

RESOLUTION NO. PC-2024-0001

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
TO APPROVE THE SITE PLAN OF DUTCH BROS COFFEE
LOCATED AT 865 NORTH STATE STREET IN THE C2 ZONE.

WHEREAS on September 5, 2023, Dutch Bros Coffee filed an application with the City of Orem requesting the Planning Commission approve the site plan of Dutch Bros Coffee located at 865 North State Street in the C2 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on January 17, 2024; and

WHEREAS 26 notices were mailed to the adjacent property owners; 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 approves the site plan of Dutch Bros Coffee located at 865 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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 17th day of January 2024.



CITY OF OREM, by
Madeline Komen, Chair

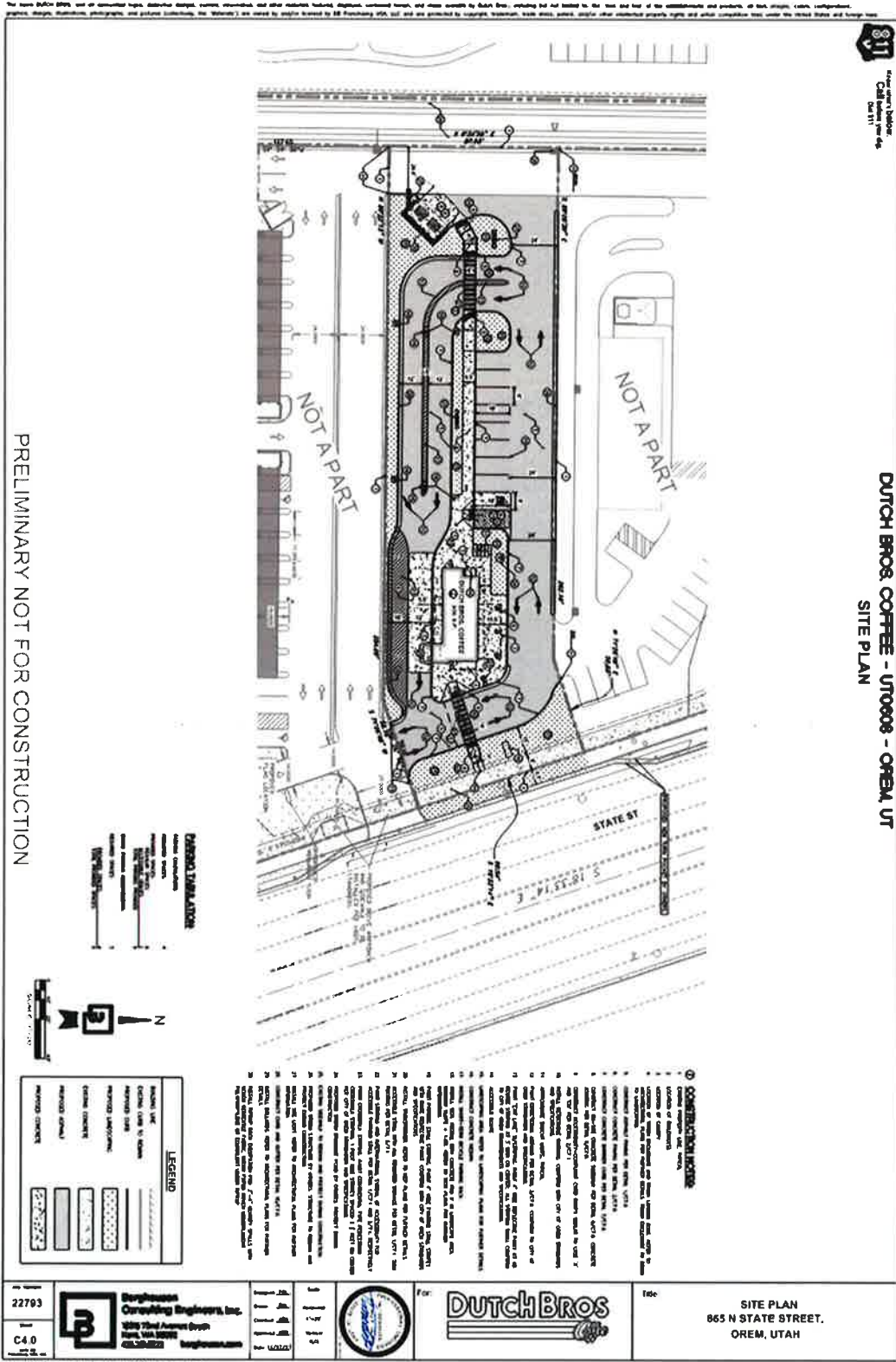
ATTEST:



Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN
<i>mike</i> Mark 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haysam Sakar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exhibit "A"



PRELIMINARY NOT FOR CONSTRUCTION

DUTCH BROS. COFFEE - UT00008 - OREM, UT
SITE PLAN

LEGEND

	EXISTING SITE
	PROPOSED SITE
	PROPOSED PARKING
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE

- CONSTRUCTION NOTES**
1. Verify all dimensions and elevations are correct.
 2. Verify all utility lines are shown and correct.
 3. Verify all existing structures are shown and correct.
 4. Verify all proposed structures are shown and correct.
 5. Verify all proposed parking spaces are shown and correct.
 6. Verify all proposed concrete areas are shown and correct.
 7. Verify all proposed asphalt areas are shown and correct.
 8. Verify all proposed landscaping is shown and correct.
 9. Verify all proposed site work is shown and correct.
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<p>22703</p> <p>C4.0</p>	<p>Borghesson Consulting Engineers, Inc.</p> <p>4000 Third Avenue South Park, WA 98046 (360) 885-2270</p>	<p>For: Dutch Bros</p>	<p>Site: SITE PLAN 865 N STATE STREET, OREM, UTAH</p>
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THE UNIVERSITY OF CALIFORNIA
 ARCHITECTURAL ARCHIVE
 1000 UNIVERSITY AVENUE
 BERKELEY, CA 94720-1388

PROJECT NO: UT0608
 DUTCH BROS
 1125 W 4TH STREET
 OAKLAND, CA 94612

DATE: 01.10.2022
 SHEET NO: 02 OF 02
 DRAWING NO: 02-01
 PROJECT NO: UT0608

MARKING ELEVATIONS

A6.1

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
1	PAINT	BEHR	PRIME	PRIME
2	PAINT	BEHR	PREMIER	PREMIER
3	PAINT	BEHR	ULTRA	ULTRA
4	PAINT	BEHR	ULTRA	ULTRA
5	PAINT	BEHR	ULTRA	ULTRA
6	PAINT	BEHR	ULTRA	ULTRA
7	PAINT	BEHR	ULTRA	ULTRA
8	PAINT	BEHR	ULTRA	ULTRA
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