

RESOLUTION NO. PC-2024-0015

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
APPROVING THE SITE PLAN OF HOLIDAY OIL LOCATED
GENERALLY AT 1981 SOUTH GENEVA ROAD IN THE C2 ZONE.

WHEREAS on August 21, 2023, Brent Neel filed an application with the City of Orem requesting the Planning Commission approve the site plan of Holiday Oil located generally at 1981 South Geneva Road in the C2 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on March 20, 2024; and

WHEREAS 138 notices were mailed to the property owners within 500 feet of the property; 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 Holiday Oil located generally at 1981 South Geneva Road in the C2 zone, as shown in Exhibit "A" which is attached hereto and incorporated herein by reference with the following conditions:
 - a. That the parking lot lights be turned off at midnight;
 - b. That the fuel canopy lights be reduced to every other light during the hours of midnight to 5:00 a.m.; and
 - c. That the pole lights be shielded with shields at least 6 inches on three sides (back

and sides) from adjacent residential properties.

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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 20th day of March 2024.



CITY OF OREM, by
Madeline Komen, Chair

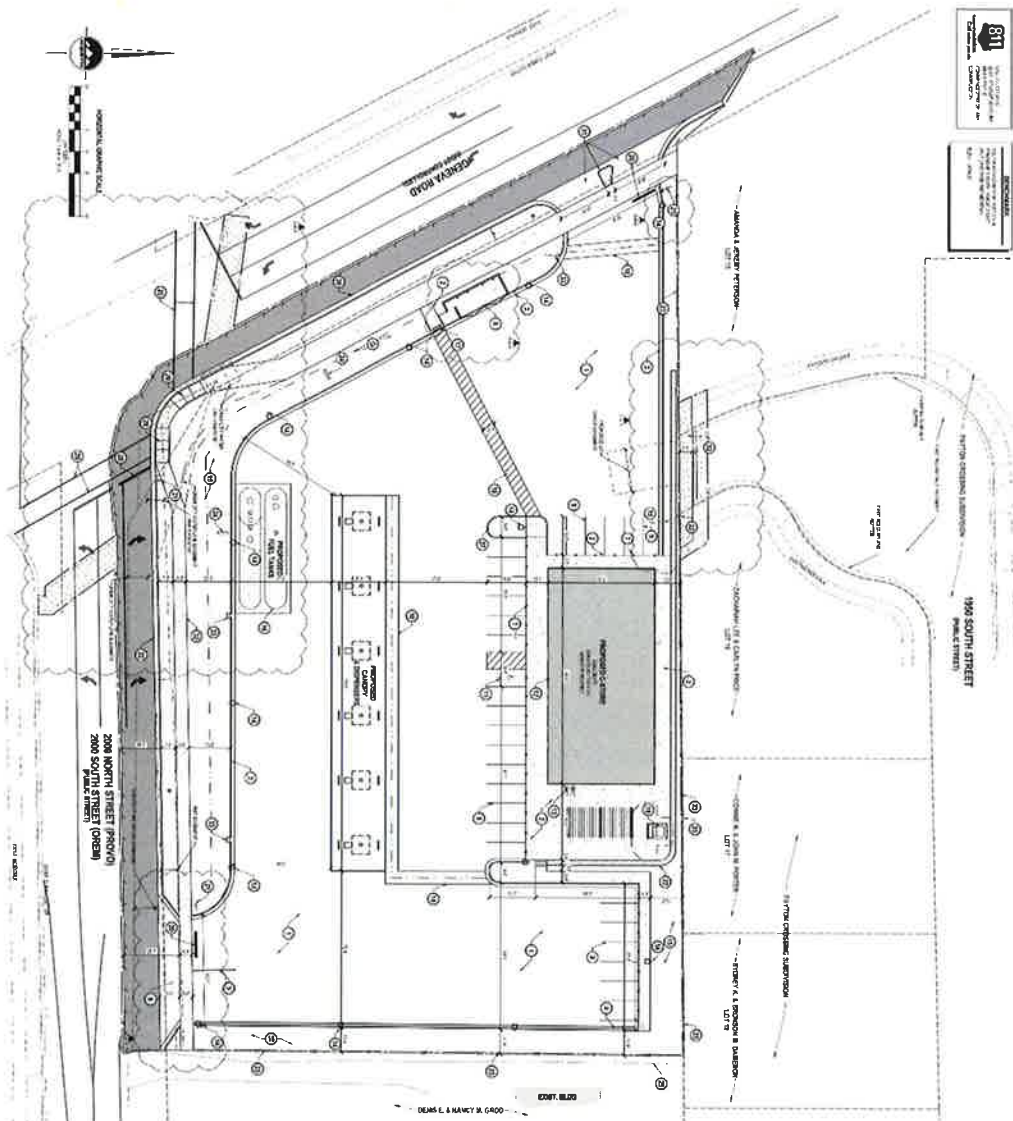
ATTEST:



Ryan L. Clark, Planning Commission Secretary

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

Exhibit "A"



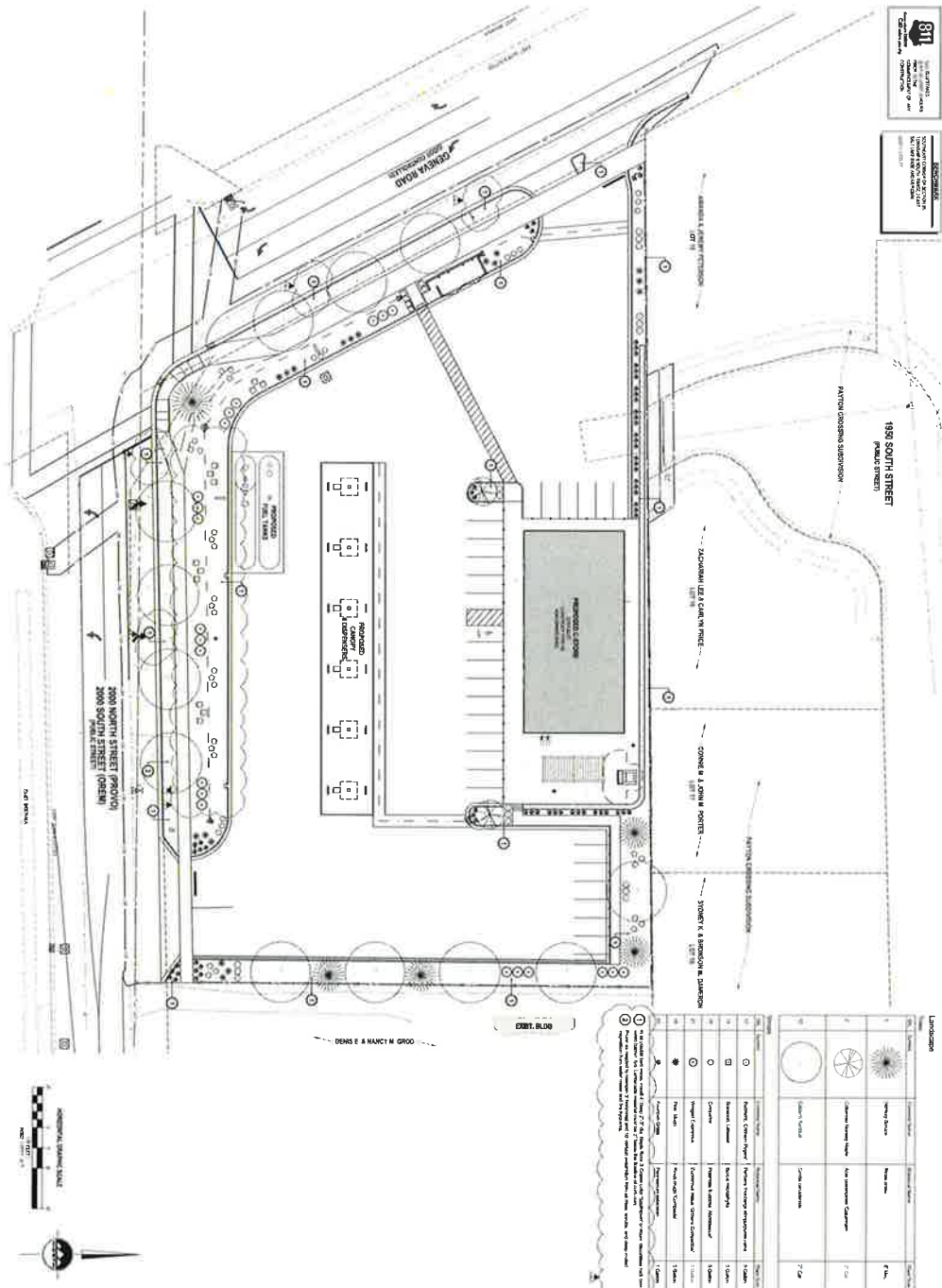
181
 City of Orem
 Planning Department
 100 N. 1000 E.
 Orem, UT 84057
 Phone: 435.224.2000
 Fax: 435.224.2001
 Website: www.cityoforem.com

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OREM ZONING ORDINANCES AND THE UTAH SUBDIVISION MAP ACT.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF OREM AND THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
5. THE DEVELOPER SHALL PROVIDE ADEQUATE STORMWATER MANAGEMENT AS SHOWN ON THESE PLANS.
6. THE DEVELOPER SHALL PROVIDE ADEQUATE PAVEMENT AND CURBS AS SHOWN ON THESE PLANS.
7. THE DEVELOPER SHALL PROVIDE ADEQUATE LIGHTING AS SHOWN ON THESE PLANS.
8. THE DEVELOPER SHALL PROVIDE ADEQUATE SIGNAGE AS SHOWN ON THESE PLANS.
9. THE DEVELOPER SHALL PROVIDE ADEQUATE SECURITY AS SHOWN ON THESE PLANS.
10. THE DEVELOPER SHALL PROVIDE ADEQUATE SAFETY AS SHOWN ON THESE PLANS.
11. THE DEVELOPER SHALL PROVIDE ADEQUATE MAINTENANCE AS SHOWN ON THESE PLANS.
12. THE DEVELOPER SHALL PROVIDE ADEQUATE RECORD DRAWINGS AS SHOWN ON THESE PLANS.
13. THE DEVELOPER SHALL PROVIDE ADEQUATE AS-BUILT DRAWINGS AS SHOWN ON THESE PLANS.
14. THE DEVELOPER SHALL PROVIDE ADEQUATE CONSTRUCTION SCHEDULE AS SHOWN ON THESE PLANS.
15. THE DEVELOPER SHALL PROVIDE ADEQUATE BUDGET AS SHOWN ON THESE PLANS.
16. THE DEVELOPER SHALL PROVIDE ADEQUATE RISK ASSESSMENT AS SHOWN ON THESE PLANS.
17. THE DEVELOPER SHALL PROVIDE ADEQUATE COMMUNITY ENGAGEMENT AS SHOWN ON THESE PLANS.
18. THE DEVELOPER SHALL PROVIDE ADEQUATE ENVIRONMENTAL IMPACT AS SHOWN ON THESE PLANS.
19. THE DEVELOPER SHALL PROVIDE ADEQUATE HISTORIC PRESERVATION AS SHOWN ON THESE PLANS.
20. THE DEVELOPER SHALL PROVIDE ADEQUATE CULTURAL RESOURCE AS SHOWN ON THESE PLANS.
21. THE DEVELOPER SHALL PROVIDE ADEQUATE ARCHAELOGICAL AS SHOWN ON THESE PLANS.
22. THE DEVELOPER SHALL PROVIDE ADEQUATE GEOLOGICAL AS SHOWN ON THESE PLANS.
23. THE DEVELOPER SHALL PROVIDE ADEQUATE HYDROLOGICAL AS SHOWN ON THESE PLANS.
24. THE DEVELOPER SHALL PROVIDE ADEQUATE SOIL CONSERVATION AS SHOWN ON THESE PLANS.
25. THE DEVELOPER SHALL PROVIDE ADEQUATE AIR QUALITY AS SHOWN ON THESE PLANS.
26. THE DEVELOPER SHALL PROVIDE ADEQUATE NOISE AS SHOWN ON THESE PLANS.
27. THE DEVELOPER SHALL PROVIDE ADEQUATE VIBRATION AS SHOWN ON THESE PLANS.
28. THE DEVELOPER SHALL PROVIDE ADEQUATE CLIMATE AS SHOWN ON THESE PLANS.
29. THE DEVELOPER SHALL PROVIDE ADEQUATE ENERGY AS SHOWN ON THESE PLANS.
30. THE DEVELOPER SHALL PROVIDE ADEQUATE WATER AS SHOWN ON THESE PLANS.
31. THE DEVELOPER SHALL PROVIDE ADEQUATE WASTE AS SHOWN ON THESE PLANS.
32. THE DEVELOPER SHALL PROVIDE ADEQUATE TRANSPORTATION AS SHOWN ON THESE PLANS.
33. THE DEVELOPER SHALL PROVIDE ADEQUATE INFRASTRUCTURE AS SHOWN ON THESE PLANS.
34. THE DEVELOPER SHALL PROVIDE ADEQUATE PUBLIC UTILITIES AS SHOWN ON THESE PLANS.
35. THE DEVELOPER SHALL PROVIDE ADEQUATE TELECOMMUNICATIONS AS SHOWN ON THESE PLANS.
36. THE DEVELOPER SHALL PROVIDE ADEQUATE FIRE PROTECTION AS SHOWN ON THESE PLANS.
37. THE DEVELOPER SHALL PROVIDE ADEQUATE HAZARDOUS WASTE AS SHOWN ON THESE PLANS.
38. THE DEVELOPER SHALL PROVIDE ADEQUATE RADIOACTIVE AS SHOWN ON THESE PLANS.
39. THE DEVELOPER SHALL PROVIDE ADEQUATE NUCLEAR AS SHOWN ON THESE PLANS.
40. THE DEVELOPER SHALL PROVIDE ADEQUATE BIOTERRORISM AS SHOWN ON THESE PLANS.
41. THE DEVELOPER SHALL PROVIDE ADEQUATE CHEMICAL AS SHOWN ON THESE PLANS.
42. THE DEVELOPER SHALL PROVIDE ADEQUATE BIOLOGICAL AS SHOWN ON THESE PLANS.
43. THE DEVELOPER SHALL PROVIDE ADEQUATE ENVIRONMENTAL AS SHOWN ON THESE PLANS.
44. THE DEVELOPER SHALL PROVIDE ADEQUATE SOCIAL AS SHOWN ON THESE PLANS.
45. THE DEVELOPER SHALL PROVIDE ADEQUATE ECONOMIC AS SHOWN ON THESE PLANS.
46. THE DEVELOPER SHALL PROVIDE ADEQUATE POLITICAL AS SHOWN ON THESE PLANS.
47. THE DEVELOPER SHALL PROVIDE ADEQUATE LEGAL AS SHOWN ON THESE PLANS.
48. THE DEVELOPER SHALL PROVIDE ADEQUATE ETHICAL AS SHOWN ON THESE PLANS.
49. THE DEVELOPER SHALL PROVIDE ADEQUATE MORAL AS SHOWN ON THESE PLANS.
50. THE DEVELOPER SHALL PROVIDE ADEQUATE RELIGIOUS AS SHOWN ON THESE PLANS.
51. THE DEVELOPER SHALL PROVIDE ADEQUATE CULTURAL AS SHOWN ON THESE PLANS.
52. THE DEVELOPER SHALL PROVIDE ADEQUATE HERITAGE AS SHOWN ON THESE PLANS.
53. THE DEVELOPER SHALL PROVIDE ADEQUATE ARTS AS SHOWN ON THESE PLANS.
54. THE DEVELOPER SHALL PROVIDE ADEQUATE RECREATION AS SHOWN ON THESE PLANS.
55. THE DEVELOPER SHALL PROVIDE ADEQUATE EDUCATION AS SHOWN ON THESE PLANS.
56. THE DEVELOPER SHALL PROVIDE ADEQUATE HEALTH AS SHOWN ON THESE PLANS.
57. THE DEVELOPER SHALL PROVIDE ADEQUATE WELFARE AS SHOWN ON THESE PLANS.
58. THE DEVELOPER SHALL PROVIDE ADEQUATE JUSTICE AS SHOWN ON THESE PLANS.
59. THE DEVELOPER SHALL PROVIDE ADEQUATE FREEDOM AS SHOWN ON THESE PLANS.
60. THE DEVELOPER SHALL PROVIDE ADEQUATE EQUALITY AS SHOWN ON THESE PLANS.
61. THE DEVELOPER SHALL PROVIDE ADEQUATE DIVERSITY AS SHOWN ON THESE PLANS.
62. THE DEVELOPER SHALL PROVIDE ADEQUATE INCLUSION AS SHOWN ON THESE PLANS.
63. THE DEVELOPER SHALL PROVIDE ADEQUATE PARTICIPATION AS SHOWN ON THESE PLANS.
64. THE DEVELOPER SHALL PROVIDE ADEQUATE TRANSPARENCY AS SHOWN ON THESE PLANS.
65. THE DEVELOPER SHALL PROVIDE ADEQUATE ACCOUNTABILITY AS SHOWN ON THESE PLANS.
66. THE DEVELOPER SHALL PROVIDE ADEQUATE RESPONSIBILITY AS SHOWN ON THESE PLANS.
67. THE DEVELOPER SHALL PROVIDE ADEQUATE INTEGRITY AS SHOWN ON THESE PLANS.
68. THE DEVELOPER SHALL PROVIDE ADEQUATE HONESTY AS SHOWN ON THESE PLANS.
69. THE DEVELOPER SHALL PROVIDE ADEQUATE FAITH AS SHOWN ON THESE PLANS.
70. THE DEVELOPER SHALL PROVIDE ADEQUATE HOPE AS SHOWN ON THESE PLANS.
71. THE DEVELOPER SHALL PROVIDE ADEQUATE CHARITY AS SHOWN ON THESE PLANS.
72. THE DEVELOPER SHALL PROVIDE ADEQUATE KINDNESS AS SHOWN ON THESE PLANS.
73. THE DEVELOPER SHALL PROVIDE ADEQUATE PATIENCE AS SHOWN ON THESE PLANS.
74. THE DEVELOPER SHALL PROVIDE ADEQUATE SELF-CONTROL AS SHOWN ON THESE PLANS.
75. THE DEVELOPER SHALL PROVIDE ADEQUATE TEMPERANCE AS SHOWN ON THESE PLANS.
76. THE DEVELOPER SHALL PROVIDE ADEQUATE COURTESY AS SHOWN ON THESE PLANS.
77. THE DEVELOPER SHALL PROVIDE ADEQUATE RESPECT AS SHOWN ON THESE PLANS.
78. THE DEVELOPER SHALL PROVIDE ADEQUATE APPRECIATION AS SHOWN ON THESE PLANS.
79. THE DEVELOPER SHALL PROVIDE ADEQUATE GRATITUDE AS SHOWN ON THESE PLANS.
80. THE DEVELOPER SHALL PROVIDE ADEQUATE HUMILITY AS SHOWN ON THESE PLANS.
81. THE DEVELOPER SHALL PROVIDE ADEQUATE MODESTY AS SHOWN ON THESE PLANS.
82. THE DEVELOPER SHALL PROVIDE ADEQUATE SIMPLICITY AS SHOWN ON THESE PLANS.
83. THE DEVELOPER SHALL PROVIDE ADEQUATE ORDER AS SHOWN ON THESE PLANS.
84. THE DEVELOPER SHALL PROVIDE ADEQUATE CLEANLINESS AS SHOWN ON THESE PLANS.
85. THE DEVELOPER SHALL PROVIDE ADEQUATE NEATNESS AS SHOWN ON THESE PLANS.
86. THE DEVELOPER SHALL PROVIDE ADEQUATE ORGANIZATION AS SHOWN ON THESE PLANS.
87. THE DEVELOPER SHALL PROVIDE ADEQUATE EFFICIENCY AS SHOWN ON THESE PLANS.
88. THE DEVELOPER SHALL PROVIDE ADEQUATE EFFECTIVENESS AS SHOWN ON THESE PLANS.
89. THE DEVELOPER SHALL PROVIDE ADEQUATE PRODUCTIVITY AS SHOWN ON THESE PLANS.
90. THE DEVELOPER SHALL PROVIDE ADEQUATE PROFICIENCY AS SHOWN ON THESE PLANS.
91. THE DEVELOPER SHALL PROVIDE ADEQUATE SKILL AS SHOWN ON THESE PLANS.
92. THE DEVELOPER SHALL PROVIDE ADEQUATE KNOWLEDGE AS SHOWN ON THESE PLANS.
93. THE DEVELOPER SHALL PROVIDE ADEQUATE WISDOM AS SHOWN ON THESE PLANS.
94. THE DEVELOPER SHALL PROVIDE ADEQUATE UNDERSTANDING AS SHOWN ON THESE PLANS.
95. THE DEVELOPER SHALL PROVIDE ADEQUATE INSIGHT AS SHOWN ON THESE PLANS.
96. THE DEVELOPER SHALL PROVIDE ADEQUATE CLARITY AS SHOWN ON THESE PLANS.
97. THE DEVELOPER SHALL PROVIDE ADEQUATE PRECISION AS SHOWN ON THESE PLANS.
98. THE DEVELOPER SHALL PROVIDE ADEQUATE ACCURACY AS SHOWN ON THESE PLANS.
99. THE DEVELOPER SHALL PROVIDE ADEQUATE RELIABILITY AS SHOWN ON THESE PLANS.
100. THE DEVELOPER SHALL PROVIDE ADEQUATE CONSISTENCY AS SHOWN ON THESE PLANS.

OREM HOLIDAY OIL
 1961 SOUTH GENEVA ROAD
 OREM, UTAH

ENSGN
 ENGINEERING & ARCHITECTURE
 100 N. 1000 E.
 OREM, UT 84057
 PHONE: 435.224.2000
 FAX: 435.224.2001
 WWW.ENSGN.COM



811
 Call Before You Dig
 1-800-4-A-DIG
 www.callbeforeyoudig.com

NOT TO SCALE
 THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

LEGEND

Symbol	Description	Plant Name	Quantity
(Tree symbol)	Planting Details	Maple	1
(Shrub symbol)	Planting Details	Yucca	1
(Grass symbol)	Planting Details	Grass	1

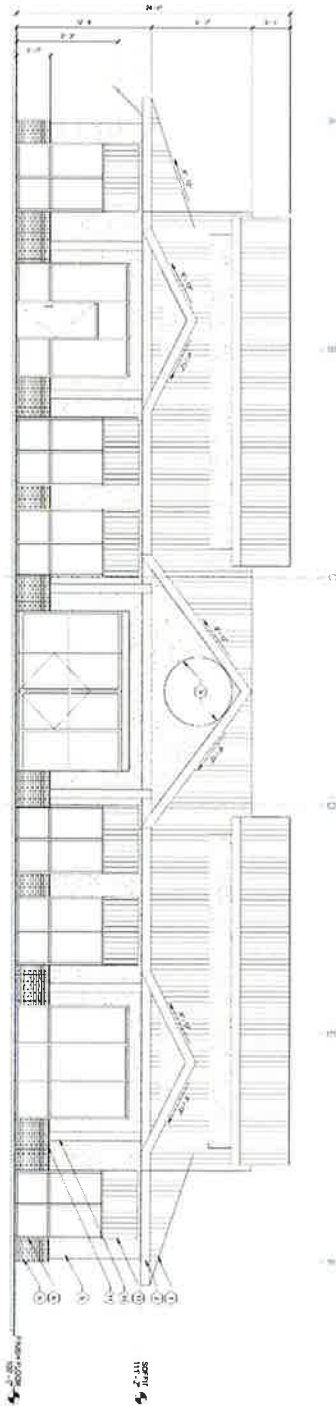
1. All plants shown on this plan are to be installed by the contractor. The contractor shall be responsible for obtaining all necessary permits and licenses for the installation of any plants shown on this plan. The contractor shall also be responsible for the maintenance and care of all plants shown on this plan for a period of one year after installation. The contractor shall provide a written report to the owner detailing the installation and maintenance of all plants shown on this plan.

OREM HOLIDAY OIL
 1881 SOUTH GENEVA ROAD
 OREM, UTAH

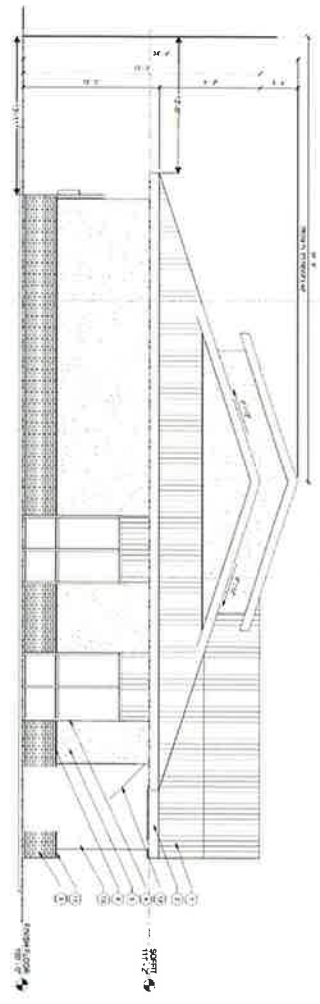
ENSIGN
 THE PROFESSIONAL LANDSCAPE ARCHITECTS

441 EAST 3000 S. SUITE 200
 SALT LAKE CITY, UT 84119
 PHONE: 801.534.1700
 FAX: 801.534.1700
 WWW.ENSIGNARCHITECTS.COM

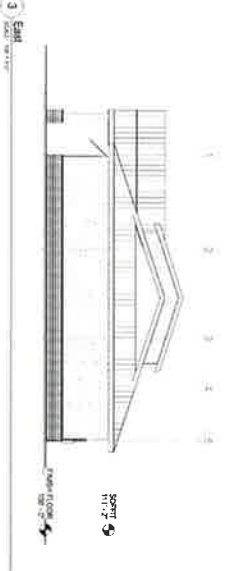
LANDSCAPE PLAN
 L100



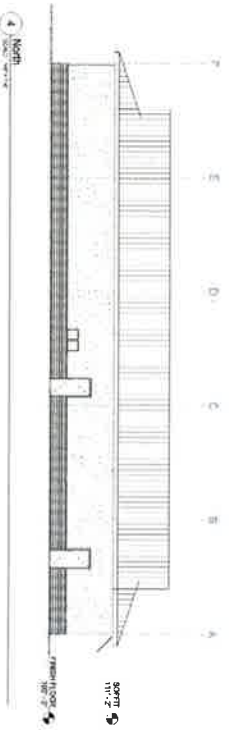
1) South
Scale: 1/8" = 1'-0"



2) West
Scale: 1/8" = 1'-0"



3) East
Scale: 1/8" = 1'-0"



4) North
Scale: 1/8" = 1'-0"

- EXPLANATION OF NOTES:**
- 1) GRAIN SANDWICH PANELS (SHEATHING)
 - 2) 1/2" GYPSUM BOARD
 - 3) 2" RIGID INSULATION
 - 4) 1/2" GYPSUM BOARD
 - 5) 1/2" RIGID INSULATION
 - 6) 1/2" GYPSUM BOARD
 - 7) 1/2" RIGID INSULATION
 - 8) 1/2" GYPSUM BOARD
 - 9) 1/2" RIGID INSULATION
 - 10) 1/2" GYPSUM BOARD

<p>OREM HOLIDAY OIL</p> <p>1901 SOUTH GENEVA ROAD OREM CITY, UTAH</p>	<p>ENSIGN INCORPORATED</p> <p>1000 WEST CENTER STREET SUITE 200 OREM, UT 84401 PHONE: 801.225.2200 FAX: 801.225.2201 WWW.ENSIGN.COM</p>	<p>OWNER: OREM HOLIDAY OIL 1901 SOUTH GENEVA ROAD OREM, UT 84401</p> <p>ARCHITECT: ENSIGN ARCHITECTURE 1000 WEST CENTER STREET SUITE 200 OREM, UT 84401</p>
<p>EXTENSION ESTIMATIONS</p> <p>A200</p>		