & V	134 E 1200 S		OREM	UT	84058
ARAGON, MARIA LUC	137 E 1200 S		OREM	UT	84058
PARKINSON, SUSAN	144 E 1200 S		OREM	UT	84058
GRAFF, JEFFERY VA	147 E 1200 S		OREM	UT	84058
PHAM, VERONICA HC	165 E 1200 S		OREM	UT	84058
GONZALEZ, PEDRO (	169 E 1200 S		OREM	UT	84058
MCCHESENE--OR CURF	173 E 1200 SOUTH		OREM	UT	84058
LARGEY, ZACHARY L	177 E 1200 S		OREM	UT	84058
JENSEN, GARY L	185 E 1200 S		OREM	UT	84058
CARILLON--OR CURF	204 E 1200 SOUTH		OREM	UT	84058

DAVE YOUNG	173 S COUNTRYSIDE OREM	UT	84058
FAGERGR--OR CURF	117 E STARCREST D OREM	UT	84058
FAGERGR--OR CURF	133 E STARCREST D OREM	UT	84058
FAGERGR--OR CURF	181 E STARCREST D OREM	UT	84058
FAGERGR--OR CURF	1139 S STARCREST I OREM	UT	84058
FAGERGR--OR CURF	101 E STARCREST L OREM	UT	84058
GARFF PR--OR CURF	165 E UNIVERSITY P OREM	UT	84058
CARILLON--OR CURF	287 E UNIVERSITY P OREM	UT	84058
RYAN CLARK	1405 N. 1430 WEST PLEASANT	UT	84062
ROD ERICKSON	706 EAST 150 NORTH OREM	UT	84097
GERALD CRISMON	1069 S. 545 EAST OREM	UT	84097
DAVID SPENCER	899 NORTH 550 EAST OREM	UT	84097
JENN GALE	1144 E 920 N OREM	UT	84097
CHRIS KILLPACK	15 N 920 E OREM	UT	84097
HAYSAM SAKAR	1194 E. 1090 NORTH OREM	UT	84097
BRITTON RUNOLFSC	426 EAST 1730 NORTH OREM	UT	84097
THOMAS MACDONAL	489 NORTH PALISAD OREM	UT	84097
OREM CITY	57 N STATE OREM	UT	84097
STARCRE%FAGERG	1581 E PARKWAY AVSALT LAKE	UT	84106
CARILLON SQUARE I	2415 E NEFFS LN SALT LAKE	UT	84109
FAGERGR%FAGERG	3381 S OAKWOOD STSALT LAKE	UT	84109
GARFF PROPERTIES	111 E BROADWAY STSALT LAKE	UT	84111
UTAH DEPARTMENT PO BOX	140857 SALT LAKE	UT	84114
UTAH DEPARTMENT PO BOX	148420 SALT LAKE	UT	84114
GOK PROPERTIES LC	1530 S 500 W SALT LAKE	UT	84115
CORP OF PRES BISH	50 E NORTH TEMPLESALT LAKE	UT	84150
HOUSING AUTHORIT	485 N FREEDOM BLV PROVO	UT	84601
LEE H SMOOT PROP	PO BOX 15 PROVO	UT	84603
MITTON, BENJAMIN	2384 N 1060 E PROVO	UT	84604
LIU PROPERTIES LLC	1026 W 1060 N PROVO	UT	84604
GARY MCGINN	1888 NORTH 1350 W PROVO	UT	84604
W & C JAMES	1171 S 1150 MOUNTAIN RID PROVO	UT	84604
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R&S GAPPMAYER PF	6239 S 4400 W SPANISH F UT	84660	
WAI, ELROY & LUCIA	5271 MANCHESTER IOCEANSIE CA		92056
ZHU, YIJUN (ET AL)	1177 COOPER RIVER SAN JOSE CA		95126

October 21, 2024

Dear Resident,

We are writing to inform you of an upcoming neighborhood presentation for a new development at 134 1200 S, Orem, UT 84058. Please join Kimley-Horn (Civil Engineer) while we present the upcoming neighborhood development.

Date: Monday, November 4, 2024

Location: Orem Recreation Center Multipurpose Room - 575 W Center St, Orem, UT 84057

Schedule: 6:00 p.m. to 7:00 p.m.

This meeting will provide an opportunity for residents to learn more about the proposed ±0.80-acre parking lot expansion, which includes a rezone and a replat of the properties shown below. The properties are currently zoned as R8 and are proposed to be zoned as PD-5. Your voice is important in this process, and we encourage you to attend the meeting to express any thoughts or concerns you may have.



11.13.24



Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process. Thank you for your attention to this important matter. We look forward to your participation in shaping the future of your community.

Sincerely,

Chris Bick

Kimley-Horn | 1850 Ashton Blvd, Suite 150, Lehi, UT 84043

Phone: 385-235-6536

Email: chris.bick@kimley-horn.com

Name	Address	Phone Number	Email	Signature
Anne Werner		8-0		Anne Werner
Danette DENISON		9		Danette Denison
Eric + Mary Johnson		7		Eric Johnson
Steve Fanelli		22		Steve Fanelli
Jasmine Misha		04		Jasmine Misha
Mike Garff		7		Mike Garff
Jeff Debbie Grady				Jeff Grady
Lucy Ramirez		4		Lucy Ramirez
Isaac Aragon				Isaac Aragon
STUART MERRELL		39		Stuart Merrell
Remington Fuler		81		Remington Fuler
Kristen Proctor		17		Kristen Proctor
Andrey South		81		Andrey South

Jenniter Young
 SUSAN PARKINSON

Gary Jensen
 Camron Howell

Jenni Young
 Susan Parkinson
 Gary Lee Jensen
 Camron Howell

Ken Garff Honda Orem Neighborhood Meeting

Resident Questions and Answers Provided

November 4, 2024

Name: Jeff

Q: Do they plan to use 1200 south as an access, there was a miscommunication about the family reaching out to Garff versus Garff reaching out to family and how that went down, they are part of the family and Ken Garff wanted to buy the property for 18 years.

A: looking into what it needs to be rezoned to and what we can do, the plan is to do it

Q: is there a way to not do an access road on 1200 south.

A: something we can talk about.

Name: Debbie

Concern: prefer no access on 1200 for driveway.

Name: Lucy

C: bad enough to get out of driveway on a regular day, access on 1200 will make it harder, owns the house across the street from property.

General Opinion: there is already an access, it is dangerous, they are not a fan of an access on 1200.

A: we will talk to Ken Garff.

Name: Stuart

C: house across and over from street, Ken Garff trucks park in front of his house, traffic is horrible on 1200, more trucks there to bring cars into lot. Hard enough to get out of driveway, would like to put speed bumps on 1200.

Name: Debbie

Q: Ken Garff said they would not unload there again

Name: Chris B

Q: issue for all traffic, private traffic

A: Steve says on public.

Name: Jeff

Q: what kind of wall? Same as existing? On south side, extended on 1200 south side? Preference is for a wall

A: would need to talk to Ken Garff, investigate with the city, height or need for a wall

Name: Anne

Q: concerned if one side of the street is commercial, will the other side still be residential? Will the change to commercial increase the speed limit? Car alarms going off for hours, trucks are loud and park on side of the road, how will Ken Garff address this? Neighbors have said Ken Garff wants to buy senior complex to the left, she does not want to move.

A: Rezone would not affect zones to the north of the street, no plan to have an increase in speed limit. General Ken Garff issue will need to address, we will take it to Ken Garff, let them know that its happening. This project has nothing to do with rezoning the north side of the street, but we are not sure down the road.

Name: Lucy

C: one goal of the city is to reduce commercial to residential, if you want to rezone to PD-5 to match the rest of Ken Garff's area, there is only a little that will still be R8. If there is only a little R8, speed limits could increase to 20-40. City could consider the area commercial, and the speed limit could go up. People drag race on 1200, and they can hear them on Friday and Saturday. There was a death in the neighborhood because driver was going more than 25. Called the city twice for a sign with speedometer to monitor speed. Ken Garff may not realize this change may require a speed limit redo.

Name: Gary

C: Ken Garff uses alarms on the cars to find the cars in the lot. May be employees who need to do it that way, but dislike. Less parking lot is better.

Name: Susan

C: issue with cars going through the chain link fence on the east side of my property, she owns the house to the west of the site, surrounded by parking.

Name: Anne

Q: Ken Garff tests cars on 1200 and they go super-fast, even though it is a 25-speed limit. Wondering if we can address that with city too, have them find another road for tests.

A: We will bring it up.

Name: Eric

Q: this road is the only way to get out of driveway, know they are testing because of paper place, doing a loop around dealership, 50-60 miles. Suggest they test on main roads. Area looks like Los Angeles, plastic trash, dead trees, etc. Update landscaping on the existing north-east area.

A: Everything will be updated to current city code.

Name: Issac

Q: Remind me who we are and what we do, what kind of impact will the rezone have, is it us or Ken Garff that will check the impacts, how not more traffic during construction, how would they access construction site?

A: we are Kimley Horn, civil engineering firm on the project, we look at impacts for this site. Ken Garff is our client, we will work on this. Overall lot is for inventory parking. Not expecting influx in traffic, and everything will be developed to city code. Construction would start next year, work with the city for minimal traffic issues during construction

Name: Remington

Q: 1200 south is not a great road, it has 2 lanes and a school, just built a new place, there are just stop lines, not lights. Stop signs are constantly getting run. During school pick up time there is issues with main as well. Is a new lot the only option for the site, could they add solar, they already have a lot of parking.

Name: Mike

Q: what would that area be for a fence? Would they do down to 200 east, would be nice if it went all the way down

A: there would be landscaping, different than a fence, 20-foot landscape currently, code gets updated. Not their property all the way.

Name: Remington

C: Does it have to be parking? Why not build a garage, storage, doesn't see the point of more parking with so much empty lot. Need more residential, why just create more parking. Build a solar area instead of building more lot which radiates heat. Don't see a benefit, lack of resource to waste on parking lot, worked with a car dealership in the past, build a parking garage, redo the parking lot they already must make it up to code and better designed, trucks only use one access on main street. Clearly have property to develop. Alternatives to the parking lot.

Name: Cameron

Q: Are you going to the city with these comments, are you are not aware of alternatives.

A: we are documenting comments, going to the city and will include these comments, this is current plan so not current alternatives.

Name: Stuart

Q: PetSmart has a wall, and trees planted. Will there be a wall, very upset about seeing a parking. Wants wall with a gate.

A: Still in communication.

Name: Danette

C: no access on 1200

GC: Would like a wall, 8 feet high

Name: Jasmine

C: If there is an entrance and a gate on 1200, that will make traffic very slow.

Name: Remington

Q: Is there a traffic study? Traffic study would be super helpful. Travel to mall and school also create traffic, there is no specific busy time, traffic is not consistent.

A: no traffic study yet, too early

Name: Lucy

C: Lucy says school buses stop in front of Stuart's and the east to the stop sign. The put stop sign on the bus goes up and everything gets quite congested. 1200 is a mini arterial, if you drive down that way and park, there is almost no room to open door, not wide enough for bike line, the street is too narrow to have more traffic, so trucks are a problem.

Name: Susan

C: It would be wise to keep the integrity of the residential area, make all traffic come up from the east and south side so there is nothing coming through the north or the west. Wants 8-foot rock walls that look nice and makes it feel like residential and doesn't devalue their properties. Maintain all the way across 1200 and have traffic from one side.

Name: Lucy

Q: Do they need to drop off cars there.

A: looking to do that, parking big trucks there.

Name: Stuart

C: parking will be an issue, and we will never get out of our houses.

Name: Jeff

C: There was an agreement that the gate would always be closed on that side when the zoning got change 4-5 years ago. East of the residential, that gate was always closed. Ken Garff made the agreement with the person who previously owned the property. When the car wash changed the zoning, it opened that gate. Would like to see both gates closed and no access on 1200.

Name: Deby

C: Ken Garff employee parking on 1200, own family can't park because spots are taken up by employees, would love to see no access on 1200. We have talked to Ken Garff in the past.

Name: Lucy

Q: Said that employees can technically park wherever because 1200 is owned by the city.

Name: Anne

Q: Can we put anything but a parking lot, Susan property and 10-15 tenants that would be sandwiched in between two parking lots. Build more apartments there, or office, or anything but parking. Very worried about traffic, wants to keep it residential

A: Alternatives like apartments would increase traffic, parking lots are one of the lowest impact options for traffic.

Name: Stuart

Q: what would it do to property values. Lucy says it is illegal to drop their property value, and that it is a constitutional issue to lose property interest. Suing would delay everything.

Name: Lucy

Q: Is there any evaluation on how it would affect housing values, it would leave this tiny section, Ken Garff has waited 18 years to buy property, worried it might extend west and they would purchase more property.

A: There would be a study conducted later.

Name: Cameron

Q: Would it be irregular for Ken Garff to put money into reducing traffic, or for the city to require Ken Garff to pay to reduce traffic? Are we aware of what that would be? Roundabouts get in the way and slow down traffic.

A: The city will likely have traffic impact analysis, if the results warrant something like light or round about, then that would happen.

Name: Eric

C: A roundabout would mean they can't get out of their driveways.

GC: A roundabout would not be good for 1200.

Name: Stuart

C: On the way to this meeting, it took 5 minutes to leave my driveway.

Name: Jeff

Q: This has always been a busy street, want something to reduce traffic.

A: A traffic study would be done to see current conditions and investigate the need for traffic reduction measures.

Name: Eric

Q: If done the city would need to provide a circular driveway.

A: A study would say what is warranted and the city would look at it after that, the city would make the call, most likely if it bumped up, it would be hard for the bus to go around a roundabout.

Name: Anne

Q: Is there a survey to get everyone's input aside from this meeting, traffic is a huge impact. UVU has a lot of students, get a lot of traffic to the mall, a lot of people avoid the park way, no streetlights to speak of.

Name: Stuart

Q: what would be the rendition of the site.

A: Showed site plan concept, it would be within these bounds, everything else isn't getting disturbed. None of the lots to west or east are changing.

Name: Lucy

Q: is the fence there showing.

A: There is the twenty foot landscape buffer and then the fence.

Name: Eric

Q: Area for Mazda owned by Ken Garff.

A: No, haven't seen an area owned by Ken Garff that wasn't labeled with Garff.

Name: Lucy

Q: 20-foot buffer, will that be asphalt. For the driveway, how wide is that big enough for trucks.

A: Landscape buffer could be hardscape, rock, but will be landscape. Must be up to code. Less likely grass to conserve water. Currently showing 24 feet, big enough for trucks.

Name: Remington

Q: 24-foot berm would become turn lane, no way they could access and turn. Would have to cut in to make room for them to turn. If they are going west bound and need to turn, no good. Would stop signs turn to lights, any resident on that street would find a nightmare. Only one access for the apartments, so traffic would be bad, and they would be stuck.

A: traffic study would be done.

Name: Susan

C: There is less traffic on the east side.

Name: Issac

Q: Will you do the traffic study, will it be made public, when would we have it.

A: It will be made public, don't know when that would happen.

Raise of hands lets go in without access, parking with screen walls (8 foot brick wall) and keep the area pretty

- 12
- 4 opposed (would not want it even with those concessions)

Name: Stuart

C: 20-foot landscape, no access on 1200, with wall.

Name: Susan

C: Wants fence around her parking.

Name: Jeff

C: wants the original gate shut.

Name: Lucy

Q: Can we do something about car alarms.

A: We will bring up comments like truck parking, car alarms, and test driving on 1200 either way the project goes.

Name: Danette

Q: If there is not an access on 1200 and that fence is closed, it will cut down on crime. There are kids that walk around that parking lot and hide out.

A: We will bring that up too, Ken Garff will probably also be interested in a reduction on crime.

Name: Gary

Q: If they put up lights, can we get shields and screens even if the lights are scattered or not.

A: The wall, city code, and the photometric team will take care of that, the code is good, and it would be a balance between a safely lit parking lot and a dark space for residents. Lit parking lot can also stop an increase in crime.

Name: Jennifer

C: also seconds the worry about keeping lighting screened.

Name: Jeremy with Utah Housing Authority

C: Overall, in favor of the development but would like to work with them as a neighbor on the following items if we can:

- Drive to the East is preferred, away from the senior living. Don't want multiple access because seniors will be walking on the sidewalk along that road.
- Lighting at night is preferred not to shine to west neighbors but also don't want a dark lot
- Water from landscaping – prefer least amount of water and landscape as their buildings are low and they don't want water on their property.