



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
April 16, 2025

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

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

1 General Plan Update: Land Use Element Draft

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 **Meeting Minutes, March 19th, 2025**
 - 3.2 **Meeting Minutes, April 2nd, 2025**
 - 3.3 **Apple Pointe - Preliminary Plat - Located generally at 230 East 2000 South**
 - 3.4 **Bishop Estates - Preliminary Plat - Located generally at 526 N 400 East**
 - 3.5 **Orem Center For Change - Preliminary Plat - Located generally at 1748 N State Street**
 - 3.6 **Shallenberger - Preliminary Plat - Located generally at 1331 S. 1000 East**
 - 3.7 **Sunflower Dunes - Preliminary Plat - Located generally at 1450 S. 360 West**
4. ACTION ITEMS AND PUBLIC HEARINGS
 - 4.1 **Neighborhood Meeting Text Amendment - Continued from 3/19/2025**
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

1. INTRODUCTION

Family City USA

The City of Orem was founded in 1919, named in honor of Walter C. Orem, a prominent figure in the Utah railroad industry who founded the 'Orem Line' of the first Utah electric railroad. Initially called the "Provo Bench", the City was known for its fertile orchards and farmlands. Orem has evolved from its agricultural roots into a vibrant and thriving city, and the commercial hub of Utah County. In recent years, Orem has earned accolades as one of the best places to live and raise a family. As Orem plans to manage future growth and development, the General Plan will provide a framework for evaluating and understanding proposed changes and will help Orem continue to be "Family City USA."

History Overview

The need for a reliable water system led to Orem's incorporation, with residents issuing bonds to address the area's water shortage. Unlike many Utah towns, Orem developed through homesteads along major roads rather than clustered city blocks. Cultural growth in Orem was significantly influenced by the Sharon Community Educational and Recreational Association (SCERA), established in 1933, which fostered a strong sense of community. SCERA and the City maintain strong ties which support the community's deep commitment to culture and the arts. The construction of the Geneva Steel plant in the 1940s spurred industrial growth on the west side, transforming Orem from an agricultural community to an employment hub. The plant operated until the early 2000s and is now part of a redevelopment project in Vineyard City. The school that would grow to become Utah Valley University was founded in 1941. Today, UVU has the largest student population in the State of Utah. In 1946, the city's zoning ordinance designated the entire State Street corridor for commercial use, attracting numerous businesses and setting the City on a path to become the commercial center of Utah County. As commercial and industrial growth continued, it expanded to include a significant technology sector, starting with the founding of the WordPerfect Corporation. Orem has been and continues to be a place where things come together. For more detailed history, please see Appendix A.

Structure of the Plan

The Orem General Plan serves as the City's official guide for growth, development, conservation, and land use. The General Plan helps to provide consistency to land use decision making: while it avoids designating specific locations for developments, it establishes overarching policies and procedures that ensure informed decision making over time. The plan includes the following elements:

1. **Introduction:** Details the plan's purpose and provides a brief historical overview of Orem.
2. **Land Use:** Strategies for balanced, orderly development.
3. **Redevelopment:** Plans and programs to address historic preservation, redevelopment of land including housing sites, business sites, industrial sites and public building sites.

4. **Economics:** Economic goals to strengthen the City's commercial base by attracting businesses, supporting local enterprises, creating employment opportunities, and fostering innovation and long-term prosperity.
5. **Transportation:** Plans for current and future transportation needs, including active transportation and public transit.
6. **Water Use and Conservation:** Assesses the impact of permitted development on water demand and infrastructure while identifying strategies to optimize water use.
7. **Housing:** Analysis of demographic trends and strategies to facilitate affordable housing options and promote owner-occupancy.
8. **Parks & Recreation:** Strategies and plans for Parks, Recreation, Trails, and Open Space.
9. **Public Services:** Overview of public infrastructure needs, community services, public safety, and impact fees.
10. **Urban Design:** Strategies for shaping the city's urban landscape and infrastructure.
11. **Appendix:** Expanded chapters of history, maps, documents, additional data and referenced plans.

Key Priorities and Strategies

The City's goals and priorities are centered around the preservation and furtherance of development that promotes Orem as *Family City USA*, while improving quality of life. The General Plan will promote these priorities with a focus on redevelopment, economic vitality, efficient transportation, water management, the promotion of owner-occupied housing, enhanced parks and recreation, robust and sustainable public services, and thoughtful consideration of architecture and streetscapes. Orem is committed to creating a thriving community while preserving the character of existing neighborhoods. Within the various elements of the Plan, the following areas of focus will be highlighted, and goals and objectives will aim to support them:

Safe and Livable Neighborhoods. As Family City USA, neighborhoods are at the heart of Orem City. To promote safe and livable neighborhoods, the City intends to:

- Regulate short term rentals (STRs) to assure the peaceful enjoyment and family-friendly atmosphere of residential neighborhoods.
- Promote targeted approaches to owner occupancy in 60% of all residential units and to create a balanced mix of housing options that promotes owner occupancy.
- Make timely updates to the General Plan and the Housing Element to assure strong connections and communication between the City Leadership, City Staff, and Orem citizens.

- Plan for the development of the HeArt of Downtown to create an arts and entertainment district between the SCERA and the City Center.

Thriving and Balanced Business Environment. Orem City has a strong economic foundation, and recognizes the importance of protecting and enhancing the environment that has allowed it to thrive. The City will seek opportunities to allow the business community to evolve and grow stronger by:

- Creating opportunities for local and smaller businesses to locate and grow in Orem, exploring incubator space opportunities, business development programs, and commercial development plans that complement the areas in which they are located.
- Fostering connections with Utah Valley University to create an environment of commercial innovation in Orem.

Dependable Infrastructure. Infrastructure is crucial to the planning of the City. Orem is committed to investments in infrastructure that support by:

- Supporting timely updates to the Master Transportation Plan and prioritizing traffic solutions for existing neighborhoods and business rather than for pass-through commuters.
- Including in-depth reviews of the impacts of proposed development to existing public infrastructure.
- Supporting efforts to improve the connection and availability of trails, public transit, and active transportation options in Orem.
- Defining and expanding Orem's trail system through the implementation of the Orem Parks, Recreation, Trails, and Open Space Master Plan.
- Adopting an Active Transportation Master Plan.
- Continuing efforts for responsible water use in new-build and redevelopment projects.
- Studying the feasibility of implementing requirements for Low Impact Development (LID) techniques and systems in site planning and development.

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
March 19th, 2025

The following items are discussed in these minutes:

• **CONSENT AGENDA ITEMS – All items approved:**

- **3.1 Minutes** – Review and Approve the Minutes from the March 5, 2025 Meeting – Approved

• **ACTION AND PUBLIC HEARING ITEMS:**

- **4.1 PUBLIC HEARING** – Whitestone Estates – Ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the Open Space (OS5) Zone to the Single Family Residential (R8) Zone
- **4.2 PUBLIC HEARING**, continued from March 5, 2025 – Ordinance amending Articles 22-14-20(1) and 22-1-5(G) modifying requirements for the conduct of neighborhood meetings in advance of applications to the Planning Commission.

A recording of the meeting can be accessed at [https://www.youtube.com/live/-10G3YiR1Fc?](https://www.youtube.com/live/-10G3YiR1Fc?si=ieZ10HJG4b7jiCb-)

[si=ieZ10HJG4b7jiCb-](https://www.youtube.com/live/-10G3YiR1Fc?si=ieZ10HJG4b7jiCb-).

WORK SESSION

Place: Orem City Council Chambers

At **4:39 p.m.** Chair Komen called the Work Session to order.

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

Those excused:

1. **General Plan Update:** Staff outlined the general plan timeline and presented the Introduction/Executive Summary, Land use sections for Commissioner discussion.
2. **Discussion of Changes to the Home Occupation Business License Regulations:** Postponed.

The work session concluded at 5:25 PM in preparation for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At **5:34 p.m.** Chair Komen called the Planning Commission meeting to order. Britton Runolfson offered the invocation.

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

Those excused:

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 posed. Chair Komen requested a motion on the Consent Agenda, which contains the following items:

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

DRAFT Planning Commission minutes for March 19, 2025

3.1 Review and Approve Minutes from the March 19th, 2025 Meeting

Britton Runolfson motioned to approve the Consent Agenda. Rod Erickson seconded the motion. The motion passed unanimously.

Agenda Item 4, Action Items and Public Hearings

4.1 PUBLIC HEARING – Whitestone Estates – Ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the Open Space (OS5) Zone to the Single Family Residential (R8) Zone (approximately 14.01 acres).



Chair Komen asked Staff Member Jared Hall to introduce item 4.1

Item 4.1 is a request to rezone approximately 14.01 acres located at approximately 710 West 2000 South from the OS5 (Open Space) zone to the R8 (Single-Family Residential) zone.

The concept plan includes a 53-lot single-family subdivision with all lots exceeding the 8,000 sq. ft. minimum. The plan shows public roads, stubs, and typical subdivision features. No civil engineering has been completed.

Staff noted that the OS5 zone allows single-family homes on 5-acre lots, while the R8 zone allows them on 8,000 sq. ft. lots. Staff also confirmed that a trail is required through the area per the City's Transportation Plan.

Chair Komen asked if the Commission had questions for Staff. Commissioners asked questions about the trail alignment, zoning differences, and permitted uses.

Chair Komen invited the applicants to speak. The applicant's representative stated the concept plan includes only single-family homes—no townhomes or multifamily—based on community feedback.

Chair Komen opened the meeting to Public Hearing. Below is a list of the individuals that spoke and a summary of their comments.

Linda Brown – Neighbor.

Opposed the rezone due to proximity to active rail lines and anticipated traffic and street parking impacts. Expressed concern for public safety and loss of open space.

Linda Olsen (on behalf of Carolyn Hargraves, Utah Department of Agriculture & Food).

Opposed the rezone and emphasized the agricultural, economic, and community value of Wilkerson Farm, warning against permanent loss of prime farmland.

James Brown – Neighbor.

Opposed the rezone citing safety issues for children, proximity to freight trains, and incompatibility with the surrounding area.

Helena Kleinlen – Resident.

Opposed the rezone, referencing House Bill 371 and advocating for agricultural conservation easements to preserve the land.

John Cheney – Resident.

Emphasized the economic and environmental value of local agriculture and requested preservation of the farm.

Jennifer Young – Resident.

Voiced concerns about stewardship and green space, citing the Church of Jesus Christ of Latter-day Saints' agricultural land acquisitions for self-reliance.

Romee Allen – Resident.

Shared personal and family experiences with Wilkerson Farm and urged its preservation for future generations.

John Bennion – Conserve Utah Valley.

Opposed the rezone due to the site's agricultural productivity, soil quality, and community value.

John Porter – Neighbor.

Opposed the rezone, citing high Orem population density, traffic congestion, and loss of open space. Suggested conditions be added if Council considers approval.

Heather Fry – Resident.

Advocated for food security and preserving Orem's agricultural identity over additional residential development.

Brook Peterson – Resident.

Cited benefits of local farming, ecological value, and recreation use of the farm, asking the Commission to protect the land.

Leanne Swanson – Resident.

Opposed the rezone due to traffic, safety, and proximity to rail lines.

Truman VanCott – Resident.

Urged the Commission to follow the General Plan and avoid high-density development near rail lines, referencing Vineyard as a cautionary example.

Pamela Moose – Resident.

Raised concerns about pedestrian safety and the lack of safe crossings on 2000 South.

Sheri Fong – Resident.

Spoke about traffic impacts from both the proposed development and the gas station project nearby, asking for equitable treatment for Southwest Orem.

Connie Porter – Resident.

Opposed the project due to traffic concerns and the need for open space and family recreation areas.

Chair Komen closed the Public Hearing Session at about 6:15 P.M.

Chair Komen invited the applicant back up and asked if the Commissioners had any further questions for him.

Haysam Sakar asked how long the applicant had owned the property. The applicant explained they were under contract but had not yet purchased the site, as the sale was contingent on the rezone.

Jim Hawkes asked whether the applicant had purchased the Provo-side property. The applicant confirmed they had acquired the 10-acre parcel south of 2000 South, approved for 30 single-family homes.

Referencing earlier proposals, Jim Hawkes noted the original plan included townhomes and R6 zoning, which had drawn community opposition. He acknowledged the revisions but emphasized that R8 was still a significant shift from Open Space. He voiced concerns about approving a rezone without more information on traffic, safety, and environmental impacts.

Rod Erickson brought up train safety. The applicant said no safety measures had been planned yet for the Orem side but noted they had coordinated with UTA on the Provo side and expected a similar process. They anticipated fencing and sidewalk termination would be addressed in that review.

Jim Hawkes inquired about train schedules. The applicant confirmed the regular presence of FrontRunner trains, including early morning and evening traffic. They also noted that trains occasionally block the 2000 South crossing for extended periods.

Jim Hawkes raised follow-up concerns about how vehicles would circulate during those stoppages, especially for drivers caught between the crossing and Geneva Road. The applicant acknowledged the issue and expressed willingness to consider fencing, signage, and rerouting solutions during Site Plan review.

Jim Hawkes also voiced concern about losing farmland, calling the Orem parcel a rare and valuable agricultural space. The applicant responded that the Wilkerson Farm lease had ended, and the landowner had opted not to continue

agritourism or farming operations.

Chair Komen asked if the Commission would like to reopen the public hearing, and Commissioners said yes.

Chair Komen reopened the meeting to Public Hearing. Below is a list of the individuals that spoke and a summary of their comments.

Sheri Fong – Resident.

Ms. Fong stated that several neighbors had expressed interest in purchasing the land at its current OS5 zoning and noted that a resident present had attempted to contact the landowner about this option.

James Brown – Resident.

Mr. Brown reported efforts to assemble funding to purchase the property but said those efforts had been declined by the landowner and current prospective buyers. He expressed that community members had offered to make the developers whole financially but were not given a target amount. He stated the farm had previously gone through a similar rezone effort and voiced frustration at repeated dismissal of community alternatives. In response to Commissioner questions, Mr. Brown confirmed the land was purchased in 2015 and zoned OS5 at the time.

Helena Kleinlen – Resident.

Ms. Kleinlen stated that the Wilkersons were not seeking replacement land for agriculture due to the rarity of the soil on the current site. She noted that while more land would become available for housing along Lakeview Parkway, the proposed site was uniquely suited for farming.

John Cheney – Resident.

Mr. Cheney reiterated the value of the agritainment provided by Wilkerson Farm and emphasized that it was the last location of its kind in the Provo-Orem area.

Chair Komen closed the Public Hearing at about 6:32.

City Attorney Gary McGinn advised that, as the hearing had been reopened, the applicant must be given the opportunity to respond.

Applicant Representative declined to offer further comments and confirmed that the Wilkerson Farm lease had been terminated and the owner had no plans to renew it.

Commissioner Mike Carpenter stated that the city needed diverse land uses and criticized ongoing reductions in agricultural zoning. He highlighted the site's proximity to industrial land and train tracks as additional concerns and called for preserving food-growing capacity within the city.

Jim Hawkes acknowledged public concerns about Wilkerson Farm and noted national issues of agricultural overproduction. He expressed concern about safety and traffic impacts and concluded that the proposed rezone was not a good fit.

Haysam Sakar emphasized the need for a clearer General Plan before making further rezoning decisions and supported a temporary moratorium on changes.

Rod Erickson expressed concern about losing agricultural land but also emphasized property rights. He noted the land was purchased as OS5, but questioned whether it's fair to block any future changes. He pointed out that the Provo side has already been approved for development and said the effort to preserve the farm may be too late. He stated he wasn't eager to see the land developed but was unsure whether denying the rezone would achieve meaningful preservation.

Britton Runolfson stated the Planning Commission's role was to make zoning-based recommendations and affirmed that the land had been intentionally zoned as OS5.

Commissioner Britton Runolfson made a motion to forward a negative recommendation on the proposed rezone from OS5 to R8. Mike Carpenter seconded the motion.

Rod Erickson and Haysam Sakar stating they would have preferred to continue the item.

Chair Komen stated that this decision comes down to values and long-term land use priorities for Orem. She emphasized that once farmland is gone, it's gone forever. While the property owner has requested a rezone, the Commission's role is to decide whether that change is appropriate at this time.

Chair Komen called for a vote.

PC Action: Britton Runolfson made a motion to forward a negative recommendation on the proposed rezone from OS5 to R8. Mike Carpenter seconded the motion.

Those voting Yes: Britton Runolfson, Jim Hawkes, Mike Carpenter, Gerald Crimson, Madeline Komen

Those voting No: Rod Erickson
Those abstaining: Haysam Sakar

The motion passed 5–1, with 1 abstention. A negative recommendation will be forwarded to the City Council.

Chair Komen called a short recess before proceeding with the agenda.

4.2 PUBLIC HEARING, continued from March 5, 2025 – Ordinance amending Articles 22-14-20(I) and 22-1-5(G) modifying requirements for the conduct of neighborhood meetings in advance of applications to the Planning Commission.

Jared Hall presented the item, explaining that the proposed ordinance would amend sections of the zoning code that govern how neighborhood meetings are conducted prior to an applicant submitting materials to the Planning Commission.

Mr. Hall reviewed prior discussions and noted the proposal includes provisions such as prohibiting neighborhood meetings on the same night as City Council or Planning Commission meetings, requiring templates for meeting minutes, and providing simple rosters for attendees to write brief comments. The Commission also discussed whether to include comment cards.

Commissioners expressed concern about accountability and civility at neighborhood meetings. Commissioner Britton Runolfson described a recent meeting for the Wilkerson Farm project as lacking civility and suggested recording meetings and posting them online. Other commissioners agreed that better behavior might result from knowing a meeting would be public. Commissioner Haysam Sakar questioned the overall purpose of neighborhood meetings and whether they are legally required. Jared Hall confirmed that the meetings are required only by Orem's ordinance, not by state law.

The Commission discussed the need for residents to have clear opportunities to comment, even if they cannot attend a meeting. They supported including instructions on notices with staff contact information and options to email or leave voicemails. Staff confirmed this could be implemented.

Mr. Hall presented a draft template for neighborhood meeting notices, which includes a project description, a vicinity map, applicant contact information, and space for a concept plan. Commissioners expressed support for the template and discussed the possibility of increasing the required mailing radius for notice distribution. Following the discussion, the group reached a general consensus to require a 2,000-foot radius for zone change applications, a 1,000-foot radius for commercial developments, and to maintain a 500-foot radius for minor subdivisions and lot adjustments.

The Commission expressed support for aligning neighborhood meeting notice distances with public hearing notices, which are governed under a separate ordinance section.

Gerald Crimson raised the example of University Mall to show how large-scale commercial projects affect a broad area. Commissioners agreed that greater distances are justified for such projects.

Mr. Hall stated that based on the feedback received, he would make final changes and return with a revised draft.

PC Action: Mike Carpenter moved to continue the item to the April 16th, 2025 meeting. Haysam Sakar seconded the motion. The motion passed unanimously

Closing Comments: Gary McGinn provided an update on the upcoming open house for the new City Hall (tentatively scheduled for April 27 or 28) and announced a joint Planning Commission and City Council work session tentatively scheduled for May 13, 2025.

Adjournment: Chair Komen called for a motion to adjourn. Vice Chair Carpenter motioned to adjourn; Rod Erickson seconded the motion. The motion passed unanimously, and the Regular Session adjourned at 6:51 PM.

Reviewed and Approved:

1. INTRODUCTION

Family City USA

Founded in 1919 and named after Walter C. Orem, the City was initially known for its fertile orchards and farmlands. Originally called “Provo Bench”, Orem has evolved from its agricultural roots into a vibrant and thriving city, and the commercial hub of Utah County. Meanwhile, Orem has earned accolades as one of the best places to live and raise a family. As Orem plans to manage growth and development, the General Plan will provide a framework for evaluating and understanding proposed changes and will help Orem continue to be “Family City USA.”

History Overview

The need for a reliable water system led to Orem's incorporation, with residents issuing bonds to address the area's water shortage. Unlike many Utah towns, Orem developed through homesteads along major roads rather than clustered city blocks. The construction of the Geneva Steel plant in the 1940s spurred industrial growth on the west side, transforming Orem from an agricultural community to an employment hub. The plant operated until the early 2000s and is now part of a redevelopment project in Vineyard City. Cultural growth in Orem was significantly influenced by the Sharon Community Educational and Recreational Association (SCERA), established in 1933, which fostered a strong sense of community and inspired other cultural organizations like the Hale Centre Theatre. Orem became the commercial center of Utah County, thanks to the State Street retail corridor and significant population growth. The city's zoning ordinance in 1946 designated the entire State Street corridor for commercial use, attracting numerous businesses. For more detailed history, please see Appendix A.

Structure of the Plan

The Orem General Plan serves as the City's official guide for growth, development, conservation, and land use. The General Plan helps to provide consistency to land use decision making: while it avoids designating specific locations for developments, it establishes overarching policies and procedures that ensure informed decision making over time. Required by the Utah Municipal Land Use, Development, and Management Act (LUDMA), the General Plan is arranged in elements. The plan includes mandatory elements for land use, transportation, and moderate-income housing, with room for additional elements tailored to the City's needs. The plan includes the following elements:

1. **Introduction:** Details the plan's purpose and provides a brief historical overview of Orem.
2. **Land Use:** Strategies for balanced, orderly development.
3. **Redevelopment:** Plans and programs to address historic preservation, redevelopment of land including housing sites, business sites, industrial sites and public building sites.

- Promote events to foster a sense of connectedness and engagement in the community.
- Enhance pedestrian connections around the City Center, Library Hall, and City Park to improve safety during large public events.

Community Focused Government. The City is focused on providing government services that promote the community. Some of the implementation strategies for this priority include:

- Seek to align City Staff and the Mayor and Municipal Council with the residents of the City of Orem.
- Foster transparency and openness in City operations.
- Promote community involvement.
- Seek opportunities for the community to come together through activities and service.

Thriving and Balanced Business Environment. Orem City enjoys a strong economic foundation, and recognizes the importance of protecting and enhancing the environment that has allowed it to thrive. The city will seek opportunities to allow the business community to evolve and grow stronger. Some of the implementation strategies for this priority include:

- Seek opportunities to strengthen the Orem Business Alliance.
- Create opportunities for local and smaller businesses to locate and grow in Orem, exploring incubator space opportunities, business development programs, and commercial development plans that complement the areas in which they are located.
- Streamline the business license application process while strengthening the rigor of the review.
- Foster connections with Utah Valley University that will create an environment of commercial innovation in Orem.

Dependable Infrastructure. Infrastructure is crucial to the planning of the City. Orem is committed to investments in infrastructure that supports the City's goals for the future. Some of the implementation strategies for this priority include:

- Support timely updates to the Master Transportation Plan prioritizing traffic solutions for existing neighborhoods and business rather than for pass-through commuters.
- Include in-depth review of the impacts to existing public infrastructure of proposed development.
- Provide more effective connections to improve both the residential and business communities. Support efforts to improve the connection and availability of trails, public, and active transportation options in Orem.
- Defining and expanding Orem's trail system through the implementation of the Orem Parks, Recreation, Trails, and Open Space Master Plan.
- Pursue the adoption of an Active Transportation Master Plan.
- Continue efforts to reduce water consumption in new-build and redevelopment projects.
- Study the feasibility of implementing requirements for Low Impact Development (LID) techniques and systems in site planning and development.

33 CITIES IN UTAH COUNTY

City	Pop. Rank	2024 Pop.	2020 Pop.	Density (/mi ²)	Area (mi ²)	Type
Alpine	18	10,308	10,268	1,297	7.9	City
American Fork	7	40,215	33,550	3,543	11.3	City
Benjamin	26	798	886	93	8.5	CDP
Bluffdale	12	19,665	17,364	1,770	11.1	City
Cedar Fort	29	414	426	19	21.3	Town
Cedar Hills	19	9,732	10,003	3,570	2.7	City
Eagle Mountain	4	61,037	44,616	1,196	51.0	City
Elberta	30	321	318	289	1.1	CDP
Elk Ridge	20	4,989	4,732	1,706	2.9	City
Fairfield	32	155	162	6	26.1	Town
Genola	21	1,629	1,551	118	13.8	Town
Goshen	25	965	976	1,168	0.8	Town
Highland	11	20,496	19,380	2,360	8.7	City
Hobble Creek	31	264	174	123	2.1	CDP
Lake Shore	23	1,305	1,020	190	6.9	CDP
Lehi	2	94,684	76,854	3,121	30.3	City
Lindon	16	11,817	11,485	1,415	8.4	City
Mapleton	15	14,487	11,466	1,086	13.3	City
Orem	3	94,548	98,432	5,079	18.6	City
Palmyra	27	620	551	93	6.6	CDP
Payson	10	24,969	21,307	1,897	13.2	City
Pleasant Grove	8	37,146	37,738	4,042	9.2	City
Provo	1	112,756	115,103	2,704	41.7	City
Salem	17	11,171	9,386	924	12.1	City
Santaquin	13	18,742	13,901	1,777	10.5	City
Saratoga Springs	5	57,278	38,294	2,454	23.3	City
Spanish Fork	6	46,492	42,750	2,770	16.8	City
Spring Lake	28	527	470	322	1.6	CDP
Springville	9	35,516	35,334	2,471	14.4	City
Sundance	33	55	28	39	1.4	CDP
Vineyard	14	15,030	12,908	3,111	4.8	CDP
Woodland Hills	22	1,583	1,535	616	2.6	City

ITEM 4.1 Planning Commission 3-19-25 PUBLIC HEARING – Whitestone Estates, Rezone

Proposed alternative motions suggested by John M. Porter (citizen):

(Motion / or AMENDED motion of APPROVAL)

“I move (or I move to amend the motion) that the Planning Commission forward a recommendation of APPROVAL to the City Council for the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the Open Space (OS5) Zone to the Single Family Residential (R8) Zone (approximately 14.01 acres), subject to the following recommended conditions:

1. Developer to install traffic signal controls at 750 West (developer’s responsibility to obtain approval from Provo);
2. Developer to install pedestrian crosswalks at intersections on 2000 South;
3. 700 West to be right in / right out ONLY.

(Motion / or AMENDED motion of DENIAL)

“I move (or I move to amend the motion) that the Planning Commission forward a recommendation of DENIAL to the City Council for the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the Open Space (OS5) Zone to the Single Family Residential (R8) Zone (approximately 14.01 acres), subject to the following recommended conditions in the event the City Council does not choose to follow the recommendation of the Planning Commission:

1. Developer to install traffic signal controls at 750 West (developer’s responsibility to obtain approval from Provo);
2. Developer to install pedestrian crosswalks at intersections on 2000 South;
3. 700 West to be right in / right out ONLY.

CHECK WITH LEGAL COUNSEL TO DETERMINE IF THE BELOW LANGUAGE IS ACCURATE:

ROBERT’S RULES OF ORDER provides that after the main motion is made, seconded and is being discussed, a member can move to amend the language of the main motion. The motion to amend requires a second, a discussion, and a majority vote. If the amendment is approved, the main motion *as amended* is voted on. If the amendment is not approved, the main motion, without change, is voted on.

DRAFT CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
April 2, 2025

The following items are discussed in these minutes:

- **Work Session – Discussion of General Plan Intro and Beginning of Land Use Section**

A recording of the meeting can be accessed at:

<https://www.youtube.com/watch?v=FP3ds99nJeA>

WORK SESSION

Place: Orem City Council Chambers

At **4:34 p.m.** Chair Komen called the Work Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James (Jim) Hawkes, Madeline Komen, Haysam Sakar and Britton Runolfson, Planning Commission Members; Jared Hall, Planning Division Manager; Grace Bjarnson Associate Planner; Grant Allen and Matthew Taylor Senior Planners.

1. **General Plan Discussion:** Staff and Commissioners discussed the General Plan Introduction, Guiding Principles, and Land Use Sections.

Jared Hall led the discussion about the Introduction portion of the General Plan with the Planning Commission (PC). The General Plan is being created by Grant Allen, Jared Hall and AI. They have been reworking the introduction taking into consideration PC comments. Jared will make the draft available for PC to see and make comments on.

- Grant discussed that the PC could recommend items that should be in the extended history in the appendix.
- Priority Strategies for General Plan were pulled from City Counsel Strategies. The areas of focus can change.
- Chair Komen and other commissioners expressed that many of the priorities were not needed or not relevant to PC and the General Plan.
- PC provided comments on Introduction portion.
- Commissioner Sakar commented about the state street plan image in the Current General Plan. State street requirements have caused issues for businesses and developers. He is focused on property rights and transportation. Moving forward he asks that PC consider how the design of area will affect the landowner.
- PC Expressed concerns about getting feedback from the public during this process. It was suggested that a notice about the General Plan be placed in the utility bill and in the city newspaper.

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

- PC asked for more data about water, power, population, etc. to make more informed decisions. They acknowledged that all info may not be exact, and that assumptions about certain data are inevitable. Assumptions should be clearly articulated in the General Plan so that if the data changes or more accurate data is discovered, adjustments to the strategy can be made.

Guiding Principles Discussion:

- PC expressed feedback on the Guiding Principles section.
- PC expressed that economic issues should be addressed with conservation and other planning issues.
- PC expressed a desire to focus on improving short term rentals and rental units. Rental units should be treated like business and fees should be charged. It should be regulated more closely. Owners should have obligations. Yearly relicensing could be required. Charge for fire inspections.
- PC expressed the need for more political will to enforce the code.
- PC interested in exploring opportunities to help neighborhoods improve their property,
- PC expressed the desire to focus on redevelopment and reinvestment in already built properties.

Land Use Discussion:

Jared Hall presented to PC the different land use categories.

Residential Land Use: Low density, medium density, high density.

- Commissioner Sakar expressed a willingness to open discussion about ADU's Prefab homes, and how to use small pieces of land.
- Chair Komen asked for a clearer understanding of the real density in each of the residential zones. This would create a standard for each zone.

Commercial Use: Several commercial zones.

- Discussed whether PC would like to create a new commercial zone or re-define current zones.
- PC wants Orem to be aware of Vineyard development when looking at commercial zones near the city border.

Industrial Use: Several different zones.

- PC considering looking at these zones to redefine or create new industrial zones.

Mixed Use:

- PC discussed the large amount of PD zones currently in Orem and whether some can be eliminated. Open to discussion of creating a mixed land-use for commercial/industrial combinations.

Annexation:

- Discussion on where possible annexation may occur. There are only a few options available.

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

DRAFT Planning Commission minutes for February 19, 2025

At **6:52 p.m.** Chair Komen adjourned the meeting.

Reviewed and Approved: Draft

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

 OREM Administrative	PLANNING COMMISSION April 16, 2025	Item 3.3
	APPLE POINTE SUBDIVISION 230 East 2000 South Preliminary Subdivision Approval 10 lots, R8 Zone	Prepared By: Jared Hall Applicant: Jeff Robison

Notices:

Posted in 2 public places.
Posted on City Webpage and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Low Density Residential

Zoning: **R8**

Total Acreage: **5.2**

Action:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST:

The applicant, Jeff Robison, requests preliminary approval for the proposed 10-lot single-family residential subdivision on property located generally at 230 East 2000 South in the R8 Zone, comprising 5.2 acres.

BACKGROUND:

The subject consists of three existing parcels, each with existing single-family homes. The applicant plans to remove the existing homes and re-subdivide the properties into ten new single-family lots. The subdivision proposal relies on the use of deep lot (flag lot) regulations from Article 17-8-1.

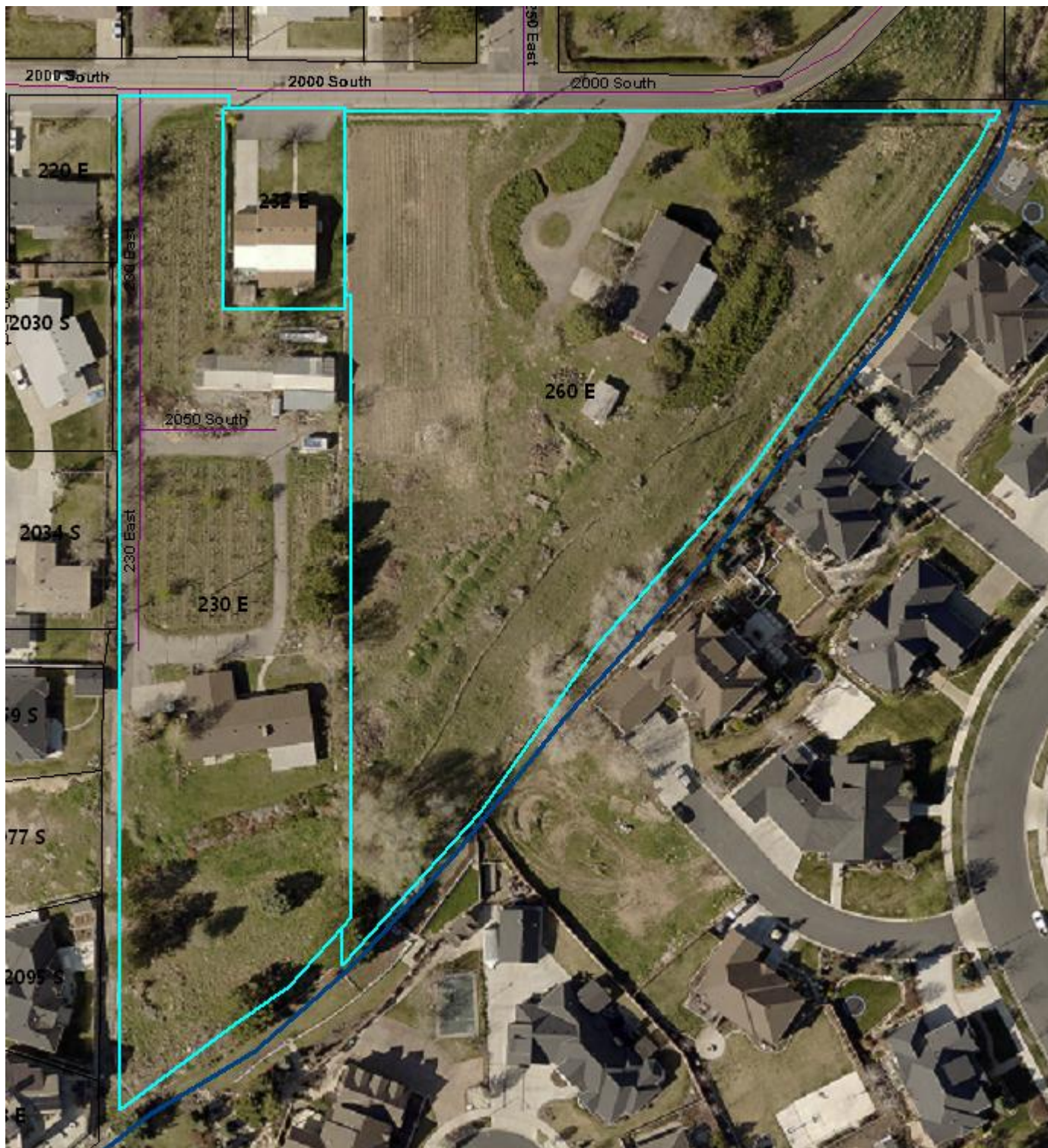
REVIEW: Staff has reviewed the preliminary subdivision plans for compliance with all deep lot requirements and found the proposal to comply.

Proposed Lots: Lots created under Article 17-8-1 must be a minimum of 110% of the minimum lot size of the zoning (R8, 8,000 ft²) which in this case is 10,000 ft². Proposed Lots 1-4 all have access to 2000 South and only need to meet the 8,000 ft² requirement. All proposed lots exceed the required minimums. See below.

	Required	Proposed
Lot 1	8,000 ft ²	9,600 ft ²
Lot 2	8,000 ft ²	9,600 ft ²
Lot 3	8,000 ft ²	11,093 ft ²
Lot 4	8,000 ft ²	26,091 ft ²
Lot 5	10,000 ft ²	24,897 ft ²
Lot 6	10,000 ft ²	21,360 ft ²
Lot 7	10,000 ft ²	29,892 ft ²
Lot 8	10,000 ft ²	48,617 ft ²
Lot 9	10,000 ft ²	16,126 ft ²
Lot 10	10,000 ft ²	21,318 ft ²

Access: Lots 1-4 have direct access along 2000 South. Lots 5, 6, 7, and 8 are accessed from a shared private lane running south from 2000 South between Lot 3 and Lot 4. This private lane is 26' wide as required by Article 17-8-1 for any drive serving more than two lots. It connects to another private drive, also running south from 2000 South along the west property line of Lot 1. This second private lane provides access to Lots 9 and 10, and meets the minimum required 20' width, because it only serves two lots. Emergency services has reviewed and approved the configuration of the access for the subdivision.

Apple Pointe – 230 East 2000 South



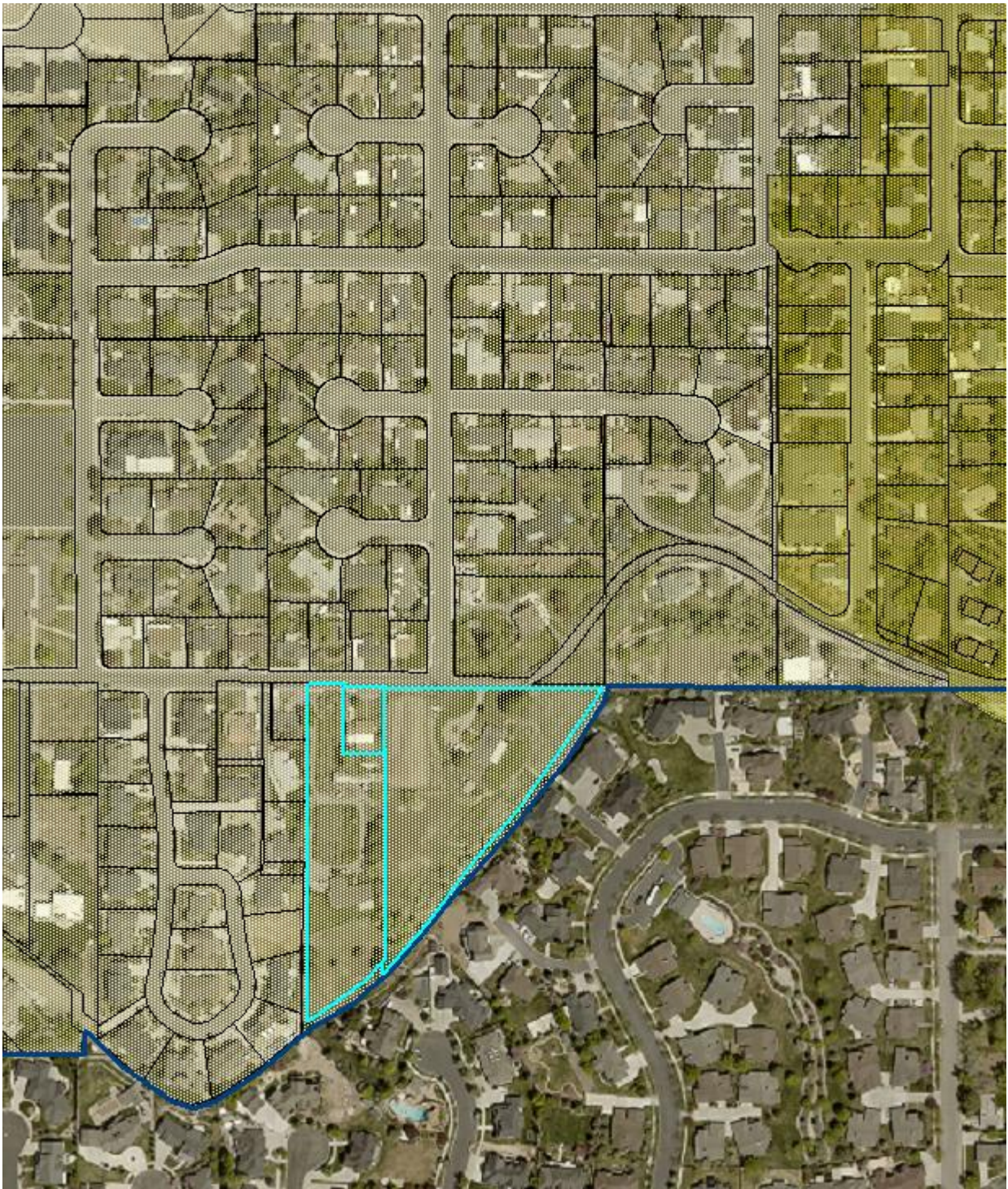
Vicinity Map

Zone: R8

Acres: Approximately 4.85 Acres



Apple Pointe – 230 East 2000 South



Zone Map

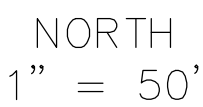
Zone: R8

Acres: Approximately 4.85 Acres

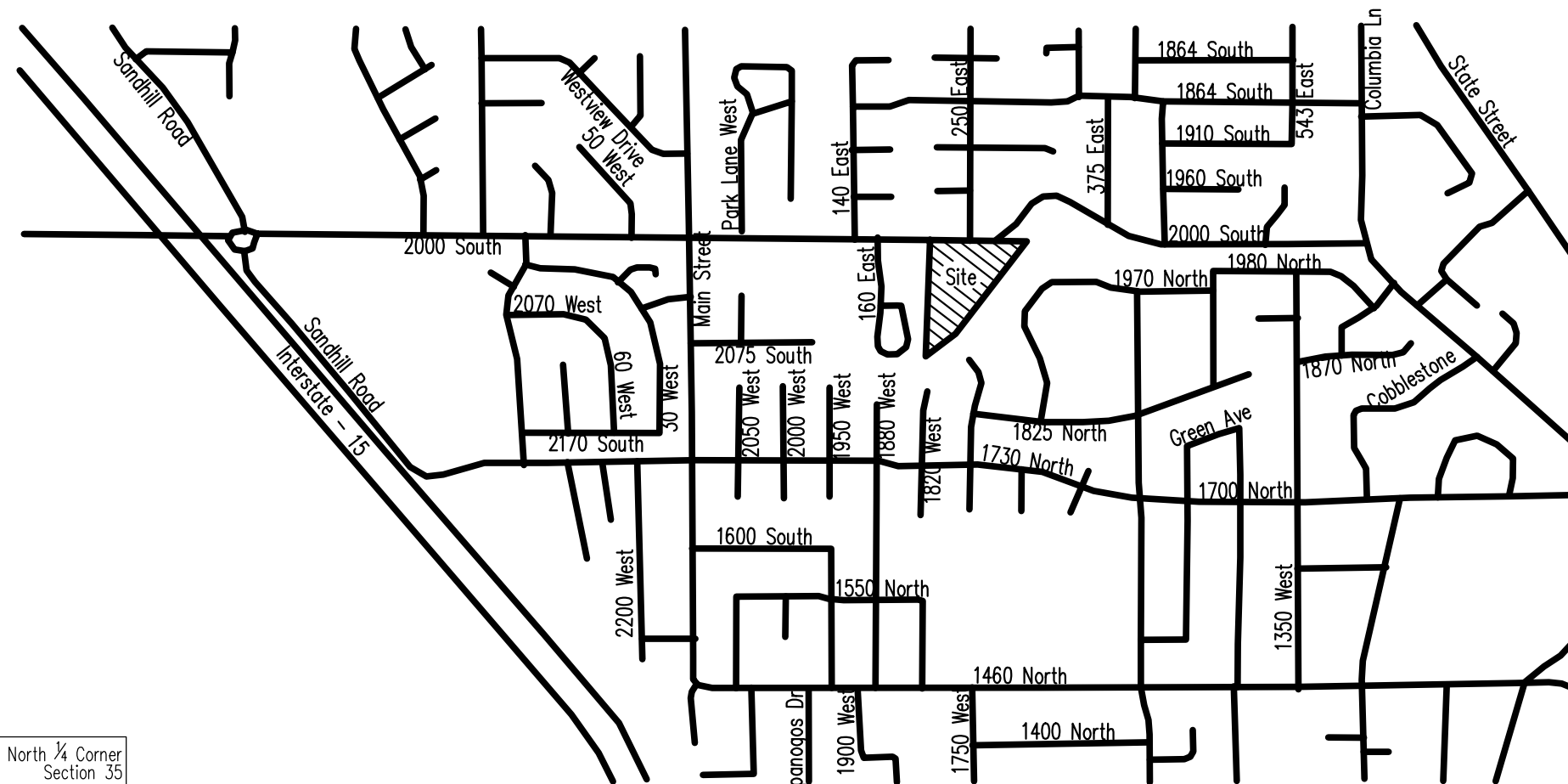


Apple Pointe – 230 East 2000 South, Orem Utah Current Street View

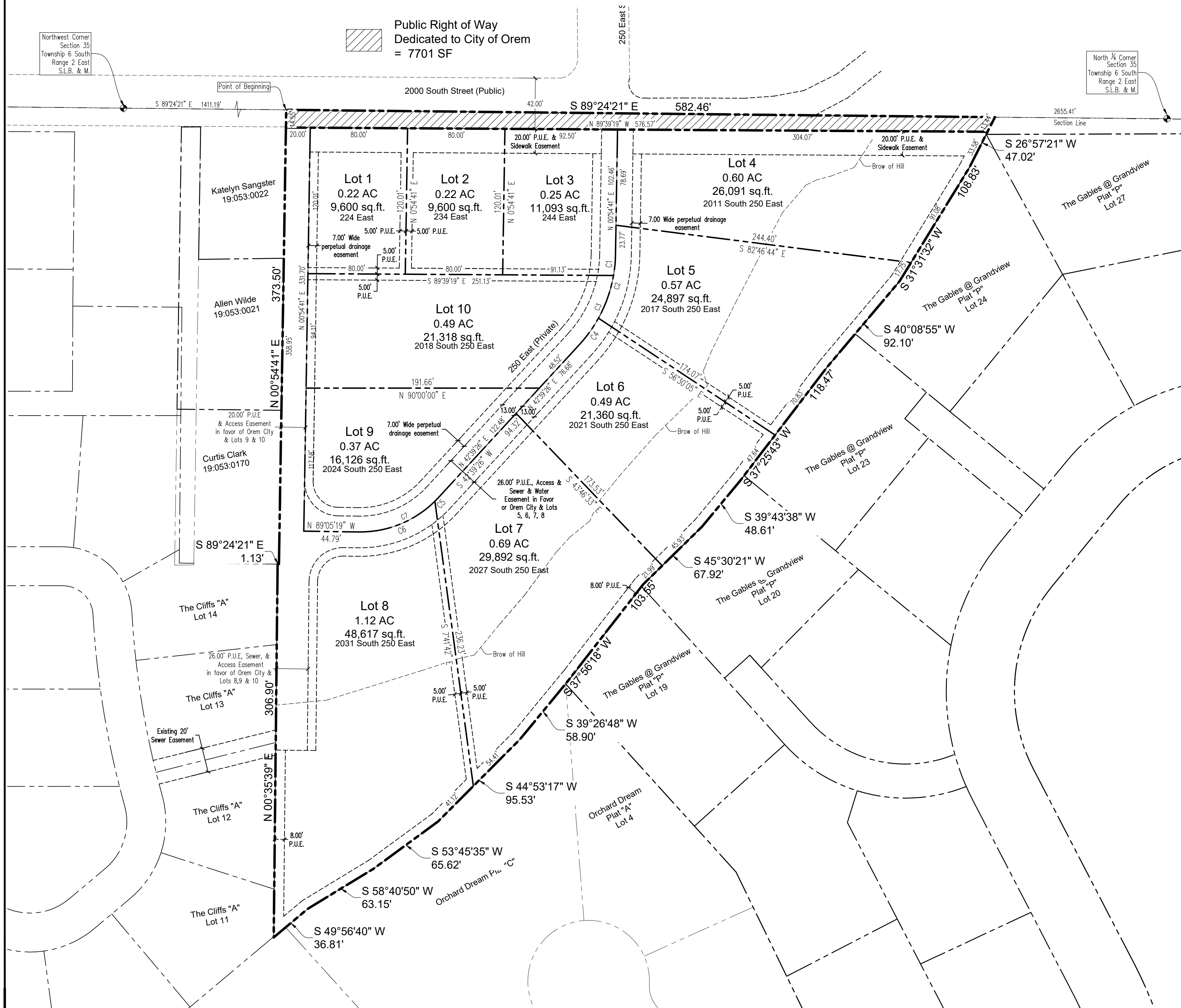




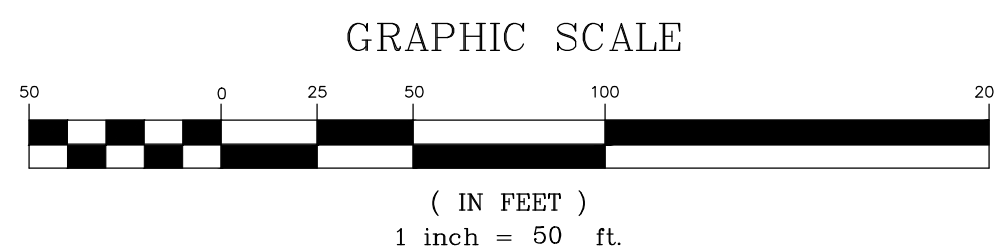
Located in the Northwest Quarter Section 35,
Township 6 South Range 2 East S.L.B&M.



Vicinity Map



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



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.

City Attorney

Date _____

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Commencing at a point located South 89°24'21" East along the Section line 1411.19 feet from the Northwest Corner of Section 35, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°24'21" East along said section line 582.46 feet; thence along The Cobles of Grandview Subdivision the following 7 courses: South 26°57'21" West 47.02 feet, South 31°31'32" West 108.83 feet, South 40°08'55" West 92.10 feet, South 30°15'15" West 108.83 feet, South 31°31'32" East 108.83 feet, South 26°57'21" East 47.02 feet, and South 26°57'21" West 47.02 feet; thence along Orchard Green Subdivision the following 5 courses: South 39°26'48" East 58.90 feet, South 44°53'17" West 95.53 feet, South 53°45'35" West 65.62 feet, South 58°40'50" West 63.15 feet, and South 49°56'40" West 36.81 feet; thence North 00°35'39" East along the Cliffs Subdivision 306.90 feet; thence South 89°24'21" East 1.13 feet; thence North 00°35'41" East 373.50 feet to the point of beginning.

Basis of Bearing = South 89°24'21" East along the Section Line NAD 27

Date _____

Sun

(See Seal Below)

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

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

RT260, LLC
Jeff Robison, Manage

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Jeff Robison, who represented that he is the Manager of the
RT260, LLC and has the authority to execute this instrument.

My Commission Number

Signed (a Notary Public Commissioned in Utah)

My Commission Expires 11/15/2015

Print name of Notary

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

Approved: _____ Attest: _____
City Engineer City Recorder

Approved: _____
Development Services Director

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

Plat " A "

Located in the Northwest Quarter Section 35,
Township 6 South Range 2 East S.L.B&M.

Subdivision

OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 50 Feet

Curve Data Table						
Curve	Radius	Length	Chord	Bearing	Delta	
C1	112.50'	17.63'	17.61'	N 52°42'02"E	8°38'42"	
C2	112.50'	55.04'	54.49'	N 14°55'39"E	28°01'57"	
C3	112.50'	64.34'	63.47'	N 26°16'24"E	32°46'03"	
C4	112.50'	26.93'	26.86'	N 35°45'02"E	13°42'48"	
C5	87.50'	4.08'	4.08'	N 43°59'33"E	2°40'14"	
C6	87.50'	69.61'	67.98'	N 68°01'10"E	45°35'01"	
C7	87.50'	73.69'	71.53'	N 66°47'04"E	48°15'15"	

	Planning Commission April 16, 2024	Item 3.4
	BISHOP ESTATES Preliminary approval for a three-lot subdivision on .96 acres in the R8 zone	Prepared By: Grace Bjarnson Applicant: Terry Bishop

Notices:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Posted at utah.gov/pmn

Site Information:

- General Plan Designation:
Low Density Residential
- Current Zone: **R8**
- Acreage: **.96 acres**

Action:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant, Terry Bishop, requests Preliminary Approval for the proposed Bishop Estates Subdivision located at 526 N 400 East in the R8 Zone and comprising .96 acres, or 41,803.2 ft².

BACKGROUND: The subject property is currently comprised of one parcel. An existing single-family home on the property currently sits next to 400 East and will stay. The intent of the proposed subdivision is to divide the parcel into three lots and continue 450 East through the property so that all lots have direct access to public streets. The surrounding land uses are largely single-family residential, and the majority are zoned R8.

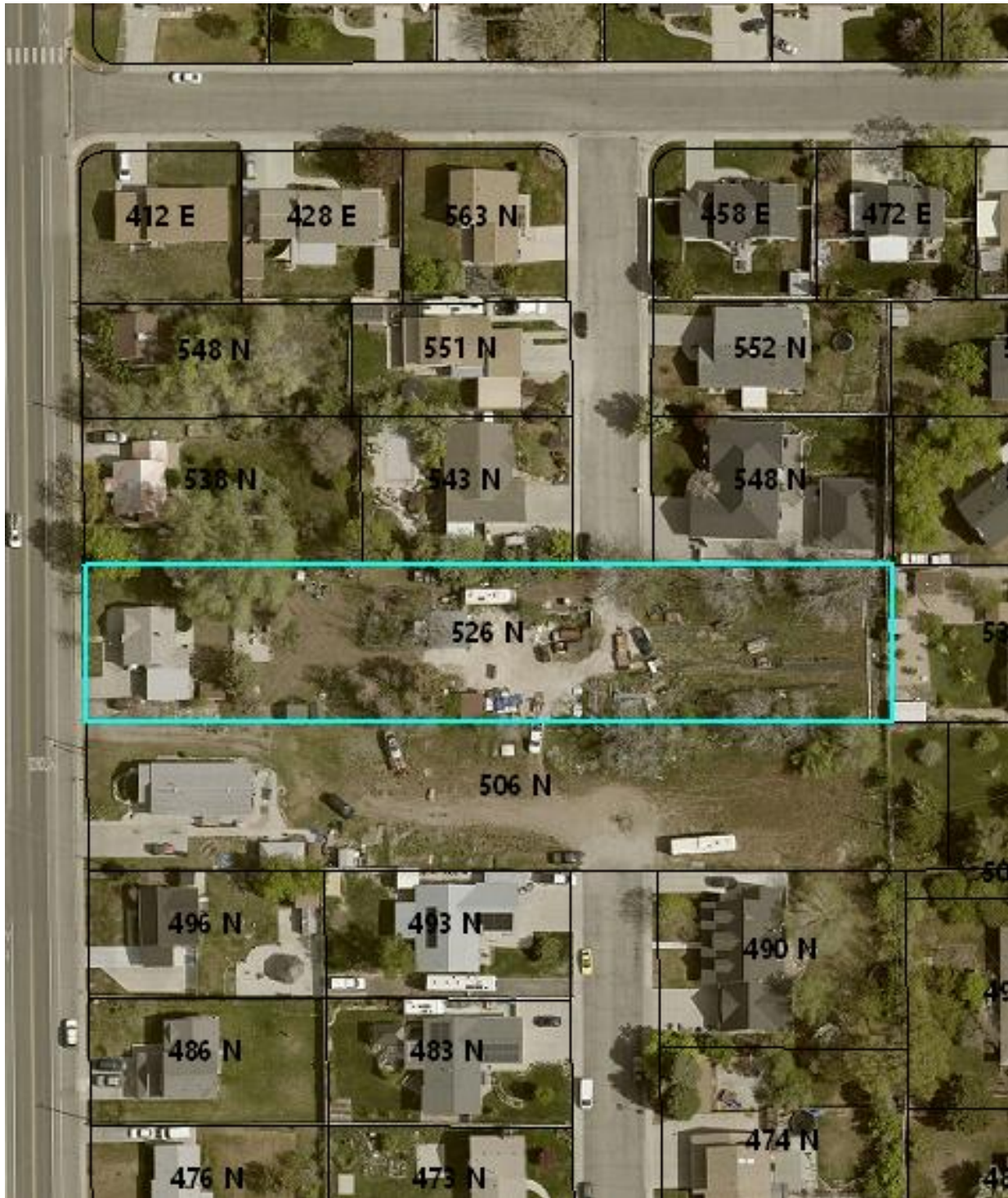
REVIEW: The proposed subdivision will divide the parcel into three single lots, conforming to the standards of the R8 Zone, and adding a portion of public road (450 East) to provide direct access for all lots as well as increasing street network connectivity.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the Bishop Estates Subdivision at their meeting on April 7, 2025. The DRC voted to approve, and no conditions were forwarded to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.



Bishop Estates – 526 N 400 East



Vicinity Map

Zone: R8

Acres: .96 Acres



Bishop Estates – 526 N 400 East



Zone Map

Zone: R8

Acres: .96 Acres



Bishop Estates – 526 N 400 East, Orem Utah

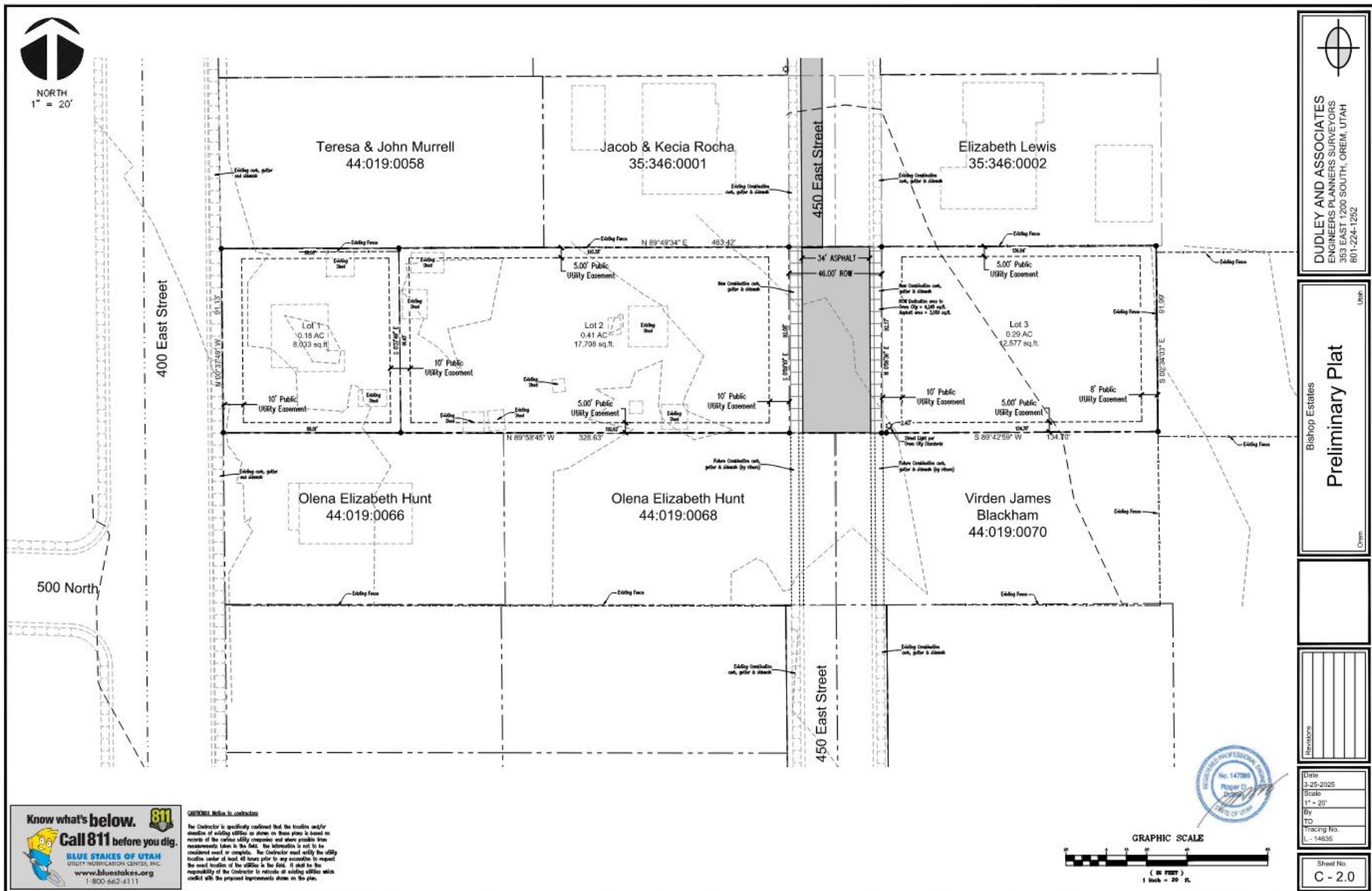
Current Street View

View on North side of property on 450 East



View from 400 East





Bishop Estates Site Plan

	Planning Commission April 16, 2024	Item 3.5
	Orem Center For Change Preliminary approval to combine two lots into a one lot subdivision on 4.94 acres in the C2 zone	Prepared By: Grace Bjarnson Applicant: Brayden Allsop

Notices:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Posted at utah.gov/pmn

Site Information:

- General Plan Designation:

Commercial

- Current Zone: **C2**
- Acreage: **Approximately 4.94 acres**

Action:

The Planning Commission is the Land Use Authority and the approving body for this item.

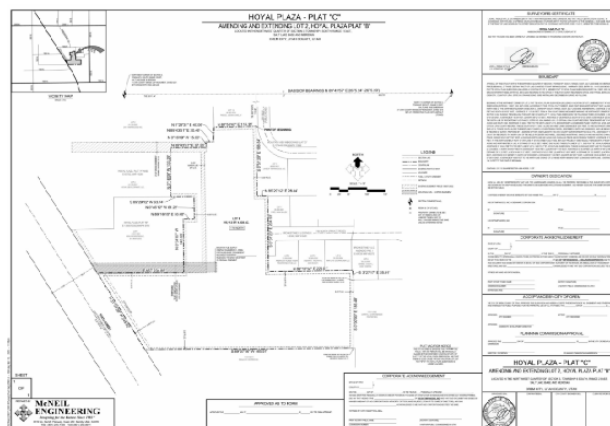
REQUEST: The applicant, Brayden Allsop, requests Preliminary Approval for the proposed Orem Center for Change Preliminary Plat located generally at 1790 N and 1748 N State Street in the C2 Zone and comprised of 3.03 new acres to be combined with 1.91 acres (total of approximately 4.94 acres, or 215,186.4 ft².)

BACKGROUND: The subject property is currently comprised of two parcels. The northern lot located at 1790 N State Street (1.91 acres) is an existing therapy treatment facility that intends to expand. They are in the process of submitting a site plan for the facility expansion that will extend into 3.03 acres to the south of their current property (1748 N State Street). The surrounding land uses are largely single-family residential (R8) to the northeast and commercial along State Street.

REVIEW: The proposed subdivision will combine a 1.91 acre property with a 3.03 acre property into a single lot for an addition to the current facility. This project will continue to conform to the standards of the C2 Zone required.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the Orem Center for Change Preliminary Plat at their meeting on March 24, 2025. The DRC voted to approve, and no conditions were forwarded to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.



Orem Center For Change – 1748 N State Street



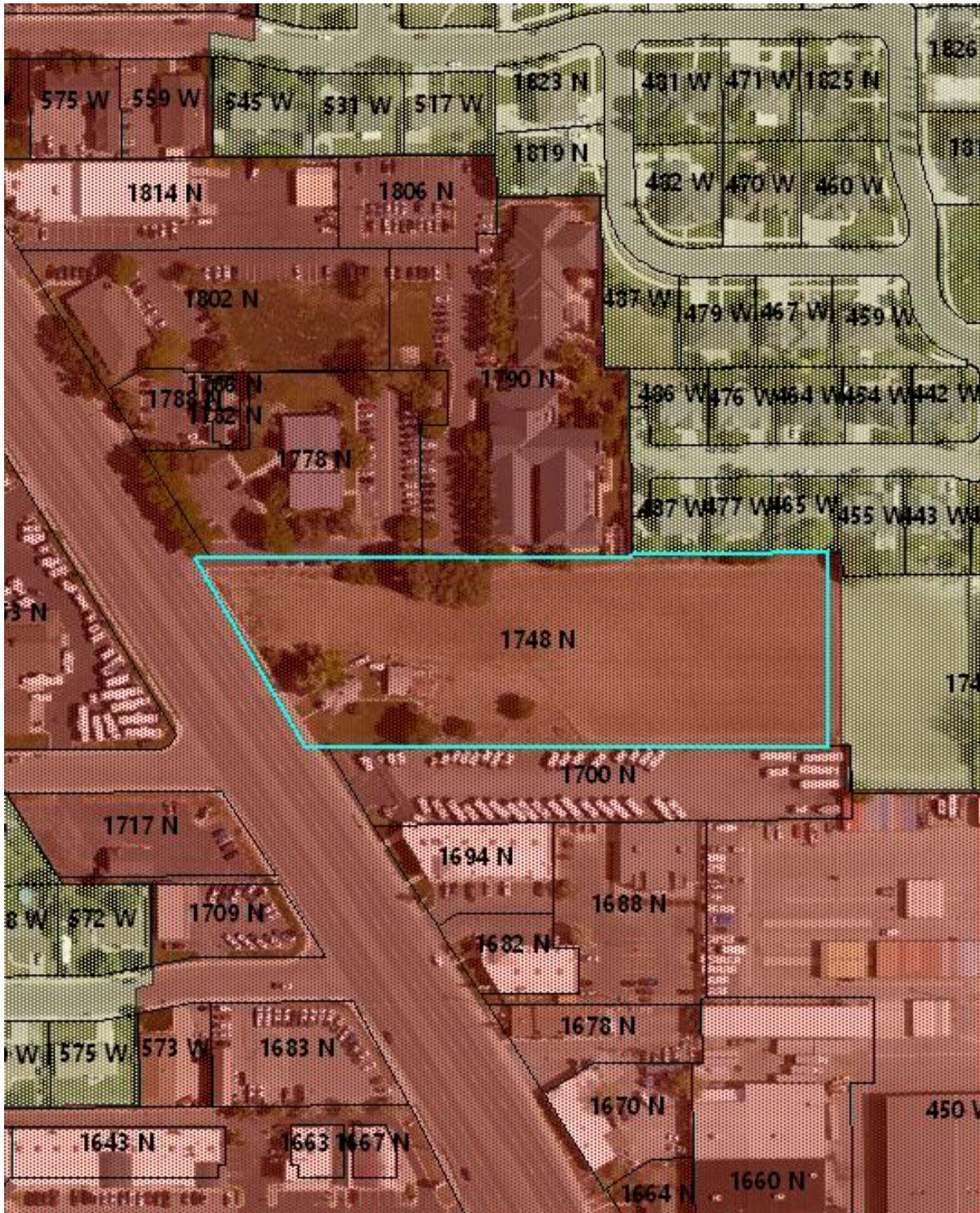
Vicinity Map

Zone: C2

Acres: 3.03 Acres



Orem Center For Change – 1748 N State Street



Zone Map

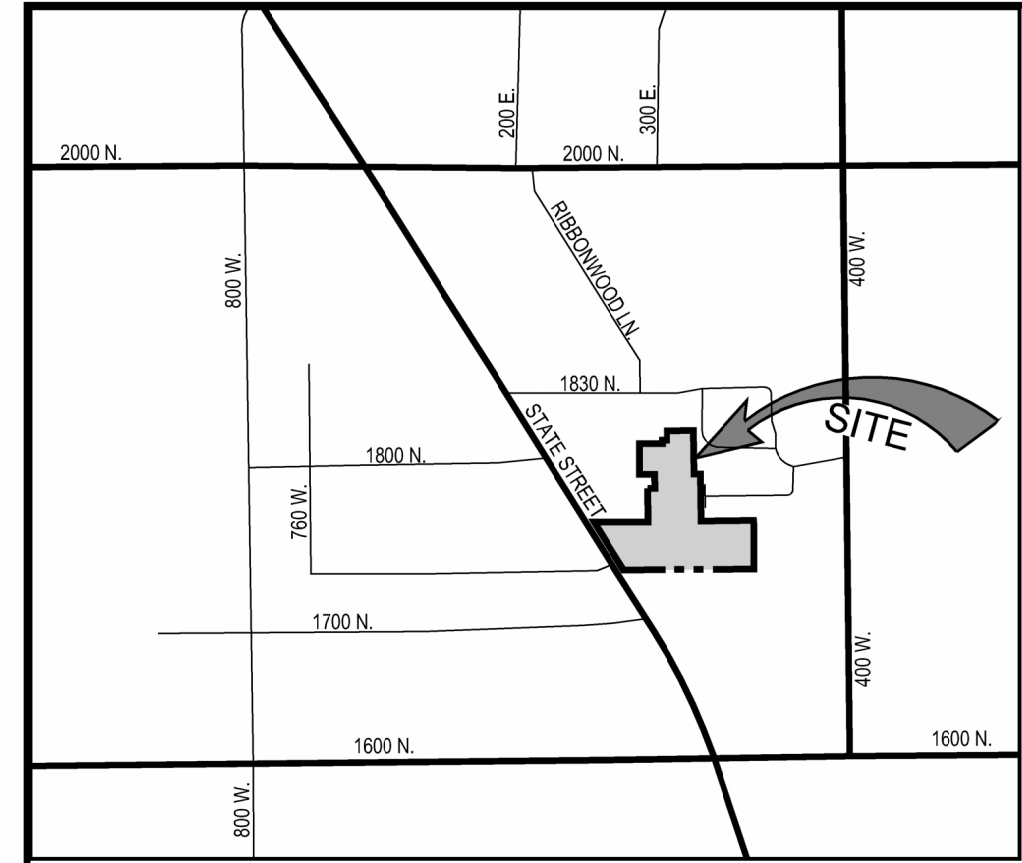
Zone: C2

Acres: 3.03 Acres



Orem Center for Change – 1748 N. State Street, Orem Utah
Current Street View





VICINITY MAP
SCALE N.T.S.

HOYAL PLAZA - PLAT "C"

AMENDING AND EXTENDING LOT 2, HOYAL PLAZA PLAT "B"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
OREM CITY, UTAH COUNTY, UTAH

NORTHWEST CORNER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
3" UTAH COUNTY BRASS CAP MONUMENT, DATED 2001
SET IN ROAD WITH RING AND LID

BASIS OF BEARINGS N 89°43'57" E 2675.24' (2675.20')

NORTH 1/4 CORNER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
3" UTAH COUNTY BRASS CAP MONUMENT, DATED 2019
SET AT INTERSECTION FLUSH WITH ASPHALT
(FOUND)

LOT 2
41:325:0002
UHS TIMPANOGOS, INC.

HOYAL PLAZA, PLAT "A" AND
E-63752, MAP # 6289

LOT 4
41:325:0012
HOYAL DEVELOPMENT, LLC.

HOYAL PLAZA PLAT "B"
E-136507:2002, MAP # 9789

LOT 1
41:517:0001
ADA PROPERTIES LC.
E-136507:2002

LOT 1
215,112 SF/ 4.938 AC.
1748 NORTH

MOUNTAIN FUEL SUPPLY
COMPANY EASEMENT, E - 558895;
PARTIAL RELEASE OF EASEMENT
RECORDED AS ENTRY #
RELEASING THE EAST 138.80 FEET
OF ORIGINAL EASEMENT

THE 800' ROUTE
174.98'

LOT 14
46:892:0014
PIERCE, JASON & SHELLY

POINT OF BEGINNING

MOUNTAIN VIEW MEADOWS PLAT "D"
E-127449:2006, MAP # 11886

LOT 1
46:892:0001
UHS OF TIMPANOGOS, INC.

8.00' P.U.E.

LOT 1
35:280:0001
FORD, NIKKI & ALEX

1780 NORTH (PRIVATE ROAD)

BROOKSTONE P.U.D. PHS. II
E-6349, MAP # 6431

LOT 6
35:260:0006
AMERICAN HOMES 4 RENT
PROPERTIES FIVE LLC

LOT 5
35:260:0005
STEWART, TIMOTHY A.
AND EVAN T.

LOT 4
35:260:0004
AMH 2015-2 BORROWER LLC

LOT 6
35:252:0006
JENSEN, COLBY L.
AND CASEY M.

17:011:0185
DARRYL K. CHRISTENSEN
PROPERTIES

17:011:0111
NEALS RV CENTER INC.

FOUND 5/8" REBAR AND YELLOW
CAP STAMPED "NEALS S # 463972"
PER RECORD OF SURVEY 23-176

FOUND 5/8" REBAR AND YELLOW
CAP STAMPED "NEALS S # 463972"
PER RECORD OF SURVEY 23-176

FOUND 5/8" REBAR AND YELLOW
CAP STAMPED "NEALS S # 463972"
PER RECORD OF SURVEY 23-176

FOUND 5/8" REBAR AND YELLOW
CAP STAMPED "NEALS S # 463972"
PER RECORD OF SURVEY 23-176

FOUND 5/8" REBAR AND YELLOW
CAP STAMPED "NEALS S # 463972"
PER RECORD OF SURVEY 23-176

FOUND 5/8" REBAR AND YELLOW
CAP STAMPED "NEALS S # 463972"
PER RECORD OF SURVEY 23-176

FOUND 5/8" REBAR AND YELLOW
CAP STAMPED "NEALS S # 463972"
PER RECORD OF SURVEY 23-176

FOUND 5/8" REBAR AND YELLOW
CAP STAMPED "NEALS S # 463972"
PER RECORD OF SURVEY 23-176

FOUND 5/8" REBAR AND YELLOW
CAP STAMPED "NEALS S # 463972"
PER RECORD OF SURVEY 23-176

NORTH

SCALE: 1" = 50'

LEGEND

- SECTION LINE
- BOUNDARY
- CENTERLINE
- EXISTING RIGHT-OF-WAY
- ADJOINER
- PUBLIC UTILITY EASEMENT
- SETBACK
- EXISTING EASEMENT PER (E-136507:2002)
- MOUNTAIN FUEL - EXISTING EASEMENT

- SECTION CORNER (FOUND)
- REBAR & CAP (FOUND)
- PROPERTY CORNER (TO BE SET)
- 5/8" X 2" REBAR & RED CAP
- LABELLED "NEALS ENCL" OR
- NAIL & WASHER MARKED THE SAME
- UNLESS OTHERWISE NOTED

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE
PUBLIC NOR ANY PERSON WILL BE MATERIALLY
INJURED BY THE PROPOSED VACATION OF LOT 2 OF
PLAT "B" OF THE HOYAL PLAZA SUBDIVISION, AND THAT
THERE IS GOOD CAUSE FOR SAID VACATION. LOT 2 OF
PLAT "B" OF THE HOYAL PLAZA SUBDIVISION IS
HEREBY VACATED.

SURVEYOR'S CERTIFICATE

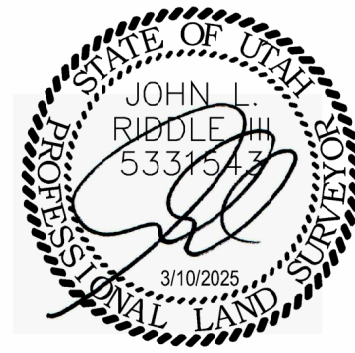
I, JOHN L. RIDDLE III, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5331543, IN
ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY
OF THE TRACT OF LAND SHOWN ON THIS STREET DEDICATION PLAT IN ACCORDANCE WITH STATE CODE 17-23-17, HEREAFTER TO BE KNOWN AS:

HOYAL PLAZA PLAT "C"
AMENDING AND EXTENDING LOT 2, HOYAL PLAZA PLAT "B"

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

JOHN L. RIDDLE III, P.L.S.
L.S. LICENSE NO. 5331543

(SEE SEAL BELOW)



BOUNDARY

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID
PARCEL BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO UHS TIMPANOGOS, INC. WARRANTY DEED, ENTRY NO. 141472:2006 BEING LOT 2,
PLAT "B" HOYAL PLAZA SUBDIVISION (INCLUDING A VACATION OF LOT 3, AMENDED PLAT "A", HOYAL PLAZA SUBDIVISION) ENTRY NO. 136507:2002, MAP # 9789,
SPECIAL WARRANTY DEED, ENTRY NO. 80672:2003 RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL BEING LOCATED IN
OREM CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, PLAT "B", HOYAL PLAZA SUBDIVISION (INCLUDING A VACATION OF LOT 3, AMENDED PLAT "A", HOYAL PLAZA
SUBDIVISION) ENTRY NO. 136507:2002, MAP # 9789, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING NORTH 89°43'57" EAST, ALONG THE
NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 2011.54
FEET AND SOUTH 00°16'03" EAST, A DISTANCE OF 1174.58 FEET, FROM A UTAH COUNTY BRASS MONUMENT MARKING THE NORTHEAST CORNER OF SAID
SECTION 3 AND RUNNING THENCE ALONG THE EAST LINE OF SAID PLAT "B", HOYAL PLAZA SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) SOUTH
00°16'03" EAST, A DISTANCE OF 188.84 FEET; (2) NORTH 89°29'12" EAST, A DISTANCE OF 28.84 FEET; (3) SOUTH 00°16'03" EAST, A DISTANCE OF 204.93 FEET TO
THE SOUTH LINE OF BROOKSTONE P.U.D. PHASE 2, ENTRY NO. 6349, MAP NO. 6431, OF OFFICIAL UTAH COUNTY RECORDS; THENCE NORTH 89°10'14" EAST
ALONG SAID SOUTH LINE, A DISTANCE OF 229.61 FEET TO THE WEST LINE OF LOT 6, BROOKSTONE P.U.D. AMENDED PHASE 1, ENTRY NO. 64729, MAP # 6273 OF
OFFICIAL, UTAH COUNTY RECORDS; THENCE SOUTH 03°27'17" EAST, ALONG SAID WEST LINE, A DISTANCE OF 25.91 FEET, TO THE SOUTHWEST CORNER OF
SAID LOT 6; THENCE SOUTH, ALONG THE WEST LINE OF DARRYL K. CHRISTENSEN PARCEL, DESCRIBED IN ENTRY NO. 30285-2023, SAID LINE BEING RETRACED
BY RECORD OF SURVEY, PREPARED BY C. EDWARD GIFFORD AND FILED WITH THE UTAH COUNTY SURVEYOR'S OFFICE AS 23-176, A DISTANCE OF 185.48 FEET
(185.47' BY RECORD) TO THE NORTH LINE OF THE NEALS RV CENTER INC. PARCEL, DESCRIBED IN ENTRY NO. 8940-2014 AND AN EXISTING CHAIN LINK
FENCE; THENCE SOUTH 89°10'14" WEST, ALONG SAID NORTH LINE AND ALONG SAID CHAIN LINK FENCE AND EXTENSION THEREOF, A DISTANCE OF 565.57
FEET, TO THE NORTH-EASTERLY RIGHT-OF-WAY LINE OF STATE STREET (132.0' WIDE, PER UDOT PROJECT F-0089/183342); THENCE NORTH 31°53'38" WEST,
ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 245.32 FEET; THENCE EAST ALONG THE SOUTH LINE OF LOT 1, SAID PLAT "B", HOYAL PLAZA SUBDIVISION,
A DISTANCE OF 234.85 FEET TO THE WEST LINE OF LOT 2, SAID PLAT "B", HOYAL PLAZA SUBDIVISION; THENCE ALONG SAID WEST LINE THE FOLLOWING NINE
(9) COURSES: (1) NORTH 00°34'07" WEST, A DISTANCE OF 145.05 FEET; (2) NORTH 89°16'15" EAST, A DISTANCE OF 30.00 FEET; (3) NORTH 00°46'12" WEST, A
DISTANCE OF 41.22 FEET; (4) SOUTH 89°29'12" WEST, A DISTANCE OF 63.74 FEET; (5) NORTH 00°16'03" WEST, A DISTANCE OF 133.29 FEET; (6) NORTH 89°43'51"
EAST, A DISTANCE OF 97.26 FEET; (7) NORTH 00°16'03" WEST, A DISTANCE OF 15.00 FEET; (8) NORTH 89°43'51" EAST, A DISTANCE OF 20.46 FEET; (9) NORTH
01°29'31" EAST, A DISTANCE OF 40.06 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88°58'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF
114.19 FEET TO THE POINT OF BEGINNING.

CONTAINS: 215,112 SQUARE FEET OR 4.938 ACRES, 1 LOT

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THIS SURVEYOR'S CERTIFICATE
AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENT, AND HEREBY DEDICATE THE SAME FOR PERPETUAL
USE BY THE PUBLIC.

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

UHS OF TIMPANOGOS, INC., A DELAWARE CORPORATION

BY: _____ TITLE: _____
(SIGNATURE)

UHS OF TIMPANOGOS, INC.
BY: _____ TITLE: _____
(SIGNATURE)

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)
ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED _____,
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED,
DID SAY THAT HE/SHE IS THE _____ OF UHS OF TIMPANOGOS, INC., A DELAWARE CORPORATION AND THAT
SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF
DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

PRINT NOTARY PUBLIC NAME _____ (NOTARY SIGNATURE)
COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
EXPIRATION DATE _____

ACCEPTANCE BY CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PARCELS OF
LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF ALL THE PUBLIC THIS _____ DAY OF _____, 20____.

APPROVED: _____ ATTEST: _____
CITY ENGINEER CITY RECORDER

APPROVED: _____
COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION APPROVAL

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

DIRECTOR / SECRETARY _____ PLANNING COMMISSION CHAIRPERSON _____

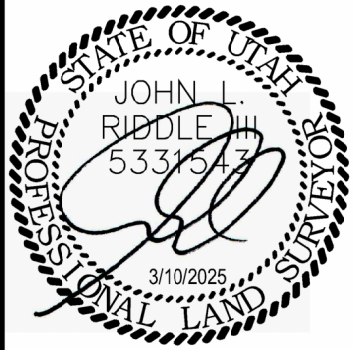
HOYAL PLAZA - PLAT "C"

AMENDING AND EXTENDING LOT 2, HOYAL PLAZA PLAT "B"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

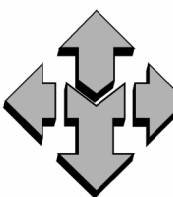
OREM CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL CORPORATE SEAL CITY-COUNTY ENGINEER SEAL CLERK RECORDER SEAL



SHEET
1
OF
1

PREPARED BY:



**McNEIL
ENGINEERING**
Designing for the Future Since 1983™

8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

APPROVED AS TO FORM

APPROVED THIS _____ DAY OF _____, 20____, BY THE OREM ATTORNEY.

CITY ATTORNEY _____

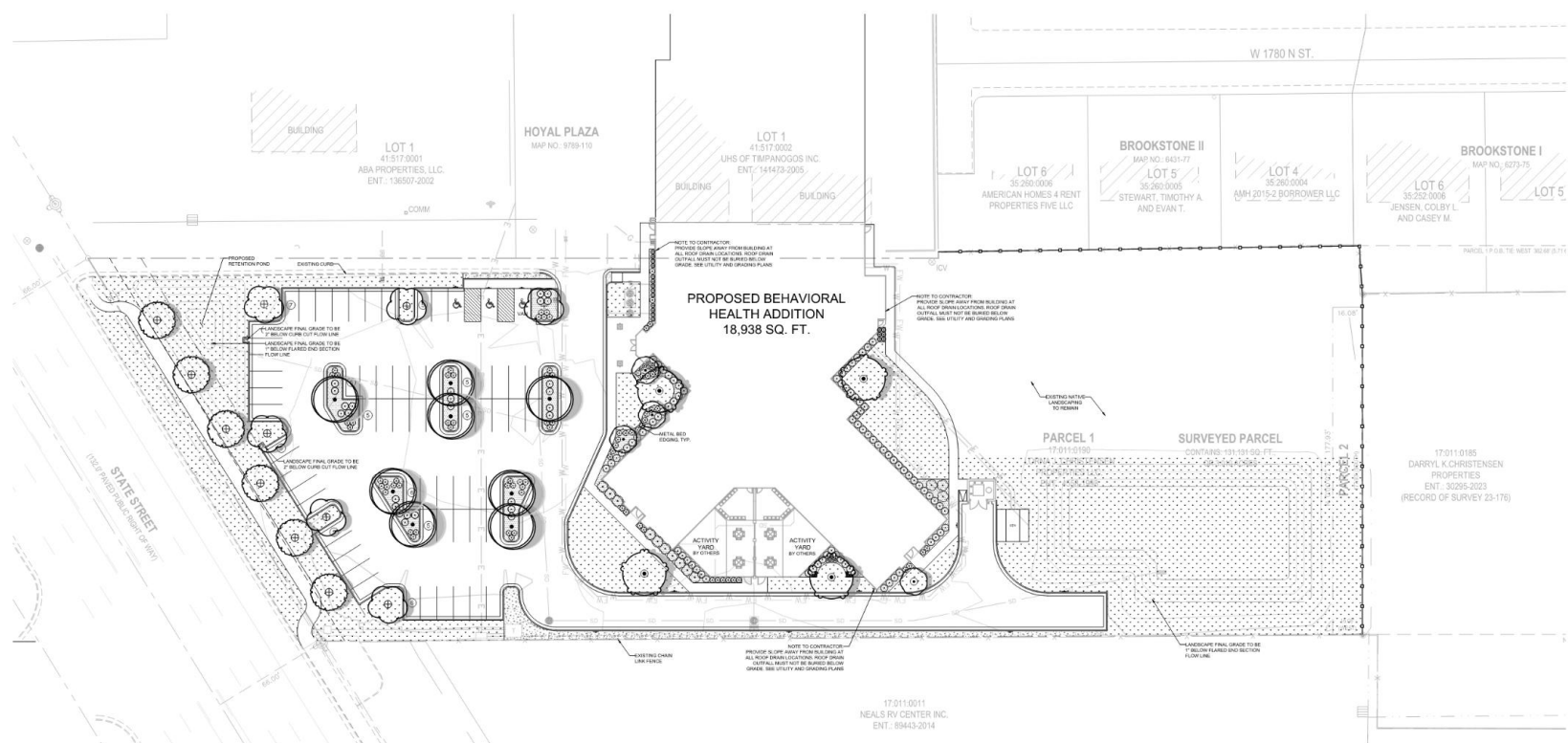
CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)
ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED _____,
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED,
DID SAY THAT HE/SHE IS THE _____ OF UHS OF TIMPANOGOS, INC., A DELAWARE CORPORATION AND THAT SAID DOCUMENT WAS SIGNED BY
HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____
ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

PRINT NOTARY PUBLIC NAME _____ (NOTARY SIGNATURE)
COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
EXPIRATION DATE _____

Future Behavioral Health Addition



LANDSCAPE REQUIREMENTS

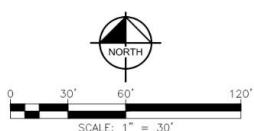
22-8-8 Zone Development Standards 22-8-8.2 Vegetation Coverage Minimum 50% living vegetation coverage. 22-8-8.2 Tree Position and Spacing One tree per 40 LF along State Street, evenly spaced (232 LF) 22-8-8.2 Tree Species Street trees must be selected from Appendix "U"	Required 6 Trees Required	Provided 6 Trees Provided
22-8-9 Landscaping (C-2 Zoning) 22-8-9.B - Street Trees Street trees must be selected from Appendix "U" 22-8-9.C - Tree Sizes All required trees, minimum 2" caliper, 8' ht. at planting	Required 14 Trees Required	Provided 14 Trees Provided
22-15 Off Street Parking 22-15-9.B - Landscaped End Islands One tree per interior island (14 islands) 22-15-9.C - Trees One tree per 3,000 SF site paving (~39,800 SF) 22-15-9.D - Interior landscape area (50-75 stalls) Minimum 5% of parking area as interior landscaping (28,536 SF)	Required 14 Trees 14 Trees 1,427 SF	Provided 14 Trees 14 Trees 2,456 SF
Utility Clearance Note Provide a minimum 3' horizontal and 12' vertical clearance from the edge of water meters from all trees, shrubs, and deep rooted vegetation.		

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CALIPER	QTY
TREES			
●	Acer platanoides 'Emerald Queen' Emerald Queen Norway Maple	2" Cal.	8
●	Acer tataricum 'Garni' Hot Wings® Tatarian Maple	2" Cal.	4
●	Gleditsia triacanthos inermis Thornless Honey Locust	2" Cal.	4
●	Tilia cordata Liberal® Linden	2" Cal.	6
●	Zelkova serrata Japanese Zelkova	2" Cal.	6
SHRUBS			
●	Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard		5 gal. 26
●	Ligustrum x vicaryi 'Lodense' Golden Privet		5 gal. 83
●	Oenothera fruticosa Sundrops		5 gal. 13
●	Philadelphus x 'Snow Dwarf' Snow Dwarf Mock Orange		1 gal. 16
●	Rhus aromatica 'Grin-Low' Grin-Low Fragrant Sumac		5 gal. 14
●	Spiraea japonica 'Little Princess' Little Princess Japanese Spiraea		1 gal. 64
ORNAMENTAL GRASSES			
●	Bouteloua gracilis Blue Grama Grass		1 gal. 6
●	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass		3 gal. 19
GROUND COVERS			
●	Turf Sod BioBlue Biogras		31,866 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
■	Shredded Bark Mulch - Planting Areas	4,472 sf
■	Rock Mulch: 1"-2" angular grey	124 sf
■	Basin Rip-Rap: 4"-6" Angular Stone	18 sf
BED EDGING		
■	BE-101 Metal Edging Between Turf & Planting Areas	971 lf
MULCH		
■	Shredded Bark Mulch - Planting Areas	110 sf
■	Rock Mulch: 1"-2" angular, tan	1,496 sf



DATE: 10/15/2024
1ST CITY SITE PLAN SUBMITTAL
10/15/2025
2ND CITY SITE PLAN SUBMITTAL
10/15/2026
3RD CITY SITE PLAN SUBMITTAL
10/15/2027
4TH CITY SITE PLAN SUBMITTAL

LANDSCAPE PLANTING PLAN
CENTER FOR CHANGE
BEHAVIORAL HEALTH ADDITION
1748 N STATE ST. OREM, UT 84057

DESIGNED BY: TSL
CHECKED BY: CMR
PROJECT NO.: 133000001
SCALE: AS SHOWN

SEAL
STATE OF UTAH
LANDSCAPE ARCHITECT
JAMES N. BROWN
#10846-001

L1.00

Kimley»Horn

1800 North Main Street, Suite 200 | Salt Lake City, UT 84103 | P: 801.466.2470

	PLANNING COMMISSION April 16, 2025	Item 3.6
	SHALLENBERGER SUBDIVISION Preliminary Subdivision Approval 1 lot, R8 Zone	Prepared By: Jared Hall Applicant: Steve Shallenberger

Notices:

Posted in 2 public places
Posted on City webpage
and City hotline
Posted at utah.gov/pmn

Site Information:

General Plan Designation:
Low Density Residential
Current Zone: **R8**
Acreage: **3.06 acres**

Action:

The Planning Commission
is the Land Use Authority
and the approving body for
this item.

REQUEST: The applicant, Steve Shallenberger, requests Preliminary Approval for the proposed Shallenberger Subdivision located at 1331 South 1000 East, comprising 3.06 acres located between 1000 East and Carterville Road in the R8 Zone.

BACKGROUND: The subject property is an existing single-family home in the R8 Zone, located on five existing parcels. The proposal is a single-lot subdivision to combine the parcels into one 3.06-acre lot for the existing home.

REVIEW: The property has frontage on 1000 East and is accessed by a concrete driveway. That access is also shared by another property adjacent to the proposed subdivision. The preliminary plan includes a 25' wide easement for a water line and joint access across proposed Lot 1 to serve the adjacent property.



DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) is scheduled to review the preliminary subdivision on Monday, April 14, 2025. The technical reviews have been approved and Planning Staff anticipates approval. Should the DRC fail to approve the preliminary plan, the application will be removed from the Planning Commission's agenda.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.

Shallenberger – 1331 S. 1000 East



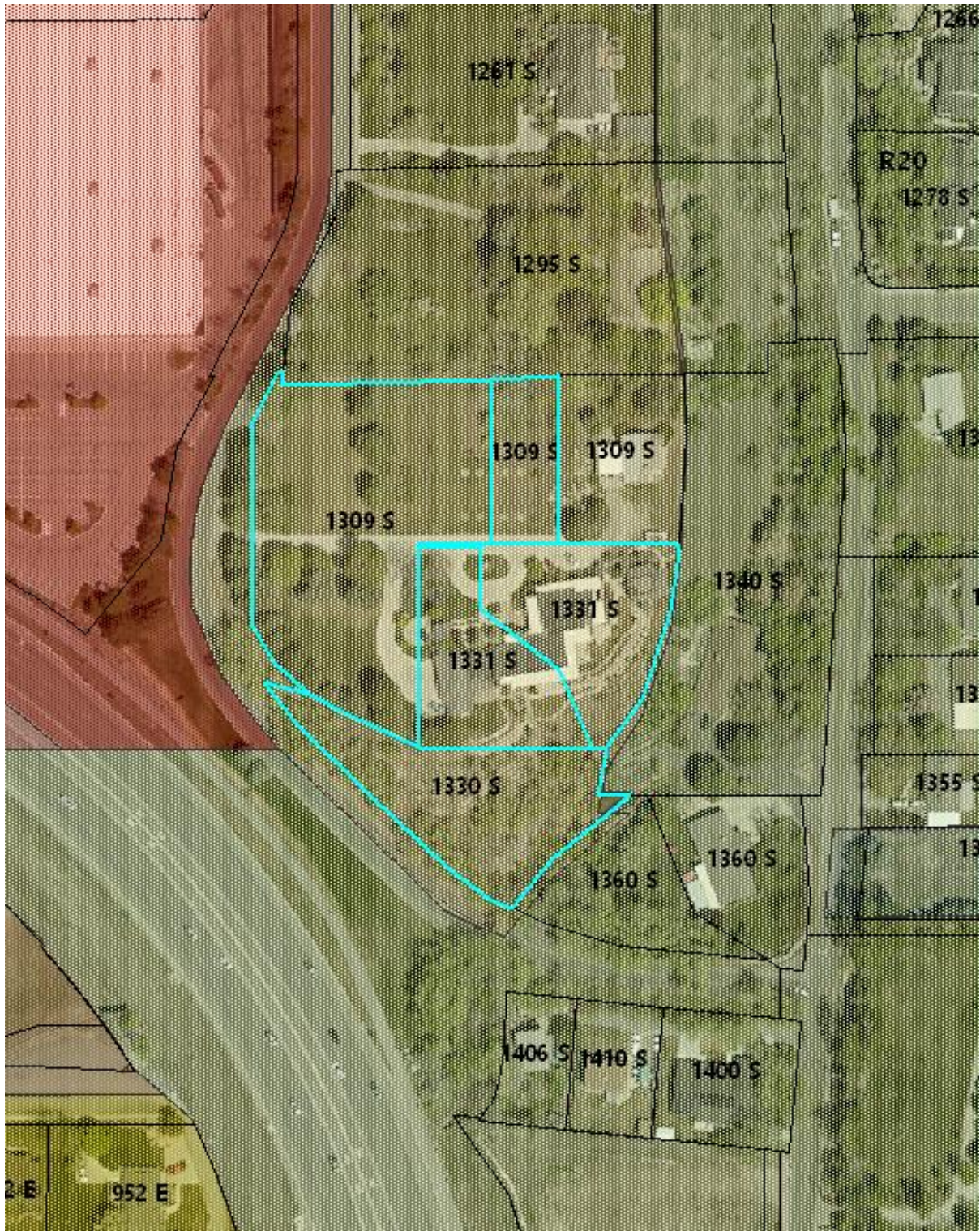
Vicinity Map

Zone: R8

Acres: Approximately 3 Acres



Shallenberger – 1331 S. 1000 East



Zoning Map

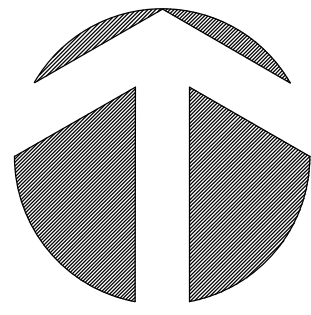
Zone: R8

Acres: Approximately 3 Acres



Shallenberger – 1331 S. 1000 East, Orem Utah Current Street View



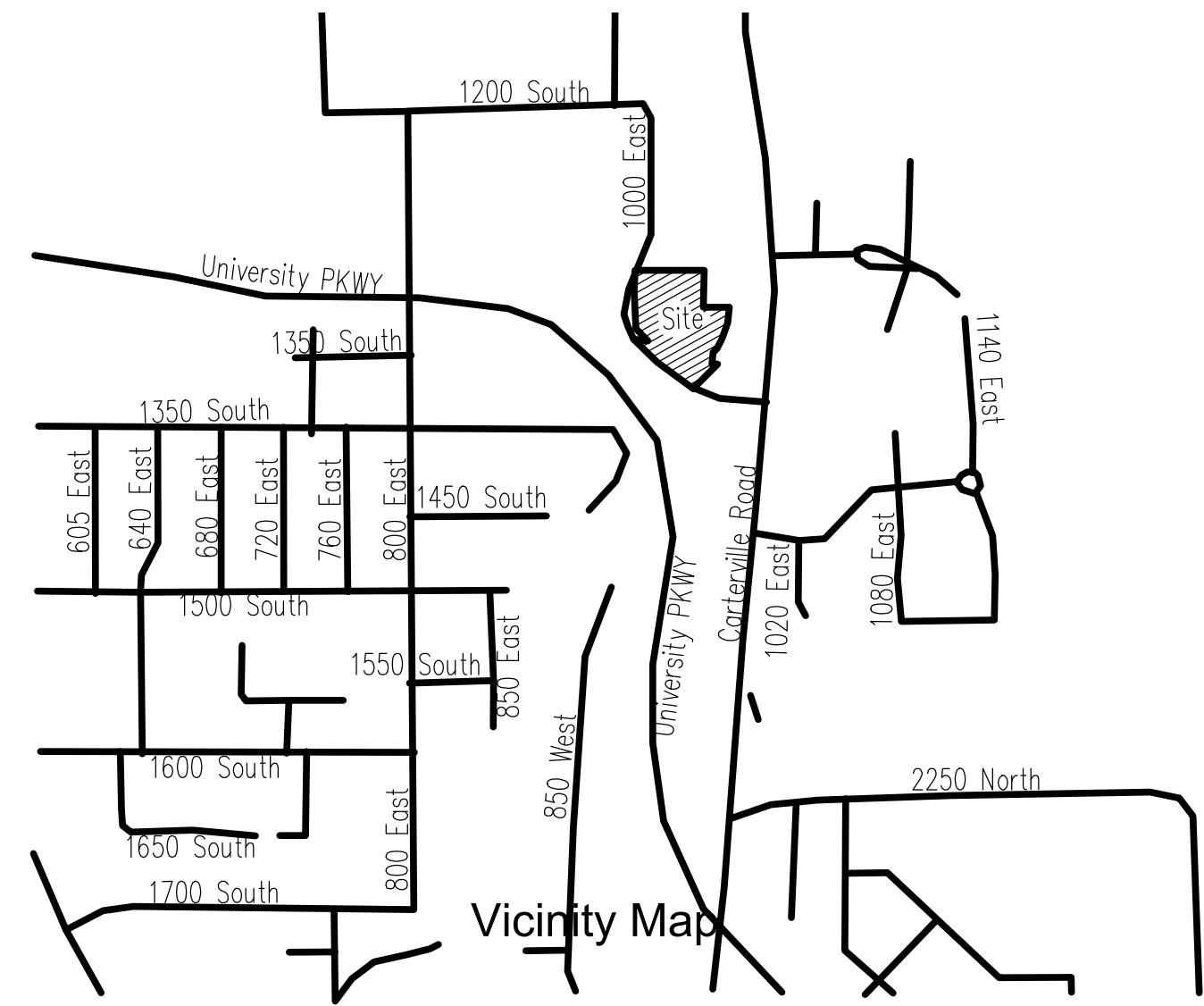
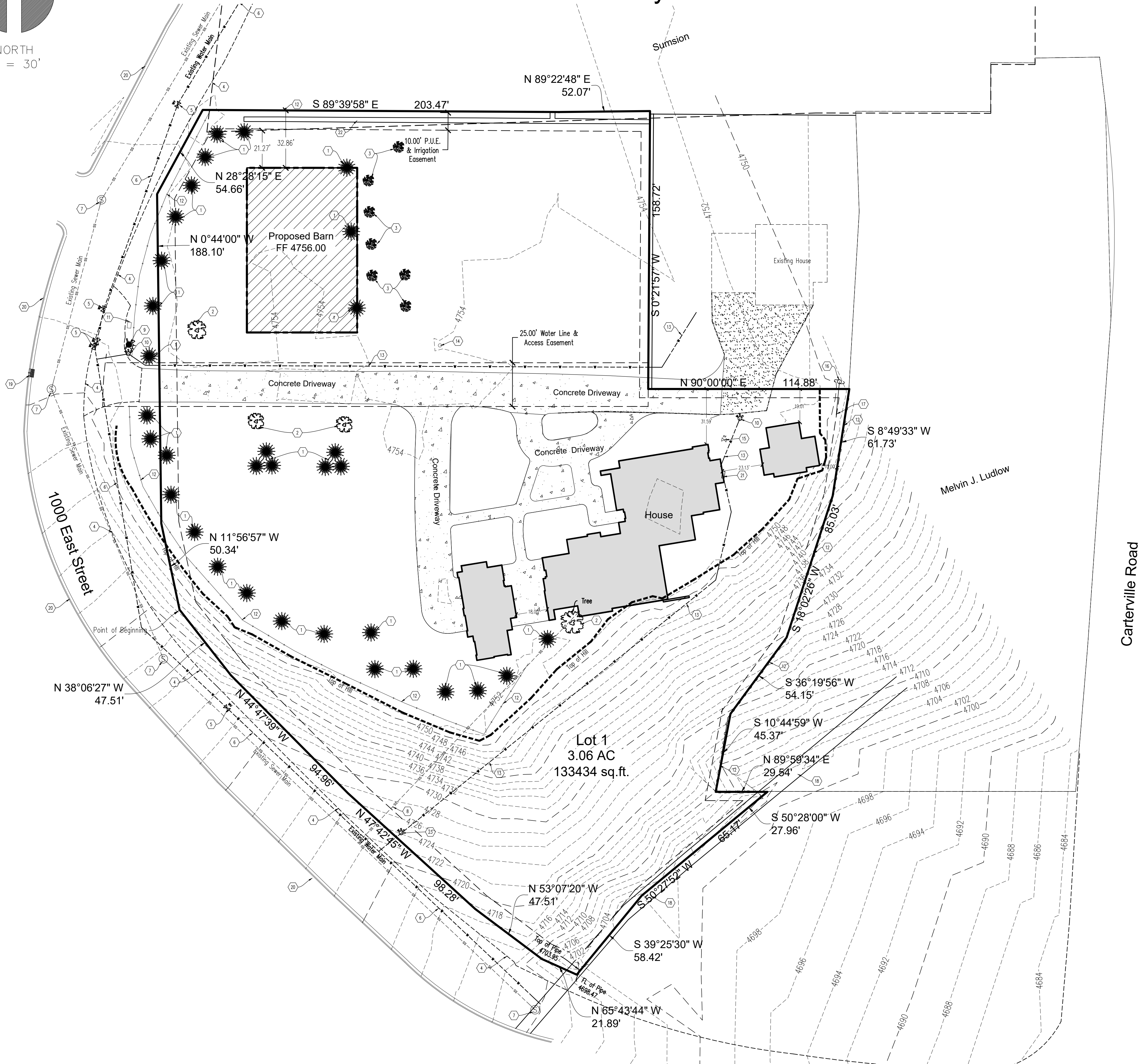


1" = 30'

Shallenberger Subdivision

Orem City

Utah



KEYED NOTES

- Existing Pine Trees
- Existing Birch Trees
- Existing Fruit Trees
- Existing Edge of Oil
- Existing Water Valves
- Existing Water Main
- Existing Sewer Manhole
- Existing 4" Sewer Lateral
- Existing Fire Hydrant
- Existing Water Meter
- Existing Mail Box
- Existing Fence
- Existing Water Lateral
- Existing Flag Pole
- Existing Gas Meter
- Existing Power Pole
- Existing Guy Wire
- Existing Canal
- Existing Catch Basin
- Existing Curb & Gutter
- Existing Power Meter.
- Existing Ditch
- Existing Water Meter

NOTES:

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

Developer:

Steven R Shallenberger
1331 South 1000 East
Orem Utah 84097

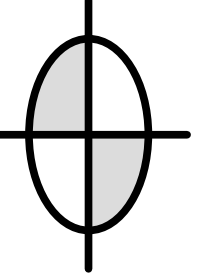
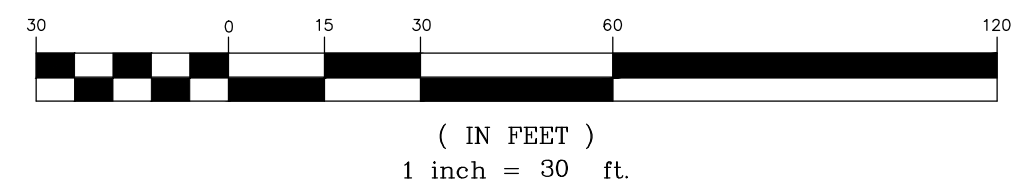
Engineer:

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

Site Data:

Zone = R8
Total Area = 132,468 SF or 3.04 AC
Total # of Lots = 1

GRAPHIC SCALE



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

Utah

Shallenberger Subdivision
Preliminary Plat

Orem City

Revisions

Date
11-15-2024
Scale
1"=30'
By
BHT
Tracing No.
L-12906

Sheet No.
C - 1

	PLANNING COMMISSION April 16, 2025	Item 3.7
	SUNFLOWER DUNES, PRELIMINARY Preliminary Subdivision Approval 1450 South 360 West 4 lots, R8 Zone	Prepared By: Jared Hall Applicant: Diane Creer

Notices:

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

Site Information:

General Plan Designation:
Low Density Residential
Current Zone: **R8**
Acreage: **1.99 acres**

Action:

The Planning Commission is the Land Use Authority and the approving body for this item. The DRC's condition for a development agreement for utilities will carry forward if the Planning Commission approves this preliminary subdivision as a part of the consent agenda.

REQUEST: The applicant, Diana Creer, requests Preliminary Approval for the proposed Sunflower Dunes Subdivision located at 1450 South 360 West comprising 1.99 acres in the R8 Zone.

BACKGROUND: The subject property is currently comprised of three separate parcels, all vacant. The intended subdivision will result in a total of four building lots for single-family homes. The surrounding land uses include single-family residential, multi-family residential, and parks/open space. The subdivision is being proposed under Article 17-8-1, governing deep (flag) lot subdivisions.

REVIEW: The preliminary subdivision has been reviewed for compliance with all deep lot requirements.

Lots: Lots created under Article 17-8-1 must be a minimum of 110% of the required lot size of the zoning (R8), or 10,000 ft². Lots 1 & 2 are 15,273 ft², Lot 3 is 25,467 ft², and Lot 4 is 30,742 ft². All proposed lots comply.

Access: Up to four lots can be created and served by a single drive access under deep lot regulations, but the access must be at least 26' wide. The applicants have proposed extending their access from the existing right-of-way at 360 West with a 26' width of asphalt with modified curb and gutter, ending in a hammerhead style turnaround area for emergency services. The access and turnaround were thoroughly reviewed and accepted by utilities and emergency services.

BOARD of ADJUSTMENTS: The Board of Adjustments reviewed and granted a request for a variance to the maximum length of a dead-end (650') on March 26, 2025. The property is isolated from any points where the access could be connected through.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the preliminary subdivision on Monday, April 7, 2025. The DRC voted to approve, with the condition that a development agreement with the city for utilities be in place before Final Subdivision approval is granted. The development agreement is needed for utilities. No other conditions were forwarded to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.

Sunflower Dunes – 1450 S. 360 West



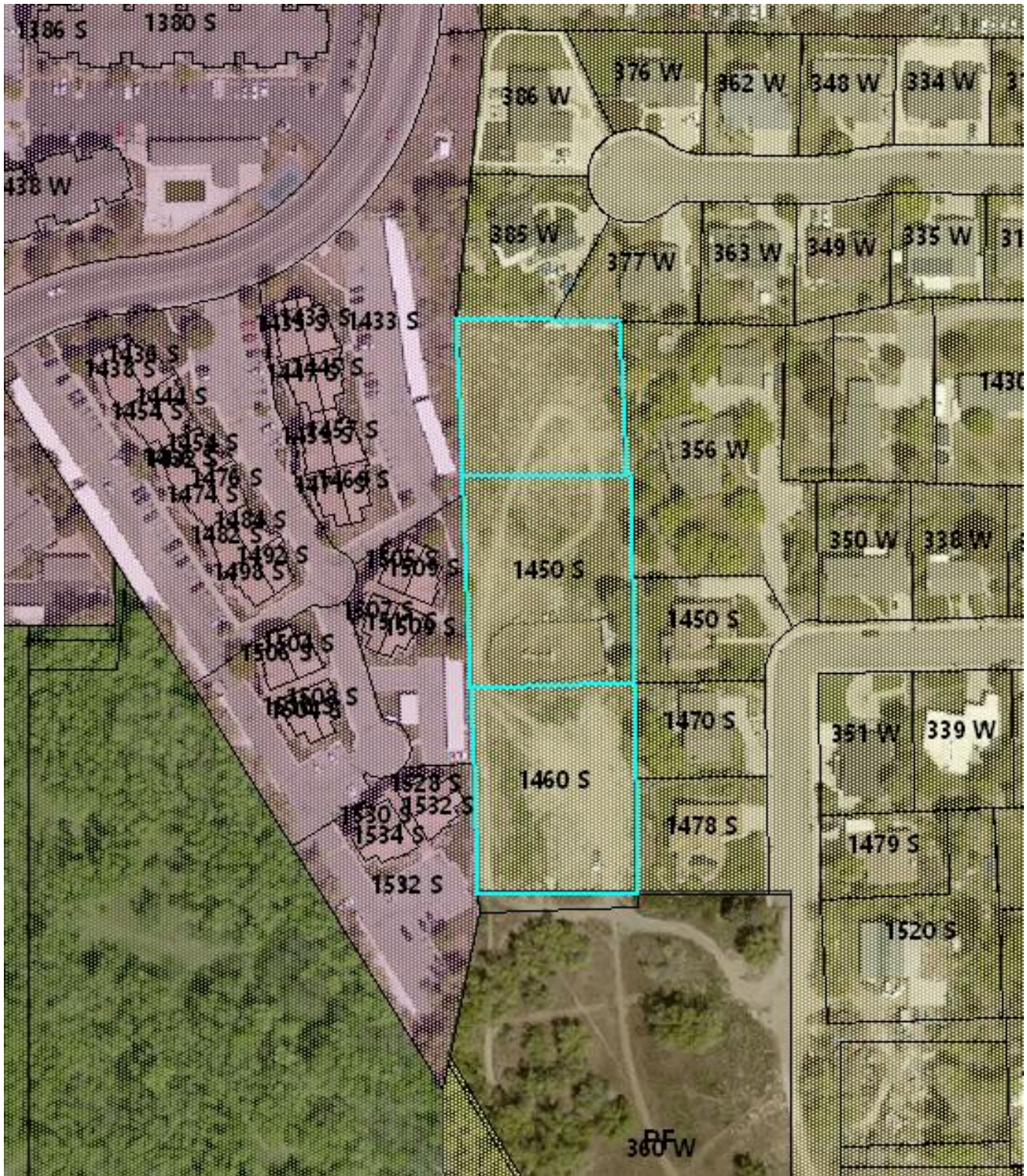
Vicinity Map

Zone: R8

Acres: Approximately 2 Acres



Sunflower Dunes – 1450 S. 360 West



Zone Map

Zone: R8

Acres: Approximately 2 Acres



Sunflower Dunes – 1450 S. 360 West Current Street View

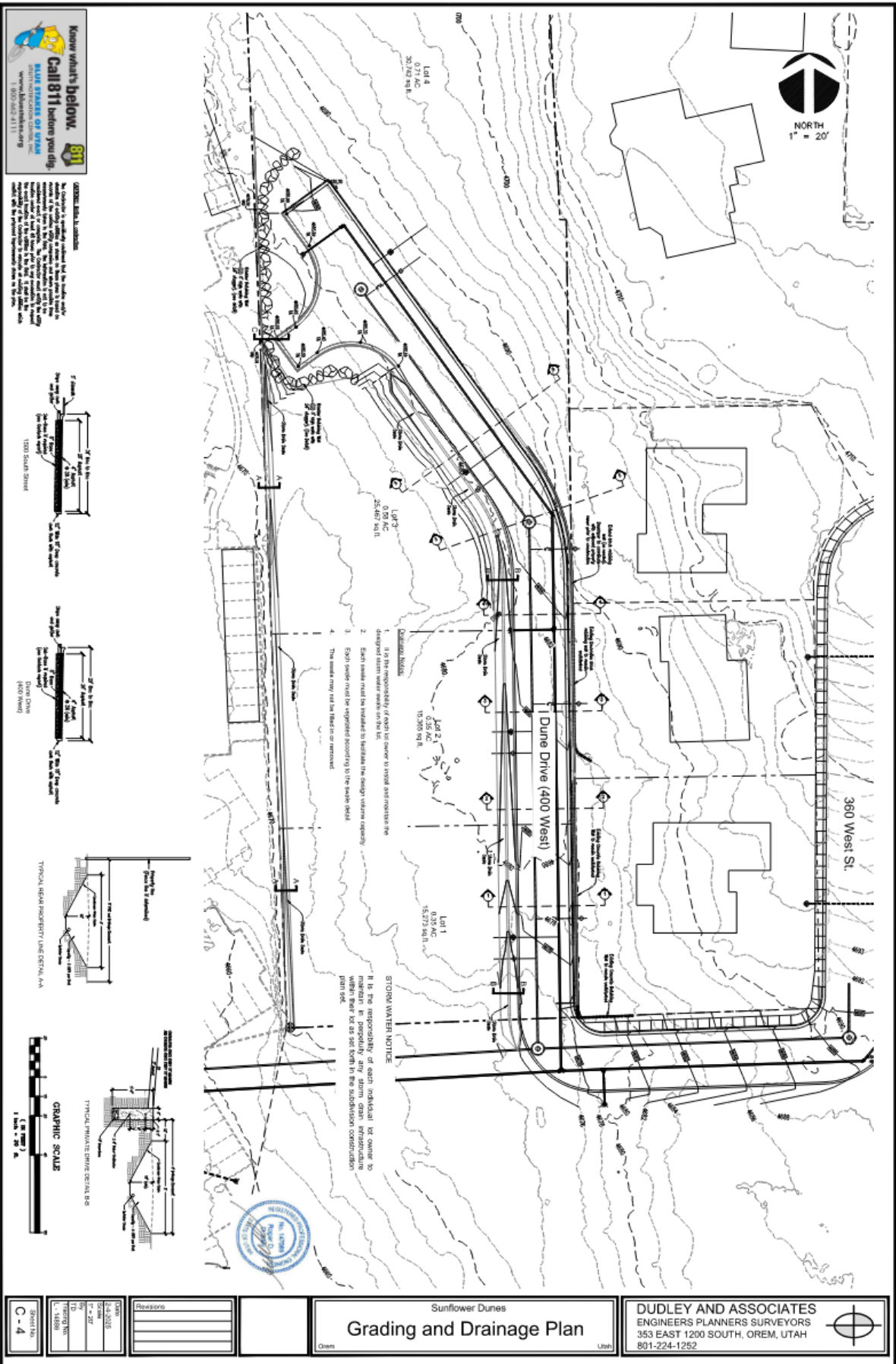
Entrance to new road starting at 360 West



View from Apartments on West Side of property



Sunflower Dunes Site Plan



	PLANNING COMMISSION April 16, 2025	Item 4.1
	PUBLIC HEARING Text Amendment Neighborhood Meetings – (Continued from March 19, 2025) Amending the text of Article 22-14-20(I) and Article 22-1-5(G) of Orem City Code related to required neighborhood meetings for land use applications	Prepared By: Jared Hall Applicant: Planning Division

Notices

Posted in 2 public places

Posted on City Webpage and City hotline

Posted at Utah.gov/pmn

Action

The Commission may:

Recommend that the City Council approve the proposed text amendment.

Recommend that the City Council deny the proposed text amendment.

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

REQUEST:

The Planning Division proposes to amend the text of Section 22-14-20(I) and Section 22-1-5(G) of the City Code modifying the requirements for conducting neighborhood meetings in advance of applications to the Planning Commission.

BACKGROUND:

In cases of requests for rezones and for site plans in and adjacent to residential zoning, the City Code requires neighborhood meetings before an application can be made. The applicants are required to notice and conduct those meetings. During 2024, planning staff began consideration of some changes to Articles 22-1-5(G) and 22-14-20(I) which lay out the requirements for the neighborhood meetings. The Planning Commission reviewed these proposed changes at a public hearing on February 19, 2025, and then again on March 19, 2025. The latest draft changes based on those meetings are attached to this report for review. The changes are summarized in the review section below.

REVIEW:

An applicant for site plan approval (Section 22-14-20) or for a rezone of property (Section 22-1-5) is required to hold a neighborhood meeting before their request is reviewed by the Planning Commission. The proposed changes are essentially duplicated in both these sections.

1. **Dates for the Meeting** – Neighborhood meetings must be held on weeknights after 6:00 p.m., or Saturdays after 9:00 a.m., and they may not be held on a holiday or the day before or after a holiday. The draft language also would not allow meetings to be held on the same night as an Orem City Council or Planning Commission meeting. These restrictions are to make sure that most people who may be interested can easily attend without conflict.
2. **Noticing Distance** – After discussions with the Planning Commission, the draft language includes different requirements for the distance that Notices must be sent to all owners of real property located within a certain radius of the subject property or properties, based on the type of request:

- 1) Zoning Map amendments, 2,000-foot radius.
- 2) Commercial site plans, 1,000-foot radius.
3. Notice Timing – Draft language includes an increase in the length of lead-time for applicants to send the notices to neighboring property owners from one week to twenty-one (21) calendar days.
4. Notice Content – Draft language requires the notice to include date, time, place, and contact information, but also requires the applicant to use a template form provided by the city (attached, as reviewed).
5. Meeting Conduct – Draft language has been included that instructs an applicant to explain their proposal at the meeting and to keep a roster and meeting minutes using template forms provided by the city (attached).
6. Additional Meetings – Finally, the draft language includes a notice to the applicants that an additional meeting will be required if the first meeting was held to obtain input from neighbors or if the concept plans were not shown or will change after then meeting.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested text amendments in this application, 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:

Recommend Approval of the proposed text amendments.

Recommend Denial of the proposed text amendments.

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

ALTERNATIVE MOTIONS:

Motion to recommend approval or denial

"I move that the Planning Commission forward a recommendation of **[choose: approval or denial]** to the City Council for the proposed amendments to the text of Article 22-14-20(l) and Article 22-1-5(G) of the Orem City Code.

Motion to Continue the Request

"I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).

22-14-20(I)

- I. **Neighborhood Meeting.** The applicant for a site plan within or adjacent to a residential zone shall hold a neighborhood meeting prior to submitting an application for site plan approval. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. The meeting shall not be held on the same night as a meeting of the Orem City Council or Planning Commission. The applicant shall send written notice of the place, date, and time of the neighborhood meeting to all property owners, as listed in the records of the Utah County Recorder, located within one-thousand feet (1000') of the subject property. Notices shall be postmarked at least twenty-one (21) calendar days prior to the date of the meeting. ~~site if attached residential units are included in the site plan or within five hundred (500') feet if attached residential units are not included in the site plan.~~ The notice shall be ~~written on letterhead made using the template provided by Orem~~ City and ~~shall which~~ includes the contact information of the applicant including ~~but not limited to~~ a name, address, phone number, and an e-mail address. ~~The notice must include the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property.~~ The notice must also include the place, date, and time of the meeting, and the following language:

“Pursuant to Orem City Code Section 22-14-20(I), 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.”

~~All required notices shall be provided at least one week prior to the date of the meeting.~~ The neighborhood meeting must be conducted at a location within the city boundaries. ~~The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday.~~ Phone calls or informal door-to-door contacts are not considered neighborhood meetings. The applicant must provide a brief explanation of the request or proposed project at the meeting. The applicant shall keep detailed minutes of the content of the neighborhood meeting and a roster of those attending using the templates provided by the City. The application for site plan approval shall include a list of all individuals who were notified, ~~a the~~ roster of attendees, and a copy of the minutes from the neighborhood meeting. A second neighborhood

meeting will be required if the first meeting is held as an information gathering meeting to obtain input from surrounding property owners and/or a proposed concept plan is not provided for review or the concept plan changes after the meeting is held. -This requirement shall not apply to minor amendments to existing sites as provided under Section 22-14-20 (C)(3) of this chapter.

22-1-5(G), Draft Date 4/11/25

- G. A neighborhood meeting must be held prior to the submission of an application to rezone any property. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. The meeting shall not be held on the same night as a meeting of the Orem City Council or Planning Commission. The applicant shall send a written notice of the neighborhood meeting to the owners of all property, as listed in the records of the Utah County Recorder, located within ~~one~~two thousand feet (~~1000'~~2000') of the ~~site~~subject property. Notices shall be postmarked at least twenty-one (21) calendar days prior to the date of the meeting. if attached residential units will be allowed under the proposed rezone and within five hundred feet (500') if attached residential units will not be allowed under the proposed rezone. The notice shall be made using the template provided by Orem City and shall written on letterhead which includes the contact information of the applicant, including ~~but not limited to~~ a name, address, phone number, and an e-mail address. The notice must include the place, date, and time of the neighborhood meeting, the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property. The notice must also include the following language:

“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.”

~~All required notices shall be provided at least one week prior to the date of the meeting.~~ The neighborhood meeting must be conducted at a location within the city boundaries. ~~The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday.~~ Phone calls or informal door-to-door contacts are not considered neighborhood meetings. The applicant must provide a brief explanation of the request at the meeting. The applicant shall keep detailed minutes of the content of the neighborhood meeting and a roster of those attending using the templates provided by the city. The application for rezone shall include a list of all individuals who were notified ~~of the meeting, a the~~ roster of attendees ~~at the meeting~~, and a

copy of the minutes from the neighborhood meeting. A second neighborhood meeting will be required if the first meeting is held as an information gathering meeting to obtain input from surrounding property owners and/or a proposed concept plan is not provided for review or the concept plan changes after the meeting is held.