



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 2, 2026

*This meeting may be held electronically
to allow a Commission member to participate.*

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

1 Agenda Items Discussion

2 Commissioner Training

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

3. CONSENT AGENDA ITEMS

3.1 Approval of the July 15, 2026 Minutes

3.2 Approval of the August 5, 2026 Minutes

4. ACTION ITEMS

4.1 Plat Amendment - Fort Knox - Located approximately at 993 Industrial Park Road in the M2 Zone

4.2 Site Plan - Fort Knox - Located approximately at 993 Industrial Park Road in the M2 Zone

4.3 Preliminary Plat - Funez - Located approximately at 115 North 800 West in the R8 Zone

4.4 Site Plan - Homebuilt - Located approximately at 1950 North State Street in the PD-53 Zone

5. PUBLIC HEARINGS

**5.1 Sign Ordinance Text Amendment - Alamo Storage - Amending section 14-4-2
regarding alterations to nonconforming signs**

6. ADJOURN

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)**

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

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
July 15, 2026**

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- **3.1** - Approval of the July 1st, 2026 Minutes

ACTION ITEMS:

- None

PUBLIC HEARINGS:

- **5.1 Text Amendment** - Updates to Chapter 22 of the Orem City Code Relating to Code Enforcement
- **5.2 Text Amendment** - Updates to Article 22-6 of the Orem City Code to establish regulations for detached accessory dwelling units

A recording of the meeting can be viewed online at

<https://www.youtube.com/live/fv0N0Up0ZDO?si=v4amV6rHfOuehsyg>.

PLANNING COMMISSION WORK SESSION

Place: Orem City Council Conference Room, 56 North State Street

Chair Komen called the Planning Commission meeting to order at 4:30 PM.

Those present: Darren Hawkins, Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Planning Commissioners; Quinn Mecham, City Council Liaison; Gary McGinn, Director of Community Development; Jared Hall, Matthew Taylor, Grace Bjarnson, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Rebecca Gourley, Emma Tenney, Planning and Zoning Staff.

1. Agenda Items Discussion

Aaron McKnight presented the text amendment for updates to Chapter 22 of the Orem City Code relating to code enforcement and provided context behind the proposed changes. Mr. McKnight noted that most of these adjustments are for clarity, rather than substantial code changes. Commissioners asked clarifying questions.

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Jared Hall then presented on the DADU text amendment. This topic has been discussed in two previous work sessions, so Mr. Hall provided a quick overview of the presentation on DADUs that was given at the previous Planning Commission work meeting on what the city can and can't do, per the state requirements. He then presented the minor changes that have been made to the proposed amendment since the last meeting.

2. Commissioner Training

Due to lack of time, this item was postponed.

A recording of the meeting can be viewed online at
<https://www.youtube.com/live/fv0N0Up0ZDQ?si=v4amV6rHfOuehsyg>.

The meeting was adjourned at 5:25 PM.

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:32 PM**, Chair Komen called the Planning Commission meeting to order.
An invocation was offered by Commissioner Susan Madsen.

Those present: Darren Hawkins, Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Planning Commissioners; Quinn Mecham, City Council Liaison; Gary McGinn, Director of Community Development; Jared Hall, Matthew Taylor, Grace Bjarnson, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Rebecca Gourley, Emma Tenney, Planning and Zoning Staff.

Agenda Item 3, Consent Agenda Items

- **3.1** - Approval of the July 1st, 2026 Minutes

Planning Commission Action: Commissioner Karl Radmall motioned to approve the Consent Agenda. Commissioner Jeff Reeves seconded the motion.

YES: Darren Hawkins, Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

Agenda Item 4, Action Items

None

Agenda Item 5, Public Hearings

5.1 TEXT AMENDMENT - Updates to Chapter 22 of the Orem City Code Relating to Code Enforcement

Aaron McKnight, City Attorney, presented updates to Chapter 22 of the Orem City Code relating to code enforcement. The proposed changes are as follows:

- Unregistered vehicles and inoperative vehicles are not allowed to be parked in the front yard by current Code. The proposed change will allow one of each to be parked in a driveway or on a gravel strip. Inoperative or unregistered vehicles are still allowed to be parked in a garage, and parking up to 2 such vehicles in a backyard is allowed, but this text amendment adds additional flexibility for people doing repairs on a personal car. Mr. McKnight clarified that this would still not allow commercial auto repair neighborhoods.
- Current City Code restricts recreation vehicles from being parked in the front yard. The proposed change provides clarification that such vehicles are not permitted in side yard areas adjacent to the street or on landscaping.
- City Code prohibits living in trailer houses or mobile homes parked on residential lots. The proposed change clarifies this to include recreational vehicles and campers in this restriction. Mr. McKnight encouraged Commissioners to include in the motion an amendment that vehicles of any kind cannot be lived in on residential lots, per Commissioner discussion in the work session.
- City Code prohibits shipping containers and the like from being stored and maintained on residential lots. The proposed change clarifies this to include moving containers, and adds an exception that moving containers can be kept on a driveway for up to 15 days for the purpose of moving in or out of a house.

Chair Komen opened the meeting to public comment.

Marion Baxter: When family or friends visit, can kids sleep in a trailer on the lot for that visitation? Does doing mechanic work out of a personal garage fall under legitimate use if it doesn't impact parking out on the street?

As no one else was present to speak, Chair Komen closed the public comment.

DRAFT MINUTES FOR JULY 15, 2026

Mr. McKnight addressed the questions posed by clarifying that the ordinance refers to human habitation, which is different from a temporary visit, and that personal/family vehicles can be operated on, but commercial repair work is not permitted under the home occupation code.

Commissioner Hawkins noted a concern with the amendment to vehicles in driveways. The code does not permit vehicles with body damage to be parked in the driveway, and Commissioner Hawkins asserted that it is unfair that vehicles requiring engine work are allowed to park in the driveway, but vehicles requiring body work are not.

Commissioner Madsen proposed that habitation of a trailer or similar vehicle be allowed for a limited period of days, to allow visitation from family. Commissioner Hawkins suggested that a time limit be enacted for inoperable vehicles in driveways as well. Chair Komen noted that these changes have been proposed by code enforcement officials and city attorneys who know what is needed to best conduct code enforcement, and recommended that the Commission not get stuck in the minutia of what ifs.

Planning Commission Action: Chair Komen moved that the Planning Commission forward a recommendation of approval to the City Council for the request to amend Chapter 22 of the Orem City Code, related to Neighborhood Improvement Zoning Code Enforcement, with the recommendation that any vehicle be added to 22-18-8A. Commissioner Radmall seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: Darren Hawkins

ABSTAIN: None

The motion passed.

5.2 TEXT AMENDMENT - Updates to Article 22-6 of the Orem City Code to establish regulations for detached accessory dwelling units

Jared Hall presented this item. The State has mandated that cities adopt rules allowing detached accessory dwelling units (DADUs) as permitted uses by October 1st, 2026, and this text amendment is for the proposed DADU ordinance. This subject has been discussed many times in Planning Commission work sessions, and is now being brought forward for a public hearing and an official vote.

Accessory dwelling units are currently regulated by section 22-6-9(I) of Orem City Code. This text amendment moves that section to 22-6-11 and adds regulations for DADUs, to put it all in one place. Mr. Hall presented what things the State ordinance requires the City to allow, and what things they specifically permit the City to regulate. Mr. Hall presented the sections in the proposed ordinance:

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- Purpose and Definitions: Defines ADU, clarifies only one ADU of either kind (attached or detached)
- Regulations for Attached ADUs: existing accessory apartment code
- Regulations for Detached ADUs: Permitted for lots over 11,000 square feet, unit size restrictions based on lot size, height restrictions, setbacks, additional parking spaces required depending on DADU size, etc.

Chair Komen opened the meeting to public comment.

Aaron Larson: This is a practical opportunity to address the housing affordability crisis and the housing shortage. This is a family ordinance, and provides affordable housing for young families and aging parents. Some cities have chosen to have no lot size restrictions for DADUs, and Orem deciding to limit to 11,000 square feet limits the number of lots in Orem that can have DADUs to about 25%. Additionally, the limitations on number of bedrooms and height restrictions based on roof pitch are in conflict with state code 10-20-618.

Marion Baxter: Setting this at 11,000 square foot lots or higher really limits who can do a viable design. Short-term rentals are not an issue when they're managed well, such as frequent permit renewals and owner-occupied requirements. Opening up other avenues for people to have income coming in is a good thing, and will invite younger families. Disallowing short-term rentals will not bring housing costs down.

Chair Komen closed the public comment.

Chair Komen asked staff to address the comment that limiting bedrooms is not allowed per State Law. Mr. McKnight stated that he has reviewed the proposed DADU ordinance against State Law 10-20-618, and the City is confident that the ordinance is not in violation of State Law.

Commissioner Radmall asked how many lots in the city are at least 11,000 square feet, and Mr. Hall answered that it's about 23.5% of lots. Commissioner Hawkins asked why 11,000 square feet is the limit for lot size. Mr. Hall noted that this is the minimum set by the State, and that lots of 11,000 square feet and more are plentiful in the City, but not a majority, making them a good limit. He also noted that setbacks from property lines for DADUs are easier to meet on larger lots. Additionally, Mr. Hall pointed out that lots under 11,000 square feet are still permitted to have attached ADUs. Commissioner Reeves asked what the utility of having a minimum lot size is if setbacks could create similar limits. Mr. Hall answered that in addition to proximity to other lots, another concern is lot coverage, and smaller lots with

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DADUs will have a higher percentage of lot covered by structures. Chair Komen noted that these are things that can be revisited, and that due to the time constraints put in place by the State, there are some issues that will need to be addressed as amendments after the ordinance is put in place.

Further Commission discussion was had regarding setbacks and lot size restrictions.

Commissioner Madsen asked if prefabricated homes, such as yurts, are allowed as DADUs. Mr. Hall responded that structures that are on a permanent foundation, hooked up to utilities, and pass building and fire codes for permanent habitation would be permitted. A recording of the meeting can be viewed online at <https://www.youtube.com/live/fv0N0Up0ZDQ?si=v4amV6rHfOuehsyg>.

Planning Commission Action: Commissioner Madsen made a motion that the Planning Commission forward a recommendation of approval to the Orem City Council for the request to amend Article 22-6 of the Orem City Code, establishing regulations for detached accessory dwelling units. Commissioner Ladle seconded the motion.

YES: Darren Hawkins, Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

The motion passed.

Final Meeting Comments:

Gary McGinn updated the Commission and public on what projects were approved at the City Council meeting held the previous night. He also noted that a joint meeting between the Planning Commission and City Council may be scheduled soon.

Commissioner Hawkins recognized Jared Hall, Aaron McKnight, and Gary McGinn for their hard work in preparing materials for Planning Commission meetings and their helpfulness in answering questions from the Planning Commission.

Adjournment:

Chair Komen asked for a motion to adjourn. Commissioner Radmall motioned to adjourn, Commissioner Reeves seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **6:39 PM**.

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A recording of the meeting can be viewed online at
<https://www.youtube.com/live/fv0N0Up0ZDQ?si=v4amV6rHfOuehsyg>.

Reviewed and Approved: DRAFT

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CITY OF OREM PLANNING COMMISSION MEETING MINUTES August 5, 2026

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- **3.1** - Approval of the July 15th, 2026 Minutes

ACTION ITEMS:

- **4.1 Preliminary Plat** - PH Tennis Center Plat A - Located generally at 92 E 800 North
- **4.2 Site Plan** - PH Tennis Center - Located generally at 92 E 800 North
- **4.3 Preliminary Plat** - Johnson Farms Plat A - Located generally at 1700 S Geneva Road
- **4.4 Site Plan** - The Shops at Johnson Farms - Located generally at 1700 S Geneva Road
- **4.5 Preliminary Plat** - Valor Homes Plat A - Located generally at 1301 W 400 South

PUBLIC HEARINGS:

- **5.1 Text Amendment** - Aligning definitions in Chapters 19, 21, and 22 with proposed Section 22-6-11, Accessory Dwelling Units

A recording of the meeting can be viewed online at

https://www.youtube.com/live/KYUsv0c4jjk?si=Z7CgcEXk8_XdxweK

PLANNING COMMISSION WORK SESSION

Place: Orem City Council Conference Room, 56 North State Street

Chair Komen called the Planning Commission meeting to order at 4:31 PM.

Those present: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Planning Commissioners; Jared Hall, Grace Bjarnson, Rebecca Gourley, Emma Tenney, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Darren Hawkins, Planning Commissioner; Quinn Mecham, City Council Liaison.

1. Agenda Items Discussion

In a previous meeting, the Planning Commission forwarded a recommendation to the Council for a DADU ordinance. Jared Hall noted that the item on tonight's agenda about DADUs is a text

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amendment to make several small clarifying changes to definitions in City Code to align them with the new DADU ordinance.

Mr. Hall presented an overview of the General Plan timeline and what things will be included in it. Commissioners had no questions or comments.

Mr. Hall then presented some visuals of the proposed setbacks for Detached Accessory Dwelling Units (DADUs). The Commission has already forwarded a recommendation to the Council for a DADU ordinance, and this presentation was to provide visual examples of what the ordinance might look like in practice. Commissioners discussed permitting procedures, setbacks, fencing, and maximum DADU size.

The meeting was adjourned at 5:14 PM.

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:31 PM**, Chair Komen called the Planning Commission meeting to order.
An invocation was offered by Commissioner Karl Radmall.

Those present: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Planning Commissioners; Jared Hall, Grace Bjarnson, Rebecca Gourley, Emma Tenney, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Darren Hawkins, Planning Commissioner; Quinn Mecham, City Council Liaison.

Agenda Item 3, Consent Agenda Items

- **3.1** - Approval of the July 15th, 2026 Minutes

Planning Commission Action: Chair Komen expressed concern about errors in the draft minutes. Commissioner Karl Radmall motioned to continue the Consent Agenda item to the next meeting. Commissioner Susan Madsen seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

Agenda Item 4, Action Items

4.1 PRELIMINARY PLAT - PH Tennis Center Plat A - Located generally at 92 E 800 North

Jared Hall presented this item, a request to combine three properties into one in order to establish public utility easements and prepare the property for site planning. The applicant was invited to come forward, and the Commission had no questions.

Planning Commission Action: Commissioner Madsen moved that the Planning Commission approve the Preliminary Plat for PH Tennis Center Plat A. Commissioner Reeves seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.2 SITE PLAN - PH Tennis Center Plat A - Located generally at 92 E 800 North

Jared Hall presented the site plan for the PH Tennis Center, noting the current zoning, required setbacks, height restrictions, and neighborhood meeting information. Chair Komen invited the applicant to come forward again, and asked what external lighting would be present at the pickleball court. The applicant noted that there is a 7ft masonry wall separating the court from the residential properties and noted that they have considered adding another wall to the south. Commissioner Radmall asked about potential hours for lighting. Commissioner Madsen pointed out that the pickleball court has moved in the plans, and asked about hours of operation. The applicant responded that due to utility access, the court had to be moved, and Mr. Hall noted that concerns about lighting will be addressed in the building permit process. Chair Komen asked what the site and the court specifically will be used for, and the applicant responded that they do not anticipate any commercial use, that the building is for executive office space and the court is for private use.

Planning Commission Action: Commissioner Radmall moved that the Planning Commission approve the Site Plan for PH Tennis Center Plat A. Commissioner Reeves seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.3 PRELIMINARY PLAT - Johnson Farms Plat A - Located generally at 1700 S Geneva Road

Mr. Hall noted that this property was previously brought to the Commission for a rezone application. This Plat is necessary to create a developable lot. The Commission had no questions.

Planning Commission Action: Commissioner Madsen moved that the Planning Commission approve the Preliminary Plat for Johnson Farms Plat A. Commissioner Ladle seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.4 SITE PLAN - The Shops at Johnson Farms - Located generally at 1700 S Geneva Road

Mr. Hall presented the Site Plan for The Shops at Johnson Farms. He noted that this property is now zoned C2, with a Development Agreement that limits uses and hours of operation beyond what the zone allows. He also discussed parking, pointing out that the site provides more parking than is required, and showed the conceptual drawings of buildings that the applicant provided.

Chair Komen invited the applicant, Paul Washburn, to come forward. Commissioner Madsen asked clarifying questions about potential business uses on the property.

Planning Commission Action: Commissioner Radmall moved that the Planning Commission approve the Site Plan for The Shops at Johnson Farms. Commissioner Ladle seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.5 PRELIMINARY PLAT - Valor Homes Plat A - Located generally at 1301 W 400 South

The site plan for this project was approved on the condition that this plat be recorded. The property is currently just a parcel, not a lot, and this plat will create a single lot subdivision with the vacation of a right-of-way easement.

The Commission had no questions or comments.

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Planning Commission Action: Commissioner Madsen moved that the Planning Commission approve the Preliminary Plat for Valor Homes Plat A. Commissioner Ladle seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

Agenda Item 5, Public Hearings

5.1 TEXT AMENDMENT - Aligning definitions in Chapters 19, 21, and 22 with proposed Section 22-6-11, Accessory Dwelling Units

Mr. Jared Hall presented this text amendment, an add on to the Detached Accessory Dwelling Unit ordinance that the Planning Commission forwarded with approval to the City Council in a previous meeting. As part of the ordinance, accessory apartments will now be referred to as “Accessory Dwelling Units,” and staff in the City’s legal department pointed out that there are several places in City Code that refer to accessory apartments that will need to be updated. This text amendment addresses those changes for clarity. The amended sections are 19-5-3, 21-1-2, 21-1-3, 22-2-1, 22-6-8, 22-6-9, 22-7-4, 22-11-28, 22-11-19, 22-11-31, 22-11-32, 22-11-35, 22-11-56, 22-12-7, 22-14-15, and Appendix A of Orem City Code.

Chair Komen opened the meeting to public comment.

As no one was present to speak, Chair Komen closed the public comment.

Mr. McKnight addressed the questions posed by clarifying that the ordinance refers to human habitation, which is different from a temporary visit, and that personal/family vehicles can be operated on, but commercial repair work is not permitted under the home occupation code.

Commissioner Hawkins noted a concern with the amendment to vehicles in driveways. The code does not permit vehicles with body damage to be parked in the driveway, and Commissioner Hawkins asserted that it is unfair that vehicles requiring engine work are allowed to park in the driveway, but vehicles requiring body work are not.

Commissioner Madsen proposed that habitation of a trailer or similar vehicle be allowed for a limited period of days, to allow visitation from family. Commissioner Hawkins suggested that a time limit be enacted for inoperable vehicles in driveways as well. Chair Komen noted that these changes have been proposed by code enforcement officials and city attorneys who know what is needed to best conduct code enforcement, and recommended that the Commission not get stuck in the minutia of what ifs.

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Planning Commission Action: Commissioner Madsen moved that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Orem City Code Chapters 19, 21, and 22, aligning definitions with proposed Section 22-26-11, Accessory Dwelling Units. Commissioner Ladle seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: Darren Hawkins

ABSTAIN: None

The motion passed.

Final Meeting Comments:

None

Adjournment:

Chair Komen asked for a motion to adjourn. Commissioner Reeves motioned to adjourn, Commissioner Radmall seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **6:13 PM**.

A recording of the meeting can be viewed online at

https://www.youtube.com/live/KYUsv0c4jjk?si=Z7CgcEXk8_XdxweK.

Reviewed and Approved: DRAFT

 OREM Administrative	PLANNING COMMISSION September 2, 2026	Item 4.1
	Fort Knox, Plat A 993 Industrial Park Road Plat Amendment: Combining several lots, adjusting lot lines and easements	Prepared By: Jared Hall Applicant: Brent Simpson

Notices:

Posted in 2 public places.
Posted on City Webpage
and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Light Industrial

Neighborhood:
Timpview

Zoning:
M2, Manufacturing

Total Acreage:
4.56 acres

Action:

The Planning Commission
is the Land Use Authority
and the approving body for
this item.

REQUEST: The applicant requests approval to combine two lots into one.

BACKGROUND: The property owners at Fort Knox are proposing an addition to the building on the north end of the development. The site plan is in process, and the change will require combining two properties. Other amendments are also proposed, adjusting lot lines and combining the small parcel used only for parking with the larger lot on the south. Easements for cross parking, drainage, and access are included.



Figure 1: Existing subdivision impacted by the proposed amendment, Fort Knox Plat A.

REVIEW:

Zoning: The subject properties and all surrounding lots are located in the M2 Zone. All properties are used for industrial and warehousing uses in compliance with the M2 Zone.

Development Standards – The plat amendment has been reviewed to ensure that no proposed changes create inconsistency with standards and requirements of the M2 Zone. All adjusted lots in the proposed plat amendment will comply with lot area (0.25-acres) and building setback standards. See the table below.

	Lot 1	Lot 2	Lot 3	Lot 4
Required	0.25-acres	0.25-acres	0.25-acres	0.25-acres
Proposed	1.61-acres	0.65-acres	0.26-acres	2.0-acres

Easements & Utilities– The amendment plat includes several critical easements between the lots for utility provision, storm drainage, and shared access.



Figure 1: Existing subdivision (left) and proposed amendment (right)

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the plat amendment application on Monday, July 20, 2026. The DRC recommended approval to the Planning Commission.

ALTERNATIVE ACTIONS:

After review and consideration of the application the Planning Commission may:

- **Approve or Deny** the requested plat amendment.
- **Continue the Request** to a future date for further review, additional information, or condition.

ALTERNATIVE MOTIONS:

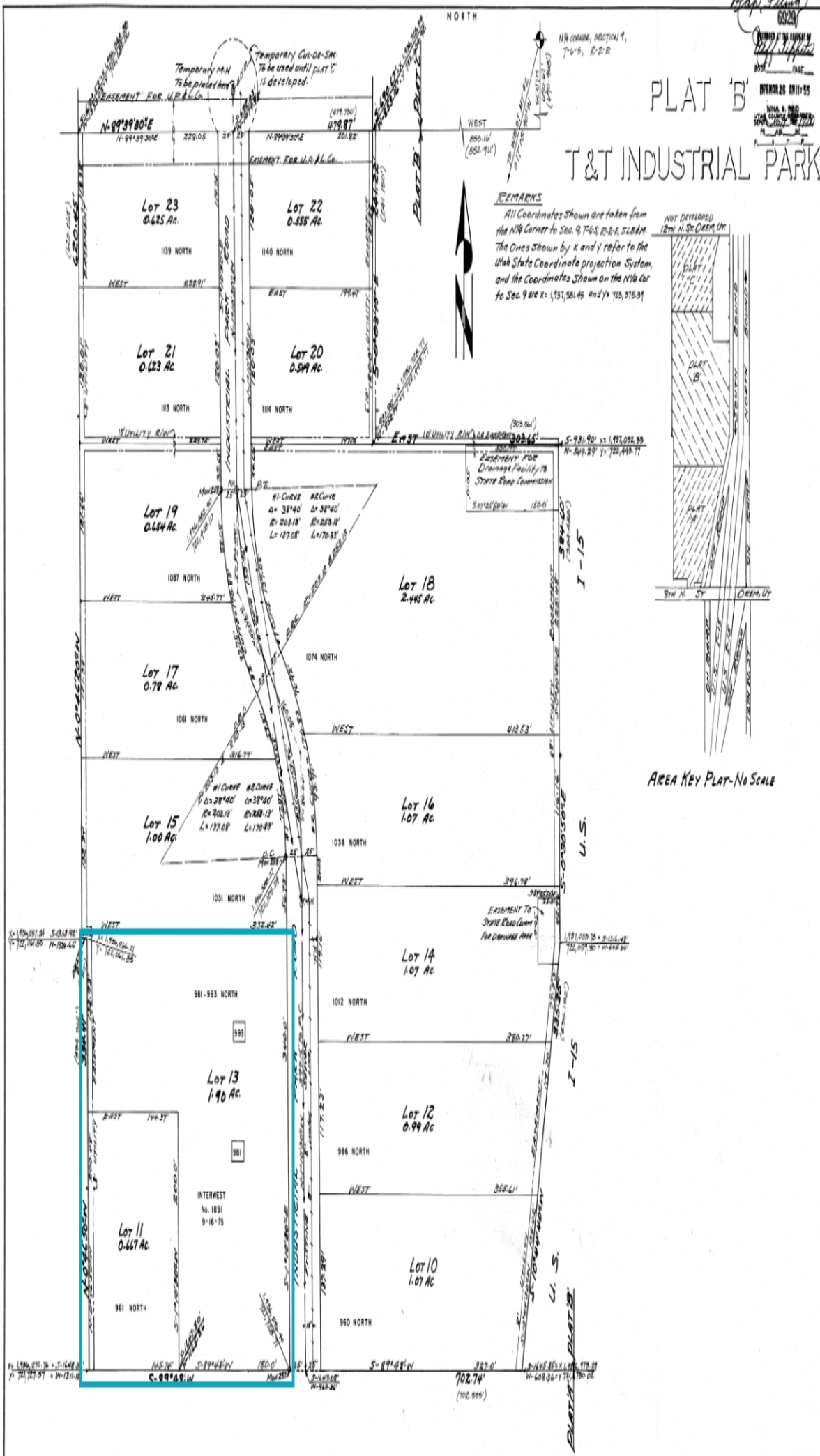
Motion to Approve or Deny -

“I move that the Planning Commission [**choose APPROVE or DENY**] the Plat Amendment for Fort Knox Plat A, located at 993 Industrial Park Road in the M2 Zone.”

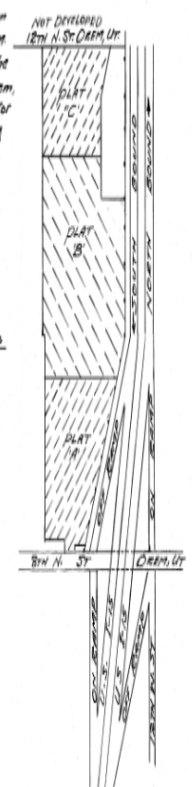
Motion to Continue the Request –

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”

Maple Valley #1506



REMARKS
All Coordinates Shown are taken from the N1/4 Corner to Sec. 9, T4S, R2E, S14E. The Ones Shown by X and Y refer to the Utah State Coordinate Projection System, and the Coordinates Shown on the N1/4 Cor to Sec. 9 are X: 151,501.45 and Y: 723,515.31



SURVEYOR'S CERTIFICATE
I, Carl F. Geier, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 1243, as prescribed under the laws of the state of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have surveyed said tract of land into lots, blocks, streets, and easements and the same have been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct, to the best of my knowledge & belief.

BOUNDARY DESCRIPTION
COMMENCING at a point which is South 67°41' and West 823.16' from the N1/4 Corner to Section 9, T4S, R2E, S14E, and running as follows:

COURSE	DISTANCE	REMARKS
S 67°41' E	241.22'	Along a fence line
EAST	302.15'	To U.S. 15 Fence Line
S 67°41' E	386.62'	Along U.S. 15 Western Vene Fence
S 67°41' E	335.82'	Along U.S. 15 Western Vene Fence
S 67°41' E	702.74'	On Fence Between Plat B & C
N 67°41' W	334.41'	Along Old Fence line
WEST	297'	Along Old Fence line
N 67°41' W	620.48'	Along Old Fence Line to U.P. 15 Line
N 67°41' W	478.27'	Along U.P. 15 Transmission Line to the point of beginning.

DATE OF MEASUREMENT Taken from the Utah Co. Surveyors Section. This showing a bearing of 317°00'00" to N 15th St. from N1/4 Cor to Sec. 9.

DATE DEC 26, 1976 **SURVEYOR** Carl F. Geier

OWNERS' DEDICATION
I, the undersigned, do hereby certify that all of the undersigned owners of all of the property described in the survey certificate herein and shown on this map, have caused the same to be surveyed into lots, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

IN WITNESS WHEREOF we have hereunto set our hands this 26th day of December, A.D. 1976.

T&T Enterprises Corp Inc.
Carl F. Geier Intervest Inc.
Carl F. Geier Intervest Inc.
Carl F. Geier Intervest Inc.
Carl F. Geier Intervest Inc.

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF UTAH
ON the 26th day of December, A.D. 1976, personally appeared before me the signers of the foregoing dedication who duly acknowledged to me that they do execute the same.

NOTARY PUBLIC
Norman H. Nelson
(See last page)

ACCEPTANCE BY LEGISLATIVE BODY
THE COUNTY OF UTAH APPROVES THIS DEDICATION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10th day of January, A.D. 1976.

APPROVED James O. Brown Attest James O. Brown
ENGINEER DEPUTY CLERK-RECORDER
(See last page)

BOARD OF HEALTH
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT
PLANNING COMMISSION APPROVAL
APPROVED THIS 7th day of January, A.D. 1976, BY THE PLANNING COMMISSION
James O. Brown James O. Brown
DIRECTOR SECRETARY CHAIRMAN, PLANNING COMMISSION

PLAT "B"
T&T INDUSTRIAL PARK

SUBDIVISION
SCALE: 1" = 50' FEET

EMPHATIC SEAL **NOTARY PUBLIC SEAL** **CITY-COUNTY ENGINEER SEAL** **CITY-COUNTY CLERK SEAL**

WEST QUARTER CORNER
S.9, T.6S, R.2E, SLBM

723355.0883
1934923.8870

SURVEYORS NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF ADAMS G/3 COLLISION REPAIR TO COMBINE LOTS 5 AND 6 PER OREM CITY REQUEST, PRIOR TO ADDITIONAL DEVELOPMENT OF THE PROPERTY.

NO GROUND SURVEY WAS MADE IN CONJUNCTION WITH THIS SURVEY. ALL INFORMATION HEREON WAS OBTAINED AND VERIFIED USING EXISTING COUNTY RECORDS.

THE ORIGINAL PLAT CONTAINS OBVIOUS MATHEMATICAL ERRORS, THEREFOR BEARINGS AND DISTANCES SHOWN ON THE PLAT ARE AS FOLLOWS:

(R) = RECORD DATA PER "PLAT "A" AMENDED T & T INDUSTRIAL PARK SUBDIVISION" ENTRY #13769.

(C) = CALCULATED DATA CORRECTING ERRONEOUS MATHEMATICAL ERRORS.

IF THERE IS NO "(R)" OR "(C)", THEN THE RECORD AND CALCULATED DATA MATCH.

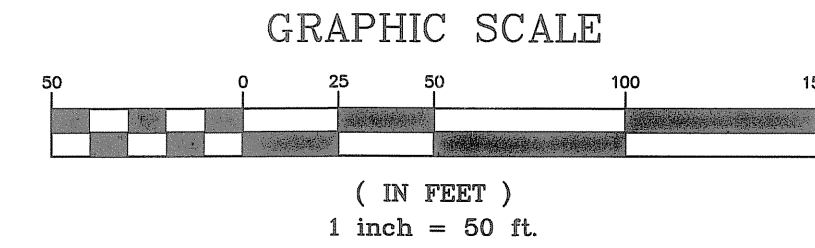
DOCUMENTS USED

S-87-0027
S-95-0047

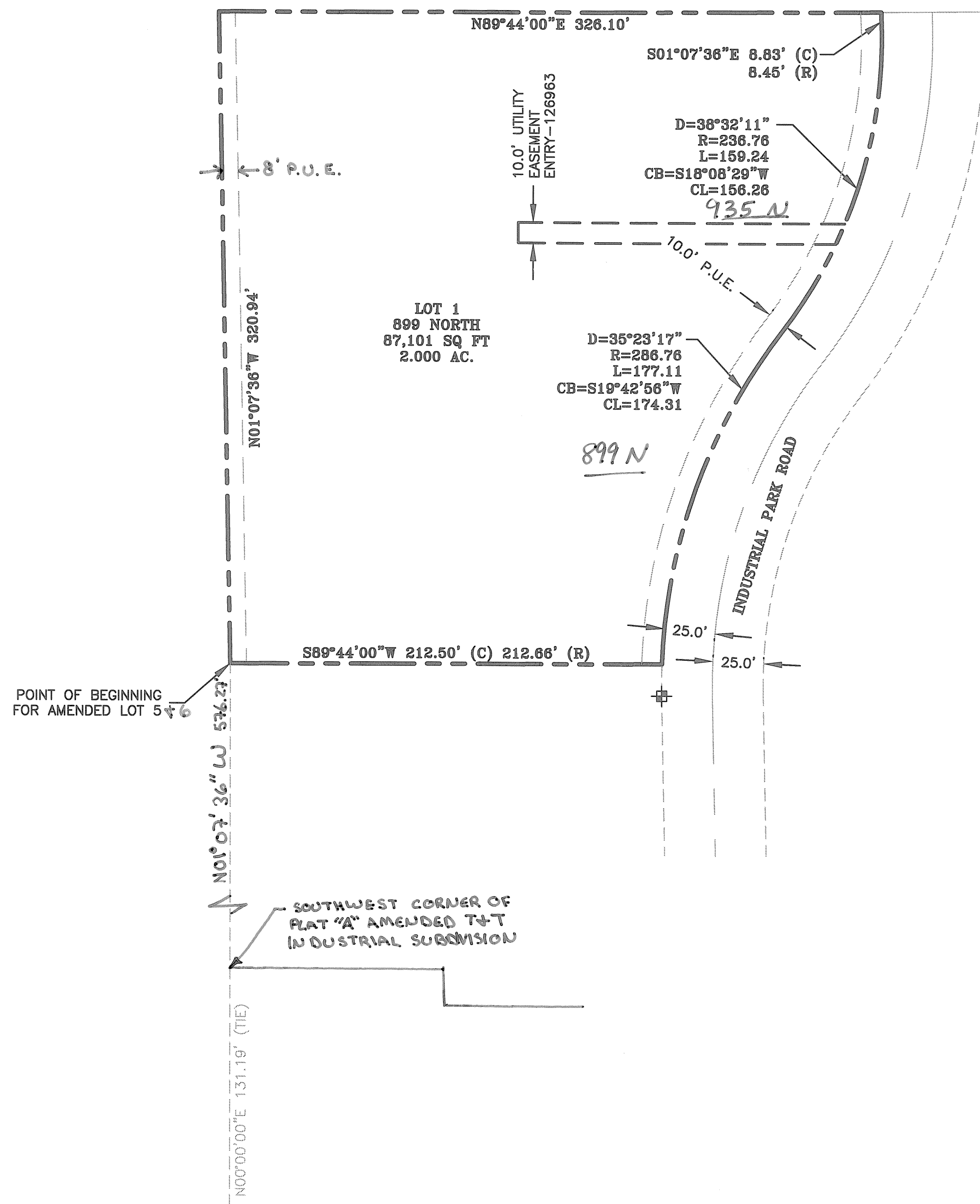
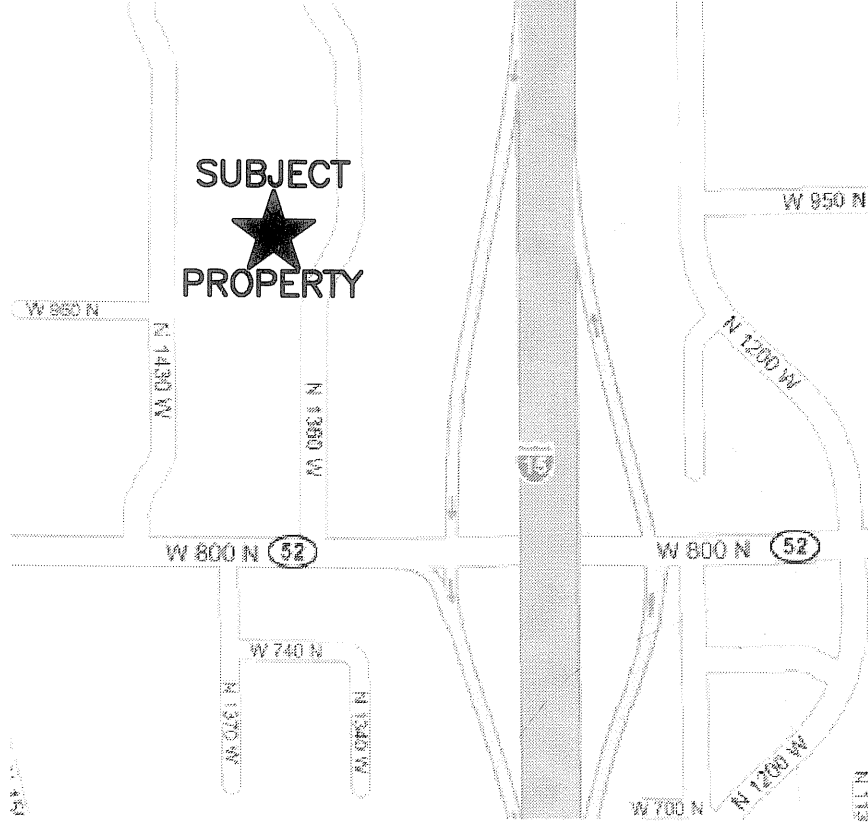
MAP 1557 PLAT "A" AMENDED T&T INDUSTRIAL SUBD.
MAP 1506 PLAT "B" T&T INDUSTRIAL SUBDIVISION
MAP 1657 PLAT "C" T&T INDUSTRIAL SUBDIVISION

ENTRY 126963 EASEMENT BENEFITING OF OREM CITY.

T & T INDUSTRIAL PARK PLAT "E"
INCLUDING A VACATION OF LOTS 5 & 6 OF PLAT "A" AMENDED T & T INDUSTRIAL PARK
A PART OF THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY,
OREM CITY, UTAH COUNTY, UTAH



VICINITY MAP N.T.S.



LEGEND

- MONUMENT (PER PLAT "A" AMENDED T&T INDUSTRIAL PARK SUBDIVISION)
- MONUMENT (PER PLAT "A" AMENDED T&T INDUSTRIAL PARK SUBDIVISION)
- SUBDIVISION LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE (SUBJECT PROPERTY)
- STREET CENTERLINE
- EASEMENT LINE
- TIE LINE (RECORD)
- LOT LINE (TO BE REMOVED)

PLANNING COMMISSION APPROVAL
APPROVED THIS 18 DAY OF NOVEMBER 2009 BY THE
CITY OF OREM PLANNING COMMISSION.

[Signature] Director - Planning
[Signature] Chairman, Planning Commission
PC-09-1055
RESOLUTION NO.

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 5 & 6, PLAT A AMENDED "T" & "T" INDUSTRIAL PARK, AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 5 & 6, PLAT A AMENDED "T" & "T" INDUSTRIAL PARK ARE HEREBY VACATED.

DATE:

CITY MANAGER

CITY ATTORNEY

APPROVED AS TO FORM

THIS 16 TH DAY OF December, 2009, A.D.

[Signature]
CITY ATTORNEY

SURVEYOR'S CERTIFICATE:

I, JOHN L. RIDDLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5331543, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, AND THAT THE SAME IS SHOWN ON THIS PLAT, HEREFTER TO BE KNOWN AS: T & T INDUSTRIAL PARK PLAT "E". AND THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

AMENDED LOT 5 BOUNDARY DESCRIPTION

LOTS 5 & 6, PLAT A, AMENDED T & T INDUSTRIAL PARK SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 90°00'00" EAST 1329.22 FEET; THENCE NORTH 00°00'00" EAST 131.19 FEET TO THE SOUTHWEST CORNER OF PLAT "A" AMENDED T & T INDUSTRIAL PARK SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION NORTH 01°07'36" WEST 576.27 FEET TO THE POINT OF BEGINNING, CONTINUING THENCE ALONG SAID WEST LINE NORTH 01°07'36" WEST 320.94 FEET; THENCE NORTH 89°44'00" EAST 326.10 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INDUSTRIAL PARK ROAD, THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 01°07'36" EAST 8.83 FEET TO A POINT ON A 236.76 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 18°08'29" WEST 156.26 FEET); (2) THENCE ALONG THE ARC OF SAID CURVE 158.24 FEET TO A POINT OF REVERSE CURVE WITH A RADIUS OF 286.76 FEET (CHORD BEARS SOUTH 19°42'56" WEST 174.31 FEET); (3) THENCE ALONG THE ARC OF SAID CURVE 177.11 FEET; THENCE SOUTH 89°44'00" WEST 212.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 87,101 SQUARE FEET OR 2.000 ACRES.

12-14-09
DATE

JOHN L. RIDDLE
UTAH PLS NO. 5331543

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO 1 LOT AND EASEMENTS, TO BE HEREAFTER KNOWN AS

T & T INDUSTRIAL PARK PLAT "E"
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER DOES WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

14 TH DAY OF December, A.D. 2009.

[Signature]
DAVE ADAMS
SIGNATURE

12/14/09
DATE

[Signature]
DAVE ADAMS, President/Owner
Adams OF Properties LLC
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THIS 14 TH DAY OF Dec, 2009, A.D. 2009 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC *[Signature]* DAVE ADAMS, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE *[Signature]* OWNER OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

RESIDING AT: Orem, UT 84057

MY COMMISSION EXPIRES: 4-1-2011

[Signature]
CHARLOTTE GROGNET
PRINTED NAME

[Signature]
A NOTARY PUBLIC

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 18 TH DAY OF November, A.D., 2009.

BY RESOLUTION NO. *[Signature]*

APPROVED: *[Signature]*
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST: *[Signature]*
Donna R. Weaver

CONDITIONS OF APPROVAL

T & T INDUSTRIAL PARK PLAT "E"
INCLUDING A VACATION OF LOTS 5 & 6 OF PLAT "A" AMENDED
T & T INDUSTRIAL PARK

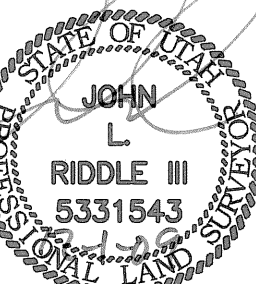
A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY, OREM CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

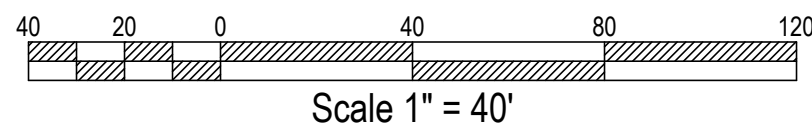
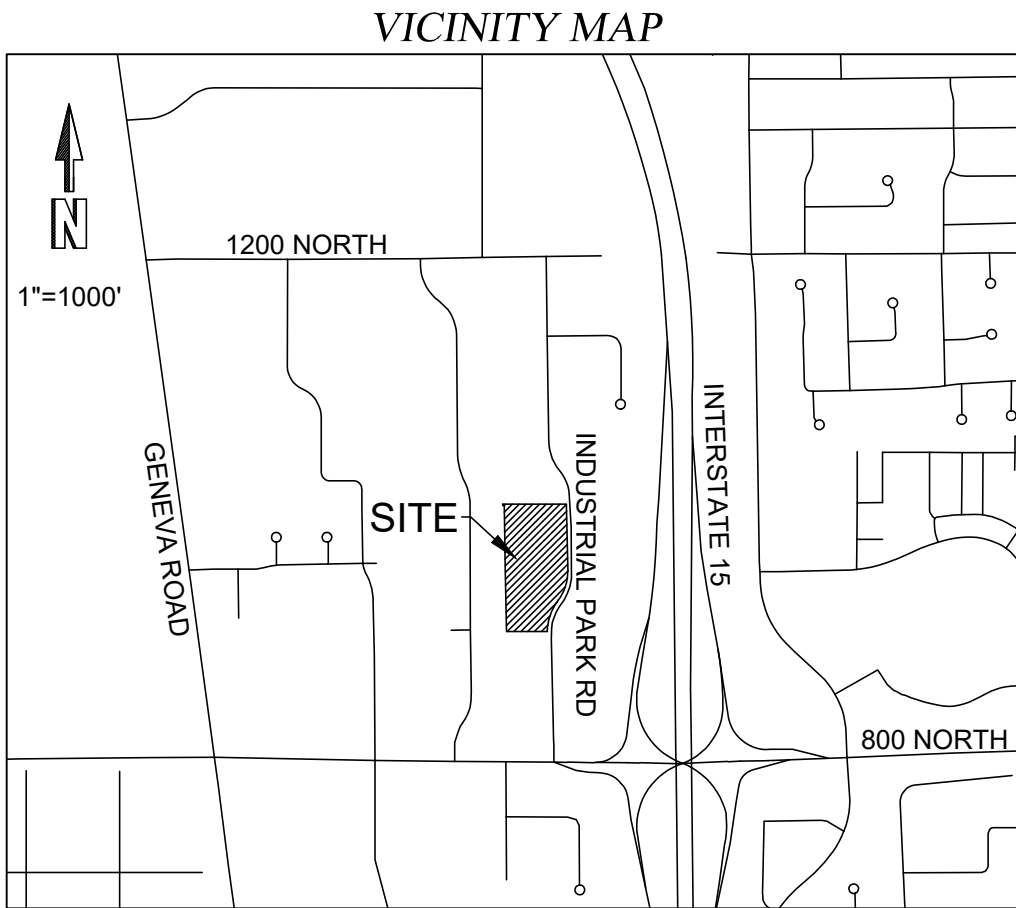
NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK RECORDER SEAL



SHEET:
1 OF 1



BENCHMARK
NORTH QUARTER CORNER, SECTION 9,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
ELEVATION 4668.89

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE PROPOSED VACATION OF T & T INDUSTRIAL PARK SUBDIVISION PLAT "E", AND LOTS 11 & 13 OF T & T INDUSTRIAL PARK SUBDIVISION PLAT "B" AND THAT THERE IS GOOD CAUSE FOR SAID VACATION. T & T INDUSTRIAL PARK SUBDIVISION PLAT "E", AND LOTS 11 & 13 OF T & T INDUSTRIAL PARK SUBDIVISION PLAT "B" ARE HEREBY VACATED.

SHARED ACCESS EASEMENT NOTE:

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION, HEREBY DECLARE AND GRANT A SHARED ACCESS EASEMENT OVER THE COMMON LOT LINES AS SHOWN ON THIS PLAT, FOR THE BENEFIT AND USE OF BOTH LOTS IMPACTED BY EACH SHARED ACCESS EASEMENT.

DRAINAGE EASEMENT NOTE:

THE OWNERS OF LOTS WITHIN THIS SUBDIVISION HEREBY DECLARE AND GRANT A BLANKET SURFACE DRAINAGE EASEMENT ACROSS ALL LOTS WITH THE UNDERSTANDING THAT FUTURE DEVELOPMENT WITHIN THE LOTS WILL DIVERT STORM WATER IN AFFECTED AREAS TO IN-GROUND STORAGE SYSTEMS.

ACCESS NOTE:

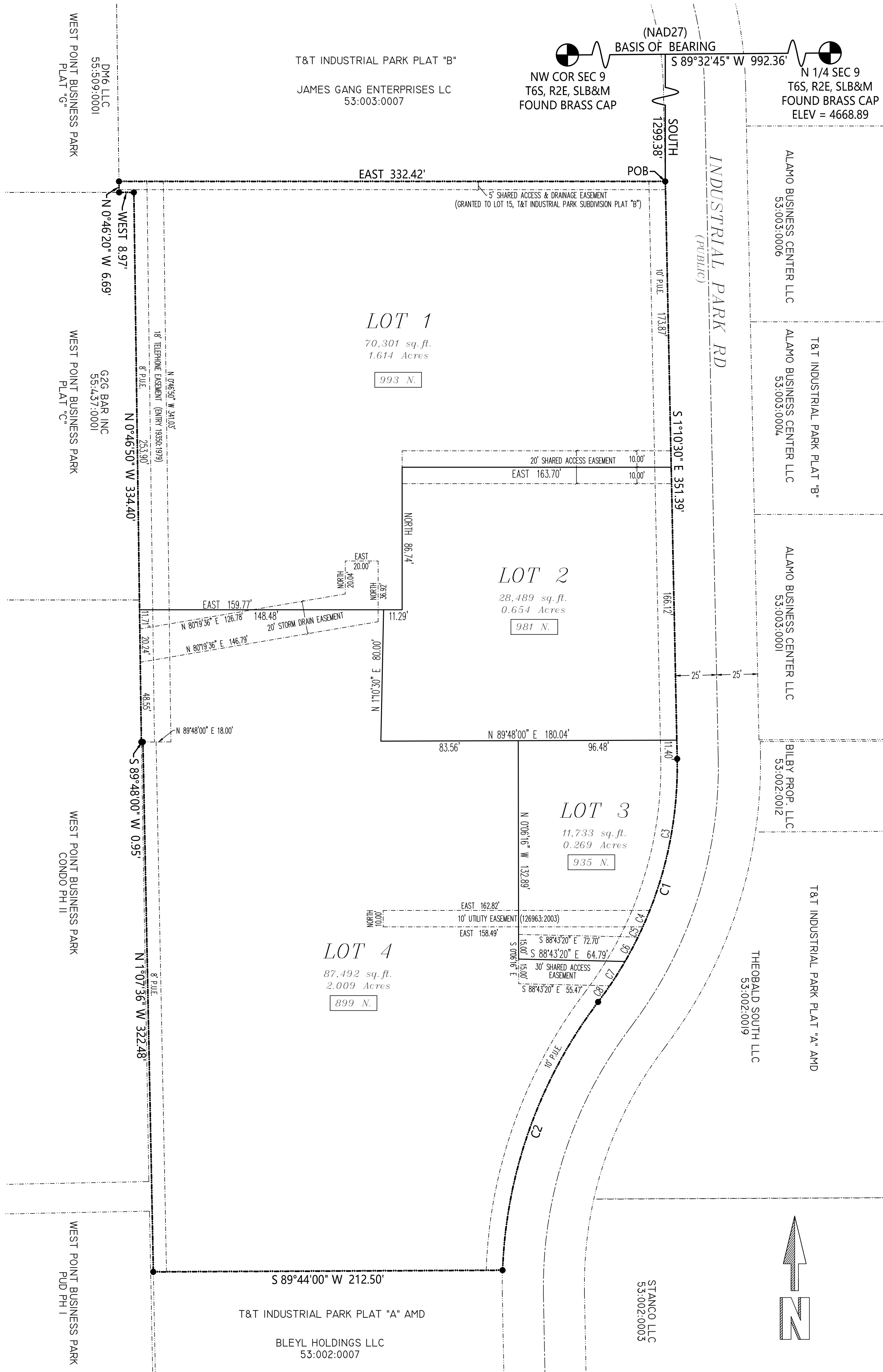
NO DRIVEWAY OR DRIVE ACCESS SHALL BE CONSTRUCTED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	236.76	158.52	38°21'45"	155.58	S 18°02'3" W
C2	286.76	176.00	35°9'57"	173.25	S 19°36'17" W
C3	236.76	94.35	22°50'0"	93.73	S 10°14'30" W
C4	236.76	10.86	2°37'43"	10.86	S 22°58'21" W
C5	236.76	6.87	1°39'43"	6.87	S 25°7'5" W
C6	236.76	16.79	4°3'51"	16.79	S 27°58'52" W
C7	236.76	17.48	4°13'45"	17.47	S 32°7'40" W
C8	236.76	12.17	2°56'43"	12.17	S 35°42'54" W



ACKNOWLEDGMENT
THOMAS JAMES

STATE OF UTAH S.S.
COUNTY OF UTAH

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ 2026, BY THOMAS JAMES WHO REPRESENTED THAT THEY ARE THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACKNOWLEDGMENT
HARWARD FAMILY INVESTMENTS INC

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME IS DULY SWORN/AFFIRMED, AND DID SAY THAT HE/SHE IS THE _____ OF HARWARD FAMILY INVESTMENTS INC AND THAT THIS DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF HARWARD FAMILY INVESTMENTS INC IN ACCORDANCE WITH HARWARD FAMILY INVESTMENTS INC'S GOVERNING DOCUMENTS AND SAID _____ ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACKNOWLEDGMENT
CHACON ENTERPRISES LLC

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME IS DULY SWORN/AFFIRMED, AND DID SAY THAT HE/SHE IS THE _____ OF CHACON ENTERPRISES LLC AND THAT THIS DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF CHACON ENTERPRISES LLC IN ACCORDANCE WITH CHACON ENTERPRISES LLC'S GOVERNING DOCUMENTS AND SAID _____ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACKNOWLEDGMENT
899 INDUSTRIAL PARK LLC

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME IS DULY SWORN/AFFIRMED, AND DID SAY THAT HE/SHE IS THE _____ OF 899 INDUSTRIAL PARK LLC AND THAT THIS DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF 899 INDUSTRIAL PARK LLC IN ACCORDANCE WITH 899 INDUSTRIAL PARK LLC'S GOVERNING DOCUMENTS AND SAID _____ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

APPROVED AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.

CITY ATTORNEY

SURVEYOR:



Surveyor's Seal

Notary Public Seal

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located South 89°32'45" West along section line 992.36 feet and South 1299.38 feet from the North Quarter Corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point being the Northeast corner of Lot 13, T&T Industrial Park Subdivision Plat "B"; thence along the westerly right-of-way of Industrial Park Road the following three courses and distances: 1) South 1°10'30" East 351.39 feet, 2) along the arc of a 236.76 foot radius curve to the right 158.52 feet through a central angle of 38°21'45" (chord bears South 18°00'23" West 155.58 feet), and 3) along the arc of a 286.76 foot radius curve to the left 176.00 feet through a central angle of 35°09'57" (chord bears South 19°36'17" West 173.25 feet); thence South 89°44'00" West 212.50 feet to the Southwest corner of Lot 6, T & T Industrial Park Subdivision Plat "A" Amended; thence North 1°07'36" West 322.48 feet; thence South 89°48'00" West 0.95 feet to the Southwest corner of Lot 11, T & T Industrial Park Subdivision Plat "B"; thence North 0°46'50" West 334.40 feet; thence West 8.97 feet; thence North 0°46'20" West 6.69 feet; thence East 332.42 feet to the point of beginning.

Area = 198,014 sq. ft. or 4.546 Acres, Contains 4 Lots

Basis of Bearing is South 89°32'45" West along Section line from the North Quarter Corner to the Northwest Corner of said Section 9.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__.

THOMAS JAMES (LOT 1) - SIGNATURE _____ DATE _____

PRINTED NAME - TITLE - AUTHORIZED SIGNATURE - DATE
HARWARD FAMILY INVESTMENTS INC (LOT 2)

PRINTED NAME - TITLE - AUTHORIZED SIGNATURE - DATE
CHACON ENTERPRISES LLC (LOT 3)

PRINTED NAME - TITLE - AUTHORIZED SIGNATURE - DATE
899 INDUSTRIAL PARK LLC (LOT 4)

ACCEPTANCE BY CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, 20__.

APPROVED: _____ ATTEST: _____

CITY ENGINEER (SEE SEAL BELOW) CITY RECORDER

APPROVED: _____

COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__ BY THE OREM CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION DIRECTOR-SECRETARY

CONDITIONS OF APPROVAL

PLAT "A"

FORT KNOX

INCLUDING A VACATION OF T&T INDUSTRIAL PARK PLAT "E" AND LOTS 11 & 13, T&T INDUSTRIAL PARK PLAT "B"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M

OREM CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

City Engineer's Seal

Clerk-Recorder Seal

County Recorder Seal

Fort Knox Plat A – 993 N Industrial Park Road



Vicinity & Zoning Map

Zone: M2

Acres: 4.56



Fort Knox Street View



	PLANNING COMMISSION September 2, 2026	Item 4.2
	Fort Knox 993 Industrial Park Road Site Plan Approval, proposed addition to an existing building in the M2 Zone.	Prepared By: Jared Hall Applicant: Brent Simpson

Notices:

Posted in 2 public places.
Posted on City Webpage
and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Light Industrial

Zoning:
M2, Manufacturing

Neighborhood:
Timpview

Total Site Acreage:
1.61 acres

Action:

The Planning Commission
is the Land Use Authority
and the approving body for
this item.

REQUEST: The applicant requests site plan approval for a 9,440 ft² addition to their existing building at 993 Industrial Park Road in the M2 Zone.

BACKGROUND: The subject property involves two lots, both owned by the applicant, totaling 1.61 acres. The site plan is associated with a plat amendment request that will combine the two properties into a single 1.61-acre lot to accommodate the placement of the proposed building addition.



Figure 1: Site Plan area, Fort Knox

REVIEW:

Zoning– The subject property is zoned M2, Manufacturing. The use of the property is metal fabrication and office space. The use of the property is permitted in the M2 Zone and is not impacted by the proposed addition. The surrounding properties are also located in the M2 Zone, and the land uses include commercial, industrial, and warehousing and storage operations.

Setbacks – The M2 Zone requires front setbacks of 20’ and setbacks of 20’ from any street. There are no rear setback requirements unless the property is adjacent to residential zoning. Side yard setback requirements are 20’ unless one-hour firewalls are used, in which case that setback requirement can be reduced to zero.

The proposed addition is adjacent to the rear of the existing building. The table below shows the setbacks measured at closest points and reflects the site *with the amended plat combining the two existing lots into one*. The appropriate setbacks, parking, and site function depend on the plat amendment.

Setbacks	Front (East)	Side (North)	Side (South)	Rear (West)
Required	20'	20'	20'	0'
Provided	59.7'	21.6'	50'	44.7'

The proposed addition meets the M2 setback requirements in conjunction with the plat amendment.

Building Height – Building height in the M2 Zone is limited to 60'. The proposed building addition is just over 28' in height at the tallest point, and the existing structure is shorter. The proposed addition meets the M2 requirements for building heights.

Landscaping – The proposed plan provides 1,886 ft² of landscaping. The M2 Zone requires a 10' (minimum) landscaped strip adjacent to the street frontage of the property. Trees are required in the frontage landscaping, one tree for each 40 linear feet of frontage. The property length is 173.87'. Subtracting the 15' access at the north end and the 30' access on the south from the frontage results in roughly 128' of frontage and a requirement of three (3) trees. Those trees have been provided in the landscaping plan along with two additional trees in landscaped end-cap islands required in the parking rows adjacent to the front of the building. The landscaping plans have been provided for review. The proposed landscaping meets the requirements of the M2 Zone and the interior parking landscape requirements.

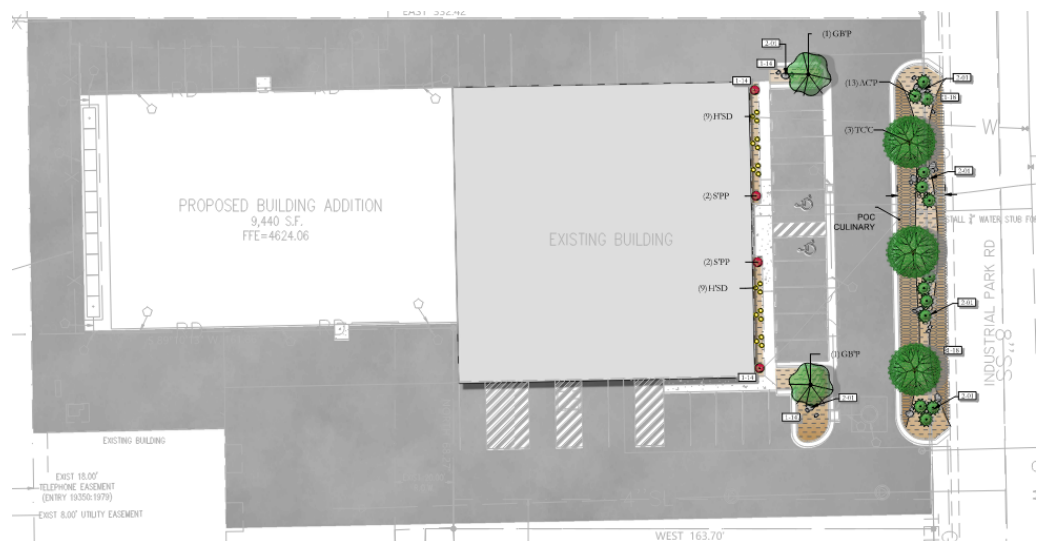


Figure 2: landscape rendering

Parking – Parking is planned adjacent to the building on the east, north, and south sides. Parking requirements have been calculated considering the existing building and the proposed addition. 1 space per 250 ft² of office area and 1 space per 750 ft² of storage / shop floor areas results in a total parking requirement of 30 spaces. The

proposed site plan provides 33 spaces, including the required 2 ADA compliant spaces. The proposed site plan meets parking requirements.

Access – The property shares an access from Industrial Park Road with the adjacent development to the north, and similarly from Industrial Park Road on the south. Parking on the north side of the building utilizes an access easement for maneuvering. These cross access easements with the adjacent developments are in place and memorialized by the associated plat amendment as well. The building is accessible by standard doors on the north, south, and east sides and by overhead doors on the north and south sides. Exiting and emergency service access has been reviewed and approved by the DRC.

Grading, Drainage & Utilities: Civil plans related to the improvement of the property have been provided and reviewed by the DRC. No concerns remain regarding drainage and utilities with respect to the proposed addition.

Elevations: The proposed building elevations are attached to this report for review. There are no architectural or design requirements in the M2 Zone in this area. The proposed elevations comply with the requirements of the ordinance.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the site plan application on Monday, June 17, 2026. The DRC voted to approve and did not forward any specific conditions to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for Site Plans. The Commission may approve or deny the request or may choose to continue their consideration and ask for additional information or analysis.

Alternative Motions –

“I move that the Planning Commission [choose: **APPROVE** or **DENY**] the proposed site plan for the Fort Knox building addition on property located at 993 Industrial Park Road in the M2 Zone.”

OR

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”

Fort Knox Plat A – 993 N Industrial Park Road



Vicinity & Zoning Map

Zone: M2

Acres: 4.56



Fort Knox Street View



	PLANNING COMMISSION September 2, 2026	Item 4.3
	Funez Subdivision 115 N 800 West Preliminary Approval, 2 lot single-family residential subdivision in the R8 Zone.	Prepared By: Grace Bjarnson Applicant: Wendy Funez

Notices:

Posted in 2 public places.
Posted on City Webpage and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Low Density Residential

Neighborhood: **Suncrest**

Zoning: **R8**

Total Acreage: **.39 acres**

Action:

The Planning Commission is the Land Use Authority for this item.

REQUEST: The applicant requests preliminary subdivision approval for a 2-lot residential subdivision.

BACKGROUND: In this proposed subdivision, one lot will be split into two lots, one lot accessed on 100 North, and the corner lot being accessed by either 100 North or 800 West. The existing residence will stay.

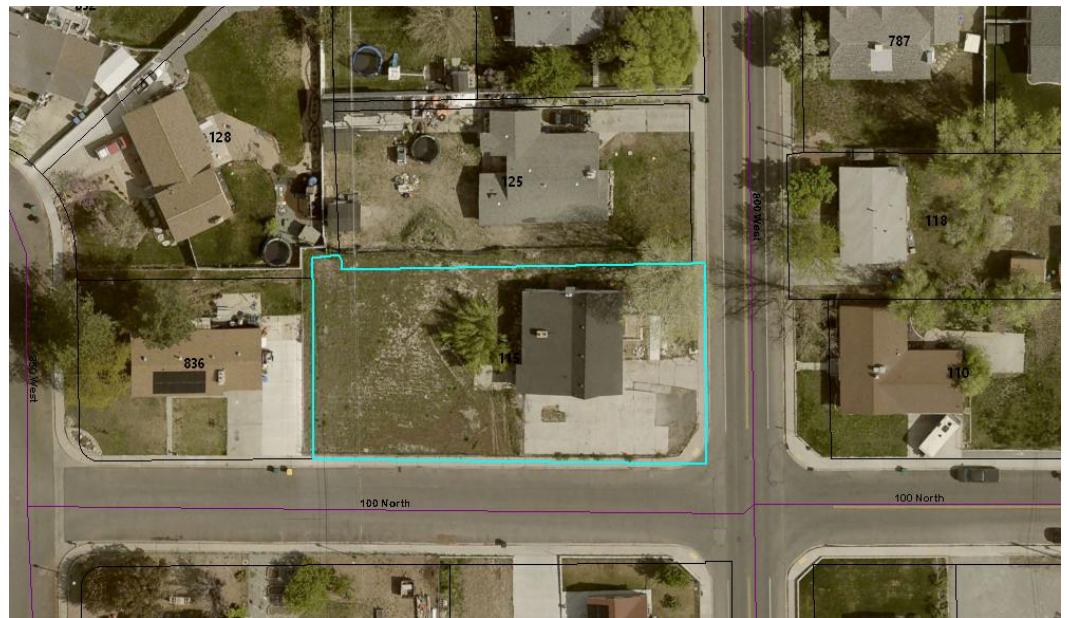


Figure 1: Subject Property, 115 North 800 West, aerial

REVIEW & ANALYSIS:

Zoning – The subject property is zoned R8, Single Family Residential. With .39 acres the property can accommodate one new building lot accessing 100 North with appropriate setbacks and building space. The proposed subdivision is for single-family residential dwellings and meets the requirements of the R8 Zone.

Public Improvements – The proposed subdivision previously installed curb + gutter, and sidewalks. Required right-of-way dedication was previously conveyed.

Lots – The preliminary subdivision has been reviewed for compliance with the R8 Zone development standards in Article 22-6-1. Minimum required setbacks are shown on the preliminary plat illustrating that they can be met.

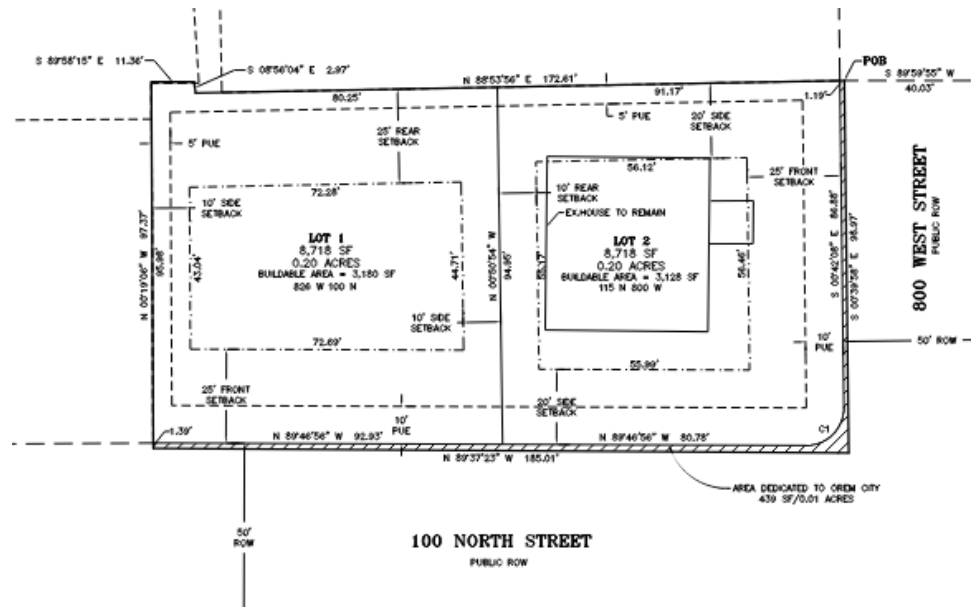


Figure 2: from the Preliminary Plat, Funez

An R8 lot must be a minimum of 8,000 ft² with a minimum lot width of 80 ft. Lot 1 (8,718 ft², width 80.25 ft) and Lot 2 (8,718 ft², width 80.75 ft) both meet these requirements.

DEVELOPMENT REVIEW COMMITTEE: The Preliminary Subdivision has passed the technical reviewing body, and on Monday, August 17th the Development Review Committee (DRC) reviewed and recommended moving this forward for review by the Planning Commission.

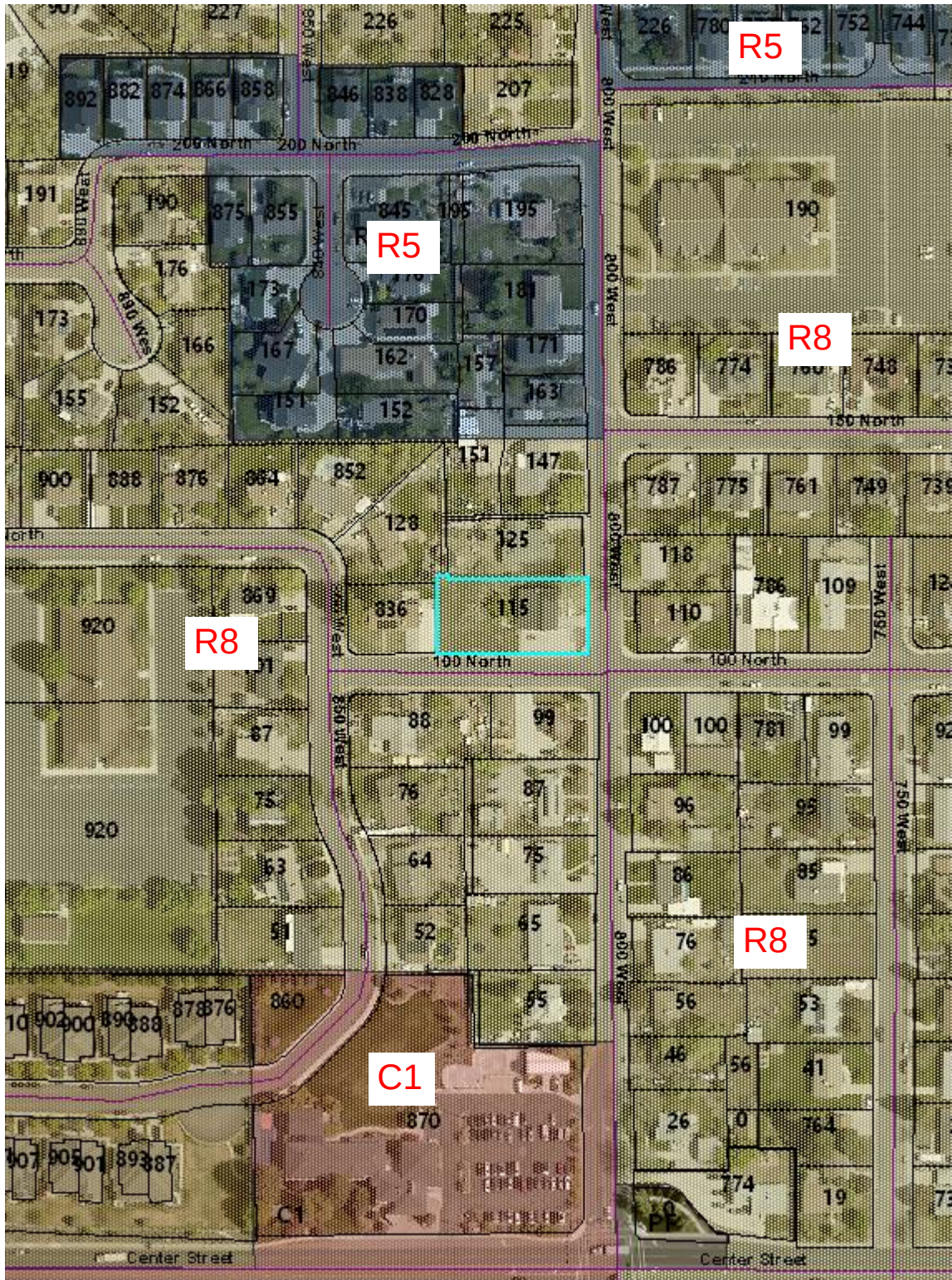
ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis. If the preliminary subdivision is approved, a final subdivision application will be reviewed for compliance by city staff and then prepared for recording. Staff have noted if any conditions should be included if the Planning Commission chooses to approve the preliminary subdivision.

Alternative Motions –

“I move that the Planning Commission [choose: **APPROVE** or **DENY**] the Preliminary Approval for the Funez Subdivision.

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”

Funez Plat A – 115 N 800 West



Vicinity & Zoning Map

Zone: R8

Acres: .39



FUNEZ SUBDIVISION

FINAL PLAN SET
JULY 2026

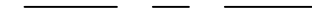
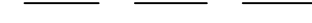
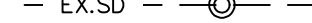
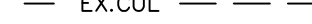
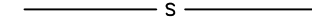
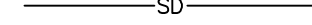
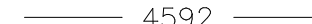
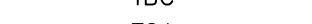
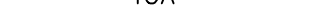
DEPARTMENT REVIEW
SEWER  / DATE 08/06/2026
WATER  / DATE 08/04/2026
STORM DRAIN  / DATE 08/04/2026
TRAFFIC _____ /DATE _____
STREET LIGHTS  /DATE 08/06/2026
FIRE MARSHAL _____ /DATE _____
STREETS  /DATE 08/06/2026
PLANNING _____ /DATE _____
CITY SURVEYOR _____ /DATE _____

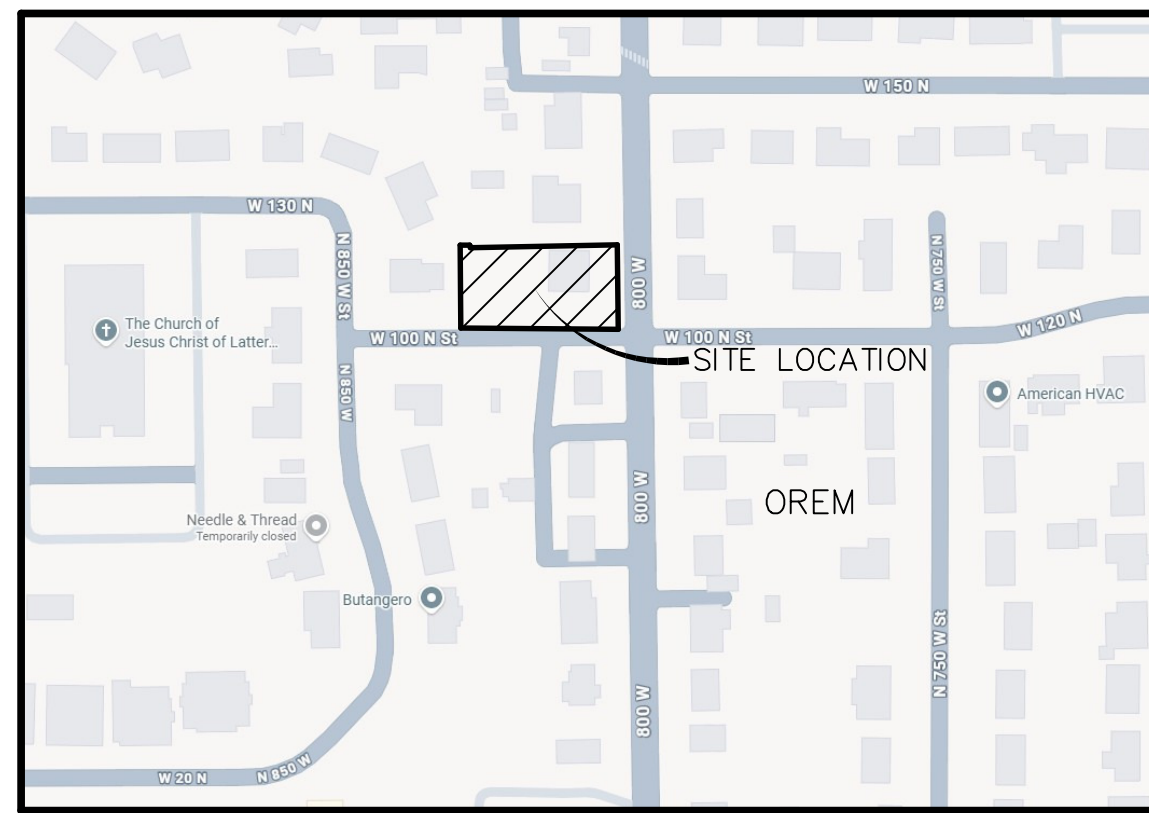
SHEET #

DESCRIPTION

1	COVER SHEET
2	RECORDABLE PLAT
3	EXISTING TOPOGRAPHY
4	UTILITY SHEET
5	DETAIL SHEET

LEGEND

	PROPERTY LINE
	CENTERLINE
	PHASE LINE
	EXISTING SEWER LINE W/MH
	EXISTING SD LINE
	EXISTING CULINARY WATERLINE W/VALVE
	EX. PRESSURIZED IRRIGATION W/VALVE
	EXISTING FIRE HYDRANT
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED CULINARY WATERLINE
	PROPOSED FIRE HYDRANT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	INVERT ELEVATION
	TOP BACK CURB
	TOP OF ASPHALT
	CATCH BASIN
	FLOW DIRECTION FOR STORM WATER

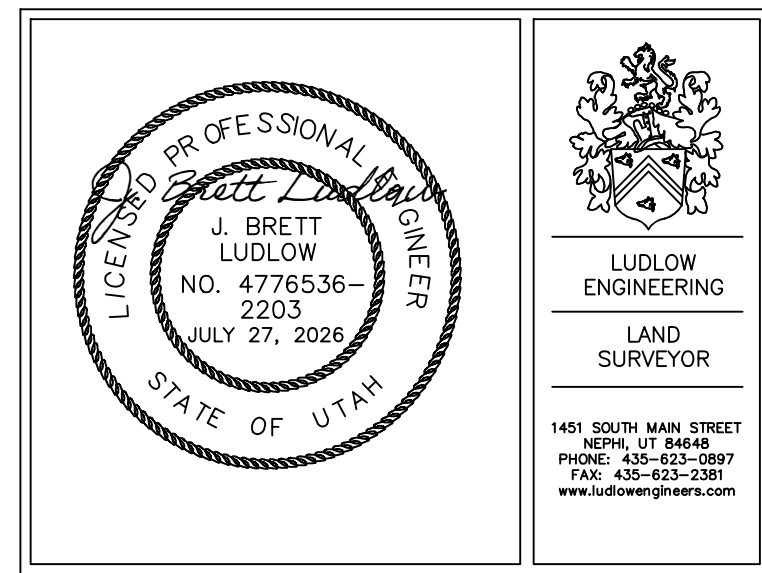


VICINITY MAP
-NTS-



OWNER/DEVELOPER:
WENDY FUNEZ
FUNEZ RENOVATIONS
385-349-7250
funez.renovations@gmail.com

ENGINEER/SURVEYOR
LUDLOW ENGINEERING
PHONE: 435-623-0897
EMAIL: brett_ludlow@hotmail.com
ADDRESS: 1451 S Main Street
Nephi, UT 84648



REVISIONS

1.	_____	4.	_____
2.	_____	5.	_____
3.	_____	6.	_____

PROJECT NO.: LE 4732 SURVEYOR/DIRECTOR: D. PENROD
DATE: JULY 2026 FIELD SURVEYOR: SHANE & JAYDEN
SCALE: N/A DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LUDLOW

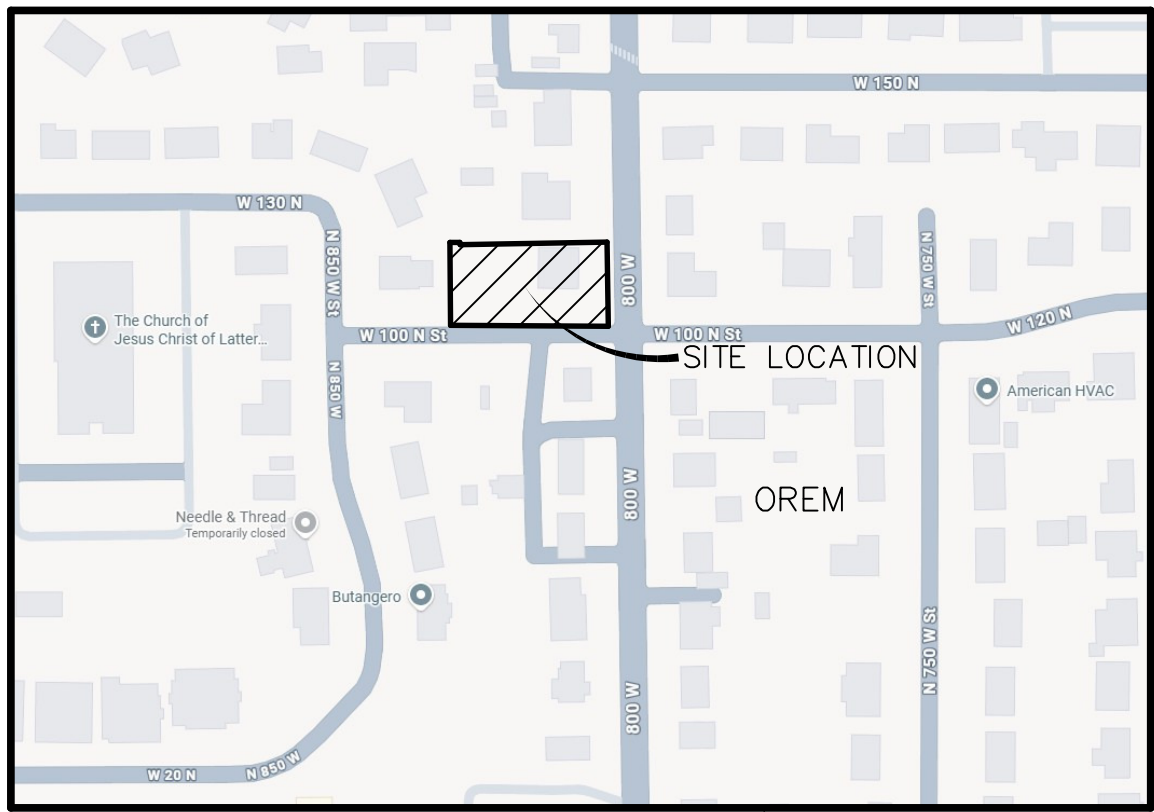
LUDLOW ENGINEERING & LAND SURVEYING
 Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

FUNEZ SUBDIVISION

SECTION 16, T 6 S, R 2 E, SLB&M.
OREM CITY, UTAH COUNTY, UTAH
JULY 2026

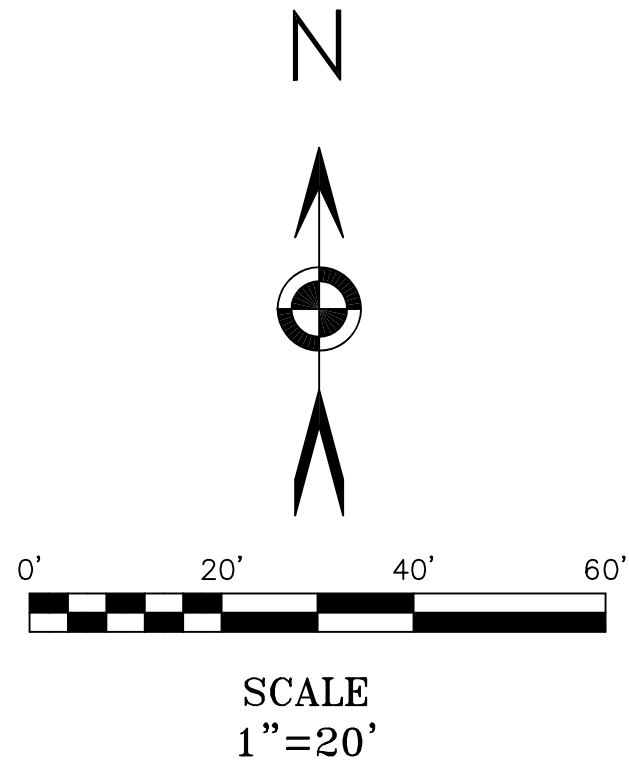
SHEET	1
C	SHEETS



VICINITY MAP
-NTS-

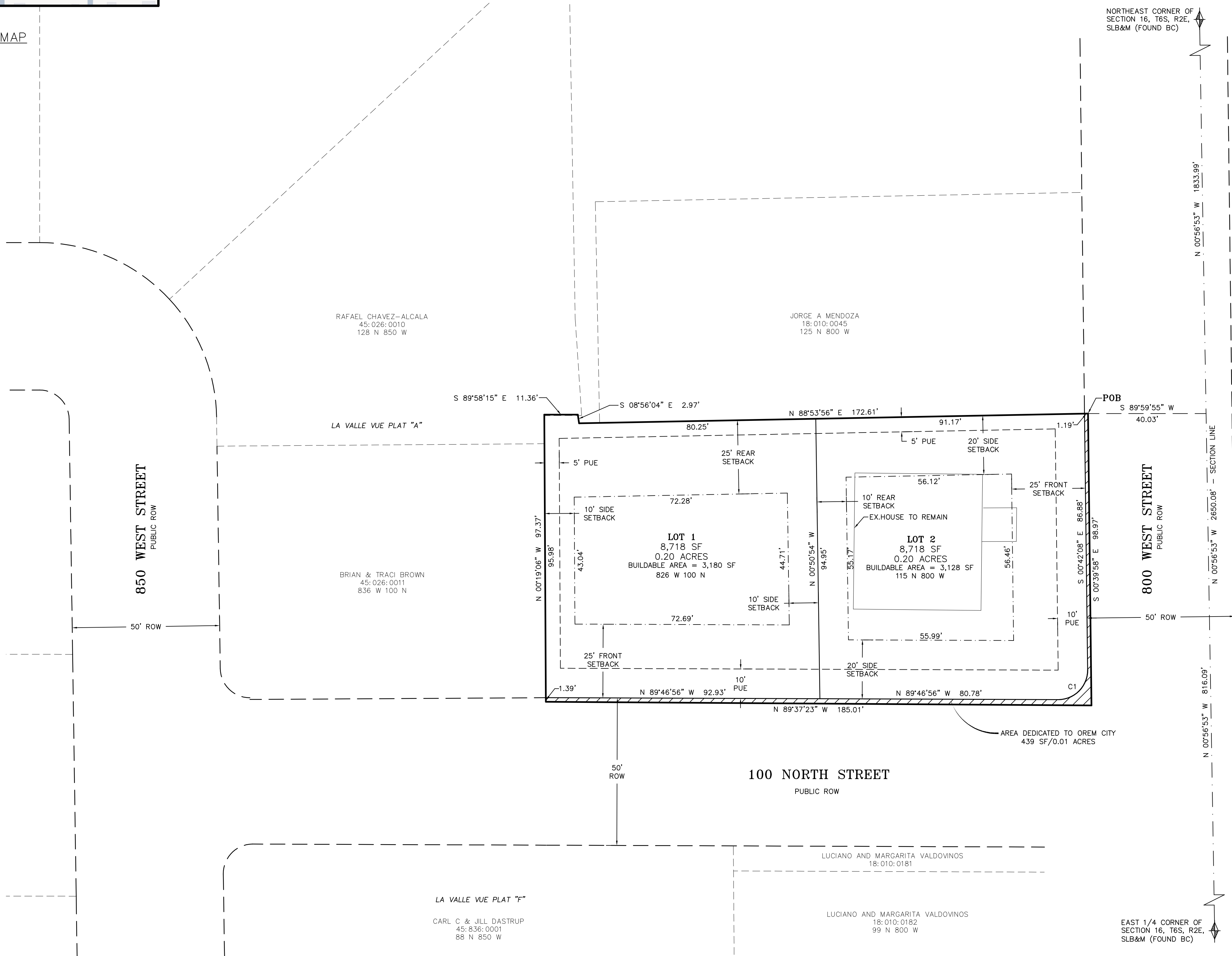
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10.00'	15.87'	14.26'	S 44°45'29" W
				90°55'13"

- LEGEND
- = SET 5/8" REBAR WITH CAP
 - = SECTION CORNER
 - = LAND OWNER DEED DESCRIPTION LINE
 - = SECTION LINE
 - = EXISTING RIGHT-OF-WAY
 - = EASEMENT LINE
 - = SETBACK LINE
 - = SUBDIVISION BOUNDARY
 - = AREA TO BE DEDICATED TO OREM CITY



NORTHEAST CORNER OF
SECTION 16, T6S, R2E,
SLB&M (FOUND BC)

NOTE: NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED
WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE
WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT. IF
TO DO SO, IT WOULD RESULT IN THE FENCE BEING WITHIN
THE CLEAR VISION AREA ASSOCIATED WITHIN THE
DRIVEWAY OR DRIVE ACCESS AS DESCRIBED IN SECTION
22-14-19.



CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a professional land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-73-504, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N. PENROD
(SEE SEAL BELOW)

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°56'53"W 816.09 FEET ALONG THE SECTION LINE AND S89°58'55"W 40.03 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°39'58"E 98.97 FEET; THENCE N89°37'23"W 185.01 FEET; THENCE N00°19'06"W 97.37 FEET; THENCE S89°58'15"E 11.36 FEET; THENCE S08°56'04"E 2.97 FEET; THENCE N88°53'56"E 172.61 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES OF LAND.

BASIS OF BEARING = THE CURRENT UTAH COUNTY BEARING SYSTEM AS SHOWN ON THE UTAH COUNTY RE-SURVEY PLAT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____

A.D. 20____

WENDY FUNEZ

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20____, BY WENDY FUNEZ, WHO REPRESENTED THAT THEY ARE THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER

A NOTARY PUBLIC COMMISSIONED IN UTAH.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PRINT NOTARY PUBLIC NAME

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, STREETS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____, A.D. 20____

APPROVED BY CITY ENGINEER

APPROVED BY CITY RECORDER

CONDITIONS OF APPROVAL

PLAT A

FUNEZ

SUBDIVISION

SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B. & M.
OREM CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 20 FEET

LUDLOW ENGINEERS & ASSOCIATES

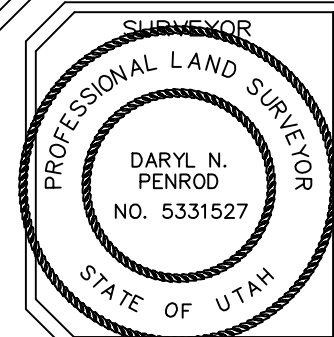
1451 SOUTH MAIN NEPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381 LE 4732

OWNER/DEVELOPER:
WENDY CHAVEZ
FUNEZ RENOVATIONS
385-349-7250
funez.renovations@gmail.com

APPROVED AS TO FORM

QTY ATTORNEY

DATE

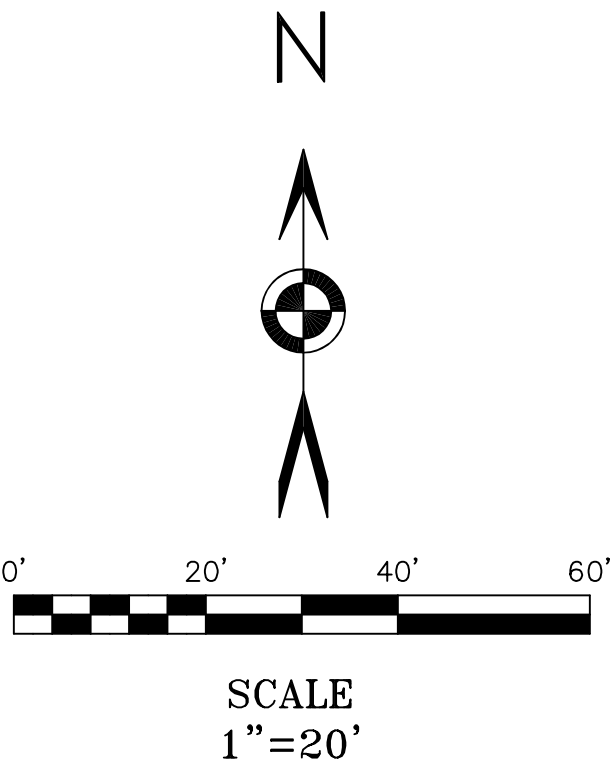
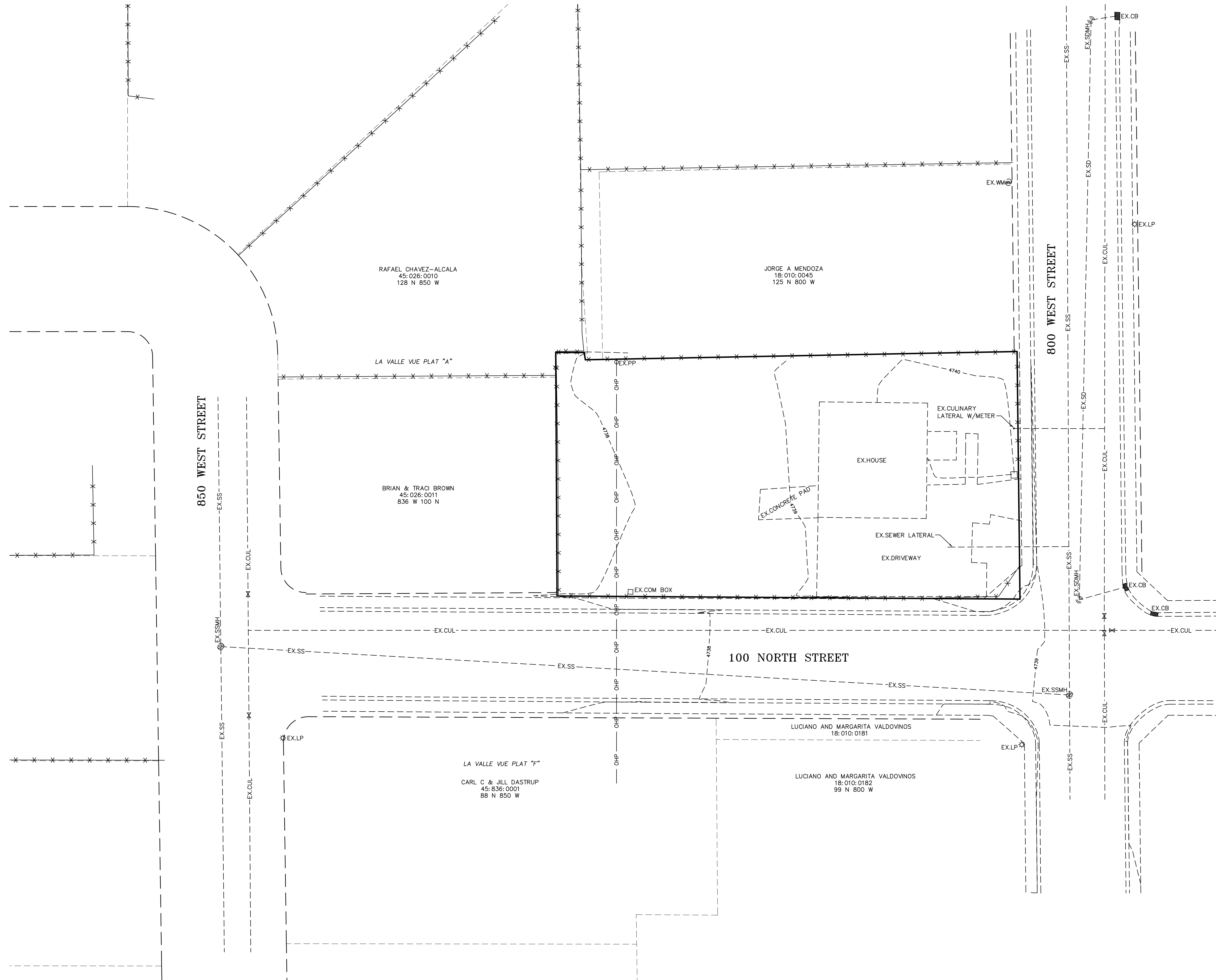


NOTARY PUBLIC

CITY ENGINEER

CLERK-RECORDER

COUNTY RECORDER



OWNER/DEVELOPER:
WENDY FUNEZ
FUNEZ RENOVATIONS
385-349-7250
funez.renovations@gmail.com

ENGINEER/SURVEYOR
LUDLOW ENGINEERING
PHONE: 435-623-0897
EMAIL: brett_ludlow@hotmail.com
ADDRESS: 1451 S Main Street
Nephi, UT 84648

REVISIONS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

PROJECT NO.: LE 4732 SURVEYOR/DIRECTOR: D. PENROD
DATE: JULY 2026 FIELD SURVEYOR: SHANE & JAYDEN
SCALE: 1" = 20' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LUDLOW

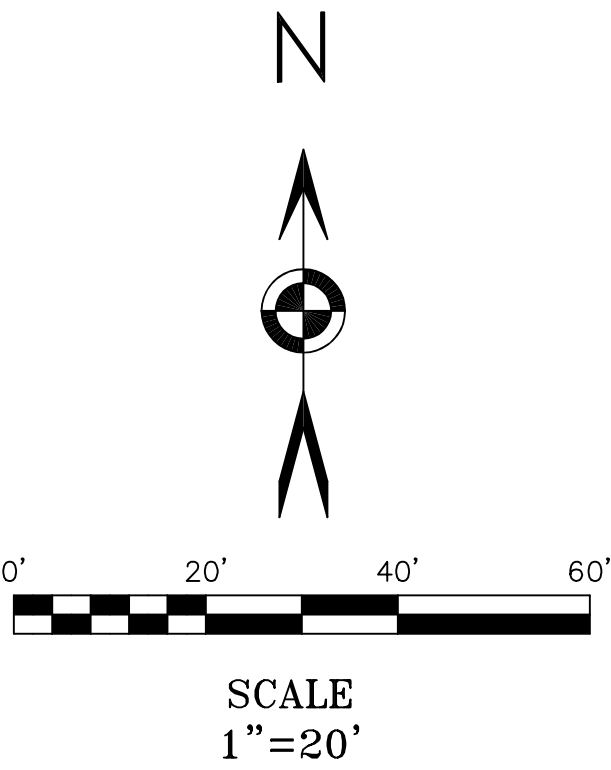
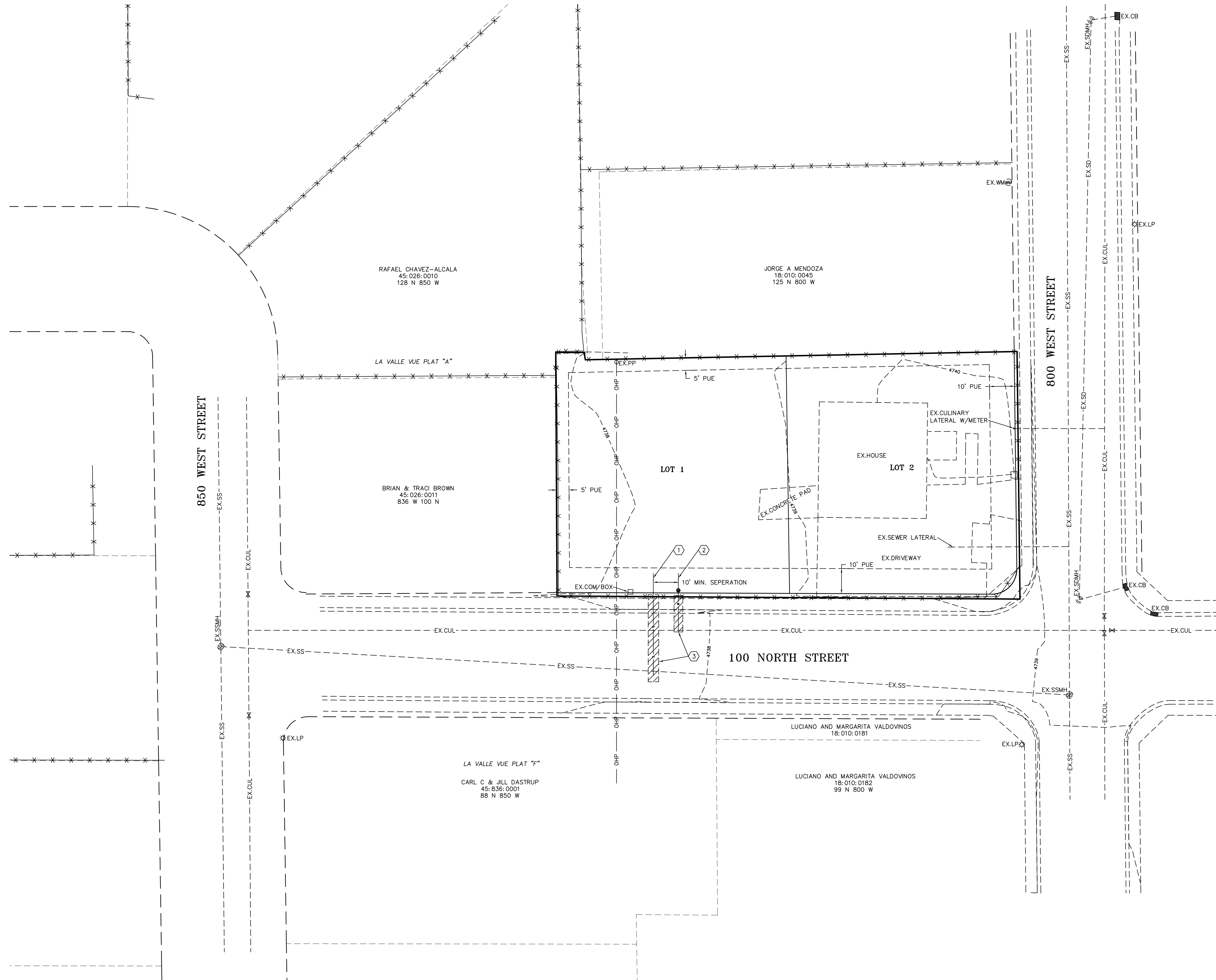
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EXISTING TOPO

FUNEZ SUBDIVISION

SECTION 16, T 6 S, R 2 E, SLB&M.
OREM CITY, UTAH COUNTY, UTAH
JULY 2026

SHEET
C
3
SHEETS



- CONSTRUCTION NOTES:
1. INSTALL 4" SEWER LATERAL.
 2. INSTALL 1" CULINARY LATERAL W/METER.
 3. TRENCH AND REPAIR ASPHALT.

GENERAL NOTE: ALL DAMAGE TO CITY OWNED SIDEWALKS/CONCRETE (LIFTING, CRACKING, CORES, ETC.) ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE. ANY CONCRETE REPAIR IN LIEU OF REPLACEMENT MUST BE APPROVED BY THE CITY. INSTALL CONCRETE ACCORDING TO THE CITY STANDARD DETAILS (SEE DETAILS RW-1 THROUGH RW-13 AND RW-19).

OWNER/DEVELOPER:
WENDY FUNEZ
FUNEZ RENOVATIONS
385-349-7250
funez.renovations@gmail.com

ENGINEER/SURVEYOR
LUDLOW ENGINEERING
PHONE: 435-623-0897
EMAIL: brett_ludlow@hotmail.com
ADDRESS: 1451 S Main Street
Nephi, UT 84648

REVISIONS

- | | |
|----------|----------|
| 1. _____ | 4. _____ |
| 2. _____ | 5. _____ |
| 3. _____ | 6. _____ |

PROJECT NO.: LE 4732 SURVEYOR/DIRECTOR: D. PENROD
DATE: JUNLY 2026 FIELD SURVEYOR: SHANE & JAYDEN
SCALE: 1" = 20' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LUDLOW

LUDLOW ENGINEERING & LAND SURVEYING

Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
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Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

UTILITY PLAN

FUNEZ SUBDIVISION

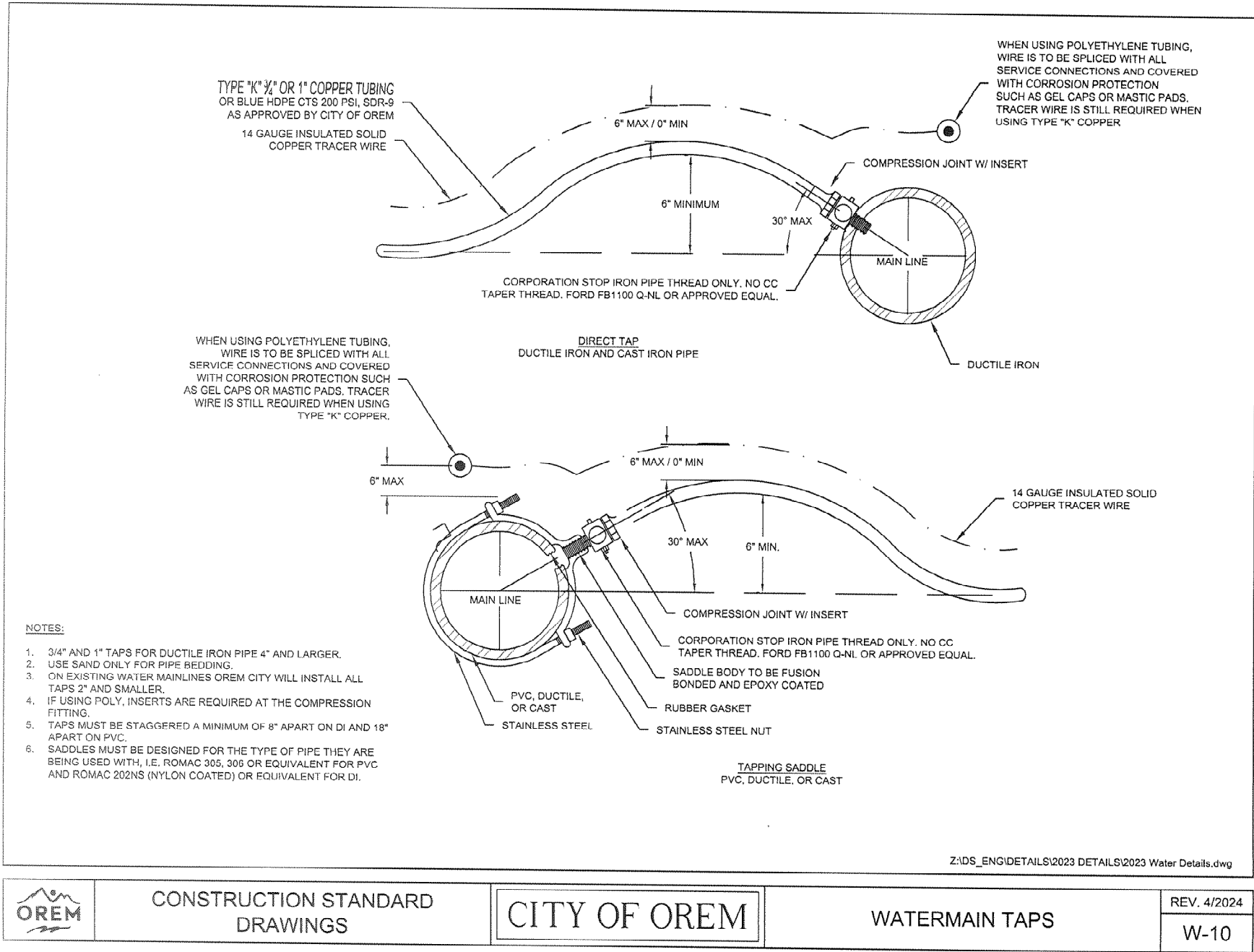
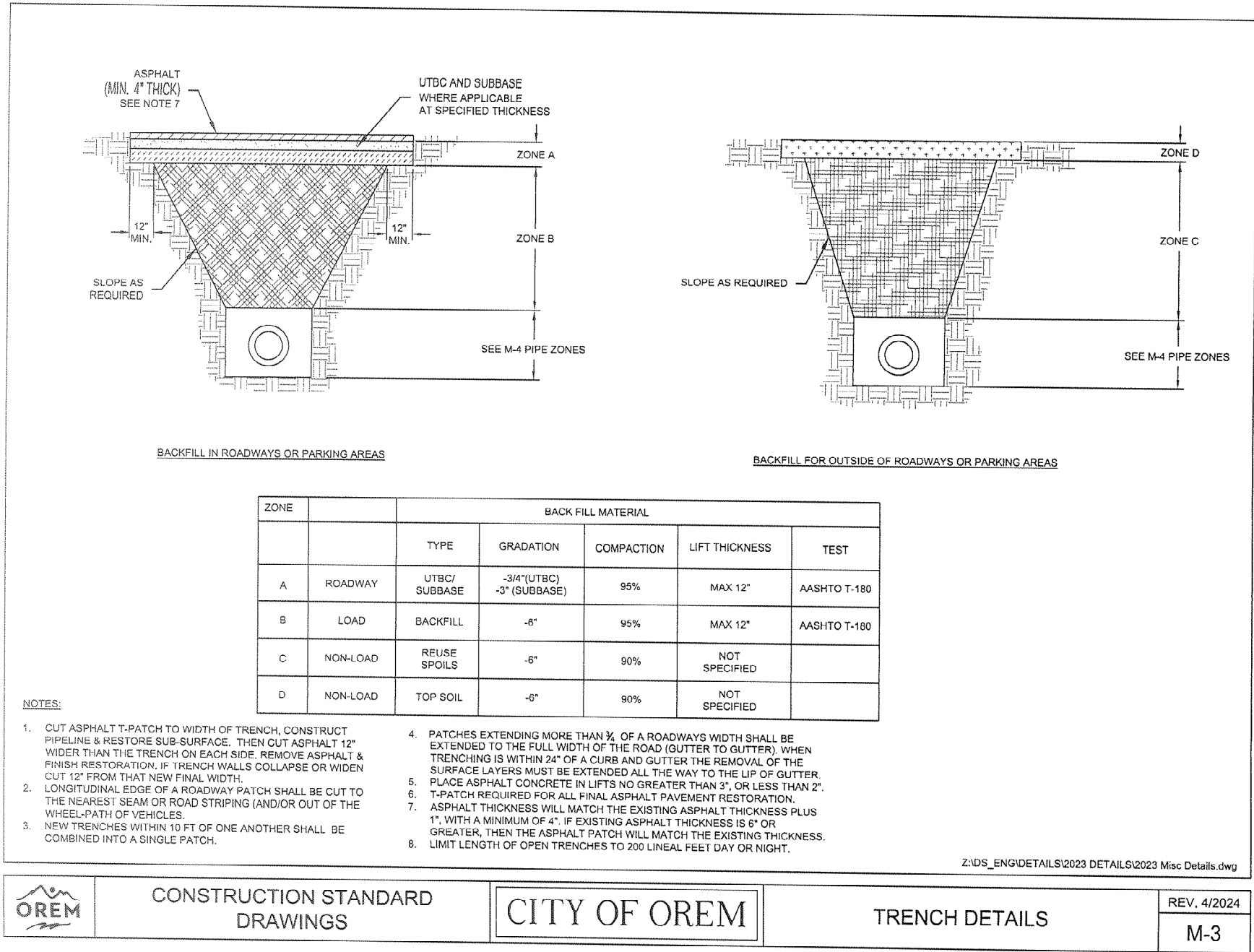
SECTION 16, T 6 S, R 2 E, SLB&M.
OREM CITY, UTAH COUNTY, UTAH
JULY 2026

SHEET

C

4

SHEETS



Funez Street View – 115 N 800 West



	PLANNING COMMISSION September 2nd, 2026		Item 4.4
	Homebuilt 1950 North State Street		Prepared By: Rebecca Gourley
	Site Plan		Applicant: Johnathon Biesinger, Clyde Inc

Notices:

Posted in 2 public places.
Posted on City Webpage
and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Community Commercial

Zoning: **PD-53**

Total Acreage: **4 acres**

Action:

The Planning Commission
is the Land Use Authority
and the approving body for
this item.

REQUEST: The applicant requests site plan approval for the construction of a new home improvement retail store (35,244 ft²).

BACKGROUND: On July 1st, 2026, Johnathon Biesinger, on behalf of Clyde Inc, applied for site plan approval for Homebuilt. The property is located at approximately 1950 N State Street in the PD-53 zone, and is one part of a larger, overall plan for the PD-53 zone. The scope of this site plan only includes Homebuilt (Building 3), and its associated parking improvements.

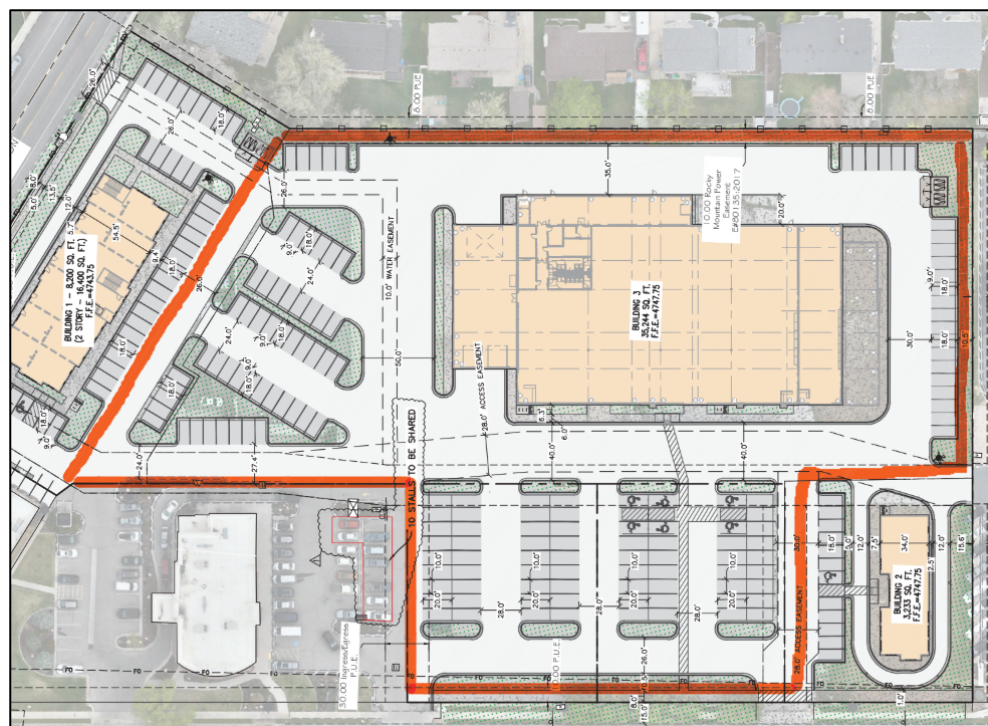


Figure 1 (above), Homebuilt site plan, as included in the Planning Commission Packet

REVIEW:

Zoning: The subject property is zoned PD-53, which is a commercial and retail development zone with an adopted concept plan. On May 11th, 2026, the concept plan for the PD-53 zone was updated to include the structure for Homebuilt.

The PD-53 zone permits any standard uses allowed in the C2 zone, and requires the following setbacks:

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).	

To meet these setbacks, the structure for Homebuilt has been designed with a graduated building height. Portions of the building which are within 100 ft of the adjacent residential zone are 35 ft or shorter. The building reaches a maximum height of 39'11" inches once 105 ft away from the residential zone.

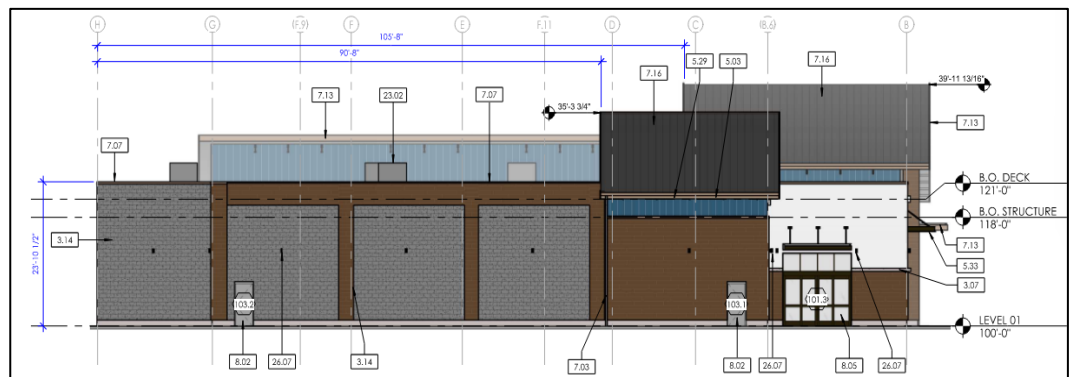


Figure 2 (above), Homebuilt side-view elevation and heights.

Public Improvements: To achieve compliance with the PD-53 zone and State Street requirements, the park strip directly adjacent to State Street will be expanded to 15 ft; the sidewalk will be expanded to 8 ft; and a landscaping strip measuring 10 ft wide will be placed between the sidewalk and the parking lot.

Landscaping: The PD-53 zone requires one tree to be planted every 50 linear feet in the park strip along State Street, and at least one tree to be planted in each landscaped parking island. The Homebuilt site plan meets these requirements. A total of 39 trees will be planted as part of this project.

A full landscaping site plan has been included in the Planning Commission packet.

Parking: The PD-53 zone requires 1 parking space for every 255 ft² of commercial space. The proposed layout requires 138 stalls, and will provide 142 stalls, 6 of which are ADA accessible.

Elevations: The PD-53 zone requires all street-facing facades to be completed with brick, face block, glass, stucco, metal paneling, or fiber cement. The elevations proposed for this site plan meet these requirements and match the concept elevations as adopted in the site plan.

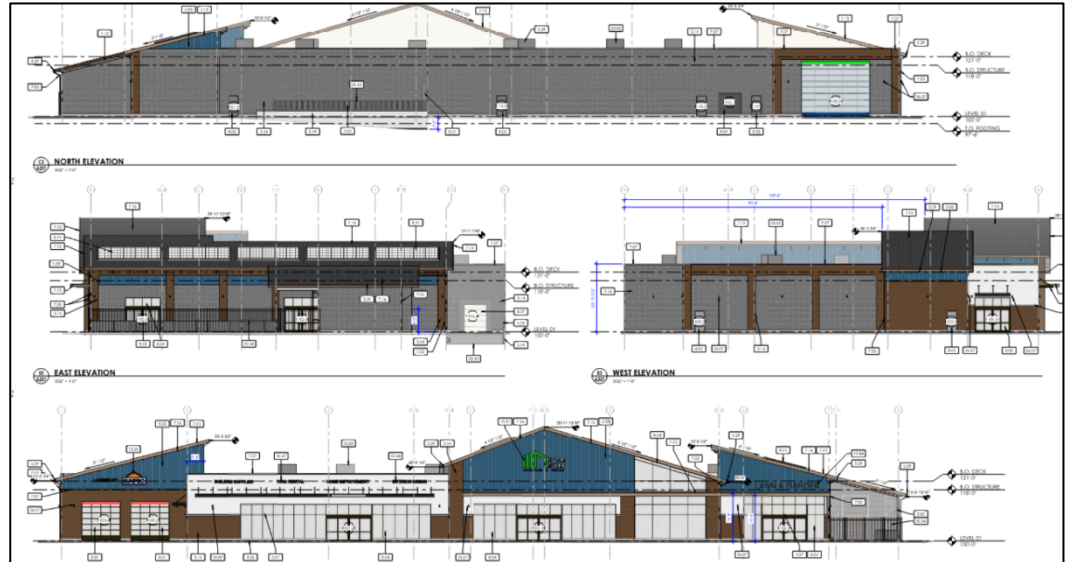


Figure 3 (above), Site plan elevations for Homebuilt

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) has reviewed the plans. The item is scheduled to receive DRC approval on August 31st, 2026.

ACTIONS: The Planning Commission is the designated Land Use Authority for the site plan. The Commission may approve or deny the request for site plan approval or may choose to continue their consideration of the request and ask for additional information or analysis.

ALTERNATIVE MOTIONS:

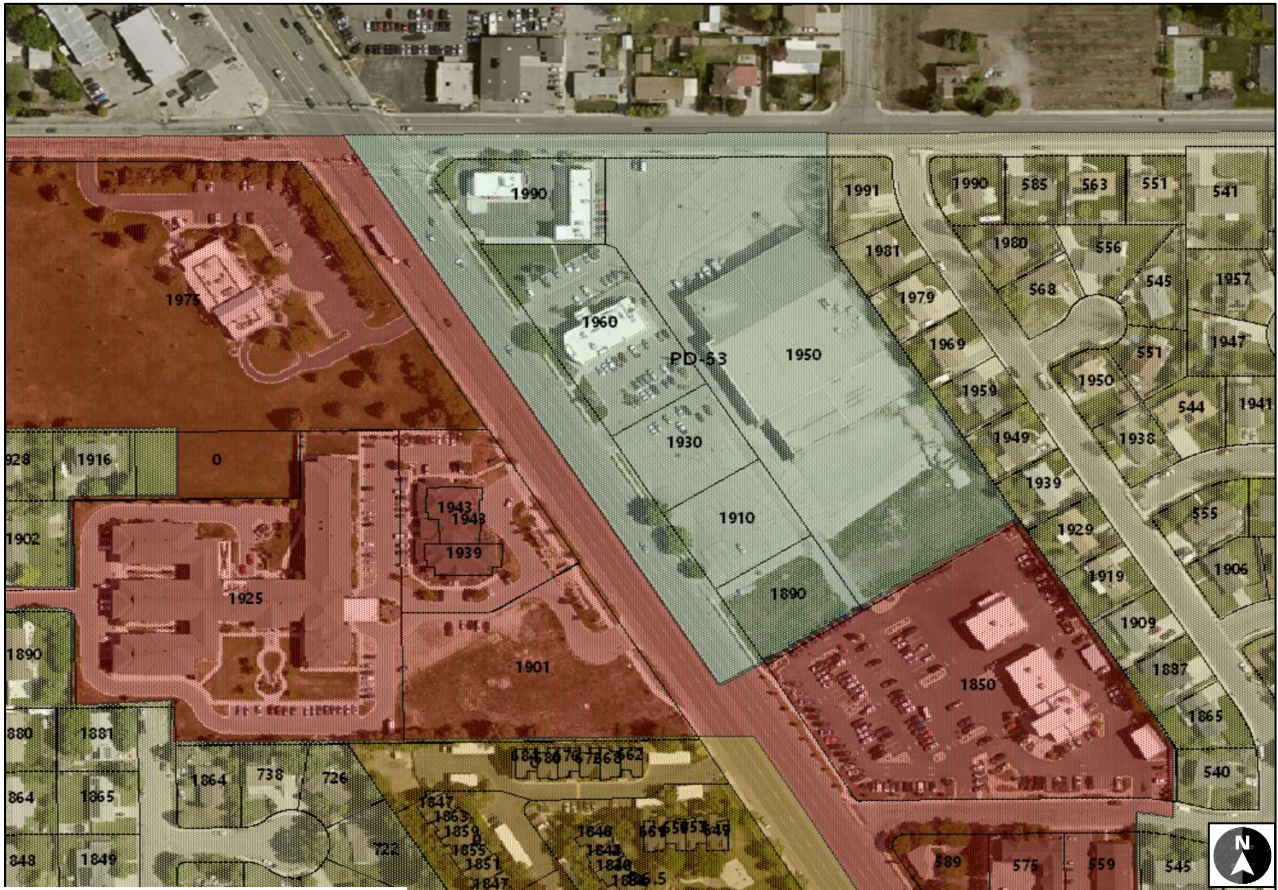
Motion to Approve or Deny -

“I move that the Planning Commission [choose **APPROVE** or **DENY**] the Site Plan for Homebuilt.”

Motion to Continue the Request –

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”

Homebuilt - 1950 North State Street



Legend

- C2
- R6.5
- R8

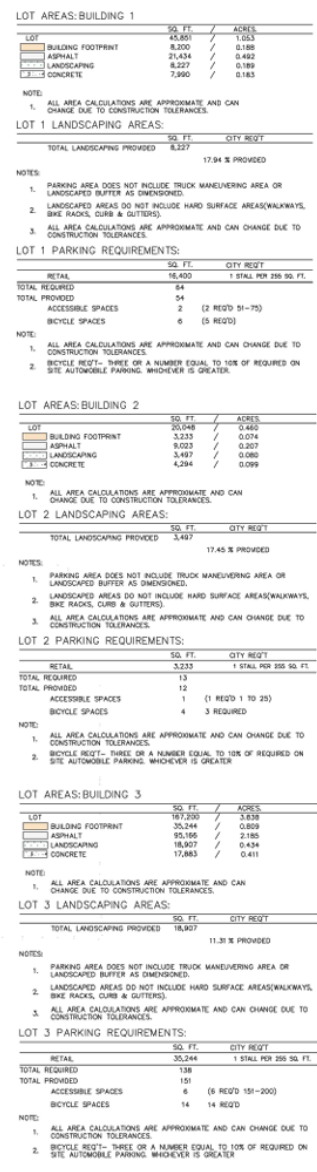
PD-53

Site Plan Area

Current Zone: PD-53
Acres: 4

Neighborhood

Aspen



SHEET LEGEND

 PARKING AREA ASPHALT

 DRIVE LANE ASPHALT

 3.0" ASPHALT CONCRETE
8.0" AGGREGATE BASE COURSE

OVER PROPERLY PREPARED FILL,
NATURAL SURGRADE SOILS, AND/OR
STRUCTURAL SITE GRADING FILL
EXTENDING TO PROPERLY PREPARED
FILL AND/OR NATURAL SURGRADE
SOILS.

PARKING AREA ASPHALT

 4.0" ASPHALT CONCRETE
8.0" AGGREGATE BASE COURSE

OREM HOMEBUILT
1950 NORTH STATE STREET OREM, UT 84057

OVERALL SITE PLAN



C1.0

PROJECT NO. **E28-058**

FILE NAME **P81-CH19**

DATE **08/26/26**

SCALE **AS SHOWN**

SHEET NO. **C1.0**

OREM HOMEBUILT

CIVIL ENGINEERING + SURVEYING

10718 BECKSTEAD LANE, SUITE 102 SOUTH JORDAN, UTAH
• 801-460-6298

NO.	REVISIONS	BY	DATE
1	ADD COMMENTS		08/07/26
2	REVISE COMMENTS		08/07/26
3	ADD COMMENTS		08/07/26

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT NUMBER: SDT

5/23/2026 3:16:57 PM



D5
A201
3D PERSPECTIVE 1

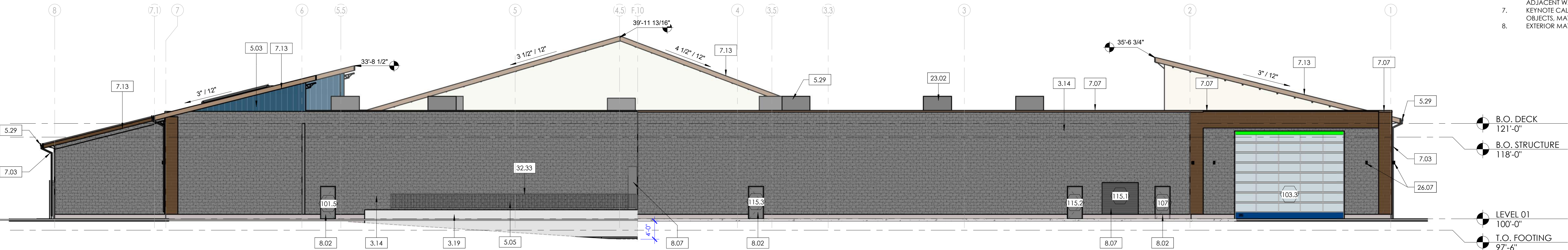


D4
A201
3D PERSPECTIVE 2

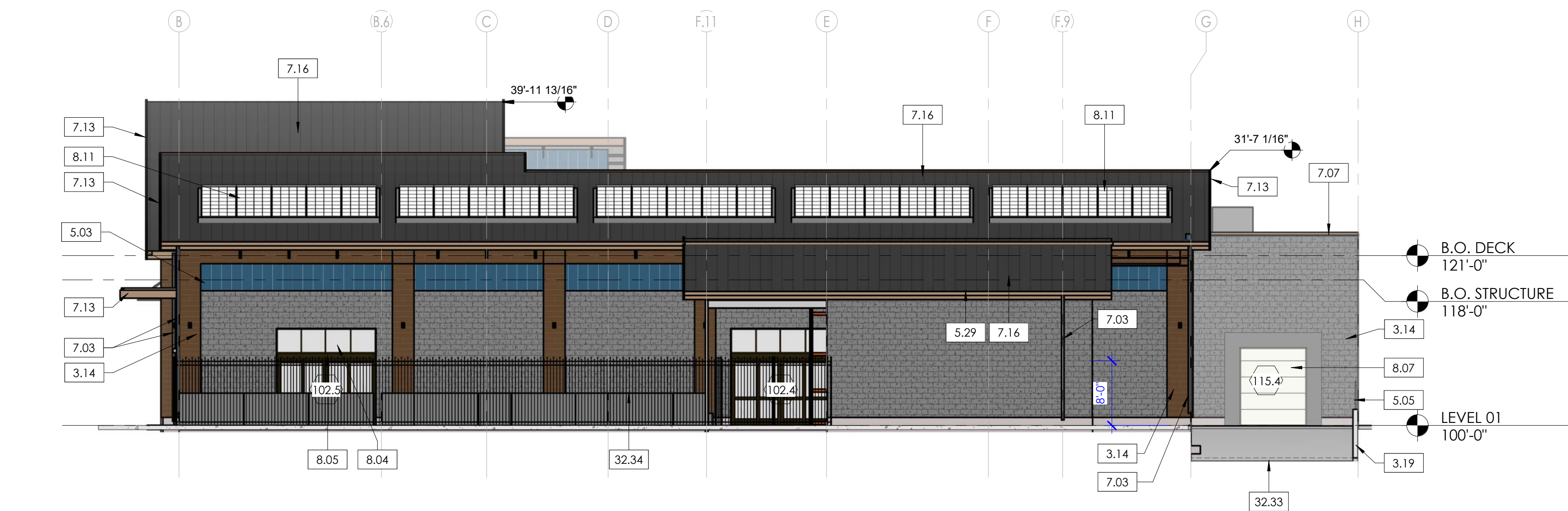
KEYNOTE LEGEND	
3.06	CONCRETE FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING
3.07	PRECAST CONCRETE CAP
3.14	CMU EXTERIOR WALL - SEE STRUCTURAL FOR REINFORCING
3.19	CMU RETAINING WALL W/ RAILING - TRAILER RAMP
5.02	STEEL COLUMN - SEE STRUCTURAL
5.03	INSULATED METAL WALL PANEL, AWIP D140 OR PRE-APPROVED 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)
7.03	ROOF GUTTER DOWNSPOUT
7.07	METAL PARAPET CAP - SEE DETAIL
7.13	PREFINISHED TIMBERTECH CLADDING
7.16	PREFINISHED STANDING SEAM METAL ROOF, PROVIDE SUBMITTAL FOR APPROVAL
8.01	GLASS OVERHEAD DOOR - SEE SPEC
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
10.47	BUILDING SIGNAGE - PROVIDE SUBMITTAL FOR APPROVAL, MONSERRAT FONT TO MATCH HOMEBUILT BRAND GUIDELINES
23.02	MECHANICAL UNIT, SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS
26.07	EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
32.33	8'-0" AMERISTAR - MONTAGE COMMERCIAL CLASSIC FENCE
32.34	BI-PARTING SLIDING FENCE GATE - AMERISTAR - MONTAGE COMMERCIAL CLASSIC

- GENERAL PROJECT NOTES**
- INTERIOR DIMENSIONS ARE TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY.
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
 - INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
 - ALL GYP. BOARD SURFACES TO BE TAPE, SANDED, AND PRIMED.
 - SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
 - COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
 - FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
 - FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
 - FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
 - DOORS SHALL BE LOCATED 4" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
 - CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS FOR APPROVAL FROM OWNER/ARCHITECT.
 - PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
 - 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.

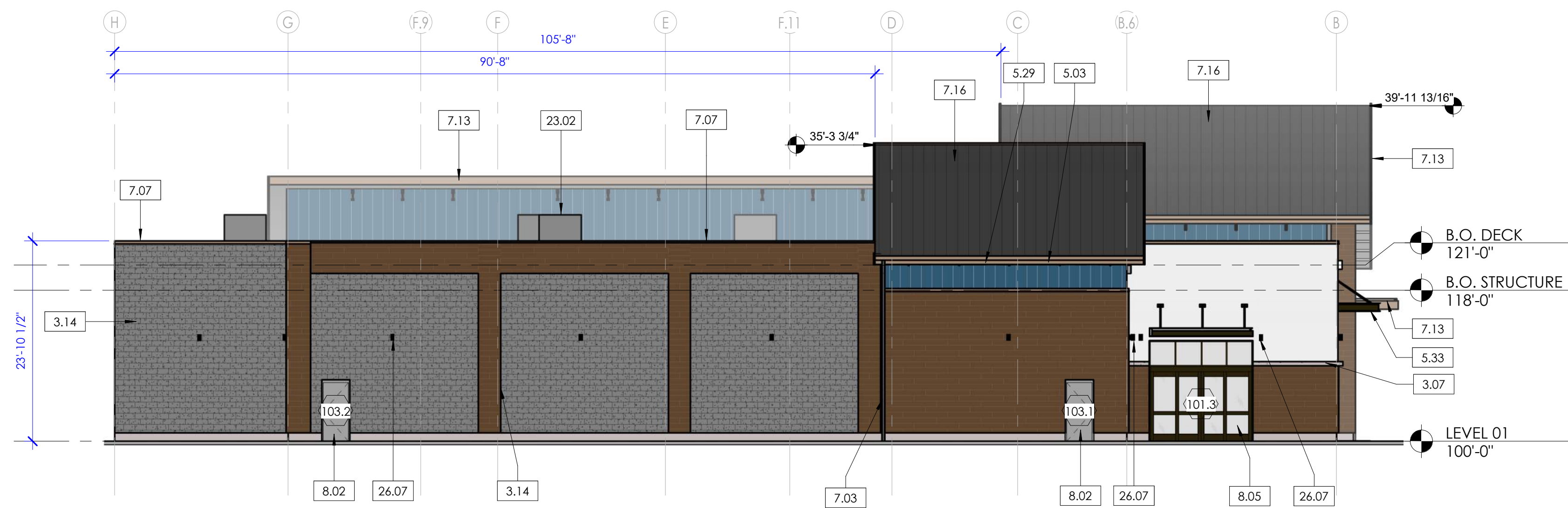
- GENERAL ELEVATION NOTES**
- ALL EXTERIOR STEEL (HANDRAILS, RAILINGS, STAIRS, ETC) SHALL BE GALVANIZED AND PAINTED (2 COATS).
 - ALL EXTERIOR MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - CAULK & SEAL ALL EXTERIOR OPENINGS (DOORS, WINDOWS), JOINTS & PENETRATIONS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



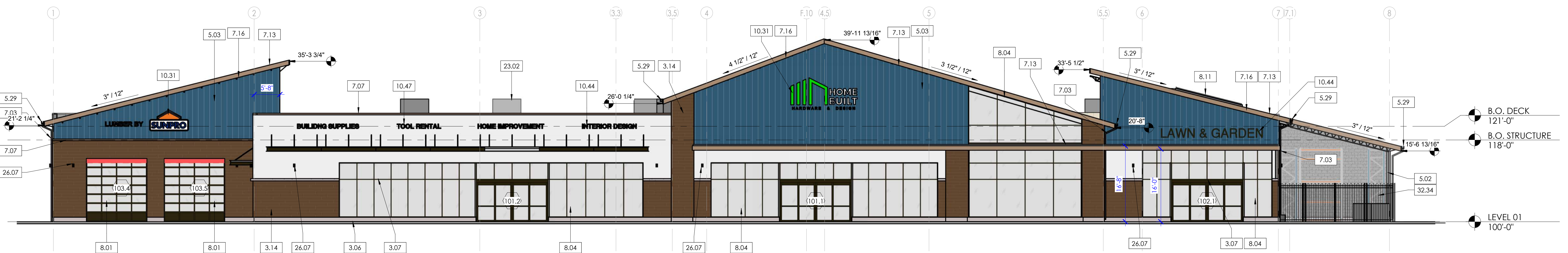
C5
A201
NORTH ELEVATION



B5
A201
EAST ELEVATION



B3
A201
WEST ELEVATION



A5
A201
SOUTH ELEVATION



RETURN RECORDED DOCUMENT TO:

Steven W. Farnsworth
Farnsworth Johnson PLLC
180 North University Ave., Ste. 260
Provo, UT 84601

ENT 71393:2026 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2026 Aug 27 01:04 PM FEE 40.00 BY MH
RECORDED FOR Sunpro Corporation
ELECTRONICALLY RECORDED

RECIPROCAL CROSS PARKING EASEMENT AGREEMENT

THIS RECIPROCAL CROSS PARKING EASEMENT AGREEMENT (this "Agreement") effective August 26, 2026, is entered into by KNEADERS AND ASSOCIATES, LLC, a Utah limited liability company ("Kneaders"), who owns 100% of the Properties as defined below.

- A. Kneaders owns in fee simple Lots 1 and Lots 3-6 of the Kneaders Subdivision Plat "A" (each a "Property", and collectively, the "Properties" as more fully described on Exhibit "A").
- B. Kneaders desires to establish a non-exclusive cross parking easement over, across and upon Lots 1, 3, 4, 5, and 6 of the Kneaders Subdivision Plat "A" as depicted on the Plat on Exhibit "B" (the "Plat") for the mutual and reciprocal benefit of the Properties and the present and future owners, occupants and invitees thereof.

NOW, THEREFORE, in consideration of the above premises, Kneaders covenant and agree that the Properties and all present and future owners, occupants and invitees of the Properties shall be and hereby are subject to the Agreement as follows:

1. **DEFINITIONS.** For purposes hereof:

1.1 The term "Owner" or "Owners" shall mean and any and all successors or assigns of any Owner as the owner or owners of fee simple title to all or any portion of the Properties, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such Properties or any portion thereof.

1.2 The term "Permittees" shall mean the tenant(s) or occupant(s) of the Properties, and the respective employees, agents, contractors, customers, suppliers, shippers, invitees and licensees of (a) the Owners of such Properties, and/or (b) such tenant(s) or occupant(s).

2. **EASEMENT.**

2.1 **Grant of Reciprocal Easements.** Subject to any express conditions, limitations or reservations contained herein, Owner hereby grants establishes, covenants and agrees that the Properties, and all Owners and Permittees of the Properties, shall be benefited and burdened by the following nonexclusive, perpetual and reciprocal easement which are hereby imposed upon the Properties and all present and future Owners and Permittees of the Properties:

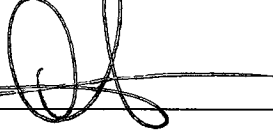
(b) A non-exclusive easement for reciprocal and cross-parking rights to use all parking stalls and parking space improvements constructed by Owner, or its applicable successors or assigns, in the manner, place, and time elected by Owner from time to time within the Parking Areas now and from time to time existing on the Properties

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Owners have executed this Agreement as of the date first written above.

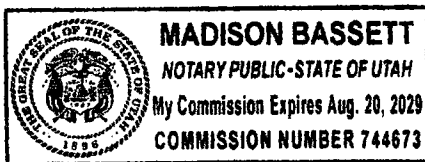
"OWNER"

KNEADERS AND ASSOCIATES, LLC

By:  _____

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 27 day of August, 2026, personally appeared before me, a Notary Public in and for the State of Utah, David Vincent, who being by me duly sworn did say that he is the Member of SW **KNEADERS AND ASSOCIATES, LLC**, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of a resolution of its members and said person duly acknowledged to me that said limited liability company executed the same.



[Seal]

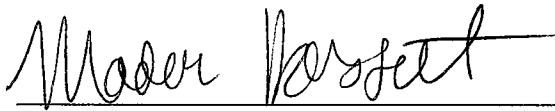
 _____
NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION – PROPERTIES

Lots 1 and Lots 3-6 of Kneaders Subdivision Plat "A", City of Orem, Utah County, Utah, according to the official plat thereof on file in the office of the Utah County Recorder's Office.

CIR

Engineering, L.L.C.

OREM STATE STREET FLEX PROJECT 1950 NORTH STATE STREET, OREM, UT 84057

DRAINAGE REPORT

Submitted to:

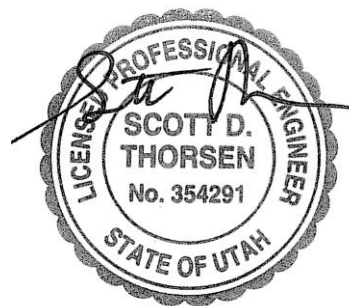
OREM CITY

Prepared for:

AE Urbia
By:

CIR ENGINEERING
10718 South Beckstead Lane, Ste. 102
South Jordan, UT 84095
801-949-6296

“This report for the drainage design of Orem Homebuilt was prepared by me (or under my direct supervision) in accordance with the provisions of City of Orem Storm Drainage Systems Design and Management Manual, and was designed to comply with the provisions thereof. I understand that the City of Orem does not and will not assume liability for drainage facilities design.”



JUNE 30, 2026
REVISED AUGUST 05, 2026
REVISED AUGUST 17, 2026
REVISED AUGUST 26, 2026

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Conclusions:	Page 7

Appendix A - NOAA Precipitation
Appendix B - Hydrocad Site Project Printouts (25-Year 3-Hour)
Appendix C - Grading & Drainage Plan
Appendix D – FEMA Flood Map
Appendix E – Stormtech Chamber System Information
Appendix F – Drainage Basin Exhibit



General Location and Descriptions:

The runoff and drainage calculations in this report pertain to the storm drainage design for the Orem State Street Flex project located at 1950 North State Street, Orem, UT 84057.

The site is currently developed with a commercial structure and associated pavements in the north/central portion and vacant/undeveloped grass/brushland in the southern portion of the site. The topography of the site is relatively flat, grading down to the southeast with a total relief of approximately 5 to 7 feet. Site vegetation consists of various weeds and brush/grass in the southern portion with landscaped areas with various trees and grass around the pavements in the western portion of the site. The site is bounded to the north by 2000 North Street followed by single-family residential structures; to the east by single-family residential structures followed by 400 West Street; to the south by commercial structures and associated pavements followed by 1830 North Street; and to the west by commercial structures with associated pavements and US Highway 89

The existing soils on the site include non-engineered fill primarily consisting of gravel with varying silt and sand content, and natural gravel soils.

This project lies in a F.E.M.A. designated Zone A which is defined as a special flood hazard area subject to inundation by the 1% annual chance flood with no base flood elevations determined.

Per panel 330 of 1450

Effective date: June 19, 2020

Drainage Basin:

For this project, the site is being analyzed as four drainage basins. The two stormtech chamber systems work together as one basin to handle runoff from the majority of the site. There are also three swales throughout the site which each have their own basin. See drainage basin exhibit in Appendix F for details. Storm water is being retained/detained onsite and released to the existing storm drain system on the northwest side of the site. The maximum release rate is 0.13 cfs/acre (60gpm/acre) for drainage basin 4 (chambers), and basins 1-3 (the swales) are designed to provide full retention before infiltrating into the ground water.

Proposed Drainage Plan:

The proposed drainage plan for this project is collecting storm water in inlet boxes located around the site. Storm water will then be directed towards two proposed MC3500 stormtech underground chamber storage systems. Curb cuts and swales have also been utilized as part of this project. An orifice plate is also being provided to restrict the release rate from the site to meet the 0.13 cfs/acre requirement.

Storm Water Quality:

Pre-treatment catch basins are provided prior to storm water entering the chamber systems for post construction storm water treatment (See sheets C2.3 and C4.0 of the Civil Design Set for details).

Long-term stormwater BMPs for the project were selected based on the applicable City stormwater design standards and the site-specific drainage conditions. The selected BMP configuration incorporates City-standard 90-degree bends and associated stormwater treatment facilities as shown on the project plans. BMP selection considered the anticipated

stormwater runoff characteristics, drainage area, available site area, maintainability, and the applicable water-quality treatment requirements.

The selected BMPs are intended to provide treatment of stormwater runoff by reducing pollutants commonly associated with developed areas, including suspended solids and pollutants attached to sediment. The technical basis for the anticipated treatment performance is the Orem city stormwater design manual. The BMPs will be constructed and maintained in accordance with the applicable city requirements so that the treatment performance assumed for the project is maintained over the long term.

Analysis:

An underground stormtech detention system is being designed to detain the 25-year 3-hour storm event. A 25-year 3-hour storm event intensity is 0.46 in/hr and was obtained from NOAA. The Rational method was used to determine the required storm water detention volume.

Roof Area	46677	ft ²	C_roof	0.90	
Paved Area	156672	ft ²	C_paved	0.90	
Landscaped	29750	ft ²	C_landscaped	0.15	
Undeveloped	0	ft ²	C_future	0.15	
Total Area	233099	ft ²	Weighted C	0.80	
	5.351	acres	CA :	187477	ft ²

A weighted C value of 0.80 is used for the site.

Tc=15 minutes. Due to the relatively short lengths, a minimum time of concentration of 15 minutes is being used.

Minimum Detention Required: 19,056 cubic feet
 Total Detention Provided: 22,039 cubic feet @ a highwater elevation of 4740.91
 Orifice Plate: 4.6" diameter at elevation 4739.11
 Minimum Retention Required: 7,512 cubic feet
 Total Retention Provided: 14,932 cubic feet

Detention Provided:

The stormtech underground chamber storage systems are 86 and 29 chambers respectively. The first set of chambers provides a volume of 16,222 cubic ft, while the second set provides 5,817 cubic feet, at the highwater elevation of 4740.91.

ORIFICE PLATE				
Q=CA $\sqrt{2gh}$				
Q=	0.70	high water elev.	4740.91	
H=	1.60	Tail Water effect	4739.31	
		A=	0.115	ft ²
g=	32.2	=	16.57	in ²
C=	0.6			
		Diameter =	4.6	inches

A 4.6 inch orifice plate is used to restrict the release rate to 0.70 cfs.

Low Impact Development Best Management Practices:

WQRv=	7,512.18	cf		
P80%=	0.04	ft	0.5	in
Rnew=	0.77	ft		
A=	233099	sf		
Imp=	0.87			
WQRv=	(Rnew)*(P80%)*A			
P80%=	80th percentile storm depth (FT)			
Rnew=	Volumetric runoff Coefficient			
A=	Project Area (SF)			
Imp=	imperviousness			
HW Elevation:	4740.91			

There is 7,512 cubic feet of retention volume required for this site using the Reese method as listed in the “A Guide to Low Impact Development within Utah” by the Utah Department of Water Quality. Onsite storm water is being detained in underground chambers. This will not allow control through evaporation to be possible. Due to cost restraints, control through rain harvesting is not practical on this site.

The northern set of chambers will provide 4,702 cubic feet of retention volume while the southern set of chambers will provide 10,230 cubic feet of retention.

Total Retention Provided: 14,932 cubic feet

Additionally, there are 3 swales on site that have been designed to allow for stormwater runoff from areas of the parking lot to drain through curb cuts and fill these swales. See exhibit F for the location of each swale. Calculations have been provided for each swale below.

Swale 1:

Volume required = 512 CF

Volume provided = 766 CF

DRAINAGE CALCS FOR OREM HOME BUILT SWALE 1					
Restriction	0.00 cfs/acre		25 Year flood design		
		Runoff Coefficient			
Roof Area	0 ft^2	C_roof	0.90		
Paved Area	2695 ft^2	C_paved	0.90		
Landscape	2114 ft^2	C_landscaped	0.15		
Undeveloped	0 ft^2	C_future	0.15		
Total Area	4809 ft^2	Weighted C	0.57		
	0.110 acres	CA :	2743 ft^2		
Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allow Discharge (ft^3)	Required Storage (ft^3)
5	0.366	2743	84	0	84
10	0.557	2743	127	0	127
15	0.690	2743	158	0	158
30	0.929	2743	212	0	212
60	1.150	2743	263	0	263
120	1.290	2743	295	0	295
180	1.380	2743	315	0	315
360	1.600	2743	366	0	366
1440	2.240	2743	512	0	512

Swale 1 Storage			
Elevation	Area	Volume	Acc. Volume
	(ft^2)	(ft^3)	(ft^3)
4744.20	1	0	0
4744.30	13	1	1
4744.40	40	3	3
4744.50	84	6	9
4744.60	144	11	21
4744.70	207	18	38
4744.80	271	24	62
4744.90	336	30	93
4745.00	401	37	130
4745.10	467	43	173
4745.20	535	50	223
4745.30	602	57	280
4745.40	670	64	343
4745.50	739	70	414
4745.60	809	77	491
4745.70	879	84	576
4745.80	950	91	667
4745.90	1022	99	766

Swale 2:

Volume required = 319 CF

Volume provided = 370 CF

DRAINAGE CALCS FOR OREM HOME BUILT SWALE 2					
Restriction	0.00	cfs/acre	25 Year flood design		
	Runoff Coefficient				
Roof Area	0	ft^2	C_roof	0.90	
Paved Area	1745	ft^2	C_paved	0.90	
Landscape	933	ft^2	C_landsca	0.15	
Undeveloped	0	ft^2	C_future	0.15	
Total Area	2678	ft^2	Weighted C	0.64	
	0.061	acres	CA	1710	ft^2
Lapsed Time	Accum Rainfall	"CA"	Accum Flow	Allow Discharge	Required Storage
(min)	(in)	(ft^2)	(ft^3)	(ft^3)	(ft^3)
5	0.366	1710	52	0	52
10	0.557	1710	79	0	79
15	0.690	1710	98	0	98
30	0.929	1710	132	0	132
60	1.150	1710	164	0	164
120	1.290	1710	184	0	184
180	1.380	1710	197	0	197
360	1.600	1710	228	0	228
1440	2.240	1710	319	0	319

Swale 2 Storage			
Elevation	Area (ft^2)	Volume (ft^3)	Acc. Volume (ft^3)
4742.80	2	0	0
4743.00	20	2	2
4743.20	42	6	8
4743.40	68	11	19
4743.60	97	16	36
4743.80	131	23	59
4744.00	168	30	89
4744.20	209	38	126
4744.40	254	46	173
4744.60	302	56	228
4744.80	354	66	294
4745.00	410	76	370

Swale 3:

Volume required = 729 CF

Volume provided = 941 CF

DRAINAGE CALCS FOR OREM HOME BUILT SWALE 3					
Restriction	0.00	cfs/acre		25 Year flood design	
		Runoff Coefficient			
Roof Area	0	ft^2	C_roof	0.90	
Paved Area	3900	ft^2	C_paved	0.90	
Landscape	2637	ft^2	C_landsca	0.15	
Undeveloped	0	ft^2	C_future	0.15	
Total Area	6537	ft^2	Weighted C	0.60	
	0.150	acres	CA	3906	ft^2
Lapsed Time	Accum Rainfall	"CA"	Accum Flow	Allow Discharge	Required Storage
(min)	(in)	(ft^2)	(ft^3)	(ft^3)	(ft^3)

5	0.366	3906	119	0	119
10	0.557	3906	181	0	181
15	0.690	3906	225	0	225
30	0.929	3906	302	0	302
60	1.150	3906	374	0	374
120	1.290	3906	420	0	420
180	1.380	3906	449	0	449
360	1.600	3906	521	0	521
1440	2.240	3906	729	0	729

Swale 3 Storage			
Elevation	Area (ft^2)	Volume (ft^3)	Acc. Volume (ft^3)
4741.20	4	0	0
4741.40	104	11	11
4741.60	282	39	49
4741.80	522	80	130
4742.00	766	129	259
4742.20	1012	178	436
4742.40	1261	227	664
4742.60	1513	277	941

Emergency Overflow

Emergency overflow is being provided by the storm drain outlet structure located in the northwest corner of the site (Structure – (34)). The top of wall elevation inside the outlet structure is set at the highwater elevation, 4740.56. See detail sheet C4.0 of the civil design set.

Conclusions:

Summary:

The site has detention and retention provided in proposed stormtech MC3500 underground chamber detention systems in the northwest and central West side of the site, as well as retention provided in three swales on site. Storm water for this project is being collected by inlet boxes around the site and directed towards the proposed underground chambers through underground piping. Detention is provided based on a 0.13 cfs/acre release rate. Storm water quality is being provided by multiple Orem City standard pre-treatment inlet boxes prior to stormwater entering the chamber systems and prior to entering the public system.

Appendix A:



NOAA Atlas 14, Volume 1, Version 5
Location name: Orem, Utah, USA*
Latitude: 40.3331°, Longitude: -111.7117°
Elevation: 4746 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.127 (0.111-0.149)	0.162 (0.142-0.190)	0.223 (0.193-0.262)	0.279 (0.240-0.327)	0.366 (0.306-0.431)	0.445 (0.364-0.528)	0.537 (0.427-0.642)	0.644 (0.494-0.780)	0.813 (0.595-1.00)	0.966 (0.679-1.22)
10-min	0.193 (0.168-0.226)	0.246 (0.215-0.289)	0.340 (0.294-0.398)	0.425 (0.365-0.498)	0.557 (0.466-0.657)	0.677 (0.554-0.803)	0.817 (0.650-0.977)	0.980 (0.752-1.19)	1.24 (0.906-1.53)	1.47 (1.03-1.85)
15-min	0.239 (0.209-0.281)	0.305 (0.267-0.358)	0.421 (0.365-0.493)	0.527 (0.452-0.618)	0.690 (0.577-0.814)	0.839 (0.686-0.996)	1.01 (0.805-1.21)	1.21 (0.932-1.47)	1.54 (1.12-1.90)	1.82 (1.28-2.30)
30-min	0.322 (0.281-0.378)	0.411 (0.359-0.482)	0.567 (0.492-0.665)	0.709 (0.609-0.831)	0.929 (0.778-1.10)	1.13 (0.924-1.34)	1.36 (1.08-1.63)	1.64 (1.26-1.98)	2.07 (1.51-2.55)	2.45 (1.73-3.09)
60-min	0.399 (0.348-0.468)	0.509 (0.444-0.597)	0.702 (0.609-0.822)	0.878 (0.754-1.03)	1.15 (0.962-1.36)	1.40 (1.14-1.66)	1.69 (1.34-2.02)	2.02 (1.55-2.45)	2.56 (1.87-3.16)	3.04 (2.14-3.83)
2-hr	0.496 (0.444-0.569)	0.621 (0.553-0.709)	0.819 (0.727-0.938)	0.999 (0.877-1.15)	1.29 (1.10-1.48)	1.55 (1.30-1.80)	1.86 (1.51-2.17)	2.21 (1.74-2.63)	2.77 (2.08-3.38)	3.29 (2.36-4.08)
3-hr	0.579 (0.525-0.653)	0.720 (0.652-0.810)	0.917 (0.827-1.03)	1.10 (0.980-1.24)	1.38 (1.21-1.56)	1.62 (1.39-1.85)	1.92 (1.60-2.21)	2.25 (1.83-2.64)	2.82 (2.19-3.40)	3.32 (2.49-4.12)
6-hr	0.756 (0.695-0.833)	0.931 (0.853-1.03)	1.14 (1.04-1.26)	1.32 (1.21-1.46)	1.60 (1.43-1.76)	1.82 (1.61-2.03)	2.08 (1.80-2.35)	2.38 (2.02-2.72)	2.92 (2.41-3.43)	3.40 (2.73-4.16)
12-hr	0.974 (0.894-1.06)	1.19 (1.10-1.31)	1.44 (1.33-1.58)	1.66 (1.51-1.82)	1.96 (1.77-2.16)	2.20 (1.96-2.44)	2.46 (2.16-2.76)	2.75 (2.38-3.12)	3.20 (2.70-3.70)	3.57 (2.95-4.21)
24-hr	1.15 (1.06-1.25)	1.41 (1.31-1.53)	1.70 (1.57-1.84)	1.93 (1.78-2.09)	2.24 (2.07-2.43)	2.48 (2.28-2.69)	2.73 (2.50-2.95)	2.97 (2.71-3.22)	3.30 (2.99-3.74)	3.59 (3.19-4.25)
2-day	1.36 (1.26-1.47)	1.67 (1.54-1.80)	2.00 (1.85-2.16)	2.28 (2.11-2.46)	2.65 (2.45-2.86)	2.94 (2.71-3.18)	3.24 (2.97-3.50)	3.54 (3.22-3.84)	3.95 (3.56-4.28)	4.26 (3.81-4.64)
3-day	1.50 (1.38-1.64)	1.84 (1.70-2.01)	2.22 (2.04-2.42)	2.54 (2.33-2.76)	2.97 (2.72-3.23)	3.31 (3.01-3.60)	3.66 (3.32-3.99)	4.02 (3.62-4.39)	4.50 (4.02-4.94)	4.88 (4.32-5.37)
4-day	1.65 (1.50-1.81)	2.02 (1.85-2.22)	2.44 (2.23-2.68)	2.80 (2.55-3.06)	3.29 (2.99-3.60)	3.67 (3.32-4.03)	4.08 (3.67-4.48)	4.49 (4.02-4.94)	5.06 (4.48-5.59)	5.50 (4.83-6.11)
7-day	1.95 (1.77-2.14)	2.39 (2.18-2.63)	2.88 (2.62-3.16)	3.28 (2.98-3.60)	3.82 (3.47-4.19)	4.24 (3.84-4.65)	4.67 (4.21-5.12)	5.11 (4.58-5.61)	5.69 (5.05-6.26)	6.13 (5.41-6.78)
10-day	2.20 (2.01-2.40)	2.70 (2.47-2.95)	3.23 (2.95-3.53)	3.66 (3.33-3.99)	4.22 (3.84-4.60)	4.65 (4.22-5.07)	5.08 (4.59-5.53)	5.50 (4.96-6.00)	6.04 (5.41-6.62)	6.45 (5.74-7.08)
20-day	2.92 (2.66-3.20)	3.58 (3.26-3.93)	4.26 (3.88-4.66)	4.79 (4.36-5.24)	5.46 (4.97-5.97)	5.96 (5.41-6.51)	6.43 (5.84-7.04)	6.89 (6.24-7.55)	7.47 (6.74-8.19)	7.87 (7.08-8.67)
30-day	3.51 (3.21-3.83)	4.31 (3.95-4.70)	5.12 (4.69-5.58)	5.75 (5.26-6.26)	6.58 (6.01-7.16)	7.20 (6.56-7.84)	7.80 (7.09-8.50)	8.38 (7.60-9.16)	9.13 (8.22-10.0)	9.67 (8.67-10.6)
45-day	4.35 (3.99-4.73)	5.32 (4.89-5.80)	6.28 (5.76-6.84)	7.02 (6.44-7.64)	7.97 (7.30-8.66)	8.65 (7.92-9.41)	9.31 (8.51-10.1)	9.94 (9.06-10.8)	10.7 (9.72-11.7)	11.2 (10.2-12.3)
60-day	5.16 (4.74-5.61)	6.33 (5.82-6.88)	7.45 (6.84-8.08)	8.30 (7.62-9.00)	9.38 (8.60-10.2)	10.1 (9.30-11.0)	10.9 (9.94-11.8)	11.6 (10.5-12.6)	12.4 (11.3-13.5)	13.0 (11.8-14.1)

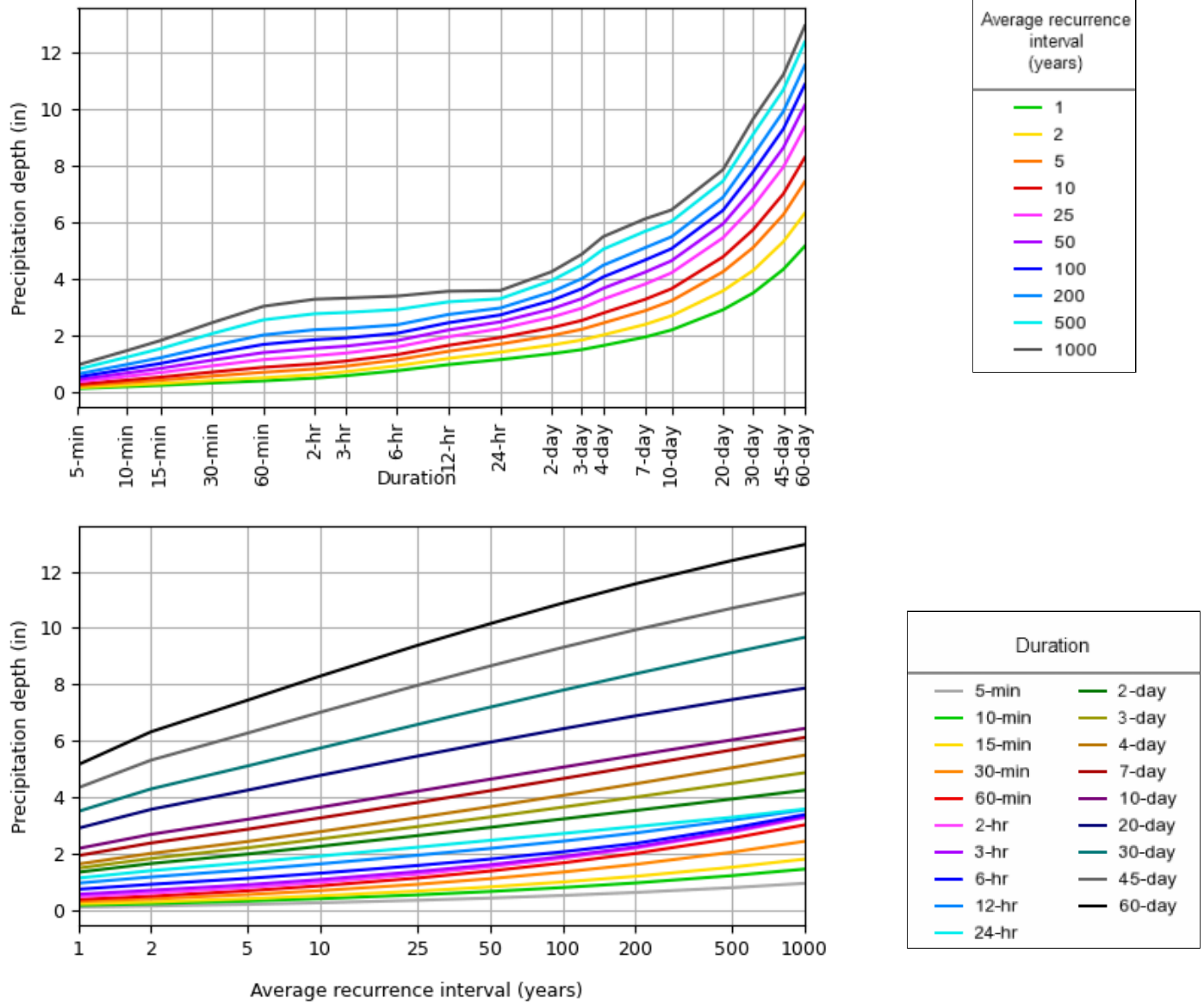
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
 Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
 Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves

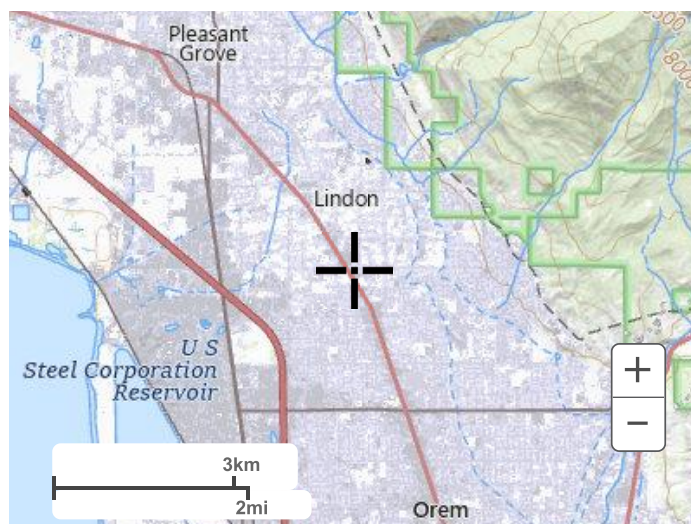
Latitude: 40.3331°, Longitude: -111.7117°



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Wed Jun 3 21:39:33 2026

[Back to Top](#)**Maps & aerials****Small scale terrain**



Large scale terrain



Large scale map



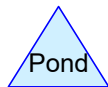
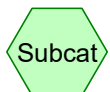
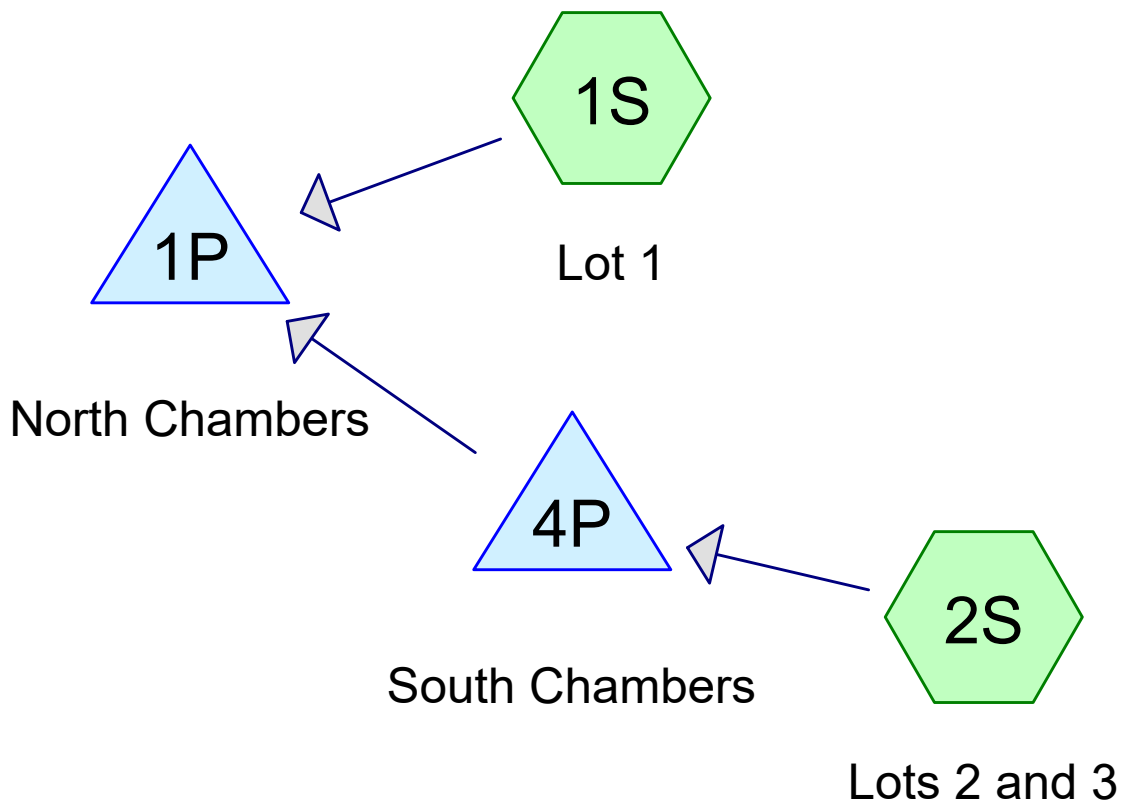
Large scale aerial

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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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Appendix B:



Routing Diagram for Orem Home Built

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Orem Home Built*Rainfall Duration=60 min, Inten=1.15 in/hr*Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net

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Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Lot 1Runoff Area=1.053 ac 0.00% Impervious Runoff Depth=0.92"
Tc=15.0 min C=0.80 Runoff=0.98 cfs 0.081 af**Subcatchment2S: Lots 2 and 3**Runoff Area=4.299 ac 0.00% Impervious Runoff Depth=0.93"
Tc=0.0 min C=0.80 Runoff=3.99 cfs 0.333 af**Pond 1P: North Chambers**Peak Elev=4,740.91' Storage=5,765 cf Inflow=3.76 cfs 0.172 af
Outflow=0.70 cfs 0.063 af**Pond 4P: South Chambers**Peak Elev=4,739.18' Storage=13,194 cf Inflow=3.99 cfs 0.333 af
Outflow=2.78 cfs 0.091 af

Total Runoff Area = 5.352 ac Runoff Volume = 0.414 af Average Runoff Depth = 0.93"
100.00% Pervious = 5.352 ac 0.00% Impervious = 0.000 ac

Orem Home Built

Rainfall Duration=60 min, Inten=1.15 in/hr

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Summary for Subcatchment 1S: Lot 1

Runoff = 0.98 cfs @ 0.25 hrs, Volume= 0.081 af, Depth= 0.92"
Routed to Pond 1P : North Chambers

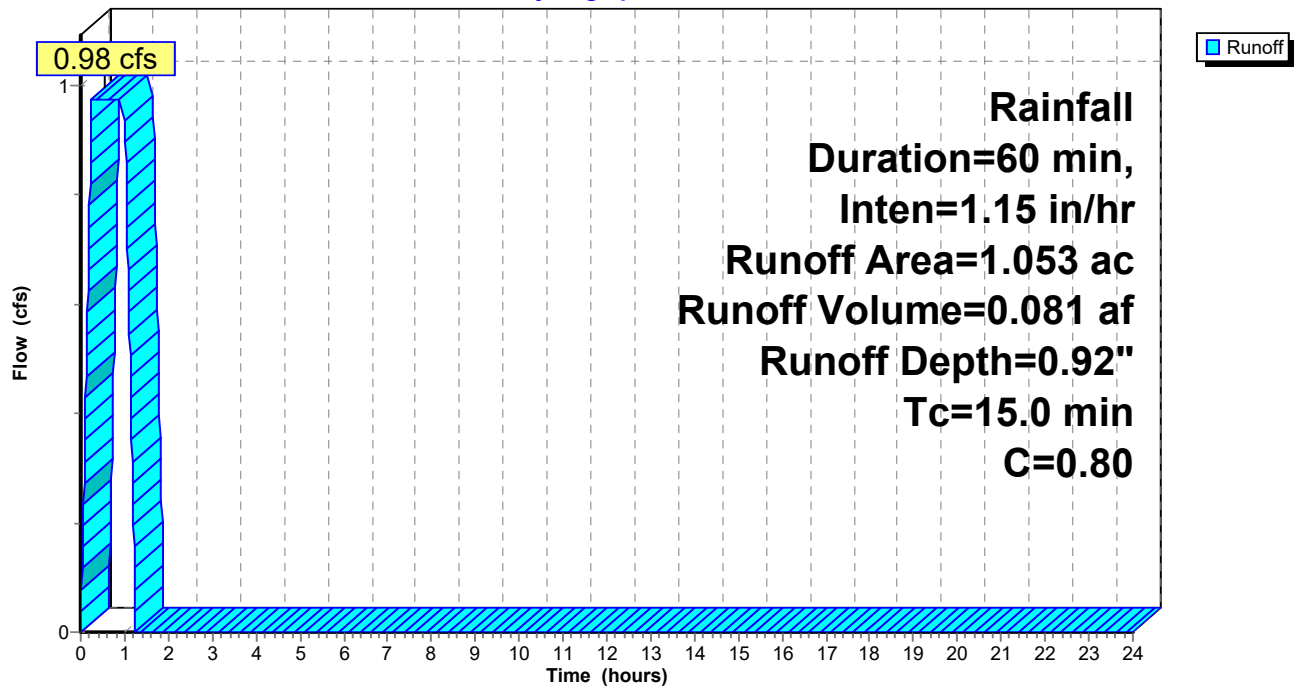
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Rainfall Duration=60 min, Inten=1.15 in/hr

Area (ac)	C	Description
1.053	0.80	
1.053		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 1S: Lot 1

Hydrograph



Orem Home Built

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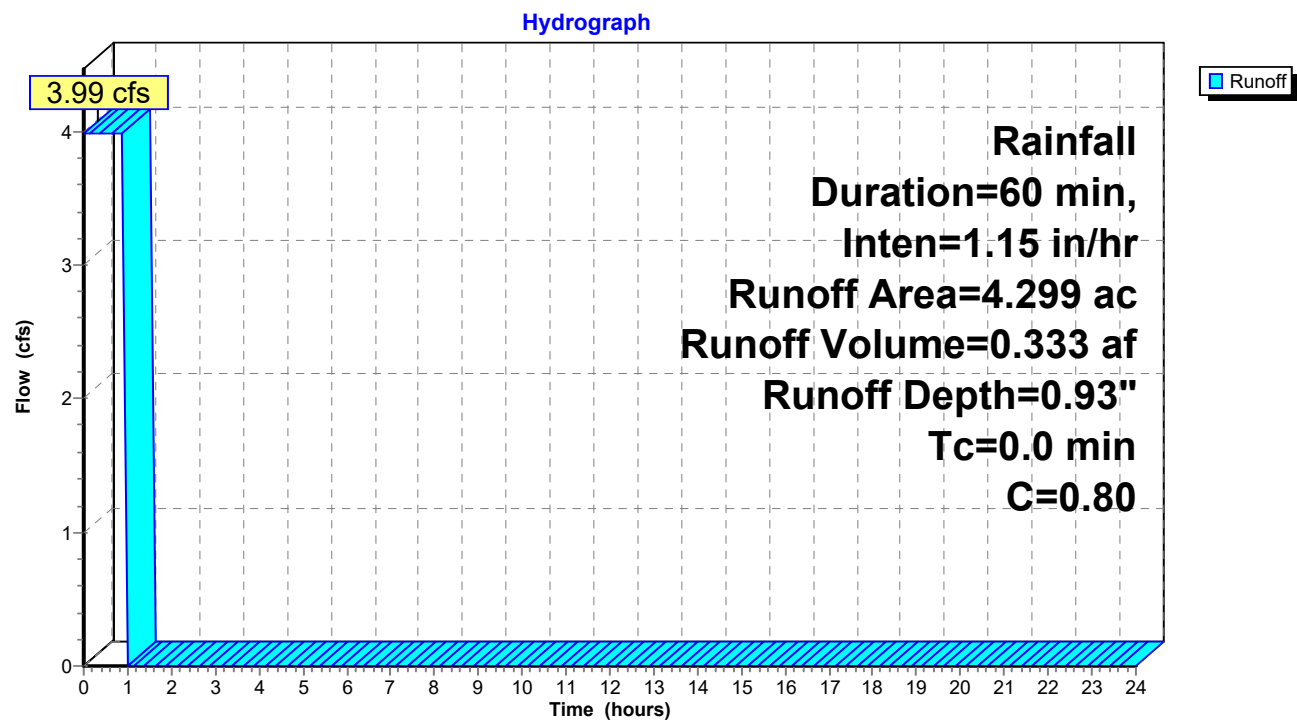
Summary for Subcatchment 2S: Lots 2 and 3

Runoff = 3.99 cfs @ 0.00 hrs, Volume= 0.333 af, Depth= 0.93"
Routed to Pond 4P : South Chambers

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Rainfall Duration=60 min, Inten=1.15 in/hr

Area (ac)	C	Description
4.299	0.80	
4.299		100.00% Pervious Area

Subcatchment 2S: Lots 2 and 3



Orem Home Built

Rainfall Duration=60 min, Inten=1.15 in/hr

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Summary for Pond 1P: North Chambers

[81] Warning: Exceeded Pond 4P by 2.19' @ 1.29 hrs

Inflow Area = 5.352 ac, 0.00% Impervious, Inflow Depth = 0.39"
 Inflow = 3.76 cfs @ 1.00 hrs, Volume= 0.172 af
 Outflow = 0.70 cfs @ 1.28 hrs, Volume= 0.063 af, Atten= 81%, Lag= 16.6 min
 Primary = 0.70 cfs @ 1.28 hrs, Volume= 0.063 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 4,740.91' @ 1.28 hrs Surf.Area= 1,756 sf Storage= 5,765 cf

Plug-Flow detention time= 112.5 min calculated for 0.063 af (37% of inflow)
 Center-of-Mass det. time= 75.9 min (143.2 - 67.3)

Volume	Invert	Avail.Storage	Storage Description
#1B	4,734.88'	2,015 cf	15.33'W x 91.74'L x 5.50'H Field B 7,737 cf Overall - 2,698 cf Embedded = 5,038 cf x 40.0% Voids
#2B	4,735.63'	2,698 cf	ADS_StormTech MC-3500 d +Cap x 24 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 24 Chambers in 2 Rows Cap Storage= 14.9 cf x 2 x 2 rows = 59.6 cf
#3C	4,735.88'	538 cf	8.42'W x 41.55'L x 5.50'H Field C 1,923 cf Overall - 580 cf Embedded = 1,344 cf x 40.0% Voids
#4C	4,736.63'	580 cf	ADS_StormTech MC-3500 d +Cap x 5 Inside #3 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap Cap Storage= 14.9 cf x 2 x 1 rows = 29.8 cf
		5,831 cf	Total Available Storage

Storage Group B created with Chamber Wizard
 Storage Group C created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	4,739.11'	4.6" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.70 cfs @ 1.28 hrs HW=4,740.91' (Free Discharge)

↑**1=Orifice/Grate** (Orifice Controls 0.70 cfs @ 6.10 fps)

Orem Home Built

Rainfall Duration=60 min, Inten=1.15 in/hr

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Pond 1P: North Chambers - Chamber Wizard Field B

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= 14.9 cf x 2 x 2 rows = 59.6 cf

77.0" Wide + 6.0" Spacing = 83.0" C-C Row Spacing

12 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 89.74' Row Length +12.0" End Stone x 2 = 91.74' Base Length

2 Rows x 77.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 15.33' Base Width

9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

24 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 2 Rows = 2,698.4 cf Chamber Storage

7,736.7 cf Field - 2,698.4 cf Chambers = 5,038.3 cf Stone x 40.0% Voids = 2,015.3 cf Stone Storage

Chamber Storage + Stone Storage = 4,713.8 cf = 0.108 af

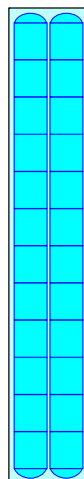
Overall Storage Efficiency = 60.9%

Overall System Size = 91.74' x 15.33' x 5.50'

24 Chambers

286.5 cy Field

186.6 cy Stone



Orem Home Built

Rainfall Duration=60 min, Inten=1.15 in/hr

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Pond 1P: North Chambers - Chamber Wizard Field C

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= 14.9 cf x 2 x 1 rows = 29.8 cf

5 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 39.55' Row Length +12.0" End Stone x 2 = 41.55' Base Length

1 Rows x 77.0" Wide + 12.0" Side Stone x 2 = 8.42' Base Width

9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

5 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 1 Rows = 579.6 cf Chamber Storage

1,923.4 cf Field - 579.6 cf Chambers = 1,343.9 cf Stone x 40.0% Voids = 537.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,117.1 cf = 0.026 af

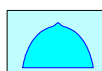
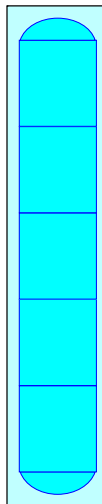
Overall Storage Efficiency = 58.1%

Overall System Size = 41.55' x 8.42' x 5.50'

5 Chambers

71.2 cy Field

49.8 cy Stone



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Rainfall Duration=60 min, Inten=1.15 in/hr

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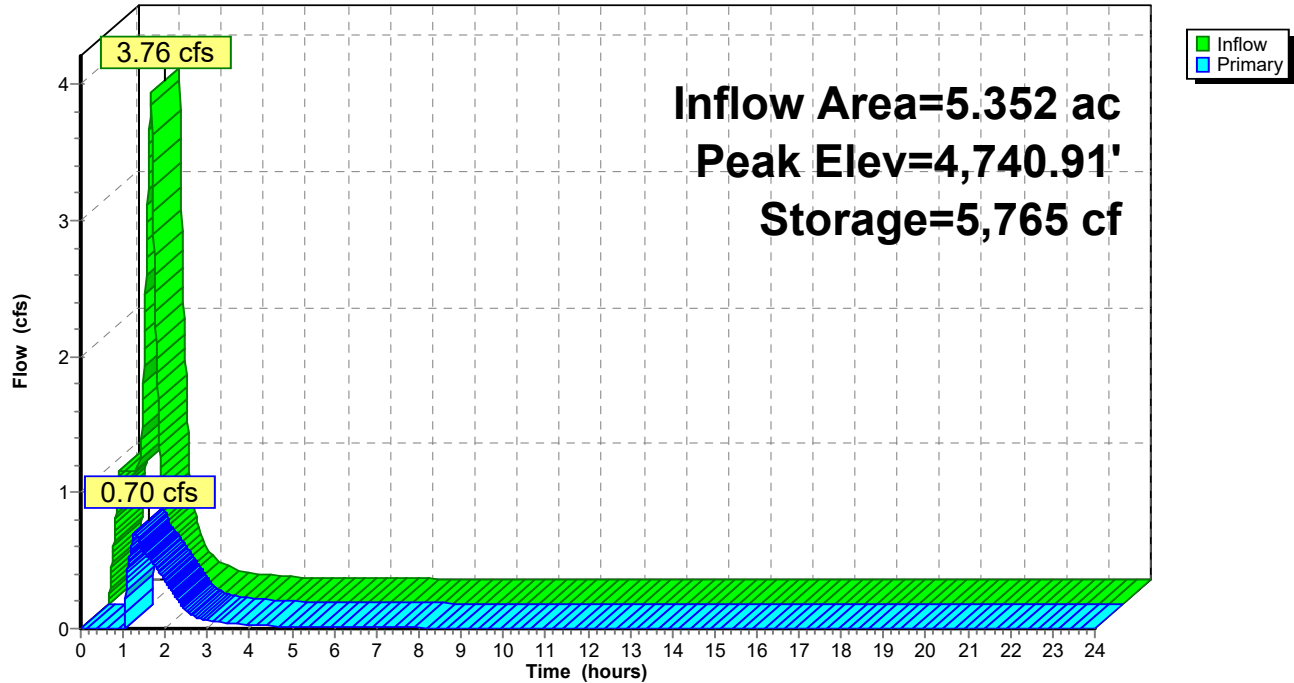
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Pond 1P: North Chambers

Hydrograph



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Rainfall Duration=60 min, Inten=1.15 in/hr

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Summary for Pond 4P: South Chambers

Inflow Area = 4.299 ac, 0.00% Impervious, Inflow Depth = 0.93"
 Inflow = 3.99 cfs @ 0.00 hrs, Volume= 0.333 af
 Outflow = 2.78 cfs @ 1.00 hrs, Volume= 0.091 af, Atten= 30%, Lag= 60.1 min
 Primary = 2.78 cfs @ 1.00 hrs, Volume= 0.091 af
 Routed to Pond 1P : North Chambers

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 4,739.18' @ 1.00 hrs Surf.Area= 4,809 sf Storage= 13,194 cf

Plug-Flow detention time= 86.1 min calculated for 0.090 af (27% of inflow)
 Center-of-Mass det. time= 63.6 min (93.6 - 30.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	4,735.25'	6,064 cf	56.83'W x 77.40'L x 5.50'H Field A 24,194 cf Overall - 9,035 cf Embedded = 15,159 cf x 40.0% Voids
#2A	4,736.00'	9,035 cf	ADS_StormTech MC-3500 d +Cap x 80 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 80 Chambers in 8 Rows Cap Storage= 14.9 cf x 2 x 8 rows = 238.4 cf
#3B	4,735.25'	626 cf	8.42'W x 48.72'L x 5.50'H Field B 2,255 cf Overall - 690 cf Embedded = 1,566 cf x 40.0% Voids
#4B	4,736.00'	690 cf	ADS_StormTech MC-3500 d +Cap x 6 Inside #3 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap Cap Storage= 14.9 cf x 2 x 1 rows = 29.8 cf
		16,414 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	4,738.33'	15.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.78 cfs @ 1.00 hrs HW=4,739.18' (Free Discharge)

↑**1=Orifice/Grate** (Orifice Controls 2.78 cfs @ 3.13 fps)

Orem Home Built

Rainfall Duration=60 min, Inten=1.15 in/hr

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Pond 4P: South Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= 14.9 cf x 2 x 8 rows = 238.4 cf

77.0" Wide + 6.0" Spacing = 83.0" C-C Row Spacing

10 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 75.40' Row Length +12.0" End Stone x 2 = 77.40' Base Length

8 Rows x 77.0" Wide + 6.0" Spacing x 7 + 12.0" Side Stone x 2 = 56.83' Base Width

9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

80 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 8 Rows = 9,034.6 cf Chamber Storage

24,193.9 cf Field - 9,034.6 cf Chambers = 15,159.4 cf Stone x 40.0% Voids = 6,063.8 cf Stone Storage

Chamber Storage + Stone Storage = 15,098.3 cf = 0.347 af

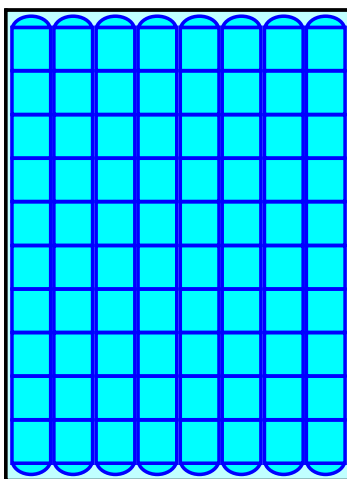
Overall Storage Efficiency = 62.4%

Overall System Size = 77.40' x 56.83' x 5.50'

80 Chambers

896.1 cy Field

561.5 cy Stone



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Rainfall Duration=60 min, Inten=1.15 in/hr

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Pond 4P: South Chambers - Chamber Wizard Field B

Chamber Model = ADS_StormTechMC-3500 d +Cap (ADS StormTech®MC-3500 d rev 03/14 with Cap volume)

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= 14.9 cf x 2 x 1 rows = 29.8 cf

6 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 46.72' Row Length +12.0" End Stone x 2 = 48.72' Base Length

1 Rows x 77.0" Wide + 12.0" Side Stone x 2 = 8.42' Base Width

9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

6 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 1 Rows = 689.5 cf Chamber Storage

2,255.3 cf Field - 689.5 cf Chambers = 1,565.8 cf Stone x 40.0% Voids = 626.3 cf Stone Storage

Chamber Storage + Stone Storage = 1,315.8 cf = 0.030 af

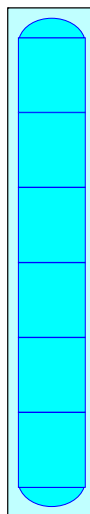
Overall Storage Efficiency = 58.3%

Overall System Size = 48.72' x 8.42' x 5.50'

6 Chambers

83.5 cy Field

58.0 cy Stone



Orem Home Built

Rainfall Duration=60 min, Inten=1.15 in/hr

Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net

Printed 8/26/2026

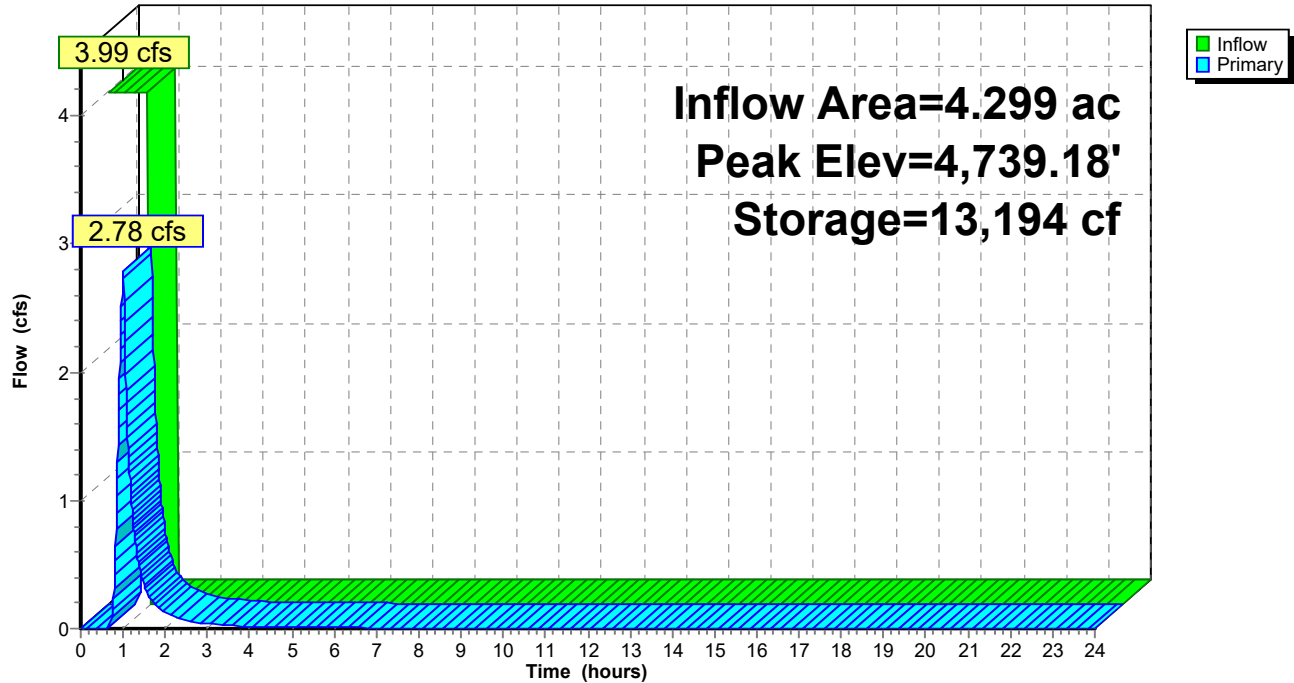
HydroCAD® 10.20-8a Sampler s/n S30013 © 2025 HydroCAD Software Solutions LLC

Page 15

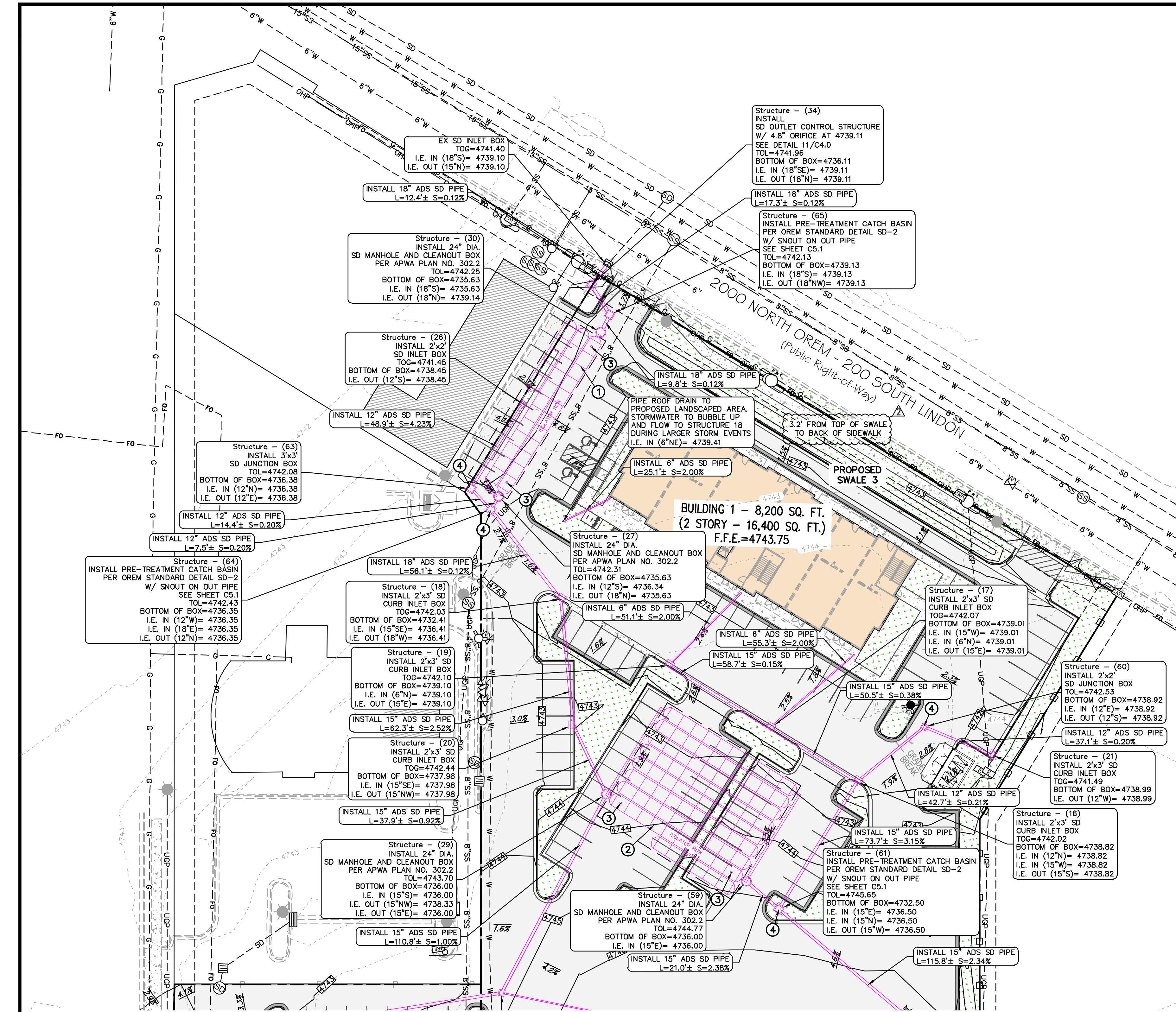
This report was prepared with the free HydroCAD SAMPLER, which is licensed for evaluation and educational use ONLY. For actual design or modeling applications you MUST use a full version of HydroCAD which may be purchased at www.hydrocad.net. Full programs also include complete technical support, training materials, and additional features which are essential for actual design work.

Pond 4P: South Chambers

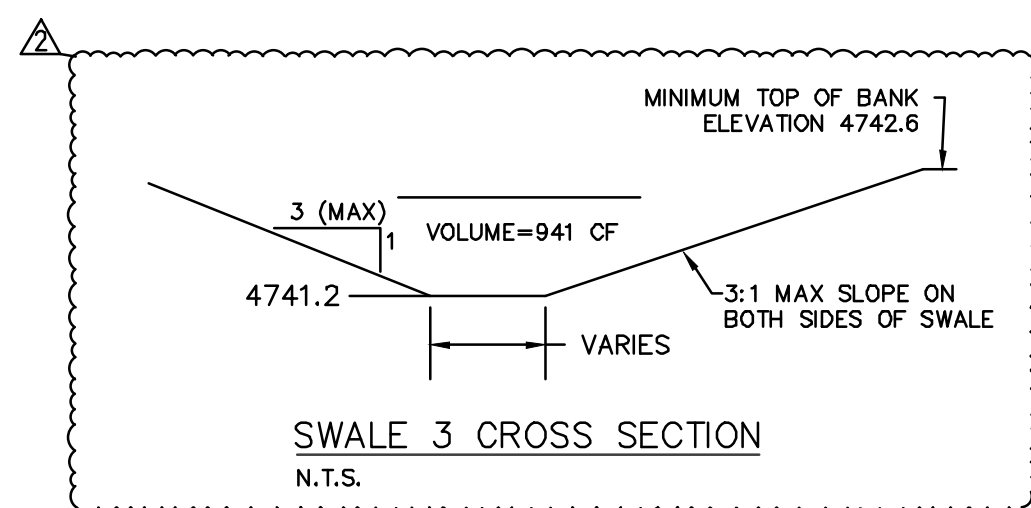
Hydrograph



Appendix C:

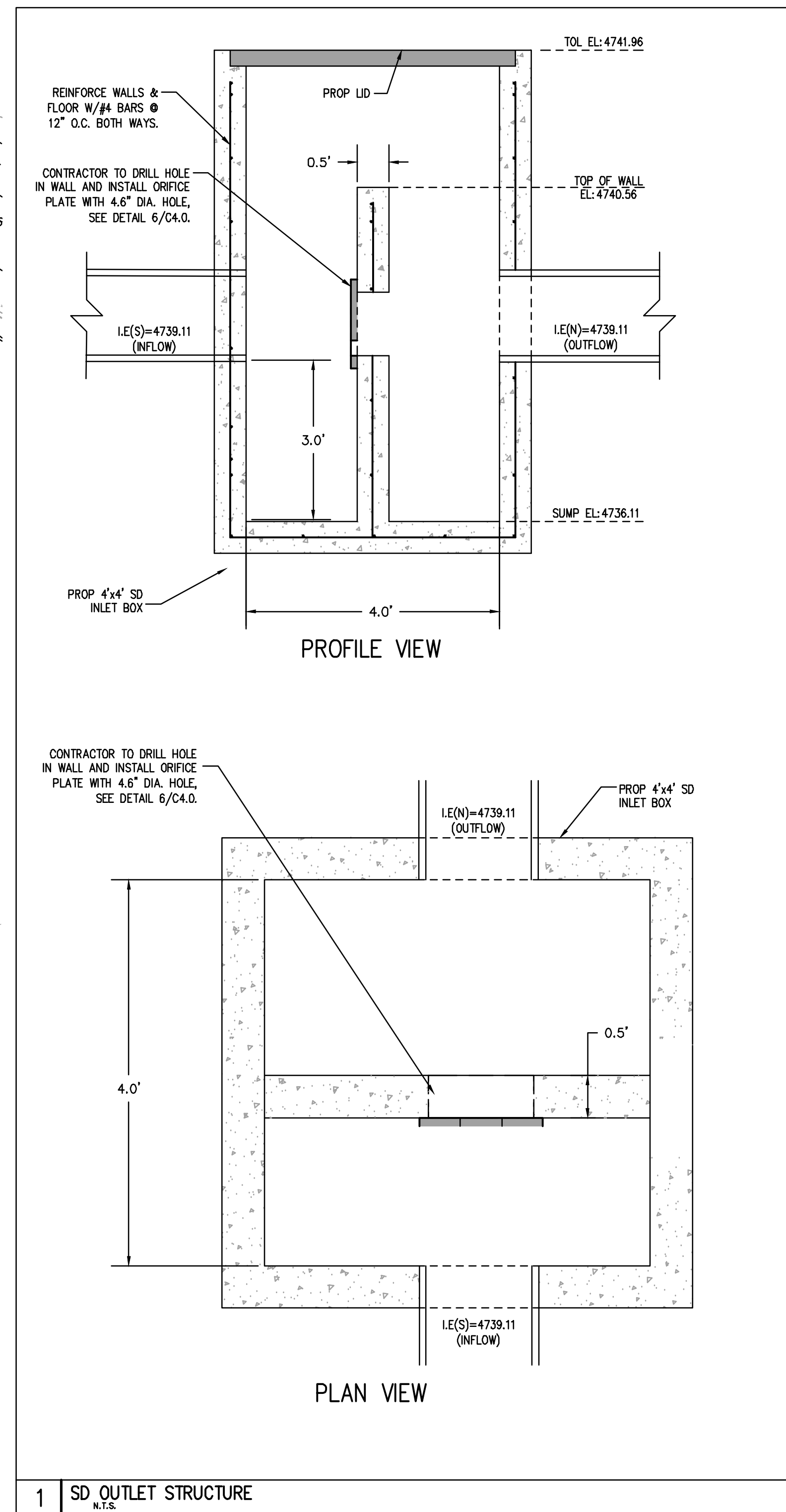
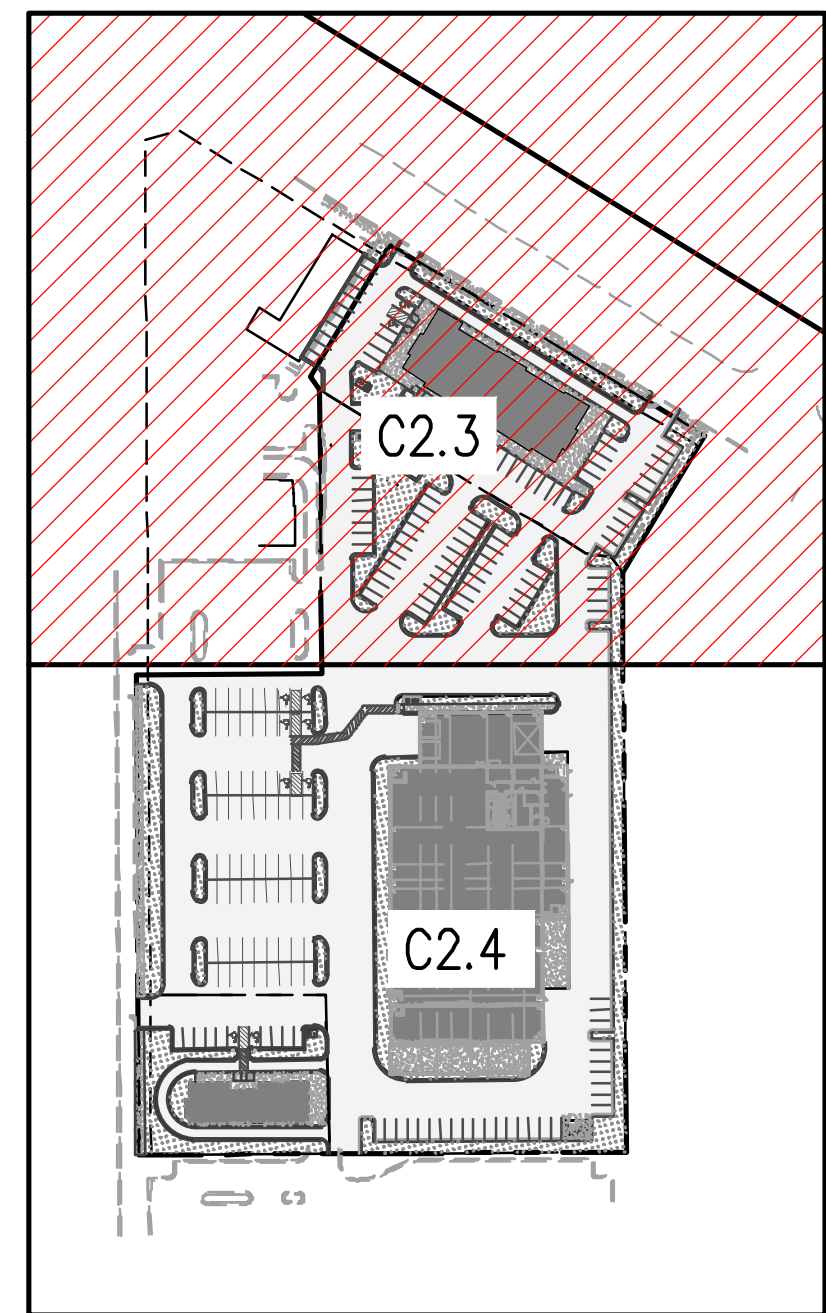
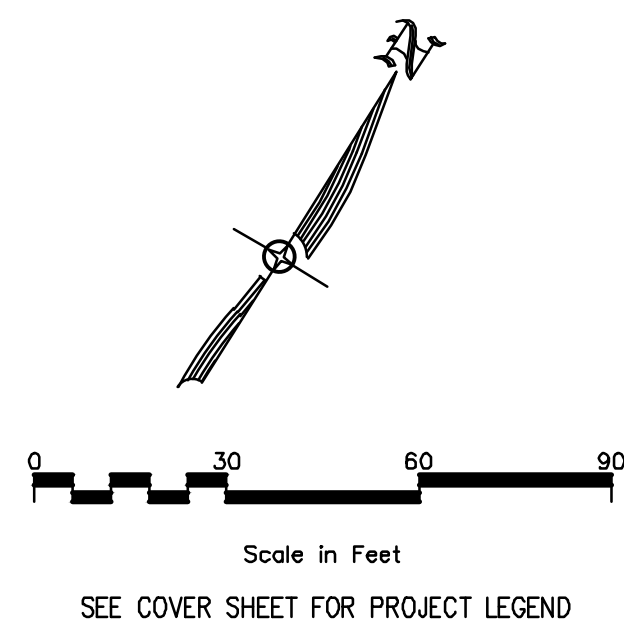


MATCHLINE - SEE SHEET C2.4

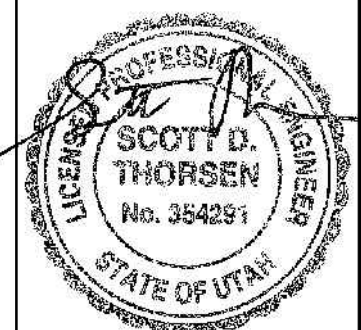


DRAINAGE PLAN KEYNOTES:

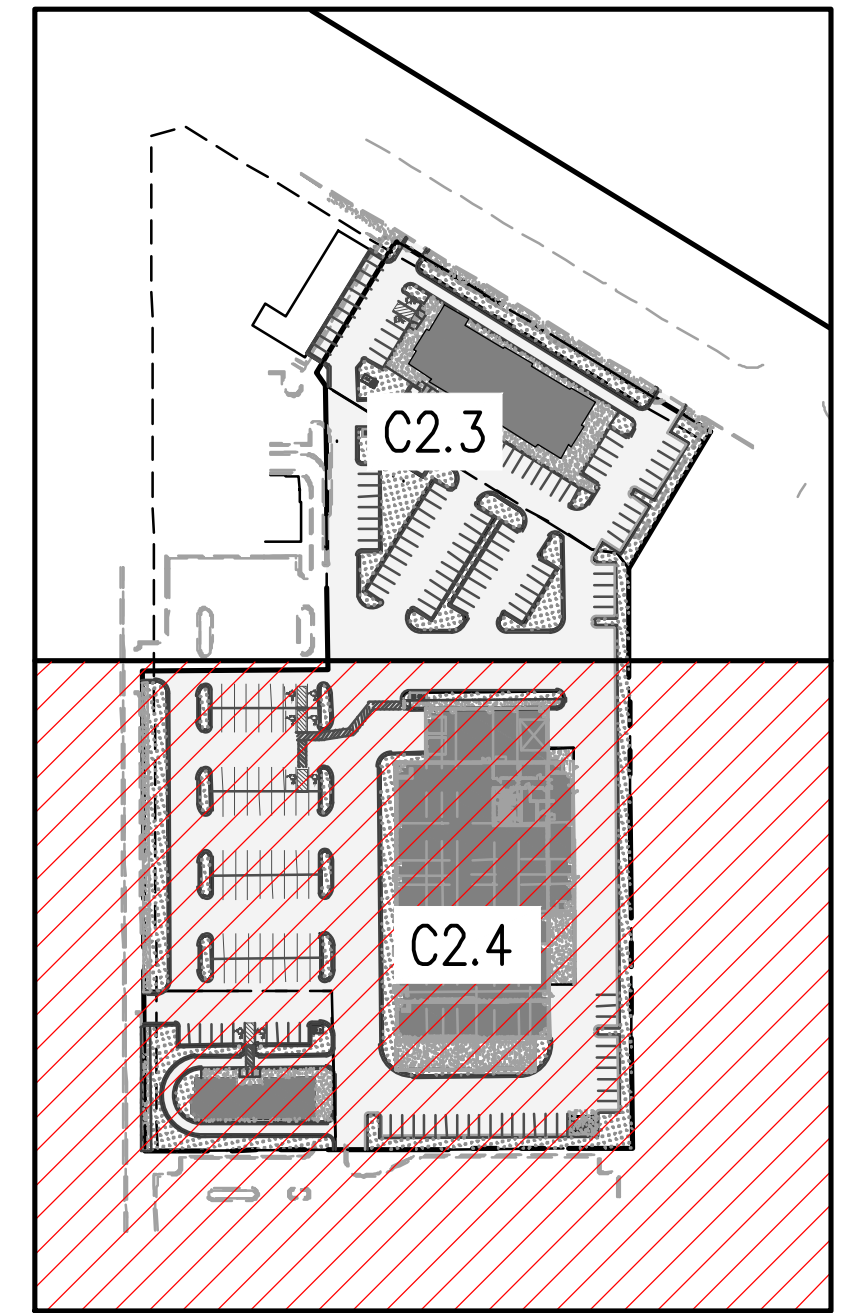
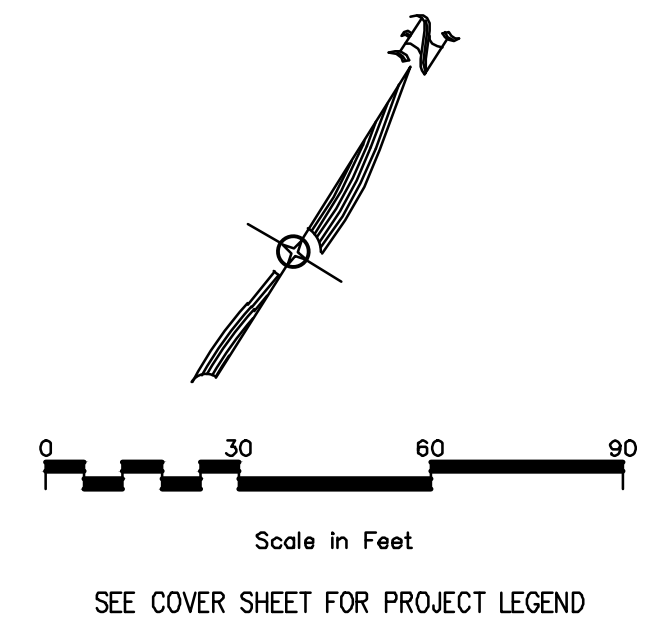
- INSTALL TWO ROWS OF 12 PLUS ONE ROW OF 5 STORMTECH MC-3500 OR EQUIVALENT CHAMBERS. 29 CHAMBERS TOTAL. BOTTOM OF CHAMBERS TO BE INSTALLED AT 4735.63. CHAMBERS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. VOL REQUIRED = 5,765 CF. TOTAL VOL PROVIDED = 5,817 CF.
- INSTALL EIGHT ROWS OF 10 PLUS ONE ROW OF 6 STORMTECH MC-3500 OR EQUIVALENT CHAMBERS. 86 CHAMBERS TOTAL. BOTTOM OF CHAMBERS TO BE INSTALLED AT 4736.00. CHAMBERS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. VOL REQUIRED = 13,194 CF. TOTAL VOL PROVIDED = 16,222 CF.
- PROPOSED INSPECTION PORT.
- PROPOSED SOLID LID PER APWA PLAN NO. 302.2. SEE DETAIL SHEET C5.0.



CIVIL ENGINEERING + SURVEYING		10718 S BECKSTEAD LANE, SUITE 102 South Jordan, Utah - 801-949-6296	
OREM HOMEBUILT 1950 NORTH STATE STREET OREM, UT 84057		DRAINAGE PLAN	
SHEET NO. C2.3		PROJECT ID: E26-058 DATE: 08/26/26 FILE NAME: PRJ-098 SCALE: 1"=30'	
DESIGNER: SDT		PROJECT ENGINEER: SDT	
REVISIONS		BY DATE	
NO			
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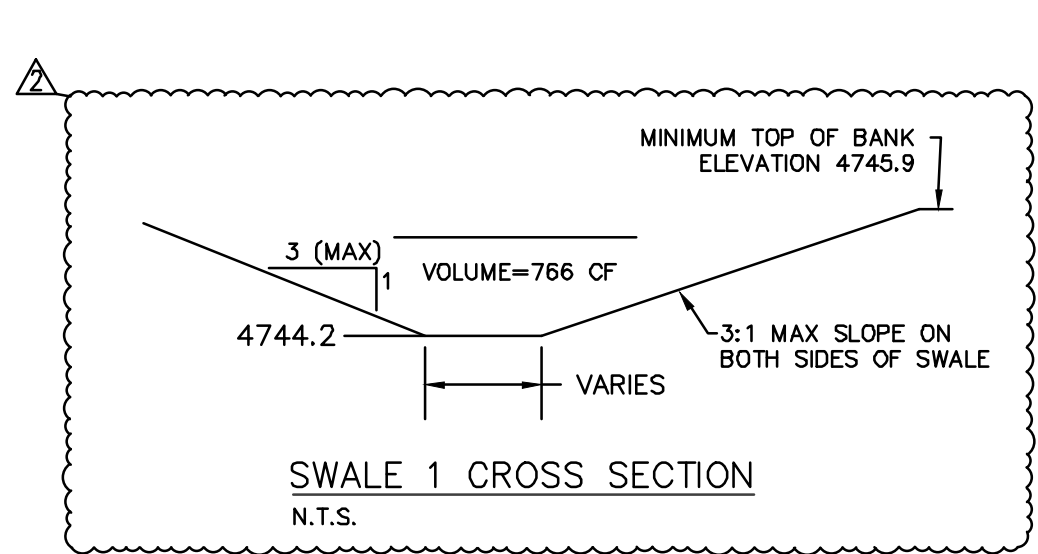
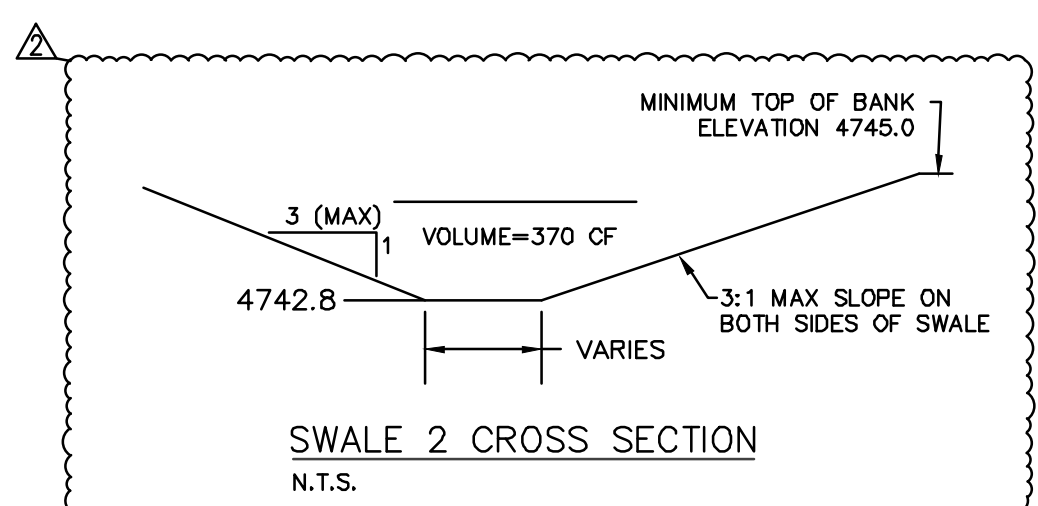


PROPOSED SOLID LID PER APWA PLAN NO. 302.2. SEE DETAIL SHEET C5.0.



KEY MAP
NOT TO SCALE

TOG	TOP OF GRATE
TOL	TOP OF LID



**CIVIL ENGINEERING
+ SURVEYING**

OREM HOMEBUILT
1950 NORTH STATE STREET OREM, UT 84057

DRAINAGE PLAN

SHEET NO. C2.4	
PROJECT ID E26-058	DATE: 08/26/26
FILE NAME: PRJ-OHB	SCALE: 1"=30'



Blue Stakes of
UTAH 811
bluestakes.org

Appendix D:

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) Zone 12 N. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <https://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at <https://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the U.S. Geological Survey, 1989, Utah Automated Geographic Reference Center (AGRC), 1985, 2003, and 2009, National Geodetic Survey, 2005, and USDA Farm Service Agency Aerial Photography Field Office, 2011.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

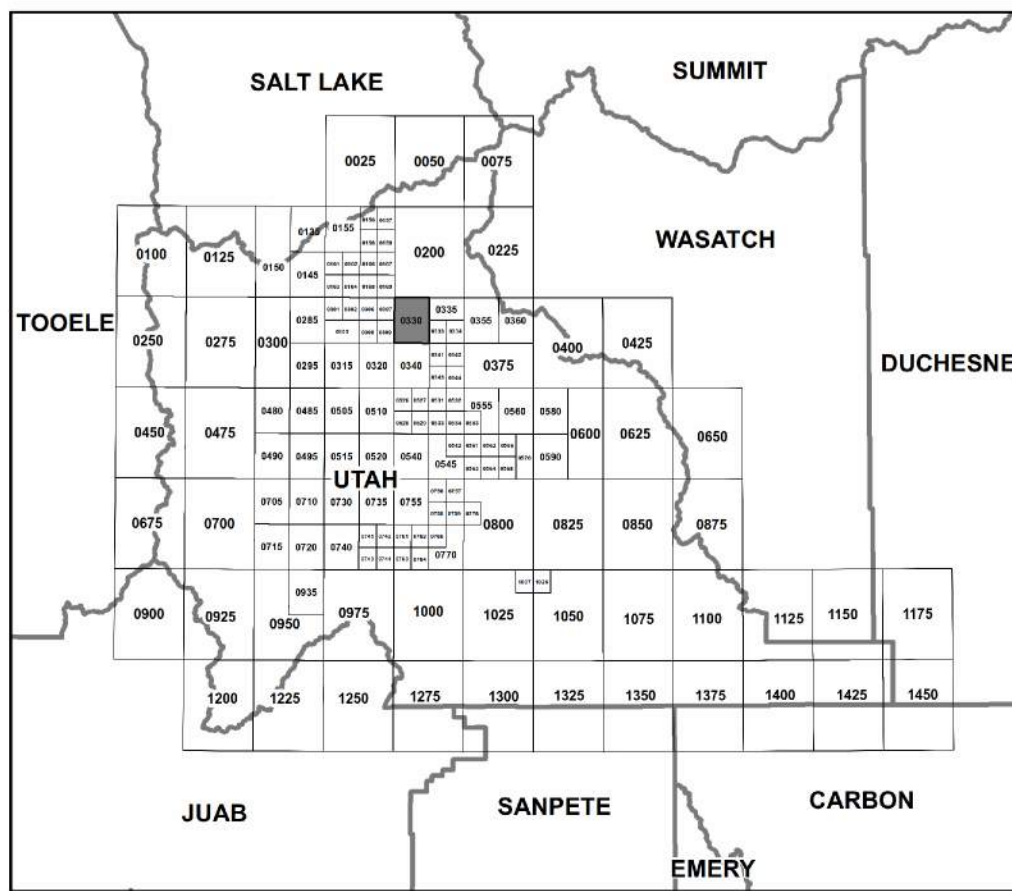
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <https://www.fema.gov/business/nfip>.

STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently deteriorated. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

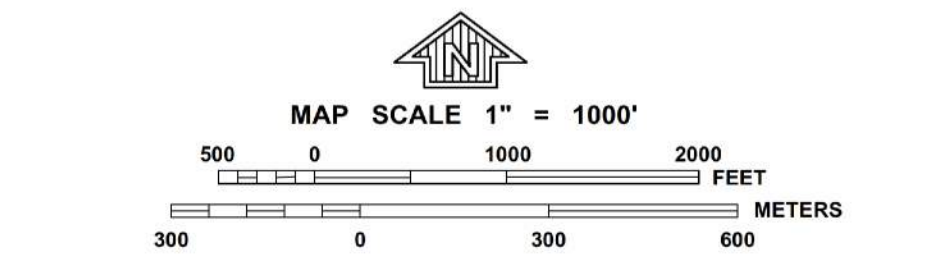
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*
- Cross section line
- Transect line
- Bridge
- Culvert
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 12 N
- 5000-foot grid ticks: Utah State Plane coordinate system, Central zone (FIPS ZONE 4302), Transverse Mercator Projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL
June 19, 2020
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0330F
FIRM
FLOOD INSURANCE RATE MAP
UTAH COUNTY,
UTAH
AND INCORPORATED AREAS
PANEL 330 OF 1450
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS

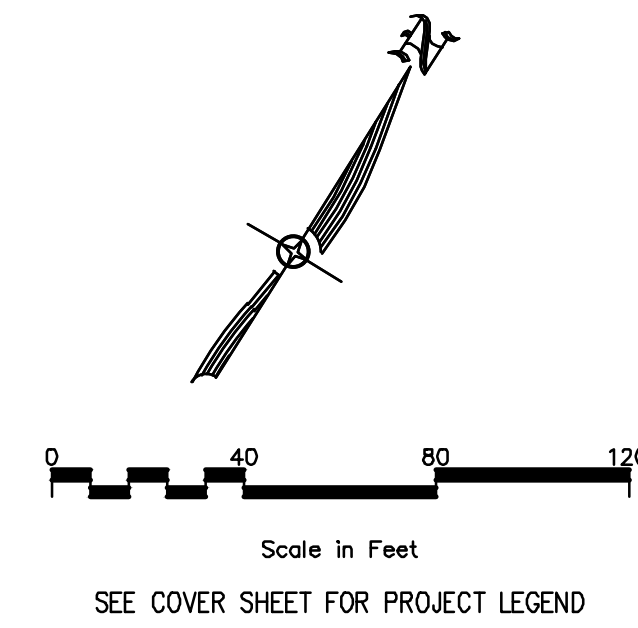
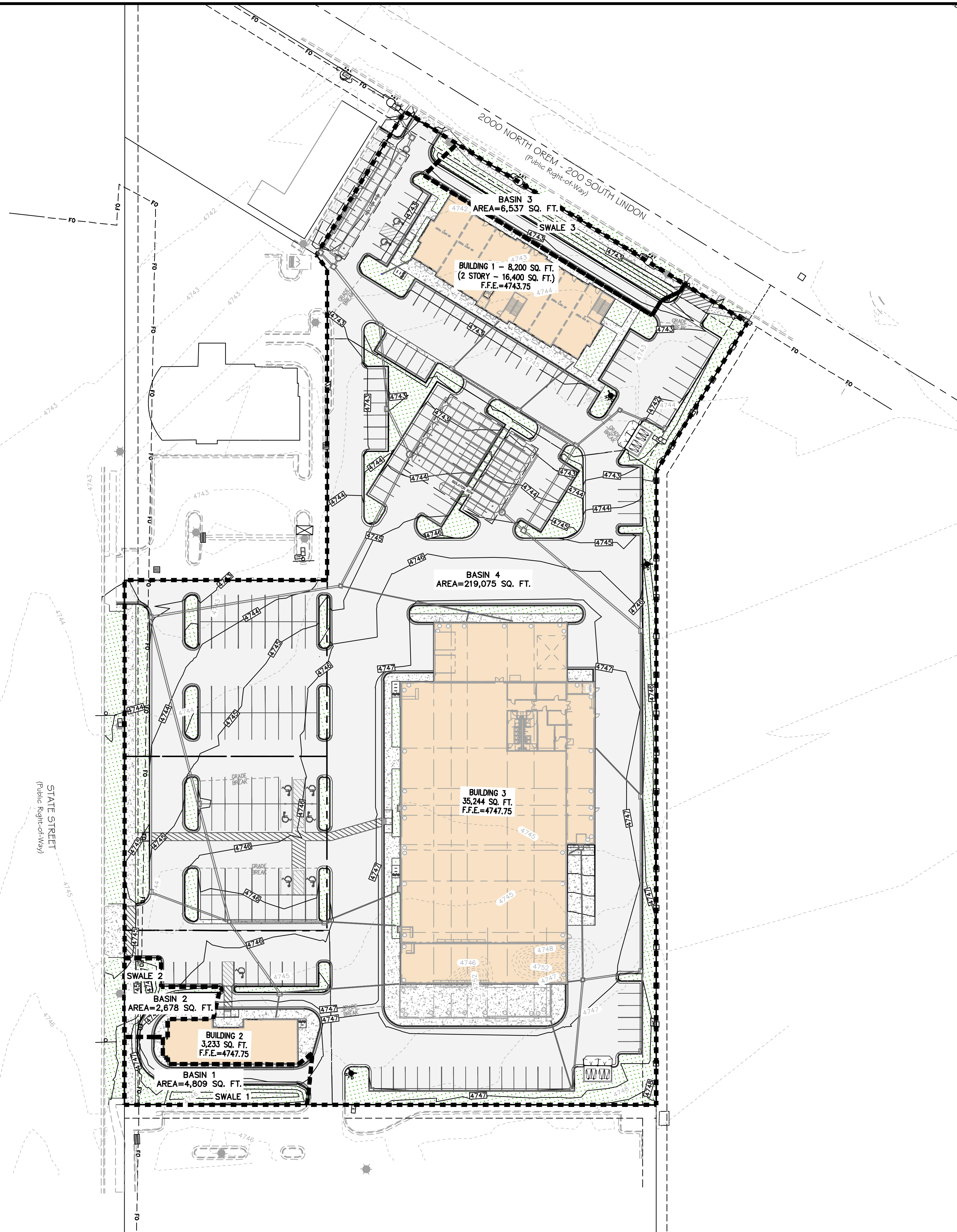
COMMUNITY	NUMBER	PANEL	SUFFIX
OREM, CITY OF	490210	0330	F
OREM, CITY OF	490216	0330	F
PLEASANT GROVE, CITY OF	490235	0330	F
UTAH COUNTY	495517	0330	F
VINEYARD, TOWN OF	490261	0330	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
49049C0330F
EFFECTIVE DATE
JUNE 19, 2020
Federal Emergency Management Agency

Appendix E:

Appendix F:



SHEET LEGEND

■ ■ ■ ■ ■ DRAINAGE BASIN BOUNDARY

	CITY COMMENTS	SFC	08/05/26
1		SFC	08/07/26
2	CITY COMMENTS	SFC	08/26/26
3	CITY COMMENTS	SFC	08/26/26
NQ.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		



OREM HOMEBUILT
1950 NORTH STATE STREET OREM, UT 84057
DRAINAGE BASIN EXHIBIT



SHEET NO.	
EXH	
PROJECT ID	DATE:
E26-058	08/26/26
FILE NAME:	SCALE:
PRJ-OHB	1"=40'

MEMORANDUM

Date: July 8, 2026
To: Orem City
From: Hales Engineering



Subject: Orem Kneaders Site TIS Addendum

UT26-3286

Introduction

This memorandum summarizes the trip generation for the Kneaders Site development in Orem, Utah. This memorandum serves as an addendum to the TIS report completed by Hales Engineering in December 2023. The purpose of this memorandum is to compare the trip generation of the new land uses to the land uses in the previous TIS report and note any potential impacts.

Project Description

The proposed Kneaders Site development is located at the southeast corner of the 2000 North / State Street (US-89) intersection. The development will consist of a hardware store, office space, and a drive-thru restaurant. A concept plan for the proposed development is provided in Appendix A. The proposed and prior land use for the development are shown in Table 1.

Table 1: Project Land Uses

Land Use	New Intensity	Prior Intensity
Hardware Store	35,244 sq. ft	-
Office	16,400 sq. ft	95,500 sq. ft
Drive-thru Restaurant	3,233 sq. ft.	2,660 sq. ft

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 12th Edition, 2025. Trip reductions for pass-by trips were estimated and applied to the project.

Pass-by trips are trips already on the road that visit the site before continuing the original route. Hales Engineering referenced average ITE pass-by rates and assumed lower percentages for a drive-thru restaurant to be consistent with the previous TIS in the analysis, as shown in Table 2.

Table 2: Trip Reductions

Time Period	Land Use	Pass-by	
		ITE	Assumed
Daily	Hardware/Paint Store (816)	-	26%
	Fast-Food Restaurant with Drive-Through Window (934)	-	45%
Morning	Hardware/Paint Store (816)	-	26%
	Fast-Food Restaurant with Drive-Through Window (934)	50%	45%
Evening	Hardware/Paint Store (816)	26%	26%
	Fast-Food Restaurant with Drive-Through Window (934)	55%	50%

Trip generation for the proposed project is included in Table 3. The total trip generation for the development is as follows:

- Daily Trips: 1,320 (+726 pass-by)
- Morning Peak Hour Trips: 124 (+58 pass-by)
- Evening Peak Hour Trips: 178 (+80 pass-by)

Table 3: Trip Generation

Trip Generation Orem - Kneaders Site												
Land Use ¹	# of Units	Unit Type	Trip Generation					Reductions	New Trips			
			Total	% In	% Out	In	Out	Pass-by	In	Out	Total	
Weekday Daily												
	Hardware/Paint Store (816)	35	KSF	286	50%	50%	143	143	26%	106	106	212
	General Office Building (710)	16	KSF	310	50%	50%	155	155	0%	155	155	310
	Fast-Food Restaurant with Drive-Through Window (934)	3	KSF	1,450	50%	50%	725	725	45%	399	399	798
TOTAL				2,046			1,023	1,023		660	660	1,320
AM Peak Hour												
	Hardware/Paint Store (816)	35	KSF	34	54%	46%	18	16	26%	13	12	25
	General Office Building (710)	16	KSF	40	88%	12%	35	5	0%	35	5	40
	Fast-Food Restaurant with Drive-Through Window (934)	3	KSF	108	51%	49%	55	53	45%	30	29	59
TOTAL				182			108	74		78	46	124
PM Peak Hour												
	Hardware/Paint Store (816)	35	KSF	106	46%	54%	49	57	26%	36	42	78
	General Office Building (710)	16	KSF	48	16%	84%	8	40	0%	8	40	48
	Fast-Food Restaurant with Drive-Through Window (934)	3	KSF	104	52%	48%	54	50	50%	27	25	52
TOTAL				258			111	147		71	107	178
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 12th Edition, 2025. SOURCE: Hales Engineering, July 2026												

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 12th Edition, 2025.

SOURCE: Hales Engineering, July 2026

Trip Generation Comparison

As shown in Table 4, the updated land use is anticipated to generate fewer trips than the land use evaluated in the previous TIS. Compared to the previous TIS, the updated land use is expected to reduce trip generation by approximately 68 percent for daily trips, 58 percent for morning peak hour trips, and 59 percent for evening peak hour trips.

Table 4: Net New Trip Generation

Net Trip Generation Orem - Kneaders Site					
	Time of Day	Net New Trips			
		In	Out	Total	Percent Difference
Weekday Daily					
	TOTAL	-1,401	-1,401	-2,802	-68%
AM Peak Hour					
	TOTAL	-139	-35	-174	-58%
PM Peak Hour					
	TOTAL	-68	-184	-252	-59%
SOURCE: Hales Engineering, July 2026					

Conclusions

The findings of this study are as follows:

- The proposed development includes a hardware store, office space, and a drive-thru restaurant. It is anticipated that the project will continue to utilize the accesses identified in the TIS.
- It is anticipated that the updated land use will generate approximately 2,802 fewer trips on an average weekday, including 174 fewer trips during the morning peak hour, and 252 fewer trips during the evening peak hour.
- It is anticipated that the recommendations identified in the previous TIS remain applicable with the updated land use.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



Street view of 1950 N State Street

14-4-2. Alterations.

- A. A legal nonconforming sign shall not be materially altered **unless explicitly stated in this chapter**. Materially altered shall include, but not be limited to the installation of a new cabinet, increase in square footage, or increase in height. The removal and installation of a new faceplate for a new tenant or business change shall not be considered a material alteration. No sign shall be reconstructed, raised, moved, placed, extended, or enlarged unless the sign is modified to conform with all of the provisions of this Chapter.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-09-0014, Amended 06/23/2009; Ord. No. O-2013-0027, Amended 10/22/2013)

- B. Alterations shall not be interpreted to include changing the text or copy of off-premise advertising signs, signs for theaters, or other similar signs which are designed to accommodate changeable copy.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-2013-0027, Amended 10/22/2013)

- C. Minor repairs and maintenance may be made to a nonconforming sign; however, in the event such sign has deteriorated or is hereafter damaged by whatever means, including an act of God, and such damage exceeds fifty percent (50%) of the reproduction value of the sign, according to appraisal thereof by competent appraisers, the sign may be restored, reconstructed, altered or repaired only to conform with this Chapter.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-2013-0027, Amended 10/22/2013)

- D. **Notwithstanding general restrictions on nonconforming sign alterations, a legally established nonconforming freestanding sign located west of the I-15 right-of-way center line and oriented toward freeway traffic may undergo a sign cabinet or sign face replacement, provided all of the following criteria are met:**

- i. **The overall height of the sign structure, including the top of the replacement cabinet, framing, and base, shall not be increased beyond its existing nonconforming height.**
- ii. **The total display surface area (square footage), height, width, and depth of the replacement cabinet shall not exceed the existing nonconforming cabinet dimensions.**
- iii. **The replacement of the cabinet or sign face shall not involve the structural replacement, enlargement, or relocation of the primary vertical support pole(s), foundation, or main load-bearing framework. However, decorative pole wraps, cladding, architectural covers, or aesthetic enclosures may be installed over existing support poles for beautification, provided such coverings do not add display sign area or alter the primary structural load-bearing frame.**
- iv. **A cabinet change under this subsection shall be permitted even if the existing nonconforming height exceeds standard zone height limits, specifically to maintain established freeway sightlines impacted by the western grade differential.**

Text Amendment to Orem City Code Title 22, Chapter 14, Article 14-4, Section 14-4-2 ("Alterations") regarding freeway-oriented legal nonconforming signs.

The applicant respectfully requests a text amendment to Orem City Code Section 14-4-2. Currently, Subsection A strictly prohibits the installation of a new sign cabinet on a legal nonconforming sign structure, defining it as a prohibited "material alteration".

For commercial properties located west of Interstate 15, freeway visibility is essential for business viability. Because of the natural eastern grade differential along I-15, signs along this corridor require specific height and profile maintenance to clear sightlines. Forcing property owners to completely demolish structural pole supports simply to replace aged or damaged sign boxes creates an undue economic hardship and leads to long-term visual blight along Orem's primary commercial bypass.

This proposed amendment adds Subsection D, creating a narrowly tailored allowance for freeway-oriented nonconforming signs west of I-15. It permits cabinet replacement, and decorative pole cladding while strictly locking in existing height, square footage, cabinet dimensions, and foundational structural frames.

The necessity of this code change is demonstrated by the existing multi-tenant sign at 986 Industrial Park Road (YESCO Drawing OPY-75183 R1):

- The existing sign consists of a scattered, outdated array of nine octagonal tenant sign boxes underneath a primary header cabinet. Over time, plastic faceplates crack, weather, and create a disorganized aesthetic along the I-15 corridor.**
- As designed by YESCO, the proposed remedy replaces the fragmented collection of sign boxes with one uniform, double-faced cabinet (18'-5" × 18'-5") equipped with modern, internal white LED illumination and clean tenant divider bars.**
- In strict accordance with proposed Subsection D(iii), the existing vertical structural poles and footings will remain completely intact. They will simply be encased in a pre-painted black aluminum support cover for immediate aesthetic beautification.**

Due to the grade differences along the I-15 corridor west of the freeway, standard zoning height limits render existing signs functionally invisible to passing high-speed traffic if forced to lower. Subsection D recognizes this topographic reality and protects established sightlines.

The amendment contains strict legal guardrails. The overall structure height remains capped at its existing dimension (54'-10" on the attached plan). The total cabinet width, depth, and display square footage cannot expand beyond existing limits.

Replacing high-voltage, outdated fluorescent ballasts with modern LED illumination reduces energy consumption and improves safety. Allowing cabinet upgrades incentivizes property owners to invest heavily in corridor beautification without facing a cost-prohibitive requirement to completely tear down steel and concrete footings.

	Planning Commission September 2 nd , 2026	Item 5.1: Text Amendment, “Alamo Storage”
	PUBLIC HEARING – TEXT AMENDMENT Request to amend Section 14-4-2 of the Orem City Code regarding alterations to legal nonconforming signs	Prepared By: Emma Tenney Applicant: YESCO Signs

Notices

Posted in 2 public places
Posted on City Webpage and
City hotline
Posted at Utah.gov/pmn

Action

The Commission may:

Recommend APPROVAL of
the proposed text
amendment to the City
Council.

Recommend DENIAL of the
proposed text amendment
to the City Council.

Continue the hearing to a
future date to allow for
further review, additional
information, or public
comment as may be
needed.

REQUEST: The applicant is requesting a text amendment to Chapter 14 of the Orem City Code (Sign Ordinance) to add a new subsection D to Section 14-4-2. The proposed amendment seeks to establish a narrowly targeted exception to the City’s standard restrictions on altering legal nonconforming freestanding signs.

The amendment would allow nonconforming freestanding signs located west of the I-15 and oriented toward freeway traffic to undergo a complete sign cabinet or sign face replacement without triggering the standard requirement to bring the entire sign structure into compliance with current zoning. This exception would not allow any increase in height or area of the sign and would prohibit replacing the primary load-bearing structural support poles or concrete foundations.

BACKGROUND: Under Orem’s current Sign Ordinance, "A legal nonconforming sign shall not be materially altered. Materially altered shall include, but not be limited to the installation of a new cabinet, increase in square footage, or increase in height. The removal and installation of a new faceplate for a new tenant or business change shall not be considered a material alteration. No sign shall be reconstructed, raised, moved, placed, extended, or enlarged unless the sign is modified to conform with all of the provisions of this Chapter." *Section 14-4-2(A)(1)(a), Orem City Code.*

The ordinance does allow for minor routine maintenance, swapping out faceplates for new tenants, and updating the text on changeable copy signs, provided that the cost of repairing any damage or deterioration does not exceed 50% of the sign's total reproduction value. However, aesthetic improvements beyond this threshold would require the entire sign to be rebuilt to meet current code.

The applicant is working on behalf of Alamo Storage (located at 986 Industrial Park Road) to modernize the property's appearance by replacing a cluster of old, fragmented sign boxes with a single, cohesive, double-faced illuminated sign cabinet. The existing sign is 54’ tall, over twice the maximum allowed height for this type of sign in this sign zone and is therefore nonconforming. Replacing the cabinet would require the sign to be brought into compliance with the height restriction. Consequently, the applicant has submitted a text amendment to allow cabinet replacement and modernization on specific nonconforming signs while strictly maintaining existing height and square footage limits.

REVIEW & ANALYSIS:

Sign Ordinance Purpose – Per 14-1-3, the purpose of the Sign Ordinance is to “protect and promote the health, safety and general welfare of City residents and businesses by regulating the design, materials, size, construction, installation, location and maintenance of signs and sign structures in a manner consistent with the First Amendment of the United States Constitution and the Constitution of the State of Utah in order to achieve the following goals and objectives:

- a) To minimize distractions and obstructions that may be caused by signs and thereby reduce potential hazards to motorists and pedestrians;
- b) To preserve and improve the natural beauty and aesthetic quality of the City by reducing the visual clutter caused by an excess of signs and to thereby increase the desirability of the City as a place to live and work and as an attraction for nonresidents to visit;
- c) To encourage signs that are harmonious with the property on which they are located;
- d) To safeguard and enhance property values;
- e) To provide for ample and adequate means of communication of both commercial and noncommercial messages to the public;
- f) To preserve the residential character of residential neighborhoods and residential zones; and
- g) To reduce the incompatibility between signs and their surroundings.”

Sign Zone Standards – The commercial properties directly adjacent to the west side of the I-15 right-of-way fall almost entirely within Sign Zone B, with a very small portion situated in Sign Zone C, and another small portion in Sign Zone E (see *Sign Zone map below*).

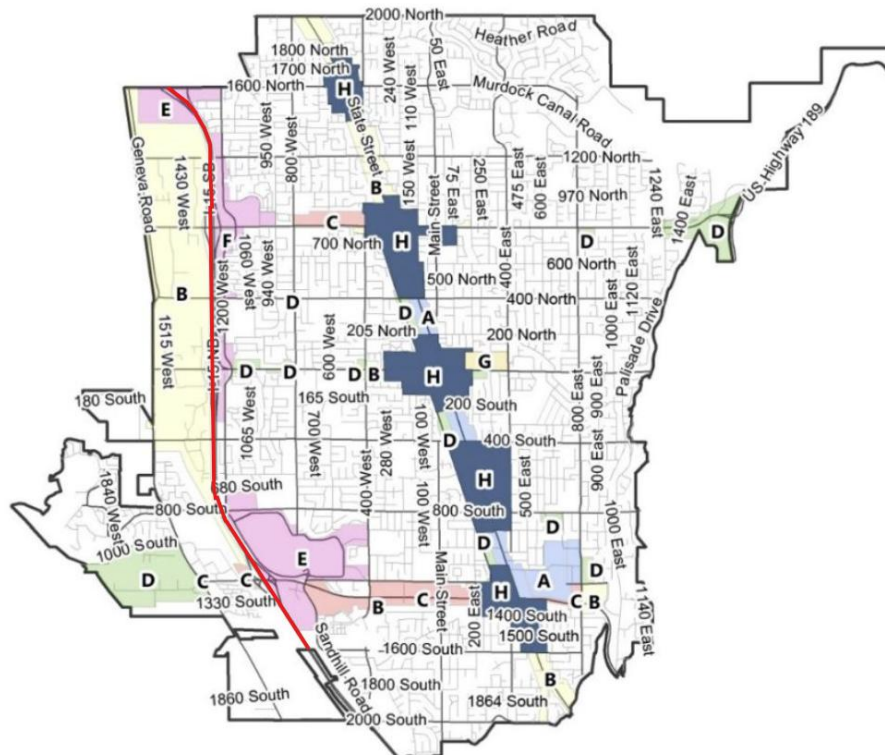


Figure 1, Orem City Sign Zone map. The I-15 is marked in red.

The size limits for freestanding pole signs in Sign Zone B are as follows:

Sign Zone "B"		
Street Frontage (in feet)	Max. Sign Area (in sq. ft.)	Max. Height (in feet)
50 or less	Frontage X (.4) + 60	10
51 to 100	Frontage X (.4) + 60	15
101 to 125	Frontage X 1.0	20
126 to 150	Frontage X 1.0	21
151 to 175	Frontage X 1.0	22
176 to 200	Frontage X 1.0	23
201 to more	Frontage X 1.0	24

No sign in Zone "B" shall exceed 225 square feet in area.

Pole signs shall be set back a distance equal to or greater than the height of the pole sign.

Figure 2, Freestanding pole regulations for Sign Zone B

Because the standard limits in Sign Zone B are designed for local street corridors rather than an elevated interstate highway, virtually all historic, freeway-oriented signs on the west side exceed the permitted heights, rendering them legally nonconforming.

It should be noted that this text amendment applies only to freestanding signs, a designation in Orem's Sign Ordinance referring to detached pole or monument signs that advertise service or products that are offered on-site. This excludes billboards, which are defined as "Any sign erected for the purpose of advertising or promoting a product, event, person, or subject that may or may not be located on the premises on which the sign is located." *Section 14-3-2(B)(1)(a)*

Because the proposed text amendment specifically targets "legally established nonconforming freestanding signs," off-premise billboards along the I-15 corridor would not be eligible for this cabinet replacement exception. In fact, according to a review by Planning and Zoning staff, only seven (7) signs in the entire City of Orem meet these criteria laid out by this amendment. Because there are only 7 nonconforming freeway-oriented pole signs standing on the west side of I-15, the overall impact of this ordinance change is limited.

ALTERNATIVE ACTIONS:

After review and consideration of the application the Planning Commission may:

Recommend Approval or Denial for the requested amendment to the City Council; or

Continue the Request to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Planning Commission forward a recommendation of [**choose APPROVAL or DENIAL**] to the Orem City Council to amend Section 14-4-2 of the Orem City Code regarding alterations to legal nonconforming signs.

Motion to Continue the Request

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).”

CITY OF OREM

SIGN ZONES

