CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
July 14, 2026

This meeting may be held electronically
to allow a Councilmember to participate.

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. WORK SESSION ITEMS

While this is a public meeting, we kindly ask that only presenters and individuals specifically invited by the Mayor or City Council speak or ask questions. This helps us conduct the City's business in an efficient and orderly manner. If you would like to make a comment on an issue, please do so during the Public Appearances portion of the regular meeting. This ensures that your comment is properly addressed and documented for the official record. Please keep side conversations to a minimum as it interferes with the audio recording.

1.1 PRESENTATION - MyOrem Update (10 min presentation 5 min Q&A)
Presenter: Keri Rugg, Deputy City Manager

1.2 PRESENTATION - Fraud Risk Assessment (5 min presentation 5 min Q&A)
Presenter: Brandon Nelson, Chief Financial Officer

1.3 PRESENTATION - Firework Cancellation Follow Up (10 min presentation 5 min Q&A)
Presenter: Marc Sanderson, Fire Chief

1.4 PRESENTATION - Wildland Team Update (20 min presentation 5 min Q&A)
Presenter: Shaun Hirst, Assistant Fire Chief and Mike Hickman, Fire Captain

1.5 PRESENTATION - Canal Update (10 min presentation 5 min Q&A)
Presenter: Gary McGinn, Community Development Exectutive Director

1.6 PRESENTATION - Detached Accessory Dwelling Units Update (10 min presentation 5 min Q&A)
Presenter: Gary McGinn, Community Development Executive Director

1.7 PRESENTATION - Property Tax Calculator (25 min presentation 10 min Q&A)
Presenter: Jennica Jones, Strategy and Innovation Director and Pete Wolfley, Civic Engagement Director

2. CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

This is an opportunity for members of the City Council to raise issues of information or concern.

2.1 REPORT - Chris Killpack

3. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

6. PLEDGE OF ALLEGIANCE: BY INVITATION

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1 PRESENTATION - Oremfest Follow Up
Presenter: Kenice Whitaker, Events Manager and Sydney Wong, Events Coordinator

7.2 PRESENTATION - Car Show Fundraiser for American Legion
Presenter: Kenice Whitaker, Event Manager

7.3 PRESENTATION - Events Safety
Presenter: Blake Fenn, Police Lieutenant

8. PERSONAL APPEARANCES – 15 MINUTES

Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the city. Comments should focus on issues concerning the city. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)

9. CONSENT ITEMS

9.1 APPROVAL OF MEETING MINUTES
June 9, 2026, June 15, 2026 Joint Meeting with Lindon City and June 23, 2026

10. SCHEDULED ITEMS

10.1 PUBLIC HEARING - ORDINANCE - Amending Appendix OO of the Orem City Code by altering the existing concept plan for the PD-53 Zone, located generally at 1890 North State Street.
Presenter: Jared Hall, Planning Director

10.2 PUBLIC HEARING - ORDINANCE - Amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. Approximately 5.93 acres.
Presenter: Jared Hall, Planning Director

11. FINANCIAL ITEMS

This item is for information purposes only. Find the financial statement in the City Council meeting packet.

12. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.

13. ADJOURN TO A CLOSED SESSION IN SUMMIT CONFERENCE ROOM

To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)

This agenda is also available on the City's webpage at orem.org

CITY OF OREM

CITY COUNCIL MEETING

JULY 14, 2026

REQUEST:	APPROVAL OF MEETING MINUTES
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY OF OREM **CITY COUNCIL MEETING** **JULY 14, 2026**
REQUEST:	PUBLIC HEARING - ORDINANCE - Amending Appendix OO of the Orem City Code by altering the existing concept plan for the PD-53 Zone, located generally at 1890 North State Street.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

OREM	CITY COUNCIL July 14th, 2026	**New Concept Plan, PD-53 Zone**
	PUBLIC HEARING – Text Amendment **Kneaders North Orem, PD-53 Zone** *Ordinance amending Appendix OO of the Orem City Code, adopting a new Concept Plan for the PD-53 Zone located generally at 1890 North State Street, (Approximately 5.39 acres.)*	**Prepared By:** Grace Bjarnson **Applicant:** David Vincent

Notices:

Posted in 2 public places

Posted on City Webpage and City hotline

Posted at Utah.gov/pmn

notices sent to property owners within a 1,000-foot radius

Site Information:

General Plan Designation: **Community Commercial**

Current Zone: **PD-53**

Acreage: **5.39 acres**

Neighborhood: **Northridge**

Action:

The City Council may approve or deny the requested amendment or may vote to continue the hearing to a future date to allow for further review, or for additional information or public comment.

REQUEST: The applicant requests that the City Council approve an amended concept plan for the PD-53 zone in Orem City located generally at 1890 N. State Street.

PLANNING COMMISSION ACTION: The Commission considered the proposed amendment at a public hearing on July 1st, 2026. The Commission voted unanimously (6-0) to recommend approval of the proposed amendment to the City Council.

BACKGROUND: The applicants have submitted a request to amend the Concept Plan for the PD-53 zone located generally at 1890 N. State Street. The PD-53 zone was approved in February of 2024. The applicant does not wish to amend the code itself - only to modify the concept plan. This means that the new concept plan must meet the code already established for this area. The northwest portion of the PD-53 zone currently houses several smaller businesses including the Kneaders restaurant. The rest of this zone includes extensive parking areas, undeveloped lots, and a large grocery store which has not been in use in many years.

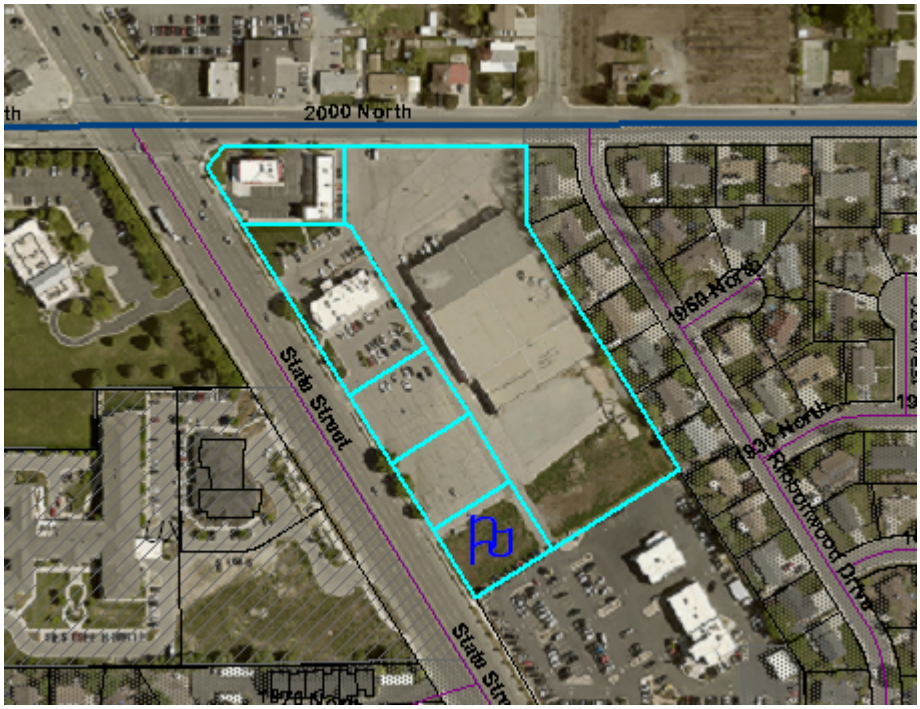


Figure 1: Subject Property, aerial

REVIEW & ANALYSIS:

PD-53 Zone and Current Concept Plan – The Purpose of the PD-53 zone is to create a cohesive commercial and retail development that considers the opportunities and requirements of state street frontage while also considering compatibility issues with the residential properties to the East and North. The zone primarily follows the development standards in the C2 zone with adjustments to standards for setbacks, parking, and drive-through. The text of the PD-53 zone is provided for your review as a separate file. Below is an image of the current concept plan attached to the PD-53 zone. The current plan follows requirements of the PD-53 and C2 zones. In place of the unused grocery store, two large 3-story office buildings were to be created with a pedestrian plaza between them. The current PD-53 concept plan, including elevations, is provided for your review as a separate file.

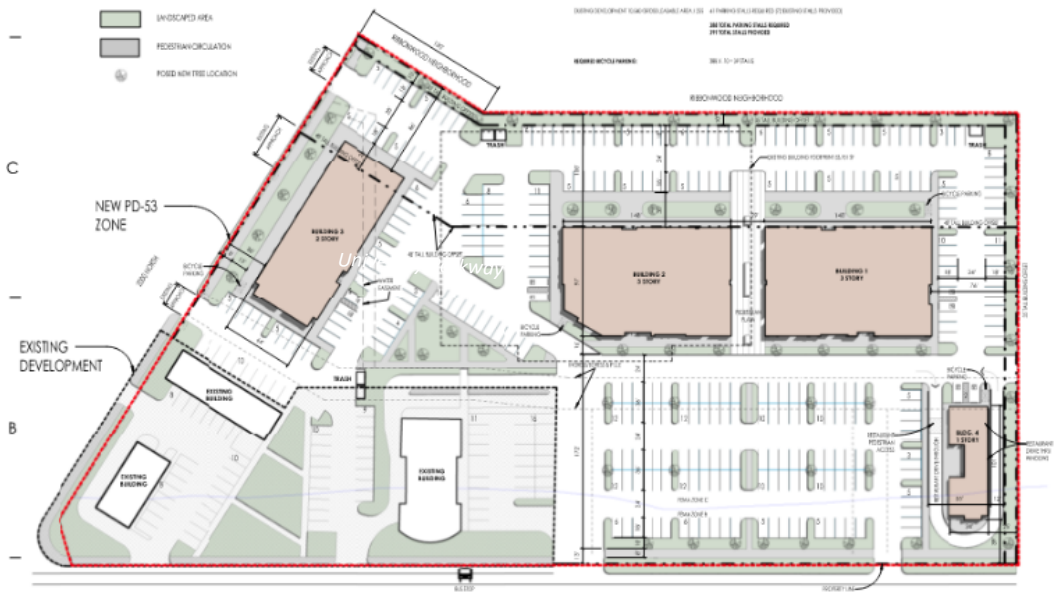


Figure 2: Existing Concept Plan for the PD-53 zone

Proposed Concept Plan – Recently, a viable option involving Clyde Co has been developed for this location that meets the current PD-53 zone standards. The proposed concept replaces the 3-story office buildings with a unique home-improvement store.

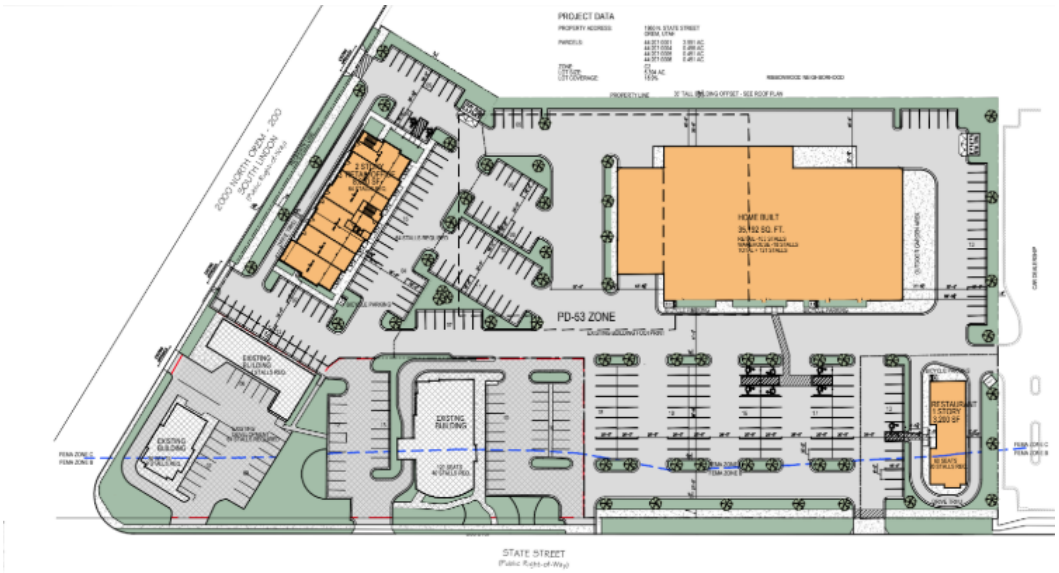


Figure 3: Proposed Concept Plan for the PD-53 zone

The new home-improvement building would be sited closer to the residential neighborhood on the East than the current plan's office buildings, but the building is shorter than the 3-story office buildings. The other principal difference concerns the layout of the parking. The parking areas have been adjusted to accommodate a covered drive-through/pickup area attached to the North side of the home improvement building. The complete Proposed Concept Plan, including elevations, is provided for your review as a separate file.

Height – Maximum building height in the PD-53 zone is 48 feet except for portions of a structure within 100 feet of residential areas, where height is then limited to 35 feet. The home improvement building will be just over 45 feet from the east property line, which abuts residential properties. This proximity necessitated a lower roof height at the back of the building as can be seen on the elevation below.

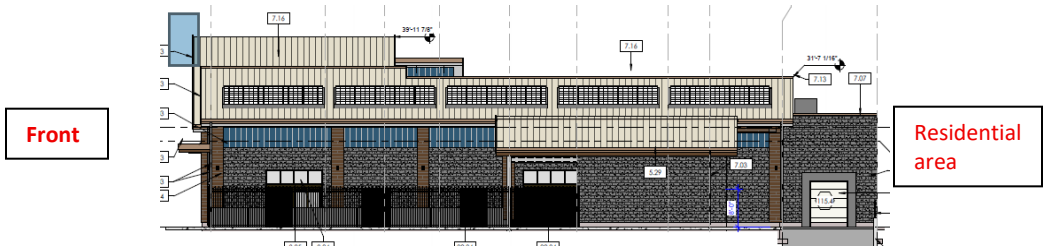


Figure 4: South Building Elevation, showing the lowered height on the east.

Parking – The PD-53 zone parking requirement is 1 parking stall per 255 ft² as opposed to the requirement of 1 parking stall per every 250 ft² in the C2 zone. Based upon this requirement the total parking requirement for all 6 buildings in the concept plan is 245 spaces. The proposed concept plan provides 277 parking spaces.

BUILDING:		SQ. FT.	REQUIRED VEHICLE PARKING:	
BUILDING #1	HOMEBUILT	30,822 SF	1 STALL / 255 SF	121 STALLS REQUIRED
BUILDING #2	RETAIL / OFFICE	16,000 SF	1 STALL / 255 SF	63 STALLS REQUIRED
BUILDING #3	RESTAURANT	3,200 SF	1 STALL / 255 SF	13 STALLS REQUIRED
BUILDING #4	KNEADERS	6,032 SF	1 STALL / 255 SF	24 STALLS REQUIRED
BUILDING #5	RETAIL	3,518 SF	1 STALL / 255 SF	14 STALLS REQUIRED
BUILDING #6	SWEETO BURRITO	2,240 SF	1 STALL / 255 SF	10 STALLS REQUIRED
REQUIRED BICYCLE PARKING: 10% OF 245 STALL	25 SPACES REQUIRED			245 STALLS REQUIRED 277 STALLS PROVIDED - SITE

Figure 5: Parking Requirements

State Street Elevations – The facades of the buildings along the State Street corridor meet the State Street Corridor architectural feature requirements including the ground-story 40% transparent window requirement and will integrate well with other new construction along State Street.



Figure 6: West Elevation Facing State Street

Transportation / Traffic – No significant difference results in traffic volumes or patterns results comparing the current plan to the proposed plan. The proposed concept has been sent to the Utah Department of Transportation (UDOT) for a permit review under access management standards. Since the UDOT permit has not yet been received, the DRC's recommendation is conditioned upon final UDOT permit approval. Any recommendation of approval to the Council should include the same condition.

DRC REVIEW: The Development Review Committee (DRC) voted to forward the application to the Planning Commission with the condition that the project receive a UDOT permit approval at a public meeting held on Monday, June 11th, 2026.

PROCESS / NEXT ACTIONS : If the text amendment is approved by the City Council, the applicants will then submit applications for site plan approvals through the Planning Commission. Those submittals will require a greater degree of detail with regard to engineering and site development concerns such as grading and drainage, traffic impact, photometric plans, full landscaping plans, and others. However, unlike a concept plan for a rezone application, the site plan will be required to follow as closely as possible the new concept plan replacing appendix OO.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS: For land use amendments like the requested text amendment, Utah State Code states that the "planning commission shall… review and recommend to the [Orem City Council ("Council")] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council "may not make any amendment [to the land use ordinance or zoning map] unless the Council… first submits the amendment to the planning

commission for the planning commission's recommendation." See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS: After review and consideration of the application the City Council may APPROVE or DENY the proposed text amendment or may CONTINUE their consideration to allow for changes or additional information or comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny
"I move to **[choose APPROVE** or **DENY]** by ordinance the request to amend Appendix OO of the Orem City Code, adopting the new proposed Concept Plan for the PD-53 zone located generally at 1980 North State Street (approximately 5.39 acres).

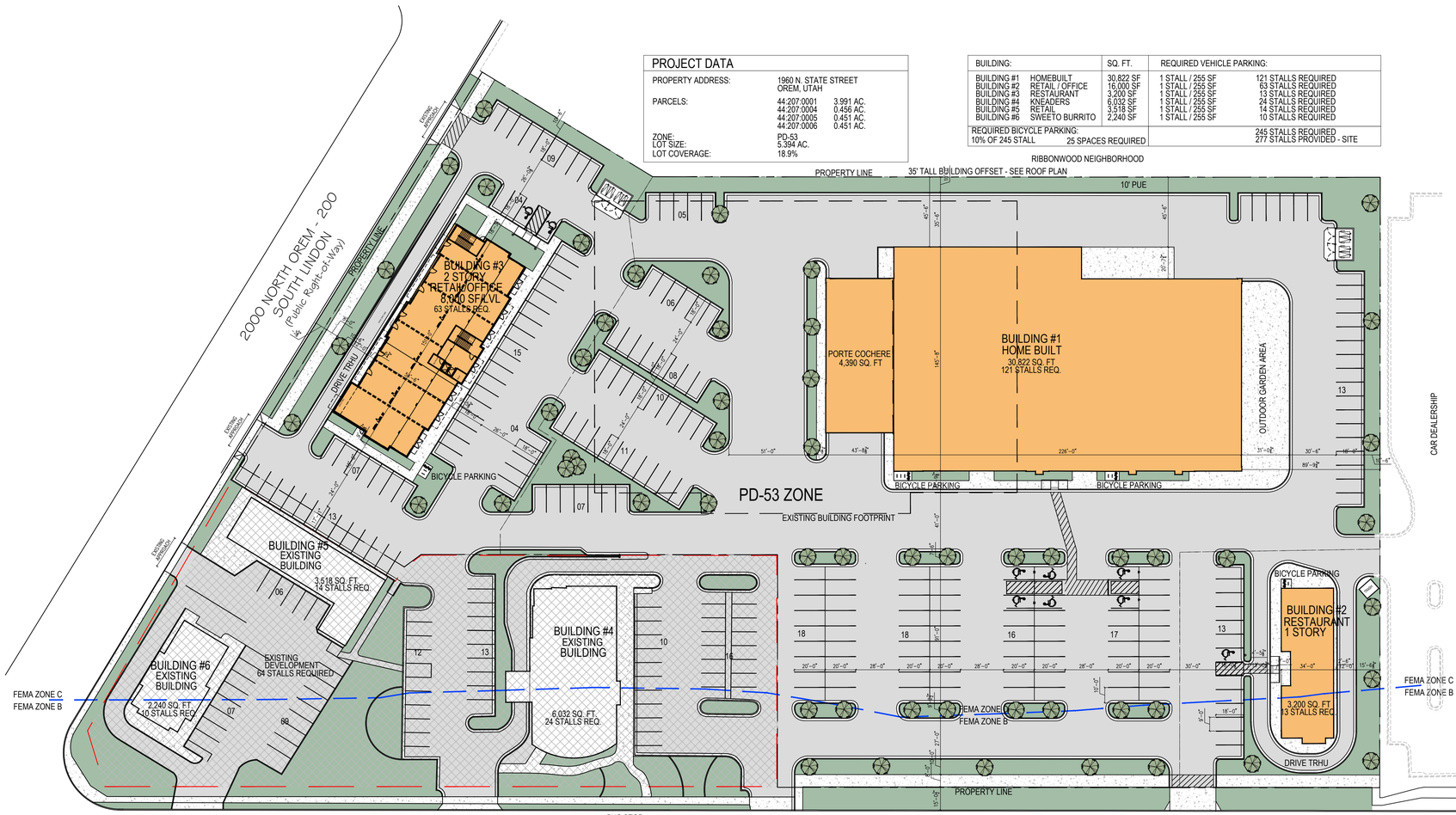
Motion to Continue the Request
"I move that the Council continue this request for further consideration to (choose another date as appropriate)."

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 6/10/2026 X:\ACAD\Tile\Kneaders Slate Street Site\KNEADERS-STATE-STREET-SITE R2.dwg

PROJECT DATA		
PROPERTY ADDRESS:	1960 N. STATE STREET OREM, UTAH	
PARCELS:	44-207:0001 44-207:0004 44-207:0005 44-207:0006	3.991 AC. 0.456 AC. 0.451 AC. 0.451 AC.
ZONE: LOT SIZE: LOT COVERAGE:	PD-53 5.394 AC. 18.9%	

BUILDING:		SQ. FT.	REQUIRED VEHICLE PARKING:	
BUILDING #1	HOMEBUILT	30,822 SF	1 STALL / 255 SF	121 STALLS REQUIRED
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REQUIRED BICYCLE PARKING: 10% OF 245 STALL		25 SPACES REQUIRED		245 STALLS REQUIRED 277 STALLS PROVIDED - SITE



SITE PLAN

SCALE: 1" = 40'

GENERAL NOTES

ZONING:

ZONE: PD -53

SETBACKS:

- BACK OF REQUIRED 8' SIDEWALK ADJACENT TO STATE STREET
  10' PLANTER STRIP - NOT USED STORM WATER DETENTION
- CONNECTOR STREET: 20'
- NON RESIDENTIAL ADJOINING PROPERTY: 0'
- ALL BUILDING AND PARKING LOTS SHALL BE SETBACK ATLEAST TEN (10') FEET FROM ANY REQUIRED SIDEWALK ADJACENT TO STATE STREET (ADJACNET SIDEWALKS INCLUDE SIDEWALKS SEPARATED FROM STATE STREET BY A LANDSCAPE STRIP.) NOT WITHSTANDING THE FOREGOING, A DRIVE-THROUGH AISLE FOR ONE (1) COMMERCIAL OR RETAIL BUILDING SHALL BE PERMITTED TO EXTEND INTO SUCH SETBACK AREA BUT SUCH DRIVE-THROUGH AISLE SHALL BE SETBACK AT LEAST ONE FOOT (1') FROM THE BACK OF REQUIRED SIDEWALK (THE SIDE FURTHEST FROM THE STREET)

Zone Development Standards	
PD53	
From back of sidewalk adjacent to State Street or State Street Connector Street:	10'
From all other streets:	20'*****
From an adjoining property in a non-residential zone:	0'
From an adjoining property in a residential zone:	10'
Structure Heights:	
Minimum:	8'
Maximum:	48'***

*** Exception: The maximum heights for structures in the PD-53 zone which are setback less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet.
***** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All building and parking lots shall be setback at least ten feet (10') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip). Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area but such drive-through aisle shall be setback at least one foot (1') from the back of the required sidewalk (the side furthest from the street).

STRUCTURAL HEIGHT:

- MINIMUM: 8'
- MAXIMM: 48' (35' UNLESS 100' FROM RESIDENTIAL

PARKING:

- 90° PARKING STALL
- 9' WIDE x 18' LONG
- 24' AISLE - 26' FIRETRUCK ACCERSS

BUILDING < 10,000 SF GROSS FLOOR AREA
- 1 STALL EVERY 255 SF GROSS FLOOR AREA

BUILDING > 10,000 SF OF GROSS FLOOR AREA OR GREATER
- 1 STALL EVERY 255 SF GROSS LEASABLE AREA. IF THE LEASABLE AREA IS NOT KNOWN, ONE STALL SHALL BE REQUIRED FOR EVERY 255 SF OF GROSS FLOOR AREA.

PEDESTRIAN ACCESS:

- PEDESTRIAN PATH FROM PUBLIC RIGHT OF WAY AND PUBLIC TRANSPORT STOP FOR EVERY 600' OF FRONTAGE

BIKE PARKING:

- 10% OF AUTOMOBILE PARKING (MIN. 3 STALLS)
- MUST ALOW FOR LOCKING BOTH FROM WHEEL AND TO AN ANCHORED RUST RESISTANT SOLID RACK OR LOCKER.
- AREA PROTECTED FROM VEHICLES.
- DESIGNED NOT TO DAMAGE BIKES
- INCORPORATED INTO ASTHETICS OF BUILDING.
- LOCATED IN A CONVIENENT WELL LIT, HIGHLY VISIBLE AREA.
- NOT TO INTERFERE WITH PEDESTRIAN TRAFFIC.

LANDSCAPING:

- LANDSCAPED END ISLES.
- MIN. 8' WIDE OF EVERY OTHER ROW WITHIN 75' OF RIGHT OF WAY.
- MIN. 1 DECIDUOUS TREE.
- MIN. 50% LIVING VEGETAION COVERAGE UNDER 2' HIGH.
- PLANTER BOXES DO NOT APPLY.
- LANDSCAPE AREAS MUST BE 5x5.
- CONCRETE CURBS REQUIRED AROUND LANDSCAPING.
- PLANTER STRIPS ALONG STATE STREET COLLECTOR TO BE AT LEAST EIGHT FEET (8') WIDE AND BE USED FOR STORM WATER DETENTION OR MANAGEMENT (SUCH AS LOW IMPACT DEVELOPMENT)

LARGE PARKING ZONE LANDSCAPING REQUIREMENT:

- PARKING ZONES CONTAINING MORE THAN (50) FIFTY STALLS BUT LESS THAN (75) SEVENTY-FIVE STALLS SHALL INCLUDE A MINIMUM OF FIVE PERCENT (5%) OF THE PARKING ZONE AREA AND INTERIOR LANDSCAPING.

  PARKING ZONES CONTAINING AT LEAST (75) SEVENTY-FIVE STALLS BUT LESS THAN (100) ONE-HUNDRED STALLS SHALL INCLUDE A MINIMM OF (7.5%) SEVEN AND ONE HALF PERCENT OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING.

  PARKING ZONES CONTAINING (100) ONE-HUNDRED OR MORE STALLS SHALL INCLUDE A MINIMIM OF (10%) TEN PERCENT OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING.

  AREAS LANDSCAPE PURSUANT TO THE REQUIREMENTS OF OTHER SECTIONS OF THE ARTICLE MAY BE COUNTED TOWARD FULFILLING THE REQUIREMENT OF THIS SECTION. NO MORE THAN (25%) TWENTY-FIVE PERCENT OF THE INTERIOR LANDSCAPING REQUIRED BY THIS SECTION SHALL BE LOCATED ADJACENT TO A BUILDING.

TREES:

- MIN. 1 TREE PER 3,000 SF OF SITE PAVEMENT.
- LOCATED AT LEAST EVERY 40' ON LANDSCAPED FRONTAGE.
- PLANTED NO FURTHER THEN 4' FROM INSIDE SIDEWALK EDGE.
- 2" CAIPER AND 8' HIGH MIN. WHEN PLANTED.
- 100 OR MORE STALLS REQUIRES A MINIMIM 10% OF PARKING ZONE AS LANDSCAPING. ONLY 25% MAY BE LOCATED ADJACENT TO THE BUILDING.

ARCHIECTURAL FEATURES:

- SIGNS MUST BE A MINIMUM OF 8' FROM BACK OF CURB ADJACENT TO STATE STREET.
- 40% OF GROUND STORE ROAD FACING FACADES MUST BE TRANSPARENT WINDOWS THAT SEE 5' MIN. INTO BUILDING.
- VERTICAL RETANGLE OR SQUAE SHAPE WINDOWS UNLESS DISPLAY WINDOWS.
- 1' MIN. VERTICAL BREAK IN FACADE AT LEAST EVERY 50'.
- 2" CAIPER AND 8' HIGH MIN. WHEN PLANTED.
- HEAVIER FACADE MATERIALS SHOULD BE LOWER THAN THE LIGHT ONES.

MATERIALS ALLOWED:

- TIER 1: BRICK, SPLIT-FACE BLOCK, GLASS, OR FIBER CEMENT BOARD REQUIRED.
- TIER 2: ALUMINUM COMPASITE MATERIAL PANEL SYSTEMS, STUCCO, AND EXTERIOR INSULATION AND FINISHING SYSTEMS (EIFS) ONLY AS TRIM ON GROUND LEVEL, SHALL NOT EXCEED 40% OF STREET FACING FACADE, AND 75% OF NON STREET FACING.
- STANDING SEAM METAL (BUT NO OTHER METALS) MAY BE USED FOR AWNINGS. SHEET METAL AND CORROGATED METAL AND OTEHR METAL FINISHES ARE ONLY PERMITTED FOR SOFFITS, FASCIA, AND SIMILAR MINOR ARCHITECTURAL FEATURE.

  EXCEPT AS OTHERWISE PROVIDED, ALL BUILDINGS SHALL BE COMPLETED ON STREET FACING FACADES WITH BRICK, SPLIT-FACE BLOCK, GLASS, STONE, STUCCO, METAL PANELING, EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS), OR FIBER CEMENT BOARD.

UTILITIES:

- BURIED PREFERRED. BOXES WITHIN 15' OF SIDEWALK MUST BE COMPLETELY SCREENED IN AN AETHETICALLY COMPATIBLE WAY. ACCESS SHALL NOT FACE STATE STREET.
- LIGHTING SHOULD MINIMIZE CLARE TO ADJOINING RESIDENCES.

CONCEPT PLAN 06-09-2026

REVISIONS

DRAWN BY
BKH

HARRIS ARCHITECTURE
3320 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A RETAIL PROJECT FOR
KNEADERS - HOMEBUILT
OREM, UTAH
ARCHITECTURAL SITE PLAN

JUNE 2026

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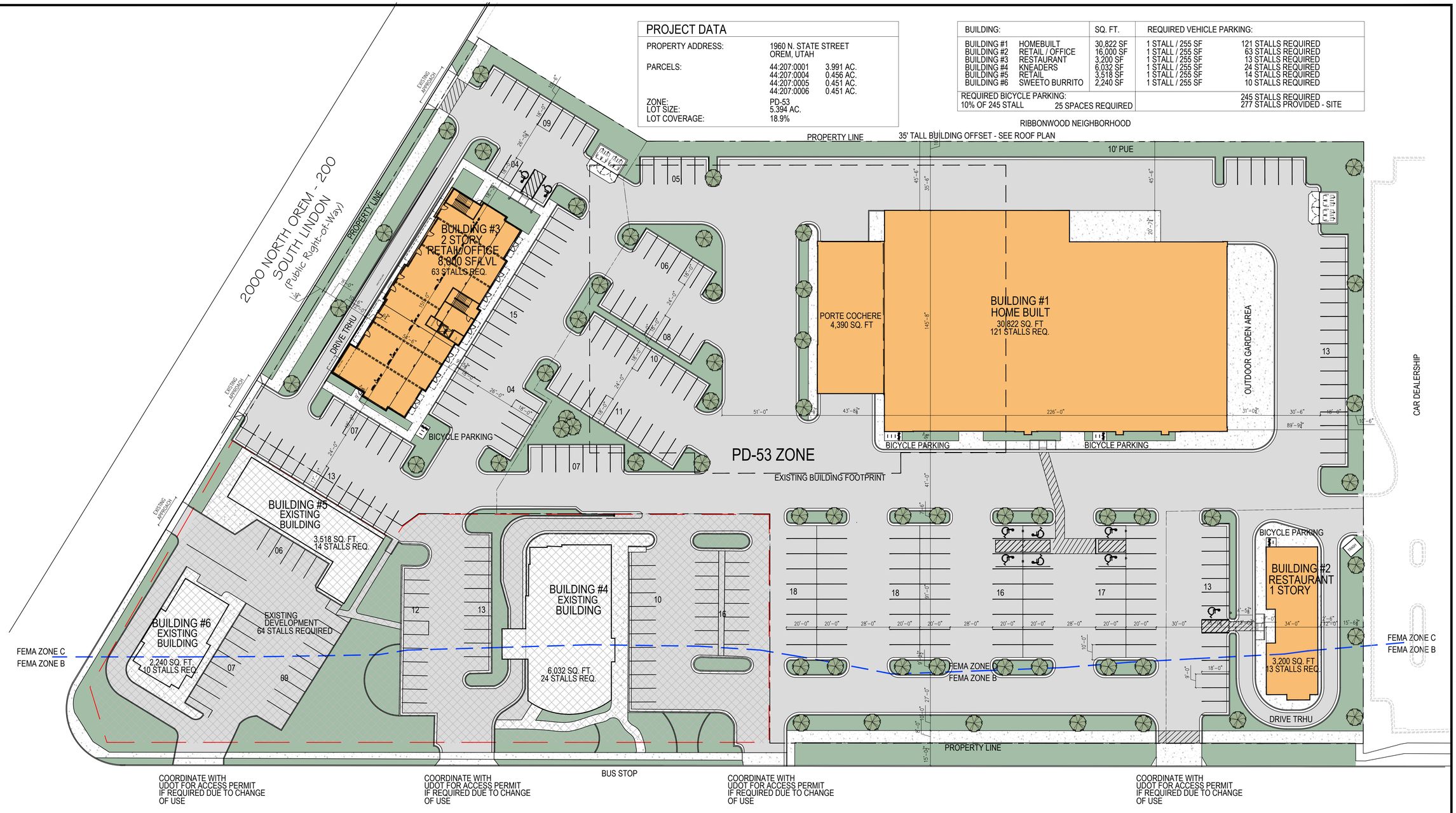
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PLOT DATE: 6/10/2026 X:\ACAD\Files\Kneaders State Street Site\KNEADERS-STATE-STREET-SITE R2.dwg

PROJECT DATA

PROPERTY ADDRESS:	1960 N. STATE STREET OREM, UTAH	
PARCELS:	44:207:0001 44:207:0004 44:207:0005 44:207:0006	3.991 AC. 0.456 AC. 0.451 AC. 0.451 AC.
ZONE:	PD-53	
LOT SIZE:	5.394 AC.	
LOT COVERAGE:	18.9%	

BUILDING:		SQ. FT.	REQUIRED VEHICLE PARKING:	
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REQUIRED BICYCLE PARKING:				245 STALLS REQUIRED
10% OF 245 STALL	25 SPACES REQUIRED			277 STALLS PROVIDED - SITE



SITE PLAN

SCALE: 1" = 30'

CONCEPT PLAN 06-09-2026

REVISIONS

DRAWN BY
BKH

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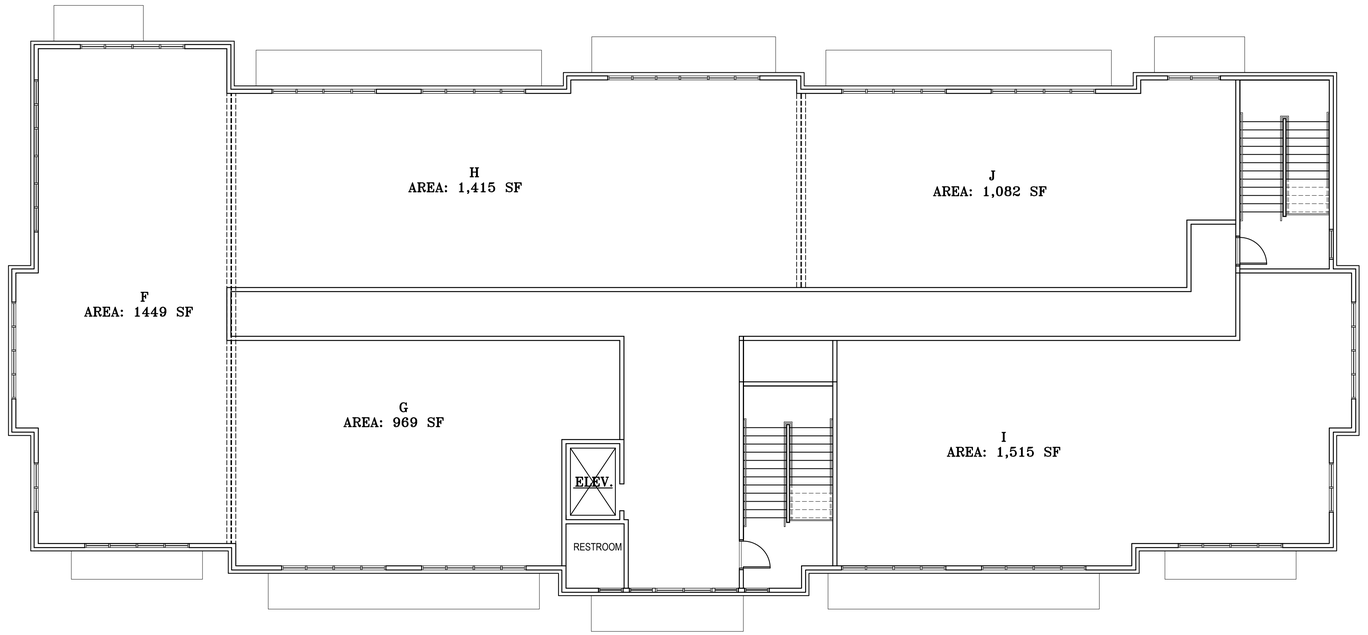
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JUNE 2026

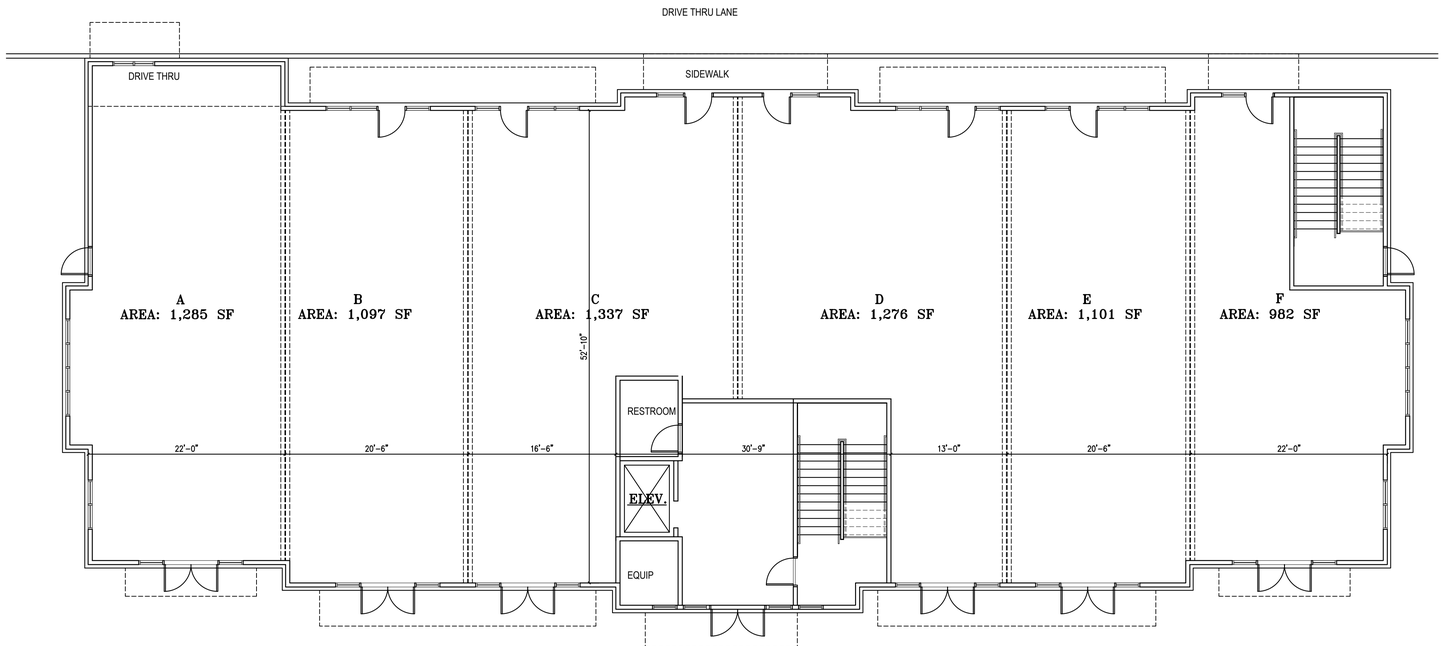
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PLOT DATE: 6/9/2026 X:\ACADFile\Kneaders State Street Site\prelims\KNEADERS-PRELIM 2.dwg



LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"
LEVEL 2 (GROSS): 8,042 sf



LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
LEVEL 1 (GROSS): 8,038 sf

CONCEPT PLAN : 06-09-2026

REVISIONS

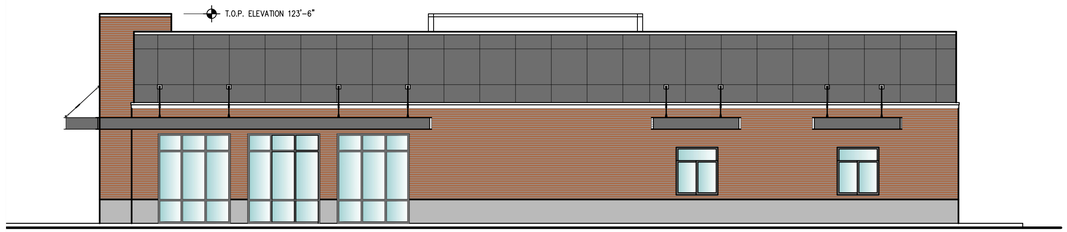
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920 EAST 800 NORTH, SUITE #201, OREM UT 84097 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

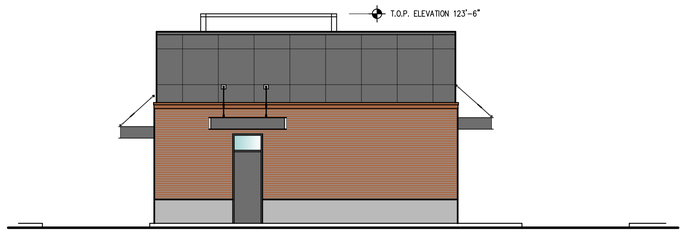
A NEW PROJECT FOR
KNEADERS STATE STREET RETAIL/OFFICE
LEVEL 1 FLOOR PLAN - RETAIL

JUNE 2026
OREM,UT

A1.1



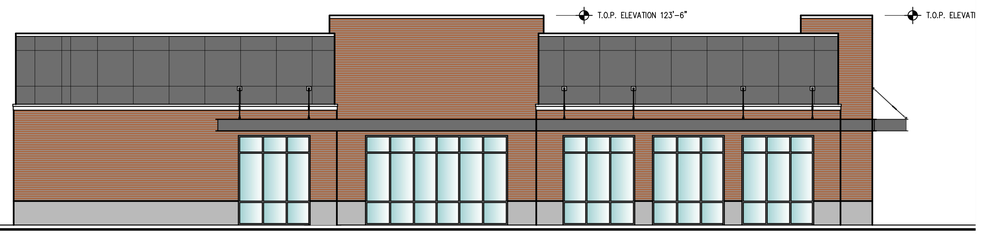
SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



REAR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - WEST
SCALE: 1/8" = 1'-0"

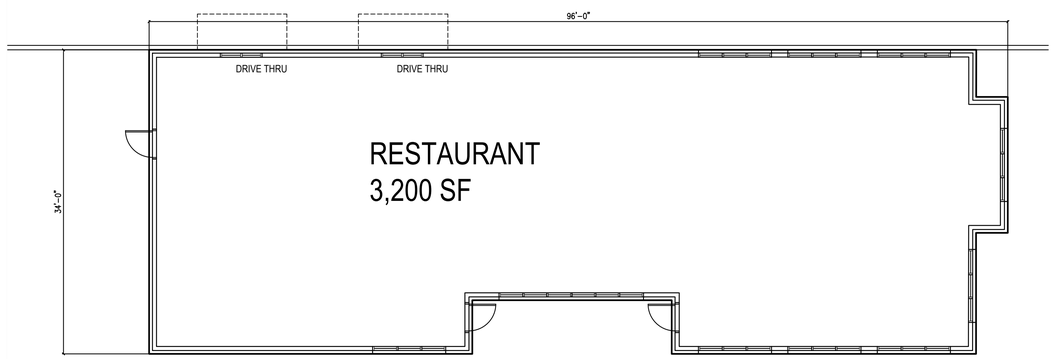


SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



CONCEPTUAL RENDERING



RESTAURANT FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONCEPT PLAN : 06-09-2026

REVISIONS

DRAWN BY
BKH

HARRIS ARCHITECTURE
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A NEW PROJECT FOR
KNEADERS STATE STREET RETAIL/OFFICE
LEVEL 2 FLOOR PLAN - OFFICE

JUNE 2026
OREM,UT

A1.2

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PLOT DATE: 6/9/2026 X:\ACAD Files\Kneaders State Street Site\prelims\KNEADERS-PRELIM 2.dwg



REAR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - EAST
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - WEST
SCALE: 1/8" = 1'-0"



CONCEPTUAL RENDERING



FRONT ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

CONCEPT PLAN : 06-09-2026

REVISIONS

DRAWN BY
BKH

HARRIS ARCHITECTURE
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A NEW PROJECT FOR
KNEADERS STATE STREET RETAIL/OFFICE
ELEVATIONS

JUNE 2026
OREM,UT

A2.1

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5/7/2026 9:13:46 AM

BUILDING AREAS

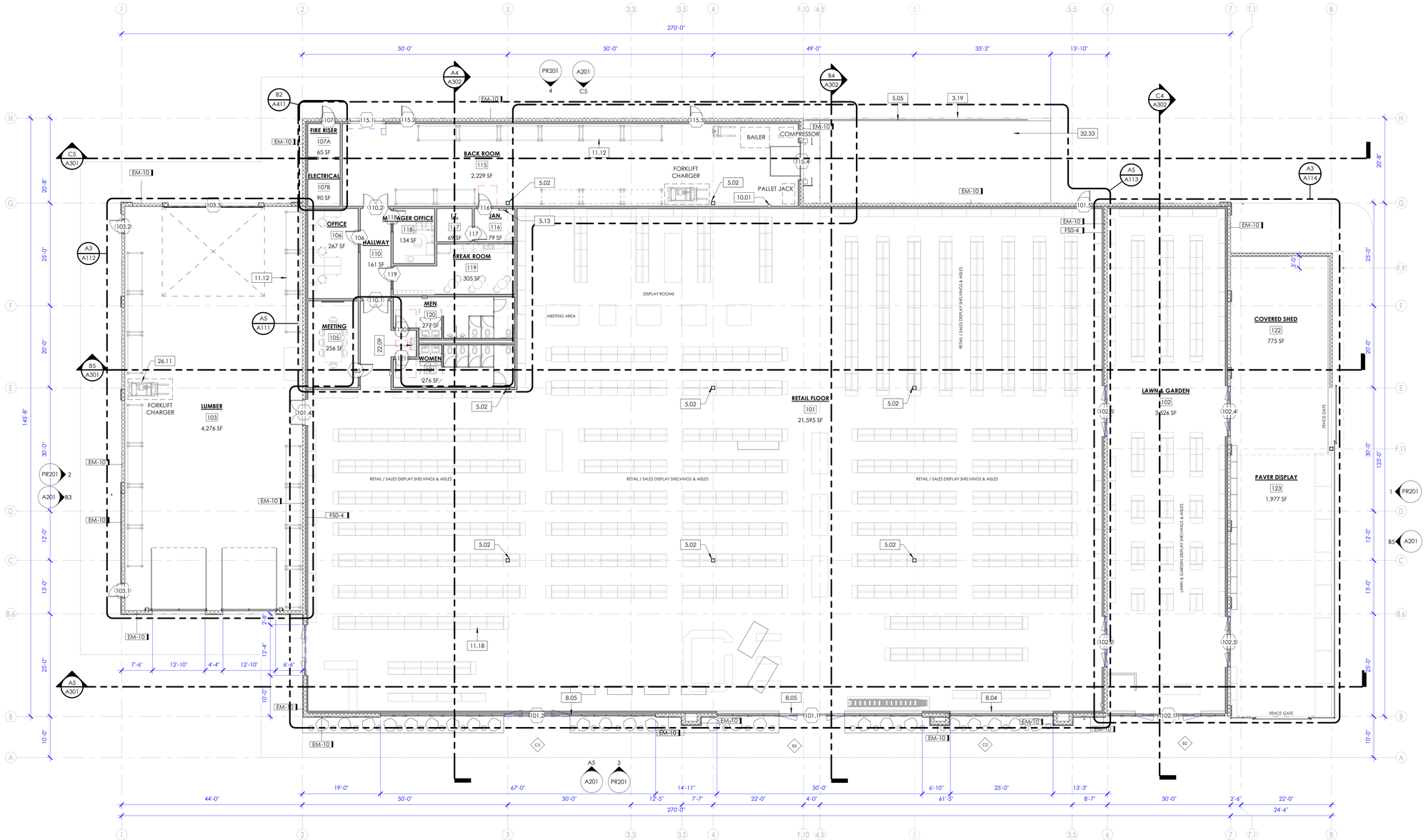
MAIN RETAIL:	21,596 SF
LAWN & GARDEN:	3,526 SF
RECEIVING / BACKROOM:	2,229 SF
LUMBER:	4,276 SF
COVERED SHED:	775 SF
PAVER DISPLAY (OPEN):	1,977 SF
TOTAL CONDITIONED SPACE:	32,402 SF
TOTAL UNDER ROOF:	34,313 SF

KEYNOTE LEGEND

3.19	CMU RETAINING WALL W/ RAILING - TRAILER RAMP
5.02	STEEL COLUMN - SEE STRUCTURAL
5.05	42" HIGH STEEL GUARDRAIL, PAINTED - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
5.13	PAINTED ROOF ACCESS LADDER - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
8.04	STOREFRONT GLAZING SYSTEM - SEE GLAZING ELEVATIONS
8.05	STOREFRONT GLAZING DOOR - SEE DOOR SCHEDULE - SEE A601
10.01	ADA COMPLIANT SEMI-RECESSED FIRE EXTINGUISHER IN CABINET - FINAL LOCATIONS, QUANTITIES, AND CAPACITY TO BE APPROVED BY THE FIRE MARSHAL
11.12	METAL RACKINGS - PROVIDED BY MANUFACTURER OR OWNERS FOR APPROVAL
11.18	4' X 3' STORE SHELVING
22.09	ADA COMPLIANT HIGH/LOW DRINKING FOUNTAIN WITH BOTTLE FILLER
26.11	FORK LIFT AREA WITH FORK LIFT CHARGER INSTALLED
32.33	TRUCK RAMP INSTALLED WITH RETAINING WALL & SAFETY RAILINGS

GENERAL PROJECT NOTES

1. INTERIOR DIMENSIONS ARE TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY, FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE GENERAL SHEETS HEREIN. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK



A5 / A101 **LEVEL 01 OVERALL FLOOR PLAN**
3/32" = 1'-0"

GRAPHIC SCALE 0 8' 16' 24'

NORTH

urbia ARCHITECTS & ENGINEERS
909 W SOUTH JORDAN PKWY SOUTH JORDAN-UT 84095
801.746.0450
www.aeurbia.com

PRELIMINARY NOT FOR CONSTRUCTION

5/7/2026 9:13:46 AM

HOME BUILT RETAIL
1950 NORTH STATE STREET OREM, UTAH 84057

REVISION SCHEDULES

MARK	DESCRIPTION	Rev. Date

AE2025.380

LEVEL 01 FLOOR PLAN

PROJECT ISSUE DATE: **4/17/2026**

SHEET #: **A101**

PROJECT STATUS

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©:\Users\mdunlap\Documents\AE2025.380 CL19B - Home Built Retail 2026 YB_wwdunlapYB2.rvt

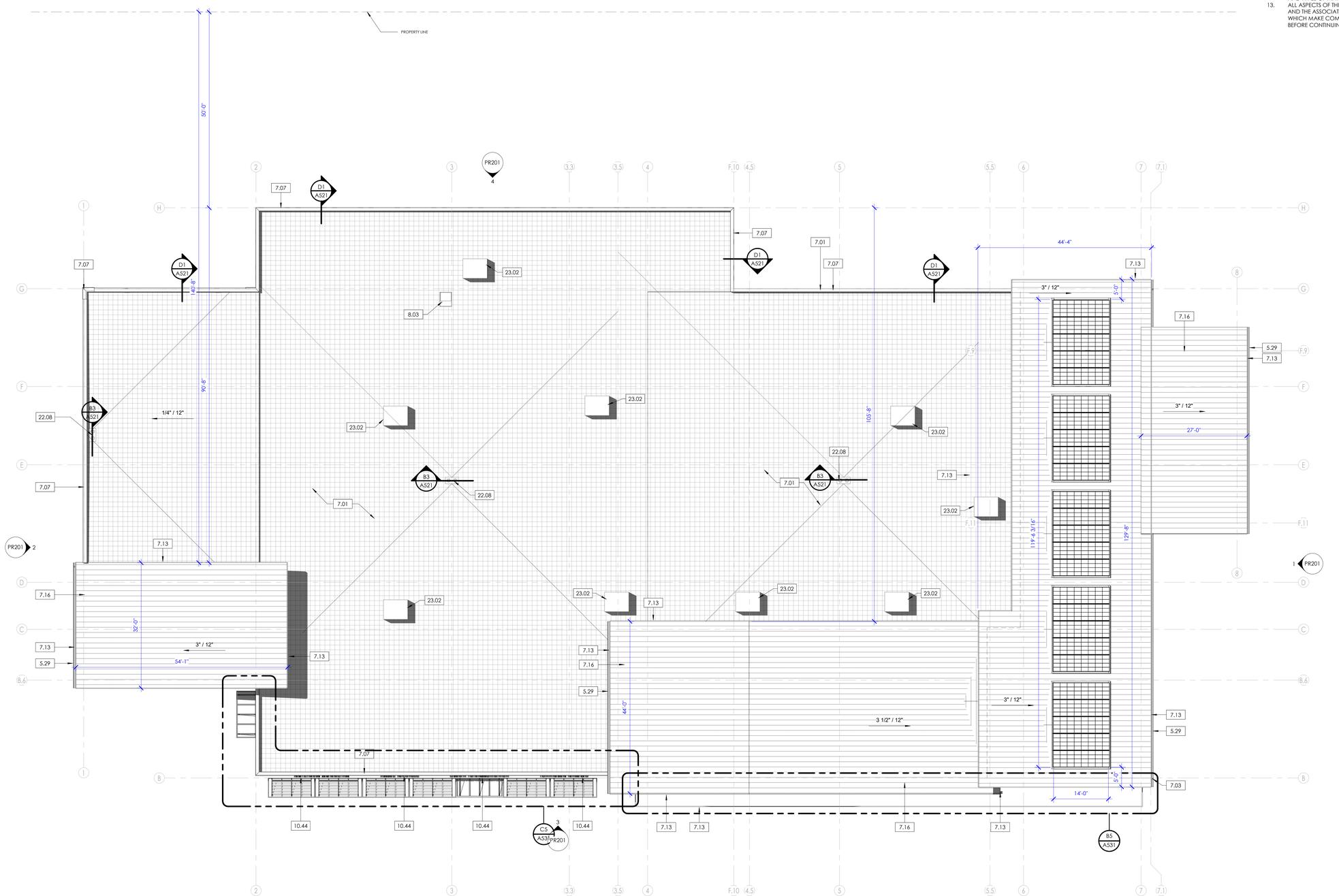
KEYNOTE LEGEND	
5.29	PREFINISHED EDGE GUTTER - SEE DETAILS
7.01	60 MIL WHITE TPO MEMBRANE OVER RIGID INSULATION OVER METAL DECK - PROVIDE SUBMITTAL FOR APPROVAL. SEE COMCHECK FOR MINIMUM INSULATION VALUE
7.03	ROOF GUTER DOWNSPOUT
7.07	METAL PARAPET CAP - SEE DETAIL
7.13	METAL FASCIA
7.16	PREFINISHED STANDING SEAM METAL ROOF. PROVIDE SUBMITTAL FOR APPROVAL
8.03	ROOF HATCH ACCESS. PROVIDE SUBMITTAL FOR APPROVAL
10.44	SIGNAGES - PROVIDE AND SUBMITTAL FOR APPROVAL
22.08	PRIMARY AND OVERFLOW ROOF DRAINS - SEE PLUMBING DRAWINGS
23.02	MECHANICAL UNIT, SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS

GENERAL ROOFING NOTES

1. PROVIDE FULL MANUFACTURER'S WARRANTY ON MATERIALS AND 5 YEAR WARRANTY MIN. ON LABOR UNO
2. ALL COLORS, ASSEMBLIES AND MATERIALS MUST MEET APPROVAL OF OWNER AND ARCHITECT
3. PROVIDE PRODUCT SUBMITTALS FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION
4. FOR TYPICAL ROOF/FLASHING DETAILS, SEE DETAILS SHEET HEREIN
5. PROVIDE STEP FLASHING COUNTER FLASHING, DRIP EDGES AS REQ'D. CAULK AND SEAL. ROOFING TO EXTEND 18" MIN. UP ADJACENT WALLS AND DISCONTINUITIES TYPICAL
6. INSTALL ROOF PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. MANUFACTURER TO INSPECT INSTALLATION AS REQ'D FOR WARRANTY. PROVIDE 1/4" PER FOOT MIN. SLOPE.
7. FOR ALL PLUMBING PENETRATIONS REFER TO DETAILS SHEETS HEREIN AND PLUMBING DRAWINGS
8. FOR MISC. ROOF DETAILS SEE ROOF DETAILS SHEET HEREIN
9. SEE MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT AND CURBS, ETC.

GENERAL PROJECT NOTES

1. INTERIOR DIMENSIONS ARE TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE GENERAL SHEETS HEREIN. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK



A5 / A103 ROOF PLAN
3/32" = 1'-0"

GRAPHIC SCALE 0 4' 8' 16'

NORTH

PROJECT STATUS

urbia ARCHITECTS & ENGINEERS
909 W SOUTH JORDAN PKWY SOUTH JORDAN-UT 84095
801.746.0450
www.aeurbia.com

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HOME BUILT RETAIL

1950 NORTH STATE STREET OREM, UTAH 84057

REVISION SCHEDULES

MARK	DESCRIPTION	Rev. Date

AE2025.380

ROOF PLAN

PROJECT ISSUE DATE: **4/17/2026**

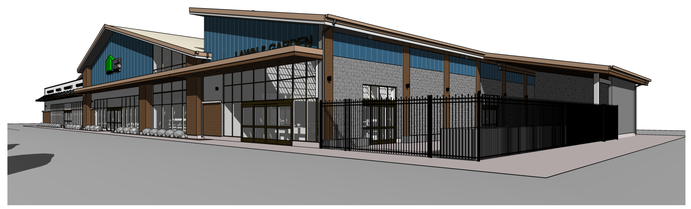
SHEET #: **A103**

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D5 A201 **3D PERSPECTIVE 1**



D4 A201 **3D PERSPECTIVE 2**

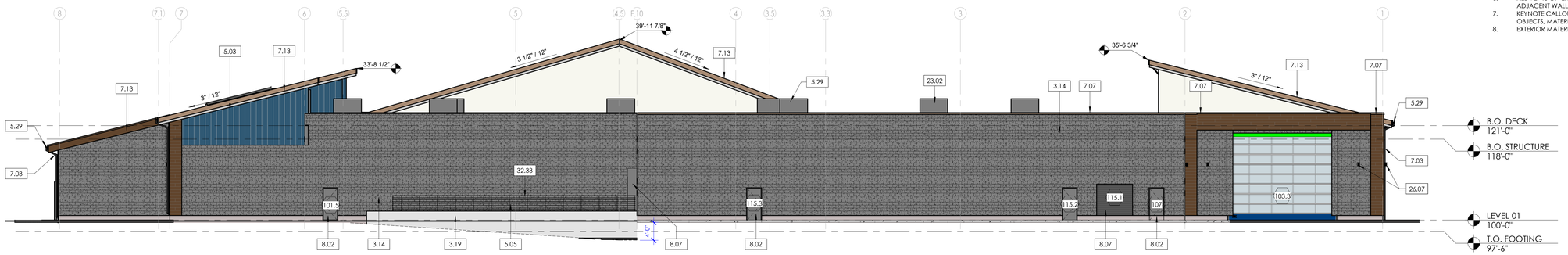
KEYNOTE LEGEND	
3.06	CONCRETE FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING
3.07	PRECAST CONCRETE CAP
3.14	CMU EXTERIOR WALL - SEE STRUCTURAL FOR REINFORCING
3.19	CMU RETAINING WALL W/ RAILING - TRAILER RAMP
5.02	STEEL COLUMN - SEE STRUCTURAL
5.03	INSULATED METAL WALL PANEL, AWIP DM40 OR PRE-APPROVED EQUAL - SEE COMCHECK FOR R-VALUE
5.05	42" HIGH STEEL GUARDRAIL, PAINTED - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
5.29	PREFINISHED EDGE GUTTER - SEE DETAILS
5.33	AWNEX - METAL SHADE - PHOENIX TRELLIS (OPEN)
5.34	AWNEX - METAL SHADE - PHOENIX WITH RAIN PAN INSERTS & LIGHTS (SOLID)
7.03	ROOF GUTER DOWNSPOUT
7.07	METAL PARAPET CAP - SEE DETAIL
7.13	METAL FASCIA
7.16	PREFINISHED STANDING SEAM METAL ROOF. PROVIDE SUBMITTAL FOR APPROVAL
8.02	HOLLOW METAL FRAME AND DOOR PAINTED, SEE DOOR SCHEDULE
8.04	STOREFRONT GLAZING SYSTEM - SEE GLAZING ELEVATIONS
8.05	STOREFRONT GLAZING DOOR - SEE DOOR SCHEDULE - SEE A601
8.07	INSULATED OVERHEAD DOOR - INSTALLED AND PROVIDED BY CONTRACTOR
8.11	KALWALL SKYLIGHTS PROVIDE SUBMITTAL FOR APPROVAL
10.31	BACKLIT SIGNAGE - OWNER FURNISHED
10.44	SIGNAGES - PROVIDE AND SUBMITTAL FOR APPROVAL
23.02	MECHANICAL UNIT, SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS
26.07	EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
32.33	TRUCK RAMP INSTALLED WITH RETAINING WALL & SAFETY RAILINGS
32.34	8'-0" PREFINISHED METAL ROLLING GATE TO MATCH FENCE, PROVIDE SUBMITTAL FOR APPROVAL

GENERAL PROJECT NOTES

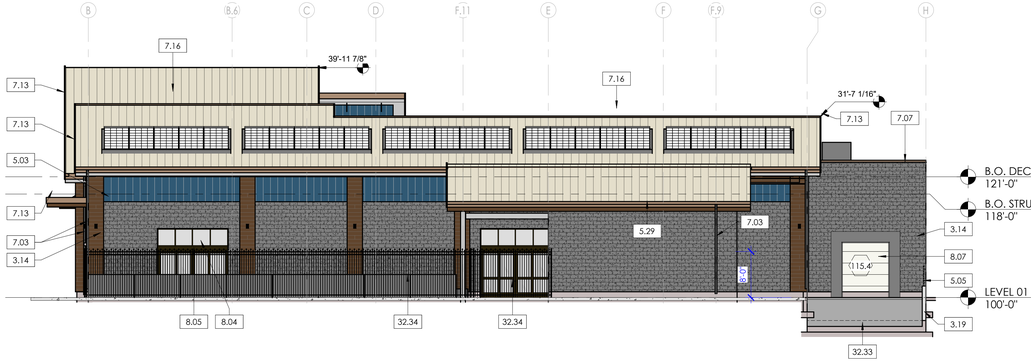
1. INTERIOR DIMENSIONS ARE TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO FACE OF TILT-UP PANEL.
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3. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
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5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
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GENERAL ELEVATION NOTES

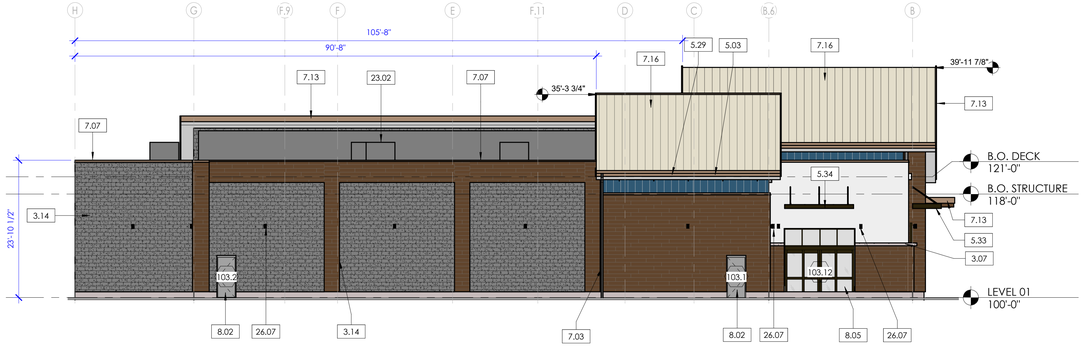
1. ALL EXTERIOR STEEL (HANDRAILS, RAILINGS, STAIRS,ETC) SHALL BE GALVANIZED AND PAINTED (2 COATS)
2. ALL EXTERIOR MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. CAULK & SEAL ALL EXTERIOR OPENINGS (DOORS, WINDOWS), JOINTS & PENETRATIONS WITH CONTINUOUS SILICONE SEALANT -SEAL ALL JOINTS AT DISSIMILAR MATERIALS
4. ALL FINISHES SHALL TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER.
5. FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED
6. ALL VENTS ON EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR -VERIFY COLOR w/ OWNER & ARCHITECT
7. KEYNOTE CALLOUTS SHALL BE ASSUMED TO APPLY TO SIMILAR OBJECTS, MATERIALS, ETC.
8. EXTERIOR MATERIAL MOCK-UP REQUIRED FOR OWNER APPROVAL.



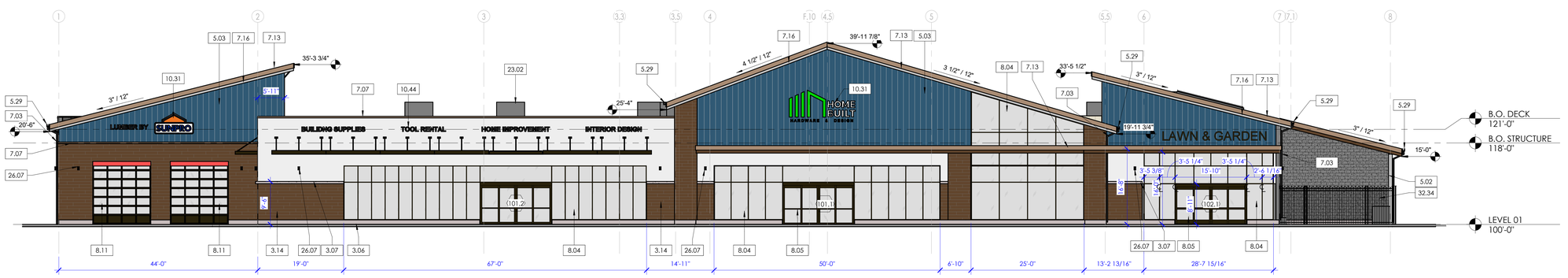
C5 A201 **NORTH ELEVATION**
3/32" = 1'-0"



B5 A201 **EAST ELEVATION**
3/32" = 1'-0"



B3 A201 **WEST ELEVATION**
3/32" = 1'-0"



A5 A201 **SOUTH ELEVATION**
3/32" = 1'-0"

GRAPHIC SCALE 0 4' 8' 16'

urbia ARCHITECTS & ENGINEERS
909 W SOUTH JORDAN PKWY SOUTH JORDAN-UT 84095
801.746.0450
www.aeurbia.com

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5/7/2026 11:11:31 AM

HOME BUILT RETAIL

1950 NORTH STATE STREET OREM, UTAH 84057

REVISION SCHEDULES

MARK	DESCRIPTION	Rev. Date

AE2025.380

EXTERIOR ELEVATIONS

PROJECT ISSUE DATE: **4/17/2026**

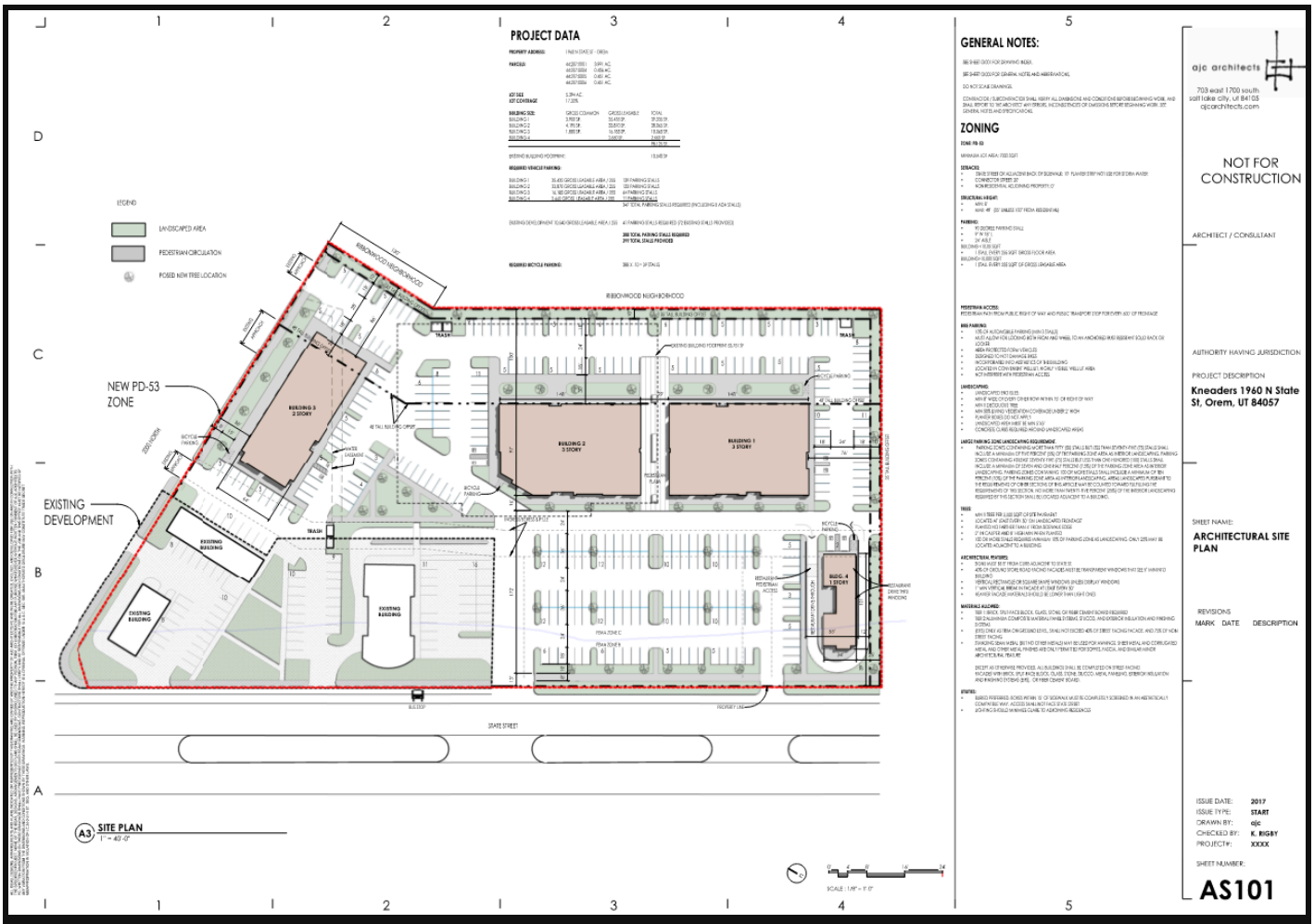
SHEET #: **A201**

PROJECT STATUS

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Appendix OO


PROJECT DATA
GENERAL NOTES:
ZONING
NOT FOR CONSTRUCTION
ajc architects
703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com
ARCHITECT / CONSULTANT
AUTHORITY HAVING JURISDICTION
PROJECT DESCRIPTION
Kneaders 1960 N State St, Orem, UT 84057
SHEET NAME:
ARCHITECTURAL SITE PLAN
REVISIONS
MARK DATE DESCRIPTION
ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: XXXX
SHEET NUMBER:
AS101
LEGEND
LANDSCAPED AREA
PEDESTRIAN CIRCULATION
POSED NEW TREE LOCATION
NEW PD-53 ZONE
EXISTING DEVELOPMENT
RIBBONWOOD NEIGHBORHOOD
BUILDING 3 2 STORY
BUILDING 2 3 STORY
BUILDING 1 3 STORY
BLDG. 4 1 STORY
EXISTING BUILDING
TRASH
BICYCLE PARKING
WATER EASEMENT
FEMA ZONE C
FEMA ZONE X
STATE STREET
BUS STOP
PROPERTY LINE
A3 SITE PLAN
1" = 40'-0"

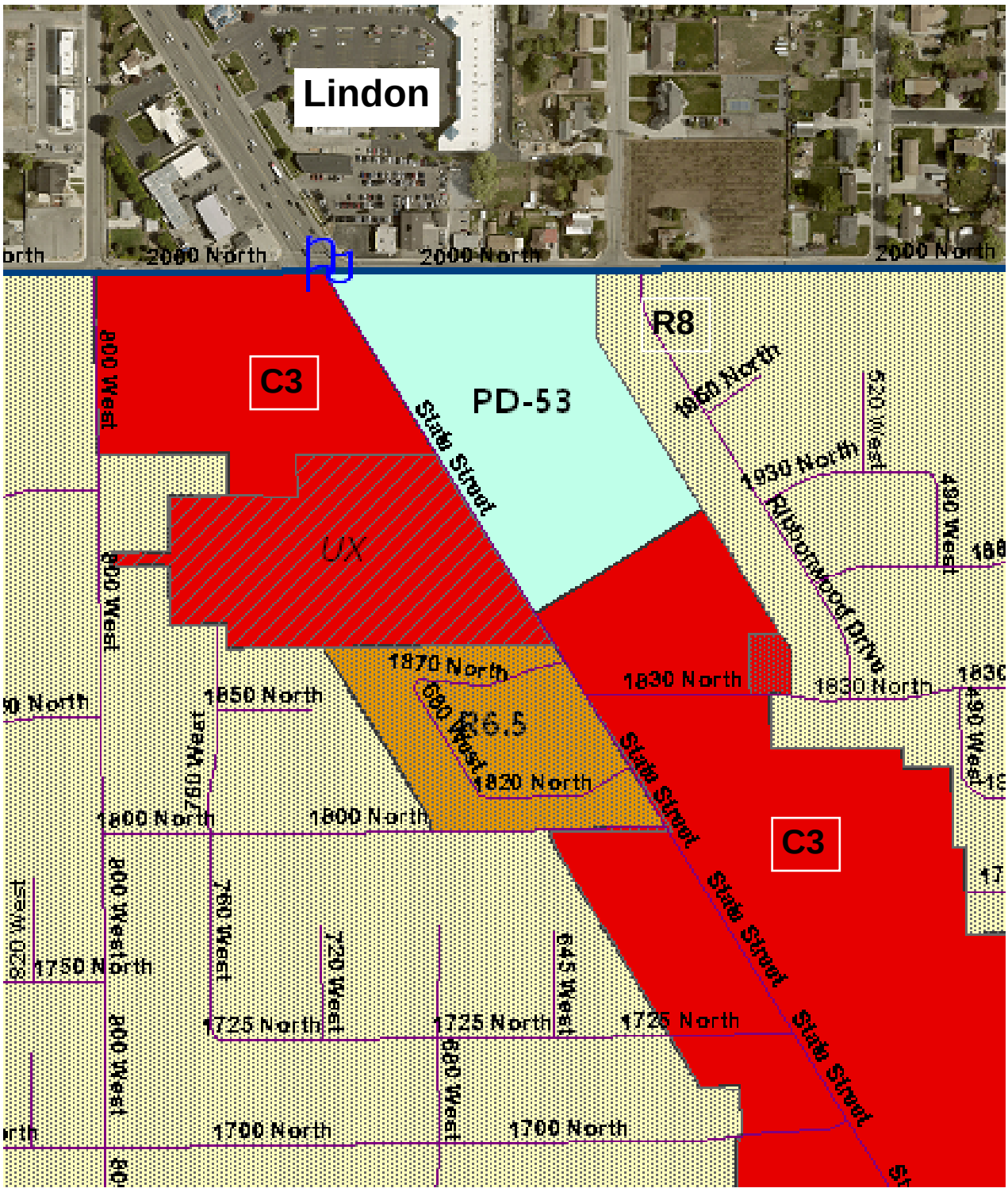

940 SF
11,955 SF
LEVEL 2 BLDG-1
BLDG-1 EAST
BLDG-1 NORTH
BLDG-1 SOUTH
BLDG-1 WEST
940 SF
12,095 SF
LEVEL 3 BLDG-1
225 SF
5,585 SF
1,515 SF
5,800 SF
280 SF
LEVEL 1 BLDG-1
BUILDING 1
TOTAL COMMON AREA 3,900 SF
TOTAL LEASE AREA 35,435 SF
ajc architects
NOT FOR CONSTRUCTION
ARCHITECT / CONSULTANT
AUTHORITY HAVING JURISDICTION
PROJECT DESCRIPTION
Kneaders 1960 N State St, Orem, UT 84057
SHEET NAME:
FLOOR PLANS BUILDING -1
REVISIONS
MARK DATE DESCRIPTION
ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: XXXX
SHEET NUMBER:
A101


ajc architects
703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com
NOT FOR CONSTRUCTION
ARCHITECT / CONSULTANT
AUTHORITY HAVING JURISDICTION
PROJECT DESCRIPTION
Kneaders 1960 N State St, Orem, UT 84057
SHEET NAME:
FLOOR PLANS BUILDING -2
REVISIONS
MARK DATE DESCRIPTION
ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: XXXX
SHEET NUMBER:
A102
980 SF
11,515 SF
5 BLDG-2 EAST
4 BLDG-2 SOUTH
2 LEVEL 2 BLDG-2
7 BLDG-2 NORTH
6 BLDG-2 WEST
980 SF
11,590 SF
245 SF
4,355 SF
545 SF
6,410 SF
345 SF
BUILDING 2
TOTAL COMMON AREA 4,195 SF
TOTAL LEASE AREA 33,870 SF
3 LEVEL 3 BLDG-2
1 LEVEL 1 BLDG-2



(Ord. No. O-2024-0008, Enacted 4/9/24);

PD-53 Text Amendment – 1890 N State Street



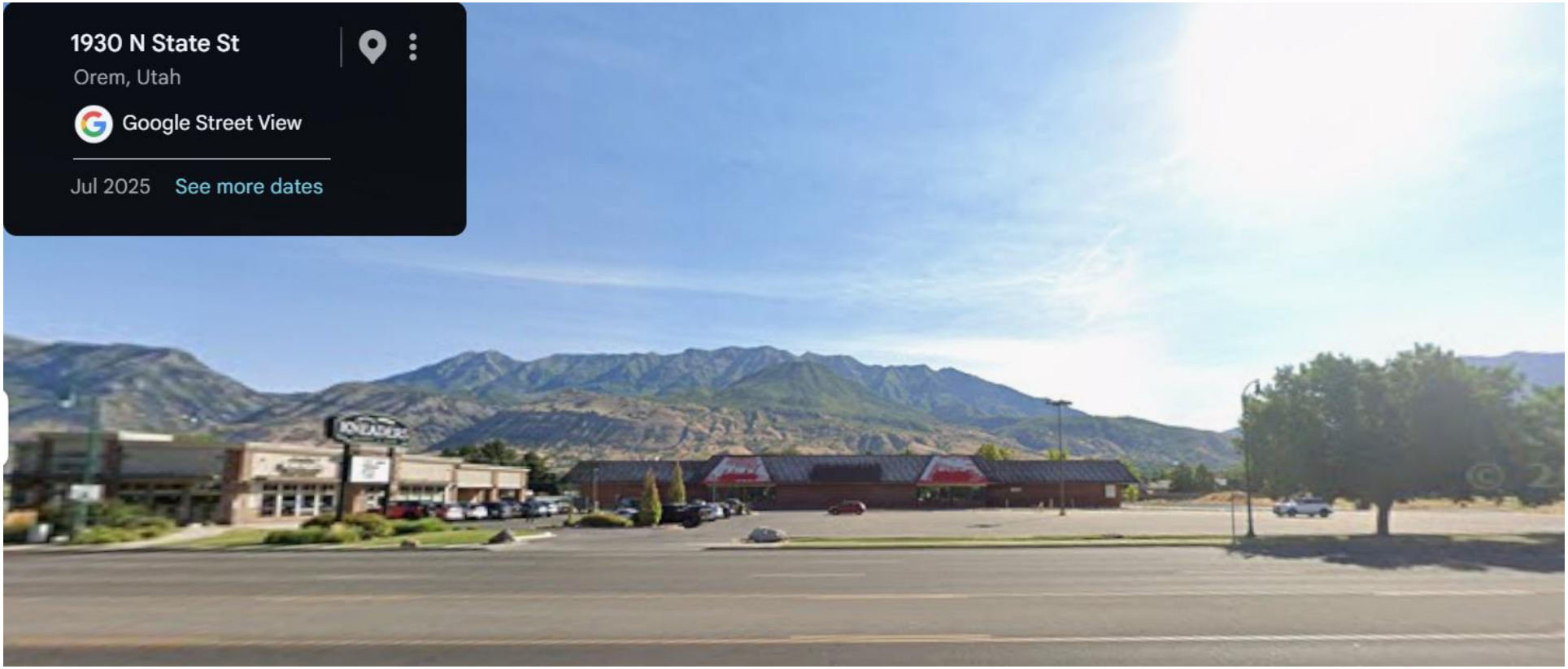
Vicinity & Zoning Map

Zone: PD-53

Acres: Approx 5.394

PD-53 Street View

(1890 N State Street)



22-11-66. PD-53 Zone, Kneaders Office and Retail Development – 1960 North State Street

A. **Purpose.** The purpose of the PD-53 zone is to facilitate commercial and retail development within the PD-53 zone.

B. **Concept Plan.** Property in the PD-53 zone shall be developed in conformance with the concept plan included as Appendix OO of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-53 zone shall be approved, which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.

C. **Permitted Uses.** The uses in the PD-53 zone shall be the same as the uses which are permitted, not permitted, and uses which require a conditional use permit for the C2 Zone as listed in Appendix A, which is incorporated herein by this reference. In Appendix A, permitted uses are identified with a "P" in the zone in which they are permitted. If a use requires a conditional use permit in a zone, it is identified with a "C" and the provisions of Article IV shall apply. If a use is identified with an "N" in a zone, then the use is not permitted in the zone.

D. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.

E. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any developments in the PD-53 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.

F. **Development Standards.** The development standards of the C2 zone as set forth in the Orem City Code shall apply to the PD-53 zone, except as expressly modified as follows:

1. **Setbacks from State Street and From State Street Connector Streets.** All buildings and parking areas in the State Street Corridor Areas shall be set back at least ten feet (10') from the back of the required sidewalk (the side furthest from the street) along State Street and State Street Connector Streets. Building height and setbacks from other streets and property lines shall be as set forth in 22-8-8(a). All areas within the ten-foot setback shall be landscaped. Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area, but such drive-through aisle shall be set back at least one foot (1') from the back of the required sidewalk (the side furthest from the street) along State Street and State Street Connector Streets.

Zone Development Standards	
PD53	
From back of sidewalk adjacent to State Street or State Street Connector Street: From all other streets:	10' 20'*****
From an adjoining property in a non-residential zone:	0'
From an adjoining property in a residential zone:	10'
Structure Heights:	
Minimum:	8'
Maximum:	48'***
*** Exception: The maximum heights for structures in the PD-53 zone which are setback less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet. ***** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All building and parking lots shall be setback at least ten feet (10') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip). Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area but such drive-through aisle shall be setback at least one foot (1') from the back of the required sidewalk (the side furthest from the street).	

2. **Planter Strips.** Planter strips along State Street shall be at least ten feet (10') wide and may not be used for storm water detention or management (such as a low-impact development). Planter strips along State Street connector

streets shall be at least eight feet (8') wide and may be used for storm water detention or management (such as low-impact development).

3. **Materials.** Except as otherwise provided, all buildings shall be completed on street-facing facades with brick, split-face block, glass, stone, stucco, metal paneling, exterior insulation and finishing systems (EIFS), or fiber cement board.
4. **Tree Position and Spacing.** Trees shall be planted and maintained in the planter strips along State Street and shall be spaced evenly one tree for every 50 linear feet (or fraction thereof) of landscaped frontage. Trees shall be planted in the planter strips along State Street Connector Streets and shall be spaced one tree for every 50 linear feet of landscaped frontage. Trees must be spaced to best align with neighboring properties and to maximize the potential number of trees that can be planted. Trees must also be planted in the planter strip no more than four feet (4') in from the inside sidewalk edge.
5. **Off-Street Parking.**
   a. Buildings with less than 10,000 square feet gross floor area: One stall shall be required for every 255 square feet of gross floor area.
   b. Buildings with 10,000 square feet gross floor area or greater: One stall shall be required for every 255 square feet of gross leasable area. If the gross leasable area is not known, one stall shall be required for every 255 square feet of gross floor area.

(Ord. No. O-2024-0008, Enacted 4/9/2024);

	CITY OF OREM **CITY COUNCIL MEETING** **JULY 14, 2026**
REQUEST:	PUBLIC HEARING - ORDINANCE - Amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. Approximately 5.93 acres.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

OREM	CITY COUNCIL July 14th, 2025	**Zone Change** **360 W. 1500 South**
	PUBLIC HEARING - ZONING MAP AMENDMENT *Ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. Approximately (Approximately 5.45 acres.)*	**Prepared By:** Jared Hall **Applicant:** Community Development

Notices:

Posted in 2 public places

Posted on City Webpage and City hotline

Posted at Utah.gov/pmn

Notices sent to property owners within a 1,000-foot radius

Site Information:

General Plan Designation:

Low Density Residential

Current Zone: **PF & R12**

Acreage: **5.45 acres**

Neighborhood: **Lakeview**

Action:

The City Council may approve or deny the requested zoning map amendment or may vote to continue the hearing to a future date to allow for further review, or for additional information or public comment.

REQUEST: The Community Development Department requests that the City Council approve a zone map amendment, changing the zoning of the subject properties to allow for a single-family residential subdivision on the subject property, which is owned by Orem City.

PLANNING COMMISSION ACTION: The Commission considered the proposed amendment at public hearings on May 6th, 2026, and again on June 3rd, 2026. The Commission voted unanimously (6-0) to recommend approval of the proposed zone map amendment to the City Council.

BACKGROUND: 3.8 acres of the subject property is owned by Orem City, and is zoned PF, Public Facilities. A smaller portion (1.65 acres) is currently zoned R12 and is part of an adjacent, approved single-family subdivision called Acadia Heights. The City hopes to rezone the property to R8 and then subsequently develop a single-family subdivision on it.



Figure 1: Subject Properties, aerial view. REPLACE WITH WHATEVER BECCA USED FOR THE 1st NOTICE

REVIEW & ANALYSIS: The request is for a change of zoning that will allow the development of the property as a single-family subdivision. Two concepts have been prepared along with this request to represent what might be possible in a

future subdivision. Any subdivision would be served from an extension of the existing 1600 South right-of-way (ROW). That extension of 1600 South could continue north and terminate in a cul-de-sac or could connect to the existing ROW at 360 West. Neither concept contemplates continuing 1600 South farther east, and both could provide eighteen lots meeting R8 Zoning standards.

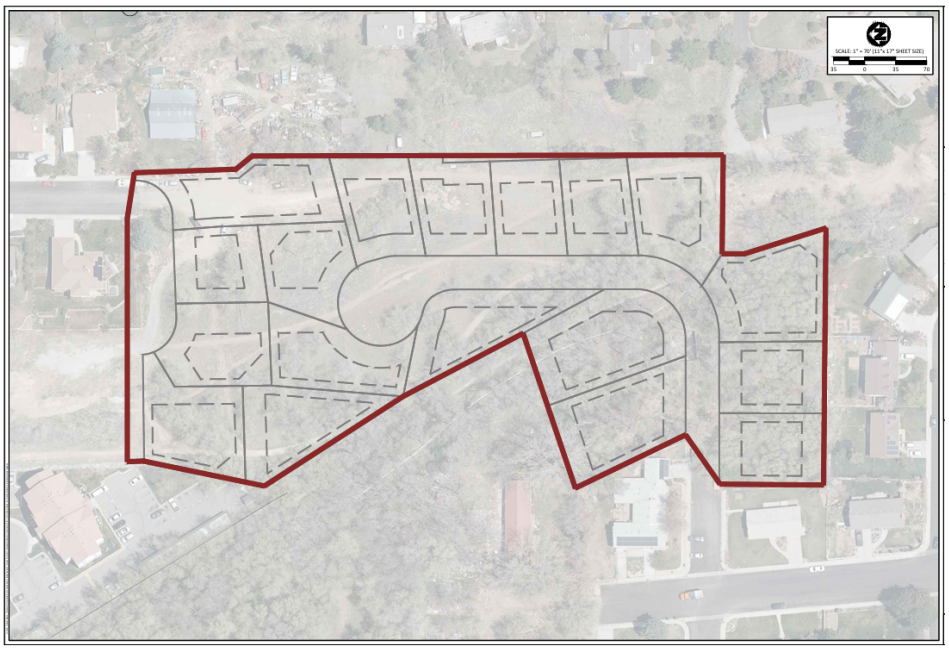


Figure 2: Cul-de-sac option, 18 lot subdivision concept on the subject property

General Plan – All properties included in the request are currently designated "Low Density Residential" (LDR) on the General Plan's land use map. The LDR category prioritizes single-family development, supporting the R6, R6.5, R7, R8, R12, and R20 Zones. The proposed change in zoning adheres to the General Plan's designation.

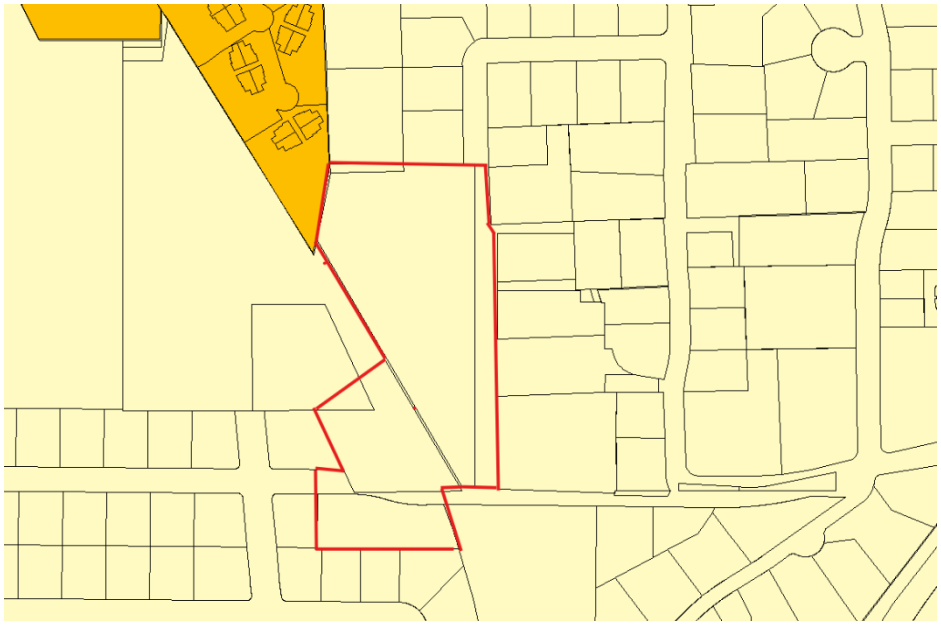


Figure 3: Subject Property, General Plan designation LDR

Current Zoning – A large portion of the subject property is currently zoned PF, Public Facilities. The purpose of the PF Zone is to "…provide areas for public schools, local government facilities and other uses incidental and accessory thereto." The PF Zone permits uses such as water treatment facilities, water pressure control stations, sewage pressure control stations, government services, public schools, parks, orchards, and undeveloped land.

The remainder of the subject property is located in the R12 Zone. The purpose of the R12 Zone is stated to "…promote low density residential uses with a minimum lot size of 12,000 square feet per lot, and to allow other selected uses which are compatible with the character of the zone." The R12 Zone permits primarily single-family detached residential uses on lots of at least 12,000 ft^2, but also allows schools, churches and public utilities. Multi-family development is not permitted.

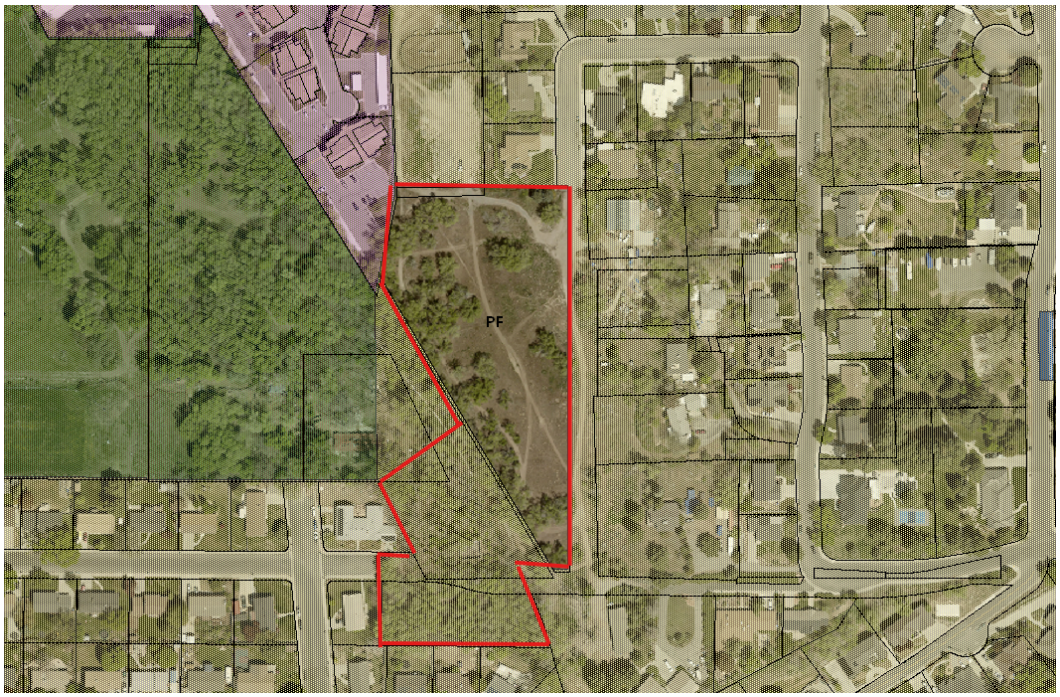


Figure 4: Existing Zoning, PF and R12

Proposed Zoning – The City has proposed zoning the property R8. The R8 Zone allows primarily single-family detached residential uses on lots of at least 8,000 ft^2. The R8 Zone also allows churches, schools, parks, and some utilities. Multi-family development is not permitted.

Subdivision Concepts – The concept plans for potential subdivision are attached to this report. One provides 18 potential lots and the other 19. The subject property includes significant slopes, but there are some benefits to residential development at this location.

- Water: The water lines in 1600 South and in 630 West can be looped together – in both concepts. In the cul-de-sac concept, an easement for utilities and pedestrian access can run between proposed lots through to 630 West.

- Sewer: Development of the subject property would bring additional sewer connection and capacity to the area. Many lots to the east of the subject property are not connected to city sewer lines. Development of the property can make connection to the system possible through easements across proposed lots.

- Access: The lots to the east of the subject property in some cases have steeply sloped, large, rear yards. Access to those rear yard areas can be maintained/provided by larger easements for access in the side-yard areas of specific proposed lots.

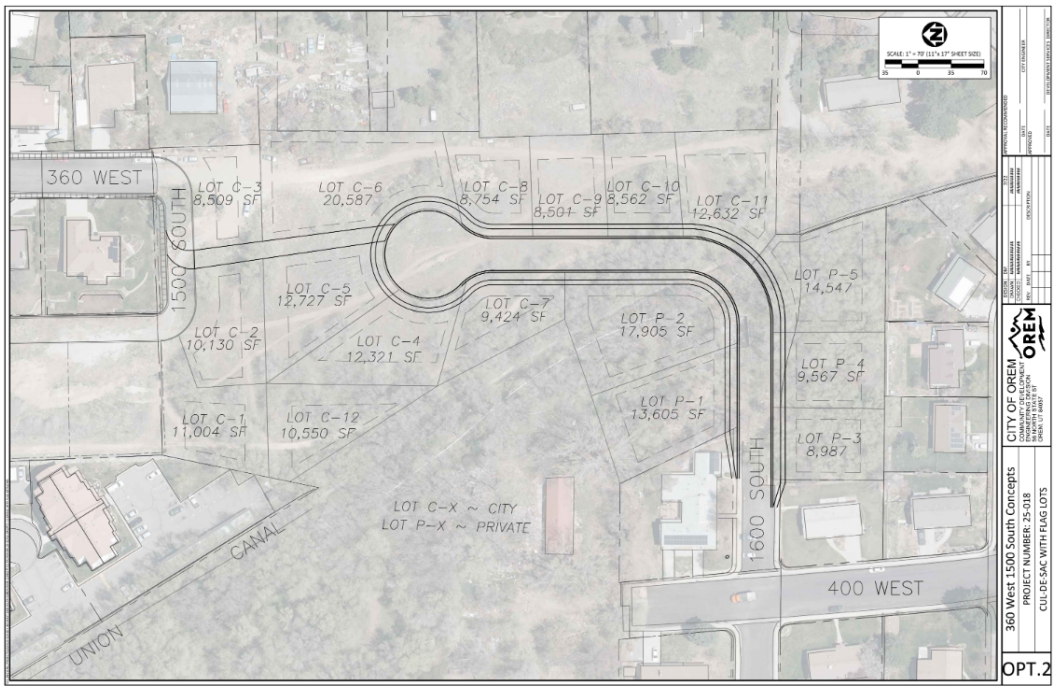


Figure 5: Subdivision Concept

Neighborhood Meeting: A neighborhood meeting is required for all zone map amendment applications. City Staff held the required meeting at the City Center on February 25, 2026. The minutes of that meeting are attached for your review. There was general support for single-family residential development, with the majority of attendees favoring a plan with a cul-de-sac

DEVELOPMENT REVIEW COMMITTEE (DRC): The proposed zone map amendment has been reviewed by the DRC. The DRC has voted to move the request to the Planning Commission for the public hearing.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:
For land use amendments like the requested zone change, Utah State Code states that the "planning commission shall… review and recommend to the [Orem City Council ("Council")] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council "may not make any amendment [to the land use ordinance or zoning map] unless the Council… first submits the amendment to the planning

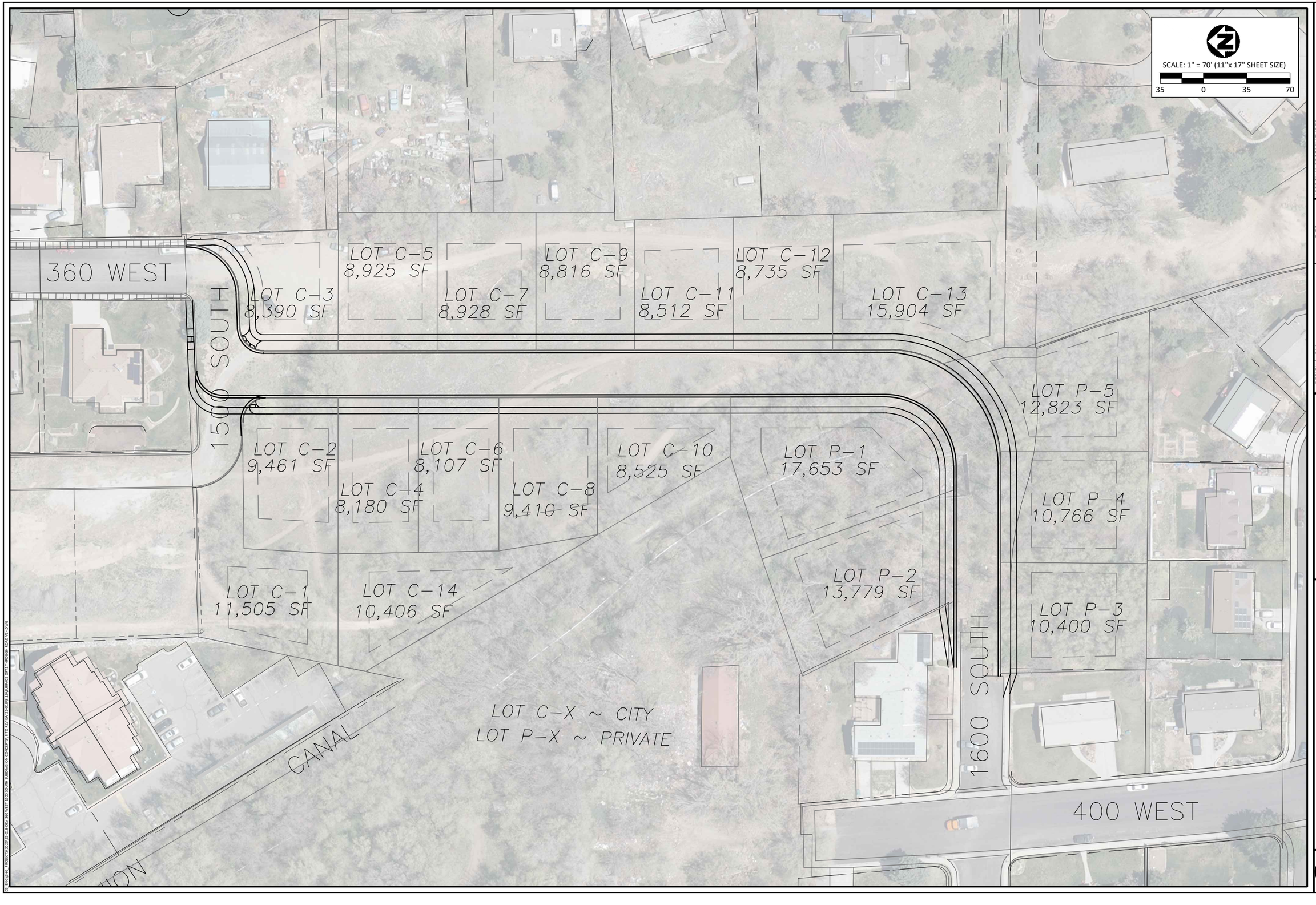
commission for the planning commission's recommendation." See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS: After review and consideration of the application the City Council may APPROVE or DENY the proposed zone map amendment or may CONTINUE their consideration to allow for changes or additional information or comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny
"I move to **[choose APPROVE** or **DENY]** by ordinance the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. Approximately (Approximately 5.45 acres.)

Motion to Continue the Request
"I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate)."



APPROVAL RECOMMENDED

CITY ENGINEER — DATE

APPROVED

DEVELOPMENT SERVICES DIRECTOR — DATE

REV	DATE	BY	DESCRIPTION

DESIGN DM ##########
DRAWN ########## 7/22
CHECKED ########## ##########

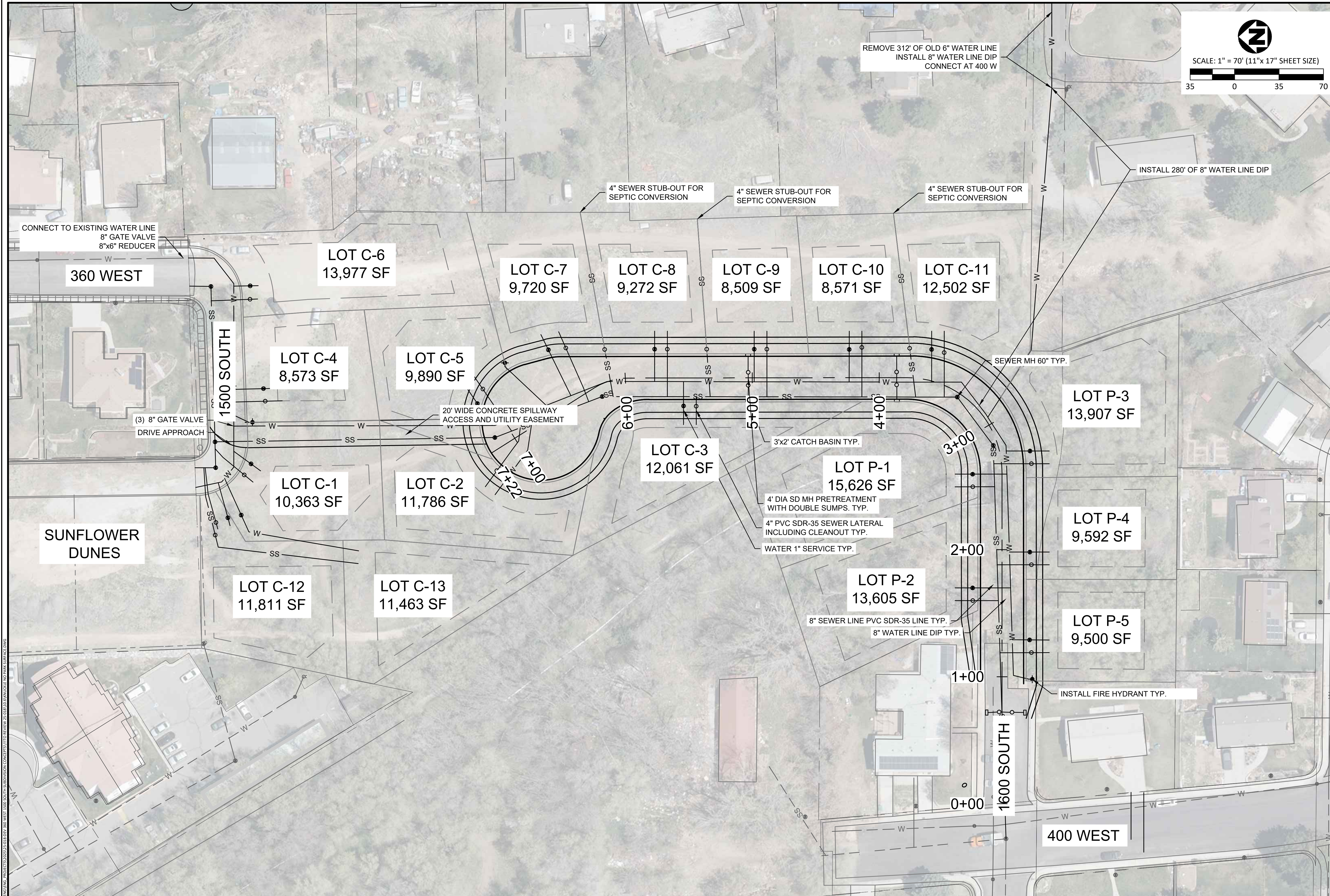
CITY OF OREM
COMMUNITY DEVELOPMENT
ENGINEERING DIVISION
56 NORTH STATE ST
OREM, UT 84057

360 West 1500 South Concepts

PROJECT NUMBER: 25-018

THROUGH ROAD

OPT.1



APPROVAL RECOMMENDED | DATE | CITY ENGINEER
APPROVED | DATE | DEVELOPMENT SERVICES DIRECTOR

REV	DATE	BY	DESCRIPTION
DESIGN	DM		7/22
DRAWN	##########		##########
CHECKED	##########		##########

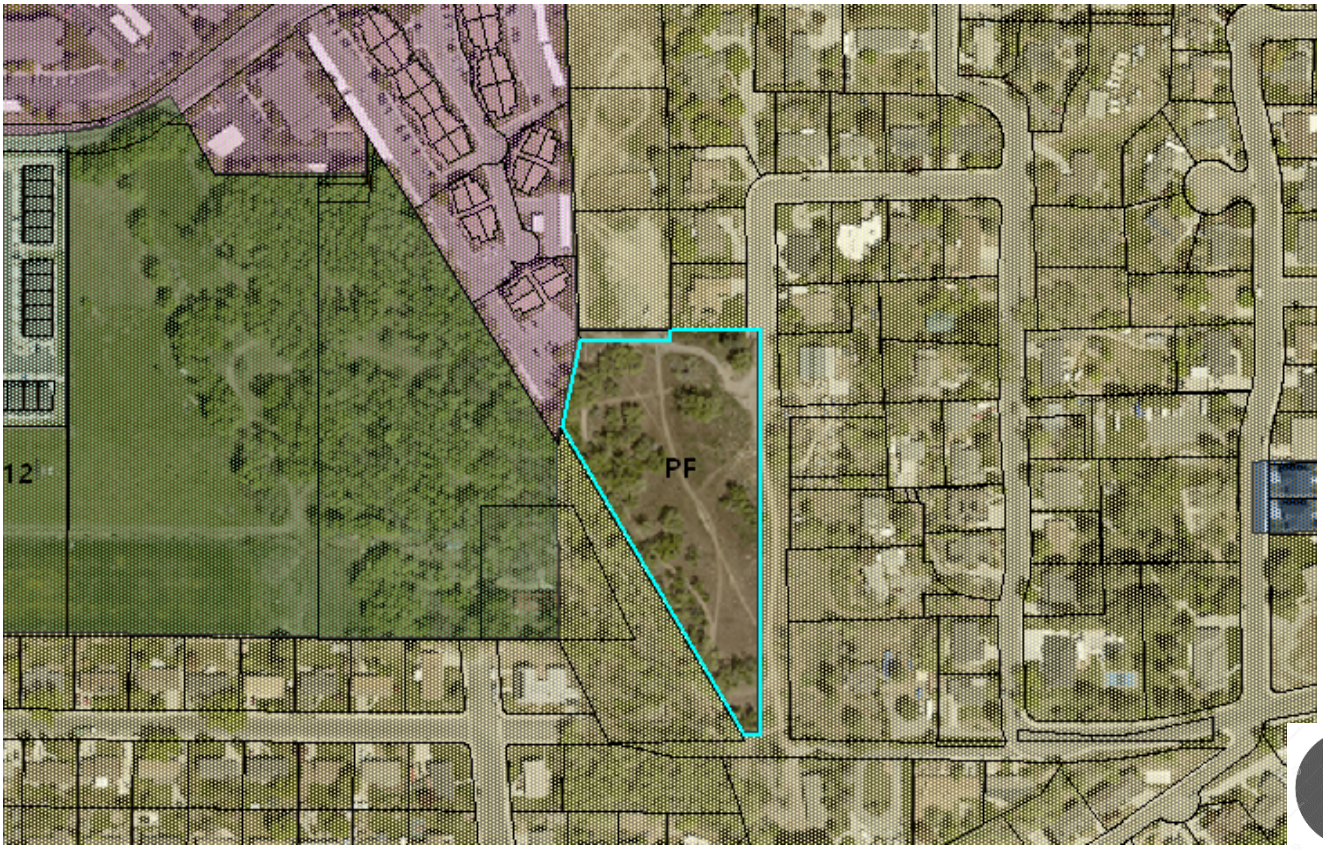
OREM

CITY OF OREM
COMMUNITY DEVELOPMENT
ENGINEERING DIVISION
56 NORTH STATE ST
OREM, UT 84057

360 West 1500 South Concepts
PROJECT NUMBER: 25-018
CUL-DE-SAC WITH FLAG LOTS

OPT.2

360 W 1500 South



Legend

- HS
- PF
- R8
- R5

Neighborhoods

Lakeview



Street view from 360 West