CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
August 17, 2022

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

3:45 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1 SITE PLAN – Approving the site plan of McDonald's located at 650 East 800 South in the PD34 zone.

3.2 PUBLIC HEARING – Amending Northgate Plaza Retail Condominiums, Unit 1 Phase 1 by approving Northgate Plaza Retail Condominiums, Phase 1 Amended located generally at 966 West 800 North in the PD22 zone.

3.3 PUBLIC HEARING – Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone.

3.4 PUBLIC HEARING – Amending portions of Sections 22-14-8(A)(1) and 22-14-8(A)(2) (*Moving a House, Building or other Structure)* pertaining to inspection fees and personnel who approve site and building plans.

3.5 PUBLIC HEARING – Vacating Washburn Park, Plat B and approving Washburn Park, Plat B Amended located generally at 860 West 1250 South in the HS zone.

4. MINUTES REVIEW AND APPROVAL

4.1 Review and approve minutes from July 20, 2022

5. ADJOURN

5.1 The next Planning Commission meeting is scheduled for Wednesday, September 7, 2022

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

Item #: 3.1	**Planning Commission** August 17, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Darrin Perkes (Dominion Engineering)	**SITE PLAN** – Approving the site plan of McDonald's located at 650 East 800 South in the PD34 zone.	

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

SITE INFORMATION:
- General Plan Designation: **Regional Commercial**
- Current Zone: **PD34**
- Acreage: **.86**
- Neighborhood: **Hillcrest**

ACTION:
The Planning Commission is the final approving authority regarding the plat amendment request.

REQUEST: The applicant requests the Planning Commission approve the site plan of McDonald's located at 650 East 800 South in the PD34 zone.

BACKGROUND:
The applicant is proposing to construct a fast food restaurant with a drive-thru off of 800 South within the University Place property on an existing pad location (Lot 205). This is located on the northeast area of the University Place property. Access to this project will be from the existing access off of 800 South. There will be no direct access to 800 South from this location.

Architecture: The exterior of the main building will be Hardie plank siding with metal wall panels and aluminum battens that are wood grain. The roof will be flat with metal fascia. This meets the building materials requirements outlined in Section 22-11-47(H)(7). Link to PD34 zone:

> **Building Materials**. All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, cultured stone, fluted block, colored textured block, EIFS, glass, stucco, metal, cementitious fiberboard, wood and other materials of comparable quality. However, sheet metal, corrugated metal, PVC and vinyl siding shall be prohibited except for trim, soffits, facia, mansards and similar architectural features.

Drive-thru: Vehicles will enter and exit the drive-thru from the south end of the property. They will then go north all the way around the building and then order and stop at the drive-thru window heading south again. Stacking will be all around the building and, if necessary, into the parking lot. There will be no stacking on 800 South. They will also modify some of the existing islands in the parking lot to provide more space for accessing the drive-thru.

Parking: For retail space, 3.6 parking stalls are required for every one thousand (1,000) square feet of gross leaseable area. This building is four thousand four hundred eighty-six (4,486) square feet and requires seventeen (17) parking spaces. They are providing twelve (12) parking spaces plus five (5) additional shared stalls provided per overall development agreement (22-11-47(N)(1)(a)):

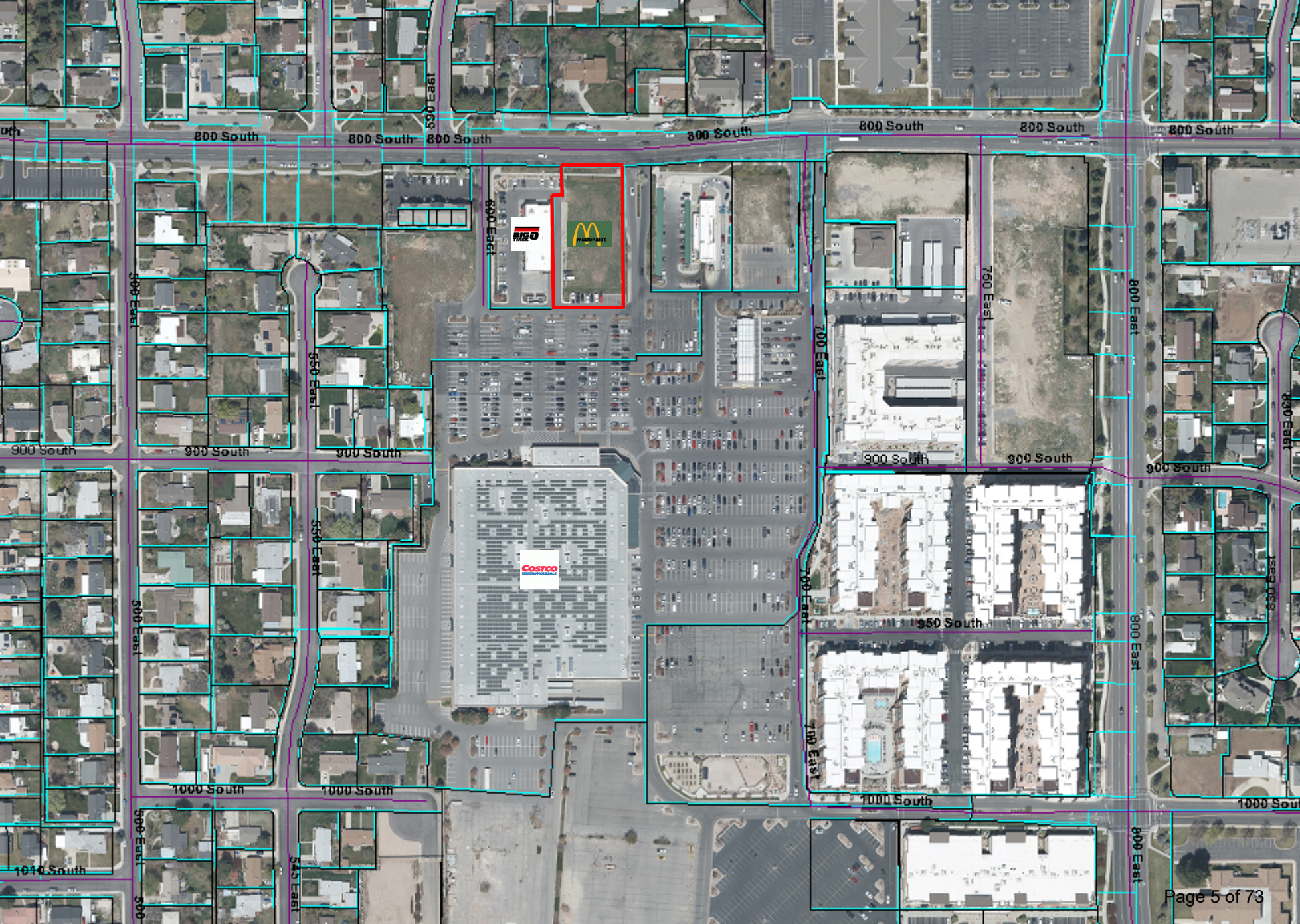
> **Retail space**. Three and six tenths (3.6) parking stalls shall be provided for every one thousand (1000) square feet of gross leaseable area (as defined in Section 22-15-2) of retail space.

The five (5) additional parking spaces will be located in the University Place parking area of the Costco parking lot. The lease line of Costco cuts through the large parking lot to the north of Costco and not all those spaces

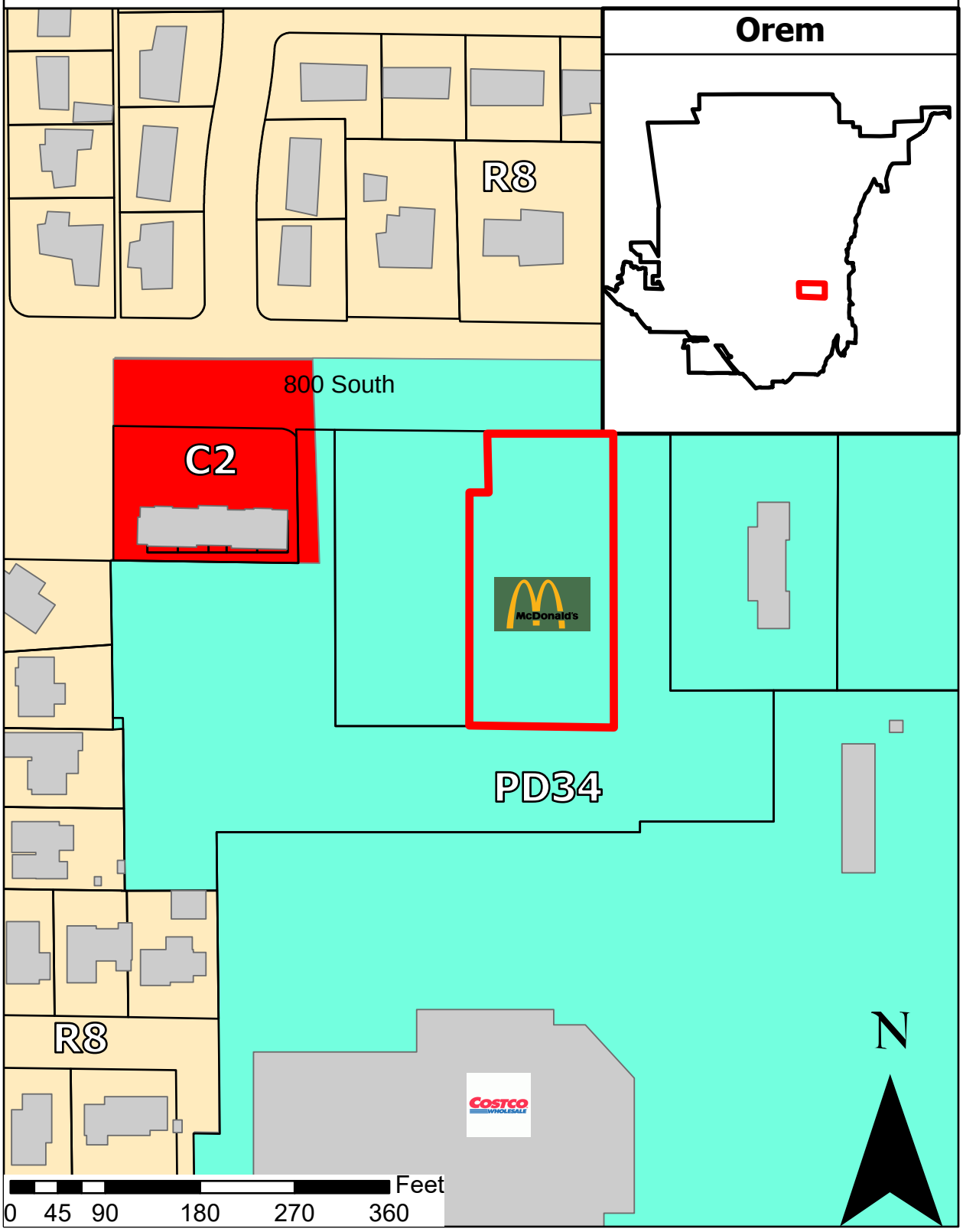
are on the Costco lot (refer to attached plans for details on shared parking location).

Traffic: A Traffic Impact Study (TIS) was completed that addressed the traffic impacts associated with the proposed McDonald's development. The purpose of the study was to analyze traffic operations at key intersections for existing (2021) and future (2026) conditions, with and without the proposed project, and to recommend mitigation measures as needed. After review by the City Engineer, the TIS was accepted and the proposed site plan reflects any related items of the Traffic Impact Study.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of McDonald's located at 650 East 800 South in the PD34 zone.


800 South
800 South
800 South
800 South
800 South
800 South
530 East
800 East
BIG O TIRES
McDonald's
750 East
700 East
800 East
500 East
550 East
900 South
900 South
900 South
900 South
900 South
900 South
COSTCO
700 East
950 South
800 East
830 East
500 East
1000 South
1000 South
1000 South
1000 South
1010 South
545 East
800 East

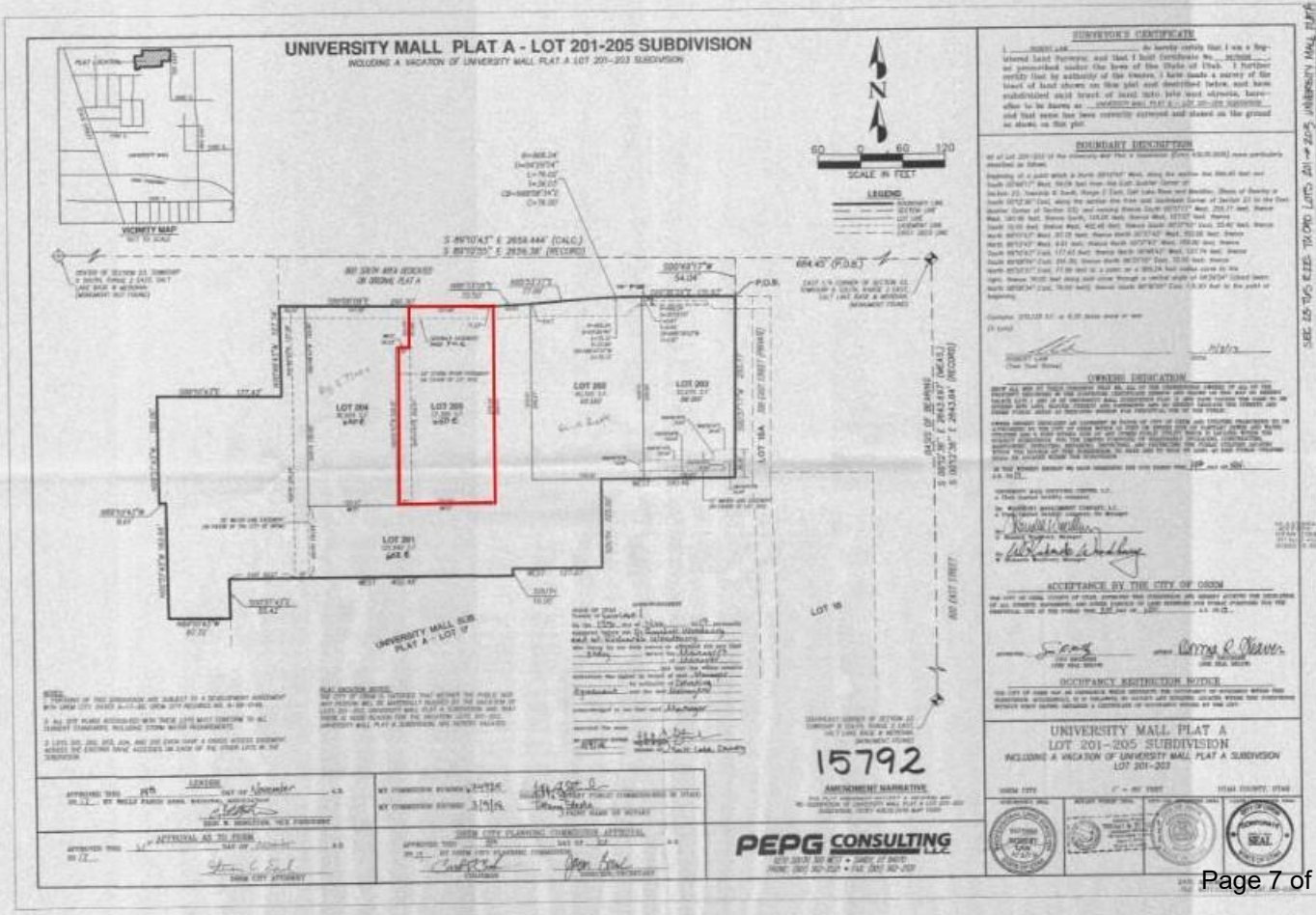
McDonalds Site Plan



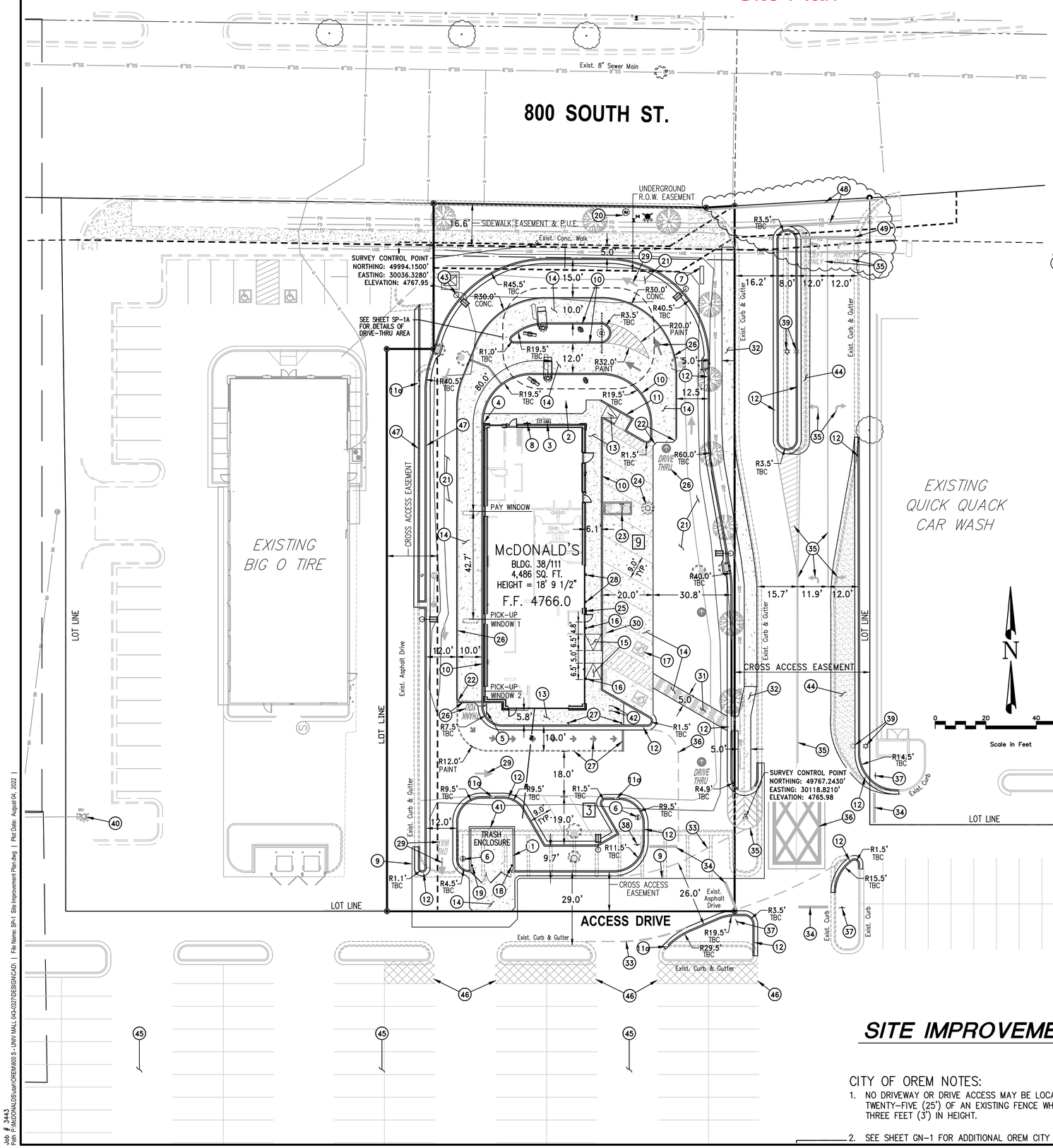
Plat Amendment
PD34 Zone

Legend
650 E 800 S
Parcels
Building Outline

Existing Plat



Site Plan



SITE PLAN NOTES SCHEDULE

1. TRASH ENCLOSURE, SEE DETAILS, SHT. SD-3
2. 3ph PADMOUNT TRANSFORMER AND METER BOX PER ROCKY MOUNTAIN POWER STANDARDS & SPECS., APPROXIMATE LOCATION-FIELD VERIFY (BY R.M.P.-COORDINATED THROUGH CONTRACTOR)
3. CT ELECTRICAL CABINET (BY ROCKY MOUNTAIN POWER, COORDINATED THROUGH CONTRACTOR)
4. 4" CONCRETE FILLED BOLLARD, SEE DETAIL, SHEET SD-1
5. HANDRAIL/GUARDRAIL
6. DIRECTIONAL SIGN (APPROX. LOCATIONS - PER OWNER/OPERATOR) SEE DETAILS, SHT. SD-2 (SEPERATE SIGN PERMIT REQUIRED)
7. 7' WIDTH 6'10.75" HEIGHT MONUMENT SIGN (SEPERATE SIGN PERMIT REQUIRED)
8. EXTERNAL GAS METER AND PRESSURE REULATOR
9. NEW ASPHALT EDGE (APPROXIMATE)
10. INTERGRAL CONCRETE CURB & GUTTER, SEE DETAIL 2, SHT. SD-4
11. 6" HIGH/6" WIDE CONCRETE CURB WALL, SEE DETAIL 9/SHEET SD-4

11a. CURB CUT, SEE DETAIL A/SHEET SD-5

12. 24" CONCRETE CURB AND GUTTER, (18" LIP TO FLOWLINE) SEE DETAIL 1, SHEET SD-4, SEE SHEET SP-3 FOR SPILL GUTTER LOCATIONS
13. 4" THICK CONCRETE WALK AND DELIVERY RAMPS
14. 6" CONCRETE SLAB, REINFORCED WITH FIBERMESH OR EQUIVALENT, SEE SECTION DETAIL 10, SHEET SD-4
15. HANDICAP RAMPS PER ADA STANDARDS, SEE DETAILS, SHT. SD-8
16. HANDICAP SIGNS PER ADA STNDS. SEE DETAILS, SHEET SD-8
17. HANDICAP SYMBOL (TYP. OF 2) AND STRIPING PAINTED PER ADA STNDS.
18. FREEZELESS YARD HYDRANT WITH THREADED WATER CONNECTION
19. 1" PVC CONDUIT FOR POWER TO STORAGE BUILDING
20. 2" WATER METER AND VALVE BOX, SEE UTILITY PLAN, SHEET SP-2
21. ASPHALT PAVING (TYP.) SEE SECTION DETAIL, SHEET SD-4
22. 2' CHAMFER AT CONCRETE CORNERS AS SHOWN
23. 1,500 GAL. GREASE INTERCEPTOR (SEWER), SEE CONFIGURATION DETAILS, SHT. SD-7
24. SAMPLING MANHOLE (SEWER), SEE DETAIL SHEET SD-7
25. "KNOX BOX" PER FIRE DEPARTMENT REQUIREMENTS
26. PAINT MARKINGS-YELLOW (TYP.) PER McDONALD'S STANDARDS
27. ROLL FORWARD SIGNAGE & STRIPING-YELLOW, SEE SHEET SP-1A
28. MOBILE ORDER SIGNAGE, SEE SHEET SP-1A
29. PAINT GRAPHIC MARKINGS AND STRIPING PAINTED WHITE AROUND SITE AS SHOWN
30. CONCRETE WHEEL STOP (TYP. OF 2 IN HANDICAP STALLS)
31. 5' WIDE CONCRETE PEDESTRIAN WALKWAY WITH PAINT STRIPING PER ADA STANDARDS & SPECIFICATIONS
32. NEW 5' WIDE CONCRETE SIDEWALK, MATCH GRADE AT EXIST. WALK
33. NEW 4" WIDE DASHED STRIPING AS SHOWN (WHITE)
34. NEW PAINTED STOP BAR (WHITE)
35. NEW OFFSITE PAINT STRIPING & MARKINGS AS SHOWN (WHITE)
36. NEW OFFSITE PAINTED "DO NOT BLOCK INTERSECTION" STRIPING PER MUTCD FIG. 3B-18, OPTION C (WHITE)
37. NEW OFFSITE STOP SIGN WITH "DO NOT BLOCK INTERSECTION" SIGN BELOW PER MUTCD SIGN R1-1 AND R10-7. SEE DETAIL THIS SHEET.
38. NEW STOP SIGN PER MUTCD SIGN R1-1
39. EXISTING LIGHT POLE TO BE REMOVED AND RELOCATED TO NEW LOCATION AS SHOWN
40. EXISTING FIRE HYDRANT
41. INSTALL THREE (3) 3" WEEP HOLES AT THE PAD GRADE ON BACK WALL OF TRASH ENCLOSURE FOR DRAINAGE TO LANDSCAPE AREA
42. BIKE RACK-INVERTED "U" (2), SEE DETAIL 13, SHT. SD-4
43. LIGHT POLE (TYP. OF 5 AROUND SITE), SEE DETAILS SHEET SD-9
44. NEW ASPHALT SURFACE TO MATCH EXISTING (OFFSITE)
45. UPLACE SHARED PARKING AREA (OFFSITE) - SEE STRIPING PLAN, SHEET SP-1B
46. McDONALD'S EMPLOYEE PARKING STALLS (5) (OFFSITE) - SEE STRIPING PLAN, SHEET SP-1B
47. 24" MODIFIED CONCRETE CURB AND GUTTER, SEE DETAIL 14, SHEET SD-4
48. STANDARD 8" WIDE CROSSWALK STRIPING PER OREM CITY STANDARDS (WHITE)
49. 12" STOP BAR PER OREM CITY STANDARDS (WHITE)

UTILITY CONTACTS

WATER	CITY OF OREM PUBLIC WORKS - JOHN JENSEN	801-229-7553
STORM	CITY OF OREM PUBLIC WORKS - RICK SABEY	801-229-7545
SEWER	CITY OF OREM WATER RECLAMATION - RYAN JOHNSON	801-229-7481
ELECTRIC POWER	ROCKY MOUNTAIN POWER (AMERICAN FORK)	888-221-7070
GAS	DOMINION ENERGY - CHRIS LAWYER	801-372-7690
TELEPHONE	CENTURYLINK	435-760-5912
HEALTH DEPT.	UTAH COUNTY HEALTH DEPARTMENT	801-851-7525

PROJECT DATA CHART

OREM CITY ZONING	PLANNED DEVELOPMENT (PD-34)
TOTAL GROSS ACREAGE	0.86 ACRES (37,389 S.F.)
TOTAL DISTURBED AREA (ONSITE) TOTAL DISTURBED AREA (OFF SITE)	30,057 S.F. 4,537 S.F.
TOTAL GROSS RESTAURANT	4,486 S.F. (12.00%)
TOTAL GROSS HARDSCAPE AREA	28,031 S.F. (74.97%)
TOTAL PROP. LANDSCAPE (ONSITE) TOTAL PROP. LANDSCAPE (OFFSITE)	4,872 S.F. (28.11%) 557 S.F. (28.11%)
PARKING REQUIREMENTS: 3.6 PER 1,000 S.F. OF GROSS BLDG. AREA (PER DEVELOPER AGREEMENT) 4,486 ÷ 1,000 = 4.486 x 3.6 = 16.2 STALLS REQUIRED	
PROVIDED PARKING STALLS	12 PLUS 5 SHARED STALLS = 17 ADDITIONAL SHARED STALLS PROVIDED PER OVERALL DEVELOPMENT AGGREEMENT

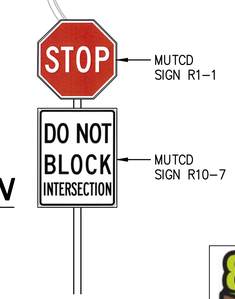
GENERAL NOTES:

1. ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E.-MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET SD-8 FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
2. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
3. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
4. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED 12/3/2021
5. ALL CONCRETE SURFACE TO BE SEAL-COATED PER McDONALD'S REQUIREMENTS.
6. ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
7. CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. THIS INCLUDES EXTERIOR DOORS, SELF-SERVE BEVERAGE BAR AND DRIVE-THRU WINDOWS. SIGNAGE PACKAGE SUPPLIED BY:
   FORREST PERMA-SIGN 1-800-214-8765
   9292 1st STREET, BOX 588 www.forrestpermasigns.com
   NEW ROCHELLE, NY 10802

SITE IMPROVEMENT PLAN

CITY OF OREM NOTES:

1. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
2. SEE SHEET GN-1 FOR ADDITIONAL OREM CITY NOTES.



MUTCD SIGN DETAIL
N.T.S.

811 Know what's below. Call before you dig.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

REV	DATE	DESCRIPTION	BY
C	8/3/22	REVISIONS PER CITY DRC REVIEW COMMENTS #3	AGH
B	7/20/22	REVISIONS PER CITY DRC REVIEW COMMENTS #2	AGH
A	6/17/22	REVISIONS PER CITY DRC REVIEW COMMENTS #1	RJJ

REGISTERED PROFESSIONAL ENGINEER No. 8030527-2202 JEREMY RICK HANSON 8/3/22 STATE OF UTAH

PREPARED BY:
Dominion Engineering Associates, L.C.
5664 South Green Street
Murray, Utah 84123 801-713-3000

PREPARED FOR:
McDONALD'S CORPORATION
#0DC DRIVE - OAK BROOK, ILLINOIS 60521

© 1995 McDonald's Corporation
THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART, OR ANY OF THE INFORMATION CONTAINED THEREIN DISCLOSED TO ANY OTHER PERSON OR ENTITY WITHOUT THE PRIOR WRITTEN CONSENT OF McDONALD'S CORPORATION. ANY USE OR DISCLOSURE OTHER THAN AS A DULY LICENSED McDONALD'S RESTAURANT MAY BE MADE ONLY WITH THE PRIOR WRITTEN CONSENT OF McDONALD'S CORPORATION. ANY USE OR DISCLOSURE WITHOUT WRITTEN CONSENT IS PROHIBITED AND MAY ADVERSELY AFFECT THE RIGHTS OF McDONALD'S CORPORATION. ALL RIGHTS RESERVED.

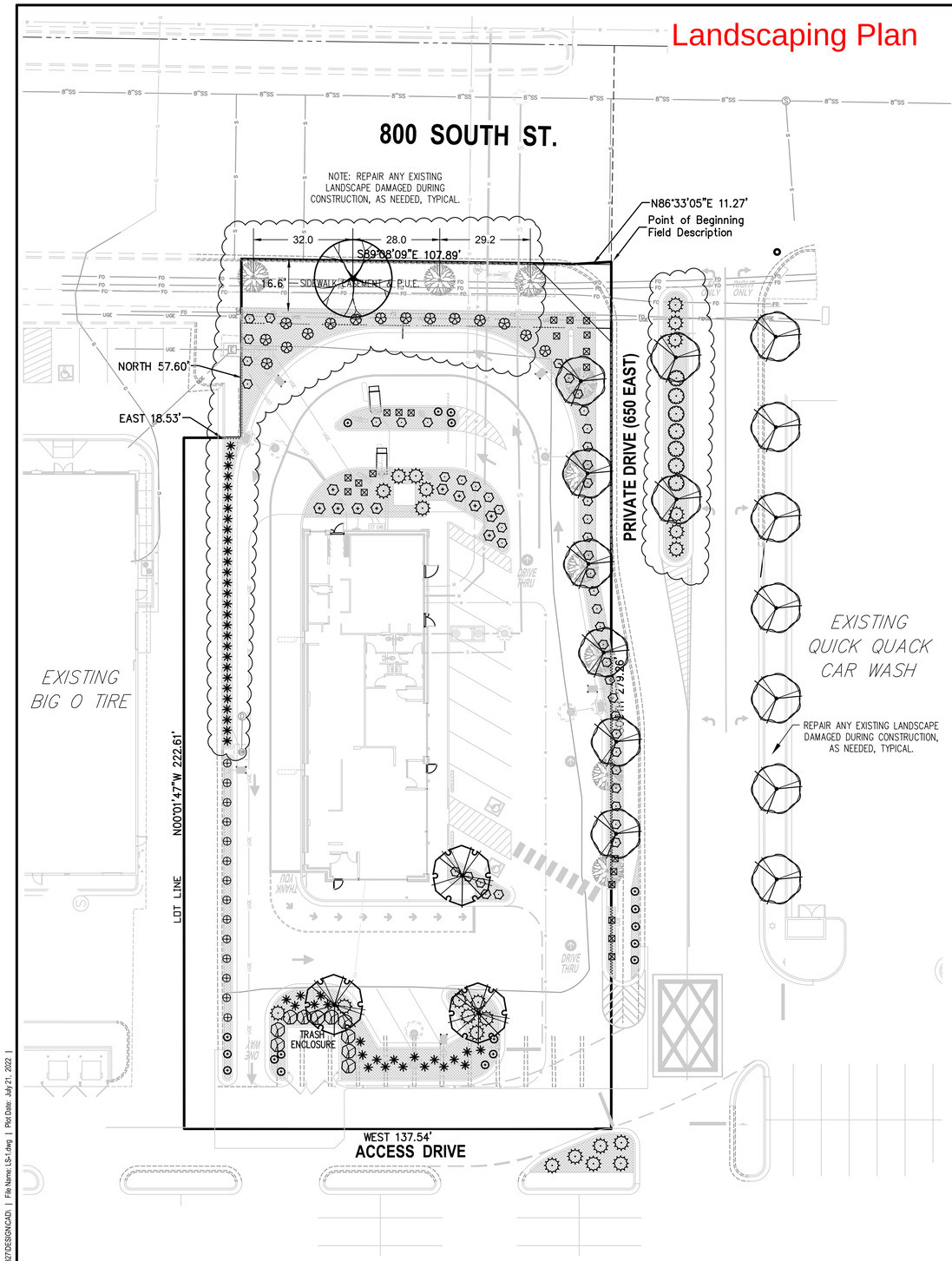
OFFICE ADDRESS: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237
DENVER REGION:

DRAWN BY	-
STD ISSUE DATE	-
REVIEWED BY	-
DATE REVIEWED	-
DATE ISSUED	-

TITLE: McDONALD'S SITE IMPROVEMENT PLANS
OREM, UTAH
DESCRIPTION: SITE IMPROVEMENT PLAN
SITE ID: 043-0327
SITE ADDRESS: 6560 EAST 800 SOUTH, OREM, UTAH
SHEET NO. SP-1

Job # 3443
Path: P:\MCDONALDS\Utah\OREM\800 S - UNIV MALL 043-0327\DESIGN\CAD\ | File Name: SP-1 Site Improvement Plan.dwg | Plot Date: August 04, 2022 |

Landscaping Plan



PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF FOUR CUBIC YARDS PER 1000 SQUARE FEET. TILL INTO THE SOIL TO A DEPTH OF 6". ALL SOD AND SHRUB AREAS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL WILL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED SUBGRADE TO A DEPTH OF THREE INCHES (3") IN ALL FLOWERING ANNUAL BEDS, CONTANERIZED GROUNDCOVER AREAS, AND AREAS TO BE SODDED.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.

10. 1 1/2" WASHED SOUTH TOWN COBBLE WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. THE COBBLE MULCH SHALL BE APPLIED OVER DEWITT PRO5 WEED BARRIER. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO A MINIMUM DEPTH OF FOUR (4) INCHES. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS ONLY. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON SITE SOIL CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS AND THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2017 APWA "MANUAL OF STANDARD SPECIFICATIONS".

PLANT SCHEDULE

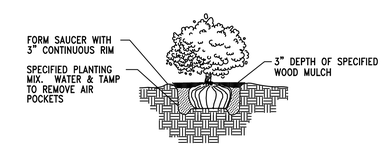
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE	B & B	2"CAL	1
	MALUS X 'RED BARRON' / RED BARRON CRABAPPLE	B & B	1.75"CAL	15
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2"CAL	3

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH	5 GAL	10
	JUNIPERUS HORIZONTALIS `BLUE CHIP` / BLUE CHIP JUNIPER	5 GAL	24
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	7
	SPIRAEA X BUMALDA `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA	5 GAL	10

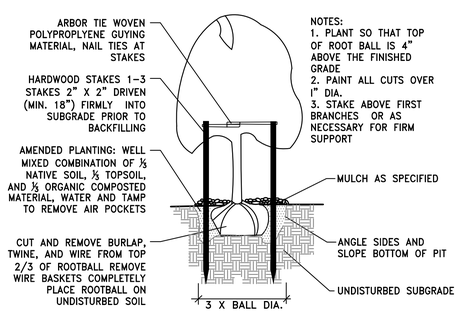
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	14
	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL	21
	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` / HIDCOTE BLUE LAVENDER	1 GAL	18
	MISCANTHUS SINENSIS `YAKU JIMA` / YAKU JIMA DWARF MAIDEN GRASS	1 GAL	15
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	48
	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	1 GAL	50

SOD/MULCH	NAME	QTY
	4" DEPTH OF 1-1/2" WASHED SOUTH TOWN COBBLE OVER WEED BARRIER	6,034 SF

CITY LANDSCAPE REQUIREMENT
REQUIRED STREET TREES = 119 LF / 40 = 2.98 TREES
PROVIDED STREET TREES = 4 TREES (3 EXISTING TO REMAIN)

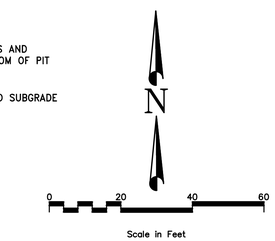


SHRUB PLANTING
N.T.S.



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 4" ABOVE THE FINISHED GRADE
2. PAINT ALL CUTS OVER 1" DIA.
3. STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

TREE PLANTING AND STAKING
N.T.S.



UTILITY CONTACTS		
WATER	OREM CITY PUBLIC WORKS – SPENCER CHAPMAN	801-229-7555
STORM	OREM CITY PUBLIC WORKS – SAM KELLY	801-229-7328
SEWER	OREM CITY WATER RECLAMATION – RYAN JOHNSON	801-229-7480
ELECTRIC POWER	ROCKY MOUNTAIN POWER (AMERICAN FORK)	888-221-7070
GAS	DOMINION ENERGY – CHRIS LAWYER	801-372-7690
TELEPHONE	CENTURYLINK	435-760-5912
HEALTH DEPT.	UTAH COUNTY HEALTH DEPARTMENT	801-851-7525

Know what's below. Call before you dig.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

LANDSCAPE PLAN

REV	DATE	DESCRIPTION	BY
A	6/17/22	REVISIONS PER CITY DRC REVIEW COMMENTS	DLP

LICENSED LANDSCAPE ARCHITECT
DARRIN L. PERKES
No. 378426
06/17/22
STATE OF UTAH

PREPARED BY:
Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PREPARED FOR:
McDONALD'S CORPORATION
#0012 DRIVE - OAK BROOK, ILLINOIS 60521

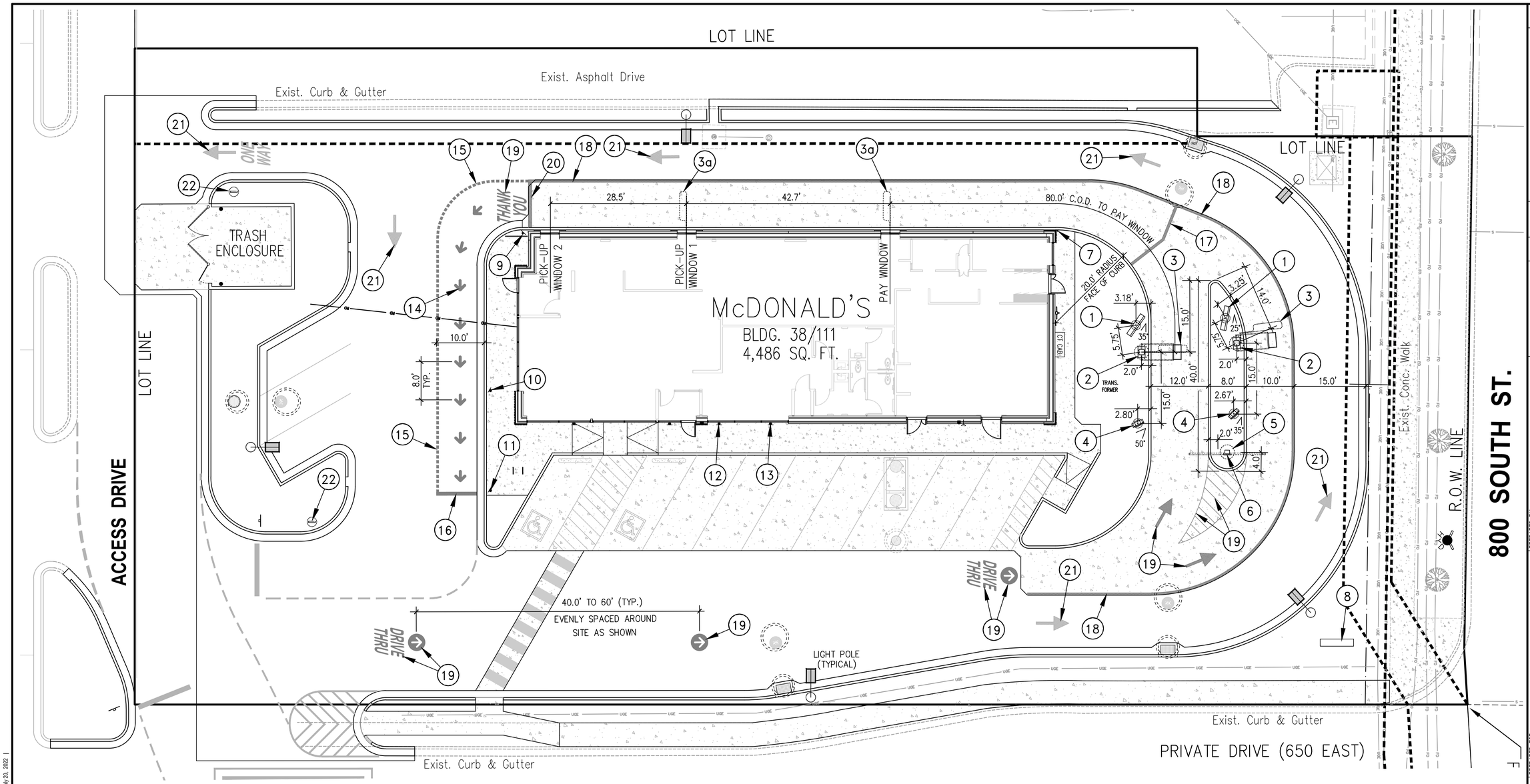
© 1990 McDonald's Corporation
THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM OR MANNER, EITHER IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN CONSENT. ARE NOT TO BE USED FOR, OR BY, ANY COMPANY OR PERSON WHO, IN THE JUDGMENT OF MCDONALD'S CORPORATION, IS A COMPETITOR OF MCDONALD'S CORPORATION, AND ARE AVAILABLE FOR REVIEW AND INSPECTION BY THE OWNER, LICENSEES OF PROPERTY, LENDERS, APPRAISERS, AND OWNERS'. REPRODUCTION FEES MAY BE CHARGED FOR REPRODUCTION OF THESE DOCUMENTS.

OFFICE ADDRESS: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237
DENVER REGION:

DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE REVIEWED	DATE ISSUED
-	-	-	-	-

TITLE: McDONALD'S SITE IMPROVEMENT PLANS
OREM, UTAH
DESCRIPTION: LANDSCAPE PLAN
SITE ID: 043-0327
SITE ADDRESS: 650 EAST 800 SOUTH, OREM, UTAH
SHEET NO. LS-1

Job # 3443
Path: P:\MCDONALDS\utah\OREM\800 S - UNIV MALL 043-0327\DESIGN\CAD\ | File Name: LS-1.dwg | Plot Date: July 21, 2022 |



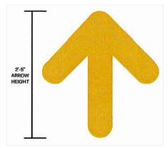
SITE PLAN NOTES SCHEDULE

1. DIGITAL MAIN MENU BOARD, SEE DETAILS, SHEET DT-2
2. ORDER HERE CANOPY, SEE DETAIL, SHT. SD-2
3. VEHICLE DETECTOR LOOP, SEE DETAILS, SHEET DT-1

3a. VEHICLE DETECTOR LOOP AT DRIVE-THRU WINDOWS

4. DIGITAL PRE-BROWSE MENU BOARD, SEE DETAILS, SHEET DT-2
5. "DOUBLE ARM GATEWAY"/HEIGHT DETECTOR SIGN SEE DETAILS, SHT. SD-1
6. "ANY LANE/ANY TIME" SIGN ATTACHED TO DOUBLE ARM GATEWAY SIGN POLE
7. 4" CONCRETE FILLED BOLLARD, SEE DETAIL, SHEET SD-1
8. MONUMENT SIGN (APPROXIMATE LOCATION)
9. ROLL FORWARD TURN LEFT SIGN – SEE DETAIL 3A THIS SHEET
10. ROLL FORWARD PULL AHEAD SIGN – SEE DETAIL 1A THIS SHEET
11. ROLL FORWARD PICK UP SIGN – SEE DETAIL 2A THIS SHEET
12. MOBILE ORDER SIGN 1 – SEE DETAIL 1B THIS SHEET
13. MOBILE ORDER SIGN 2 – SEE DETAIL 1B THIS SHEET
14. ROLL FORWARD DIRECTIONAL ARROW PAVEMENT MARKING (TYP.) SEE DETAIL THIS SHEET
15. ROLL FORWARD 6-INCH YELLOW DASHED STRIPING PER McDONALD'S STANDARDS
16. ROLL FORWARD 8-INCH YELLOW STRIPE PER McDONALD'S STANDARDS
17. 6-INCH YELLOW STRIPING (MERGE POINT) PER McDONALD'S STANDARDS
18. 6-INCH YELLOW STRIPING (TYP.) PER McDONALD'S STANDARDS
19. PAINT GRAPHICS MARKINGS PAINTED PMS123 YELLOW AROUND SITE (TYP.) PER McDONALD'S STANDARDS
20. 8-INCH YELLOW STRIPING (TYP.) PER McDONALD'S STANDARDS
21. PAINT GRAPHICS WHITE DIRECTIONAL PAINT MARKINGS AROUND SITE
22. DIRECTIONAL SIGN (APPROXIMATE LOCATIONS–PER OWNER/OPERATOR) SEE DETAILS. SHT. SD-2

SITE DRIVE-THRU LAYOUT



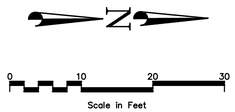
PAINT ARROW
NOT TO SCALE

NOTE: THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS / HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

NOTE: ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

MOBILE ORDER SIGNAGE
NOT TO SCALE

ROLL FORWARD SIGNAGE
NOT TO SCALE



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY
B	7/20/22	REVISIONS PER CITY DRC REVIEW COMMENTS #2	AGH
A	6/17/22	REVISIONS PER CITY DRC REVIEW COMMENTS #1	RJU

REGISTERED PROFESSIONAL ENGINEER No. 8030527-2202 JEREMY RICK HANSON 7/20/22 STATE OF UTAH

PREPARED BY:
Dominion Engineering Associates, L.C.
5664 South Green Street
Murray, Utah 84123 801-713-3000

PREPARED FOR:
McDONALD'S CORPORATION
#0001 DRIVE – OAK BROOK, ILLINOIS 60521

© 1990 McDonald's Corporation
THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM OR MANNER, EITHER IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN CONSENT OF AND ANY RIGHTS EXPRESSLY RESERVED BY McDONALD'S CORPORATION. ANY USE OF THESE DRAWINGS AND SPECIFICATIONS ON ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED, AND ANY OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS, REPRODUCTION OF THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS, REPRODUCTION OF THE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF McDONALD'S CORPORATION, IS NOT AUTHORIZED.

OFFICE ADDRESS: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237
DENVER REGION:

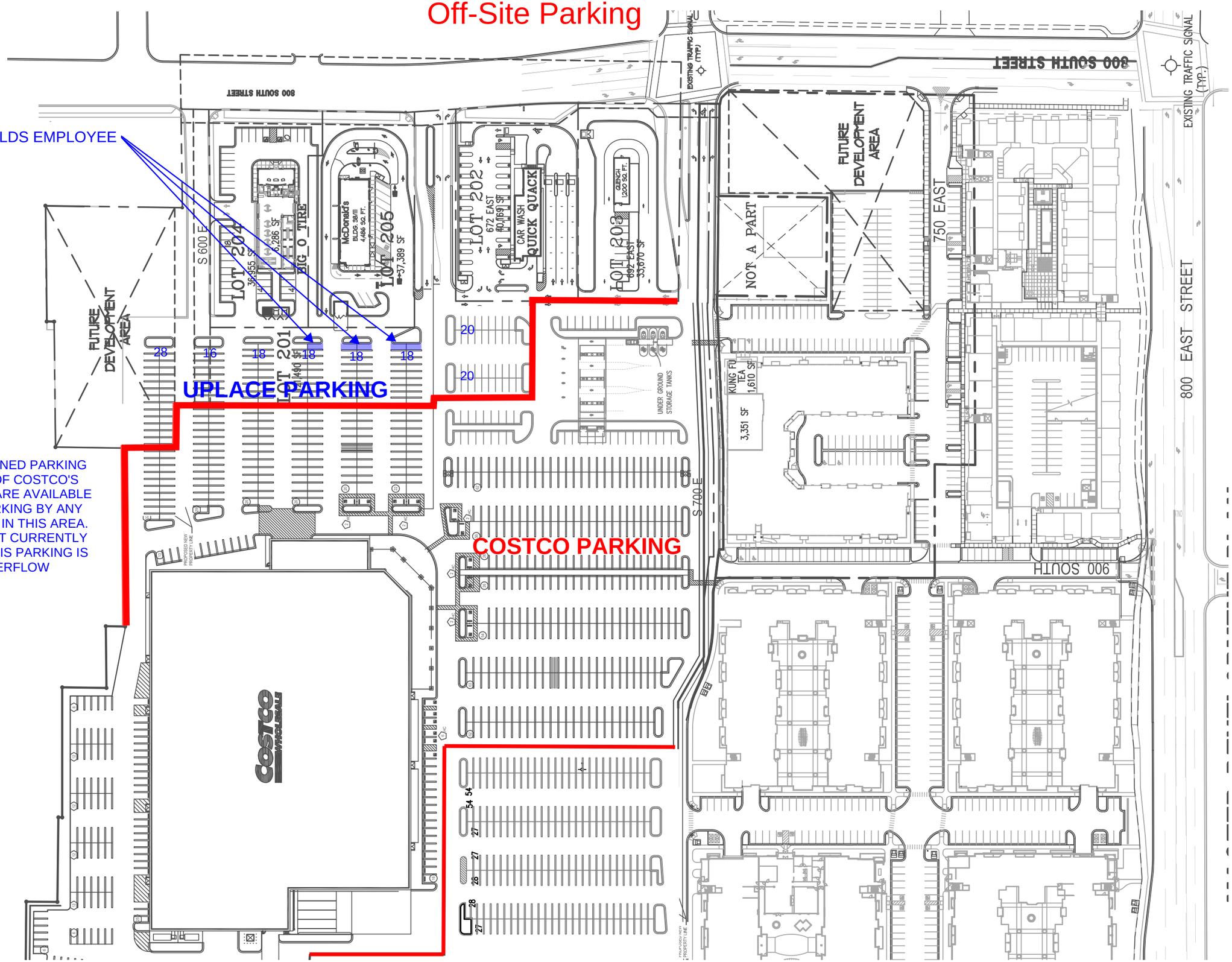
DRAWN BY	–
STD ISSUE DATE	–
REVIEWED BY	–
DATE REVIEWED	–
DATE ISSUED	–

TITLE: McDONALD'S SITE IMPROVEMENT PLANS
OREM, UTAH
DESCRIPTION: SITE DRIVE-THRU LAYOUT
SITE ID: 043-0327
SITE ADDRESS: 6560 EAST 800 SOUTH, OREM, UTAH

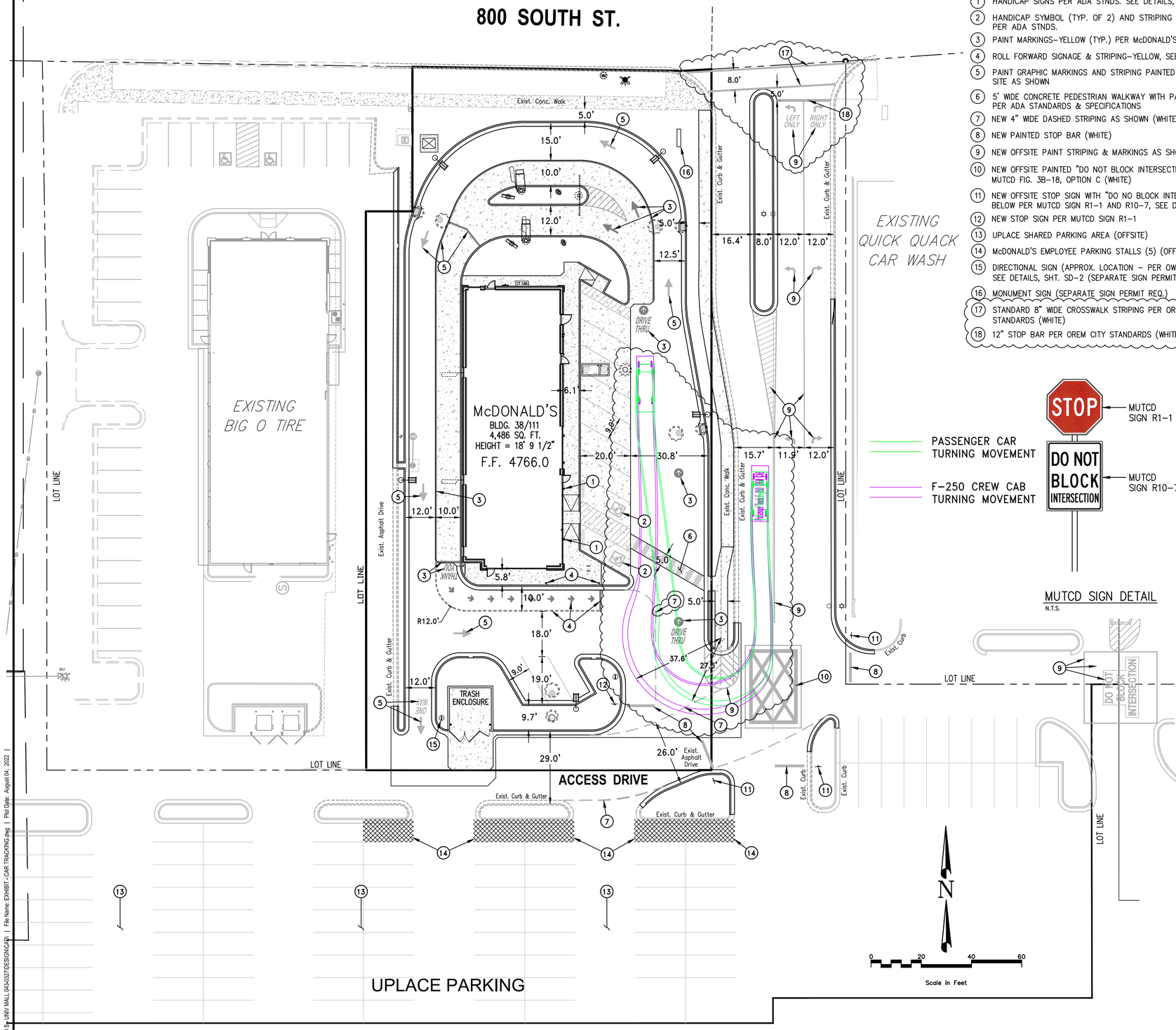
SHEET NO. **SP-1A**

Job # 3443
Path: P:\MCDONALDS\utah\OREM\800 S - UNIV MALL (043-0327)\DESIGN\CAD\ | File Name: SP-1A Site Drive-Thru Layout.dwg | Plot Date: July 20, 2022 |

Off-Site Parking



Off-Site Parking Plan



SITE PLAN NOTES SCHEDULE

1. HANDICAP SIGNS PER ADA STNDS. SEE DETAILS, SHEET SD–8
2. HANDICAP SYMBOL (TYP. OF 2) AND STRIPING PAINTED PER ADA STNDS.
3. PAINT MARKINGS–YELLOW (TYP.) PER McDONALD'S STANDARDS
4. ROLL FORWARD SIGNAGE & STRIPING–YELLOW, SEE SHEET SP–1A
5. PAINT GRAPHIC MARKINGS AND STRIPING PAINTED WHITE AROUND SITE AS SHOWN
6. 5' WIDE CONCRETE PEDESTRIAN WALKWAY WITH PAINT STRIPING PER ADA STANDARDS & SPECIFICATIONS
7. NEW 4" WIDE DASHED STRIPING AS SHOWN (WHITE)
8. NEW PAINTED STOP BAR (WHITE)
9. NEW OFFSITE PAINT STRIPING & MARKINGS AS SHOWN (WHITE)
10. NEW OFFSITE PAINTED "DO NOT BLOCK INTERSECTION" STRIPING PER MUTCD FIG. 3B–18, OPTION C (WHITE)
11. NEW OFFSITE STOP SIGN WITH "DO NO BLOCK INTERSECTION" SIGN BELOW PER MUTCD SIGN R1–1 AND R10–7, SEE DETAIL THIS SHEET
12. NEW STOP SIGN PER MUTCD SIGN R1–1
13. UPLACE SHARED PARKING AREA (OFFSITE)
14. McDONALD'S EMPLOYEE PARKING STALLS (5) (OFFSITE)
15. DIRECTIONAL SIGN (APPROX. LOCATION – PER OWNER/OPERATOR SEE DETAILS, SHT. SD–2 (SEPARATE SIGN PERMIT REQ.)
16. MONUMENT SIGN (SEPARATE SIGN PERMIT REQ.)
17. STANDARD 8" WIDE CROSSWALK STRIPING PER OREM CITY STANDARDS (WHITE)
18. 12" STOP BAR PER OREM CITY STANDARDS (WHITE)

GENERAL NOTES:

1. ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E.–MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET SD–8 FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
2. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
3. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
4. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED 12/3/2021
5. ALL CONCRETE SURFACE TO BE SEAL–COATED PER McDONALD'S REQUIREMENTS.
6. ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
7. CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. THIS INCLUDES EXTERIOR DOORS, SELF–SERVE BEVERAGE BAR AND DRIVE–THRU WINDOWS.
   SIGNAGE PACKAGE SUPPLIED BY:
   FORREST PERMA–SIGN 1–800–214–8765
   9292 1st STREET, BOX 588 www.forrestpermasigns.com
   NEW ROCHELLE, NY 10802

CITY OF OREM NOTES:

1. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY–FIVE (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
2. SEE SHEET GN–1 FOR ADDITIONAL OREM CITY NOTES.

PASSENGER CAR TURNING MOVEMENT

F–250 CREW CAB TURNING MOVEMENT

MUTCD SIGN DETAIL
N.T.S.

UPLACE PARKING TABULATION – PROVIDED BY WOODBURY CORPORATION – UPDATED 7/12/22

Building	Existing Building Square Footage (2013)	Existing Parking Spaces (2013)	New Building Square Footage	New Spaces Provided	Required Parking Spaces	Net Parking Spaces Provided	Land Acreage Added to PD 34 Zone
RETAIL					4.0/1000		
2013 EXISTING RETAIL							
Enclosed Mall	466,484	2547			1,866	2547	
Macy's	207,537	925			830	925	
Big O Tires	5,395	47			22	47	
Jared/Tx Rdhse	13,170	55			53	55	
Chicos/Starbucks	6,517	32			26	32	
Carrabas	6,719	36			27	36	
Simply Mac/Jasons/Goodwd	15,434	189			62	189	
RCWilley	120,347	266			481	266	
Fidelity	4,021	42			16	42	
Village	41,348	225			165	225	
Cinema	46,297	596			185	596	
NM7 & NM8 (overflow)	-	351			-	351	
Costco	154,762	749			619	749	
Totals	1,088,031	6,060	-	-	4,352	6,060	
NEW RETAIL					3.6/1000		
2015 openings							
RCW Expansion		(16)	30,000	10	108	(6)	
NM12 Multitenant Building		(94)	6,445	35	23	(59)	
2016 Openings							
Ground Floor Upkwy Office Retail		0	20,110	80	72	80	
2017 Openings							
Retail Bldg SE corner of Macy's		0	3,200	0	12	0	
Multi-tenant at SW corner of Macy's		0	6,530	0	24	0	
2018 Openings							
NM 14 Multitenant Building-Trader Joes	(5,395)	(312)	16,433	275	59	(37)	0.6 acres
Big O Tires		0	6,286	43	23	43	
Quick Quack Car Wash		(51)	3,587	24	13	(27)	
2019 Openings/Closings							
Aston North - Retail	-	0	4,300	33	15	33	
Macy's Closing	(207,537)	0	0	0	(830)	0	
2020 Openings/Closings							
Parkside Residential - Retail (32 parking spaces in Phase I parking structure)	-	0	8,800	0	32	0	
2022 Openings/Closings							
Dillards (676 parking included in Phase II parking structure and existing Macy's lot)			169,000	0	676	0	
2023 Openings							
Quench It		(32)	1,200	9	5	(23)	
McDonalds (additional 5 spaces located south of 850S)		0	4,486	12	17	12	
Totals	-	(505)	280,377	521	249	16	-
OFFICE					2.4/1000		
2016 Openings							
545 E. University Parkway 5 story	-	(387)	102,774	489	247	102	
2022 Openings							
500 E Park Avenue-4 story ofc on pkg struct (361 parking spaces in phase II parking struct)		0	100,000	0	361	0	
Mezzanine Office (on park above Forever 21) (22 parking spaces in Phase 1 parking structure)		0	5,935	0	22	0	
Totals	-	(387)	208,709	489	630	102	
RESIDENTIAL					1.49 PER UNIT		
NM7 & 8 DEMO	0	(36)	0	0	0	(36)	
Aston Bldgs A,B,C,D 480 UNITS		0	478 Units	717	712	717	
2019 Openings							
Exton Parkside Residential 70 Units (65 parking spaces in Phase 1 parking structure + 39 enclosed garages)	-	0	70 Units	39	104	39	
Devon Residential 129 Units (88 spaces located in B&8 parking structure)	-	0	129 Units	104	192	104	1.26 acres
800 E Property Acquisition		0					0.324 acres
2023 Openings							
Devon II - 800E & 800S		0	236 Units	448	352	448	3.19 acres
Totals	-	(36)	-	1,308	1,360	1,272	
OTHER CONSTRUCTION IMPACTING PARKING							
Construction of portion of South Mall Ring Road between office and Macy's		(42)	0	0	0	(42)	
Construction of East Half of Connector Road		(108)	0	27	0	(81)	
Demolition of Portion of N Mall		0	(52,500)	0	(210)	0	
New Parking on Mervyn's & N Mall Demolition Site		(20)	0	217	0	197	
New Parking on Cordner Parcel		0	0	102	0	102	
Childrens Play Area		0	5,000	0	18	0	
Construction of The Orchard		(211)	0	0	0	(211)	
2018 Openings							
North Tower Parking Structure Phase 1 (550E 1150S)		(282)	0	630	0	348	
2022 Openings							
North Tower Parking Structure -Phase II		(112)	0	379	0	267	
2024 Openings							
140 Room Marriott Hotel (additional 77 spaces located west of 750E)		0	140 rooms	63	140	63	0.96 acres
Totals		(775)	(47,500)	1,418	(52)	643	5.797 acres
TOTAL PROJECT	1,088,031	4,357	441,586	3,736	6,539	8,093	
			914 residential units		Required	Provided	
			140 hotel rooms				

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY
C	8/3/22	REVISIONS PER CITY DRC REVIEW COMMENTS #3	AGH

REGISTERED PROFESSIONAL ENGINEER No. 8030527-2202 JEREMY RICK HANSON 8/4/22 STATE OF UTAH

PREPARED BY:

Dominion Engineering Associates, L.C.
5664 South Green Street
Murray, Utah 84123 801-713-3000

PREPARED FOR:
McDONALD'S CORPORATION
#0032, DRIVE – OAK BROOK, ILLINOIS 60521
O + P Tips McDonald's Corporation

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF McDONALD'S CORPORATION, AND SHALL NOT BE SOLD OR OTHERWISE TRANSFERRED TO THIRD PARTIES. THESE DRAWINGS AND SPECIFICATIONS ARE LOANED TO THE USER FOR EXAMINATION AND USE ONLY WITH RESPECT TO THE PROJECT OR PREMISES OWNED BY McDONALD'S CORPORATION OR A McDONALD'S RESTAURANT FRANCHISEE. THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS ARE REQUIRED TO ADAPT THE DRAWINGS TO LOCAL CONDITIONS. REPRODUCTION OF THESE DRAWINGS WITHOUT OWNER'S OR RETAIL TAX ADVISOR'S PROJECT ID NO. AUTHORIZATION IS PROHIBITED.

DRAWN BY –
STD. ISSUE DATE –
REVIEWED BY –
DATE REVIEWED –
DATE ISSUED –

OFFICE ADDRESS:
DENVER REGION: 4643 S. ULISTER ST., SUITE 1300, DENVER, CO 80237

TITLE: McDONALD'S SITE IMPROVEMENT PLANS
OREM, UTAH

DESCRIPTION: SIGNAGE AND STRIPING PLAN

SITE ID: 043–0327
SITE ADDRESS: 6560 EAST 800 SOUTH, OREM, UTAH

SHEET NO. SP–1B

Job # 3443
Path: P:\McDONALDS\utah\OREM\800 S - UNIV MALL 043-0327\DESIGN\CAD\ | File Name: EXHIBIT - CAR TRACKING.dwg | Plot Date: August 04, 2022 |

Elevations

Front Elevation

Rear Elevation

Non-Drive-Thru Side Elevation

Materials Legend

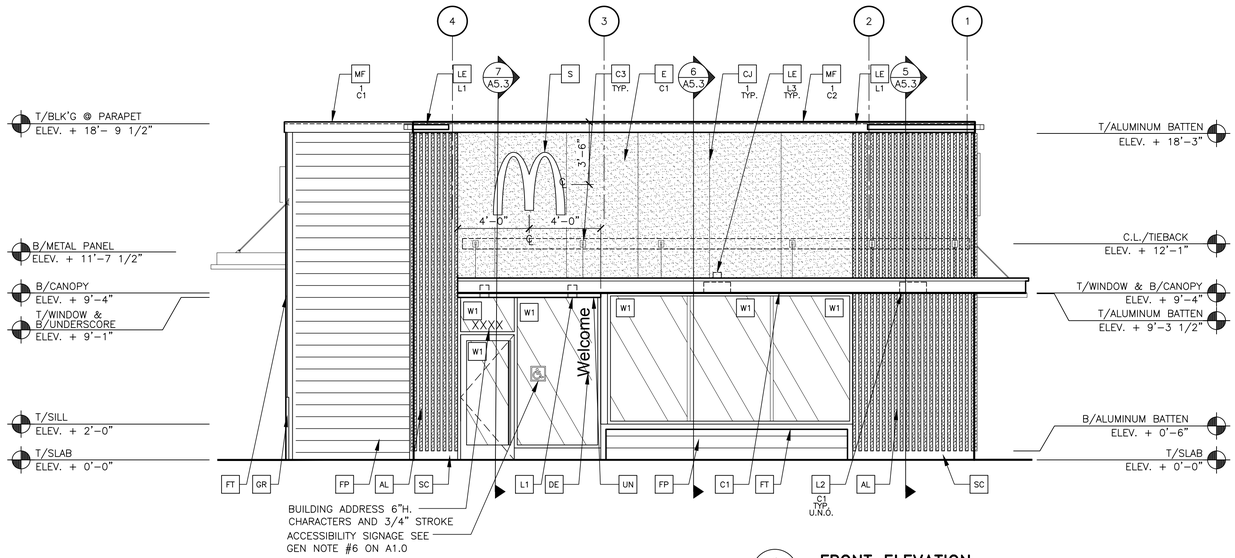
- Hardie Plank Siding (Main Building) *"Aged Pewter" by James Hardie*
- Alpolic Metal Panel *"RAL 7022"*
- E.I.F.S *"Iron Ore" by Sherwin Williams*
- Aluminum Canopy (Prefinished Metal) *"White"*
- Aluminum Underscore (Prefinished) *"Gold"*
- Glazing (Windows & Storefront) *1" Insulated Clear Glass*
- Battens (Aluminum) *B+N Industries* *Color: Wood Grain*
- Paint *"Gauntlet Grey" by Sherwin Williams*
- Metal Wall Panel System *"Weathered Zinc" by Metal Era*

Drive-Thru Side Elevation

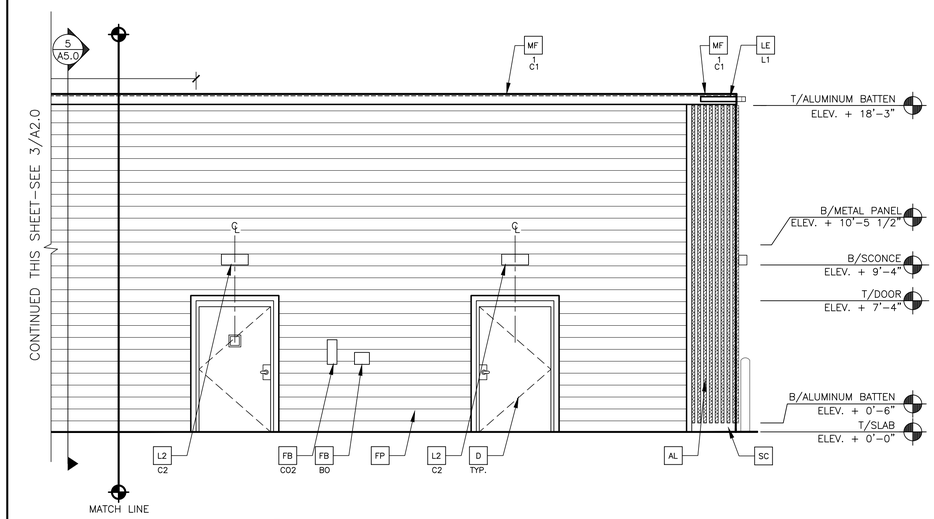
CORE STATES GROUP

Proposed McDonald's Restaurant #043-0327
650 E 800 S
Orem, UT
31 March 2022

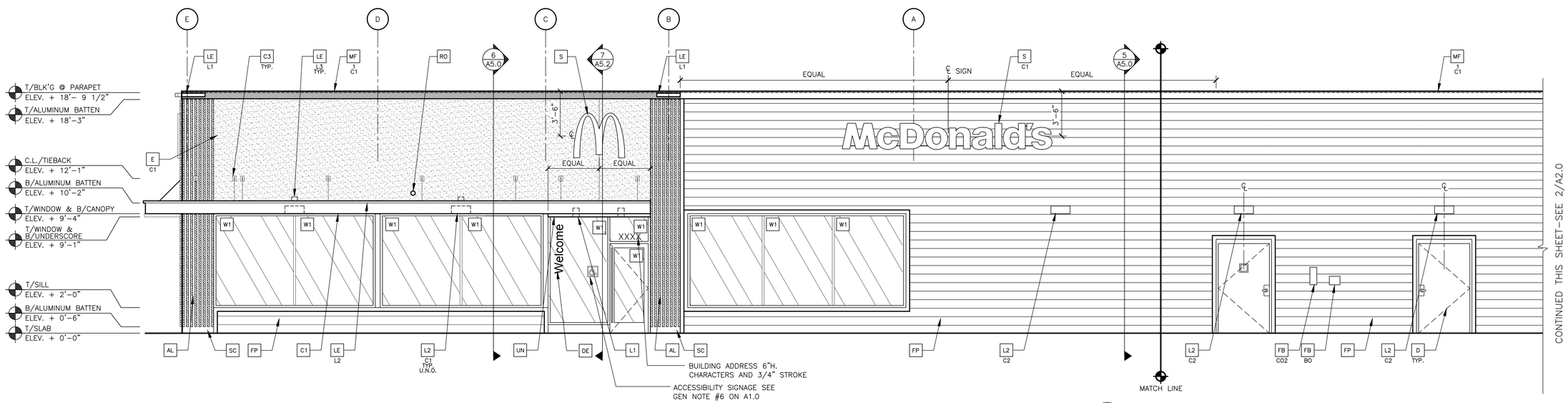
Elevations



1 A2.0 **FRONT ELEVATION**
1/4" = 1'–0"



2 A2.0 **NON–DRIVE–THRU ELEVATION**
1/4" = 1'–0"



3 A2.0 **NON–DRIVE–THRU ELEVATION**
1/4" = 1'–0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP — ALPOLIC METAL PANEL (COLOR: RAL 7022)
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
  SEE DETAIL 3/A5.0
- CJ — CONTROL JOINT
  1 — TYPE: 1 = EIFS
- D — HOLLOW METAL DOOR
  PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330–7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543–4600, mcdonaldsdecor@gfxi.com
- E — EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
  C1 — COLOR:
  C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- FB — FIBER CEMENT LAP SIDING: BEADED SMOOTH HARDI–BOARD PLANK BY JAMES HARDIE, 8–1/4" WIDTH, 7" EXPOSURE, HZ5
  H1 — COLOR: AGED PEWTER
  - CO2 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  - BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- FP — FIBER CEMENT TRIM: HARDITRIM BOARDS 4/4 SMOOTH, 1 5/8" AND 3 1/2" WIDTH, 3/4" THICK, HZ5
  H1 — COLOR: AGED PEWTER (CHECK 1 5/8" PRE–PAINT AVAILABILTY)
- FT — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- GR — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: GOLD
- L1 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- L2 — ACCENT LIGHTING – SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE–FAB ANCHOR–TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1–888–743–7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1= WEATHERED ZINC RACEWAY
  C2= RAL 7022 RACEWAY
- SC — STUCCO
  C1 — PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE–THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY

PREPARED BY:
CORE STATES GROUP
135 Wolter Street
Manitowoc, WI 54220
Phone: (321) 718-5415

PREPARED FOR:
McDonald's USA, LLC

©2019 McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on other sites. Modification of the contract documents or these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

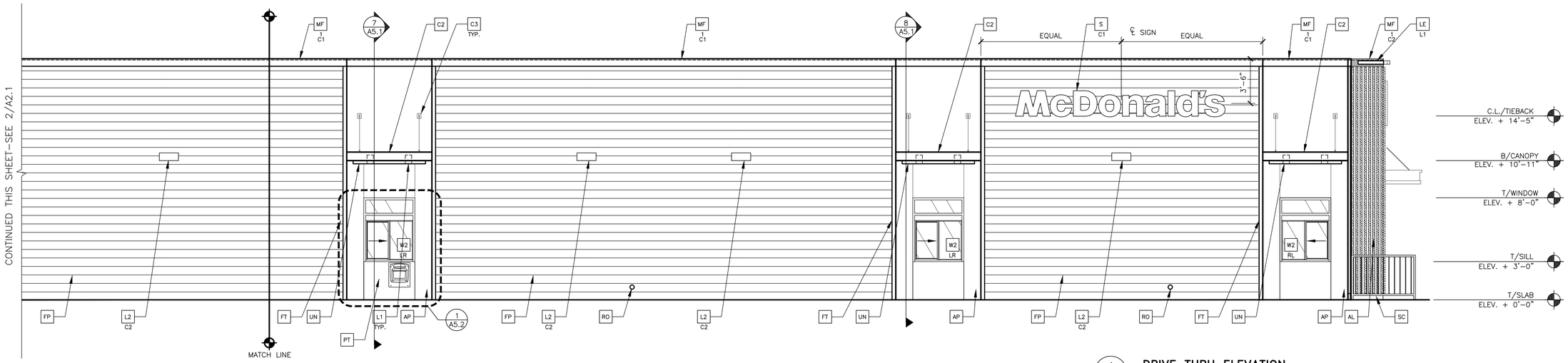
DRAWN BY	REVIEWED BY	C.S.G. PROJECT #
B.ABDALLA	M.PELINI	MCD_33873
STD ISSUE DATE 2022_04	DATE ISSUED 04/04/22	

TITLE: 2019 STANDARD BUILDING 38111 – WOOD/WOOD

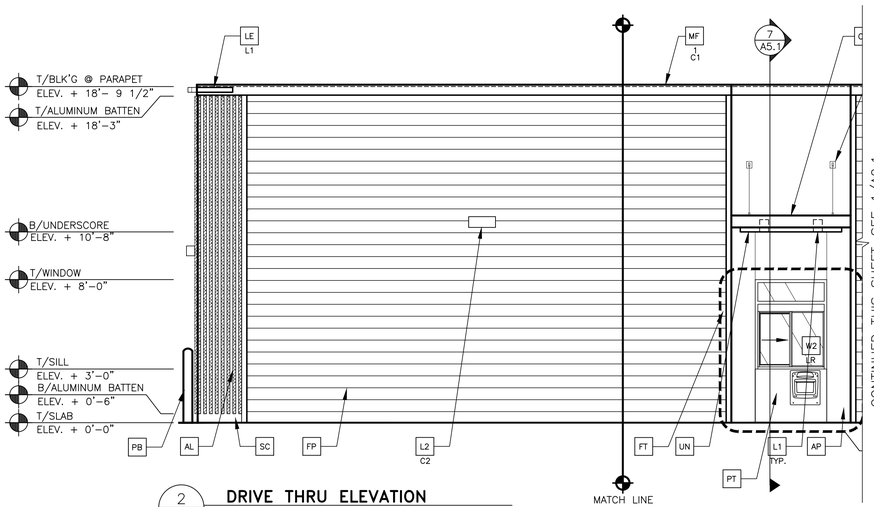
DESCRIPTION:
WOOD BEARING WALLS W/ HARDIE PLANK EXTERIOR FINISH
WOOD ROOF TRUSS FRAMING
APOLIC/BATTEN/HARDIE PLANK EXTERIOR FINISH

SITE ID: 043–0327
SITE ADDRESS: 650 E 800 S OREM, UT 84097

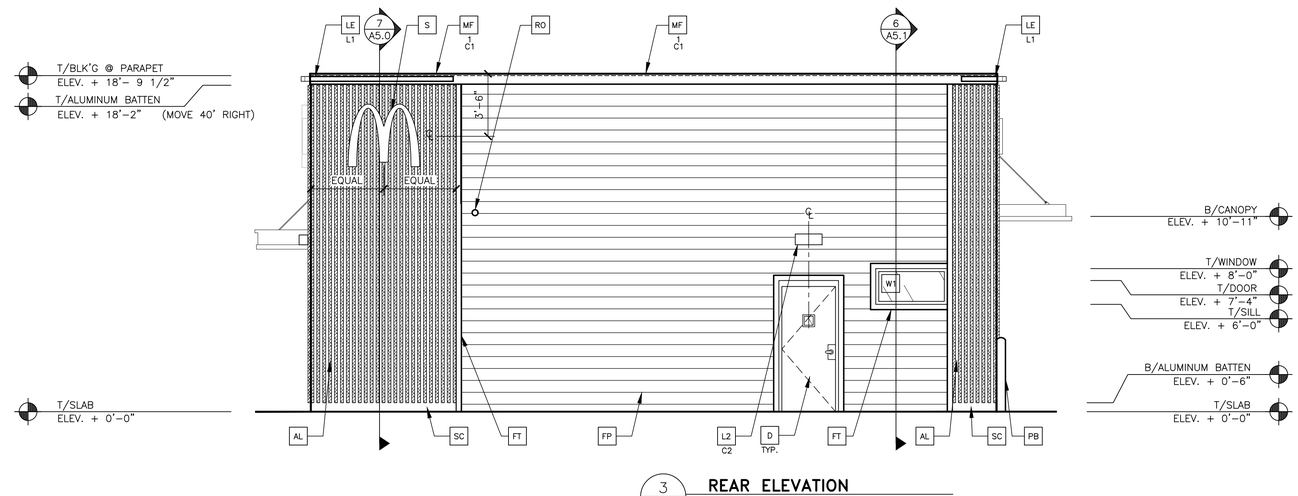
SHEET NO. 043–0327.00.0
A2.0
ELEVATIONS



1 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"



2 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"



3 A2.1 **REAR ELEVATION**
1/4" = 1'-0"

KEY NOTES:

AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

AP ALPOLIC METAL PANEL (COLOR: RAL 7022)

C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0

CJ CONTROL JOINT
1 —TYPE: 1 = EIFS

D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS

DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330–7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543–4600, mcdonaldsdecor@gfxi.com

E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1—COLOR:
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

FB
C02— C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)

FP FIBER CEMENT LAP SIDING: BEADED SMOOTH HARDI–BOARD
PLANK BY JAMES HARDIE, 8–1/4" WIDTH, 7" EXPOSURE, HZ5
H1 COLOR: AGED PEWTER

FT FIBER CEMENT TRIM: HARDITRIM BOARDS 4/4 SMOOTH, 1 5/8" AND 3 1/2" WIDTH, 3/4" THICK, HZ5
H1 COLOR: AGED PEWTER (CHECK 1 5/8" PRE–PAINT AVAILABILTY)

GR GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

L1 RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
COLOR: GOLD

L2 RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
C1—COLOR:
C1= WHITE
C2= PLATINUM SILVER

LE ACCENT LIGHTING – SEE ELECTRICAL
L1—LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE

MF METAL FASCIA
1 — TYPE:
C1 1 = PRE–FAB ANCHOR–TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022

PB PIPE BOLLARD – PAINTED YELLOW

PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1–888–743–7435 TO ORDER

RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
C1— COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY

SC STUCCO
C1— PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS

ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.

UN METAL UNDERSCORE
COLOR: GOLD

W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
COLOR: DARK BRONZE

W2 DRIVE–THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
XX COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY

PREPARED BY:
CORE STATES GROUP
135 Wallar Street
Utah County, UT (45640)
Phone: (801) 718-5455

© 2019 McDonald's USA, LLC

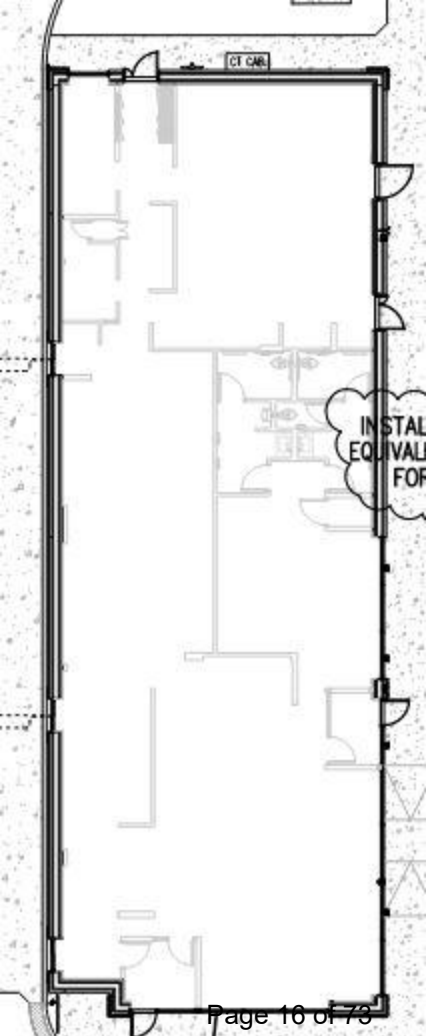
PREPARED FOR:
McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not usable for other sites in different jurisdictions. Any use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY B.ABDALLA
STD ISSUE DATE 2022_04
REVIEWED BY M.PELINI
DATE ISSUED 04/04/22
C.S.G. PROJECT # MCD.33873

TITLE 2019 STANDARD BUILDING 38111 – WOOD/WOOD
DESCRIPTION WOOD BEARING WALLS W/ HARDIE PLANK EXTERIOR FINISH WOOD ROOF TRUSS FRAMING APOLIC/BATTEN/HARDIE PLANK EXTERIOR FINISH
SITE ID 043–0327
SITE ADDRESS 650 E 800 S OREM, UT 84097

SHEET NO. 043–0327.00.0
A2.1
ELEVATIONS

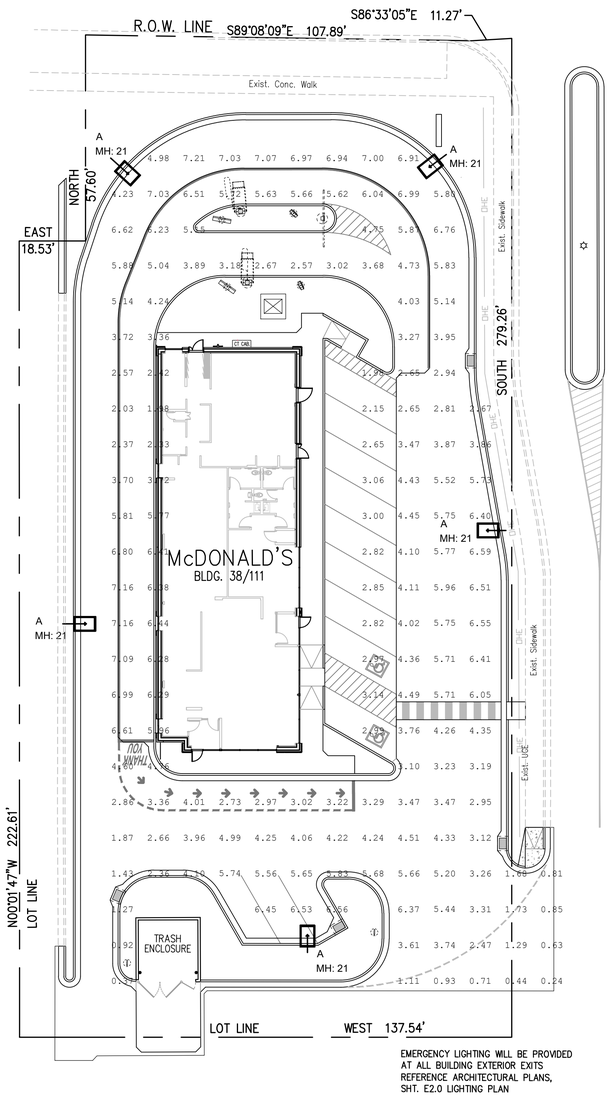

CT CABL
INSTAL
EQUIVAL
FOR

Lighting Plan

NOTES:

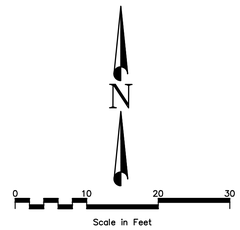
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10.0'
3. FINAL ADJUSTMENTS TO AIMING ANGLE/ DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

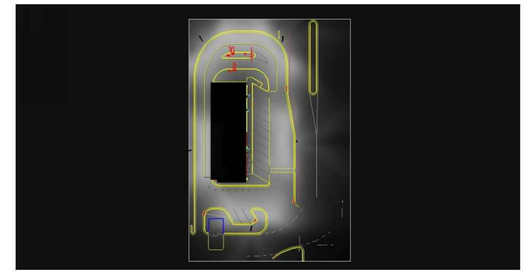
800 SOUTH STREET

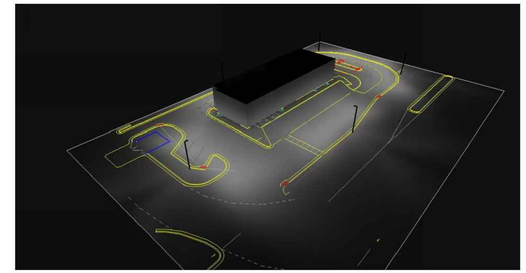


EMERGENCY LIGHTING WILL BE PROVIDED AT ALL BUILDING EXTERIOR EXITS REFERENCE ARCHITECTURAL PLANS, SHT. E2.0 LIGHTING PLAN

PRIVATE DRIVE (650 EAST)







1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	4.29	7.21	0.24	17.88	30.04

PROJECT WIND LOAD CRITERIA BASED ON ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH) 50 YEAR MEAN RECURRENCE INTERVAL.

Allowed EPA 7.2 @
Wind Load 90MPH

MOUNTING HEIGHT = 20'
TILT = 0

LIGHTS ARE FULL CUTOFF (ZERO LIGHT ABOVE 90')
CALCULATION GRIDS ARE AT GRADE (Z = 0)

THIS LAYOUT MEETS IES RECOMMENDATIONS FOR PARKING LOT LIGHTING.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Watts	EPA	Mtg Height	Pole Type
	5	A	SINGLE	RAR2-480L-240-5K7-4W	0.900	226.9	13.6	21	SES-18-40-1-TA-xx (4")

THIS DRAWING MEETS OR EXCEEDS McDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERCEDED BY OTHER REQUIREMENTS.

SECURITY LIGHTING™
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
SCALE 1" = 20' 0"
DRAWN BY VH

POINT-BY-POINT FOOTCANDLE PLOT FOR
McDONALD'S
650 EAST 800 SOUTH
OREM, UTAH

NATIONAL STORE NUMBER

DATE 4/15/2022
DRAWING NUMBER EX50186. AGI

REV	DATE	DESCRIPTION	BY
-	-	-	-

REGISTERED PROFESSIONAL ENGINEER
No. 8030527-2202
JEREMY RICK HANSON
5/19/22
STATE OF UTAH

PREPARED BY:
Dominion Engineering Associates, L.C.
5654 South Green Street
Murray, Utah 84123 801-713-3000

PREPARED FOR:
McDONALD'S CORPORATION
KROC DRIVE - OAK BROOK, ILLINOIS 60521

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF McDONALD'S CORPORATION. THEY WERE PREPARED FOR USE ON A CONTRACT SITE FOR A LICENSED RESTAURANT AND ARE NOT SUITABLE FOR USE ON A CONTRACT SITE FOR A LICENSED RESTAURANT UNTIL THEY HAVE BEEN ADAPTED TO THE SITE. THE REPRODUCTION OF THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THESE DRAWINGS WITHOUT CONSENT OF McDONALD'S CORPORATION IS NOT AUTHORIZED.

OFFICE ADDRESS 4643 S. ULISTER ST., SUITE 1300, DENVER, CO 80237
DENVER REGION:

PLAN SCALE: 1" = 20'
STD ISSUE DATE -
REVIEWED BY -
DATE REVIEWED -
DATE ISSUED -

TITLE: McDONALD'S SITE IMPROVEMENT PLANS
OREM, UTAH
DESCRIPTION: SITE LIGHTING PLAN LAYOUT
SITE ID: 043-0327
SITE ADDRESS: 650 EAST 800 SOUTH, OREM, UTAH
SHEET NO. LTG-1

Job# 3459
Path: P:\MCDONALDS\Utah\OREM\800 S - UNIV WALL 043-0327\DESIGN\CAD | File Name: LTG-1 Lighting Plan.dwg | Plot Date: May 20, 2022 |

Street View from 800 South

Street View from Parking Lot to the South

Item #: 3.2	Planning Commission August 17, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Dave Tuomisto	PUBLIC HEARING – Amending Northgate Plaza Retail Condominiums, Unit 1 Phase 1 by approving Northgate Plaza Retail Condominiums, Phase 1 Amended located generally at 966 West 800 North in the PD22 zone.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **PD22**
- Acreage: .07
- Neighborhood: **Timpview**

ACTION:
The Planning Commission is the final approving authority regarding this request.

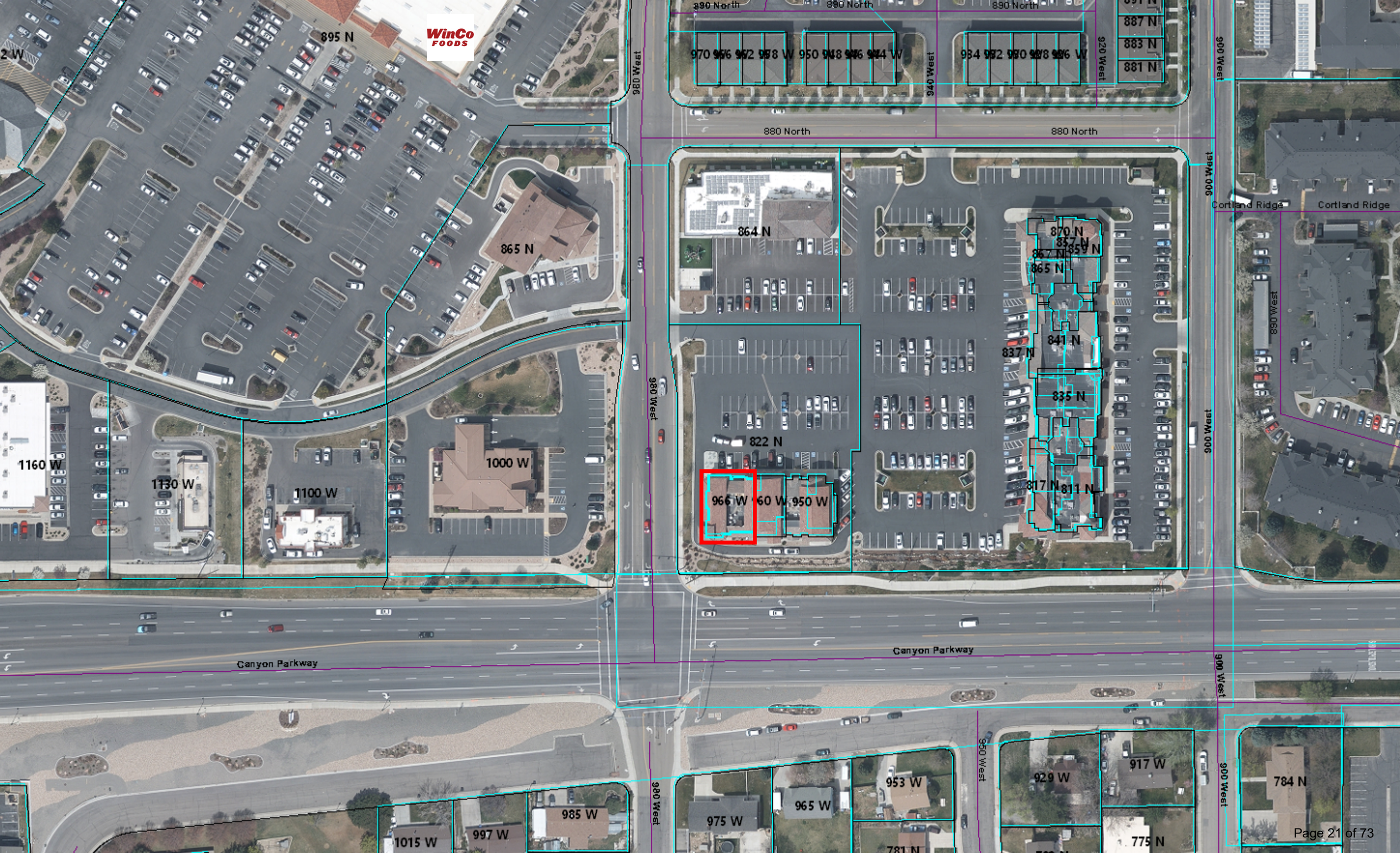
REQUEST:
The applicant requests the Planning Commission amend Northgate Plaza Retail Condominiums, Unit 1 Phase 1 by approving Northgate Plaza Retail Condominiums, Phase 1 Amended located generally at 966 West 800 North in the PD22 zone.

BACKGROUND:
The applicant is proposing an addition of approximately two hundred fifty-four (254) square feet to the kitchen area on the south side of Milagros Restaurant, which is Unit 1 of the multi-unit building. Because they are taking space that is Common Area, they have to amend the current condominium plat.

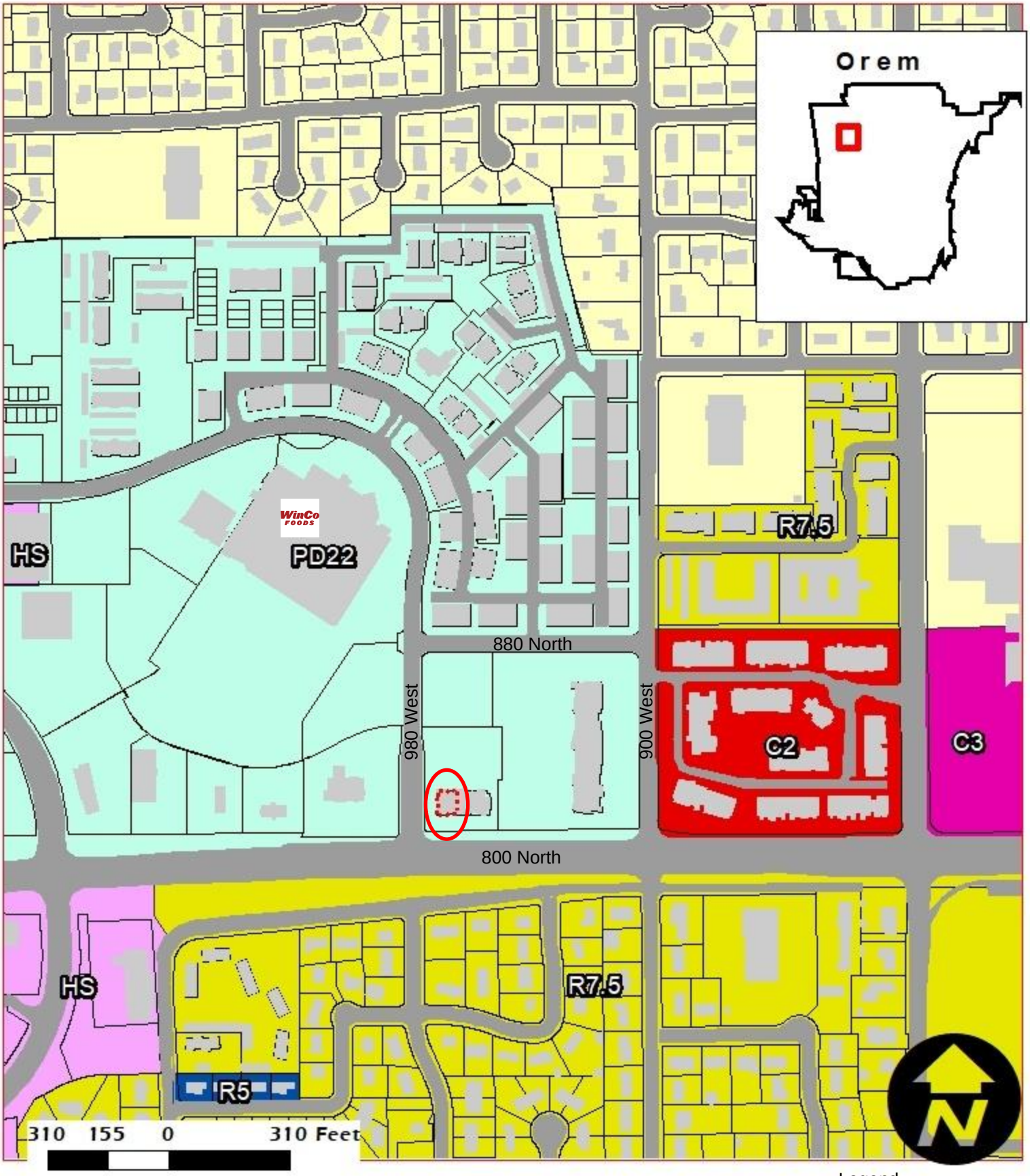
In addition to enlarging the kitchen area on the south side of Milagros, they will add a drive-up window. There is an existing lane that runs from the parking lot on the north around the building to the south. They will use this lane to access the new drive-up window. See Section (17-5-10).

The proposed amendment meets all applicable requirements and existing parking exceeds the minimum parking requirements. See Section 22-11-35(L)(4)(b).

RECOMMENDATION:
Staff recommends the Planning Commission amend Northgate Plaza Retail Condominiums, Unit 1 Phase 1 by approving Northgate Plaza Retail Condominiums, Phase 1 Amended located generally at 966 West 800 North in the PD22 zone.


WinCo FOODS
895 N
865 N
864 N
870 N
857 N
859 N
867 N
865 N
841 N
837 N
835 N
822 N
817 N
811 N
966 W
960 W
950 W
1160 W
1130 W
1100 W
1000 W
985 W
997 W
1015 W
975 W
965 W
953 W
929 W
917 W
775 N
784 N
781 N
890 North
880 North
970 956 952 948 W
950 948 946 944 W
934 932 930 928 926 W
887 N
883 N
881 N
980 West
940 West
920 West
900 West
890 West
950 West
Cortland Ridge
Canyon Parkway

Milagros Addition



Plat Amendment
PD22
.07 Acres

NEIGHBORHOOD
Timpview

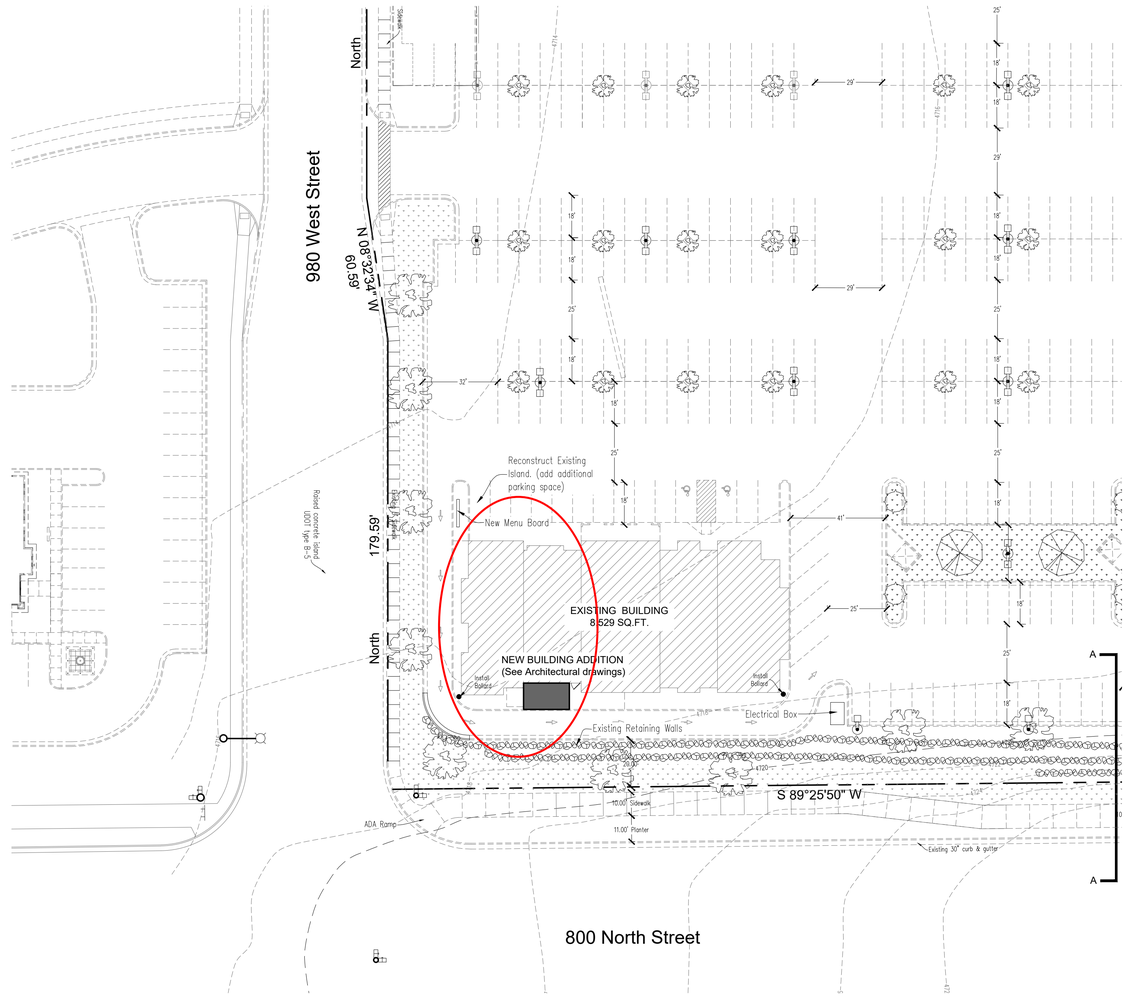
Legend
966 W 800 North
Buildings
Parcels

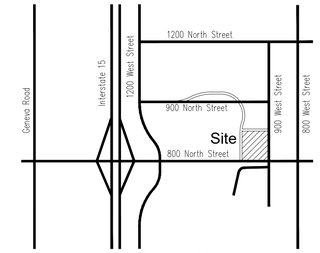
Site Plan

Milagros

Orem Utah

NORTH
1" = 30'





Vicinity Map

Lighting Details

Area Light, 250W MH on 20' pole

Wall Pack with cut off, 70W MH

Developer:

David Tuomisto
966 W 800 N
Orem, Utah 84057
801-404-3566
davetuomisto@gmail.com

Engineer:

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

Site Data:

Zone = PD
Total Area = 250,470 sq. ft. 5.75 acres
Total number of Units = 8 Retail (Lower Floor)
16 Office (Main & 2nd Floor)

Retail Parking Requirements = 5 spaces / 1000 sq.ft.
Total Leasable Space = 54,599 sq.ft.
Spaces required = 278 spaces
Spaces provided = 389

	Square Footage	Acreage	Percent of total
Total Area	250,470	5.75	100
Total Building / Pad Area	39,744	0.91	16
Total Hard Surface Area	151,424	3.47	60
Total Impervious Area	191,168	4.39	76
Total Landscaped Area	59,302	1.36	23

Tabulation Table Total Site

NOTE:

The purpose of this Amended Site Plan is to construct an addition of 216 sq.ft. onto the existing Milagros Restarurant on the southerly side adjacent to 800 North.

There are no proposed changes to the existing sewer, water and storm drain systems with this addition.

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the Uniform Fire Code. Fire hydrant foot valves shall be Existinged at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be Existinged and tested in accordance with Section 21-1-14 of the Orem City Code. WAter meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by Chapter 20 of the Orem City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be Existinged I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the Orem City Code, Chapter 14.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be Existinged according to Chapter 21 of the Orem City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the carious utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

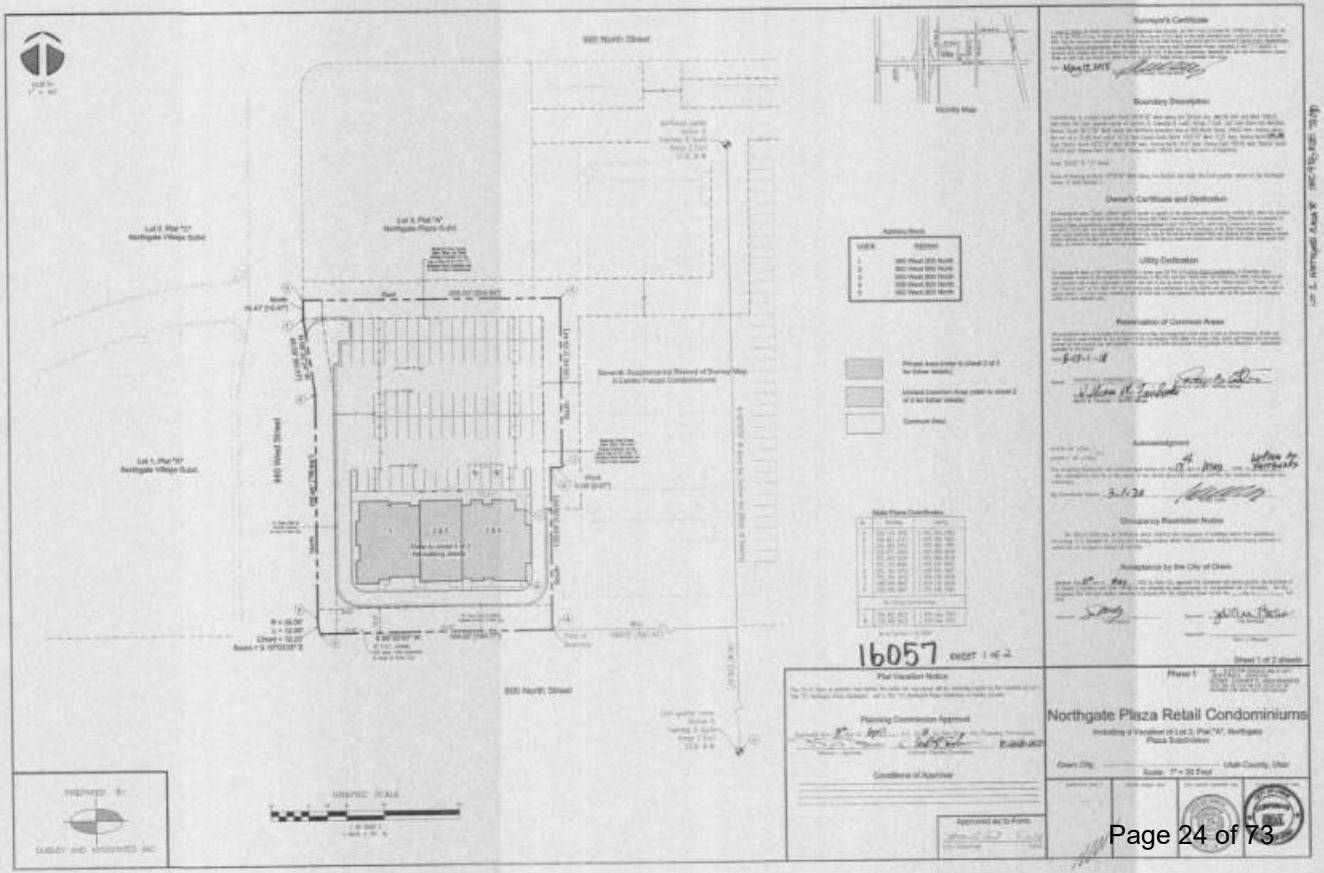
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Milagros
Amended Site Plan
Orem Utah

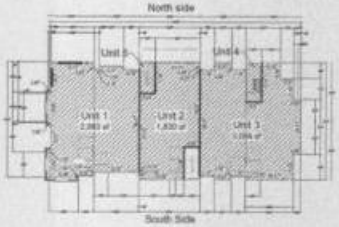
Revisions

Date	7-18-2022
Scale	1" = 30'
By	TD
Tracing No.	L -

Sheet No.
C - 1.0

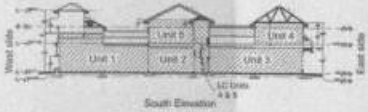

800 North Street
Lot 2, Plat "C"
Northgate Village Subd.
Lot 3, Plat "A"
Northgate Plaza Subd.
Lot 1, Plat "A"
Northgate Village Subd.
800 West Street
800 North Street
Vicinity Map
Surveyor's Certificate
Boundary Description
Owner's Certificate and Dedication
Utility Dedication
Reservation of Common Areas
Acknowledgment
Occupancy Restriction Notice
Acceptance by the City of Orem
Plat Vacation Notice
Planning Commission Approval
Conditions of Approval
Approved as to Form
Address Table
Private Area (refer to sheet 2 of 2 for tower details)
Limited Common Area (refer to sheet 2 of 2 for tower details)
Common Area
Grid Bearing Coordinates
16057
SHEET 1 OF 2
Sheet 1 of 2 sheets
Phase 1
Northgate Plaza Retail Condominiums
Including a Vacation of Lot 3, Plat "A", Northgate Plaza Subdivision
Orem City
Utah County, Utah
Scale: 1" = 20 Feet
GRAPHIC SCALE
PREPARED BY
DUDLEY AND ASSOCIATES INC.

Existing Plat



Main Level Floor Plan

North Elevation

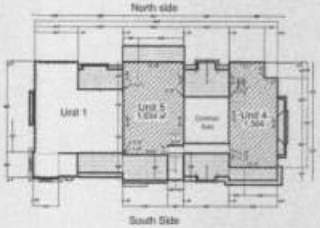


South Elevation

East End Elevation

East Elevation Unit 2

East Elevation Units 1



Second Level Floor Plan

West Elevation Unit 2

West Elevation Unit 1

Private Area

Limited Common Area

Common Area

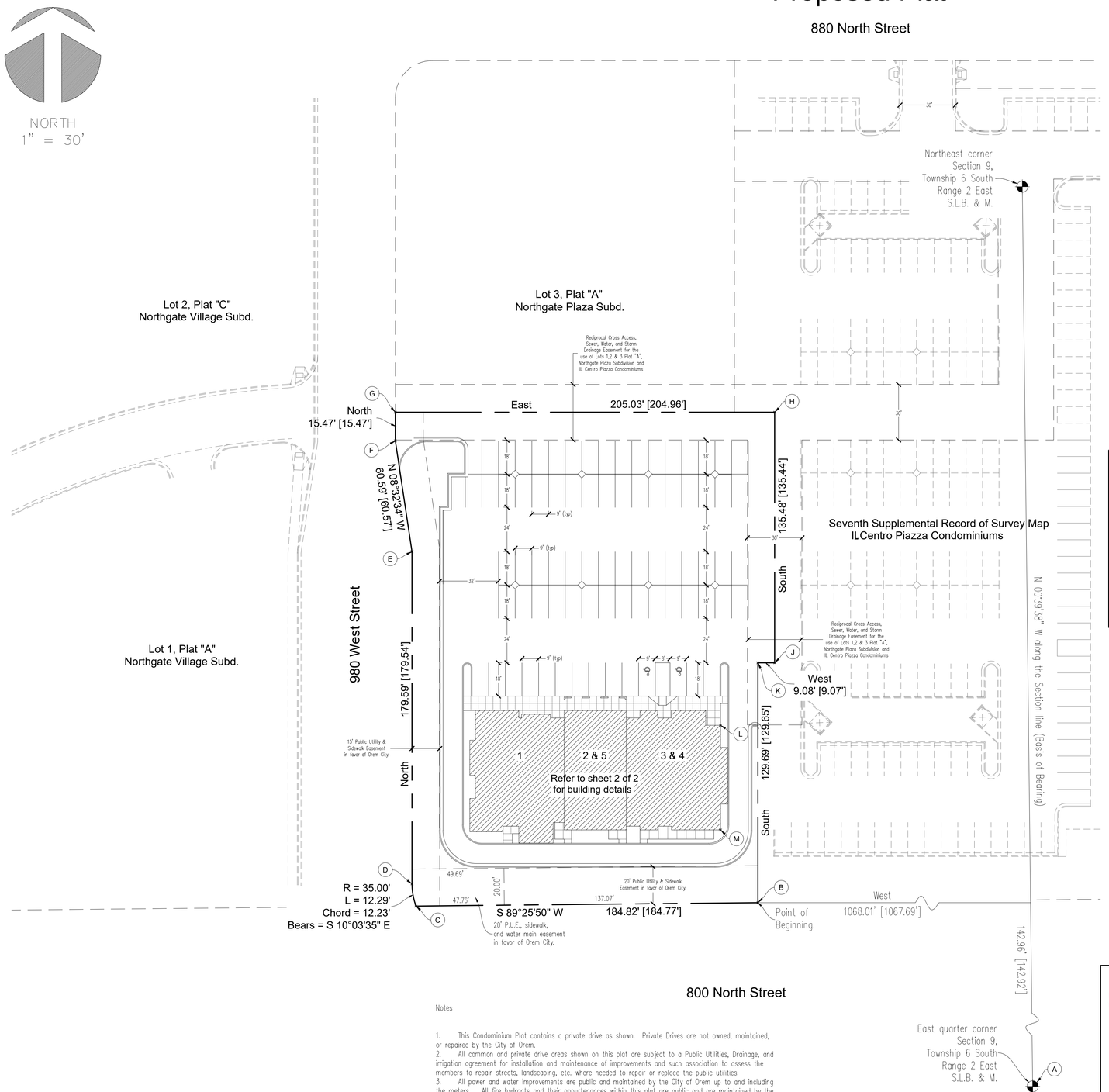
Phase 1 16057 SHEET 2 of 2

Northgate Plaza Retail Condominiums

PREPARED BY

DUDLEY AND ASSOCIATES, INC.

Proposed Plat



Vicinity Map

Address Block

Unit #	Address
1	966 West 800 North
2	960 West 800 North
3	950 West 800 North
4	956 West 800 North
5	962 West 800 North

Private Area (refer to sheet 2 of 2 for futher details)

Limited Common Area (refer to sheet 2 of 2 for futher details)

Common Area

Owner's Acknowledgement (LLC)

STATE OF UTAH
COUNTY OF UTAH } S.S.

The foregoing instrument was acknowledged before me this_____day of_____, 20____, by _____, who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____of _____ a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his/her capacity as _____ of _____ Limited Liability Company.

My Commission Number _____ _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ _____
Print name of Notary

State Plane Coordinates

No.	Northing	Easting
A	720, 718. 3200	1, 940, 256. 2700
B	720, 861. 2313	1, 939, 186. 9364
C	720, 859. 3950	1, 939, 002. 1781
D	720, 871. 4306	1, 939, 000. 0430
E	721, 050. 9630	1, 939, 000. 0430
F	721, 110. 8586	1, 938, 991. 0457
G	721, 126. 3255	1, 938, 991. 0457
H	721, 126. 3255	1, 939, 196. 0100
J	720, 990. 8847	1, 939, 196. 0100
K	720, 990. 8847	1, 939, 186. 9364
Building Coordinates		
L	720, 957. 0912	1, 939, 166. 7727
M	720, 900. 5615	1, 939, 166. 7727

Grid Factor = 0. 9997'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below-described land, I performed a Survey of said land: that the boundary description below correctly describes the land surface upon which will be constructed Phase 1 Amended, Northgate Plaza Retail Condominiums, that the record of survey map for said Condominium Project, consisting of two (2) page(s), is accurate and complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act; and that the reference markers shown on said map are located as shown and are sufficient to readily retrace or reestablish this survey.

Date _____ _____
(Registered Land Surveyor (see seal below)

Boundary Description

Commencing at a point located North 00°39'38" West along the Section line 142.96 feet and West 1068.01 feet from the East quarter corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°25'50" West along the Northerly boundary line of 800 North Street 184.82 feet; thence along the arc of a 35.00 foot radius 12.29 feet (chord bears North 10°03'35" West 12.23 feet; thence North 179.59 feet; thence North 08°32'34" West 60.59 feet; thence North 15.47 feet; thence East 205.03 feet; thence South 135.48 feet; thence West 9.08 feet; thence South 129.69 feet to the point of beginning.

Area: 50,922 SF 1.17 Acres

Basis of Bearing is North 00°39'38" West along the Section line from the East quarter corner ot the Northeast corner of said Section 9.

Owner's Certificate and Dedication

The Undersigned owner ("owner", without regard to number of gender) of the above-described Land hereby certifies that: owner has caused a survey to be made of said land and this record of Survey Map ("Map") and Declaration of Condominium ("Declaration") to be prepared for Phase 1 Amended, Northgate Plaza Retail Condominiums Project (the "Project"); owner hereby consents to the concurrent recordation of the Map and Declaration and hereby submits the described land to the provisions of the Utah Condominium Ownership Act: owner hereby dedicates any public streets reflected on the map for the use by the General Public and Declares all other driveways or private streets reflected on the Map to be private and intended for use only by owners of Condominium Units within the project, their guests and invitees, as reflected in the provisions of the declaration.

Utility Dedication

The undersigned owner of the Parcel of land which is shown upon the Plat of Phase 1 Amended, Northgate Plaza Retail Condominiums, consent to the preparation and recordation of this Plat and does hereby offer and convey to all Public Utility Agency's and their successors and assigns a permanent easement and right of way as shown by the areas marked "Utility Easement", "Private Streets", and "Common Area" on the within Plat for the construction and maintenance of public utilities and appurtenances, together with right of access thereto. It is also hereby understood that all Units have a cross easement through each other for the placement of necessary utilities to serve adjacent units.

Reservation of Common Areas

The undersigned owner, in recording this Record of Survey Map, has designated certain areas of land as Private Driveways, Streets and other common areas intended for use by owners of the Condominium Units within the project, their guests and invitees, and are hereby reserved for their common use and enjoyment as more fully set forth and provided in the provisions of the Declaration of Condominium applicable to the project.

Dated:_____ 20___.

Owner: GREENFIELD INVESTMENTS LLC By: _____
Dennis B. Carter – Member Manager

By: _____
William M. Fairbanks – Member Manager

Owner: WASATCH FRUIT GROWERS COOPERATIVE LLC By: _____
Dennis B. Carter – Member Manager

Owner's Acknowledgement (LLC)

STATE OF UTAH
COUNTY OF UTAH } S.S.

The foregoing instrument was acknowledged before me this_____day of_____, 20____, by _____, who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____of _____ a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his/her capacity as _____ of _____ Limited Liability Company.

My Commission Number _____ _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ _____
Print name of Notary

Occupancy Restriction Notice

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

Acceptance by the City of Orem

Approved this ____ day of _____, 20___, by Orem City, 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. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this ____day of_____, A.D. 20___.

Approved: _____ Approved: _____
City Engineer City Recorder

Sheet 1 of 2 sheets

County Recorder

Notes

1. This Condominium Plat contains a private drive as shown. Private Drives are not owned, maintained, or repaired by the City of Orem.
2. All common and private drive areas shown on this plat are subject to a Public Utilities, Drainage, and irrigation agreement for installation and maintenance of improvements and such association to assess the members to repair streets, landscaping, etc. where needed to repair or replace the public utilities.
3. All power and water improvements are public and maintained by the City of Orem up to and including the meters. All fire hydrants and their appurtenances within this plat are public and are maintained by the City of Orem. Fire lines to the buildings are private and shall be maintained by the association.
4. The Association shall be responsible for repairing, restoring, or replacing private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by the City of Orem in installing, maintaining, repairing, or replacing public power, water, sewer and drainage improvements.
5. In additional to the annual and special assessments for the maintenance of common non-public improvements contained within the subdivision, the association shall levy such assessments as may be necessary from time to time to repair, restore, or replace private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption cause by the City of Orem in installing, maintaining, repairing, or replacing power, water, sewer and drainage improvements.
6. In recording this plat, easements are hereby granted within all common areas within the plat and the up to the building of all units for installation, access, maintenance, and repair of all utilities including natural gas, cable TV, telephone, water, power, and for sewer and drainage improvements.

NOTE:

The purpose for the Amendment of Phase 1, Northgate Plaza Retail Condominiums is to show an addition to the building as part of Unit 1.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Phase 1, Northgate Plaza Retail Condominiums. Phase 1, Northgate Plaza Retail Condominiums is hereby vacated.

Planning Commission Approval

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

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

Phase 1 Amended

Northgate Plaza Retail Condominiums

Including an Amendment of Unit 1, Phase 1, Northgate Retail Plaza Condominiums

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

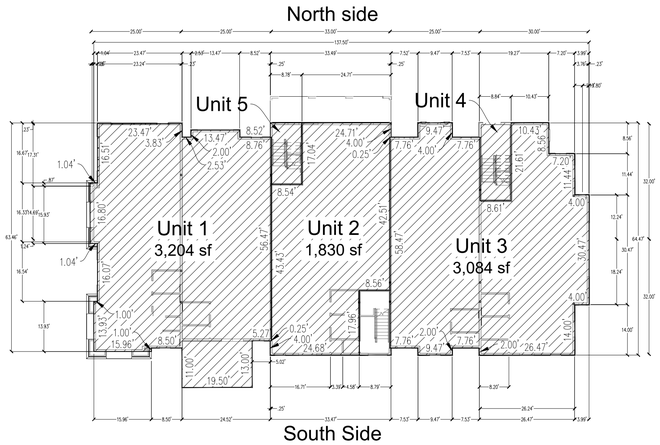
Prepared by:

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

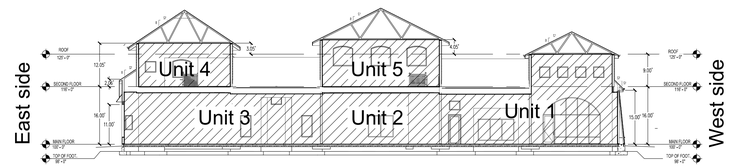
Approved as to Form

_____
City Attorney Date

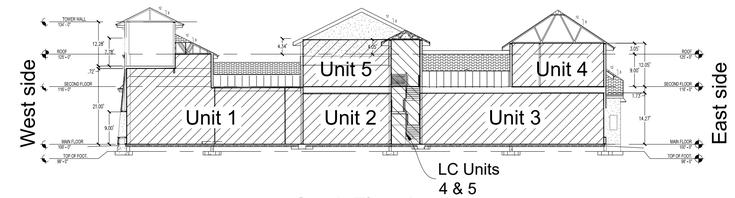
SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL



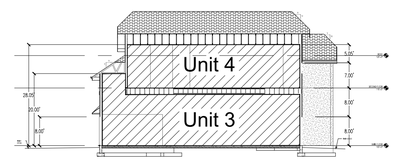
Main Level Floor Plan



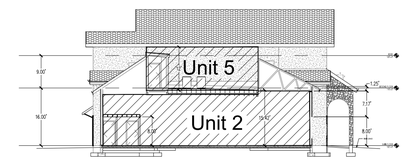
North Elevation



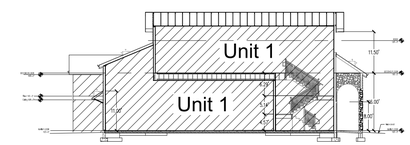
South Elevation



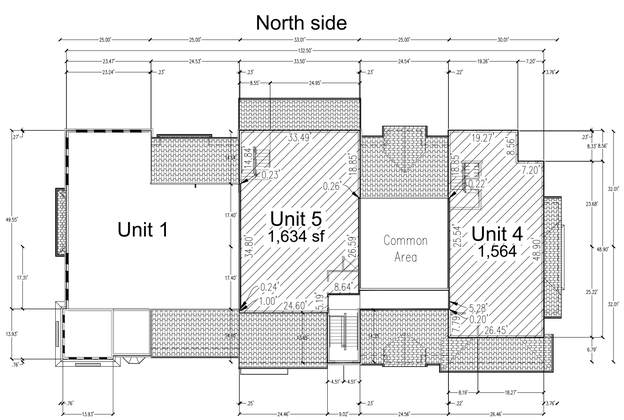
East End Elevation



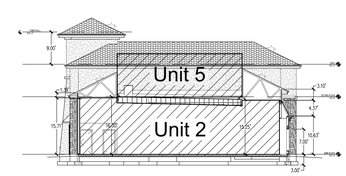
East Elevation Unit 2



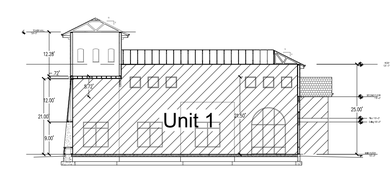
East Elevation Units 1



Second Level Floor Plan



West Elevation Unit 2



West Elevation Unit 1

Private Area

Limited Common Area

Common Area

Phase 1 Amended
Northgate Plaza Retail Condominiums

PREPARED BY

DUDLEY AND ASSOCIATES INC.

ENTRY No.

STATE OF UTAH COUNTY OF

RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ MAP _____

Fee COUNTY RECORDER

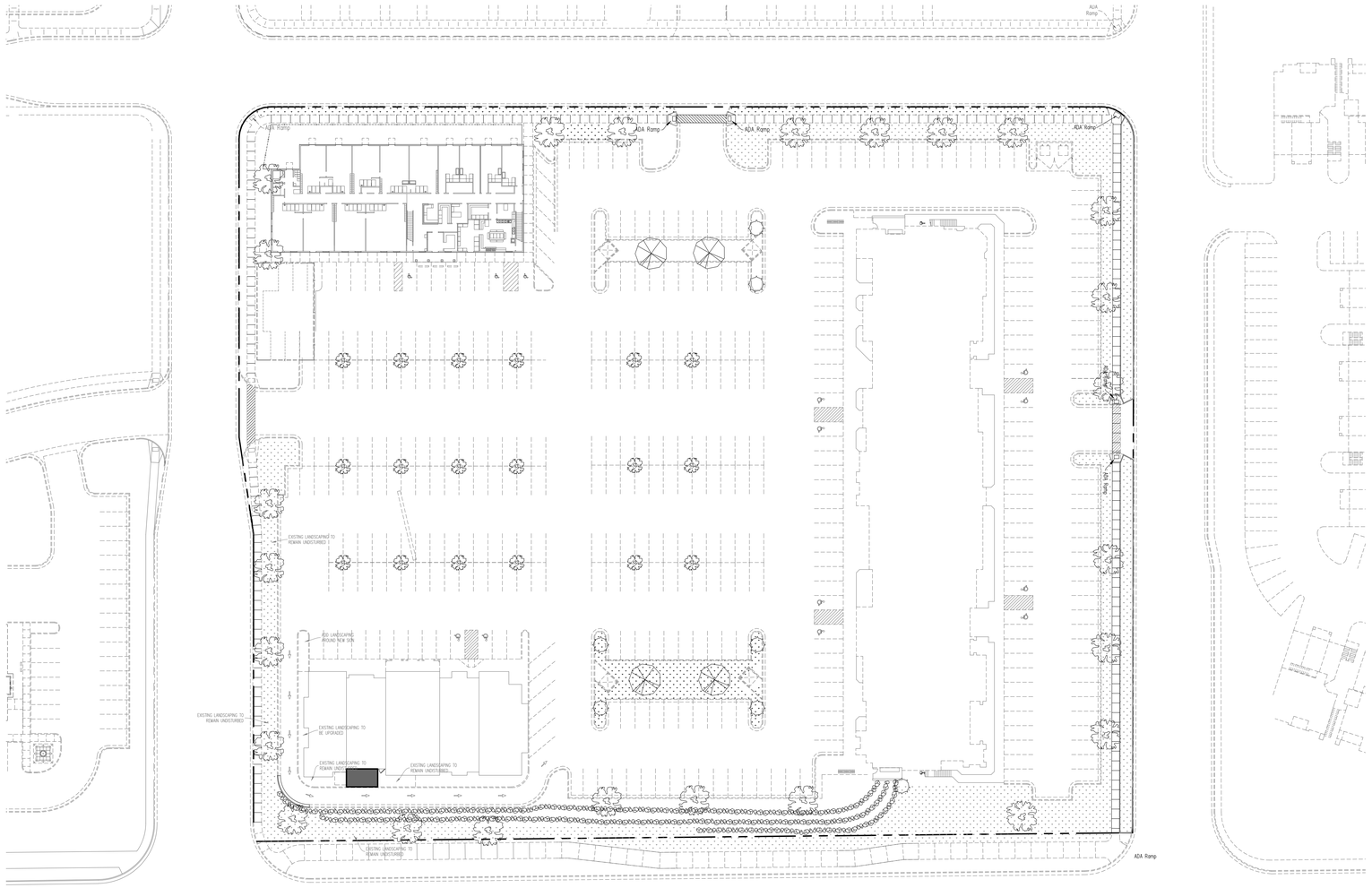
Sheet 2 of 2 sheets

Landscape Plan

Milagros

Orem Utah

NORTH
1" = 30'



Landscaping notes per Secion 22-11-35(L)(5):

a. All land within the PD-22 zone not covered by buildings, streets,driveways, sidewalk, plazas, courtyards, structures, recreation facilities, 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 working underground sprinkling system.

b. Deciduous trees, at least two (2) inches in caliper measured six inches above ground level, and evergreen trees, at least five (5) feet in height, are required at a ration of one deciduous and one evergreen for every 3000 sq. ft. of landscaped area. Evergreen shrubs at least five (5) gallon in size, are required at a ratioin of one (1) per dwelling unit.

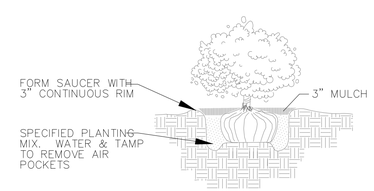
c. The entire setback area adjacent to 900 West Street, 1200 West Street, and 800 North Street shall be landscaped and shall include landscaped berms, trees, and shrubs. To improve and beautify the PD-22 zone, trees shall be Existinged and maintained in required setback areas, adjacent to streets. These trees shall be a minimum of one (1) deciduous tree, two (2) inch caliper minimum (measured six inches above ground level) every thirty (30) lineal feet of street frontage. These trees may be clustered to enhance the visibility of commercial areas. However, no landscaping feature shall be planted of maintained in such a way as to obstruct the clear bision of traffic flows on any street or drive access.

d. Landscaping shall be designed and mainatained in all parking areas. Any surface parking area that contains more that fifty (50) parking stalls shall include landscaping in the form of landscaped end islands, planter boxes, or landscape strips between parking rows, of at least two (2) percent of the parking areas containing the stalls. No parking row shall contain more that thirty (30) parking stalls without including a landscaped end island. A landscape end island shall measure at least five (5) feet by fifteen (15) feet.

e. All development in the PD-22 zone shall be designed to encourage pedestrian circulation throughout the entire zone and each phase shall provide means of pedestrian circulation to both completed and future phases. The 800 North Street bike trail shall be included and constructed as part of each phase of development that includes the trail, in conformance with Appendix I of the Orem City Code.

Planting Schedule

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
	EVERGREEN TREES			
	PICEA PUNGENS GLAUCA 'HOOPSII' Hoopsii Blue Spruce			
	PINUS NIGRA Austrian Pine	7'-9' HT (EQUAL MIX)	B & B	
	DECIDUOUS TREES			
	ACER PLATANOIDES 'EMERALD QUEEN' Emerald Queen Maple	2" CAL.	B & B	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL.	B & B	
	PYRUS CALLERYANA 'CAPITAL' Captial Flowering Pear	2" CAL.	B & B	
	SHRUBS			
	COTONEASTER DAMMERI 'CORAL BEAUTY' Coral Beauty Cotoneaster	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	5 Gal.	Cont.	
	PINUS MUGO MUGUS PUMILIO Shrubby Swiss Mountain Pine	5 Gal.	Cont.	
	GROUNDCOVERS			
	AEGOPODIUM PODAGRARIA VARIAGATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUGA Bungleweed	1 Gal.	Cont.	24" O.C.
	GALLIUM ODORATA Sweet Woodruff	1 Gal.	Cont.	24" O.C.
	Lawn Area			



SHRUB PLANTING

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

PAINT ALL CUTS OVER 1" DIA.

2 STRAND TRISTED 12 GAUGE GAL. WIRE ENCASED IN 1" DIA. RUBBER HOSE

(2) GREEN STEEL "T" POST DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

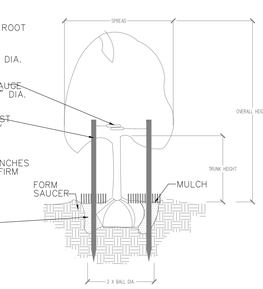
STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

REMOVE BURLAP OR PULL BACK AWAY FROM TOP OF BALL ROOT

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

NOTE:

STAKING AS REQUIRED



TREE PLANTING – VERTICAL STAKES

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the carious utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

Milagros

Landscaping Plan

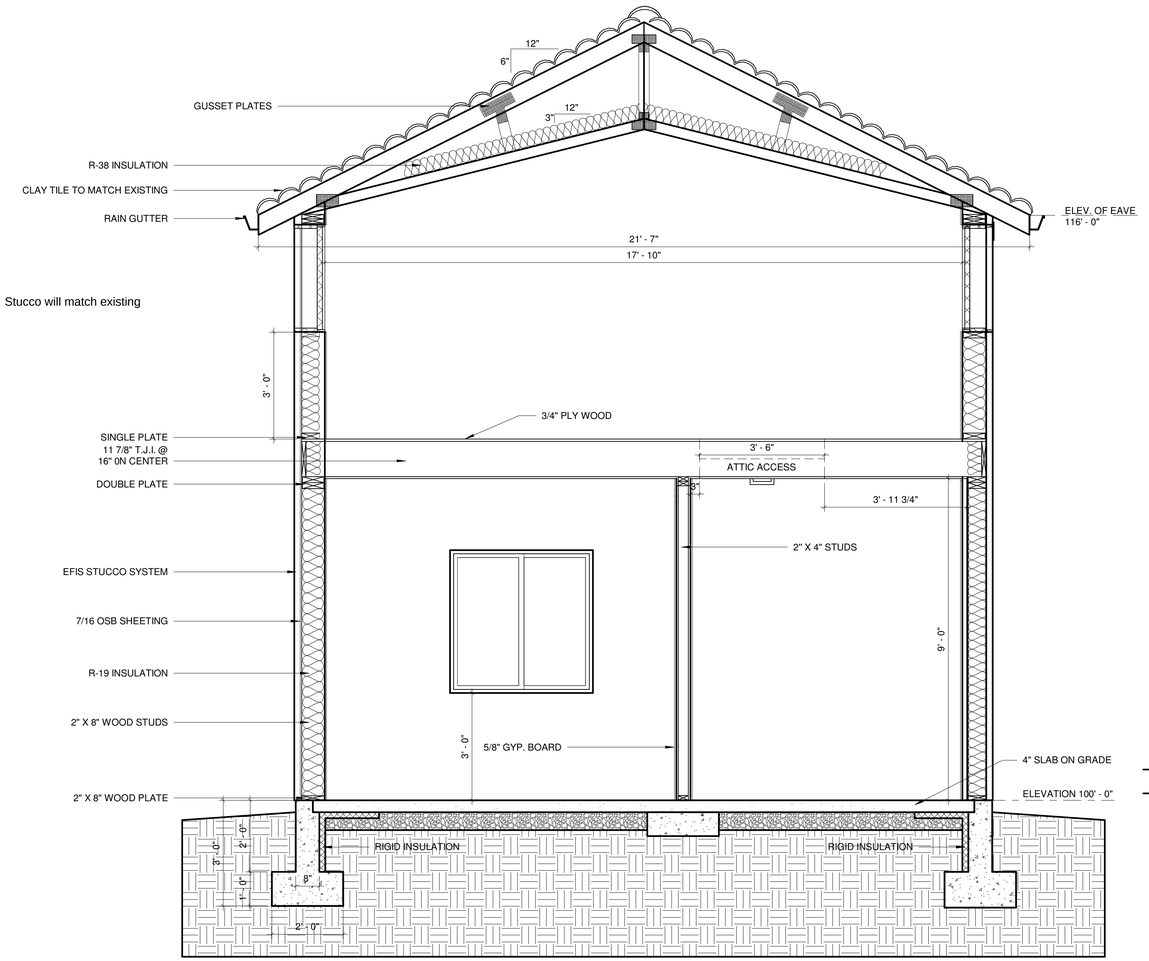
Orem Utah

Revisions

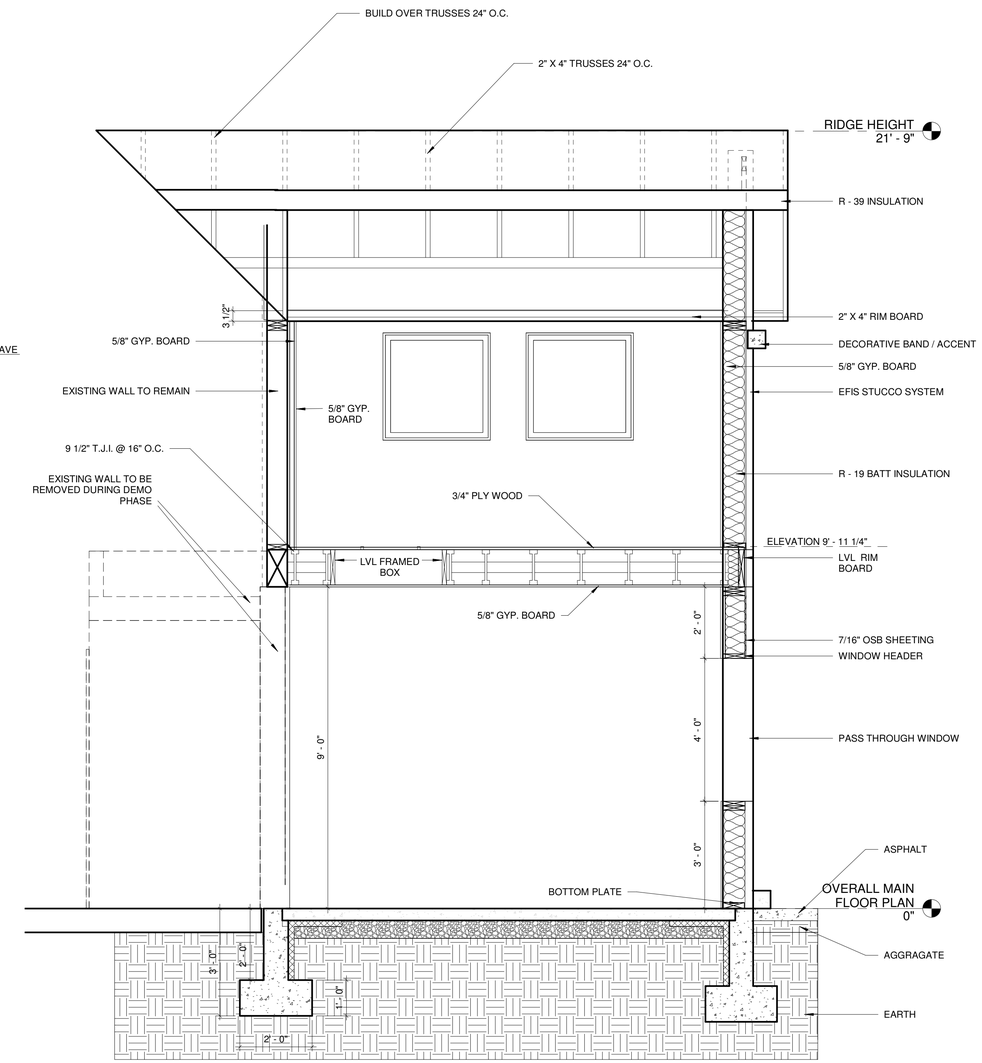
Date	7-18-2022
Scale	1" = 30'
By	TD
Tracing No.	

Sheet No.
C - 3.0

Elevations



1 SECTIONS A
1/2" = 1'-0"



2 SECTION B
1/2" = 1'-0"

0' 4' 8' 12'

SCALE: 1/2" = 1'

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057
PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. BAND
06/13/2022
STATE OF UTAH

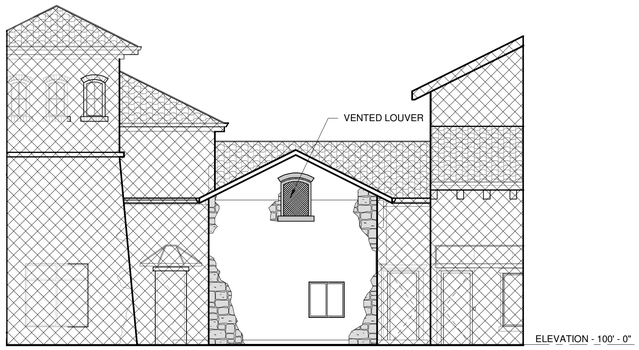
© Copyright 2021,
Architectural Coalition
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECTURAL COALITION.

WEENIE HUT JUNIOR
DAVE TUOMISTO ADDITION
800 NORTH 966 WEST
OREM, UTAH

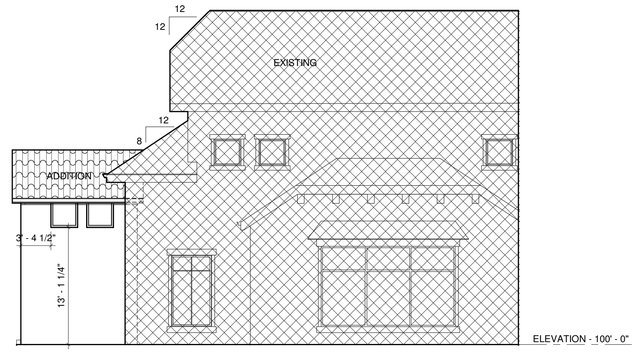
SHEET NO.
A-1.3

DATE
06/13/2022

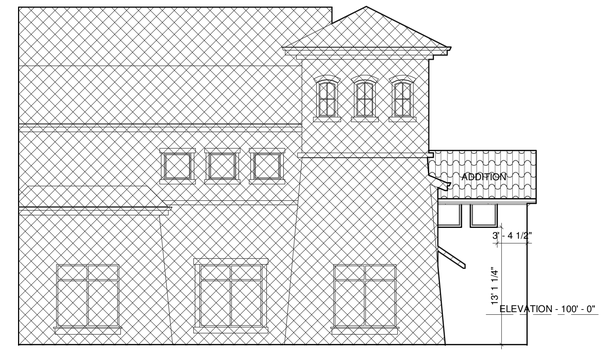
6/15/2022 11:57:19 AM Z:\Drawings 2022\2022-024 Milagro addition\Milagros FINAL.rvt



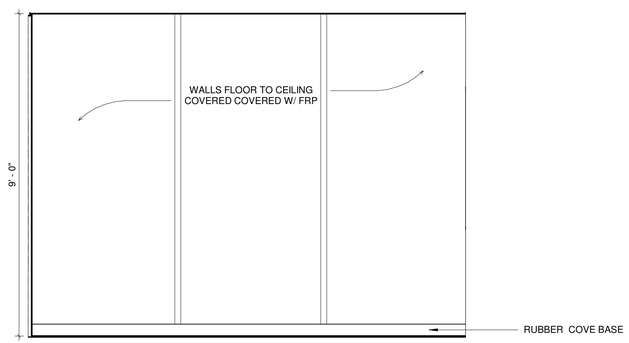
10 SOUTH ELEVATION
1/8" = 1'-0"



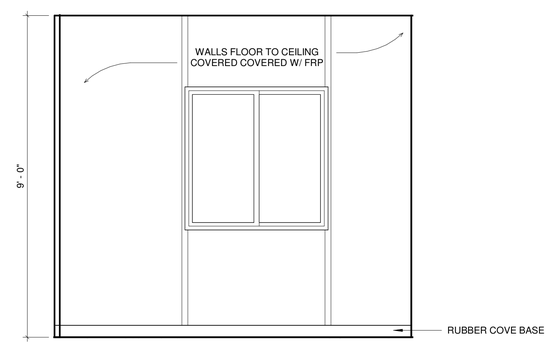
11 WEST ELEVATION
1/8" = 1'-0"



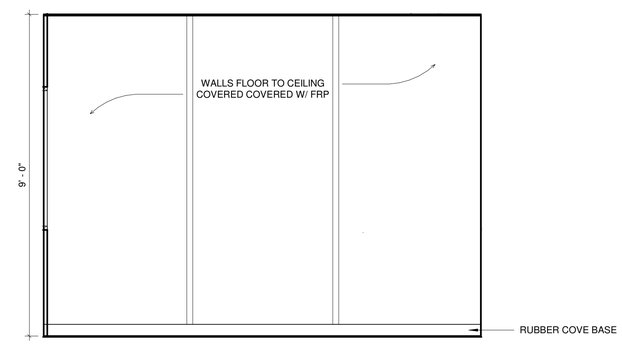
6 EAST ELEVATION
1/8" = 1'-0"



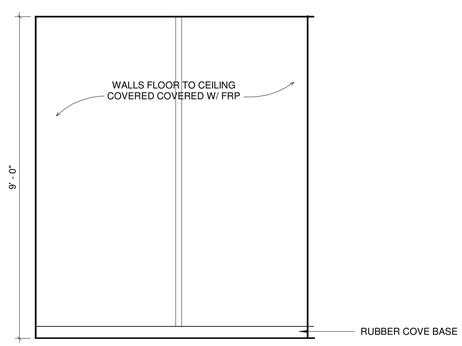
3 INTERIOR ELEVATION A
1/2" = 1'-0"



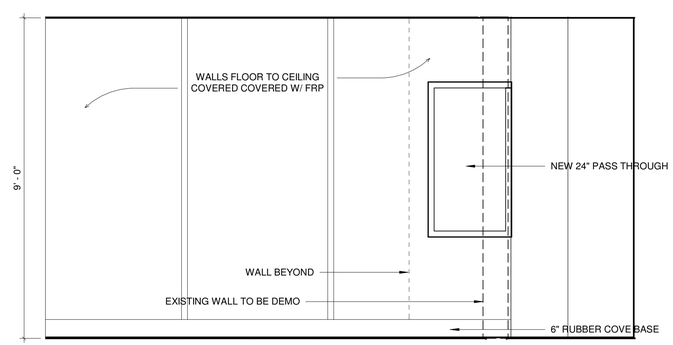
1 Elevation 10 - d
1/2" = 1'-0"



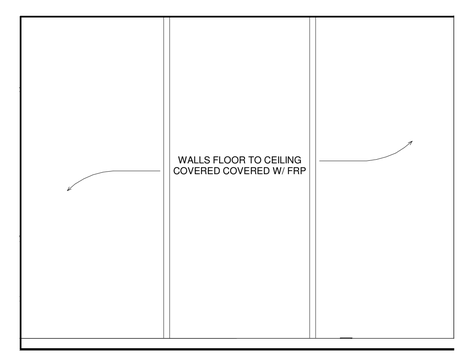
2 INTERIOR ELEVATION B
1/2" = 1'-0"



4 INTERIOR ELEVATION C
1/2" = 1'-0"



5 Elevation 66
1/2" = 1'-0"



7 6
1/2" = 1'-0"

0' 4' 8' 12'
SCALE: 1/2" = 1'

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

LICENSED ARCHITECT
NO. 12313
GUILFORD A. RAND
06/13/2022
STATE OF UTAH

© Copyright 2021, Architectural Coalition
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECTURAL COALITION.

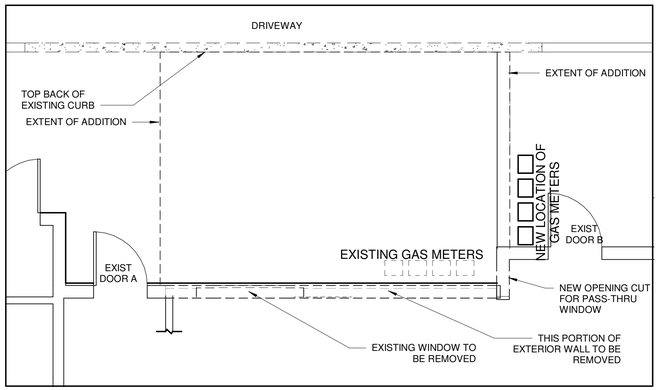
WEENIE HUT JUNIOR
DAVE TUOMISTO ADDITION
800 NORTH 966 WEST
OREM, UTAH

SHEET NO.
A-1.2

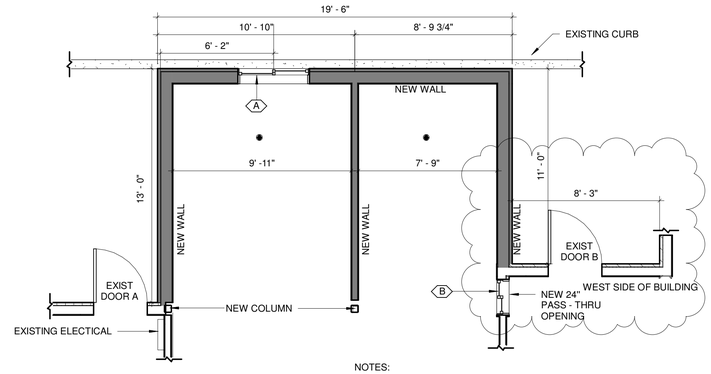
DATE
06/13/2022

6/15/2022 11:57:18 AM Z:\Drawings 2022\2022-024 Milagro addition\Milagros FINAL.rvt

Elevation Detail



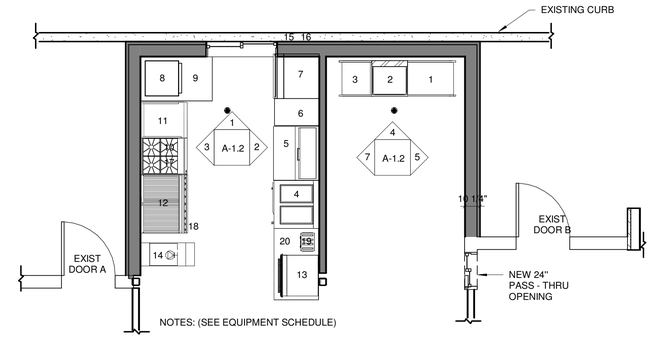
1 EXISTING DEMOLITION PLAN
1/4" = 1'-0"



3 NEW FLOOR PLAN
1/4" = 1'-0"

NOTES:

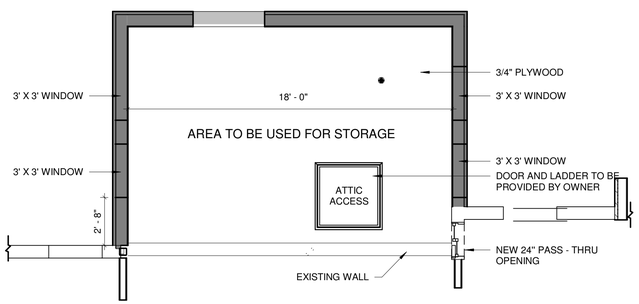
BUILDING OCCUPANCY TYPE: B A-2
CONSTRUCTION TYPE V-B
- THIS ADDITION WILL ADD TWO OCCUPANTS WHICH WILL NOT IMPACT LOADS ON BUILDING SPACE. EXISTING RESTROOMS INCLUDED. THE ADDITION WILL WILL INCREASE OVERALL FOOTPRINT 267 SQ'. THE HEIGHT IT WILL BE 21' - 9" TO THE RIDGE OF NEW STRUCTURE.



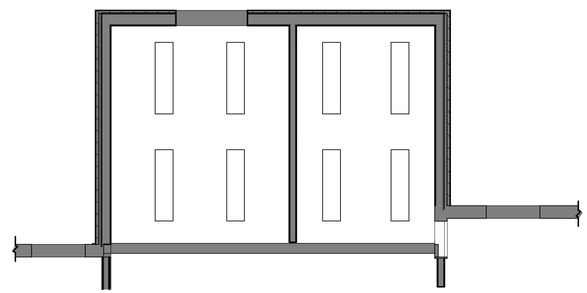
NOTES: (SEE EQUIPMENT SCHEDULE)

1) SOILED DISHTABLE (EXISTING)
2) LOW TEMP DISHWASHER (EXISTING
3) CLEAN DISHTABLE (EXISTING)
4) HOT FOOD WELL
5) SANDWICH PREP REFRIGERATOR
6) WORK TABLE
7) SODA MACHINE (OTHERS)
8) COUNTER TOP REFIGERATOR
9) WORK TABLE
10) GRIDDLE
11) REFIGERATED EQUIPMENT STAND
12) CHARBROILER
13) SPECIALTY OVEN WITH STAND
14) FRYER
15) HOOD SYSTEM
16) FIRE SUPPRESSION SYSTEM
17) 4 BURNER HOT PLATE
18) REFRIGERATED EQUIPMENT STAND
19) BUN TOASTER
20) WORK TABLE

4 KITCHEN FLOOR PLAN
1/4" = 1'-0"



6 ATTIC FLOOR PLAN
1/4" = 1'-0"

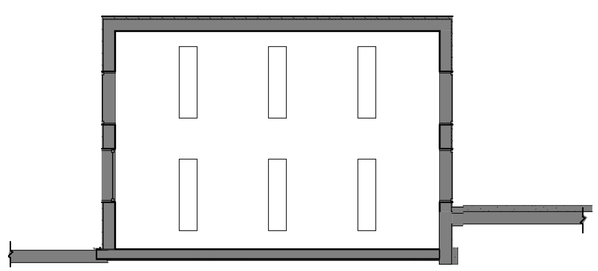


5 REFLECTED CEILING (MAIN FLOOR)
1/4" = 1'-0"

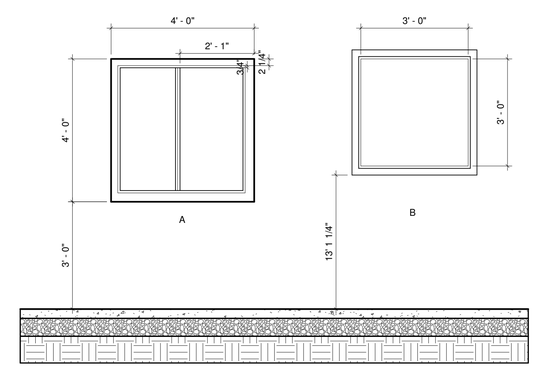
EQUIPTMENT SCHEDULE:

#	NAME / TYPE	W x D x H	GAS	WATER	VOLTS
1)	SOILED DISHTABLE (EXISTING)	30" x 24" x 32"	N.A.	N.A.	N.A.
2)	LOW TEMP DISHWASHER (EXISTING)	24" x 36" x 75 1/2"	N.A		N.A.
3)	CLEAN DISHTABLE (EXISTING)	36" x 36" x 38	N.A.	N.A.	N.A.
4)	HOT FOOD WELL	32" x 32" x 34"			120 V
5)	SANDWICH PREP REFRIGERATOR	36 5/16" x 30" x 44"			115 V
6)	WORK TABLE	48" x 30"			
7)	SODA MACHINE (OTHERS)				
8)	COUNTER TOP REFIGERATOR	21 1/4" x 22" x 33 3/4"			115 V
9)	WORK TABLE	48" x 30"			
10)	GRIDDLE	26 7/8" x 32" 36"	A1-d.250-15D		208 V
11)	REFIGERATED EQUIPMENT STAND	48" x 30"			115 V
12)	CHARBROILER	36"	105,000 BTU		
13)	SPECIALTY OVEN WITH STAND	16" PIZZA			208 - 240 V
14)	FRYER	15 5/8" x 30 1/8" X 44 3/8"	TBS		
15)	HOOD SYSTEM	12" x 54" x 24"			208 V
16)	FIRE SUPPRESSION SYSTEM	2" GAS VALVE			
17)	4 BURNER HOT PLATE	24" x 27 5/8" X 13 1/8"	32,000 BTU		
18)	REFRIGERATED EQUIPMENT STAND	35 5/8" x33" x 26 5/8"			115 V
19)	BUN TOASTER	12" x 20" x 21"			208 V
20)	WORK TABLE	48" x 30"			

8 RESTURANT SCHEDULE
1/2" = 1'-0"



2 REFLECTED CEILING (ATTIC)
1/4" = 1'-0"



MARK	TYPE	GLASS	SCREEN	U-VALUE	DETAILS
A	SLIDER	LOW E	NO	0.38	(1) 4' - 0" X 4' - 0"
B	FIXED	LOW E	NO	0.38	(4) 3' - 0" X 3' - 0"

7 WINDOWS SCHEDULE
1/2" = 1'-0"

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

LICENSED ARCHITECT
NO. 12134
GUILFORD A. RAND
06/16/2022
STATE OF UTAH

© Copyright 2021, Architectural Coalition
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECTURAL COALITION.

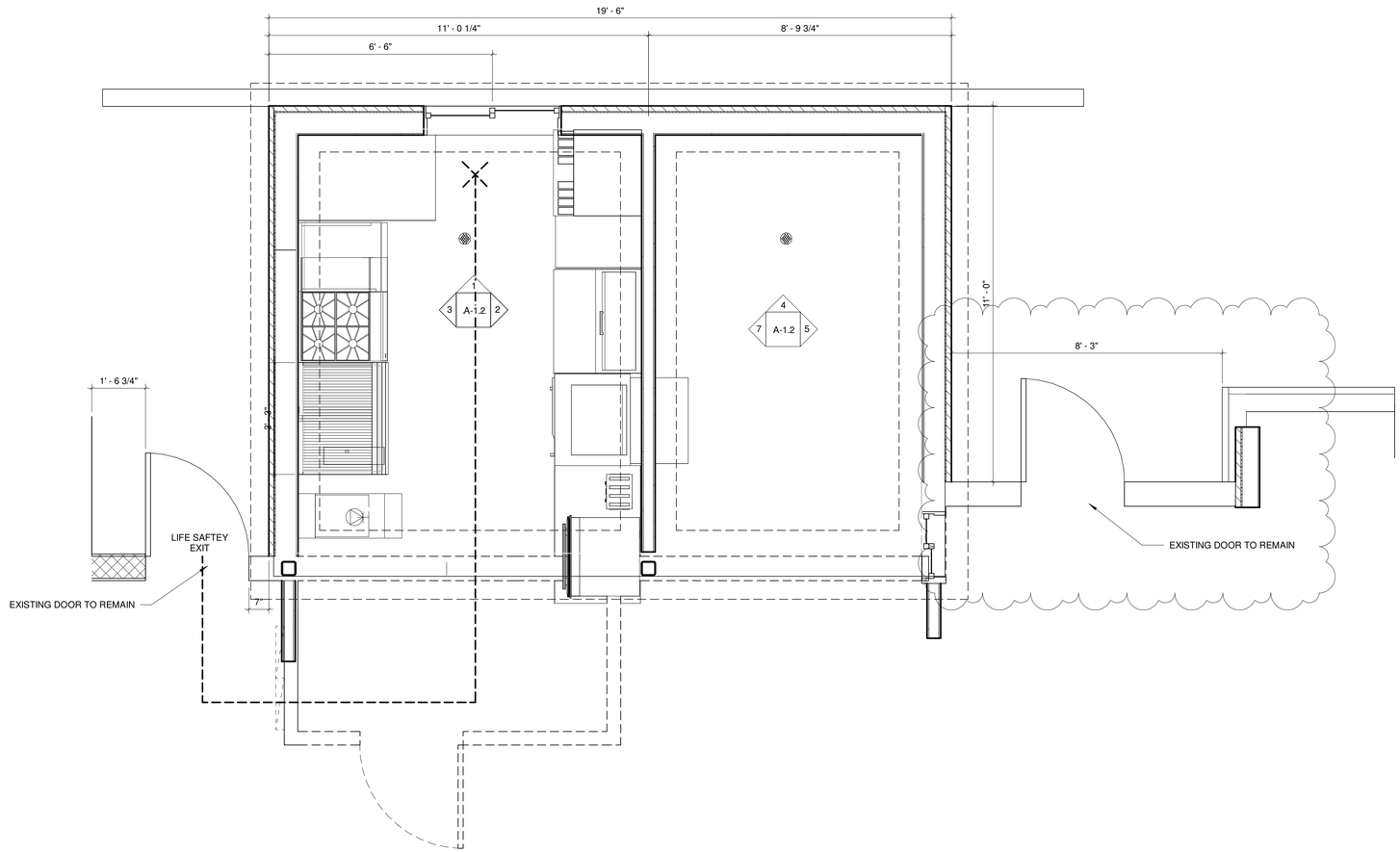
WEENIE HUT JUNIOR
DAVE TUOMISTO ADDITION
800 NORTH 966 WEST
OREM, UTAH

SHEET NO.
A-1.1

DATE
06/16/2022

7/21/2022 2:05:36 PM Z:\Drawings 2022\2022-024 Milagro addition\Milagros FINAL.rvt

Floor Plan



NOTES:

BUILDING TYPE: V-B

OCCUPANCY TYPE: B

SQUARE FOOTAGE ADDED = 267SQ' TOTAL

RIDGE HEIGHT: 21' - 9"

ADDITIONAL LOAD TO OCCUPANCY = 267SQ'/200 = 1.335 OCCUPANTS
THIS ADDITION WILL NOT IMPACT THE NECESSARY RESTROOM OCCUPANCIES OR THE EGGRESS REQUIREMENTS.

NORTH

MILAGROS FLOOR PLAN AND FUTURE ADDITION

0' 4' 8' 12'

SCALE: 1/2" = 1'

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057
PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. RAND
06/16/2022
STATE OF UTAH

© Copyright 2021, Architectural Coalition
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECTURAL COALITION.

WEENIE HUT JUNIOR
DAVE TUOMISTO ADDITION
800 NORTH 966 WEST
OREM, UTAH

SHEET NO.
A-1.0

DATE
06/16/2022

7/12/2022 9:04:49 AM Z:\Drawings 2022\2022-024 Milagro addition\Milagros FINAL.rvt

Street View

MILAGROS
MILAGROS
BABY RACK ENCHILADAS
WILL MELT IN YOUR MOUTH
TRY OUR CRISPY SHRIMP TACOS

Item #: 3.3	**Planning Commission** August 17, 2022	OREM
Prepared By: Rachel Stevens		
Applicant: McKay Matthews	**PUBLIC HEARING** – REZONE - Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Mailed to 287 property owners within 500 feet of the property.

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.36**
- Neighborhood: **Cascade**

ACTION:
The Planning Commission shall forward a recommendation to the City Council regarding the rezone request.

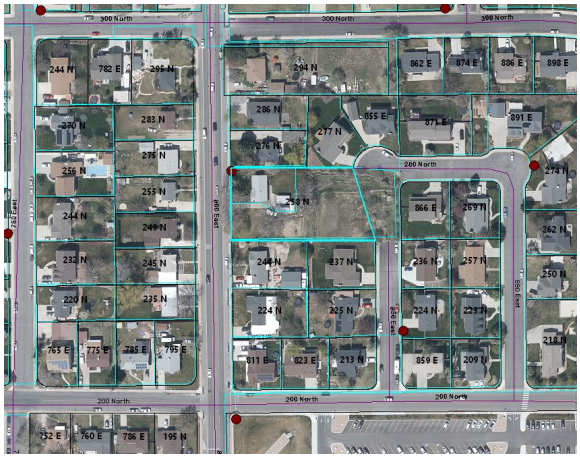
REQUEST: Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone.

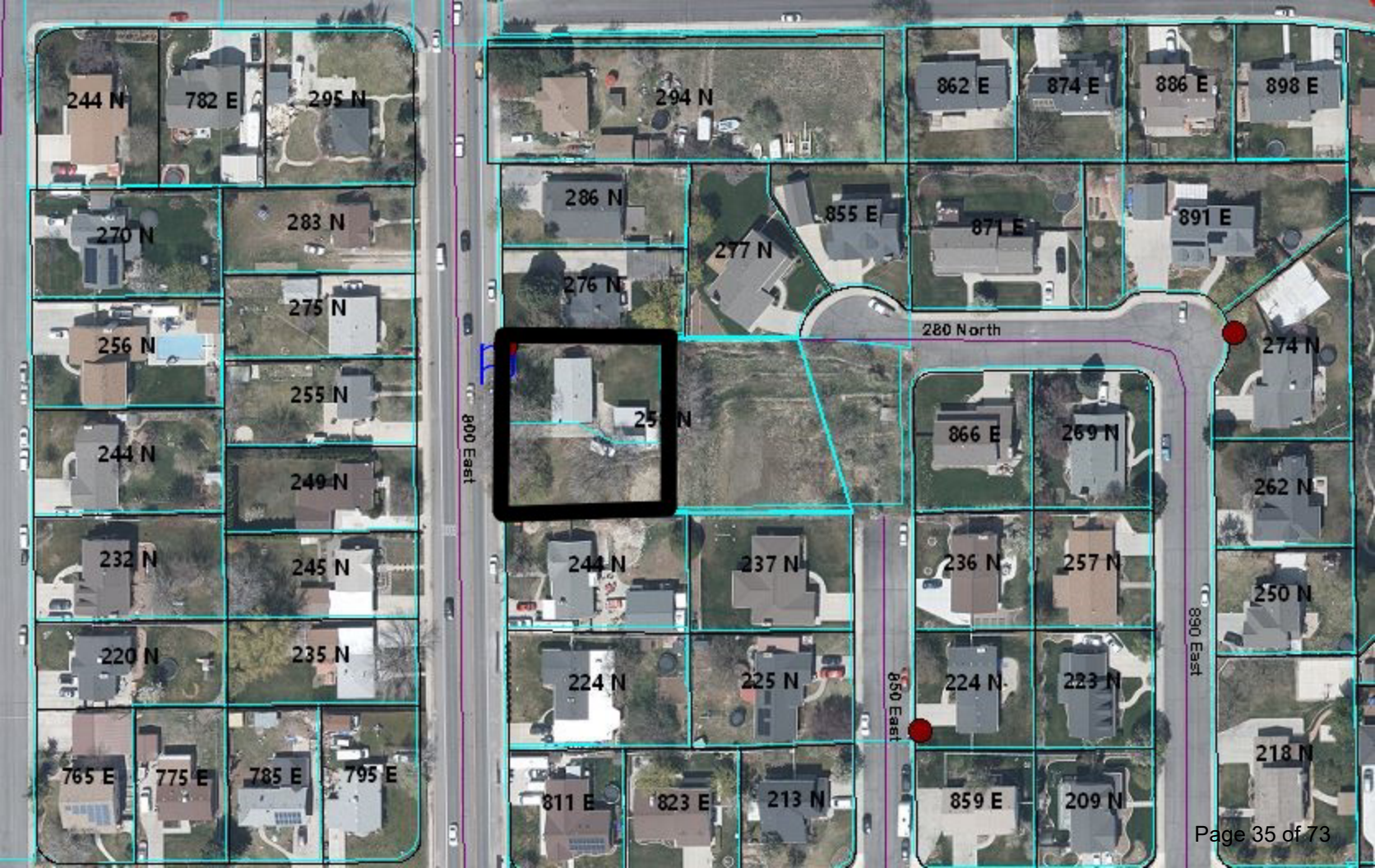
BACKGROUND: The applicant owns approximately 0.77 acre of land and requests a zoning map amendment to approximately 0.36 acre of land from R8 to R6.5. The 0.36 acre they are requesting to be rezoned is on the west side of the property fronting 800 East street. The applicant wishes the east side of the property to remain R8. Link to Rezone code (22-1-5, Orem City Code).

The existing parcel has 132 feet of frontage along 800 E. In order to fit two lots along 800 E the lot needs to be rezoned from R8 to R6.5. Lot 1 would be 8,684 square feet with 66.23 feet of frontage. The existing home and garage would remain on lot 1. Lot 2 would be 7,156 square feet with 67.77 feet of frontage. Lots 1 and 2 would share the existing driveway for access. The concept plan has been included in the staff report for your review.

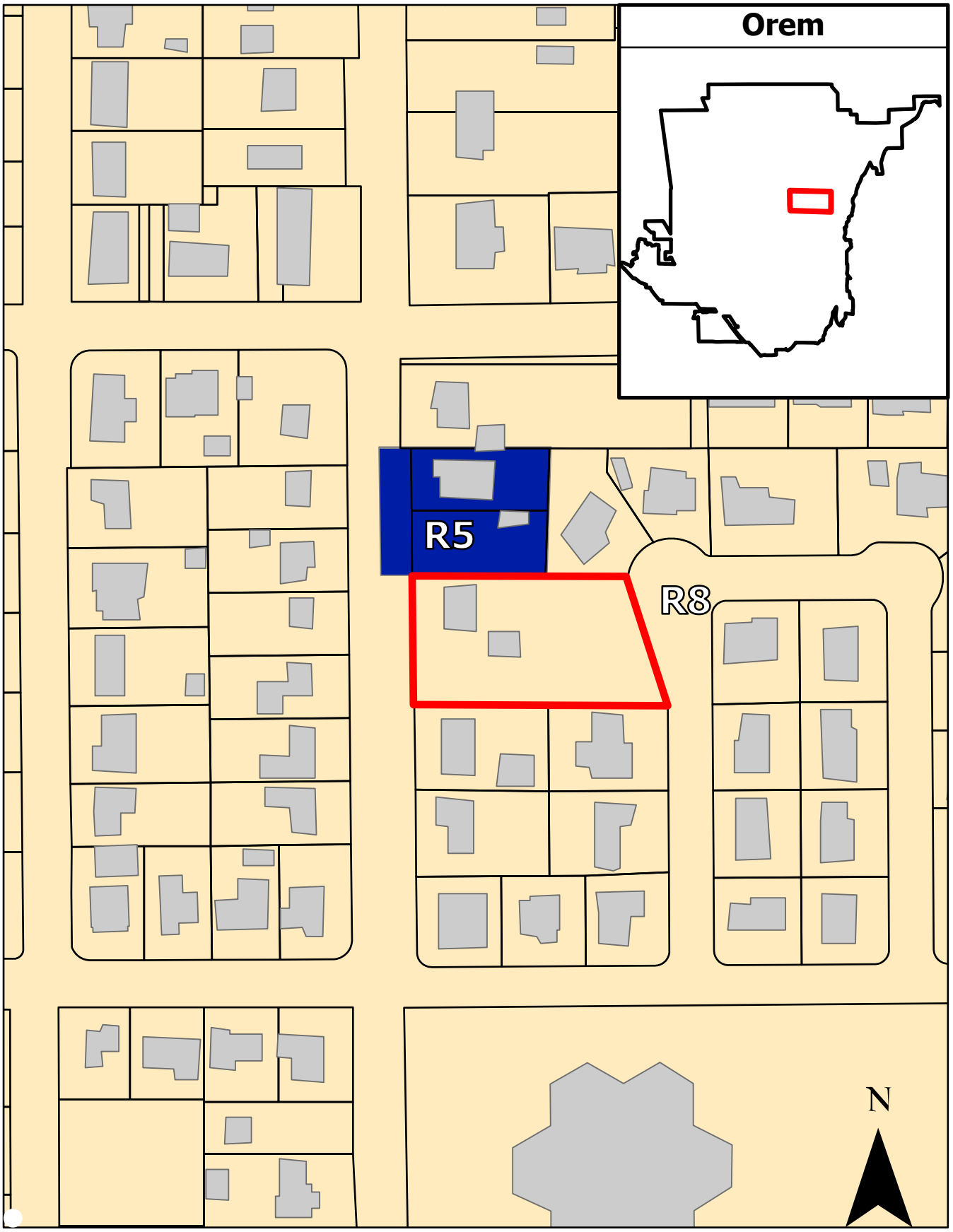
This request is for the rezone only, not the preliminary and final plat. If the City Council approves the rezone application, the applicant will need to apply for a preliminary and final plat. Link to Review and approval procedure (Section 17-4-5, Orem City Code).

RECOMMENDATION: Staff recommends that the Planning Commission forward positive a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone.



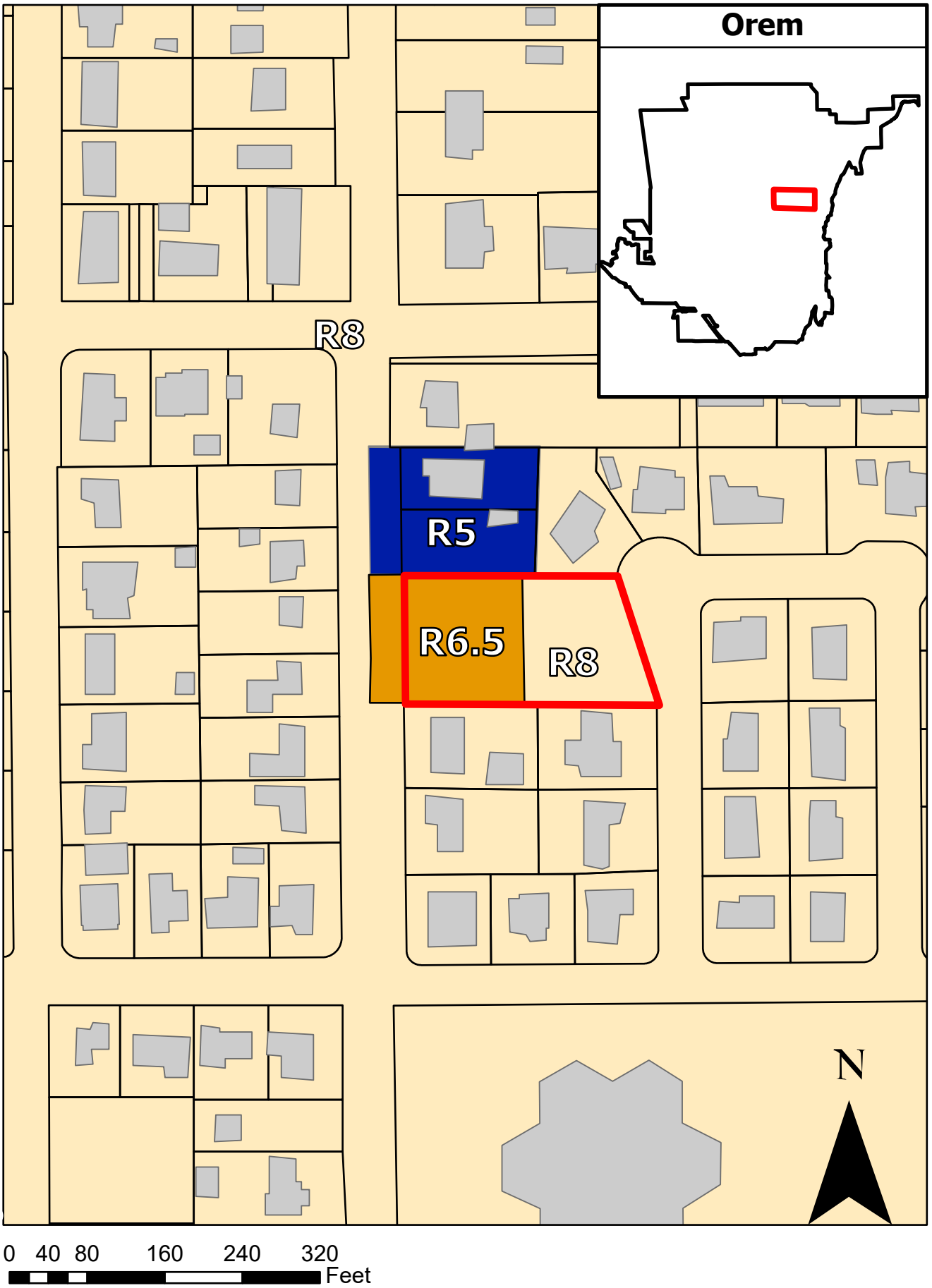

244 N
782 E
295 N
294 N
862 E
874 E
886 E
898 E
286 N
855 E
871 E
891 E
270 N
283 N
277 N
276 N
275 N
256 N
280 North
274 N
255 N
800 East
866 E
269 N
244 N
249 N
262 N
232 N
245 N
244 N
237 N
236 N
257 N
250 N
220 N
235 N
224 N
225 N
850 East
224 N
223 N
890 East
218 N
765 E
775 E
785 E
795 E
811 E
823 E
213 N
859 E
209 N

Existing Zoning Map



0 40 80 160 240 320
Feet

Proposed Zoning Map



NORTH
1" = 20'

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the carious utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

Mathews Rezone

Concept Plan

Orem Utah

Revisions

Date	8-8-2022
Scale	1"=20'
By	BHT
Tracing No.	L -

Sheet No.
C - 1

© 2021 Google
© 2021 Google

McKay and Adele Matthews
891 East 280 North
Orem, UT 84097
tel: (801) 362-1880
email: mckaym58@msn.com

April 4, 2022

Ref Property: 258 North 800 East
Orem, UT 84097

Orem City Resident:

We are proposing a zoning change for the property listed above. It is currently zoned R8 and we are proposing to change the zone to R6.5. Please see the enclosed sheet which shows the concept plan. The R6.5 zone is for single family homes with a minimum lot size of 6,500 square feet and a minimum lot width of 65 feet.

A neighborhood meeting will be held on Wednesday, April 13, 2022 at 6:00 pm. The meeting will take place at 258 North 800 East, Orem, UT 84097.

"Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process."

We look forward to answering any questions you may have at the neighborhood meeting.

Sincerely,

McKay & Adele Matthews

13 April 2022
Matthews Rezone Neighborhood Meeting 258 N 800 E, Orem UT
6:00 pm

1. Attendees signed in.
2. Presentation of proposed zoning change. Explanation of R8 and R6.5 zones
3. Questions from attendees:
   Cathy Porter – What about the power line?
   Phil Skousen- What is the side footage requirement on 6.5 zoning? Elevation difference for sewer line on 850 E
   Harvey Rich – Is the road going through?
   Jim Pheysey – Property values are more in a cul de sac, so just finish the circle and don't put the road through.
   Kacey Cole – Dead end is harder for emergency vehicles.
   Jim Pheysey – Re zone is just for this parcel, not the whole neighborhood
   Merilee Bodily – Worried that the rezone will make the neighborhood too crowded. Too many people crowd into one home
   McKay Matthews and Jim Pheysey – You can't control neighbors who move in, the rezone doesn't affect this.
4. Jeff Lambson and David Spencer arrived at the meeting and the neighbors were able to express their frustration with the city requiring a road to be put in. They are all in agreement to finish the circle on 280 N. and not put a through road to 850 E. The council members will try to convey this to the Orem planning commission.
5. We all walked over to see the property in question and it was decided that David Spencer and Jeff Lambson are in agreement that the best thing for the neighborhood would be a circle dead end cul de sac and not a connecting road.

RECIPIENT	ALTERNATI	ADDRESS	ALTLINE	CITY	STATE	ZIP
BOARD OF EDUCATION		50 N CENTER		AMERICAN	UT	84003
DAVIS, MICHAEL & MI		440 E 500 N		LEHI	UT	84043
WALKER, DONELL		169 E 980 N		OREM	UT	84057
JEFF LAMBSON		156 E 1060 N		OREM	UT	84057
LANAE MILLETT		288 W 1500 N		OREM	UT	84057
JASON BENCH		1911 N MAIN STREET		OREM	UT	84057-2101
KRISTIE SNYDER		56 N STATE STREET		OREM	UT	84057
DAVE YOUNG		173 S COUNTRYSIDE L		OREM	UT	84058
DEBBY LAURET		641 S 1920 W		OREM	UT	84059
RYAN CLARK		1405 N. 1430 WEST		PLEASANT	UT	84062
NETTLES, JOHNNY W &		752 E 200 N		OREM	UT	84097
ZABRISKIE, IZIC K		760 E 200 N		OREM	UT	84097
KRESGE, JOSHUA S & C		765 E 200 N		OREM	UT	84097
PUGH, DALE A (ET AL)		775 E 200 N		OREM	UT	84097
CATALANO, RUBEN		785 E 200 N		OREM	UT	84097
MC ALLISTER, FAYE C		786 E 200 N		OREM	UT	84097
WALKER, LAUREEN & (		788 E 200 N		OREM	UT	84097
KNAPP, BRADY & ERIN		795 E 200 N		OREM	UT	84097
FLORES, ANDRES		811 E 200 N		OREM	UT	84097
WAKEFIELD, NEIL S & S		823 E 200 N		OREM	UT	84097
BRINK, DENISE EILEEN		859 E 200 N		OREM	UT	84097
BOARD OF	--OR CURRI	860 E 200 NORTH		OREM	UT	84097
BAKER, GARY & KRISTE		907 E 200 N		OREM	UT	84097
OREM CITY	--OR CURRI	950 E 200 NORTH		OREM	UT	84097
LOVE FAMILY TRUST 0		912 E 260 N		OREM	UT	84097
THORNE, KAREN WILLI		922 E 260 N		OREM	UT	84097
HOWELL, STERLING M		855 E 280 N		OREM	UT	84097
PHEYSEY, JAMES H & R		866 E 280 N		OREM	UT	84097
PACK, SEAN T & ALEXA		871 E 280 N		OREM	UT	84097
MATTHEWS, MCKAY S		891 E 280 NORTH ORE		OREM	UT	84097
MATTHEWS, MC KAY S		891 E 280 N		OREM	UT	84097
CARTER, REED & BRITT		745 E 300 N		OREM	UT	84097
CARDON, MARIA MER		775 E 300 N		OREM	UT	84097
DELL, STEVE D & SHAN		782 E 300 N		OREM	UT	84097
BRIMHALL, LANCE		839 E 300 N		OREM	UT	84097
WALKER, AUSTIN L (ET		851 E 300 N		OREM	UT	84097
ALLEY, CATHERINE		862 E 300 N		OREM	UT	84097
WALKER, TERRY P & M		874 E 300 N		OREM	UT	84097
JOHNSON, KYLE D & K		886 E 300 N		OREM	UT	84097
TOONE, ROGER KEITH		887 E 300 N		OREM	UT	84097
RICHARDS, ABRAHAM		898 E 300 N		OREM	UT	84097
HART, JOHN A & RACH		902 E 300 N		OREM	UT	84097
DAVID SPENCER		899 NORTH 550 EAST		OREM	UT	84097
CKI INVESTMENTS LLC		254 N 650 E		OREM	UT	84097
BROADBENT, STEVEN I		150 N 750 E		OREM	UT	84097
BROADBEN	--OR CURRI	170 N 750 EAST		OREM	UT	84097

AUSTIN, MARK V & LA	211 N 750 E	OREM	UT	84097
DNC HOLDINGS LLC	220 N 750 E	OREM	UT	84097
GYGI, BRYAN W & SHA	223 N 750 E	OREM	UT	84097
WHITTLE, TRENT L & S	232 N 750 E	OREM	UT	84097
MCBETH, BRENT H & C	235 N 750 E	OREM	UT	84097
HATCH, SIDNEY A & CH	244 N 750 E	OREM	UT	84097
HOLDERNESS, PATRICK	247 N 750 E	OREM	UT	84097
HOHREIN, MAX E & M	256 N 750 E	OREM	UT	84097
BURR, KAY M & JAN Y	259 N 750 E	OREM	UT	84097
STONEMAN, RICK & EL	270 N 750 E	OREM	UT	84097
ROBERTS, BARRY LEE &	273 N 750 E	OREM	UT	84097
CKI INVEST --OR CURRI	287 N 750 EAST	OREM	UT	84097
CALDER, SHIRLEY E	294 N 750 E	OREM	UT	84097
GLEASON, LAURA L & I	324 N 750 E	OREM	UT	84097
BOWEN, LON & REVA	835 E 800 S	OREM	UT	84097
CRANDALL, MAXWELL	175 N 800 E	OREM	UT	84097
CRITCHFIEL --OR CURRI	181 N 800 EAST	OREM	UT	84097
ST JOHN, JAMIE S & CH	224 N 800 E	OREM	UT	84097
COUNSELL, JOHN EDW	235 N 800 E	OREM	UT	84097
ROGERS, CHRISTOPHE	244 N 800 E	OREM	UT	84097
CLARK, CALVIN & KELS	245 N 800 E	OREM	UT	84097
WOOLF, WAYNE K & K	249 N 800 E	OREM	UT	84097
TURNER, A --OR CURRI	255 N 800 EAST	OREM	UT	84097
MATTHEWS, MCKAY S	258 N 800 E	OREM	UT	84097
MOOSMAN, JAMES &	275 N 800 E	OREM	UT	84097
ATKISSON, SEAN J & T	276 N 800 E	OREM	UT	84097
DAVIS, MIC --OR CURRI	283 N 800 EAST	OREM	UT	84097
PORTER, CATHERINE (I	286 N 800 E	OREM	UT	84097
WEIGHT, NAOMI C	294 N 800 E	OREM	UT	84097
JOHNSTON --OR CURRI	295 N 800 EAST	OREM	UT	84097
WALKER, D --OR CURRI	315 N 800 EAST	OREM	UT	84097
COLES, O K --OR CURRI	320 N 800 EAST	OREM	UT	84097
KILLPACK, CAMBRIA (E	331 N 800 E	OREM	UT	84097
FINCH, SHIRL J & DIAN	334 N 800 E	OREM	UT	84097
LONG, RICHARD KAY &	337 N 800 E	OREM	UT	84097
COLE, KACEY & LAURA	213 N 850 E	OREM	UT	84097
BODILY, GARRETT & M	224 N 850 E	OREM	UT	84097
LUND, BARNEY A & M	225 N 850 E	OREM	UT	84097
SHELLEY, JAY K & STEP	236 N 850 E	OREM	UT	84097
WEBB, BRENT W & AM	237 N 850 E	OREM	UT	84097
SKOUSEN, PHILIP L & P	277 N 850 E	OREM	UT	84097
DUNCAN, DENNIS J &	315 N 875 E	OREM	UT	84097
BOYTER, SCOTT M & S	331 N 875 E	OREM	UT	84097
TURNER, JOYCE	332 N 875 E	OREM	UT	84097
SMART, JA --OR CURRI	347 N 875 EAST	OREM	UT	84097
HALLS, FRED D & DIAN	348 N 875 E	OREM	UT	84097
STOKES, GARY L & JULI	209 N 890 E	OREM	UT	84097

BERGE, AUSTIN L & JES	218 N 890 E	OREM	UT	84097
BIRRELL, SCOTT R & JIL	223 N 890 E	OREM	UT	84097
CHOQUE, MAURICIO &	250 N 890 E	OREM	UT	84097
HALE, QUENTIN VAL &	257 N 890 E	OREM	UT	84097
RICH, HARVEY K & MA	262 N 890 E	OREM	UT	84097
BEESON, BENJAMIN T	269 N 890 E	OREM	UT	84097
GLAHN, PETER & MAR	274 N 890 E	OREM	UT	84097
WATTS, STEPHEN P &	317 N 900 E	OREM	UT	84097
SMART, JAMES L & IRE	440 N 1200 E	OREM	UT	84097
JOHNSTON, HEATH J (E	1692 CHERAPPLE DR	OREM	UT	84097
TERRY PETERSON	1125 LYNNWOOD DRI	OREM	UT	84097
THOMAS MACDONALD	489 NORTH PALISADES	OREM	UT	84097
OREM CITY --OR CURRI	STREET 320 N 800 E	OREM	UT	84097
COLES, O K %DORMAN	4501 78TH AVENUE CT	UNIVERSIT	WA	98466

Name (please print)	Address Phone Number	Comments
Garrett & Merilee Bodily	224 N. 850 E. 801-850-3821	garrettbodily@gmail.com
Fred Hall	348 N. 875 E 801-226-3803	
Roger Toone	887 E 300 N 801-699-6941	In favor. Need to finish Cul-de-sac & sidewalks
Becky Theysen Jim Theysen	866 E 280 N 801-360-4712 801-360-2277	We would prefer a Culdesac
Harvey + Mary Anne Rich	801-225-8776	We are in faver of The proposal
Abe & Lisa Richards	801-472-9861	
Kacey & Laura Cole	801-602-2711 213 N 850 E	
Jeff Lambson	156 E, 1060 N 801-787-4306	

Name (please print)	Address Phone Number	Comments
Kathy Porter	385 243 5338 ~~280~~-	
Phil + Patti Skousen	277 N. 850 E. 801 787 0052	
McKay & Adele Matthews	891 E 280 N (801) 362-1880	

May 9, 2022

To: Mayor David Young and Members of the Orem City Council:

We the residents of Apple Park Subdivision respectfully request that you help us preserve our neighborhood. Apple Park Subdivision was approved by Orem City in 1986. The streets within our neighborhood, 850 East and 280 North have from the beginning been a dead-end and a cul-de-sac. We are in support of the development proposed by McKay & Adele Matthews which would complete the circle at the end of 280 North and keep 850 East a dead-end street. The dead-end on 850 East is not part of the proposed development and has been in existence for over 35 years.

We understand that this request would require a change to the Orem City Master Plan. If the master plan is in place to preserve Orem City neighborhoods and ensure that future developments are in compliance with Orem City ordinances and zoning, we feel that our request accomplishes both of those intentions. The development as proposed will preserve our neighborhood and bring the cul-de-sac on 280 North into compliance.

We love our neighborhood and ask for your help in preserving it.

Sincerely,

Sign	Print	Address
James Pheysey	JAMES PHEYSEY	866 E 280 N
Becky Pheysey	Becky Pheysey	866 E 280 N.
O.T. Beeson	BEN BEESON	269 N. 890 E.
J. Beeson	Julynn Beeson	269 N. 890 E.
Mary Rich	Mary Anne Rich	262 N 890 E

Sign	Print	Address
Harvey Rich	Harvey Rich	262 N 890 E.
Jessie Berge	Jessie Berge	218 N 890 E
Marie Glahn	Marie Glahn	274 N. 890 E.
J. Peter Glahn	J. Peter Glahn	274 N. 890 E.
Philip Skousen	PHILIP L SKOUSEN	277 N. 850 E.
Patti Skousen	PATTI SKOUSEN	277 N. 850 E.
Barney Lund	Barney Lund	225 N 850 E
Mary Lund	Mary Lund	225 N 850 E.
[illegible]	Garnett Bodily	224 N 850 E
[illegible]	Merilee Bodily	224 N 850 E
Laura Cole	Laura Cole	213 N 850 E
Jay Shelley	JAY SHELLEY	236 N 850 E
Stephanie Shelley	Stephanie Shelley	236 N. 850 E.

Sign	Print	Address
	Q. Val Hale	257 N. 890 East Orem
	Nancy Hale	257 N 890 E Orem
	AmyJo Webb	237 No 850 E Orem
	Austin Birrell	223 N 890 E Orem
	AUSTIN PARKE	218 N. 890 E.
	Sterling Howell	855 E. 280 N.
	Shauna Howell	855 E. 280 N.
	Sean Pack	871 E 280 N
	Alexa Pack	871 E 280 N
	Adele Matthews	891 E 280 N
	McKay Matthews	891 E 280 N
	GARY STOKES	209 N. 890 E.

Name (please print)	Address Phone Number	Comments
Garrett & Merilee Bodily	224 N. 850 E. 801-850-3821	garrettbodily@gmail.com
Fred Hall	348 N. 875 E 801-226-3803	
Roger Toone	887 E 300 N 801-699-6941	In favor. Need to finish Cul-de-sac & sidewalks
Becky Theysen Jim Theysen	866 E 280 N 801-360-4712 801-360-2277	We would prefer a Culdesac
Harvey + Mary Anne Rich	801-225-8776	We are in faver of The proposal
Abe & Lisa Richards	801-472-9861	
Kacey & Laura Cole	801-602-2711 213 N 850 E	
Jeff Lambson	156 E, 1060 N 801-787-4306	

Name (please print)	Address Phone Number	Comments
Kathy Porter	385 243 5338 ~~280~~-	
Phil + Patti Skousen	277 N. 850 E. 801 787 0052	
McKay & Adele Matthews	891 E 280 N (801) 362-1880	

For more information, contact Rachel Stevens at
(801) 229-7239 or rlstevens@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 13, 2022
6:00 pm

Planning Commission
Wed, Aug 17, 2022
4:30 pm

*** IMPORTANT DEVELOPMENT NOTICE ***

PUBLIC HEARING – REZONE - Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone.

The property owner requests a zoning map amendment to approximately 0.36 acre of land from R8 to R6.5. The 0.36 acre they are requesting to be rezoned is on the west side of the property fronting 800 East street. The applicant wishes the east side of the property to remain R8.

The existing parcel has 132 feet of frontage along 800 E. In order to fit two lots along 800 E the lot needs to be rezoned from R8 to R6.5. Lot 1 would be 8,684 square feet with 66 feet of frontage. The existing home and garage would remain on lot 1. Lot 2 would be 7,156 square feet with 67 feet of frontage. Lots 1 and 2 would share the existing driveway for access.

BOARD OF EDUCATION ALPINE SCHOOL
DISTRICT
50 N CENTER
AMERICAN FORK, UT 84003

For more information, contact Rachel Stevens at
(801) 229-7239 or rlstevens@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 13, 2022
6:00 pm

Planning Commission
Wed, Aug 17, 2022
4:30 pm

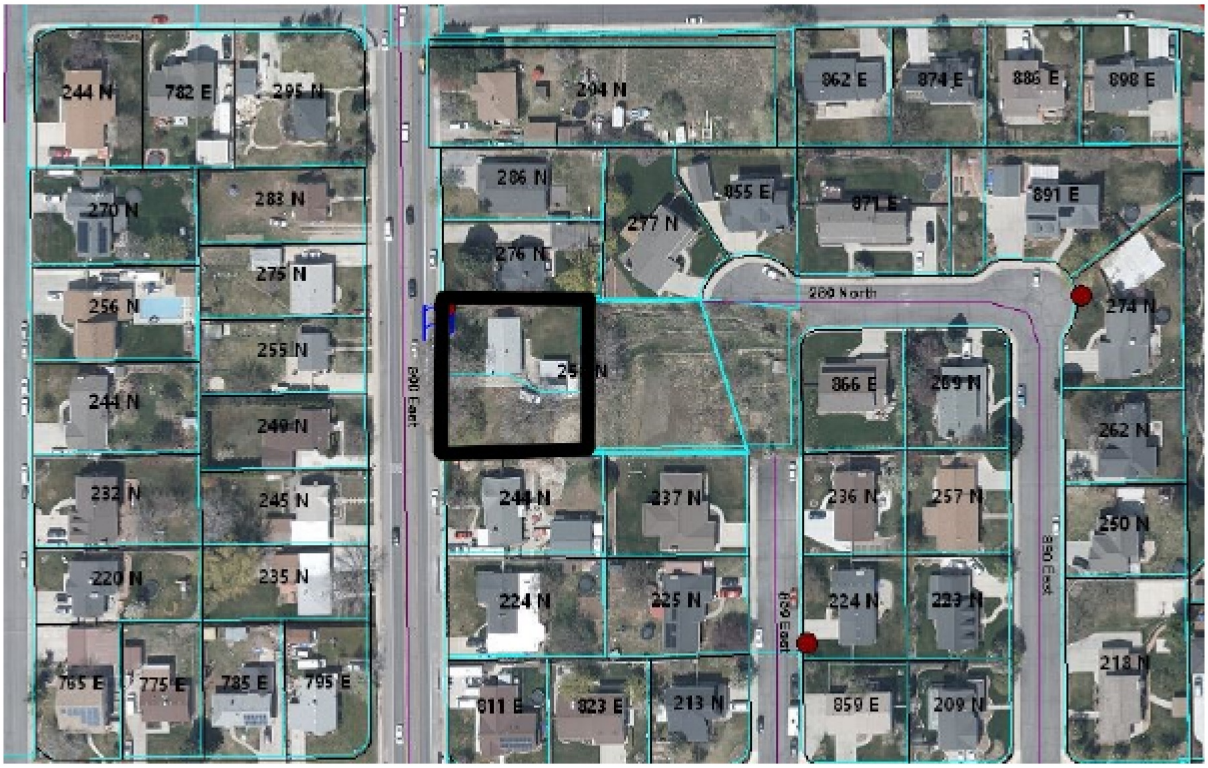
*** IMPORTANT DEVELOPMENT NOTICE ***

PUBLIC HEARING – REZONE - Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 258 N 800 E from the R8 zone to the R6.5 zone.

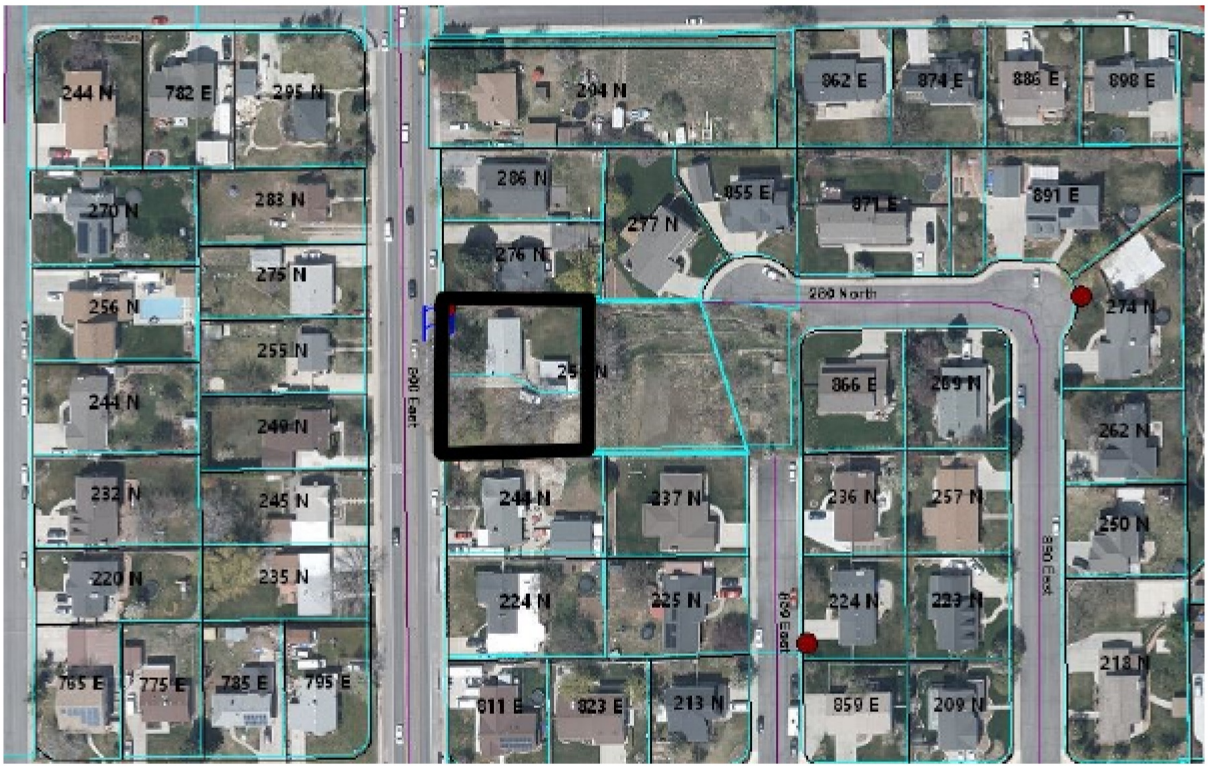
The property owner requests a zoning map amendment to approximately 0.36 acre of land from R8 to R6.5. The 0.36 acre they are requesting to be rezoned is on the west side of the property fronting 800 East street. The applicant wishes the east side of the property to remain R8.

The existing parcel has 132 feet of frontage along 800 E. In order to fit two lots along 800 E the lot needs to be rezoned from R8 to R6.5. Lot 1 would be 8,684 square feet with 66 feet of frontage. The existing home and garage would remain on lot 1. Lot 2 would be 7,156 square feet with 67 feet of frontage. Lots 1 and 2 would share the existing driveway for access.

DAVIS, MICHAEL & MICHELLE
440 E 500 N
LEHI, UT 84043



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



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

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
STREET 320 N 800 E
OREM, UT 84097

BOARD OF EDUCATION ALPINE
SCHOOL DISTRICT
50 N CENTER
AMERICAN FORK, UT 84003

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

BROADBENT, STEVEN E & ALISHA R
150 N 750 E
OREM, UT 84097

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

WALKER, DONELL
169 E 980 N
OREM, UT 84057

BROADBENT, STEVEN E & ALISHA R
--OR CURRENT RESIDENT--
170 N 750 EAST
OREM, UT 84097

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CRANDALL, MAXWELL D &
BRITANIA D
175 N 800 E
OREM, UT 84097

CRITCHFIELD, RYAN
--OR CURRENT RESIDENT--
181 N 800 EAST
OREM, UT 84097

STOKES, GARY L & JULIE A
209 N 890 E
OREM, UT 84097

AUSTIN, MARK V & LAURIE A
211 N 750 E
OREM, UT 84097

COLE, KACEY & LAURA M
213 N 850 E
OREM, UT 84097

BERGE, AUSTIN L & JESSICA L
218 N 890 E
OREM, UT 84097

DNC HOLDINGS LLC
220 N 750 E
OREM, UT 84097

GYGI, BRYAN W & SHAWNA G
223 N 750 E
OREM, UT 84097

BIRRELL, SCOTT R & JILL
223 N 890 E
OREM, UT 84097

ST JOHN, JAMIE S & CHALIS J
224 N 800 E
OREM, UT 84097

BODILY, GARRETT & MERILEE (ET
AL)
224 N 850 E
OREM, UT 84097

LUND, BARNEY A & MARY F
225 N 850 E
OREM, UT 84097

WHITTLE, TRENT L & SUSAN B
232 N 750 E
OREM, UT 84097

MCBETH, BRENT H & CHERYL M
235 N 750 E
OREM, UT 84097

COUNSELL, JOHN EDWARD JR &
JOSEPHINE HORNE (ET AL)
235 N 800 E
OREM, UT 84097

SHELLEY, JAY K & STEPHANIE
236 N 850 E
OREM, UT 84097

WEBB, BRENT W & AMY JO B
237 N 850 E
OREM, UT 84097

HATCH, SIDNEY A & CHRIS A
244 N 750 E
OREM, UT 84097

ROGERS, CHRISTOPHER S & KYLEE N
244 N 800 E
OREM, UT 84097

CLARK, CALVIN & KELSEY
245 N 800 E
OREM, UT 84097

HOLDERNESS, PATRICK H &
KRISTINE B
247 N 750 E
OREM, UT 84097

WOOLF, WAYNE K & KATHRINE Q
249 N 800 E
OREM, UT 84097

CHOQUE, MAURICIO & JENNIFER S
250 N 890 E
OREM, UT 84097

CKI INVESTMENTS LLC
254 N 650 E
OREM, UT 84097

TURNER, ANNE
--OR CURRENT RESIDENT--
255 N 800 EAST
OREM, UT 84097

HOHREIN, MAX E & MARIANNE
256 N 750 E
OREM, UT 84097

HALE, QUENTIN VAL & NANCY A
257 N 890 E
OREM, UT 84097

MATTHEWS, MCKAY S & ADELE W
258 N 800 E
OREM, UT 84097

BURR, KAY M & JAN Y (ET AL)
259 N 750 E
OREM, UT 84097

RICH, HARVEY K & MARY ANNE B
262 N 890 E
OREM, UT 84097

BEESON, BENJAMIN T & DAPHNEE J
269 N 890 E
OREM, UT 84097

STONEMAN, RICK & ELISA
270 N 750 E
OREM, UT 84097

ROBERTS, BARRY LEE & MARTHA PALMER (ET AL)
273 N 750 E
OREM, UT 84097

GLAHN, PETER & MARIE
274 N 890 E
OREM, UT 84097

MOOSMAN, JAMES & CAROLYN
275 N 800 E
OREM, UT 84097

ATKISSON, SEAN J & TAWNYA L
276 N 800 E
OREM, UT 84097

SKOUSEN, PHILIP L & PATRICIA A (ET AL)
277 N 850 E
OREM, UT 84097

DAVIS, MICHAEL & MICHELLE
--OR CURRENT RESIDENT--
283 N 800 EAST
OREM, UT 84097

PORTER, CATHERINE (ET AL)
286 N 800 E
OREM, UT 84097

CKI INVESTMENTS LLC
--OR CURRENT RESIDENT--
287 N 750 EAST
OREM, UT 84097

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

CALDER, SHIRLEY E
294 N 750 E
OREM, UT 84097

WEIGHT, NAOMI C
294 N 800 E
OREM, UT 84097

JOHNSTON, HEATH J (ET AL)
--OR CURRENT RESIDENT--
295 N 800 EAST
OREM, UT 84097

WALKER, DONELL
--OR CURRENT RESIDENT--
315 N 800 EAST
OREM, UT 84097

DUNCAN, DENNIS J & ALICE F
315 N 875 E
OREM, UT 84097

WATTS, STEPHEN P & BECKIE G
317 N 900 E
OREM, UT 84097

COLES, O KENT (ET AL)
--OR CURRENT RESIDENT--
320 N 800 EAST
OREM, UT 84097

GLEASON, LAURA L & DEREK T
324 N 750 E
OREM, UT 84097

KILLPACK, CAMBRIA (ET AL)
331 N 800 E
OREM, UT 84097

BOYTER, SCOTT M & SHERRIE LYNN (ET AL)
331 N 875 E
OREM, UT 84097

TURNER, JOYCE
332 N 875 E
OREM, UT 84097

FINCH, SHIRL J & DIANE
334 N 800 E
OREM, UT 84097

LONG, RICHARD KAY & MAREN KAY
337 N 800 E
OREM, UT 84097

SMART, JAMES L & IRENE B (ET AL)
--OR CURRENT RESIDENT--
347 N 875 EAST
OREM, UT 84097

HALLS, FRED D & DIANE A
348 N 875 E
OREM, UT 84097

DAVIS, MICHAEL & MICHELLE
440 E 500 N
LEHI, UT 84043

SMART, JAMES L & IRENE B (ET AL)
440 N 1200 E
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

CARTER, REED & BRITTANY J
745 E 300 N
OREM, UT 84097

CRITCHFIELD, RYAN
752 E 200 N
OREM, UT 84097

ZABRISKIE, IZIC K
760 E 200 N
OREM, UT 84097

KRESGE, JOSHUA S & CHARITY B
765 E 200 N
OREM, UT 84097

PUGH, DALE A (ET AL)
775 E 200 N
OREM, UT 84097

CARDON, MARIA MERCEDES (ET AL)
775 E 300 N
OREM, UT 84097

DELL, STEVE D & SHANALEE
782 E 300 N
OREM, UT 84097

CATALANO, RUBEN (ET AL)
785 E 200 N
OREM, UT 84097

MC ALLISTER, FAYE C
786 E 200 N
OREM, UT 84097

WALKER, CHRIS W & AMIE JERRIS
(ET AL)
788 E 200 N
OREM, UT 84097

KNAPP, BRADY & ERIN
795 E 200 N
OREM, UT 84097

FLORES, ANDRES
811 E 200 N
OREM, UT 84097

WAKEFIELD, NEIL S & SUZANNE L
823 E 200 N
OREM, UT 84097

BOWEN, LON & REVA
835 E 800 S
OREM, UT 84097

BRIMHALL, LANCE
839 E 300 N
OREM, UT 84097

WALKER, AUSTIN L (ET AL)
851 E 300 N
OREM, UT 84097

HOWELL, STERLING M & SHAUNA L
855 E 280 N
OREM, UT 84097

BRINK, DENISE EILEEN
859 E 200 N
OREM, UT 84097

BOARD OF EDUCATION ALPINE
SCHOOL DISTRICT
--OR CURRENT RESIDENT--
860 E 200 NORTH
OREM, UT 84097

ALLEY, CATHERINE
862 E 300 N
OREM, UT 84097

PHEYSEY, JAMES H & REBECCA D
866 E 280 N
OREM, UT 84097

PACK, SEAN T & ALEXA A
871 E 280 N
OREM, UT 84097

WALKER, TERRY P & MARY C
874 E 300 N
OREM, UT 84097

JOHNSON, KYLE D & KATHY J
886 E 300 N
OREM, UT 84097

TOONE, ROGER KEITH & COLEEN O'BRAY (ET AL)
887 E 300 N
OREM, UT 84097

MATTHEWS, MC KAY S & ADELE
891 E 280 N
OREM, UT 84097

MATTHEWS, MCKAY S & ADELE
891 E 280 NORTH OREM
OREM, UT 84097

RICHARDS, ABRAHAM R & LISA G
898 E 300 N
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

HART, JOHN A & RACHEL
902 E 300 N
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

BAKER, GARY & KRISTEN
907 E 200 N
OREM, UT 84097

LOVE FAMILY TRUST 02-24-2021 THE (ET AL)
912 E 260 N
OREM, UT 84097

THORNE, KAREN WILLIAMS & WILLES MAX (ET AL)
922 E 260 N
OREM, UT 84097

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
950 E 200 NORTH
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

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

JOHNSTON, HEATH J (ET AL)
1692 CHERAPPLE DR
OREM, UT 84097

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

COLES, O KENT (ET AL)
%DORMAN, ROGER
4501 78TH AVENUE CT W
UNIVERSITY PLACE, WA 98466

Item #: 3.4	**Planning Commission** August 17, 2022	OREM
Prepared By: Rachel Stevens		
Applicant: Development Services	**PUBLIC HEARING** – TEXT AMENDMENT - Amending portions of Sections 22-14-8(A)(1) and 22-14-8(A)(2) (*Moving a House, Building or other Structure)* pertaining to inspection fees and personnel who approves site and building plans.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation: **n/a**
- Current Zone: **n/a**
- Acreage: **n/a**
- Neighborhood: **n/a**

ACTION:
The Planning Commission shall forward a recommendation to the City Council regarding the text amendment request.

REQUEST: Amending portions of Sections 22-14-8(A)(1) and 22-14-8(A)(2) (*Moving a House, Building or other Structure)* pertaining to inspection fees and personnel who approves site and building plans.

BACKGROUND: During a general review of the Orem City Code, Development Services found a discrepancy between the Code and annual budget approved by the City Council. The fees for all building permits are reviewed and changed each year (Link to City or Orem Adopted Budget, Appendix B). The proposed language will eliminate the discrepancy between the adopted budget and Orem City Code. (Link to Section 22-14-8).

22-14-8. Moving a House, Building or other Structure.

A. No house, building or other structure of any kind shall be brought into the City nor shall any house, building or other structure be moved from one lot in the City to another lot within or outside the City until all of the following conditions have been met:

1. If the home, building or structure is to be moved to a lot in the City, the person desiring to move the structure must apply to the Department of Development Services and pay a pre-inspection fee as adopted by City Council ~~fifty dollar ($50.00) fee~~ to have the structure and the proposed site of the structure inspected by the City before it is moved to determine all of the changes or improvements necessary to bring the structure and site into compliance with the City's current applicable codes (zoning, building, electrical, plumbing, etc.) relating to that structure and site.
2. Detailed site and building plans must be submitted to and approved by the ~~building inspector~~ City Building Official which specify all of the modifications and improvements necessary to bring the structure and site into compliance with all applicable City codes. The requirements for the building shall be identical to the requirements for any newly constructed building. The site plan which is submitted must be drawn to scale and show all relevant dimensions. In addition, the site plan shall indicate all adjacent lots as well as all structures and improvements on those lots.
3. When moving a building to a lot requires site plan review, approval of a site plan prepared according to the requirements of Section 22-14-20 or 22-14-21 of the Orem City Code must first be obtained. If the building is to be moved to a lot in a residential zone and site plan review is not required, approval of a plot plan meeting the building permit requirements of CHAPTER 7 and Section 22-1-4 of the Orem City Code must first be obtained from the Zoning Administrator.

4. The appropriate fees must be paid to the City and a building permit must be obtained.
5. All necessary dedications of property must be made to the City as required by the City ordinances or resolutions.
6. The applicant shall post a cash bond with the City in an amount determined by the City to be the cost of making all of the changes and improvements necessary to bring the structure and sites (both the vacated site and the proposed site) into compliance with all of the applicable City codes. This bond is posted to ensure that all necessary changes and improvements are made within six (6) months after the date the structure is moved into or within the City.

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend portions of portions of Sections 22-14-8(A)(1) and 22-14-8(A)(2) (*Moving a House, Building or other Structure)* pertaining to inspection fees and personnel who approves site and building plans.

22-14-8. Moving a House, Building or other Structure.

A. No house, building or other structure of any kind shall be brought into the City nor shall any house, building or other structure be moved from one lot in the City to another lot within or outside the City until all of the following conditions have been met:

1. If the home, building or structure is to be moved to a lot in the City, the person desiring to move the structure must apply to the Department of Development Services and pay a pre-inspection fee as adopted by City Council ~~fifty dollar ($50.00) fee~~ to have the structure and the proposed site of the structure inspected by the City before it is moved to determine all of the changes or improvements necessary to bring the structure and site into compliance with the City's current applicable codes (zoning, building, electrical, plumbing, etc.) relating to that structure and site.
2. Detailed site and building plans must be submitted to and approved by the ~~building inspector~~ City Building Official which specify all of the modifications and improvements necessary to bring the structure and site into compliance with all applicable City codes. The requirements for the building shall be identical to the requirements for any newly constructed building. The site plan which is submitted must be drawn to scale and show all relevant dimensions. In addition, the site plan shall indicate all adjacent lots as well as all structures and improvements on those lots.
3. When moving a building to a lot requires site plan review, approval of a site plan prepared according to the requirements of Section 22-14-20 or 22-14-21 of the Orem City Code must first be obtained. If the building is to be moved to a lot in a residential zone and site plan review is not required, approval of a plot plan meeting the building permit requirements of CHAPTER 7 and Section 22-1-4 of the Orem City Code must first be obtained from the Zoning Administrator.
4. The appropriate fees must be paid to the City and a building permit must be obtained.
5. All necessary dedications of property must be made to the City as required by the City ordinances or resolutions.
6. The applicant shall post a cash bond with the City in an amount determined by the City to be the cost of making all of the changes and improvements necessary to bring the structure and sites (both the vacated site and the proposed site) into compliance with all of the applicable City codes. This bond is posted to ensure that all necessary changes and improvements are made within six (6) months after the date the structure is moved into or within the City.

Item #: 3.5	Planning Commission August 17, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Washburn Management	PUBLIC HEARING – Vacating Washburn Park, Plat B and approving Washburn Park, Plat B Amended located generally at 860 West 1250 South in the HS zone.	

NOTICES:

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

SITE INFORMATION:

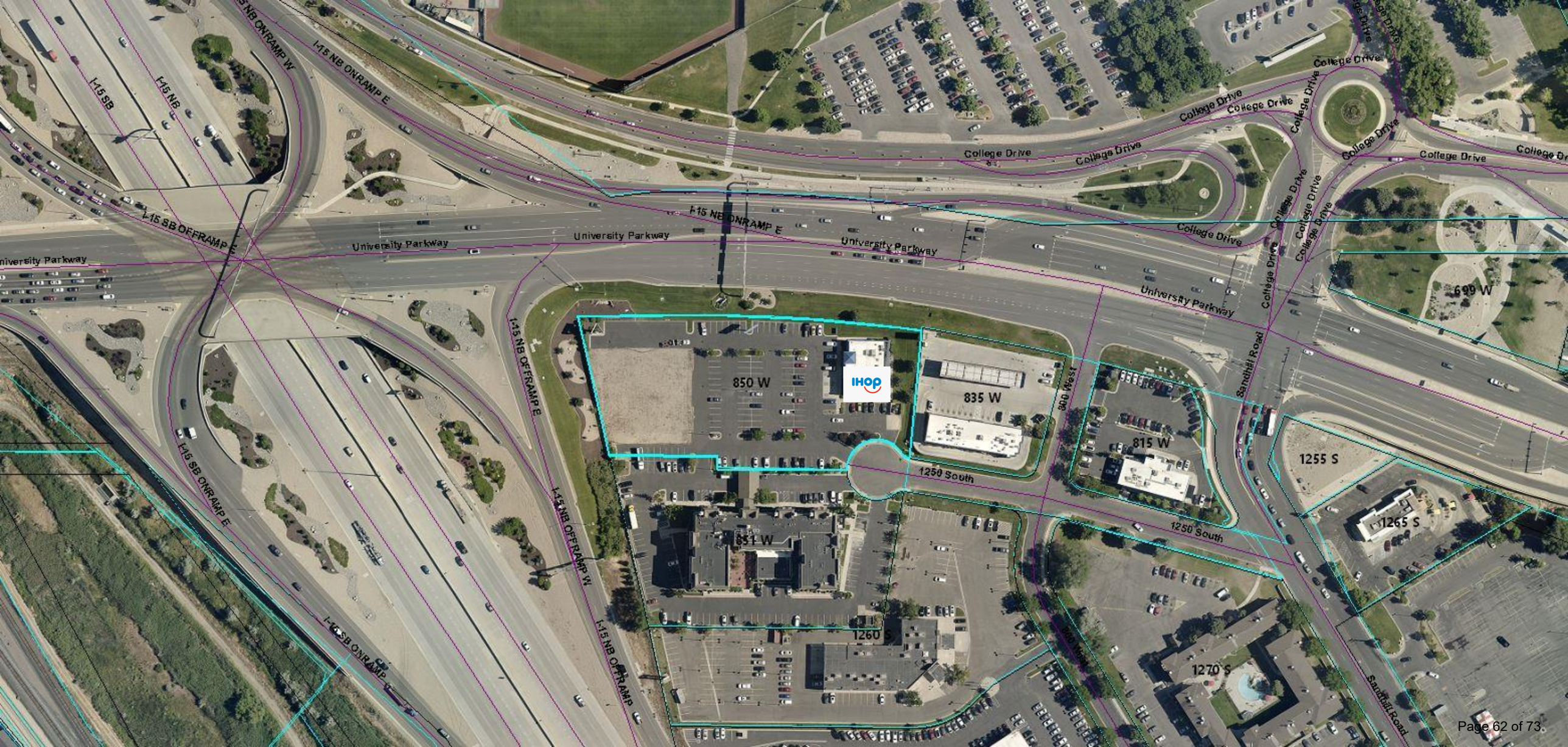
- General Plan Designation: **Regional Commercial**
- Current Zone: **HS**
- Acreage: 2.31
- Neighborhood: **Lakeview**

ACTION:
The Planning Commission is the final approving authority regarding this request.

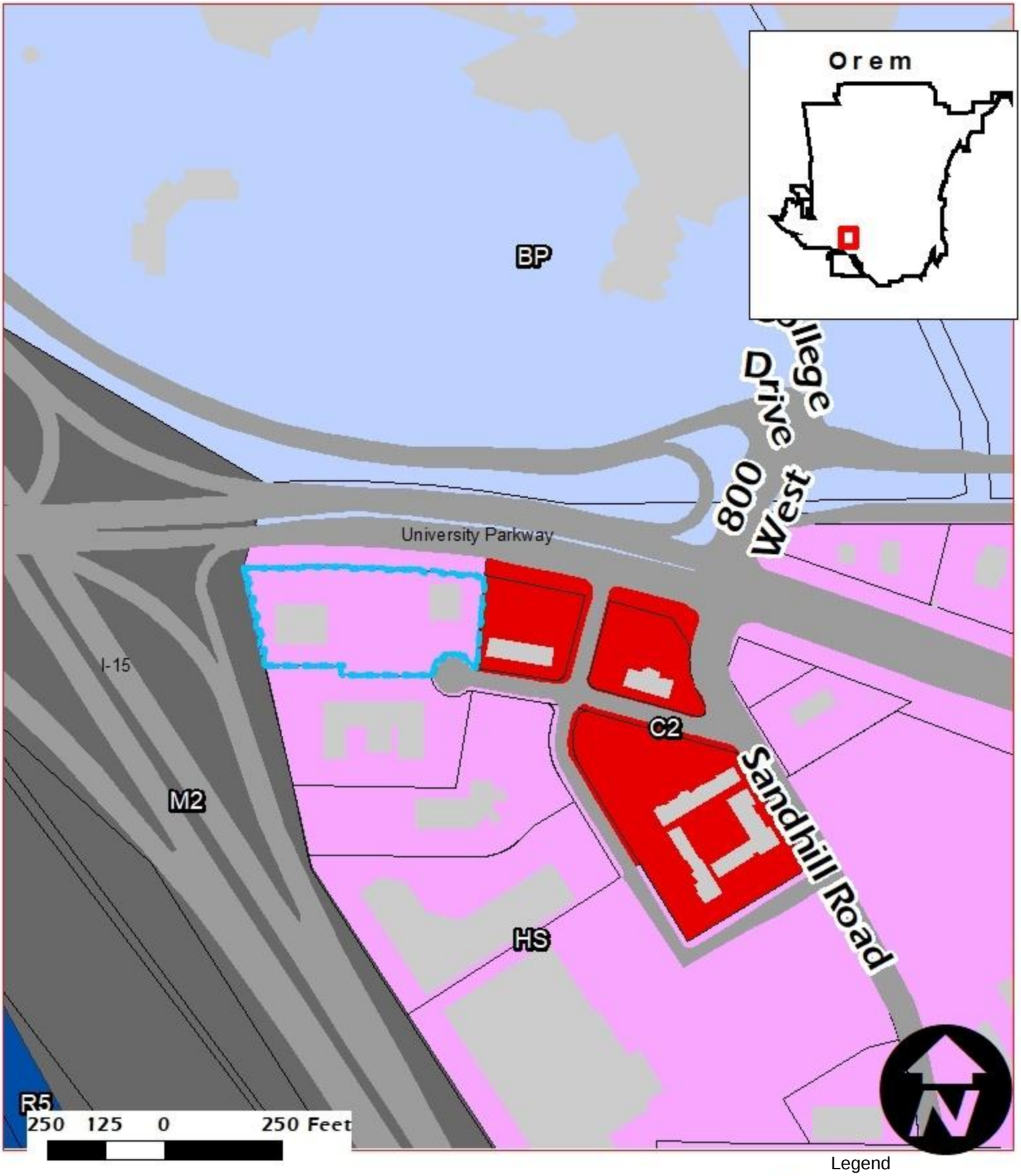
REQUEST:
The applicant requests the Planning Commission to vacate Washburn Park, Plat B and approve Washburn Park, Plat B Amended located generally at 860 West 1250 South in the HS zone.

BACKGROUND:
The existing Washburn Park, Plat B has a sewer line easement in favor of Orem City. This is actually a private sewer line and the easement should be in favor of Lots 1, 2 and 3, as the City will not maintain this line. Washburn Park, Plat B Amended will correct that label. See Section (17-5-10).

RECOMMENDATION:
Staff recommends the Planning Commission vacate Washburn Park, Plat B and approve Washburn Park, Plat B Amended located generally at 860 West 1250 South in the HS zone.


I-15 SB
I-15 NB
I-15 NB ONRAMP W
I-15 NB ONRAMP E
I-15 SB OFFRAMP E
University Parkway
I-15 NB ONRAMP E
University Parkway
University Parkway
University Parkway
College Drive
College Drive
College Drive

Washburn Park Plat B



Legend

860 W 1250 South

Buildings

Parcels

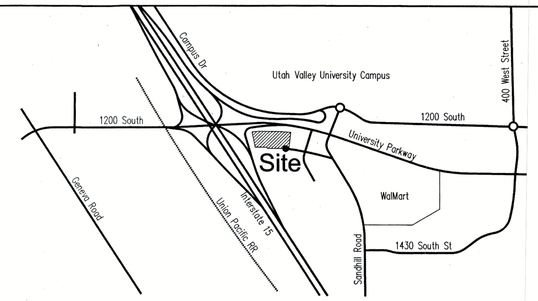
Site Plan
HS
2.31 Acres

NEIGHBORHOOD
Lakeview

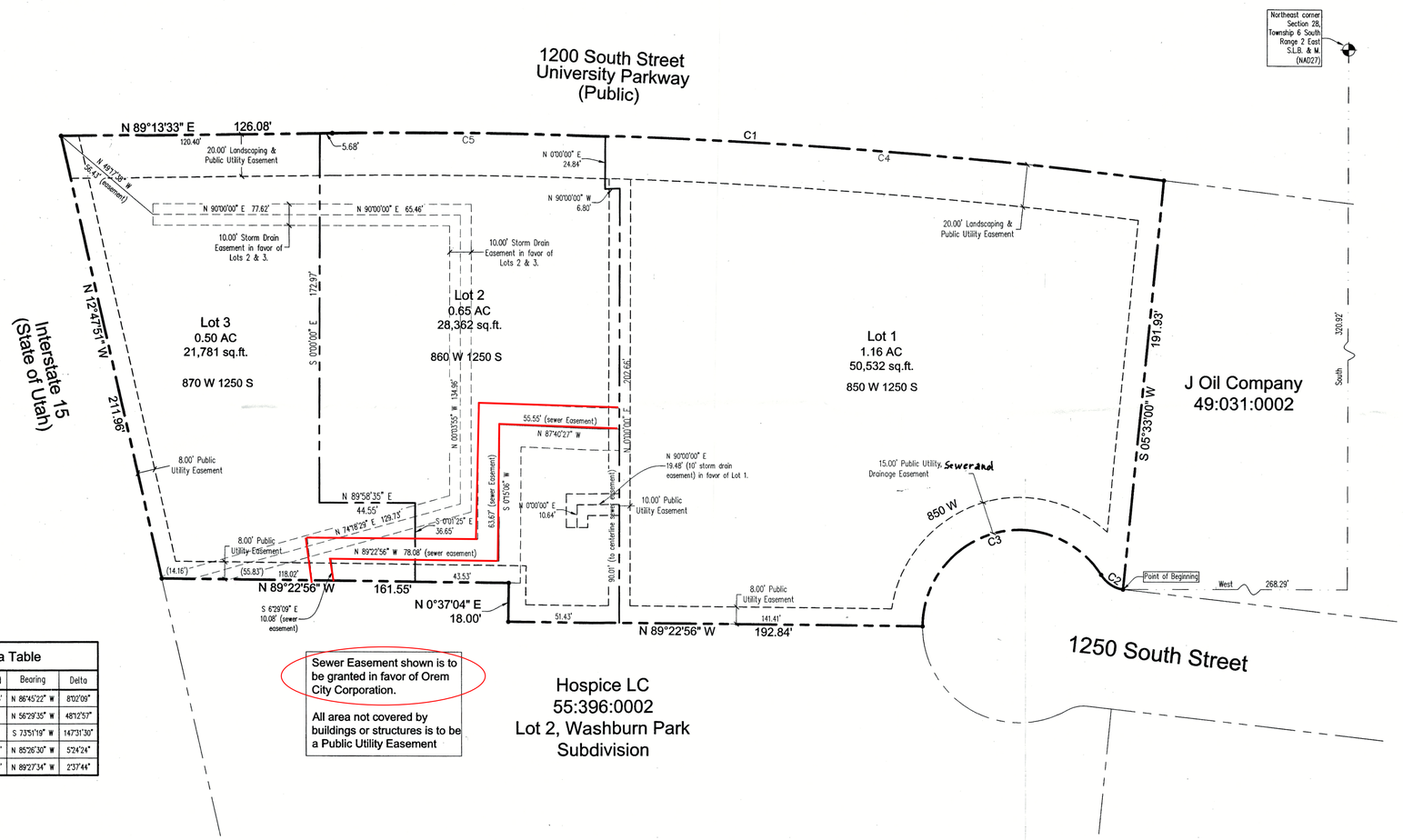
Washburn Park, Plat "B"

Including a Vacation of Lot 1, Plat "A", Amended, Amended
Located in the Northeast quarter of Section 28,
Township 6 South, Range 2 East, S.L.B. & M.

NORTH
1" = 30'



Vicinity Map



Sewer Easement shown is to be granted in favor of Orem City Corporation.

All area not covered by buildings or structures is to be a Public Utility Easement

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	2764.90'	387.78'	387.46'	N 86°45'22" W	8°02'09"
C2	15.00'	12.62'	12.25'	N 56°29'35" W	48°12'57"
C3	45.00'	115.87'	86.41'	S 73°51'19" W	147°31'30"
C4	2764.90'	260.91'	260.81'	N 85°26'30" W	5°24'24"
C5	2764.90'	126.87'	126.86'	N 89°27'34" W	2°37'44"

180078.12

SHEET 1 OF 2

NOTE:

THE OWNER OF THIS PROPERTY IS REQUIRED TO LANDSCAPE AND MAINTAIN THE AREA BETWEEN LOT 1 AND UNIVERSITY PARKWAY. THE LANDSCAPE AREAS BETWEEN LOTS 2 AND 3 AND UNIVERSITY PARKWAY ARE MAINTAINED BY OREM CITY UNDER A SEPARATE AGREEMENT WITH UDOT.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1, Plat "A", Amended, Amended. Lot 1, Plat "A", Amended, Amended is hereby vacated.

Approved as to Form
City Attorney — Date 9/27/21

SURVEYOR'S SEAL — 9/8/21

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL — CITY OF OREM ENGINEERING DIVISION STATE OF UTAH

CITY RECORDER SEAL — CITY OF OREM CORPORATE SEAL STATE OF UTAH

Surveyor's Certificate

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

Boundary Description

Commencing at a point located South 320.92 feet and West 268.29 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 12.62 feet (chord bears North 56°29'35" West 12.25 feet); thence along the arc of a 45.00 foot radius curve to the left 115.87 feet (chord bears South 73°51'19" West 86.41 feet); thence North 89°22'56" West 192.84 feet; thence North 00°37'04" East 18.00 feet; thence North 89°22'56" West 161.55 feet; thence North 12°47'51" West 211.96 feet; thence North 89°13'33" East 126.08 feet; thence along the arc of a 2764.90 foot radius curve to the right 387.78 feet (chord bears South 86°40'22" East 387.46 feet); thence South 05°33'00" West 191.93 feet to the point of beginning.

Area = 100,667 sq.ft. or 2.31 Acres

Basis of Bearing is the Utah State Plane Coordinate System.

9/8/21
Date

Professional Land Surveyor
(see seal below)

Owner's Dedication

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

In witness hereof we have hereunto set our hands this 8 day of SEPT., A.D. 2021.

Washburn Management LLC

By: David J. Washburn – Managing Member of Washburn Management LLC.

Owner's Acknowledgement (LLC)

STATE OF UTAH } S.S.
COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 8 day of SEPT., 2021, by David J. Washburn, who personally appeared before me, who being duly sworn or affirmed, did say that he is a Managing Member of Washburn Management LLC a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his capacity as Managing Member of Washburn Management Limited Liability Company.

My Commission Number 710749

Signed (a Notary Public Commissioned in Utah)

My Commission Expires 03-01-24

Roger D. Dudley
Print name of Notary

ENT 192272:2021 Map # 18028
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 24 11:18 am FEE 106.00 BY SA
RECORDED FOR OREM CITY CORPORATION

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this 28th day of September A.D. 2021.

Approved: City Engineer — Approved: City Recorder

Occupancy Restriction Notice

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

Planning Commission Approval

Approved this 1st day of September, 2021, by the Orem City Planning Commission.

Director-Secretary — Chairman, Planning Commission — Resolution No. PC-2021-0051

County Recorder

Plat " B "

Washburn Park

Including a Vacation of Lot 1, Plat "A", Amended, Amended

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

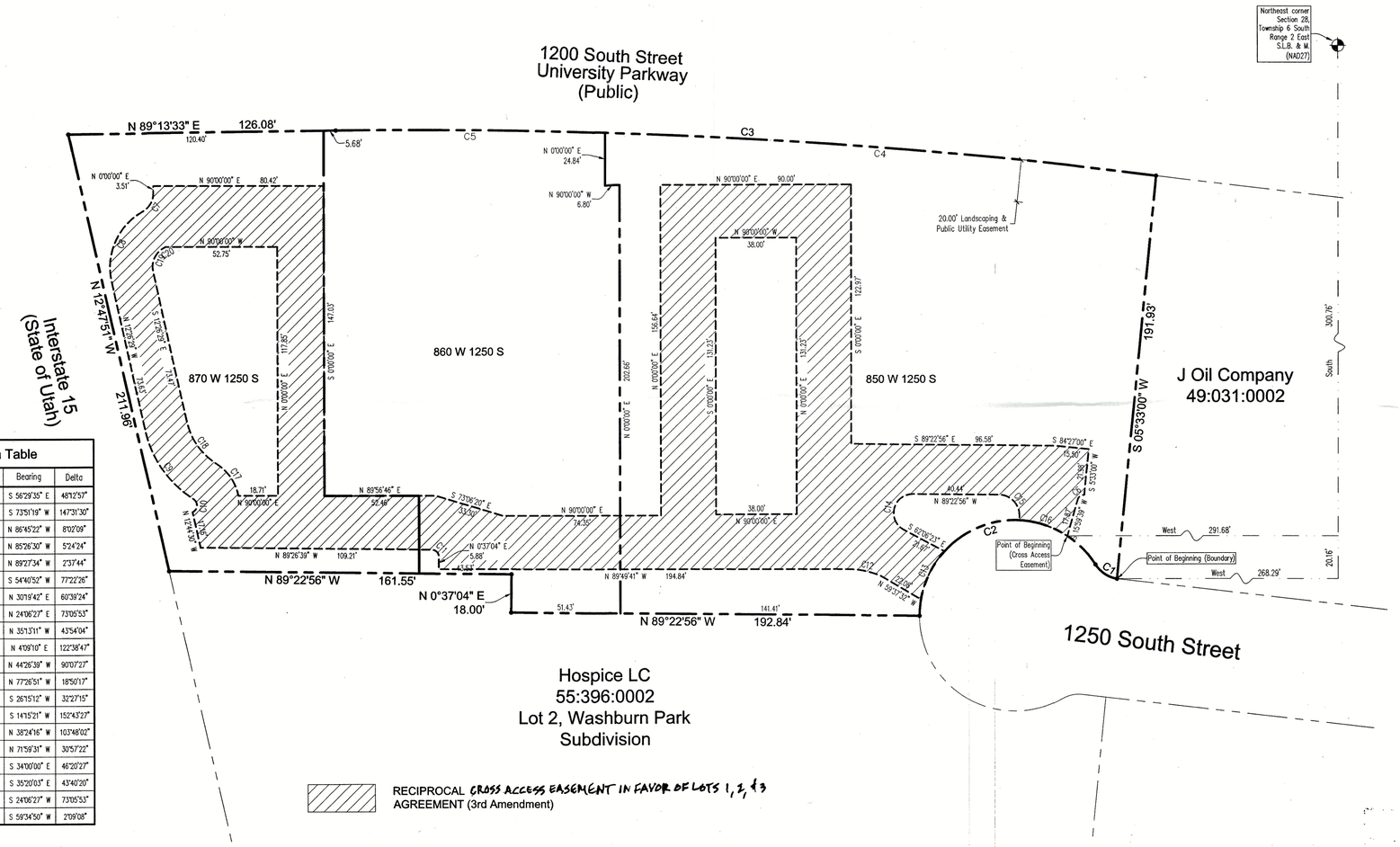
Prepared by:

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Sec. 28-T6S-R2E Tu-090
Lot 1, Plat A, Washburn Park Amended, Amended
PC

NORTH
1" = 30'



Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	12.62'	12.25'	S 56°29'35" E	48°12'57"
C2	45.00'	115.87'	86.41'	S 73°51'19" W	147°31'30"
C3	2764.90'	387.78'	387.46'	N 86°45'22" W	8°02'09"
C4	2764.90'	260.91'	260.81'	N 85°26'30" W	5°24'24"
C5	2764.90'	126.87'	126.86'	N 89°27'34" W	2°37'44"
C6	3.00'	4.05'	3.75'	S 54°40'52" W	77°22'26"
C7	10.00'	10.59'	10.10'	N 30°19'42" E	60°39'24"
C8	30.00'	38.27'	35.73'	N 24°06'27" E	73°05'53"
C9	51.79'	39.68'	38.72'	N 35°13'11" W	43°54'04"
C10	3.57'	7.63'	6.26'	N 41°09'10" E	122°38'47"
C11	3.32'	5.21'	4.69'	N 44°26'39" W	90°07'27"
C12	42.87'	14.10'	14.03'	N 77°26'51" W	18°50'17"
C13	45.00'	25.49'	25.15'	S 26°15'12" W	32°27'15"
C14	9.00'	23.99'	17.49'	S 14°15'21" W	152°43'27"
C15	9.80'	17.76'	15.43'	N 38°24'16" W	103°48'02"
C16	45.00'	24.31'	24.02'	N 71°59'31" W	30°57'22"
C17	23.57'	19.06'	18.54'	S 34°00'00" E	46°20'27"
C18	31.79'	24.23'	23.65'	S 35°20'03" E	43°40'20"
C19	10.00'	12.76'	11.91'	S 24°06'27" W	73°05'53"
C20	30.00'	1.13'	1.13'	S 59°34'50" W	2°09'08"

ACCESS EASEMENT DESCRIPTION

Commencing at a point located South 300.76 feet and West 291.68 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 45.00 foot radius curve to the left 24.31 feet along 1250 South Street (chord bears North 71°59'31" West 24.02 feet); thence along the arc of a 9.80 foot radius curve to the left 17.76 feet (chord bears North 38°24'16" West 15.43 feet); thence North 89°22'56" West 40.44 feet; thence along the arc of a 9.00 foot radius curve to the left 23.99 feet (chord bears South 14°15'21" West 17.49 feet); thence South 62°06'23" East 21.67 feet to 1250 South Street; thence along the arc of a 45.00 foot radius curve to the left 25.49 feet along 1250 South Street (chord bears South 26°15'12" West 25.15 feet); thence North 59°37'32" West 22.08 feet; thence along the arc of a 42.87 foot radius curve to the left 14.10 feet (chord bears North 77°26'51" West 14.03 feet); thence North 89°49'41" West 194.84 feet; thence North 00°37'04" East 5.88 feet; thence along the arc of a 3.32 foot radius curve to the left 5.21 feet (chord bears North 44°26'39" West 4.69 feet); thence North 89°26'39" West 109.21 feet; thence North 12°44'30" West 17.16 feet; thence along the arc of a 3.57 foot radius curve to the left 7.63 feet (chord bears North 04°09'10" East 6.26 feet); thence along the arc of a 51.79 foot radius curve to the right 39.68 feet (chord bears North 35°13'11" West 38.72 feet; thence North 12°26'29" West 73.63 feet; thence along the arc of a 30.00 foot radius curve to the right 38.27 feet (chord bears North 24°06'27" East 35.73 feet); thence along the arc of a 10.00 foot radius curve to the left 10.59 feet (chord bears North 30°19'42" East 10.10 feet); thence North 3.51 feet; thence East 80.42 feet; thence South 147.03 feet; thence North 89°58'35"East 52.46 feet; thence South 73°06'20" East 33.30 feet; thence East 74.35 feet; thence North 156.64 feet; thence East 90.00 feet; thence South 122.97 feet; thence South 89°22'56" East 96.58 feet; thence South 84°27'00" East 15.50 feet; thence South 05°33'00" West 21.98 feet; thence along the arc of a 3.00 foot radius curve to the left 4.05 feet (chord bears South 54°40'52" West 3.75 feet); thence South 15°59'39" West 17.87 feet to the point of beginning.

Area = 17,607 sq.ft.

LESS AND EXCEPTING THE FOLLOWING:

Commencing at a point located South 290.24 feet and West 419.57 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 38.00 feet; thence North 131.23 feet; thence East 38.00 feet; thence South 131.23 feet to the point of beginning.

Area = 4,987 sq.ft.

ALSO LESS AND EXCEPTING THE FOLLOWING:

Commencing at a point located South 280.95 feet and West 664.24 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 18.71 feet; thence along the arc of a 23.57 foot radius curve to the left 19.06 feet (chord bears North 34°00'00" West 18.54 feet); thence along the arc of a 31.79 foot radius curve to the right 24.23 feet (chord bears North 35°20'03" West 23.65 feet); thence North 12°26'29" West 72.74 feet; thence along the arc of a 10.00 foot radius curve to the right 17.88 feet (chord bears North 38°46'45" East 15.59 feet); thence East 52.59 feet; thence South 117.85 feet to the point of beginning.

Area = 5,364 sq.ft.

ENT 197272:2021 Map # 18028
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 24 11:13 am FEE 106.00 BY SA
RECORDED FOR OREM CITY CORPORATION

SHEET 2 OF 2

County Recorder

Plat " B "

Washburn Park

Including a Vacation of Lot 1, Plat "A", Amended, Amended

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

Prepared by:

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

GRAPHIC SCALE

30 0 15 30 60 120

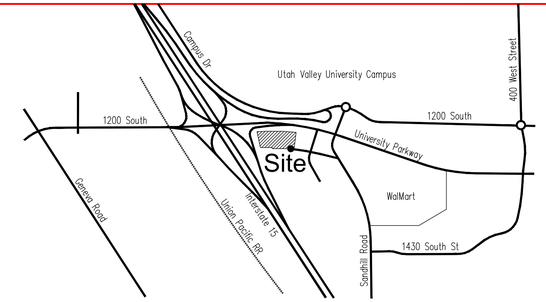
(IN FEET)
1 inch = 30 ft.

18028

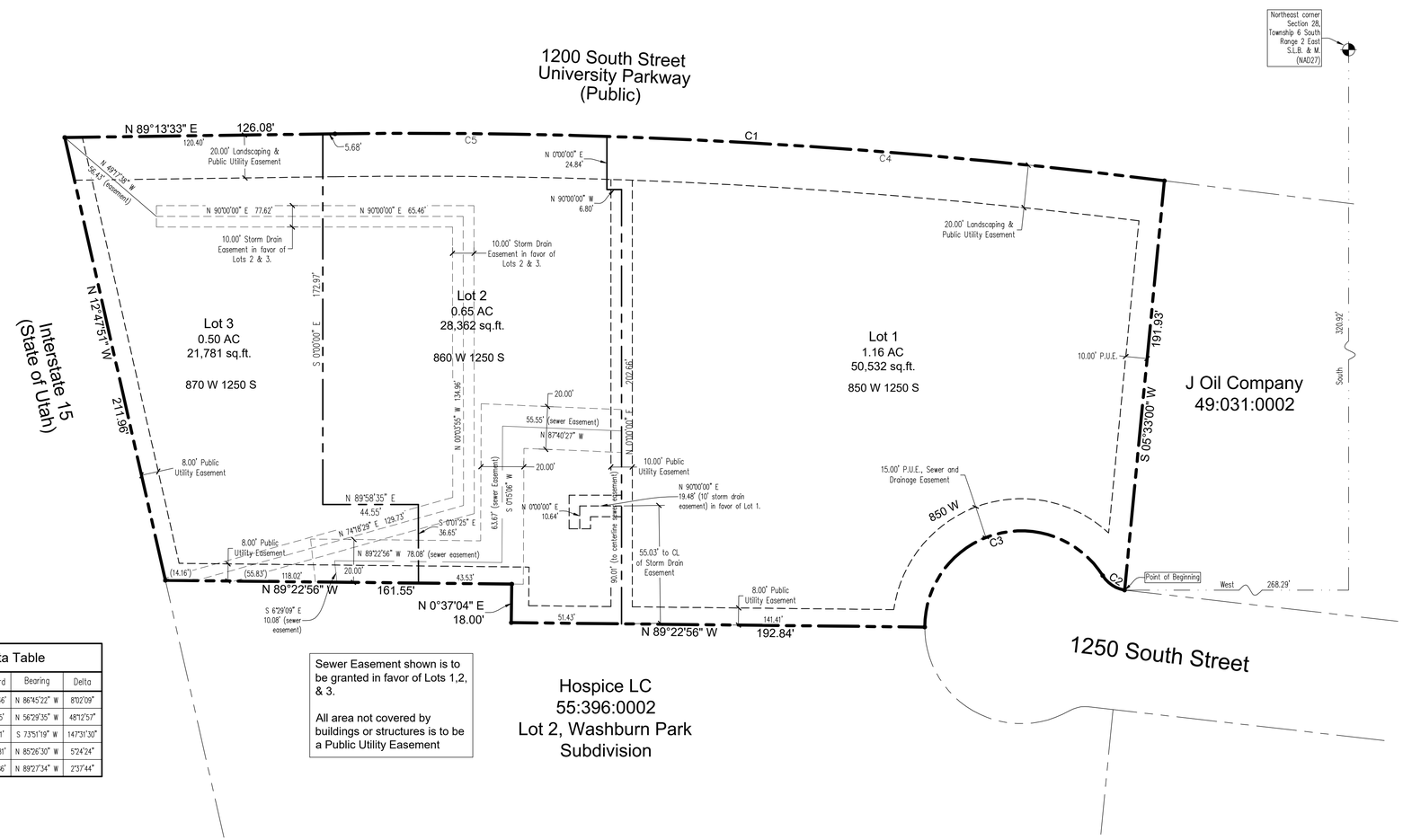
Washburn Park, Plat "B" Amended

Including a Vacation of Plat "B", Washburn Park Subdivision
Located in the Northeast quarter of Section 28,
Township 6 South, Range 2 East, S.L.B. & M.

NORTH
1" = 30'



Vicinity Map



Sewer Easement shown is to be granted in favor of Lots 1,2, & 3.

All area not covered by buildings or structures is to be a Public Utility Easement

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	2764.90'	387.78'	387.46'	N 86°45'22" W	8°02'09"
C2	15.00'	12.62'	12.25'	N 56°29'35" W	48°12'57"
C3	45.00'	115.87'	86.41'	S 73°51'19" W	147°31'30"
C4	2764.90'	260.91'	260.81'	N 85°26'30" W	5°24'24"
C5	2764.90'	126.87'	126.86'	N 89°27'34" W	2°37'44"

Surveyor's Certificate

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

Boundary Description

Commencing at a point located South 320.92 feet and West 268.29 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 12.62 feet (chord bears North 56°29'35" West 12.25 feet); thence along the arc of a 45.00 foot radius curve to the left 115.87 feet (chord bears South 73°51'19" West 86.41 feet); thence North 89°22'56" West 192.84 feet; thence North 00°37'04" East 18.00 feet; thence North 89°22'56" West 161.55 feet; thence North 12°47'51" West 211.96 feet; thence North 89°13'33" East 126.08 feet; thence along the arc of a 2764.90 foot radius curve to the right 387.78 feet (chord bears South 86°45'22" East 387.46 feet); thence South 05°33'00" West 191.93 feet to the point of beginning.

Area = 100,667 sq.ft. or 2.31 Acres

Basis of Bearing is the Utah State Plane Coordinate System.

Date

Professional Land Surveyor
(see seal below)

Owner's Dedication

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

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

Washburn Management LLC

By: David J. Washburn – Managing Member of Washburn Management LLC.

Owner's Acknowledgement (LLC)

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

The foregoing instrument was acknowledged before me this_____day of_____, 20___, by David J. Washburn, who personally appeared before me, who being duly sworn or affirmed, did say that he is a Managing Member of Washburn Management LLC a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his capacity as Managing Member of Washburn Management Limited Liability Company.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of Orem

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

Approved: _____ City Engineer

Approved: _____ City Recorder

Occupancy Restriction Notice

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

Planning Commission Approval

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

Director – Secretary Chairman, Planning Commission Resolution No.

County Recorder

SHEET 1 OF 2

NOTE:

THE OWNER OF THIS PROPERTY IS REQUIRED TO LANDSCAPE AND MAINTAIN THE AREA BETWEEN LOT 1 AND UNIVERSITY PARKWAY. THE LANDSCAPE AREAS BETWEEN LOTS 2 AND 3 AND UNIVERSITY PARKWAY ARE MAINTAINED BY OREM CITY UNDER A SEPARATE AGREEMENT WITH UDOT.

THE PURPOSE OF THE AMENDED PLAT IS TO REVISE THE SEWER EASEMENT FROM A PUBLIC EASEMENT TO A PRIVATE EASEMENT FOR ALL OF LOTS 1,2 & 3.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Plat "B", Washburn Park Subdivision. Plat "B", Washburn Park Subdivision is hereby vacated.

Plat " B " Amended

Washburn Park

Including a Vacation of Plat "B", Washburn Park Subdivision
Located in the Northeast quarter of Section 28,
Township 6 South, Range 2 East, S.L.B. & M.

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

Prepared by:

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

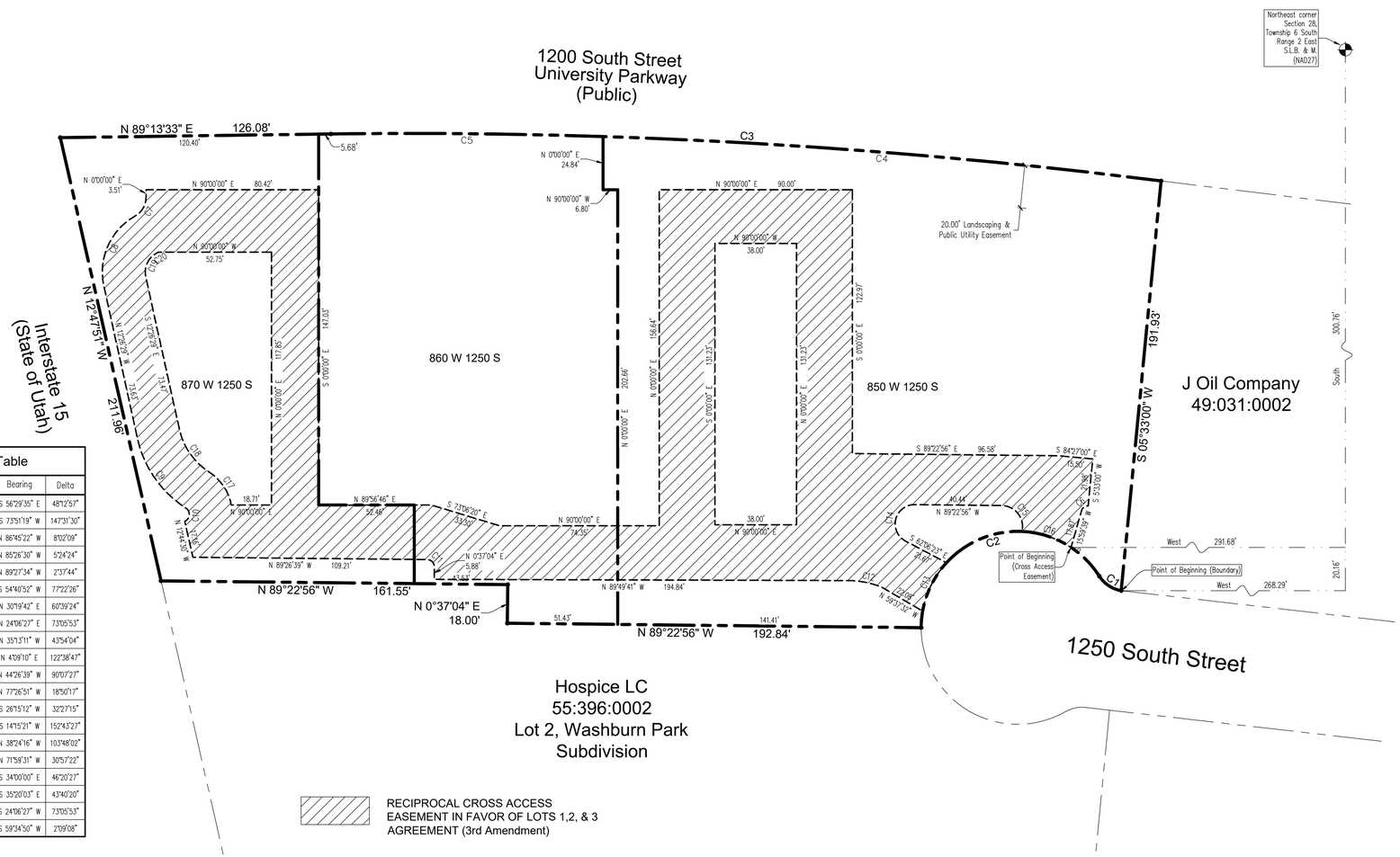
Approved as to Form

City Attorney Date

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

Proposed Plat

NORTH
1" = 30'



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	12.62'	12.25'	S 56°29'35" E	48°12'57"
C2	45.00'	115.87'	86.41'	S 73°51'19" W	147°31'30"
C3	2764.90'	387.78'	387.46'	N 86°45'22" W	8°02'09"
C4	2764.90'	260.91'	260.81'	N 85°26'30" W	5°24'24"
C5	2764.90'	126.87'	126.86'	N 89°27'34" W	2°37'44"
C6	3.00'	4.05'	3.75'	S 54°40'52" W	77°22'26"
C7	10.00'	10.59'	10.10'	N 30°19'42" E	60°39'24"
C8	30.00'	38.27'	35.73'	N 24°06'27" E	73°05'53"
C9	51.79'	39.68'	38.72'	N 35°13'11" W	43°54'04"
C10	3.57'	7.63'	6.26'	N 4°09'10" E	122°38'47"
C11	3.32'	5.21'	4.69'	N 44°26'39" W	90°07'27"
C12	42.87'	14.10'	14.03'	N 77°26'51" W	18°50'17"
C13	45.00'	25.49'	25.15'	S 26°15'12" W	32°27'15"
C14	9.00'	23.99'	17.49'	S 14°15'21" W	152°43'27"
C15	9.80'	17.76'	15.43'	N 38°24'16" W	103°48'02"
C16	45.00'	24.31'	24.02'	N 71°59'31" W	30°57'22"
C17	23.57'	19.06'	18.54'	S 34°00'00" E	46°20'27"
C18	31.79'	24.23'	23.65'	S 35°20'03" E	43°40'20"
C19	10.00'	12.76'	11.91'	S 24°06'27" W	73°05'53"
C20	30.00'	1.13'	1.13'	S 59°34'50" W	2°09'08"

ACCESS EASEMENT DESCRIPTION

Commencing at a point located South 300.76 feet and West 291.68 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 45.00 foot radius curve to the left 24.31 feet along 1250 South Street (chord bears North 71°59'31" West 24.02 feet); thence along the arc of a 9.80 foot radius curve to the left 17.76 feet (chord bears North 38°24'16" West 15.43 feet); thence North 89°22'56" West 40.44 feet; thence along the arc of a 9.00 foot radius curve to the left 23.99 feet (chord bears South 14°15'21" West 17.49 feet); thence South 62°06'23" East 21.67 feet to 1250 South Street; thence along the arc of a 45.00 foot radius curve to the left 25.49 feet along 1250 South Street (chord bears South 26°15'12" West 25.15 feet); thence North 59°37'32" West 22.08 feet; thence along the arc of a 42.87 foot radius curve to the left 14.10 feet (chord bears North 77°26'51" West 14.03 feet); thence North 89°49'41" West 194.84 feet; thence North 00°37'04" East 5.88 feet; thence along the arc of a 3.32 foot radius curve to the left 5.21 feet (chord bears North 44°26'39" West 4.69 feet); thence North 89°26'39" West 109.21 feet; thence North 12°44'30" West 17.16 feet; thence along the arc of a 3.57 foot radius curve to the left 7.63 feet (chord bears North 04°09'10" East 6.26 feet); thence along the arc of a 51.79 foot radius curve to the right 39.68 feet (chord bears North 35°13'11" West 38.72 feet; thence North 12°26'29" West 73.63 feet; thence along the arc of a 30.00 foot radius curve to the right 38.27 feet (chord bears North 24°06'27" East 35.73 feet); thence along the arc of a 10.00 foot radius curve to the left 10.59 feet (chord bears North 30°19'42" East 10.10 feet); thence North 3.51 feet; thence East 80.42 feet; thence South 147.03 feet; thence North 89°58'35"East 52.46 feet; thence South 73°06'20" East 33.30 feet; thence East 74.35 feet; thence North 156.64 feet; thence East 90.00 feet; thence South 122.97 feet; thence South 89°22'56" East 96.58 feet; thence South 84°27'00" East 15.50 feet; thence South 05°33'00" West 21.98 feet; thence along the arc of a 3.00 foot radius curve to the left 4.05 feet (chord bears South 54°40'52" West 3.75 feet); thence South 15°59'39" West 17.87 feet to the point of beginning.

Area = 17,607 sq.ft.

LESS AND EXCEPTING THE FOLLOWING:

Commencing at a point located South 290.24 feet and West 419.57 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 38.00 feet; thence North 131.23 feet; thence East 38.00 feet; thence South 131.23 feet to the point of beginning.

Area = 4,987 sq.ft.

ALSO LESS AND EXCEPTING THE FOLLOWING:

Commencing at a point located South 280.95 feet and West 664.24 feet from the Northeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 18.71 feet; thence along the arc of a 23.57 foot radius curve to the left 19.06 feet (chord bears North 34°00'00" West 18.54 feet); thence along the arc of a 31.79 foot radius curve to the right 24.23 feet (chord bears North 35°20'03" West 23.65 feet); thence North 12°26'29" West 72.74 feet; thence along the arc of a 10.00 foot radius curve to the right 17.88 feet (chord bears North 38°46'45" East 15.59 feet); thence East 52.59 feet; thence South 117.85 feet to the point of beginning.

Area = 5,364 sq.ft.

SHEET 2 OF 2

County Recorder

Plat " B " Amended

Washburn Park

Including a Vacation of Lot 1, Plat "B", Washburn Park Subdivision

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

Prepared by:

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Street View from 1250 South

Street View from I-15 Off-Ramp

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
July 20, 2022

The following items are discussed in these minutes:

- **PUBLIC HEARING** - The Economic Development Division requests the Planning Commission review and make a recommendation to the City Council to amend Chapter 5, Economics, of the Orem General Plan and recommend the adoption of the Orem Economic Development Strategic Plan by amending Appendix E of the Orem General Plan. – Positive recommendation with amendments.

STUDY SESSION

Place: City Council Conference Room

At **3:30 p.m.** Chair Sakar called the Study Session to order.

Those present: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Steve Earl and Aaron McKnight, Legal Counsel; Kathi Lewis and Nate Prescott, Economic Development; and Terry Peterson, City Council Liaison

Those excused: Sam Kelly, City Engineer, Jason Bench, Planning Division Manager.

The Commission and staff briefly reviewed agenda items and minutes from July 6, 2022 meeting and adjourned at 4:30 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At **4:30 p.m.** Chair Sakar called the Planning Commission meeting to order and asked James Hawkes, Planning Commission member, to offer the invocation.

Those present: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Steve Earl and Aaron McKnight, Legal Counsel; Kathi Lewis and Nate Prescott, Economic Development; and Terry Peterson, City Council Liaison

Those excused: Sam Kelly, City Engineer, Jason Bench, Planning Division Manager.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by City of Orem Economic Development for the Planning Commission to review and make a recommendation to the City Council to amend Chapter 5, Economics, of the Orem General Plan and recommend the adoption of the Orem Economic Development Strategic Plan by amending Appendix E of the Orem General Plan.

Staff Presentation: Public Hearings for the Economic Development Division were held and closed on June 15 and July 6, 2022. It was determined that more time was needed for the Planning Commission to discuss this item. The item was continued from June 15, 2022 to July 6, 2022, and again from July 6, 2022 to July 20, 2022.

The General Plan is a written guide for the future development of the City. Chapter 5 of the General Plan discusses economics.

In 2012, the Commission for Economic Development in Orem (CEDO) was integrated into the City of Orem and the Economic Development Division (EDD) was created. In 2014, in conjunction with Zion's Bank Public Finance, a new Economic Development Strategic Plan (EDSP) was completed. In 2021 the consulting firm Thomas P. Miller and Associates was hired to create a full and comprehensive updated EDSP to serve as a guide for the City's economic development and growth for the next five to ten years.

The purpose of the EDSP is to provide the City with a sustainable vision for growth to implement and encourage said vision. Many goals associated with the EDSP require zoning and land use coordination. Therefore, in Chapter 5 of the General Plan, reference to the EDSP as a guiding document for economic development should be included to ensure coordination between land development goals and economic development goals.

It is proposed that Chapter 5, Economic, of the Orem General Plan, be modified and the comprehensive update of the Economic Development Strategic plan dated June 2022 be adopted as Appendix E of the General Plan. The proposed changes are included.

Advantages

- The EDSP identifies a sustainable vision for economic growth and encourages said vision
- Adoption of the EDSP provides structure and a common agenda as the city moves forward with economic development
- The EDSP identifies how the City can gain a competitive advantage

Disadvantages

- None identified

During the Planning Commission on July 6, 2022, Planning Commission Chair Haysam Sakar requested Aaron Mcknight, Assistant City Attorney, advise the Commission on how move their recommendations forward to the City Council.

Assistant City Attorney Aaron McKnight advised the Commission to draft their recommended revisions outside the meeting and, discuss and adopted these revisions in the formal Planning Commission Regular Meeting. In addition, Aaron recommended that a Commissioner draft a document that lists the specific revisions the Commission is recommending to the City Council.

The following recommendations were emailed to Kathi Lewis, the Economic Development Division Manager by the Planning Commission members:

Commissioner Murray Low:
Below is the proposed wording for the second and third bullet points under goal 4, "Review and re-evaluate local zoning and policies." This is in lieu of deleting those points, which we also considered.

• In targeted and strategic locations~~,~~ – and in mutually agreeable consultation with Orem residents and property owners – consider revising and reducing restrictions on duplexes, fourplexes, and townhomes.
• In targeted and strategic locations~~,~~ – and in mutually agreeable consultation with Orem residents and property owners – consider zoning changes that will better facilitate medium density development.

Will you forward this to the Orem legal department for review and changes before this gets sent to the other Planning Commission members for consideration?

Thanks for your help.
Murray

Chairman Haysam Sakar
Good evening,

In regards to the paragraph Kathy has agreed to include at the beginning of the EDSP and to show in the Exhibit, Here are my thoughts, and I hope the legal team can polish it up.
"This plan is a guideline and not a rule; none of the zoning and planning recommendations mentioned in the EDSP plan is an attempt to modify or change the current city codes or zoning requirement."

I do not see a reason for EDSP to intermingle with how the city density should look like.

Thank you.
Haysam

Vice Chairman Madeline Koman
Thank you Amber, Haysam, and Murry for getting those proposals and information to us so quickly.

Could I make a counter-proposal? What if instead of trying to amend or modify the wording of the EDSP, we propose to make a recommendation to the City Council to strike from the economic development plan any reference to high density housing, which would include everything that Amber highlighted and perhaps the first bullet point under "Metric for Success" in that section on p.38 that references the "number of meetings held with focus on the review of the zoning policies."

That would simplify the process and make clearer what the potential objection to that specific item in the plan is.

Madeline

Commissioner Amber Pope
Thank you for your suggestion, Madeline. I would prefer doing that as even with Murray's edits, I have concerns with the potential for heading back towards elements of the State Street Master Plan.

Thank you,
Amber Pope

Staff recommends the Planning Commission consider the comments made to Kathi Lewis via email and make a recommendation to forward to the City Council.

Recommendation: The Development Review Committee recommends Chapter 5 of the General Plan be amended and the Economic Development Strategic Plan be adopted as Appendix E of the General Plan. The Project Coordinator requests the Planning Commission make a positive recommendation to the City Council to amend Chapter 5, Economics, of the Orem General Plan and recommend the adoption of the Orem Economic Development Strategic Plan (EDSP) by amending Appendix E of the Orem General Plan.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Madeline Komen made a motion to forward a positive recommendation to the City Council to amend Chapter 5 of the General Plan, and the Economic Development Strategic Plan be adopted as Appendix E of the General Plan with the following modifications:

1. Add the following language to the beginning of Appendix E: "Pursuant to Orem City Code Section 22-1-10, the Economic Development Strategic Plan, as part of the Orem General Plan shall serve as an advisory guide only and is not a binding document."
2. Delete the following bullet points under *Strategy 2: Review and Re-evaluate Local Zoning and Policies,*

Action Steps on page 29 of the EDSP:

1. In targeted and strategic locations, consider revising and reducing restrictions on duplexes, fourplexes and townhomes
2. In targeted and strategic locations, consider zoning changes that will better facilitate medium-density development.

3. Delete the following sentences under *Strategy 2: Review and Re-evaluate Local Zoning and Policies,* page 29, paragraph 3:
   - Lastly, the zoning office should look for ways to facilitate more medium-density residential accommodations in targeted and strategic locations. This includes duplex, four-plex, and townhouse style developments.
4. Add "(non-residential)" between the words mixed-use and development in the first sentence under *Strategy 2: Review and Re-evaluate Local Zoning and Policies,* page 29, paragraph 3:

Modified as described above, paragraph 3 on page 29 will read:

In addition, city leadership should look for ways to facilitate more mixed-use (non-residential) development in targeted and strategic locations. The project team often heard about the desire for more "flex space". Flex space, in this instance, refers to the ability to subdivide a unit with retail in the front of the building, and shipping, distribution, or logistics operations in the back half of the building. ~~Lastly, the zoning office should look for ways to facilitate more medium-density residential accommodations in targeted and strategic locations. This includes duplex, four-plex, and townhouse style developments.~~

Haysam Sakaar seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of July 6, 2022. Murray Low moved to approve the meeting minutes for July 6, 2022. Amber Pope seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Adjourn: Chair Sakar called for a motion to adjourn. Amber Pope moved to adjourn. James Hawkes seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Amber Pope, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

Adjourn: 4:50 p.m.

Ryan Clark
Planning Commission Secretary

Approved: August 17, 2022