

ORDINANCE NO. 0-2026-0018

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING
APPENDIX OO OF THE OREM CITY CODE ADOPTING A NEW
CONCEPT PLAN FOR THE PD-53 ZONE LOCATED GENERALLY AT
1980 NORTH STATE STREET (APPROXIMATELY 5.39 ACRES)

WHEREAS on May 11th, 2026, David Vincent filed an application with the City of Orem requesting that the City amend Appendix OO of the Orem City Code by adopting a new Concept Plan for the PD-53 Zone located generally at 1980 North State Street; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on July 1st, 2026; and

WHEREAS the Planning Commission forwarded a recommendation of approval to the City Council with six (6) votes in favor and none opposed; and

WHEREAS a public meeting to consider the subject application was held by the City Council on July 14th, 2026; and

WHEREAS notices of the public hearing and meetings for this amendment application were posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

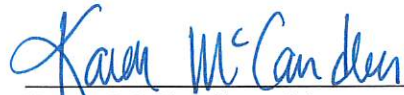
WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds this request to be in the best interest and general welfare of the City in that it will more fully promote the objectives and purposes of the City's Zoning Ordinances and General Plan.
2. The City Council hereby amends Appendix OO of the City Code, adopting a new Concept Plan for the PD-53 Zone located generally at 1980 North State Street, attached as "Exhibit A".
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and after a summary of this ordinance has been published or posted as required by law.

5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 14th day of June 2026.


Karen McCandless, Mayor

ATTEST:


Teresa McKittrick, City Recorder

COUNCILMEMBER

AYE NAY ABSTAIN

Mayor Karen McCandless
Jeff Lambson
Jenn Gale
Quinn Mecham
LaNae Millett
Chris Killpack
Crystal Muhlestein

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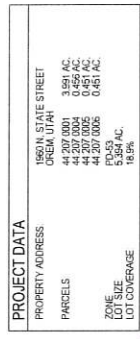


EXHIBIT A: Kneaders North Concept Plan

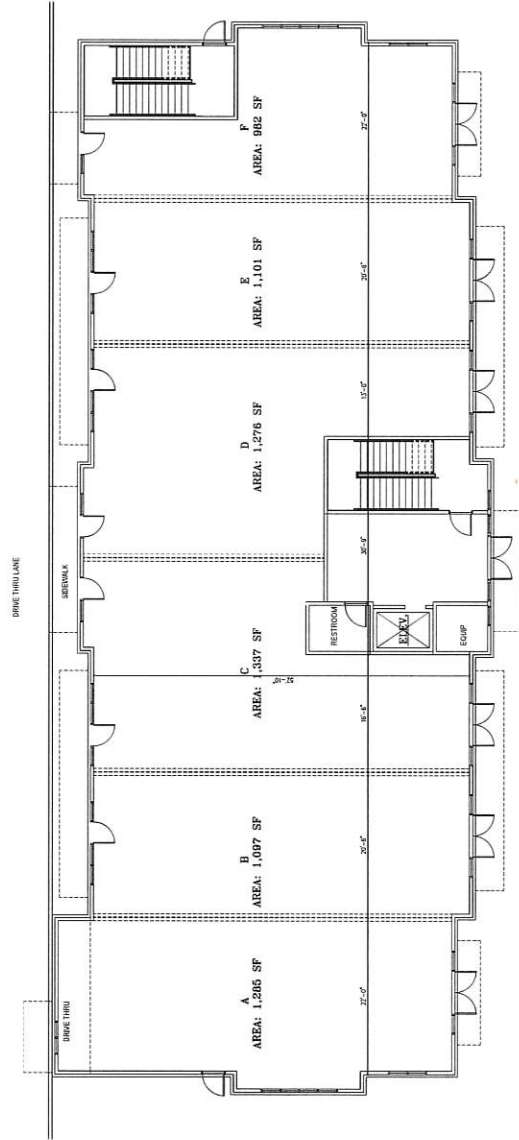
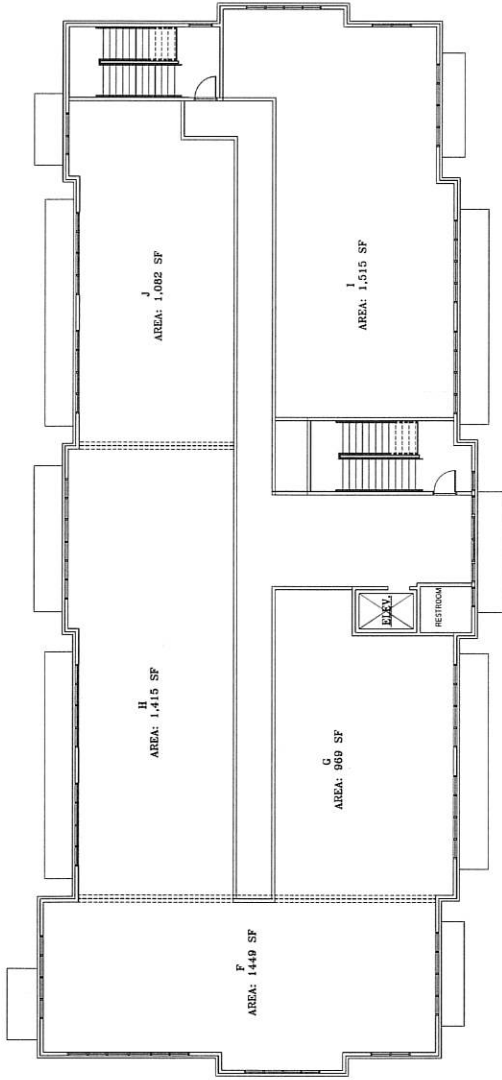


STATE STREET
(Public Right-of-Way)

COORDINATE WITH
UDOT FOR ACCESS PERMIT
IF REQUIRED DUE TO CHANGE
OF USE

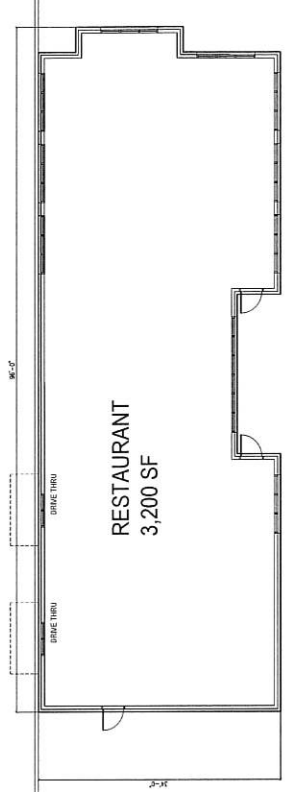


PROJECT DATA	
PROPERTY ADDRESS	1960 N. STATE STREET OREM, UTAH
PARCELS	44 207 0001 3.941 AC; 44 207 0004 0.456 AC; 44 207 0005 0.451 AC; 44 207 0006 0.451 AC;
ZONE	PD-53
LOT SIZE	5,394 AC;
LOT COVERAGE	16.5%

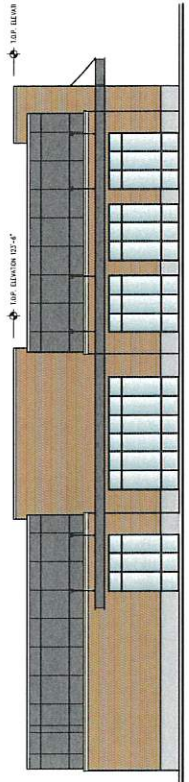




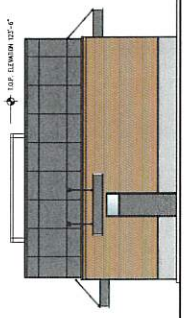
RESTAURANT FLOOR PLAN
SCALE 1/8" = 1'-0"



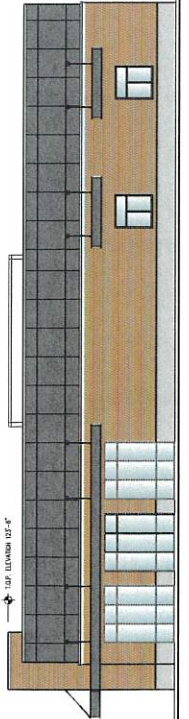
SIDE ELEVATION - NORTH
SCALE 1/8" = 1'-4"



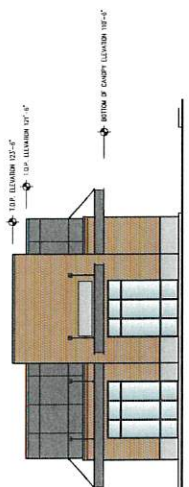
REAR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



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



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



REVISIONS

DRAWN BY
BHH

JUNE 2025
DRAFT

A2.1

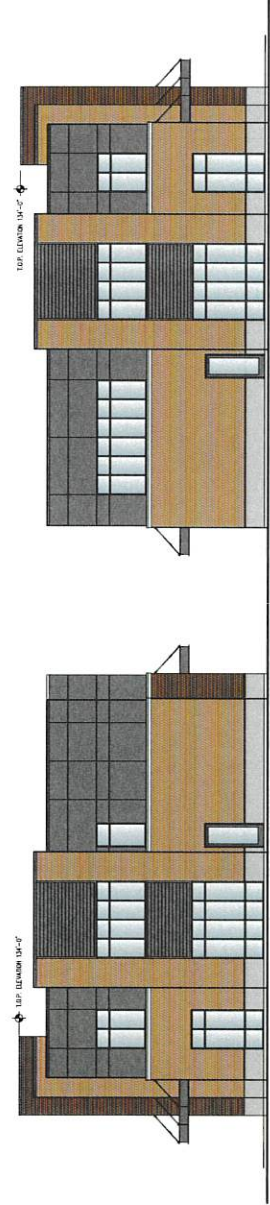
CONCEPT PLAN : 06-09-2026



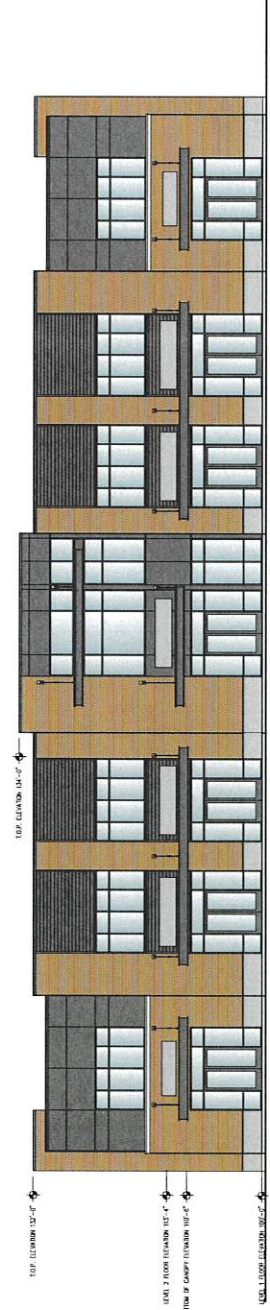
CONCEPTUAL RENDERING



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



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

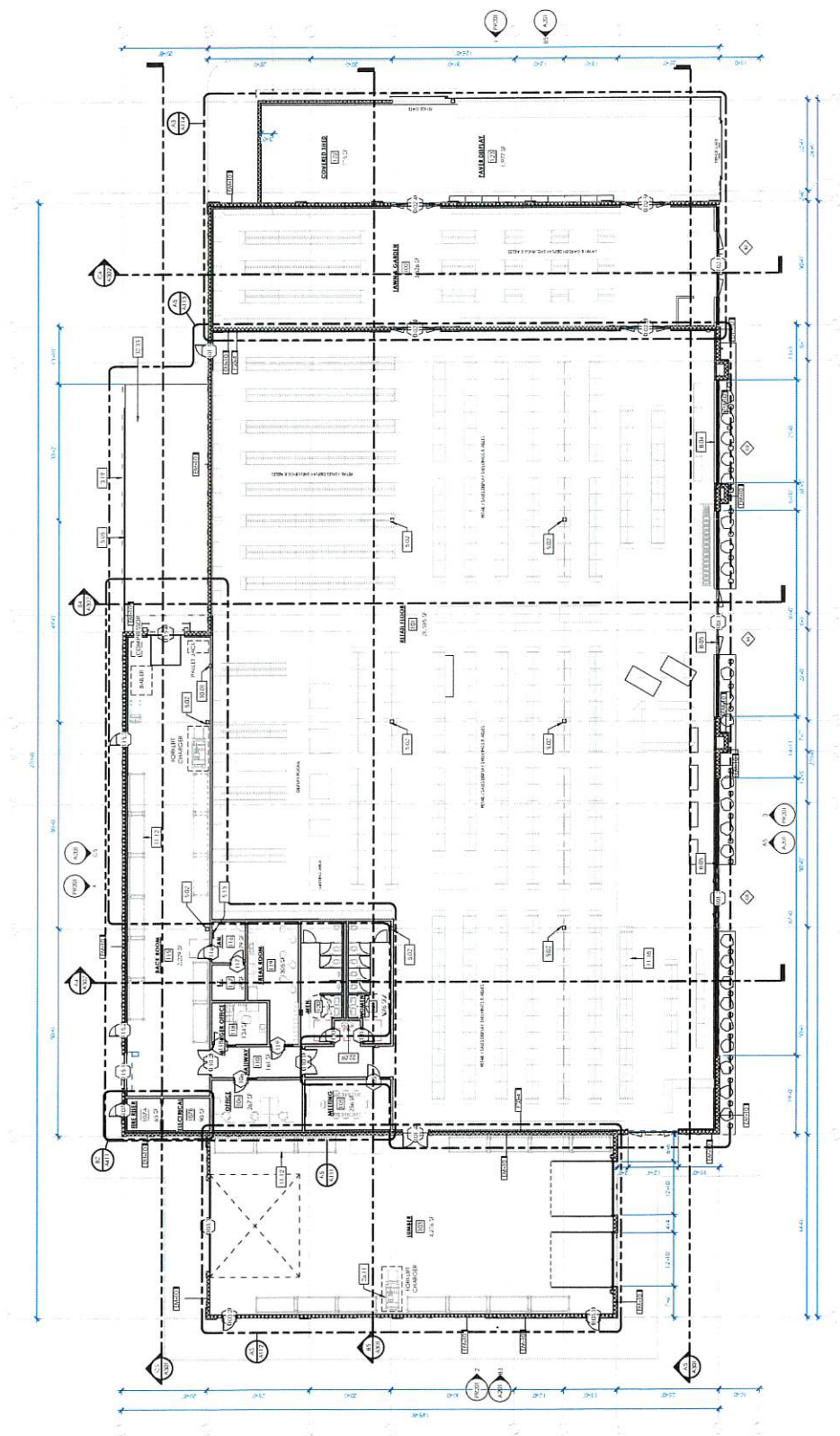


FRONT ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
12	CONFERENCES AND MEETINGS
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BUILDING AREA	
MAIN ENTRY	28,556 SF
CORR & GALLERY	3,268 SF
RECEIVING / BACK ROOM	2,229 SF
LOBBY	4,276 SF
COVERED WALK	775 SF
PARK DECK / PORCH	1,977 SF
TOTAL COVERED SPACE	32,402 SF
TOTAL UNDER ROOF	34,313 SF

GENERAL PROJECT NOTES



A5 LEVEL 01 OVERALL FLOOR PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

8/7/2024 11:09:33 AM

HOME BUILT RETAIL
1950 NORTH STATE STREET OREM, UTAH 84057

REVISIONS

AE2025.380
ROOF PLAN

PROJECT NAME: HOME BUILT
4/17/2024

SHEET #
A103
CONTRACT #
19-00000000

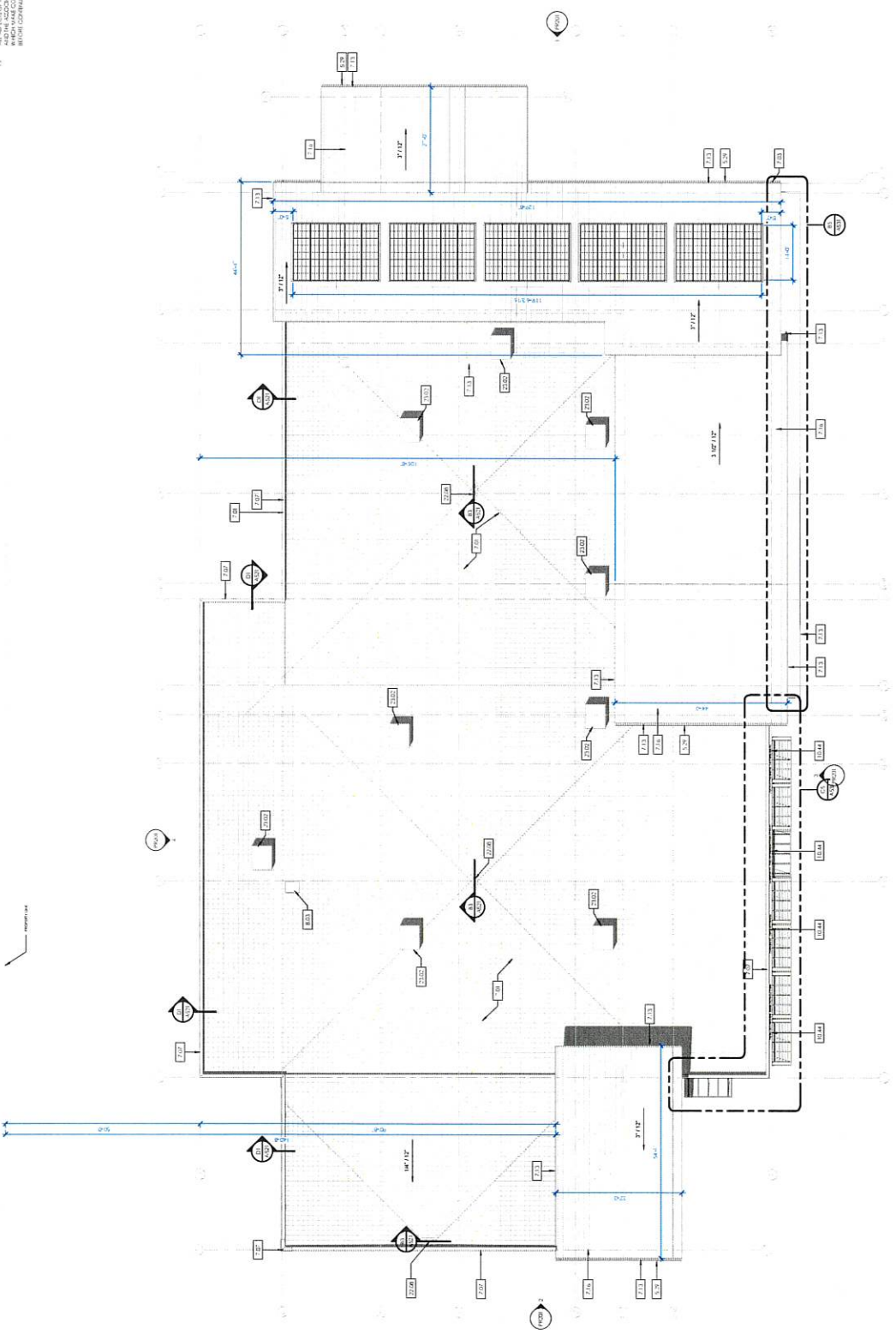


- GENERAL PROJECT NOTES:**
1. REFER TO ALL PROJECT SPECIFICATIONS AND ALL CITY ORDINANCES FOR ALL CODES, RULES, AND REGULATIONS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

- GENERAL ROOFING NOTES:**
1. ROOFING SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ALL CITY ORDINANCES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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KEYNOTE LEGEND

1	1" X 6" SIPS
2	2" X 6" SIPS
3	3" X 6" SIPS
4	4" X 6" SIPS
5	5" X 6" SIPS
6	6" X 6" SIPS
7	7" X 6" SIPS
8	8" X 6" SIPS
9	9" X 6" SIPS
10	10" X 6" SIPS
11	11" X 6" SIPS
12	12" X 6" SIPS
13	13" X 6" SIPS
14	14" X 6" SIPS
15	15" X 6" SIPS
16	16" X 6" SIPS
17	17" X 6" SIPS
18	18" X 6" SIPS
19	19" X 6" SIPS
20	20" X 6" SIPS



A1 ROOF PLAN
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GENERAL PROJECT NOTES

- [illegible]

GENERAL ELEVATION NOTES

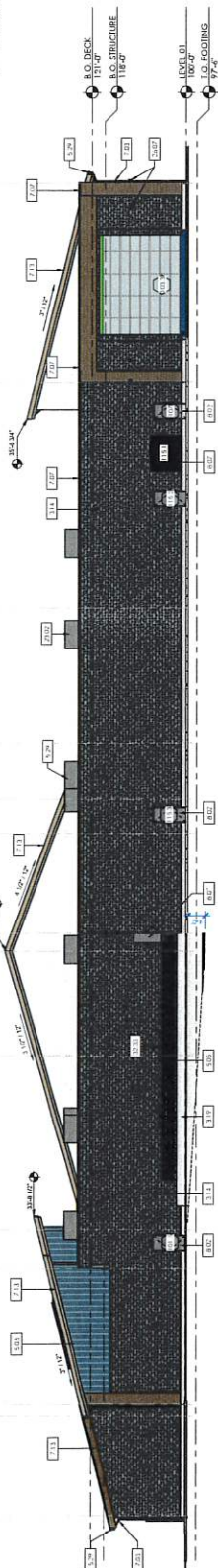
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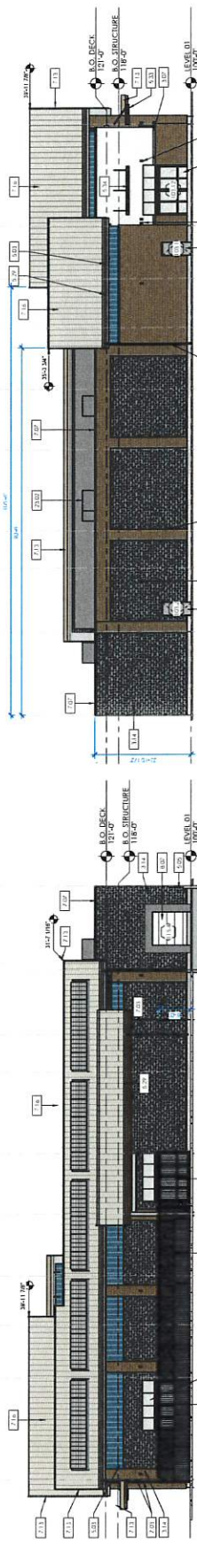
05 3D PERSPECTIVE 1



3D PERSPECTIVE 2



CS NORTH ELEVATION



EAST ELEVATION



AS SOUTH ELEVATION

