



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
January 17, 2024

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

- 1 Selection of the Planning Commission Chairperson and Vice Chairperson per
Section 2-15-8, Orem City Code.**
- 2 A discussion on the parking of vehicles and trailers in landscaped portions of
residential front yards.**
- 3 A discussion on outdoor lighting, positive and negative impacts, and potential
regulations.**

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 for Dutch Bros Coffee located at 865 North
State Street in the C2 zone.**
 - 3.2 Public Hearing – Rezone - Approving the rezone for Maverik located at 1249
South Geneva Road in the C2 zone to be added to Sign Zone C.**
 - 3.3 Plat Amendment – Vacating Tierra del Sol, Plat A Amended and approving Tierra
del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the
PD18 and R12 zones.**
 - 3.4 Conditional Use Permit – Approval to add a family recreation exercise building
located at 1014 North 1280 East in the PD18 zone.**
- 4. MINUTES REVIEW AND APPROVAL**

4.1 Review and approve the minutes from the December 6, 2023 meeting.

5. ADJOURN

5.1 The next meeting is scheduled for February 7, 2024.

**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

 FAMILY CITY USA Administrative	Planning Commission January 17, 2024		Item 3.1
	SITE PLAN –Approving the site plan for Dutch Bros Coffee located at 865 North State Street in the C2 zone.		Prepared By: Makayla Wagstaff Applicant: Dutch Bros Coffee

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
- Noticed 26 adjacent property owners.

SITE INFORMATION:

- General Plan Designation:

Regional Commercial

- Current Zone: **C2**
- Acreage: **2.14**
- Neighborhood:

Timpview

ACTION:

The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission approve the site plan for Dutch Bros Coffee located at 865 North State Street in the C2 zone.

BACKGROUND: The applicant is proposing to build a 950 square foot Dutch Bros Coffee on the lot located at 865 North State Street. The store will have drive-thru and walk up service, with no indoor seating for customers. The queue for the drive-thru will be a double lane to the west of the building.

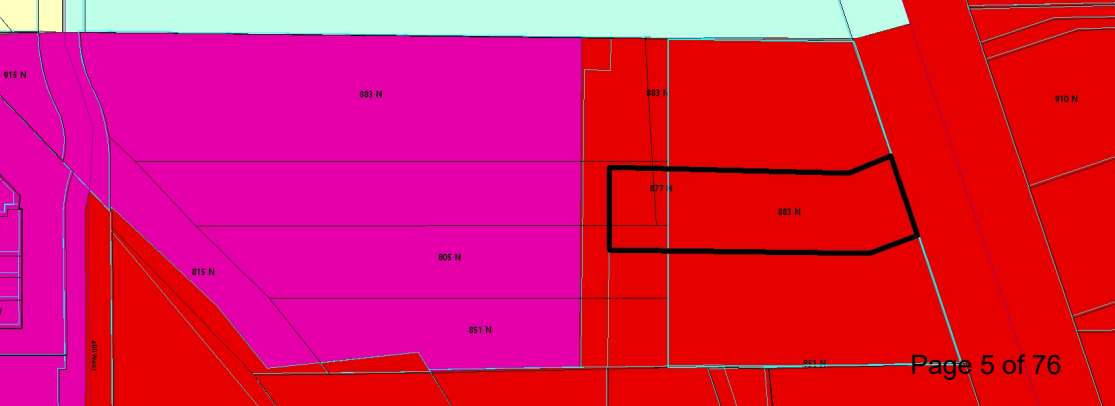
Parking: 4 spaces are required. The applicant is proposing 9 parking stalls, 1 of which is an ADA accessible stall. There also will be 4 spaces for bike parking.

Height: The maximum height permitted in the C2 zone is 48 feet. The proposed building will be 24 feet high.

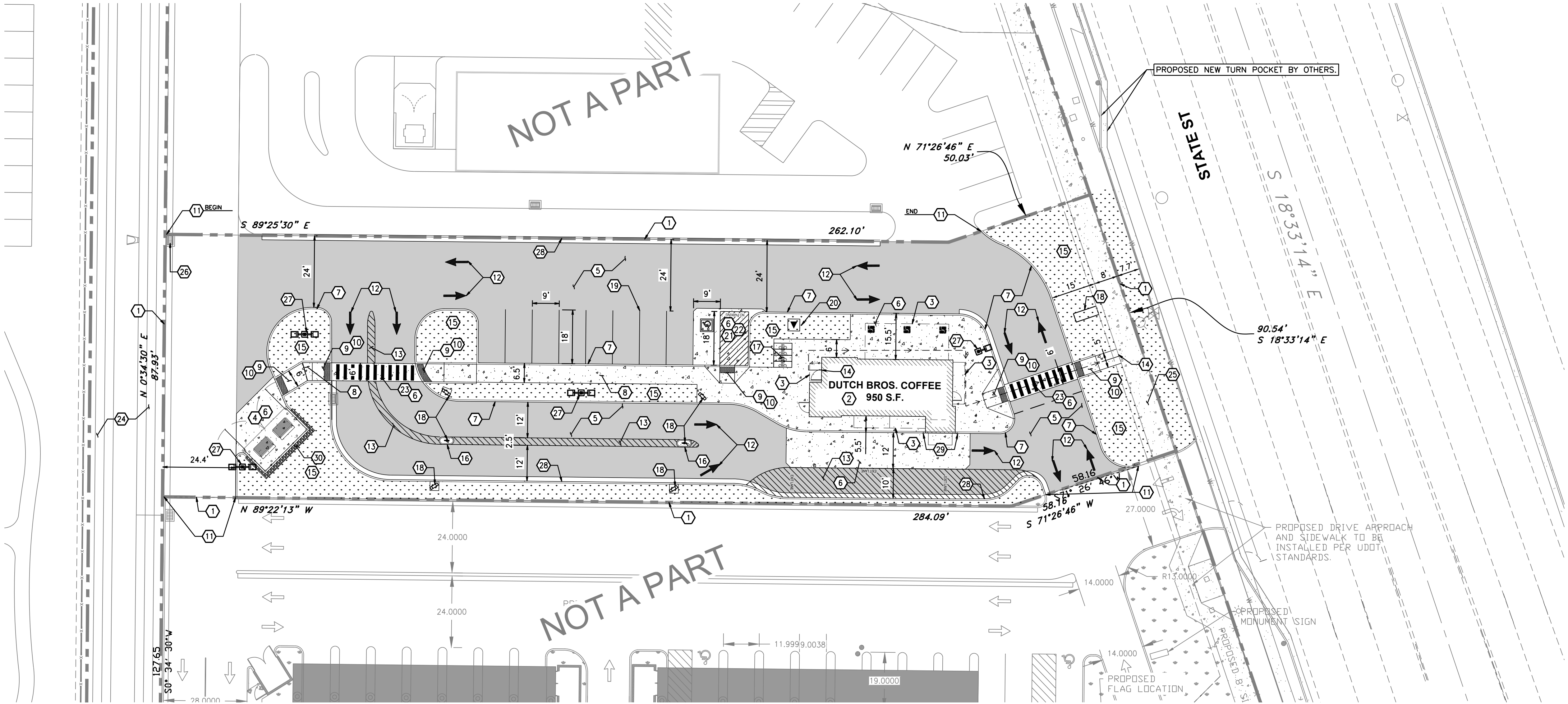
Architectural: The building will be finished in gray stucco, blue fiber cement siding, and stone veneer. All of which are permitted within the State Street Corridor.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Dutch Bros Coffee located at 865 North State Street in the C2 zone.



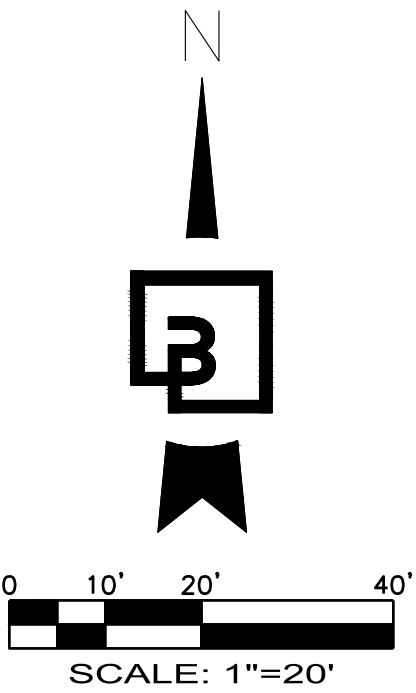


DUTCH BROS. COFFEE - UT0608 - OREM, UT
SITE PLAN



PARKING TABULATION:

PARKING CALCULATIONS:	
REQUIRED SPACES:	4
PROVIDED SPACES:	
REGULAR SPACES:	8
ACCESSIBLE SPACES:	1
TOTAL PARKING PROVIDED:	9
BIKING PARKING REQUIREMENTS:	
REQUIRED SPACES:	3
PROVIDED SPACES:	4
TOTAL PROVIDED SPACES:	4



LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
EXISTING CONCRETE	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

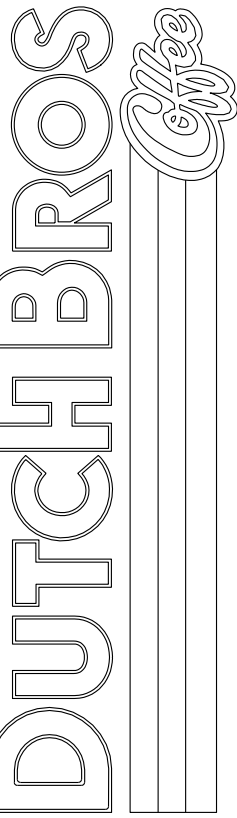
CONSTRUCTION NOTES:

- EXISTING PROPERTY LINE, TYPICAL.
- LOCATION OF BUILDING(S).
- LOCATION OF CANOPY.
- LOCATION OF TRASH ENCLOSURE AND TRASH LOADING ZONE. REFER TO ARCHITECTURAL PLANS FOR FURTHER DETAILS. TRASH ENCLOSURE TO DRAIN TO LANDSCAPING.
- CONSTRUCT ASPHALT PAVING PER DETAIL 1/C7.0.
- CONSTRUCT CONCRETE PAVING PER DETAIL 2/C7.0.
- CONSTRUCT CONCRETE BARRIER CURB PER DETAIL 7/C7.0.
- CONSTRUCT ON-SITE CONCRETE SIDEWALK PER DETAIL 6/C7.0. CONCRETE JOINTING PER DETAIL 5/C7.0.
- CONSTRUCT ACCESSIBILITY-COMPLIANT CURB RAMPS SIMILAR TO CASE 'A' AND 'CM' PER DETAIL 2/C7.1.
- INSTALL DETECTABLE WARNING. CONFORM WITH CITY OF OREM STANDARDS AND SPECIFICATIONS.
- APPROXIMATE SAWCUT LIMITS, TYPICAL.
- PAINT DIRECTIONAL ARROWS PER DETAIL 3/C7.0. CONFORM TO CITY OF OREM STANDARDS AND SPECIFICATIONS.
- PAINT "EXIT LANE" W/STRIPING. PAINT 4" WIDE REFLECTIVE PAINT AT 45 DEGREE STRIPING AT 3' MAX ON CENTER; ALL STRIPING SHALL CONFORM TO CITY OF OREM REQUIREMENTS AND SPECIFICATIONS.
- ACCESSIBLE ROUTE.
- LANDSCAPING AREA. REFER TO LANDSCAPING PLANS FOR FURTHER DETAILS.
- CONSTRUCT CONCRETE MEDIAN.
- INSTALL SHORT-TERM BICYCLE PARKING RACK.
- INSTALL SIGN. INSTALL WITH CONCRETE PAD IF IN LANDSCAPE AREA. MINIMUM SLOPE = 1.0%. REFER TO SIGN PLANS FOR FURTHER INFORMATION.
- PAINT PARKING STALL STRIPING. PAINT 4" WIDE PARKING STALL STRIPES WITH WHITE REFLECTIVE PAINT. CONFORM WITH CITY OF OREM STANDARDS AND SPECIFICATIONS.
- INSTALL TRANSFORMER. REFER TO MEP PLANS FOR FURTHER DETAILS.
- ACCESSIBLE STALL WITH ALL REQUIRED SIGNAGE PER DETAIL 1/C7.1. SIGN FOOTING PER DETAIL 3/7.1.
- PAINT STRIPING AND INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR ACCESSIBLE PARKING STALL PER DETAIL 1/C7.1 AND 3/7.1, RESPECTIVELY.
- PAINT CROSSWALK STRIPING. PAINT CONTINENTAL TYPE PEDESTRIAN CROSSWALK STRIPING; 1 FOOT WIDE STRIPES SPACED 2 1/2 FEET ON CENTER PER CITY OF OREM STANDARDS AND SPECIFICATIONS.
- PROPOSED STORM DRAINAGE POND BY OTHERS. PROTECT DURING CONSTRUCTION.
- EXISTING SIDEWALK TO REMAIN AND PROTECT DURING CONSTRUCTION.
- PROPOSED STORM STRUCTURE BY OTHERS. STRUCTURE TO REMAIN AND PROTECT DURING CONSTRUCTION.
- INSTALL SITE LIGHT. REFER TO ARCHITECTURAL PLANS FOR FURTHER INFORMATION.
- CONSTRUCT CURB AND GUTTER PER DETAIL 10/C7.0.
- INSTALL BOLLARDS. REFER TO ARCHITECTURAL PLANS FOR FURTHER DETAILS.
- INSTALL RIPRAP ROCK DISSIPATION PAD. 2"-4" QUARRY SPALLS WITH WOVEN GEOTEXTILE FABRIC, MIRAFI FW700 WOVEN MONOFILAMENT POLYPROPYLENE OR EQUIVALENT UNDER RIPRAP.

PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN
865 N STATE STREET,
OREM, UTAH

Title:



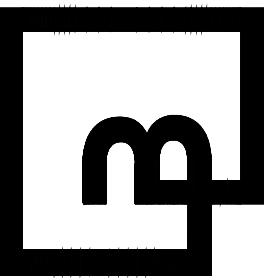
For:



Scale:
Horizontal 1"=20'
Vertical N/A

Designed	PAL	PAL	AEM	AEM	Date
Drawn					11/17/23
Checked					
Approved					

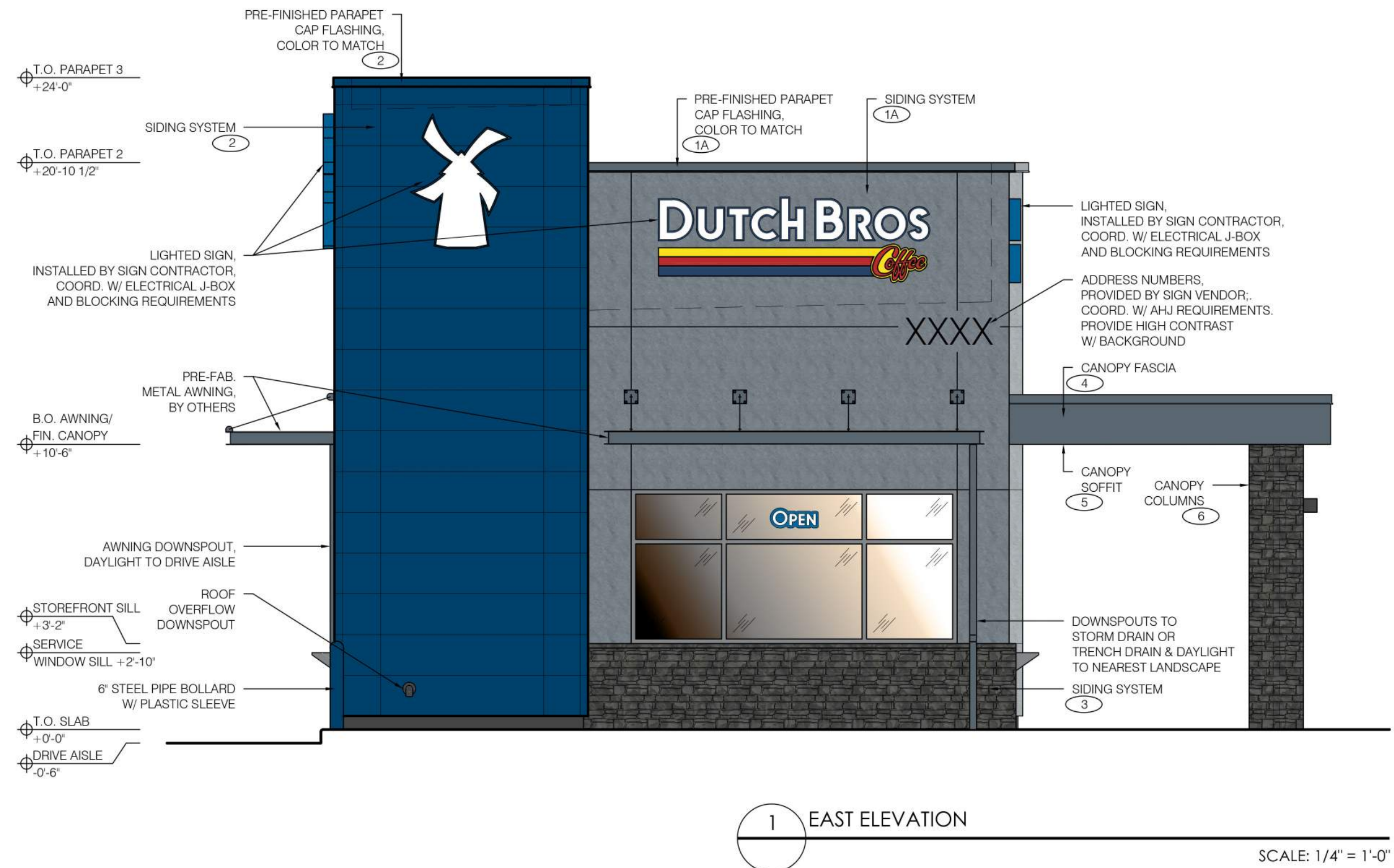
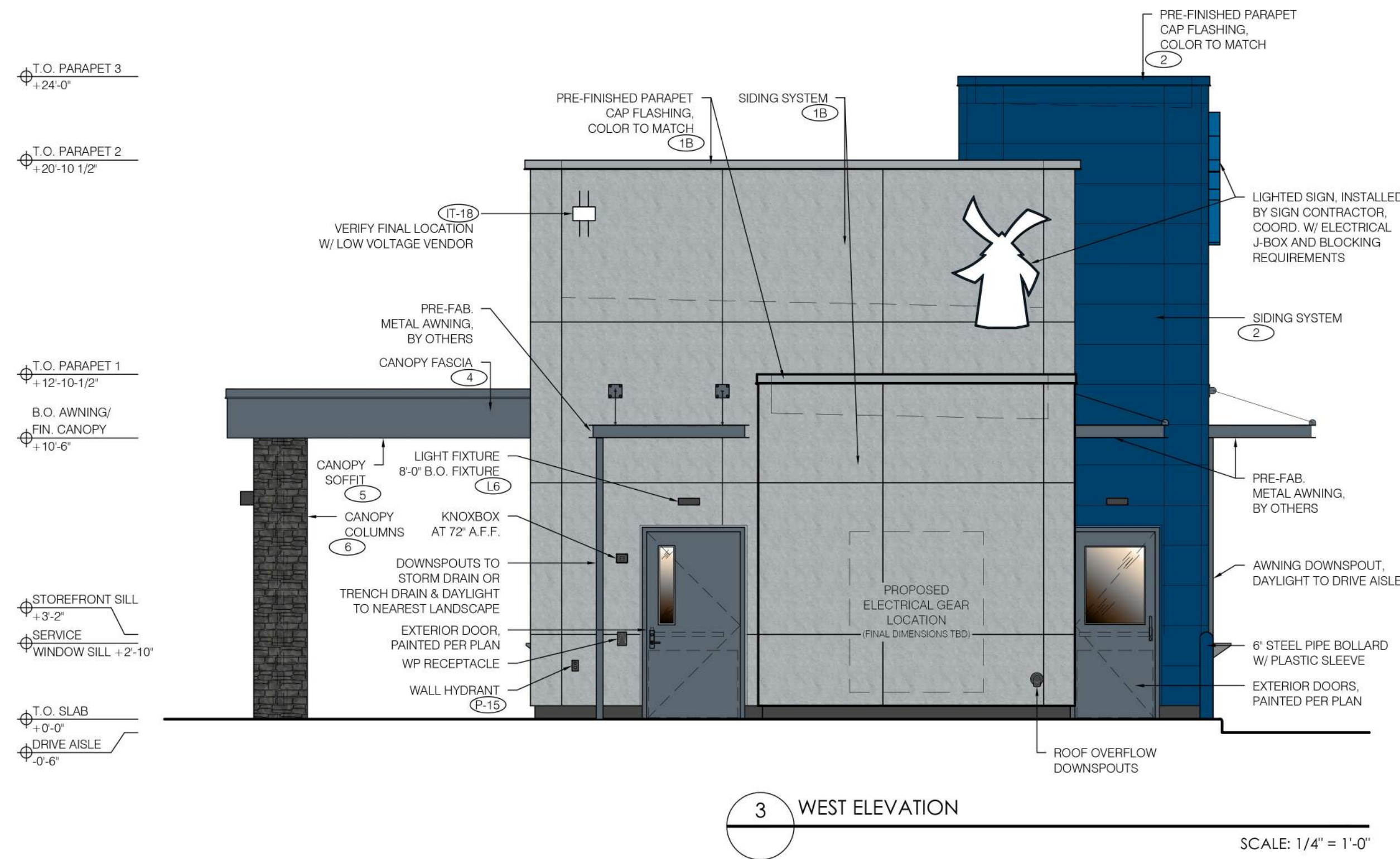
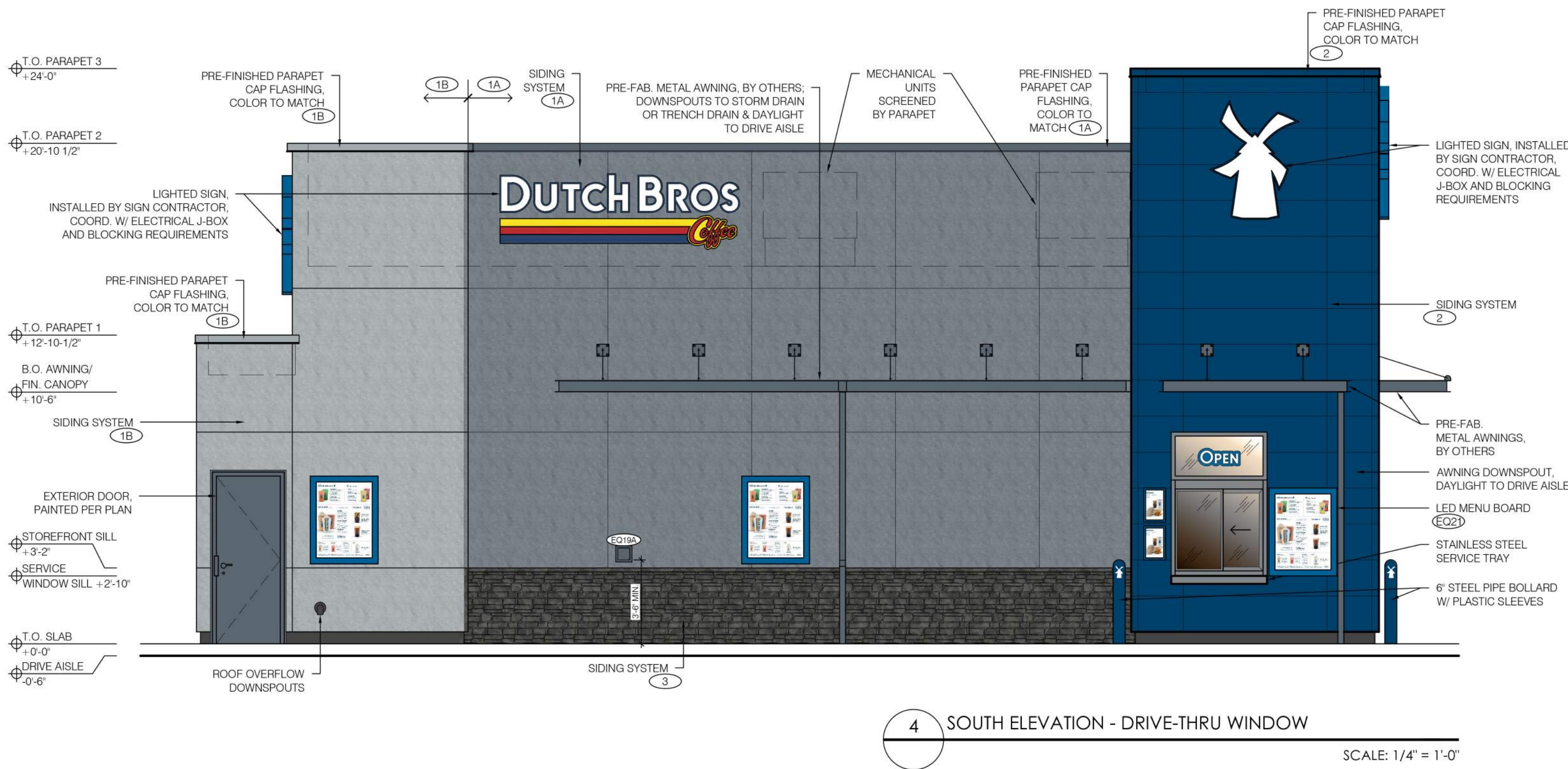
Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number
22793

Sheet
C4.0
2019 DB
Franchising USA, LLC

"The name DUTCH BROS. and all associated logos, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."



EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



1001 SE SANDY BLVD, SUITE 100
PORTLAND, OR 97214
V. 503.552.9079
F. 503.241.7055
WWW.GNICHARCH.COM



1001 SE SANDY BLVD, SUITE 100
PORTLAND, OR 97214
V. 503.552.9079
F. 503.241.7055
WWW.GNICHARCH.COM

Project No: UT0608
Dutch Bros Coffee - New Freestanding Store
877 N. State St.
Orem, UT 84057
For Dutch Bros Coffee
110 SW 4th Street
Grants Pass, OR 97526

ISSUED FOR DESIGN REVIEW: 08.16.2023

REV.	DATE	DESCRIPTION

SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

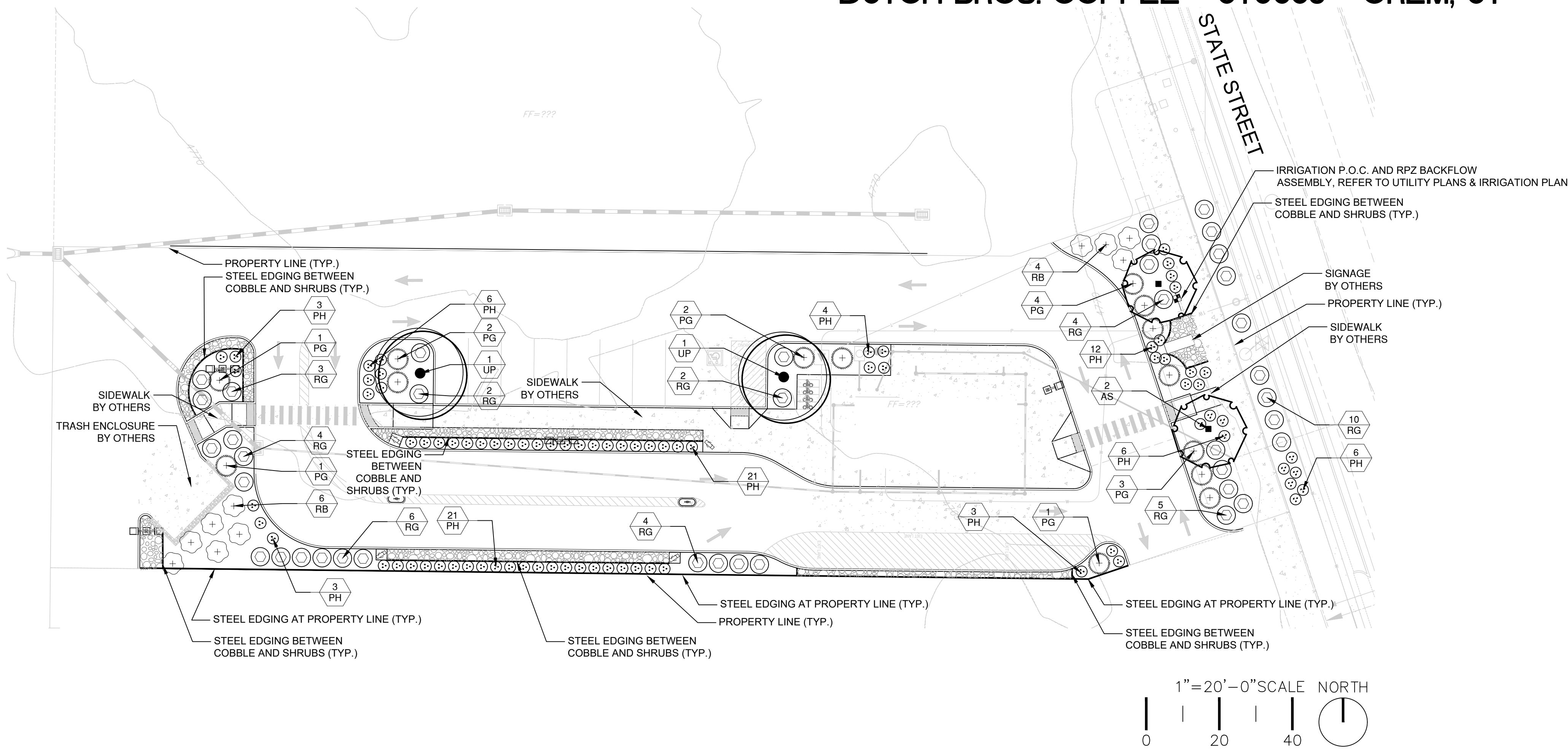
A6.1

© 2021 DB Franchising USA, LLC

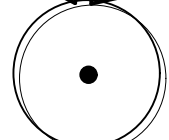
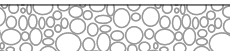
DB2550-A1

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

DUTCH BROS. COFFEE - UT0608 - OREM, UT



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	QTY	
TREES							
	AS	ACER SACCHARINUM SILVER MAPLE	15 GAL	1.5" CAL.	6'-8'	2	
	UP	ULMUS PARVIFOLIA LACEBARK ELM	15 GAL	1.5" CAL.	6'-8'	2	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE (W'X'H')	ADDITIONAL	SPACING	QTY
SHRUBS							
	PH	PENNISETUM ALOPECUROIDES 'HA MELN'	1 GAL			36" o.c.	83
	PG	HAMELN FOUNTAIN GRASS PICEA PUNGENS 'GLOBOSA'	5 GAL			72" o.c.	14
	RG	DWARF GLOBE BLUE SPRUCE RHUS AROMATICA 'GRO-LOW'	5 GAL			60" o.c.	39
	RB	GRO-LOW FRAGRANT SUMAC RHUS TYPHINA 'BAIL TIGER' TM	5 GAL			72" o.c.	10
GROUND COVERS							
	DC	DECORATIVE COBBLE 3-6" VISTA GOLD, 4" DEEP OVER FABRIC	-				927 SF

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE CALCULATIONS

GENERAL CALCULATIONS:	
LANDSCAPE AREA PROVIDED:	5,457 SF
50% PLANT COVERAGE	PROVIDED
PARKING STALLS PROVIDED:	9 STALLS
REQUIRED INTERIOR LANDSCAPE:	N/A, UNDER 10 STALLS

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1" DIA SOUTHTOWN CRUSHED STONE, INSTALL OVER FABRIC, IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

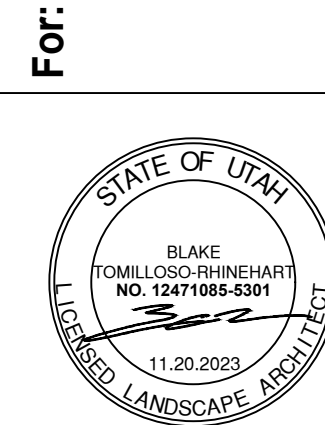
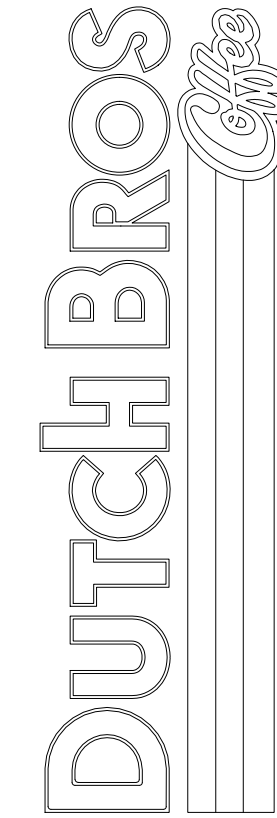
ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number
22793
Sheet
LP-1
2018 DB
Franchising USA, LLC



Scale:	Horizontal	Vertical
Designed	BR	BR
Drawn	BR	BR
Checked	BR	BR
Approved	BR	BR
Date	06/17/23	

Title:
LANDSCAPE PLANTING PLAN
N MAIN ST & STATE ST
OREM, UTAH

Job Number
22793
Sheet
LP-1
2018 DB
Franchising USA, LLC





City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

SITE PLAN - Approving the site plan for Dutch Bros Coffee located at 865 North State Street in the C2 zone.

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

Additional information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

Planning Commission
Wed, Jan 17, 2024
4:30 pm



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

SITE PLAN - Approving the site plan for Dutch Bros Coffee located at 865 North State Street in the C2 zone.

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

Additional information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

DF ADAMS 300 LLC
--OR CURRENT RESIDENT--
300 W 800 NORTH
OREM, UT 84057

Planning Commission
Wed, Jan 17, 2024
4:30 pm



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



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

ADAMS, KRISTA E
172A HOBBLE CREEK CANYON
SPRINGVILLE, UT 84663

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

DF ADAMS 300 LLC
--OR CURRENT RESIDENT--
300 W 800 NORTH
OREM, UT 84057

ADAMS, KRISTA E
--OR CURRENT RESIDENT--
365 W 800 NORTH
OREM, UT 84057

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

NITA B PARK FAMILY LC
797 BOWL DR
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

CENTER FOR WOMEN AND
CHILDREN IN CRISIS THE
1433 E 840 N
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

QQ UTAH 5 LLC
2208 W 700 S
SPRINGVILLE, UT 84663

EVERGREEN-800 N & STATE LLC
2390 E CAMELBACK RD STE 410
PHOENIX, AZ 85016

DF ADAMS 300 LLC
3889 GRINDSTONE DR
SPRINGVILLE, UT 84663

 OREM FAMILY CITY USA Legislative	Planning Commission January 17, 2024		Item 3.2
	PUBLIC HEARING – REZONE - Approving the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.		Prepared By: Makayla Wagstaff Applicant: Melanie Ruff, Maverik

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
- Noticed 210 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Medium Density Residential

- Current Zone: **C2**
- Acreage: **3.77**
- Neighborhood:

Lakeview

ACTION:

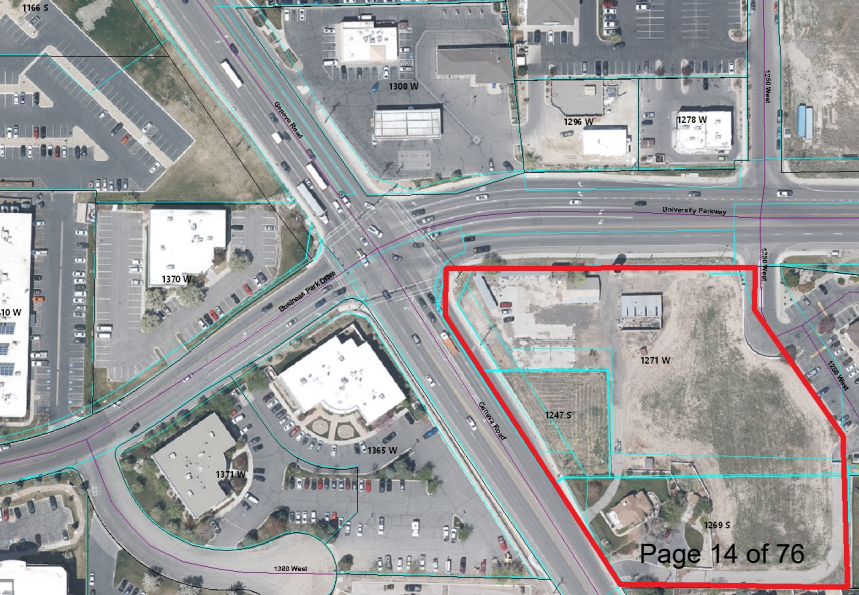
The Planning Commission will forward a recommendation to the City Council for this item.

REQUEST: The applicant requests the Planning Commission forward a recommendation to the City Council to approve the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.

BACKGROUND: The applicant is proposing to add this property to Sign Zone C. Currently the property is not within a sign zone, and per the Orem City Code is treated at Sign Zone D. This sign zone does not allow for pole signs. The applicant is requesting the property be added to Sign Zone C to allow a pole sign to be installed on the property. The existing Chevron gas station across University Parkway to the north is already part of Sign Zone C.

If the property is approved to be added to Sign Zone C the applicant is proposing to install a pole sign near the corner of Geneva Road and University Parkway, as well as a monument sign near the site entrance on Geneva Road. Both signs would be permitted under Sign Zone C.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a recommendation to the City Council to approve the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.



1166 S

1308 W

1296 W

1278 W

1370 W

10 W

1271 W

1247 S

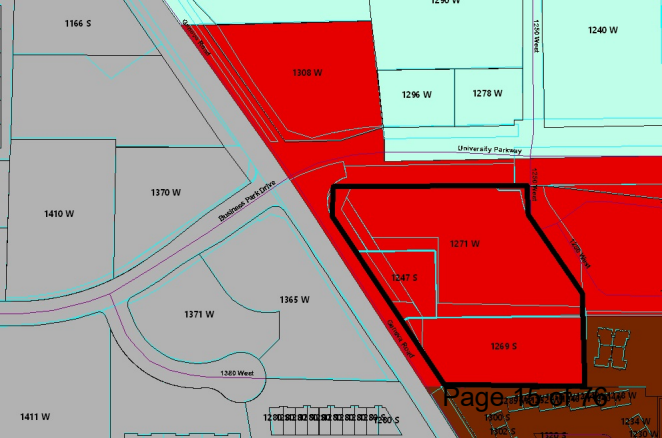
1365 W

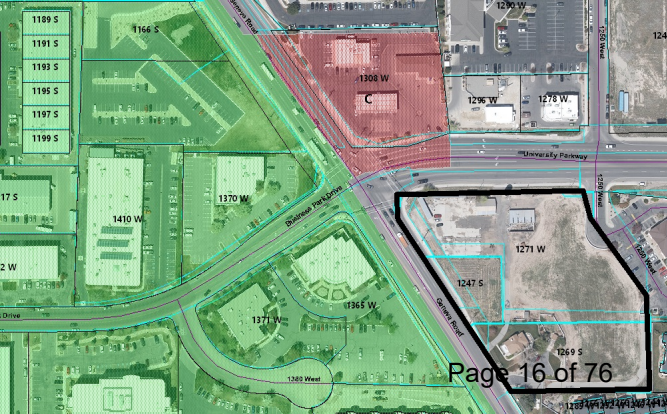
1371 W

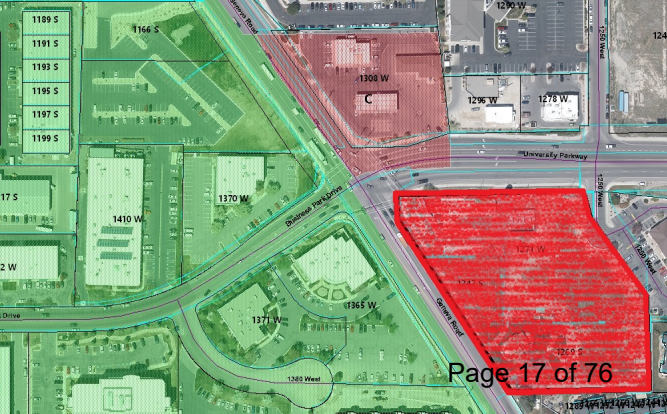
1269 S

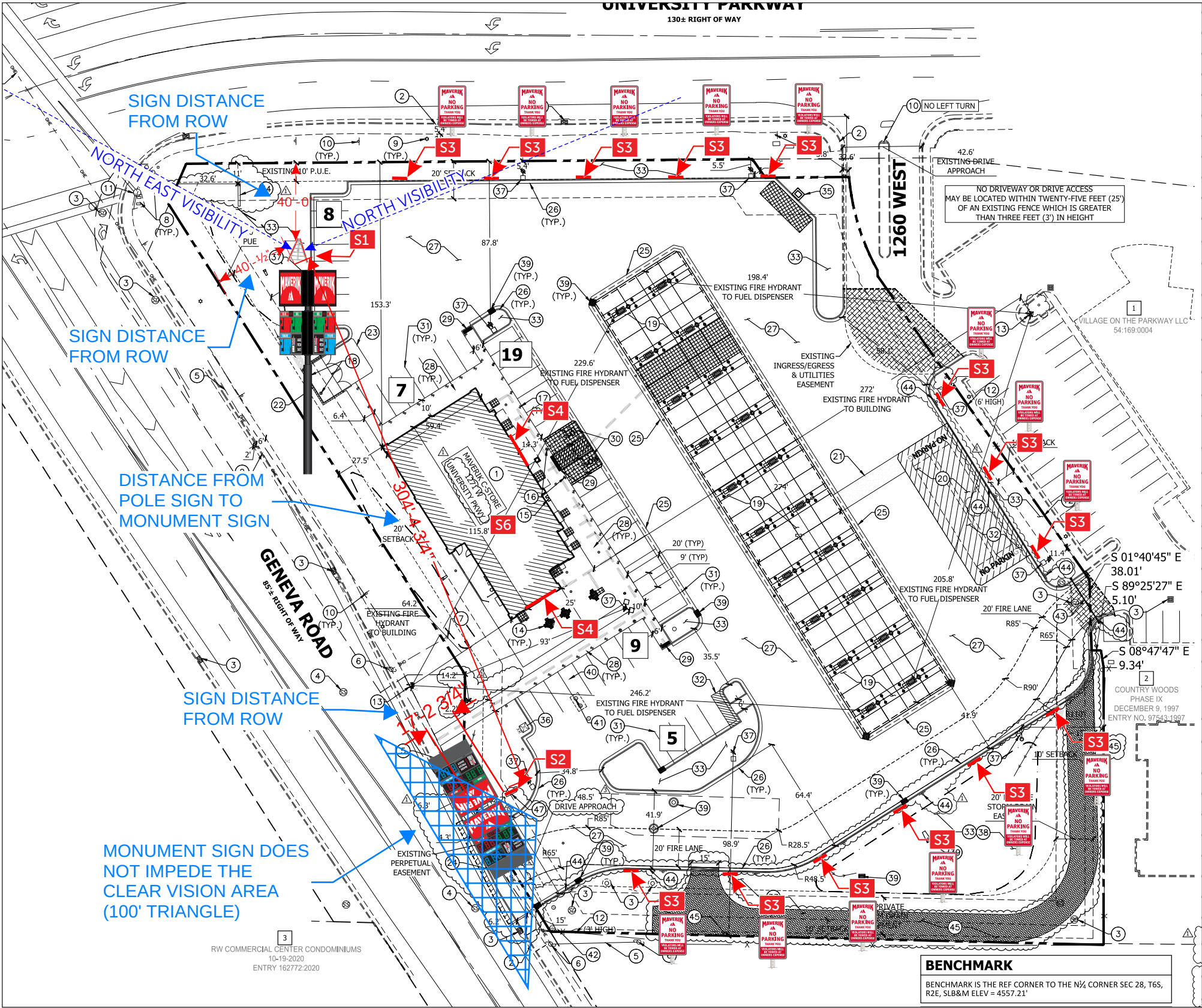
1380 West

Page 14 of 76









SIGN ID	DESCRIPTION	QTY
S1	HIGH RISE PYLON	1
S2	MID PYLON	1
S3	NO PARKING SIGNS	14
S4	STORE FRONT CHANNEL LETTERS	1
S5	SIDE ENTRANCE CHANNEL LETTERS	1
S6	BONFIRE GRILL CHANNEL LETTERS (INT.)	1



These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.



Maverik
University Parkway,
Orem, UT

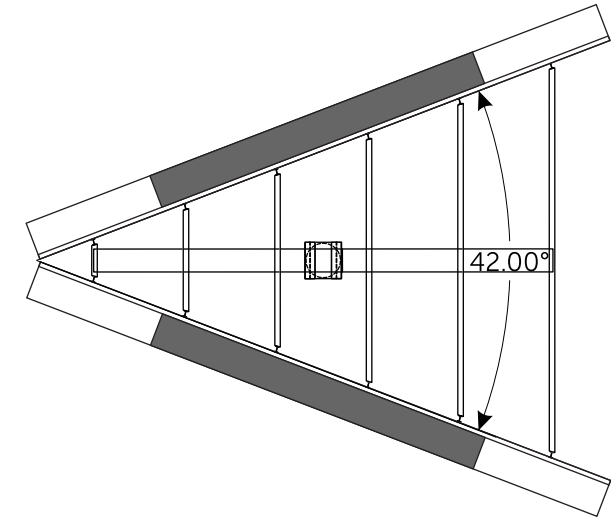
Store # TBD

Issue Date: 8/26/2023		
Drawn By: Mike C.		
REV	DATE	DESCRIPTION
3	8/29/23	UPDATE AS PER REQUEST

Rev: 3
Date: 8/29/2023
Doc #: AD-MVK-103161-77498-REV3
Blair Project #: 103161
Blair Sales Order #: 77498

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com





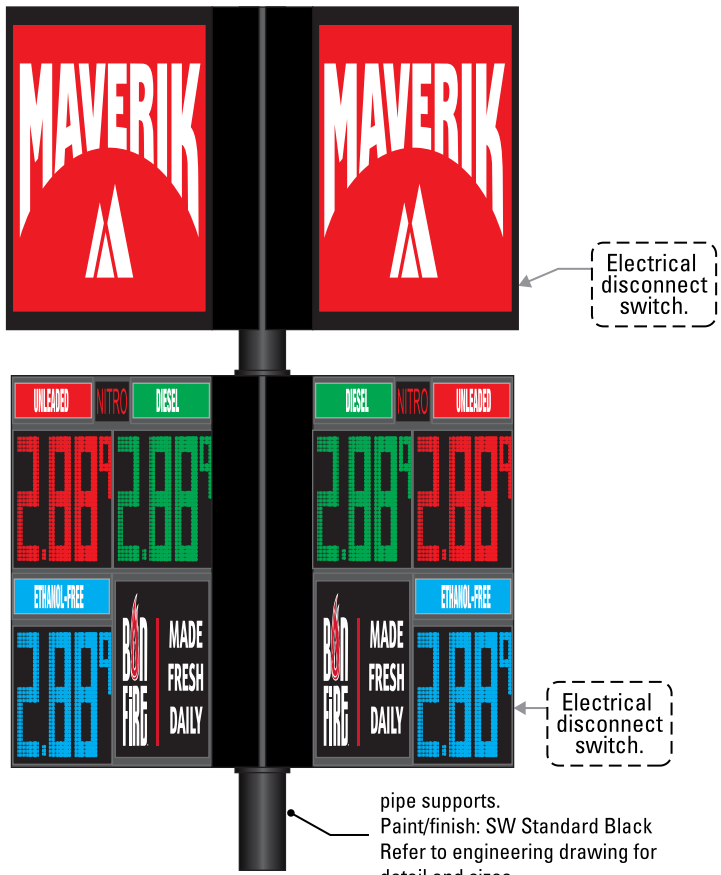
PLAN VIEW (TO BE VERIFIED BY ENGINEER)

SIGN AREA: 199 sq. ft.

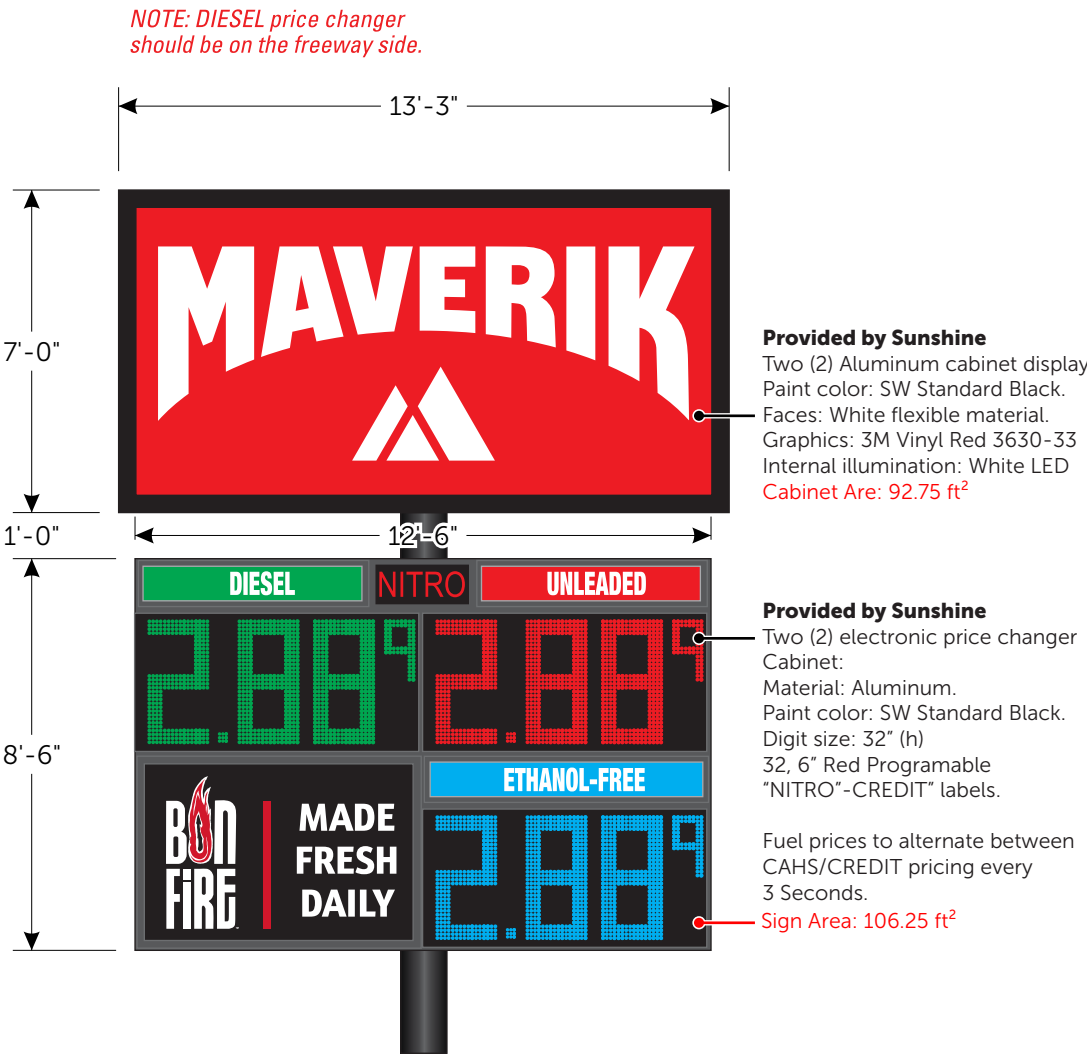
Not specifically regulated by code, subject to review and approval.

SCOPE OF WORK

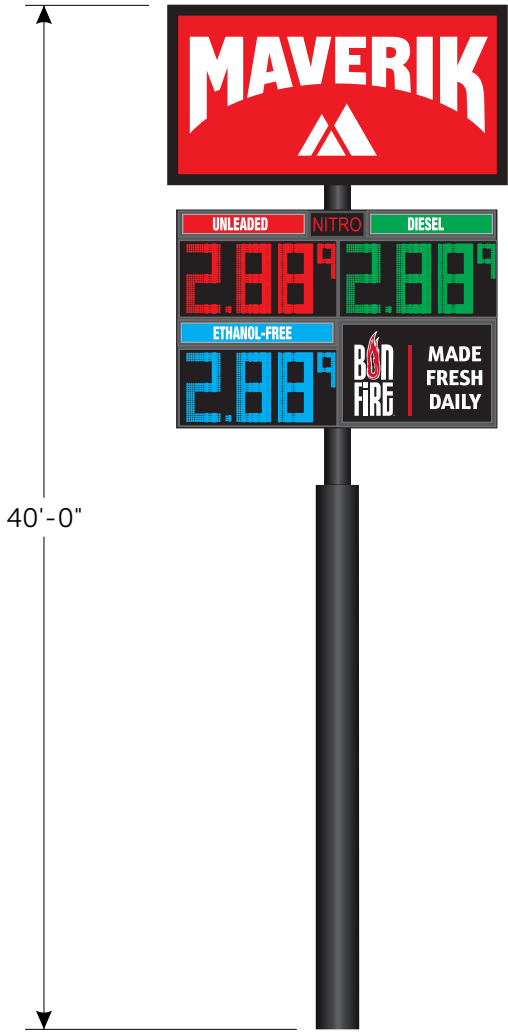
- Install Hi-Rise including EPCU digits provided by Sunshine
- GC to run primary power to location
- Blair to make final power connection
- Blair responsible for foundation work; including excavation, rebar/anchor bolts, concrete.
- Stamped/sealed drawings will be completed upon approval
- All electrical connections within local, state and national wiring code
- QTY: 1



END VIEW



HIGH RISE, V-SHAPE POLE SIGN
SCALE: 1" = 50"



FULL VIEW (OPPOSITE SIDE)
SCALE: 1" = 90"

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.



Maverik
University Parkway,
Orem, UT

Store # TBD

Issue Date: 8/26/2023		
Drawn By: Mike C.		
REV	DATE	DESCRIPTION
3	8/29/23	UPDATE AS PER REQUEST

Rev: 3
Date: 8/29/2023
Doc #: AD-MVK-103161-77498-REV3
Blair Project #: 103161
Blair Sales Order #: 77498

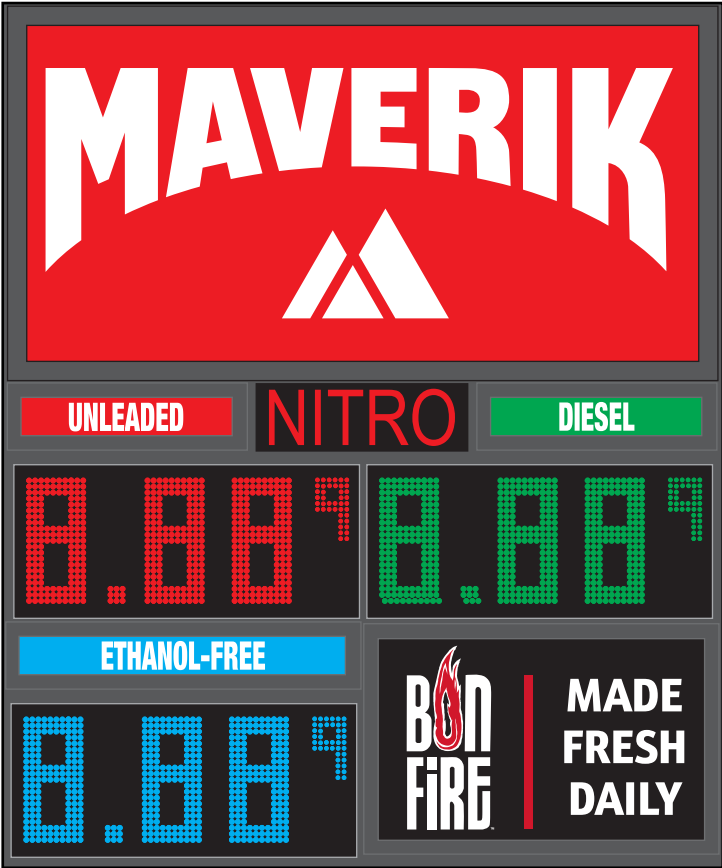
Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com



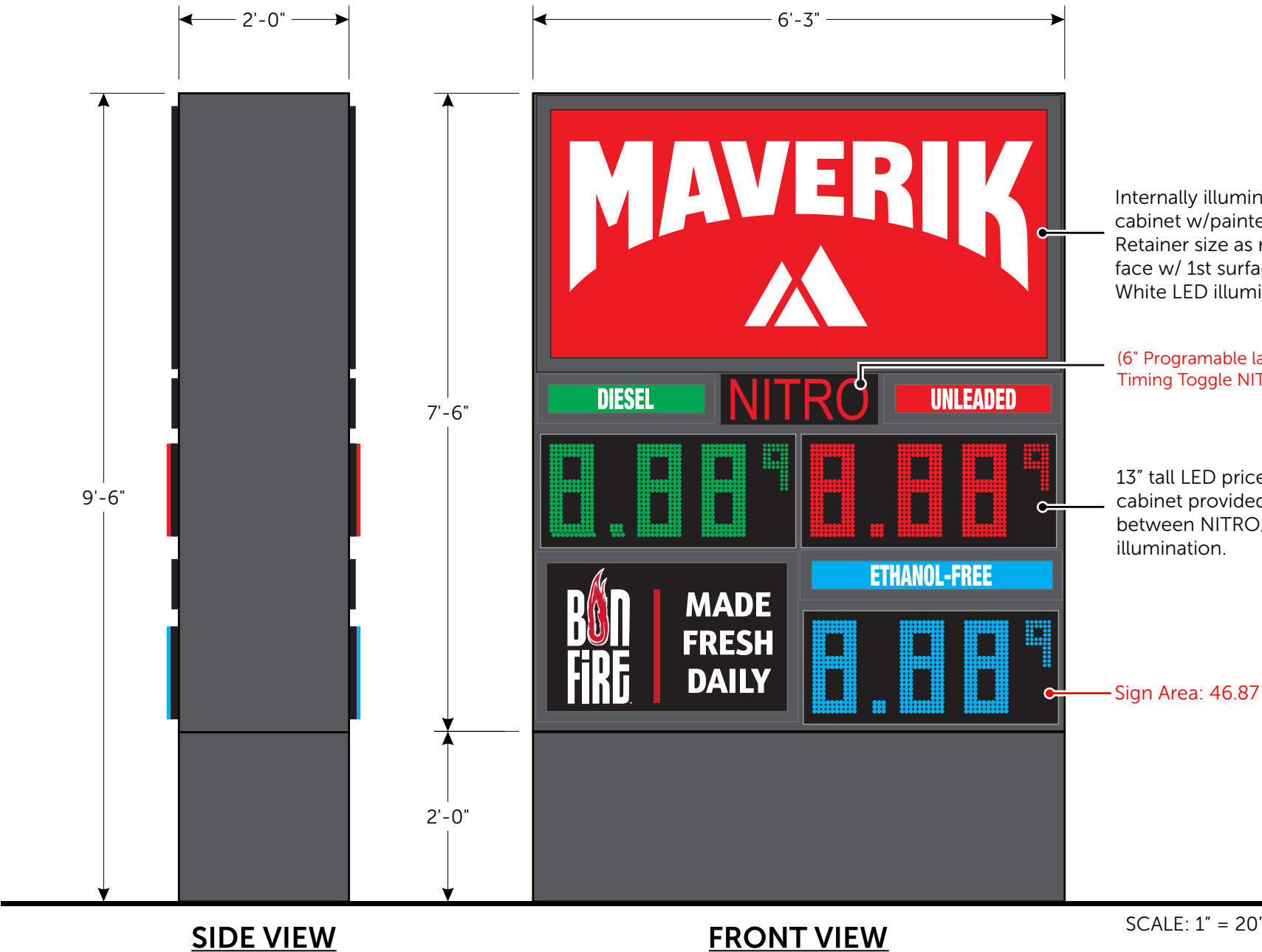
SCOPE OF WORK

- Install Pylon including EPCU digits provided by Sunshine
- GC to run primary power to location
- Blair to make final power connection
- Blair responsible for foundation work; including excavation, rebar/anchor bolts, concrete.
- Stamped/sealed drawings will be completed upon approval
- All electrical connections within local, state and national wiring code
- QTY: 1

Sign Area: 46.87 ft²



REVERSE SIDE



SIDE VIEW

FRONT VIEW

SCALE: 1" = 20"

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.



Maverik
University Parkway,
Orem, UT

Store # TBD

Issue Date: 8/26/2023		
Drawn By: Mike C.		
REV	DATE	DESCRIPTION
3	8/29/23	UPDATE AS PER REQUEST

Rev: 3
Date: 8/29/2023
Doc #: AD-MVK-103161-77498-REV3
Blair Project #: 103161
Blair Sales Order #: 77498

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com



Street view from Geneva Road



Street view from University Parkway





City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC HEARING - REZONE - Approving the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.

This project is located in the Lakeview neighborhood.

Additional information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

LINTON, TRAVIS & CYNTHIA
11733 NETLEAF LN
KELLER, TX 76244

Planning Commission
Wed, Jan 17, 2024
4:30 pm



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

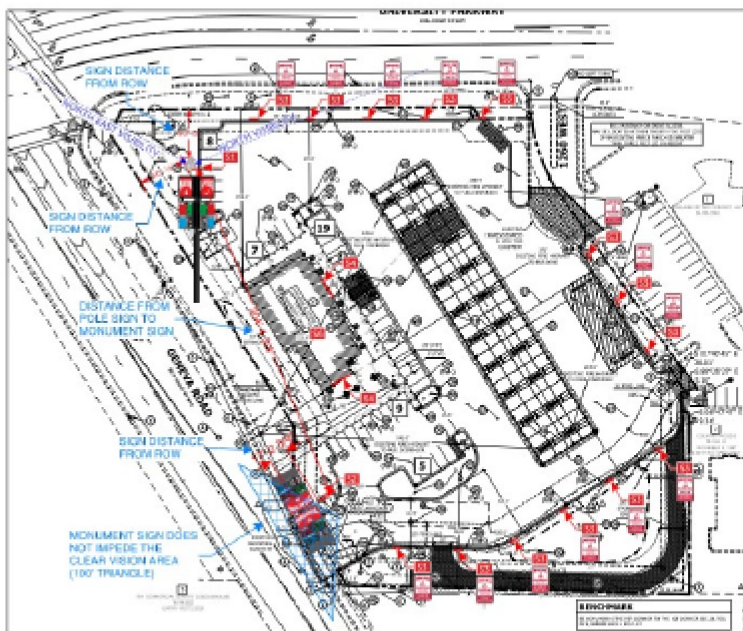
PUBLIC HEARING - REZONE - Approving the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.

This project is located in the Lakeview neighborhood.

Additional information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

BATEMAN, PAUL WILLIAM
9538 BEARDEN CREEK LN
HUMBLE, TX 77396

Planning Commission
Wed, Jan 17, 2024
4:30 pm



SIGN ID	DESCRIPTION	QTY
S1	HIGH RISE PYLON	1
S2	MID PYLON	1
S3	NO PARKING SIGNS	14
S4	STORE FRONT CHANNEL LETTERS	1
S5	SIDE ENTRANCE CHANNEL LETTERS	1
S6	BONFIRE GRILL CHANNEL LETTERS (INT)	1



These drawings are not for construction purposes. This information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or in whole or in part, without first obtaining written consent from Blair Image Elements.



Store # TBD

Rev: 3

Date: 8/29/2023

Doc ID: AQ-1946-10281-MR08-REV3

Blair Project ID: 303166

Blair Sales Order #: 774568

Blair Image Elements

5107 Agassiz Avenue

Alpharetta, GA 30601

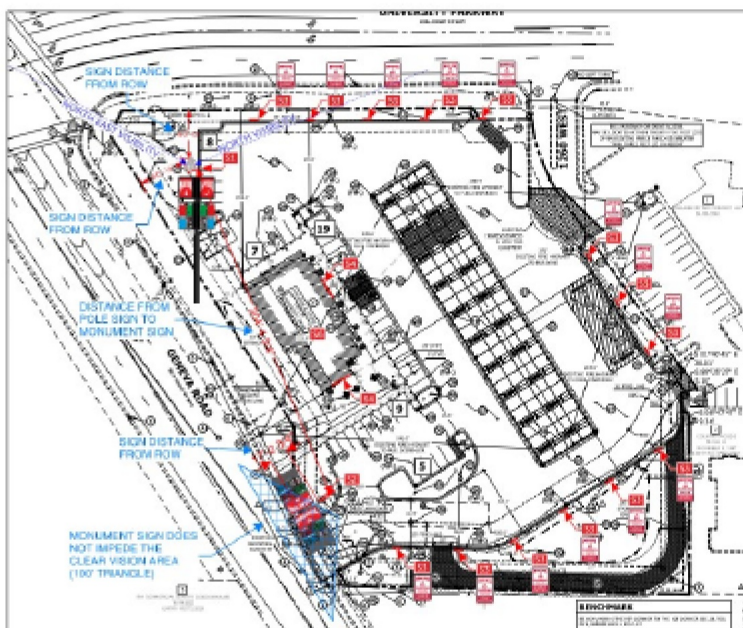
P: (404) 949-6267

blairimage.com





[orem.org/planning](https://www.orem.org/planning) under "Current Planning (Public Hearing Notices)" tab



SIGN ID	DESCRIPTION	QTY
S1	HIGH RISE PYLON	1
S2	MID PYLON	1
S3	NO PARKING SIGNS	14
S4	STORE FRONT CHANNEL LETTERS	1
S5	SIDE ENTRANCE CHANNEL LETTERS	1
S6	BONFIRE GRILL CHANNEL LETTERS (INT)	1



These drawings are not for construction purposes. This information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or in whole or in part, without first obtaining written consent from Blair Image Elements.



Store # TBD

Rev: 3

Date: 8/29/2023

Doc ID: AQ-1946-10281-MR08-REV3

Blair Project ID: 303166

Blair Sales Order #: 774568

Blair Image Elements

5107 Agassiz Avenue

Alpharetta, GA 30601

P: (404) 949-6267

blairimage.com





[orem.org/planning](https://www.orem.org/planning) under "Current Planning (Public Hearing Notices)" tab

GRATA LLC
PO BOX 1028
KAMAS, UT 84036

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

FNAMG LLC
PO BOX 183
PLEASANT GROVE, UT 84062

SOAPSTONE HOLDINGS LLC
PO BOX 970595
OREM, UT 84097

DA VINCI MANAGEMENT COMPANY
LC
PO BOX 970724
OREM, UT 84097

BELNAP, STEVEN P & HIROKO H
PSC 76 BOX 7567
APO, AP 96319

GY GENEVA LLC
%BLACK, MICHAEL
9 EXCHANGE PL # 600
SALT LAKE CITY, UT 84111

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

BBRD LC
49 N 1330 W
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CITY OF OREM
56 N STATE
SALT LAKE CITY, UT 84119

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
147 S 1060 E
AMERICAN FORK, UT 84003

GLAZIER, SCOTT BRIAN & MAINE
YOUNG (ET AL)
152 W 640 N
AMERICAN FORK, UT 84003

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

CHACON 1323 LLC
156 S 1470 W
PROVO, UT 84601

TEAM DEAYER LLC
160 FARM RD
MIDWAY, UT 84049

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CHEMI LLC
175 E 100 N
DELTA, UT 84624

MORI 1 LLC
215 S 760 W
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
272 E 1660 N
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

HENDERSON, JONATHAN L & MARCI
L (ET AL)
321 SAN SALVADOR AVE
HENDERSON, NV 89002

NGATUVAI, TEOTIHUACAN &
CLAUDIA E
332 STADIUM AV
PROVO, UT 84604

PARKWAY HOSPITALITY GROUP LLC
333 W 2230 N STE 225
PROVO, UT 84604

O'BARR, KEVIN & VALERIE
334 S 530 E
OREM, UT 84097

DEAYER, TOMMY
377 S 2070 E
SPANISH FORK, UT 84660

GONZALEZ, VIANEY ROMAN
VILLAMIZAR (ET AL)
466 S 1950 E
SPRINGVILLE, UT 84663

REAM, JOSEPH JAMES & KAY S
469 SUNLAND SPRINGS CT
HENDERSON, NV 89011

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WELCH, KRISTIN & LANI
524 E 100 S
PLEASANT GROVE, UT 84062

RUCKER, BENJAMIN
558 E 1400 S
OREM, UT 84097

LARSEN, GARY EARL & TIFFANY N
(ET AL)
559 S 125 W
LAYTON, UT 84041

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

COUNTRY WOODS LC (ET AL)
758 S 400 E # 203
OREM, UT 84097

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE
789 E BAMBERGER DR STE A
AMERICAN FORK, UT 84003

PA EAGLES LLC
825 E 1180 S STE 300
AMERICAN FORK, UT 84003

ANDERSON, LAURY
836 E 315 S
OREM, UT 84097

HARDMAN, LORI A
863 W 425 N
SPRINGVILLE, UT 84663

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
952 S 830 E
OREM, UT 84058

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
987 S GENEVA RD
OREM, UT 84058

ALLEN, LOREN
1028 E 1010 N
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

BEAN, REID J & NINA J
1079 S 800 W
RICHFIELD, UT 84701

SK5 - WOLVERINE CROSSING LLC
--OR CURRENT RESIDENT--
1111 S 1350 WEST UNIT# F10-F40
OREM, UT 84058

CONKLIN, CANDICE
1125 LINDENMEIER RD
FORT COLLINS, CO 80524

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

ANDERSON, LAURY
--OR CURRENT RESIDENT--
1142 W 1275 SOUTH
OREM, UT 84058

JENN GALE
1144 E 920 N
OREM, UT 84097

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
1166 S GENEVA RD
OREM, UT 84058

VILLAGE ON THE PARKWAY UT LLC
--OR CURRENT RESIDENT--
1181 W 1230 SOUTH
OREM, UT 84058

FARMER, DALE L & CHRISTINE G
--OR CURRENT RESIDENT--
1182 W 1275 SOUTH
OREM, UT 84058

MORENO, JULIO A GARCIA
1184 W 1275 S
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
--OR CURRENT RESIDENT--
1185 W 1275 SOUTH
OREM, UT 84058

BERNARDS, TYLER & BRIELLE
1186 W 1275 S
OREM, UT 84058

ALLEN, LOREN
--OR CURRENT RESIDENT--
1187 W 1275 SOUTH
OREM, UT 84058

MEYERS, MATTHEW JOHN &
ANGELA PRICE
1188 W 1275 S
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1189 W 1275 SOUTH
OREM, UT 84058

CHAMBERY WOODS UT LLC
--OR CURRENT RESIDENT--
1190 W 1275 SOUTH
OREM, UT 84058

CARDOSO, CELIA MARIA MARTINS
--OR CURRENT RESIDENT--
1190 W 1330 SOUTH
OREM, UT 84058

FARMER, CHRISTIAN T
1191 W 1275 S
OREM, UT 84058

GLAZIER, SCOTT BRIAN & MAINE
YOUNG (ET AL)
--OR CURRENT RESIDENT--
1192 W 1330 SOUTH
OREM, UT 84058

BEAN, REID J & NINA J
--OR CURRENT RESIDENT--
1193 W 1275 SOUTH
OREM, UT 84058

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

MARTINEZ, CLAUDIA I
1194 W 1330 S
OREM, UT 84058

LARSEN, GARY EARL & TIFFANY N
(ET AL)
--OR CURRENT RESIDENT--
1195 W 1275 SOUTH
OREM, UT 84058

BARTLETT, MARK
1202 W 1275 S
OREM, UT 84058

OLIVEIRA, RAPHAEL F & SUZANNE T
--OR CURRENT RESIDENT--
1204 W 1275 SOUTH
OREM, UT 84058

GLAZIER, SCOTT BRIAN & MAXINE
YOUNG (ET AL)
--OR CURRENT RESIDENT--
1206 W 1275 SOUTH
OREM, UT 84058

GRAVES, BRYAN R & BEVERLY A
--OR CURRENT RESIDENT--
1207 W 1295 SOUTH
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1208 W 1275 SOUTH
OREM, UT 84058

PARRA, MAGDALENA
1210 W 1275 S
OREM, UT 84058

DISNEY, ANDRIA
1211 W 1295 S
OREM, UT 84058

GREEN, STEPHEN & KIMBERLY (ET
AL)
1212 W 1275 S
OREM, UT 84058

AUGUSTUS, RACHEL
1212 W 1330 S
OREM, UT 84058

TERRAZAS, REBEKAH
1216 W 1330 S
OREM, UT 84058

RUSSELL, JEAN A
1219 W 1295 S
OREM, UT 84058

TEAM DEEVER LLC
--OR CURRENT RESIDENT--
1223 W 1295 SOUTH
OREM, UT 84058

HARTER, KARILYN
1224 W 1330 S
OREM, UT 84058

ORTIZ, PEDRO
1228 W 1330 S
OREM, UT 84058

DEEVER, TOMMY
--OR CURRENT RESIDENT--
1230 W 1295 SOUTH
OREM, UT 84058

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
--OR CURRENT RESIDENT--
1234 W 1295 SOUTH
OREM, UT 84058

SNEDEGAR, KEITH V
1235 W 1295 S
OREM, UT 84058

AL-REM LLC
1236 GOLDSMITH DR
HIGHLANDS RANCH, CO 80126

VILLALOBOS, MOISES
1238 W 1295 S
OREM, UT 84058

MYERS, JOELLYN
--OR CURRENT RESIDENT--
1239 W 1295 SOUTH
OREM, UT 84058

HARDMAN, LORI A
--OR CURRENT RESIDENT--
1240 W 1295 SOUTH
OREM, UT 84058

ADAMSON, MEGAN R & JEFFREY M
1240 W 1330 S
OREM, UT 84058

HENDERSON, JONATHAN L & MARCI
L (ET AL)
--OR CURRENT RESIDENT--
1241 W 1295 SOUTH
OREM, UT 84058

MONSON, DONALD R & CAROLYN
(ET AL)
1244 W 1295 S
OREM, UT 84058

TEAM DEEVER LLC
--OR CURRENT RESIDENT--
1245 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
--OR CURRENT RESIDENT--
1246 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
1246 W 1295 S # 3
OREM, UT 84058

KIM, TAE S & KYU SUN
1250 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1252 S 1220 WEST
OREM, UT 84058

RUCKER, BEN
--OR CURRENT RESIDENT--
1252 W 1295 SOUTH
OREM, UT 84058

VELAZQUEZ, CLAUDIA BEATRIZ
BIDONDO
1254 S 1220 W
OREM, UT 84058

VAN HOOSE, TERESA
1256 S 1220 W
OREM, UT 84058

O'BARR, KEVIN & VALERIE
--OR CURRENT RESIDENT--
1256 W 1295 SOUTH
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S
--OR CURRENT RESIDENT--
1258 S 1220 WEST
OREM, UT 84058

REINIKOVAS, EKATERINA N (ET AL)
1258 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1260 S 1170 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
--OR CURRENT RESIDENT--
1260 S 1220 WEST
OREM, UT 84058

GRATA LLC
--OR CURRENT RESIDENT--
1261 S 1220 WEST
OREM, UT 84058

WELCH, KRISTIN & LANI
--OR CURRENT RESIDENT--
1262 S 1170 WEST
OREM, UT 84058

ALLEN, LOREN
--OR CURRENT RESIDENT--
1262 S 1220 WEST
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1263 S 1220 WEST
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
--OR CURRENT RESIDENT--
1264 S 1170 WEST
OREM, UT 84058

TEAM DEEVER LLC
--OR CURRENT RESIDENT--
1264 S 1220 WEST
OREM, UT 84058

BEZZANT, RUSSELL & MELISSA
--OR CURRENT RESIDENT--
1265 S 1220 WEST
OREM, UT 84058

RUCKER TAX & CONSULTING LLC
--OR CURRENT RESIDENT--
1266 S 1170 WEST
OREM, UT 84058

CONKLIN, CANDICE
--OR CURRENT RESIDENT--
1266 S 1220 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1267 S 1220 WEST
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1268 S 1170 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1268 S 1220 WEST
OREM, UT 84058

CHEMI LLC
--OR CURRENT RESIDENT--
1269 S 1220 WEST
OREM, UT 84058

UTAH DEPARTMENT OF
TRANSPORTATION
1269 S GENEVA RD
OREM, UT 84057

RUCKER, BENJAMIN
--OR CURRENT RESIDENT--
1270 S 1170 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B
--OR CURRENT RESIDENT--
1270 S 1220 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B
1270 S 1220 W # 10
OREM, UT 84058

PROSOSKI, BLAIR & GREGORY (ET
AL)
1271 S 1220 W
OREM, UT 84058

PA EAGLES LLC
--OR CURRENT RESIDENT--
1272 S 1220 WEST
OREM, UT 84058

FNAMG LLC
--OR CURRENT RESIDENT--
1272 S 1380 WEST
OREM, UT 84058

HAINES, CHRISTOPHER JARED (ET
AL)
--OR CURRENT RESIDENT--
1274 S 1220 WEST
OREM, UT 84058

DA VINCI MANAGEMENT COMPANY
LC
--OR CURRENT RESIDENT--
1274 S 1380 WEST
OREM, UT 84058

DA VINCI MANAGEMENT COMPANY
LC
--OR CURRENT RESIDENT--
1276 S 1380 WEST
OREM, UT 84058

GRAY, BENJAMIN LADDIE
1284 S 1180 W
OREM, UT 84058

1285 LLC
--OR CURRENT RESIDENT--
1285 S 1200 WEST
OREM, UT 84058

LINTON, TRAVIS & CYNTHIA
--OR CURRENT RESIDENT--
1286 S 1180 WEST
OREM, UT 84058

1287 LLC
--OR CURRENT RESIDENT--
1287 S 1200 WEST
OREM, UT 84058

KING, NATHAN T
1288 S 1180 W
OREM, UT 84058

MASKOWSKY, ALAN N & VICKI L (ET
AL)
--OR CURRENT RESIDENT--
1289 S 1200 WEST
OREM, UT 84058

HORTAL, MALCOLM MIGUEL BOTTO
(ET AL)
1300 S 1260 W
OREM, UT 84058

LEE, TARA T (ET AL)
--OR CURRENT RESIDENT--
1302 S 1180 WEST
OREM, UT 84058

PORNINTRA, DAN P
1302 S 1260 W
OREM, UT 84058

AL-REM LLC
--OR CURRENT RESIDENT--
1303 S 1200 WEST
OREM, UT 84058

KNOLL, LINDA K & HARVEY
--OR CURRENT RESIDENT--
1304 S 1180 WEST
OREM, UT 84058

MC EWEN, KASON R & MO YIN
--OR CURRENT RESIDENT--
1305 S 1200 WEST
OREM, UT 84058

GONZALEZ, VIANEY ROMAN
VILLAMIZAR (ET AL)
--OR CURRENT RESIDENT--
1306 S 1180 WEST
OREM, UT 84058

CHOI, JIHAE
1306 S 1260 W
OREM, UT 84058

PULVER, ADAM (ET AL)
1307 S 1200 W
OREM, UT 84058

TEAM DEEVER LLC
--OR CURRENT RESIDENT--
1308 S 1180 WEST
OREM, UT 84058

SNOW, JEFFERSON M & CALLIE A
1308 S 1260 W
OREM, UT 84058

KAK LC
--OR CURRENT RESIDENT--
1308 W UNIVERSITY PKWY
OREM, UT 84058

EDWARDS, RAYMOND
1309 S 1200 W
OREM, UT 84058

1310 LLC
--OR CURRENT RESIDENT--
1310 S 1180 WEST
OREM, UT 84058

SARIN, SHANUJ V (ET AL)
--OR CURRENT RESIDENT--
1311 S 1200 WEST
OREM, UT 84058

TINGEY, JANN
1312 S 1180 W
OREM, UT 84058

MEANEA, TAYSON & AVERY
1312 S 1260 W
OREM, UT 84058

AFFLECK, STEVE & CATHARINA
--OR CURRENT RESIDENT--
1313 S 1200 WEST
OREM, UT 84058

JOHANSEN, ARTHUR & BRENDA
1313 S 1260 W
OREM, UT 84058

SIMKINS, MAERIS C
1314 S 1260 W
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
--OR CURRENT RESIDENT--
1317 S 1260 WEST
OREM, UT 84058

BELNAP, STEVEN P & HIROKO H
--OR CURRENT RESIDENT--
1318 S 1260 WEST
OREM, UT 84058

LARSEN, STEPHEN
1320 S 1180 W
OREM, UT 84058

NGATUVAI, TEOTIHUACAN &
CLAUDIA E
--OR CURRENT RESIDENT--
1320 S 1260 WEST
OREM, UT 84058

THOMPSON, JOSHUA
1321 S 1200 W
OREM, UT 84058

MORI 1 LLC
--OR CURRENT RESIDENT--
1322 S 1180 WEST
OREM, UT 84058

CHACON 1323 LLC
--OR CURRENT RESIDENT--
1323 S 1200 WEST
OREM, UT 84058

MORRISON, REBECCA L
1323 S 1260 W
OREM, UT 84058

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
--OR CURRENT RESIDENT--
1324 S 1180 WEST
OREM, UT 84058

BATEMAN, PAUL WILLIAM
--OR CURRENT RESIDENT--
1325 S 1200 WEST
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
1340 S GENEVA RD
OREM, UT 84058

PRITCHETT, JAMES & KAREN
1341 S GENEVA RD
OREM, UT 84058

LOCKE, NICK
1342 S 1220 W
OREM, UT 84058

MANION, TODD & DIANA
--OR CURRENT RESIDENT--
1343 S 1220 WEST
OREM, UT 84058

GUSTAFSON, STUART R
1346 S 1220 W
OREM, UT 84058

MCDUGAL, RYAN
1347 S 1220 W
OREM, UT 84058

JOHNSON, NATHAN B & DONNA S
1356 S GENEVA RD
OREM, UT 84058

WAK HOLDINGS LLC
1370 W 1250 S
OREM, UT 84058

TLMT LLC
1396 W 200 S UNIT 2E
LINDON, UT 84042

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

SARIN, SHANUJ V (ET AL)
1571 TIMONEY RD
DRAPER, UT 84020

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

CARDOSO, CELIA MARIA MARTINS
1745 N 1820 W
PROVO, UT 84604

1310 LLC
%HUEBNER, TROY S
1777 GOLD RIVER DR
OREM, UT 84057

MANION, TODD & DIANA
1851 N SMITH RIDGE DR
LEHI, UT 84043

FARMER, DALE L & CHRISTINE G
1852 S 2510 E
SPANISH FORK, UT 84660

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

SK5 - WOLVERINE CROSSING LLC
2090 N HILL FIELD RD
LAYTON, UT 84041

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
2348 HORSESHOE CT
SANTA ROSA, CA 95405

SKY HARBOR DEVELOPMENT LC (ET
AL)
2600 KENSINGTON PL
CARSON CITY, NV 89703

UVDOWNS VENTURE LLC
2600 N ASHTON BLVD STE 200
LEHI, UT 84043

UVDOWNS VENTURE LLC
2600 N ASTON BLVD STE 200
LEHI, UT 84043

OREM TEK DEVELOPMENT
CORPORATION (ET AL)
2667 HILLSDEN DR
SALT LAKE CITY, UT 84117

CHAMBAM LLC
3188 N COTTONWOOD LN
PROVO, UT 84604

MC EWEN, KASON R & MO YIN
3543 E TERRACE AV
GILBERT, AZ 85234

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
3859 E BROCKBANK DR
SALT LAKE CITY, UT 84124

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
WEST VALLEY CITY, UT 84119

CHAMBERY WOODS LLC
5132 N 300 W STE 100
PROVO, UT 84604

KAK LC
6183 PRAIRIE VIEW DR # 102
TAYLORSVILLE, UT 84118

GRAVES, BRYAN R & BEVERLY A
6328 E ROCKING HORSE WAY
ORANGE, CA 92869

HC PACIFIC PROPERTIES LLC
%PARRA, CARIE
6464 W SUNRISE DR
HIGHLAND, UT 84003

AVIGATION LC
7067 S COMMERCE PARK DR
SALT LAKE CITY, UT 84047

KNOLL, LINDA K & HARVEY
7712 S OLD FARM LN
MERIDIAN, ID 83642

BATEMAN, PAUL WILLIAM
9538 BEARDEN CREEK LN
HUMBLE, TX 77396

BEZZANT, RUSSELL & MELISSA
9985 N 6670 W
HIGHLAND, UT 84003

LEE, TARA T (ET AL)
10426 S VERMILLION DR
SOUTH JORDAN, UT 84009

GY GENEVA LLC
11559 N SKYLINE DR
HIGHLAND, UT 84003

AFFLECK, STEVE & CATHARINA
11608 S WILDRIE FIELD WAY
DRAPER, UT 84020

LINTON, TRAVIS & CYNTHIA
11733 NETLEAF LN
KELLER, TX 76244

OLIVEIRA, RAPHAEL F & SUZANNE T
12113 N BRIDGEGATE WAY
HIGHLAND, UT 84003

MYERS, JOELLYN
18008 29TH DR SE
BOTHELL, WA 98012

MASKOWSKY, ALAN N & VICKI L (ET
AL)
25302 ROLLING GREENS WAY
SANTA CLARITA, CA 91350



185 SOUTH STATE STREET
SUITE 800
SALT LAKE CITY, UT 84111
801-936-5557 | MAVERIK.COM

September 29, 2023

**RE: NOTICE OF NEIGHBORHOOD MEETING– Maverik Convenience Store and Gas Station at
SOUTHEAST CORNER OF UNIVERSITY PARKWAY AND GENEVA ROAD.**

Dear Neighbor,

You are invited to attend a neighborhood meeting on October 13th, 2023 at 6:00pm MST. We will be discussing Maverik's application to modify the Sign Zone from Zone D to Zone C. This proposed change may permit the installation of one (1) 40-foot-tall V-shaped pole sign at the Southeast Corner of University Parkway and Geneva Road in Orem, UT. Maverik's objective with this highly visible sign is to enhance safety, reduce the risk of accidents, and improve navigation for everyone.

As planned, the proposed convenience store is approximately 5,951 square feet alongside twenty (20) fuel dispensers under a canopy in front of the store. The development will provide fueling, packaged beer and fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.

Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This Sign Zone application has not yet been reviewed by the City and is subject to change during the review process.

This meeting will be conducted on-site in Orem, Utah. The address is 1247 S Geneva Rd, in Orem, Utah. All those interested in attending may do so. Questions may be presented at the event and will be answered at the event as best we can.

If you would like to provide comments or have questions on these items, please email them to melanie.ruff@maverik.com. In the meantime, we look forward to meeting with you.

Regards,
Maverik, Inc.

A handwritten signature in black ink, appearing to read "Melanie Ruff".

Melanie Ruff
Planning Project Manager



185 SOUTH STATE STREET
SUITE 800
SALT LAKE CITY, UT 84111
801-936-5557 | MAVERIK.COM

October 20, 2023

**RE: NOTICE OF NEIGHBORHOOD MEETING– Maverik Convenience Store and Gas Station at
SOUTHEAST CORNER OF UNIVERSITY PARKWAY AND GENEVA ROAD.**

Dear Neighbor,

You are invited to attend a neighborhood meeting on November 2nd, 2023 at 6:00pm MST. We will be discussing Maverik's application to modify the Sign Zone from Zone D to Zone C. This proposed change may permit the installation of one (1) 40-foot-tall V-shaped pole sign at the Southeast Corner of University Parkway and Geneva Road in Orem, UT. Maverik's objective with this highly visible sign is to enhance safety, reduce the risk of accidents, and improve navigation for everyone.

As planned, the proposed convenience store is approximately 5,951 square feet alongside twenty (20) fuel dispensers under a canopy in front of the store. The development will provide fueling, packaged beer and fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.

Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This Sign Zone application has not yet been reviewed by the City and is subject to change during the review process.

This meeting will be conducted in the conference rooms at the Holiday Inn Express in Orem, Utah (1290 W University Pkwy, Orem, UT 84058). All those interested in attending may do so. Questions may be presented at the event and will be answered at the event as best we can.

If you would like to provide comments or have questions on these items, please email them to melanie.ruff@maverik.com. In the meantime, we look forward to meeting with you.

Regards,
Maverik, Inc.

A handwritten signature in black ink, appearing to read "Melanie Ruff".

Melanie Ruff
Planning Project Manager

GRATA LLC
PO BOX 1028
KAMAS, UT 84036

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

FNAMG LLC
PO BOX 183
PLEASANT GROVE, UT 84062

SOAPSTONE HOLDINGS LLC
PO BOX 970585
OREM, UT 84097

SOAPSTONE HOLDINGS LLC
PO BOX 970595
OREM, UT 84097

DA VINCI MANAGEMENT COMPANY
LC
PO BOX 970724
OREM, UT 84097

BELNAP, STEVEN P & HIROKO H
PSC 76 BOX 7567
APO, AP 96319

GY GENEVA LLC
%BLACK, MICHAEL
9 EXCHANGE PL # 600
SALT LAKE CITY, UT 84111

BBRD LC
49 N 1330 W
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CITY OF OREM
56 N STATE
SALT LAKE CITY, UT 84119

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
147 S 1060 E
AMERICAN FORK, UT 84003

GLAZIER, SCOTT & MAXINE
152 W 640 N
AMERICAN FORK, UT 84003

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

CHACON 1323 LLC
156 S 1470 W
PROVO, UT 84601

TEAM DEAVER LLC
160 FARM RD
MIDWAY, UT 84049

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CHEMI LLC
175 E 100 N
DELTA, UT 84624

MORI 1 LLC
215 S 760 W
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
272 E 1660 N
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

HENDERSON, JONATHAN L & MARCI
L (ET AL)
321 SAN SALVADOR AVE
HENDERSON, NV 89002

NGATUVAI, TEOTIHUACAN &
CLAUDIA E
332 STADIUM AV
PROVO, UT 84604

PARKWAY HOSPITALITY GROUP LLC
333 W 2230 N STE 225
PROVO, UT 84604

O'BARR, KEVIN & VALERIE
334 S 530 E
OREM, UT 84097

DEAVER, TOMMY
377 S 2070 E
SPANISH FORK, UT 84660

GONZALEZ, VIANEY ROMAN
VILLAMIZAR (ET AL)
466 S 1950 E
SPRINGVILLE, UT 84663

REAM, JOSEPH JAMES & KAY S
469 SUNLAND SPRINGS CT
HENDERSON, NV 89011

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WELCH, KRISTIN & LANI
524 E 100 S
PLEASANT GROVE, UT 84062

RUCKER TAX & CONSULTING LLC
558 E 1400 S
OREM, UT 84097

LARSEN, GARY EARL & TIFFANY N
(ET AL)
559 S 125 W
LAYTON, UT 84041

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

COUNTRY WOODS LC (ET AL)
758 S 400 E # 203
OREM, UT 84097

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE
789 E BAMBERGER DR STE A
AMERICAN FORK, UT 84003

PA EAGLES LLC
825 E 1180 S STE 300
AMERICAN FORK, UT 84003

ANDERSON, LAURY
836 E 315 S
OREM, UT 84097

HARDMAN, LORI A
863 W 425 N
SPRINGVILLE, UT 84663

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
952 S 830 E
OREM, UT 84058

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
%TAYLOR, GELENE
987 S GENEVA RD
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

BEAN, REID J & NINA J
1079 S 800 W
RICHFIELD, UT 84701

SK5 - WOLVERINE CROSSING LLC
--OR CURRENT RESIDENT--
1111 S 1350 WEST UNIT# F10-F40
OREM, UT 84058

CONKLIN, CANDICE
1125 LINDENMEIER RD
FORT COLLINS, CO 80524

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

ANDERSON, LAURY
--OR CURRENT RESIDENT--
1142 W 1275 SOUTH
OREM, UT 84058

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
1166 S GENEVA RD
OREM, UT 84058

VILLAGE ON THE PARKWAY UT LLC
--OR CURRENT RESIDENT--
1181 W 1230 SOUTH
OREM, UT 84058

FARMER, DALE L & CHRISTINE G
--OR CURRENT RESIDENT--
1182 W 1275 SOUTH
OREM, UT 84058

MORENO, JULIO A GARCIA
1184 W 1275 S
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
--OR CURRENT RESIDENT--
1185 W 1275 SOUTH
OREM, UT 84058

BERNARDS, TYLER & BRIELLE
1186 W 1275 S
OREM, UT 84058

MEYERS, MATTHEW JOHN &
ANGELA PRICE
1188 W 1275 S
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1189 W 1275 SOUTH
OREM, UT 84058

CHAMBERY WOODS UT LLC
--OR CURRENT RESIDENT--
1190 W 1275 SOUTH
OREM, UT 84058

CARDOSO, CELIA MARIA MARTINS
--OR CURRENT RESIDENT--
1190 W 1330 SOUTH
OREM, UT 84058

FARMER, CHRISTIAN T
1191 W 1275 S
OREM, UT 84058

GLAZIER, SCOTT & MAXINE
--OR CURRENT RESIDENT--
1192 W 1330 SOUTH
OREM, UT 84058

BEAN, REID J & NINA J
--OR CURRENT RESIDENT--
1193 W 1275 SOUTH
OREM, UT 84058

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

MARTINEZ, CLAUDIA I
1194 W 1330 S
OREM, UT 84058

LARSEN, GARY EARL & TIFFANY N
(ET AL)
--OR CURRENT RESIDENT--
1195 W 1275 SOUTH
OREM, UT 84058

BARTLETT, MARK
1202 W 1275 S
OREM, UT 84058

OLIVEIRA, RAPHAEL F & SUZANNE T
--OR CURRENT RESIDENT--
1204 W 1275 SOUTH
OREM, UT 84058

GLAZIER, SCOTT
--OR CURRENT RESIDENT--
1206 W 1275 SOUTH
OREM, UT 84058

GRAVES, BRYAN R & BEVERLY A
--OR CURRENT RESIDENT--
1207 W 1295 SOUTH
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1208 W 1275 SOUTH
OREM, UT 84058

PARRA, MAGDALENA
--OR CURRENT RESIDENT--
1210 W 1275 SOUTH
OREM, UT 84058

DISNEY, ANDRIA
1211 W 1295 S
OREM, UT 84058

GREEN, STEPHEN & KIMBERLY (ET
AL)
1212 W 1275 S
OREM, UT 84058

AUGUSTUS, RACHEL
1212 W 1330 S
OREM, UT 84058

TERRAZAS, REBEKAH
1216 W 1330 S
OREM, UT 84058

RUSSELL, JEAN A
1219 W 1295 S
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1223 W 1295 SOUTH
OREM, UT 84058

HARTER, KARILYN
1224 W 1330 S
OREM, UT 84058

ORTIZ, PEDRO
1228 W 1330 S
OREM, UT 84058

DEAVER, TOMMY
--OR CURRENT RESIDENT--
1230 W 1295 SOUTH
OREM, UT 84058

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
--OR CURRENT RESIDENT--
1234 W 1295 SOUTH
OREM, UT 84058

SNEDEGAR, KEITH V
1235 W 1295 S
OREM, UT 84058

AL-REM LLC
1236 GOLDSMITH DR
HIGHLANDS RANCH, CO 80126

VILLALOBOS, MOISES
1238 W 1295 S
OREM, UT 84058

MYERS, JOELLYN
--OR CURRENT RESIDENT--
1239 W 1295 SOUTH
OREM, UT 84058

HARDMAN, LORI A
--OR CURRENT RESIDENT--
1240 W 1295 SOUTH
OREM, UT 84058

ADAMSON, MEGAN R & JEFFREY M
1240 W 1330 S
OREM, UT 84058

HENDERSON, JONATHAN L & MARCI
L (ET AL)
--OR CURRENT RESIDENT--
1241 W 1295 SOUTH
OREM, UT 84058

MONSON, DONALD R & CAROLYN
(ET AL)
1244 W 1295 S
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1245 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
--OR CURRENT RESIDENT--
1246 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
1246 W 1295 S # 3
OREM, UT 84058

KIM, TAE S & KYU SUN
1250 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1252 S 1220 WEST
OREM, UT 84058

RUCKER, BEN
--OR CURRENT RESIDENT--
1252 W 1295 SOUTH
OREM, UT 84058

PARRA, MAGDALENA
1253 E 60 S
LINDON, UT 84042

VELAZQUEZ, CLAUDIA BEATRIZ
BIDONDO
1254 S 1220 W
OREM, UT 84058

VAN HOOSE, TERESA
1256 S 1220 W
OREM, UT 84058

O'BARR, KEVIN & VALERIE
--OR CURRENT RESIDENT--
1256 W 1295 SOUTH
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S
--OR CURRENT RESIDENT--
1258 S 1220 WEST
OREM, UT 84058

REINIKOVAS, EKATERINA N (ET AL)
1258 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1260 S 1170 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
--OR CURRENT RESIDENT--
1260 S 1220 WEST
OREM, UT 84058

GRATA LLC
--OR CURRENT RESIDENT--
1261 S 1220 WEST
OREM, UT 84058

WELCH, KRISTIN & LANI
--OR CURRENT RESIDENT--
1262 S 1170 WEST
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1263 S 1220 WEST
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
--OR CURRENT RESIDENT--
1264 S 1170 WEST
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1264 S 1220 WEST
OREM, UT 84058

BEZZANT, RUSSELL & MELISSA
--OR CURRENT RESIDENT--
1265 S 1220 WEST
OREM, UT 84058

RUCKER TAX & CONSULTING LLC
--OR CURRENT RESIDENT--
1266 S 1170 WEST
OREM, UT 84058

CONKLIN, CANDICE
--OR CURRENT RESIDENT--
1266 S 1220 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1267 S 1220 WEST
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1268 S 1170 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1268 S 1220 WEST
OREM, UT 84058

CHEMI LLC
--OR CURRENT RESIDENT--
1269 S 1220 WEST
OREM, UT 84058

UTAH DEPARTMENT OF
TRANSPORTATION
1269 S GENEVA RD
OREM, UT 84057

RUCKER, BENJAMIN
--OR CURRENT RESIDENT--
1270 S 1170 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B
--OR CURRENT RESIDENT--
1270 S 1220 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B 1270 S 1220 W # 10 OREM, UT 84058	PROSOSKI, BLAIR & GREGORY (ET AL) 1271 S 1220 W OREM, UT 84058	PA EAGLES LLC --OR CURRENT RESIDENT-- 1272 S 1220 WEST OREM, UT 84058
FNAMG LLC --OR CURRENT RESIDENT-- 1272 S 1380 WEST OREM, UT 84058	HAINES, CHRISTOPHER JARED (ET AL) --OR CURRENT RESIDENT-- 1274 S 1220 WEST OREM, UT 84058	DA VINCI MANAGEMENT COMPANY LC --OR CURRENT RESIDENT-- 1274 S 1380 WEST OREM, UT 84058
DA VINCI MANAGEMENT COMPANY LC --OR CURRENT RESIDENT-- 1276 S 1380 WEST OREM, UT 84058	GRAY, BENJAMIN LADDIE 1284 S 1180 W OREM, UT 84058	1285 LLC --OR CURRENT RESIDENT-- 1285 S 1200 WEST OREM, UT 84058
LINTON, TRAVIS & CYNTHIA --OR CURRENT RESIDENT-- 1286 S 1180 WEST OREM, UT 84058	1287 LLC --OR CURRENT RESIDENT-- 1287 S 1200 WEST OREM, UT 84058	KING, NATHAN T 1288 S 1180 W OREM, UT 84058
MASKOWSKY, ALAN N & VICKI L (ET AL) --OR CURRENT RESIDENT-- 1289 S 1200 WEST OREM, UT 84058	HORTAL, MALCOLM MIGUEL BOTTO (ET AL) 1300 S 1260 W OREM, UT 84058	LEE, TARA T (ET AL) --OR CURRENT RESIDENT-- 1302 S 1180 WEST OREM, UT 84058
PORNINTRA, DAN P 1302 S 1260 W OREM, UT 84058	AL-REM LLC --OR CURRENT RESIDENT-- 1303 S 1200 WEST OREM, UT 84058	KNOLL, LINDA K & HARVEY --OR CURRENT RESIDENT-- 1304 S 1180 WEST OREM, UT 84058
MC EWEN, KASON R & MO YIN --OR CURRENT RESIDENT-- 1305 S 1200 WEST OREM, UT 84058	GONZALEZ, VIANEY ROMAN VILLAMIZAR (ET AL) --OR CURRENT RESIDENT-- 1306 S 1180 WEST OREM, UT 84058	CHOI, JIHAE 1306 S 1260 W OREM, UT 84058
PULVER, ADAM (ET AL) 1307 S 1200 W OREM, UT 84058	TEAM DEAVER LLC --OR CURRENT RESIDENT-- 1308 S 1180 WEST OREM, UT 84058	SNOW, JEFFERSON M & CALLIE A 1308 S 1260 W OREM, UT 84058
KAK LC --OR CURRENT RESIDENT-- 1308 W UNIVERSITY PKWY OREM, UT 84058	EDWARDS, RAYMOND 1309 S 1200 W OREM, UT 84058	1310 LLC --OR CURRENT RESIDENT-- 1310 S 1180 WEST OREM, UT 84058
SARIN, SHANUJ V (ET AL) --OR CURRENT RESIDENT-- 1311 S 1200 WEST OREM, UT 84058	TINGEY, JANN 1312 S 1180 W OREM, UT 84058	MEANEA, TAYSON & AVERY 1312 S 1260 W OREM, UT 84058

AFFLECK, STEVE & CATHARINA
--OR CURRENT RESIDENT--
1313 S 1200 WEST
OREM, UT 84058

JOHANSEN, ARTHUR & BRENDA
1313 S 1260 W
OREM, UT 84058

SIMKINS, MAERIS C
1314 S 1260 W
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
--OR CURRENT RESIDENT--
1317 S 1260 WEST
OREM, UT 84058

BELNAP, STEVEN P & HIROKO H
--OR CURRENT RESIDENT--
1318 S 1260 WEST
OREM, UT 84058

LARSEN, STEPHEN
1320 S 1180 W
OREM, UT 84058

NGATUVAI, TEOTIHUACAN &
CLAUDIA E
--OR CURRENT RESIDENT--
1320 S 1260 WEST
OREM, UT 84058

THOMPSON, JOSHUA
1321 S 1200 W
OREM, UT 84058

MORI 1 LLC
--OR CURRENT RESIDENT--
1322 S 1180 WEST
OREM, UT 84058

CHACON 1323 LLC
--OR CURRENT RESIDENT--
1323 S 1200 WEST
OREM, UT 84058

MORRISON, REBECCA L
1323 S 1260 W
OREM, UT 84058

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
--OR CURRENT RESIDENT--
1324 S 1180 WEST
OREM, UT 84058

BATEMAN, PAUL WILLIAM
--OR CURRENT RESIDENT--
1325 S 1200 WEST
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
1340 S GENEVA RD
OREM, UT 84058

PRITCHETT, JAMES & KAREN
1341 S GENEVA RD
OREM, UT 84058

LOCKE, NICK
1342 S 1220 W
OREM, UT 84058

MANION, TODD & DIANA
--OR CURRENT RESIDENT--
1343 S 1220 WEST
OREM, UT 84058

GUSTAFSON, STUART R
1346 S 1220 W
OREM, UT 84058

MCDUGAL, RYAN
1347 S 1220 W
OREM, UT 84058

JOHNSON, NATHAN B & DONNA S
1356 S GENEVA RD
OREM, UT 84058

WAK HOLDINGS LLC
1370 W 1250 S
OREM, UT 84058

TLMT LLC
1396 W 200 S UNIT 2E
LINDON, UT 84042

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

SARIN, SHANUJ V (ET AL)
1571 TIMONEY RD
DRAPER, UT 84020

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

CARDOSO, CELIA MARIA MARTINS
1745 N 1820 W
PROVO, UT 84604

1310 LLC
%HUEBNER, TROY S
1777 GOLD RIVER DR
OREM, UT 84057

MANION, TODD & DIANA
1851 N SMITH RIDGE DR
LEHI, UT 84043

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

SK5 - WOLVERINE CROSSING LLC
2090 N HILL FIELD RD
LAYTON, UT 84041

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
2348 HORSESHOE CT
SANTA ROSA, CA 95405

SKY HARBOR DEVELOPMENT LC (ET
AL)
2600 KENSINGTON PL
CARSON CITY, NV 89703

UVDOWNS VENTURE LLC
2600 N ASHTON BLVD STE 200
LEHI, UT 84043

UVDOWNS VENTURE LLC
2600 N ASTON BLVD STE 200
LEHI, UT 84043

OREM TEK DEVELOPMENT
CORPORATION (ET AL)
2667 HILLSDEN DR
SALT LAKE CITY, UT 84117

CHAMBAM LLC
3188 N COTTONWOOD LN
PROVO, UT 84604

MC EWEN, KASON R & MO YIN
3543 E TERRACE AV
GILBERT, AZ 85234

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
3859 E BROCKBANK DR
SALT LAKE CITY, UT 84124

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
WEST VALLEY CITY, UT 84119

VILLAGE ON THE PARKWAY UT LLC
5132 N 300 W STE 100
PROVO, UT 84604

KAK LC
6183 PRAIRIE VIEW DR # 102
TAYLORSVILLE, UT 84118

GRAVES, BRYAN R & BEVERLY A
6328 E ROCKING HORSE WAY
ORANGE, CA 92869

AVIGATION LC
7067 S COMMERCE PARK DR
SALT LAKE CITY, UT 84047

FARMER, DALE L & CHRISTINE G
7331 S WELLINGTON ST
CENTENNIAL, CO 80015

KNOLL, LINDA K & HARVEY
7712 S OLD FARM LN
MERIDIAN, ID 83642

BATEMAN, PAUL WILLIAM
9538 BEARDEN CREEK LN
HUMBLE, TX 77396

BEZZANT, RUSSELL & MELISSA
9985 N 6670 W
HIGHLAND, UT 84003

LEE, TARA T (ET AL)
10426 S VERMILLION DR
SOUTH JORDAN, UT 84009

GY GENEVA LLC
11559 N SKYLINE DR
HIGHLAND, UT 84003

AFFLECK, STEVE & CATHARINA
11608 S WILDRIE FIELD WAY
DRAPER, UT 84020

LINTON, TRAVIS & CYNTHIA
11733 NETLEAF LN
KELLER, TX 76244

OLIVEIRA, RAPHAEL F & SUZANNE T
12113 N BRIDGEGATE WAY
HIGHLAND, UT 84003

MYERS, JOELLYN
18008 29TH DR SE
BOTHELL, WA 98012

MASKOWSKY, ALAN N & VICKI L (ET
AL)
25302 ROLLING GREENS WAY
SANTA CLARITA, CA 91350

MAVERIK NEIGHBORHOOD MEETING

NOVEMBER 2ND, 2023 6:00PM MT

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
RICHARD PUGOTT	185 STATE STREET SLC, UT 84111	801-9654212
Jerry Crismon	1069 S. 545E, Orem	801-226-6534



Planning Commission

December 6, 2023

Item 3.3

Prepared By:
Cheryl Vargas

Applicant:
Jerry Anderson,
Seddie, LLC

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
- Noticed 109 property owners with 500 feet

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **PD18 & R12**
- Acreage: **36.49**
- Neighborhood:

Canyon View

ACTION:

The Planning Commission is the final approving body for this item.

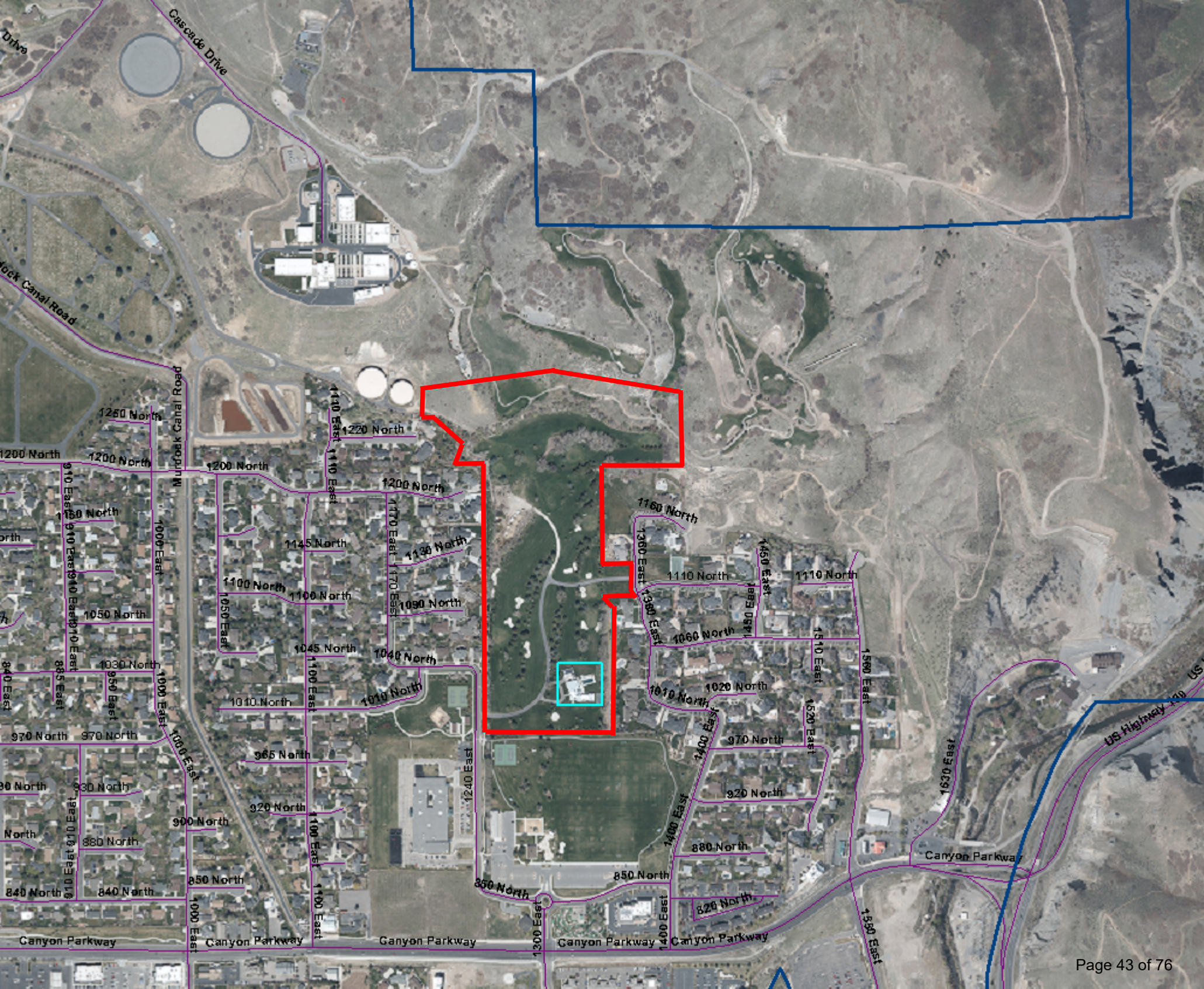
REQUEST: The applicant requests the Planning Commission vacate Tierra del Sol, Plat A Amended and approve Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones.

BACKGROUND: The property owner would like to build a new recreation/exercise building on his property. This will be built to the south of the existing home. Currently the area directly surrounding the home is Lot 2 and the rest of the property is Lot 1. The plat amendment will enlarge Lot 2 to be able to accommodate the new building and still meet the zone setbacks for the home and new building.

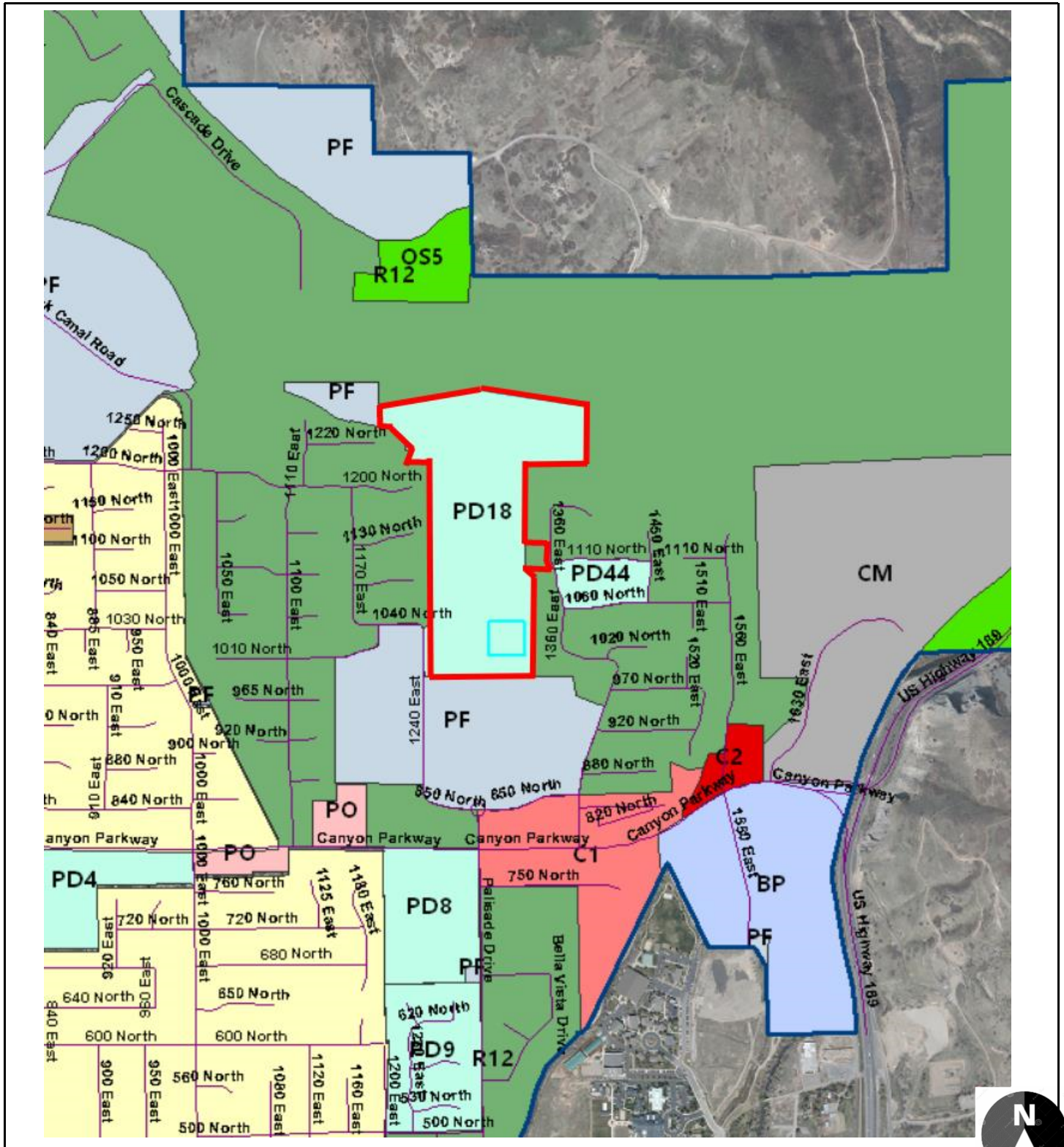
With the new plat, Lot 1 will be 33.25 acres and Lot 2, with the home and new accessory building, will be 4.57 acres. Both lots exceed the minimum lot size of the PD18 zone which is .5 acre.

Architecture: The building will be 15,000 square feet. It will consist of Ultra-High Performance Concrete (UHPC) panels, glass and coated aluminum. The roof will be a flat membrane roofing.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Tierra del Sol, Plat A Amended and approve Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones.



Family Recreation Exercise Building

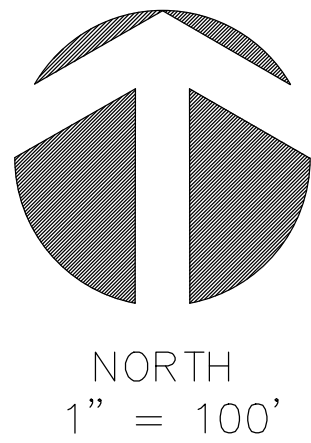


Legend

Plat Amendment
Zone: PD18
Acres: 36.49

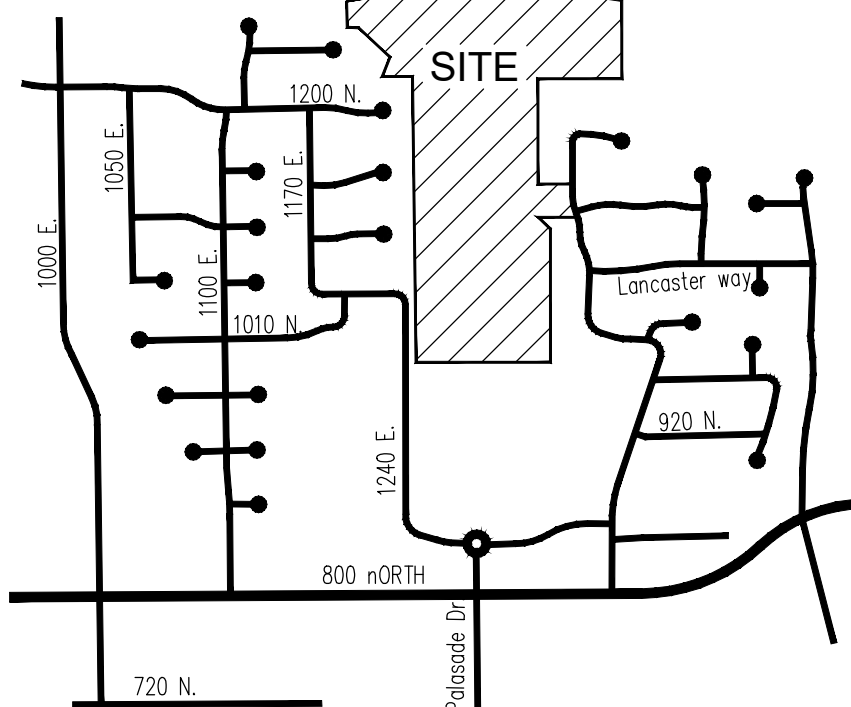
NEIGHBORHOOD
Canyon View

 1014 N 1280 East
 Parcels



Proposed Plat

Cascade Seddie LLC



VICINITY MAP

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located South 89°25'32" East along the Section line 178.73 feet from the North quarter Corner of Section 12, Township 6 South, Range 2 East Salt Lake Base and Meridian; thence South 89°25'32" East 160.51 feet more or less along the Northerly Boundary Line of Providence Amended Subdivision, Plat "A"; thence South 0°05'53" East 1119.96 feet along the Easterly Boundary Line of Providence Amended Subdivision, Plat "A"; the Easterly Boundary Line of Providence Subdivision Plat "B"; thence South 0°01'93" East 359.93 feet along the Easterly Boundary Line of a Parcel of Property owned by the City of Orem having a Serial Number of 17:056:0153; thence East 707.18 feet more or less to the SW Corner of Lot 3, Cove Estates Subdivision; thence along the Westerly Boundary Line of Cove Estates Subdivision for the next three calls, North 0°08'36" West 633.26 feet; thence North 44°59'59" West 84.86 feet; thence North 89°51'24" East along the Northerly boundary line of Lot 7, Cove Estates Subdivision 179.69 feet more or less to the Westerly boundary of 1360 East; thence along 1360 East street as follows: North 25°59'52" West 18.38 feet, along the arc of a 118.00 foot radius curve to the right 53.30 feet (chord bears North 13°03'27" West 52.85 feet), North 0°07'02" West 103.45 feet; thence South 89°51'24" West along the Southerly boundary line of Lot 9, Cove Estates Subdivision 159.91 feet; thence North 0°08'36" West 548.75 feet more or less to the Northwest Corner of Lot 11, Cove Estates Subdivision and the Section line; thence South 89°25'32" East along the Section line 438.71 feet along the Northerly Boundary Line of Cove Estates Subdivision; thence North 412.44 feet; thence North 81°00'00" West 728.00 feet; thence South 81°00'00" West 724.50 feet more or less to the quarter Section line; thence South 01°18'28" East along the quarter Section line 145.38 feet to the Northerly Boundary Line of Lot 9 of Silverleaf Estates Subdivision, Plat "B"; thence South 83°27'49" East 69.81 feet along said Lot 9; thence South 48°15'56" East 210.16 feet along said Lot 9; thence South 21°12'15" West 115.23 feet along said Lot 9 more or less to the point of beginning which is the Northerly Boundary Line of Providence Amended Subdivision, Plat "A".

Containing 37.82 Acres

Basis of Bearing is South 89°25'32" East along the Section line from the North quarter Corner to the Northeast corner of Section 12, Township 6 South, Range 2 East Salt Lake Base and Meridian.

Date

Surveyor

(See Seal Below)

Owner's Dedication

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

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

Cascade Seddie LLC

Seddie, LLC

By: Jack Thomas Evans – Manager

By: Jack Thomas Evans – Manager

Owner's Acknowledgement (LLC)

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

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

Owner's Acknowledgement (LLC)

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

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. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Plat "A" 2ND AMENDED

Tierra del Sol

Including a Vacation of Plat "A" Amended, Tierra del Sol Subdivision

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 100 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Approved as to Form

City Attorney

Date

Acceptance by the City of Orem

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

Approved: _____

City Engineer

Attest: _____

City Recorder

Planning Commission Approval

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

Director-Secretary

Chairman, Planning Commission

Resolution No.

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 "A" Amended, Tierra del Sol Subdivision. Plat "A" Amended, Tierra del Sol Subdivision is hereby vacated.

Cascade Seddie LLC

Cascade Seddie LLC

Cove Estates Subdivision

Cove Estates Subdivision

Orem City Corporation

North quarter corner
Section 12
Township 6 South
Range 2 East
S.L.B. & M.

South 89°25'32" East along the Section line
(Basis of Bearing)

Point of Beginning

20.00' Water Easement
in favor of Orem City

Utility Easement Ends

20.00' Water Easement
in favor of Orem City

25.00' Power Easement

20.00' Utility Easement

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

20.00' P.U.E. & Cross
Access Easement for
Lot 2

GRAPHIC SCALE

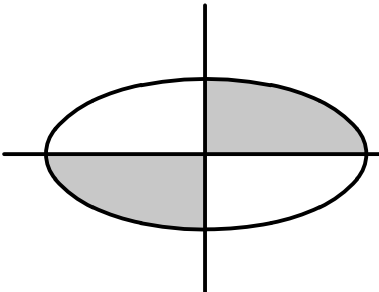


(IN FEET)

1 inch = 100 ft.

Prepared by:

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



Street View





City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

Public Meeting - Vacating Tierra del Sol, Plat A Amended and approving Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones. The applicant is amending the plat and applying for a conditional use permit to build a new family recreation/exercise building on the property.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

DUERDEN, PAUL E & PAULA S (ET AL)
%WELLS FARGO BANK
PO BOX 13519
ARLINGTON, TX 76094

Planning Commission
Wed, Jan 17, 2024
4:30 pm



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

Public Meeting - Vacating Tierra del Sol, Plat A Amended and approving Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones. The applicant is amending the plat and applying for a conditional use permit to build a new family recreation/exercise building on the property.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

ALPINE SCHOOL DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

Planning Commission
Wed, Jan 17, 2024
4:30 pm

DUERDEN, PAUL E & PAULA S (ET AL)
%WELLS FARGO BANK
PO BOX 13519
ARLINGTON, TX 76094

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

COVE ESTATES LOT 13 LLC
50 W BROADWAY STE 333 PMB 42981
SALT LAKE CITY, UT 84101

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CASCADE SEDDIE LLC
%BECK, JON
212 E CROSSROADS BLVD 143
SARATOGA SPRINGS, UT 84045

SEDDIE LLC
%BECK, JON
212 E CROSSROADS BLVE 143
SARATOGA SPRINGS, UT 84045

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ALPINE SCHOOL DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

PRIME WEST PROPERTIES LC
831 N 1420 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

ALPINE SCHOOL DISTRICT
--OR CURRENT RESIDENT--
921 N 1240 EAST
OREM, UT 84097

DAYTON, TAYLOR L & MOLLY M
932 E 1200 N
OREM, UT 84097

SEDDIE LLC
--OR CURRENT RESIDENT--
1014 N 1280 EAST
OREM, UT 84097

PATTEN, JOY R (ET AL)
1019 N 1360 E
OREM, UT 84097

DUERDEN, PAUL E & PAULA S (ET AL)
--OR CURRENT RESIDENT--
1037 N 1170 EAST
OREM, UT 84097

GREER, GREGORY A & SUZETTE OTTO
1041 N 1360 E
OREM, UT 84097

BROTHERSON, WILLIAM DAVID (ET AL)
1044 N 1360 E
OREM, UT 84097

CRUMP, KENNETH LYLE & AMY SUZANNE
1065 N 1360 E
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

YOUNG, MICHAEL S & K SHAYNE
1083 N 1360 E
OREM, UT 84097

BERGESON, ADAM & KARI
1091 E 1100 N
OREM, UT 84097

COON, PAUL E & DEON L (ET AL)
1106 N 1170 E
OREM, UT 84097

FERGUSON, ELIZABETH G & HOWARD J (ET AL)
1112 S 500 E
OREM, UT 84097

BAUGH, CHELSEA LYNN (ET AL)
1122 N 1360 E
OREM, UT 84097

COVEY, EMARIE & CHRISTIAN
1123 E 1200 N
OREM, UT 84097

KNIGHT, JEFF BURTON & HEATHER L
1125 E 1220 N
OREM, UT 84097

AFFLECK, DONNETTE P & DAVID D
1127 N 1450 E
OREM, UT 84097

JENSEN, ELIZABETH ANN (ET AL)
1131 N 1360 E
OREM, UT 84097

MARTIN, DARRELL LYNN & LORI
1135 E 1200 N
OREM, UT 84097

HORNE, MARGARET
1139 N ASHBY PL
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

CHUNG-HOON, EDWIN KAIWINUI &
TANISE LOUISE (ET AL)
1146 N 1170 E
OREM, UT 84097

TAYLOR, JOHN E JR & LINDA K
1148 E 1220 N
OREM, UT 84097

SEDDIE LLC
--OR CURRENT RESIDENT--
1159 N 1360 EAST
OREM, UT 84097

ECKSTEIN, GRANT T & ANGELA K
1163 E 1220 N
OREM, UT 84097

BROTHERSON, JACK D & KAREN E
(ET AL)
1165 E 1200 N
OREM, UT 84097

SAVAGE, JOSHUA & STEPHANIE
1166 E 1220 N
OREM, UT 84097

BALDWIN, JEFF & MARY JONNETTA
1166 N 1170 E
OREM, UT 84097

SMITH, NATHAN R & ANGELA
1167 N 1170 E
OREM, UT 84097

BRIAN, KURT
1173 E 1200 N
OREM, UT 84097

LEE, SAM SANGHO (ET AL)
1175 E 1220 N
OREM, UT 84097

HAMILTON, MYRON T & CAROLYN
1178 E 1130 N
OREM, UT 84097

ALTAMIRANO, HUGO & LUCIA
1180 E 1090 N
OREM, UT 84097

PREECE, DEREK A & RITA (ET AL)
1180 E 1220 N
OREM, UT 84097

NYHUS, STEVEN M & SUSAN B
1181 E 1040 N
OREM, UT 84097

COOK, TYRA T & CRAIG S
1184 E 1040 N
OREM, UT 84097

HOLLISTER, JAMES E & VIRGINIA G
1186 N 1170 E
OREM, UT 84097

RASMUSSEN, RUSSELL & MARIN
1187 N 1170 E
OREM, UT 84097

MERRILL, MADELENE EVE (ET AL)
1189 E 1200 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

WANG, LINDA & DAVID CHIH-MING
(ET AL)
1195 E 1040 N
OREM, UT 84097

MEYER, MARILYN STIBOREK (ET AL)
1196 E 1130 N
OREM, UT 84097

FAWCETT, DAVID & ELIZABETH B
1196 E 1220 N
OREM, UT 84097

WERNER, C CRAIG & DEANNA (ET
AL)
1197 E 1090 N
OREM, UT 84097

TOBLER, NATHAN & BROOKE
1198 E 1200 N
OREM, UT 84097

PAYNE, GLENN & VALERIE (ET AL)
1199 E 1130 N
OREM, UT 84097

CHRISTENSEN, R BRYANT &
CHERILYN D
1201 E 1220 N
OREM, UT 84097

SMART, ALLAN & DENISE
1209 E 1040 N
OREM, UT 84097

FAIRCLOUGH, DENNIS A & MARILYN
D
1210 E 1090 N
OREM, UT 84097

CASCADE SEDDIE LLC
--OR CURRENT RESIDENT--
1210 N 1280 EAST
OREM, UT 84097

REESE, JOHN B & ANGELA H
1211 E 1200 N
OREM, UT 84097

THAYER, JAMES
1212 E 1130 N
OREM, UT 84097

WEST, DAVID L & KATHERYN
DUVAL (ET AL)
1213 E 1130 N
OREM, UT 84097

ANDERSON, CHRISTOPHER G
1215 E 1090 N
OREM, UT 84097

RICHARDS, JENNIFER ANN (ET AL)
1216 E 1200 N
OREM, UT 84097

HAFEN, BRADLEY K & JUDY O (ET
AL)
1218 N 1110 E
OREM, UT 84097

VAN WAGENEN, STEVEN JOHN &
SAMANTH DAWN
1221 E 1200 N
OREM, UT 84097

MABEY, DIANE D (ET AL)
1225 E 1040 N
OREM, UT 84097

BLACK, CARL M & NAN S
1226 E 1090 N
OREM, UT 84097

BEUS, REED & MICHELLE
1227 E 1130 N
OREM, UT 84097

HULME, JAMES W & AMY L
1230 E 1130 N
OREM, UT 84097

ROBERTS, JOHN L & JANET IRENE
(ET AL)
1231 E 1090 N
OREM, UT 84097

BERGESON, ADAM & KARI
--OR CURRENT RESIDENT--
1234 E 1200 NORTH
OREM, UT 84097

BAILEY, LAURA RICHARDSON &
ALAN KENT
1235 E 1200 N
OREM, UT 84097

CLARK, JAY A & JILL F
1237 E 1040 N
OREM, UT 84097

MAUGHAN, J PETER & SHIRLEY
1238 E 1130 N
OREM, UT 84097

DAYTON, TAYLOR L & MOLLY M
--OR CURRENT RESIDENT--
1248 N 1110 EAST
OREM, UT 84097

BAUGH, CHELSEA LYNN (ET AL)
1366 E 1160 N
OREM, UT 84097

LORAN & DORIS LLC
1368 E 1010 N
OREM, UT 84097

ARCHIBALD, JORDAN & BRITTANY
1369 E LANCASTER WY
OREM, UT 84097

GALLAND, RODGER D & VIRGINIA R
(ET AL)
1371 CANTERBURY LA
OREM, UT 84097

BROWN, JOSEPH A
1374 E HUNTINGTON RIDGE
OREM, UT 84097

NIXON, MICHAEL
1375 E 1160 N
OREM, UT 84097

MITCHELL, AMY LAMOREAUX (ET
AL)
1377 E 1060 N
OREM, UT 84097

MITCHELL, AMY LAMOREAUX (ET
AL)
1377 E LANCASTER WY
OREM, UT 84097

POPE, MARK E & LEE ANNE
1378 E 1060 N
OREM, UT 84097

BRADY, RICHARD B & JANICE M
1379 CANTERBURY LA
OREM, UT 84097

THOMSON, TIFFANI K
1382 HUNTINGTON RDG
OREM, UT 84097

THOMSON, TIFFANI K
--OR CURRENT RESIDENT--
1382 E HUNTINGTON RIDGE
OREM, UT 84097

COOK, KRISTIAN SUMNER
1384 E 1010 N
OREM, UT 84097

COVE ESTATES LOT 13 LLC
--OR CURRENT RESIDENT--
1387 E 1160 NORTH
OREM, UT 84097

1403 LANCASTER WAY LLC
--OR CURRENT RESIDENT--
1403 E LANCASTER WY
OREM, UT 84097

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

DOUSSETT, CURT & TONIA
1406 E LANCASTER WY
OREM, UT 84097

APELAND, NICK (ET AL)
1407 E PEMBROKE CIR
OREM, UT 84097

OLIVER, CHE K & LISA
1408 E HUNTINGTON RIDGE
OREM, UT 84097

SLADE, RICHARD B
1409 HUNTINGTON RDG
OREM, UT 84097

SLADE, RICHARD B
--OR CURRENT RESIDENT--
1409 E HUNTINGTON RIDGE
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

HUNTINGTON RIDGE LLC
1434 E 1110 N
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1600 N 1000 WEST
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

	Planning Commission January 17, 2024	Item 3.4
	CONDITIONAL USE PERMIT – Approval to add a family recreation exercise building located at 1014 North 1280 East in the PD18 zone.	Prepared By: Cheryl Vargas Applicant: Jerry Anderson, Seddie, LLC

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
- Noticed 109 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **PD18**
- Acreage: **4.57**
- Neighborhood:

Lakeview

ACTION:

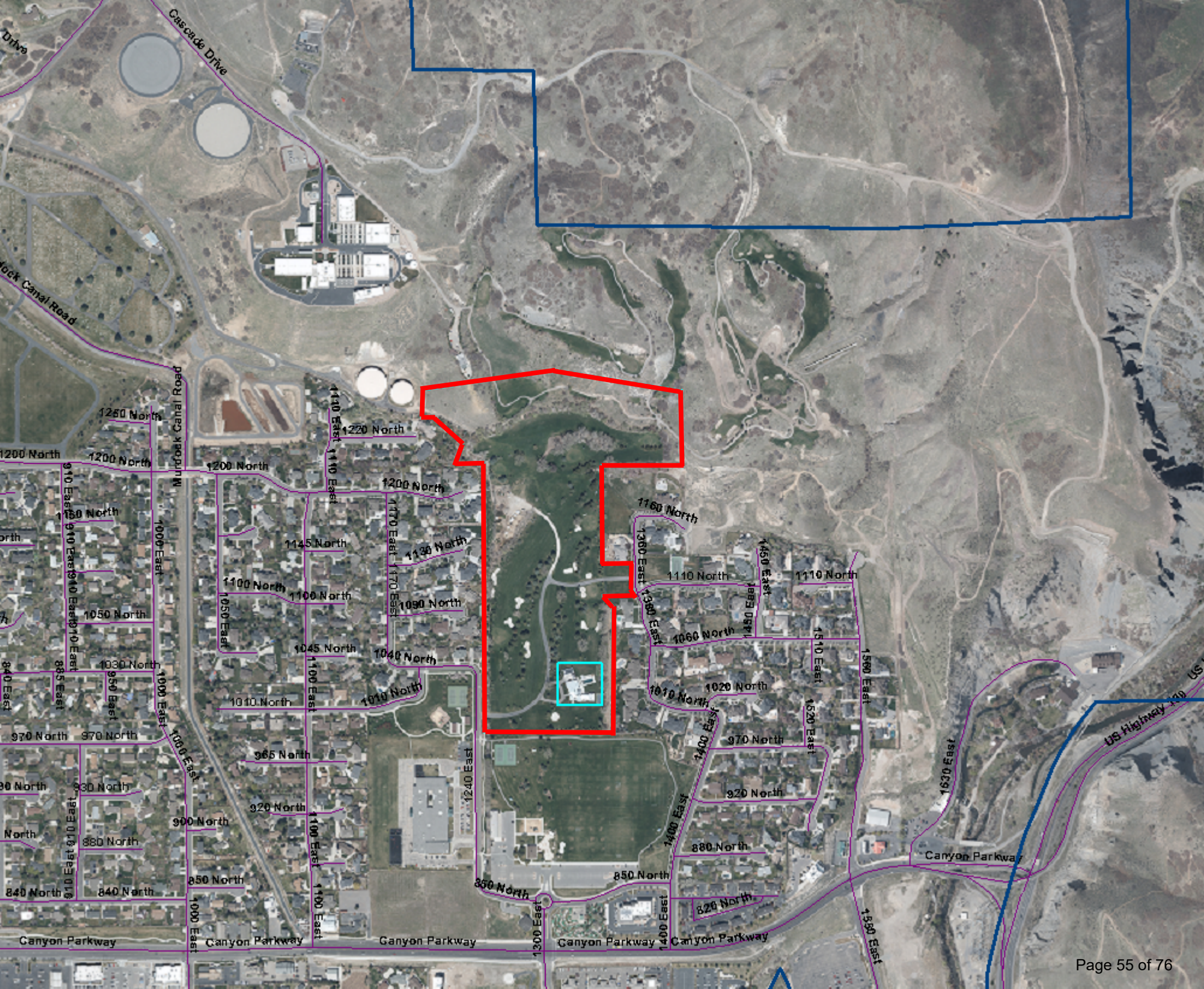
The Planning Commission shall forward a recommendation to the City Council for this item.

REQUEST: The applicant requests the Planning Commission recommend approval of the conditional use permit for a family recreation exercise building located at 1014 North 1280 East in the PD18 zone.

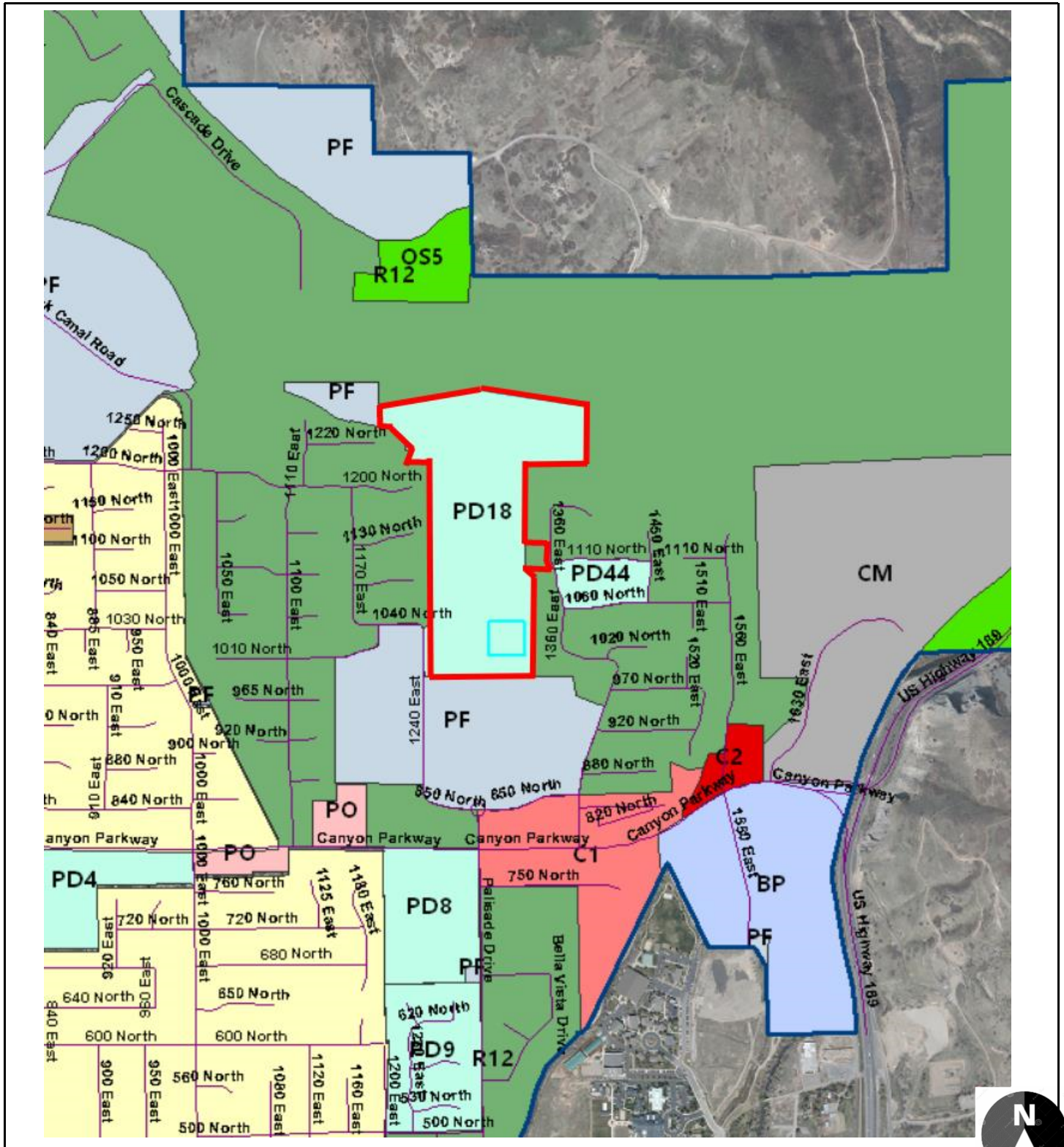
BACKGROUND: The applicant is proposing to build a new family recreation exercise building on their property. Because the size of the building is over 1,000 square feet, a conditional use permit is required in the PD18 zone. The building will sit south of the existing home on Lot 2 and will be 15,000 square feet.

In the PD18 zone, accessory structures may not be higher than thirty-five (35) feet. This accessory building will be thirty (30) feet high. Materials will consist of Ultra-High Performance Concrete (UHPC) panels, glass and coated aluminum. The roof will be a flat membrane roofing. The building also meets the setback requirements for the zone. [\(22-11-30\)](#)

RECOMMENDATION: Staff recommends the Planning Commission consider forwarding a recommendation to the City Council to approve the conditional use permit for a family recreation exercise building located at 1014 North 1280 East in the PD18 zone.



Family Recreation Exercise Building



Legend

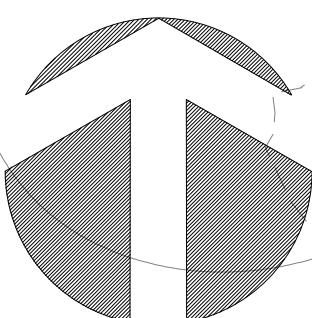
Plat Amendment
Zone: PD18
Acres: 36.49

NEIGHBORHOOD
Canyon View

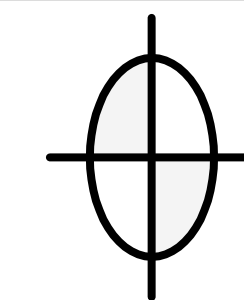
 1014 N 1280 East
 Parcels

Site Plan

Tierra del Sol
SUBDIVISION



NORTH
1" = 30'



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

The Clubhouse

SITE PLAN

Utah

Orem City

Revisions

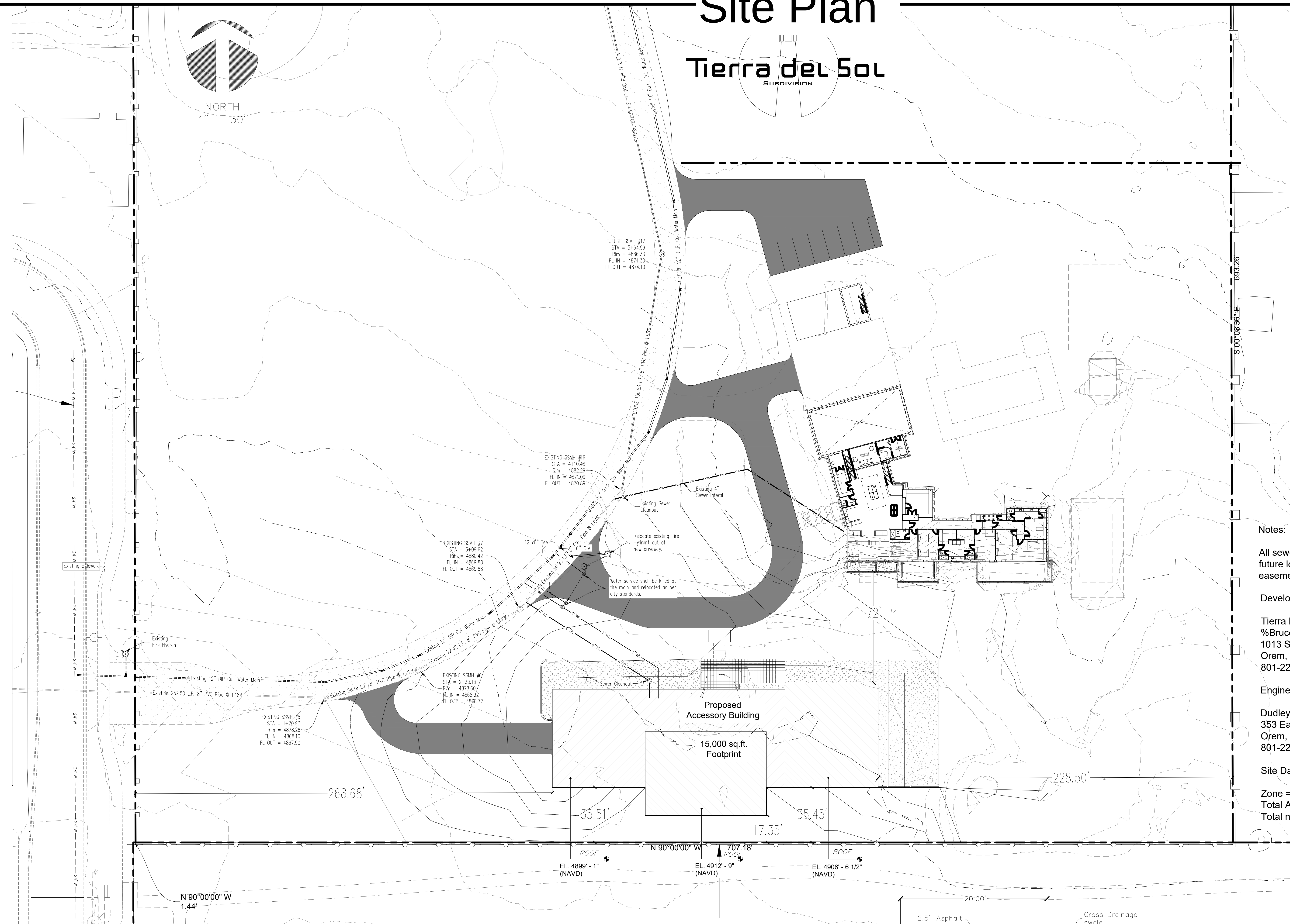
Date
12-19-2023
Scale
1" = 30'
By
TD
Tracing No.
L - 14607

Sheet No.
C - 2.0



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 various 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.



Elevations



GUERIN GLASS ARCHITECTS P.C.

PROJECT:
OREM CLUBHOUSE

1014 N 1280 E
Orem, UT 84097

OWNER:

TODD AND ANDIE PEDERSON
1210 N, 1280 EAST, OREM, UT, 84058

CIVIL ENGINEER

DUDLEY AND ASSOCIATES
353 1200 S
OREM, UT 84058
801.224.1252

STRUCTURAL ENGINEER

ENRICH ENGINEERS
169 N MAIN ST
TODDLE, UT 84074
801.643.8266

MEP ENGINEER

RAIDER ENGINEERING
40890 US-6
AVON, CO 81620
970.845.7910

LIGHTING DESIGNER

LUGIFORMA
1216 BROADWAY, 2ND FLOOR
NEW YORK, NY 10001
646.853.4151

LANDSCAPE ARCHITECT

LANDFORM DESIGN GROUP
511 W 200 S STE 125
SALT LAKE CITY, UTAH, 84101
801.521.2370

SEAL

ISSUE	DESCRIPTION	DATE
-------	-------------	------

2	50% DD	10.27.23
1	100% SD	09.06.23

0' 4' 8' 16'

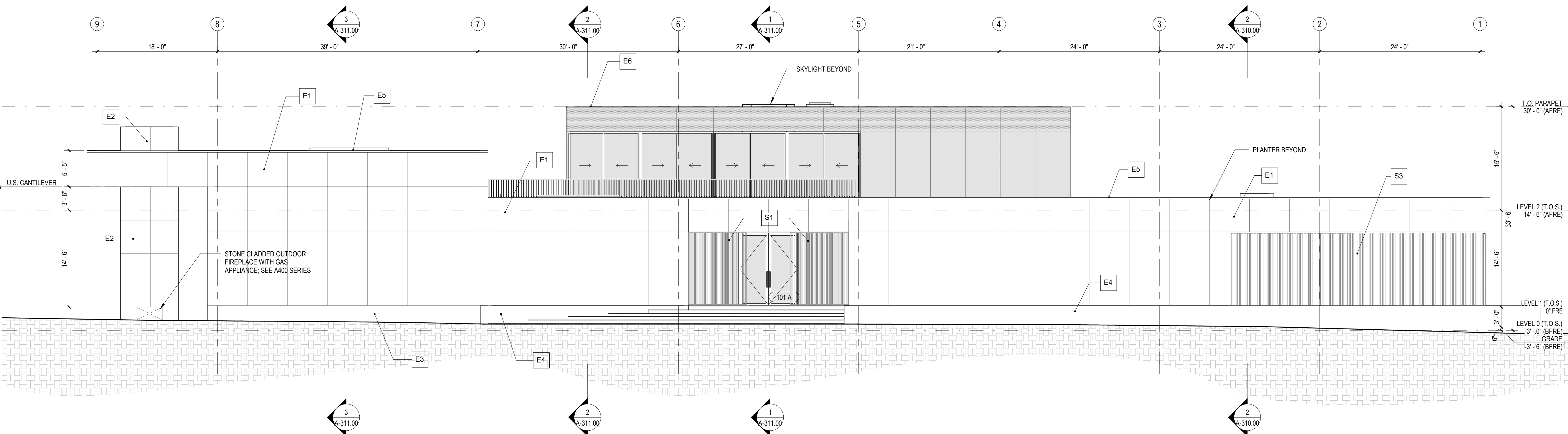
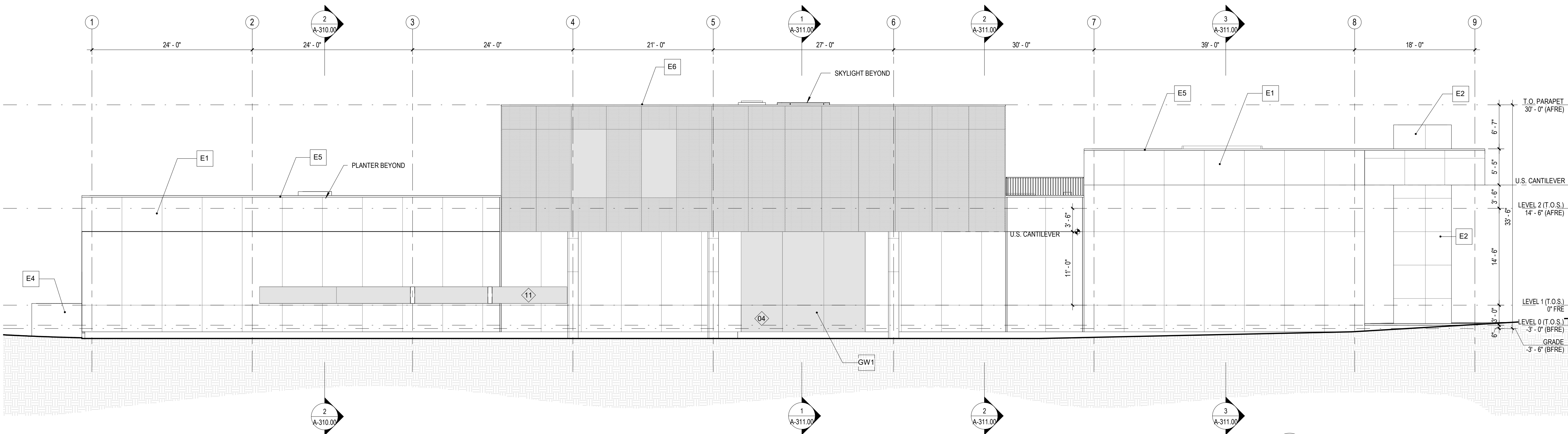
SCALE 1/8" = 1'-0"
PROJECT # 2312

DRAWING TITLE:

Building Elevations

DRAWING NO:

A-301.00



KEY NOTES

1 SEE A-300.00 FOR MORE DETAILED BUILDING SYSTEMS DESCRIPTIONS

EXTERIOR WALL

E1 UHPC PANEL SYSTEM - BOD TAKTL TAKTL WITH C1 PANELS
E2 GRAY TRAVERTINE FIREPLACE FINISH - SEE MATERIAL SCHEDULE
E3 UHPC PANEL SYSTEM - BOD TAKTL WITH LIMESTONE FINISH
E4 CIP CONCRETE PLANTER - LIMESTONE FINISH
E5 CONCRETE COPING (C2) TO MATCH EXTERIOR PANELS (C1)
E6 PTD. ALUMINUM COPING TO MATCH WINDOW SYSTEM

FASCIA

F1 COATED ALUMINUM SHADOW BOX

FLOOR

FL1
FL2
FL3

LARGE FORMAT DIMENSIONAL LIMESTONE
LIMESTONE EXTERIOR PAVERS
CONC DRIVEWAY PAVING - DETAILS TBD

GLAZING WALLS

GW1
GW2
GW3
GW4

GLASS CURTAIN WALL SYSTEM - BOD REYNAERS CW60 SERIES
GLASS SLIDING DOOR - BOD REYNAERS HIFINITY SERIES
OVERSIZED SKYLIGHT - BOD FENEX TRIPLE PANED UNITS
GLASS SWING DOOR - BOD REYNAERS MASTERLINE 8

GUARDRAILS

GR1

GLASS GUARDRAIL WITH RECESSED SHOE. FINISH TBC.

ROOF

R1
R2
R3
R4

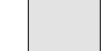
FLAT ROOF - MEMBRANE ROOFING (BOD CARLISLE SURE FLEX 80 MIL PVC) OVER RIGID INSULATION
GREEN ROOF - CARLISLE MODULAR TRAY SYSTEM OVER HANOVER GRIDLOC PEDESTAL SYSTEM
ARTIFICIAL GRASS ROOF - BOD SYNLAWN OVER HANOVER PEDESTAL SYSTEM
6'D SHALLOW REFLECTIVE POOL

SCREEN

S1
S2
S3

ALUMINUM SCREEN WITH TEAK VENEER
ALUMINUM SCREEN
WOOD SKYLIGHT BAFFLES

LEGEND



GL-1 SEE A-300 ASSEMBLIES FOR DETAILS



GL-2 SEE A-300 ASSEMBLIES FOR DETAILS

ELEVATION NOTES

EXTERIOR SCOPE:

• DO NOT SCALE DRAWINGS.

• EXTERIOR DOORS SHOWN FOR REFERENCE. (REFER TO A-800 FOR DOOR SCHEDULE)

• EXTERIOR WINDOWS SHOWN FOR REFERENCE. (REFER TO A-801 FOR WINDOW SCHEDULE)

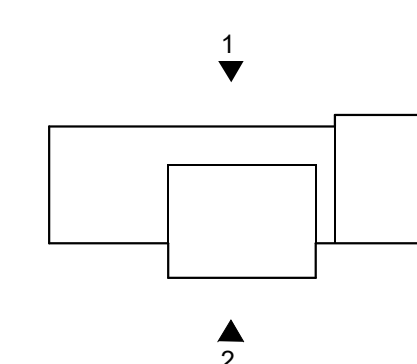
• EXTERIOR SCOPE SHOWN FOR FLOOR HEIGHTS AND / OR REFERENCES SETBACKS FROM THE PROPERTY LINE. (REFER TO G-001 FOR ZONING CODE AND OVERALL BUILDING ENVELOPE DIMENSIONS IN RELATION TO PROPERTY LINES).

STRUCTURAL AND SITE SCOPE:

• REFER TO STRUCTURAL DRAWINGS FOR COLUMN & POST LAYOUT & BEAM & JOIST, SLAB HEIGHTS.

• REFER TO FOUNDATION DRAWINGS & CIVIL DRAWINGS FOR SITE SPECIFIC SCOPE & UTILITY SERVICE (REFER TO G-005 FOR FEMA MAPS).

KEYPLAN

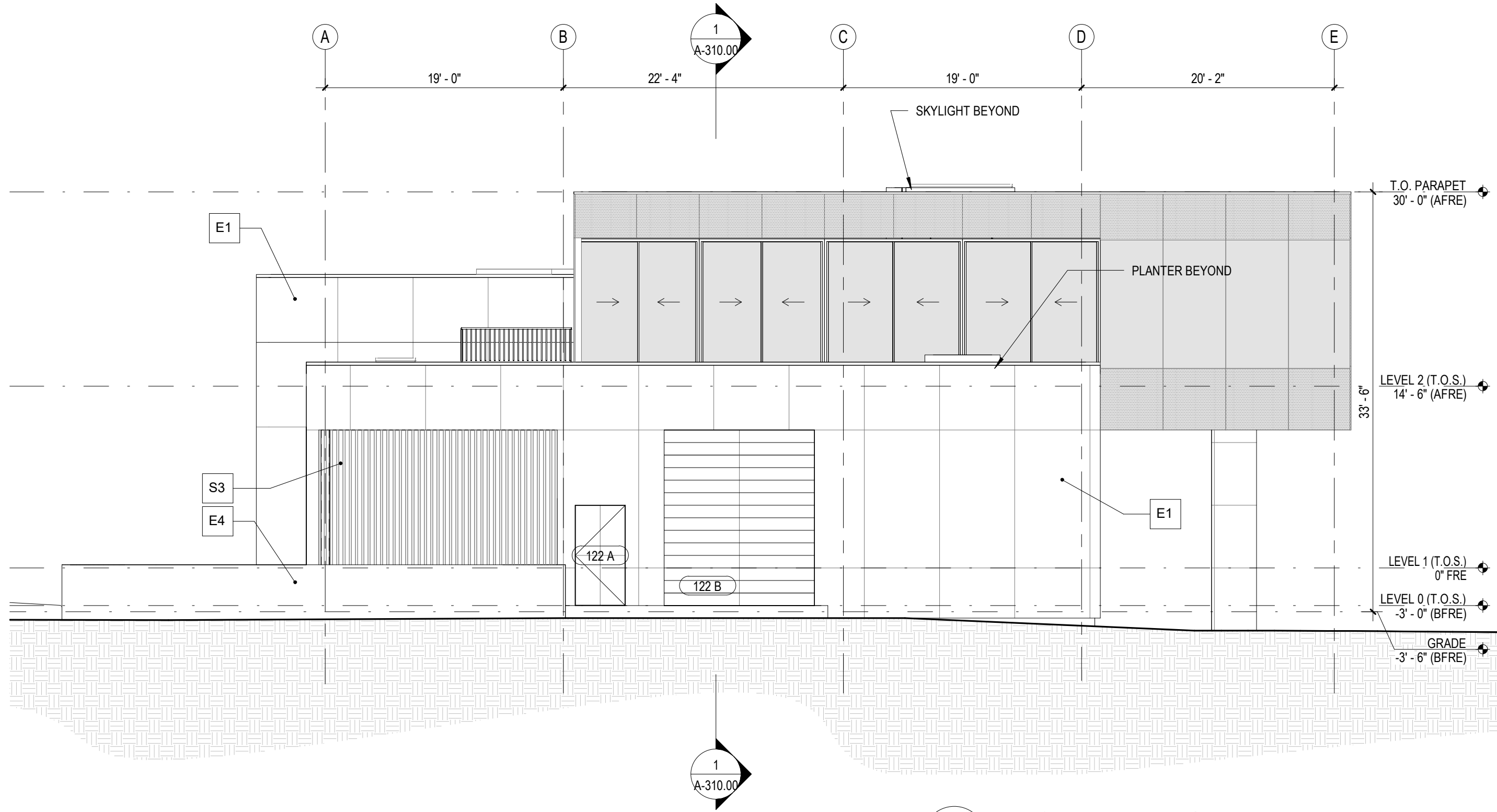


A

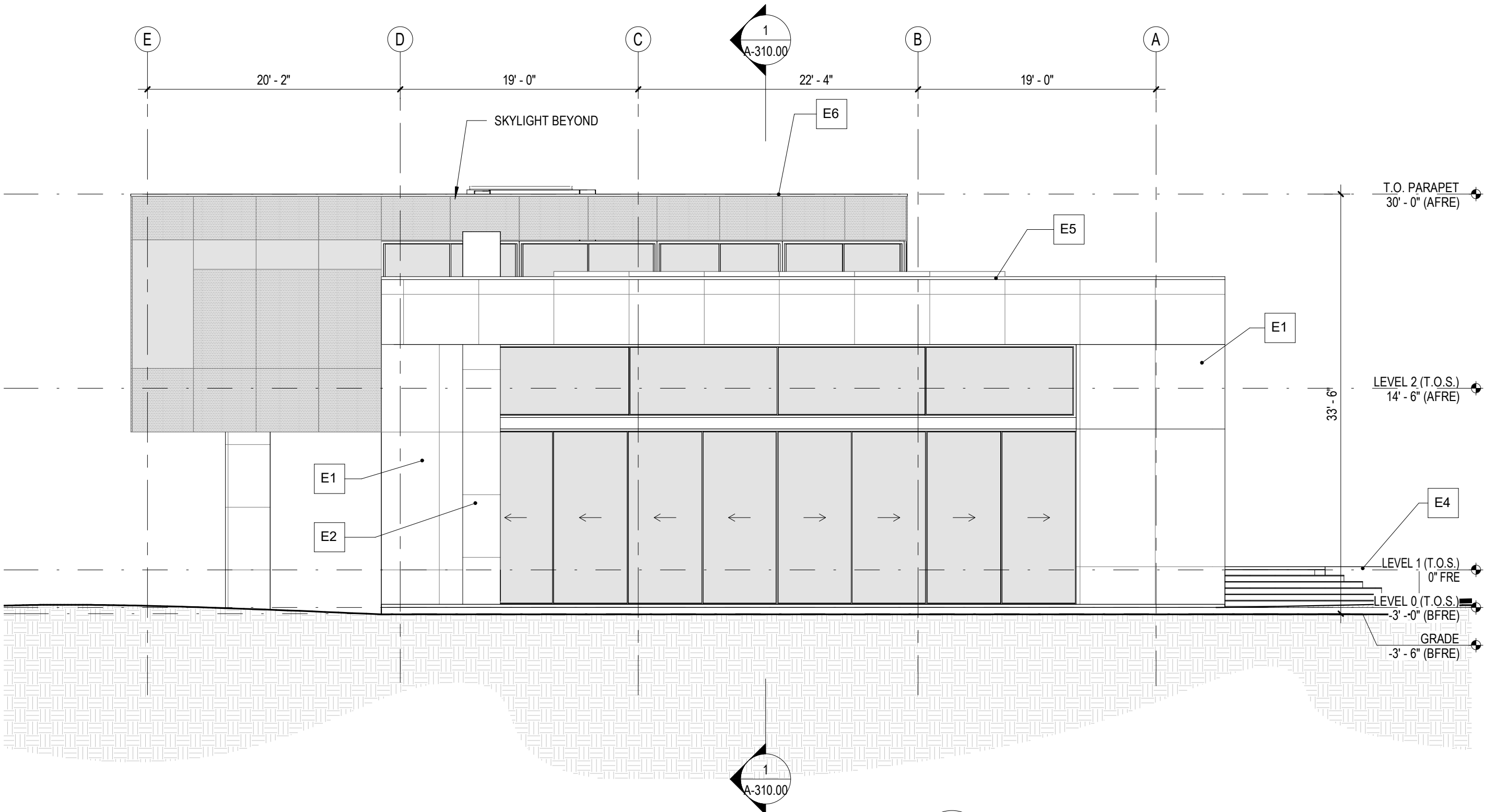
© Guerin Glass Architects, P.C. 2023

Autodesk Docs/2312_Orem Club House/2312_GGA_OremClubHouse_MAIN_A22.rvt

KEY NOTES				LEGEND	ELEVATION NOTES	KEYPLAN
1 SEE A-300.00 FOR MORE DETAILED BUILDING SYSTEMS DESCRIPTIONS EXTERIOR WALL E1 UHPC PANEL SYSTEM - BOD TAKTL TAKTL WITH C1 PANELS E2 GRAY TRAVERTINE FIREPLACE FINISH - SEE MATERIAL SCHEDULE E3 UHPC PANEL SYSTEM - BOD TAKTL WITH LIMESTONE FINISH E4 CIP CONCRETE PLANTER - LIMESTONE FINISH E5 CONCRETE COPING (C2) TO MATCH EXTERIOR PANELS (C1) E6 PTD. ALUMINUM COPING TO MATCH WINDOW SYSTEM FASCIA F1 COATED ALUMINUM SHADOW BOX	FLOOR FL1 LARGE FORMAT DIMENSIONAL LIMESTONE FL2 LIMESTONE EXTERIOR PAVERS FL3 CONC DRIVEWAY PAVING - DETAILS TBD	GLAZING WALLS GW1 GLASS CURTAIN WALL SYSTEM - BOD REYNAERS CW60 SERIES GW2 GLASS SLIDING DOOR - BOD REYNAERS HIFINITY SERIES GW3 OVERSIZED SKYLIGHT - BOD FENEX TRIPLE PANED UNITS GW4 GLASS SWING DOOR - BOD REYNAERS MASTERLINE 8	ROOF R1 FLAT ROOF - MEMBRANE ROOFING (BOD CARLISLE SURE FLEX 80 MIL PVC) OVER RIGID INSULATION R2 GREEN ROOF - CARLISLE MODULAR TRAY SYSTEM OVER HANOVER GRIDLOC PEDESTAL SYSTEM R3 ARTIFICIAL GRASS ROOF - BOD SYNLAWN OVER HANOVER PEDESTAL SYSTEM R4 6"D SHALLOW REFLECTIVE POOL	SCREEN S1 ALUMINUM SCREEN WITH TEAK VENEER S2 ALUMINUM SCREEN S3 WOOD SKYLIGHT BAFFLES	EXTERIOR SCOPE: • DO NOT SCALE DRAWINGS. • EXTERIOR DOORS SHOWN FOR REFERENCE. (REFER TO A-800 FOR DOOR SCHEDULE) • EXTERIOR WINDOWS SHOWN FOR REFERENCE. (REFER TO A-801 FOR WINDOW SCHEDULE) • EXTERIOR SCOPE SHOWN FOR FLOOR HEIGHTS AND / OR REFERENCES SETBACKS FROM THE PROPERTY LINE. (REFER TO G-001 FOR ZONING CODE AND OVERALL BUILDING ENVELOPE DIMENSIONS IN RELATION TO PROPERTY LINES). STRUCTURAL AND SITE SCOPE: • REFER TO STRUCTURAL DRAWINGS FOR COLUMN & POST LAYOUT & BEAM & JOIST, SLAB HEIGHTS. • REFER TO FOUNDATION DRAWINGS & CIVIL DRAWINGS FOR SITE SPECIFIC SCOPE & UTILITY SERVICE (REFER TO G-005 FOR FEMA MAPS).	2 1



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



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



GUERIN GLASS ARCHITECTS P.C.

PROJECT:
OREM CLUBHOUSE

1014 N 1280 E
Orem, UT 84097

OWNER:

TODD AND ANDIE PEDERSON
1210 N, 1280 EAST, OREM, UT, 84058

CIVIL ENGINEER

DUDLEY AND ASSOCIATES
353 1200 S
OREM, UT 84058
801.224.1252

STRUCTURAL ENGINEER

ENRION ENGINEERS
169 N MAIN ST
TOOELE, UT 84074
801.643.8266

MEP ENGINEER

RAIDER ENGINEERING
40890 US-6
AVON, CO 81620
970.845.7910

LIGHTING DESIGNER

LUGIFORMA
1216 BROADWAY, 2ND FLOOR
NEW YORK, NY 10001
646.853.4151

LANDSCAPE ARCHITECT

LANDFORM DESIGN GROUP
511 W 200 S STE 125
SALT LAKE CITY, UTAH, 84101
801.521.2370

SEAL

ISSUE DESCRIPTION DATE

2 50% DD 10.27.23

1 100% SD 09.06.23

0' 4' 8' 16'

SCALE 1/8" = 1'-0"
PROJECT # 2312

DRAWING TITLE:

Building Elevations

DRAWING NO:

A-302.00

Street View





City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

Public Meeting - Vacating Tierra del Sol, Plat A Amended and approving Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones. The applicant is amending the plat and applying for a conditional use permit to build a new family recreation/exercise building on the property.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

DUERDEN, PAUL E & PAULA S (ET AL)
%WELLS FARGO BANK
PO BOX 13519
ARLINGTON, TX 76094

Planning Commission
Wed, Jan 17, 2024
4:30 pm



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

Public Meeting - Vacating Tierra del Sol, Plat A Amended and approving Tierra del Sol, Plat A Second Amended located generally at 1014 North 1280 East in the PD18 and R12 zones. The applicant is amending the plat and applying for a conditional use permit to build a new family recreation/exercise building on the property.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

ALPINE SCHOOL DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

Planning Commission
Wed, Jan 17, 2024
4:30 pm

DUERDEN, PAUL E & PAULA S (ET AL)
%WELLS FARGO BANK
PO BOX 13519
ARLINGTON, TX 76094

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

COVE ESTATES LOT 13 LLC
50 W BROADWAY STE 333 PMB 42981
SALT LAKE CITY, UT 84101

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CASCADE SEDDIE LLC
%BECK, JON
212 E CROSSROADS BLVD 143
SARATOGA SPRINGS, UT 84045

SEDDIE LLC
%BECK, JON
212 E CROSSROADS BLVE 143
SARATOGA SPRINGS, UT 84045

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ALPINE SCHOOL DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

PRIME WEST PROPERTIES LC
831 N 1420 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

ALPINE SCHOOL DISTRICT
--OR CURRENT RESIDENT--
921 N 1240 EAST
OREM, UT 84097

DAYTON, TAYLOR L & MOLLY M
932 E 1200 N
OREM, UT 84097

SEDDIE LLC
--OR CURRENT RESIDENT--
1014 N 1280 EAST
OREM, UT 84097

PATTEN, JOY R (ET AL)
1019 N 1360 E
OREM, UT 84097

DUERDEN, PAUL E & PAULA S (ET AL)
--OR CURRENT RESIDENT--
1037 N 1170 EAST
OREM, UT 84097

GREER, GREGORY A & SUZETTE OTTO
1041 N 1360 E
OREM, UT 84097

BROTHERSON, WILLIAM DAVID (ET AL)
1044 N 1360 E
OREM, UT 84097

CRUMP, KENNETH LYLE & AMY SUZANNE
1065 N 1360 E
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

YOUNG, MICHAEL S & K SHAYNE
1083 N 1360 E
OREM, UT 84097

BERGESON, ADAM & KARI
1091 E 1100 N
OREM, UT 84097

COON, PAUL E & DEON L (ET AL)
1106 N 1170 E
OREM, UT 84097

FERGUSON, ELIZABETH G & HOWARD J (ET AL)
1112 S 500 E
OREM, UT 84097

BAUGH, CHELSEA LYNN (ET AL)
1122 N 1360 E
OREM, UT 84097

COVEY, EMARIE & CHRISTIAN
1123 E 1200 N
OREM, UT 84097

KNIGHT, JEFF BURTON & HEATHER L
1125 E 1220 N
OREM, UT 84097

AFFLECK, DONNETTE P & DAVID D
1127 N 1450 E
OREM, UT 84097

JENSEN, ELIZABETH ANN (ET AL)
1131 N 1360 E
OREM, UT 84097

MARTIN, DARRELL LYNN & LORI
1135 E 1200 N
OREM, UT 84097

HORNE, MARGARET
1139 N ASHBY PL
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

CHUNG-HOON, EDWIN KAIWINUI &
TANISE LOUISE (ET AL)
1146 N 1170 E
OREM, UT 84097

TAYLOR, JOHN E JR & LINDA K
1148 E 1220 N
OREM, UT 84097

SEDDIE LLC
--OR CURRENT RESIDENT--
1159 N 1360 EAST
OREM, UT 84097

ECKSTEIN, GRANT T & ANGELA K
1163 E 1220 N
OREM, UT 84097

BROTHERSON, JACK D & KAREN E
(ET AL)
1165 E 1200 N
OREM, UT 84097

SAVAGE, JOSHUA & STEPHANIE
1166 E 1220 N
OREM, UT 84097

BALDWIN, JEFF & MARY JONNETTA
1166 N 1170 E
OREM, UT 84097

SMITH, NATHAN R & ANGELA
1167 N 1170 E
OREM, UT 84097

BRIAN, KURT
1173 E 1200 N
OREM, UT 84097

LEE, SAM SANGHO (ET AL)
1175 E 1220 N
OREM, UT 84097

HAMILTON, MYRON T & CAROLYN
1178 E 1130 N
OREM, UT 84097

ALTAMIRANO, HUGO & LUCIA
1180 E 1090 N
OREM, UT 84097

PREECE, DEREK A & RITA (ET AL)
1180 E 1220 N
OREM, UT 84097

NYHUS, STEVEN M & SUSAN B
1181 E 1040 N
OREM, UT 84097

COOK, TYRA T & CRAIG S
1184 E 1040 N
OREM, UT 84097

HOLLISTER, JAMES E & VIRGINIA G
1186 N 1170 E
OREM, UT 84097

RASMUSSEN, RUSSELL & MARIN
1187 N 1170 E
OREM, UT 84097

MERRILL, MADELENE EVE (ET AL)
1189 E 1200 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

WANG, LINDA & DAVID CHIH-MING
(ET AL)
1195 E 1040 N
OREM, UT 84097

MEYER, MARILYN STIBOREK (ET AL)
1196 E 1130 N
OREM, UT 84097

FAWCETT, DAVID & ELIZABETH B
1196 E 1220 N
OREM, UT 84097

WERNER, C CRAIG & DEANNA (ET
AL)
1197 E 1090 N
OREM, UT 84097

TOBLER, NATHAN & BROOKE
1198 E 1200 N
OREM, UT 84097

PAYNE, GLENN & VALERIE (ET AL)
1199 E 1130 N
OREM, UT 84097

CHRISTENSEN, R BRYANT &
CHERILYN D
1201 E 1220 N
OREM, UT 84097

SMART, ALLAN & DENISE
1209 E 1040 N
OREM, UT 84097

FAIRCLOUGH, DENNIS A & MARILYN
D
1210 E 1090 N
OREM, UT 84097

CASCADE SEDDIE LLC
--OR CURRENT RESIDENT--
1210 N 1280 EAST
OREM, UT 84097

REESE, JOHN B & ANGELA H
1211 E 1200 N
OREM, UT 84097

THAYER, JAMES
1212 E 1130 N
OREM, UT 84097

WEST, DAVID L & KATHERYN
DUVAL (ET AL)
1213 E 1130 N
OREM, UT 84097

ANDERSON, CHRISTOPHER G
1215 E 1090 N
OREM, UT 84097

RICHARDS, JENNIFER ANN (ET AL)
1216 E 1200 N
OREM, UT 84097

HAFEN, BRADLEY K & JUDY O (ET
AL)
1218 N 1110 E
OREM, UT 84097

VAN WAGENEN, STEVEN JOHN &
SAMANTH DAWN
1221 E 1200 N
OREM, UT 84097

MABEY, DIANE D (ET AL)
1225 E 1040 N
OREM, UT 84097

BLACK, CARL M & NAN S
1226 E 1090 N
OREM, UT 84097

BEUS, REED & MICHELLE
1227 E 1130 N
OREM, UT 84097

HULME, JAMES W & AMY L
1230 E 1130 N
OREM, UT 84097

ROBERTS, JOHN L & JANET IRENE
(ET AL)
1231 E 1090 N
OREM, UT 84097

BERGESON, ADAM & KARI
--OR CURRENT RESIDENT--
1234 E 1200 NORTH
OREM, UT 84097

BAILEY, LAURA RICHARDSON &
ALAN KENT
1235 E 1200 N
OREM, UT 84097

CLARK, JAY A & JILL F
1237 E 1040 N
OREM, UT 84097

MAUGHAN, J PETER & SHIRLEY
1238 E 1130 N
OREM, UT 84097

DAYTON, TAYLOR L & MOLLY M
--OR CURRENT RESIDENT--
1248 N 1110 EAST
OREM, UT 84097

BAUGH, CHELSEA LYNN (ET AL)
1366 E 1160 N
OREM, UT 84097

LORAN & DORIS LLC
1368 E 1010 N
OREM, UT 84097

ARCHIBALD, JORDAN & BRITTANY
1369 E LANCASTER WY
OREM, UT 84097

GALLAND, RODGER D & VIRGINIA R
(ET AL)
1371 CANTERBURY LA
OREM, UT 84097

BROWN, JOSEPH A
1374 E HUNTINGTON RIDGE
OREM, UT 84097

NIXON, MICHAEL
1375 E 1160 N
OREM, UT 84097

MITCHELL, AMY LAMOREAUX (ET
AL)
1377 E 1060 N
OREM, UT 84097

MITCHELL, AMY LAMOREAUX (ET
AL)
1377 E LANCASTER WY
OREM, UT 84097

POPE, MARK E & LEE ANNE
1378 E 1060 N
OREM, UT 84097

BRADY, RICHARD B & JANICE M
1379 CANTERBURY LA
OREM, UT 84097

THOMSON, TIFFANI K
1382 HUNTINGTON RDG
OREM, UT 84097

THOMSON, TIFFANI K
--OR CURRENT RESIDENT--
1382 E HUNTINGTON RIDGE
OREM, UT 84097

COOK, KRISTIAN SUMNER
1384 E 1010 N
OREM, UT 84097

COVE ESTATES LOT 13 LLC
--OR CURRENT RESIDENT--
1387 E 1160 NORTH
OREM, UT 84097

1403 LANCASTER WAY LLC
--OR CURRENT RESIDENT--
1403 E LANCASTER WY
OREM, UT 84097

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

DOUSSETT, CURT & TONIA
1406 E LANCASTER WY
OREM, UT 84097

APELAND, NICK (ET AL)
1407 E PEMBROKE CIR
OREM, UT 84097

OLIVER, CHE K & LISA
1408 E HUNTINGTON RIDGE
OREM, UT 84097

SLADE, RICHARD B
1409 HUNTINGTON RDG
OREM, UT 84097

SLADE, RICHARD B
--OR CURRENT RESIDENT--
1409 E HUNTINGTON RIDGE
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

HUNTINGTON RIDGE LLC
1434 E 1110 N
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1600 N 1000 WEST
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
December 6, 2023

The following items are discussed in these minutes:

- **PLAT AMENDMENT** - Vacating lots 17 and 18 of Mountain Grove, Plat A and approving Mountain Grove, Plat B located generally at 363 East 1375 North in the R8 zone - Approved
- **PLAT AMENDMENT** – Vacating Lot 3 of Sage Crest, Plat C and Lot 9 of Sage Crest, Plat A and approving Sage Crest, Plat E located generally at 1512 North 1040 West in the R8 zone - Approved
- **PLAT AMENDMENT** – Amending 369 North Main Townhomes, Plat A and approving 369 North Main Townhomes, Plat A Amended located generally at 369 North Main Street in the R7.5 zone – Approved
- **SITE PLAN** - Approval of the site plan for 800 N State located generally at 881 North State Street in the C2 zone - Approved
- **SITE PLAN** - Approval of the site plan for Quick Quack located generally at 855 North State Street in the C2 zone – Approved
- **SITE PLAN** – Approving the site plan for HCA Timpanogos Ambulatory Surgery Center (ASC) located generally at 650 West 800 North in the C3 zone - Approved
- **PUBLIC HEARING – REZONE** - Amending Article 22-5-3(A) and the zoning map of the City of Orem by enacting Article 22-11-65 and Appendix ZZ of the Orem City code and by rezoning the property located generally at 1350 East 740 North from the R12 zone to the PD-52 zone (approximately 6 acres) – Positive recommendation to City Council
- **MAP AMENDMENT** – Amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South – No recommendation to City Council
- **REZONE** – Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone - Continued

STUDY SESSION

Place: City Council Conference Room

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; John Dorny, Traffic Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Murray Low and Haysam Sakar, Planning Commission members

The Commission and staff briefly reviewed agenda items and minutes from the November 15, 2023 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Crismon, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff,

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

DRAFT Planning Commission minutes for December 6, 2023

Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; John Dorny, Traffic Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Murray Low and Haysam Sakar, Planning Commission members

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.1:** ([click here for recording](#))

Agenda Item 3.1 is a request by Patrick Heriford for the Planning Commission to vacate lots 17 and 18 of Mountain Grove, Plat A and approve Mountain Grove, Plat B located generally at 363 East 1375 North in the R8 zone.



Staff Presentation: The applicant is proposing to combine lots 17 and 18 of Mountain Grove, Plat A. To do so requires a plat amendment. The public utility easement which is currently located along the property line between lots 17 and 18 will be vacated as part of this plat amendment. There are currently no structures on either lot.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate lots 17 and 18 of Mountain Grove, Plat A and approve Mountain Grove, Plat B located generally at 363 East 1375 North in the R8 zone.

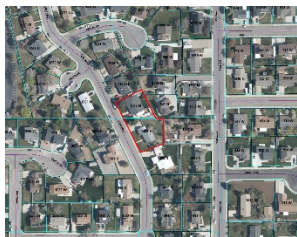
Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Carpenter moved to vacate lots 17 and 18 of Mountain Grove, Plat A and approve Mountain Grove, Plat B located generally at 363 East 1375 North in the R8 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.2:** ([click here for recording](#))

Agenda Item 3.2 is a request by Ron Brown for the Planning Commission to vacate Lot 3 of Sage Crest, Plat C and Lot 9 of Sage Crest, Plat A and approve Sage Crest, Plat E located generally at 1512 North 1040 West in the R8 zone.



Staff Presentation: The property owners of 1512 North and 1506 North 1040 West are requesting the property line between their two lots be adjusted. The new property line will run parallel to the driveway at 1506 North. It will also provide 1512 North access to their RV pad on the south side of their home without driving over their neighbor's property.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 3 of Sage Crest, Plat C and Lot 9 of Sage Crest, Plat A and approve Sage Crest, Plat E located generally at 1512 North 1040 West in the R8 zone.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to vacate Lot 3 of Sage Crest, Plat C and Lot 9 of Sage Crest, Plat A and approve Sage Crest, Plat E located generally at 1512 North 1040 West in the R8 zone. Mr. Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.3:** ([click here for recording](#))

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

DRAFT Planning Commission minutes for December 6, 2023

Agenda Item 3.3 is a request by 369 North Main HOA for the Planning Commission to amend 369 North Main Townhomes, Plat A and approve 369 North Main Townhomes, Plat A Amended located generally at 369 North Main Street in the R7.5 zone.



Staff Presentation: The property owners of the four condominiums would like to be able to fence their backyards. Per the current plat, that area is common area and they are not allowed to put up fences to block the common use of the property. This plat amendment will make the backyards a limited common use which will allow the residents to add fences if they choose to.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission amend 369 North Main Townhomes, Plat A and approve 369 North Main Townhomes, Plat A Amended located generally at 369 North Main Street in the R7.5 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to amend 369 North Main Townhomes, Plat A and approve 369 North Main Townhomes, Plat A Amended located generally at 369 North Main Street in the R7.5 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.4:** [\(click here for recording\)](#)

Agenda Item 3.4 is a request by Jeremy Weber, Evergreen Devco, Inc., for the Planning Commission to approve the site plan for 800 N State located generally at 881 North State Street in the C2 zone.



Staff Presentation: This project north of 800 North on State Street entails the commercial development of approximately 7.10 acres of vacant land. The proposed uses include an office and transitional treatment home for the Center for Women and Children in Crisis on the western portion of the property along 400 West and a quick service restaurant, drive-thru coffee shop and automated car wash on the eastern portion of the property along State Street.

The applicant is installing specific infrastructure improvements for their users including a new landscape planter, sidewalk, and drive-ways along State Street, some paved drives, utility stubs and a storm water system for the State Street lots. The purpose of this site plan is to obtain approval for these limited improvements to the City. A separate site plan application will be submitted for each lot which will include all required plans for the full development of each lot.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for 800 N State located generally at 881 North State Street in the C2 zone.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to approve the site plan for 800 N State located generally at 881 North State Street in the C2 zone. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.5:** [\(click here for recording\)](#)

DRAFT Planning Commission minutes for December 6, 2023



Agenda Item 3.5 is a request by Russ Nelson for the Planning Commission to approve the site plan for Quick Quack located generally at 855 North State Street in the C2 zone.

Staff Presentation: The applicant is proposing to build a new Quick Quack carwash at this location.

Parking: Two (2) regular stalls and one ADA stall will be provided which do not have vacuums. There will also be fifteen (15) vacuum stalls provided.

Stacking: There is room for fifteen (15) cars to stack prior to entering the tunnel.

Landscaping: Landscaping will be installed on the site and between the sidewalk and State Street. The sidewalk itself will be installed by others.

Height: The building will be 29'4" at the highest point. The maximum height permitted in the C2 zone is 48'.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Quick Quack located generally at 855 North State Street in the C2 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to approve the site plan for Quick Quack located generally at 855 North State Street in the C2 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.6:** [\(click here for recording\)](#)

Agenda Item 3.6 is a request by Rob Stieg for the Planning Commission to approve the site plan for HCA Timpanogos Ambulatory Surgery Center (ASC) located generally at 650 West 800 North in the C3 zone.



Staff Presentation: The applicant is proposing to develop approximately 5.78 acres which will consist of two buildings along with site improvements. One building will be an ASC (ambulatory surgery center – a facility where surgeries that do not require hospital admission are performed) and one building will be a medical office building. Joint access will be provided through the Timpanogos Hospital site.

The west half of 600 West, adjacent to the parcel, will be dedicated by plat and improved with drive accesses, curb gutter and sidewalk.

Parking: In the C3 zone they are required to have one parking stall for every 250 square feet of building.

	Required	Provided
ASC Parking Spaces (40,752 sf)	162	163
MOB Parking Spaces (46,693 sf)	187	187
Total Parking Spaces	349	350

DRAFT Planning Commission minutes for December 6, 2023

Architecture: The ASC building will be a one-story building. The medical office building will be a three-story building. The materials will be stucco, metal panels, masonry blocks in a random pattern blend of four different colored blocks.

Setbacks: The ASC building will be the building to the north of the property. It will be approximately seventy (70) feet from the north property line which borders the residential zone on the north. The medical office building will be 37.81 feet from the back of curb on 800 North. These setbacks meet the requirements of the C3 zone, which are forty (40) feet from an adjoining residential zone and thirty (30) feet from 800 North.

Landscaping: The applicant submitted a landscaping plan that complies with all applicable requirements.

Traffic: A traffic impact study was submitted and approved by our traffic engineer consultant. The main entrances to the property will be from 600 West and through the adjacent hospital property. Also, the stub of 600 West just south of 920 North, will be completed and connect to 800 North providing access from 800 North to the neighborhood to the north.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission to approve the site plan for HCA Timpanogos Ambulatory Surgery Center (ASC) located generally at 650 West 800 North in the C3 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. Ms. Komen asked if there would be a masonry fence on the north boundary. Mr. Bench said yes, there will be a seven foot masonry fence on the north side of the property. Mr. Carpenter asked if staff foresaw any problems with cross access across 600 West. Mr. Bench replied that no, that is strictly all a commercial use and this new project is a medical use. Mr. Kelly said he did not foresee any issues because the accesses lined up.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Crismon moved to approve the site plan for HCA Timpanogos Ambulatory Surgery Center (ASC) located generally at 650 West 800 North in the C3 zone. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.7:** ([click here for recording](#))

Agenda Item 3.7 is a request by Gardner & Associates, Inc. for the Planning Commission to forward a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by enacting Article 22-11-65 and Appendix ZZ of the Orem City code and by rezoning the property located generally at 1350 East 740 North from the R12 zone to the PD-52 zone (approximately 6 acres).



Staff Presentation: In 1984, the City Council granted a conditional use permit for the subject property which allowed the property to be used for hospital services. The original intent was that the property would be used “for psychiatric and addictive disease rehabilitation.” The original conditional use permit limited the hospital use to 80 beds. In 2001, the City Council amended the original conditional use permit to allow a total of 127 beds and also approved the use of a secondary school on the property for the use of juveniles who reside at the facility. The applicant would now like to construct a building addition on the property that would house an additional 24 beds.

Because a hospital use is no longer a conditional use in the R12 zone, in order to allow the construction of the additional 24-bed building, the property would need to be rezoned to allow this use. The applicant therefore proposes the creation of a new PD-52 zone that is designed to allow the existing hospital use and the additional building addition that the applicant would like to construct on the property. Under the provisions of the proposed PD-52 zone, no other uses would be allowed on the property other than hospital services and secondary school uses.

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

DRAFT Planning Commission minutes for December 6, 2023

1 The PD-52 zone would also require that the property be developed and maintained in conformance with the concept
2 plan. Any deviation from the site layout and building elevations shown in the concept plan would have to go through
3 a rezoning process before it would be allowed.

4
5 A rezone of the property to PD-52 would effectively supersede the original conditional use permit and would make
6 hospital services a permitted use instead of a conditional use as it has been since 1984. This would have the effect of
7 eliminating the conditions that were made part of the original 1984 conditional use permit. One of the conditions
8 included as part of the 1984 conditional use permit was that “no person (1) who has criminal charges pending
9 against him or (2) who is involuntarily committed for treatment as a result of conviction for or arising from criminal
10 activity shall be treated or housed at the hospital.” If the subject property is rezoned to the PD-52 zone, this
11 condition will have no further effect.

12
13 The facility operated by the applicant on the property is a secure “lockdown” facility and therefore the applicant
14 believes that these restrictions are no longer necessary. Furthermore, the applicant believes that these original
15 restrictions are impractical as hospitals do not generally check to see if a person has criminal charges pending before
16 admitting them and individuals in need of the services of a psychiatric hospital will sometimes have pending charges
17 arising from a criminal incident such as disorderly conduct or assault.

18
19 If the property is rezoned to PD-52, the applicant will need to obtain site plan approval for the new building
20 addition. In response to comments at the neighborhood meeting, the applicant shifted the location of the addition on
21 the concept plan to be further away from the neighboring residential properties.

22
23 Height: The maximum height of any new structure in the PD-52 zone is 15 feet from slab to top of parapet, this will
24 apply to the new addition.

25
26 Setbacks: The addition will be about 80 feet from the south property line.

27
28 Architecture: The façade of the addition will be of similar masonry materials as is found on the current building.

29
30 Parking: The existing portion of the building was granted a parking reduction of 47% by the Planning Commission
31 on July 11, 2001. The new portion of the building will be required to comply with a parking standard of 1 stall per 2
32 beds as shown in the proposed text. This standard requires 12 new stalls be provided along with the addition, 19 new
33 stalls are proposed per the concept plan. A minimum total of 139 stalls are required.

34
35 **Recommendation:** The Development Review Committee determined this request complies with the Orem City
36 Code. Staff recommends the Planning Commission forward a recommendation to the City Council to amend Article
37 22-5-3(A) and the zoning map of the City of Orem by enacting Article 22-11-65 and Appendix ZZ of the Orem City
38 code and by rezoning the property located generally at 1350 East 740 North from the R12 zone to the PD-52 zone
39 (approximately 6 acres)

40
41 Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. Mr. Hawkes asked if the current
42 conditional use permit would also cover the additional 24 rooms. Ms. Wagstaff replied the previous conditional use
43 permit only covers the existing buildings which is why they need to change the zone to one that will allow the addition.

44
45 Chair Komen invited the applicant to come forward. George Bills with Gardner and Associates introduced himself.
46 He mentioned that they had been working with the neighbors and staff and have come up with this solution.

47
48 Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to
49 come forward to the microphone. ([click here for recording](#))

50
51 Bruce Cameron came forward.

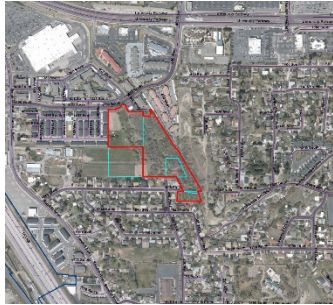
52
53 Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant
54 or staff. When none did, she called for a motion on this item.

DRAFT Planning Commission minutes for December 6, 2023

Planning Commission Action: Mr. Hawkes moved to forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by enacting Article 22-11-65 and Appendix ZZ of the Orem City code and by rezoning the property located generally at 1350 East 740 North from the R12 zone to the PD-52 zone (approximately 6 acres). Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.8:** ([click here for recording](#))

Agenda Item 3.8 is a request by Jay Liechty for the Planning Commission to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.



Staff Presentation: The applicant is proposing to eliminate two street connections between 1430 South and 1600 South which are in the Lakeview Area Street Connection Master Plan. One connection would provide connectivity between 1430 South and 400 West. The second connection to be eliminated is between 360 West and 1600 South.

The street connections need to be in place to prevent parcels in the area from becoming landlocked. The identified street connections also complete a grid network to mitigate intersection congestion at Sandhill Road and Main Street. The street connections enhance emergency response time and opportunities for water and sewer utility connections. Currently there are 10 separate parcels that are on a septic tank system that could connect into a City sewer system with the opportunity of a street connection. With the elimination of street connections, traffic isn't evenly distributed on the street network resulting in reduced levels of service and the need for signalized intersections. Staff supports street connections and the completion of a grid network.

If this elimination of required street connections is approved, the applicant could proceed with the proposed concept plan, however, if not approved the street connection from 1430 South and 400 West would be required for street connectivity as described above.

Traffic (items are in reference to the new concept plan requested at 10.18.23 Planning Commission):

General Comment

1. This plan does not meet the adopted access management/ connectivity plan.

Single-Family Subdivision

1. The City has discussed not allowing more access on Sandhill Road (this comment is in reference to the vacant land to the west and suggestions on ways they may develop in the future with access to Sandhill Road). The 1550 South connection shown may need to be removed. This removal may cause maximum cul-de-sac issues (650').
2. The cul-de-sac on 360 West does not address the three lots to the west that are still landlocked.

Cabin Rental Area

1. The Sub-local roads need to be at least 28' wide. The submittal shows 24' at one location but it does not show what the other road widths are.
2. This area may exceed the maximum 650' access length.

Retail/Restaurant/Event Center Area

1. The diagonal parking near the entrance off 1430 South has been removed on the new concept plan. This stops vehicles from backing into the entrance.
2. Traffic circulation and parking has been modified for the better on the new concept plan.
3. There are dimensions that are needed for the turnaround near the pickle ball courts for traffic. Whether this is a U-turn area or a three-point turn for people to turn around will need to be clarified (neither of these configurations would be allowed by ordinance).

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

DRAFT Planning Commission minutes for December 6, 2023

- 1 4. There is an issue with the parking on the north side of the Event Center. This may need to be moved north
2 to the south side of retail space. This would open up the drive aisle to line up with the cabin area
3 road. ADA parking may need to be moved to the west side of the building.
4

5 **Recommendation:** The Development Review Committee determined this request complies with the Orem City
6 Code. Staff recommends the Planning Commission consider a recommendation to the City Council to amend the
7 Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and
8 360 West/1600 South.
9

10 Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. ([click here for recording](#))

- 11 • Ms. Kleinlein asked if the Planning Commission does propose to remove the street connections and a
12 developer comes in wanting to put in a road, would it be difficult to put the street connections back. Mr.
13 Bench replied that when it is on the street connection master plan the developer is required to put in a road.
14

15 Chair Komen invited the applicant to come forward. Jay Liechty and Kyle Spencer introduced themselves. Mr.
16 Spencer said as far as the concept plan and the rezone, they are mainly focusing on the western connections. The
17 eastern connections were just put in because the applicant lives in the area.
18

19 Discussion regarding the street connections: ([click here for recording](#))

- 20 • Mr. Carpenter said the cul-de-sac on the west is too long and puts an undue burden on the property owner if
21 he chooses to develop. Mr. Spencer said if the 1550 South would not be allowed to stub out and connect to
22 Sandhill Road then there is a possible connection to 1600 South. This would result in an area within the R12
23 zone where Mr. Peterson could propose a deep lot scenario. There are multiple concept plan layouts that
24 could be considered.
- 25 • Mr. Liechty said Mr. Peterson, owner of the property to the west, does not want to develop the property at
26 this time. Ms. Komen replied that Mr. Peterson talked about a connection from 400 west to his property in
27 the previous Planning Commission meeting. Mr. Liechty said that it would take about an acre of land and
28 Mr. Liechty said it was not his responsibility or desire to pay for Mr. Peterson's connection and it would ruin
29 the cabins in the forest concept.
- 30 • Ms. Kleinlein asked what is the harm in removing the connections. Mr. Kelly replied that the Transportation
31 Advisory Commission (TAC) voted unanimously to keep the connections. The only thing being addressed
32 here is we want some connectivity between the dots on the map. The negative implications are not just
33 connectivity. By allowing these connections you allow utilities to connect and work properly, there is better
34 water flow, better fire prevention water flow, better water quality. There are ten properties that are currently
35 on septic tank. If 360 West could connect to 1600 South, a sewer line could come in and eliminate the septic
36 tanks. If the connections are made north/south and not necessarily east/west you provide more options to
37 move north/south. The residents do not have to funnel to Sandhill Road to go north/south, now they would
38 have another option. It would be lightening the load of putting more burden and concentrating more traffic
39 in one area.
- 40 • Mr. Hawkes spoke with a few people in this area, they are not opposed to eliminating the connections but
41 they do like things as they are. By blocking the connections, it does create a greater burden and the people
42 there do not want the connections cut off. People on 1600 South moving from east/west have to make a
43 circuitous route.
- 44 • Ms. Komen stated that the thing preventing people from driving through the neighborhood is not the trees it
45 is the lack of roads.
- 46 • Ms. Komen said her take-away from the last meeting is there really is no consensus either way as to what
47 people want here. Mr. Hawkes said he thinks the city engineers have a broader insight in relation to fire,
48 sewer, water and he concurs with them. In the broader scheme of things, he does not think one or two
49 connections can be taken off.
50

51 Discussion on picking and choosing individual connections. ([click here for recording](#))
52

53 Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did,
54 she called for a motion on this item.
55

DRAFT Planning Commission minutes for December 6, 2023

Planning Commission Action: Mr. Hawkes moved to forward a negative recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South. No one seconded the motion. The motion passed failed. ([click here for recording](#))

Planning Commission Action: Ms. Kleinlein moved to forward a positive commendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and a negative recommendation to eliminate the connection between 360 West/1600 South. No one seconded the motion. The motion failed. ([click here for recording](#))

Planning Commission Action: Mr. Carpenter moved to forward a positive recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connection at 1430 South and a positive recommendation to keep the 400 West and 360 West/1600 South connections. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter and Helena Kleinlein. Those voting nay: Gerald Crismon, James Hawkes. Those abstaining: Madeline Komen. The motion did not pass, no recommendation will be sent to the City Council. ([click here for recording](#))

Motion to Recess: Chair Komen called for a motion and moved to recess for five minutes in order for Mr. Liechty to decide if he wants to move forward with Item 3.9. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously. ([click here for recording](#))

The Planning Commission meeting reconvened at 6:03 pm.

Mr. Liechty asked if he showed a concept plat that had a connection between 400 West to the Peterson property would be approved. Ms. Komen said it would have to come back to a future time because staff would need time to review that.

Mr. Liechty's options for moving forward with item 3.9 or not, were discussed. Mr. Jon Jensen introduced himself and he recommended the Planning Commission move forward with the rezone tonight and then show the that Mr. Liechty can connect 400 West to Mr. Peterson's property before moving to City Council. Mr. Liechty chose to continue the item to a future meeting. ([click here for recording](#))

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.9:**

Agenda Item 3.9 is a request by Jay Liechty for the Planning Commission to forward 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 generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone.

Planning Commission Action: Mr. Carpenter moved to continue this item to a future date. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

Councilman Peterson made a few comments. ([click here for recording](#))

2024 Calendar: Chair Komen called for a motion to approve the 2024 Planning Commission meeting calendar. Mr. Hawkes moved to approve the 2024 Planning Commission meeting calendar. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of November 15, 2023. Mr. Hawkes moved to approve the meeting minutes for November 15, 2023. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline Komen. The motion passed unanimously.

DRAFT Planning Commission minutes for December 6, 2023

1 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Hawkes moved to adjourn. Mr. Crismon seconded the
2 motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein and Madeline
3 Komen. The motion passed unanimously.
4

5 **Adjourn:** 6:13 p.m.
6
7
8

9 Ryan L. Clark
10 Planning Commission Secretary
11

12 Approved: