



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
May 21, 2025

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

4:30 PM - PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CHAMBERS, 56 NORTH
STATE STREET, OREM, UT

1 General Plan Update:

- **Land Use Element, Continued**
- **Redevelopment Element, First Discussion**

5:30 PM - REGULAR SESSION – CITY COUNCIL CHAMBERS, 56 NORTH STATE STREET,
OREM, UT

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 **Approval of Minutes for 5-7-2025 Planning Commission Meeting**
 - 3.2 **Valor Homes - Site Plan - Located Generally at 1301 W 400 South - Proposed Office Building for Valor Homes**
 - 3.3 **RWB Ventures - Prelim Plat - Located Generally at 1492 W 1200 North - Subdivision Creation for Development of 2 New Industrial Buildings**
 - 3.4 **RWB Ventures - Site Plan - Located Generally at 1492 W 1200 North - Proposed Development of 2 New Industrial Buildings**
 - 3.5 **Abbey Road Phase 4 - Plat Amendment - Located Generally at 1450 N. 750 East - Combining all 3 Phases Into 1 Development for Management of Finances**
 - 3.6 **Sullivan Plat V - Plat Amendment - Located Generally at 727 S. 250 West - Combining a Portion of Adjacent Property To Correct Plat Info.**

3.7 Lake Ridge Farms - Preliminary Plat - Generally Located at 840 W. 600 South - Proposed 15-Lot Subdivision

3.8 Okolowitz Subdivision Plat B - Plat Amendment - Located Generally at 1245 N 260 West - Transfer of Garage and Property it Sits Upon to Neighboring Property.

4. ACTION ITEMS AND PUBLIC HEARINGS

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

A Comparison of Zones in Orem City and A List of Permitted and Conditional Uses

Residential and Open Space Zones Similarities and Differences:

(R5 R6 6.5, R7.5, R8, R12, OS5, ROS)

The R5 R6 6.5, R7.5, R8, and R12 zones are predominantly residential with minor variations in permitted care facilities. The R20 zone expands to include more active recreational uses.

The OS5 (Open Space) and ROS (Recreation and Open Space) zones are generally intended to preserve areas for public use, recreation, and the protection of natural features. They permit a variety of public facilities, parks, and recreational activities, alongside limited residential or agricultural uses that are compatible with an open space character. Their primary purpose is to maintain areas with a low intensity of development for the benefit of the public and environment.

Commercial and Professional Office Zones Similarities and Differences: (PO, C1, C2, C3, HS)

The PO, C1, C2, C3, and HS zones in Orem City exhibit distinct characteristics in their allowed land uses, reflecting different planning objectives for these areas.

The **PO (Professional Office) zone** is a highly specialized commercial zone primarily oriented towards professional offices and a limited set of compatible services. It is significantly more restrictive in the types of businesses allowed compared to the C2, C3, and HS zones. While it permits a range of professional, financial, and certain commercial support services, it lacks the broad allowance for diverse retail establishments, restaurants, and many amusement/recreation uses that characterize the more general commercial zones. This zone is intended for areas emphasizing administrative, creative, or specialized service-based businesses rather than a wide variety of consumer-oriented commercial activities.

The **C1 (Commercial) zone** is also more limited in scope than the C2, C3, and HS commercial zones. While it permits some commercial activities, like certain retail and service uses it has a narrower range of allowed businesses compared to the extensive lists in C2, C3, and HS. The C1 zone does not support the wide variety of retail, food service,

personal service, and recreational uses found in the more general commercial zones, thus creating a less intensive type of commercial development.

The C2 (Commercial) zone is a broad commercial designation allowing for a wide spectrum of uses. It permits numerous retail, service, and commercial establishments, encompassing most typical business categories. A distinguishing characteristic of the C2 zone is the allowance for various residential care facilities, which are generally not permitted in C3 or PO and C1. C2 also permits a diverse range of amusement and recreation uses.

The C3 (Commercial) zone is also a comprehensive commercial zone with substantial overlap in permitted retail and commercial uses with the C2 zone. However, a key difference is the general exclusion of residential care facilities that are permitted in C2. While permitting many similar recreational uses to C2, there are differences in the specific permission status (Permitted vs. Conditionally Permitted vs. Not Permitted) for certain amusement and recreation types.

The HS (Highway Service) zone appears to be a commercial zone with a strong emphasis on businesses that typically serve highway travelers and the general public. It permits a wide variety of retail, commercial, and service uses, sharing many similarities with the C2 and C3 zones in terms of the breadth of allowed business categories. While broadly commercial like C2 and C3, specific differences exist in the precise list of permitted and conditional uses across various categories when compared line-by-line in the zoning appendix.

In summary, the PO and C1 zones are more specialized zones focused on professional offices and limited supporting uses with some public/agricultural components. C2 and C3 are more general commercial zones with extensive retail and service allowances, with C2 uniquely permitting residential care facilities. The HS zone caters broadly to commercial and service needs, likely those benefiting from highway access, and shares many uses with C2 and C3 while having its own specific list of permissions. The distinctions between these zones are crucial for directing different types of commercial development to appropriate areas within the city.

Manufacturing, Research and Development and Public Facilities Zones

Similarities and Differences:

(M1, M2, CM, BP, PF)

The M1, M2, and CM BP PF zones represent different categories related to manufacturing, industrial activities, and areas that may include business parks or public facilities. Their allowed uses reflect varying intensities of industrial processes and the inclusion of supporting commercial or public functions.

The M1 (Manufacturing) zone appears to be a general manufacturing zone permitting a wide array of light and some heavier manufacturing and industrial activities. This includes various types of manufacturing (food, textile, wood, furniture, pulp, metal products), transportation-related uses (bus terminals, garaging, motor freight terminals), communication and utility facilities, wholesale trade, and a significant number of supporting commercial and service uses. M1 seems designed for diverse industrial operations with integrated support services.

The M2 (Manufacturing) zone also permits manufacturing activities, but often includes uses that might be considered more intensive or have greater impacts than those in M1. While sharing many manufacturing and industrial categories with M1, M2 specifically lists uses like Wrecking Yards, Impound Yards, and indicates permission for certain uses like Petroleum Bulk Stations & Terminals, and various utility generation and treatment plants that may have different statuses in M1. The inclusion of these types of uses suggests M2 is intended for heavier or more impactful industrial operations.

The CM (Commercial Manufacturing) zone, as interpreted from the first letter of the three-letter codes, appears to be a highly flexible zone that permits a wide array of uses, bridging manufacturing, commercial, and service sectors. Compared to the M1 and M2 zones, CM allows a much broader range of retail, personal services, professional offices, and general commercial activities. While it shares many manufacturing, transportation, communication, and utility uses with M1 and M2, its defining characteristic is this significant integration of commercial and service uses, suggesting an environment suitable for businesses that combine production, sales, and office functions or manufacturing parks with extensive supporting services.

The BP (Business Park) zone, interpreted from the second letter of the codes, presents a more focused set of allowed uses. It permits professional offices, research and development related activities, and a selection of commercial and service uses that likely support a business park environment, such as restaurants, banking, and certain personal and commercial services. Compared to the CM, M1, and M2 zones, BP is notably more restrictive regarding core manufacturing activities and general retail. Its emphasis on office, research, and supporting services aligns with the concept of a lower-intensity, well-landscaped business park as described in the provided text. While sharing some office and

service uses with CM and some utility/agricultural uses with PF, its unique blend caters specifically to a business park model.

The PF (Public Facilities) zone, based on the third letter of the codes, is clearly distinct from the CM, BP, M1, and M2 zones due to its predominant focus on governmental and public service uses. Its list of allowed uses is significantly shorter and centers around municipal facilities, educational institutions (universities, colleges, schools), utility infrastructure like water storage and sewage treatment, and essential public services like convention centers. Unlike CM, BP, M1, and M2, which primarily cater to private commercial and industrial activities, the PF zone is dedicated to areas intended for public benefit and governmental functions, with very limited overlap in permitted commercial or manufacturing uses.

In summary:

- M1 is a general manufacturing zone with a broad range of light industrial and supporting commercial/service uses.
- M2 is also a manufacturing zone but appears to accommodate more intensive or potentially impactful industrial uses.
- The CM zone offers a broad mix of manufacturing and commercial uses.
- The BP Zone focuses more narrowly on business park-compatible office and research uses with supporting services.
- The PF is distinctly oriented towards public and governmental functions.

These zones collectively provide areas for industrial activities within Orem City, with distinctions based on the intensity of manufacturing and the integration of commercial, office, or public uses.

Orem City URL Use Zone Chart

(P) Permitted, (C) Conditional Use

***Note This list has not been completely double checked for accuracy on the Residential and CM, BP and PF zones yet. ***

R5, R6, R6.5 Zones

- 0100 Solicitors (P)
- 0302 Christmas Tree Sales (P)
- 1110 Single Family (P)
- 1420 Manufactured Homes (P)
- 4842 Sewage Pressure Control Stations (P)
- 8110 Apiaries (Beekeeping) (P)
- 8120 Orchards (P)
- 9100 All undeveloped & unused land area (P)

R7.5 Zone

- 0100 Solicitors (P)
- 0302 Christmas Tree Sales (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1110 Single Family (P)
- 1261 Residential Facilities for Disabled Persons (P)
- 1262 Youth Transitional Home (P)
- 1263 Sober Living Facility (P)
- 1281 Assisted Living Facility for Elderly Persons (P)
- 1285 Residential Facility for Elderly Persons (P)
- 1420 Manufactured Homes (P)

- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 8110 Apiaries (Beekeeping) (P)
- 8120 Orchards (P)
- 9100 All undeveloped & unused land area (P)

R8 Zone

- 0100 Solicitors (P)
- 0302 Christmas Tree Sales (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1110 Single Family (P)
- 1261 Residential Facilities for Disabled Persons (P)
- 1263 Sober Living Facility (P)
- 1281 Assisted Living Facility for Elderly Persons (P)
- 1285 Residential Facility for Elderly Persons (P)
- 1420 Manufactured Homes (P)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 8110 Apiaries (Beekeeping) (P)
- 8120 Orchards (P)
- 9100 All undeveloped & unused land area (P)

R12 Zone

- 0100 Solicitors (P)
- 0302 Christmas Tree Sales (P)

- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1110 Single Family (P)
- 1261 Residential Facilities for Disabled Persons (P)
- 1263 Sober Living Facility (P)
- 1281 Assisted Living Facility for Elderly Persons (P)
- 1282 Assisted Living Facilities (P)
- 1285 Residential Facility for Elderly Persons (P)
- 1420 Manufactured Homes (P)
- 4711 Telephone Exchange Stations (P)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 8110 Apiaries (Beekeeping) (P)
- 8120 Orchards (P)
- 9100 All undeveloped & unused land area (P)

R20 Zone

- 0100 Solicitors (P)
- 0302 Christmas Tree Sales (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1110 Single Family (P)
- 1261 Residential Facilities for Disabled Persons (P)
- 1263 Sober Living Facility (P)
- 1281 Assisted Living Facility for Elderly Persons (P)
- 1285 Residential Facility for Elderly Persons (P)

- 1420 Manufactured Homes (P)
- 4711 Telephone Exchange Stations (P)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 7411 Golf Courses (P)
- 8110 Apiaries (Beekeeping) (P)
- 8120 Orchards (P)
- 9100 All undeveloped & unused land area (P)

OSS / ROS Zone

- 0100 Solicitors (P)
- 0302 Christmas Tree Sales (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1110 Single Family (P)
- 4711 Telephone Exchange Stations (P)
- 4742 Television Transmitting Stations & Relay Tower (P)
- 4824 Gas Pressure Control Stations (C)
- 4831 Water Treatment Plants (Purification) (P)
- 4832 Municipal Water Storage Tanks (C)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 5961 Hay, Grains, & Feed (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)

- 6911 Churches, Synagogues & Temples (P)
- 7111 Libraries (P)
- 7112 Museums (P)
- 7113 Art Galleries (P)
- 7121 Planetaria, Aquariums, Botanical Gardens & Arboretums (P)
- 7124 Zoos (P)
- 7129 Other Nature Exhibitions, NEC (P)
- 7411 Golf Courses (P)
- 7412 Ski, snowboard and snowshoe rental when done in conjunction with a golf course (P)
- 7416 Riding Stables (P)
- 7423 Play Fields & Athletic Fields (*Accessory to a public school or municipal facility) (C)
- 7424 Recreation Centers (General) (P)
- 7610 Parks-General Recreation (P)
- 8110 Apiaries (Beekeeping) (P)
- 8120 Orchards (P)
- 8290 Horticultural Services (P)
- 9100 All undeveloped & unused land area (P)

PO Zone

- 4711 Telephone Exchange Stations (P)
- 4812 Electricity Regulating Substations (P)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)

- 6110 Banking & Credit Services (P)
- 6120 Security & Commodity Brokers, Dealers, & Exchanges (P)
- 6130 Insurance Agents, Brokers, Dealers, & Exchanges (P)
- 6150 Real Estate Agents, Brokers, & Related Services (P)
- 6152 Title Abstracting (P)
- 6153 Real Estate Operative Builders (P)
- 6154 Combination Real Estate, Insurance Loan, & Law (P)
- 6220 Photographic Services - Including Commercial (P)
- 6231 Beauty & Barber Shops (P)
- 6233 Massage Therapy (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)
- 6330 Travel Arranging Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6350 News Syndicate (P)
- 6360 Employment Services (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6393 Detective & Protective Services (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6510 Medical, Dental, & Health Services (P)
- 6512 Medical & dental laboratories (P)
- 6513 Medical Clinics - Outpatient (P)
- 6514 Chiropractic & Osteopaths Services (P)

- 6520 Legal Services (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6597 Family & Behavioral Counseling (P)
- 6598 Genealogical (P)
- 6599 Interior Design Office Only. No Displays Allowed (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6620 Landscaping Services, Office Only (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, & Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, & Judicial Functions (P)
- 6812 Public Primary & Secondary Schools (P)
- 6813 Private Primary and Secondary Schools - permitted* if adjacent to or across the street from a Public Primary or Secondary School See Section 22-6- 9(H) (P)
- 6814 Charter Schools (P)
- 6991 Business Associations (P)
- 6992 Professional Members Organizations (P)
- 7610 Parks-General Recreation (P)
- 6911 Churches, Synagogues & Temples (P)
- 8120 Orchards

C1 Zone

- 0100 Solicitors (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1282 Assisted Living Facilities (P)
- 1283 Transitional Treatment Home (P)
- 4711 Telephone Exchange Stations (P)
- 4812 Electricity Regulating Substations (P)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 6110 Banking & Credit Services (P)
- 6120 Security & Commodity Brokers, Dealers, & Exchanges (P)
- 6130 Insurance Agents, Brokers, Dealers, & Exchanges (P)
- 6150 Real Estate Agents, Brokers, & Related Services (P)
- 6152 Title Abstracting (P)
- 6153 Real Estate Operative Builders (P)
- 6154 Combination Real Estate, Insurance Loan, & Law (P)
- 6220 Photographic Services - Including Commercial (P)
- 6231 Beauty & Barber Shops (P)
- 6233 Massage Therapy (P)
- 6261 Commercial Child Day Care/Preschool Facility (P)
- 6262 Commercial Adult Day Care Facility (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)
- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)

- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6350 News Syndicate (P)
- 6360 Employment Services (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6391 Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6393 Detective & Protective Services (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6510 Medical, Dental, & Health Services (P)
- 6512 Medical & dental laboratories (P)
- 6513 Medical Clinics - Outpatient (P)
- 6514 Chiropractic & Osteopaths Services (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6597 Family & Behavioral Counseling (P)
- 6598 Genealogical (P)
- 6599 Interior Design (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6620 Landscaping Services, Office Only (P)

- 6710 City of Orem Governmental Services, Executive, Legislative, & Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, & Judicial Functions (P)
- 6812 Public Primary & Secondary Schools (P)
- 6813 Private Primary and Secondary Schools - permitted* if adjacent to or across the street from a Public Primary or Secondary School See Section 22-6- 9(H) (P)
- 6814 Charter Schools (P)
- 6836 Driving Schools (P)
- 6991 Business Associations (P)
- 6992 Professional Members Organizations (P)
- 7610 Parks-General Recreation (P)
- 8120 Orchards (P)
- 6911 Churches, Synagogues & Temples (N)

C2 Zone

- 0100 Solicitors (P)
- 0301 Fireworks Stands (P)
- 0302 Christmas Tree Sales (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1281 Assisted Living Facility for Elderly Persons (P)
- 1282 Assisted Living Facilities (P)
- 1283 Transitional Treatment Home (P)
- 1285 Residential Facility for Elderly Persons (P)
- 1510 Hotels, Tourist Courts & Motels (P)

- 1910 Caretaker Facilities (Accessory Use Only) (P)
- 2160 Candy & Other Confectionery Products (P)
- 2431 Cabinetry, furniture and fixture manufacturing (P)
- 4110 Intermodal (P)
- 4211 Bus passenger terminals (P)
- 4291 Taxicab Transportation (P)
- 4710 Telephone communications (P)
- 4711 Telephone Exchange Stations (P)
- 4741 Television Broadcasting Studios (Only) (P)
- 4751 Radio & Television Broadcasting Studios, Only (Combo Systems) (P)
- 4812 Electricity Regulating Substations (P)
- 4824 Gas Pressure Control Stations (P)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 5113 Tires & Tubes (P)
- 5120 Drugs, chemicals & allied products (P)
- 5121 Drugs, Drug Proprietaries & Drugists' Sundries (P)
- 5122 Paints & Varnishes (P)
- 5131 Dry Goods, Piece Goods, & Notions (P)
- 5132 Apparel & Accessories (P)
- 5141 Groceries & food stuffs (P)
- 5161 Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials (P)
- 5171 Hardware (P)
- 5172 Plumbing & Heating Equipment & Supplies (P)
- 5173 Air Conditioning, Refrigeration Equipment & Supplies (P)

- 5181 Agricultural Machine Equipment & Supplies (P)
- 5182 Professional Equipment & Supplies (P)
- 5196 Paper & paper products (P)
- 5197 Furniture & Home Furnishings (P)
- 5220 Building Materials, Equipment Supplies & Hardware (Indoor Only) (P)
- 5260 Home improvement centers (P)
- 5310 Department Stores (P)
- 5320 Mail Order Houses (P)
- 5330 Limited Price Variety Stores (P)
- 5340 Merchandise Vending Machine Operators (P)
- 5350 Direct Selling Organizations (P)
- 5391 Dry Goods & General Merchandise (P)
- 5393 Arts, Crafts & Hobbies (P)
- 5394 Musical Instruments (P)
- 5410 Groceries &/or Food (P)
- 5440 Candy & other confectionery products (P)
- 5511 Motor vehicles (new & used) (*Outside display not permitted after regular business hours) (P)
- 5512 Motor vehicles (used) (P)
- 5530 Gasoline Service Station With or Without Store (P)
- 5591 Marine Craft & Accessories (*Outside display not permitted after regular business hours) (P)
- 5600 Clothing, Apparel, & Accessories (P)
- 5710 Furniture & home furnishings (P)
- 5730 Music Supplies (P)
- 5810 Restaurants (P)
- 5811 Fast Food (P)

- 5830 Drinking Places Non-Alcoholic (P)
- 5910 Drugs & related drug dispensing (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 5931 Antiques (P)
- 5932 Gold & Silver (P)
- 5933 Secondhand Merchants (P)
- 5934 Secondhand precious metal dealer (P)
- 5940 Retail Tobacco Specialty Business (P)
- 5941 Books (P)
- 5942 Stationery (P)
- 5943 Office Supplies (P)
- 5944 Cigars - Cigarettes (P)
- 5945 Newspapers/ Magazines (P)
- 5946 Cameras & Photographic Supplies (P)
- 5947 Gifts, Novelties, & Souvenirs (P)
- 5948 Florists (P)
- 5949 Video rentals (P)
- 5951 Sporting Goods (P)
- 5952 Bicycles (P)
- 5953 Toys (P)
- 5963 Nursery-Plants (P)
- 5970 Computer Goods & Services (P)
- 5996 Optical Goods (P)
- 6110 Banking & Credit Services (P)
- 6111 Check Cashing & Other Credit Services (P)

- 6112 Pawn Shops 22-14-21(C) (P)
- 6120 Security & Commodity Brokers, Dealers, & Exchanges (P)
- 6130 Insurance agents, brokers & related services (P)
- 6150 Real estate agents, brokers, and related services Title (P)
- 6152 Abstracting (P)
- 6153 Real Estate Operative Builders (P)
- 6154 Combination Real Estate, Insurance Loan, & Law (P)
- 6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs) (P)
- 6212 Custom Tailoring (P)
- 6213 Diaper Services (P)
- 6214 Laundromats (P)
- 6215 Rug Cleaners / Repair (P)
- 6216 House Cleaning (P)
- 6217 Commercial Janitorial (P)
- 6218 Window Cleaning (P)
- 6220 Photographic Services - Including Commercial (P)
- 6231 Beauty & Barber Shops (P)
- 6232 Tattoos & Body Piercing *Only as an accessory use to a beauty shop (SLU 6231) where less than 15% of the revenue of the beauty shop is derived from SLU 6232 and only using a three-needle (or less) method. (P)
- 6233 Massage Therapy (P)
- 6241 Funeral Homes (P)
- 6251 Apparel repair, alterations, laundry/dry cleaning services (pick-up only) (P)
- 6261 Commercial Child Day Care / Preschool Facility (P)
- 6262 Commercial Adult Day Care Facility (P)
- 6291 Catering Services (P)
- 6292 Wedding Reception Centers (P)

- 6310 Advertising Services (General) (P)
- 6312 Outdoor Advertising (P)
- 6313 Direct Mail Advertising (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)
- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6341 Disinfecting & Exterminating (P)
- 6342 Locksmithing (P)
- 6350 News Syndicate (P)
- 6360 Employment Services (P)
- 6370 Office Warehousing (P)
- 6371 Climate Controlled Storage Units See Sec. 22-8- 17(A) (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6391 Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6393 Detective & Protective Services (P)
- 6394 Equipment Rental & Leasing (P)
- 6395 Automobile & Truck Rental (P)
- 6396 Photofinishing (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6411 Automobile Wash (P)
- 6412 Auto Lube & Tune-up (P)

- 6413 Automobile Repair (Mechanical Only) (P)
- 6414 Auto Body Repair and Paint (P)
- 6430 Small Engine Appliance, Electrical, & Machine Repair (P)
- 6493 Watch, Clock, & Jewelry Repair (P)
- 6494 Re-upholstery & Furniture Repair (P)
- 6510 Medical, Dental, & Health Services (P)
- 6512 Medical & dental laboratories (P)
- 6513 Medical Clinics - Outpatient (P)
- 6514 Chiropractic & Osteopaths Services (P)
- 6515 Veterinarian Services and Small Animal Hospitals (P)
- 6517 Animal Kennels and Runs (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6595 Auction Services (P)
- 6596 Auction Services (Indoor Only) (P)
- 6597 Family & Behavioral Counseling (P)
- 6598 Genealogical (P)
- 6599 Interior Design * Office use only. Retail and wholesale sales, display of goods, storage of inventory and similar activities are not permitted. (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6615 Building Construction - General Contractor, Office & Storage (P)

- 6620 Landscaping Services, Office Only (P)
- 6625 Landscaping Services, Office & Storage (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6812 Public Primary & Secondary Schools (P)
- 6813 Private Primary and Secondary Schools - permitted* if adjacent to or across the street from a Public Primary or Secondary School See Section 22-6- 9(H) (P)
- 6814 Charter Schools (P)
- 6821 Universities & colleges (P)
- 6823 Professional & Vocational Schools (P)
- 6832 Martial Arts Studios (P)
- 6833 Barber & Beauty Schools (P)
- 6834 Art & Music Schools (P)
- 6835 Dancing Schools (P)
- 6836 Driving Schools (P)
- 6837 Correspondence Schools (P)
- 6911 Churches, Synagogues & Temples (P)
- 6921 Adoption Agencies (P)
- 6991 Business Associations (P)
- 6992 Professional Members Organizations (P)
- 6993 Labor Unions & Similar Labor Organizations (P)
- 6994 Civic, Social & Fraternal Associations (P)
- 7111 Libraries (P)
- 7112 Museums (P)
- 7113 Art Galleries (P)

- 7121 Planetaria, Aquariums, Botanical Gardens & Arboretums (P)
- 7211 Amphitheaters (P)
- 7212 Motion Picture Theaters (P)
- 7214 Legitimate Theater (P)
- 7215 Public dancing (C)
- 7231 Auditoriums & Exhibit Halls (P)
- 7233 Convention centers (P)
- 7321 Ropes Course / Climbing Walls (Indoor Only) (P)
- 7324 Laser Tag / Paint Ball (Indoor Only) (P)
- 7391 Arcades & Miniature Golf (P)
- 7413 Tennis Courts (indoor only) (P)
- 7414 Skating (indoor only) (P)
- 7415 Soccer Facility (indoor only) (P)
- 7417 Bowling (P)
- 7418 Recreational Axe Throwing (Indoor Only) (P)
- 7421 Playgrounds, Play Lots, & Tot Lots (P)
- 7424 Recreation Centers (General) (P)
- 7425 Gymnasium & Athletic Clubs (P)
- 7426 Health spas (P)
- 7432 Swimming Pools (P)
- 7433 Water Slides (P)
- 7452 Indoor Rifle Range (P)
- 7610 Parks-General Recreation (P)
- 8120 Orchards (P)
- 8290 Horticultural Services (P)

C3 Zone

- 0301 Fireworks Stands (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1282 Assisted Living Facilities (P)
- 1285 Residential facility For Elderly Persons (P)
- 1510 Hotels, Tourist Courts & Motels (P)
- 4711 Telephone Exchange Stations (P)
- 5310 Department Stores (P)
- 5330 Limited Price Variety Stores (P)
- 5340 Merchandise Vending Machine Operators (P)
- 5391 Dry Goods & General Merchandise (P)
- 5393 Arts, Crafts & Hobbies (P)
- 5394 Musical Instruments (P)
- 5410 Groceries &/or Food (P)
- 5440 Candy & other confectionery products (P)
- 5530 Gasoline Service Station With or Without Store (P)
- 5600 Clothing, Apparel, & Accessories (P)
- 5710 Furniture & home furnishings (P)
- 5730 Music Supplies (P)
- 5810 Restaurants (P)
- 5811 Fast Food (P)
- 5830 Drinking Places Non-Alcoholic (P)
- 5910 Drugs & related drug dispensing (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)

- 5932 Gold & Silver (P)
- 5934 Secondhand Precious Metal Dealer (P)
- 5940 Retail Tobacco Specialty Business (C)
- 5941 Books (P)
- 5942 Stationery (P)
- 5943 Office Supplies (P)
- 5944 Cigars - Cigarettes (P)
- 5945 Newspapers/ Magazines (P)
- 5946 Cameras & Photographic Supplies (P)
- 5947 Gifts, Novelties, & Souvenirs (P)
- 5948 Florists (P)
- 5949 Video rentals (P)
- 5951 Sporting Goods (P)
- 5952 Bicycles (P)
- 5953 Toys (P)
- 5970 Computer Goods & Services (P)
- 5996 Optical Goods (P)
- 6110 Banking & Credit Services (P)
- 6111 Check Cashing & Other Credit Services (P)
- 6120 Security & Commodity Brokers, Dealers, & Exchanges (P)
- 6130 Insurance agents, brokers & related services (P)
- 6150 Real estate agents, brokers, and related services Title (P)
- 6152 Abstracting (P)
- 6154 Combination Real Estate, Insurance Loan, & Law (P)
- 6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs) (P)
- 6212 Custom Tailoring (P)

- 6220 Photographic Services - Including Commercial (P)
- 6231 Beauty & Barber Shops (P)
- 6232 Tattoos & Body Piercing *Only as an accessory use to a beauty shop (SLU 6231) where less than 15% of the revenue of the beauty shop is derived from SLU 6232 and only using a three-needle (or less) method. (P)
- 6233 Massage Therapy (P)
- 6291 Catering Services (P)
- 6310 Advertising Services (General) (P)
- 6312 Outdoor Advertising (P)
- 6313 Direct Mail Advertising (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)
- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6350 News Syndicate (P)
- 6360 Employment Services (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6510 Medical, Dental, & Health Services (P)
- 6512 Medical & Dental Laboratories (P)
- 6513 Medical Clinics - Outpatient (P)
- 6514 Chiropractic & Osteopaths Services (P)
- 6515 Veterinarian Services and Small Animal Hospitals (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)

- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6597 Family & Behavioral Counseling (P)
- 6598 Genealogical (P)
- 6599 Interior Design * Office use only. Retail and wholesale sales, display of goods, storage of inventory and similar activities are not permitted. (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6823 Professional & Vocational Schools (P)
- 6834 Art & Music Schools (P)
- 6835 Dancing Schools (P)
- 6837 Correspondence Schools (P)
- 6911 Churches, Synagogues & Temples (P)
- 6991 Business Associations (P)
- 6992 Professional Members Organizations (P)
- 6993 Labor Unions & Similar Labor Organizations (P)
- 6994 Civic, Social & Fraternal Associations (P)
- 7111 Libraries (P)
- 7112 Museums (P)
- 7113 Art Galleries (P)
- 7121 Planetaria, Aquariums, Botanical Gardens & Arboretums (P)

- 7129 Other Nature Exhibitions, NEC (P)
- 7212 Motion Picture Theaters (P)
- 7214 Legitimate Theater (P)
- 7231 Auditoriums & Exhibit Halls (P)
- 7233 Convention centers (P)
- 7425 Gymnasium & Athletic Clubs (P)
- 7426 Health spas (P)
- 7461 Indoor Sky Diving Training (P)
- 7610 Parks-General Recreation (P)
- 8120 Orchards (P)

HS Zone

- 0100 Solicitors (P)
- 0301 Fireworks Stands (P)
- 0302 Christmas Tree Sales (P)
- 0303 Shave Ice Stands (P)
- 0400 Mechanical Amusement (P)
- 0600 Containers for Recyclable Materials (P)
- 1261 Residential facilities for Disabled Persons (P)
- 1262 Youth Transitional Homes (P)
- 1263 Sober Living Facilities (P)
- 1281 Assisted Living Facility for Elderly Persons (P)
- 1285 Residential Facility for Elderly Persons (P)
- 1510 Hotels, Tourist Courts & Motels (P)
- 2160 Candy & Other Confectionery Products (P)
- 2190 Ice Manufacturing (P)

- 3930 Motion Picture Production (P)
- 4110 Intermodal (P)
- 4211 Bus passenger terminals (P)
- 4291 Taxicab Transportation (P)
- 4710 Telephone communications (P)
- 4711 Telephone Exchange Stations (P)
- 4741 Television Broadcasting Studios (Only) (P)
- 4751 Radio & Television Broadcasting Studios, Only (Combo Systems) (P)
- 4812 Electricity Regulating Substations (P)
- 4833 Water Pressure Control Stations (P)
- 5120 Drugs, chemicals & allied products (P)
- 5121 Drugs, Drug Proprietaries & Drugists' Sundries (P)
- 5122 Paints & Varnishes (P)
- 5131 Dry Goods, Piece Goods, & Notions (P)
- 5132 Apparel & Accessories (P)
- 5141 Groceries & food stuffs (P)
- 5161 Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials (P)
- 5171 Hardware (P)
- 5172 Plumbing & Heating Equipment & Supplies (P)
- 5173 Air Conditioning, Refrigeration Equipment & Supplies (P)
- 5181 Agricultural Machine Equipment & Supplies (P)
- 5182 Professional Equipment & Supplies (P)
- 5211 Lumber yards (P)
- 5220 Building Materials, Equipment Supplies & Hardware (Indoor Only) (P)
- 5251 Farm Equipment (P)

- 5260 Home improvement centers (P)
- 5310 Department Stores (P)
- 5320 Mail Order Houses (P)
- 5330 Limited Price Variety Stores (P)
- 5340 Merchandise Vending Machine Operators (P)
- 5350 Direct Selling Organizations (P)
- 5391 Dry Goods & General Merchandise (P)
- 5393 Arts, Crafts & Hobbies (P)
- 5394 Musical Instruments (P)
- 5410 Groceries &/or Food (P)
- 5420 Farmers Market (P)
- 5440 Candy & other confectionery products (P)
- 5511 Motor vehicles (new & used) (*Outside display not permitted after regular business hours) (P)
- 5512 Motor vehicles (used) (P)
- 5513 Mobile & manufactured homes (P)
- 5530 Gasoline Service Station With or Without Store (P)
- 5591 Marine Craft & Accessories (*Outside display not permitted after regular business hours) (P)
- 5592 Aircraft & Accessories (P)
- 5600 Clothing, Apparel, & Accessories (P)
- 5710 Furniture & home furnishings (P)
- 5730 Music Supplies (P)
- 5810 Restaurants (P)
- 5811 Fast Food (P)
- 5830 Drinking Places Non-Alcoholic (P)
- 5910 Drugs & related drug dispensing (P)

- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 5931 Antiques (P)
- 5932 Gold & Silver (P)
- 5933 Secondhand Merchants (P)
- 5941 Books (P)
- 5942 Stationery (P)
- 5943 Office Supplies (P)
- 5944 Cigars - Cigarettes (P)
- 5945 Newspapers/ Magazines (P)
- 5946 Cameras & Photographic Supplies (P)
- 5947 Gifts, Novelties, & Souvenirs (P)
- 5948 Florists (P)
- 5949 Video rentals (P)
- 5951 Sporting Goods (P)
- 5952 Bicycles (P)
- 5953 Toys (P)
- 5960 Farm & Garden Supplies (P)
- 5961 Hay, Grains, & Feed (P)
- 5963 Nursery-Plants (P)
- 5970 Computer Goods & Services (P)
- 5980 Fuel & Ice Dealers (P)
- 5996 Optical Goods (P)
- 6110 Banking & Credit Services (P)
- 6120 Security & Commodity Brokers, Dealers, & Exchanges (P)
- 6130 Insurance agents, brokers & related services (P)

- 6150 Real estate agents, brokers, and related services Title (P)
- 6152 Abstracting (P)
- 6153 Real Estate Operative Builders (P)
- 6154 Combination Real Estate, Insurance Loan, & Law (P)
- 6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs) (P)
- 6212 Custom Tailoring (P)
- 6213 Diaper Services (P)
- 6214 Laundromats (P)
- 6215 Rug Cleaners / Repair (P)
- 6216 House Cleaning (P)
- 6217 Commercial Janitorial (P)
- 6218 Window Cleaning (P)
- 6220 Photographic Services - Including Commercial (P)
- 6231 Beauty & Barber Shops (P)
- 6233 Massage Therapy (P)
- 6241 Funeral Homes (P)
- 6242 Crematory Services (P)
- 6243 Cemeteries (P)
- 6251 Apparel repair, alterations, laundry/dry cleaning services (pick-up only) (P)
- 6291 Catering Services (P)
- 6292 Wedding Reception Centers (P)
- 6310 Advertising Services (General) (P)
- 6312 Outdoor Advertising (P)
- 6313 Direct Mail Advertising (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)

- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6341 Disinfecting & Exterminating (P)
- 6342 Locksmithing (P)
- 6350 News Syndicate (P)
- 6360 Employment Services (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6391 Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6393 Detective & Protective Services (P)
- 6394 Equipment Rental & Leasing (P)
- 6395 Automobile & Truck Rental (P)
- 6396 Photofinishing (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
-
- 6510 Medical, Dental, & Health Services (P)
- 6512 Medical & dental laboratories (P)
- 6513 Medical Clinics - Outpatient (P)
- 6514 Chiropractic & Osteopaths Services (P)
- 6515 Veterinarian Services and Small Animal Hospitals (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)

- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6595 Auction Services (P)
- 6596 Auction Services (Indoor Only) (P)
- 6597 Family & Behavioral Counseling (P)
- 6598 Genealogical (P)
- 6599 Interior Design * Office use only. Retail and wholesale sales, display of goods, storage of inventory and similar activities are not permitted. (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6615 Building Construction - General Contractor, Office & Storage (P)
- 6620 Landscaping Services, Office Only (P)
- 6625 Landscaping Services, Office & Storage (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6812 Public Primary & Secondary Schools (P)
- 6813 Private Primary and Secondary Schools - permitted* if adjacent to or across the street from a Public Primary or Secondary School See Section 22-6- 9(H) (P)
- 6814 Charter Schools (P)
- 6823 Professional & Vocational Schools (P)
- 6832 Martial Arts Studios (P)
- 6833 Barber & Beauty Schools (P)
- 6834 Art & Music Schools (P)
- 6835 Dancing Schools (P)

- 6837 Correspondence Schools (P)
- 6911 Churches, Synagogues & Temples (P)
- 6921 Adoption Agencies (P)
- 6991 Business Associations (P)
- 6992 Professional Members Organizations (P)
- 6993 Labor Unions & Similar Labor Organizations (P)
- 6994 Civic, Social & Fraternal Associations (P)
- 7111 Libraries (P)
- 7112 Museums (P)
- 7113 Art Galleries (P)
- 7121 Planetaria, Aquariums, Botanical Gardens & Arboretums (P)
- 7129 Other Nature Exhibitions, NEC (P)
- 7212 Motion Picture Theaters (P)
- 7214 Legitimate Theater (P)
- 7231 Auditoriums & Exhibit Halls (P)
- 7233 Convention centers (P)
- 7291 Public Maintenance Facilities (P)
- 7312 Amusement Parks (P)
- 7321 Ropes Course / Climbing Walls (Indoor Only) (P)
- 7322 Go-Cart Tracks (Indoor Only) (P)
- 7324 Laser Tag / Paint Ball (Indoor Only) (P)
- 7391 Arcades & Miniature Golf (P)
- 7393 Golf Driving Ranges (P)
- 7394 Go-cart Tracks (P)
- 7417 Bowling (P)
- 7418 Recreational Axe Throwing (Indoor Only) (P)

- 7421 Playgrounds, Play Lots, & Tot Lots (P)
- 7425 Gymnasium & Athletic Clubs (P)
- 7426 Health spas (P)
- 7432 Swimming Pools (P)
- 7433 Water Slides (P)
- 7451 Rifle ranges (P)
- 7452 Indoor Rifle Ranges (*not permitted within 300 feet of a residential zone) (P)
- 7461 Indoor Sky Diving Training (P)
- 7610 Parks-General Recreation (P)
- 8120 Orchards (P)
- 8290 Horticultural Services (P)
- 8910 Peat Extraction (P)
- 9100 All undeveloped & unused land area (P)

HS Zone

- 0100 Solicitors (P)
- 0200 Itinerant Merchants (P)
- 0301 Fireworks Stands (P)
- 0302 Christmas Tree Sales (P)
- 0303 Shave Ice Stands (P)
- 0400 Mechanical Amusement (P)
- 0600 Containers for Recyclable Materials (P)
- 1510 Hotels, Tourist Courts & Motels (P)
- 2160 Candy & Other Confectionery Products (P)
- 2190 Ice Manufacturing (P)
- 3930 Motion Picture Production (P)

- 4211 Bus passenger terminals (P)
- 4291 Taxicab Transportation (P)
- 4710 Telephone communications (P)
- 4711 Telephone Exchange Stations (P)
- 4741 Television Broadcasting Studios (Only) (P)
- 4751 Radio & Television Broadcasting Studios, Only (Combo Systems) (P)
- 4812 Electricity Regulating Substations (P)
- 4833 Water Pressure Control Stations (P)
- 5120 Drugs, chemicals & allied products (P)
- 5121 Drugs, Drug Proprietaries & Drugists' Sundries (P)
- 5122 Paints & Varnishes (P)
- 5131 Dry Goods, Piece Goods, & Notions (P)
- 5132 Apparel & Accessories (P)
- 5141 Groceries & food stuffs (P)
- 5161 Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials (P)
- 5171 Hardware (P)
- 5172 Plumbing & Heating Equipment & Supplies (P)
- 5173 Air Conditioning, Refrigeration Equipment & Supplies (P)
- 5181 Agricultural Machine Equipment & Supplies (P)
- 5182 Professional Equipment & Supplies (P)
- 5211 Lumber yards (P)
- 5220 Building Materials, Equipment Supplies & Hardware (Indoor Only) (P)
- 5251 Farm Equipment (P)
- 5260 Home improvement centers (P)
- 5310 Department Stores (P)

- 5320 Mail Order Houses (P)
- 5330 Limited Price Variety Stores (P)
- 5340 Merchandise Vending Machine Operators (P)
- 5350 Direct Selling Organizations (P)
- 5391 Dry Goods & General Merchandise (P)
- 5393 Arts, Crafts & Hobbies (P)
- 5394 Musical Instruments (P)
- 5410 Groceries &/or Food (P)
- 5420 Farmers Market (P)
- 5440 Candy & other confectionery products (P)
- 5511 Motor vehicles (new & used) (*Outside display not permitted after regular business hours) (P)
- 5512 Motor vehicles (used) (P)
- 5513 Mobile & manufactured homes (P)
- 5530 Gasoline Service Station With or Without Store (P)
- 5591 Marine Craft & Accessories (*Outside display not permitted after regular business hours) (P)
- 5592 Aircraft & Accessories (P)
- 5600 Clothing, Apparel, & Accessories (P)
- 5710 Furniture & home furnishings (P)
- 5730 Music Supplies (P)
- 5810 Restaurants (P)
- 5811 Fast Food (P)
- 5830 Drinking Places Non-Alcoholic (P)
- 5910 Drugs & related drug dispensing (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)

- 5931 Antiques (P)
- 5932 Gold & Silver (P)
- 5933 Secondhand Merchants (P)
- 5940 Retail Tobacco Specialty Business (C)
- 5941 Books (P)
- 5942 Stationery (P)
- 5943 Office Supplies (P)
- 5944 Cigars - Cigarettes (P)
- 5945 Newspapers/ Magazines (P)
- 5946 Cameras & Photographic Supplies (P)
- 5947 Gifts, Novelties, & Souvenirs (P)
- 5948 Florists (P)
- 5949 Video rentals (P)
- 5951 Sporting Goods (P)
- 5952 Bicycles (P)
- 5953 Toys (P)
- 5960 Farm & Garden Supplies (P)
- 5961 Hay, Grains, & Feed (P)
- 5963 Nursery-Plants (P)
- 5970 Computer Goods & Services (P)
- 5980 Fuel & Ice Dealers (P)
- 5996 Optical Goods (P)
- 6110 Banking & Credit Services (P)
- 6120 Security & Commodity Brokers, Dealers, & Exchanges (P)
- 6130 Insurance agents, brokers & related services (P)
- 6150 Real estate agents, brokers, and related services Title (P)

- 6152 Abstracting (P)
- 6153 Real Estate Operative Builders (P)
- 6154 Combination Real Estate, Insurance Loan, & Law (P)
- 6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs) (P)
- 6212 Custom Tailoring (P)
- 6213 Diaper Services (P)
- 6214 Laundromats (P)
- 6215 Rug Cleaners / Repair (P)
- 6216 House Cleaning (P)
- 6217 Commercial Janitorial (P)
- 6218 Window Cleaning (P)
- 6219 Chimney Sweep (P)
- 6220 Photographic Services - Including Commercial (P)
- 6231 Beauty & Barber Shops (P)
- 6233 Massage Therapy (P)
- 6242 Crematory Services (P)
- 6243 Cemeteries (P)
- 6251 Apparel repair, alterations, laundry/dry cleaning services (pick-up only) (P)
- 6291 Catering Services (P)
- 6292 Wedding Reception Centers (P)
- 6310 Advertising Services (General) (P)
- 6312 Outdoor Advertising (P)
- 6313 Direct Mail Advertising (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)
- 6330 Travel Arranging Services (P)

- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6341 Disinfecting & Exterminating (P)
- 6342 Locksmithing (P)
- 6350 News Syndicate (P)
- 6360 Employment Services (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6391 Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6394 Equipment Rental & Leasing (P)
- 6395 Automobile & Truck Rental (P)
- 6396 Photofinishing (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6411 Automobile Wash (P)
- 6412 Auto Lube & Tune-up (P)
- 6413 Automobile Repair (Mechanical Only) (P)
- 6414 Auto Body Repair and Paint (P)
- 6430 Small Engine Appliance, Electrical, & Machine Repair (P)
- 6493 Watch, Clock, & Jewelry Repair (P)
- 6494 Re-upholstery & Furniture Repair (P)
- 6510 Medical, Dental, & Health Services (P)
- 6512 Medical & dental laboratories (P)
- 6513 Medical Clinics - Outpatient (P)
- 6514 Chiropractic & Osteopaths Services (P)

- 6515 Veterinarian Services and Small Animal Hospitals (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6595 Auction Services (P)
- 6596 Auction Services (Indoor Only) (P)
- 6597 Family & Behavioral Counseling (P)
- 6598 Genealogical (P)
- 6599 Interior Design * Office use only. Retail and wholesale sales, display of goods, storage of inventory and similar activities are not permitted. (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6615 Building Construction - General Contractor, Office & Storage (P)
- 6620 Landscaping Services, Office Only (P)
- 6625 Landscaping Services, Office & Storage (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6821 Universities & Colleges (P)
- 6823 Professional & Vocational Schools (P)
- 6832 Martial Arts Studios (P)
- 6833 Barber & Beauty Schools (P)
- 6834 Art & Music Schools (P)

- 6835 Dancing Schools (P)
- 6836 Driving Schools (P)
- 6837 Correspondence Schools (P)
- 6911 Churches, Synagogues & Temples (P)
- 6921 Adoption Agencies (P)
- 6993 Labor Unions & Similar Labor Organizations (P)
- 6994 Civic, Social & Fraternal Associations (P)
- 7111 Libraries (P)
- 7112 Museums (P)
- 7113 Art Galleries (P)
- 7121 Planetaria, Aquariums, Botanical Gardens & Arboretums (P)
- 7211 Amphitheatres (P)
- 7212 Motion Picture Theaters (P)
- 7214 Legitimate Theater (P)
- 7231 Auditoriums & Exhibit Halls (P)
- 7233 Convention centers (P)
- 7291 Public Maintenance Facilities (P)
- 7312 Amusement Parks (P)
- 7321 Ropes Course / Climbing Walls (Indoor Only) (P)
- 7322 Go-Cart Tracks (Indoor Only) (P)
- 7324 Laser Tag / Paint Ball (Indoor Only) (P)
- 7391 Arcades & Miniature Golf (P)
- 7393 Golf Driving Ranges (P)
- 7417 Bowling (P)
- 7418 Recreational Axe Throwing (Indoor Only) (P)
- 7421 Playgrounds, Play Lots, & Tot Lots (P)

- 7425 Gymnasium & Athletic Clubs (P)
- 7432 Swimming Pools (P)
- 7433 Water Slides (P)
- 7452 Indoor Rifle Ranges (*not permitted within 300 feet of a residential zone) (P)
- 7461 Indoor Sky Diving Training (P)
- 7610 Parks-General Recreation (P)
- 8120 Orchards (P)

M1 Zone

- 0100 Solicitors (P)
- 0200 Itinerant Merchants (P)
- 0301 Fireworks Stands (P)
- 0302 Christmas Tree Sales (P)
- 0303 Shave Ice Stands (P)
- 0400 Mechanical Amusement (P)
- 0600 Containers for Recyclable Materials (P)
- 1910 Caretaker Facilities (Accessory Use Only) (P)
- 2120 Meat & Dairy (P)
- 2124 Ice Cream and Frozen Desserts (P)
- 2130 General Food Manufacturing (P)
- 2160 Candy & Other Confectionery Products (P)
- 2170 Preparing feeds for animals & fowl (P)
- 2180 Liquors & Spirits (P)
- 2190 Ice Manufacturing (P)
- 2431 Cabinetry, furniture and fixture manufacturing (P)
- 2611 Pulp & Paper Products (P)

- 3410 All Fabricated Metal Products, Indoor Only (P)
- 3910 Tobacco Products (P)
- 3930 Motion Picture Production (P)
- 3950 Household Goods (P)
- 3970 Signs & Advertising Displays (P)
- 3990 Morticians' Goods (P)
- 4211 Bus passenger terminals (P)
- 4212 Bus Garaging & Equipment Maintenance (P)
- 4221 Motor Freight Terminals (P)
- 4222 Motor Freight Garaging & Equipment Maintenance (P)
- 4291 Taxicab Transportation (P)
- 4700 All Communications, NEC (P)
- 4710 Telephone communications (P)
- 4711 Telephone Exchange Stations (P)
- 4741 Television Broadcasting Studios (Only) (P)
- 4742 Television Transmitting Stations & Relay Tower (P)
- 4751 Radio & Television Broadcasting Studios, Only (Combo Systems) (P)
- 4810 Electric Utilities (P)
- 4811 Electric generations plants (P)
- 4812 Electricity Regulating Substations (P)
- 4820 Gas Utilities (P)
- 4822 Gas Production Plants (P)
- 4823 Natural or Manufactured Gasoline Storage & Distribution Points (P)
- 4824 Gas Pressure Control Stations (P)
- 4831 Water Treatment Plants (Purification) (P)
- 4832 Municipal Water Storage Tanks (P)

- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 4912 Petroleum Pressure Control Stations (P)
- 4921 Freight Forwarding Services (P)
- 4922 Packing & Crating Services (P)
- 5111 Automobiles, motor vehicles, & other automotive equipment (P)
- 5113 Tires & Tubes (P)
- 5120 Drugs, chemicals & allied products (P)
- 5121 Drugs, Drug Proprietaries & Drugists' Sundries (P)
- 5122 Paints & Varnishes (P)
- 5131 Dry Goods, Piece Goods, & Notions (P)
- 5132 Apparel & Accessories (P)
- 5141 Groceries & food stuffs (P)
- 5150 Agricultural commodities (P)
- 5161 Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials (P)
- 5171 Hardware (P)
- 5172 Plumbing & Heating Equipment & Supplies (P)
- 5173 Air Conditioning, Refrigeration Equipment & Supplies (P)
- 5181 Agricultural Machine Equipment & Supplies (P)
- 5182 Professional Equipment & Supplies (P)
- 5183 Transportation equipment, other machinery equipment, & supplies, NEC (P)
- 5191 Metals & Minerals (Except Petroleum Products & Scrap) (P)
- 5192 Petroleum Bulk Stations & Terminals (P)
- 5194 Tobacco & tobacco Products (P)
- 5195 Beer, Wine, & Distilled Alcoholic Beverages (P)

- 5196 Paper & paper products (P)
- 5197 Furniture & Home Furnishings (P)
- 5198 Lumber & Construction Materials (P)
- 5211 Lumber yards (P)
- 5220 Building Materials, Equipment Supplies & Hardware (Indoor Only) (P)
- 5251 Farm Equipment (P)
- 5260 Home improvement centers (P)
- 5320 Mail Order Houses (P)
- 5330 Limited Price Variety Stores (P)
- 5340 Merchandise Vending Machine Operators (P)
- 5350 Direct Selling Organizations (P)
- 5391 Dry Goods & General Merchandise (P)
- 5393 Arts, Crafts & Hobbies (P)
- 5394 Musical Instruments (P)
- 5410 Groceries &/or Food (P)
- 5420 Farmers Market (P)
- 5440 Candy & other confectionery products (P)
- 5511 Motor vehicles (new & used) (*Outside display not permitted after regular business hours) (P)
- 5512 Motor vehicles (used) (P)
- 5513 Mobile & manufactured homes (P)
- 5530 Gasoline Service Station With or Without Store (P)
- 5591 Marine Craft & Accessories (*Outside display not permitted after regular business hours) (P)
- 5592 Aircraft & Accessories (P)
- 5600 Clothing, Apparel, & Accessories (P)
- 5710 Furniture & home furnishings (P)

- 5730 Music Supplies (P)
- 5810 Restaurants (P)
- 5811 Fast Food (P)
- 5820 Drinking Places - Bars & Taverns shall be at least 500 feet from any church, school, sexually oriented business, or other alcoholic drinking place. (P)
- 5830 Drinking Places Non-Alcoholic (P)
- 5910 Drugs & related drug dispensing (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 5940 Retail Tobacco Specialty Business (C)
- 5942 Stationery (P)
- 5960 Farm & Garden Supplies (P)
- 5961 Hay, Grains, & Feed (P)
- 5963 Nursery-Plants (P)
- 5980 Fuel & Ice Dealers (P)
- 6112 Pawn Shops 22-14-21(C) (P)
- 6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs) (P)
- 6213 Diaper Services (P)
- 6215 Rug Cleaners / Repair (P)
- 6216 House Cleaning (P)
- 6217 Commercial Janitorial (P)
- 6218 Window Cleaning (P)
- 6219 Chimney Sweep (P)
- 6220 Photographic Services - Including Commercial (P)
- 6251 Apparel repair, alterations, laundry/dry cleaning services (pick-up only) (P)
- 6233 Massage Therapy (P)
- 6242 Crematory Services (P)

- 6251 Apparel Repair, Alterations, Laundry/Dry Cleaning Services (pick-up only)
- 6291 Catering Services (P)
- 6292 Wedding Reception Centers (P)
- 6310 Advertising Services (General) (P)
- 6312 Outdoor Advertising (P)
- 6313 Direct Mail Advertising (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)
- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6341 Disinfecting & Exterminating (P)
- 6342 Locksmithing (P)
- 6350 News Syndicate (P)
- 6370 Office Warehouse (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6391 Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6393 Detective & Protective Services (P)
- 6394 Equipment Rental & Leasing (P)
- 6395 Automobile & Truck Rental (P)
- 6396 Photofinishing (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6411 Automobile Wash (P)

- 6412 Auto Lube & Tune-up (P)
- 6413 Automobile Repair (Mechanical Only) (P)
- 6414 Auto Body Repair and Paint (P)
- 6430 Small Engine, Appliance, Electrical, & Machine Repair (P)
- 6493 Watch, Clock, & Jewelry Repair (P)
- 6494 Re-upholstery & furniture repair (P)
- 6515 Veterinarian Services and Small Animal Hospitals (P)
- 6516 Large Animal Hospitals (P)
- 6517 Animal Kennels and Runs (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6595 Auction Services (P)
- 6596 Auction Services (Indoor Only) (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6615 Building Construction - General Contractor, Office & Storage (P)
- 6620 Landscaping Services, Office Only (P)
- 6625 Landscaping Services, Office & Storage (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 7229 Other Sports Assemblies, NEC (P)
- 7233 Convention Centers (P)

- 7291 Public Maintenance Facilities (P)
- 7311 Fairgrounds (P)
- 7312 Amusement Parks (P)
- 7393 Golf Driving Ranges (P)
- 7394 Go-Cart Tracks (P)
- 7415 Soccer Facility (indoor Only) (P)
- 7425 Gymnasium & Athletic Clubs (P)
- 7426 Health spas (P)
- 7451 Rifle Ranges (P)
- 7451 Indoor Rifle Ranges (P)
- 7461 Indoor Sky Diving Training (P)
- 7610 Parks-General Recreation (P)
- 8110 Apiaries (Beekeeping) (P)
- 8120 Orchards (P)
- 8290 Horticultural Services (P)
- 8910 Peat Extraction (P)

M2 Zone

- 0100 Solicitors (P)
- 0200 Itinerant Merchants (P)
- 0301 Fireworks Stands (P)
- 0302 Christmas Tree Sales (P)
- 0303 Shave Ice Stands (P)
- 0400 Mechanical Amusement (P)
- 0600 Containers for Recyclable Materials (P)
- 1910 Caretaker Facilities (Accessory Use Only) (P)

- 2120 Meat & Dairy (P)
- 2124 Ice Cream and Frozen Desserts (P)
- 2130 General Food Manufacturing (P)
- 2140 Cannabis Production Establishment (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 2160 Candy & Other Confectionery Products (P)
- 2170 Preparing feeds for animals & fowl (P)
- 2180 Liquors & Spirits (P)
- 2190 Ice Manufacturing (P)
- 2431 Cabinetry, furniture and fixture manufacturing (P)
- 2610 Pulp (P)
- 2611 Pulp & Paper Products (P)
- 3210 Concrete batch plant (P)
- 3410 All Fabricated Metal Products, Indoor Only (P)
- 3910 Tobacco Products (P)
- 3930 Motion Picture Production (P)
- 3950 Household Goods (P)
- 3970 Signs & Advertising Displays (P)
- 3990 Morticians' Goods (P)
- 4211 Bus passenger terminals (P)
- 4212 Bus Garaging & Equipment Maintenance (P)
- 4221 Motor Freight Terminals (P)
- 4222 Motor Freight Garaging & Equipment Maintenance (P)
- 4291 Taxicab Transportation (P)
- 4700 All Communications, NEC (P)
- 4710 Telephone communications (P)

- 4711 Telephone Exchange Stations (P)
- 4741 Television Broadcasting Studios (Only) (P)
- 4742 Television Transmitting Stations & Relay Tower (P)
- 4751 Radio & Television Broadcasting Studios, Only (Combo Systems) (P)
- 4811 Electric generations plants (P)
- 4812 Electricity Regulating Substations (P)
- 4820 Gas Utilities (P)
- 4822 Gas Production Plants (P)
- 4823 Natural or Manufactured Gasoline Storage & Distribution Points (P)
- 4824 Gas Pressure Control Stations (P)
- 4831 Water Treatment Plants (Purification) (P)
- 4832 Municipal Water Storage Tanks (P)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 4912 Petroleum Pressure Control Stations (P)
- 4921 Freight Forwarding Services (P)
- 4922 Packing & Crating Services (P)
- 5111 Automobiles, motor vehicles, & other automotive equipment (P)
- 5113 Tires & Tubes (P)
- 5120 Drugs, chemicals & allied products (P)
- 5121 Drugs, Drug Proprietaries & Drugists' Sundries (P)
- 5122 Paints & Varnishes (P)
- 5131 Dry Goods, Piece Goods, & Notions (P)
- 5132 Apparel & Accessories (P)
- 5141 Groceries & food stuffs (P)
- 5150 Agricultural commodities (P)

- 5161 Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials (P)
- 5171 Hardware (P)
- 5172 Plumbing & Heating Equipment & Supplies (P)
- 5173 Air Conditioning, Refrigeration Equipment & Supplies (P)
- 5181 Agricultural Machine Equipment & Supplies (P)
- 5182 Professional Equipment & Supplies (P)
- 5183 Transportation equipment, other machinery equipment, & supplies, NEC (P)
- 5191 Metals & Minerals (Except Petroleum Products & Scrap) (P)
- 5192 Petroleum Bulk Stations & Terminals (P)
- 5194 Tobacco & tobacco Products (P)
- 5195 Beer, Wine, & Distilled Alcoholic Beverages (P)
- 5196 Paper & paper products (P)
- 5197 Furniture & Home Furnishings (P)
- 5198 Lumber & Construction Materials (P)
- 5211 Lumber yards (P)
- 5220 Building Materials, Equipment Supplies & Hardware (Indoor Only) (P)
- 5251 Farm Equipment (P)
- 5260 Home improvement centers (P)
- 5320 Mail Order Houses (P)
- 5330 Limited Price Variety Stores (P)
- 5340 Merchandise Vending Machine Operators (P)
- 5350 Direct Selling Organizations (P)
- 5391 Dry Goods & General Merchandise (P)
- 5393 Arts, Crafts & Hobbies (P)
- 5394 Musical Instruments (P)

- 5395 Flea Market (P)
- 5410 Groceries &/Or Food (P)
- 5420 Farmers Market (P)
- 5440 Candy & other confectionery products (P)
- 5511 Motor vehicles (new & used) (*Outside display not permitted after regular business hours) (P)
- 5512 Motor Vehicles (Used) (P)
- 5513 Mobile & manufactured homes (P)
- 5530 Gasoline Service Station With or Without Store (P)
- 5591 Marine Craft & Accessories (*Outside display not permitted after regular business hours) (P)
- 5592 Aircraft & Accessories (P)
- 5710 Furniture & home furnishings (P)
- 5730 Music Supplies (P)
- 5810 Restaurants (P)
- 5811 Fast Food (P)
- 5820 Drinking Places - Bars & Taverns shall be at least 500 feet from any church, school, sexually oriented business, or other alcoholic drinking place. (P)
- 5830 Drinking Places Non-Alcoholic (P)
- 5910 Drugs & related drug dispensing (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 5940 Retail Tobacco Specialty Business (C)
- 5944 Cigars-Cigarettes (P)
- 5960 Farm & Garden Supplies (P)
- 5961 Hay, Grains, & Feed (P)
- 5963 Nursery-Plants (P)

- 5980 Fuel & Ice Dealers (P)
- 6112 Pawn Shops 22-14-21(C) (P)
- 6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs) (P)
- 6213 Diaper Services (P)
- 6215 Rug Cleaners / Repair (P)
- 6216 House Cleaning (P)
- 6217 Commercial Janitorial (P)
- 6218 Window Cleaning (P)
- 6219 Chimney Sweep (P)
- 6220 Photographic Services - Including Commercial (P)
- 6233 Massage Therapy (P)
- 6242 Crematory Services (P)
- 6251 Apparel repair, alterations, laundry/dry cleaning services (pick-up only) (P)
- 6291 Catering Services (P)
- 6310 Advertising Services (General) (P)
- 6312 Outdoor Advertising (P)
- 6313 Direct Mail Advertising (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)
- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6341 Disinfecting & Exterminating (P)
- 6342 Locksmithing (P)
- 6350 News Syndicate (P)

- 6370 Office Warehousing (P)
- 6371 Climate Controlled Storage Units See Sec. 22-8- 17(A) (P)
- 6372 Personal Storage Units (P)
- 6377 Vault Security Storage (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6391 Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6394 Equipment Rental & Leasing (P)
- 6395 Automobile & Truck Rental (P)
- 6396 Photofinishing (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6411 Automobile Wash (P)
- 6412 Auto Lube & Tune-up (P)
- 6413 Automobile Repair (Mechanical Only) (P)
- 6414 Auto Body Repair and Paint (P)
- 6421 Impound Yards (P)
- 6422 Towing Services (With Building) (P)
- 6430 Small Engine, Appliance, Electrical, & Machine Repair (P)
- 6493 Watch, Clock, & Jewelry Repair (P)
- 6494 Re-upholstery & furniture repair (P)
- 6515 Veterinarian Services and Small Animal Hospitals (P)
- 6516 Large Animal Hospitals (P)
- 6517 Animal Kennels and Runs (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)

- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P) (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6595 Auction Services (P)
- 6596 Auction Services (Indoor Only) (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6615 Building Construction - General Contractor, Office & Storage (P)
- 6620 Landscaping Services, Office Only (P)
- 6625 Landscaping Services, Office & Storage (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6835 Dancing Schools (P)
- 6837 Correspondence Schools (P)
- 7214 Legitimate Theater (P)
- 7221 Stadiums (P)
- 7222 Arenas / Field Houses (P)
- 7229 Other sports assemblies, NEC (P)
- 7233 Convention centers (P)
- 7291 Public Maintenance Facilities (P)
- 7311 Fairgrounds (P)
- 7312 Amusement Parks (P)
- 7393 Golf Driving Ranges (P)
- 7394 Go-cart Tracks (P)

- 7415 Soccer Facility (indoor only) (P)
- 7425 Gymnasium & Athletic Clubs (P)
- 7426 Health Spas (P)
- 7451 Rifle ranges (P)
- 7452 Indoor Rifle Ranges (*not permitted within 300 feet of a residential zone) (P)
- 7461 Indoor Sky Diving Training (P)
- 7610 Parks-General Recreation (P)
- 8110 Apiaries (Beekeeping) (P)
- 8120 Orchards (P)
- 8290 Horticultural Services (P)
- 8910 Peat Extraction (P)

CM Zone

- 0100 Solicitors (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)
- 1910 Caretaker Facilities (Accessory Use Only) (P)
- 2124 Ice Cream and Frozen Desserts (P)
- 2130 General Food Manufacturing (P)
- 2160 Candy & Other Confectionery Products (P)
- 2170 Preparing feeds for animals & fowl (P)
- 2180 Liquors & Spirits (P)
- 2190 Ice Manufacturing (P)
- 2431 Cabinetry, furniture and fixture manufacturing (P)
- 2611 Pulp & Paper Products (P)
- 3410 All Fabricated Metal Products, Indoor Only (P)

- 3930 Motion Picture Production (P)
- 3950 Household Goods (P)
- 3970 Signs & Advertising Displays (P)
- 3990 Morticians' Goods (P)
- 4211 Bus passenger terminals (P)
- 4212 Bus Garaging & Equipment Maintenance (P)
- 4291 Taxicab Transportation (P)
- 4700 All Communications, NEC (P)
- 4710 Telephone communications (P)
- 4711 Telephone Exchange Stations (P)
- 4741 Television Broadcasting Studios (Only) (P)
- 4742 Television Transmitting Stations & Relay Tower (P)
- 4751 Radio & Television Broadcasting Studios, Only (Combo Systems) (P)
- 4810 Electric utilities (P)
- 4811 Electric generations plants (P)
- 4812 Electricity Regulating Substations (P)
- 4820 Gas Utilities (P)
- 4822 Gas Production Plants (P)
- 4824 Gas Pressure Control Stations (P)
- 4831 Water Treatment Plants (Purification) (P)
- 4832 Municipal Water Storage Tanks (P)
- 4833 Water Pressure Control Stations (P)
- 4841 Sewage Treatment Plants (Public Only) (P)
- 4842 Sewage Pressure Control Stations (P)
- 4912 Petroleum Pressure Control Stations (P)
- 4921 Freight Forwarding Services (P)

- 4922 Packing & Crating Services (P)
- 5111 Automobiles, motor vehicles, & other automotive equipment (P)
- 5113 Tires & Tubes (P)
- 5120 Drugs, chemicals & allied products (P)
- 5121 Drugs, Drug Proprietaries & Drugists' Sundries (P)
- 5122 Paints & Varnishes (P)
- 5131 Dry Goods, Piece Goods, & Notions (P)
- 5132 Apparel & Accessories (P)
- 5141 Groceries & food stuffs (P)
- 5150 Agricultural commodities (P)
- 5161 Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials (P)
- 5171 Hardware (P)
- 5172 Plumbing & Heating Equipment & Supplies (P)
- 5173 Air Conditioning, Refrigeration Equipment & Supplies (P)
- 5181 Agricultural Machine Equipment & Supplies (P)
- 5182 Professional Equipment & Supplies (P)
- 5183 Transportation equipment, other machinery equipment, & supplies, NEC (P)
- 5191 Metals & Minerals (Except Petroleum Products & Scrap) (P)
- 5192 Petroleum Bulk Stations & Terminals (P)
- 5194 Tobacco & tobacco Products (P)
- 5195 Beer, Wine, & Distilled Alcoholic Beverages (P)
- 5196 Paper & paper products (P)
- 5197 Furniture & Home Furnishings (P)
- 5198 Lumber & Construction Materials (P)
- 5211 Lumber yards (P)

- 5220 Building Materials, Equipment Supplies & Hardware (Indoor Only) (P)
- 5251 Farm Equipment (P)
- 5260 Home improvement centers (P)
- 5320 Mail Order Houses (P)
- 5350 Direct Selling Organizations (P)
- 5511 Motor vehicles (new & used) (*Outside display not permitted after regular business hours) (P)
- 5513 Mobile & manufactured homes (P)
- 5530 Gasoline Service Station With or Without Store (P)
- 5591 Marine Craft & Accessories (*Outside display not permitted after regular business hours) (P)
- 5710 Furniture & home furnishings (P)
- 5730 Music Supplies (P)
- 5810 Restaurants (P)
- 5811 Fast Food (P)
- 5830 Drinking Places Non-Alcoholic (P)
- 5910 Drugs & related drug dispensing (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 5942 Stationery (P)
- 5960 Farm & Garden Supplies (P)
- 5963 Nursery-Plants (P)
- 5980 Fuel & Ice Dealers (P)
- 6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs) (P)
- 6213 Diaper Services (P)
- 6215 Rug Cleaners / Repair (P)
- 6216 House Cleaning (P)

- 6217 Commercial Janitorial (P)
- 6218 Window Cleaning (P)
- 6219 Chimney Sweep (P)
- 6220 Photographic Services - Including Commercial (P)
- 6242 Crematory Services (P)
- 6251 Apparel repair, alterations, laundry/dry cleaning services (pick-up only) (P)
- 6291 Catering Services (P)
- 6310 Advertising Services (General) (P)
- 6312 Outdoor Advertising (P)
- 6313 Direct Mail Advertising (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)
- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6341 Disinfecting & Exterminating (P)
- 6342 Locksmithing (P)
- 6350 News Syndicate (P)
- 6370 Office Warehousing (P)
- 6371 Climate Controlled Storage Units See Sec. 22-8- 17(A) (P)
- 6372 Personal Storage Units (P)
- 6377 Vault Security Storage (P)
- 6391 Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6394 Equipment Rental & Leasing (P)

- 6395 Automobile & Truck Rental (P)
- 6396 Photofinishing (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6411 Automobile Wash (P)
- 6412 Auto Lube & Tune-up (P)
- 6430 Small Engine, Appliance, Electrical, & Machine Repair (P)
- 6493 Watch, Clock, & Jewelry Repair (P)
- 6494 Re-upholstery & furniture repair (P)
- 6510 Medical, Dental, & Health Services (P)
- 6513 Medical Clinics - Outpatient (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6595 Auction Services (P)
- 6596 Auction Services (Indoor Only) (P)
- 6597 Family & Behavioral Counseling (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6615 Building Construction - General Contractor, Office & Storage (P)
- 6620 Landscaping Services, Office Only (P)
- 6625 Landscaping Services, Office & Storage (P)

- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6814 Charter Schools (P)
- 6821 Universities & colleges (P)
- 6823 Professional & Vocational Schools (P)
- 6834 Art & Music Schools (P)
- 6835 Dancing Schools (P)
- 6837 Correspondence Schools (P)
- 7221 Stadiums (P)
- 7222 Arenas / Field Houses (P)
- 7229 Other sports assemblies, NEC (P)
- 7233 Convention centers (P)
- 7291 Public Maintenance Facilities (P)
- 7324 Laser Tag / Paint Ball (Indoor Only) (P)
- 7393 Golf Driving Ranges (P)
- 7415 Soccer Facility (indoor only) (P)
- 7425 Gymnasium & Athletic Clubs (P)
- 7451 Rifle ranges (P)
- 7452 Indoor Rifle Ranges (*not permitted within 300 feet of a residential zone) (P)
- 8110 Apiaries (Beekeeping) (P)
- 8120 Orchards (P)
- 8290 Horticultural Services (P)
- 8910 Peat Extraction (P)
- 9100 All undeveloped & unused land area (P)

BP Zone

- 0100 Solicitors (P)
- 0600 Containers for Recyclable Materials (P)
- 3930 Motion Picture Production (P)
- 4711 Telephone Exchange Stations (P)
- 4741 Television Broadcasting Studios (Only) (P)
- 4751 Radio & Television Broadcasting Studios, Only (Combo Systems) (P)
- 4810 Electric utilities (P)
- 4811 Electric generations plants (P)
- 4812 Electricity Regulating Substations (P)
- 4820 Gas Utilities (P)
- 4822 Gas Production Plants (P)
- 4824 Gas Pressure Control Stations (P)
- 4831 Water Treatment Plants (Purification) (P)
- 4832 Municipal Water Storage Tanks (P)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 5182 Professional Equipment & Supplies (P)
- 5350 Direct Selling Organizations (P)
- 5591 Marine Craft & Accessories (*Outside display not permitted after regular business hours) (P)
- 5810 Restaurants (P)
- 5811 Fast Food (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 6110 Banking & Credit Services (P)
- 6120 Security & Commodity Brokers, Dealers, & Exchanges (P)

- 6130 Insurance agents, brokers & related services (P)
- 6150 Real estate agents, brokers, and related services Title (P)
- 6152 Abstracting (P)
- 6153 Real Estate Operative Builders (P)
- 6154 Combination Real Estate, Insurance Loan, & Law (P)
- 6216 House Cleaning (P)
- 6217 Commercial Janitorial (P)
- 6218 Window Cleaning (P)
- 6219 Chimney Sweep (P)
- 6220 Photographic Services - Including Commercial (P)
- 6242 Crematory Services (P)
- 6291 Catering Services (P)
- 6310 Advertising Services (General) (P)
- 6312 Outdoor Advertising (P)
- 6313 Direct Mail Advertising (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services (P)
- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6341 Disinfecting & Exterminating (P)
- 6342 Locksmithing (P)
- 6350 News Syndicate (P)
- 6370 Office Warehousing (P)
- 6371 Climate Controlled Storage Units See Sec. 22-8- 17(A) (P)

- 6372 Personal Storage Units (P)
- 6377 Vault Security Storage (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6391 Development, & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6394 Equipment Rental & Leasing (P)
- 6395 Automobile & Truck Rental (P)
- 6396 Photofinishing (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6430 Small Engine, Appliance, Electrical, & Machine Repair (P)
- 6493 Watch, Clock, & Jewelry Repair (P)
- 6494 Re-upholstery & Furniture Repair (P)
- 6513 Medical Clinics - Outpatient (P)
- 6514 Chiropractic & Osteopaths Services (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6595 Auction Services (P)
- 6596 Auction Services (Indoor Only) (P)
- 6597 Family & Behavioral Counseling (P)
- 6598 Genealogical (P)

- 6610 Building Construction - General Contractor, Office Only (P)
- 6615 Building Construction - General Contractor, Office & Storage (P)
- 6620 Landscaping Services, Office Only (P)
- 6625 Landscaping Services, Office & Storage (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6823 Professional & Vocational Schools (P)
- 7233 Convention centers (P)
- 7393 Golf Driving Ranges (P)
- 7425 Gymnasium & Athletic Clubs (P)
- 8120 Orchards (P)
- 8290 Horticultural Services (P)
- 8910 Peat Extraction (P)
- 9100 All undeveloped & unused land area (P)

PF Zone

- 4832 Municipal Water Storage Tanks (P)
- 4833 Water Pressure Control Stations (P)
- 4841 Sewage Treatment Plants (Public Only) (P)
- 4842 Sewage Pressure Control Stations (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions (P)
- 6814 Charter Schools (P)

- 6821 Universities & colleges (P)
- 6823 Professional & Vocational Schools (P)
- 6834 Art & Music Schools (P)
- 6835 Dancing Schools (P)
- 6837 Correspondence Schools (P)
- 7233 Convention centers (P)
- 7291 Public Maintenance Facilities (P)
- 7393 Golf Driving Ranges (P)
- 8120 Orchards (P)
- 8290 Horticultural Services (P)
- 8910 Peat Extraction (P)
- 9100 All undeveloped & unused land area (P)

	PLANNING COMMISSION May 21, 2025	Item 3.2
	Valor Homes 1901 North State Street Site Plan Approval, new office building in the C2 Zone	Prepared By: Jared Hall Applicant: Katie Larson

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:

Light Industrial

Zoning: **M2**

Total Acreage: **0.33**

Action:

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

REQUEST: The applicant requests site plan approval to construct a new 3,640 ft² office building for Valor Homes on the subject property located generally at 1301 West 400 South in the M2 Zone, 0.33 acres.

BACKGROUND: The subject property is an existing single-family home remaining in an area that has developed with industrial and commercial uses, just west of the Interstate 15 corridor along the south side of 400 South. The east and west property lines are adjacent to large industrial buildings, and the south property line is adjacent to the parking and loading areas for one of those buildings. The existing house will be removed to make way for the construction of a new office building and parking area for Valor Homes.



REVIEW:

Zoning: The subject property is zoned M2, and the proposed use for an office building is permitted with Site Plan approval by the Planning Commission.

Public Improvements: Right-of-Way improvements in the area are limited to curb + gutter. The proposal will match curb + gutter improvements and provide four (4) street trees in the City right-of-way, which will be dedicated by a single-lot subdivision plat

which Valor Homes has applied for. Storm water detention will also be included in this setback area along 400 South.

Access: Vehicle access from 400 South onto the property is proposed as a 35' wide drive. This access continues north to south along the length of the property providing access to parking (generally on the east) and to the office building itself on the west.

Parking: The parking requirement is one space per 250 ft² of building area. The proposed building is 3,640 ft² requiring 15 spaces. One ADA compliant space must be included and has been placed in front of the building on the west side of the access from 400 South. The remaining parking spaces are all located adjacent to the east property line.

Landscaping: The M2 Zone requires landscaped setbacks of at least 10' along the street frontage. The proposed landscaping exceeds that minimum depth on both sides of the access. One street tree is required for each 40 linear feet of frontage. 2 trees are required, 4 have been provided in the landscape plan. At least one tree is required as part of the overall landscaping (1 tree for the first 1 acre of lot area). The landscaping plan includes the 4 street trees, 3 new on-site trees, and the preservation of an existing, mature tree in the front landscaped area.

Building Use & Elevations: The proposed building main floor includes five offices, one workroom, one restroom, one storage room and a lobby. The building will also include a garage with two overhead doors. There are no specific requirements for building elevations or materials in the M2 Zone.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the site plan application on Monday, May 12, 2025. The DRC voted to approve, and did not forward any specific conditions 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.

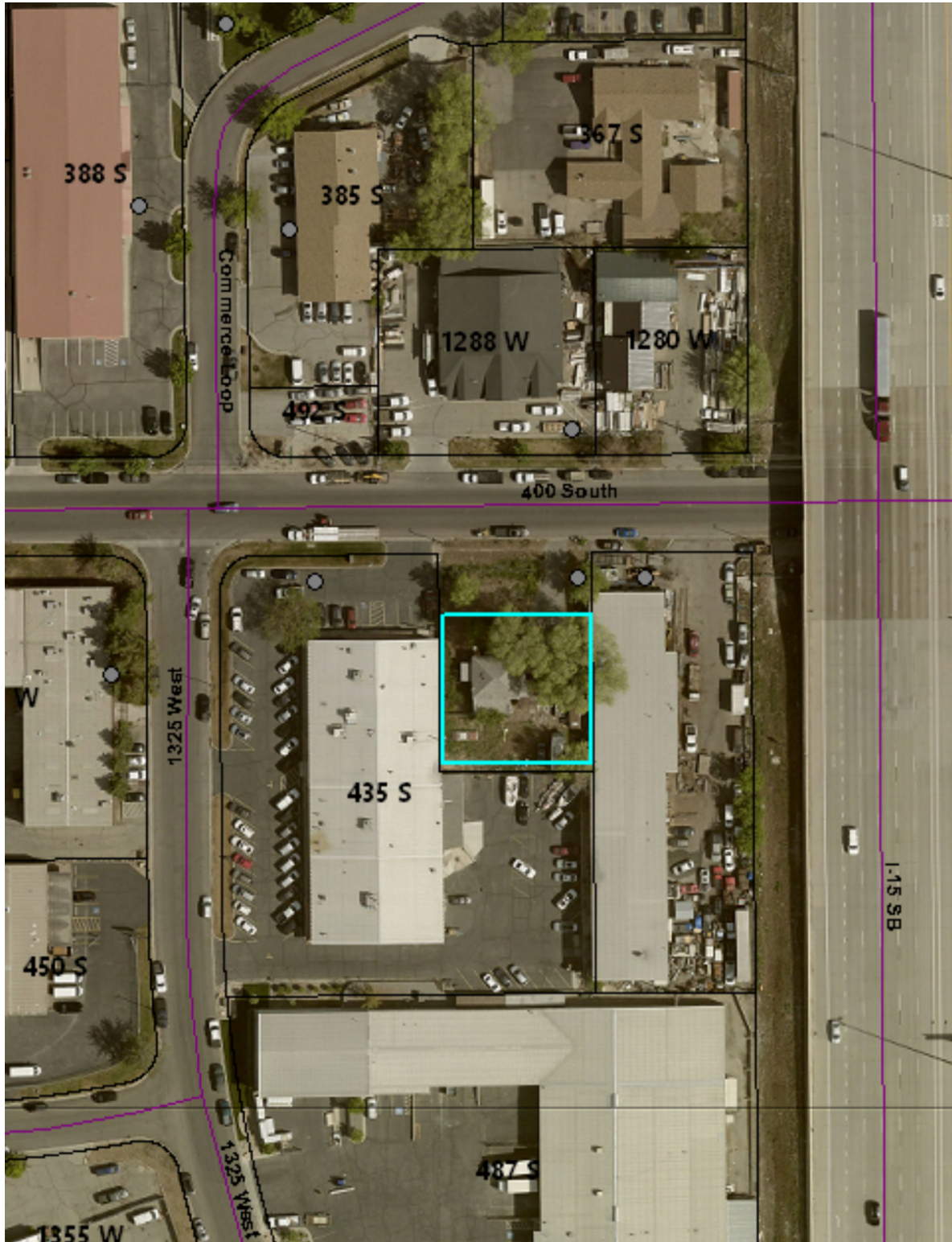
|

Valor Homes – 1301 W 400 South

Current Street View



Valor Homes – 1301 W 400 South



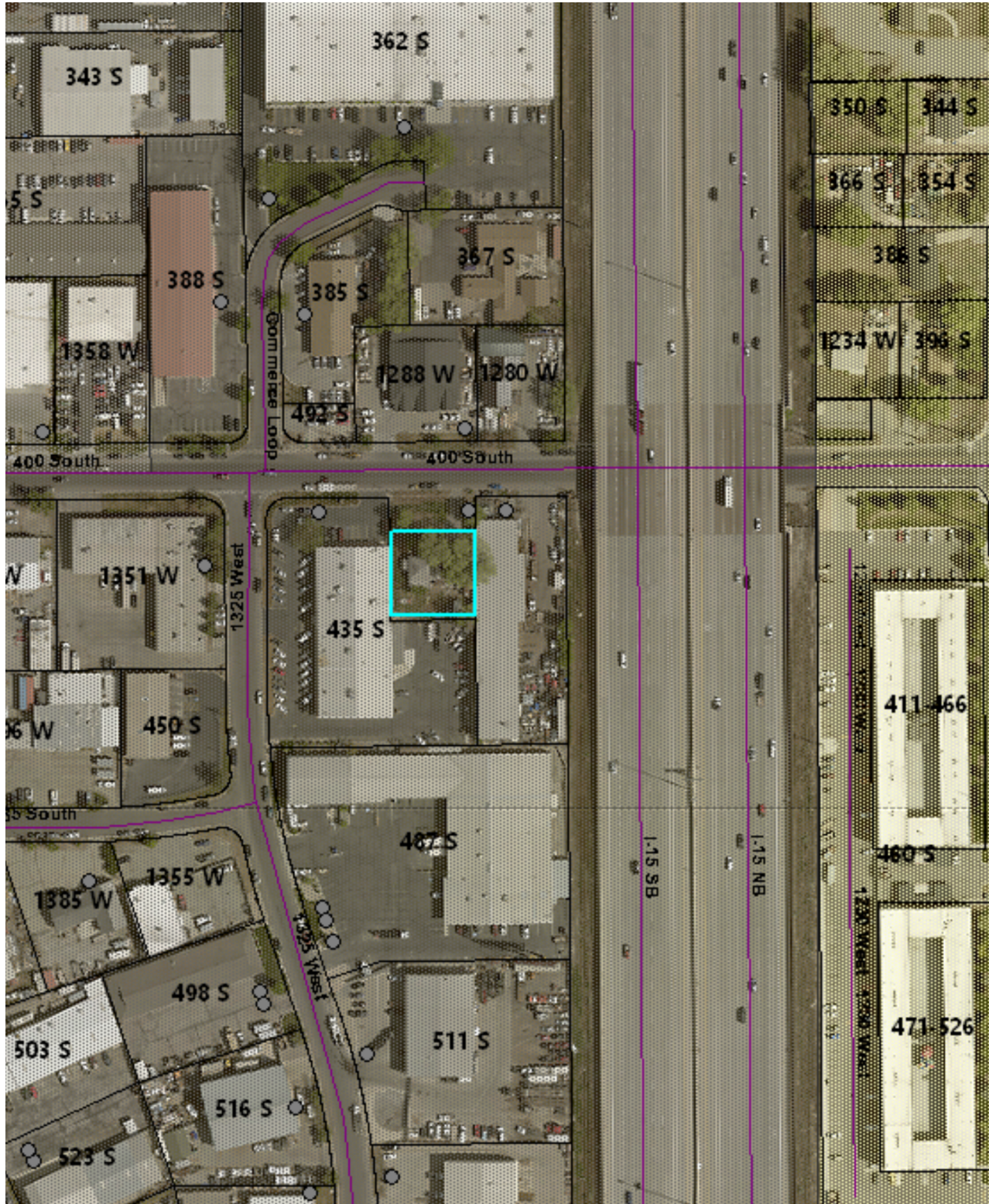
Vicinity Map

Zone: M2

Acres: Approximately .335 Acres



Valor Homes – 1301 W 400 South



Zoning Map

Zone: M2

Acres: Approximately .335 Acres



SITUATE IN THE NORTH WEST QUARTER OF SECTION 21
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
1301 WEST 400 SOUTH, OREM, UTAH COUNTY, UTAH



LEGEND

- [illegible]

2' CURB & GUTTER DETAIL

- 1 ADA STALL DETAIL
TYPICAL DETAIL, USE WHEN APPLICABLE



SHEET
3 OF 9

SITE PLAN
VALOR HOMES OFFICE
1301 WEST 400 SOUTH
OREM CITY, UTAH COUNTY, UTAH



 OREM Administrative	PLANNING COMMISSION May 21, 2025		Item 3.3
	RWB Ventures 1492 West 1200 North		Prepared By: Jared Hall Applicant: Kody Pierce
	Site Plan Approval, new industrial buildings in the M2 Zone		

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:

Light Industrial

Zoning: **M2**

Total Acreage: **0.33**

Action:

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

REQUEST: The applicant requests site plan approval for the development of two new 13,200 ft² multi-tenant industrial buildings on a 1.52-acre property in the M2 Zone.

BACKGROUND: The subject property is mostly vacant at this time, used for parking and storage. The applicants propose to develop two multi-tenant industrial buildings on either side of an access and parking area running the length of the property north to south. The subject property is bounded on the west and south by underutilized, undeveloped land and on the east by an industrial building and parking lot.



REVIEW:

Zoning: The subject property is zoned M2, and the proposed use for multi-tenant industrial buildings is permitted with Site Plan approval by the Planning Commission.

Public Improvements: There are no right-of-way improvements to the property for curb + gutter, etc. The development plan includes the dedication of property along

the frontage for those improvements including curb + gutter, 8' park strip and 5' sidewalks.

Access: Vehicle access from 1200 North onto the property is proposed as a single 40' wide drive which then narrows to two 24' wide drive accesses which loop a central parking area. At the south end of the property the accesses loop together and extend both east and west to provide turnaround areas for larger trucks and emergency vehicles. A dumpster enclosure has been included here as well.

Parking: The plan requires 10 parking spaces for the office square footage (2,500 ft² office area, 1/250) and 32 spaces for the remaining building areas (23,900 ft², 1/750). The total required and provided is 42 parking spaces. Two ADA compliant spaces have been provided as well. The parking row includes required endcaps which are landscaped as required. A rack for five bicycles is located in the north endcap as well.

Landscaping & Setbacks: The M2 Zone requires landscaped setbacks of at least 10' along the street frontage. The required landscaped setback has been provided. The buildings are set back 20' from the back of the sidewalk, and 10' from the property line at 1200 North. At least two trees are required as part of the overall landscaping, and street trees will be required, 1 for each 40 linear feet of frontage (5 trees in this case). There are no required setbacks for the buildings except for the required front setback of 10'.

Subdivision: The property has not been part of a subdivision in the past, and Community Development staff have requested that the applicants apply for a single-lot subdivision in order to establish Public Utility Easements (PUEs) and right-of-way dedication. The Preliminary Subdivision application is also on the Planning Commission's Consent Agenda as well.

Building Use & Elevations: The proposed buildings are industrial "flex" design. They are largely open, but each unit has an overhead door, a standard door, a small office space and a restroom. Half the units are larger than the others. There are no specific requirements for building elevations or materials in the M2 Zone.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the site plan application on Monday, May 12, 2025. The DRC voted to approve, and did not forward any specific conditions 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.

1

RWB Ventures – 1477 W 1200 North

Current Street View



RWB Ventures – 1477 W 1200 North



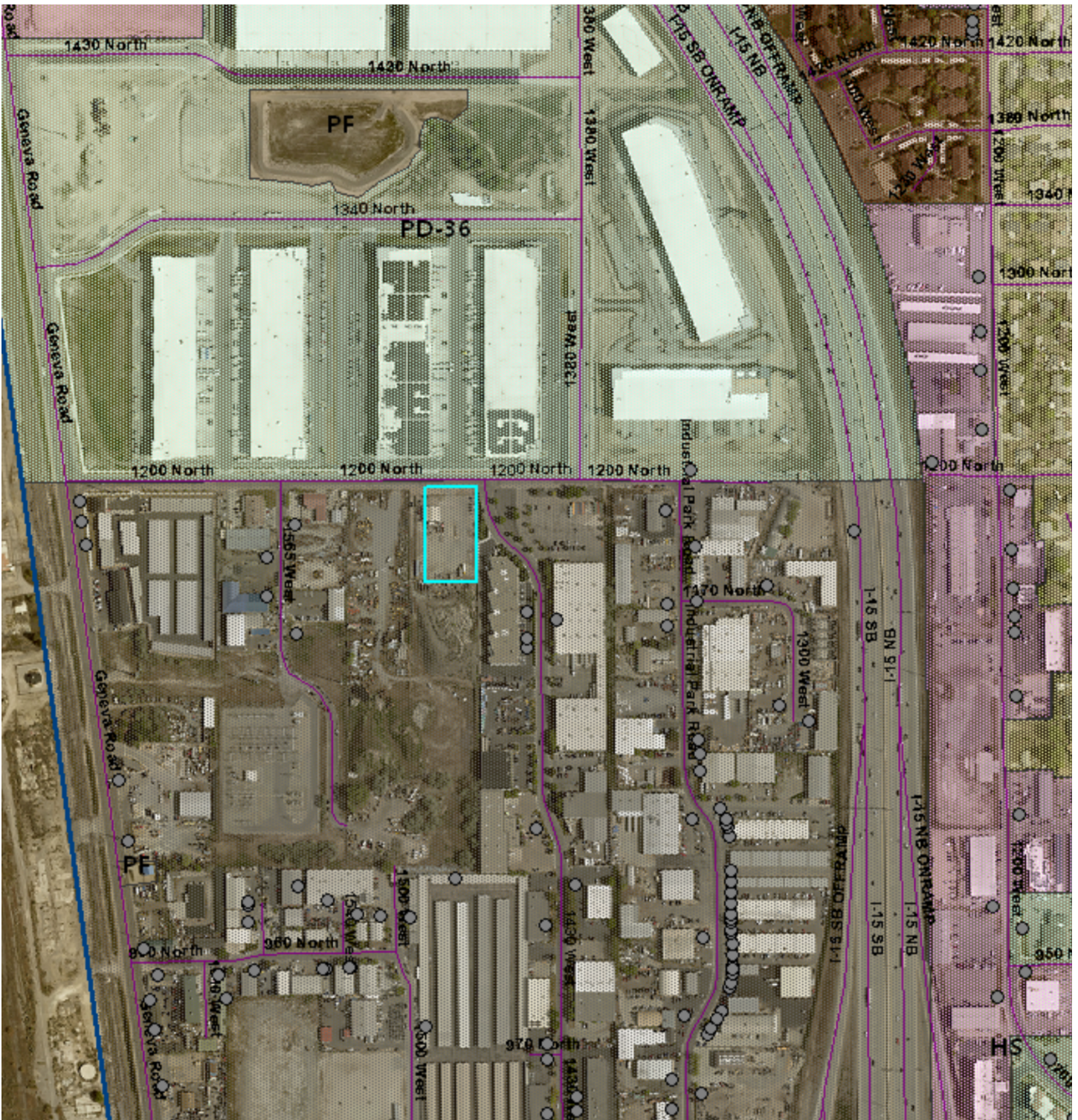
Vicinity Map

Zone: M2

Acres: Approximately 1.26 Acres



RWB Ventures – 1477 W 1200 North

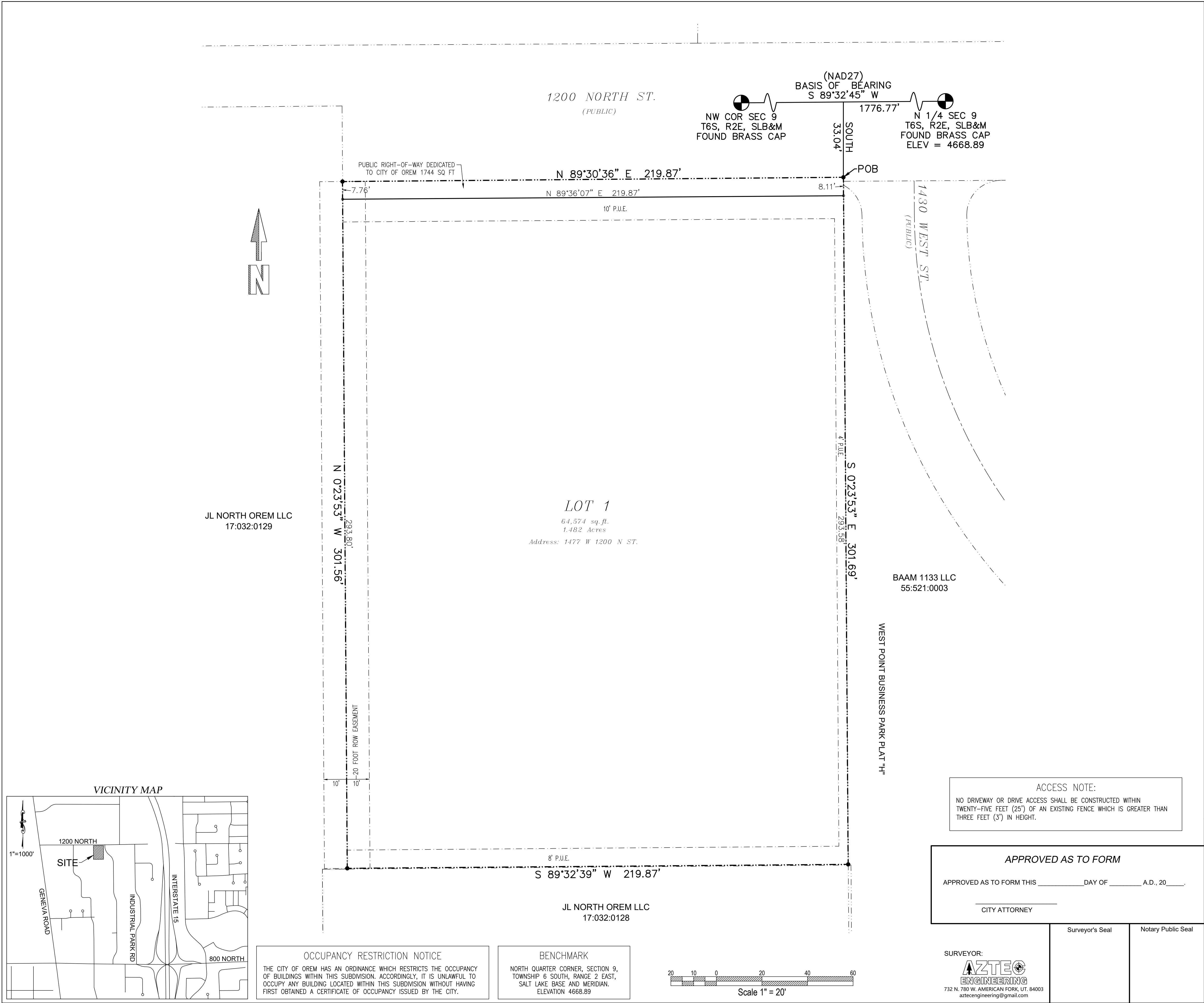


Zoning Map

Zone: M2

Acres: Approximately 1.26 Acres





SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN 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.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located South 89°32'45" West along section line 1776.77 feet and South 33.04 feet (record West 1776.71 feet and South 47.13 feet) from the North Quarter Corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°23'53" East along a boundary line agreement (Entry #57258:1995) a distance of 301.69 feet; thence South 89°32'39" West along a boundary line agreement (Entry #119755:2002) a distance of 219.87 feet; thence continuing along said boundary line agreement North 0°23'53" West 301.56 feet; thence North 89°30'36" East 219.87 feet to the point of beginning.

Area = 66,318 sq.ft. or 1.522 Acres, Contains 1 Lot
Basis of Bearing is South 89°32'45" West along Section line from the North Quarter Corner to the Northwest Corner of said Section 9.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY _____, 20____, BY _____ WHO REPRESENTED THAT SHE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY CITY OF OREM

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

ATTEST:

CITY ENGINEER
(SEE SEAL BELOW)

CITY RECORDER

COMMUNITY DEVELOPMENT DIRECTOR

CONDITIONS OF APPROVAL

PLAT "A"

RWB VENTURES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M

OREM CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

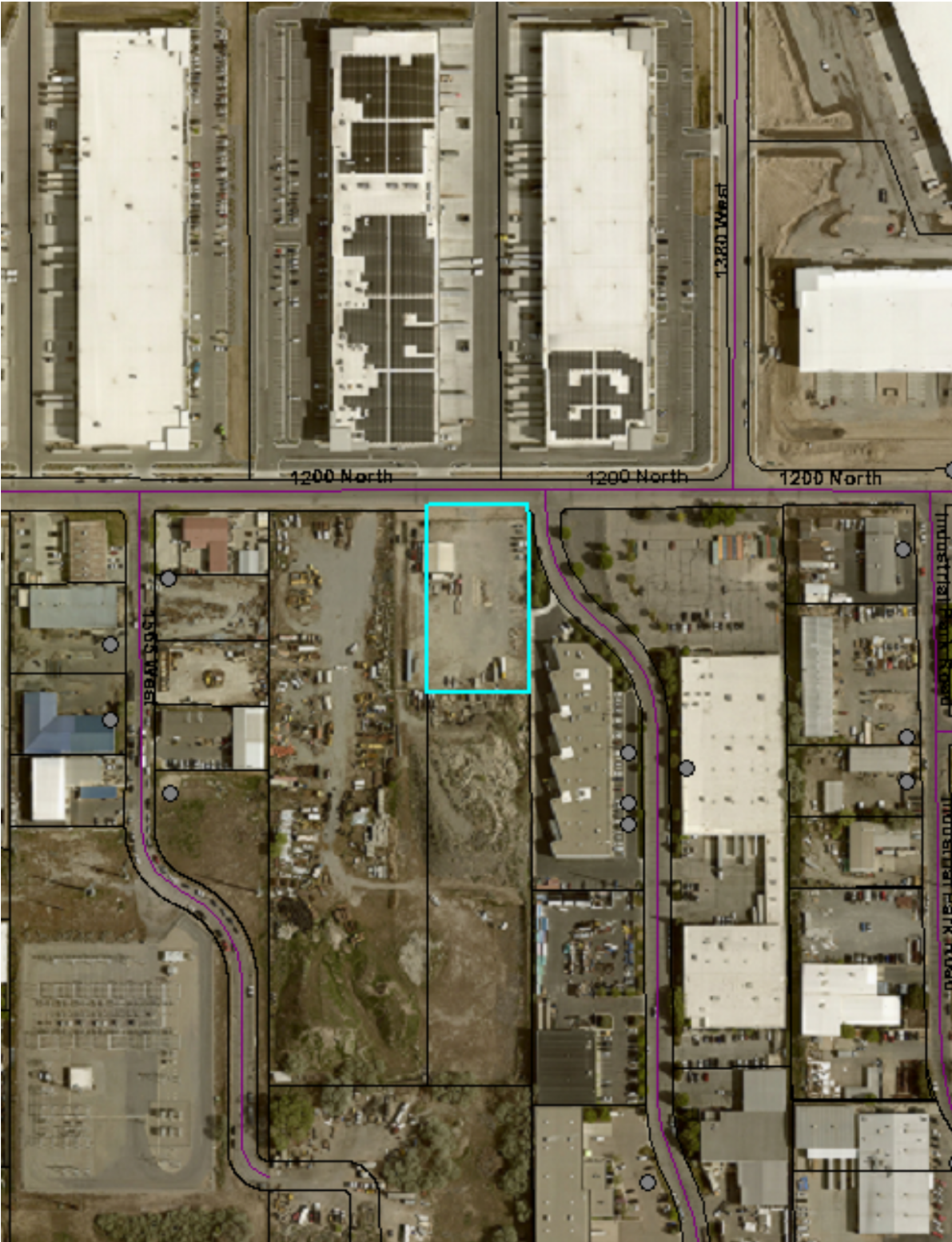
City Engineer's Seal	Clerk-Recorder Seal	County Recorder Seal
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RWB Ventures – 1477 W 1200 North

Current Street View



RWB Ventures – 1477 W 1200 North



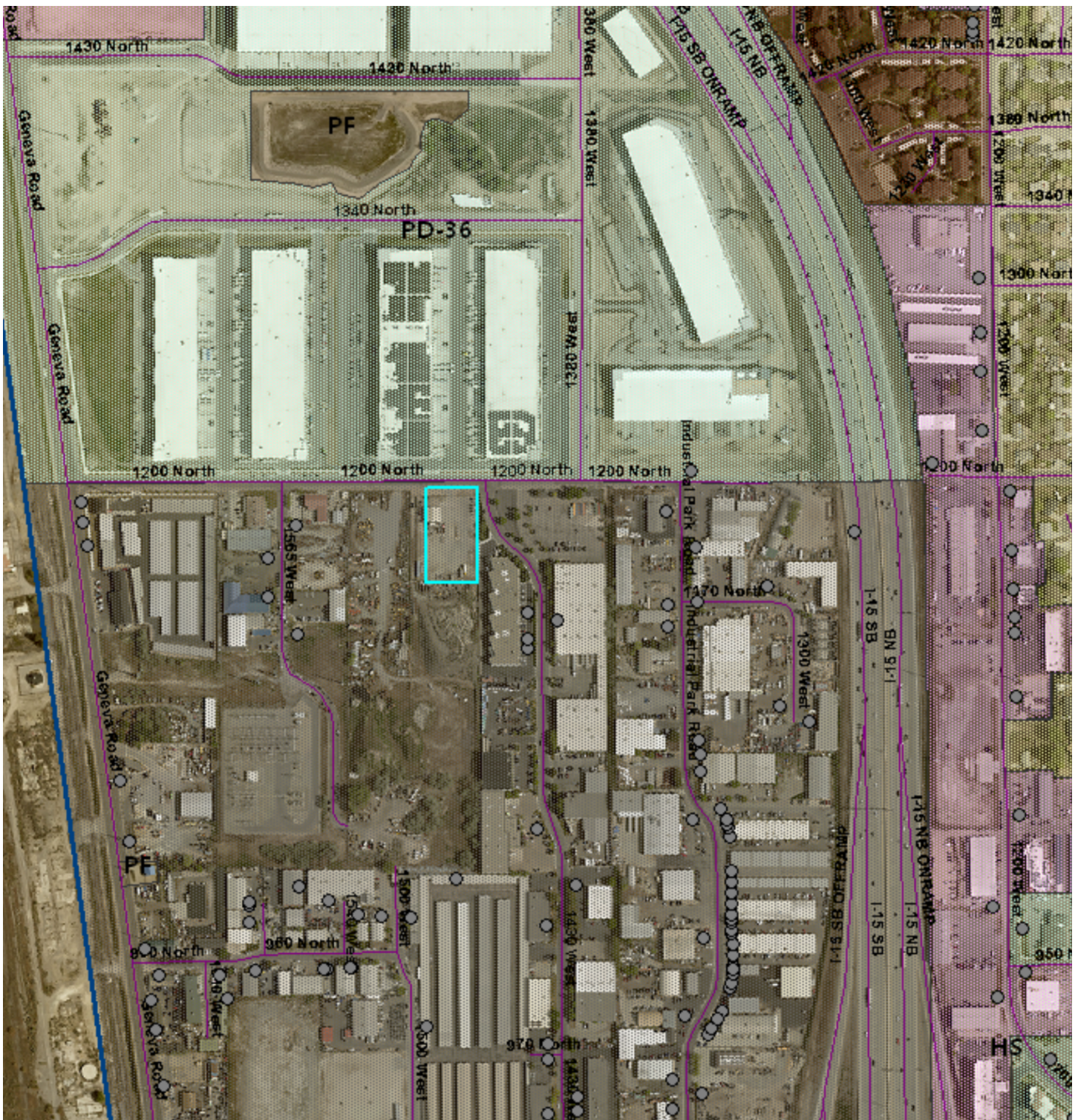
Vicinity Map

Zone: M2

Acres: Approximately 1.26 Acres



RWB Ventures – 1477 W 1200 North



Zoning Map

Zone: M2

Acres: Approximately 1.26 Acres



Abbey Road Phase 4 – 1450 N 750 East

Current Street View

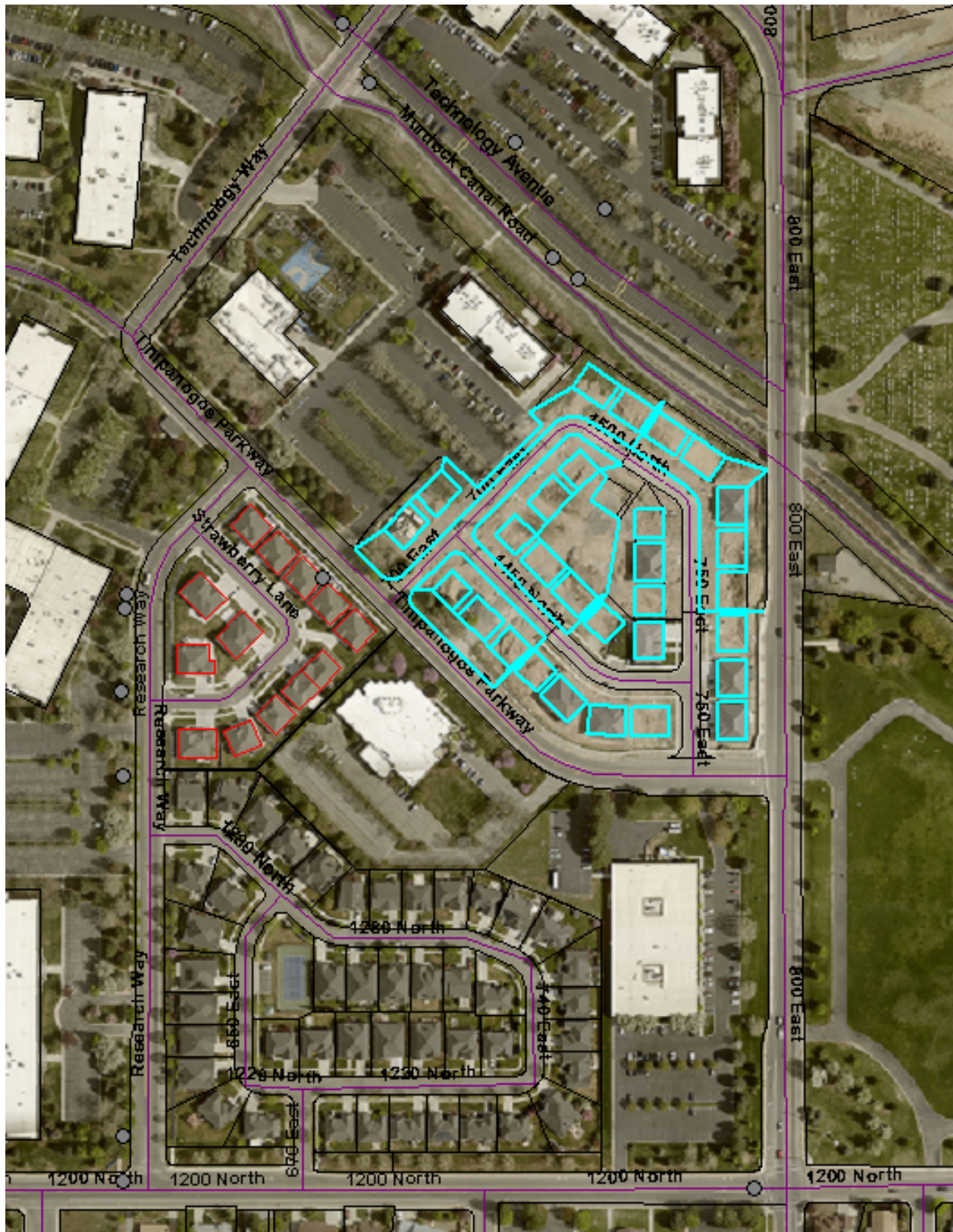


View from Timpanogos Parkway Looking North



View from Timpanogos Parkway Looking Northeast

Abbey Road Phase 4 – 1450 N. 750 East



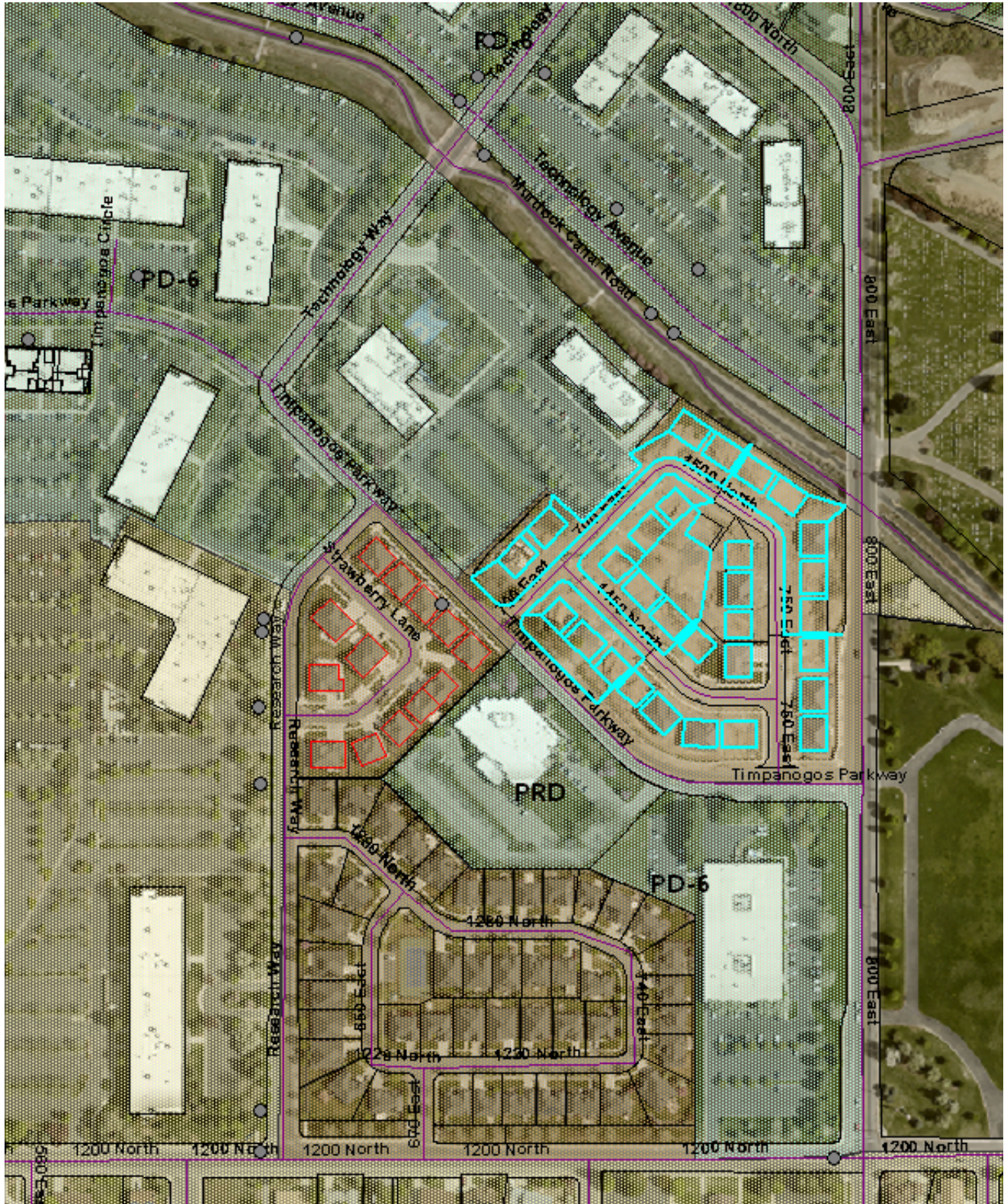
Vicinity Map

Zone: PRD

Acre:



Abbey Road Phase 4 – 1450 N. 750 East



Vicinity Map

Zone: PRD

Acres:

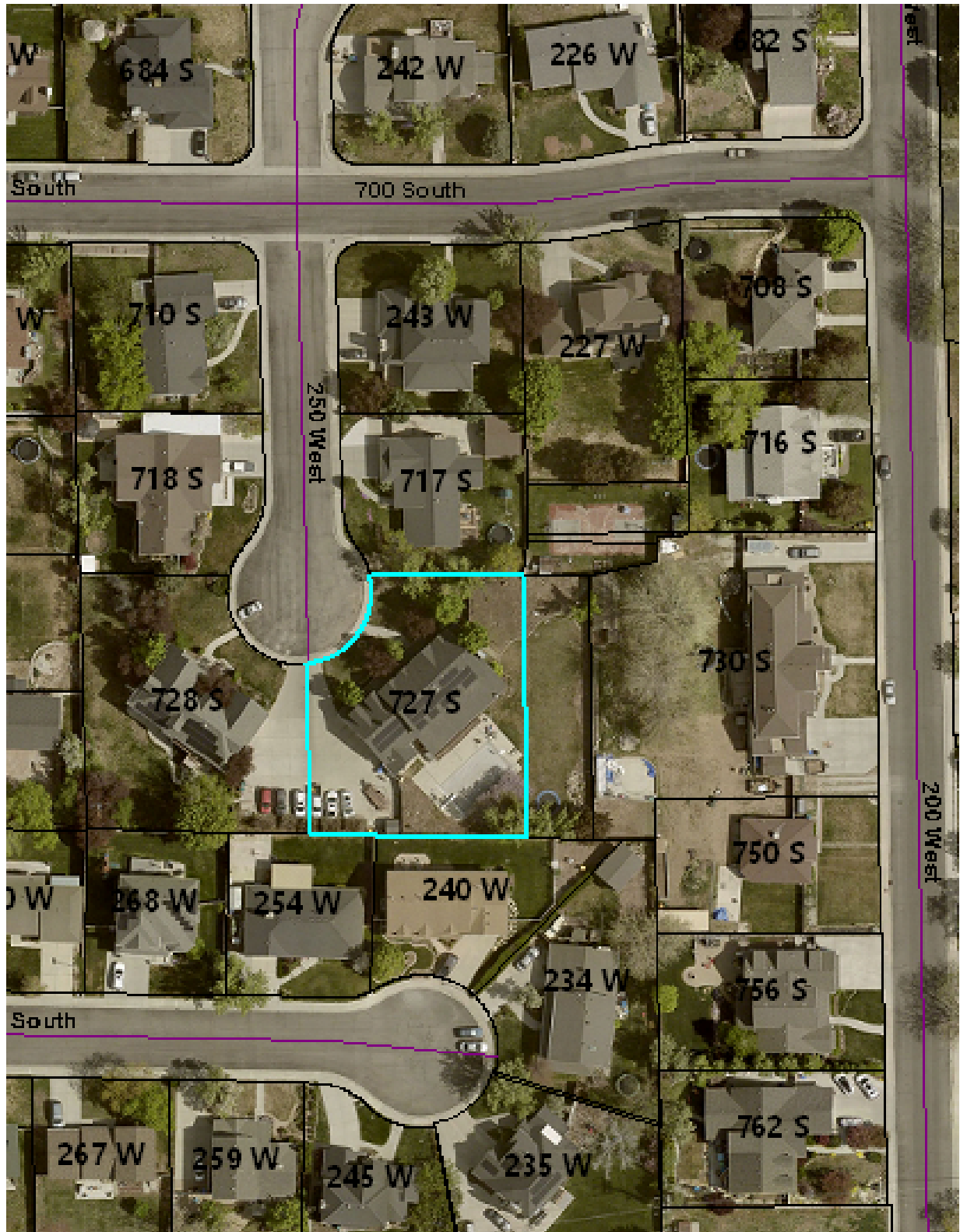


Sullivan Plat V – 727 S 250 West

Current Street View



Sullivan Plat V – 727 S 250 West



Vicinity Map

Zone: R8

Acres: over .4 acres



Sullivan Plat V – 727 S 250 West

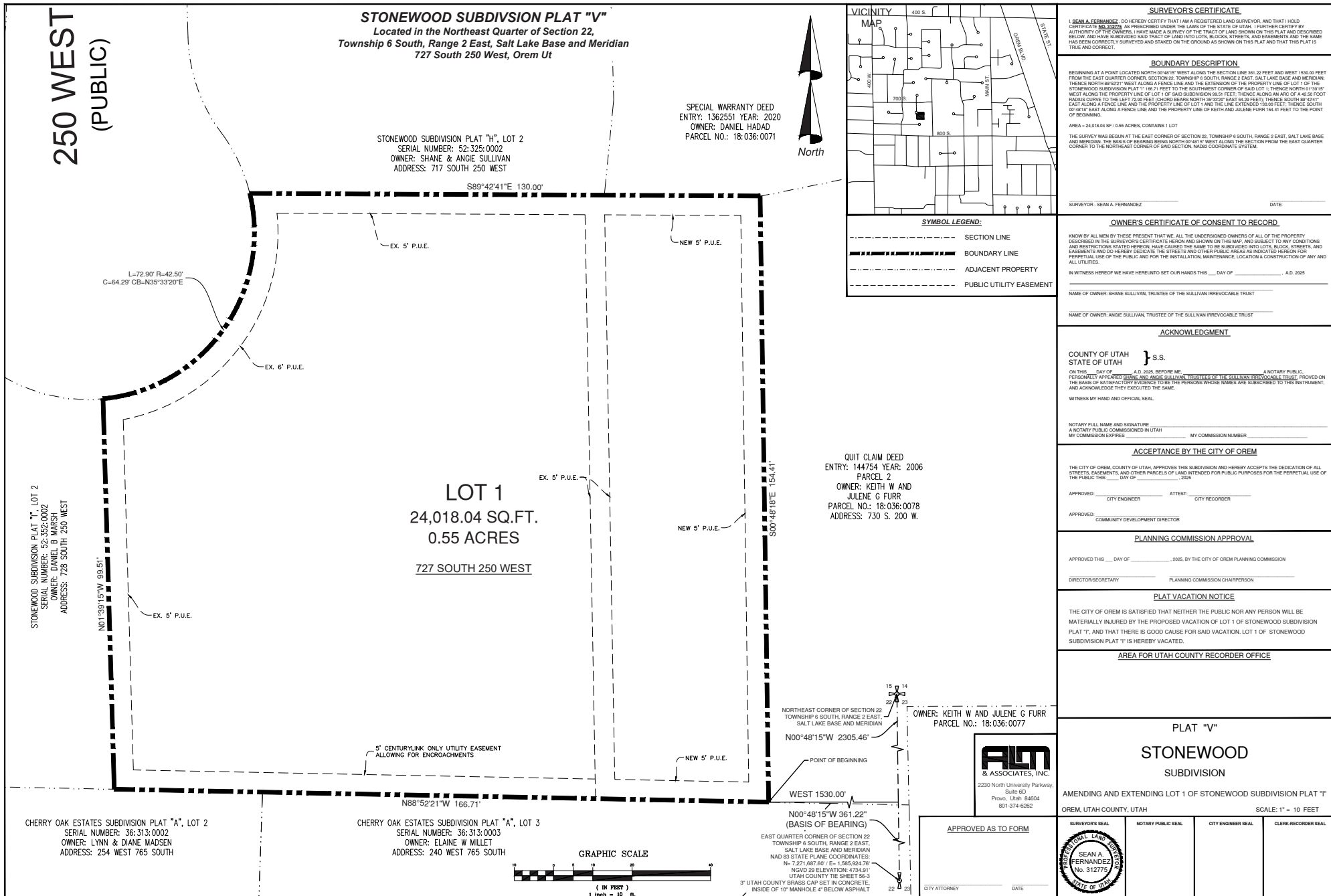


Zoning Map

Zone: R8

Acres: over .4 acres





 Administrative	PLANNING COMMISSION May 21, 2025		Item 3.6
	SULLIVAN, PLAT V 727 South 250 West Plat Amendment 1 lot, R8 Zone (.55 acres)		<u>Prepared By:</u> Jared Hall <u>Applicant:</u> Angie & Shane Sullivan

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**

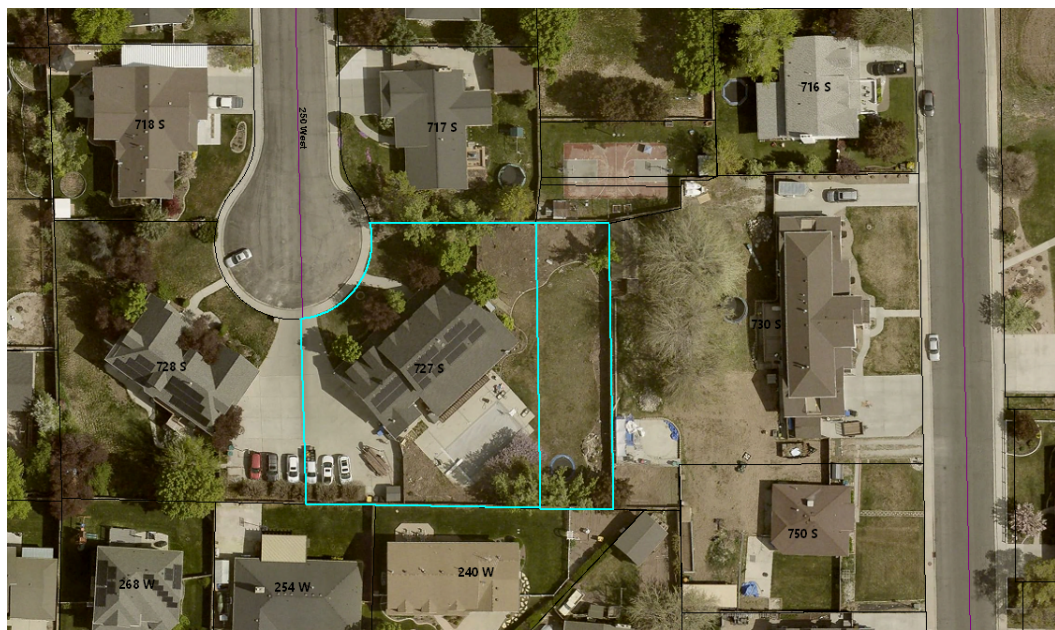
Total Acreage: **0.55**

Action:

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

REQUEST: The applicant requests approval for a plat amendment to combine a portion of an adjoining lot with the subject property at 727 South 250 West.

BACKGROUND: In 2006 the applicants purchased some adjoining land from a neighboring property to enlarge their rear yard area. A quit-claim deed was filed with Utah County, but no formal subdivision process was followed. The application before the Planning Commission is for a plat amendment to formally combine the addition purchased in 2006 (outlined in blue to the east of the home, below) with the lot. The action will correct the platted lots in the subdivision.



REVIEW: Staff has reviewed the request as an amendment to the existing subdivision plat.

Lots: The properties involved are zoned R8. No violations of the lot width, lot area, or setbacks will result from the proposed amendment for either lot involved in the property exchange to be memorialized by the plat amendment.

Easements: Engineering and Public Works staff have reviewed and approved of the easements to be established with the plat amendment.

Utilities, Grading, and Drainage: Civil plans for utilities, grading, and drainage have been reviewed and approved; no physical changes will result directly from the plat amendment and City development staff has reviewed and confirmed that the plat amendment will have no negative impact.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the preliminary subdivision on Monday May 12, 2025. The DRC voted to approve, and did not forward any conditions to the Planning Commission.

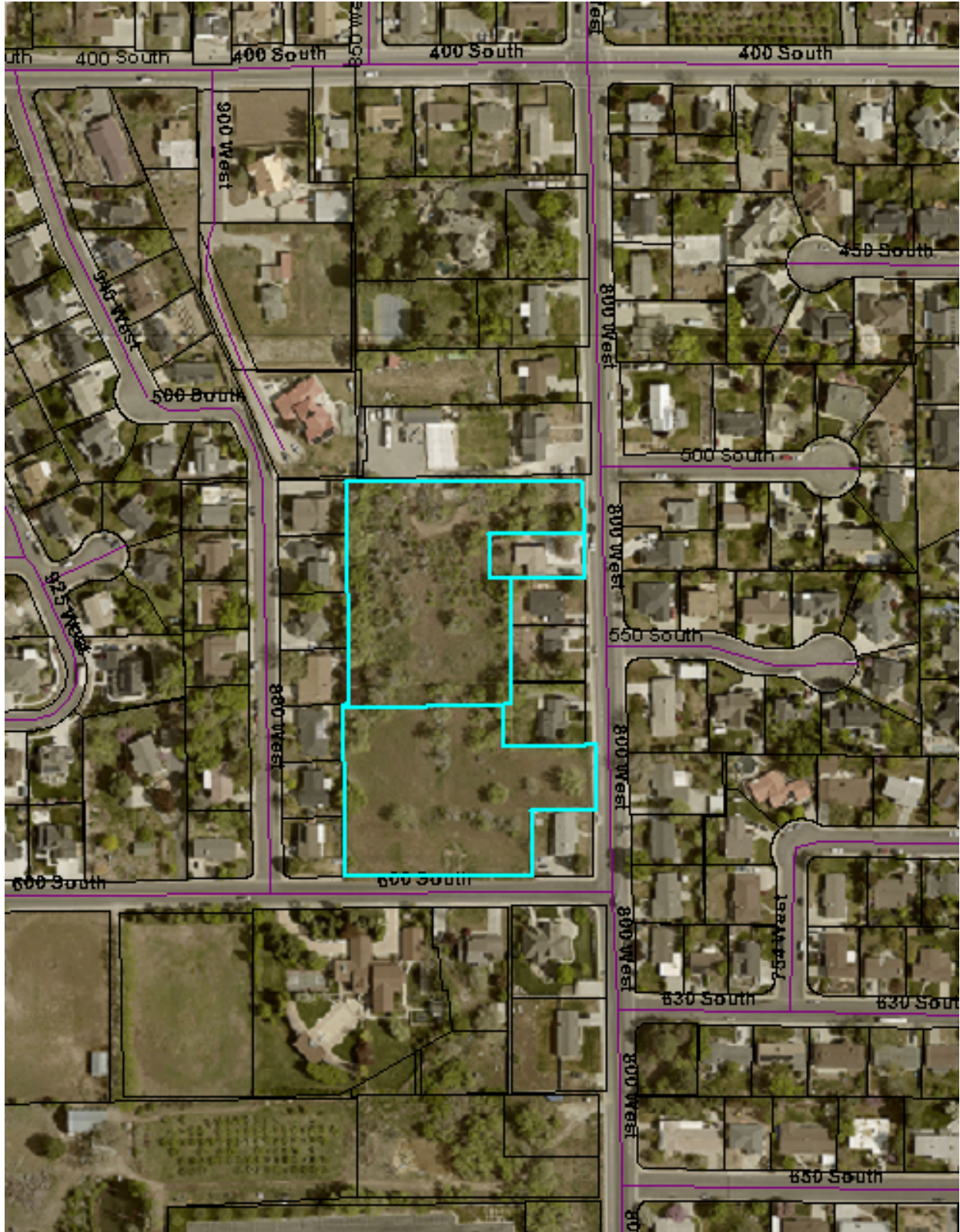
ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.

Lake Ridge Farms – 840 W. 600 South

Current Street View



Lake Ridge Farms – 840 W. 600 South



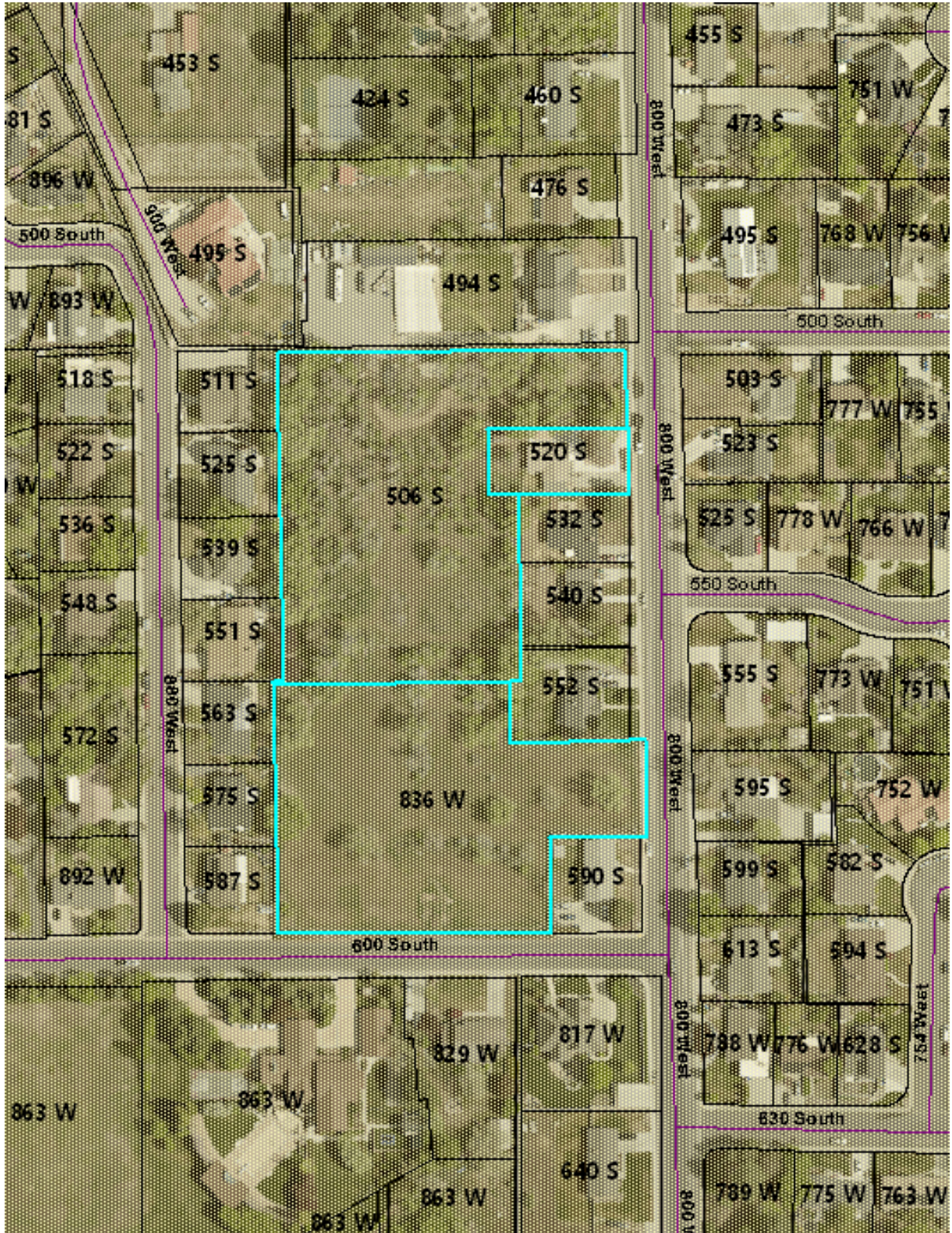
Vicinity Map

Zone: R8

Acres: Approximately 4.70 Acres



Lake Ridge Farms – 840 W. 600 South

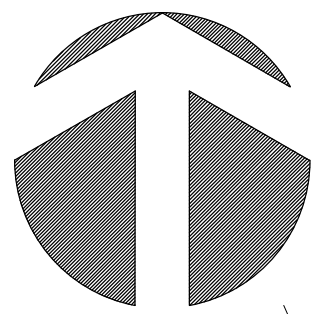


Zoning Map

Zone: R8

Acres: Approximately 4.70 Acres

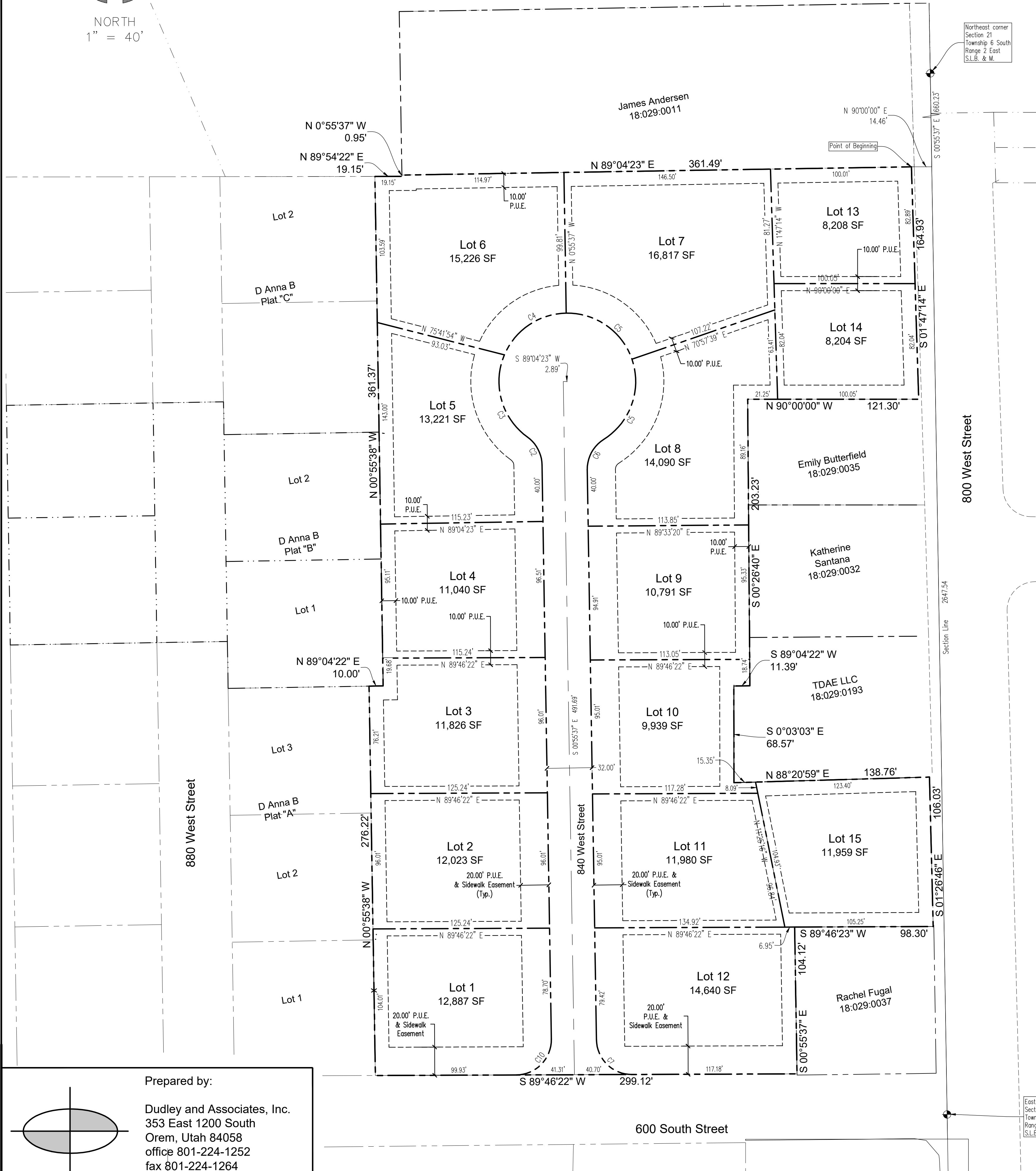




NORTH
1" = 40'

Lake Ridge Farms

Located in the Northeast Quarter Section 21,
Township 6 South Range 2 East S.L.B.&M.



Northeast corner
Section 21
Township 6 South
Range 2 East
S.L.B. & M.

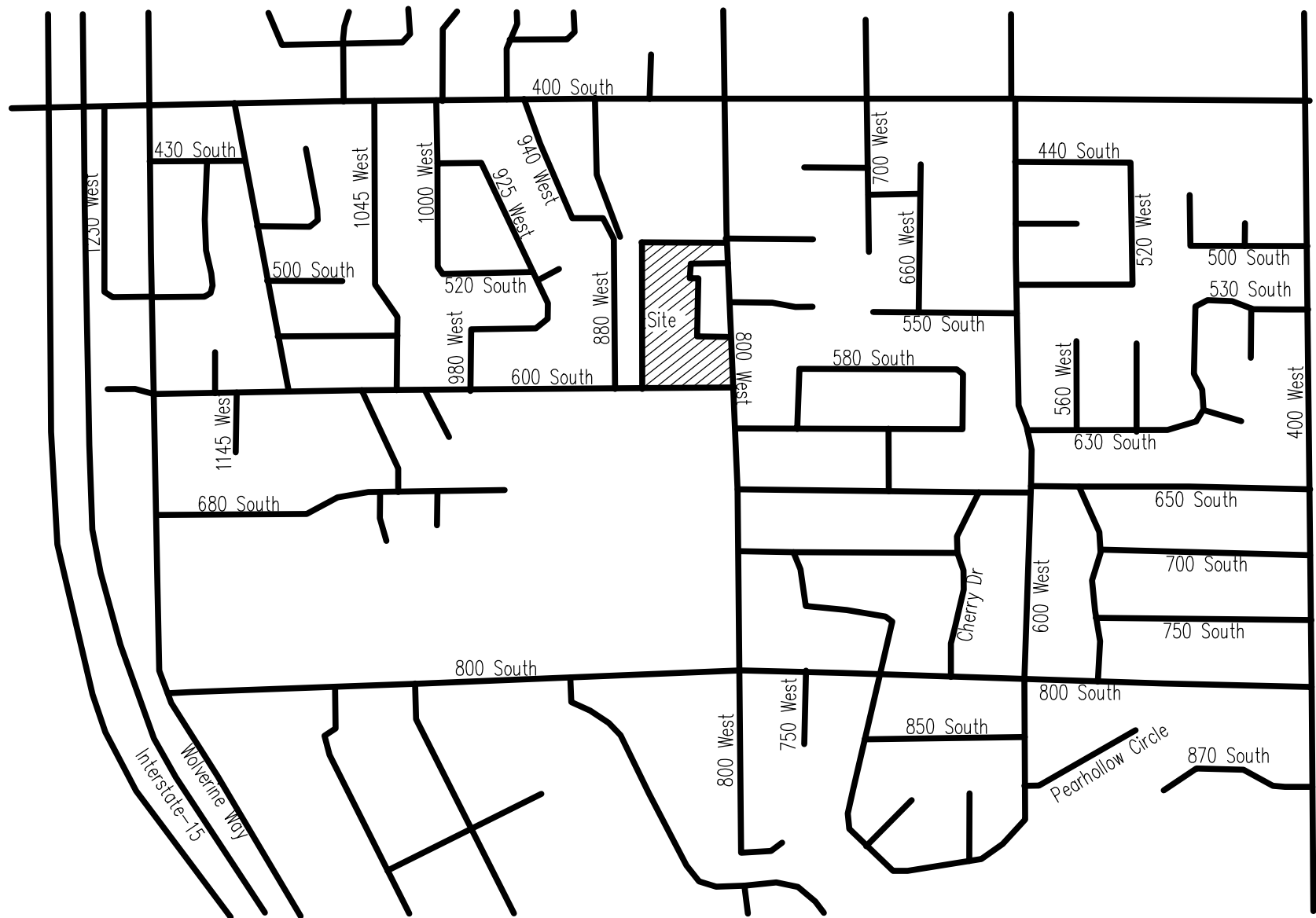
800 West Street

Section Line

840 West Street

600 South Street

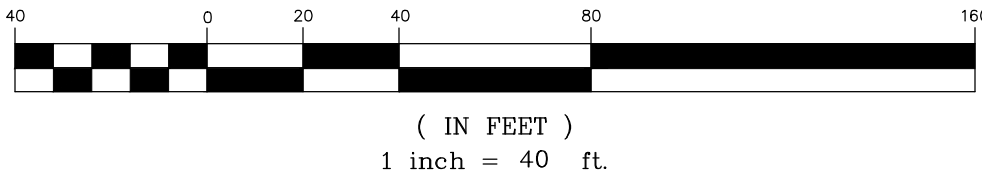
East 1/4 corner
Section 21
Township 6 South
Range 2 East
S.L.B. & M.



Note:

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.

GRAPHIC SCALE



Curve Data Table				
Curve	Radius	Length	Chord	Bearing
C2	25.00'	23.27'	22.44'	N 27°35'42" W
C3	48.50'	65.33'	60.50'	S 15°40'23" E
C4	48.50'	56.00'	52.94'	S 55°59'43" W
C5	48.50'	65.08'	60.30'	N 19°24'00" E
C5	48.50'	60.85'	56.94'	N 54°58'59" W
C6	25.00'	25.64'	24.53'	S 28°27'22" W
C7	25.00'	38.96'	35.14'	S 45°34'37" E

Approved as to Form

City Attorney

Date

Surveyor's Certificate

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.

Boundary Description

Commencing at a point located South 00°55'37" East along the Section line 660.23 feet and West 14.46 feet from the Northeast corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 01°47'14" East along 800 West Street 164.93 feet; thence West 121.30 feet; thence South 00°26'40" East 203.23 feet; thence South 89°04'22" West 11.39 feet; thence South 00°03'03" East 68.57 feet; thence North 88°20'59" East 138.76 feet; thence South 01°26'46" East along said 800 West Street 106.03 feet; thence North 89°46'23" West 98.30 feet; thence South 00°55'37" East 104.12 feet; thence South 89°46'22" West along 600 South Street 299.12 feet; thence along D Anna B Subdivision the following 3 courses: North 00°55'38" West 276.22 feet, North 89°04'22" East 10.00 feet, North 00°55'38" West 361.37 feet; thence North 89°54'22" East 19.15 feet; thence North 00°55'37" West 0.95 feet; thence North 89°04'23" East 361.49 feet to the point of beginning.

AREA=204,792 sq. ft. or 4.70 acres

Basis of Bearing S00°55'37" East along the Section Line (NAD 27)

Date

Surveyor

(See Seal Below)

Owner's Dedication

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

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

Lake Ridge Farms LLC
by David Brotherson Manager

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by David Brotherson, who represented that he is the Manager of the Lake Ridge Farms, LLC and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of Orem

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

Approved: _____
City Engineer

Attest: _____
City Recorder

Approved: _____
Development Services Director

Occupancy Restriction Notice

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

County Recorder

Plat " A "

Lake Ridge Farms

Located in the Northeast Quarter Section 21,
Township 6 South Range 2 East S.L.B.&M.

Subdivision

OREM CITY, _____ UTAH COUNTY, UTAH
SCALE: 1" = 40 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Prepared by:

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

 Administrative	PLANNING COMMISSION May 21, 2025	Item 3.7
	LAKE RIDGE FARMS SUBDIVISION 840 West 600 South Preliminary Subdivision Approval 15 lots, R8 Zone (4.7 acres)	Prepared By: Jared Hall Applicant: David Brotherson

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: **4.7 acres**

Action:

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

REQUEST:

The applicant requests preliminary approval for the proposed 15-lot single-family residential subdivision on property located generally at 840 West 600 South in the R8 Zone, comprising 4.7 acres.

BACKGROUND:

The subject property consists of three existing parcels. The two larger parcels are vacant. The third parcel is an existing home on a lot facing 800 West. The home on this property will be removed as part of the subdivision process. The larger, vacant parcels are located between the existing homes along 800 West and 880 West. A cul-de-sac will be run from 600 South to provide access to the proposed lots.



REVIEW: Staff has reviewed the preliminary subdivision plans for compliance with subdivision regulations and the zoning ordinance requirements for the R8 Zone and has found the preliminary subdivision to comply.

Proposed Lots: Lots created in the R8 Zone must have a minimum lot area of 8,000 ft². All proposed lots meet or exceed this area. See the table:

	Required	Proposed
Lot 1	8,000 ft ²	12,877 ft ²
Lot 2	8,000 ft ²	12,023 ft ²
Lot 3	8,000 ft ²	11,826 ft ²
Lot 4	8,000 ft ²	11,040 ft ²
Lot 5	8,000 ft ²	13,221 ft ²
Lot 6	8,000 ft ²	15,226 ft ²
Lot 7	8,000 ft ²	16,817 ft ²
Lot 8	8,000 ft ²	14,090 ft ²
Lot 9	8,000 ft ²	10,791 ft ²
Lot 10	8,000 ft ²	9,939 ft ²
Lot 11	8,000 ft ²	11,980 ft ²
Lot 12	8,000 ft ²	14,640 ft ²
Lot 13 (800 West)	8,000 ft ²	8,208 ft ²
Lot 14 (800 West)	8,000 ft ²	8,204 ft ²
Lot 15 (800 West)	8,000 ft ²	11,959 ft ²

All proposed lots will allow the placement of homes meeting the setbacks required by the R8 Zone. For reference, those standards are included below:

22-6 Residential Zones							
Interior Lot Setbacks (minimum)							
	R20	R12	R8	R7.5	R6.5	R6	R5
Front:	30'	30'	25'	25'	25'	25'	22.5'
Rear:	25'	25'	25'	25'	25'	25'	22.5'
Side Yard with Attached Garage:	*24/10	*20/8	*20/8	*20/8	*16/6	*16/6	*15/5
Side Yard without Attached Garage:	*30/14	*24/10	*24/10	*24/10	*16/6	*16/6	*15/5

*This figure indicates the minimum total of both side yard setbacks followed by the minimum amount required on each side of the structure. For example, in the R8 zone, the combination of both side yard setbacks for a structure with an attached garage must be at least 20 feet and the setback on each side must be at least 8 feet.

22-6 Residential Zones							
Corner Lot Setbacks (minimum)							
	R20	R12	R8	R7.5	R6.5	R6	R5
Front:	30'	30'	25'	25'	25'	25'	22.5'
Rear:	15'	10'	10'	10'	10'	10'	10'
Side Yard with Attached Garage:	15'	10'	10'	10'	10'	10'	10'
Side Yard without Attached Garage:	30'	30'	30'	30'	25'	25'	10'
Side Yard abutting the Side Street:	20'	20'	20'	20'	20'	20'	20'

Access: Lots 1-12 have frontage access along a proposed new public right-of-way (ROW) at 840 West, ending in a cul-de-sac. Lots 13, 14, and 15 will be created from the subject property but have frontage on the existing public ROW at 800 West. The proposed frontages meet or exceed the requirements of the R8 Zone. The proposed ROW at 840 West meets the standards required by Articles 16 and 17 (Streets and Subdivision Ordinances.)

Public Improvements: Curb + gutter, 5' wide sidewalks, and 8' wide park strips will be installed along the frontages of the 840 West ROW and along the project

frontage of 600 South. Existing ROW improvements (curb + gutter, curb adjacent 6' wide sidewalks) will remain on the frontage of Lots 13, 14, and 15. The project ROW improvements will also include three new streetlights, all located on the new cul-de-sac.

Utilities, Grading, and Drainage: Civil plans for utilities, grading, and drainage have been provided by the applicant for the development of the property in conjunction with the subdivision. Orem City development staff have reviewed and approved the civil plans and preliminary subdivision plan.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the preliminary subdivision on Monday May 12, 2025. The DRC voted to approve, and did not forward any conditions 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.

Okolowitz Plat B – 1245 N 260 West

Current Street View



View from 260 West



View from Daniel Drive

Okolowitz Plat B – 1245 N 260 West



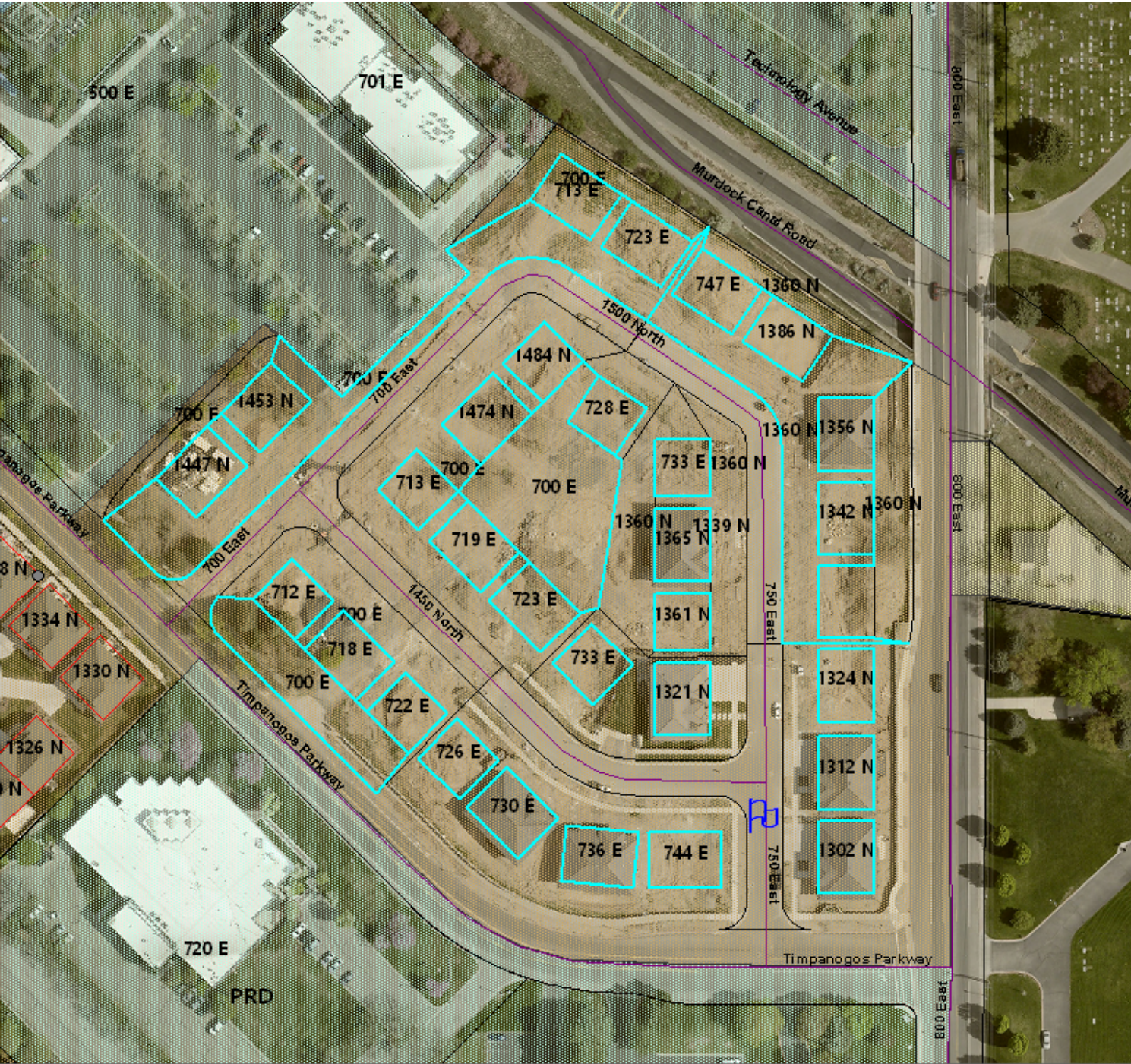
Vicinity Map

Zone: R8

Acres: .366 Acres

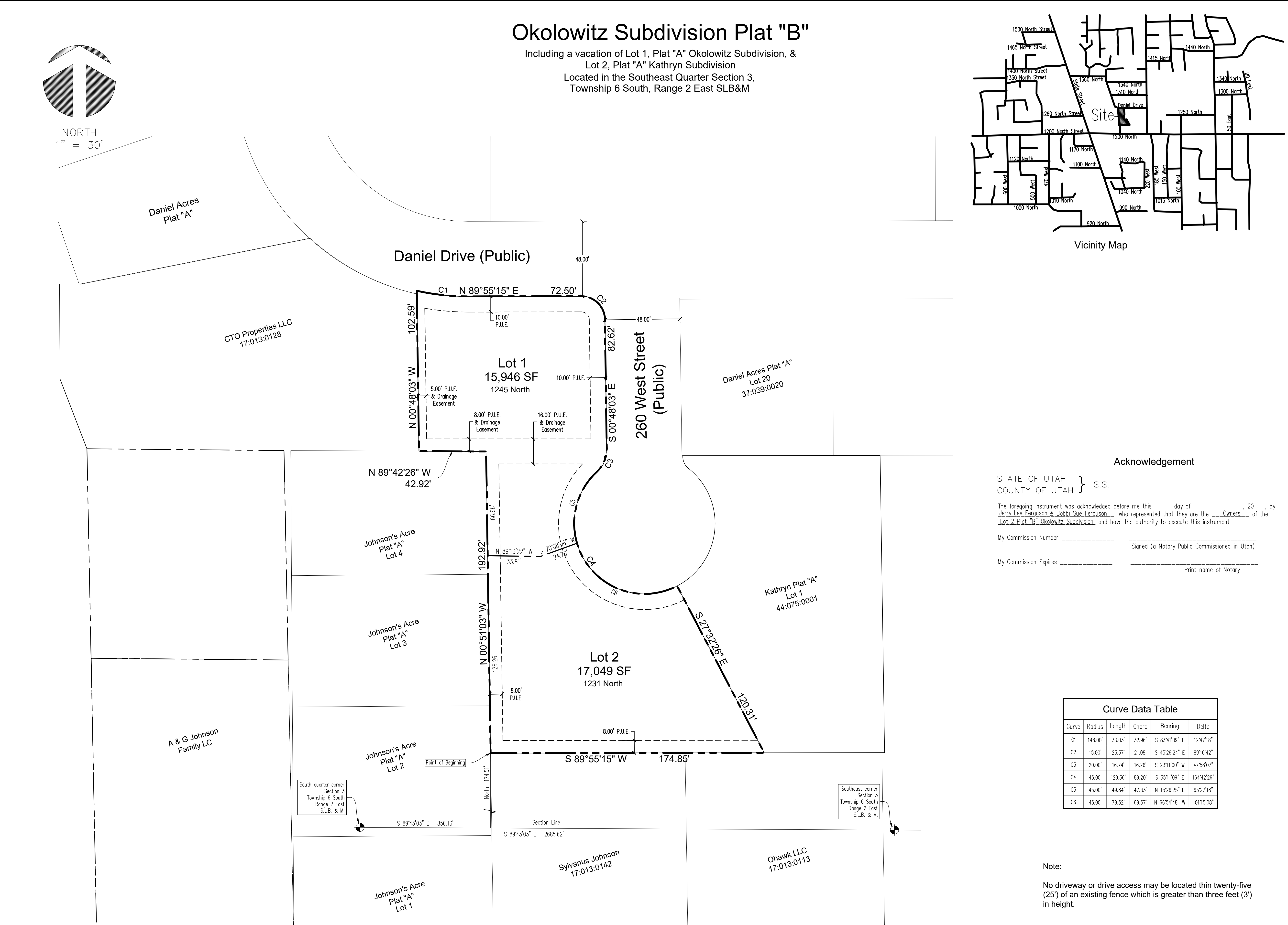


Abbey Road Phase 4 – 1450 N 750 East



Zoning Map
Zone: PRD
Acres:





Prepared by:

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of lot 1 Okolowitz Subdivision Plat "A" & Lot 2 Kathryn Subdivision Plat "A". Lot 1 Okolowitz Subdivision Plat "A" & Lot 2 Kathryn Subdivision Plat "A" is hereby vacated

Plat " B "

Okolowitz Subdivision

Including a vacation of Lot 1, Plat "A" Okolowitz Subdivision, & Lot 2, Plat "A" Kathryn Subdivision

Located in the Southeast Quarter Section 3, Township 6 South, Range 2 East SLB&M

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

APPROVED AS TO FORM

CITY ATTORNEY _____ DATE _____

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at the Southwest corner of Lot 2, Plat "A", Kathryn Subdivision, Orem, Utah, said point being located South 89°43'03" East along the Section line 856.13 feet and North 174°51' feet from the South quarter corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°51'03" West along said subdivision 192.92 feet; thence North 89°42'26" West 42.92 feet to the Southwest corner of Lot 1, Plat "A", Okolowitz Subdivision; thence North 0°04'03" West along said subdivision 102.59 feet to the Northwest corner of said Lot 1; thence along the arc of a 148.00 foot radius curve to the left 33.03 feet (chord bears South 83°41'09" East 32.96 feet); thence North 89°55'15" East 72.50 feet; thence along the arc of a 15.00 foot radius curve to the right 23.37 feet (chord bears South 45°26'24" East 21.08 feet); thence South 0°04'03" East 82.62 feet; thence along the arc of a 20.00 foot radius curve to the right 16.74 feet (chord bears South 23°11'00" West 16.26 feet); thence along the arc of a 45.00 foot radius curve to the left 129.36 feet (chord bears South 35°11'09" East 89.20 feet) to the Northeast corner of said Lot 2, Plat "A", Kathryn Subdivision; thence South 27°32'26" East 120.31 feet to the Southeast corner of said Lot 2; thence South 89°55'15" West 174.85 feet to the point of beginning.

AREA=32,994 sq. ft. or 0.757 acre
Contains 2 Lots

Basis of Bearing South 89°43'03" East along the Section line

Date _____ Surveyor _____
(See Seal Below)

Owner's Dedication

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

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

Alvin Carlo Okolowitz _____ Jerry Lee Ferguson _____
Tina Ann Okolowitz _____ Bobbi Sue Ferguson _____

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Alvin Carlo Okolowitz & Tina Ann Okolowitz, who represented that they are the Owners of the Lot 1 Plat "B" Okolowitz Subdivision and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)
My Commission Expires _____ Print name of Notary

Acceptance by the City of Orem

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

Approved: _____ Attest: _____
City Engineer City Recorder

Approved: _____
Community Development Director

Occupancy Restriction Notice

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

Planning Commission Approval

Approved this _____ day of _____, 20____, by the Orem City Planning Commission.

Director-Secretary _____ Chairman, Planning Commission _____ Resolution No. _____

	PLANNING COMMISSION May 21, 2025	Item 3.8
	OKOLOWITZ SUBDIVISION, PLAT B 1245 North 260 West Plat Amendment 2 lots involved, R8 Zone (0.76 acres)	<u>Prepared By:</u> Jared Hall <u>Applicant:</u> Carlo & Tina Okolowitz

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**

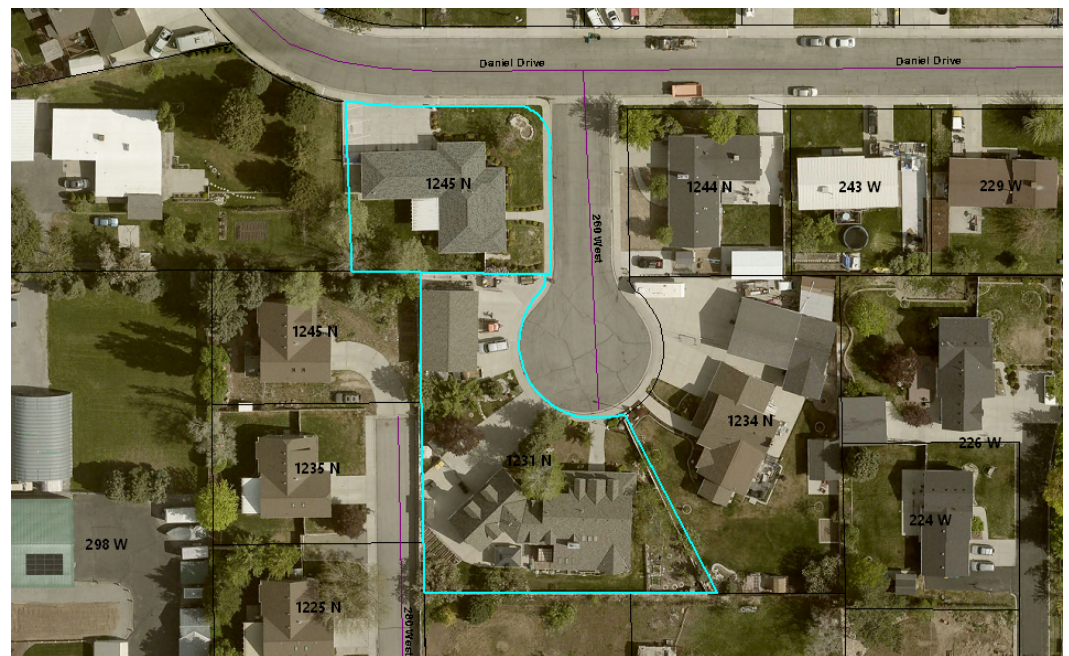
Total Acreage: **0.76**

Action:

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

REQUEST: The applicant requests approval for a plat amendment to combine a portion of an adjoining lot with the subject property at 1245 North 260 West.

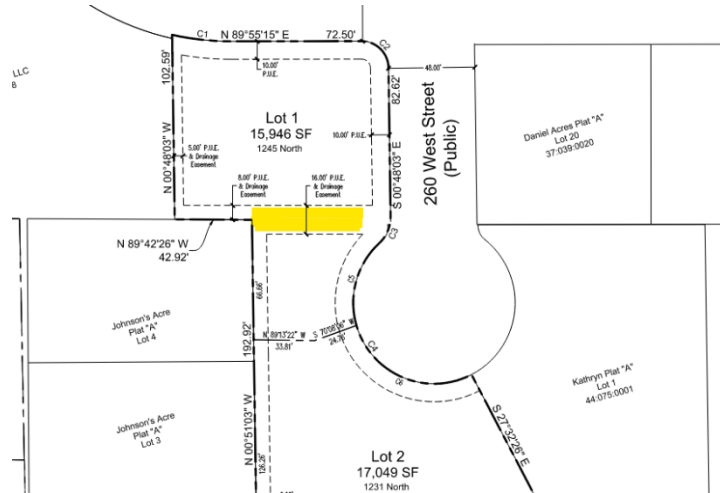
BACKGROUND: The subject property (1245 North) has been utilizing a detached garage on the adjoining lot (1231 North) for some time. The attached garage is not needed as parking for either lot. This application has been made to draw the detached garage into the lot area of the subject property.



REVIEW: Staff has reviewed the request as an amendment to the existing subdivision plat.

Lots: Both properties involved are zoned R8, and sit adjacent to one another on 260 West, a cul-de-sac. Lot 1 (subject property, 1245 North) will be 15,946 ft² if the amendment is approved. Lot 2 (1231 North) will remain 17,049 ft². Staff have assured through review that no violations of the lot width, lot area, building setbacks, or other requirements of the R8 Zone will result from the proposed amendment for either lot involved in the property exchange to be memorialized by the plat amendment.

Easements: Engineering and Public Works staff have reviewed and approved of the easements to be established with the plat amendment. It will be necessary for one 16' wide Public Utility & Drainage Easement (PU&DE) to cross the amended Lot 1. This PU&DE exists currently as 8' on either side of the shared property line, and cannot be moved because of existing lines that must be maintained. It runs between the home on Lot 1 and the detached garage that will be combined into Lot 1, so no building problems or violations result.



Utilities, Grading, and Drainage: Civil plans for utilities, grading, and drainage have been reviewed and approved; no physical changes will result directly from the plat amendment and City development staff has reviewed and confirmed that the plat amendment will have no negative impact.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the preliminary subdivision on Monday May 12, 2025. The DRC voted to approve, and did not forward any conditions 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.