



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
April 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 Presentation on lighting ordinances**
- 2 Planning Commission training by Gary McGinn**

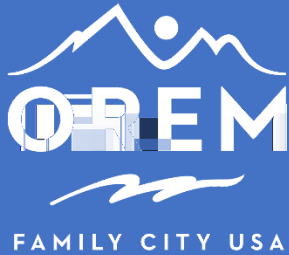
4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 PLAT AMENDMENT – Vacating Lot 4 of Hoyal Plaza Amended Plat A, and approving Hoyal Plaza Subdivision Plat C, located generally at 1798 North State Street in the C2 zone.**
 - 3.2 SITE PLAN – Approval of the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone.**
 - 3.3 SITE PLAN - Approval of the site plan for Orem Geneva Pipe located generally at 1465 West 400 North in the M2 zone.**
 - 3.4 Public Hearing – Rezone – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Review and approve minutes from the March 20, 2024 meeting.**
5. ADJOURN

5.1 The next meeting will be held Wednesday, May 1, 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



Administrative

Planning Commission

April 17, 2024

Item 3.1

Prepared By:
Makayla Wagstaff

Applicant:
James Hoyal

PLAT AMENDMENT – Vacating Lot 4 of Hoyal Plaza Amended Plat A, and approving Hoyal Plaza Subdivision Plat C, located generally at 1798 North State Street in the C2 zone.

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- Noticed 32 adjacent property owners.

SITE INFORMATION:

- General Plan Designation:

Community Commercial

- Current Zone: **C2**
- Acreage: **1.12**
- Neighborhood:

Northridge

ACTION:

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

REQUEST: The applicant requests the Planning Commission vacate Lot 4 of Hoyal Plaza Amended Plat A, and approve Hoyal Plaza Subdivision Plat C, located generally at 1798 North State Street in the C2 zone.

BACKGROUND: The applicant is proposing to split the existing lot into two. They are proposing a new medical office building on the new vacant lot. Additional information can be found under item 3.2 of this agenda.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 4 of Hoyal Plaza Amended Plat A, and approve Hoyal Plaza Subdivision Plat C, located generally at 1798 North State Street in the C2 zone.



1802 N

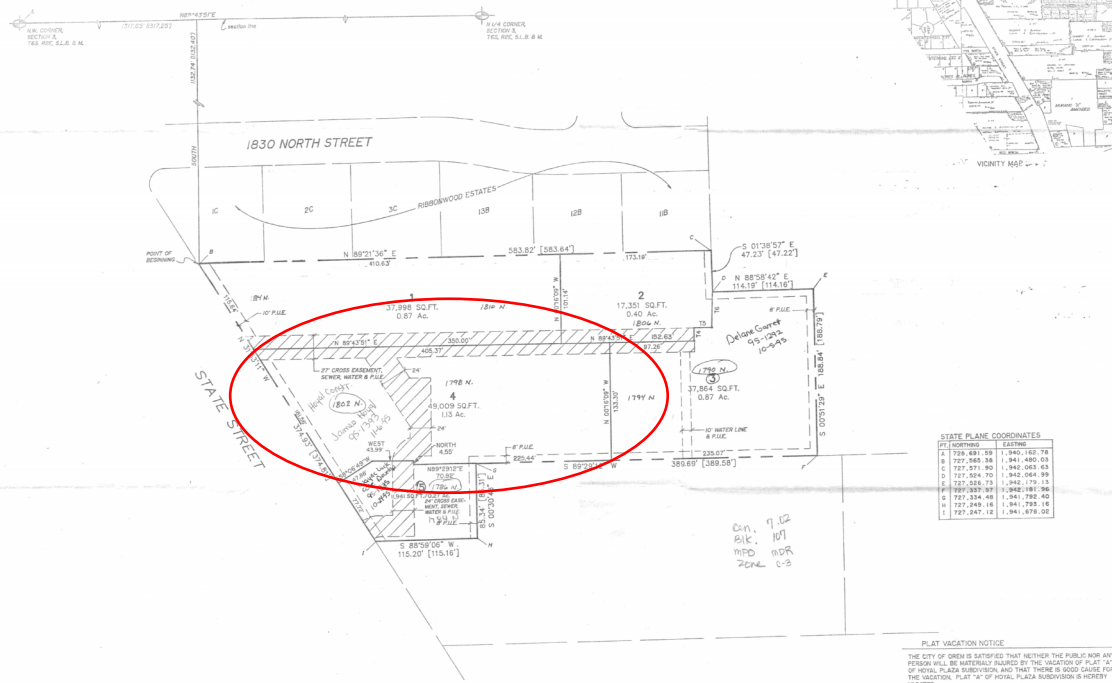
1786 N

1782 N

1788 N

State Street

Page 5 of 65



PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY HARMED BY THE VACATION OF PLAT "A" OF HOVAL PLAZA SUBDIVISION, AND THAT THERE IS GOOD CAUSE FOR THE VACATION. PLAT "A" OF HOVAL PLAZA SUBDIVISION IS HEREBY VACATED.

DATE 9/12/95 MAYOR John A. Wicks

SURVEYOR'S CERTIFICATE

I, ROBERT A. HIGLEY, do hereby certify that I am a REGISTERED LAND SURVEYOR and that I HAVE CERTIFICATE NO. 102258, AS PRESERVED UNDER THE LAWS OF THE STATE OF ILLINOIS. I FURTHER CERTIFY THAT IN VOUCHER OF THE ABOVE, I HAVE MADE A TRUETHY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREIN, AND HAVE SUBSCRIBED SAID TRACT AND WED. ALBERT, THENCE, AND GARDENVIEW AND THE SAME WAS CORRECTLY SURVEYED AND STAKED ON THE GROUNDS AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS TRUE AND CORRECT.

DETAILED DESCRIPTION

COMMENCING AT THE WEST CORNER OF THE SECTION LINE INITIAL CORNER 324.74 FEET FROM THE N.W. CORNER OF SECTION 9, EAST, SALT LAKE BASIN & METHODIA, THENCE AS FOLLOWS:

BEARING	DISTANCE	REMARKS
S88°52'12"E	580.82	
S87°52'12"E	52.00	
S85°52'12"E	114.13	
S83°52'12"E	188.84	
S81°52'12"E	82.34	
S79°52'12"E	82.34	
N11°38'11"W	324.74	TO THE POINT OF BEGINNING.

AREA & L&A ACRES

BASIS OF BEARING = NEPAPETERE SLONG THE SECTION LINE

DAY & DATE _____ SURVEYOR Robert A. Higley
 (Date and State)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, AS ONE OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN SAID SURVEYOR'S CERTIFICATE AND EASEMENTS AND DO HEREBY DEDICATE THE SAME TO THE CITY AND COUNTY OF ILLINOIS, TO BE USED AS A PUBLIC HIGHWAY, OR FOR THE USE OF THE PUBLIC. IN WITNESS WHEREOF, WE HAVE SIGNED OUR NAMES THIS 14th day of August, A.D. 1937.

John J. Sullivan John J. Sullivan
 (Signature) (Signature)
 (City and State) (City and State)

ACKNOWLEDGEMENT

STATE OF ILLINOIS COUNTY OF ILLINOIS S.S.

ON the 14th day of Sept, A.D. 1937 PERSONALLY APPEARED BEFORE ME THE SHERIFF OF THE FOREGOING ILLINOIS AND ONLY ACKNOWLEDGED TO ME THAT THEY DO EXISTED THE STATE.

BY CERTIFICATE DATED 3-1-78 NOTARY PUBLIC (Date and State)

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF ILLINOIS, DOES HEREBY ACCEPT THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER RIGHTS OF LAND, DEVOTED THEREFOR, PURPOSED FOR THE FOREGOING DEDICATION AND PUBLISHED BY THE CITY OF OREM, ILLINOIS.

0-95-0054 Hilla Walsh
 (Signature) (Signature)
 (City and State) (City and State)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

PLANNING COMMISSION APPROVAL

APPROVED THIS 16th day of August, A.D. 1937 BY THE CITY PLANNING COMMISSION.

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THE JURISDICTION OF THE CITY OF OREM, ILLINOIS. ANY PERSONS OCCUPYING SAID BUILDING WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF OREM, ILLINOIS, WILL BE IN VIOLATION OF SAID ORDINANCE.

CONDITIONS OF APPROVAL

AMENDED PLAN "A"

HOYAL PLAZA

A VACATION OF PLAZA "A" HOYAL PLAZA SUBDIVISION

OREM CITY, SUBDIVISION _____ UTAM COUNTY, ILLINOIS

SCALE, 1" = 50 FEET

0-3762-AP
 ILLINOIS
 UTAM COUNTY
 RECORDS FOR SALE

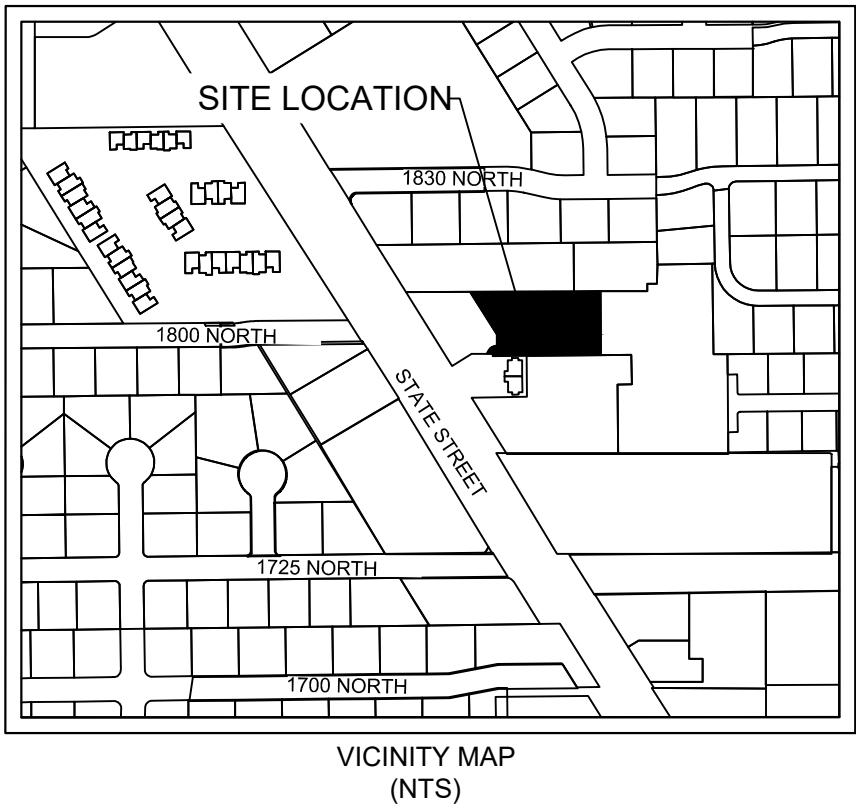
REGISTERED SEAL
 10-1-37
 10-1-37
 10-1-37

SURVEYOR'S SEAL
 10-1-37
 10-1-37
 10-1-37

CITY-CLERK'S SEAL
 10-1-37
 10-1-37
 10-1-37

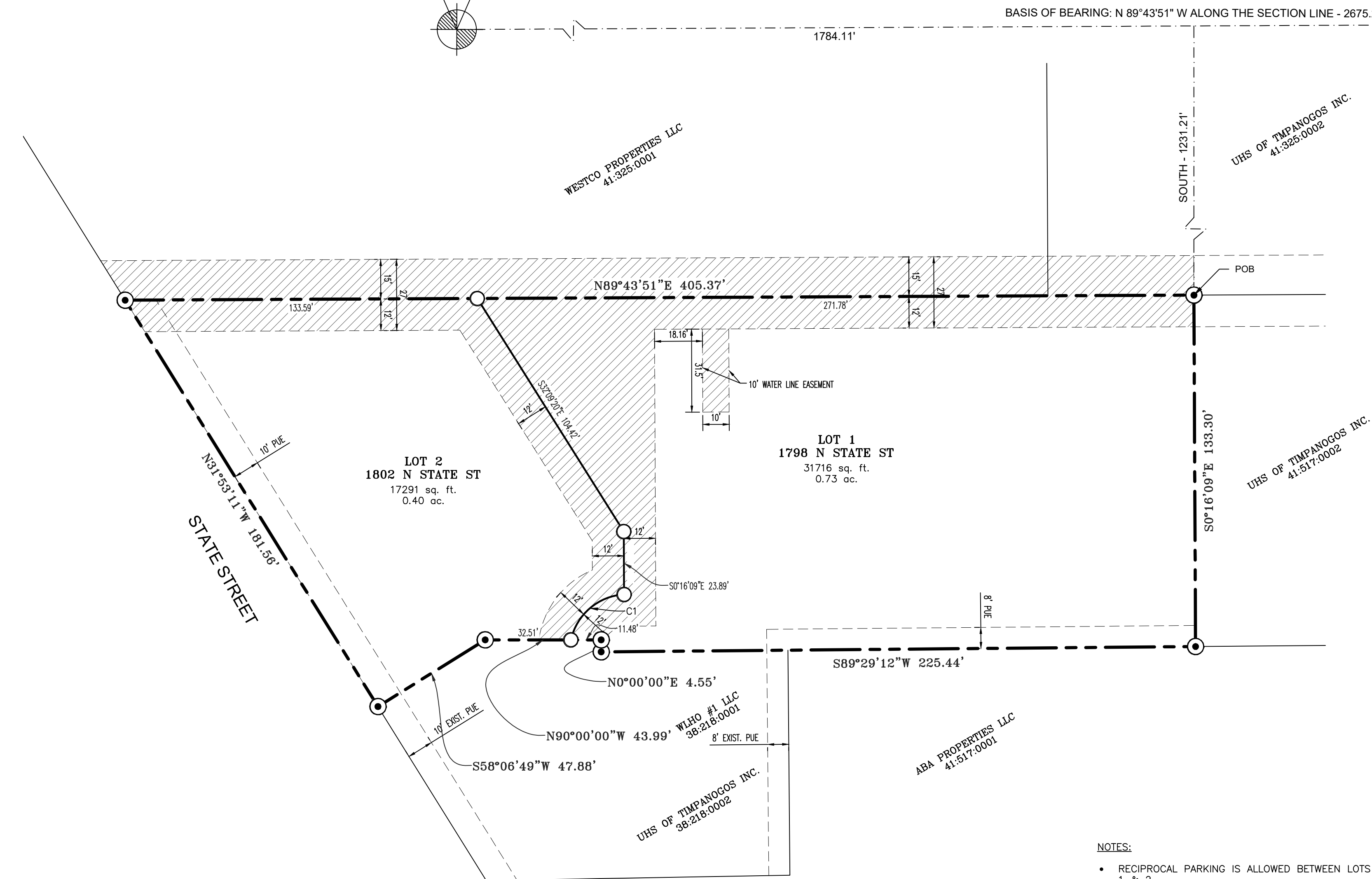
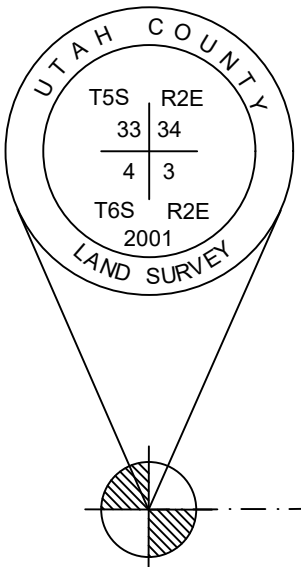
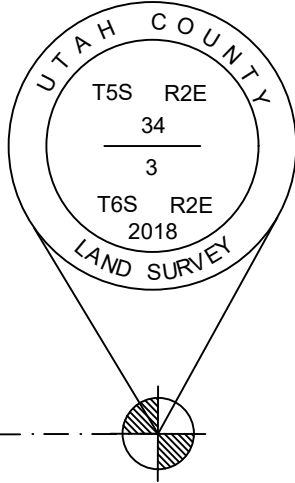
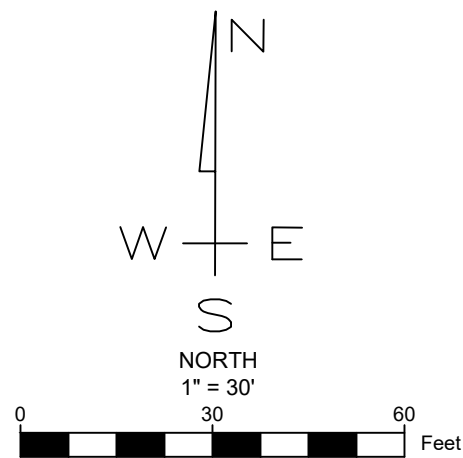
1975-1976

7#X 10 # 41-325-0001 → 000
Lot 15 74-090



HOYAL PLAZA SUBDIVISION PLAT "C"

INCLDING A VACATION OF LOT 4, HOYAL PLAZA AMENDED PLAT "A"
SITUATE IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN, OREM,
UTAH COUNTY, UTAH



LEGEND

- OVERALL BOUNDARY CORNER
- LOT CORNER
- CALCULATED POINT (NOT SET)
- SECTION CORNER MONUMENT (NTS)
- PROPERTY LINE
- LOT LINE.
- SEWER, WATER, & PUE EASEMENT

CONDITIONS OF APPROVAL

NOTES:

- RECIPROCAL PARKING IS ALLOWED BETWEEN LOTS 1 & 2.
- CROSS DRAINAGE AND CROSS ACCESS EASEMENT IN FAVOR OF LOTS 1 & 2 OF PLAT "A" AMENDED OF THE HOYAL PLAZA SUBDIVISION AND LOTS 1 AND 2 OF PLAT "C" OF THE HOYAL PLAZA SUBDIVISION AND LOTS 1 & 2 OF EAGLE PLAZA, A PLANNED UNIT DEVELOPMENT.

CORPORATE ACKNOWLEDGEMENT

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 WESTCO PROPERTIES LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF WESTCO PROPERTIES LLC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

CORPORATE ACKNOWLEDGEMENT

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 UHS OF TIMPANOGOS INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF UHS OF TIMPANOGOS INC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

CORPORATE ACKNOWLEDGEMENT

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 WLHO #1 LC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF WLHO #1 LC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

CORPORATE ACKNOWLEDGEMENT

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 HOYAL PROPERTIES LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF HOYAL PROPERTIES LLC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

APPROVED AS TO FORM

CITY ATTORNEY DATE:

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 VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC OR ANY PERSON WILL BE MATERIALLY INJURED BY THE PROPOSED VACATION OF LOT 4, HOYAL PLAZA AMENDED PLAT "A" OF OFFICIAL RECORDS, AND THAT THERE IS GOOD CAUSE FOR SAID VACATION. LOT 4 OF HOYAL PLAZA AMENDED PLAT "A" IS HEREBY VACATED.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION.

DIRECTOR/SECRETARY CHAIR, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, JAXON THOMAS BROWN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. 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 IN ACCORDANCE WITH SECTION 17-23-17, 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

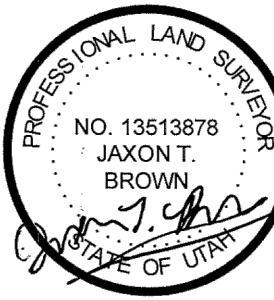
A COMMERCIAL SUBDIVISION SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 1784.11 FEET N 89°43'51" E ALONG THE SECTION LINE AND 1231.21 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3, AND RUNNING THENCE ALONG THE BOUNDARY OF LOT 4, HOYAL PLAZA AMENDED PLAT "A" OF OFFICIAL RECORDS, THE FOLLOWING SEVEN COURSES: 1) S 00°16'09" E 133.30 FEET, 2) S 89°29'12" W 225.44 FEET, 3) N 00°00'00" E 4.55 FEET, 4) N 90°00'00" W 43.99 FEET, 5) S 58°06'49" W 47.88 FEET, 6) N 31°53'11" W 181.56 FEET, 7) N 89°43'51" E 405.37 FEET TO THE POINT OF BEGINNING.

SAID SUBDIVISION CONTAINS 1.13 ACRES (49,007 SQ. FT.) & 2 LOTS

NOTE: BASIS OF BEARING IS A MODIFIED NAD 83, UTAH CENTRAL ZONE, N 89°43'51" E IN BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 3.

SURVEYOR'S SEAL



OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, 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 THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

OWNER: HOYAL, JAMES I & CHRISTA R (ET AL) SIGNED: _____ (REPRESENTATIVE)

OWNER: HOYAL PROPERTIES LLC SIGNED: _____ (MANAGER)

OWNER: WESTCO PROPERTIES LC SIGNED: _____ (MANAGER)

OWNER: UHS OF TIMPANOGOS INC SIGNED: _____ (MANAGER)

OWNER: WLHO #1 LC SIGNED: _____ (MANAGER)

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF, _____ 20____ BY _____ WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

ACCEPTANCE BY CITY OF OREM

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

THIS _____ DAY OF _____, A.D. 20____,

CITY ENGINEER
(SEE SEAL BELOW)

ATTEST CITY RECORDER

UTAH COUNTY RECORDER

PLAT "C" HOYAL PLAZA SUBDIVISION

A COMMERCIAL SUBDIVISION
INCLUDING A VACATION OF LOT 4, HOYAL PLAZA AMENDED PLAT "A"
SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
OREM, UTAH COUNTY, UTAH
SCALE: 1" = 30'
SHEET 1 OF 1

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK - RECORDER SEAL



Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	28.47'	22.00'	26.52'	S49°33'51"W	74°08'01"





City Council Chambers, 56 N State Street

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

SITE PLAN - Approving the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone.

This meeting will not be a public hearing. 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.

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

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



City Council Chambers, 56 N State Street

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

SITE PLAN - Approving the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone.

This meeting will not be a public hearing. 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.

HOYAL, JAMES I & CHRISTA R (ET AL)
198 MEADOWBROOK DR
ALPINE, UT 84004

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

IW INVESTMENTS LLC
PO BOX 270896
SAN DIEGO, CA 92198

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

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

HOYAL, JAMES I & CHRISTA R (ET
AL)
198 MEADOWBROOK DR
ALPINE, UT 84004

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

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

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

NEAL'S RV CENTER INC
1755 N STATE ST
OREM, UT 84057

ABA PROPERTIES LC
1776 N STATE ST # 200
OREM, UT 84057

ABA PROPERTIES LC
--OR CURRENT RESIDENT--
1778 N STATE
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1784 N STATE ST
OREM, UT 84057

WLHO #1 LC
--OR CURRENT RESIDENT--
1786 N STATE ST
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1790 N STATE
OREM, UT 84057

IW INVESTMENTS LLC
--OR CURRENT RESIDENT--
1795 N STATE
OREM, UT 84057

WLHO #1 LC
1797 N 120 E
OREM, UT 84057

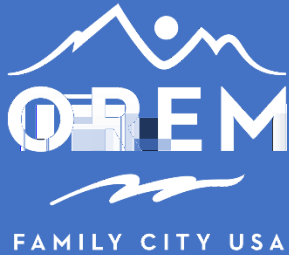
EBERT JEANNE HOLDINGS LLC
1799 N STATE ST
OREM, UT 84057

HOYAL PROPERTIES LLC
--OR CURRENT RESIDENT--
1802 N STATE ST
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1806 N STATE ST
OREM, UT 84057

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
1810 N STATE ST
OREM, UT 84057

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



Administrative

Planning Commission

April 17, 2024

Item 3.2

Prepared By:
Makayla Wagstaff

Applicant:
James Hoyal

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 32 adjacent property owners.

SITE INFORMATION:

- General Plan Designation:

Community Commercial

- Current Zone: **C2**
- Acreage: **1.12**
- Neighborhood:

Northridge

ACTION:

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

SITE PLAN – Approval of the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone.

REQUEST: The applicant requests the Planning Commission approve the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone.

BACKGROUND: The applicant is proposing to build a new single story medical office building. This building is planned to be 6,628 square feet and will be located on the new vacant lot created in the plat amendment.

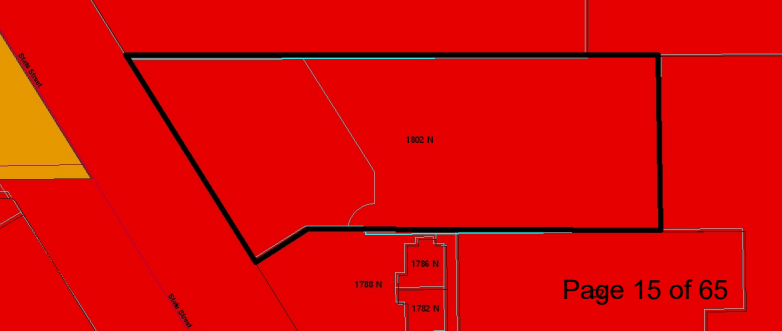
Parking: The parking for the new building will be reciprocal with the existing building on the other lot as noted on the plat. Twenty-two (22) new stalls will be added to the existing twenty-five (25) stalls, making a total of forty-seven (47) parking stalls onsite.

Architecture: The exterior of the building will be a combination of shingles, stone, brick, siding and wood. In shades of brown, cream, gray and black.

Height: The building will be 31' 4" at the highest point, measured from grade.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone.





1802 N

1788 N

1786 N

1782 N

Page 15 of 65



A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 1784.13 FEET N 89°43'47" E ALONG THE SECTION LINE AND 1231.21 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3, AND RUNNING THENCE S 0°16'13" E FOR A DISTANCE OF 133.31 FEET, THENCE S 89°29'13" W A DISTANCE OF 225.44 FEET, THENCE N 0°00'04" W FOR A DISTANCE OF 4.55 FEET, THENCE S 89°59'56" W FOR A DISTANCE OF 23.89 FEET, THENCE S 89°59'56" W FOR A DISTANCE OF 10.44 FEET, THENCE CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 74°08'14", HAVING A RADIUS OF 22.00 FEET, AND WHOSE LONG CHORD BEARS N 49°33'47" E FOR A DISTANCE OF 26.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N 0°16'13" W FOR A DISTANCE OF 22.89 FEET, THENCE S 89°59'56" W FOR A DISTANCE OF 10.44 FEET, THENCE N 89°43'47" E FOR A DISTANCE OF 271.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.73 ACRES (31,717 SQ. FT.).

NOTE: BASIS OF BEARING IS A MODIFIED NAD 83, UTAH CENTRAL ZONE, N 89°43'47" E IN BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 3.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	28.47'	22.00'	26.52'	N49°33'47"E	74°08'14"



LANDSCAPED AREA (OPEN SPACE)

CITY NOTES:

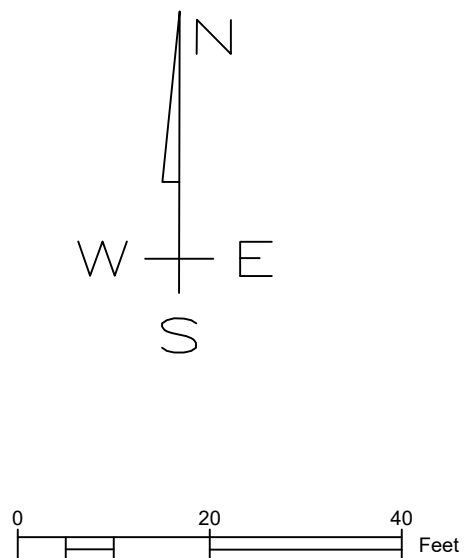
- 1) THE FIRE PROTECTION ITEMS (FIRE HYDRANTS, WATER MAINS, ACCESS ROADS ETC.) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE INTERNATIONAL FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.
- 2) ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WHICH INCLUDES A BACKFLOW ASSEMBLY TO THE BUILDING. BACKFLOW ASSEMBLIES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 212-1.14 OF THE OREM CITY CODE. WATER METER SIZES SHALL BE DETERMINED BY THE CITY OF OREM BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. WATER METERS SHALL BE LOCATED AT THE BACK OF SIDEWALK OR CURB IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN TEN FEET (10') OF ANY EXISTING OR PROPOSED STRUCTURE.
- 3) IF REQUIRED BY CHAPTER 20 OF THE OREM CITY CODE OR BY THE APPLICANT'S PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE, "A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OREM STANDARDS AND SPECIFICATIONS.
- 4) ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM CITY CODE.
- 5) ALL UTILITIES, INCLUDING WATER AND SEWER LATERALS, WATER AND SEWER MAINS, STORM WATER DRAINS, STORM WATER SUMPS, SEWER MANHOLES, WATER VALVES, ETC. WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE OREM CITY CODE.
- 6) ALL ROOF DRAINAGE SHALL BE ROUTED THROUGH ON-SITE STORM WATER MANAGEMENT FACILITIES OR TO LANDSCAPE AREAS.
- 7) AT THE TIME OF CONSTRUCTION, THE CITY OF OREM MAY DETERMINE BASED ON PROFESSIONAL EXPERIENCE AND JUDGEMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/ DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, WHEELCHAIR RAMPS, ETC. OR ANY UNUSED DRIVE APPROACHES.
- 8) ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF OREM CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS THE IMPROVEMENT IS WITHIN UDOT RIGHT-OF-WAY, IN WHICH CASE THE CONSTRUCTION SHALL CONFORM TO UDOT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- 9) NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

SITE TABULATIONS			
DESCRIPTION	SQ. FT.	Acres	%
TOTAL AREA	31717	0.73	100.00%
TOTAL BUILDING AREA	6628	0.15	20.90%
TOTAL IMPERVIOUS AREA	19146	0.44	60.37%
TOTAL LANDSCAPED AREA	5943	0.14	18.74%

PARKING TABULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
C2 ZONE	27	47*
ADA	2	2
Bike	3	3

* INCLUDES 22 NEW & 25 EXISTING STALLS

* INCLUDES 22 NEW & 25 EXISTING STALLS



NORTH QUARTER CORNER SEC. 3,
T6S, R2E, SLB & M
(FOUND MONUMENT)



Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

[illegible]

Designed _____
 Drawn _____
 Checked _____
 Date _____

Title:	HOYAL OFFICE BUILDING
Location:	OREM, UTAH
Drawing Name:	SITE PLAN

PROJECT NO
2023.045

SHEET NO
1.00

1-800-662-4111



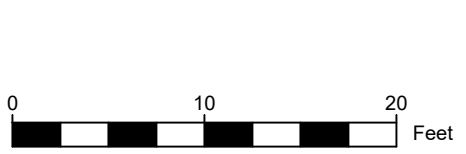
Know what's **below**.
Call before you dig.

PRINT DATE: 3/6/2024

Page 16 of 6



NOTES:
1. EXISTING CULINARY LATERALS MARKED AS REMOVE ARE TO BE DELETED AND CAPPED AT EXISTING WATER MAIN.



MW

BROWN

ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058



No.	Date	By	Notes

Designed: _____
Drawn: _____
Checked: _____
Date: _____

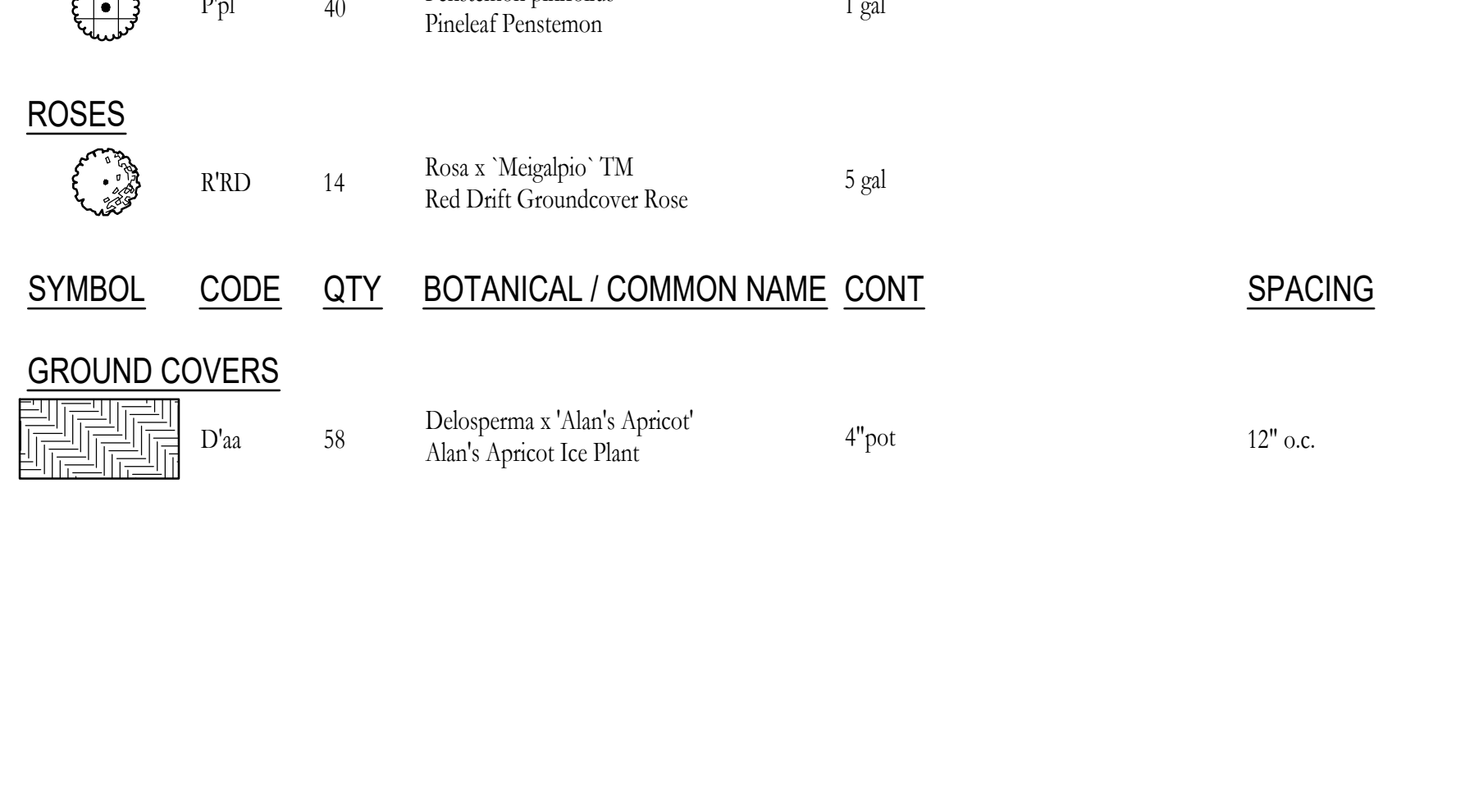
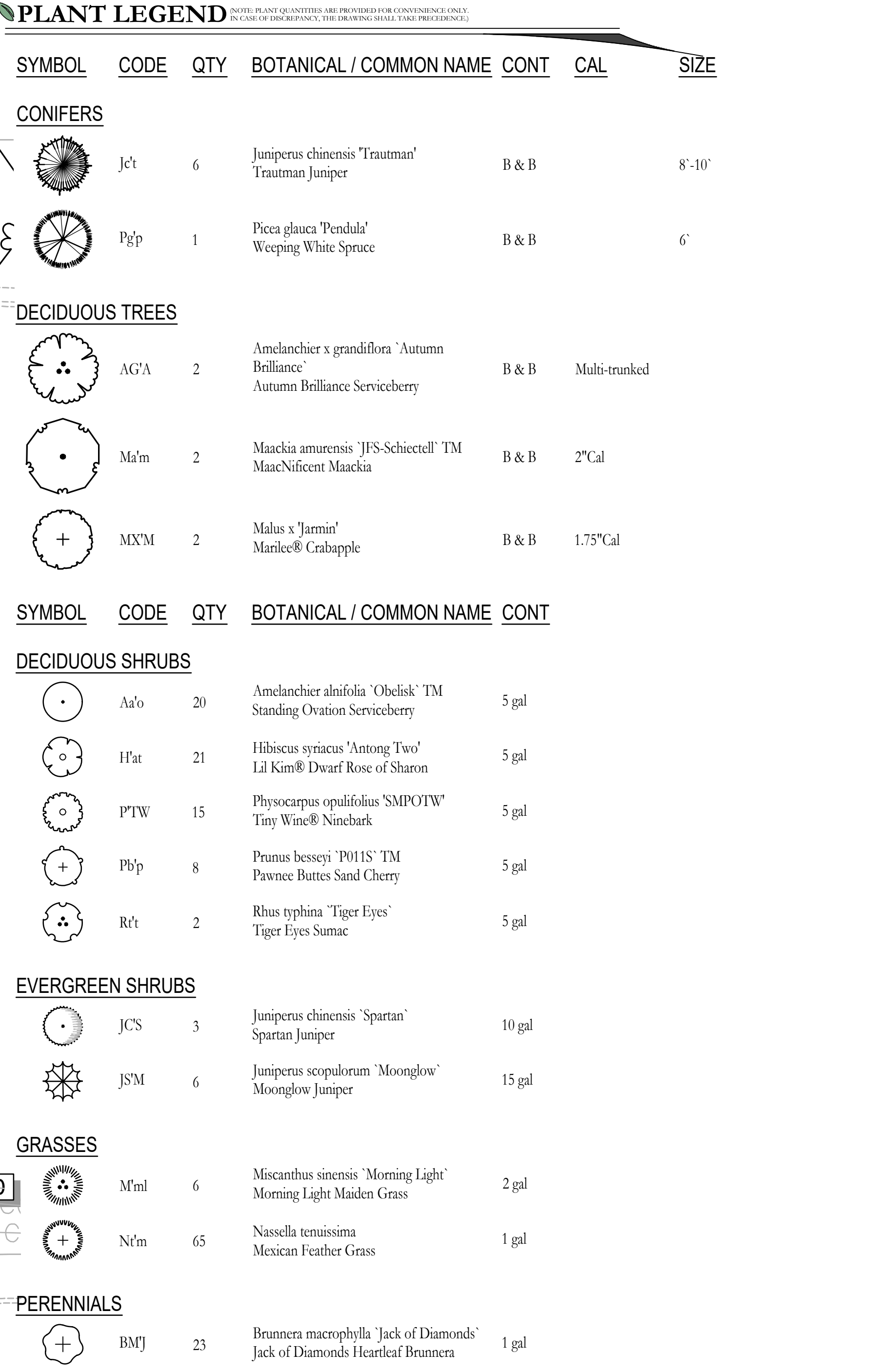
Title: HOYAL OFFICE BUILDING

Location: OREM, UTAH

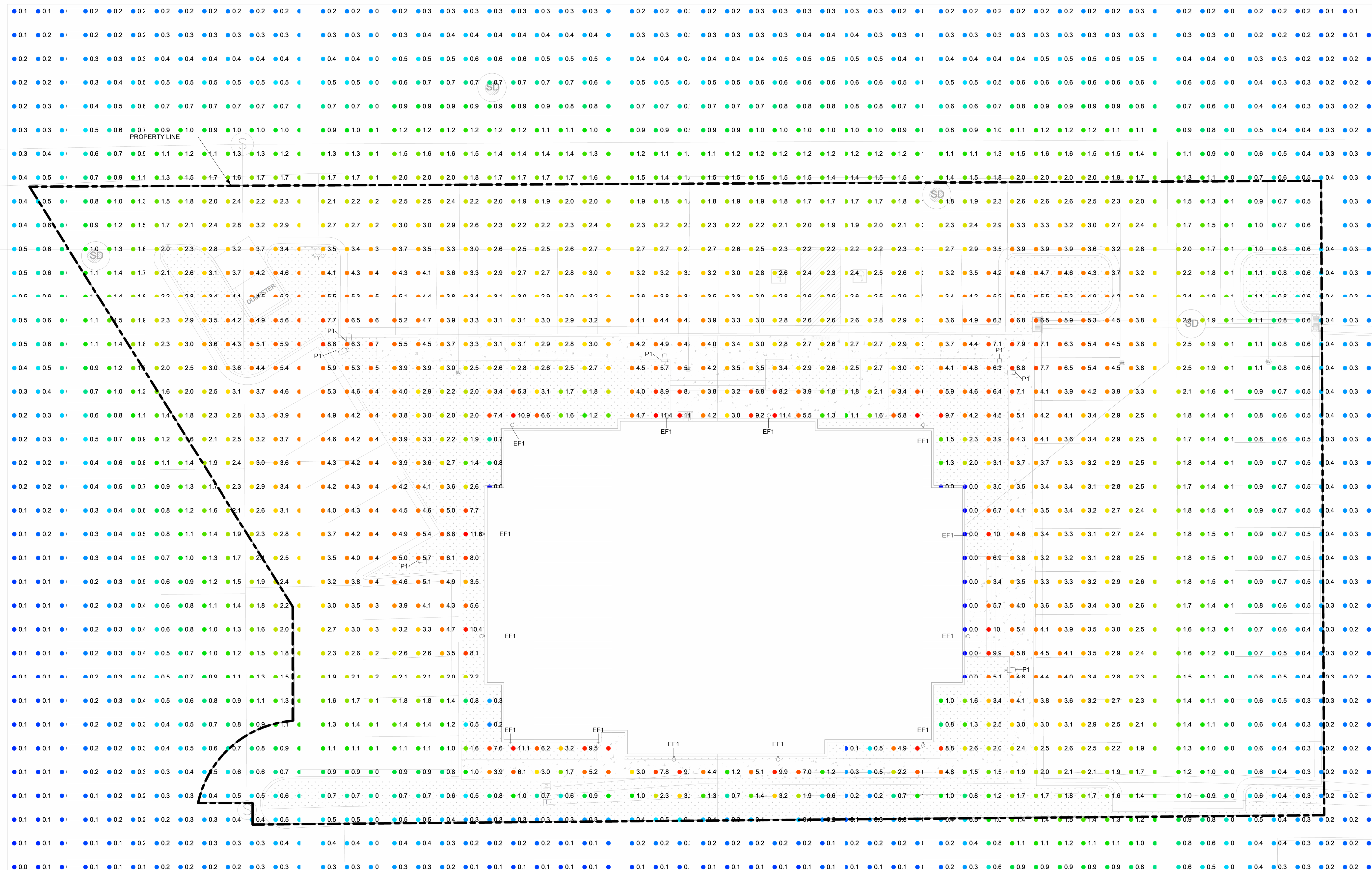
Drawing Name: EXISTING AND DEMOLITION PLAN

PROJECT NO.
2023.045

SHEET NO.
1.03

Page 18 of 65

LIGHTING FIXTURE SCHEDULE						
Mark	Description	Manufacturer	Model	Wattage	Height	Lamp
EF1	8 inch Wall Mount	Cooper Lighting	LSRWM8B-1SD010-EC8B15840-8LBW0H	16 W	10'-0"	LED
P1	Site Luminaire	Lithonia	DSX0-LED-P5-40K-T4M-MVOLT	131 W	20'-0"	LED



CONSTRUCTION NOTES

DATE _____

DECEMBER 2023



REVISIONS

MARK	DATE	DESCRIPTION
------	------	-------------

DRAWN:	JEB
DESIGNER:	KC
REVIEWED:	DIO

PROJECT #

00-00-000

SCALE

1" = 10'-0"

**PROJECT NAME:**

**HOYAL OFFICE
BUILDING**

PROJECT LOCATION:

OREM, UTAH

SHEET TITLE:

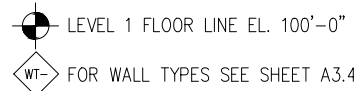
PHOTOMETRIC PLAN

PLAN SET:**PERMIT**

SHEET

E1.2

NOTE: DOORS TO BE FRAMED SUCH THAT 18" OF CLEAR SPACE EXISTS ON THE PULL SIDE. ON THE PUSH SIDE 12" OF CLEAR SPACE SHALL BE PROVIDED IF BOTH A CLOSER & LATCH ARE USED.



SITE CONSTRUCTION

- (2.1) FINISH GRADE – SLOPE AWAY 1/2" INCH PER FOOT MIN.
(2.3) ENGINEERED GRAVEL FILL – SEE STRUCT. & GEOTECH.
(2.4) PERFORATED DRAIN PIPE AT PERIMETER – SEE CIVIL. & GEOTECH.

CONCRETE

- (3.1) CONCRETE FOUNDATION WALL – SEE STRUCTURAL DRAWINGS
(3.2) CONCRETE FOOTING – SEE STRUCTURAL DRAWINGS
(3.3) 4" CONCRETE SLAB – SEE STRUCT. DWGS.
(3.4) 1" GYPCRETE (SEALED WHERE FLOOR FINISH REQUIRES GLUE DOWN) OVER 1/4" SOUND REDUCTION MAT (IF OWNER CHOOSES TO ELIMINATE SOUND MAT THE GYPCRETE MUST CHANGE TO 1.1/4")

MASONRY

- (4.1) BRICK; 2-1/4 X 11-5/8 – SEE STRUCTURAL FOR ATTACHEMENT
(4.2) CAST STONE (TITANIUM – COLOR: BUFF, NEW CAST STONE, FINISH: SMOOTH)
(4.3) AIR SPACE
(4.4) STONE SILL

METALS

- (5.1) STEEL COLUMN – SEE STRUCTURAL DWGS.
(5.2) STEEL TUBE (PAINTED, U.O.N.) – SEE STRUCTURAL DWGS.
(5.4) METAL HANGER – SEE STRUCTURAL DWGS.
(5.6) PREFINISHED METAL FLASHING
(5.7) METAL STUD FRAMING – 3.5/8" – SEE STRUCT. FOR SIZE AND SPACING
(5.8) METAL STUD FRAMING – 6" – SEE STRUCT. FOR SIZE AND SPACING
(5.10) STEEL ANGLE (PAINTED) – SEE STRUCTURAL DWGS.
(5.11) STEEL DECK (PAINTED) – SEE STRUCT. FOR ADDITIONAL INFO.
(5.12) STEEL HANDRAILING (PAINTED) – +36" FROM NOSING – SEE DETAIL B/A3.0g
(5.13) CONCRETE-FILLED STEEL PAN TREADS AND STEEL RISERS (PAINTED)
(5.14) STEEL GUARDRAIL (POWDER COATED AT EXTERIOR LOCATIONS-PAINTED AT INTERIOR LOCATIONS) +42" FROM FLOOR LINE SUCH THAT 4" SPHERE MAY NOT PASS THRU (SEE STRUCT. DWGS. FOR CALL-OUTS AND CONNECTION DETAILS)
(5.15) STEEL PLATE – SEE STRUCT.
(5.17) STEEL BEAM – SEE STRUCT.

- (6.18) SHADOW GRAY, PRESIDENTIAL SHAKE TL. CERTAINTED
(6.19) 4x12 STEEL TUBE (PAINTED, U.O.N.) – SEE STRUCTURAL DWGS.
(6.2) STEEL CHANNEL (PAINTED, U.O.N.) – SEE STRUCTURAL DWGS.
(6.24) METAL REGLET
(6.28) SIDING – (SW 7570 EGRET WHITE, SHERWIN WILLIAMS)
(6.27) PREFINISHED ALUM. FASCIA, SOFFIT (VENTED @ PITCHED ROOFS), GUTTERS, & DOWNSPOUTS (DOWNSPOUTS DRAIN TO MEMBRANE ROOF BELOW) WHERE POSSIBLE
(6.28) PREFINISHED ALUM. DRIP
(6.29) 6x8 TUBE STEEL BRACES (PAINTED, U.O.N.) – SEE STRUCTURAL DWGS.

WOOD AND PLASTICS

- (6.1) 2x4 STUDS – SEE STRUCT. FOR SPACING
(6.2) 2x6 STUDS – SEE STRUCT. FOR SPACING
(6.3) 2x8 STUDS – SEE STRUCT. FOR SPACING
(6.4) 2 TIMBER COLUMN – SEE STRUCT.
(6.5) CLEAR NATURAL MAPLE POST/BEAM – SEE STRUCT.
(6.6) 2x TREATED PLATE – SEE STRUCT. FOR BOLT PATTERN AND SPACING
(6.7) TIMBER TRUSS – SEE TIMBER MFG.
(6.8) DOUBLE-2x TOP PLATE 48" LAP SPLICE MIN.
(6.9) RIM BOARD(S) – SEE STRUCT.
(6.10) 11.7/8" DEEP I JOISTS – SEE STRUCT. FOR SERIES & SPACING
(6.11) 3/4" T & G SHEATHING NAIL AND GLUE
(6.13) BLOCKING AT +9'-0" AND AT CEILING
(6.17) WOOD SHEATHING – SEE STRUCT. FOR TYPE AND THICKNESS
(6.18) STEEL I-BEAM – SEE STRUCTURAL FOR SIZE

- (6.27) WOOD BEAM – SEE STRUCTURAL DRAWINGS
(6.28) 2x10 – SEE STRUCT. FOR SPACING
(6.29) 2x12 – SEE STRUCT. FOR SPACING
(6.35) WOOD COLUMN – SEE STRUCT.
(6.36) SOLID BLOCKING
(6.38) 2x10 (SINGLE OR DOUBLE – SEE STRUCT. FOR CALL OUT & FOR SPACING)
(6.39) 2x4 @ 24" O/C (BRACE TO STRUCT. WHERE REQUIRED – SEE STRUCT. DWGS.)
(6.40) 2x6 @ 24" O/C (BRACE TO STRUCT. WHERE REQUIRED – SEE STRUCT. DWGS.)
(6.41) WOOD LEDGER – SEE STRUCT.
(6.42) 5/8" WOOD SHEATHING – SEE STRUCT. FOR TYPE
(6.52) PRE-FABRICATED WOOD TRUSSES – SEE TRUSS MFG.
(6.53) TRUSS BLOCKING – SEE STRUCT.
(6.54) BLOCKING – SEE STRUCT.
(6.55) 2x6 TREATED PLATE – SEE STRUCT.
(6.56) 2x4 TREATED PLATE – SEE STRUCT.
(6.57) 2x8 TREATED PLATE – SEE STRUCT.
(6.58) GIRDER TRUSS – SEE STRUCTURAL
(6.59) OVERBUILD – SEE STRUCTURAL

THERMAL & MOISTURE

- (7.2) EXTERIOR INSULATION & FINISH SYSTEM (EIFS) – SEE SHEET A4.4-4.5 FOR THICKNESS SEE A2.2 AND A2.3
(7.4) AIR BARRIER – TYVEK COMMERCIALWRAP "D" OR APPROVED EQUAL (TAPE AND SEAL SEAMS & PENETRATIONS) TYP. AT EXTERIOR WALLS. (AT GENERAL CONTRACTOR'S OPTION; A FLUID APPLIED AIR BARRIER MAY BE USED IN LIEU)

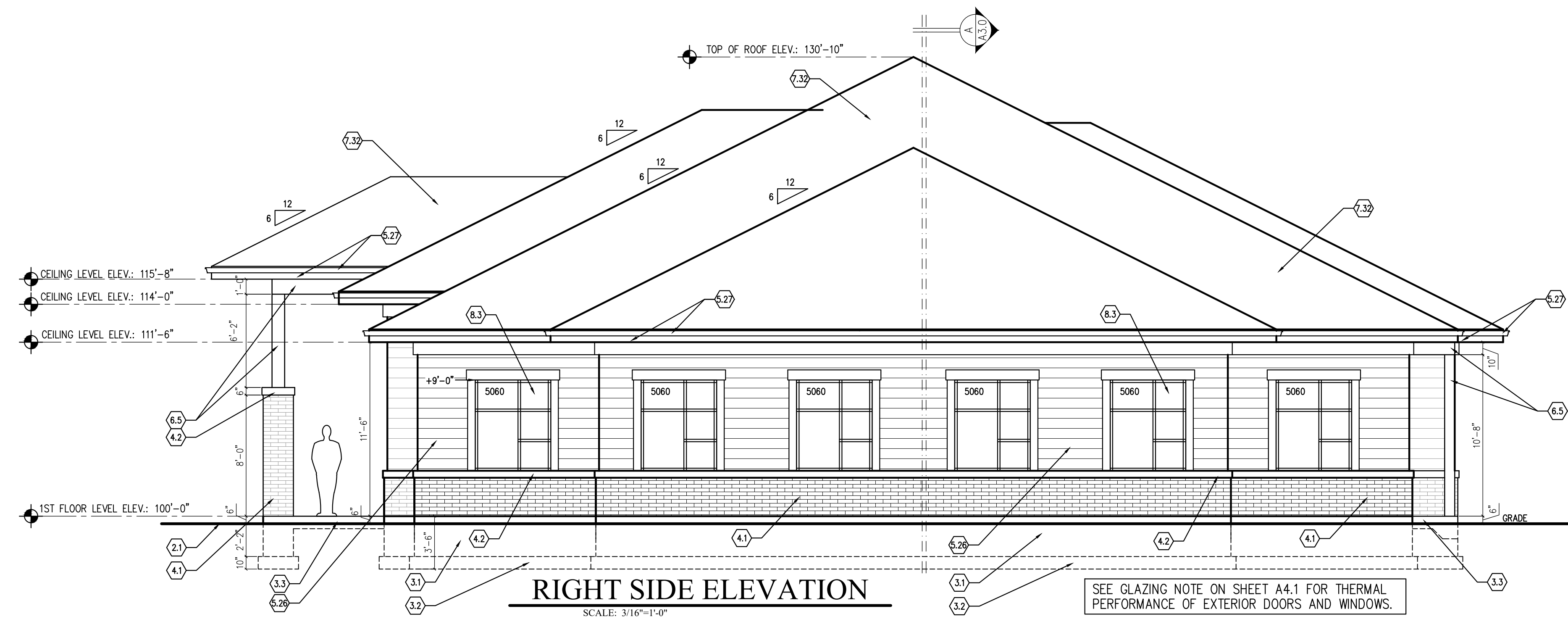
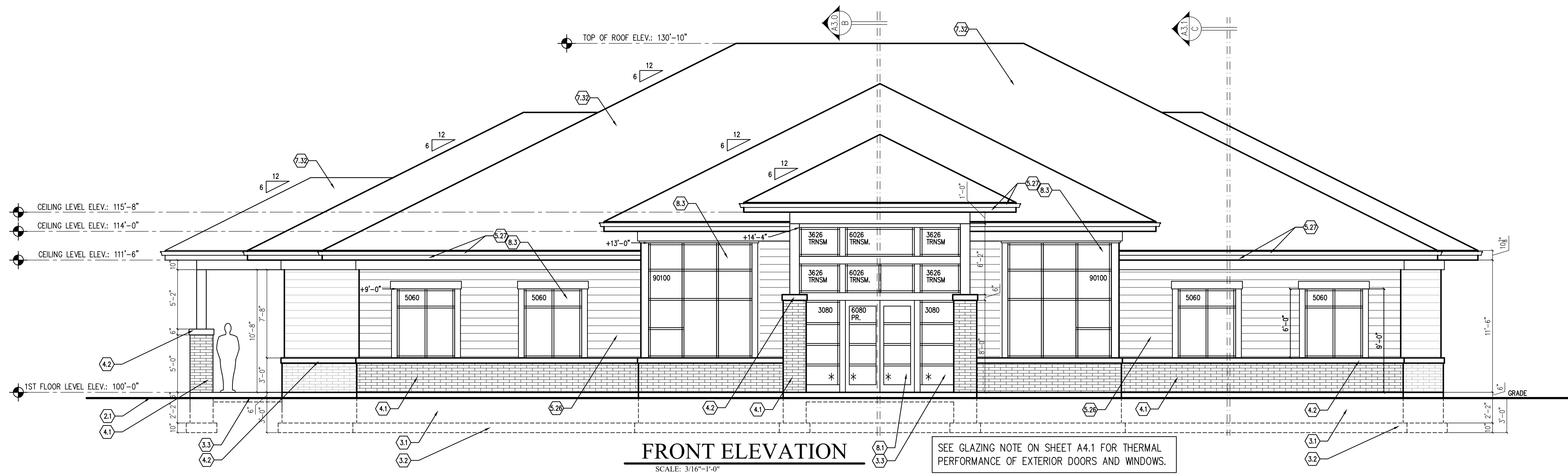
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(7.31) VENTED ATTIC SPACE – 1/300 OF ATTIC AREA
(7.32) PRESIDENTIAL SHAKE TL, SHADOW GRAY, CERTAINTED

DOORS AND WINDOWS

- (8.1) HOLLOW METAL DOOR OR ENTRY SYSTEM
(8.2) ALUMINUM ENTRY / WINDOW SYSTEM
(8.3) VINYL WINDOW – SEE PLAN AND ELEVATIONS FOR SIZES/OPERATION.

FINISHES

- (8.1) 5/8" TYPE "X" GYP BOARD
(8.3) 5/8" TYPE "C" GYP BOARD CEILING
(8.4) ACOUSTIC TILE ON SUSPENDED SYSTEM – REVEAL EDGE
(8.8) (1) LAYER 5/8" TYPE "X" GYP BD EACH SIDE OF WALL (1-HOUR RATED WALL)



R = RATED GLASS
S = SPANDREL GLASS
* = TEMPERED GLASS
◊ SEE SHEET A4.1-A4.3 FOR DOOR AND WINDOW TYPES

NOTE: ALL VENTS ON EXTERIOR OF BUILDING TO BE PAINTED TO MATCH THE EXTERIOR MATERIAL THAT THEY ARE LOCATED IN.

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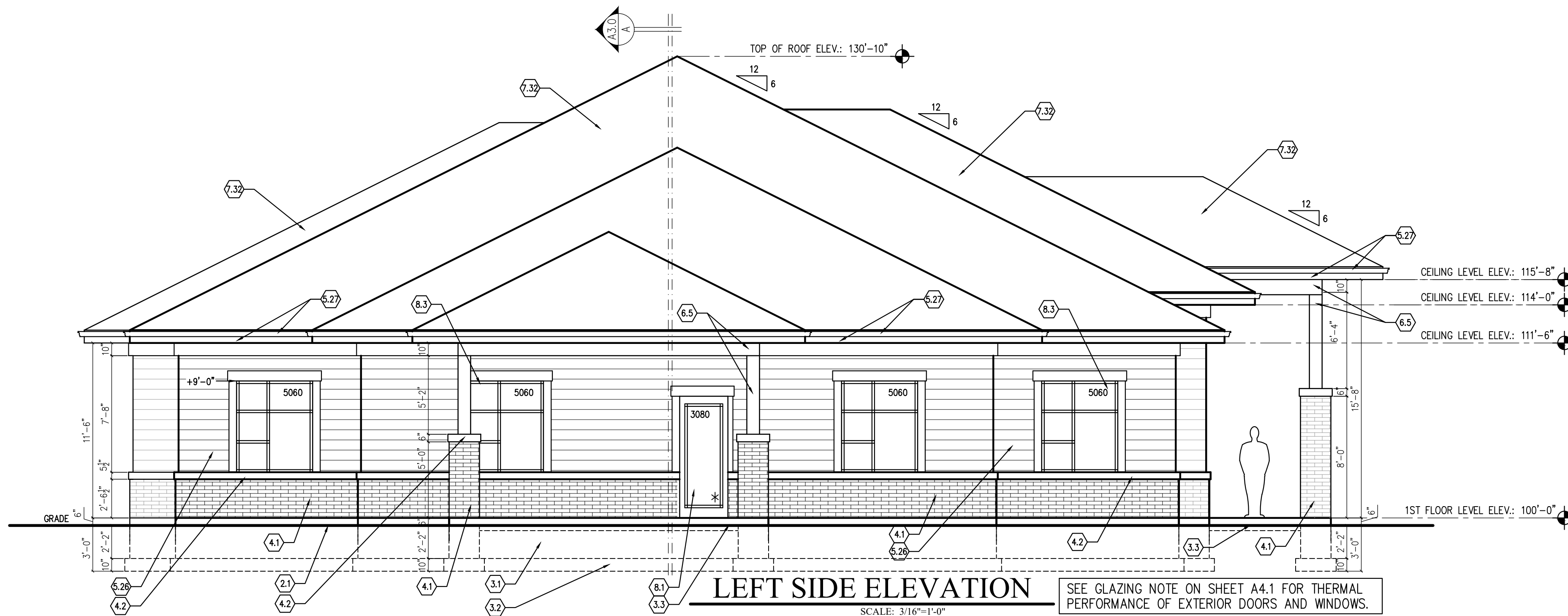
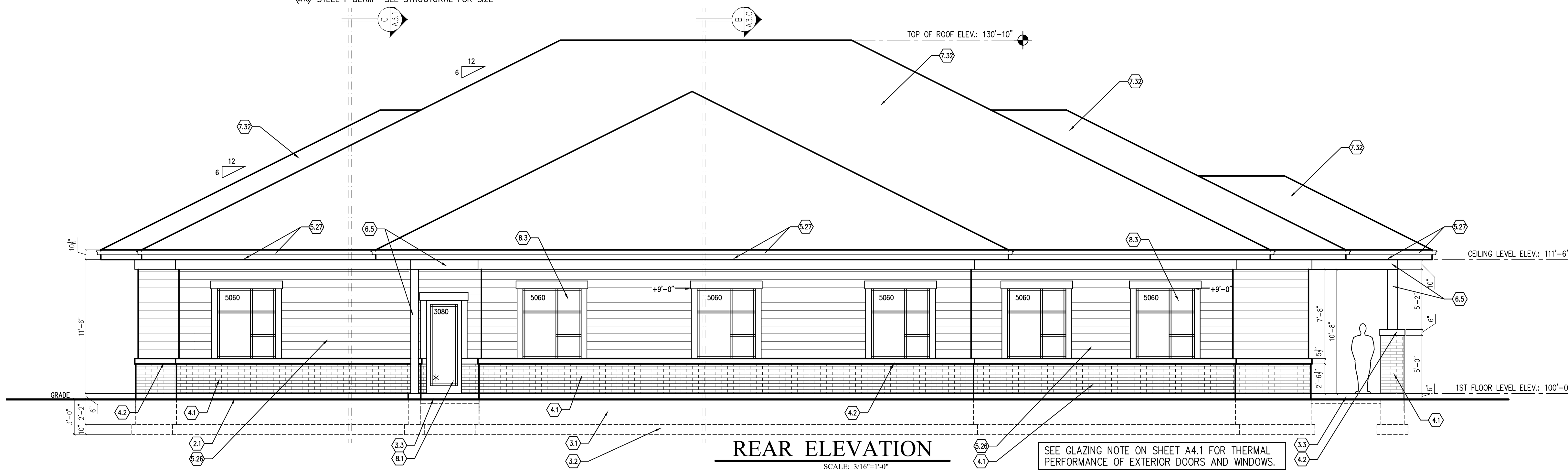
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DOORS AND WINDOWS

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NOTE: ALL VENTS ON EXTERIOR OF BUILDING TO BE PAINTED TO MATCH THE EXTERIOR MATERIAL THAT THEY ARE LOCATED IN.



WEST ELEVATION



NORTH ELEVATION



HOYAL OFFICE BUILDING

OREM, UTAH





City Council Chambers, 56 N State Street

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

SITE PLAN - Approving the site plan for Hoyal Office Building located generally at 1798 North State Street in the C2 zone.

This meeting will not be a public hearing. 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.

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

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



City Council Chambers, 56 N State Street

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

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HOYAL, JAMES I & CHRISTA R (ET AL)
198 MEADOWBROOK DR
ALPINE, UT 84004

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

IW INVESTMENTS LLC
PO BOX 270896
SAN DIEGO, CA 92198

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

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

HOYAL, JAMES I & CHRISTA R (ET
AL)
198 MEADOWBROOK DR
ALPINE, UT 84004

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

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

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

NEAL'S RV CENTER INC
1755 N STATE ST
OREM, UT 84057

ABA PROPERTIES LC
1776 N STATE ST # 200
OREM, UT 84057

ABA PROPERTIES LC
--OR CURRENT RESIDENT--
1778 N STATE
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1784 N STATE ST
OREM, UT 84057

WLHO #1 LC
--OR CURRENT RESIDENT--
1786 N STATE ST
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1790 N STATE
OREM, UT 84057

IW INVESTMENTS LLC
--OR CURRENT RESIDENT--
1795 N STATE
OREM, UT 84057

WLHO #1 LC
1797 N 120 E
OREM, UT 84057

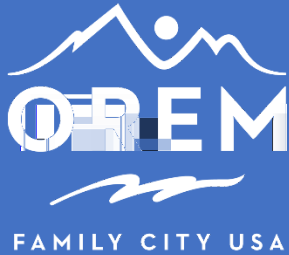
EBERT JEANNE HOLDINGS LLC
1799 N STATE ST
OREM, UT 84057

HOYAL PROPERTIES LLC
--OR CURRENT RESIDENT--
1802 N STATE ST
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1806 N STATE ST
OREM, UT 84057

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
1810 N STATE ST
OREM, UT 84057

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



Administrative

Planning Commission

April 17, 2024

Item 3.3

Prepared By:
Makayla Wagstaff

Applicant:
Mark Crivac

SITE PLAN - Approval of the site plan for Orem Geneva Pipe located generally at 1465 West 400 North in the M2 zone.

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- Noticed 36 adjacent property owners.

SITE INFORMATION:

- General Plan Designation:

Industrial

- Current Zone: **M2**
- Acreage: **9.85**
- Neighborhood:

Suncrest

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan for Orem Geneva Pipe located generally at 1465 West 400 North in the M2 zone.

BACKGROUND: The applicant is proposing to upgrade their site due to significant ponding issues. This project is intended to upgrade their site to be able to drain and retain all their storm water. As such they are adding catch basins to route stormwater to underground infiltration chambers. All the water will be pretreated prior to infiltration. The project will be done in phases to allow them to continue regular operations during the installation of the improvements.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Orem Geneva Pipe located generally at 1465 West 400 North in the M2 zone.

400 North

1465 W

1383 W

1365 W

1377 W

1465 W

1305 W

499 North

1365 W

1377 W

1383 W

M2

1465 W

1465 W

1305 W

SURVEYOR'S CERTIFICATE

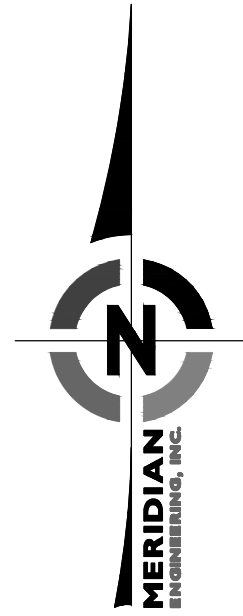
I, MICHAEL W. NADAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND STATE THAT INFORMATION SHOWN ON THIS PLAT HAS BEEN OBTAINED THROUGH SURFACE SURVEYS OF STRUCTURES, UTILITIES AND IMPROVEMENTS VISIBLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. UNDERGROUND STRUCTURES, UTILITIES AND IMPROVEMENTS HAVE NOT BEEN SURVEYED. UNDERGROUND FEATURES, INCLUDING ELEVATIONS, SIZES, TYPES, CAPACITIES AND DIMENSIONS ARE SHOWN GRAPHICALLY AS OBTAINED THROUGH MUNICIPAL OR GOVERNING ENTITY RECORDS AND MAPS. INFORMATION AS REPRESENTED HEREON DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.



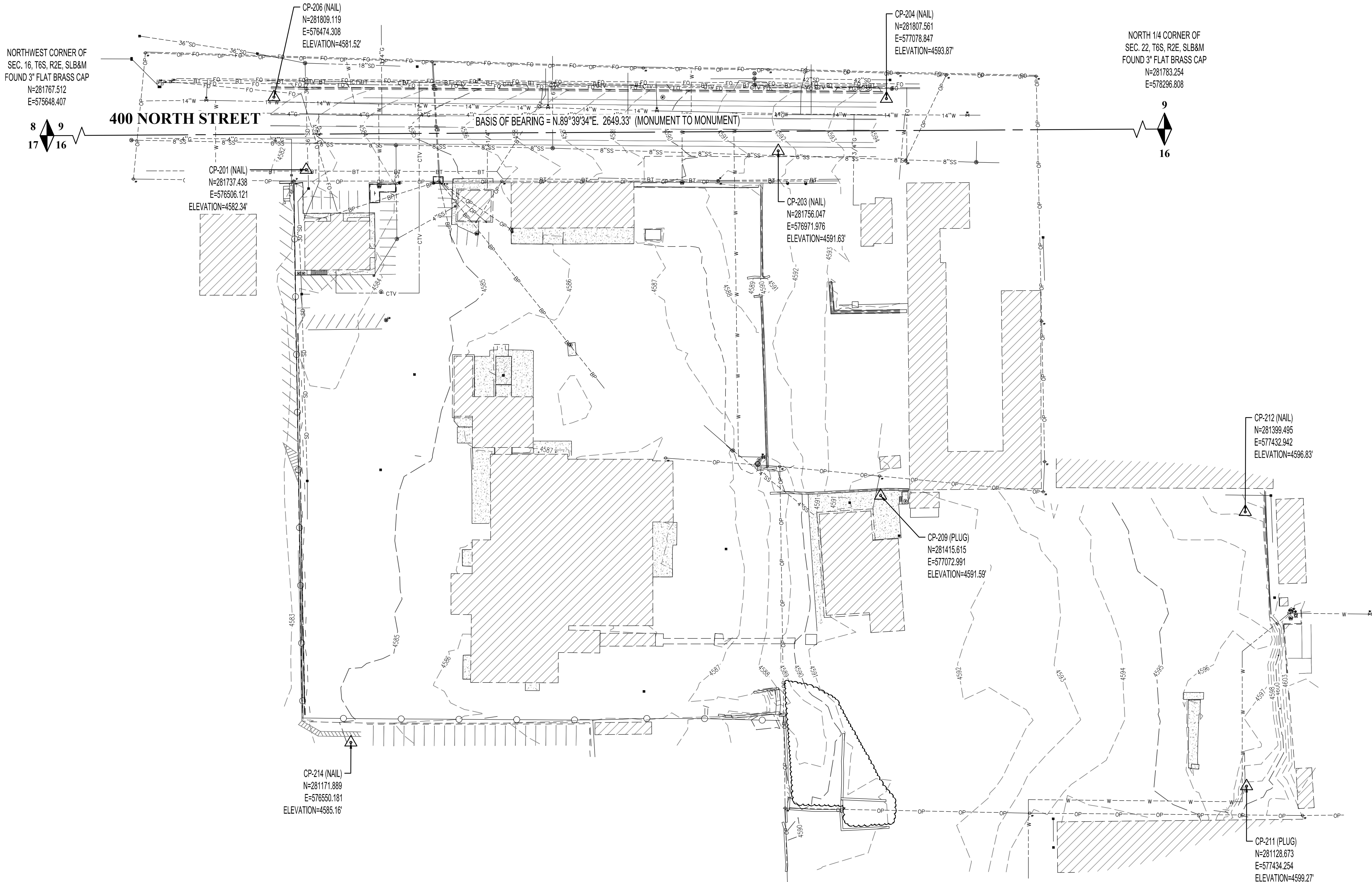
MICHAEL W. NADAU
PLS NO. 4938744

EXISTING TOPO NOTES:

- THIS SURVEY AND CONTROL POINTS SHOWN WERE ESTABLISHED BY MERIDIAN ENGINEERING, INC. IN NOVEMBER OF 2023. ALL CONTROL POINTS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES TO ENSURE THEY ARE STILL INSIDE AN ACCEPTABLE MEASUREMENT TOLERANCE.
- CONTROL POINT ELEVATIONS SHOWN WERE DERIVED FROM THE PROJECT BENCHMARK USING DIFFERENTIAL LEVELING.
- THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.
- ELEVATIONS, SIZES, TYPES AND CONDITIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN ON THIS PLAT ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED WITH THE APPROPRIATE AGENCY OR CONTROLLING PARTY BEFORE DESIGN OR CONSTRUCTION.
- ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, FACILITIES, DEPOSITS OR DISPOSALS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- UNLESS OTHERWISE SHOWN, NO ATTEMPT HAS BEEN MADE AS PART OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO DISCLOSE THE LOCATIONS, SIZE, TYPE OR CONDITION OF ANY TREE, HEDGE, GROUND COVER, LAWN, PLANTINGS OR ANY OTHER LANDSCAPING OR SPRINKLER HEADS, PIPES OR ANY APPURTENANT PARTS THEREOF. ADDITIONAL LANDSCAPING OR IRRIGATION FACILITIES MAY EXIST.
- CONTRACTOR MUST OBTAIN A PERMIT BEFORE BEGINNING WORK WITHIN THIRTY FEET OF AN ESTABLISHED COUNTY SURVEY MONUMENT, PER UTAH STATE CODE 17-23-14 SUBSECTIONS 2 AND 4.



0 60 120
SCALE 1"=60'



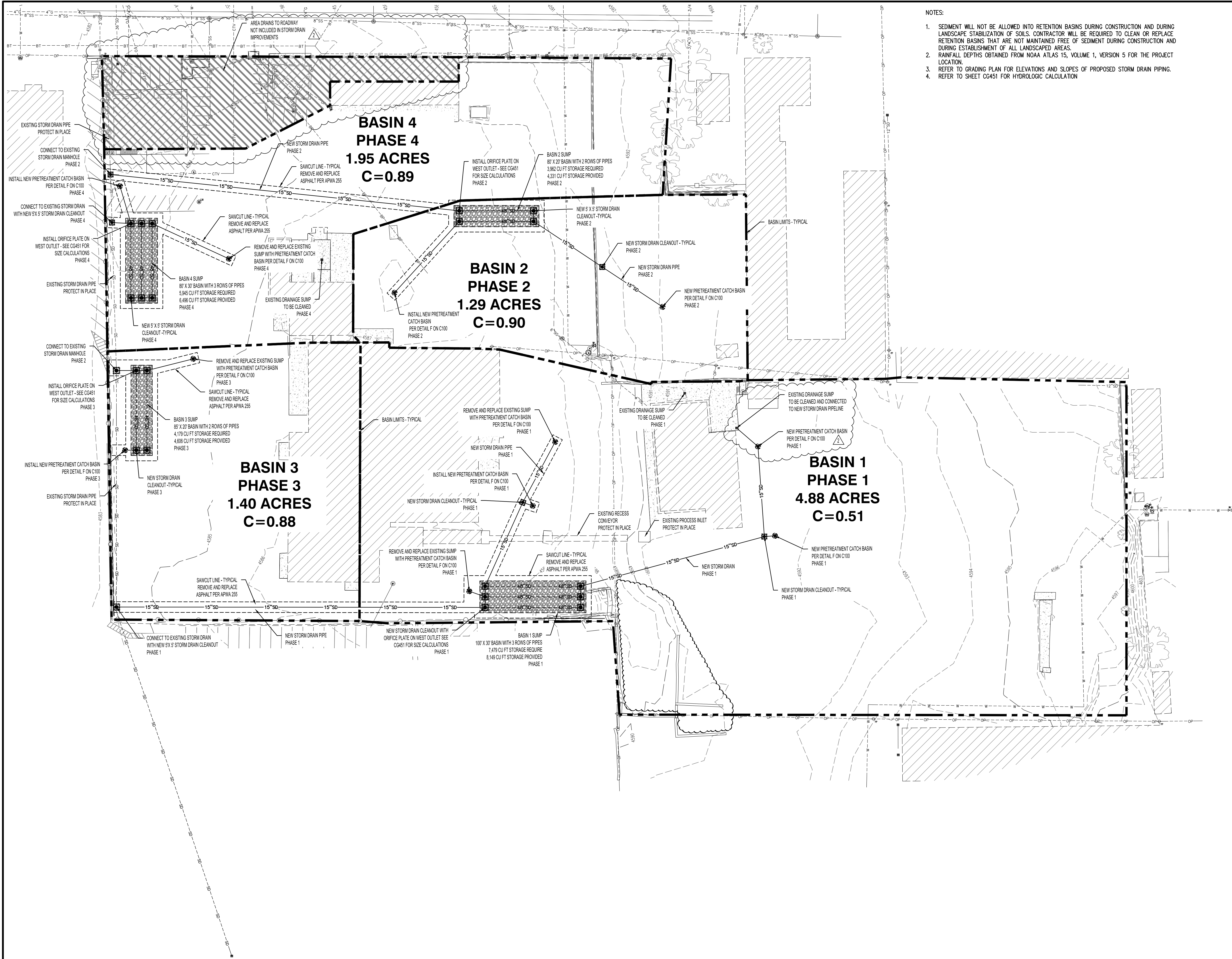
LEGEND

---	SECTION LINE
---SD---	EXISTING STORM DRAIN LINE
---SS---	EXISTING SEWER LINE
---W---	EXISTING WATER LINE
---G---	EXISTING GAS LINE
---IRR---	EXISTING IRRIGATION
---FO---	EXISTING FIBER OPTIC LINE
---OP---	EXISTING OVERHEAD POWER LINE
---BP---	EXISTING BURIED POWER LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING CURB & GUTTER
XXXX'	EXISTING MAJOR CONTOUR LINE
XXXX'	EXISTING MINOR CONTOUR LINE
[Hatched Box]	EXISTING BUILDING
[Stippled Box]	EXISTING CONCRETE
[Box with 'E.B.']	EXISTING ELECTRICAL BOX
[Box with 'I.B.']	EXISTING IRRIGATION BOX
[Circle with 'S']	EXISTING SEWER MANHOLE
[Circle with 'SD']	EXISTING STORM DRAIN MANHOLE
[Rectangle with 'CB']	EXISTING CATCH BASIN
[Sun symbol]	EXISTING LIGHT POLE
[Square with 'ET']	EXISTING ELECTRICAL TRANSFORMER
[Valve symbol]	EXISTING WATER VALVE
[Hydrant symbol]	EXISTING FIRE HYDRANT
[Meter symbol]	EXISTING WATER METER
[Post symbol]	EXISTING GATE POST
[Sign symbol]	EXISTING SIGN
[Light pole symbol]	EXISTING LIGHT POLE
[Decorative light symbol]	EXISTING OUTDOOR DECORATIVE LIGHT
[Flag pole symbol]	EXISTING FLAG POLE
[Control point symbol]	EXISTING CONTROL POINT AS NOTED
[Section corner symbol]	FOUND SECTION CORNER

NORTHWEST PIPE				MERIDIAN ENGINEERING, INC. 1625 WEST 1100 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 566-1315 FAX (801) 566-1319		COPYRIGHT MERIDIAN ENGINEERING, INC. 1625 WEST 1100 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 566-1315 FAX (801) 566-1319		DRAWN	TRW								
1465 WEST 400 NORTH								SURVEYED	SB								
OREM UTAH								CHECKED	MWN								
								DATE	11-JAN-2024								
										NO.		REVISIONS				BY	DATE
</																	



U:\Projects\2023\23259-MAC-Geneva Pipe Plant\23259-MAC-Geneva Pipe Plant.dwg [2/24/24] - Overall Hydrology Planning Apr 01, 2024 - 1:39pm



- NOTES:
1. SEDIMENT WILL NOT BE ALLOWED INTO RETENTION BASINS DURING CONSTRUCTION AND DURING LANDSCAPE STABILIZATION OF SOILS. CONTRACTOR WILL BE REQUIRED TO CLEAN OR REPLACE RETENTION BASINS THAT ARE NOT MAINTAINED FREE OF SEDIMENT DURING CONSTRUCTION AND DURING ESTABLISHMENT OF ALL LANDSCAPED AREAS.
 2. RAINFALL DEPTHS OBTAINED FROM NOAA ATLAS 15, VOLUME 1, VERSION 5 FOR THE PROJECT LOCATION.
 3. REFER TO GRADING PLAN FOR ELEVATIONS AND SLOPES OF PROPOSED STORM DRAIN PIPING.
 4. REFER TO SHEET CG451 FOR HYDROLOGIC CALCULATION

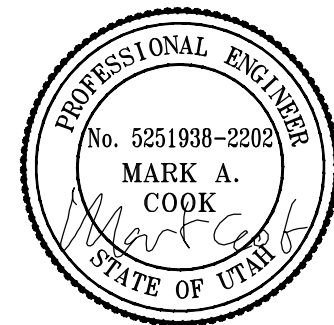


COPYRIGHT MERIDIAN ENGINEERING, INC. 1625 WEST 400 NORTH, SUITE 102 SALT LAKE CITY, UT 84119 PHONE (801) 568-1315 FAX (801) 568-1318		DRAWN JV		SURVEYED GB		CHECKED MAC		DATE DEC-01-2023		BY DATE	
CITY COMMENTS		CITY COMMENTS		CITY COMMENTS		CITY COMMENTS		CITY COMMENTS		CITY COMMENTS	
NO.		NO.		NO.		NO.		NO.		NO.	
REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS	
MAC		MAC		MAC		MAC		MAC		MAC	
DATE		DATE		DATE		DATE		DATE		DATE	

NORTHWEST PIPE
1465 WEST 400 NORTH
OREM UTAH

OREM GENEVA PIPE PLANT
STORM DRAIN IMPROVEMENTS
OVERALL HYDROLOGY PLAN

COMP. FILE
24x36
PROJECT NO.
MEI 23293
SHEET NO.
CG450



ISSUED 04/01/2024







City Council Chambers, 56 N State Street

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

SITE PLAN - Approving the site plan for Geneva Pipe located generally at 1465 West 400 North in the M2 zone.

This meeting will not be a public hearing. 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.

NINTH AVENUE LLC
%VECTRA MANAGEMENT GROUP
505 PARK AVE STE 403
NEW YORK, NY 10022

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



City Council Chambers, 56 N State Street

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

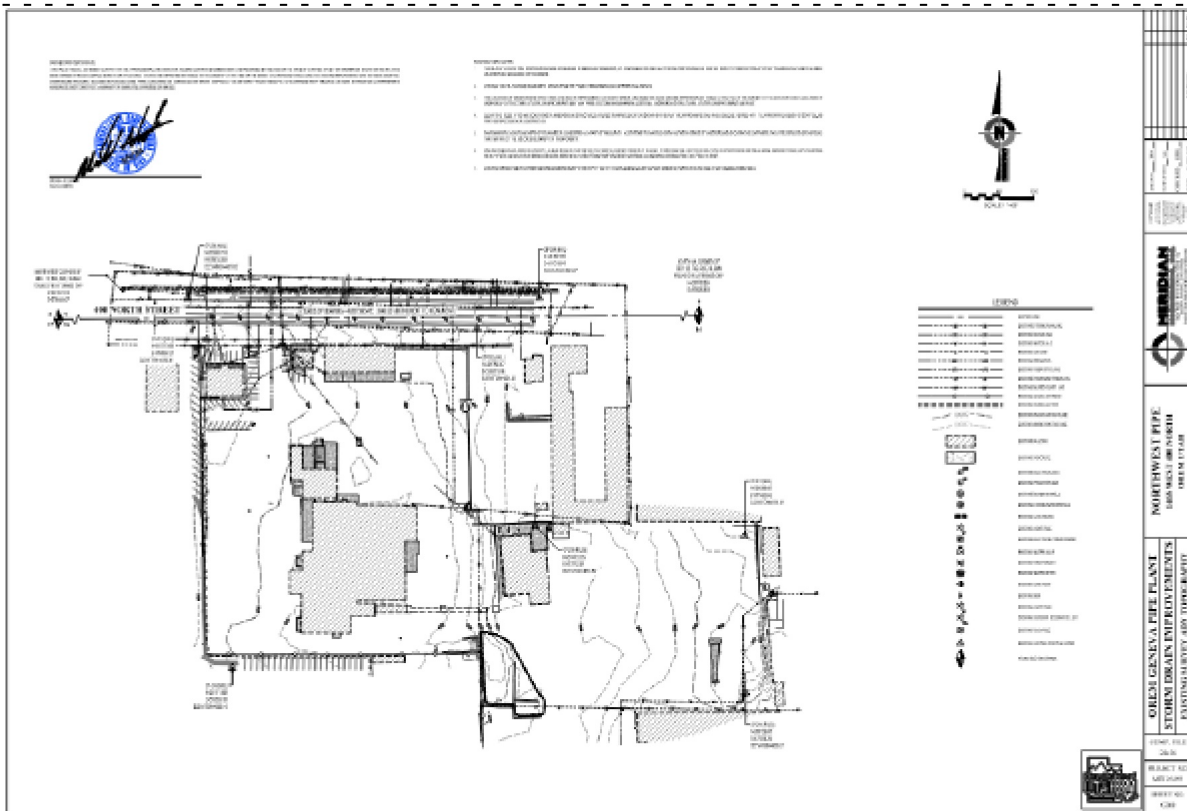
SITE PLAN - Approving the site plan for Geneva Pipe located generally at 1465 West 400 North in the M2 zone.

This meeting will not be a public hearing. If you have questions or comments, please contact staff prior to the meeting.

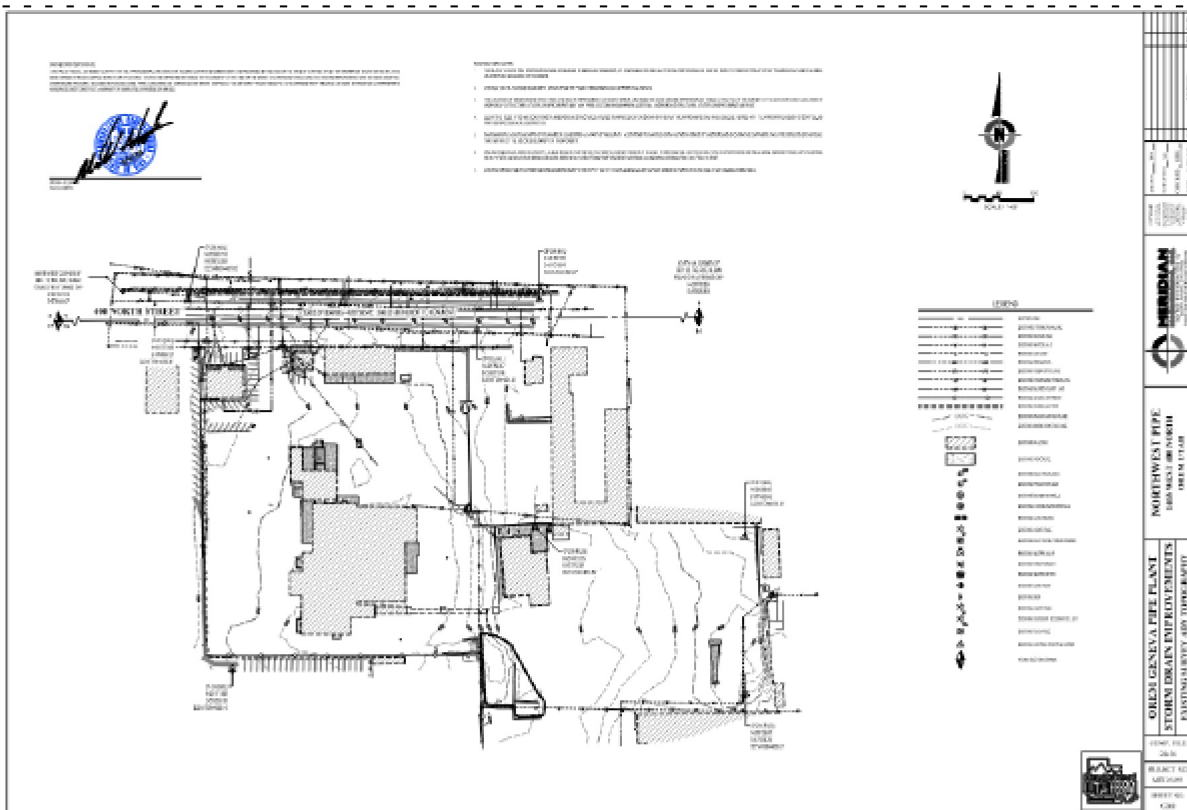
Additional information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

BLUE CHIP INVESTMENTS LLC
%SCHOONOVER, DENNIS
1530 N STATE STREET UNIT D
LEHI, UT 84043

Planning Commission
Wed, Apr 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

GENEVA ROCK PRODUCTS
COMPANY
PO BOX 1955
OREM, UT 84059

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

DOLCE VITA PROPERTIES LLC
185 N 1330 W
OREM, UT 84057

IL CAPO LC
--OR CURRENT RESIDENT--
212 N 1330 WEST
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

NINTH AVENUE LLC
%VECTRA MANAGEMENT GROUP
505 PARK AVE STE 403
NEW YORK, NY 10022

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

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

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

NINTH AVENUE LLC
--OR CURRENT RESIDENT--
1305 W 400 NORTH
OREM, UT 84057

WILSON HOLDINGS LLC
--OR CURRENT RESIDENT--
1330 W 400 NORTH
OREM, UT 84057

IL CAPO LC
--OR CURRENT RESIDENT--
1350 W CENTER
OREM, UT 84057

BLUE CHIP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1365 W 400 NORTH
OREM, UT 84057

BLUE CHIP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1377 W 400 NORTH
OREM, UT 84057

JENKINS, DOUGLAS H
--OR CURRENT RESIDENT--
1383 W 400 NORTH
OREM, UT 84057

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

BOWANONI ENTERPRISES LLC
1412 W 400 N
OREM, UT 84057

MCI HOLDINGS LLC
--OR CURRENT RESIDENT--
1450 W 400 NORTH
OREM, UT 84057

IL CAPO LC
%JOHNSON, KURT R
1465 W 400 N
OREM, UT 84057

COMMERCIAL ENTERPRISES AND
HOLDINGS LLC
--OR CURRENT RESIDENT--
1468 W 400 NORTH
OREM, UT 84057

BLUE CHIP INVESTMENTS LLC
%SCHOONOVER, DENNIS
1530 N STATESTREET UNIT D
LEHI, UT 84043

GENEVA ROCK PRODUCTS
COMPANY
--OR CURRENT RESIDENT--
1565 W 400 NORTH
OREM, UT 84057

MCI HOLDINGS LLC
1587 N 650 W
OREM, UT 84057

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

COMMERCIAL ENTERPRISES AND
HOLDINGS LLC
1974 S PAINTER LN
WEST HAVEN, UT 84401

JENKINS, DOUGLAS H
4115 N 200 E
PROVO, UT 84604

WILSON HOLDINGS LLC
10014 S ALTAVILLA DR
SANDY, UT 84092



Planning Commission

April 17, 2023

Item 3.4

Prepared By:
Makayla Wagstaff

Applicant:
Diego Payan

PUBLIC HEARING – REZONE – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- Noticed 185 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Community Commercial

- Current Zone: **C2**
- Acreage: **1.47**
- Neighborhood:

Sharon Park

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 amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

BACKGROUND: The applicant is proposing to change the zone of the property from R7.5 which required lots to be at least 7,500 square feet to the R6.5 zone which requires lots to be at least 6,500 square feet. The applicant is requesting to rezone this property so that they can subdivide the lot at a future time.

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 amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.



300 West

300 West

311 W

432 N

422 N

462 N

461 N

457 N

442 N

244 W

256 W

254 W

258 W

418 N

Page 41 of 65

450 North

75 W

311 W

432 N

R5

422 N

26 W

0 Street

300 West

R7.5

462 N

442 N

418 N

461 N

457 N

R6

244 W

256 W

254 W

258 W

450 North

R7.5

75 W

311 W

432 N

422 N

26 W

300 West

462 N

R6.5

442 N

R5

418 N

461 N

457 N

R6

244 W

256 W

254 W

258 W



Diego Payan

1219 Birch Circle

Heber City, Utah 84032

archgeneralcontractors@yahoo.com

March 4, 2024

RE: Proposed Zone Change Application – Neighborhood Meeting

Greetings,

As required by the Orem City Planning and Zoning Department, this letter is to give notification of a Neighborhood Meeting to discuss a proposed Zone Change for the property located at 442 N 300 West, Orem, Utah 84057. This meeting is being held prior to Zone Change Application as directed by Orem City Planning.

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 application has not yet been reviewed by the City and is subject to change during the review process.

The one-hour meeting location, date and time are as follows:

WHAT: Payan Proposed Zone Change - Neighborhood Meeting

WHEN: Tuesday, March 19, 2024, 7:00 – 8:00 PM

WHERE: Orem City Council Chambers
Orem City Center
56 N State Street
Orem, Utah 84057

Respectfully,

Diego Payan

Public Meeting Sign In Sheet

Payan Zone Change Neighborhood Meeting

March 19, 2024

	Name	Phone or Email
1	Garth Gines	385 208 5049
2	Christie Fortaine	385 208-5048
3	Angela Peaves	801-636-2840 mpeaves
4	Phoukha J.	801-471-3054
5	Jeremy Rinnit	801-373-8333
6	Jerry Crismon	jerry.crismon@gmail.com
7	Holly Greethurst	happyhollyg@gmail.com
8	LaNae Millett	
9		

Minutes of the Payan Zone Change Neighborhood Meeting

This meeting was held at the Orem City Council Chambers on March 19, 2024, from 7:00 p.m. to approximately 8:15 pm.

Attendees:

Presenter: Shelton Taylor, Atwell Group

Developer: Deigo Payan

Neighborhood Attendees: Garth Gines, Christine Fountaine, Angela Reeves, Phoukhao J., Jeremy Runia, Jerry Crismon, Orem City Planning Commissioner, Holly Greethurst and LaNae Millet, Orem City Council member.

The meeting started at 7:05 pm with Shelton Taylor of Atwell Group presenting. The project location was verified showing slides of Google Earth aerial images of the vicinity of the site at 442 N. 300 W. in Orem. The next slide was the current Zoning Map showing the site highlighted on the City's Zoning Map indicating the current R7.5 Zone with neighboring R5.5 and R6 zones adjacent to the site. These colors were explained relating to the minimum lot size allowed in each zone.

The next photo showed the project proposed plat showing two lots in a Deep Lot or Flag Lot scenario. This slide showed the dimensions of the parcel and dimensions of the lots and building envelopes and lot acreage and square footage along with the shared driveway and P.U.E. easement. Adjoining landowners' lot lines and names were also included on the plat map. The need for the Zone Change to allow for these two lots to move forward was explained and discussed.

The next photos showed a similar Flag Lot subdivision plat known as Mollner Manor Subdivision just north of the site along with a Google Earth aerial image showing the present condition of both houses constructed. This was included as an example of what the finished product of the Payan Subdivision might resemble, that being a house with street frontage and a driveway along the side of the street front house with another house in the back. This was included to show that this sort of subdivision is very near to all the adjoining landowners.

The last photo show potential house designs that could be used on the two lots proposed in the Payan Subdivision. One was a typical two-story home; one was more of a craftsman style and one was a ramblar type design. These were discussed as part of the deep-lot constraints of 25-foot house height limits. The attendees asked if these were the actual house plans expected to be built, to which the developer stated these were possible examples.

This concluded the Atwell presentation of the Zone Change information, and the meeting was opened to concerns raised by the attendees and further discussion of the presentation points.

Jeremy Runia presented several questions to the developer regarding future plans for the subdivision. Mr. Payan explained his family dynamic of having children that were currently attending UVU and other children that plan to attend UVU and the plans for the two homes was to be a primary residence for Mr. Payan and his wife and a second home for his children to live in while going to college. His future plans were to gift the homes to his children for their future residences. Questions about lot sizes, off-street parking and how the utility laterals will affect the elevation of the real lot home were discussed. The

answers given were that further investigation will need to take place regarding the engineering of the utilities on-site and grading and placement of the house foundations would be done according to current engineering and Orem City standards.

Garth Gines and Christine Fountaine raised concerns about their existing fences and property lines and how the survey of the site property boundary would affect their property. Mr. Taylor of Atwell Group indicated that a proper boundary analysis would be completed and the correct placement of the boundaries of all property lines would be completed. Mr. Gines and Ms. Fountaine also raised concerns about the existing irrigation ditch they use for irrigating their property and what the plan was for that ditch. Mr. Payan and Mr. Taylor both indicated that it would be left intact and probably improved as part of the site grading to continue to provide irrigation to Ms. Fountaine's property.

Holly Greethurst, the HOA President for the Condominium property east of the site expressed concerns of flood irrigation present on the condominium site north of the project site. Angela Reeves, a landowner north of the project site indicated that she could help with that as she uses the irrigation ditch to irrigate her property and thought all flooding issues had been addresses. She said as the irrigation season begins, she would watch for flooding on adjoining property and work to make sure that doesn't happen.

Ms. Greethurst also mention the sliver of land that runs between the project property and the Condo property to the east and wondered about that sliver and who owns it and what affect it would have with the irrigation ditch. Mr. Gines said he thought the owner of that sliver had given the property back to the state. Ms. Reeves indicated that she believed the property was about 5 feet wide west of her property to the north of the project site and thinned to about 1 foot down by the Gines property. Mr. Taylor said the sliver would be researched and shown on the plat if it is truly a valid property of record from the County's records.

Mr. Gines said he has been diverting some of his irrigation water onto the project site to keep the existing fruit trees alive. He said he would gladly continue to do this as best as he can while the developer works to get the Zone Change completed and subdivision approved so the construction can commence. Mr. Payan said he intends to keep as many of the trees on site as he can during construction and include them in the site landscaping.

After all attendees had expressed their various concerns, Mr. Taylor asked if there were any negative concerns about the Zone Change to allow the project to proceed as explained. No negative concerns were raised. After which, at about 7:45 pm, Mr. Taylor indicated that the meeting was over and thanked all for attending and discussing their concerns.

At this time, LaNae Millet, Orem City Council member, came in and wanted the information presented again. Mr. Taylor initiated the presentation again for Ms. Millet while other attendees were having parting conversations. After the additional presentation, Ms. Millet introduced herself to Mr. Payan as a City Council member and indicated the need for additional housing and is in favor of this project. She indicated that all over Orem, there are many instances of similar developments where parking wasn't considered fully and is now an issue. She discussed with the developer the ongoing concern for neighborhood parking and strongly suggested that Mr. Payan make sure there is ample parking on-site and not plan for on-street parking as part of his site design. Mr. Taylor and Mr. Payan agreed that with



City Council Chambers, 56 N State Street

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

PUBLIC HEARING – REZONE – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

This meeting will be a public hearing. If you have questions or are unable to attend but would like to comment please contact staff prior to the meeting.

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

CALDERWOOD, DAVID A & INES V (ET AL)
2610 45TH AVE
KENODHA, WI 53144

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



City Council Chambers, 56 N State Street

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

PUBLIC HEARING – REZONE – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

This meeting will be a public hearing. If you have questions or are unable to attend but would like to comment please contact staff prior to the meeting.

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

SCHAUERS, CHAD & ROBIN
4145 BELGIAN CT
BOZEMAN, MT 59718

Planning Commission
Wed, Apr 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

HRL PROPERTIES #1 LLC
PO BOX 1366
PROVO, UT 84603

WEST OREM 376 LLC
PO BOX 7099
PROVO, UT 84602

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

GORDON, BROOKS J
34 S 300 E
NORTH SALT LAKE, UT 84054

FAIRBANKS, SCOTT & JACQUELINE
43 LANTANA
LAKE FOREST, CA 92630

UTAH COUNTY
51 S UNIVERSITY
PROVO, UT 84601

FJELDSTED, BENJAMIN CLARK
54 S 2120 W
PROVO, UT 84601

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

LRH II ENTERPRISES LLC
64 W 530 S
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

TIMPANOGOS VIEW LC
115 N 1170 E
SPRINGVILLE, UT 84663

MADSEN, RONALD A & SHARON K
128 N 200 E
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

BROWN, WADE & MELISSA
%BUSHNELL, MIKEL D
175 S OREM BLVD
OREM, UT 84058

PB&M HOLDINGS LLC
190 W 800 N # 103
PROVO, UT 84601

HARDINGER, GAIL & JANET
192 N 130 E
OREM, UT 84057

MAXSON, JARON P
222 W CENTER ST # 1396
OREM, UT 84059

CODY & CODY LEASING COMPANY
LC
--OR CURRENT RESIDENT--
225 W 400 NORTH
OREM, UT 84057

OREM CITY OF
--OR CURRENT RESIDENT--
234 W 400 NORTH
OREM, UT 84057

KASPERSON, KEITH W & LAVERNE S
(ET AL)
--OR CURRENT RESIDENT--
239 W 400 NORTH
OREM, UT 84057

MOCINO, OSBALDO AARON
243 W 400 N
OREM, UT 84057

JCS OREM INVESTMENTS LLC
--OR CURRENT RESIDENT--
244 W 400 NORTH
OREM, UT 84057

FRAMPTON, CODY & KRISTA
--OR CURRENT RESIDENT--
246 W 400 NORTH
OREM, UT 84057

DUNAWAY, BRENT N & SARAH A
--OR CURRENT RESIDENT--
248 W 400 NORTH
OREM, UT 84057

DEROEST, JORDAN DUKE RIP & JOEL
250 W 400 N
OREM, UT 84057

GREETHURST, HOLLY
252 W 400 N
OREM, UT 84057

SMITH, DALLIN L
--OR CURRENT RESIDENT--
253 W 400 NORTH
OREM, UT 84057

OLSON, KATHRYN
254 W 400 N
OREM, UT 84057

CALDERWOOD, DAVID A & INES V
(ET AL)
--OR CURRENT RESIDENT--
256 W 400 NORTH
OREM, UT 84057

DIAMAR PROPERTIES LLC
%MOON, LAMAR F
257 FAWN VALLEY CT
SIMI VALLEY, CA 93065

CARMAN, GRAHAM (ET AL)
258 W 400 N
OREM, UT 84057

ANDERSON, GRANT JOSEPH (ET AL)
260 W 400 N
OREM, UT 84057

JENSEN, NICHOLAS MARK
262 W 400 N
OREM, UT 84057

SMITH, DALLIN L & HOLLY B
--OR CURRENT RESIDENT--
266 W 400 NORTH
OREM, UT 84057

JCS OREM INVESTMENTS LLC
%LOWE, JANET
269 N 2230 E
SAINT GEORGE, UT 84790

GUDNIN, VYACHESLAV B &
EKATERINA S (ET AL)
--OR CURRENT RESIDENT--
281 W 400 NORTH
OREM, UT 84057

RANDS, JEFFREY R
282 W 4100 N
PROVO, UT 84604

GINES, DEANN C & GARTH
286 W 400 N
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

PB&M HOLDINGS LLC
--OR CURRENT RESIDENT--
293 W 400 NORTH
OREM, UT 84057

CARLY, ZAKORY
296 W 400 N
OREM, UT 84057

BEAN, SCOTT D & HEATHER
298 E 1250 N
OREM, UT 84057

TAYLOR, RODNEY S & ADRIANNE T
--OR CURRENT RESIDENT--
309 W 450 NORTH
OREM, UT 84057

JOHANSEN, DARREN & DARREN (ET
AL)
310 W 400 N
OREM, UT 84057

BERGESON, BRUCE L & CHRISTINE
--OR CURRENT RESIDENT--
312 W 450 NORTH
OREM, UT 84057

CHANTHAVONG, PHOUKHAO J &
MARYANN K
321 W 550 N
OREM, UT 84057

LRH II ENTERPRISES LLC
--OR CURRENT RESIDENT--
322 W 500 NORTH
OREM, UT 84057

FAIRBANKS, SCOTT & JACQUELINE
--OR CURRENT RESIDENT--
323 W 450 NORTH
OREM, UT 84057

POULSEN, TROY M & AUNALEE
--OR CURRENT RESIDENT--
324 W 450 NORTH
OREM, UT 84057

MAXSON, JARON P
--OR CURRENT RESIDENT--
326 W 400 NORTH
OREM, UT 84057

RUSSELL LOVELESS I LLC
--OR CURRENT RESIDENT--
327 W 400 NORTH
OREM, UT 84057

POULSEN, TROY & ANNALEE
--OR CURRENT RESIDENT--
333 W 500 NORTH
OREM, UT 84057

PRIVATE PROPERTIES LLC
--OR CURRENT RESIDENT--
335 W 450 NORTH
OREM, UT 84057

SCHAUERS, CHAD & ROBIN
--OR CURRENT RESIDENT--
336 N 300 WEST
OREM, UT 84057

POULSEN, TROY M & ANNALEE
--OR CURRENT RESIDENT--
338 W 450 NORTH
OREM, UT 84057

ORCHARD, TODD G & KIRSTI J
--OR CURRENT RESIDENT--
340 W 500 NORTH
OREM, UT 84057

DOBBERFUHL, DOUGLAS KENT &
STEPHANIE (ET AL)
342 W 400 N
OREM, UT 84057

CHRISTENSEN, JEFFREY SCOTT
--OR CURRENT RESIDENT--
345 W 400 NORTH
OREM, UT 84057

TOPHAM, SAMANTHA
346 N 300 W
OREM, UT 84057

CASTANEDA, DONOVAN
347 W 400 N
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
348 W 450 NORTH
OREM, UT 84057

FAIRBANKS, SCOTT & JACQUELINE
--OR CURRENT RESIDENT--
349 W 450 NORTH
OREM, UT 84057

LEON, MANUEL & MARIA
351 W 400 N
OREM, UT 84057

WHYTE, ROBERT
--OR CURRENT RESIDENT--
351 W 500 NORTH
OREM, UT 84057

YOUNG, LYMAN T & KAYLENE F
352 W 400 N
OREM, UT 84057

DUNAWAY, BRENT N & SARAH A
353 E 1950 N
OREM, UT 84057

FREDRICKSEN, JOAN (ET AL)
354 N 280 W
OREM, UT 84057

KEIL, TYLER & MEGAN
355 N 280 W
OREM, UT 84057

TIMPANOGAS VIEW LC
--OR CURRENT RESIDENT--
355 W 400 NORTH
OREM, UT 84057

HRL PROPERTIES #1 LLC
--OR CURRENT RESIDENT--
357 N 300 WEST
OREM, UT 84057

TIMPANOGOS VIEW LC
--OR CURRENT RESIDENT--
357 W 400 NORTH
OREM, UT 84057

LOOPER, WILLIAM R II
--OR CURRENT RESIDENT--
358 W 450 NORTH
OREM, UT 84057

DIAMAR PROPERTIES LLC
--OR CURRENT RESIDENT--
361 W 500 NORTH
OREM, UT 84057

MILLER, WAYNE J
363 W 400 N
OREM, UT 84057

BEAN, SCOTT D & HEATHER
--OR CURRENT RESIDENT--
367 N 280 WEST
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
368 W 450 NORTH
OREM, UT 84057

TANNER, WAYNE G (ET AL)
--OR CURRENT RESIDENT--
371 N 300 WEST
OREM, UT 84057

WEST OREM 376 LLC
--OR CURRENT RESIDENT--
376 W 400 NORTH
OREM, UT 84057

HUNT, JON L II & SHAUNA H
--OR CURRENT RESIDENT--
383 N 300 WEST
OREM, UT 84057

PHILBRICK, MARK A & PEGGY
386 N 280 W
OREM, UT 84057

MESA VISTA INC
394 W 400 N
OREM, UT 84057

HAMMOND, SAMUEL JENSEN
--OR CURRENT RESIDENT--
413 N OREM BLVD
OREM, UT 84057

HAMMOND, SAMUEL JENSEN
--OR CURRENT RESIDENT--
415 N OREM BLVD
OREM, UT 84057

HAMMOND, SAMUEL JENSEN
--OR CURRENT RESIDENT--
417 N OREM BLVD
OREM, UT 84057

SMITH, DALLIN L
418 N 300 W
OREM, UT 84057

GRAF LEASING LLC
--OR CURRENT RESIDENT--
419 N OREM BLVD
OREM, UT 84057

HAMMOND, SAMUEL JENSEN
--OR CURRENT RESIDENT--
421 N OREM BLVD
OREM, UT 84057

TIMPANOGOS FAMILY MEDICINE
LLC
423 N OREM BLVD
OREM, UT 84057

JOHANSEN, DARREN J & HEATHER
DANIELLE (ET AL)
425 N 300 W
OREM, UT 84057

GRAF LEASING LLC
428 E 750 S
OREM, UT 84097

MARTINEZ, SAUL & ALFA L
435 N 300 W
OREM, UT 84057

CHAVEZ, RUTH ADRIANA (ET AL)
441 N OREM BLVD
OREM, UT 84057

SAWYER, ANNALYNN & DANIELLE
--OR CURRENT RESIDENT--
443 N OREM BLVD
OREM, UT 84057

REEVES, JENILYN MARIA
--OR CURRENT RESIDENT--
445 N OREM BL
OREM, UT 84057

REEVES, JENILYN MARIA
445 N OREM BLVD
OREM, UT 84057

HOVEY, CRYSTAL
447 N OREM BLVD # 3
OREM, UT 84057

CONLEY, CAROLINE E
--OR CURRENT RESIDENT--
449 N OREM BLVD
OREM, UT 84057

SAWYER, ANNALYNN & DANIELLE
451 N OREM BLVD
OREM, UT 84057

BUSHNELL, MIKEL & HOLLY (ET AL)
--OR CURRENT RESIDENT--
453 N OREM BLVD UNIT# 1
OREM, UT 84057

GORDON, BROOKS J
--OR CURRENT RESIDENT--
455 N OREM BOULEVARD
OREM, UT 84057

HARDINGER, GAIL & JANET
--OR CURRENT RESIDENT--
457 N OREM BL
OREM, UT 84057

HIDLEY, THOMAS H & SUSAN J
--OR CURRENT RESIDENT--
459 N OREM BLVD
OREM, UT 84057

MACKEY, RONALD & LINDA (ET AL)
461 N OREM BLVD
OREM, UT 84057

FOUNTAIN, CHRISTINE (ET AL)
462 N 300 W
OREM, UT 84057

STRYKER, ALICE J (ET AL)
463 N OREM BLVD
OREM, UT 84057

WILSON, ERIC JAMES
465 N OREM BLVD
OREM, UT 84057

BROWN, WADE & MELISSA
--OR CURRENT RESIDENT--
467 N OREM BLVD
OREM, UT 84057

CALLISTER, ALEXIS & KYLE (ET AL)
469 N OREM BLVD
OREM, UT 84057

RANDS, JEFFREY R
--OR CURRENT RESIDENT--
470 N 300 WEST
OREM, UT 84057

SAUNDERS, KEVAN J
471 N OREM BLVD
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
473 N OREM BL
OREM, UT 84057

DAVIS, SCOTT & CINDY
--OR CURRENT RESIDENT--
474 N 300 WEST
OREM, UT 84057

VAN MOOS, AMBERLEE & DWIGHT
475 N OREM BLVD
OREM, UT 84057

KALLAS, WESTON
476 N 300 W
OREM, UT 84057

BLACK, MARGARET ANN
477 N OREM BLVD
OREM, UT 84057

FAERBER, PAUL JAMES & KATE
MOORE
--OR CURRENT RESIDENT--
479 N OREM BLVD
OREM, UT 84057

BURROWS, JANICE
481 N OREM BLVD
OREM, UT 84057

ANDERSON, JUDY K
483 N OREM BLVD
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
485 N FREEDOM BLVD
PROVO, UT 84601

HOLMAN, COURTNEY SARA
485 N OREM BLVD
OREM, UT 84057

REEVES, ANGELA IRENE
486 N 300 W
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
487 N OREM BLVD
OREM, UT 84057

BECKER, CONNIE & ALEN
--OR CURRENT RESIDENT--
489 N OREM BLVD
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BECKER, CONNIE & ALEN
489 N OREM BLVD UNIT 2
OREM, UT 84057

MADSEN, RONALD A & SHARON K
--OR CURRENT RESIDENT--
491 N 300 WEST
OREM, UT 84057

CLARK, MICHAEL & REGINA
LYNNETTE
491 N OREM BLVD
OREM, UT 84057

WIGGINS, EVAN C & PATRICIA R
493 N OREM BLVD
OREM, UT 84057

DUTSON, LAYNE E
--OR CURRENT RESIDENT--
495 N OREM BLVD
OREM, UT 84057

LAMBSON, SONIA
497 N OREM BLVD
OREM, UT 84057

PEREZ, MARIELY NUNEZ
499 N OREM BLVD
OREM, UT 84057

DAVID LEE LLC
--OR CURRENT RESIDENT--
501 N OREM BLVD
OREM, UT 84057

DOUGLASS, HARLAN D & MAXINE H
--OR CURRENT RESIDENT--
501 N STATE ST
OREM, UT 84057

DAVID LEE LLC
501 N OREM BLVD # 501
OREM, UT 84057

SARAH ANN L C
--OR CURRENT RESIDENT--
503 N 300 WEST
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
503 N OREM BLVD
OREM, UT 84057

RUSSELL LOVELESS I LLC
505 E FOOTHILL DR
PROVO, UT 84604

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
505 N OREM BLVD
OREM, UT 84057

FRANK, LAURIE ANN (ET AL)
--OR CURRENT RESIDENT--
507 N OREM BLVD
OREM, UT 84057

FRANK, LAURIE ANN (ET AL)
507 N OREM BLVD UNIT 3
OREM, UT 84057

CUTLER, CASSIDY LYNNE
509 N OREM BLVD
OREM, UT 84057

CEDILLO, NORBERTO (ET AL)
511 N OREM BLVD
OREM, UT 84057

GEHRKE, MATTHEW EDWARD &
GARY CURTIS
516 N 280 W
OREM, UT 84057

SAAVEDRA, GRISELDA BRIYIT
BARBOSA (ET AL)
519 N 280 W
OREM, UT 84057

LOPEZ, ANTONIO
522 N 280 W
OREM, UT 84057

OTIS, CLIFFORD T & PATRICIA H
525 N 280 W
OREM, UT 84057

CONLEY, CAROLINE E
551 S 1020 W # 304
AMERICAN FORK, UT 84003

SMITH, DALLIN L & HOLLY B
578 S 560 E
OREM, UT 84097

POULSEN, TROY M & AUNALEE
617 E 920 N
OREM, UT 84097

WHYTE, ROBERT
627 S 630 W
OREM, UT 84058

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

BUSHNELL, MIKEL & HOLLY (ET AL)
664 N 1180 E
OREM, UT 84097

TAYLOR, RODNEY S & ADRIANNE T
769 APELDOORN LN
KELLER, TX 76248

FAERBER, PAUL JAMES & KATE
MOORE
776 W 700 S
OREM, UT 84058

CODY & CODY LEASING COMPANY
LC
795 E 1150 N
PLEASANT GROVE, UT 84062

DOUGLASS, HARLAN D & MAXINE H
%BLACK REALTY MANAGEMENT
801 W RIVERSIDE AVE STE 400
SPOKANE, WA 99201

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

FRAMPTON, CODY & KRISTA
1005 N 900 E
PLEASANT GROVE, UT 84062

BERGESON, BRUCE L & CHRISTINE
1018 N NOB HILL AVE
AMERICAN FORK, UT 84003

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

DUTSON, LAYNE E
1199 S 1950 W
DELTA, UT 84624

PAYAN, DIEGO & ANDREINA
1219 BIRCH CIR
HEBER CITY, UT 84032

KASPERSON, KEITH W & LAVERNE S
(ET AL)
1238 S 670 W
SALEM, UT 84653

HUNT, JON L II & SHAUNA H
1325 N 1300 E
LEHI, UT 84043

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

KAUFER, BONNIE J & BONNIE J
1577 W EASY ST
SOUTH JORDAN, UT 84095

JD REAL ESTATE HOLDINGS LLC
%FARMER
1600 S EMPIRE RD
SALT LAKE CITY, UT 84104

PRIVATE PROPERTIES LLC
1731 S 1440 E
SPANISH FORK, UT 84660

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

SARAH ANN L C
1797 N 120 E
OREM, UT 84057

DAVIS, SCOTT & CINDY
1880 N 800 W
OREM, UT 84057

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

CHRISTENSEN, JEFFREY SCOTT
2267 N 600 W
PLEASANT GROVE, UT 84062

CALDERWOOD, DAVID A & INES V
(ET AL)
2610 45TH AVE
KENODHA, WI 53144

TANNER, WAYNE G (ET AL)
3770 N 100 E
PROVO, UT 84604

SCHAUERS, CHAD & ROBIN
4145 BELGIAN CT
BOZEMAN, MT 59718

HOLLAND, STEVEN Y
4636 COUNTRY CLUB DR
HIGHLAND, UT 84003

ORCHARD, TODD G & KIRSTI J
4915 E 6TH ST
LONG BEACH, CA 90814

HAMMOND, SAMUEL JENSEN
6828 W KISTLER LN
HERRIMAN, UT 84096

GUDNIN, VYACHESLAV B &
EKATERINA S (ET AL)
7090 S 2740 E
COTTONWOOD HEIGHTS, UT 84121

LOOPER, WILLIAM R II
8522 DONALD CIR
HUNTINGTON BEACH, CA 92647

DRAFT - CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
March 20, 2024

The following items are discussed in these minutes:

- PLAT AMENDMENT – Vacating Lot 2 of Martin’s Cove Subdivision and approving Martin’s Cove Amended Subdivision located generally at 690 North 750 East in the R8 zone. - Approved
- PRELIMINARY PLAT – Approving the preliminary plat of 400 West Commercial Subdivision located generally at 754 North 400 West in the C2 zone. - Approved
- SITE PLAN – Approving the site plan of Holiday Oil located generally at 1981 South Geneva Road in the C2 zone. – Approved with Conditions
- SITE PLAN – Approving the site plan of Orem Tech South Retail located generally at 1637 west 1340 North in the PD36 zone. - Approved
- PUBLIC HEARING – REZONE – Amending Article 22-11-41 of the Orem city Code to include an optional use of interior climate-controlled storage units as a permitted use. And amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1385 West 1600 North from the HS zone to the PD28 zone. Also, amending Appendix L by adding the concept plans and building elevations for the Citadel Storage development. – Positive Recommendation

STUDY SESSION

Place: City Council Conference Room

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

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low, and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; David Spencer, City Council Liaison; Taggart Bowen, Acting City Engineer; John Dorny, Transportation Engineer

Those excused:

The Commission and staff briefly reviewed the agenda and minutes from the March 6, 2024 meeting.

Gary McGinn conducted training for Planning Commission members.

The Planning Commission discussed lighting regulations and other items to have future discussions on during future pre-meetings.

- Transportation/Traffic
- On Street Parking
- Orem Art Lofts project update
- Illegal Accessory Dwelling Units/Illegal Duplexes
- Illegal Parking
- Over-occupancy
- Biking/Pedestrian Safety
- E-Bike/E-Scooters

The meeting was adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

Draft Planning Commission minutes for March 20, 2024

REGULAR MEETING

Place: Orem City Council Chambers

At 4:33 p.m. Ms. Komen called the Planning Commission meeting to order and asked Mr. Hawkes, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low, and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; David Spencer, City Council Liaison; Taggart Bowen, Acting City Engineer; John Dorny, Transportation Engineer

Those excused:

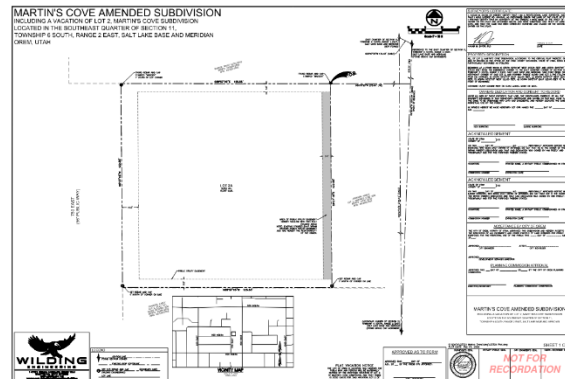
Mr. Sakar left the meeting.

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

PLAT AMENDMENT – Vacating Lot 2 of Martin’s Cove Subdivision and approving Martin’s Cove Amended Subdivision located generally at 690 North 750 East in the R8 zone.

Staff Presentation:

The applicant is requesting to vacate the public utility easement (PUE) located along the eastern property line. This request is because they would like to construct a pool 5 feet from the property line which currently is within the PUE. To be able to build the pool in this location the PUE must be vacated.



Recommendation:

Staff recommends the Planning Commission vacate lot 2 of Martin’s Cove Subdivision and approve Martin’s Cove Amended Subdivision located generally at 690 North 750 East in the R8 zone.

Ms. Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Ms. Komen invited the applicant to come forward. The applicant was not present.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Low moved to vacate Lot 2 of Martin’s Cove Subdivision and approve Martin’s Cove Amended Subdivision located generally at 690 North 750 East in the R8 zone. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, and Murray Low. Motion passed unanimously.

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

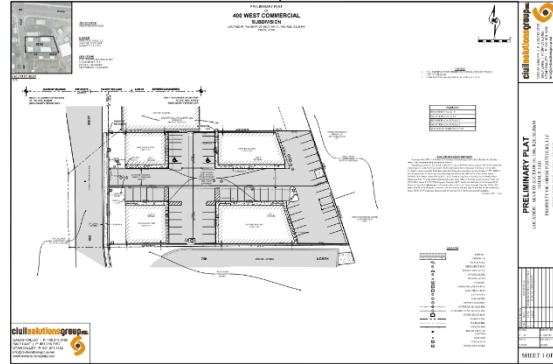
PRELIMINARY PLAT – Approving the preliminary plat of 400 West Commercial Subdivision located generally at 754 North 400 West in the C2 zone.

Draft Planning Commission minutes for March 20, 2024

Staff Presentation:

The applicant is proposing to plat and subdivide an existing lot located generally at 754 North 400 West from one lot into four lots. This property is currently a lot of record. There are currently four buildings on this property, and it will be divided into four lots so each building will be on its own lot.

Because the four buildings already exist, the parking and drive accesses will be reciprocal to all four new lots, it is noted on the plat as “Joint Access Right-of-Way, Cross Parking, Cross Drainage and Utility Easement”.



In the C2 zone, the minimum lot area in square feet is 7,000. Each of the four lots meet this minimum requirement. Lot 1 is 7,054 square feet, Lot 2 is 10,752 square feet, Lot 3 is 13,167 square feet and Lot 4 is 7,572 square feet. (22-8-8)

Recommendation:

Staff recommends the Planning Commission approve the preliminary plat of 400 West Commercial Subdivision located generally at 754 North 400 West in the C2 zone.

Ms. Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Ms. Komen invited the applicant to come forward. Jake Black came forward representing the applicant. Stated that it is currently two lots, going into four.

Mr. Crismon asked why they would split the properties when one business uses three of the buildings.

Mr. Black stated that his client would like to be able to lease or sell the properties individually.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Crismon moved to approve the preliminary plat of 400 West Commercial Subdivision located generally at 754 North 400 West in the C2 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, and Murray Low. Motion passed unanimously.

Mr. Sakar returned to the meeting.

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

SITE PLAN – Approving the site plan of Holiday Oil located generally at 1981 South Geneva Road in the C2 zone.

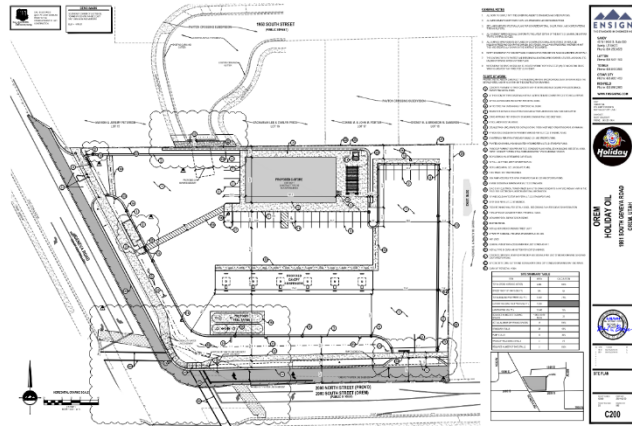
Staff Presentation:

The applicant is proposing to build a new Holiday Oil convenience store and fuel canopy at approximately 1982 South Geneva Road. Due to a development agreement being in place for the site the new store and canopy are required to comply with the standards outlined in the development agreement. The city’s decision to deny this application was overturned by the Board of Adjustment on December 13, 2023.

Parking: As the building is 5,000 square feet, 20 standard parking stalls (not under the fuel canopy) are required for this site. The proposed site plan provides 28 standard stalls (2 ADA stalls). The development agreement limits the site to no more than 8 pumps (16 fueling stations), the proposed plan has 6 pumps (12 fueling stations).

Height: The maximum height of a building in the C2 zone is 48 feet (if at least 100 feet from a residential property) or 35 feet within 100 feet of a residential property. The minimum required setback from a residential property is 10 feet, and the setback must be equal to the height of that portion of the building. For example, a building with an eave height of 15 feet and a maximum height of 20 feet – the eave portion must be 15 feet from the property line, and the peak of the roof must be at least 20 feet from the property line.

The proposed building has an eave height of 12 feet and the eave is 12 feet away from the property line. The highest peak of the roof is 24 feet 4 inches, and the peak of the roof is 39 feet away from the property line.



Architecture: The roof design of the proposed building matches that shown in the development agreement. The proposed finishing materials for the exterior of the building also match those shown in the development agreement. The proposed materials are as follows: Asphalt shingles (burnished slate), stucco (Havannah cream), brick (mt. red), wood, metal canopy (burnished slate).

Traffic/Road Access: The applicant has received approval for access onto 2000 South (2000 North, Provo) from Provo City. Transportation staff in Development Services reviewed the traffic impact study and the site plan through DRC. UDOT also reviewed the project and issued an access permit at Geneva Road. Orem suggested restricting traffic to not allow left turn out onto southbound Geneva Road. An island was suggested to be installed to prevent that movement. Geometric changes to the access on 2000 South was modified per the City to match Orem's standards. Transportation staff recommends approval.

Recommendation:

Staff recommends the Planning Commission approve the site plan of Holiday Oil located generally at 1981 South Geneva Road in the C2 zone.

Ms. Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Planning Commission members discussed the project with staff. ([click here for recording](#))

Ms. Komen invited the applicant to come forward.

Brent Neel came forward. Explained more about the reasoning for the reduced fence height including pedestrian and bicycle safety.

Planning Commission members discussed the project with the applicant and staff. ([click here for recording](#))

Mr. Neel returned to his seat.

Planning Commission members discussed the project with staff. ([click here for recording](#))

Ms. Komen requested that training be done on development agreements versus PD zones.

Ms. Kleinlein asked if there could be a discussion regarding having additional landscaping.

Ms. Komen asked the applicant to address this question.

Draft Planning Commission minutes for March 20, 2024

Mr. Neel came forward and stated that there are trees to be planted where space is available. However, directly behind the store it is not feasible to put trees there. There are more trees and landscaping to be planted than is required by ordinance.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Ms. Komen moved approve the site plan of Holiday Oil located generally at 1981 South Geneva Road in the C2 zone with the following conditions: that the perimeter pole lights be turned off between 12am-5am, that the pole lights be shielded at a minimum of 6 inches on three sides adjacent to residential properties, and that every other canopy light be turned off between the hours of 12am-5am. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low, and Haysam Sakar. Motion passed unanimously.

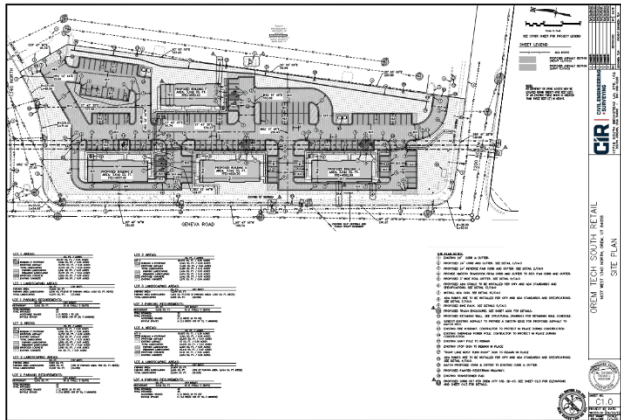
Ms. Komen asked Ms. Vargas to introduce **Agenda Item 3.4:** ([click here for recording](#))

SITE PLAN – Approving the site plan of Orem Tech South Retail located generally at 1637 west 1340 North in the PD36 zone.

Staff Presentation:

The applicant is proposing to build a retail center on the property along Geneva Road consisting of 4 retail buildings, each 3,542 square feet. Two buildings will be walk up only, the other two will have drive-thru windows.

Parking: With a total building area of 14,168 square feet, this site is required to have at least 57 parking stalls – if the use is general retail. For restaurant uses the required parking is 1 stall for every 3 seats, with the provided total number of stalls of 135 – up to 405 total seats are allowed between all 4 buildings. This site is required to have at least 5 ADA parking spaces, 8 ADA parking spaces are provided. (22-11-49) (22-15-3)



Height: The highest point of the building (top of parapet) will be 26 feet. The maximum height allowed in the PD36 zone is 125 feet. (22-11-49)

Architecture: The proposed architectural design of the buildings will be similar to other buildings within the PD36 zone and to the examples shown in Appendix DD. The proposed materials include brick, stucco, and wood grain aluminum cladding.

Recommendation:

Staff recommends the Planning Commission approve the site plan for Orem Tech South Retail located generally at 1637 West 1340 North in the PD36 zone.

Ms. Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Ms. Komen invited the applicant to come forward.

Mr. Low asked what kind of retail is anticipated.

Bracken Atkinson came forward. Currently there are no tenants aligned for these properties. Hope to have typical retail such as food and services.

Mr. Low asked about the targeted customers.

Mr. Atkinson stated that it would be for those who are utilizing the developments in the area as well as those who are traveling on Geneva Road.

Mr. Hawkes asked about the other projects they have.

Mr. Atkinson explained some of the other projects.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Ms. Kleinlein moved to approve the site plan for Orem Tech South Retail located generally at 1637 West 1340 North in the PD36 zone. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low, and Haysam Sakar. Motion passed unanimously.

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

PUBLIC HEARING – REZONE – Amending Article 22-11-41 of the Orem city Code to include an optional use of interior climate-controlled storage units as a permitted use. And amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1385 West 1600 North from the HS zone to the PD28 zone. Also, amending Appendix L by adding the concept plans and building elevations for the Citadel Storage development.

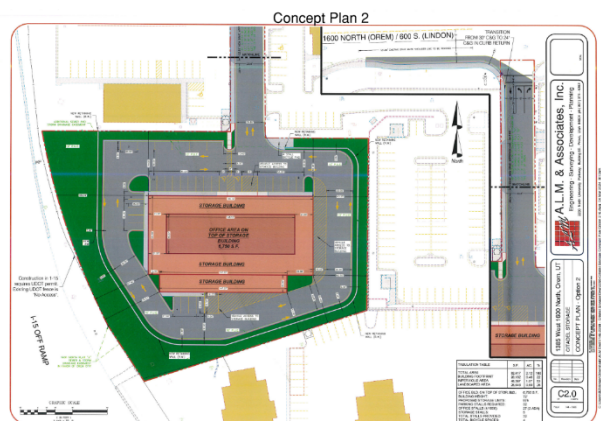
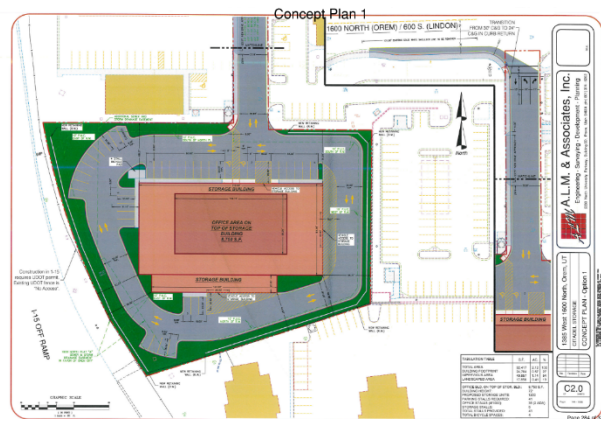
Staff Presentation:

The applicant is requesting approval to build a multi-level climate-controlled storage facility with office space on the top level. The property is currently in the HS zone, and they want to rezone to the PD28 zone. The development standards of the HS zone shall apply to the PD28 zone except as expressly modified as follows. The applicant proposes to add climate-controlled storage units as a permitted use in the PD28 zone. (22-11-41)

Height: The maximum building height in the HS is sixty (60) feet. In the PD28 zone, the maximum height is seventy-five (75) feet. The height of the building being proposed is seventy-two (72) feet high.

Setbacks: In the HS zone setbacks are as follows: From street: Twenty (20) feet; from non-residential property: Zero (0) feet; from adjacent residential property: ten (10) feet. In the PD28 zone, the setbacks must comply with the concept plan that will become a part of Appendix L.

Exterior Finished Materials: In the HS zone, the following exterior materials are acceptable: brick, fluted block, colored textured block, glass, synthetic stucco, and wood. Aluminum composite material panel system, sheet metal and corrugated metal may collectively be used as a finish material for up to, but no more than 20% of the area of any given elevation. In the PD28 zone the following materials are acceptable: decorative glass, faux reclaimed lumber veneer, CMU block, FW metal panel with alternating colors, IMP metal panels, corrugated metal panels and painted stucco.



Draft Planning Commission minutes for March 20, 2024

Conformance with Preliminary Development Plan: The approved concepts plans will become a part of Appendix L of the Orem City Code. Future development will need to be in compliance with Appendix L.

The applicant is proposing two (2) concept plans because of the existing public utility easements (PUE) and a retaining wall that they need to build. City Code does not allow retaining walls to be built on top of a PUE. If they can get the existing PUEs vacated, they will move the retaining wall out to the property line and will then be able to build a larger structure. If the PUEs cannot be vacated, they will need to move the retaining walls into the property and clear the PUEs, which will then make the building area smaller.

Transportation: Development services reviewed the Citadel Storage application regarding traffic and transportation. Changes were made based on staff comments regarding delineating loading areas, parking areas, and drive aisles. Transportation staff recommends approval.

Recommendation:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Article 22-11-41 of the Orem City Code to include an optional use of interior climate-controlled storage units as a permitted use. And amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1385 West 1600 North from the HS zone to the PD28 zone. Also, to amend Appendix L by adding the concept plans and building elevations for the Citadel Storage development.

Planning Commission members discussed the proposed change with staff. ([click here for recording](#))

Ms. Komen invited the applicant to come forward.

Norm Avery came forward and explained the project.

Planning Commission members discussed the proposed change with the applicant. ([click here for recording](#))

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Hawkes moved to forward a positive recommendation to the City Council to amend Article 22-11-41 of the Orem City Code to include an optional use of interior climate-controlled storage units as a permitted use. And amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1385 West 1600 North from the HS zone to the PD28 zone. Also, to amend Appendix L by adding the concept plans and building elevations for the Citadel Storage development. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low, and Haysam Sakar. Motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the March 6, 2024 meeting. Ms. Komen called for a motion to approve the minutes for the March 6, 2024 meeting. Mr. Low moved to approve the meeting minutes for March 6, 2024. Ms. Kleinlein seconded. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low, and Haysam Sakar. Motion passed unanimously. ([click here for recording](#))

Mr. Clark shared that Provo will be hosting the Fall Planning Conference.

Adjourn: Ms. Komen called for a motion to adjourn. Mr. Low moved to adjourn. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low, and Haysam Sakar. Motion passed unanimously.

Draft Planning Commission minutes for March 20, 2024

385 **Adjourn: 6:19 p.m.**

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Ryan L. Clark
Planning Commission Secretary