

RESOLUTION NO. PC-2023-0049

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION  
APPROVING THE SITE PLAN OF QUICK QUACK CAR WASH  
LOCATED GENERALLY AT 855 NORTH STATE STREET IN THE  
C2 ZONE.

WHEREAS on August 7, 2023, Russ Nelson filed an application with the City of Orem requesting the Planning Commission to approve the site plan for Quick Quack car wash located generally at 855 North State Street in the C2 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on December 6, 2023; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby approves the site plan of Quick Quack car wash located generally at 855 North State Street in the C2 zone, as shown in Exhibit "A", which is attached hereto and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 6<sup>th</sup> day of December 2023.



CITY OF OREM, by  
Madeline Komen, Chair

ATTEST:



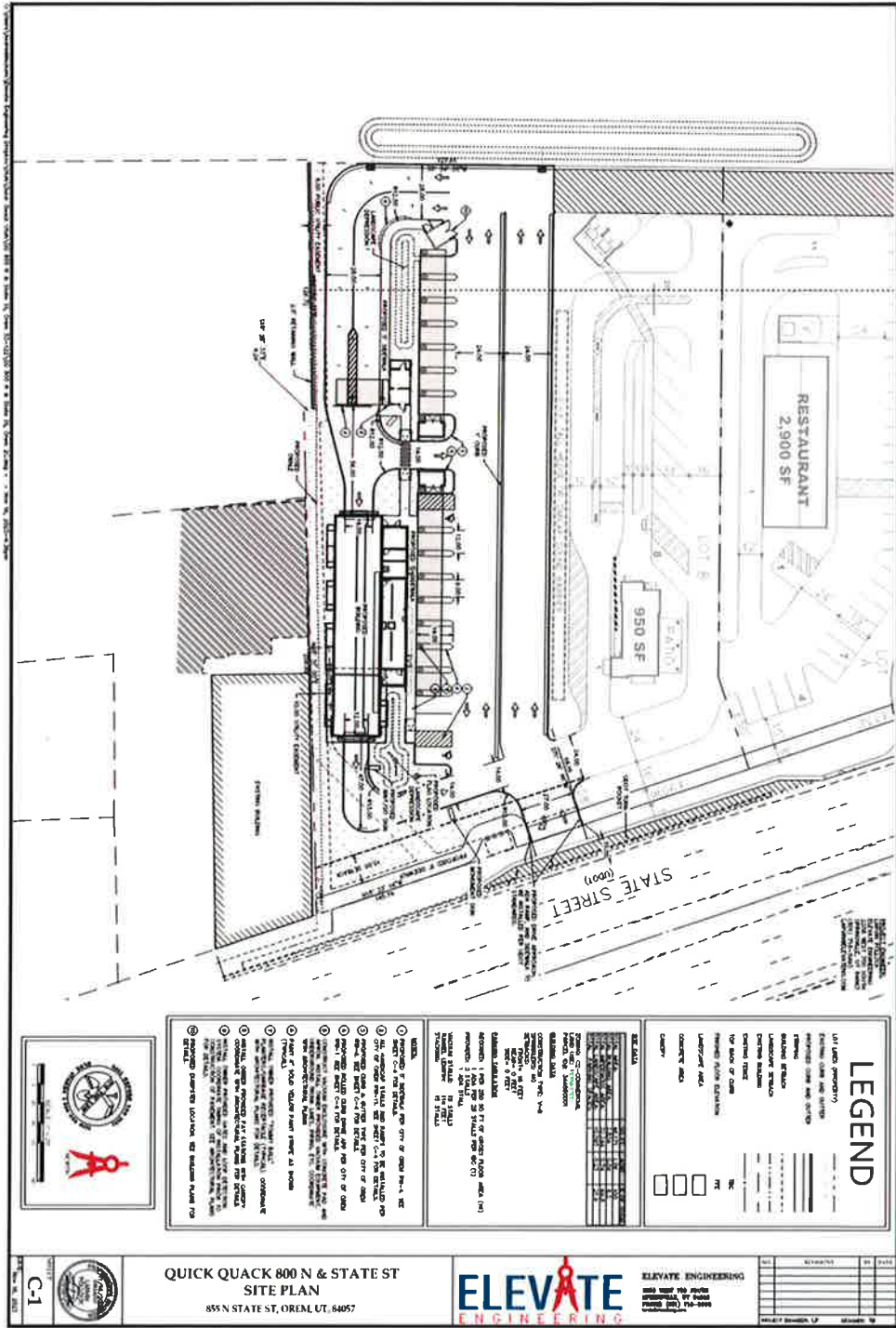
Ryan L. Clark, Planning Commission Secretary

COMMISSION MEMBERS VOTING 'AYE'

COMMISSION MEMBERS VOTING 'NAY'

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN
<del>Mark</del> <sup>Mike</sup> Carpenter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerald Crismon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Hawkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Helena Kleinlein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Murray Low	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haysam Sakar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exhibit "A"



**LEGEND**

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- REPAVED DRIVE
- LANDSCAPE STRIP
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- TOP SURF OF CURB
- PROPOSED FLOOD ELEVATION
- LANDSCAPE AREA
- CONCRETE AREA
- CONCRETE

**NOTES**

1. EXISTING CURB AND GUTTER TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. PROPOSED SIDEWALK TO BE CONCRETE.
4. PROPOSED DRIVE TO BE REPAVED.
5. LANDSCAPE STRIP TO BE PLANTED WITH TREES AND SHRUBS.
6. PROPOSED FLOOD ELEVATION TO BE 100 YEARS FLOOD ELEVATION.
7. CONCRETE AREAS TO BE FINISHED WITH POLISHED CONCRETE.
8. ALL CONCRETE AREAS TO BE FINISHED WITH POLISHED CONCRETE.
9. PROPOSED DRIVE TO BE REPAVED WITH ASPHALT.
10. LANDSCAPE STRIP TO BE PLANTED WITH TREES AND SHRUBS.

**REVISIONS**

- | NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 12/15/20 | ISSUED FOR PERMIT |
| 2   | 12/15/20 | ISSUED FOR PERMIT |



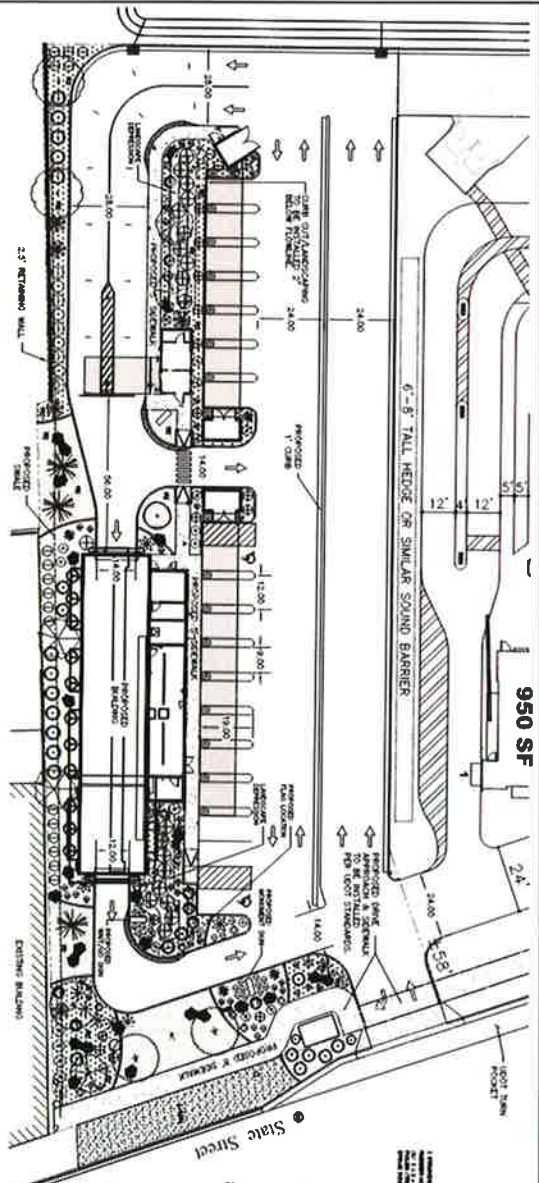
NO.	REVISION	DATE

**QUICK QUACK 800 N & STATE ST  
SITE PLAN**  
855 N STATE ST, OREM, UT, 84057



**ELEVATE ENGINEERING**  
855 N STATE ST  
OREM, UT 84057  
PHONE: (435) 746-8888  
WWW.ELEVATEENGINEERING.COM





**Plant List (TREES)**

Code	Species	Quantity	Notes
1	Orange Tree	2-12"	2-12" Orange Tree
2	... ..	...	...

**Plant List (SHRUBS)**

Code	Species	Quantity	Notes
3	... ..	...	...

**Plant List (ORNAMENTAL GRASSES)**

Code	Species	Quantity	Notes
4	... ..	...	...

**Plant List (PERENNIALS)**

Code	Species	Quantity	Notes
5	... ..	...	...

**Planting Notes**

1. All trees and shrubs shall be planted in accordance with the following specifications:
2. All trees shall be planted in accordance with the following specifications:
3. All shrubs shall be planted in accordance with the following specifications:
4. All perennials shall be planted in accordance with the following specifications:

**General Notes**

1. All work shall be in accordance with the following specifications:
2. All materials shall be of the highest quality available.
3. All work shall be completed within the specified time frame.

**Sub-Grade Requirements**

1. All sub-grade shall be prepared in accordance with the following specifications:
2. All sub-grade shall be compacted to the required density.



QUICK QUACK 800 NORTH & STATE ST.  
LANDSCAPE PLAN  
877 N. STATE ST. OREM, UT 84057

**ELEVATE ENGINEERING**  
200 WEST MAIN STREET, SUITE 200  
OREM, UT 84057  
PHONE: (801) 225-8888  
WWW.ELEVATEENGINEERING.COM

NO.	REVISION	BY	DATE

DATE: 11-17-2020

<p style="text-align: center;"><b>EXTERIOR ELEVATION</b></p> <p style="text-align: center;"><b>EXTERIOR ELEVATION</b>   SCALE: 1/8" = 1'-0"   01</p>	<p style="text-align: center;"><b>EXTERIOR ELEVATION</b></p> <p style="text-align: center;"><b>EXTERIOR ELEVATION</b>   SCALE: 1/8" = 1'-0"   02</p>	<p style="text-align: center;"><b>EXTERIOR ELEVATION</b></p> <p style="text-align: center;"><b>EXTERIOR ELEVATION</b>   SCALE: 1/8" = 1'-0"   03</p>	<p style="text-align: center;"><b>EXTERIOR ELEVATION</b></p> <p style="text-align: center;"><b>EXTERIOR ELEVATION</b>   SCALE: 1/8" = 1'-0"   04</p>
	<p>Architectural Firm</p> <p><b>DAN SMITH ASSOCIATES</b></p> <p>10000 North Carolina Highway 101, Suite 100</p> <p>Raleigh, NC 27615</p> <p>Phone: (919) 876-1111</p> <p>Fax: (919) 876-1112</p> <p>www.dan-smith.com</p>	<p>Client: Donk Car Wash</p> <p>1000 North Drive East</p> <p>Raleigh, NC 27615</p>	<p>Project No. A200</p> <p>10/15/2010</p>