



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
June 4, 2025

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

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

- 1 Discussion of allowable height of primary buildings in residential zones**
- 2 General Plan Update - Land Use Element Continued**

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 Approval of Minutes for 5-7-2025**
 - 3.2 Approval of Minutes for 5-21-2025**
 - 3.3 Cherapple Farms Plat Q - Plat Amendment - Located generally at 1788 North High Country Drive - Proposed Vacation of Easement on a Residential Lot**
4. ACTION ITEMS AND PUBLIC HEARINGS
 - 4.1 PUBLIC HEARING – TEXT AMENDMENT - SPECIAL EXCEPTION FOR MULTI-FAMILY DWELLINGS** – *Proposed amendment adjusting the requirements that already allow properties which are zoned for single-family development but surrounded on all sides by multi-family to be developed as multi-family.*
5. ADJOURN

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

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

DRAFT CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
May 7, 2025

The following items are discussed in these minutes:

• **Work Session – Work Session: Continued Discussion of the General Plan – Land Use Element**

A recording of the meeting can be accessed at:

<https://www.youtube.com/live/keLpsYrjyyc?si=15wAVNUqPXD3zrrg>

WORK SESSION

Place: Orem City Council Chambers

At **4:35 p.m.** Chair Komen called the Work Session to order.

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

Those excused: Britton Runolfson, Rod Erickson, Planning Commission Members

1. General Plan – Land Use Element Discussion:

The Planning Commission reviewed the Land Use Element of the draft General Plan. Commissioners discussed the need to update land use categories to reflect current conditions more accurately and eliminate ambiguity, particularly in commercial zoning classifications (e.g., C2, C3). They also addressed inconsistencies in density designations and debated the inclusion of PD/PRD overlays in low-density areas.

The Commission emphasized the importance of having accurate information on existing neighborhood densities and expressed a desire to improve data collection. The need for a defined process for periodic plan review was raised, along with concerns about language implying ongoing density reassessments without clear parameters.

Staff will prepare revised draft language for further Commission review.

Motion to Adjourn: Chair Komen asked for a motion to adjourn the work session and reconvene following the regular Planning Commission meeting. Commissioner Hawkes made the motion, and Commissioner Sakar seconded. The motion passed unanimously. Meeting adjourned at **5:24pm.**

REGULAR SESSION

Place: Orem City Council Chambers

At **5:33 p.m.** Chair Komen called the Work Session to order. Jim Hawkes offered the invocation.

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

Those excused: Britton Runolfson, Rod Erickson, Planning Commission Members

Agenda Item 3, Consent Agenda: Chair Komen asked if any items needed to be removed from the Consent Agenda for further discussion. The Consent Agenda included the following items:

- 3.1 Review and approve minutes from the April 16, 2025, Planning Commission Meeting
- 3.2 Bank of America Site Plan – Located generally at 1300 South State Street
- 3.3 Dex Auto Site Plan – Located generally at 1901 North State Street
- 3.4 Aspen Grove Site Plan – Located generally at 1350 East 740 North
- 3.5 Better Homes Plat B – Plat Amendment

Commissioner Mike Carpenter asked to remove item 3.4 from the Consent Agenda for further discussion. Commissioner Hawkes made the motion, and Commissioner Carpenter seconded. The motion passed unanimously.

Agenda Item 3.4 – Aspen Grove Site Plan: After clarification from staff, Commissioners determined no further discussion was needed. Commissioner Carpenter moved to approve Item 3.4, and Commissioner Haysam Sakar seconded. The motion passed unanimously.

Agenda Item 3.5 – Better Homes Plat B (Plat Amendment)

Commissioners voted to reconsider Item 3.5 to allow for additional discussion. Motion was made by Commissioner Hawkes, with a second from Commissioner Carpenter. The motion passed unanimously.

Staff explained that the plat amendment was intended to correct outdated or inaccurate lot lines in an older neighborhood.

Commissioner Mike Carpenter moved to approve Item 3.5. Commissioner Haysam Sakar seconded the motion. The motion passed unanimously.

Motion to Adjourn: Chair Komen asked for a motion to adjourn the meeting and reconvene the work session.

Commissioner Haysam Sakar moved to adjourn. Commissioner Jim Hawkes seconded.

Vote: Passed unanimously.

Adjourned: **5:45 p.m.**

WORK SESSION - Continued

Place: Orem City Council Chambers

Reconvened: 4:45pm

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

Those excused: Britton Runolfson, Rod Erickson, Planning Commission Members

1. **General Plan – Land Use Element Discussion Continued:** The Planning Commission reconvened its work session to continue refining the Land Use Element of the draft General Plan. Key topics included:

- Broad support for eliminating vague or redundant goals and rewriting unclear objectives.
- Emphasis on developing accurate density data to inform planning decisions.
- Continued discussion of moderate-income housing, with suggestions to limit references to the required state section.
- Suggestions for new zoning categories (e.g., corner commercial, neighborhood node, medical office) and clarification of existing ones (e.g., C2, C3).
- Consensus on protecting existing businesses from displacement and reducing legal non-conforming use issues in future code updates.
- Proposal to conduct a business owner survey and develop a beautification strategy for State Street.

The work session concluded with a request for staff to draft revised land use goals for review prior to the next meeting.

Meeting adjourned at **7:08 p.m.**

Reviewed and Approved: Draft

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

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

DRAFT Planning Commission minutes for May 21, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES May 21, 2025

The following items are discussed in these minutes:

- **WORK SESSION** – General Plan: Land Use Element (Cont.) and Redevelopment Element Discussion
- **CONSENT AGENDA ITEMS:**
 - **3.1 Minutes** – Approval of the May 7, 2025 Meeting Minutes – Continued
 - **3.2 Valor Homes Site Plan** – Approved
 - **3.3 RWB Ventures Preliminary Plat** – Approved
 - **3.4 RWB Ventures Site Plan** – Approved
 - **3.5 Abbey Road Phase 4 Plat Amendment** – Approved
 - **3.6 Sullivan Plat 5 Amendment** – Approved
 - **3.7 Lake Ridge Farms Preliminary Plat** – Approved
 - **3.8 Okolowitz Subdivision Plat B Amendment** – Approved

A recording of this meeting can be accessed at <https://www.youtube.com/live/SgyG5crRpSM?feature=shared>

WORK SESSION

Place: Orem City Council Chambers

At **4:35 p.m.** Chair Komen called the Work Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, and Britton Runolfson, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grace Bjarnson Associate Planner; Grant Allen, Matthew Taylor Senior Planners.

Those excused: James (Jim) Hawkes and Haysam Sakar, Planning Commission members.

1. General Plan Discussion – Land Use Element

Grant Allen presented updated goals and objectives for the Land Use Element of the General Plan based on prior Commissioner comments. Commissioners were invited to mark up land use maps to identify classifications, buffer areas, and future study areas.

- New classifications discussed included public facilities, churches, medical facilities, and trailer parks.
- Buffer zones were debated, particularly along State Street and areas bordering residential zones. Suggestions included better defining buffer types, including building heights, land use transitions, and landscape setbacks.
- Future studies were noted for areas such as State Street Corridor, Geneva Road, commercial corners, neighborhood nodes, and redevelopment of aging housing stock.
- Commissioners emphasized the importance of preserving existing affordable housing and older single-family neighborhoods.
- Church locations were marked on maps and the potential need for a new religious land use classification was raised.
- Discussion of access to public transit for low-income housing and the adequacy of current bus routes occurred.

The Work Session was paused at 5:32 p.m. for the Regular Meeting

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

DRAFT Planning Commission minutes for May 21, 2025

REGULAR MEETING

Place: Orem City Council Chambers

At 5:32 p.m. Chair Komen called the Planning Commission meeting to order. Gerald Crimson offered the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, and Britton Runolfson, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grace Bjarnson Associate Planner; Grant Allen, Matthew Taylor Senior Planners.

Those excused: James (Jim) Hawkes and Haysam Sakar, Planning Commission members.

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Commissioner Erickson motioned to remove Items 3.1, 3.5, and 3.7 for separate discussion. Commissioner Runolfson seconded. Motion passed unanimously. Approved items:

- **3.2 Valor Homes – Site Plan – Located Generally at 1301 W 400 South** – Proposed Office Building for Valor Homes
- **3.3 RWB Ventures - Preliminary 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
- **3.6 Sullivan Plat V - Plat Amendment – Located Generally at 727 S 250 West** – Combining a Portion of Adjacent Property To Correct Plat Info.
- **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

Item 3.1: Approval of May 7, 2025 Minutes

Motion: Commissioner Erickson moved to continue Item 3.1 to the next meeting. Commissioner Carpenter seconded. Motion passed unanimously.

Item 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

Commissioners asked whether the HOA had properly consulted residents. Staff confirmed the HOA had held board and association meetings.

Motion: Commissioner Carpenter moved to approve Item 3.5. Commissioner Runolfson seconded. Motion passed unanimously.

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

Staff explained the developer requested a sidewalk change around the cul-de-sac bulb to allow curb-adjacent sidewalks for design and lot flexibility. Commissioners noted the proposed design matched existing development in the area.

Motion: Commissioner Carpenter moved to approve Item 3.7 as presented. Commissioner Erickson seconded. Motion passed unanimously.

Closing Comments: Legal Counsel Gary McGinn invited Commissioners to provide feedback on the new building and facilities.

Adjournment: Motion to adjourn by Commissioner Erickson, seconded by Commissioner Carpenter. Motion passed unanimously. The Regular Session adjourned at 5:46 p.m.

WORK SESSION CONTINUED

The Work Session resumed immediately following the Regular Meeting. Commissioners returned to their discussion of land use maps.

- Additional church sites and medical facilities were marked and discussed.

DRAFT Planning Commission minutes for May 21, 2025

- Commissioners discussed the potential for new zoning categories for medical campuses and how to reflect those in the General Plan.
- They emphasized identifying and preserving remaining orchards and working farmland in the city.
- Station area plans, their radii, and legislative implications were briefly reviewed.
- The importance of mapping community commercial corners and improving intersection flow on diagonal routes like State Street was discussed.

Meeting adjourned at approximately 7:04 pm.

Reviewed and Approved:

 Administrative	PLANNING COMMISSION June 4, 2025	Item 3.3
	CHERAPPLE FARMS, PLAT Q 1788 North High Country Drive Plat Amendment 1 lots involved, R8 Zone (0.46 acres)	Prepared By: Jared Hall Applicant: Matt Richardson

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**

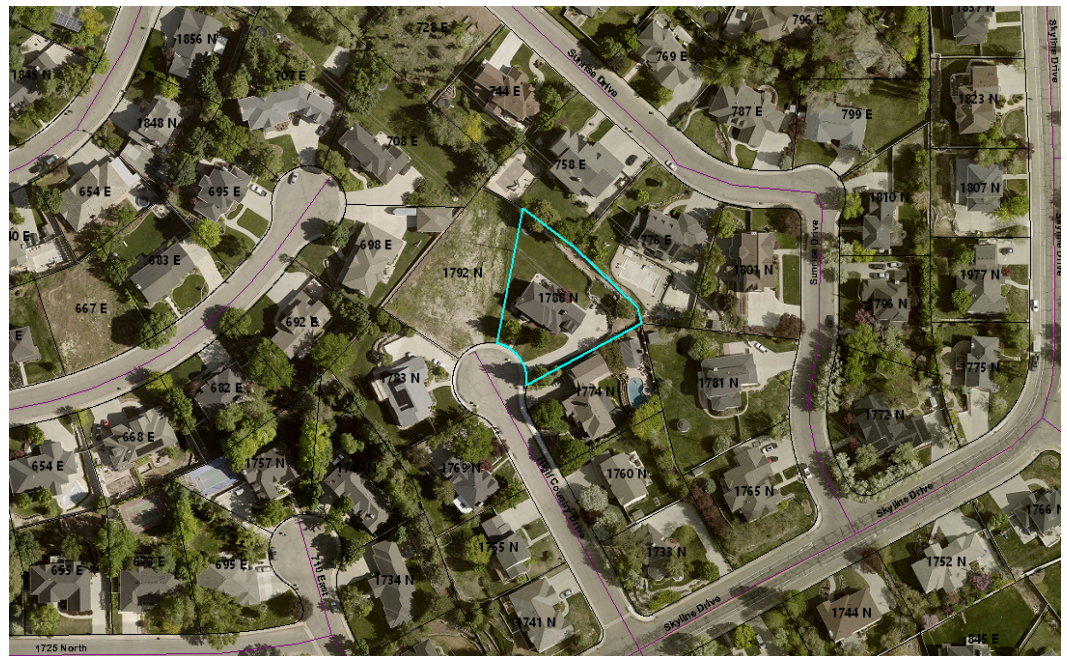
Total Acreage: **0.46**

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 reduce the width of a public utility and storm drainage easement in the side yard of the property.

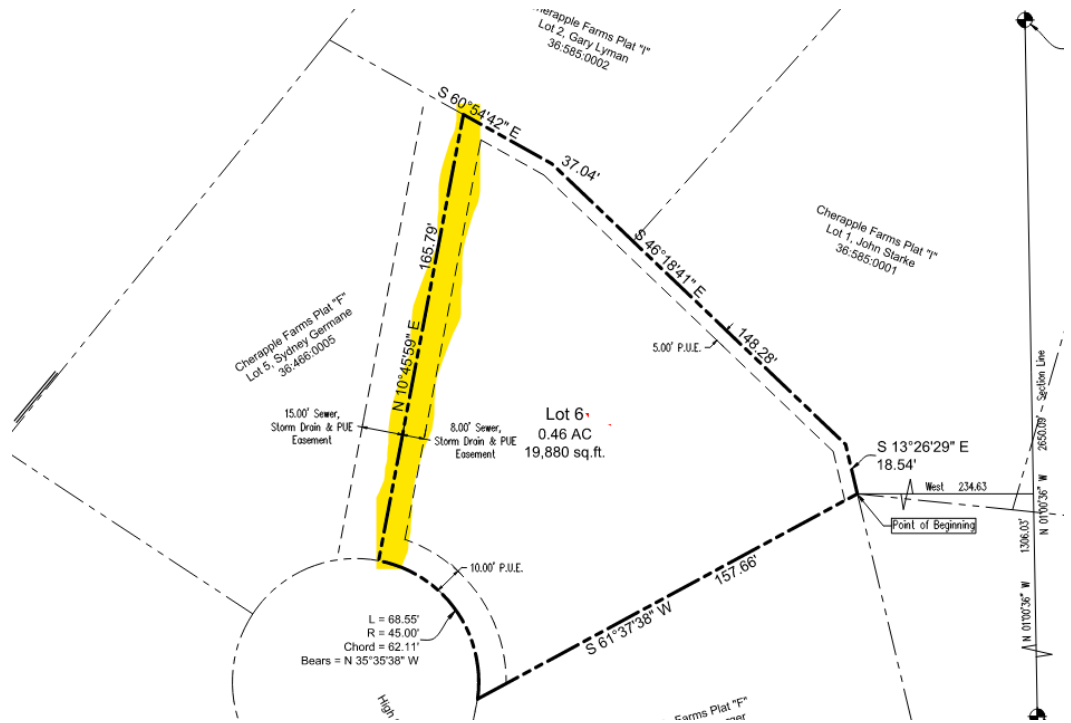
BACKGROUND: The subject property (1245 North) has been utilizing a detached garage on the adjoining lot (1231 North) for some time. The attached garage is not needed as parking for either lot. This application has been made to draw the detached garage into the lot area of the subject property.



REVIEW: Article 17-5-10 -A designates the Planning Commission to consider and approve any proposed amendments to a recorded subdivision plat or aspect of a subdivision such as a street or lot. This extends to amendments to public utility and other types of easements, as in this case.

Easement: The subject property includes easements along the full length of three sides: front, rear, and left (west) property lines. The applicants want to reduce the size of the largest of these three, located on the west property line. It is currently fifteen feet wide. The applicants' proposed amendment would reduce the size from fifteen feet to eight feet. The easement would still run the full length of the property. The other two easements remain the same.

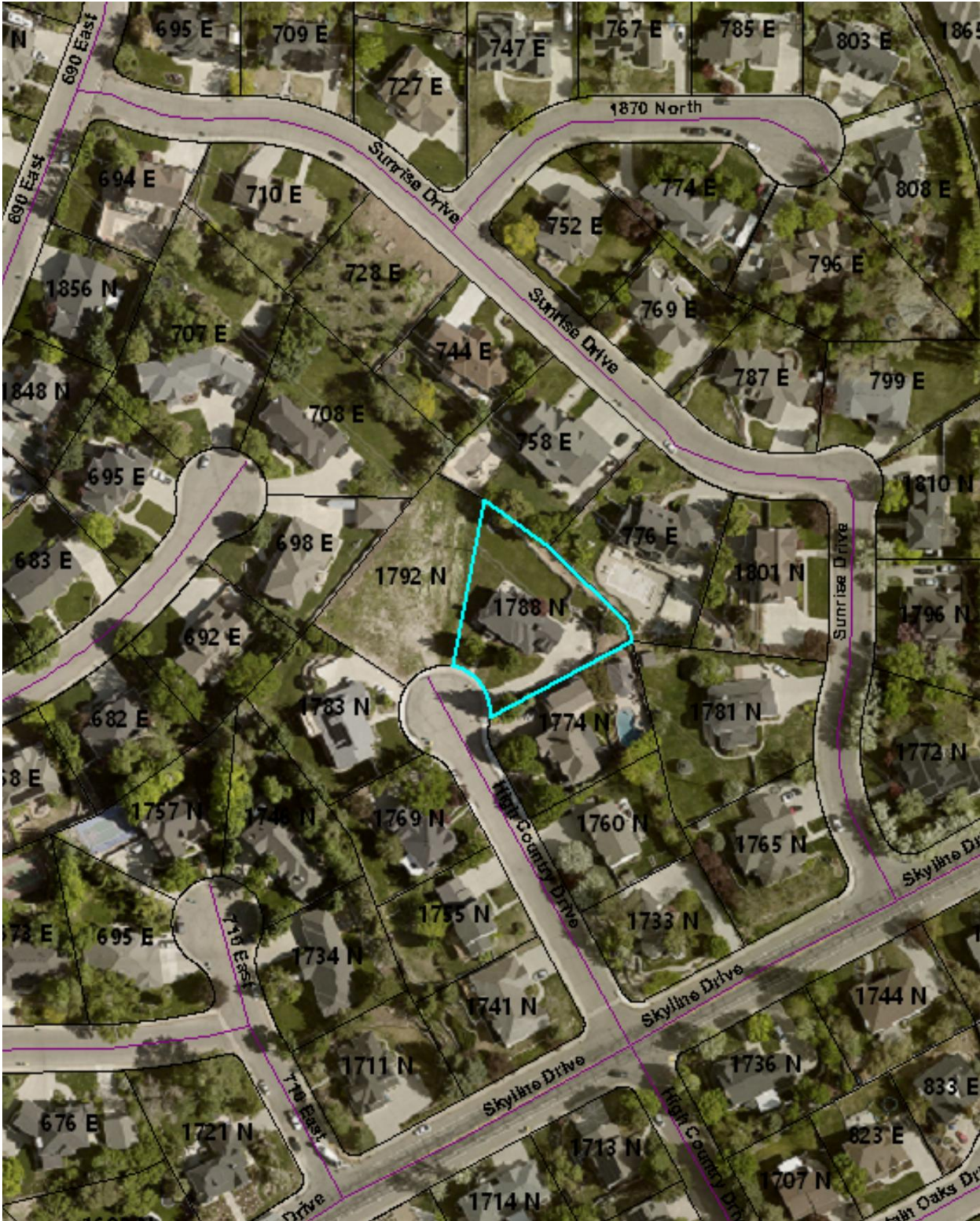
Releases: As a part of the application and review, the applicant's surveyor and engineer contacted all entities with rights in the easement. The easement is a standard public utility and drainage easement. All entities agreed to either the removal of the easement completely or with a reduction in size to the proposed eight feet in width. The releases provided by those entities are on file with the application. The reduced easement is highlighted on the proposed amended plat below.



DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the plat amendment on Tuesday, May 27, 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 amended plats. The Commission may approve or deny the request for plat amendment or may choose to continue their consideration of the request and ask for additional information or analysis.

Cherapple Farms Plat Q – 1788 N High Country Drive



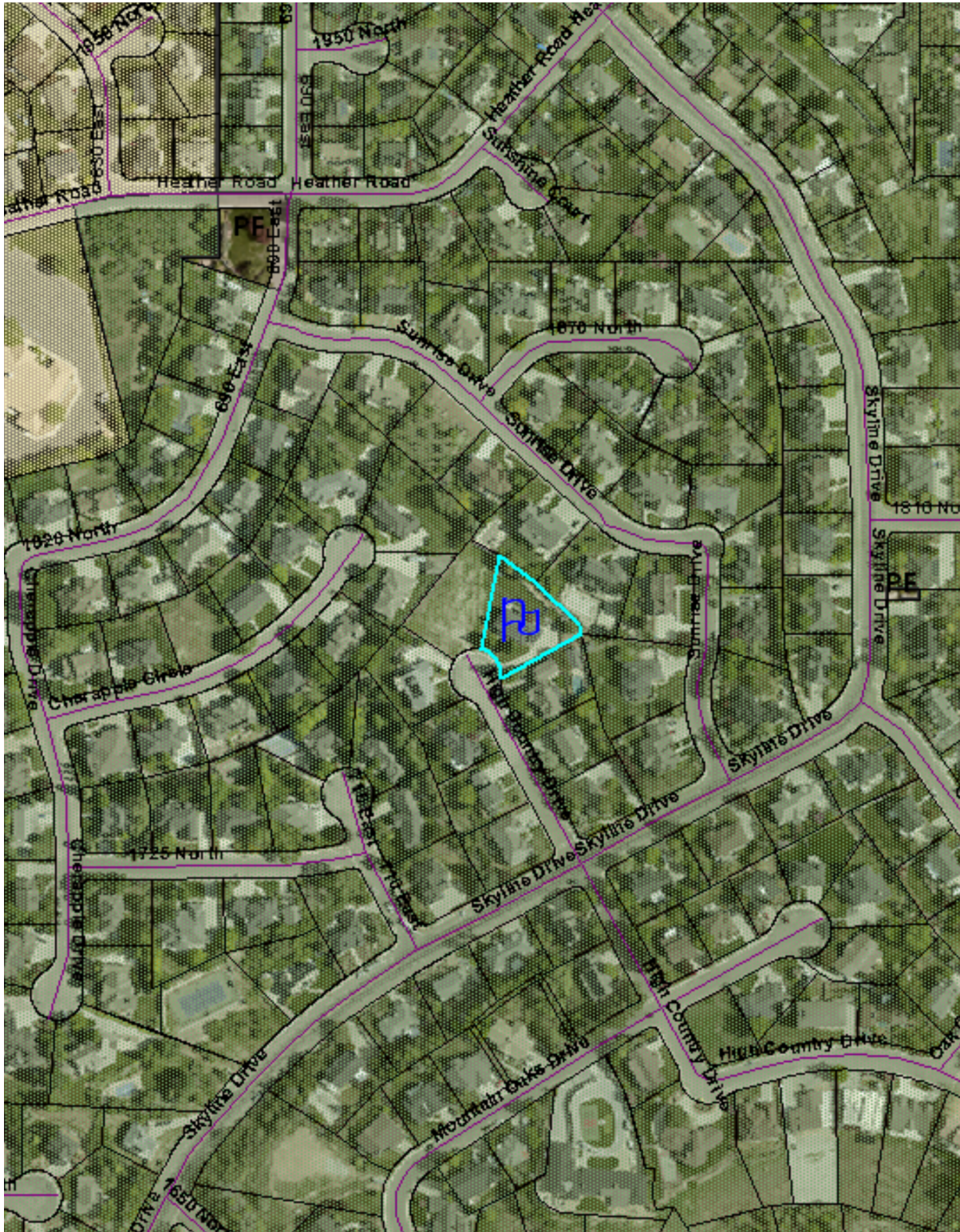
Vicinity Map

Zone: R12

Acres: .45



Cherapple Farms Plat Q – 1788 N High Country Drive

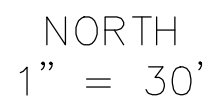


Zone Map

Zone: R12

Acres: .45





Including a vacation of Lot 6, Plat F, Cherapple Farms,
Located in the Northeast quarter of Section 2,
Township 6 South Range 2 East, SLB&M



I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 167089, 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 plot and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plot in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plot. 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 plot, and that this plot is true and correct to the best of my knowledge.

Commencing at the Northeast corner of Lot 6, Plat #7, Cherapple Farms Subdivision, Orem, Utah, said point being located North 01°00'36" West along the Section line 1306.03 feet and West 234.63 feet from the East quarter corner of Section 2, Township 6 East, Range 2 East, Salt Lake Base and Meridian; thence South 61°37'38" West 157.66 feet; thence along the arc of a 45.00 foot radius curve to the left 68.55 feet (chord bears North 35°35'38" West 62.11 feet); thence North 10°45'59" East 165.79 feet; thence South 60°54'42" East 37.04 feet; thence South 46°18'41" East 148.28 feet; thence South 13°26'29" East 18.54 feet to the point of beginning.

AREA=19,880 sq. ft. or 0.46 acre

North 01°00'36" West along the Section line

Basis of Bearing

Date _____

Surveyor

(See Seal Below)

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

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

The Matthew and Lisa Richardson Living Trust dated April 4, 2024
by Matthew O. Richardson (Trustee)

The Matthew and Lisa Richardson Living Trust dated April 4, 2024
by Lisa J. Richardson (Trustee)

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Matthew Richardson and Lisa Richardson, who represented that they are the Trustees of the The Matthew and Lisa Richardson Living Trust dated April 4, 2024 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

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

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.

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

Director-Secretary	Chairman, Planning Commission	Resolution No.
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Plat " Q "

Including a vacation of Lot 6, Plat F, Cherapple Farms,
Located in the Northeast quarter of Section 2,
Township 6 South Range 2 East, SLB&M

Orem City, _____ Subdivision _____ Utah County, Utah

Scale: 1" = 30 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Approved as to Form

City Attorney

Date _____

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 6, Plat "F" Cherapple Farms. Lot 6, Plat "F" Cherapple Farms is hereby vacated

Prepared by:

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

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft



Date: 4/1/2025

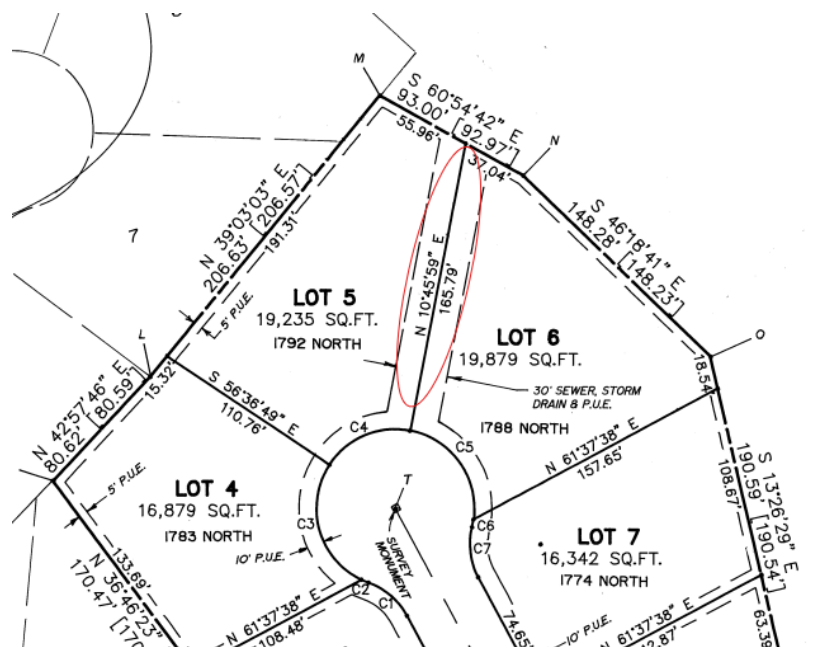
RE: Easement Release

To Whom It May Concern:

As requested, Utopia hereby identifying consents to a vacation of a public utility easement described as northwest property line of lot 6 and northeast property line of lot 5 as shown below. We would remain in the 10 ft easement adjacent to the sidewalk areas.

Property Legal Description: LOT 5, PLAT F, CHERAPPLE FARMS SUBDV. AREA 0.442 AC. & LOT 6, PLAT F, CHERAPPLE FARMS SUBDV. AREA 0.456 AC.

Parcel ID: 36:466:0006 & 36:466:0005



Thanks,

Sylvan Stewart
Senior Construction Manager
Office: (801) 613-3871
sstewart@utopiafiber.com

PH 801.613.3800 | FAX 801.908.7225
5858 S 900 E, Murray, Utah 84121
www.utopianet.org

Space above for County Recorder's use
PARCEL I.D.# 36:466:0006

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Enbridge Gas Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Utah County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 6, Cherapple Farms Plat F Subdivision, located in the Northeast quarter of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on April 2, 2025.

QUESTAR GAS COMPANY
Dba Enbridge Gas Utah

By: 
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On April 2, 2025, personally appeared before me Yulcia Jenkins, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Enbridge Gas Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.




Notary Public



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

April 3, 2025

Sara Hiatt
Trent L. Rogers Construction
479 East 330 North
Lindon, UT 84042

To whom it may concern,

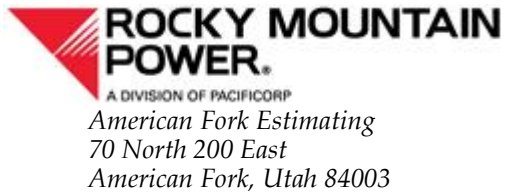
Comcast of Utah II grants permission to vacate the existing 15-foot utility easement which exists along the West property line of 1788 High Country Drive, Orem, UT, and maintain an 8-foot utility easement as shown in attached Plat Q Cherapple Farms. The vacate is approved by Comcast as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Annette Harm

Annette Harm
Authorized Representative



April 11, 2025

1788 N High Country Dr
Orem, UT 84057-3101

Dear Sara Hiatt:

This letter is to inform you and/or any other interested parties of Rocky Mountain Power's consent to the recording of a new PLAT "CHERAPPLE FARMS, PLAT "Q"" as a vacation of the Public Utility Easement shown on the western/northwestern side of Lot 6 of "CHERAPPLE FARMS, PLAT "F"".

Sincerely,

Jack Pehkonen
Rocky Mountain Power Distribution Estimator
(385)566-7258
Jack.Pehkonen@pacificorp.com

Space above for County Recorder's use
PARCEL I.D.# 36:466:0006

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Enbridge Gas Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Utah County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 6, Cherapple Farms Plat F Subdivision, located in the Northeast quarter of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on April 2, 2025.

QUESTAR GAS COMPANY
Dba Enbridge Gas Utah

By: 
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On April 2, 2025, personally appeared before me Yulcia Jenkins, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Enbridge Gas Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.




Notary Public

5/1/2025



Trent L Rogers Construction
ATTN: Sara Hiatt
552 W 800th N
Orem, UT 84057

Re: No Reservations
1788 N High Country Dr, Orem, UT
Also known as P865539 for the purposes of this request

To Whom It May Concern:

Qwest Corporation, d/b/a CenturyLink QC, has reviewed the request for the subject vacation and has determined that it has no reservations with respect to the areas proposed for vacation as shown in Exhibit "A".

It is the intent and understanding of CenturyLink QC that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink QC facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink QC and all regulating entities. All relocations will be done under the supervision of a CenturyLink QC Inspector.

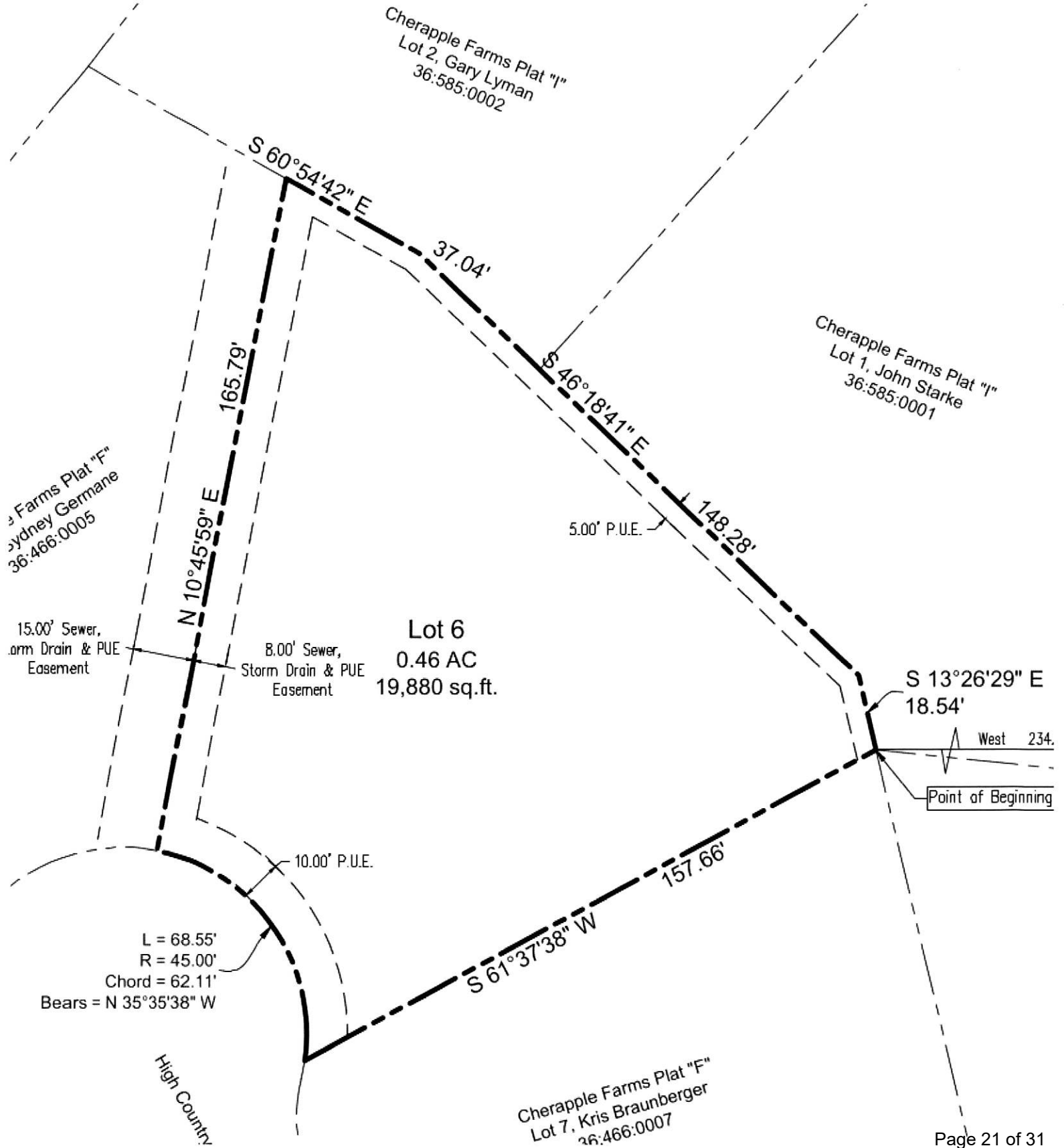
If you have any questions please contact Julian Hill at (832) 710-8871 or Julian.Hill@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A



to consider the impacts of any change to the text of the zoning ordinance for all properties it will impact, and not just for the property that may have brought about the requested change.

Article 22-21 Overview and Proposed Amendments : The current ordinance allows for the Board of Adjustments to consider and grant a special exception for a multifamily dwelling on a parcel in the R6, R6.5, or R7.5 zones under certain circumstances. Mr. Zumbrennen's requested changes can best be reviewed alongside an overview of the current text, which staff will provide in the following. His full redline and strikeout document is attached to this report for review as well. For the review here, the current ordinance requirements are summarized and wherever Mr. Zumbrennen has requested an amendment, that change is included immediately below, a highlighted. The corresponding citations are used for ease of reference to the redline and strikeout document.

The first section of requirements **(22-21-2)** is where we find the basic criteria for any property to be considered for a special exception. It includes items **A-C**.

(A) (Lots to meet all of the following criteria):

- 1) At least half of the front and side property lines need to be located directly across the street from or adjacent to a multifamily dwelling or a commercial development.
- 2) The front of the lot must be oriented the same way as at least one adjacent lot with a multi-family building on it.
- 3) The lot must be at least 8,000 ft², but not more than 20,000 ft².
Proposed: not less than 8,000 ft² and not more than 48,000 ft².
- 4) The lot width must meet minimum lot width required for the zone.
- 5) The lot must not have been previously developed.
- 6) The lot is a legal lot of record, does not include structures, and is not part of a subdivision plat.
Proposed: strike "does not include structures".
- 7) The lot was in existence prior to November 1, 1999, and has not been subdivided since then.

(B) The lot must be surrounded on all property lines (including across the street) by multifamily dwellings or a commercially developed property.

(C) The lot must be located on a city block where all other lots are used by multifamily dwellings. A block is defined as an area that is completely surrounded by public streets.

Proposed: substitute the requirement that "all" lot in the block are occupied by multifamily dwellings for "75%" of the block. Also, add language to the definition of block to include areas where a block can't be circumnavigated.

No multifamily dwellings can be constructed under this rule until all other primary structures have been removed.

Proposed: add an allowance that the removal could be postponed until occupancy of the new structure is possible.

22-21-3 includes development requirements for density, height, setbacks, utility requirements, parking, and others. Mr. Zumbrennen has requested changes to density, exterior finishes, and front facades.

(A), Density. Maximum density is allowed as follows:

- 1) 2 units from 8,000 to 9,999 ft²
- 2) 3 units on lots from 10,000 to 11,999 ft²
- 3) 4 units on lots from 12,000 ft² to 20,000 ft²

Proposed: Lots over 20,000 ft² allow 1 unit per 2,950 ft² (14.75 units per acre) and the addition of a 5% density bonus of 2X6 exterior walls and energy efficient windows are used.

(H), Exterior Finishing Materials. Front elevations must include 60% brick, stone, cultured stone, stucco, or a combination of toe materials, and rear and side elevations must include those same materials for at least 40%.

Proposed: Include wood, and cement fiber board in the allowed materials.

(J) Front Facades. Front facades must have offsetting facades of at least two feet, and units must be side by side and not stacked.

Proposed: Specify that front facades are those facing the street, make the requirement for offsetting facades an average of 20 inches.

Impacts: The criteria for those properties that would be eligible to be considered for the special exception under Article 22-21 are very narrowly written, and Staff does not find any properties in the city that would meet them. Under the applicant's proposed changes, Staff has been able to identify five properties (in addition to the applicant's property) that may qualify for consideration.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

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

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

ALTERNATIVE ACTIONS

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

Recommend Approval of the proposed text amendments.

Recommend Denial of the proposed text amendments.

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

ALTERNATIVE MOTIONS:

Motion to recommend approval or denial

“I move that the Planning Commission forward a recommendation of **[choose: approval or denial]** to the City Council for the proposed amendments to the text of Article 22-21 of the Orem City Code.

Motion to Continue the Request

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

Article 22-21 Special Exception for Multifamily Dwellings.

22-21-1. Purpose.

The purpose of this Article is to allow the development of [Multifamily Dwellings](#) on vacant lots adjacent to existing Multifamily Dwellings, subject to the standards and provisions contained herein.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

22-21-2. Criteria for Special Exception.

The Board of Adjustment may grant a special exception for a [Multifamily Dwelling](#) for a parcel in the R6, R6.5, or R7.5 [zones](#) only, under the following circumstances:

A. The lot meets all of the following criteria:

1. At least fifty percent (50%) of the front and side property lines of the lot are located directly across the [street](#) from or adjacent to a multifamily dwelling, a [PRD](#) in single ownership, or a commercial development;
2. The front of the lot is oriented in the same direction as at least one adjacent lot containing an existing multifamily dwelling or PRD in single ownership;
3. The lot is at least eight thousand (8,000) square feet and not more than ~~twenty thousand (20,000)~~ forty eight thousand (48,000) square feet;
4. The [lot width](#) is equal to or greater than the minimum lot width required for the zone in which the lot is located;
5. The lot has not been previously developed;
6. The lot is a legal lot of record, does not contain any [structures](#), and is not within a recorded subdivision plat; and
7. The lot was in existence on November 1, 1999, and has not been subdivided subsequent to that date.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006)

- B. The lot is surrounded on all property lines (including across the street) by multifamily dwellings, a developed nonresidential [use](#) (this does not include any agricultural use), or a commercial development and complies with Section 22-21-2(A)(3) and (7).; or;

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006; Ord. No. O-07-0031, Amended 06/12/2007)

- C. The lot is located on a city block where ~~all~~ at least seventy-five percent (75%) of other lots are occupied by multifamily dwellings and complies with Section 22-21-2(A)(~~1~~),(3) and (7). For purposes of this section, a city block is defined as an area that is completely surrounded by public streets or the equivalent, if roads do not allow the block to be circumnavigated.

No multifamily dwelling(s) shall be constructed under this exception until all other primary structures on the lot have been removed; however, if necessary infrastructure can be put in place without removing primary structures, the removal may be postponed until occupancy of new structure is available. This could be done with phasing.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006 (which deleted D, E, F, & G as well))

22-21-3. Development Requirements and Architectural Standards.

Any [Multifamily Dwelling](#) constructed pursuant to a special exception authorized by this Article shall comply with the following standards:

A. **Density.** The maximum number of [dwelling units](#) shall be as follows:

1. Two (2) on lots of 8,000 square feet up to but not including 10,000 square feet.
2. Three (3) on lots of 10,000 square feet up to but not including 12,000 square feet.
3. Four (4) on lots of 12,000 square feet up to and including 20,000 square feet.
4. Lots over 20,000 square feet allow one unit per 2,950 square feet.
5. Density Bonus: If 2x6 exterior walls and energy efficient windows are used then a five percent (5%) density bonus will be allowed.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

B. **Height.** The maximum height for any Multifamily Dwelling shall be thirty-five feet (35').

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

C. **Setbacks.** The setbacks shall be the same as required by the [zone](#) in which the Multifamily dwelling is located.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

D. **Utilities.** The public sewer system and the public water supply shall serve all [dwellings](#). All utilities shall be underground. Each Multifamily Dwelling is required to have a minimum of one meter for natural gas and electricity for each connected utility. Compliance with the provisions of [CHAPTER 21](#) of the Orem City Code for water meter connections is required. No water or sewer lines shall be located under covered parking areas.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

E. **Parking.** A minimum of two and one-half (2½) off-street parking spaces per dwelling unit shall be provided for each Multifamily Dwelling. Parking spaces may not be constructed in the front or rear setback. However, if a driveway leads to a two-car garage, one (1) guest parking stall per driveway may be located in the [front yard](#) setback on the driveway. Parking may be located in the side-yard in accordance with the standards of Section [22-15-3\(E\)\(4\)](#) of this Chapter. A driveway may be constructed in the front setback but may not be constructed in the rear

setback unless it is also located in the side-yard setback. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). Parking spaces shall be paved with asphalt and/or concrete and shall be designed to provide for adequate drainage.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)

- F. **Off-site Improvements.** The City shall require off-site curb, gutter and sidewalk along street rights-of-way bordering the lot when the proposed Multifamily Dwelling impairs off-site safety or surface water drainage and there is a nexus between the required improvements and the governmental purpose provided the amount of the improvements are roughly proportional to the amount of the off-site impact caused by the Multifamily Dwelling.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- G. **Storage Areas and Solid Waste Receptacles (Dumpsters).** All outside storage areas, except RV storage areas, and all solid waste receptacles which are not located within the Multifamily Dwelling, shall be enclosed on at least three sides with the same materials as used on the exterior of the main building. Detached storage units may not exceed 100 square feet per dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- H. **Exterior Finishing Materials.** The front elevation of the Multifamily Dwelling shall have at least 60 percent (60%) of its exterior finishing materials of either brick, stone, cultured stone, stucco, wood, cement fiber board or a combination of these materials. The rear and side elevations shall have at least 40 percent (40%) of their exterior finishing materials of either brick, stone, cultured stone, stucco, cement fiber board or wood. Architectural trims do not count in the percentages required above.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- I. **Roof Pitch.** All Multifamily Dwellings shall have a minimum roof pitch of five rise to twelve run.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- J. **Front Facades.** The front of each Multifamily Dwelling facing the street shall have offsetting facades averaging of at least ~~two feet (2')~~ twenty inches (20"). Units shall be located side-by-side and shall not be stacked.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- K. **Entrances.** All entrances in the front elevation of any Multifamily Dwelling constructed pursuant to a special exception granted under this Article shall be located on the same level.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- L. **Orientation of Multifamily Dwelling(s).** The Board of Adjustment may specify the orientation of the front of the proposed Multifamily Dwelling to ensure that the Multifamily Dwelling fits in and is compatible with the surrounding neighborhood and to reduce any negative impacts on adjacent [single-family dwelling](#) units.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

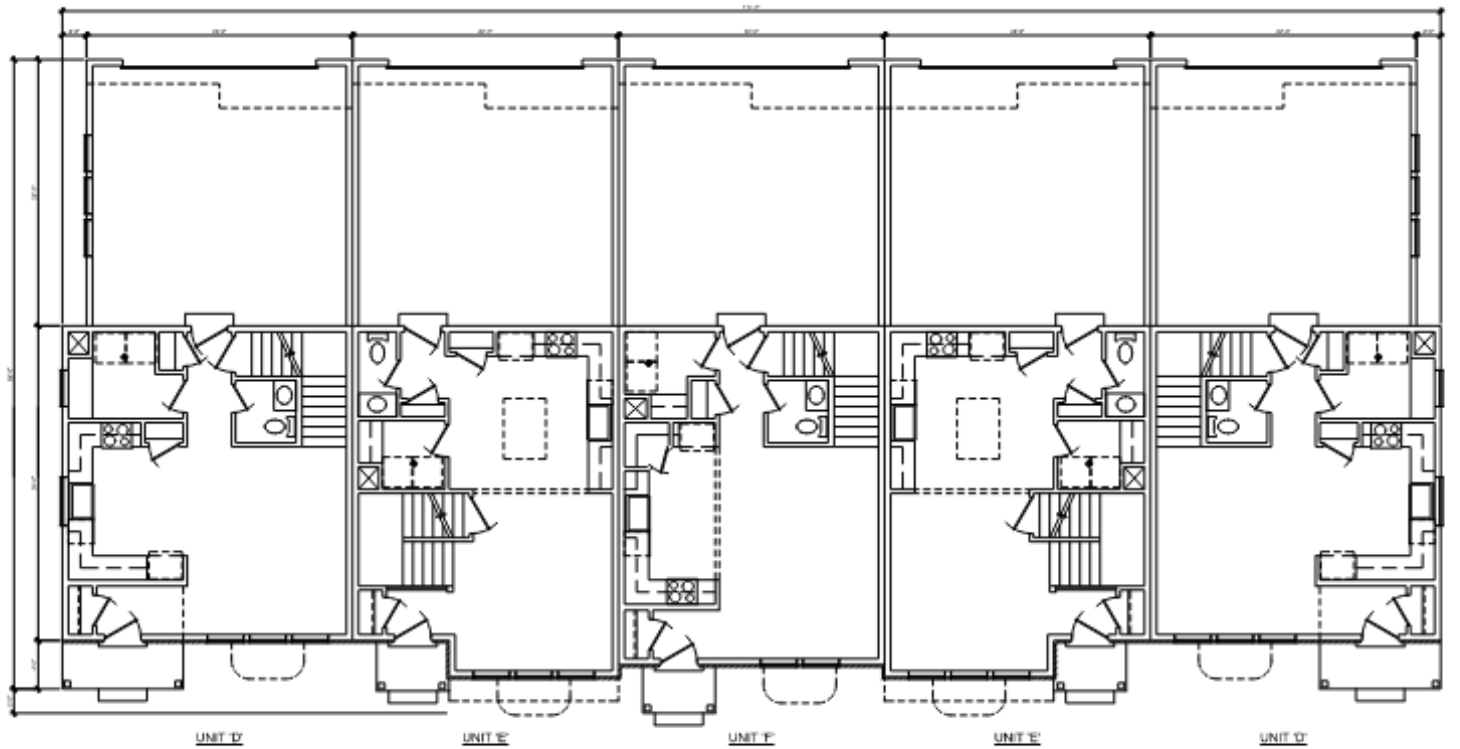
- M. **Landscaping.** At least thirty (30) percent of the lot containing a multifamily dwelling(s) shall be landscaped. All areas within the lot not covered by [buildings](#), driveways, sidewalks, [structures](#), and parking areas, shall be permanently landscaped with trees, shrubs, lawn or ground cover and maintained in accordance with good landscaping practices. All landscaping shall have a permanent underground sprinkling system. At least one (1) deciduous tree a minimum of one and one-half (1 and 1/2) inch caliper measured six (6) inches above the rootball, one (1) evergreen tree at least six (6) feet in height measured above the rootball, and eight (8) shrubs at least two and one-half (2 and 1/2) gallons in size are required for every dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- N. **Drive Entrances.** No more than two drive entrances shall be allowed per lot. However, if the number of driveways desired is three (3) or four (4), each unit may have its own driveway if a transportation study by a qualified engineer and approved by the Orem City transportation engineer, proves there is little or no negative effect on increasing the number of driveways up to four (4) maximum. The maximum width of a combined-unit driveway is thirty-six (36) feet and the maximum width of a single-unit driveway is twenty (20) feet.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)

POSSIBLE TYPES OF MULTI-FAMILY PROJECTS





LEFT SIDE ELEVATION
3/20/19



FRONT ELEVATION
3/20/19