



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
July 14, 2026

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

3:30 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. WORK SESSION ITEMS

While this is a public meeting, we kindly ask that only presenters and individuals specifically invited by the Mayor or City Council speak or ask questions. This helps us conduct the City's business in an efficient and orderly manner. If you would like to make a comment on an issue, please do so during the Public Appearances portion of the regular meeting. This ensures that your comment is properly addressed and documented for the official record. Please keep side conversations to a minimum as it interferes with the audio recording.

1.1 PRESENTATION - MyOrem Update (10 min presentation 5 min Q&A)

Presenter: Keri Rugg, Deputy City Manager

1.2 PRESENTATION - Fraud Risk Assessment (5 min presentation 5 min Q&A)

Presenter: Brandon Nelson, Chief Financial Officer

1.3 PRESENTATION - Firework Cancellation Follow Up (10 min presentation 5 min Q&A)

Presenter: Marc Sanderson, Fire Chief

1.4 PRESENTATION - Wildland Team Update (20 min presentation 5 min Q&A)

Presenter: Shaun Hirst, Assistant Fire Chief and Mike Hickman, Fire Captain

1.5 PRESENTATION - Canal Update (10 min presentation 5 min Q&A)

Presenter: Gary McGinn, Community Development Executive Director

1.6 PRESENTATION - Detached Accessory Dwelling Units Update (10 min presentation 5 min Q&A)

Presenter: Gary McGinn, Community Development Executive Director

1.7 PRESENTATION - Property Tax Calculator (25 min presentation 10 min Q&A)

Presenter: Jennica Jones, Strategy and Innovation Director and Pete Wolfley, Civic Engagement Director

2. CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

This is an opportunity for members of the City Council to raise issues of information or concern.

2.1 REPORT - Chris Killpack

3. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

4. CALL TO ORDER
5. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
6. PLEDGE OF ALLEGIANCE: BY INVITATION
7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1 PRESENTATION - Oremfest Follow Up

Presenter: Kenice Whitaker, Events Manager

7.2 PRESENTATION - Car Show Fundraiser for American Legion

Presenter: Kenice Whitaker, Event Manager

7.3 PRESENTATION - Events Safety

Presenter: Blake Fenn, Police Lieutenant

8. PERSONAL APPEARANCES – 15 MINUTES

Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the city. Comments should focus on issues concerning the city. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)

9. CONSENT ITEMS

9.1 APPROVAL OF MEETING MINUTES

June 9, 2026, June 15, 2026 Joint Meeting with Lindon City and June 23, 2026

10. SCHEDULED ITEMS

10.1 PUBLIC HEARING - ORDINANCE - Amending Appendix OO of the Orem City Code by altering the existing concept plan for the PD-53 Zone, located generally at 1890 North State Street.

Presenter: Jared Hall, Planning Director

10.2 PUBLIC HEARING - ORDINANCE - Amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. Approximately 5.93 acres.

Presenter: Jared Hall, Planning Director

11. FINANCIAL ITEMS

This item is for information purposes only. Find the financial statement in the City Council meeting packet.

12. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.

13. ADJOURN TO A CLOSED SESSION IN SUMMIT CONFERENCE ROOM

To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

**If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)**

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



**CITY OF OREM
CITY COUNCIL
MEETING
JULY 14, 2026**

REQUEST:	APPROVAL OF MEETING MINUTES
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MAY 2026

Percent of Year Expired: 92%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2026	% To Date FY 2025	Notes
10 GENERAL FUND								
Revenues	76,988,641	4,899,895	62,451,337			81%	84%	
Appr. Surplus - Prior Year	14,379,651		14,379,651			100%		
Std. Interfund Transactions	6,970,956		6,970,956			100%		
Total Resources	98,339,248	4,899,895	83,801,944		14,537,304	85%	87%	
Expenditures	98,339,248	9,459,520	77,999,763	1,457,071	18,882,414	81%	77%	
20 ROAD FUND								
Revenues	4,350,000	821,760	3,929,409			90%	94%	
Appr. Surplus - Current	1,500,000	1,500,000	1,500,000			100%		
Appr. Surplus - Prior Year	2,629,699		2,629,699			100%		
Total Resources	8,479,699	2,321,760	8,059,108		420,591	95%	97%	
Expenditures	8,479,699	175,055	3,480,087	1,117,368	3,882,244	54%	67%	
21 CARE TAX FUND								
Revenues	3,350,000	300,192	2,538,284			76%	77%	
Appr. Surplus - Prior Year	2,447,243		2,447,243			100%		
Total Resources	5,797,243	300,192	4,985,527		811,716	86%	82%	
Expenditures	5,797,243	332,735	2,399,362	557,195	2,840,686	51%	39%	1
24 TRANSPORTATION SALES TAX FUND								
Revenues	4,430,000	427,149	3,510,467			79%	74%	
Appr. Surplus - Current	500,000		500,000			100%		
Appr. Surplus - Prior Year	2,011,516		2,011,516			100%		
Total Resources	6,941,516	427,149	6,021,983		919,533	87%	81%	
Expenditures	6,941,516	127,616	1,100,824	1,996,718	3,843,974	45%	66%	2
30 DEBT SERVICE FUND								
Revenues	6,536,560	1,094,283	5,637,750			86%	88%	
Total Resources	6,536,560	1,094,283	5,637,750		898,810	86%	88%	
Expenditures	6,536,560	1,139,736	2,858,027		3,678,533	44%	49%	
45 CIP FUND								
Revenues	4,313,666	3,717,099	4,581,169			106%	30%	
Appr. Surplus - Prior Year	9,911,411		9,911,411			100%		
Total Resources	14,225,077	3,717,099	14,492,580		-267,503	102%	86%	
Expenditures	14,225,077	373,206	3,541,744	1,971,803	8,711,530	39%	67%	3
51 WATER FUND								
Revenues	22,726,487	1,631,351	23,045,138			101%	127%	
Appr. Surplus - Current Year	3,250,000		3,250,000			100%		
Appr. Surplus - Prior Year	21,275,208		21,275,208			100%		
Total Resources	47,251,695	1,631,351	47,570,346		-318,651	101%	111%	
Expenditures	47,251,695	3,310,205	22,668,361	10,755,908	13,827,426	71%	55%	4
52 WATER RECLAMATION FUND								
Revenues	18,861,864	1,497,169	17,127,451			91%	106%	
Appr. Surplus - Prior Year	27,933,226		27,933,226			100%		
Total Resources	46,795,090	1,497,169	45,060,677		1,734,413	96%	102%	
Expenditures	46,795,090	373,281	10,210,199	4,757,731	31,827,160	32%	40%	
55 STORM WATER FUND								
Revenues	7,038,893	571,506	6,515,960			93%	98%	
Appr. Surplus - Current Year	540,000		540,000			100%		
Appr. Surplus - Prior Year	9,052,217		9,052,217			100%		
Total Resources	16,631,110	571,506	16,108,177		522,933	97%	99%	
Expenditures	16,631,110	1,546,980	7,695,313	1,832,881	7,102,916	57%	40%	5
56 RECREATION FUND								
Revenues	4,797,946	594,162	4,115,585			86%	83%	
Appr. Surplus - Prior Year	663,687		663,687			100%		
Total Resources	5,461,633	594,162	4,779,272		682,361	88%	85%	
Expenditures	5,461,633	287,341	4,487,705	219,808	754,120	86%	74%	6

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MAY 2026

Percent of Year Expired: 92%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2026	% To Date FY 2025	Notes
57 SOLID WASTE FUND								
Revenues	5,470,000	476,616	5,233,637			96%	94%	
Appr. Surplus - Current	400,000		400,000			100%		
Appr. Surplus - Prior Year	240,964		240,964			100%		
Total Resources	6,110,964	476,616	5,874,601		236,363	96%	94%	
Expenditures	6,110,964	461,792	4,856,819	7,321	1,246,824	80%	89%	
58 STREET LIGHTING FUND								
Revenues	1,416,000	124,278	1,401,460			99%	100%	
Appr. Surplus - Prior Year	214,535		214,535			100%		
Total Resources	1,630,535	124,278	1,615,995		14,540	99%	100%	
Expenditures	1,630,535	25,154	1,149,954	141,971	338,610	79%	70%	
61 FLEET MAINTENANCE FUND								
Appr. Surplus - Prior Year	81,388		81,388			100%		
Std. Interfund Transactions	1,120,000		1,120,000			100%		
Total Resources	1,201,388		1,201,388			100%	100%	
Expenditures	1,201,388	71,561	1,102,857	8,802	89,729	93%	87%	
62 PURCHASING/WAREHOUSING FUND								
Appr. Surplus - Current	24,500		24,500			100%		
Appr. Surplus - Prior Year	32,536		32,536			100%		
Std. Interfund Transactions	530,000		530,000			100%		
Total Resources	587,036		587,036			100%	100%	
Expenditures	587,036	30,104	555,384		31,652	95%	91%	
63 SELF INSURANCE FUND								
Revenues	860,000	77,332	898,867			105%	103%	
Appr. Surplus - Current Year	50,000		50,000			100%		
Appr. Surplus - Prior Year	5,500		5,500			100%		
Std. Interfund Transactions	1,655,000		1,655,000			100%		
Total Resources	2,570,500	77,332	2,609,367		-38,867	102%	101%	
Expenditures	2,570,500	69,569	2,730,559	28,214	-188,273	107%	98%	
64 INFORMATION TECH FUND								
Appr. Surplus - Current Year	250,000		250,000			100%		
Appr. Surplus - Prior Year	309,271		309,271			100%		
Std. Interfund Transactions	3,914,537		3,914,537			100%		
Total Resources	4,473,808		4,473,808			100%	100%	
Expenditures	4,473,808	413,600	3,619,680	277,743	576,385	87%	84%	
65 FACILITIES MAINTENANCE FUND								
Revenues		7,000	11,750			100%		
Appr. Surplus - Prior Year	6,711		6,711			100%		
Std. Interfund Transactions	2,207,000		2,207,000			100%		
Total Resources	2,213,711	7,000	2,225,461			101%	100%	
Expenditures	2,213,711	168,735	1,872,971	58,547	282,193	87%	94%	
74 CDBG FUND								
Revenues	886,494	466,696	475,236			54%	40%	
Appr. Surplus - Prior Year	119,876		119,876			100%		
Total Resources	1,006,370	466,696	595,112			59%	47%	7
Expenditures	1,006,370	371,085	690,949	29,084	286,337	72%	58%	7
CITY TOTAL RESOURCES	276,253,183	18,206,488	255,700,132		20,153,543	93%	95%	
CITY TOTAL EXPENDITURES	276,253,183	18,737,275	153,020,558	25,218,165	98,014,460	65%	63%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MAY 2026

Percent of Year Expired: 92%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2026	% To Date FY 2025	Notes

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED MAY 2026

- 1) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$557,195) being significantly higher than in the prior fiscal year (\$34,547). The majority of this change is due to the Library Park Gardens & Playground project, the Foothill Park Playground Project, and Windsor Park project which did not exist in the prior fiscal year.
- 2) The current year expenditures are lower in comparison to the prior year due to a MAG reimbursement in the current year of \$1,379,057 which was larger than the \$741,927 reimbursement from the prior year. These reimbursements have to do with land purchases related to the Lakeview Parkway project.
- 3) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$1,971,803) being significantly lower than in the prior fiscal year (\$2,939,448) at this date in time. The majority of this change is due to a large amount of encumbrances for the new city center in the prior year while those encumbrances have been reduced significantly as the project nears completion in the current year.
- 4) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$10,755,908) being significantly higher than in the prior fiscal year (\$7,553,652). The majority of this change is due to several new projects added during the month which did not exist in the prior fiscal year.
- 5) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$1,832,881) being significantly higher than in the prior fiscal year (\$429,399). The majority of this change is due to adding the 1700 South Mainline project encumbrance which did not exist in the prior fiscal year.
- 6) The current year expenditures are higher in comparison to the prior year due to several factors including maintenance and repair costs at the fitness center being about \$91,000 more this fiscal year than last fiscal year as well as current year encumbrances (\$219,808) being significantly higher than in the prior fiscal year (\$27,912). The majority of this change is due to various pool repairs that were not needed during FY 2025 as well as maintaining certain fitness equipment that was not necessary in the prior fiscal year.
- 7) The current year revenues are higher in comparison to the prior year due to when reimbursements have been able to be submitted by MAG to the federal government. Expenditures are higher than the prior year due to the Cherry Hill Park project which had payments totaling \$250,000 YTD and no such project existed in the prior fiscal year.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Brandon Nelson (229-7010).



**CITY OF OREM
CITY COUNCIL
MEETING
JULY 14, 2026**

REQUEST:	PUBLIC HEARING - ORDINANCE - Amending Appendix OO of the Orem City Code by altering the existing concept plan for the PD-53 Zone, located generally at 1890 North State Street.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY COUNCIL July 14th, 2026	New Concept Plan, PD-53 Zone
	PUBLIC HEARING – Text Amendment Kneaders North Orem, PD-53 Zone <i>Ordinance amending Appendix OO of the Orem City Code, adopting a new Concept Plan for the PD-53 Zone located generally at 1890 North State Street, (Approximately 5.39 acres.)</i>	Prepared By: Grace Bjarnson Applicant: David Vincent

Notices:

Posted in 2 public places
Posted on City Webpage and
City hotline
Posted at Utah.gov/pmn
notices sent to property
owners within a 1,000-foot
radius

Site Information:

General Plan Designation:
Community Commercial
Current Zone: **PD-53**
Acreage: **5.39 acres**
Neighborhood: **Northridge**

Action:

The City Council may
approve or deny the
requested amendment or
may vote to continue the
hearing to a future date to
allow for further review, or
for additional information or
public comment.

REQUEST: The applicant requests that the City Council approve an amended concept plan for the PD-53 zone in Orem City located generally at 1890 N. State Street.

PLANNING COMMISSION ACTION: The Commission considered the proposed amendment at a public hearing on July 1st, 2026. The Commission voted unanimously (6-0) to recommend approval of the proposed amendment to the City Council.

BACKGROUND: The applicants have submitted a request to amend the Concept Plan for the PD-53 zone located generally at 1890 N. State Street. The PD-53 zone was approved in February of 2024. The applicant does not wish to amend the code itself - only to modify the concept plan. This means that the new concept plan must meet the code already established for this area. The northwest portion of the PD-53 zone currently houses several smaller businesses including the Kneaders restaurant. The rest of this zone includes extensive parking areas, undeveloped lots, and a large grocery store which has not been in use in many years.

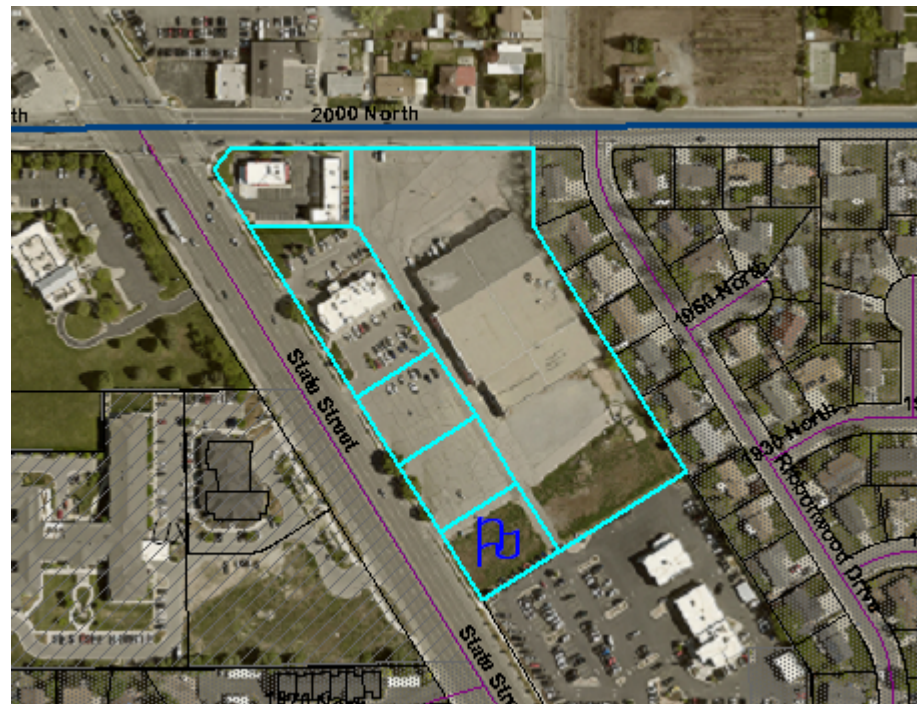
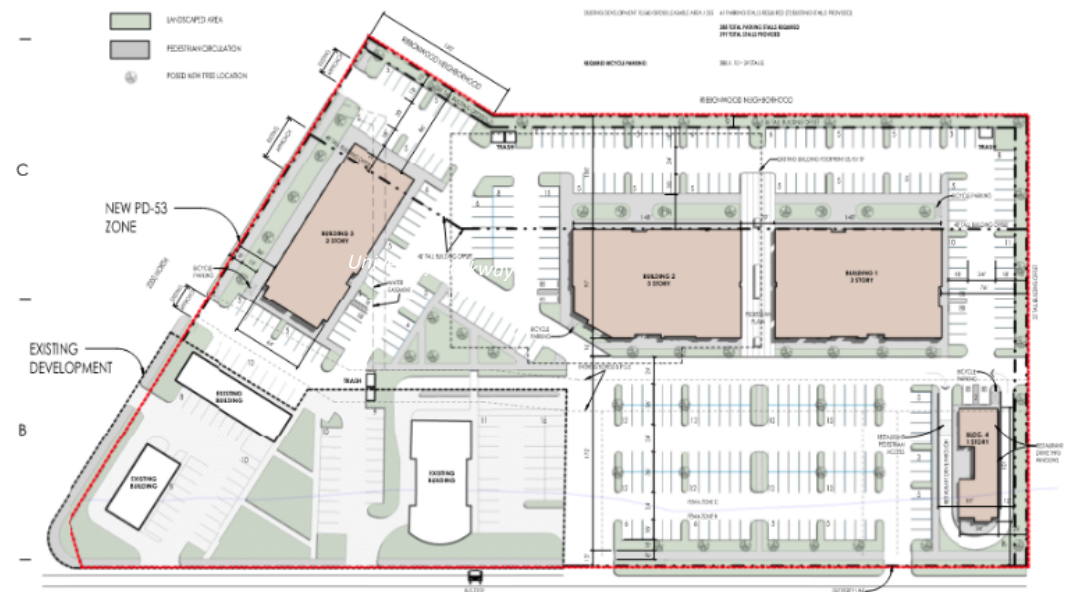


Figure 1: Subject Property, aerial

REVIEW & ANALYSIS:

PD-53 Zone and Current Concept Plan– The Purpose of the PD-53 zone is to create a cohesive commercial and retail development that considers the opportunities and requirements of state street frontage while also considering compatibility issues with the residential properties to the East and North. The zone primarily follows the development standards in the C2 zone with adjustments to standards for setbacks, parking, and drive-through. The text of the PD-53 zone is provided for your review as a separate file. Below is an image of the current concept plan attached to the PD-53 zone. The current plan follows requirements of the PD-53 and C2 zones. In place of the unused grocery store, two large 3-story office buildings were to be created with a pedestrian plaza between them. The current PD-53 concept plan, including elevations, is provided for your review as a separate file.



Proposed Concept Plan– Recently, a viable option involving Clyde Co has been developed for this location that meets the current PD-53 zone standards. The proposed concept replaces the 3-story office buildings with a unique home-improvement store.

BUILDING:	SQ. FT.	REQUIRED VEHICLE PARKING:	
BUILDING #1 HOMEBUILT	30,822 SF	1 STALL / 255 SF	121 STALLS REQUIRED
BUILDING #2 RETAIL / OFFICE	16,000 SF	1 STALL / 255 SF	63 STALLS REQUIRED
BUILDING #3 RESTAURANT	3,200 SF	1 STALL / 255 SF	13 STALLS REQUIRED
BUILDING #4 KNEADERS	6,032 SF	1 STALL / 255 SF	24 STALLS REQUIRED
BUILDING #5 RETAIL	3,518 SF	1 STALL / 255 SF	14 STALLS REQUIRED
BUILDING #6 SWEETO BURRITO	2,240 SF	1 STALL / 255 SF	10 STALLS REQUIRED
REQUIRED BICYCLE PARKING: 10% OF 245 STALL 25 SPACES REQUIRED		245 STALLS REQUIRED 277 STALLS PROVIDED - SITE	

Figure 5: Parking Requirements

State Street Elevations – The facades of the buildings along the State Street corridor meet the State Street Corridor architectural feature requirements including the ground-story 40% transparent window requirement and will integrate well with other new construction along State Street.



Figure 6: West Elevation Facing State Street

Transportation / Traffic– No significant difference results in traffic volumes or patterns results comparing the current plan to the proposed plan. The proposed concept has been sent to the Utah Department of Transportation (UDOT) for a permit review under access management standards. Since the UDOT permit has not yet been received, the DRC’s recommendation is conditioned upon final UDOT permit approval. Any recommendation of approval to the Council should include the same condition.

DRC REVIEW: The Development Review Committee (DRC) voted to forward the application to the Planning Commission with the condition that the project receive a UDOT permit approval at a public meeting held on Monday, June 11th, 2026.

PROCESS / NEXT ACTIONS: If the text amendment is approved by the City Council, the applicants will then submit applications for site plan approvals through the Planning Commission. Those submittals will require a greater degree of detail with regard to engineering and site development concerns such as grading and drainage, traffic impact, photometric plans, full landscaping plans, and others. However, unlike a concept plan for a rezone application, the site plan will be required to follow as closely as possible the new concept plan replacing appendix OO.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS: For land use amendments like the requested text amendment, 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 City Council may APPROVE or DENY the proposed text amendment or may CONTINUE their consideration to allow for changes or additional information or comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move to [**choose APPROVE or DENY**] by ordinance the request to amend Appendix OO of the Orem City Code, adopting the new proposed Concept Plan for the PD-53 zone located generally at 1980 North State Street (approximately 5.39 acres).

Motion to Continue the Request

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

GENERAL NOTES

ZONING:

ZONE: PD-53

SETBACKS:

- BACK OF REQUIRED 8' SIDEWALK ADJACENT TO STATE STREET
- 10' PLANTER STRIP - NOT USED STORM WATER DETENTION
- CONNECTOR STREET: 20'
- NON RESIDENTIAL ADJOINING PROPERTY: 0'
- ALL BUILDING AND PARKING LOTS SHALL BE SETBACK AT LEAST TEN (10') FEET FROM ANY REQUIRED SIDEWALK ADJACENT TO STATE STREET (ADJACENT SIDEWALKS INCLUDE SIDEWALKS SEPARATED FROM STATE STREET BY A LANDSCAPE STRIP.) NOT WITHSTANDING THE FOREGOING, A DRIVE-THROUGH AISLE FOR ONE (1) COMMERCIAL OR RETAIL BUILDING SHALL BE PERMITTED TO EXTEND INTO SUCH SETBACK AREA BUT SUCH DRIVE-THROUGH AISLE SHALL BE SETBACK AT LEAST ONE FOOT (1') FROM THE BACK OF REQUIRED SIDEWALK (THE SIDE FURTHEST FROM THE STREET)

Zone Development Standards	
PD53	
From back of sidewalk adjacent to State Street or State Street Connector Street:	10'
From all other streets:	20'****
From an adjoining property in a non-residential zone:	0'
From an adjoining property in a residential zone:	10'
Structure Heights:	
Minimum:	8'
Maximum:	48'***
*** Exception: The maximum heights for structures in the PD53 zone which are setback less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet.	
**** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All building and parking lots shall be setback at least ten feet (10') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip). Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area but such drive-through aisle shall be setback at least one foot (1') from the back of the required sidewalk (the side furthest from the street).	

STRUCTURAL HEIGHT:

- MINIMUM: 8'
- MAXIMUM: 48' (35' UNLESS 100' FROM RESIDENTIAL)

PARKING:

- 90° PARKING STALL
- 9' WIDE x 18' LONG
- 24' AISLE - 26' FIRETRUCK ACCESS

BUILDING < 10,000 SF GROSS FLOOR AREA

- 1 STALL EVERY 255 SF GROSS FLOOR AREA

BUILDING > 10,000 SF OF GROSS FLOOR AREA OR GREATER

- 1 STALL EVERY 255 SF GROSS LEASABLE AREA IF THE LEASABLE AREA IS NOT KNOWN, ONE STALL SHALL BE REQUIRED FOR EVERY 255 SF OF GROSS FLOOR AREA.

PEDESTRIAN ACCESS:

- PEDESTRIAN PATH FROM PUBLIC RIGHT OF WAY AND PUBLIC TRANSPORT STOP FOR EVERY 600' OF FRONTAGE

BIKE PARKING:

- 10% OF AUTOMOBILE PARKING (MIN. 3 STALLS)
- MUST ALLOW FOR LOCKING BOTH FROM WHEEL AND TO AN ANCHORED RUST RESISTANT SOLID RACK OR LOCKER.
- AREA PROTECTED FROM VEHICLES.
- DESIGNED NOT TO DAMAGE BIKES
- INCORPORATED INTO AESTHETICS OF BUILDING.
- LOCATED IN A CONVENIENT WELL LIT, HIGHLY VISIBLE AREA.
- NOT TO INTERFERE WITH PEDESTRIAN TRAFFIC.

LANDSCAPING:

- LANDSCAPED END ISLES
- MIN. 8' WIDE OF EVERY OTHER ROW WITHIN 75' OF RIGHT OF WAY.
- MIN. 1 DECIDUOUS TREE
- MIN. 50% LIVING VEGETATION COVERAGE UNDER 2' HIGH.
- PLANTER BOXES DO NOT APPLY.
- LANDSCAPE AREAS MUST BE 5x5
- CONCRETE CURBS REQUIRED AROUND LANDSCAPING.
- PLANTER STRIPS ALONG STATE STREET COLLECTOR TO BE AT LEAST EIGHT FEET (8') WIDE AND BE USED FOR STORM WATER DETENTION OR MANAGEMENT (SUCH AS LOW IMPACT DEVELOPMENT)

LARGE PARKING ZONE LANDSCAPING REQUIREMENT:

- PARKING ZONES CONTAINING MORE THAN (50) FIFTY STALLS BUT LESS THAN (75) SEVENTY-FIVE STALLS SHALL INCLUDE A MINIMUM OF FIVE PERCENT (5%) OF THE PARKING ZONE AREA AND INTERIOR LANDSCAPING.
- PARKING ZONES CONTAINING AT LEAST (75) SEVENTY-FIVE STALLS BUT LESS THAN (100) ONE-HUNDRED STALLS SHALL INCLUDE A MINIMUM OF (7.5%) SEVEN AND ONE HALF PERCENT OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING.
- PARKING ZONES CONTAINING (100) ONE-HUNDRED OR MORE STALLS SHALL INCLUDE A MINIMUM OF (10%) TEN PERCENT OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING.
- AREAS LANDSCAPE PURSUANT TO THE REQUIREMENTS OF OTHER SECTIONS OF THE ARTICLE MAY BE COUNTED TOWARD FULFILLING THE REQUIREMENT OF THIS SECTION. NO MORE THAN (25%) TWENTY-FIVE PERCENT OF THE INTERIOR LANDSCAPING REQUIRED BY THIS SECTION SHALL BE LOCATED ADJACENT TO A BUILDING.

TREES:

- MIN. 1 TREE PER 3,000 SF OF SITE PAVEMENT.
- LOCATED AT LEAST EVERY 40' ON LANDSCAPED FRONTAGE.
- PLANTED NO FURTHER THAN 4' FROM INSIDE SIDEWALK EDGE.
- 2" CALIPER AND 8' HIGH MIN. WHEN PLANTED.
- 100 OR MORE STALLS REQUIRES A MINIMUM 10% OF PARKING ZONE AS LANDSCAPING. ONLY 25% MAY BE LOCATED ADJACENT TO THE BUILDING.

ARCHITECTURAL FEATURES:

- SIGNS MUST BE A MINIMUM OF 8' FROM BACK OF CURB ADJACENT TO STATE STREET.
- 40% OF GROUND STORE ROAD FACING FACADES MUST BE TRANSPARENT WINDOWS THAT SEE 5' MIN. INTO BUILDING.
- VERTICAL RECTANGLE OR SQUARE SHAPE WINDOWS UNLESS DISPLAY WINDOWS.
- 1" MIN. VERTICAL BREAK IN FACADE AT LEAST EVERY 50'.
- 2" CALIPER AND 8' HIGH MIN. WHEN PLANTED.
- HEAVIER FACADE MATERIALS SHOULD BE LOWER THAN THE LIGHT ONES.

MATERIALS ALLOWED:

- TIER 1: BRICK, SPLIT-FACE BLOCK, GLASS, OR FIBER CEMENT BOARD REQUIRED.
- TIER 2: ALUMINUM COMPOSITE MATERIAL PANEL SYSTEMS, STUCCO, AND EXTERIOR INSULATION AND FINISHING SYSTEMS (EIFS).
- (EIFS) ONLY AS TRIM ON GROUND LEVEL. SHALL NOT EXCEED 40% OF STREET FACING FACADE AND 75% OF NON STREET FACING.
- STANDING SEAM METAL (BUT NO OTHER METALS) MAY BE USED FOR AWNINGS. SHEET METAL AND CORRUGATED METAL AND OTHER METAL FINISHES ARE ONLY PERMITTED FOR SOFFITS, FASCIA, AND SIMILAR MINOR ARCHITECTURAL FEATURE.

EXCEPT AS OTHERWISE PROVIDED, ALL BUILDINGS SHALL BE COMPLETED ON STREET FACING FACADES WITH BRICK, SPLIT-FACE BLOCK, GLASS, STONE, STUCCO, METAL PANELING, EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS), OR FIBER CEMENT BOARD.

UTILITIES:

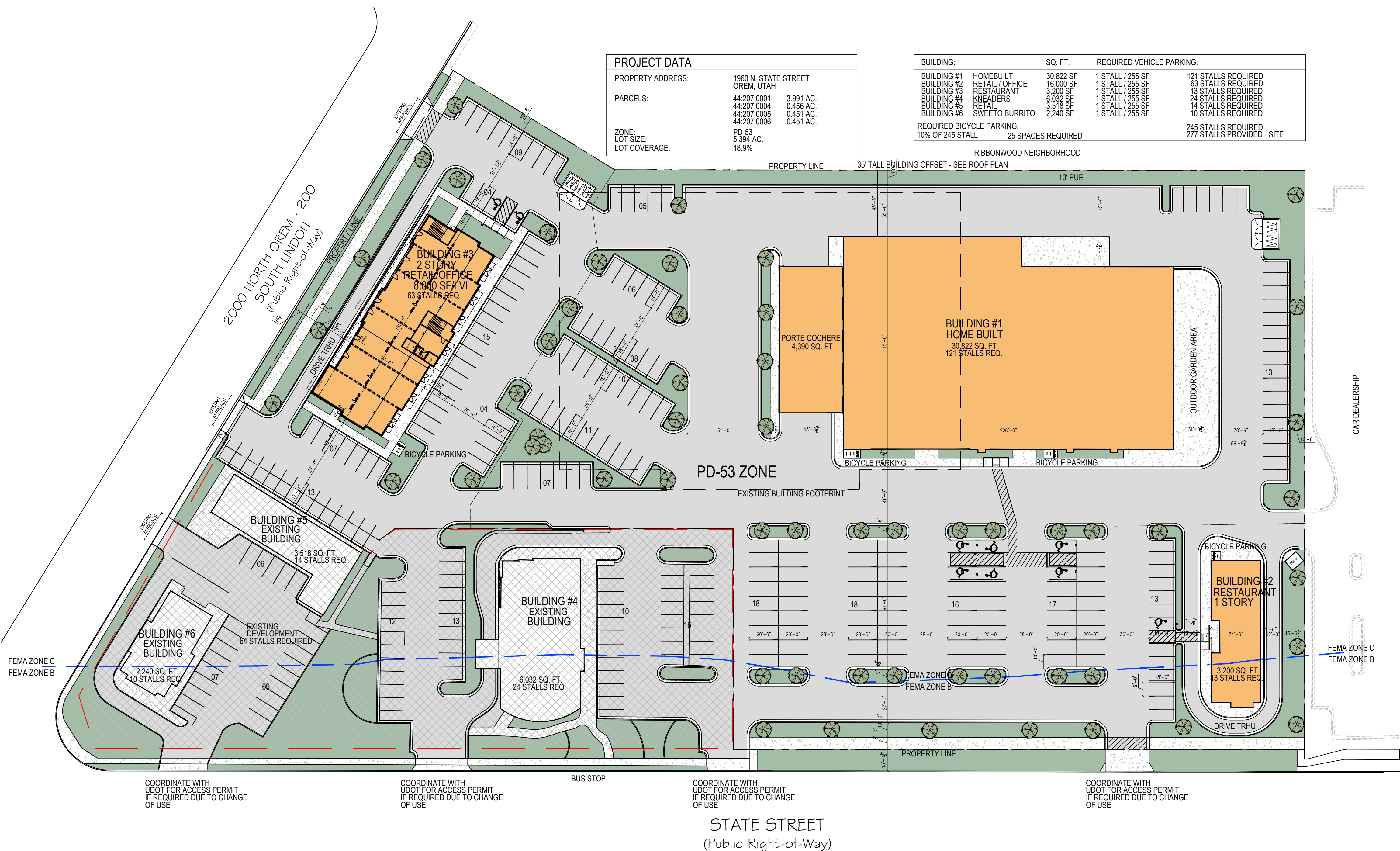
- BURIED PREFERRED. BOXES WITHIN 15' OF SIDEWALK MUST BE COMPLETELY SCREENED IN AN AESTHETICALLY COMPATIBLE WAY. ACCESS SHALL NOT FACE STATE STREET.
- LIGHTING SHOULD MINIMIZE CLARE TO ADJOINING RESIDENCES.

PROJECT DATA	
PROPERTY ADDRESS:	1960 N. STATE STREET OREM, UTAH
PARCELS:	44-207-0001 3.991 AC. 44-207-0004 0.456 AC. 44-207-0005 0.451 AC. 44-207-0006 0.451 AC.
ZONE:	PD-53
LOT SIZE:	5.394 AC.
LOT COVERAGE:	18.9%

BUILDING:	SQ. FT.	REQUIRED VEHICLE PARKING:
BUILDING #1 HOMEBUILT	30,822 SF	1 STALL / 255 SF 121 STALLS REQUIRED
BUILDING #2 RETAIL / OFFICE	16,000 SF	1 STALL / 255 SF 63 STALLS REQUIRED
BUILDING #3 RESTAURANT	3,200 SF	1 STALL / 255 SF 13 STALLS REQUIRED
BUILDING #4 KNEADERS	6,032 SF	1 STALL / 255 SF 24 STALLS REQUIRED
BUILDING #5 RETAIL	3,518 SF	1 STALL / 255 SF 14 STALLS REQUIRED
BUILDING #6 SWEET TO BURRITO	2,240 SF	1 STALL / 255 SF 10 STALLS REQUIRED
REQUIRED BICYCLE PARKING:		245 STALLS REQUIRED
10% OF 245 STALL	25 SPACES REQUIRED	277 STALLS PROVIDED - SITE

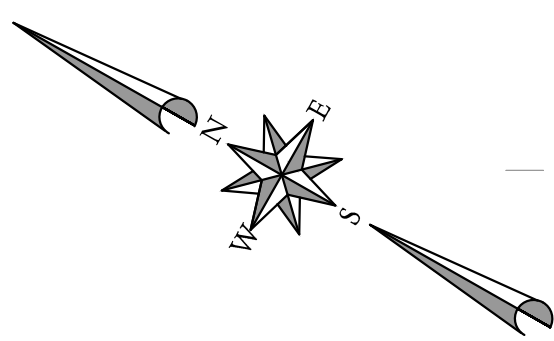
RIBBONWOOD NEIGHBORHOOD

PROPERTY LINE 35' TALL BUILDING OFFSET - SEE ROOF PLAN



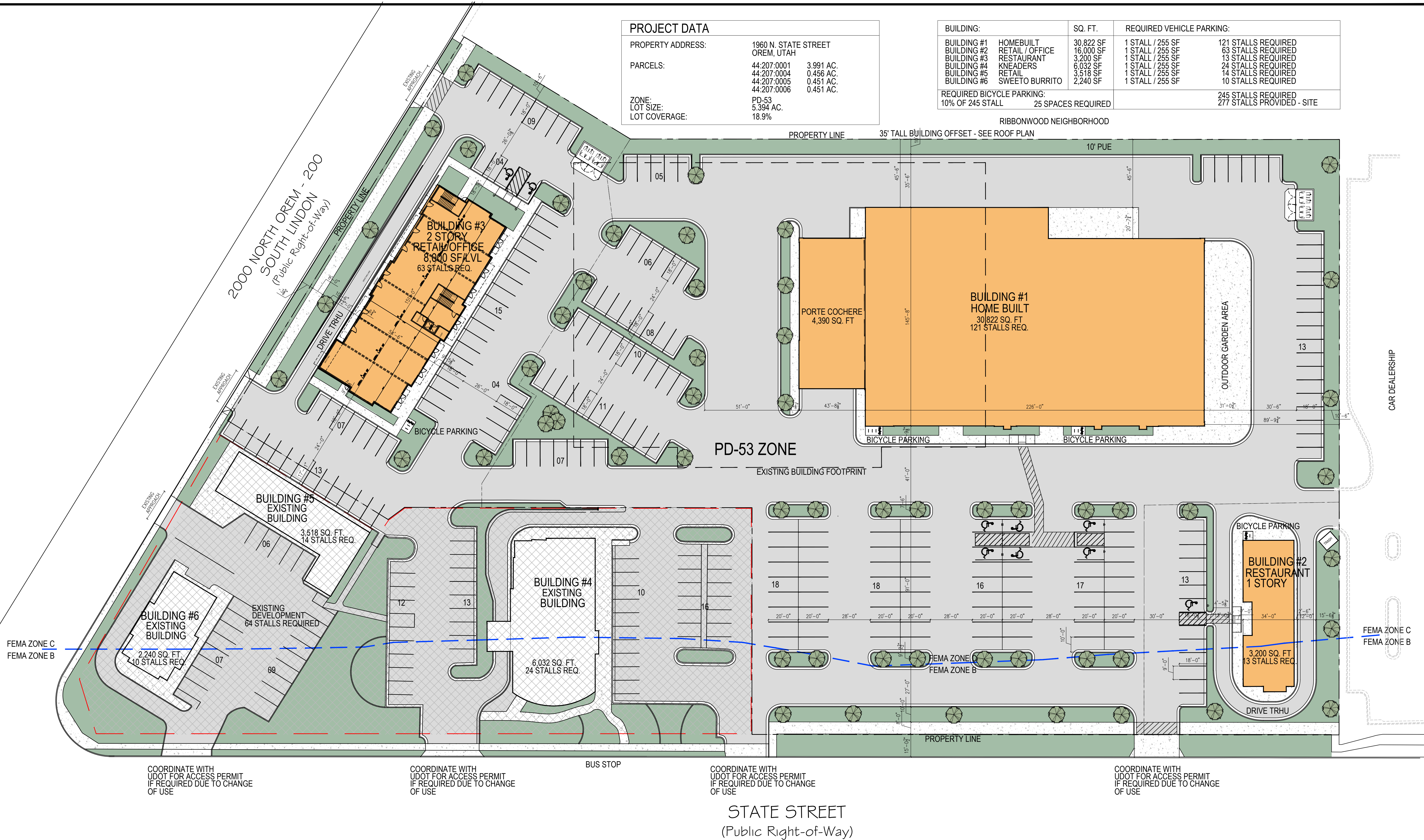
SITE PLAN

SCALE: 1" = 40'

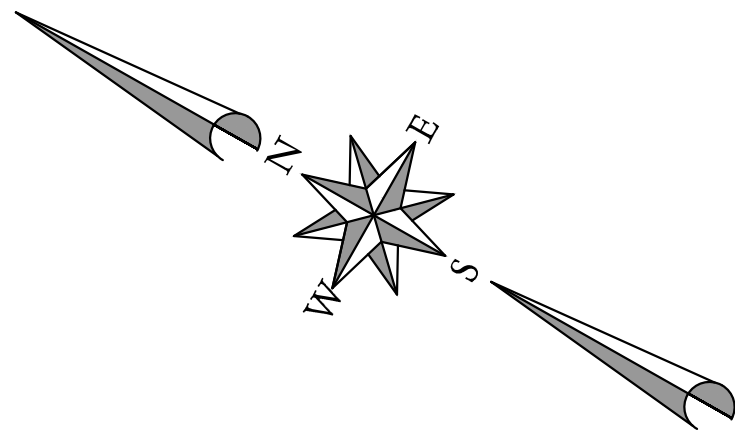


BUILDING:		SQ. FT.	REQUIRED VEHICLE PARKING:	
BUILDING #1	HOMEBUILT	30,822 SF	1 STALL / 255 SF	121 STALLS REQUIRED
BUILDING #2	RETAIL / OFFICE	16,000 SF	1 STALL / 255 SF	63 STALLS REQUIRED
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BUILDING #5	RETAIL	3,518 SF	1 STALL / 255 SF	14 STALLS REQUIRED
BUILDING #6	SWEETO BURRITO	2,240 SF	1 STALL / 255 SF	10 STALLS REQUIRED
REQUIRED BICYCLE PARKING:		25 SPACES REQUIRED	245 STALLS REQUIRED 277 STALLS PROVIDED - SITE	
10% OF 245 STALL				

PROJECT DATA		
PROPERTY ADDRESS:	1960 N. STATE STREET OREM, UTAH	
PARCELS:	44:207:0001	3.991 AC.
	44:207:0004	0.456 AC.
	44:207:0005	0.451 AC.
	44:207:0006	0.451 AC.
ZONE:	PD-53	
LOT SIZE:	5.394 AC.	
LOT COVERAGE:	18.9%	

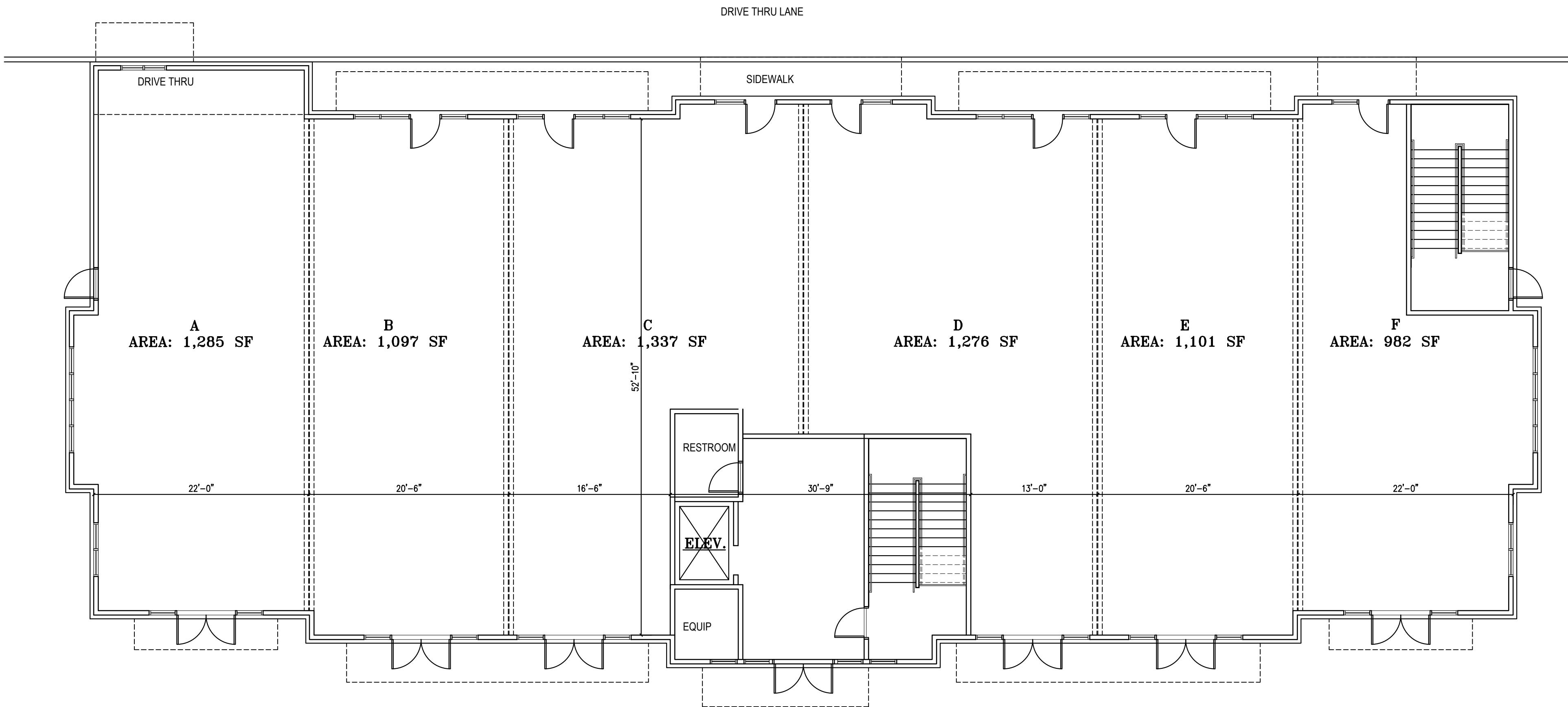


SITE PLAN
SCALE: 1" = 30'



THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

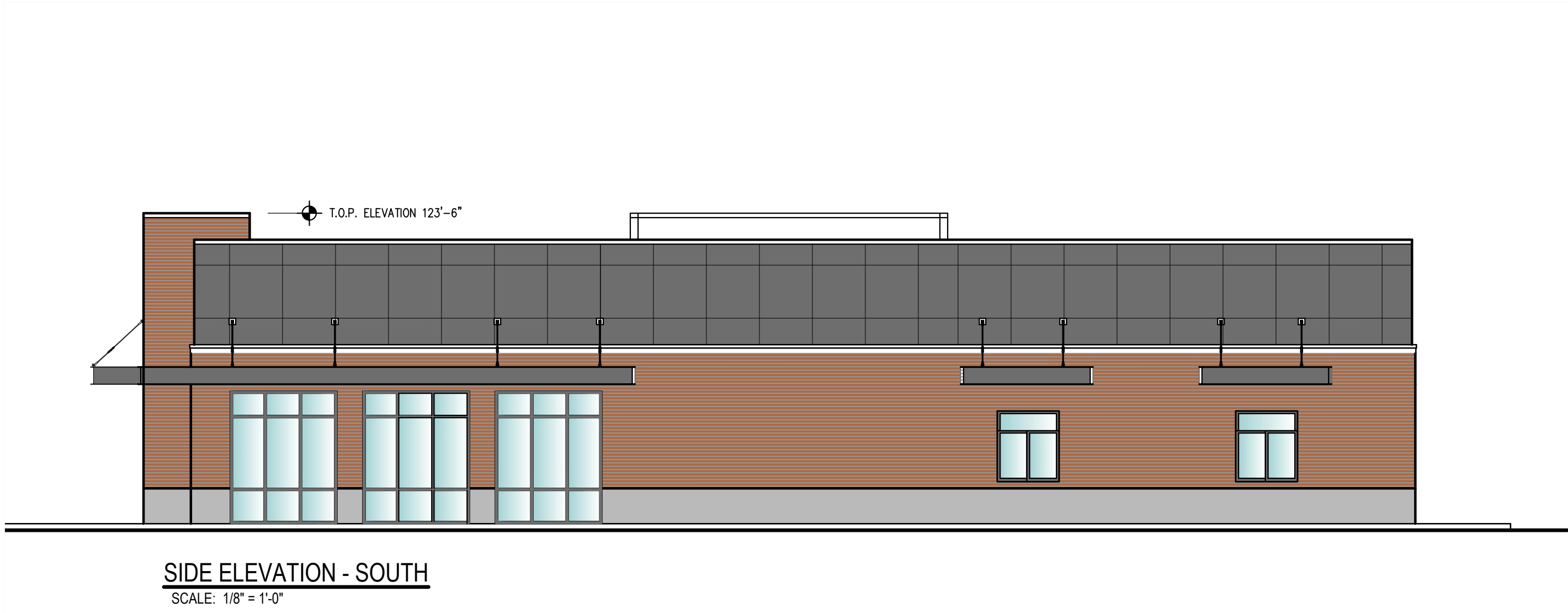
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CONCEPT PLAN : 06-09-2026

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

PLOT DATE: 09/2026 X:\ACAD\File\Kneaders State Street Ste\prelim\Kneaders-PRELIM2.dwg



SIDE ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

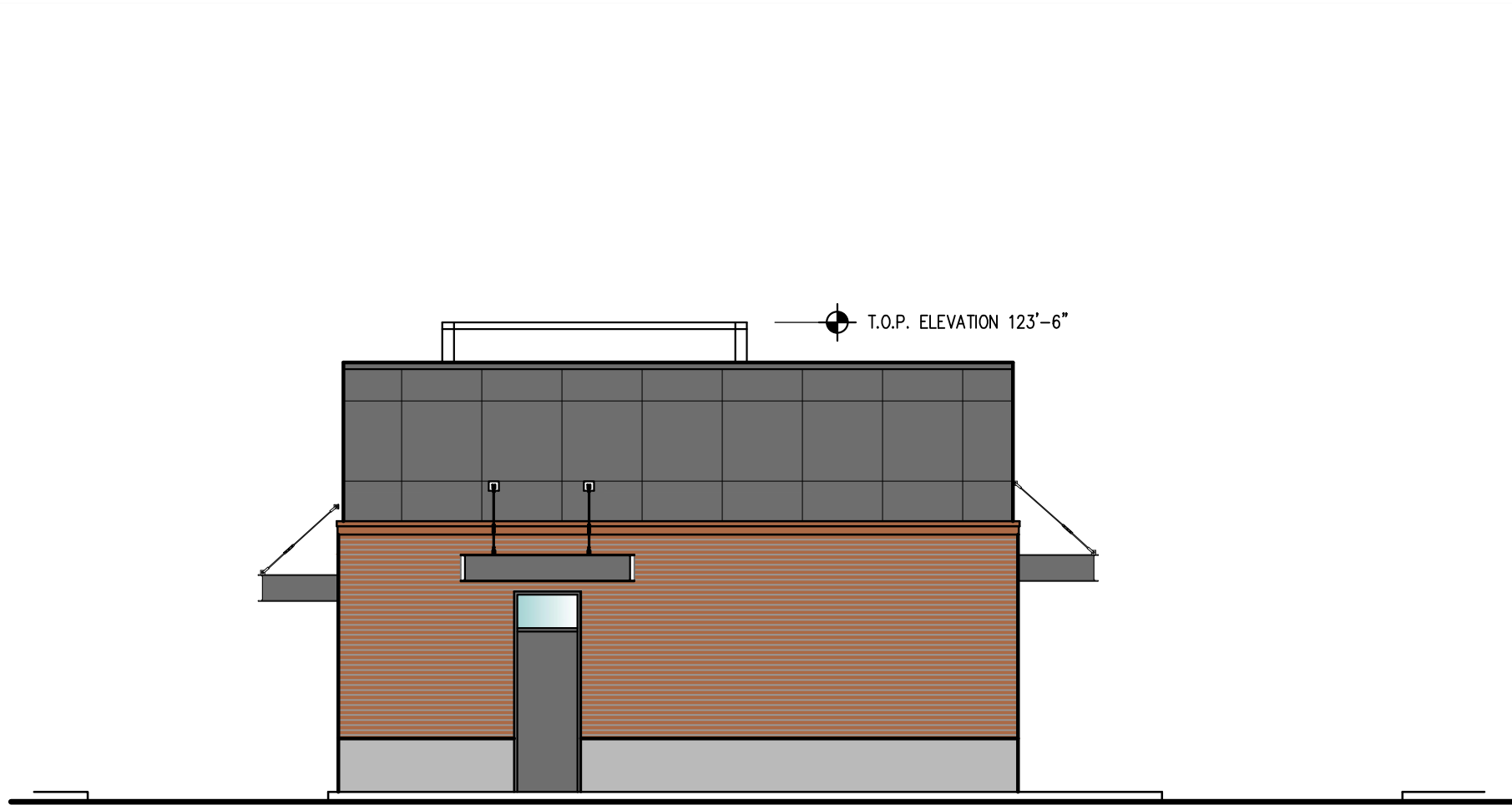


FRONT ELEVATION - WEST

SCALE: 1/8" = 1'-0"

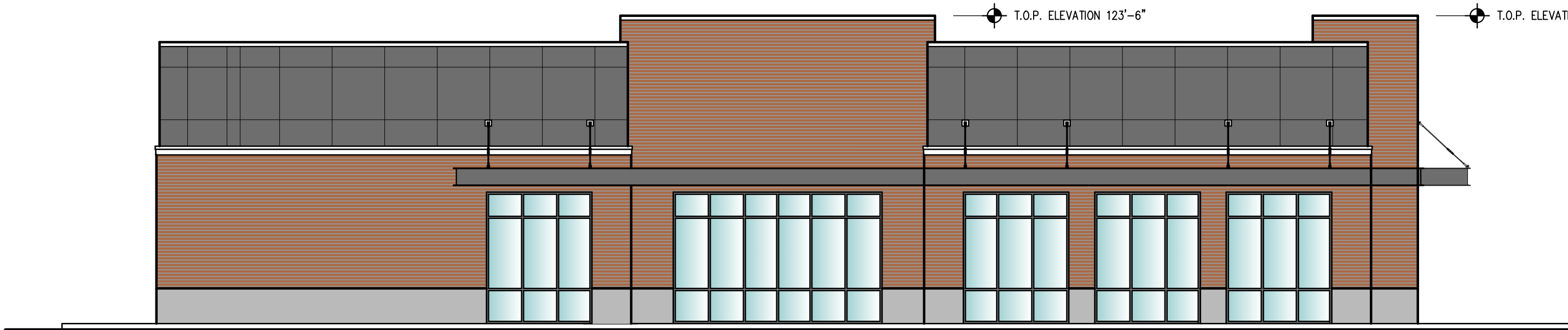


CONCEPTUAL RENDERING



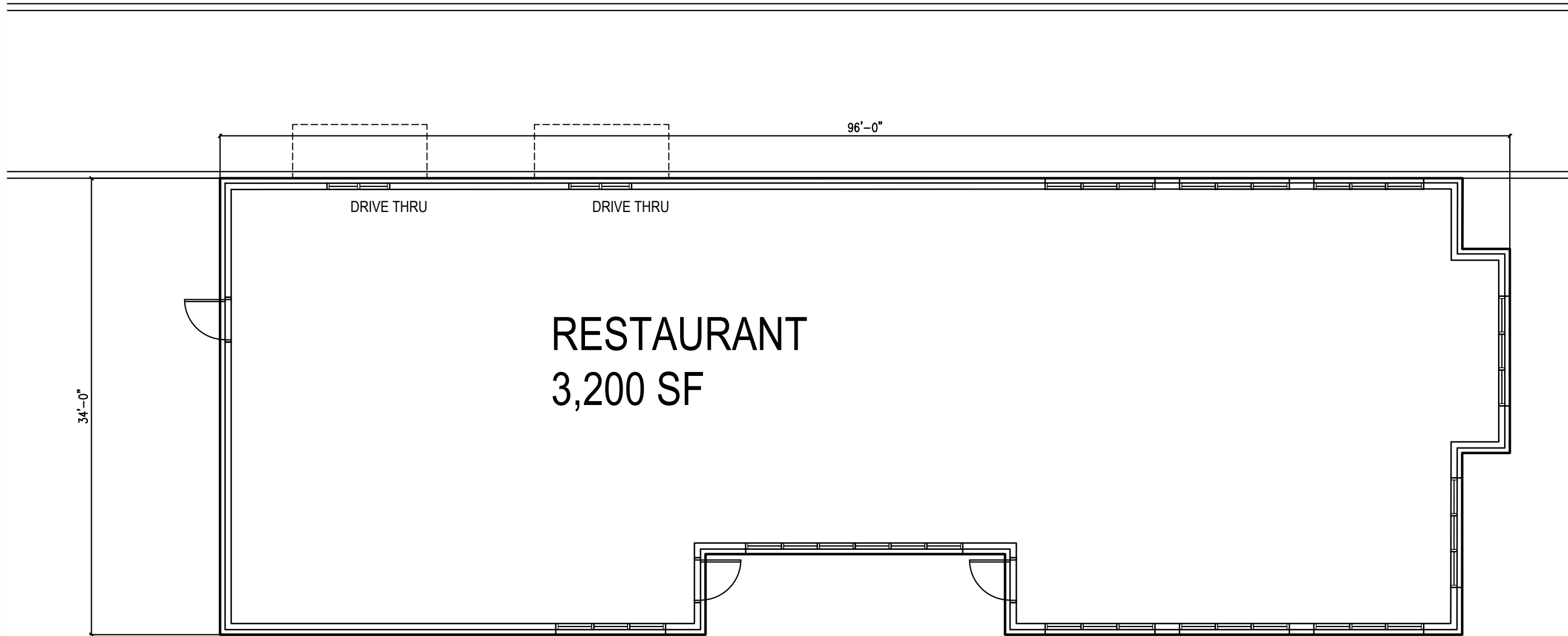
REAR ELEVATION - EAST

SCALE: 1/8" = 1'-0"



SIDE ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



RESTAURANT FLOOR PLAN

SCALE: 1/8" = 1'-0"

CONCEPT PLAN : 06-09-2026

REVISIONS

DRAWN BY
BKH

HARRIS ARCHITECTURE
920 EAST 800 NORTH, SUITE #201, OREM UT 84057 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW PROJECT FOR
KNEADERS STATE STREET RETAIL/OFFICE
LEVEL 2 FLOOR PLAN - OFFICE

JUNE 2026
OREM, UT

A1.2

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PLOT DATE: 09/2026 X:\ACAD\File\Kneaders State Street Steiprelims\KNEADERS-PRELIM2.dwg



REAR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - EAST
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - WEST
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



CONCEPTUAL RENDERING

REVISIONS

DRAWN BY
BKH

HARRIS ARCHITECTURE
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A NEW PROJECT FOR
KNEADERS STATE STREET RETAIL/OFFICE
ELEVATIONS

JUNE 2026
OREM, UT

A2.1

KEYNOTE LEGEND

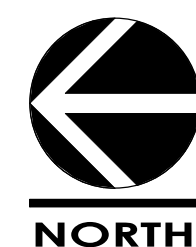
3.19	CMU RETAINING WALL W/ RAILING - TRAILER RAMP
5.02	STEEL COLUMN - SEE STRUCTURAL
5.05	42" HIGH STEEL GUARDRAIL, PAINTED - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
5.13	PAINTED RAMP ACCESS LADDER - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
6.04	STOREFRONT GLAZING SYSTEM - SEE GLAZING ELEVATIONS
6.05	STOREFRONT GLAZING DOOR - SEE DOOR SCHEDULE - SEE A401
10.01	ADA COMPLIANT SELF-RECESSED FIRE EXTINGUISHER IN CABINET - FINAL LOCATIONS, QUANTITIES, AND CAPACITY TO BE APPROVED BY THE FIRE MARSHAL
11.12	MATERIAL RACKINGS - PROVIDED BY MANUFACTURER OR OWNERS FOR APPROVAL
11.18	4" X 3" STONE SHELVING
16.09	ADA COMPLIANT HIGH/LOW DRINKING FOUNTAIN WITH BOTTLE FILLER
26.11	FORK LIFT AREA WITH FORK LIFT CHARGER INSTALLED
32.33	TRUCK RAMP INSTALLED WITH RETAINING WALL & SAFETY RAILINGS

1. INTERIOR DIMENSIONS ARE TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO FACE OF FLIT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH EQUIVATIONS AND SCHEDULES.
7. ALL CEILING ASSEMBLIES SHALL BE INSTALLED TO FACE OF STUD. ALL STUD WALLS VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATING SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO BEGINNING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE GENERAL SHEETS. IF CONFLICTS OCCUR BETWEEN THE CONTRACT DOCUMENTS AND THE ADA REQUIREMENT, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.



HOME BUILT RETAIL
1950 NORTH STATE STREET OREM, UTAH 84057

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A

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KEYNOTE LEGEND	
5.29	PREFINISHED EDGE GUTTER - SEE DETAILS
7.01	60 MIL WHITE TPO MEMBRANE OVER RIGID INSULATION OVER METAL DECK - PROVIDE SUBMITTAL FOR APPROVAL. SEE COMCHECK FOR MINIMUM INSULATION VALUE
7.03	ROOF GUTTER DOWNSPOUT
7.07	METAL PARAPET CAP - SEE DETAIL
7.13	METAL FASCIA
7.16	PREFINISHED STANDING SEAM METAL ROOF, PROVIDE SUBMITTAL FOR APPROVAL
8.03	ROOF HATCH ACCESS, PROVIDE SUBMITTAL FOR APPROVAL
10.44	SIGNAGES - PROVIDE AND SUBMITTAL FOR APPROVAL
22.08	PRIMARY AND OVERFLOW ROOF DRAINS - SEE PLUMBING DRAWINGS
23.02	MECHANICAL UNIT, SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS

- GENERAL ROOFING NOTES**
1. PROVIDE FULL MANUFACTURER'S WARRANTY ON MATERIALS AND 5 YEAR WARRANTY MIN. ON LABOR UNO
 2. ALL COLORS, ASSEMBLIES AND MATERIALS MUST MEET APPROVAL OF OWNER AND ARCHITECT
 3. PROVIDE PRODUCT SUBMITTALS FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION
 4. FOR TYPICAL ROOF FLASHING DETAILS, SEE DETAILS SHEET HEREIN
 5. PROVIDE STEP FLASHING COUNTER FLASHING, DRIP EDGES AS REQ'D, CAULK AND SEAL, ROOFING TO EXTEND 18" MIN. UP ADJACENT WALLS AND DISCONTINUITIES TYPICAL
 6. INSTALL ROOF PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. MANUFACTURER TO INSPECT INSTALLATION AS REQ'D FOR WARRANTY. PROVIDE 1/4" PER FOOT MIN. SLOPE.
 7. FOR ALL PLUMBING PENETRATIONS REFER TO DETAILS SHEETS HEREIN AND PLUMBING DRAWINGS
 8. FOR MISC. ROOF DETAILS SEE ROOF DETAILS SHEET HEREIN
 9. SEE MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT AND CURBS, ETC.

- GENERAL PROJECT NOTES**
1. INTERIOR DIMENSIONS ARE TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO FACE OF TILT-UP PANEL.
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
 3. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
 4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
 5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
 6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
 7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
 8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
 9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
 10. DOORS SHALL BE LOCATED 4" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
 11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS FOR APPROVAL FROM OWNER/ARCHITECT.
 12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT
 13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE GENERAL SHEETS HEREIN. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK



**PRELIMINARY
NOT FOR
CONSTRUCTION**

5/7/2026 11:09:33 AM

HOME BUILT RETAIL
1950 NORTH STATE STREET OREM, UTAH 84057

REVISION SCHEDULES

MARK	DESCRIPTION	Rev. Date
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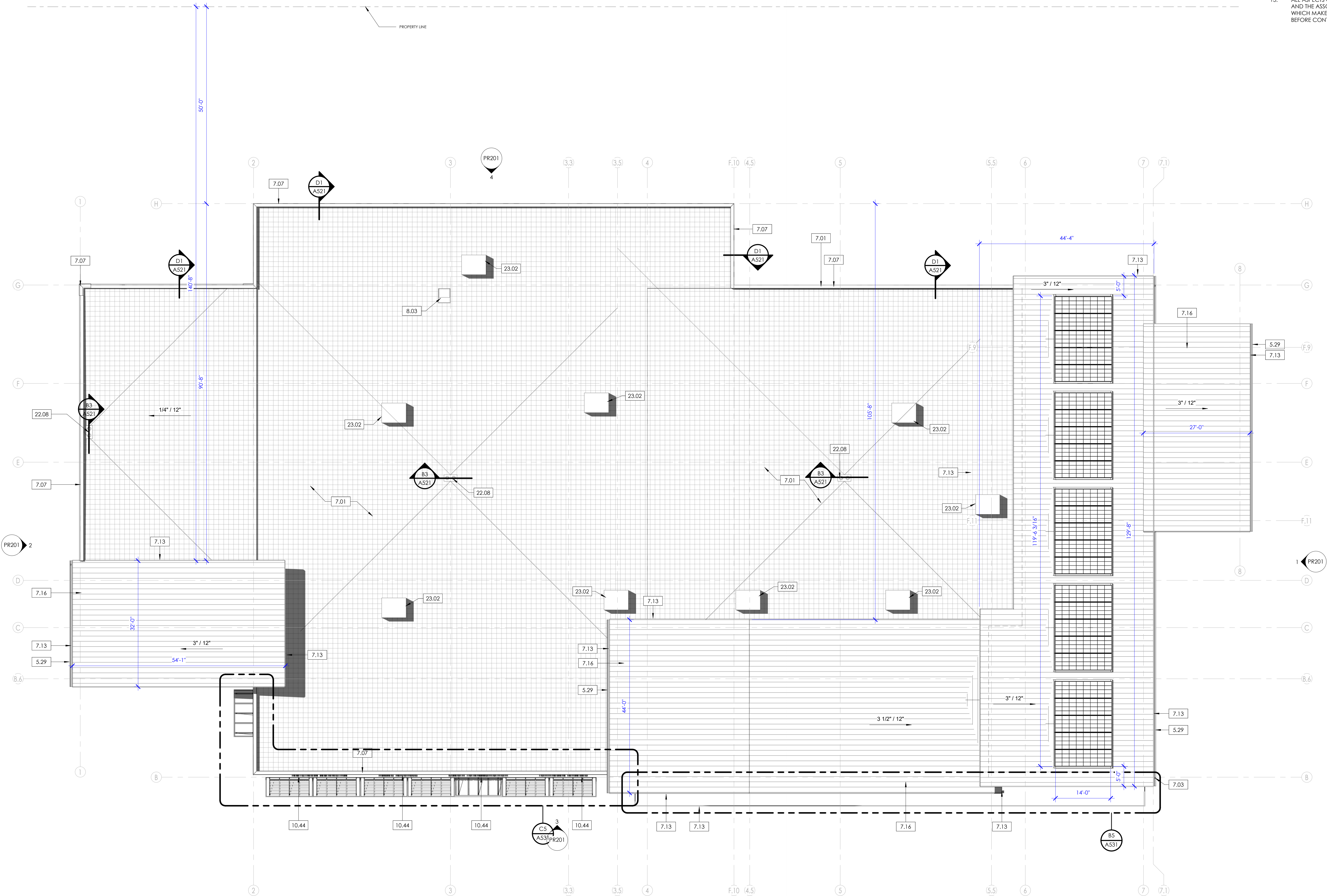
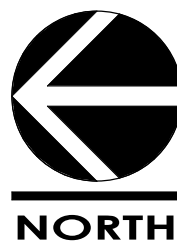
A2025.380
ROOF PLAN

PROJECT ISSUE DATE:
4/17/2026

SHEET #:
A103

PROJECT STATUS
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0' 4' 8' 16'
GRAPHIC SCALE



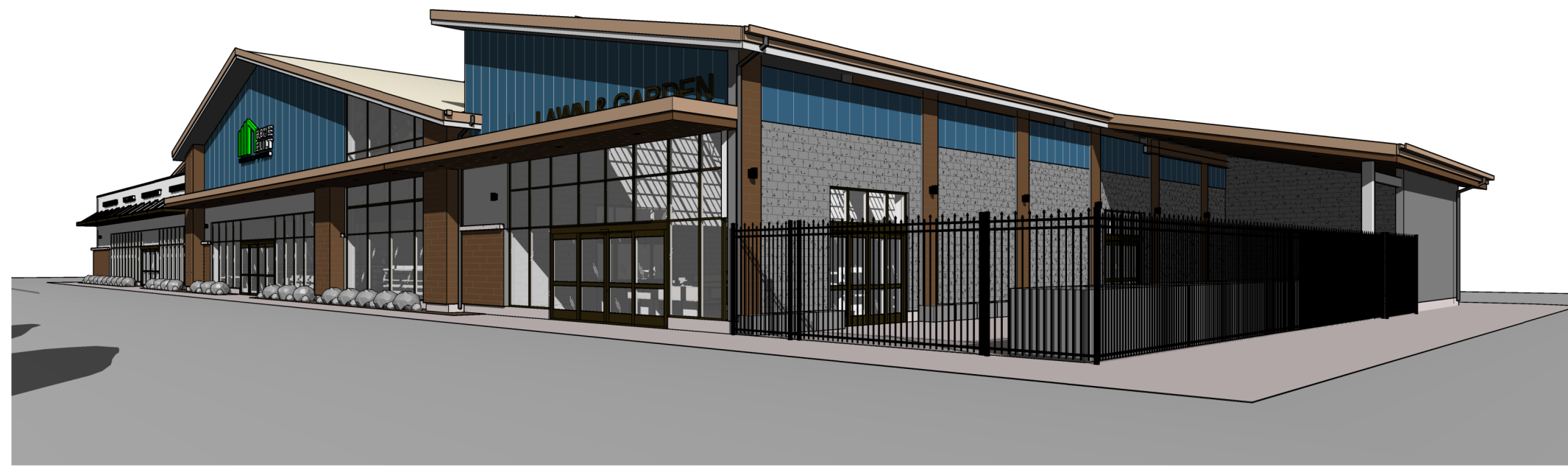
A5
A103
3/32" = 1'-0"

ROOF PLAN

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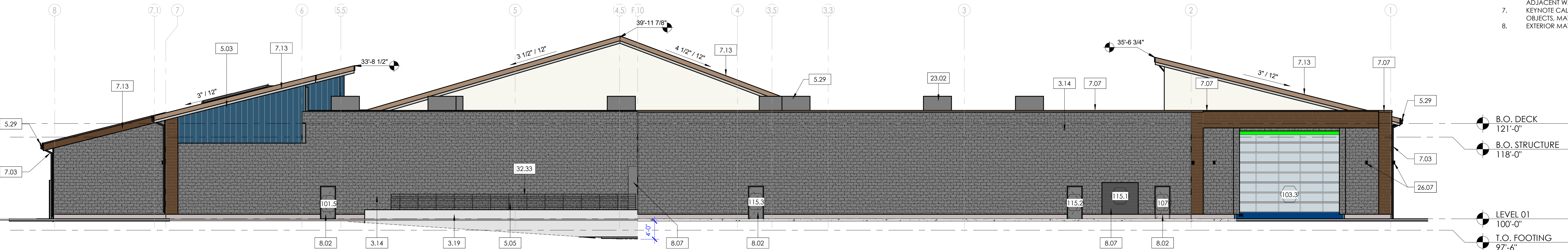
D5
A201
3D PERSPECTIVE 1



D4
A201
3D PERSPECTIVE 2

KEYNOTE LEGEND	
3.06	CONCRETE FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING
3.07	PRECAST CONCRETE CAP
3.14	CMU EXTERIOR WALL - SEE STRUCTURAL FOR REINFORCING
3.19	CMU RETAINING WALL W/ RAILING - TRAILER RAMP
5.02	STEEL COLUMN - SEE STRUCTURAL
5.03	INSULATED METAL WALL PANEL, AWIP DM40 OR PRE-APPROVED EQUAL - SEE COMCHECK FOR R-VALUE
5.05	42" HIGH STEEL GUARDRAIL, PAINTED - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
5.29	PREFINISHED EDGE GUTTER - SEE DETAILS
5.33	AWNEX - METAL SHADE - PHOENIX TRELLIS (OPEN)
5.34	AWNEX - METAL SHADE - PHOENIX WITH RAIN PAN INSERTS & LIGHTS (SOLID)
7.03	ROOF GUTTER DOWNSPOUT
7.07	METAL PARAPET CAP - SEE DETAIL
7.13	METAL FASCIA
7.16	PREFINISHED STANDING SEAM METAL ROOF, PROVIDE SUBMITTAL FOR APPROVAL
8.02	HOLLOW METAL FRAME AND DOOR PAINTED, SEE DOOR SCHEDULE
8.04	STOREFRONT GLAZING SYSTEM - SEE GLAZING ELEVATIONS
8.05	STOREFRONT GLAZING DOOR - SEE DOOR SCHEDULE - SEE A601
8.07	INSULATED OVERHEAD DOOR - INSTALLED AND PROVIDED BY CONTRACTOR
8.11	KALWALL SKYLIGHTS, PROVIDE SUBMITTAL FOR APPROVAL
10.31	BACKLIT SIGNAGE - OWNER FURNISHED
10.44	SIGNAGES - PROVIDE AND SUBMITTAL FOR APPROVAL
23.02	MECHANICAL UNIT, SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS
26.07	EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
32.33	TRUCK RAMP INSTALLED WITH RETAINING WALL & SAFETY RAILINGS
32.34	8'-0" PREFINISHED METAL ROLLING GATE TO MATCH FENCE, PROVIDE SUBMITTAL FOR APPROVAL

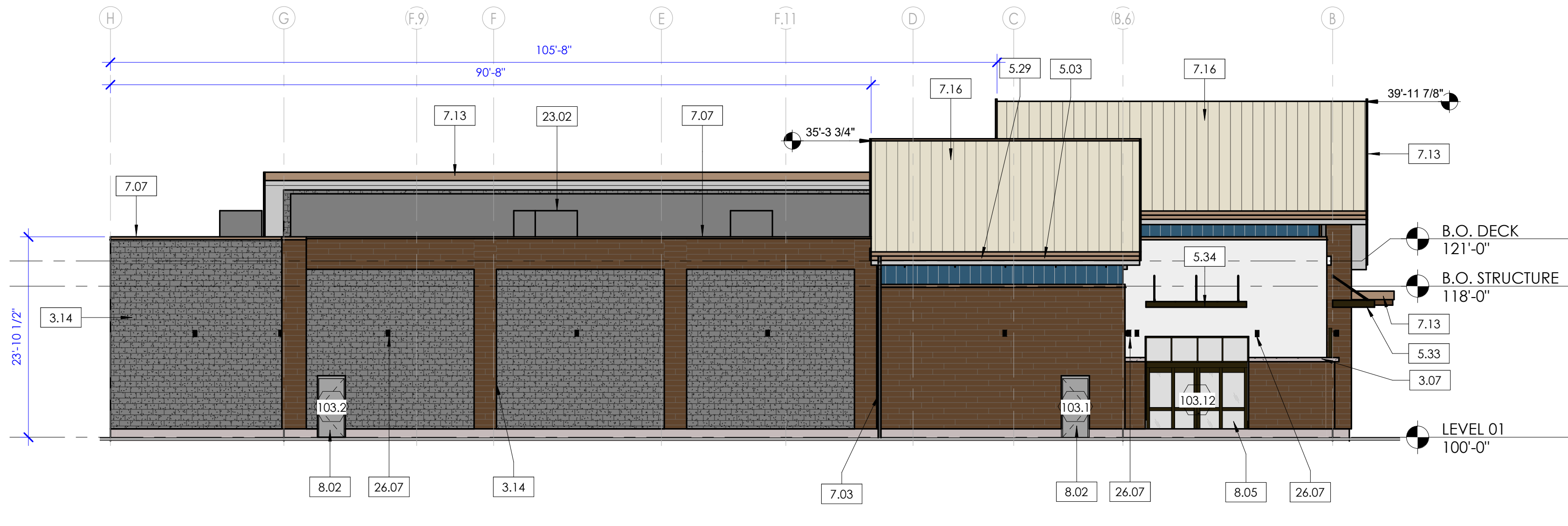
- GENERAL PROJECT NOTES**
- INTERIOR DIMENSIONS ARE TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO FACE OF TILT-UP PANEL.
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
 - ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
 - SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
 - COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
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 - FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
 - FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
 - DOORS SHALL BE LOCATED 4' OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
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- GENERAL ELEVATION NOTES**
- ALL EXTERIOR STEEL (HANDRAILS, RAILINGS, STAIRS, ETC) SHALL BE GALVANIZED AND PAINTED (2 COATS).
 - ALL EXTERIOR MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - CAULK & SEAL ALL EXTERIOR OPENINGS (DOORS, WINDOWS), JOINTS & PENETRATIONS WITH CONTINUOUS SILICONE SEALANT - SEAL ALL JOINTS AT DISSIMILAR MATERIALS.
 - ALL FINISHES SHALL TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER.
 - FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED.
 - ALL VENTS ON EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR - VERIFY COLOR W/ OWNER & ARCHITECT.
 - KEYNOTE CALLOUTS SHALL BE ASSUMED TO APPLY TO SIMILAR OBJECTS, MATERIALS, ETC.
 - EXTERIOR MATERIAL MOCK-UP REQUIRED FOR OWNER APPROVAL.



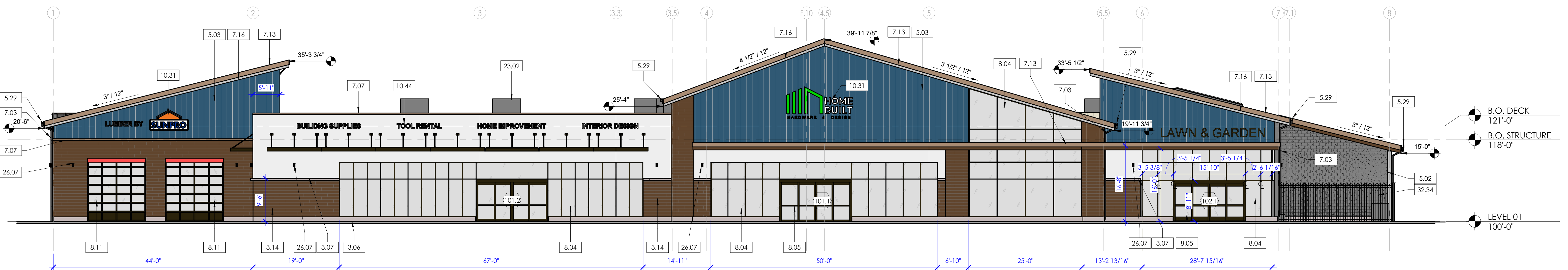
C5
A201
NORTH ELEVATION
3/32" = 1'-0"



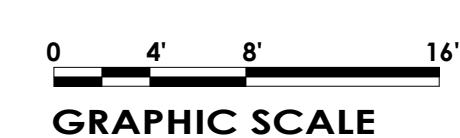
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A201
EAST ELEVATION
3/32" = 1'-0"



B3
A201
WEST ELEVATION
3/32" = 1'-0"



A5
A201
SOUTH ELEVATION
3/32" = 1'-0"



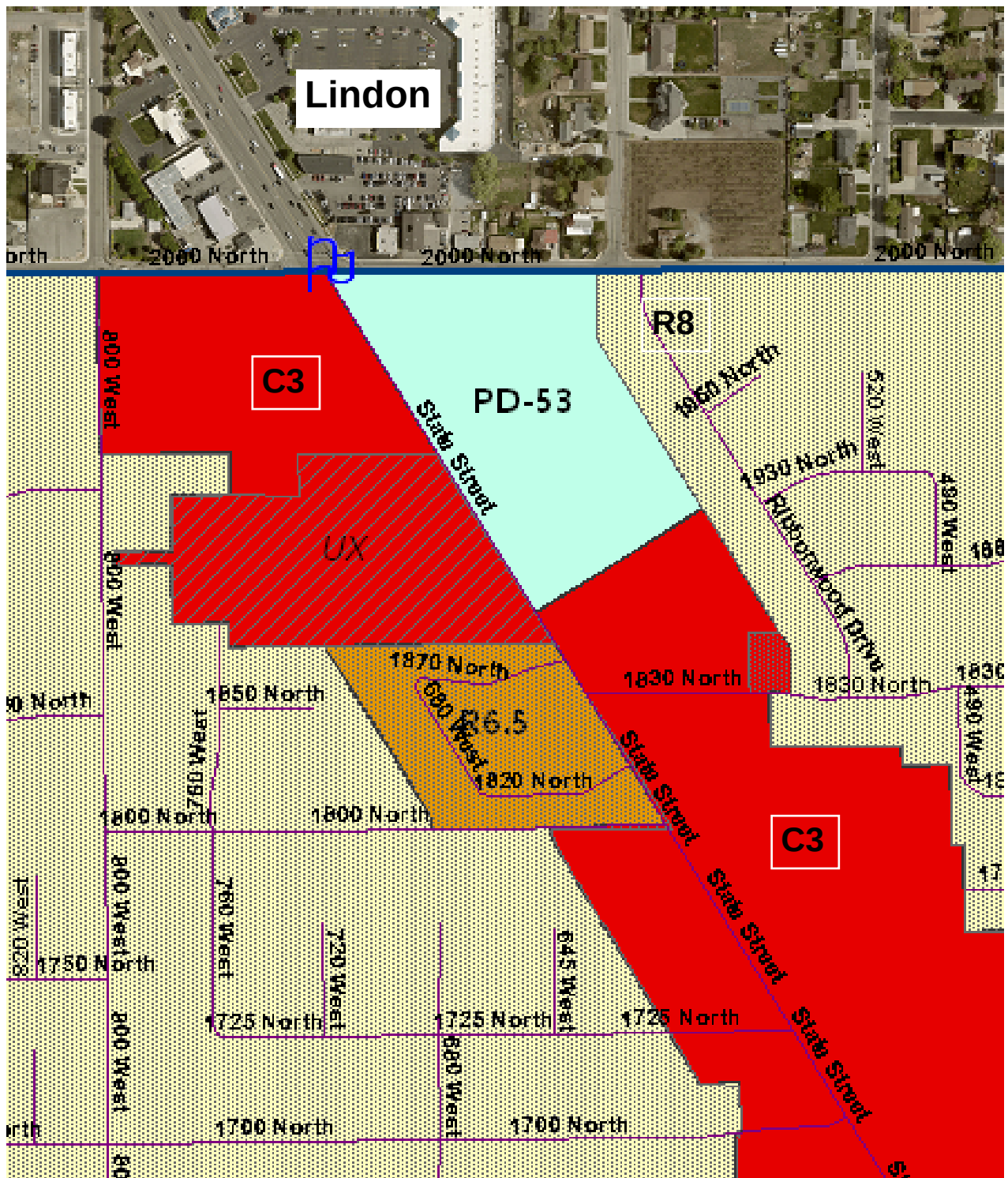
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PD-53 Text Amendment – 1890 N State Street



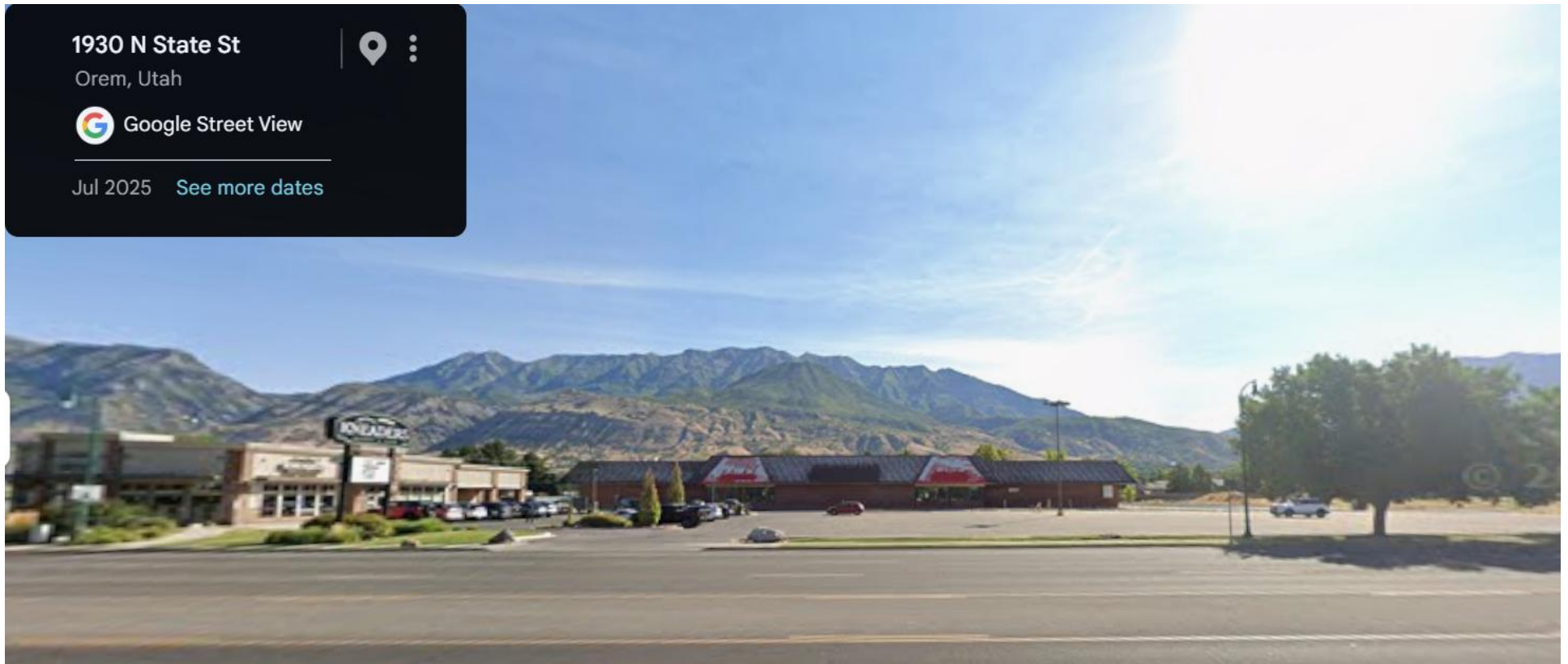
Vicinity & Zoning Map

Zone: PD-53

Acres: Approx 5.394



PD-53 Street View (1890 N State Street)



1930 N State St

Orem, Utah



Google Street View

Jul 2025

[See more dates](#)

22-11-66. PD-53 Zone, Kneaders Office and Retail Development – 1960 North State Street

- A. **Purpose.** The purpose of the PD-53 zone is to facilitate commercial and retail development within the PD-53 zone.
- B. **Concept Plan.** Property in the PD-53 zone shall be developed in conformance with the concept plan included as Appendix OO of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-53 zone shall be approved, which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.
- C. **Permitted Uses.** The uses in the PD-53 zone shall be the same as the uses which are permitted, not permitted, and uses which require a conditional use permit for the C2 Zone as listed in Appendix A, which is incorporated herein by this reference. In Appendix A, permitted uses are identified with a "P" in the zone in which they are permitted. If a use requires a conditional use permit in a zone, it is identified with a "C" and the provisions of Article IV shall apply. If a use is identified with an "N" in a zone, then the use is not permitted in the zone.
- D. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.
- E. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any developments in the PD-53 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.
- F. **Development Standards.** The development standards of the C2 zone as set forth in the Orem City Code shall apply to the PD-53 zone, except as expressly modified as follows:
1. **Setbacks from State Street and From State Street Connector Streets.** All buildings and parking areas in the State Street Corridor Areas shall be set back at least ten feet (10') from the back of the required sidewalk (the side furthest from the street) along State Street and State Street Connector Streets. Building height and setbacks from other streets and property lines shall be as set forth in 22-8-8(a). All areas within the ten-foot setback shall be landscaped. Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area, but such drive-through aisle shall be set back at least one foot (1') from the back of the required sidewalk (the side furthest from the street) along State Street and State Street Connector Streets.

Zone Development Standards	
PD53	
From back of sidewalk adjacent to State Street or State Street Connector Street:	10'
From all other streets:	20'*****
From an adjoining property in a non-residential zone:	0'
From an adjoining property in a residential zone:	10'
Structure Heights:	
Minimum:	8'
Maximum:	48'***
*** Exception: The maximum heights for structures in the PD-53 zone which are setback less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet. ***** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All building and parking lots shall be setback at least ten feet (10') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip). Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area but such drive-through aisle shall be setback at least one foot (1') from the back of the required sidewalk (the side furthest from the street).	

2. **Planter Strips.** Planter strips along State Street shall be at least ten feet (10') wide and may not be used for storm water detention or management (such as a low-impact development). Planter strips along State Street connector

streets shall be at least eight feet (8') wide and may be used for storm water detention or management (such as low-impact development).

3. **Materials.** Except as otherwise provided, all buildings shall be completed on street-facing facades with brick, split-face block, glass, stone, stucco, metal paneling, exterior insulation and finishing systems (EIFS), or fiber cement board.
4. **Tree Position and Spacing.** Trees shall be planted and maintained in the planter strips along State Street and shall be spaced evenly one tree for every 50 linear feet (or fraction thereof) of landscaped frontage. Trees shall be planted in the planter strips along State Street Connector Streets and shall be spaced one tree for every 50 linear feet of landscaped frontage. Trees must be spaced to best align with neighboring properties and to maximize the potential number of trees that can be planted. Trees must also be planted in the planter strip no more than four feet (4') in from the inside sidewalk edge.
5. **Off-Street Parking.**
 - a. Buildings with less than 10,000 square feet gross floor area: One stall shall be required for every 255 square feet of gross floor area.
 - b. Buildings with 10,000 square feet gross floor area or greater: One stall shall be required for every 255 square feet of gross leasable area. If the gross leasable area is not known, one stall shall be required for every 255 square feet of gross floor area.

(Ord. No. O-2024-0008, Enacted 4/9/2024);



**CITY OF OREM
CITY COUNCIL
MEETING
JULY 14, 2026**

REQUEST:	PUBLIC HEARING - ORDINANCE - Amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. Approximately 5.93 acres.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY COUNCIL July 14 th , 2025	Zone Change 360 W. 1500 South
	PUBLIC HEARING - ZONING MAP AMENDMENT <i>Ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. Approximately (Approximately 5.45 acres.)</i>	Prepared By: Jared Hall Applicant: Community Development

Notices:

Posted in 2 public places
Posted on City Webpage and City hotline
Posted at Utah.gov/pmn
Notices sent to property owners within a 1,000-foot radius

Site Information:

General Plan Designation:
Low Density Residential

Current Zone: **PF & R12**
Acreage: **5.45 acres**
Neighborhood: **Lakeview**

Action:

The City Council may approve or deny the requested zoning map amendment or may vote to continue the hearing to a future date to allow for further review, or for additional information or public comment.

REQUEST: The Community Development Department requests that the City Council approve a zone map amendment, changing the zoning of the subject properties to allow for a single-family residential subdivision on the subject property, which is owned by Orem City.

PLANNING COMMISSION ACTION: The Commission considered the proposed amendment at public hearings on May 6th, 2026, and again on June 3rd, 2026. The Commission voted unanimously (6-0) to recommend approval of the proposed zone map amendment to the City Council.

BACKGROUND: 3.8 acres of the subject property is owned by Orem City, and is zoned PF, Public Facilities. A smaller portion (1.65 acres) is currently zoned R12 and is part of an adjacent, approved single-family subdivision called Acadia Heights. The City hopes to rezone the property to R8 and then subsequently develop a single-family subdivision on it.



Figure 1: Subject Properties, aerial view. REPLACE WITH WHATEVER BECCA USED FOR THE 1st NOTICE

REVIEW & ANALYSIS: The request is for a change of zoning that will allow the development of the property as a single-family subdivision. Two concepts have been prepared along with this request to represent what might be possible in a

future subdivision. Any subdivision would be served from an extension of the existing 1600 South right-of-way (ROW). That extension of 1600 South could continue north and terminate in a cul-de-sac or could connect to the existing ROW at 360 West. Neither concept contemplates continuing 1600 South farther east, and both could provide eighteen lots meeting R8 Zoning standards.

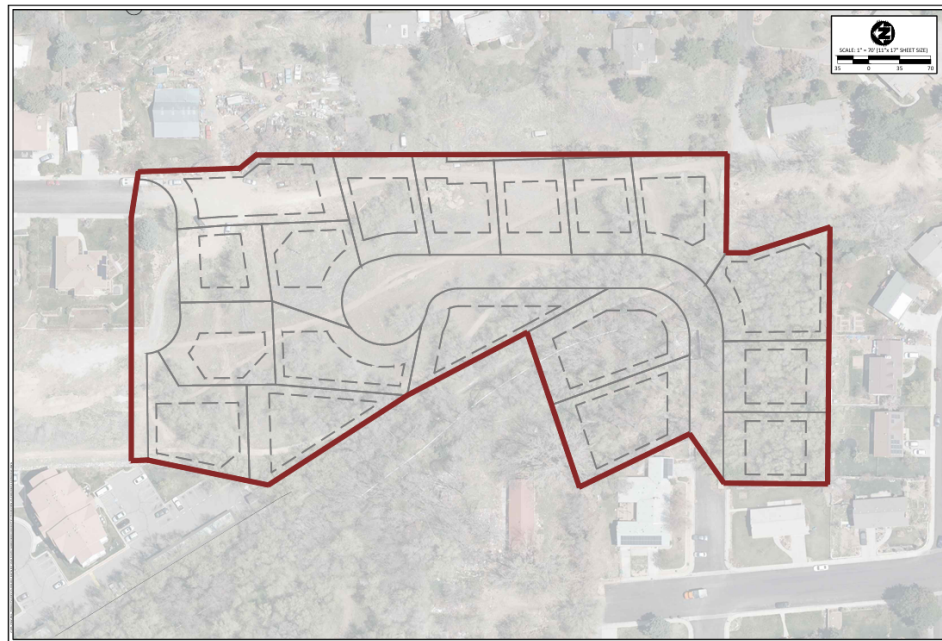


Figure 2: Cul-de-sac option, 18 lot subdivision concept on the subject property

General Plan – All properties included in the request are currently designated “Low Density Residential” (LDR) on the General Plan’s land use map. The LDR category prioritizes single-family development, supporting the R6, R6.5, R7, R8, R12, and R20 Zones. The proposed change in zoning adheres to the General Plan’s designation.

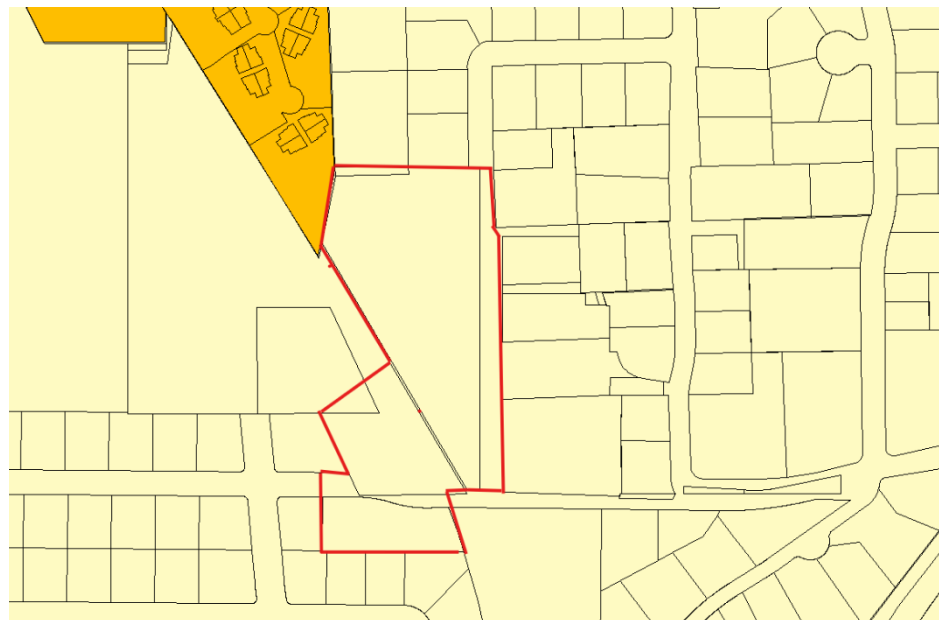


Figure 3: Subject Property, General Plan designation LDR

Current Zoning – A large portion of the subject property is currently zoned PF, Public Facilities. The purpose of the PF Zone is to “...provide areas for public schools, local government facilities and other uses incidental and accessory thereto.” The PF Zone permits uses such as water treatment facilities, water pressure control stations, sewage pressure control stations, government services, public schools, parks, orchards, and undeveloped land.

The remainder of the subject property is located in the R12 Zone. The purpose of the R12 Zone is stated to “...promote low density residential uses with a minimum lot size of 12,000 square feet per lot, and to allow other selected uses which are compatible with the character of the zone.” The R12 Zone permits primarily single-family detached residential uses on lots of at least 12,000 ft², but also allows schools, churches and public utilities. Multi-family development is not permitted.

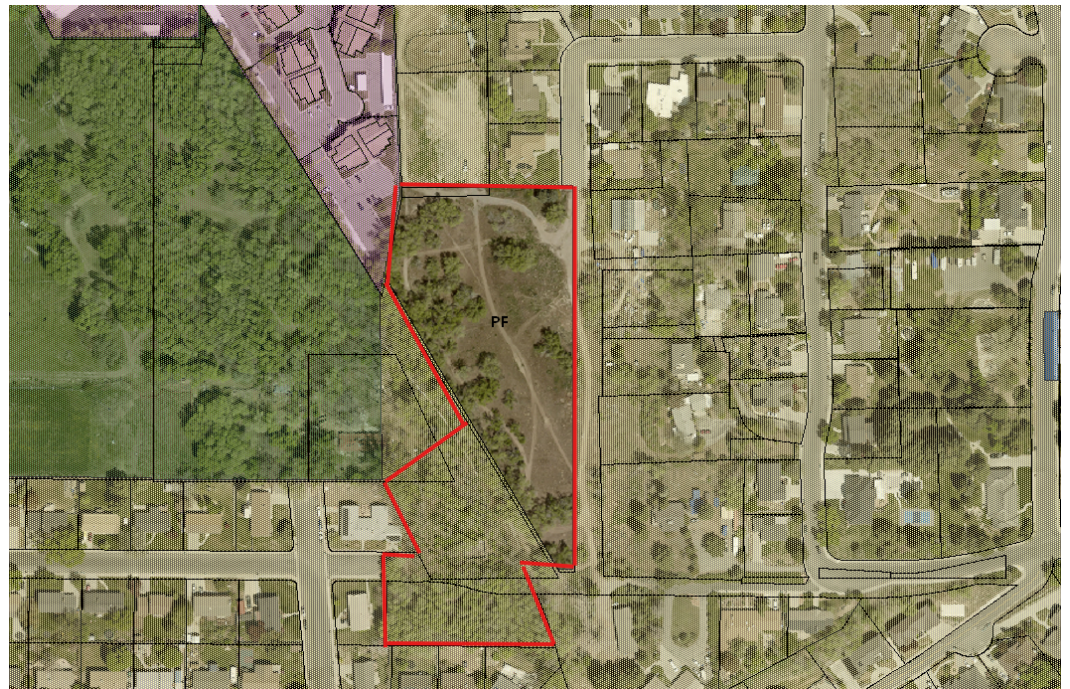


Figure 4: Existing Zoning, PF and R12

Proposed Zoning – The City has proposed zoning the property R8. The R8 Zone allows primarily single-family detached residential uses on lots of at least 8,000 ft². The R8 Zone also allows churches, schools, parks, and some utilities. Multi-family development is not permitted.

Subdivision Concepts – The concept plans for potential subdivision are attached to this report. One provides 18 potential lots and the other 19. The subject property includes significant slopes, but there are some benefits to residential development at this location.

- Water: The water lines in 1600 South and in 630 West can be looped together – in both concepts. In the cul-de-sac concept, an easement for utilities and pedestrian access can run between proposed lots through to 630 West.

- **Sewer:** Development of the subject property would bring additional sewer connection and capacity to the area. Many lots to the east of the subject property are not connected to city sewer lines. Development of the property can make connection to the system possible through easements across proposed lots.
- **Access:** The lots to the east of the subject property in some cases have steeply sloped, large, rear yards. Access to those rear yard areas can be maintained/provided by larger easements for access in the side-yard areas of specific proposed lots.

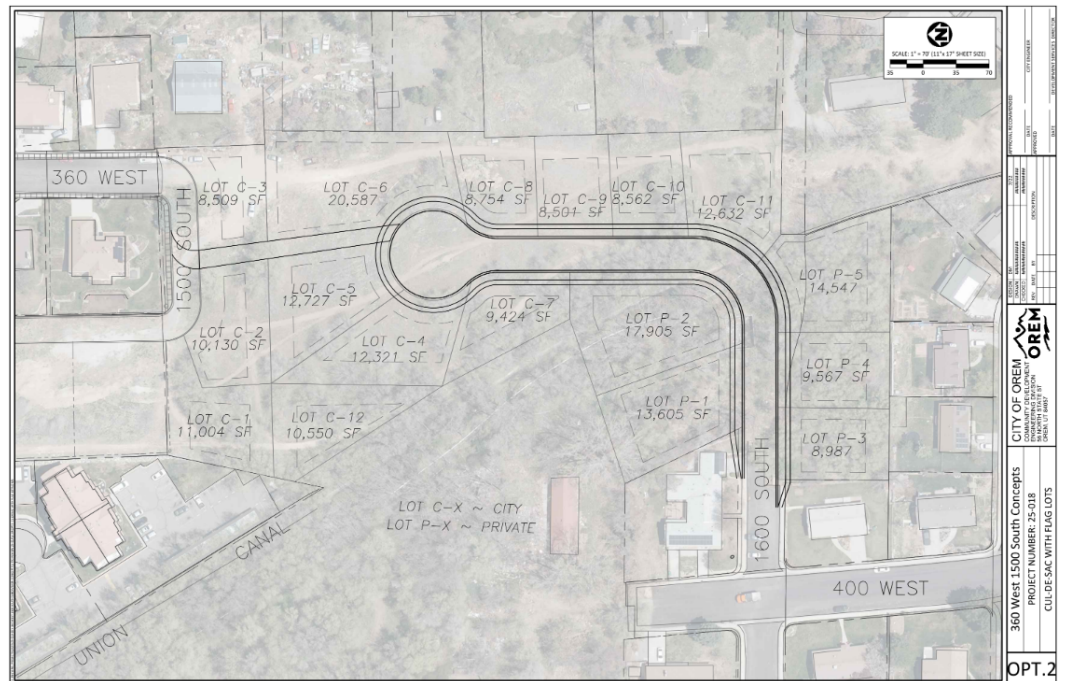


Figure 5: Subdivision Concept

Neighborhood Meeting: A neighborhood meeting is required for all zone map amendment applications. City Staff held the required meeting at the City Center on February 25, 2026. The minutes of that meeting are attached for your review. There was general support for single-family residential development, with the majority of attendees favoring a plan with a cul-de-sac

DEVELOPMENT REVIEW COMMITTEE (DRC): The proposed zone map amendment has been reviewed by the DRC. The DRC has voted to move the request to the Planning Commission for the public hearing.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

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

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning

commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS: After review and consideration of the application the City Council may APPROVE or DENY the proposed zone map amendment or may CONTINUE their consideration to allow for changes or additional information or comment.

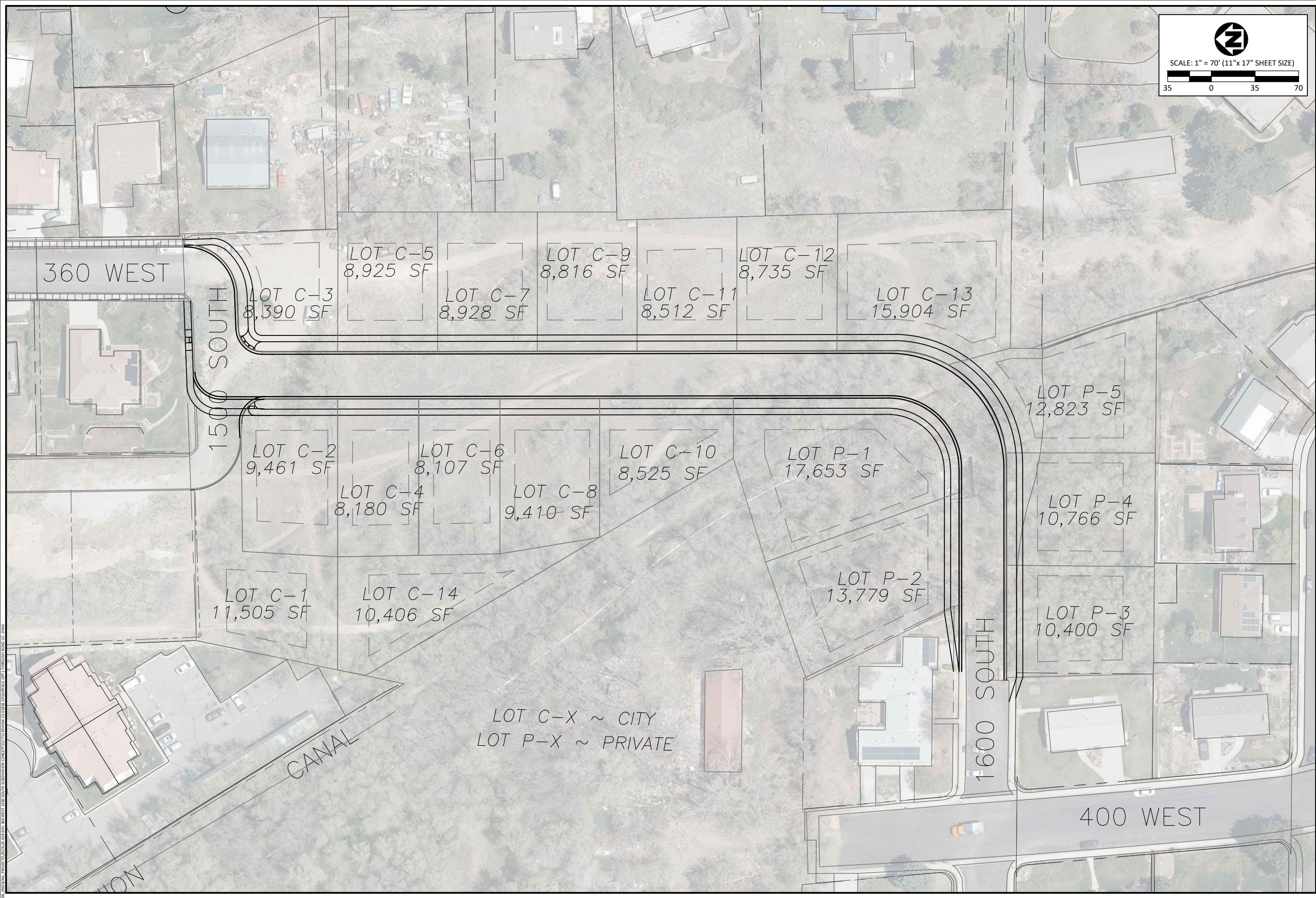
ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move to [**choose APPROVE or DENY**] by ordinance the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. Approximately (Approximately 5.45 acres.)

Motion to Continue the Request

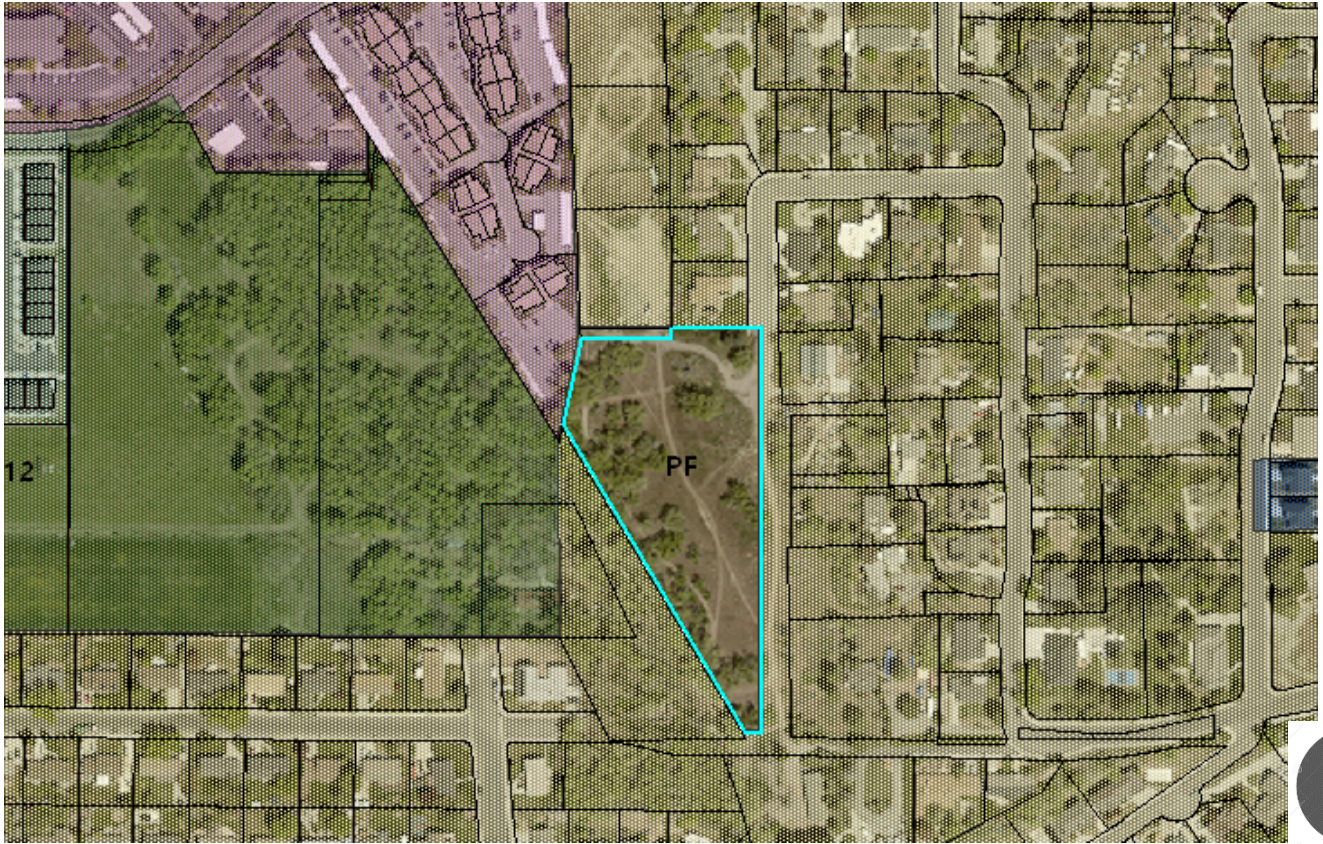
“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).”



ENGINEERING PROJECTS 2023/25 081 ENY 360 WEST 1500 SOUTH SUBDIVISION CONCEPTS TO REVIEW 2/21/2018 1/5 SURFACE OPT THROUGH ROAD V2 DWG

360 West 1500 South Concepts		CITY OF OREM		DESIGN DM 7/22		APPROVAL RECOMMENDED	
PROJECT NUMBER: 25-018		COMMUNITY DEVELOPMENT		DRAWN #####		DATE	
THROUGH ROAD		ENGINEERING DIVISION		CHECKED #####		APPROVED	
OPT.1		56 NORTH STATE ST		REV DATE BY		CITY ENGINEER	
		OREM, UT 84057		DESCRIPTION		DATE	
						DEVELOPMENT SERVICES DIRECTOR	

360 W 1500 South



Legend

HS

PF

R8

R5

Neighborhoods
Lakeview



Street view from 360 West