

RESOLUTION NO. PC-2024-0016

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION APPROVING THE SITE PLAN OF OREM TECH SOUTH RETAIL LOCATED GENERALLY AT 1637 WEST 1340 NORTH IN THE PD36 ZONE.

WHEREAS on May 31, 2022, Bracken Atkinson filed an application with the City of Orem requesting the Planning Commission approve the site plan of Orem Tech South Retail located generally at 1637 West 1340 North in the PD36 zone; and

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

WHEREAS 22 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 hereby approves the site plan of Orem Tech South Retail located generally at 1637 West 1340 North in the PD36 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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 20<sup>th</sup> day of March 2024.

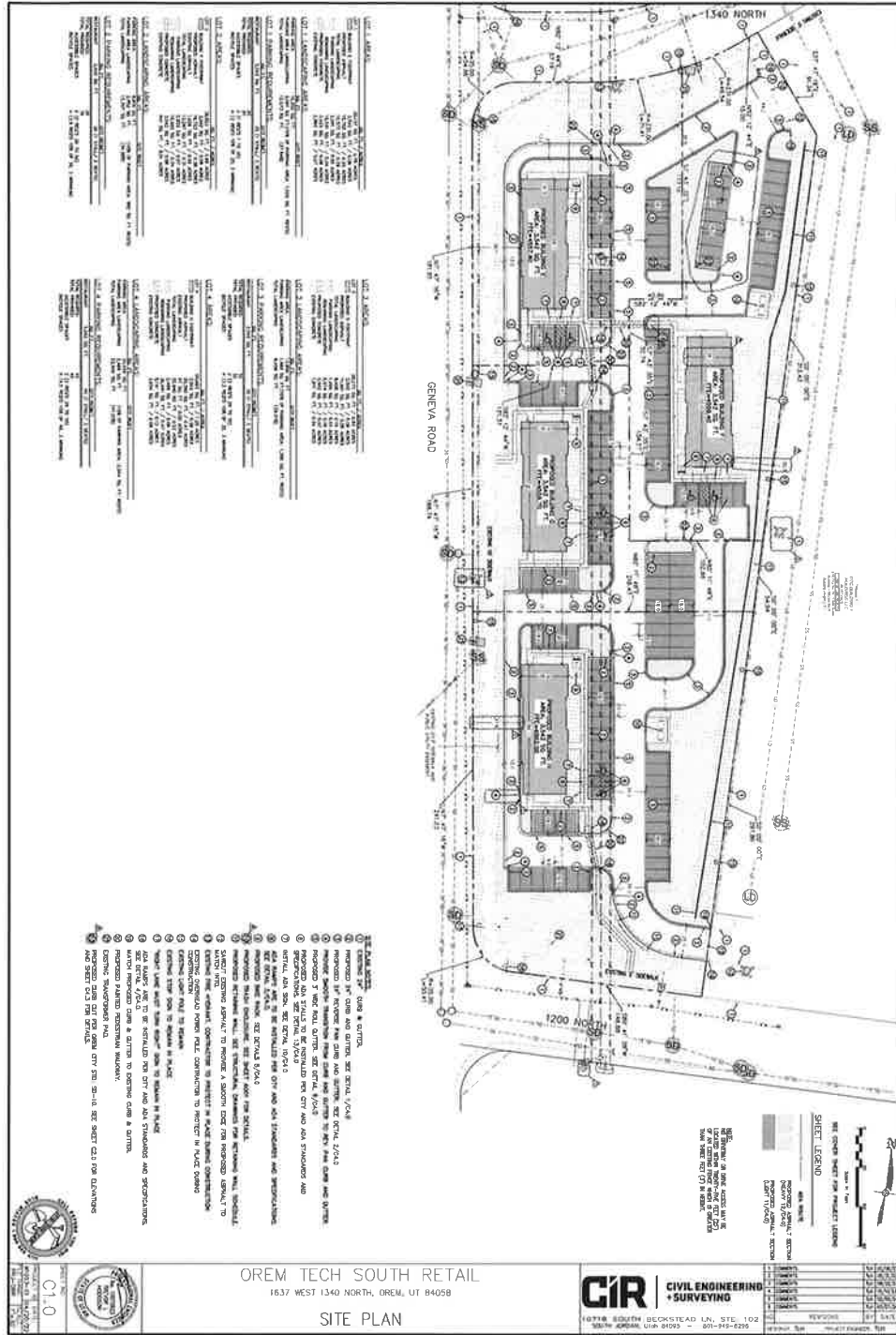


CITY OF OREM, by  
Madeline Komen, Chair

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"/>



**LIST 1. EXISTING UTILITIES**

**LIST 2. EXISTING STRUCTURES**

**LIST 3. EXISTING EASEMENTS**

**LIST 4. EXISTING SURVEY DATA**

**LIST 5. EXISTING ADJACENT PROPERTIES**

**LIST 6. EXISTING ADJACENT UTILITIES**

**LIST 7. EXISTING ADJACENT EASEMENTS**

**LIST 8. EXISTING ADJACENT SURVEY DATA**

**LIST 9. EXISTING ADJACENT PROPERTIES**

**LIST 10. EXISTING ADJACENT UTILITIES**

**LIST 11. EXISTING ADJACENT EASEMENTS**

**LIST 12. EXISTING ADJACENT SURVEY DATA**

**LIST 13. EXISTING ADJACENT PROPERTIES**

**LIST 14. EXISTING ADJACENT UTILITIES**

**LIST 15. EXISTING ADJACENT EASEMENTS**

**LIST 16. EXISTING ADJACENT SURVEY DATA**

**LIST 17. EXISTING ADJACENT PROPERTIES**

**LIST 18. EXISTING ADJACENT UTILITIES**

**LIST 19. EXISTING ADJACENT EASEMENTS**

**LIST 20. EXISTING ADJACENT SURVEY DATA**

**LIST 21. EXISTING ADJACENT PROPERTIES**

**LIST 22. EXISTING ADJACENT UTILITIES**

**LIST 23. EXISTING ADJACENT EASEMENTS**

**LIST 24. EXISTING ADJACENT SURVEY DATA**

**LIST 25. EXISTING ADJACENT PROPERTIES**

**LIST 26. EXISTING ADJACENT UTILITIES**

**LIST 27. EXISTING ADJACENT EASEMENTS**

**LIST 28. EXISTING ADJACENT SURVEY DATA**

**LIST 29. EXISTING ADJACENT PROPERTIES**

**LIST 30. EXISTING ADJACENT UTILITIES**

**LIST 31. EXISTING ADJACENT EASEMENTS**

**LIST 32. EXISTING ADJACENT SURVEY DATA**

**LIST 33. EXISTING ADJACENT PROPERTIES**

**LIST 34. EXISTING ADJACENT UTILITIES**

**LIST 35. EXISTING ADJACENT EASEMENTS**

**LIST 36. EXISTING ADJACENT SURVEY DATA**

**LIST 37. EXISTING ADJACENT PROPERTIES**

**LIST 38. EXISTING ADJACENT UTILITIES**

**LIST 39. EXISTING ADJACENT EASEMENTS**

**LIST 40. EXISTING ADJACENT SURVEY DATA**

- NOTES:**
1. REFER TO SHEET C1.0 FOR GENERAL NOTES.
  2. REFER TO SHEET C1.1 FOR GENERAL NOTES.
  3. REFER TO SHEET C1.2 FOR GENERAL NOTES.
  4. REFER TO SHEET C1.3 FOR GENERAL NOTES.
  5. REFER TO SHEET C1.4 FOR GENERAL NOTES.
  6. REFER TO SHEET C1.5 FOR GENERAL NOTES.
  7. REFER TO SHEET C1.6 FOR GENERAL NOTES.
  8. REFER TO SHEET C1.7 FOR GENERAL NOTES.
  9. REFER TO SHEET C1.8 FOR GENERAL NOTES.
  10. REFER TO SHEET C1.9 FOR GENERAL NOTES.
  11. REFER TO SHEET C1.10 FOR GENERAL NOTES.
  12. REFER TO SHEET C1.11 FOR GENERAL NOTES.
  13. REFER TO SHEET C1.12 FOR GENERAL NOTES.
  14. REFER TO SHEET C1.13 FOR GENERAL NOTES.
  15. REFER TO SHEET C1.14 FOR GENERAL NOTES.
  16. REFER TO SHEET C1.15 FOR GENERAL NOTES.
  17. REFER TO SHEET C1.16 FOR GENERAL NOTES.
  18. REFER TO SHEET C1.17 FOR GENERAL NOTES.
  19. REFER TO SHEET C1.18 FOR GENERAL NOTES.
  20. REFER TO SHEET C1.19 FOR GENERAL NOTES.
  21. REFER TO SHEET C1.20 FOR GENERAL NOTES.
  22. REFER TO SHEET C1.21 FOR GENERAL NOTES.
  23. REFER TO SHEET C1.22 FOR GENERAL NOTES.
  24. REFER TO SHEET C1.23 FOR GENERAL NOTES.
  25. REFER TO SHEET C1.24 FOR GENERAL NOTES.
  26. REFER TO SHEET C1.25 FOR GENERAL NOTES.
  27. REFER TO SHEET C1.26 FOR GENERAL NOTES.
  28. REFER TO SHEET C1.27 FOR GENERAL NOTES.
  29. REFER TO SHEET C1.28 FOR GENERAL NOTES.
  30. REFER TO SHEET C1.29 FOR GENERAL NOTES.
  31. REFER TO SHEET C1.30 FOR GENERAL NOTES.
  32. REFER TO SHEET C1.31 FOR GENERAL NOTES.
  33. REFER TO SHEET C1.32 FOR GENERAL NOTES.
  34. REFER TO SHEET C1.33 FOR GENERAL NOTES.
  35. REFER TO SHEET C1.34 FOR GENERAL NOTES.
  36. REFER TO SHEET C1.35 FOR GENERAL NOTES.
  37. REFER TO SHEET C1.36 FOR GENERAL NOTES.
  38. REFER TO SHEET C1.37 FOR GENERAL NOTES.
  39. REFER TO SHEET C1.38 FOR GENERAL NOTES.
  40. REFER TO SHEET C1.39 FOR GENERAL NOTES.
  41. REFER TO SHEET C1.40 FOR GENERAL NOTES.
  42. REFER TO SHEET C1.41 FOR GENERAL NOTES.
  43. REFER TO SHEET C1.42 FOR GENERAL NOTES.
  44. REFER TO SHEET C1.43 FOR GENERAL NOTES.
  45. REFER TO SHEET C1.44 FOR GENERAL NOTES.
  46. REFER TO SHEET C1.45 FOR GENERAL NOTES.
  47. REFER TO SHEET C1.46 FOR GENERAL NOTES.
  48. REFER TO SHEET C1.47 FOR GENERAL NOTES.
  49. REFER TO SHEET C1.48 FOR GENERAL NOTES.
  50. REFER TO SHEET C1.49 FOR GENERAL NOTES.
  51. REFER TO SHEET C1.50 FOR GENERAL NOTES.
  52. REFER TO SHEET C1.51 FOR GENERAL NOTES.
  53. REFER TO SHEET C1.52 FOR GENERAL NOTES.
  54. REFER TO SHEET C1.53 FOR GENERAL NOTES.
  55. REFER TO SHEET C1.54 FOR GENERAL NOTES.
  56. REFER TO SHEET C1.55 FOR GENERAL NOTES.
  57. REFER TO SHEET C1.56 FOR GENERAL NOTES.
  58. REFER TO SHEET C1.57 FOR GENERAL NOTES.
  59. REFER TO SHEET C1.58 FOR GENERAL NOTES.
  60. REFER TO SHEET C1.59 FOR GENERAL NOTES.
  61. REFER TO SHEET C1.60 FOR GENERAL NOTES.
  62. REFER TO SHEET C1.61 FOR GENERAL NOTES.
  63. REFER TO SHEET C1.62 FOR GENERAL NOTES.
  64. REFER TO SHEET C1.63 FOR GENERAL NOTES.
  65. REFER TO SHEET C1.64 FOR GENERAL NOTES.
  66. REFER TO SHEET C1.65 FOR GENERAL NOTES.
  67. REFER TO SHEET C1.66 FOR GENERAL NOTES.
  68. REFER TO SHEET C1.67 FOR GENERAL NOTES.
  69. REFER TO SHEET C1.68 FOR GENERAL NOTES.
  70. REFER TO SHEET C1.69 FOR GENERAL NOTES.
  71. REFER TO SHEET C1.70 FOR GENERAL NOTES.
  72. REFER TO SHEET C1.71 FOR GENERAL NOTES.
  73. REFER TO SHEET C1.72 FOR GENERAL NOTES.
  74. REFER TO SHEET C1.73 FOR GENERAL NOTES.
  75. REFER TO SHEET C1.74 FOR GENERAL NOTES.
  76. REFER TO SHEET C1.75 FOR GENERAL NOTES.
  77. REFER TO SHEET C1.76 FOR GENERAL NOTES.
  78. REFER TO SHEET C1.77 FOR GENERAL NOTES.
  79. REFER TO SHEET C1.78 FOR GENERAL NOTES.
  80. REFER TO SHEET C1.79 FOR GENERAL NOTES.
  81. REFER TO SHEET C1.80 FOR GENERAL NOTES.
  82. REFER TO SHEET C1.81 FOR GENERAL NOTES.
  83. REFER TO SHEET C1.82 FOR GENERAL NOTES.
  84. REFER TO SHEET C1.83 FOR GENERAL NOTES.
  85. REFER TO SHEET C1.84 FOR GENERAL NOTES.
  86. REFER TO SHEET C1.85 FOR GENERAL NOTES.
  87. REFER TO SHEET C1.86 FOR GENERAL NOTES.
  88. REFER TO SHEET C1.87 FOR GENERAL NOTES.
  89. REFER TO SHEET C1.88 FOR GENERAL NOTES.
  90. REFER TO SHEET C1.89 FOR GENERAL NOTES.
  91. REFER TO SHEET C1.90 FOR GENERAL NOTES.
  92. REFER TO SHEET C1.91 FOR GENERAL NOTES.
  93. REFER TO SHEET C1.92 FOR GENERAL NOTES.
  94. REFER TO SHEET C1.93 FOR GENERAL NOTES.
  95. REFER TO SHEET C1.94 FOR GENERAL NOTES.
  96. REFER TO SHEET C1.95 FOR GENERAL NOTES.
  97. REFER TO SHEET C1.96 FOR GENERAL NOTES.
  98. REFER TO SHEET C1.97 FOR GENERAL NOTES.
  99. REFER TO SHEET C1.98 FOR GENERAL NOTES.
  100. REFER TO SHEET C1.99 FOR GENERAL NOTES.
  101. REFER TO SHEET C1.100 FOR GENERAL NOTES.



**OREM TECH SOUTH RETAIL**  
 1637 WEST 1340 NORTH, OREM, UT 84058  
**SITE PLAN**

**CIR CIVIL ENGINEERING + SURVEYING**  
 10718 SOUTH BLOOMFIELD LANE, STE. 100  
 SOUTH JORDAN, UT 84095 - 801-949-2295

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	12/31/2024
2	ISSUED FOR CONSTRUCTION	12/31/2024
3	ISSUED FOR AS-BUILT	12/31/2024

