CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
February 20, 2019

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1. PUBLIC HEARING – Vacating Cutler's, Plat A Amended and approving the final plat of Cutler's, Plat B located at 271 North State Street in the C2 Zone.
The applicant requests the Planning Commission approve the plat amendment of Cutler's, Plat A Amended and approve the final plat of Cutler's, Plat B located at 271 North State Street in the C2 Zone.
Presenter:Grant Allen
3.1_StaffRep_Cutlers Plat B_2019.02.20.docx
Map_Cutlers Plat B_2019.02.pdf
Plat_Amendment_-_Cutlers_Plat_B__12-20-18.pdf

3.2. PUBLIC HEARING – Vacating Palos Verdes Estates, Plat A and Plat C and approving the final plat of the UVU Student Housing Subdivision generally located at 960 South 500 West in the PD48 Zone.
Staff recommends the Planning Commission vacate Palos Verdes Estates, Plat A and Plat C and approve the final plat of the UVU Student Housing Subdivision generally located at 960 South 500 West in the PD48 Zone.
Presenter:Grant Allen
3.2_StaffRep_Palos_Verdes_2019.02.20.docx
Map_Palos Verdes_2019.02.pdf
UVU Student Housing Sub.pdf

3.3. SITE PLAN – Site Plan approval of CUWCD Building 2 Site Plan at 1426 E 750 N in the C1 Zone.
Staff recommends the Planning Commission approval the site plan of CUWCD Building 2 Site Plan at 1426 E 750 N in the C1 Zone.
Presenter:Grant Allen

3.3_StaffRep_CUWCD_Site_Plan_2019.02.20.docx
Map_CUWCD Site Plan_2019.02.pdf
Site Plan.pdf
Landscaping Plan.pdf
Elevations.pdf
20190213_3_MailerFront.pdf
20190213_3_MailerBack.pdf
Noticed Addresses.docx
CUWCD_Neighborhood Meeting Letter.pdf

3.4. SITE PLAN – Site Plan approval of Apex Auto at 635 East 1700 South in the C2 Zone.
Staff recommends the Planning Commission approve the site plan of Apex Auto located at 635 East 1700 South in the C2 Zone.
Presenter:Grant Allen
3.4_StaffRep_Apex_Auto_Sales_2019.02.20.docx
Map_Apex Auto Sales_2019.02.pdf
Site_Plan_Elevations-Apex_Auto_2-14-2019.pdf
20190213_2_MailerFront.pdf
20190213_2_MailerBack.pdf
Addresses_Noticed.docx

3.5. SITE PLAN – Site Plan approval of Delta V Industrial Park Phase 2 located at 1600 West 400 South in the M2 Zone.
Staff recommends the Planning Commission approve the site plan of Delta V Industrial Park Phase 2 generally located at 1600 West 400 South in the M2 Zone.
Presenter:Grant Allen
3.5_StaffRep_Delta V Industrial Park_2019.02.20.docx
Map_Delta V Industrial Park_2019.02.pdf
Site Plan_Landscaping Plan.pdf
Elevations.pdf

4. MINUTES REVIEW AND APPROVAL

4.1. February 6, 2019 Planning Commission Minutes
Review and Approve
2019-02-06.pcmin - DRAFT.docx

5. ADJOURN

Next meeting scheduled for Wednesday, March 6, 2019

ACCESS TO THE MEETINGS IS THROUGH THE NORTH (NEAR LIBRARY) DOORS ONLY

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

3

Item #: 3.1	**Planning Commission** February 20, 2019	OREM
Prepared By: Grant Allen		
Applicant: Cutler Investment Properties	**PUBLIC HEARING** – Vacating Cutler's, Plat A Amended and approving the final plat of Cutler's, Plat B generally located at 271 North State Street in the C2 Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair: **Bruce & Bonnie Knowlton**
- General Plan Designation: **Community Commercial**
- Current Zone: **C2**
- Acreage: **1.1**
- Neighborhood: **Suncrest**

ACTION:
The Planning Commission is the final approving authority regarding this request.

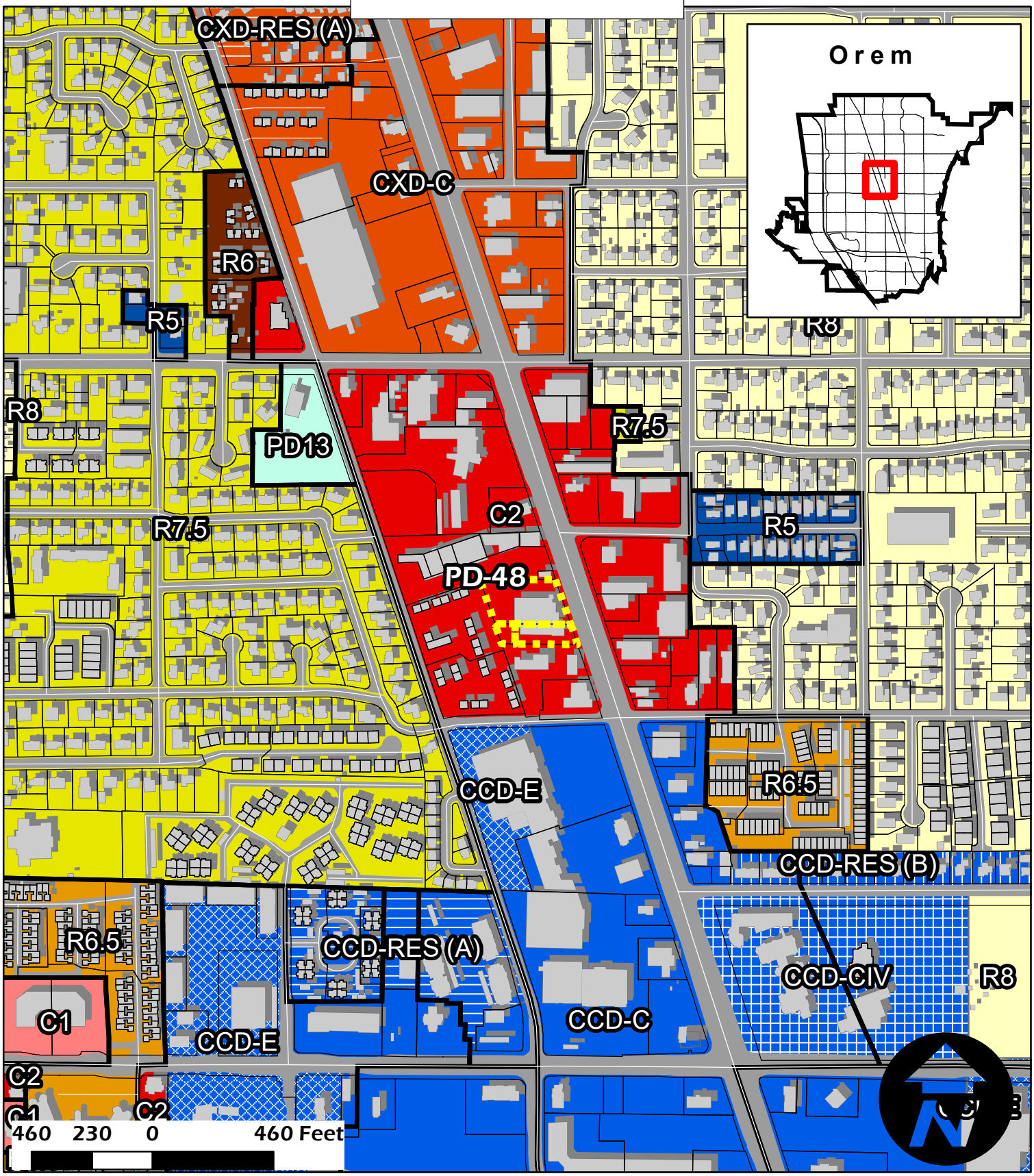
REQUEST: The applicant requests the Planning Commission approve the plat amendment of Cutler's, Plat A Amended and approve the final plat of Cutler's, Plat B generally located at 271 North State Street in the C2 Zone.

BACKGROUND: The applicant acquired two adjacent parcels, to the south. The applicant desires to vacate the original plat and approve a final plat which will include all three parcels.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Cutler's, Plat A Amended and approve the final plat of Cutler's, Plat B generally located at 271 North State Street in the C2 Zone.



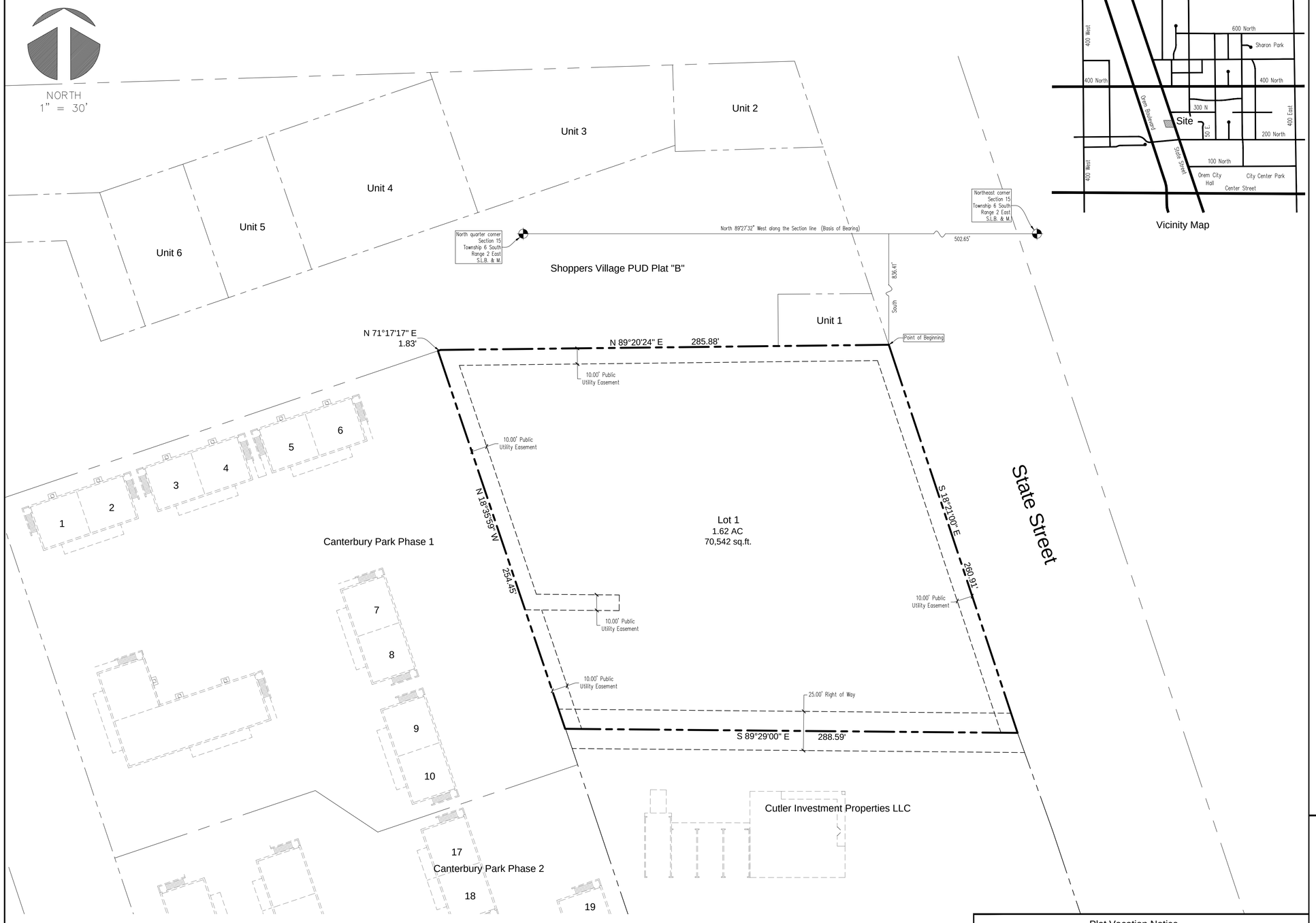
Cutler Plat B



Cutler Plat B
C2 Zone
1.1 Acres

NEIGHBORHOOD
Suncrest
Bruce & Bonnie Knowlton

Legend
Parcels selection
Parcels
Buildings



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley , do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 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 into 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.

Boundary Description

Commencing at a point located North 89°27'32" West along the Section line 502.65 feet and South 836.41 feet from the Northeast corner of Section 15, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 18°21'00" East along State Street 260.91 feet; thence North 89°29'00" West 288.59 feet to the Easterly boundary line of Canterbury Park Phase 1, thence North 18°35'59" West along Canterbury Park Phase 1 254.45 feet; thence North 71°17'17" East Along Shoppers Village PUD Plat "B" 1.83 feet; thence North 89°20'24" East along Shoppers Village PUD Plat "B" 285.88 feet to the point of beginning.

Area = 70,542 sq.ft. or 1.62 Acres

Basis of Bearing is North 89°27'32" West along the Section line from the Northeast corner to the North quarter corner of Section 15. NAD27.

_____ Date

_____ Professional Land Surveyor (see seal below)

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 Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____ A.D. 20___.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH

The foregoing instrument was acknowledged before me this_____day of_____, 2016, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____ _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ _____ Print name of Notary

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. Signed this _____ day of _____, A.D. 20___.

Approved: _____ City Engineer Approved: _____ City Recorder

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 first having obtained a Certificate of Occupancy issued by the City.

Planning Commission Approval

Approved this _____ day of _____ , 20___, by the Orem City Planning Commission.

_____ Director-Secretary _____ Chairman, Planning Commission _____ Resolution No.

Plat " B "

Cutler's

Including a Vacation of Lot 1, Plat "A" Amended
Cutler's subdivisoin

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30' Feet

PREPARED BY

DUDLEY AND ASSOCIATES INC.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1, Plat "A" Amended, Cutler's Subdivision. Lot 1, Plat "A" Amended, Cutler's Subdivision is hereby vacated.

Approved as to Form

_____ City Attorney Date

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

Item #: 3.2	**Planning Commission** February 20, 2019	OREM
Prepared By: Kirby Snideman, AICP		
Applicant: PEG Development	**PLAT AMENDMENT** – Vacating Palos Verdes Estates, Plat A and Plat C and approving the final plat of the UVU Student Housing Subdivision generally located at 960 South 500 West in the PD48 Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair: **Shaun Heaton**
- General Plan Designation: **Low Density Residential**
- Current Zone: **PD-48**
- Acreage: **12**
- Neighborhood: **Sunset Heights East**

ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests the Planning Commission vacate Palos Verdes Estates, Plat A and Plat C and approve the final plat of the UVU Student Housing Subdivision generally located at 960 South 500 West in the PD48 Zone.

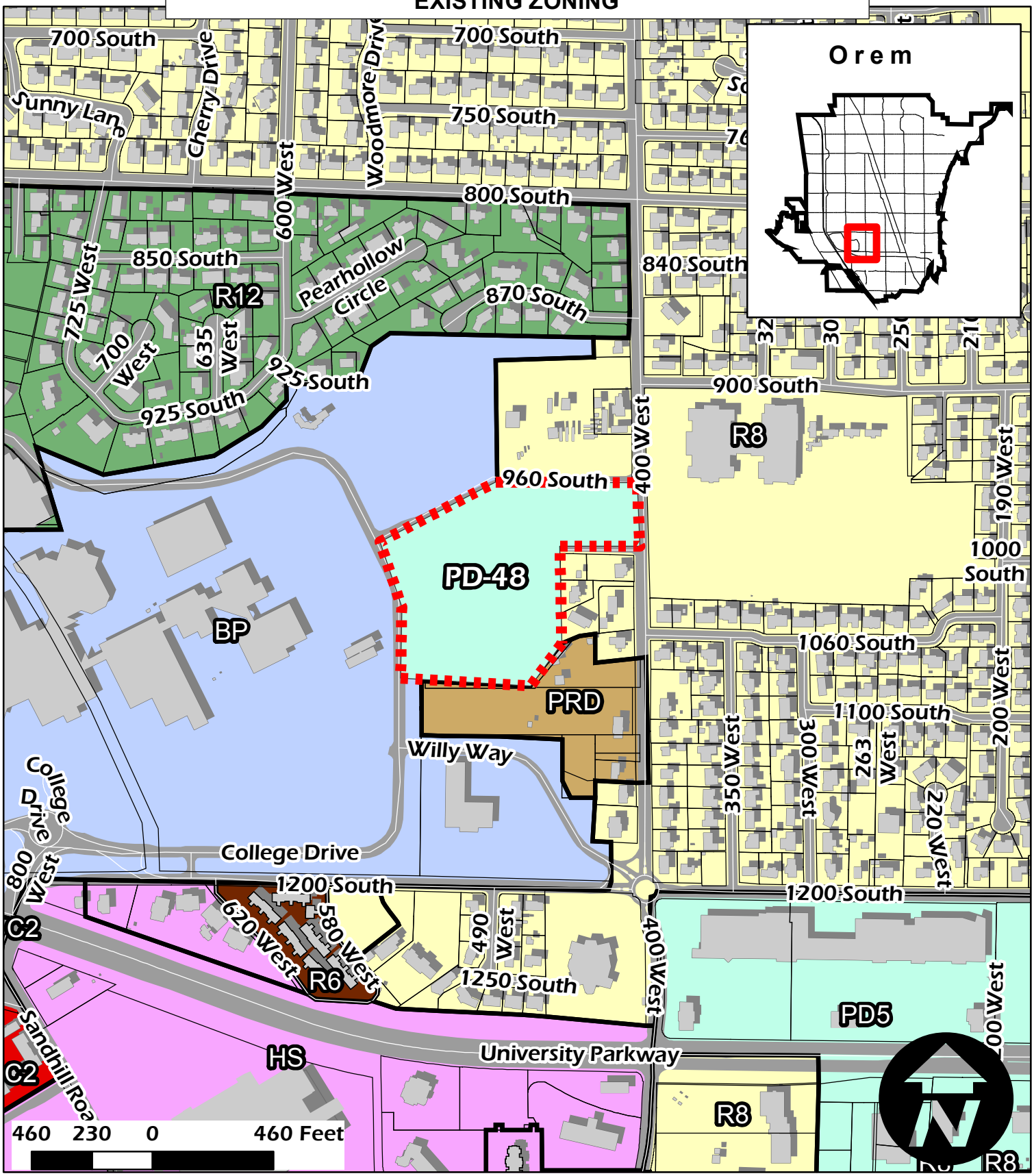
BACKGROUND: The applicant was successful in getting a zone change on this site to the PD-48 Zone. This allows for high-density student housing to be constructed. The site plan was approved by the Planning Commission of February 6, 2019. As one of the conditions for approval, the applicant was required to amend the plat to combine the various parcels into one single parcel with the appropriate easements in place.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. It is recommended that the Planning Commission vacate Palos Verdes Estates, Plat A and Plat C and approve the final plat of the UVU Student Housing Subdivision generally located at 960 South 500 West in the PD48 Zone.



Palos Verdes Student Housing

EXISTING ZONING



Palos Verdes Student Housing
PD48 Zone
12 Acres

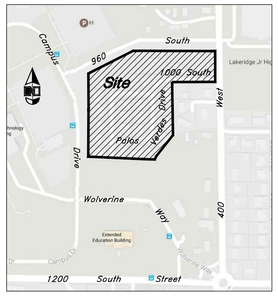
NIA CONTACT:
Sunset Heights East
Shaun Heaton

Legend
Selected Parcels
Parcels
Buildings

16-145Sub

UVU Student Housing Subdivision

Vacating all of Palos Verdes Estates Subdivision Plat A and Plat C
A part of the Southwest Quarter of Section 22, Township 6 South, Range 2 East
Salt Lake Base and Meridian, U.S. Survey, City of Orem, Utah County, Utah
2019



Vicinity Map
Not to Scale

Narrative

This Survey was requested by PEG Development, to create 1 lot for development.

This Survey retraces and honors previous 1977 Palos Verdes Estate Plat "A" and 1992 Plat "C" Subdivisions as rotated onto NAD '83 basis which fits the subdivisions as staked on the ground.

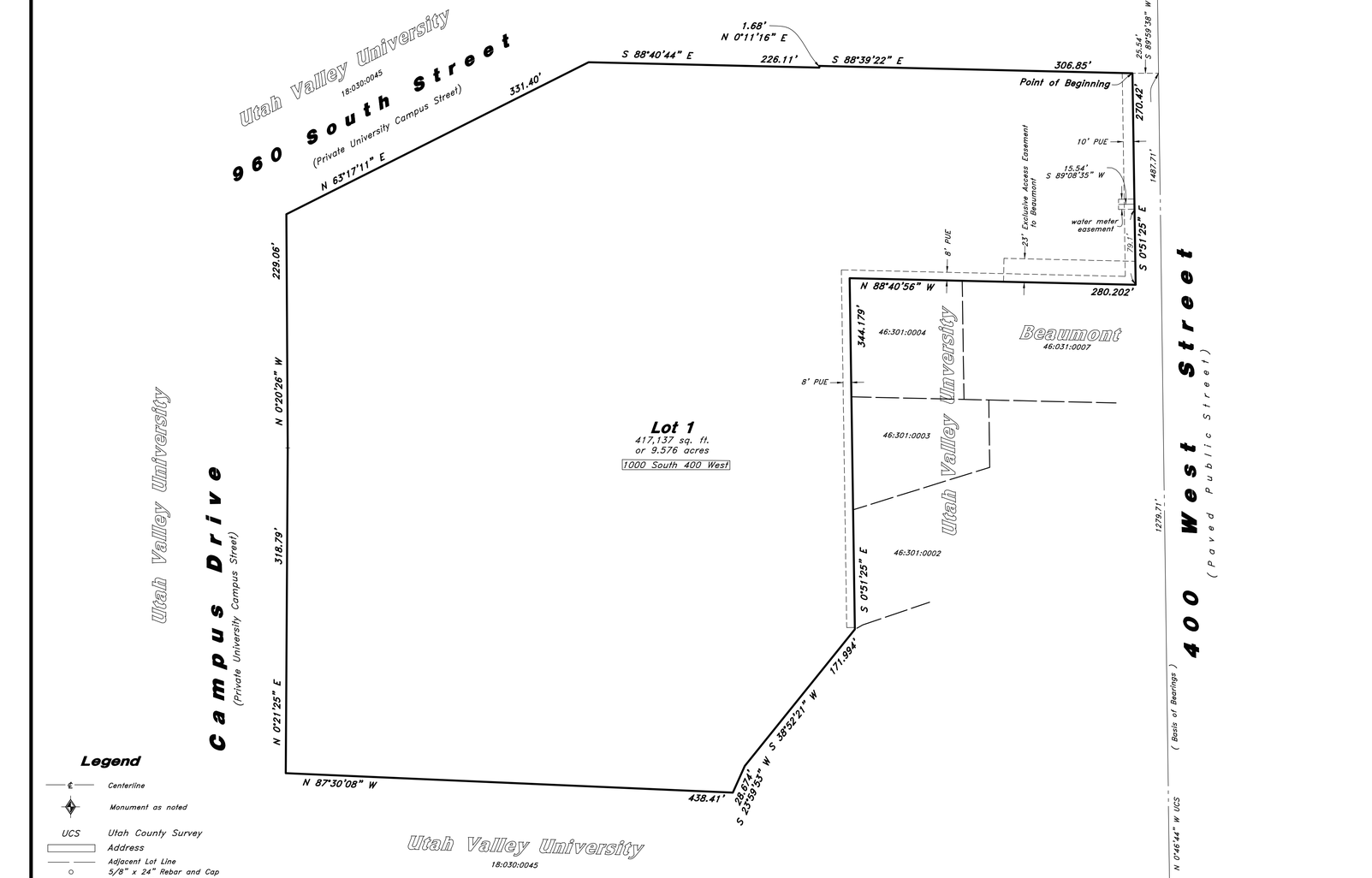
This plat vacates both plats including streets, right-of-way, easements, storm water easements and public utility easements.

A line between monuments found for the South Quarter Corner and the North Quarter Corner of Section 22 was assigned the Utah County Survey bearing of N 0°46'44" W as the Basis of Bearing to place the subdivisions on State Plane Datum.

Scale : 1" = 60'

60 0 60 120

North Quarter Corner Section 22, T6S, R2E, SLB&M, U.S. Survey (Found Brass Cap monument)



Legend

- Centerline
- Monument as noted
- UCS — Utah County Survey
- Address
- Adjacent Lot Line
- 5/8" x 24" Rebar and Cap set prior Final Plat

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Developer
PEG Development, LLC
180 N. University Av, Ste. 200, Provo, UT 84601
801 655-1998 – www.pegdev.com

Surveyor's Certificate

I, Bruce D. Pimper do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 362256 as prescribed under 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 2 lots, a turn-around and easements and that the same is shown on this plat. I further certify that the lot has been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

A part of the Southwest Quarter of Section 22, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the West Line of 400 West Street as it exists on the ground located 1487.71 feet North 0°46'44" West along the Quarter Section Line and 25.54 feet South 89°59'38" West from the South Quarter Corner of said Section 22; and running thence South 0°51'25" East 207.42 feet to an angle point in the Boundary of Palos Verdes Estates Plat "A" as it exists on the ground; thence along the boundary of said Subdivision the following five courses: North 88°40'56" West 280.202 feet; South 0°51'25" East 344.179 feet; South 38°52'21" West 171.994 feet; South 23°59'53" West 28.674 feet; and North 87°30'08" West 438.41 feet; thence North 0°21'25" East 318.79 feet; thence North 0°20'26" West 229.06 feet; thence North 63°17'11" East 331.40 feet; thence South 88°40'44" East 226.11 feet to a common Boundary Line; thence North 0°11'16" East 1.68 feet; thence South 88°39'22" East 306.85 feet to the point of beginning.

Contains 417,137 sq. ft.
or 9.576 acres

14 Feb, 2019
Date

Bruce D. Pimper
Utah PLS No. 362256

Owner's 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 2 lots and a turn-around to be hereafter known as

UVU Student Housing Subdivision

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 encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation the street.

In witness whereof we have hereunto set our hands this_____, day of_____, A.D. 20____.

By:
Its:

Corporate Acknowledgment

State of
County of } ss

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that he/she is the _____ of _____ and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public Full Name: _____

Commission Number: _____ My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
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 _____ DAY OF _____ A.D. 20_____.

_____
BY RESOLUTION NO.

APPROVED _____ ATTEST _____
CITY ENGINEER
(See Seal Below)

Conditions of Approval

UVU Student Housing Subdivision
Vacating all of Palos Verdes Estates Subdivision Plat A and Plat C
A part of the Southwest Quarter of Section 22, Township 6 South, Range 2 East
Salt Lake Base and Meridian, U.S. Survey, City of Orem, Utah County, Utah

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
REGISTERED LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH			

W:\16-145 UVU Student Housing\dwgs\16-145sb.dwg, 2/14/2019 2:52:42 PM, kh

Item #: 3.3	**Planning Commission** February 20, 2019	OREM
Prepared By: Kirby Snideman, AICP		
Applicant: Central Utah Water Conservancy District	**SITE PLAN** – Approval of CUWCD Building 2 Site Plan at 1426 E 750 N in the C1 Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Notices mailed to 90 property owners within 500ft of property

SITE INFORMATION:

- Neighborhood Chair: **Brook and Danette Gardner**
- General Plan Designation: **Community Commercial**
- Current Zone: **C1**
- Acreage: **9.4**
- Neighborhood: **Orchard**

ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests approval of the CUWCD Building 2 Site Plan at 1426 E 750 N in the C1 Zone.

BACKGROUND: The Central Utah Water Conservancy District has purchased the Xactware building and desires to add an additional building on the site to be used for equipment storage.

The new addition and changes to the site will add 9,860 sqft and 13 parking stalls. With 86,630 gross leasable sqft and a requirement of 1 stall per 250 leasable sqft, 347 parking stalls are required. The total site will provide 348 parking stalls.

The addition will be finished with materials to match the existing buildings on the site. The proposed site plan complies with all applicable city code requirements.

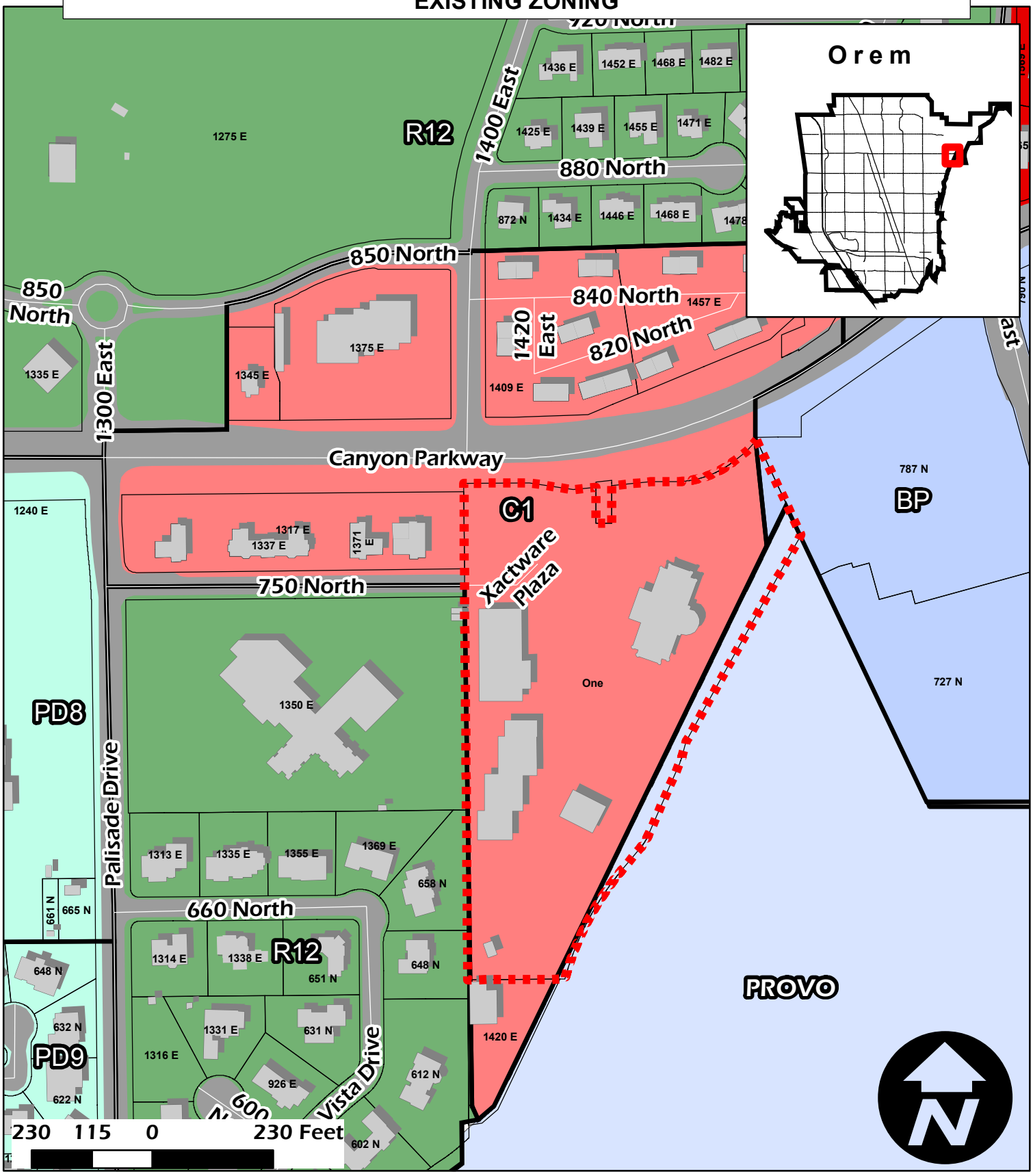
A neighborhood meeting was held on February 6, 2019 from 6 to 7:30 pm. No neighbors attended the meeting. A copy of the neighborhood meeting report is part of the staff report for your review.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. It is recommended that the Planning Commission approve of the CUWCD Building 2 Site Plan at 1426 E 750 N in the C1 Zone.



Central Utah Water Conservancy District

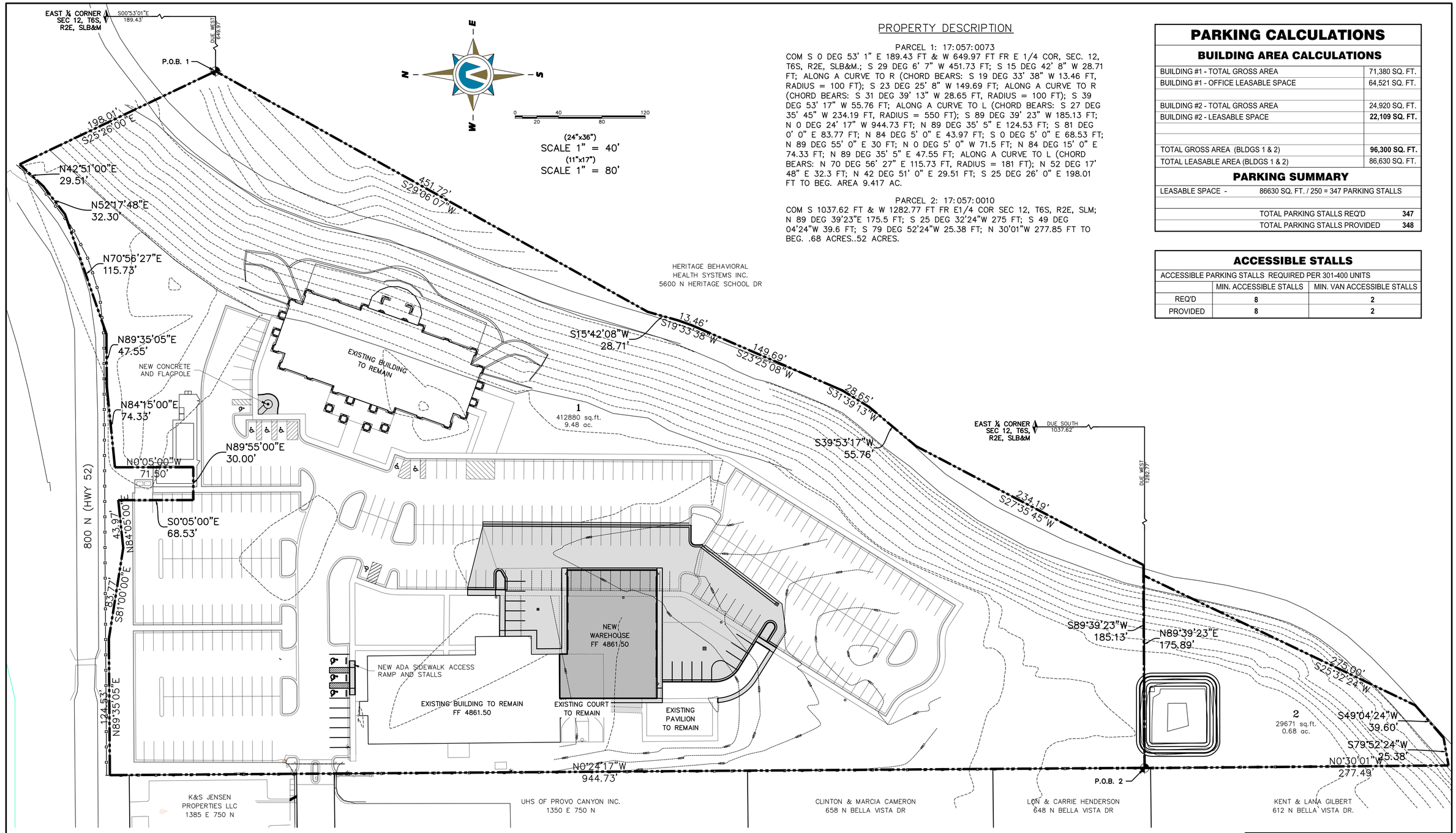
EXISTING ZONING



Central Utah Water Conservancy District
C1 Zone
9.4 Acres

NIA CONTACT:
Orchard
Brook and Danette Gardner

Legend
Parcels selection
Buildings
Parcels



PROPERTY DESCRIPTION

PARCEL 1: 17:057:0073
COM S 0 DEG 53' 1" E 189.43 FT & W 649.97 FT FR E 1/4 COR, SEC. 12, T6S, R2E, SLB&M.; S 29 DEG 6' 7" W 451.73 FT; S 15 DEG 42' 8" W 28.71 FT; ALONG A CURVE TO R (CHORD BEARS: S 19 DEG 33' 38" W 13.46 FT, RADIUS = 100 FT); S 23 DEG 25' 8" W 149.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 31 DEG 39' 13" W 28.65 FT, RADIUS = 100 FT); S 39 DEG 53' 17" W 55.76 FT; ALONG A CURVE TO L (CHORD BEARS: S 27 DEG 35' 45" W 234.19 FT, RADIUS = 550 FT); S 89 DEG 39' 23" W 185.13 FT; N 0 DEG 24' 17" W 944.73 FT; N 89 DEG 35' 5" E 124.53 FT; S 81 DEG 0' 0" E 83.77 FT; N 84 DEG 5' 0" E 43.97 FT; S 0 DEG 5' 0" E 68.53 FT; N 89 DEG 55' 0" E 30 FT; N 0 DEG 5' 0" W 71.5 FT; N 84 DEG 15' 0" E 74.33 FT; N 89 DEG 35' 5" E 47.55 FT; ALONG A CURVE TO L (CHORD BEARS: N 70 DEG 56' 27" E 115.73 FT, RADIUS = 181 FT); N 52 DEG 17' 48" E 32.3 FT; N 42 DEG 51' 0" E 29.51 FT; S 25 DEG 26' 0" E 198.01 FT TO BEG. AREA 9.417 AC.

PARCEL 2: 17:057:0010
COM S 1037.62 FT & W 1282.77 FT FR E1/4 COR SEC 12, T6S, R2E, SLM; N 89 DEG 39'23"E 175.5 FT; S 25 DEG 32'24"W 275 FT; S 49 DEG 04'24"W 39.6 FT; S 79 DEG 52'24"W 25.38 FT; N 30'01"W 277.85 FT TO BEG. .68 ACRES..52 ACRES.

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS

BUILDING #1 - TOTAL GROSS AREA	71,380 SQ. FT.
BUILDING #1 - OFFICE LEASABLE SPACE	64,521 SQ. FT.
BUILDING #2 - TOTAL GROSS AREA	24,920 SQ. FT.
BUILDING #2 - LEASABLE SPACE	**22,109 SQ. FT.**
TOTAL GROSS AREA (BLDGS 1 & 2)	**96,300 SQ. FT.**
TOTAL LEASABLE AREA (BLDGS 1 & 2)	86,630 SQ. FT.

PARKING SUMMARY

LEASABLE SPACE -	86630 SQ. FT. / 250 = 347 PARKING STALLS	
	TOTAL PARKING STALLS REQ'D	**347**
	TOTAL PARKING STALLS PROVIDED	**348**

ACCESSIBLE STALLS

ACCESSIBLE PARKING STALLS REQUIRED PER 301-400 UNITS

	MIN. ACCESSIBLE STALLS	MIN. VAN ACCESSIBLE STALLS
REQ'D	**8**	**2**
PROVIDED	**8**	**2**

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

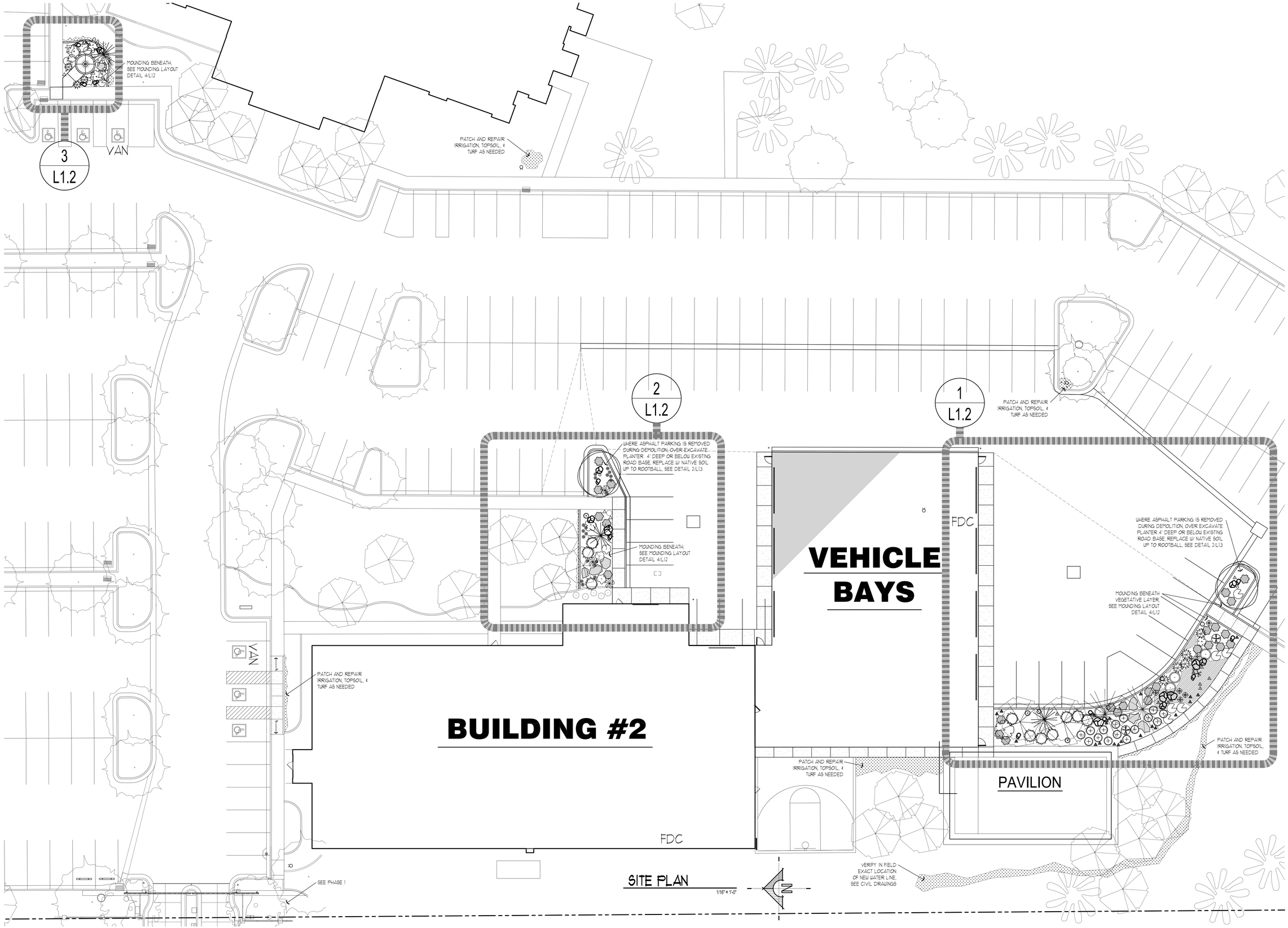
K:\3-18-059 CUWCD Warehouse Site\CAD\Design\PLAN SHEETS.dwg 1/29/2019 10:46 AM

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CUWCD BUILDING 2

SITE PLAN
OREM, UTAH

JOB NO. 3-18-059
SHEET NO. SP-1



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Date: JANUARY 14, 2019

Revision:

REGISTERED ARCHITECT
Ronald B. Jones
LICENSED
86-127304-0301
STATE OF UTAH

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

WPA architecture
475 North Freedom Blvd.
Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com

CENTRAL UTAH WATER

VEHICLE MAINTENANCE BUILDING - PHASE II

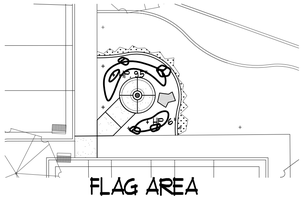
BUILDING #2 — 1426 East 750 North — Orem, Utah 84097

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CONSTRUCTION DOCUMENT REVIEW SET - JANUARY 14, 2019

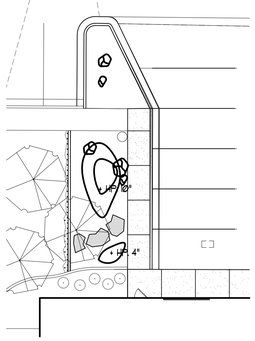
L1.1

OVERALL LANDSCAPE

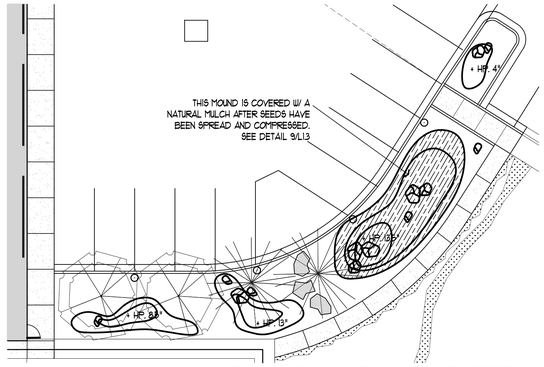


FLAG AREA

MOUNDING NOTE:
NO MOUNDING SHOULD HAVE REPOSE WHICH WILL FLOW ONTO A DESIGNATED WALK AREA. ALL MOUNDING SHOULD HAVE REPOSE THAT HAS A FLOW THAT IS MAINTAINED IN PLANTER OR ONTO A TURF AREA.
EACH CONTOUR SHOWN IS AN INCREASE OF 4 INCH OF MOUNDING W/ A HIGH POINT (HP) SHOWN AS (+ HP' --).
ALL MOUNDING IS COVERED WITH 2-3" BARK MULCH UNLESS OTHERWISE NOTED.



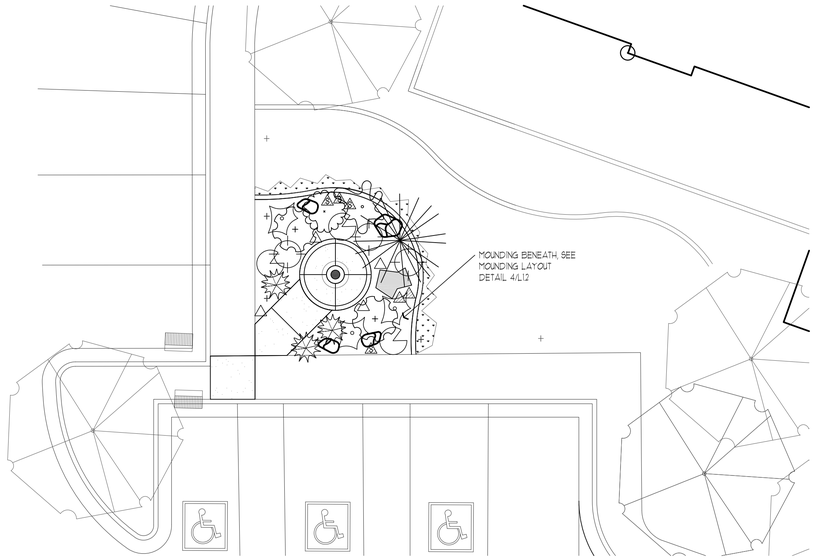
LOADING LANDSCAPE BUFFER



PAVILION LANDSCAPE BUFFER

4 MOUNDING LAYOUT

1/8"=1'-0"



3 FLAG AREA LANDSCAPE PLAN

1/8"=1'-0"

PLANTING LEGEND

EXISTING TREES/SHRUBS

EXISTING TREES - PROTECT IN PLACE (UNLESS DRAWING NOTES DIFFERENTLY)

EXISTING SHRUBS - PROTECT IN PLACE (UNLESS ARCHITECT NOTES DIFFERENTLY

PROPOSED TREES

SUNBURST HONEY LOCUST - GLEDITSIA TRIOCANTHUS INERMIS VAR. 'SUNBURST' - 1-1/2" CALIPER - 24" BOX. (2)

VARIGATED KOREAN FIR - ABIES KOREANA 'HORSTMANN'S SILBERLOCKE' - 30" TUB (2)

COLUMNAR OAK - QUERCUS ROBUR 'SKINNY GENES' - 36" BOX. (1)

STANDING OVATION SERVICE BERRY - AMELANCHIER ALNIFOLIA 'OBELISK' - 15 GAL. (2)

FLOWERING HAWTHORNE - CRATAEGUS X MORDENENSIS 'TOBA' - 24" BOX. (1)

WEEPING SIBERIAN PEASHRUB - CARAGANA ARBORESCENS 'PENDULA' - 5 GAL. (2)

DWARF GINKGO - GINKGO BILOBA 'SPRING GROVE' - 15 GAL. (1) FULL AND BUSHY

PROPOSED SHRUBS

KELSEYI RED TWIG DOGWOOD - CORNUS SERICEA 'KELSEYI' - 5 GAL. (15)

BLUE PRINCE & BLUE PRINCESS COMBO - ILEX X MESERVEAE 'BLUE PRINCE & PRINCESS' - 5 GAL. (10)

LEATHERLEAF VIBURNUM - VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' - 5 GAL. (1)

PURPLELEAF SAND CHERRY - PRUNUS X CISTENA - 5 GAL. (3)

BUFFALO JUNIPER - JUNIPERUS SABINA 'BUFFALO' - 5 GAL. (25)

DROPMORE SCARLET HONEYSUCKLE - LONICERA X BROWNII 'DROPMORE SCARLET' - 5 GAL. (3)

AUTUMN AMBER THREE-LEAF SUMAC - RHUS TRILOBATA 'AUTUMN AMBER' - 5 GAL. (6)

LEPRECHAUN CRABAPPLE - MALUS SP. LEPRECHAUN' - 5 GAL. (1)

BLUE JEAN BABY RUSSIAN SAGE - PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' - 5 GAL. (4)

FRINGED SAGEBRUSH - ARTEMISIA FRIGIDA - 5 GAL. (7)

BLUE OAT GRASS - HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' - 5 GAL. (5)

GUENS GOLDEN CURRANT - RIBES AUREUM 'GUENS BUFFALO' - 5 GAL. (3)

BRIGHAMS TEA - EPHEDERA VIRIDIS - 5 GAL. (1)

YANKEE DOODLE LILAC - SYRINGA VULGARIS 'YANKEE DOODLE' - 15 GAL. (3) FULL AND BUSHY

SPREADING YEW - TAXUS X MEDIA 'DARK GREEN SPREADER' - 5 GAL. (3) FULL AND BUSHY

PROPOSED PERENNIALS

SPRING ALPINE ASTER - ASTER ALPINUS - 1 GAL. (6) FULL AND BUSHY

WOODS BLUE FALL ASTER - ASTER DUMOSUS 'WOODS BLUE' - 1 GAL. (3) FULL AND BUSHY

WOODS PINK FALL ASTER - ASTER NOVAE-ANGLIAE 'WOODS PINK' - 1 GAL. (3) FULL AND BUSHY

PINK GUARA - GAURA LINDHEIMERI 'PINK' - 1 GAL. (1) FULL AND BUSHY

CRIMSON BEAUTY CREEPING PHLOX - PHLOX SUBULATA 'CRIMSON BEAUTY' - 1 GAL. (6) FULL AND BUSHY

HUMMINGBIRD MINT - AGASTACHE AURANTIACA - 1 GAL. (3) FULL AND BUSHY

TICKSEED - COREOPSIS VERTICILLATA 'BIZZLE AND SPICE' HOT PAPRIKA - 1 GAL. (5) FULL AND BUSHY

ANGELITA DAISY - 1 GAL. (2) FULL AND BUSHY

CHOCOLATE FLOWER - BERLANDIERA LYRATA - 1 GAL. (8)

BLACKFOOT DAISY - MELAMPODIUM LEUCANTHUM - 1 GAL. (5)

VINCA MINOR - PERIWINKLE - 1 GAL. (15)

WILD FLOWER SEED MIX TO INCLUDE SALVIA, ECHINACEA, WHITE YARROW, PRAIRIE ZINNIA, AND AGASTACHE - (300 SQ. FT.)

PENSTEMON AND BEARDSTOUNGUE MIX TO INCLUDE PINELEAF CHERRY SPARKS, ROCK CANDY, SCARLETS BUGLER, AND FRISTINE DEEP ROSE - (300 SQ. FT.)

TURF REPAIR AND BOULDERS

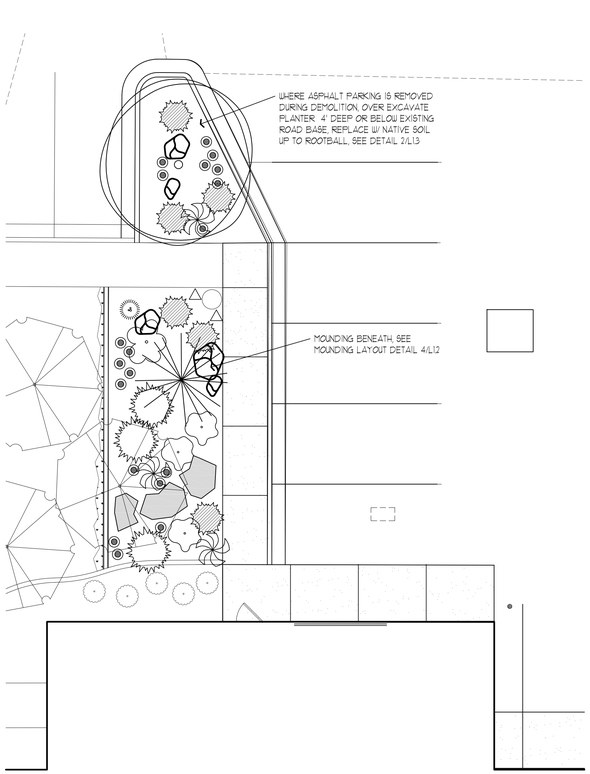
REPLACE AND REPAIR SOD TURF FLUSH W/ CONCRETE (LEVEL & NO LUMPS ON FINISHED SURFACE)

BOULDERS 'TALON COVE SERIES' UTAH LANDSCAPING ROCK OR EXACT EQUAL
(5) LARGE - 4'X3'
(6) MEDIUM - 3'X3'
(12) SMALL - 2'X2'
TO BE RECESSED INTO GROUND 66%

FLAGSTONE COLORS TO MATCH 'TALON COVE' or 'BLUE STONE STANDUP' STAKER PARSON LANDSCAPE CENTER OR EXACT EQUAL
(38 LF. FLAGSTONE) PIECES ARE TO BE 3' - 5' LONG WITH SPACING OF 6"-9" APART. (SEE DETAIL X/L13)
TO BE RECESSED INTO GROUND FLUSH W/ FINISH BARK

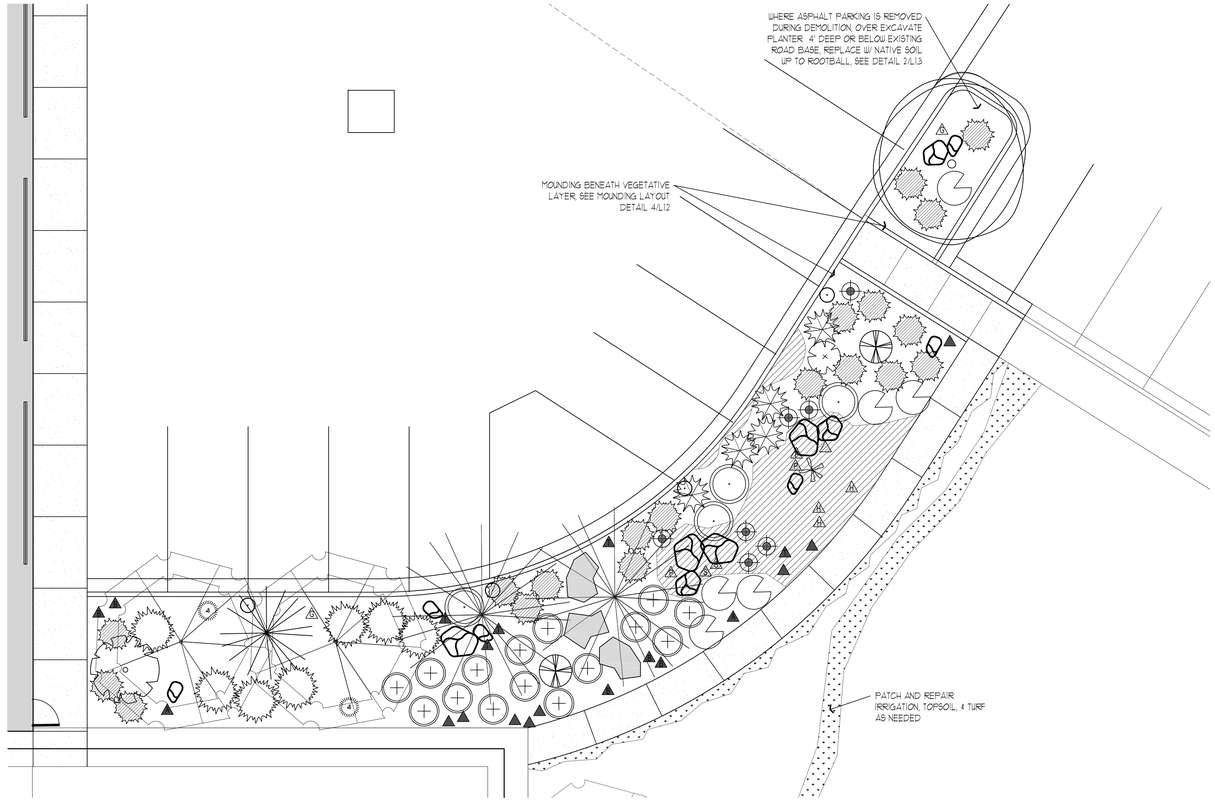
LANDSCAPE NOTES

1. CONTRACTOR TO FIELD VERIFY EXACT SITE DIMENSIONS
2. CONTRACTOR TO VERIFY EXACT PLANT COUNT
3. CONTRACTOR TO TIE IN NEW IRRIGATION TO EXISTING MAIN LOOP (SEE SHEETS L2.1 - L2.3)
4. CONTRACTOR TO ADJUST CONTROLLER CLOCK ACCORDING TO CURRENT SEASONAL NEED AND TO MAINTAIN A 90 DAY WARRANTY ON ALL PLANTINGS
5. PLANT MIX'S DIFFER, CONTRACTOR TO FOLLOW PLAN AND DIRECTIONS
6. CONTRACTOR TO FINISH W/ 2"-3" DEPTH, MEDIUM BARK MULCH 'NATURAL' FINAL FINISHED GRADE 1/2" BELOW TOP OF CURB OR CONCRETE. INSTALLED ABOVE DEWITT ULTRAWEB WEED BARRIER (EXCEPT DESIGNATED SEED MIX AREAS)
7. CONCRETE EDGING TO MATCH EXISTING.



2 LOADING LANDSCAPE BUFFER PLAN

1/8"=1'-0"



1 PAVILION LANDSCAPE BUFFER PLAN

1/8"=1'-0"

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Date: JANUARY 14, 2019
Revision:

REGISTERED ARCHITECT — Ronald B. Jones — LICENSED — 6-127304-0301 — STATE OF UTAH

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

WPA architecture
475 North Freedom Blvd.
Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com

CENTRAL UTAH WATER
VEHICLE MAINTENANCE BUILDING - PHASE II
BUILDING #2 — 1426 East 750 North — Orem, Utah 84097

CENTRAL UTAH WATER CONSERVANCY DISTRICT

L1.2

LANDSCAPE PLAN

CONSTRUCTION DOCUMENT REVIEW SET - JANUARY 14, 2019

PERENNIAL PLANTING MIX

4 PARTS OF NATIVE SOIL (SCREENED)
2 PARTS OF TOP SOIL (SEED FREE)
1 PARTS NUTRI MULCH
1 PART STEER MANURE (SEED FREE)
1 PARTS OF SOIL PREP
1 PART LOCAL SAND (SEED FREE)

• MIX EVENLY BEFORE BACKFILL

NOTE: THIS PLANTING MIX IS USED FOR ALL PERENNIALS, INCLUDING PERENNIAL PLANTS, NATIVE SEED MIX, AND PENSTEMON AND BEARDSTOUNGUE MIX.

12 PERENNIAL PLANTING MIX — N/A

EVERGREEN PLANTING MIX

2 PARTS OF NATIVE SOIL (SCREENED)
4 PARTS OF TOP SOIL (SEED FREE)
2 PARTS NUTRI MULCH
1 PART STEER MANURE (SEED FREE)
2 PARTS OF SOIL PREP
2 PART ORGANIC MULCH
1 CUP OF BONE MEAL
2 CUP OF AMENDMENTS & FERTILIZER

• MIX EVENLY BEFORE BACKFILL

NOTE: THIS PLANTING MIX IS USED FOR ALL EVERGREEN SHRUBS & TREES.

11 EVERGREEN TREE MIX — N/A

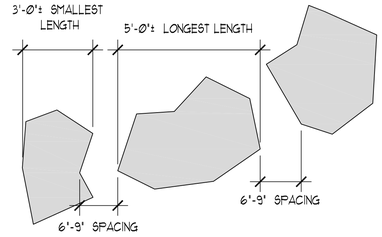
GENERAL PLANTING MIX

3 PARTS OF NATIVE SOIL (SCREENED)
4 PARTS OF TOP SOIL (SEED FREE)
2 PARTS NUTRI MULCH
1 PART STEER MANURE (SEED FREE)
2 PARTS OF SOIL PREP
3 CUPS OF AMENDMENTS AND FERTILIZER

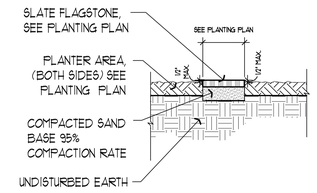
• MIX EVENLY BEFORE BACKFILL

NOTE: THIS PLANTING MIX IS USED FOR ALL SHRUBS, DECIDUOUS TREES AND PLANTER AREAS EXCLUDING ALL PERENNIALS, EVERGREEN SHRUBS & TREES.

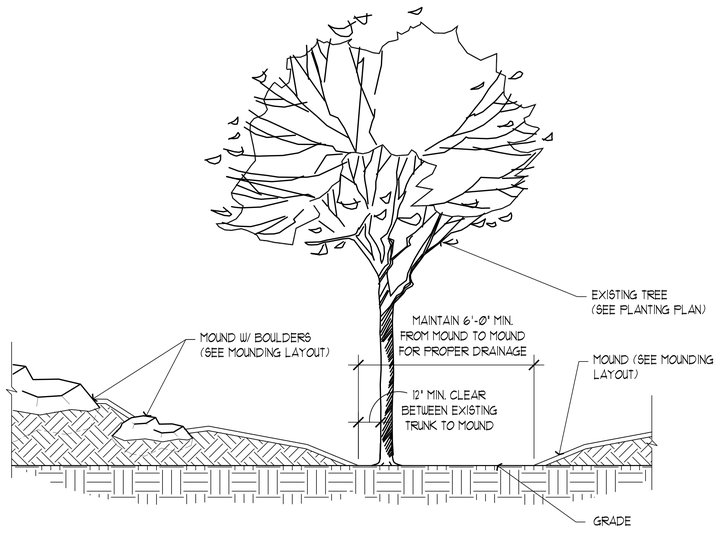
10 GENERAL PLANTING MIX — N/A



9 FLAGSTONE SIZING AND SPACING DETAIL — NTS



8 FLAGSTONE DETAIL — NTS



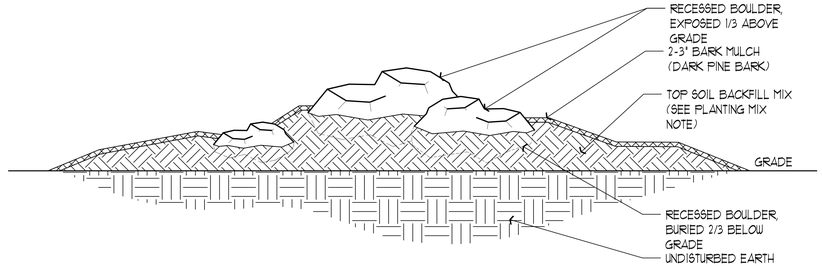
7 MOUNDING BY EXISTING TREE DETAIL — NTS

NATURAL MULCH INSTRUCTIONS

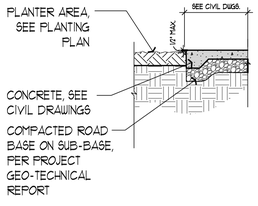
1) MOUNDING, BOULDERS, TREES AND SHRUBS ARE PLACED & PLANTED
2) SEED MIXS (WILD FLOWER, AND PENSTEMON BEARDSTOUNGE MIX ARE TO BE SPREAD AND COMPRESSED INTO SOIL INSTALL IRRIGATION, SEE IRRIGATION PLAN.
3) NATURAL MULCH IS INSTALLED. SEE NOTE BELOW

NOTE: 3/4" MINUS GRAVEL IS SPREAD AT ABOUT 50 PERCENT COVERAGE HEAVIER IN SOME AREAS, 2-4" ROCK IS THEN SCATTERED USING 5 GAL. BUCKETS AGAIN LIGHT

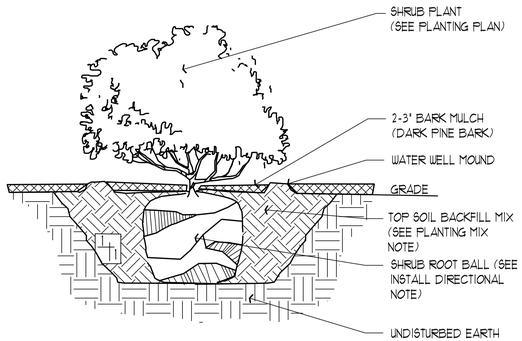
6 NATURAL MULCH INSTRUCTIONS — NTS



5 MOUNDING W/ BOULDERS DETAIL — NTS



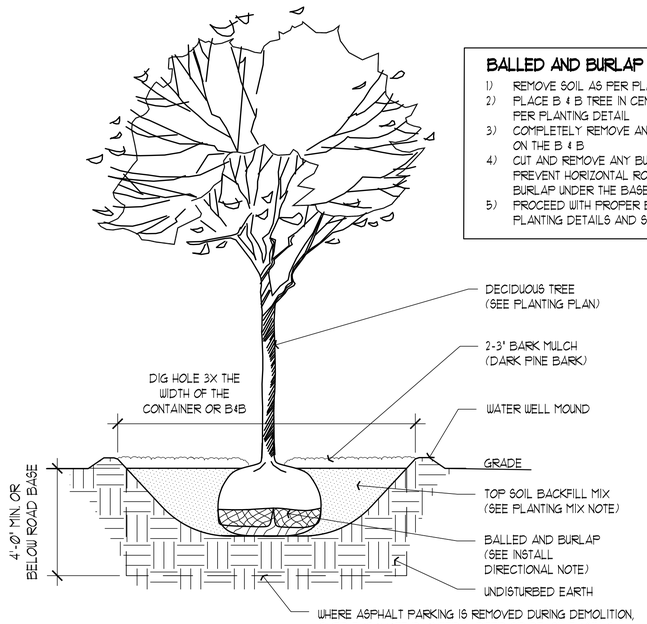
4 PLANTER TO SIDEWALK DETAIL — NTS



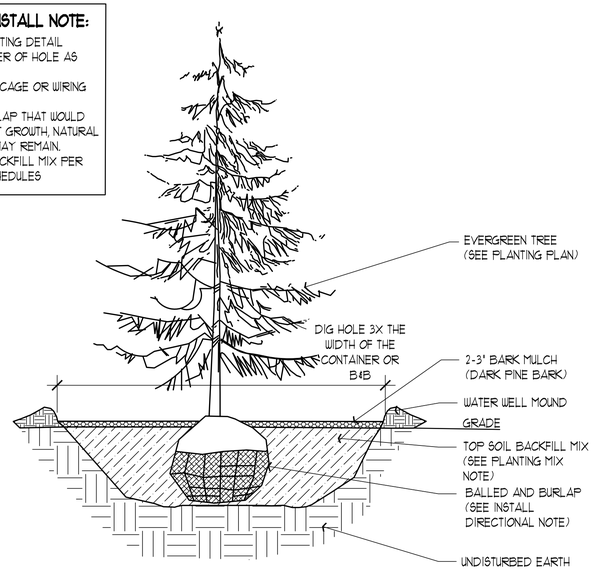
3 SHRUB DETAIL — NTS

BALLED AND BURLAP INSTALL NOTE:

1) REMOVE SOIL AS PER PLANTING DETAIL
2) PLACE B & B TREE IN CENTER OF HOLE AS PER PLANTING DETAIL
3) COMPLETELY REMOVE ANY CAGE OR WIRING ON THE B & B
4) CUT AND REMOVE ANY BURLAP THAT WOULD PREVENT HORIZONTAL ROOT GROWTH, NATURAL BURLAP UNDER THE BASE MAY REMAIN.
5) PROCEED WITH PROPER BACKFILL MIX PER PLANTING DETAILS AND SCHEDULES



2 DECIDUOUS TREE DETAIL — NTS



1 EVERGREEN PLANTING DETAIL — NTS

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Date: JANUARY 14, 2019
Revision:

REGISTERED ARCHITECT — RONALD B. JONES — LICENSE 86-127304-0301 — STATE OF UTAH

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

WPA architecture
475 North Freedom Blvd.
Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com

CENTRAL UTAH WATER
VEHICLE MAINTENANCE BUILDING - PHASE II
BUILDING #2 — 1426 East 750 North — Orem, Utah 84097

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CONSTRUCTION DOCUMENT REVIEW SET - JANUARY 14, 2019

L1.3
LANDSCAPE DETAILS

CONTRACTOR TO VERIFY IN FIELD WHERE LOOPED 2" MAIN LINE IS LOCATED AND TIE IN DRIP VALVE

SLEEVE COUNT SEE DETAIL 3/L2.2 IRRIGATION PLAN

3 L2.2

1 DRIP A1

MODIFY EXISTING TURF IRRIGATION AS NEEDED UP TO CONCRETE CURB

VAN

MODIFY IRRIGATION AS NEEDED

2 L2.2

1 L2.2

CONDUIT TO SWEEP WITH NATURAL ARC USING NO FITTINGS. ALL JOINTS WELDED TOGETHER (MIN. 18" BELOW) ASPHALT

MODIFY IRRIGATION AS NEEDED AROUND FIRE HYDRANT, SEE CIVIL FOR EXACT LOCATION

SLEEVE COUNT SEE DETAIL 2/L2.2 IRRIGATION PLAN

1 DRIP B1

IRRIGATION SHOWN OUTSIDE OF PLANTER FOR GRAPHIC CLARITY ONLY

MODIFY EXISTING TURF IRRIGATION AS NEEDED UP TO CONCRETE CURB

WHERE 2" MAINLINE BENDS AND USES FITTINGS, LARGE ROCK OR CONCRETE THRUST BLOCK TO BE USED (BURY BELOW FROST LINE)

FDC

VEHICLE BAYS

SLEEVE COUNT SEE DETAIL 1/L2.2 IRRIGATION PLAN

1 DRIP B2

1 DRIP B3

IRRIGATION SHOWN OUTSIDE OF PLANTER FOR GRAPHIC CLARITY ONLY

RELOCATE EXISTING VALVE BOX AND RE-TIE INTO EXISTING ZONE

1 TURF B4

MODIFY EXISTING TURF IRRIGATION AS NEEDED UP TO CONCRETE SIDEWALK

VAN

MODIFY EXISTING TURF IRRIGATION AS NEEDED UP TO CONCRETE SIDEWALK

BUILDING #2

BURIED GAS LINE (BY OTHERS) SEE MECHANICAL DWGS.

MODIFY EXISTING TURF IRRIGATION AS NEEDED UP TO CONCRETE SIDEWALK

PAVILION

FDC

SEE PHASE I

MODIFY EXISTING TURF IRRIGATION AS NEEDED UP TO CONCRETE SIDEWALK

SITE PLAN

1/16" = 1'-0"

N

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Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com

CENTRAL UTAH WATER

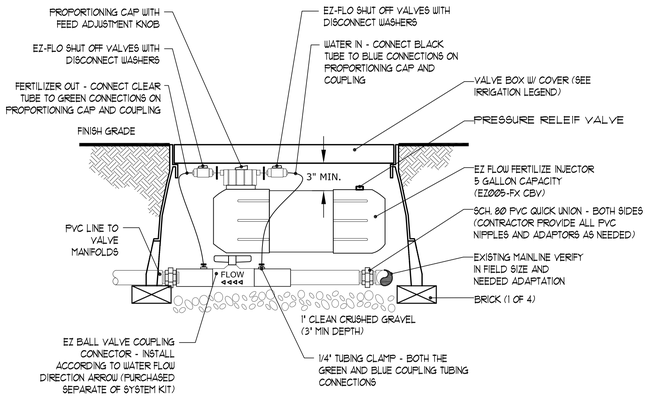
VEHICLE MAINTENANCE BUILDING - PHASE II

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CENTRAL UTAH WATER CONSERVANCY DISTRICT

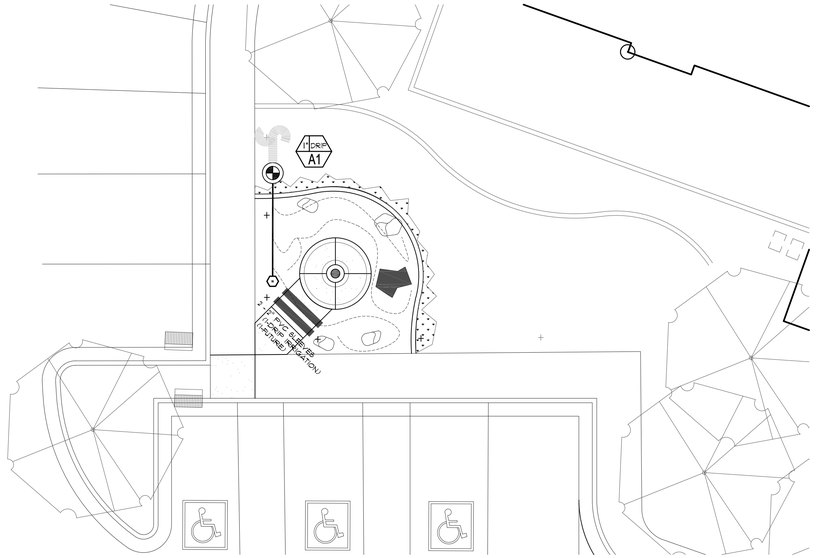
L2.1

OVERALL IRRIGATION PLAN



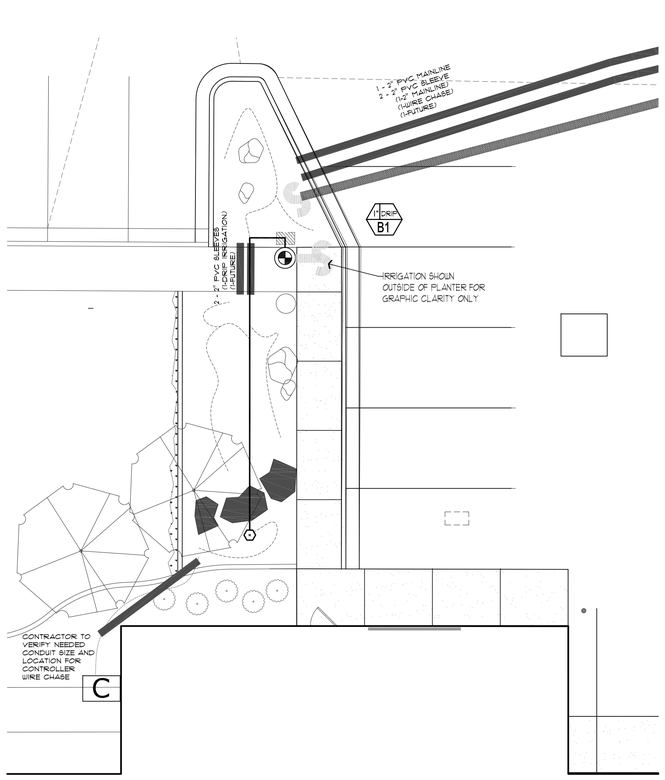
4 FERTILIZE INJECTOR SYSTEM DETAIL

NOT TO SCALE



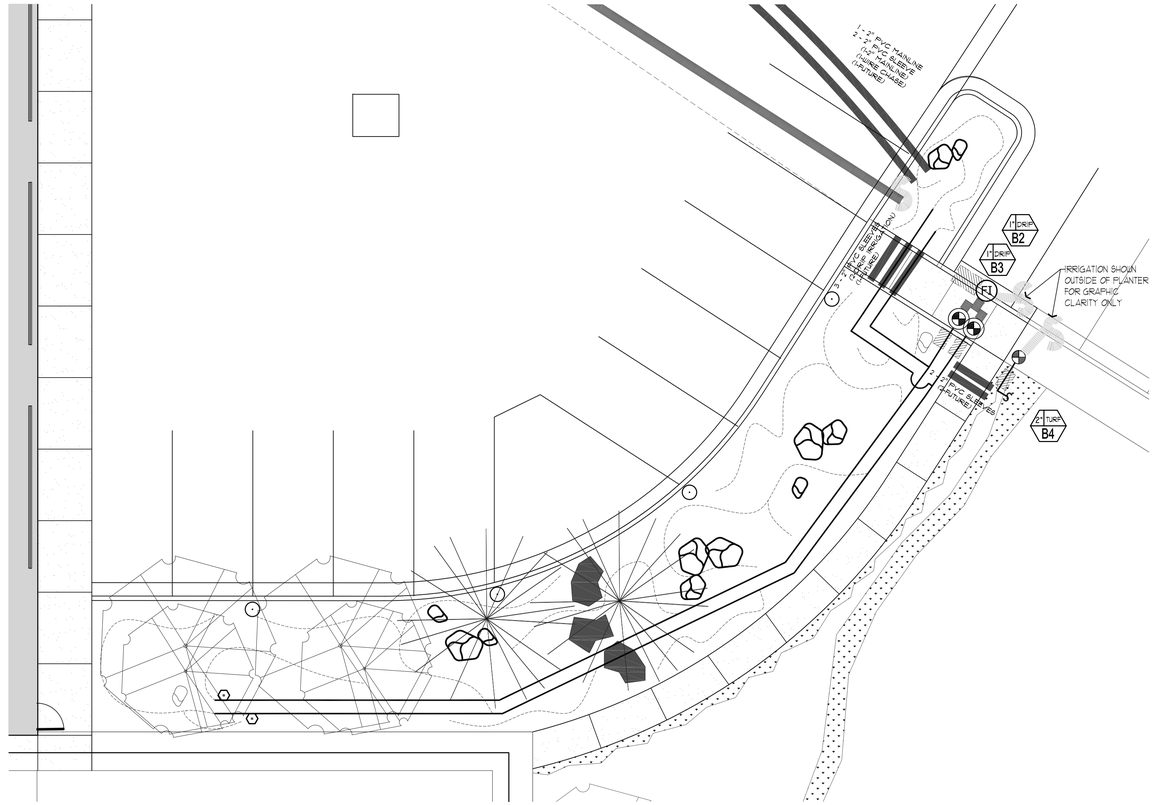
3 FLAG AREA IRRIGATION PLAN

1/8"=1'-0"



2 LOADING LANDSCAPE IRRIGATION PLAN

1/8"=1'-0"



1 PAVILION LANDSCAPE IRRIGATION PLAN

1/8"=1'-0"

GENERAL NOTES

1. COMPLY WITH OREM CITY STANDARDS, SPECIFICATIONS AND DRAWINGS
2. ALL NEW IRRIGATION SHOWN IS TO BE TIED INTO THE EXISTING IRRIGATION MAIN LOOP AND PRESSURE TESTED AND ADJUSTED TO LINE REQUIRED NEED.
3. EACH VALVE TO BE PRESSURE REDUCED TO OPTIMAL PERFORMANCE WHERE NEEDED.
4. FINISH GRADE AND FINISH SIDEWALKS, TO SLOPE AWAY FROM BUILDING WITH POSITIVE DRAINAGE

IRRIGATION LEGEND

- EXISTING TREES AND SHRUBS TO REMAIN UNLESS OTHERWISE NOTED ON SITE DEMOLITION PLAN.
- LOCATION OF BOULDERS IN PLANTER AREA TO BE COORDINATED WITH IRRIGATION
- REPLACE AND REPAIR SOD TURF FLUSH W/ CONCRETE (LEVEL & NO LUMPS ON SURFACE)
- NEW IRRIGATION LINE POINT OF CONNECTION
- EXISTING 3" MAINLINE (VERIFY IN FIELD)
- NEW 3" MAINLINE (VERIFY IN FIELD)
- S — TURF IRRIGATION TIE IN CONNECTION TO EXISTING TURF ZONE
- TURF ZONE - LATERAL LINE (MATCH SIZING AS NEEDED FOR MANUFACTURERS RECOMMENDED ROTOR/POP-UP PRESSURE REQUIREMENTS), SEE DETAIL 9 AND 10/L2.3
- TREE DRIP ZONE - 3/4" PVC LATERAL LINE, SEE DETAILS 3,4,5 AND 7/L2.3
- SHRUB/TREE DRIP ZONE - 3/4" PVC LATERAL LINE, SEE DETAILS 3,4,5,6 AND 7/L2.3
- SLEEVES UNDER CONCRETE, SEE DETAIL 5/L2.3
- ON OR NEAR SURFACE 1/4" DISTRIBUTION LINES W/ EMITTERS (SEE EMITTER SCHEDULE), SEE DETAIL 3,6,7 AND 11/L2.3
- COMMERCIAL IRRIGATION VALVE BOX - 318BCB NDS PRO SERIES 13"X20" (GREEN) 312BCB NDS PRO SERIES 10" ROUND (GREEN) 126BCDB NDS PRO SERIES 17"X36" (BLACK)
- DRIP VALVE CONTROL UNIT (INCLUDES FILTER, DRIP PRESSURE REDUCER), SEE DETAIL 1/L2.3
- EXISTING VALVE CONTROL UNIT RELOCATE W/ A HOSE BIB INSTALLED, SEE DETAIL 2/L2.3
- ON SURFACE DRIP FLUSHLINE FLUSH CAP, SEE DETAIL 8/L2.3
- F1 — EZ FLO FERTILIZE INJECTOR (EZ005-FX CBV) SEE DETAIL 4/L2.2
- C — EXISTING OUTDOOR CONTROLLER BOX, VERIFY IN FIELD EXACT LOCATION, MODIFY IRRIGATION WIRE AS NEEDED
- C — RELOCATE EXISTING OUTDOOR CONTROLLER BOX, VERIFY IN FIELD BEST MOUNTING LOCATION, MODIFY IRRIGATION WIRE AS NEEDED



IRRIGATION NOTES

1. IRRIGATION POC TO BE VERIFIED BY CONTRACTOR
2. SLEEVES TO BE USED UNDER CONCRETE SIDEWALKS
3. EXTERIOR PROOF SILICONE CONNECTORS TO BE USED IN VALVE WIRING
4. CONTRACTOR TO PROVIDE FLUSH CAP AT END OF EACH DRIP LINE COILED IN SMALL 10" ROUND VALVE BOX BURIED FLUSH IN PLANTER.
5. CONTRACTOR TO ADJUST CONTROLLER CLOCK ACCORDING TO CURRENT SEASONAL NEED AND TO MAINTAIN A 90 DAY WARRANTY ON ALL PLANTINGS.
6. CONTRACTOR TO PROVIDE SEASONAL BLOW-OUT, SEASONAL FERTILIZER AND SEASONAL ADJUSTMENT CHARTS FOR OWNER AT BOTH CONTROLLERS.
7. FERTILIZE INJECTOR INSTALLED BEFORE VALVE SYSTEM PER MANUFACTURER RECOMMENDATION
8. A PRESSURE TEST SIGN OFF PRIOR TO IRRIGATION BACKFILL OWNER'S REPRESENTATIVE TO VIEW PRESSURED UP LINES IN CONJUNCTION WITH CONTRACTORS REPRESENTATIVE TO VERIFY NO LEAKS.

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Date: JANUARY 14, 2019

Revision:

REGISTERED ARCHITECT — Alan R. Poulson — LICENSE NO. 6-127304-0501 — STATE OF UTAH

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

WPA architecture
475 North Freedom Blvd.
Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com

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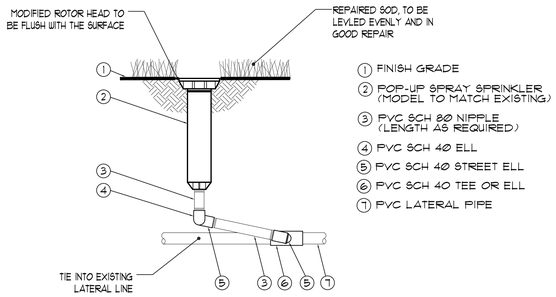
L2.2

IRRIGATION PLAN

EMITTER SCHEDULE:

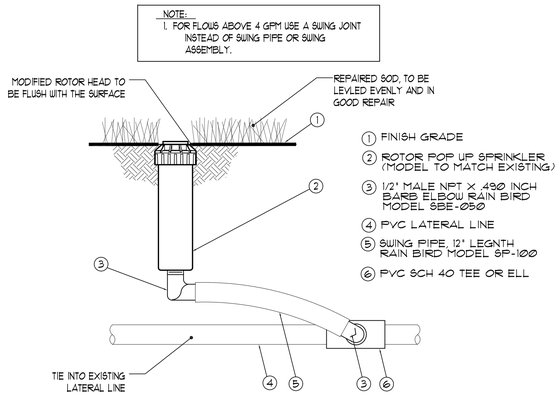
2.0 GPH EMITTER -	EVERGREEN TREES (8 PER UNIT)
	LG. DECIDUOUS TREES (8 PER UNIT)
	SM. DECIDUOUS TREES (6 PER UNIT)
	LG. SHRUBS (3 PER UNIT)
	SM. SHRUBS (EXCLUDING BRIGHAM'S TEA (2 PER UNIT)
1.0 GPH EMITTER -	PERENNIALS SHRUBS (2 PER UNIT)
0.5 GPH EMITTER-	BRIGHAM'S TEA (1 PER UNIT)
ADJ. XERI MISTERS -	ALL DESIGNATED SEED MIX AREA (PLACE FULL COVERAGE EVERY 8' APART ON 12" RISER)

11 EMITTER SCHEDULE
NTS

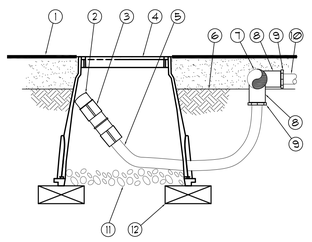


10 SPRAY POP-UP MODIFICATION DETAIL
NTS

NOTE:
1. FOR FLOWS ABOVE 4 GPM USE A SWING JOINT INSTEAD OF SWING PIPE OR SWING ASSEMBLY.

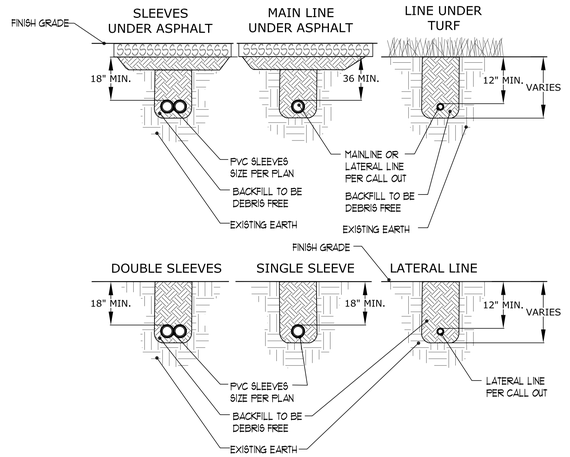


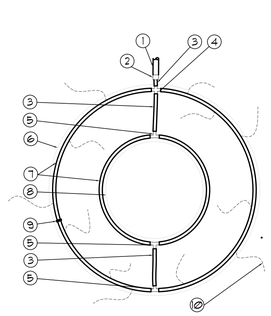
9 ROTOR MODIFICATION DETAIL
NTS



NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

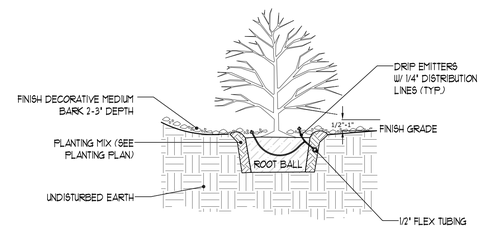
8 FLUSH LINE DETAIL
NTS





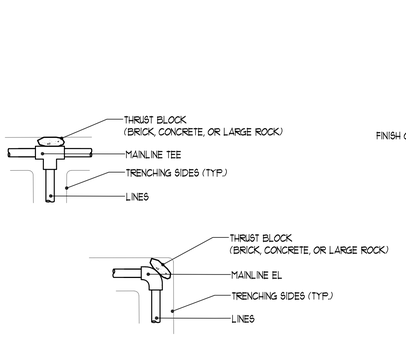
STAKING NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

7 TREE DRIPLINE INSTALL DETAIL
NTS

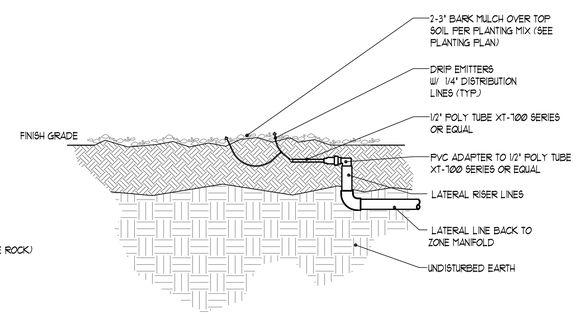


6 SHRUB DRIP DETAIL
NTS

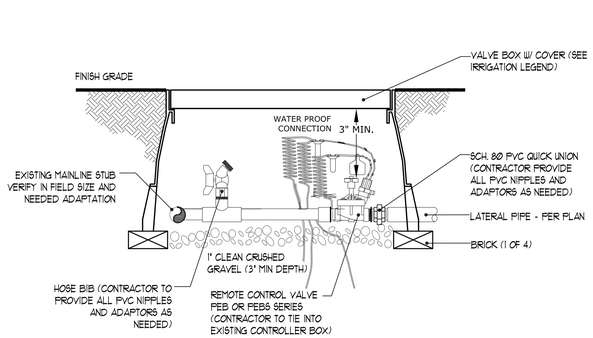
5 SLEEVE AND PIPE BURIAL DETAIL
NTS



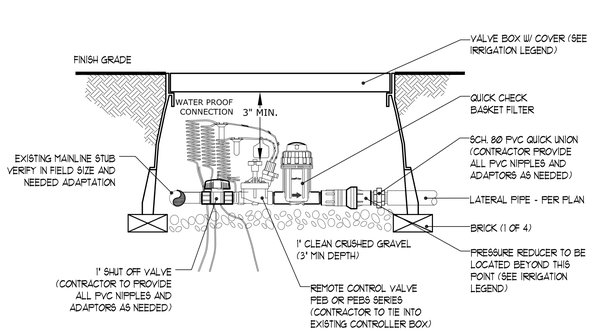
4 THRUST BLOCK DETAIL
NTS



3 LATERAL LINE TO DRIP LINE TRANSITION
NTS



2 TURF ZONE MANIFOLD KIT DETAIL
NTS



1 DRIP ZONE MANIFOLD KIT DETAIL
NTS

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Date: JANUARY 14, 2019
Revision:



Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

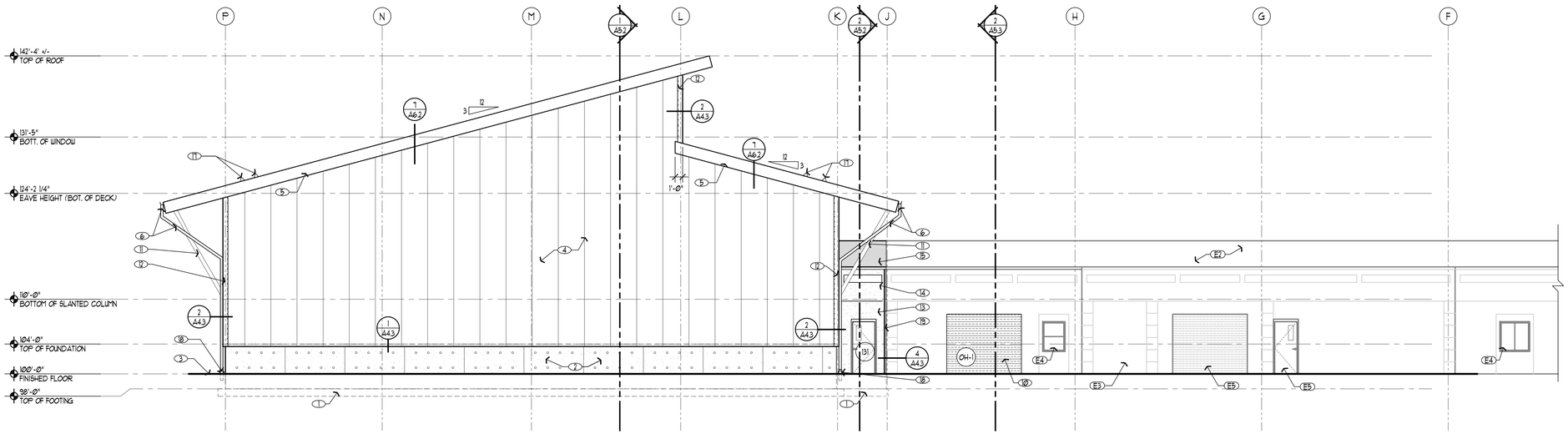
WPA architecture
475 North Freedom Blvd.
Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com

CENTRAL UTAH WATER
VEHICLE MAINTENANCE BUILDING - PHASE II
BUILDING #2 — 1426 East 750 North — Orem, Utah 84097

CENTRAL UTAH WATER CONSERVANCY DISTRICT

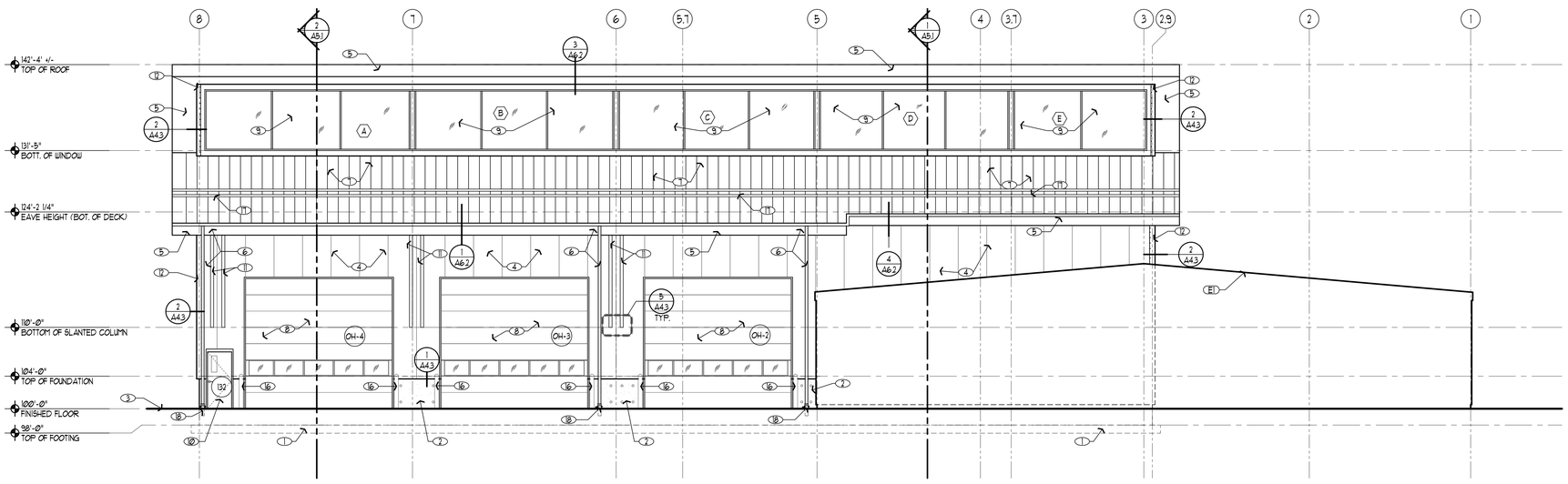
L2.3
IRRIGATION DETAILS

CONSTRUCTION DOCUMENT REVIEW SET - JANUARY 14, 2019



2 EAST ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

GENERAL NOTES

A - EXISTING CONSTRUCTION TO REMAIN UNLESS OTHERWISE NOTED.

B - PATCH & REPAIR EXISTING CONSTRUCTION DAMAGED FROM DEMOLITION OPERATIONS.

SHEET NOTES

(·) TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.1

⟨·⟩ TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.1

EXISTING CONSTRUCTION

(E1) OUTLINE OF EXISTING BUILDING
(E2) EXISTING ROOF
(E3) EXISTING BUILDING
(E4) EXISTING WINDOW
(E5) EXISTING DOOR
(E6) EXISTING PAVILION

PROPOSED CONSTRUCTION

(1) CONCRETE FOOTINGS, SEE STRUCTURAL DRAWINGS
(2) ARCHITECTURAL COLORED CONCRETE FOUNDATION WALL w/ EXPOSED V-GROOVES & FORM TIE HOLES.
(3) FINISH GRADE, SLOPE AWAY FROM STRUCTURE, SEE CIVIL
(4) PRE-FINISHED (w/ STUCCO APPEARANCE) METAL WALL PANELS w/ 4" THICK INSULATED CORE, PROVIDED BY METAL BUILDING MANUFACTURER
(5) PRE-FINISHED METAL FASCIA & SOFFIT, PROVIDED BY METAL BUILDING MANUFACTURER
(6) PRE-FINISHED METAL RAIN GUTTER & DOWNSPOUT, PROVIDED BY METAL BUILDING MANUFACTURER
(7) PRE-FINISHED STANDING SEAM ROOF PANELS
(8) OVERHEAD SECTIONAL DOOR
(9) WINDOW - SEE WINDOW SCHEDULE
(10) DOOR - SEE DOOR SCHEDULE
(11) SLANTED STEEL COLUMN - PAINTED - SEE STRUCTURAL DWG's
(12) OUTSIDE CORNER TRIM
(13) NEW STUCCO FINISH - TO MATCH EXISTING
(14) NEW STUCCO ACCENT - TO MATCH EXISTING
(15) NEW MEMBRANE ROOF - SEE ROOF PLANS
(16) BOLLARD - SEE SITE PLAN
(17) SNOW FENCE - SEE ROOF PLAN
(18) DOWNSPOUT BOOT INTO PIPING TO CATCH BASINS - SEE CIVIL DRAWINGS
(19) EXPANSION JOINT - COLOR TO MATCH EXTERIOR

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Date: JANUARY 14, 2019

Revision:

REGISTERED ARCHITECT
LICENSE
86-127304-0501
STATE OF UTAH

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

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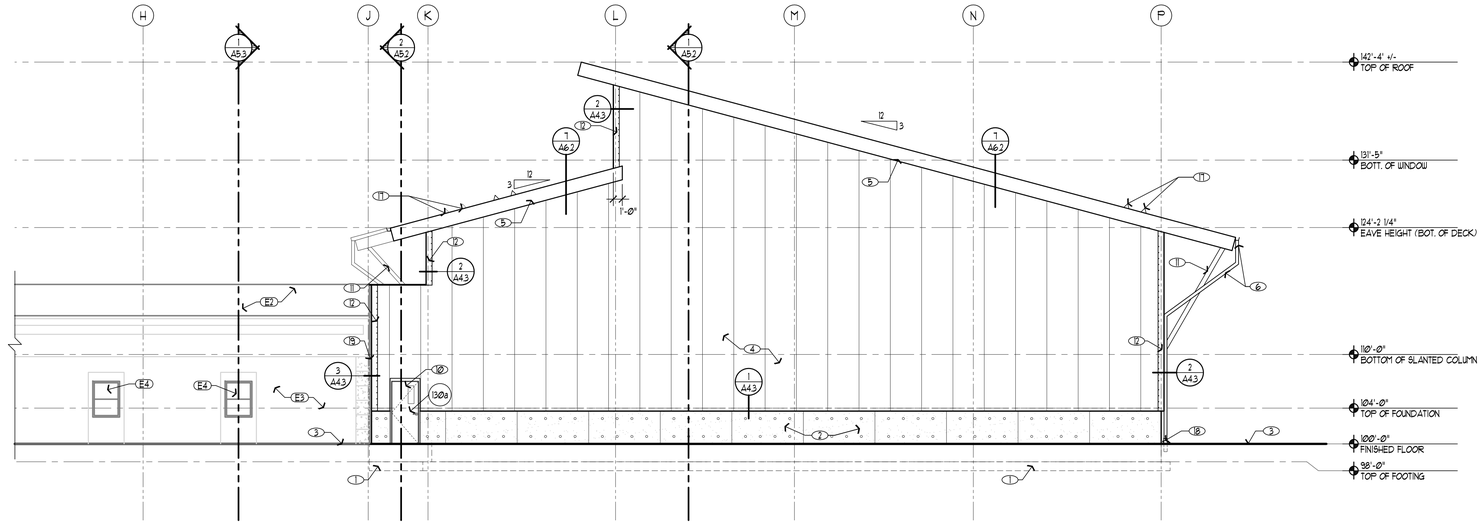
CONSTRUCTION DOCUMENT REVIEW SET - JANUARY 14, 2019

CENTRAL UTAH WATER
VEHICLE MAINTENANCE BUILDING - PHASE II
BUILDING #2 — 1426 East 750 North — Orem, Utah 84097

CENTRAL UTAH WATER CONSERVANCY DISTRICT

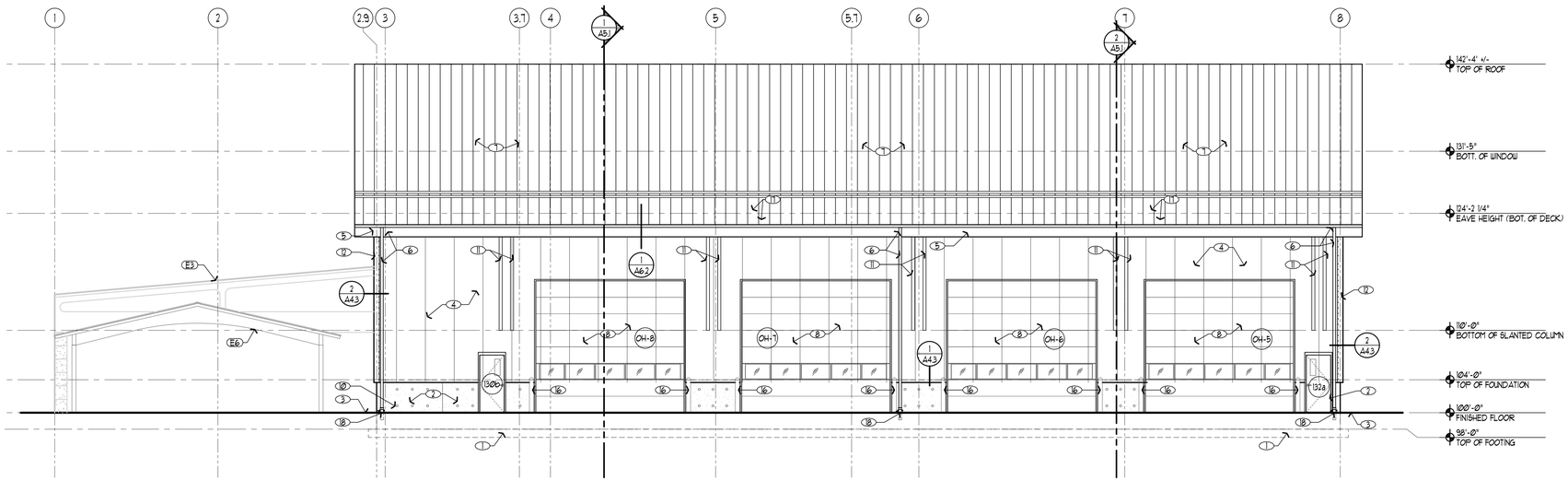
A4.1

EXTERIOR ELEVATIONS



2 WEST ELEVATION

1/8" = 1'-0"



1 SOUTH ELEVATION

1/8" = 1'-0"

GENERAL NOTES

A - EXISTING CONSTRUCTION TO REMAIN UNLESS OTHERWISE NOTED.

B - PATCH & REPAIR EXISTING CONSTRUCTION DAMAGED FROM DEMOLITION OPERATIONS.

SHEET NOTES

(·) TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.1

⟨·⟩ TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.1

EXISTING CONSTRUCTION

(E1) OUTLINE OF EXISTING BUILDING
(E2) EXISTING ROOF
(E3) EXISTING BUILDING
(E4) EXISTING WINDOW
(E5) EXISTING DOOR
(E6) EXISTING PAVILION

PROPOSED CONSTRUCTION

(1) CONCRETE FOOTINGS, SEE STRUCTURAL DRAWINGS
(2) ARCHITECTURAL COLORED CONCRETE FOUNDATION WALL w/ EXPOSED V-GROOVES & FORM TIE HOLES.
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(8) OVERHEAD SECTIONAL DOOR
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(11) SLANTED STEEL COLUMN - PAINTED - SEE STRUCTURAL DWG's
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(13) NEW STUCCO FINISH - TO MATCH EXISTING
(14) NEW STUCCO ACCENT - TO MATCH EXISTING
(15) NEW MEMBRANE ROOF - SEE ROOF PLANS
(16) BOLLARD - SEE SITE PLAN
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CENTRAL UTAH WATER CONSERVANCY DISTRICT

A4.2

EXTERIOR ELEVATIONS

CONSTRUCTION DOCUMENT REVIEW SET - JANUARY 14, 2019

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

Planning Commission
Wed, Feb 20, 2019
4:30 pm

The Central Utah Water Conservancy District (CUWCD) requests approval of their site plan located at 1 Xactware Plaza in the C1 Zone. The CUWCD recently aqcuired the site and desires to add an additional building to store equipment. The site plan documents can be viewed on orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

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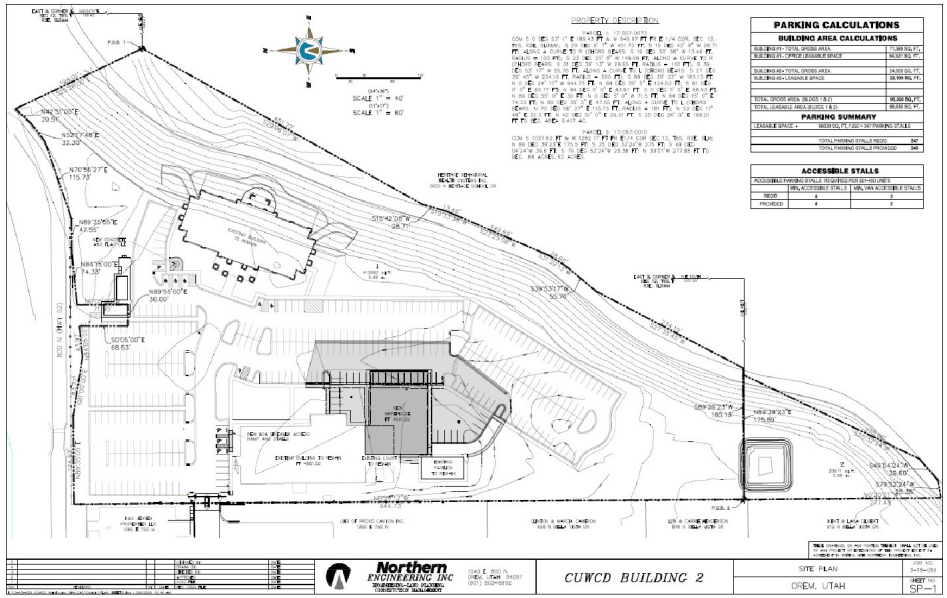
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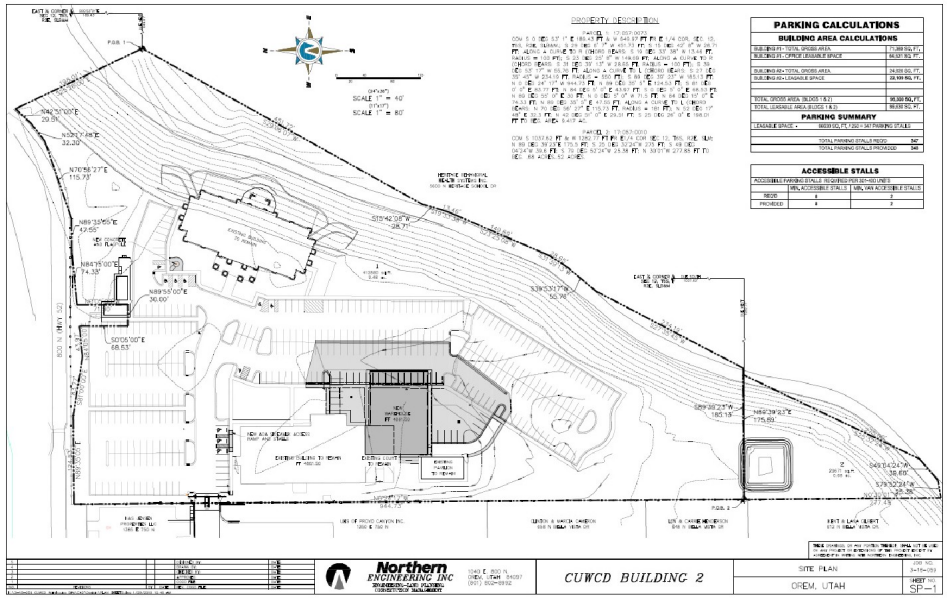
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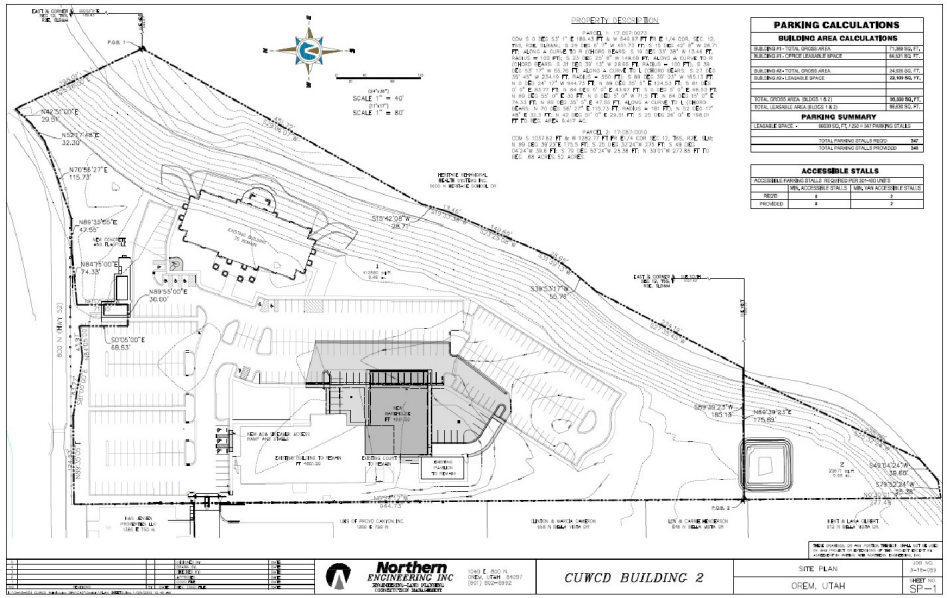
City Council Chambers, 56 N State Street

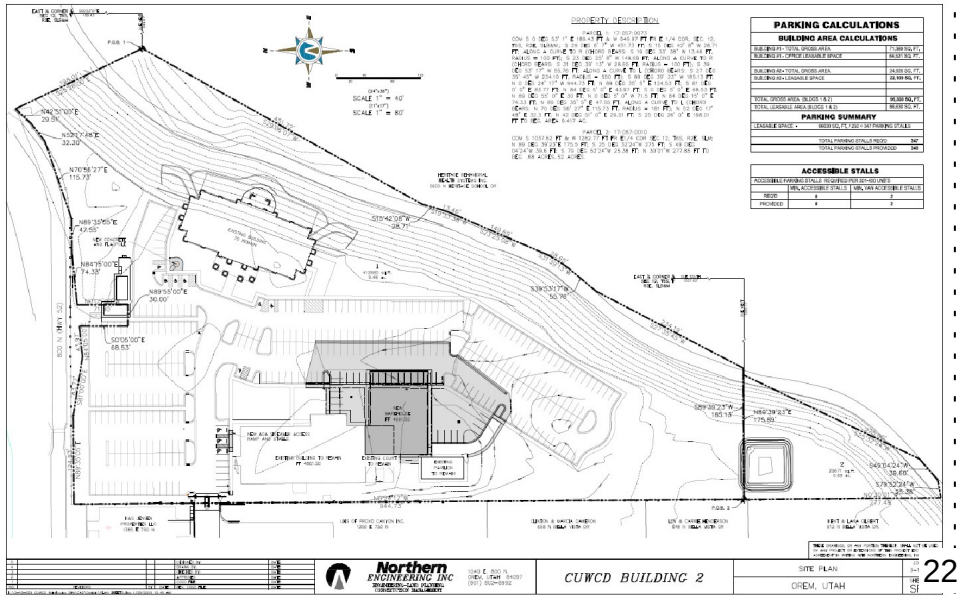
Planning Commission
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PROPERTY DESCRIPTION
PARCEL 1: 17:057:0072
PARCEL 2: 17:057:0000
SCALE 1" = 40'
SCALE 1" = 80'
PARKING CALCULATIONS
BUILDING AREA CALCULATIONS
PARKING SUMMARY
ACCESSIBLE STALLS
Northern ENGINEERING INC
CUWCD BUILDING 2
SITE PLAN
OREM, UTAH
SP-1


PROPERTY DESCRIPTION
PARCEL 1: 17:057:0072
PARCEL 2: 17:057:0000
SCALE 1" = 40'
SCALE 1" = 80'
PARKING CALCULATIONS
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BUILDING AREA CALCULATIONS
PARKING SUMMARY
ACCESSIBLE STALLS
Northern ENGINEERING INC
CUWCD BUILDING 2
SITE PLAN
OREM, UTAH

RECIPIENT	ALTERNATE	ADDRESS ALTLINE	CITY	STATE	ZIP
UHS OF PROVO CANYON INC	%ICPG	6200 UTSA BLVD # 2	SAN ANTONIO	TX	78249
SOMMERSET PARK LLC		964 S 950 E	ALBION	ID	83311
DAVIS, RYAN B		236 N COUNTRY MANOR LA	ALPINE	UT	84004
BLACK PEARL TECHNOLOGIES LLC		12637 S 265 W # 100	DRAPER	UT	84020
SOMMERSET PARK HOLDINGS LLC		2064 GRAYSTONE LA	DRAPER	UT	84020
WALDRON WAREHOUSE LLC		PO BOX 881	DRAPER	UT	84020
DEBBY LAURET		1869 N 80 E	OREM	UT	84057
LBP PROPERTIES LLC		1972 N 230 E	OREM	UT	84057
SAM LENTZ		882 W 1720 N	OREM	UT	84057
JASON BENCH		1911 N MAIN STREET	OREM	UT	84057-2101
PANDA BEAR HOMES INC		PO BOX 1132	OREM	UT	84057
KRISTIE SNYDER		56 N STATE STREET	OREM	UT	84057
ZUFELT, JIMMY L & DEBRA A		558 S 130 W	OREM	UT	84058
BRENT SUMNER		744 WEST 550 SOUTH	OREM	UT	84058
MARK SEASTRAND		35 WEST 1670 SOUTH	OREM	UT	84058
CENTRAL UTAH WATER CONSERVANCY DISTRICT		355 W UNIVERSITY PKY	OREM	UT	84058
SACHS INVESTMENT PROPERTY LLC		4126 W JOSUAH LN	CEDAR HILLS	UT	84062
HEALTH WATCH PROVO INC		9152 SILVER LAKE DR	CEDAR HILLS	UT	84062
CASCADE SEDDIE LLC		PO BOX 95330	SOUTH JORDAN	UT	84095
90 ORCHARD LC		1108 W SOUTH JORDAN PKY UNIT C	SOUTH JORDAN	UT	84095
DAVID SPENCER		899 NORTH 550 EAST	OREM	UT	84097
MEHLHOFF, JEANICE O		1331 E 600 N	OREM	UT	84097
LEGAS, JENNIFER & RICHARD (ET AL)		1341 E 600 N	OREM	UT	84097
FAGGIOLI, DOUGLAS & JANICE V		1314 E 660 N	OREM	UT	84097
HAWKINS, KEVIN B & JEAN		1335 E 660 N	OREM	UT	84097
GEDICKS, FREDERICK M & NICEA S		1338 E 660 N	OREM	UT	84097
HUFFAKER, BRIAN & MISA		1355 E 660 N	OREM	UT	84097
JARVIS, MICHAEL L & KELLYE A (ET AL)		1369 E 660 N	OREM	UT	84097
ABA 800 SOUTH STATE LLC		941 E 680 N	OREM	UT	84097

SOMMERSET PARK LLC	--OR CURRENT RESIDENT--	1337 E 750 NORTH	OREM	UT	84097
UHS OF PROVO CANYON INC	--OR CURRENT RESIDENT--	1350 E 750 NORTH	OREM	UT	84097
SOMMERSET PARK HOLDINGS LLC	--OR CURRENT RESIDENT--	1371 E 750 NORTH	OREM	UT	84097
K&S JENSON PROPERTIES LLC		1385 E 750 N	OREM	UT	84097
CENTRAL UTAH WATER CONSERVANCY DISTRICT		1426 E 750 N STE 400	OREM	UT	84097
CASCADE PROFESSIONAL PLAZA LLC	--OR CURRENT RESIDENT--	1375 E 800 NORTH	OREM	UT	84097
CENTRAL UTAH WATER CONSERVANCY DISTRICT	--OR CURRENT RESIDENT--	1420 E 800 NORTH	OREM	UT	84097
BLUE 42 LLC		1422 E 820 N	OREM	UT	84097
BLUE 42 LLC	--OR CURRENT RESIDENT--	1426 E 820 NORTH	OREM	UT	84097
CANYON VIEW OF OREM LLC	--OR CURRENT RESIDENT--	1434 E 820 NORTH	OREM	UT	84097
SACHS INVESTMENT PROPERTY LLC	--OR CURRENT RESIDENT--	1442 E 820 NORTH	OREM	UT	84097
WALDRON WAREHOUSE LLC	--OR CURRENT RESIDENT--	1450 E 820 NORTH	OREM	UT	84097
90 ORCHARD LC	--OR CURRENT RESIDENT--	1454 E 820 NORTH	OREM	UT	84097
BACK BAY INVESTMENTS LC	--OR CURRENT RESIDENT--	1472 E 820 NORTH	OREM	UT	84097
BACK BAY INVESTMENTS LLC	--OR CURRENT RESIDENT--	1480 E 820 NORTH	OREM	UT	84097
LIBERTY PIONEER ENERGY LLC		1409 E 840 N	OREM	UT	84097
DAVIS, RYAN B	--OR CURRENT RESIDENT--	1415 E 840 NORTH	OREM	UT	84097
JAMISON PROPERTIES LLC		1428 E 840 N	OREM	UT	84097
LBP PROPERTIES LLC	--OR CURRENT RESIDENT--	1432 E 840 NORTH	OREM	UT	84097
CWCIC LC	%HANSEN, DENNIS	1433 E 840 N	OREM	UT	84097
CWCIC LC	--OR CURRENT RESIDENT--	1435 E 840 NORTH	OREM	UT	84097
CWCIC LC	--OR CURRENT RESIDENT--	1437 E 840 NORTH	OREM	UT	84097
BLACK PEARL TECHNOLOGIES LLC	--OR CURRENT RESIDENT--	1457 E 840 NORTH	OREM	UT	84097
BLACK PEARL TECHNOLOGIES LLC	--OR CURRENT RESIDENT--	1461 E 840 NORTH	OREM	UT	84097
ABA 800 SOUTH STATE LLC	--OR CURRENT RESIDENT--	1481 E 840 NORTH	OREM	UT	84097

HEALTH WATCH PROVO INC	--OR CURRENT RESIDENT--	1485 E 840 NORTH	OREM	UT	84097
TD GARAGE LLC	--OR CURRENT RESIDENT--	1510 E 840 NORTH UNIT# 101	OREM	UT	84097
CHU HILL LLC	--OR CURRENT RESIDENT--	1510 E 840 NORTH UNIT# 201	OREM	UT	84097
MMSALTZ LTD (ET AL)		1434 E 880 N	OREM	UT	84097
SAGERS, JAMES (ET AL)		1446 E 880 N	OREM	UT	84097
WESTOVER, PAUL LEWIS & DOROTHY CHURCH		1468 E 880 N	OREM	UT	84097
OLSEN, TONY F & KERRI		1478 E 880 N	OREM	UT	84097
MAKIN, JUSTIN R & JENNIFER ANN		1486 E 880 N	OREM	UT	84097
B&J MINER PROPERTIES LLC		1524 E 1110 N	OREM	UT	84097
CHU HILL LLC		1212 E 1130 N	OREM	UT	84097
B&J MINER PROPERTIES LLC	--OR CURRENT RESIDENT--	825 N 1420 EAST	OREM	UT	84097
B&J MINER PROPERTIES LLC	--OR CURRENT RESIDENT--	831 N 1420 EAST	OREM	UT	84097
ACE REAL ESTATE VENTURES LLC	--OR CURRENT RESIDENT--	727 N 1550 EAST	OREM	UT	84097
ACE REAL ESTATE VENTURES LLC		727 N 1550 E # 400	OREM	UT	84097
ACE REAL ESTATE VENTURES LLC	--OR CURRENT RESIDENT--	787 N 1550 EAST	OREM	UT	84097
CHRISTENSEN, WILLIAM G & KRISTEN H		587 N BELLA VISTA DR	OREM	UT	84097
WINEGAR, LISA M		588 N BELLA VISTA DR	OREM	UT	84097
HARRISON, MICHAEL A & CLYDA F		602 N BELLA VISTA DR	OREM	UT	84097
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JOHNSON, ALAN E & NORINE L		631 N BELLA VISTA DR	OREM	UT	84097
HENDERSON, LON & CARRIE		648 N BELLA VISTA DR	OREM	UT	84097
ARTHUR, DOUGLAS K & TERRY C		651 N BELLA VISTA DR	OREM	UT	84097
CAMERON, CLINTON BRUCE & MARCIA JONES		658 N BELLA VISTA DR	OREM	UT	84097
WOLSEY, NICK J & AIMEE A		872 N CANYON HILLS DR	OREM	UT	84097
MAYOR RICHARD F. BRUNST, JR.		900 E HIGH COUNTRY DRIVE	OREM	UT	84097 -2389
THOMAS MACDONALD		489 NORTH PALISADES DR	OREM	UT	84097
RIVERWOODS CANYON POINT LLC		PO BOX 970340	OREM	UT	84097
CENTRAL UTAH WATER CONSERVANCY DISTRICT	--OR CURRENT RESIDENT--	1 XACTWARE PLAZA	OREM	UT	84097
CASCADE PROFESSIONAL PLAZA LLC	%WENTWORTH MANAGEMENT	PO BOX 17809	SALT LAKE CITY	UT	84117

UTAH DEPARTMENT OF TRANSPORTATION		4501 S 2700 W	SALT LAKE CITY	UT	84129
TD GARAGE LLC		PO BOX 651235	SALT LAKE CITY	UT	84165
CANYON VIEW OF OREM LLC		5132 N 300 W STE 100	PROVO	UT	84604
RIVERWOODS CANYON POINT LLC	--OR CURRENT RESIDENT--	5720 N HERITAGE SCHOOL (250 W) DR	PROVO	UT	84604
HERITAGE BEHAVIORAL HEALTH SYSTEMS INC		5600 HERITAGE SCHOOL DR	PROVO	UT	84604
BACK BAY INVESTMENTS LC		3733 PEBBLE LN	PROVO	UT	84604
COMMON AREA		100 E CENTER ST	PROVO	UT	84606

CENTRAL UTAH WATER
CONSERVANCY DISTRICT

1426 E. 750 N., Suite 400
Orem, UT 84097
801.226.7100
www.cuwcd.com

OFFICERS
N. Gawain Snow, President
Tom Dolan, Vice President
Gene Shawcroft, General Manager/CEO

TRUSTEES
G. Wayne Andersen
Roddie L. Bird
E. James (Jim) Bradley
Shelley Brennan
Max Burdick
Kirk L. Christensen
Michael K. Davis
Tom Dolan
Nathan Ivie
Bill Lee
Al Mansell
Michael J. McKee
Greg McPhie
Aimee Winder Newton
Edwin Sunderland
Gawain Snow
Byron Woodland
Boyd Workman

February 14, 2019

City of Orem
Planning & Zoning
56 North State Street
Orem, Utah 84057

Subject: Neighborhood Meeting
Central Utah Water Conservancy District
District Headquarters Modifications, Phase II – Building No. 2

To Whom it May Concern:

The Central Utah Water Conservancy District invited the all the neighbors adjacent to our property located at 1426 East 750 North, Orem, Utah per the list supplied to us by the City. Notices were mailed one week prior to the meeting date and none were received back. This meeting was held on February 6, 2019 from 6:00 pm to 7:30 pm at the above address. We had prepared presentations, displays, project scope and plans, and other information about the District for those interested in attending. No residents or neighbors attended, and we have not heard any comments from anyone.

If additional information is required, please let me know.

Sincerely,
Central Utah Water Conservancy District

Kirk D. Beecher, P.E.
Lands Project Manager

Item #: 3.4	**Planning Commission** February 20, 2019	OREM
Prepared By: Grant Allen		
Applicant: Marin Dehtear	**SITE PLAN** – Site Plan approval of Apex Auto at 635 East 1700 South in the C2 Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair: **Dewon Holt**
- General Plan Designation: **Community Commercial**
- Current Zone: **C2**
- Acreage: **0.45**
- Neighborhood: **Hillcrest**

ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST: Marin Dehtear requests the City approve the site plan of Apex Auto located at 635 East 1700 South in the C2 Zone.

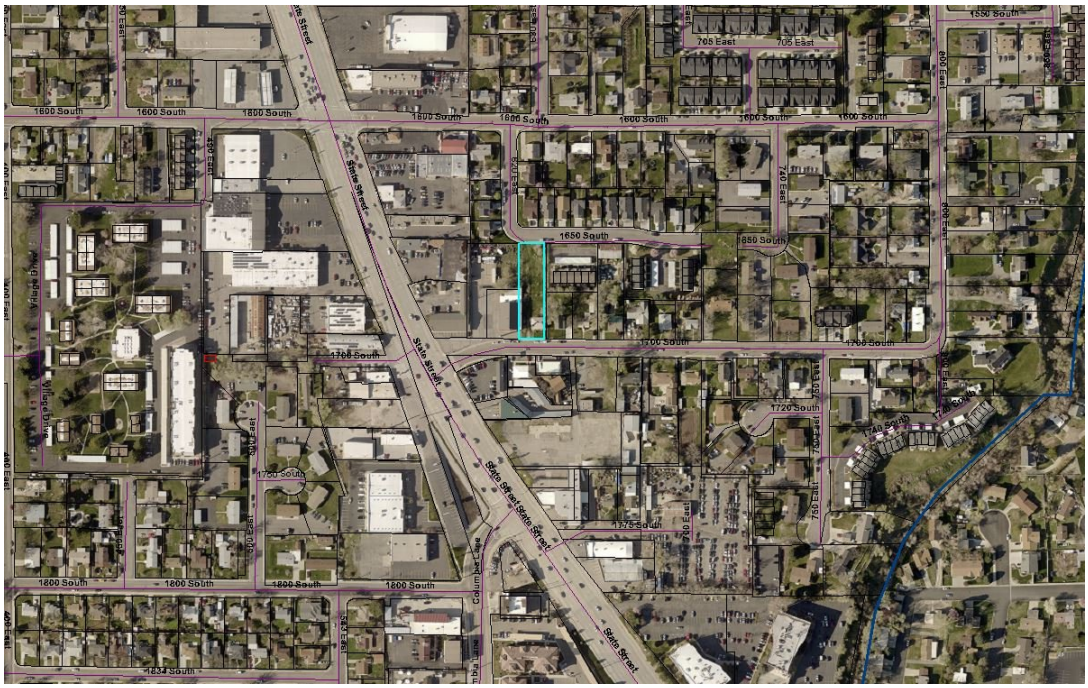
BACKGROUND: The applicant requests to locate an auto dealership at 635 East 1700 South.

The overall site contains a total lot area of 19,602 square feet (sf) or 0.45 acres. The building contains a total building area of 720 sf on one level. Parking is calculated at one parking space for every 250 square feet of building area. The site plan requires a total of 3 parking spaces with 45 provided.

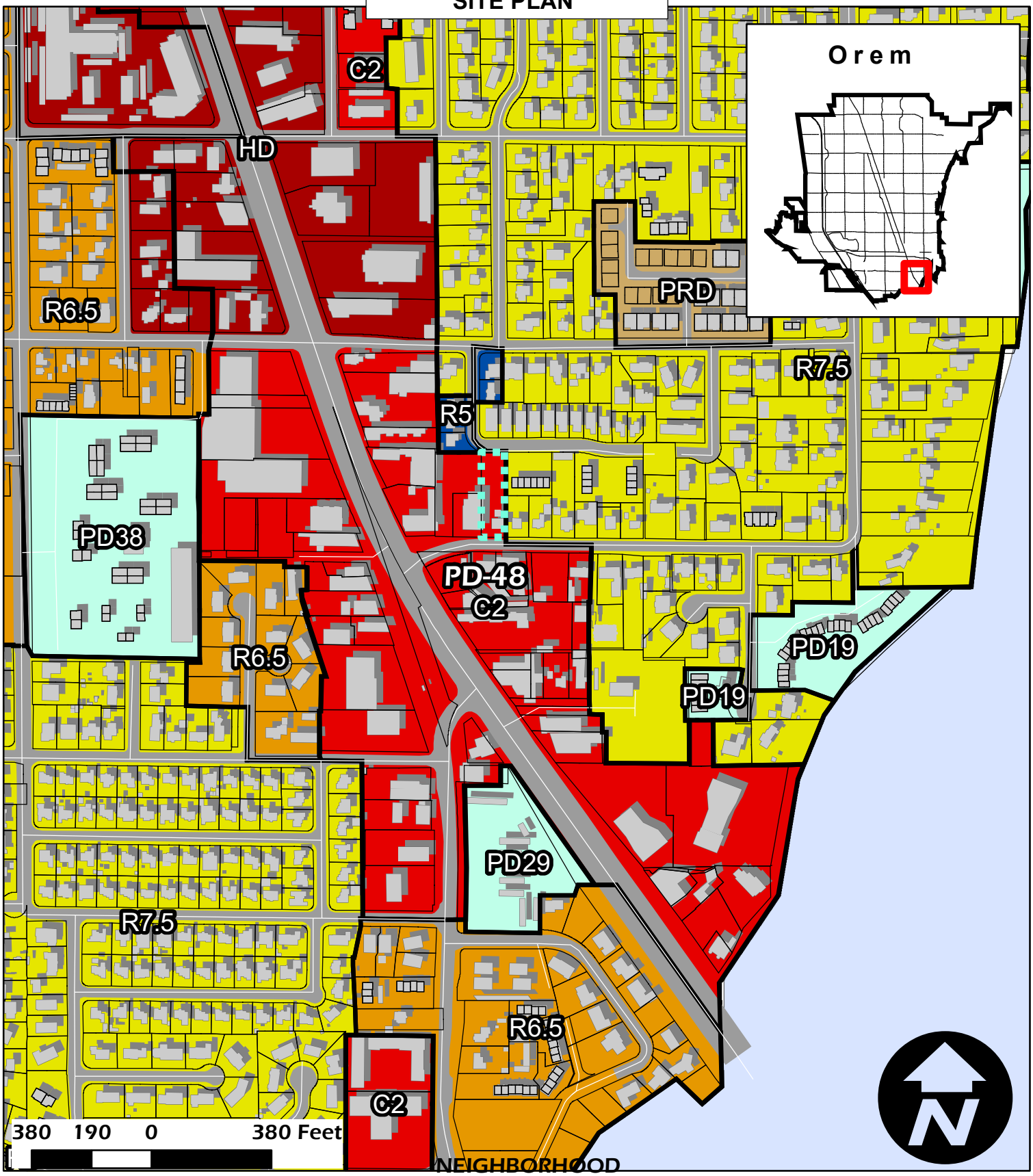
The proposed elevations consist of stucco (EIFS) siding, cultured stone. The overall height of the structure is fifteen feet six inches. The proposed landscaping and overall plan comply with the requirements of the C2 zone.

There will be a 7' high SimTek fence installed on the eastern boundary of the lot as required by code.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Apex Auto at 635 East 1700 South in the C2 Zone.



Apex Auto
SITE PLAN



Apex Auto
C2 Zone
0.45 Acres

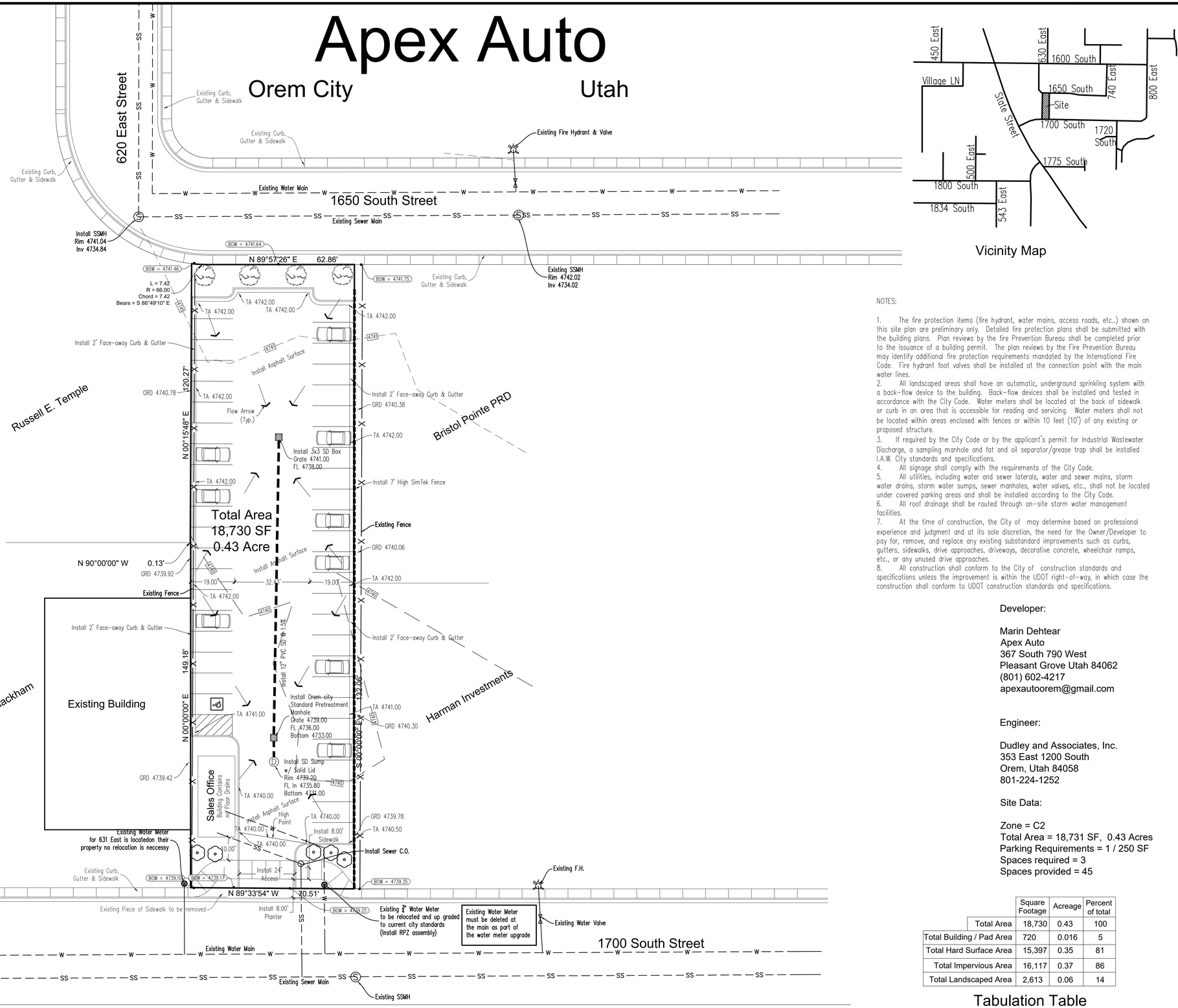
NEIGHBORHOOD
Hillcrest
Dewon Holt

Legend
Parcels selection
Parcels
Buildings

Apex Auto

Orem City Utah

NORTH
1" = 20



Vicinity Map

PLANTING SCHEDULE

SYMBOL	SPECIES
Trees	
	EUROPEAN HORNBEAM (1) CARPINUS BETULUS
Shrubs	
	RED TWIG DOGWOOD (3) CORUS ALBA 'SIBIRICA'

Landscaping Notes:

All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

All trees provided = 2" Caliper in size.

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.

Note: The final location and types to be finalized and approved by Orem City prior to installation.

Note:

Must have one deciduous and one evergreen tree per unit and eight shrubs per unit.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the carious utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Developer:

Marin Dehtear
Apex Auto
367 South 790 West
Pleasant Grove Utah 84062
(801) 602-4217
apexautoorem@gmail.com

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = C2
Total Area = 18,731 SF, 0.43 Acres
Parking Requirements = 1 / 250 SF
Spaces required = 3
Spaces provided = 45

	Square Footage	Acreage	Percent of total
Total Area	18,730	0.43	100
Total Building / Pad Area	720	0.016	5
Total Hard Surface Area	15,397	0.35	81
Total Impervious Area	16,117	0.37	86
Total Landscaped Area	2,613	0.06	14

Tabulation Table

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Apex Auto
Site Plan
Orem City Utah

Revisions
2-7-2019

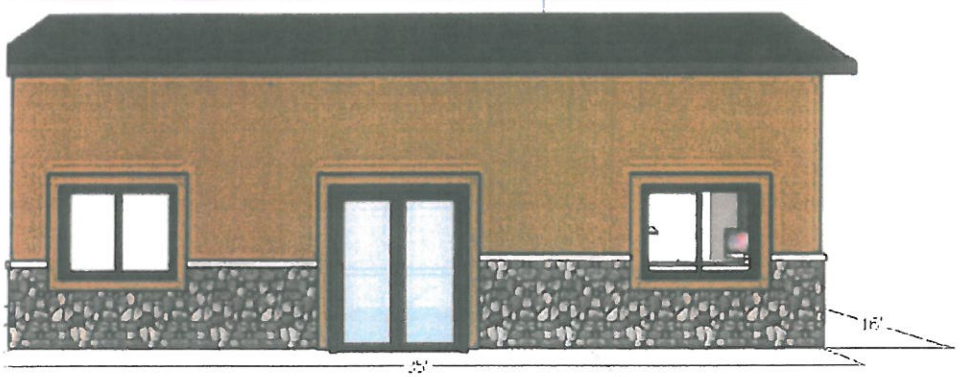
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Scale
1"=

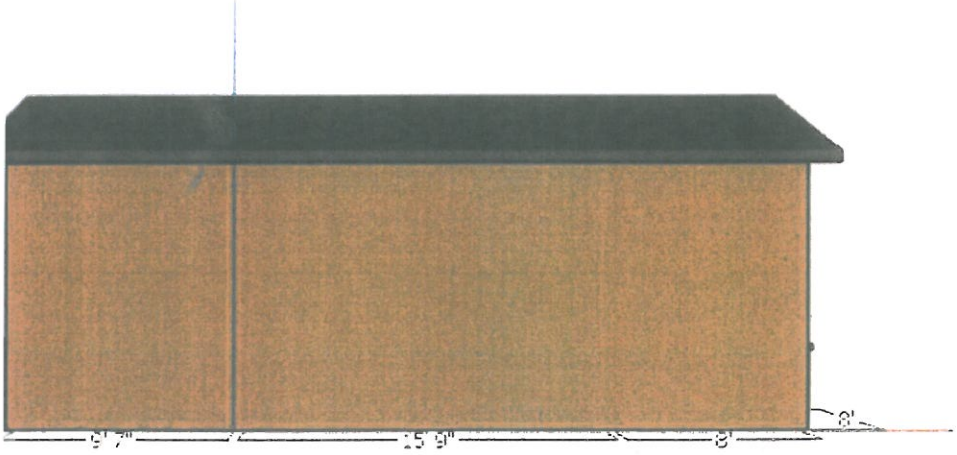
By
BHT

Tracing No.
L - 14384

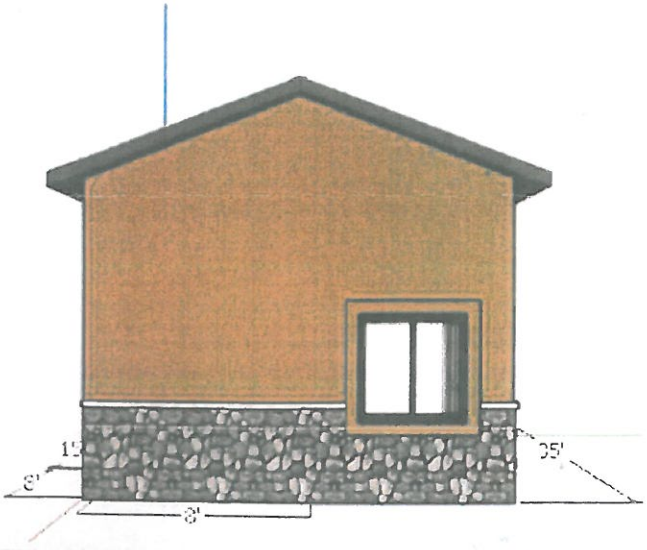
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C - 1



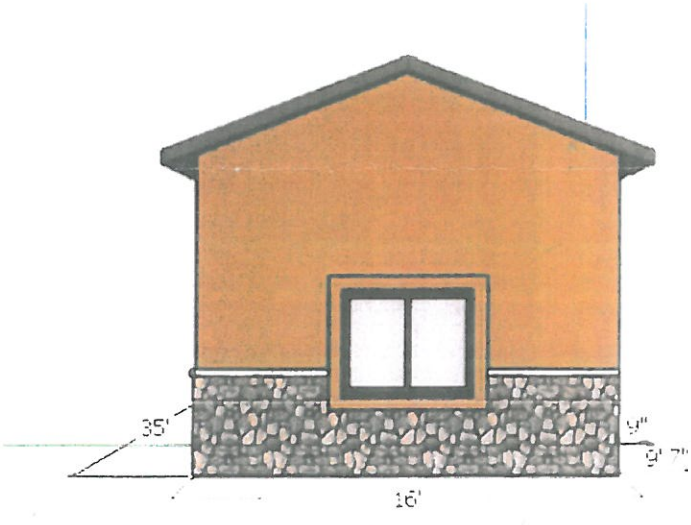
Exterior Materials			
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20%	GLAZING=	82	SQ.FT.
21%	CULTURED STONE	88.5	SQ.FT.



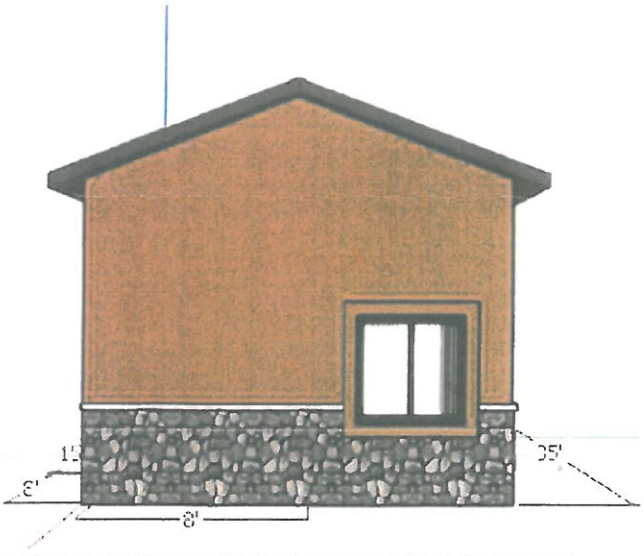
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0%	GLAZING	0	SQ.FT.
0%	CULTURED STONE =	0	SQ.FT.



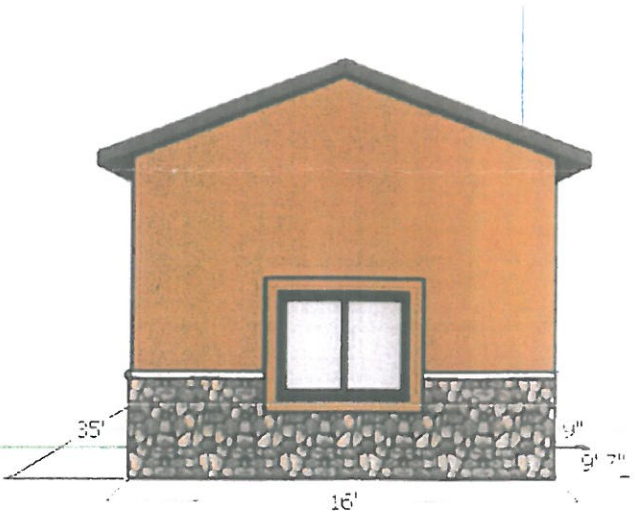
Exterior Materials			
67%	EIFS=	140	SQ.FT.
8%	GLAZING=	16	SQ.FT.



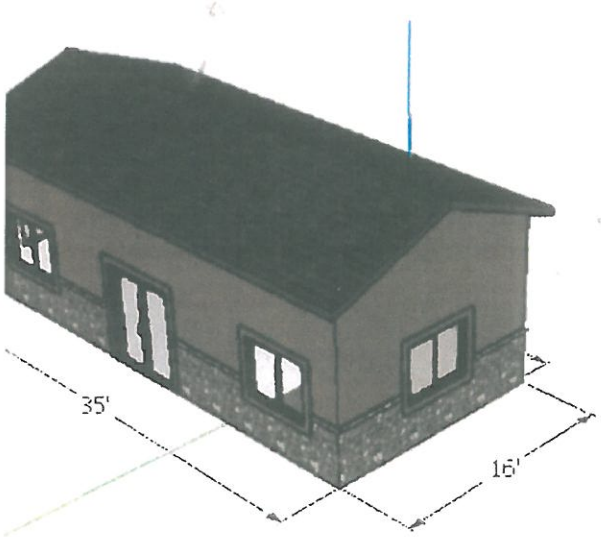
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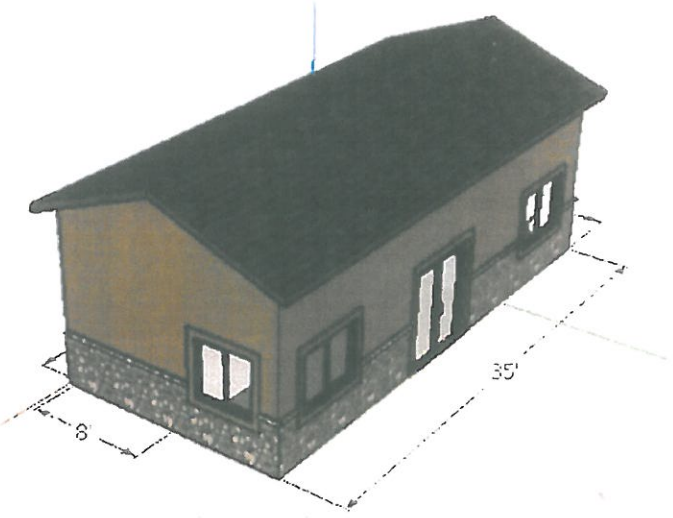


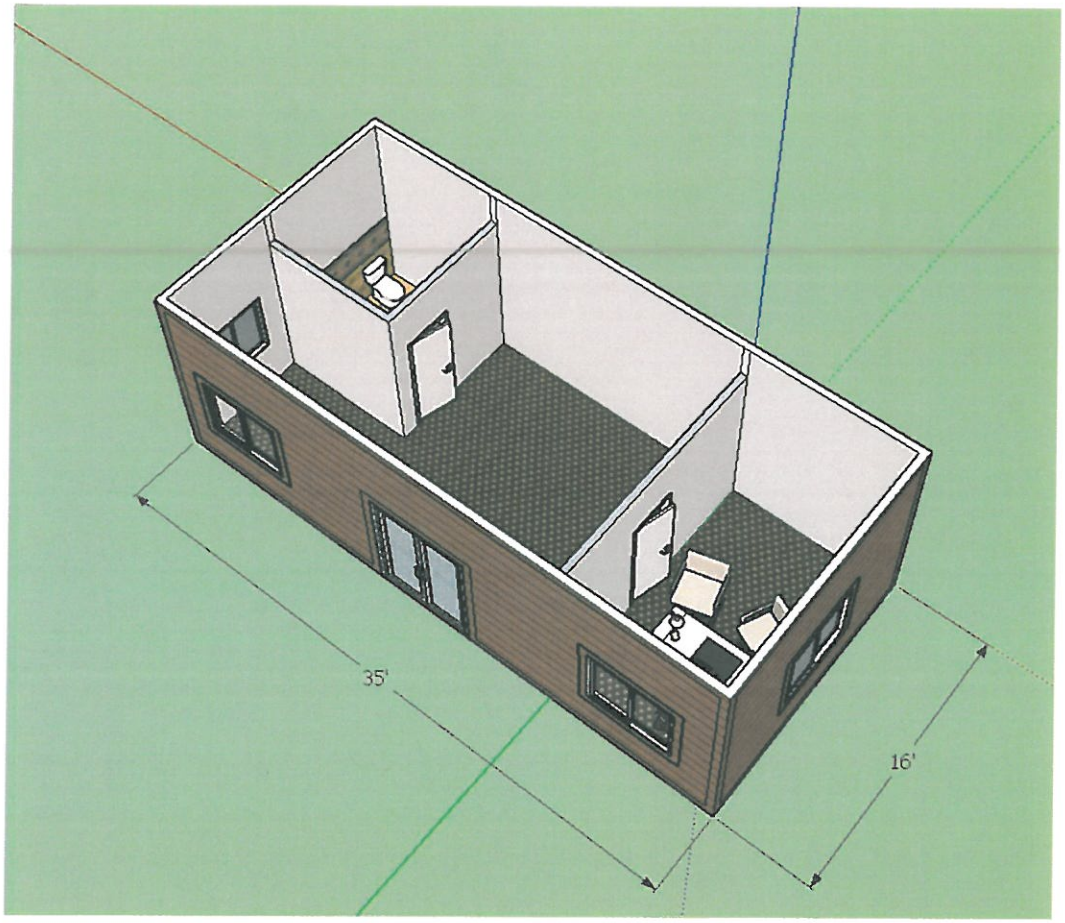
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25%	CULTURED STONE	51.5	SQ.FT.

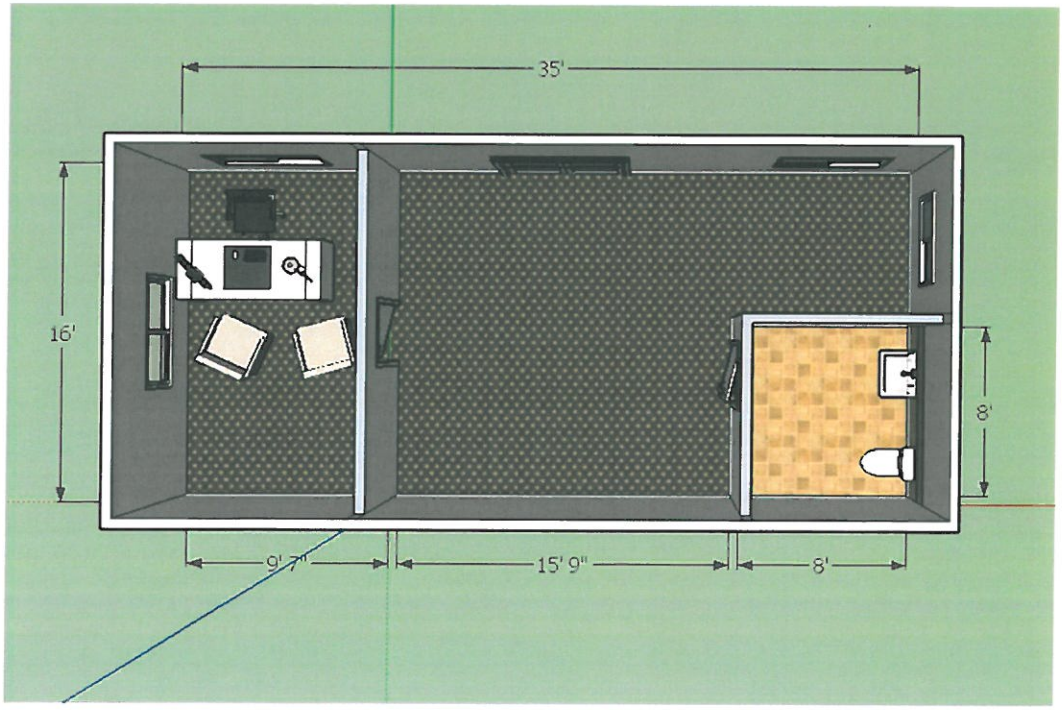


Exterior Materials			
66%	EIFS	137	SQ.FT.
10%	GLAZING	20	SQ.FT.
24%	CULTURED STONE	50.5	SQ.FT.






35'
16'


35'
16'
8'
9' 7"
15' 9"
8'

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

Marin Dehtear requests approval of the site plan for Apex Auto Sales located at 635 E 1700 South in the C2 Zone. The site is currently an abandoned lot with a dilapidated building and the applicant will be coverting it into an auto sales lot. The site plan documents can be viewed on orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

Planning Commission
Wed, Feb 20, 2019
4:30 pm

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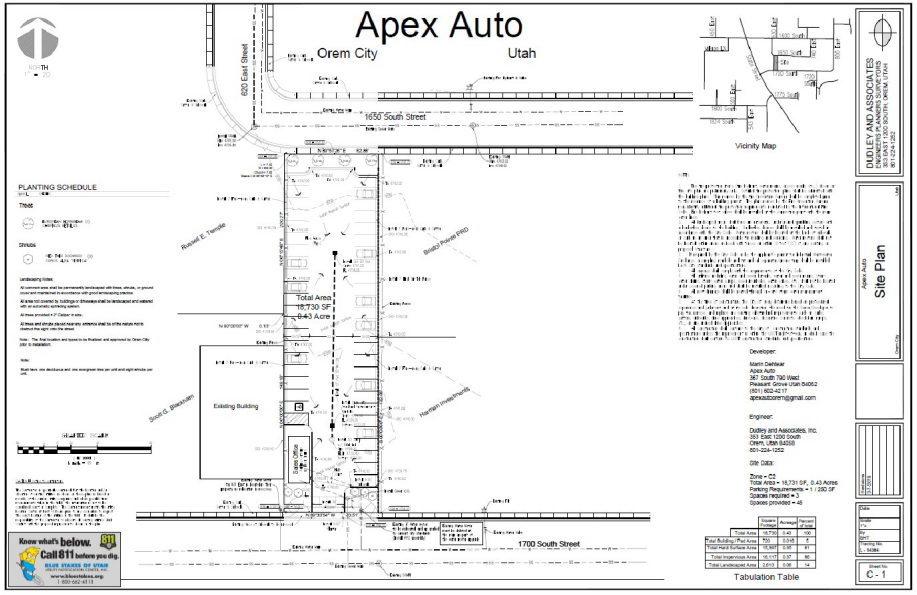
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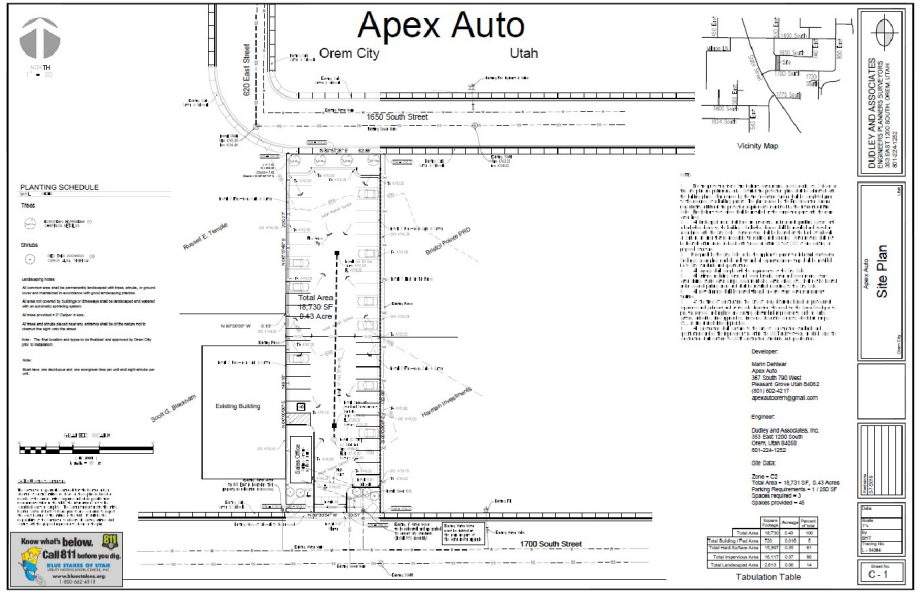
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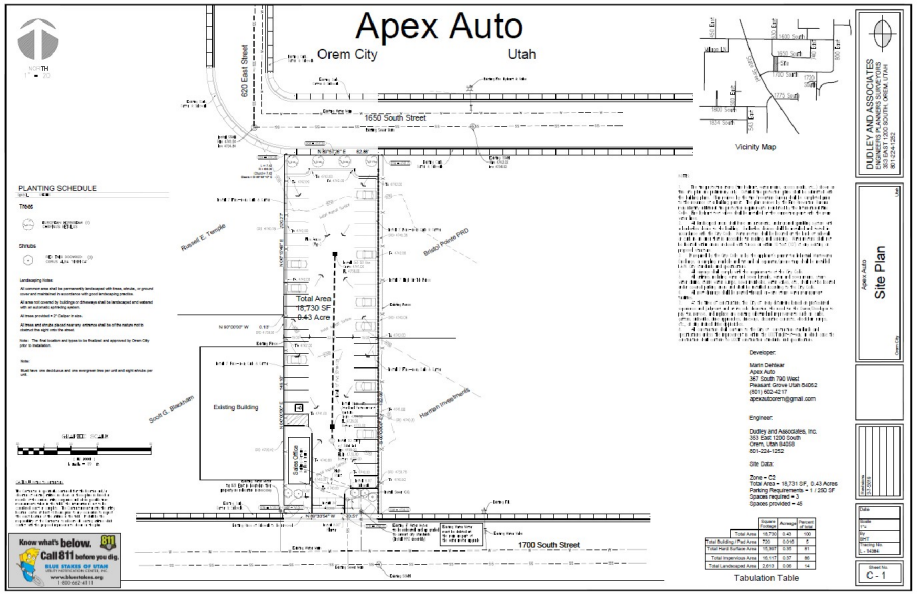
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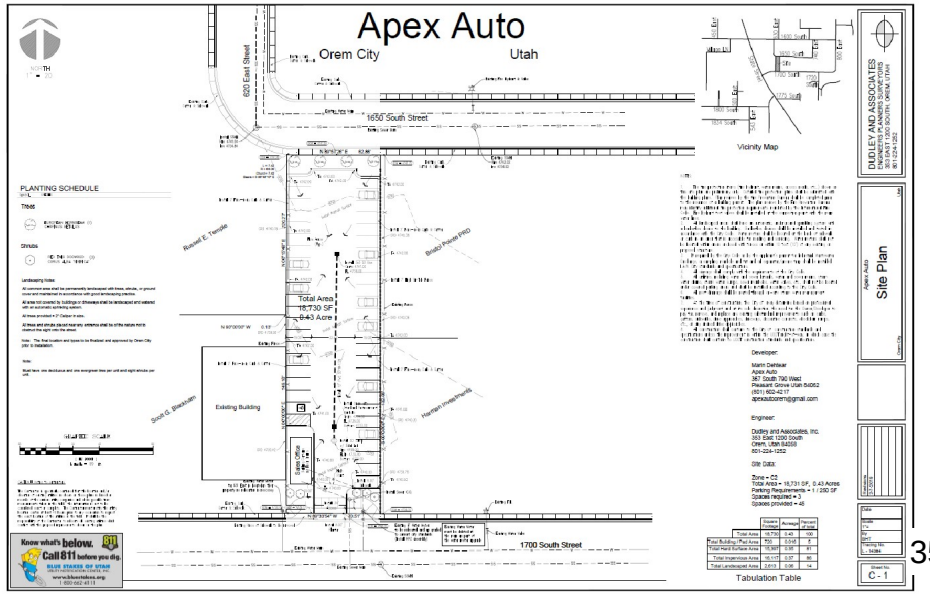
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Planning Commission
Wed, Feb 20, 2019
4:30 pm


Apex Auto
Orem City
Utah
620 East Street
1650 South Street
1700 South Street
Vicinity Map
PLANTING SCHEDULE
Trees
Shrubs
Landscaping Notes
Total Area
18,730 SF
0.43 Acre
Existing Building
Russell E. Tremble
Bristol Pointe PRD
Scott G. Blaisdell
Harrison Investments
Developer:
Marin Dahlaar
Apex Auto
367 South 790 West
Pleasant Grove Utah 84062
(801) 602-4217
apexautoorem@gmail.com
Engineer:
Dudley and Associates, Inc.
363 East 1200 South
Orem, Utah 84058
801-224-1252
Site Data:
Zone = C2
Total Area = 18,731 SF, 0.43 Acres
Parking Requirements = 1 / 250 SF
Spaces required = 3
Spaces provided = 46
Tabulation Table
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801-224-1252
Apex Auto
Site Plan
Orem City
C - 1


Apex Auto
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801-224-1252
Apex Auto
Site Plan
Orem City
C - 1

RECIPIENT	ALTERNATE	ADDRESS	ALTLINE	CITY	STATE	ZIP
SINGH, AMRIK (ET AL)		241 N 860 E		AMERICAN FORK	UT	84003
WASATCH HORIZON LLC	%SMITH, GREGORY & MICHELLE	1365 BOX ELDER DR		ALPINE	UT	84004
TRUE ENTERPRISES LLC		762 E 12300 S		DRAPER	UT	84020
CRANNEY, WILLIAM D & ANN K		537 N 80 W		LINDON	UT	84042
CHRIS J WILLIAMSON PROPERTIES LC		987 E 300 N		LINDON	UT	84042
AUSTIN, VAUGHAN M & CHERYL R		95 S 300 E		LINDON	UT	84042
CAUSSAT, GHISLAINE & THIERRY		105 S 1170 E		LINDON	UT	84042
H & P PROPERTIES LLC		70 S STATE ST		LINDON	UT	84042
DEBBY LAURET		1869 N 80 E		OREM	UT	84057
SMITH, JERRY KYLE & WESLEY D (ET AL)	%MCCLURE, CHERYL	336 E 900 N		OREM	UT	84057
SAM LENTZ		882 W 1720 N		OREM	UT	84057
R&T INVESTMENTS LC		51 W CENTER ST # 604		OREM	UT	84057
JASON BENCH		1911 N MAIN STREET		OREM	UT	84057-2101
KRISTIE SNYDER		56 N STATE STREET		OREM	UT	84057
S&L CLARK PROPERTIES #1 LC		1520 S 300 W		OREM	UT	84058
HIDALGO INVESTMENTS LLC	%BURKE, MONTIVEL	41 W 530 S		OREM	UT	84058
BRENT SUMNER		744 WEST 550 SOUTH		OREM	UT	84058
HATCH, BRYCE JAMISON (ET AL)		374 E 720 S		OREM	UT	84058
WAYNE C AND NORMA W CLOSE LLC		201 W 1400 S		OREM	UT	84058
MARK SEASTRAND		35 WEST 1670 SOUTH		OREM	UT	84058
ROSE, CLAUDE THEADORE & MELISSA ANN	%HABITAT FOR HUMANITY OF UTAH COUNTY	340 S OREM BLVD		OREM	UT	84058
HARMAN, DAVID R		1948 PARK LA		OREM	UT	84058
HARMAN INVESTMENT PROPERTIES 3		1948 PARK LN E		OREM	UT	84058
CLUB FITNESS INCORPORATED	--OR CURRENT RESIDENT--	1640 S STATE		OREM	UT	84058
ASHBY, DANIELLE S (ET AL)	--OR CURRENT RESIDENT--	1698 S STATE		OREM	UT	84058
CRANNEY, WILLIAM D & ANN K	--OR CURRENT RESIDENT--	1742 S STATE		OREM	UT	84058
DAVIS REAL ESTATE GROUP LLC	--OR CURRENT RESIDENT--	1666 S STATE ST		OREM	UT	84058

DAVIS REAL ESTATE GROUP LLC	--OR CURRENT RESIDENT--	1680 S STATE ST	OREM	UT	84058
WAYNE C AND NORMA W CLOSE LLC	--OR CURRENT RESIDENT--	1708 S STATE ST	OREM	UT	84058
HARMAN INVESTMENT PROPERTIES 2 LLC		55 W UNIVERSITY PKY	OREM	UT	84058
SIRGUSA, KAREN (ET AL)		707 S 80 E	VINEYARD	UT	84058
MD BROTHERS LLC		367 S 790 W	PLEASANT GROVE	UT	84062
DAVIS REAL ESTATE GROUP LLC		3955 W 13800 S	BLUFFDALE	UT	84065
HFB&S 611 EAST LLC		2038 E 9060 S	SANDY	UT	84093
PETER MENDENHALL VAN ORMAN LLC		448 E 90 N	OREM	UT	84097
BLACKHAM, SCOTT G		377 S 530 E	OREM	UT	84097
DAVID SPENCER		899 NORTH 550 EAST	OREM	UT	84097
WERNER, SCOTT C & JUDITH		1621 S 620 E	OREM	UT	84097
ROSE, CLAUDE THEADORE & MELISSA ANN	--OR CURRENT RESIDENT--	1628 S 620 EAST	OREM	UT	84097
SINGH, AMRIK (ET AL)	--OR CURRENT RESIDENT--	1638 S 620 EAST	OREM	UT	84097
YOUELL, CHRISTOPHER E & TRISHA S (ET AL)		1646 S 620 E	OREM	UT	84097
R&T INVESTMENTS LC	--OR CURRENT RESIDENT--	1578 S 630 EAST	OREM	UT	84097
PETER MENDENHALL VAN ORMAN LLC	--OR CURRENT RESIDENT--	1582 S 630 EAST	OREM	UT	84097
HIDALGO INVESTMENTS LLC	--OR CURRENT RESIDENT--	1620 S 740 EAST	OREM	UT	84097
MAGNOLIA PROPERTIES LLC (ET AL)	--OR CURRENT RESIDENT--	1632 S 740 EAST	OREM	UT	84097
DUGS INVESTMENTTS LC		933 S 925 E	OREM	UT	84097
J TODD HUISH INVESTMENTS LLC		236 N 1120 E	OREM	UT	84097
MANGINI, RAUL		590 E 1600 S	OREM	UT	84097
HFB&S 611 EAST LLC	--OR CURRENT RESIDENT--	611 E 1600 SOUTH	OREM	UT	84097
BEGAYE, GLADYS K		614 E 1600 S	OREM	UT	84097
GOODRICH, ARLEN RAY & EDNA DAVIS		627 E 1600 S	OREM	UT	84097
REED, BENJAMIN DAVID	--OR CURRENT RESIDENT--	628 E 1600 SOUTH	OREM	UT	84097
RODRIQUEZ, J JUAN & GLORIA		640 E 1600 S	OREM	UT	84097
SWAIN, NOEL L & SUE A		654 E 1600 S	OREM	UT	84097
WILSON, JUSTIN		663 E 1600 S	OREM	UT	84097
ADAMS, STIRLING	--OR CURRENT RESIDENT--	666 E 1600 SOUTH	OREM	UT	84097

MASON, KYLEE & SETH T		669 E 1600 S	OREM	UT	84097
KELLY, BRUCE E & PHYLLIS D		675 E 1600 S	OREM	UT	84097
GLEED, CHRIS & MICHELLE		676 E 1600 S	OREM	UT	84097
COOK, KYLE B & CAROLINA L		681 E 1600 S	OREM	UT	84097
REAL, COREY O & NATALIE K		686 E 1600 S	OREM	UT	84097
WASHBURN, DANIEL & HEIDI (ET AL)		694 E 1600 S	OREM	UT	84097
COOMER, ADAM		698 E 1600 S	OREM	UT	84097
HATCH, BRYCE JAMISON (ET AL)	--OR CURRENT RESIDENT--	706 E 1600 SOUTH	OREM	UT	84097
HACKING SOPER INVESTMENT LC	--OR CURRENT RESIDENT--	629 E 1650 SOUTH	OREM	UT	84097
BOTTEMA, JANICE D	--OR CURRENT RESIDENT--	637 E 1650 SOUTH	OREM	UT	84097
RUIZ, CHRIS C & GLORIA	--OR CURRENT RESIDENT--	640 E 1650 SOUTH	OREM	UT	84097
BERGEN, KYLE D		642 E 1650 S	OREM	UT	84097
YOUNG, BRENDA J		643 E 1650 S	OREM	UT	84097
CANNON, NANCY S		646 E 1650 S	OREM	UT	84097
JARRIN, ROGER		648 E 1650 S	OREM	UT	84097
CABALLERO, CRISTINA Y		651 E 1650 S	OREM	UT	84097
WASATCH HORIZON LLC	--OR CURRENT RESIDENT--	652 E 1650 SOUTH	OREM	UT	84097
AGUIRRE, GINA ANABELLE & MARIO W		654 E 1650 S	OREM	UT	84097
MILLER, KIM T & HEATHER		659 E 1650 S	OREM	UT	84097
WINTERTON, RON C & LARALEE		667 E 1650 S	OREM	UT	84097
PALMER, BRYCE J & KELCIE S		673 E 1650 S	OREM	UT	84097
HASKIN, LAURENCE & ARDEN		680 E 1650 S	OREM	UT	84097
ESTRADA, JOAQUIN		681 E 1650 S	OREM	UT	84097
RUIZ, CHRIS C & GLORIA C (ET AL)	--OR CURRENT RESIDENT--	682 E 1650 SOUTH	OREM	UT	84097
ANDERSEN, CRIAG MERRILL & AYE M		684 E 1650 S	OREM	UT	84097
LUKE, DAVID MICHAEL & NICOLE		686 E 1650 S	OREM	UT	84097
SELF, JARED & KATHERINE		687 E 1650 S	OREM	UT	84097
BENNETT, TYLER L & LEIGH		688 E 1650 S	OREM	UT	84097
RAWLINS, ANTHONY & BRITTANY		690 E 1650 S	OREM	UT	84097
NAN, ZHEN GANG (ET AL)		692 E 1650 S	OREM	UT	84097
BRAY, MAKENZIE & STACIE CHERYL		694 E 1650 S	OREM	UT	84097
SHIMODA INVESTMENTS LLC	--OR CURRENT RESIDENT--	695 E 1650 SOUTH	OREM	UT	84097
ANDERSON, JAMES M		701 E 1650 S	OREM	UT	84097
GISH, GARY JOHN	--OR CURRENT RESIDENT--	620 E 1700 SOUTH	OREM	UT	84097
GISH, GARY JOHN	--OR CURRENT RESIDENT--	630 E 1700 SOUTH	OREM	UT	84097

BLACKHAM, SCOTT G	--OR CURRENT RESIDENT--	631 E 1700 SOUTH	OREM	UT	84097
MD BROTHERS LLC	--OR CURRENT RESIDENT--	635 E 1700 SOUTH	OREM	UT	84097
GISH, GARY JOHN	--OR CURRENT RESIDENT--	640 E 1700 SOUTH	OREM	UT	84097
HARMAN INVESTMENT PROPERTIES 2 LLC	--OR CURRENT RESIDENT--	645 E 1700 SOUTH	OREM	UT	84097
SWAIN, NOEL L & SUE A	--OR CURRENT RESIDENT--	657 E 1700 SOUTH	OREM	UT	84097
H & P PROPERTIES LLC	--OR CURRENT RESIDENT--	662 E 1700 SOUTH	OREM	UT	84097
S&L CLARK 655-669 LC	--OR CURRENT RESIDENT--	667 E 1700 SOUTH	OREM	UT	84097
DIAZ, CARLOS ANTONIO & ARLY ESPERANZA		670 E 1700 S	OREM	UT	84097
HARMAN INVESTMENT PROPERTIES 3	--OR CURRENT RESIDENT--	675 E 1700 SOUTH	OREM	UT	84097
PORTER, RAMON E & PEGGY M		683 E 1700 S	OREM	UT	84097
BRITSCH, R LAINER & SHIRLEY S	--OR CURRENT RESIDENT--	695 E 1700 SOUTH	OREM	UT	84097
SMITH, JERRY KYLE & WESLEY D (ET AL)	--OR CURRENT RESIDENT--	696 E 1700 SOUTH	OREM	UT	84097
HARMAN INVESTMENT PROPERTIES 1	--OR CURRENT RESIDENT--	707 E 1700 SOUTH	OREM	UT	84097
FLORES, ARMANDO VIDAL (ET AL)		708 E 1700 S	OREM	UT	84097
AUSTIN, VAUGHAN M & CHERYL R	--OR CURRENT RESIDENT--	710 E 1720 SOUTH	OREM	UT	84097
KERBY, CHRIS K		665 E 1775 S	OREM	UT	84097
DUGS INVESTMENTTS LC	--OR CURRENT RESIDENT--	673 E 1775 SOUTH	OREM	UT	84097
ADAMS, STIRLING		969 S CARTERVILLE RD	OREM	UT	84097
MAYOR RICHARD F. BRUNST, JR.		900 E HIGH COUNTRY DRIVE	OREM	UT	84097 -2389
BRITSCH, R LAINER & SHIRLEY S		563 LAMBERT DR	OREM	UT	84097
THOMAS MACDONALD		489 NORTH PALISADES DR	OREM	UT	84097
GISH, GARY JOHN		PO BOX 970391	OREM	UT	84097
CRANNEY, WILLIAM D & ANN K	--OR CURRENT RESIDENT--	1738 S STATE	OREM	UT	84097
H & P PROPERTIES LLC	--OR CURRENT RESIDENT--	1755 S STATE	OREM	UT	84097
MARTIN, DOUGLAS W & DOUGLAS W	--OR CURRENT RESIDENT--	1591 S STATE ST	OREM	UT	84097
MARTIN, DOUGLAS W & DOUGLAS W		1595 S STATE ST	OREM	UT	84097
LITEFOOT INVESTMENTS LLC		1633 S STATE ST	OREM	UT	84097
LITEFOOT INVESTMENTS LLC		1635 S STATE ST	OREM	UT	84097

HARMAN, DAVID R		1643 S STATE ST	OREM	UT	84097
TEMPLE, RUSSELL E & EVELYN C		1651 S STATE ST	OREM	UT	84097
TEMPLE, RUSSELL E & EVELYN C	--OR CURRENT RESIDENT--	1655 S STATE ST	OREM	UT	84097
HARMAN INVESTMENT PROPERTIES 6	--OR CURRENT RESIDENT--	1675 S STATE ST	OREM	UT	84097
LA FONTAINE CHIROPRACTIC CLINIC LLC (ET AL)		1704 S STATE ST	OREM	UT	84097
LITEFOOT INVESTMENTS LLC	--OR CURRENT RESIDENT--	1711 S STATE ST	OREM	UT	84097
PALMER, CRAIG J & ELLEN S		1735 S STATE ST	OREM	UT	84097
H & P PROPERTIES LLC	--OR CURRENT RESIDENT--	1745 S STATE ST	OREM	UT	84097
CHRIS J WILLIAMSON PROPERTIES LC	--OR CURRENT RESIDENT--	1775 S STATE ST	OREM	UT	84097
SHIMODA INVESTMENTS LLC		4239 S VALLEY VISTA DR	HOLLADAY	UT	84124
BARSDORF, JAMES & CASSIDY (ET AL)		3823 PARKVIEW DR	SALT LAKE CITY	UT	84124
HACKING SOPER INVESTMENT LC		PO BOX 149	HOOPER	UT	84315
MAGNOLIA PROPERTIES LLC (ET AL)	%QUEALY, ELIZABETH	250 W 700 N	BLANDING	UT	84511
RUIZ, CHRIS C & GLORIA		2929 CHIPPEWA WY	PROVO	UT	84604
UTAH COUNTY		100 E CENTER ST	PROVO	UT	84606
CLUB FITNESS INCORPORATED	%WEBER, JOHN	321 S CANYON VIEW DR	ELK RIDGE	UT	84651
BOTTEMA, JANICE D	%MCENTIRE, PENNY	2399 E 260 N84660	SPANISH FORK	UT	84660

Item #: 3.5	**Planning Commission** February 20, 2019	OREM
Prepared By: Grant Allen		
Applicant: Mark Warner	**SITE PLAN** – Site Plan approval of Delta V Industrial Park Phase 2 located at 1600 West 400 South in the M2 Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair: **Frank Redd**
- General Plan Designation: **Light Industrial**
- Current Zone: **M2**
- Acreage: **3.75**
- Neighborhood: **Sunset Heights West**

ACTION:
The Planning Commission is the final approving authority regarding this request.

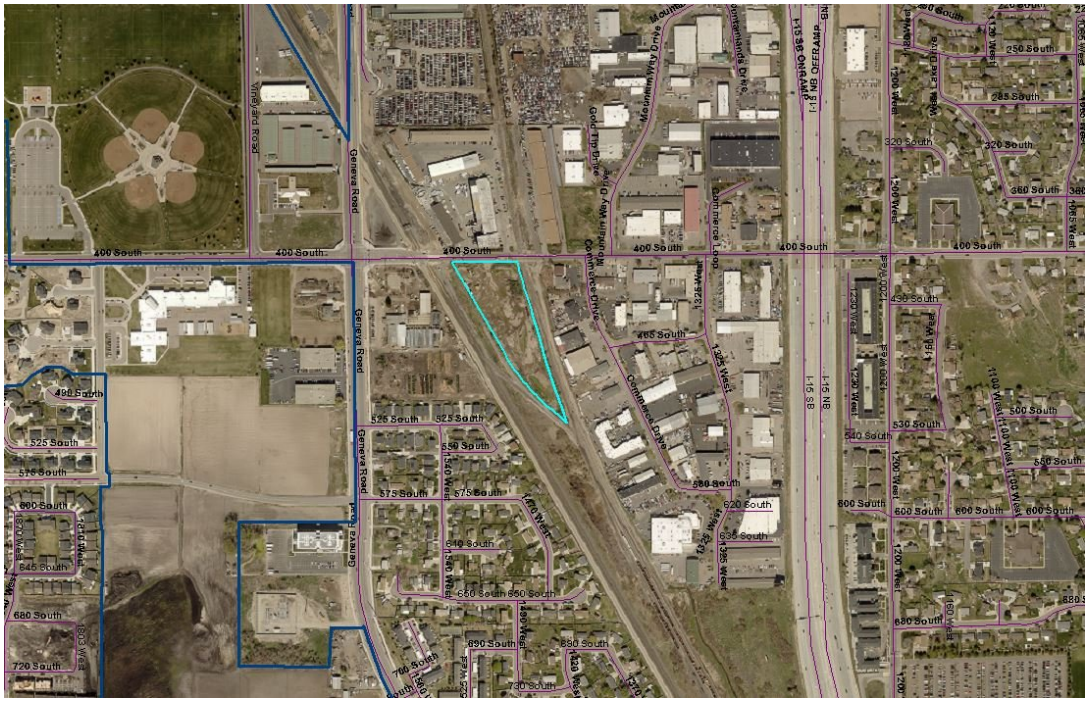
REQUEST: Mark Warner requests the City approve the site plan of Delta V Industrial Park Phase 2 generally located at 1600 West 400 South in the M2 zone.

BACKGROUND: The applicant is adding another building to the Delta V Industrial park site.

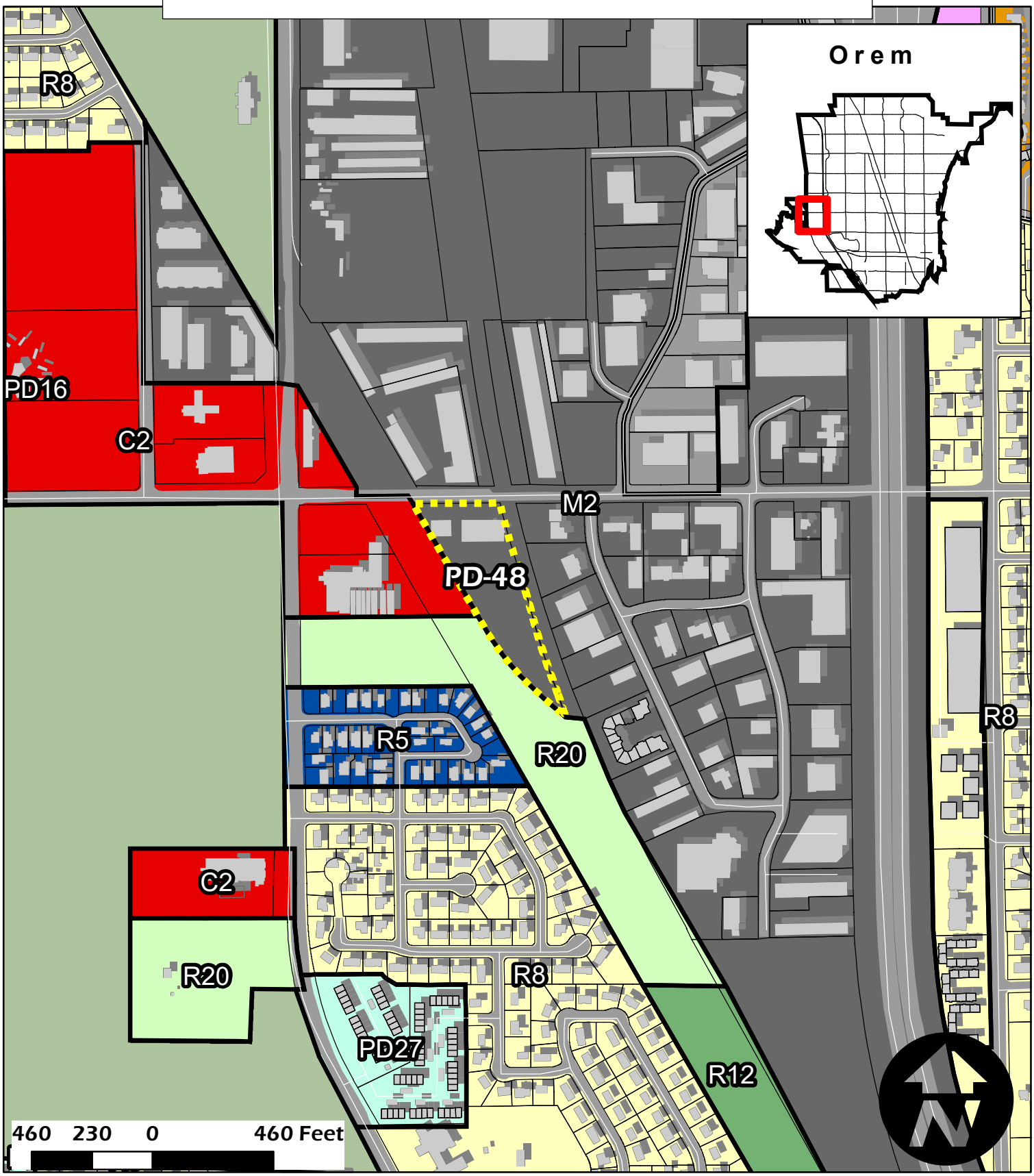
The propsed site contains a total lot area of 163,545 square feet (sf) or 3.75 acres. The building contains a total building area of 12,480 sf on one level. Parking is calculated at one parking space for every 250 square feet of office area; and one parking space for every 500 square feet of warehouse area. The site plan requires a total of 28 parking spaces with 38 provided.

The proposed elevations consist of CMU block. The overall height of the structure is twenty-three feet four inches. The proposed landscaping and overall plan comply with the requirements of the M2 zone.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. It is recommended that the Planning Commission approve the site plan of Delta V Industrial Park Phase 2 generally located at 1600 West 400 South in the M2 Zone.



Delta V Industrial Park Phase 2



Delta V Industrial Park Phase 2
M2 Zone
3.75 Acres

NEIGHBORHOOD
Sunset Heights West
Frank Redd

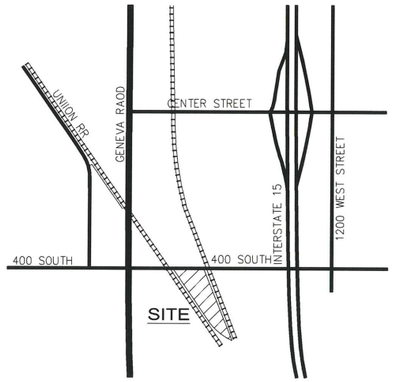
Legend
Parcels selection
Parcels
Buildings

Delta V Industrial Park

Orem, PHASE 2 Utah

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
—cv—cv—	Cable TV utility lines
	Existing Power lines
—p—p—	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culindary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



VICINITY MAP

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

SURVEY DESCRIPTION

Commencing at a point located North 89°34'21" East along the Section line 464.19 feet and South 30.88 feet from the Northwest corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°36'34" East along 400 South Street 331.77 feet; thence along a line parallel to and 25.00 feet westerly from the center line of Denver and Rio Grande Railroad track the following 4 courses: along the arc of a 2620.00 foot radius curve to the left 262.31 feet (chord bears South 15°36'14" East 262.31 feet), along the arc of a 2900.00 foot radius curve to the right 188.78 feet (chord bears South 16°36'29" East 188.76 feet), along the arc of a 2460.00 foot radius curve to the left 248.95 feet (chord bears South 17°38'33" East 248.85 feet), along the arc of a 2475.00 foot radius curve to the right 151.80 feet (chord bears South 18°47'04" East 151.77 feet); thence along a line parallel to and 25.00 feet Easterly from the centerline of the Denver and Rio Grande Railroad track the following 4 courses: along the arc of 482.65 foot radius curve to the left 39.52 feet (chord bears North 47°39'16" West 39.51 feet), North 49°59'27" West 65.37 feet, along the arc of a 1043.00 foot radius curve to the right 364.75 feet (chord bears North 39°58'20" West 362.89 feet), North 29°57'14" West 537.09 feet to the point of beginning.

AREA = 136,545 sq.ft. or 3.75 acres

Planning Department

56 North State Street
Orem, Utah 84057
Phone (801) 229-7238
Fax (801) 229-7191

Public Works Department

Phone (801) 766-6506

Public Safety

95 East Center Street
Orem, Utah 84057
801-229-7323

Emergency 911
Utah County Animal Shelter 801-785-3442

Engineering

Engineer: Sam Kelly
56 North State Street
Orem, Utah 84057
Phone (801) 229-7198
Fax (801) 229-7191

Building Inspection

56 North State Street
Orem, Utah 84057
Phone (801) 229-7185
Fax (801) 229-7191
Jim Yeoman

Public Works Department

1450 West 550 North
Orem, Utah 84057
Phone (801) 229-7500

Gas

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Property Addesss:
1519 West 400 South
Orem, Utah

Property Owner
Wedge The LLC

Developer:

Collision Safety Engineering
%Mark Warner
416 South Commerce Drive
Orem, Utah
801-229-6200
mwarner@cselc.com

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = C2 and R20
Total Area = 163,545 sq.ft. or 3.75 Acres

Phase 1 Parking Requirements:

Office Area = $\frac{1}{250}$ sq.ft.
Warehouse Area = $\frac{1}{500}$ sq.ft.
Total office area = 2,500 sq.ft. = 10 spaces required
Total warehouse area = 14,540 sq.ft. = 29 spaces required

Spaces required = 39
Spaces provided = 47

Phase 2 Parking Requirements:

Office Area = $\frac{1}{250}$ sq.ft.
Warehouse Area = $\frac{1}{500}$ sq.ft.
Total office area = 1,500 sq.ft. = 6 spaces required
Total warehouse area = 10,980 sq.ft. = 22 spaces required

Spaces required = 28
Spaces provided = 38

	Square Footage	Acreage	Percent of total
Total Area	163,545	3.75	100
Total Building / Pad Area	14,100	0.72	19
Total Hard Surface Area	32,158	0.74	20
Total Impervious Area	46,258	1.06	28
Undeveloped Area	107,431	2.47	66
Total Landscaped Area	9,856	0.23	6

Tabulation Table - Phase 1

	Square Footage	Acreage	Percent of total
Total Area	163,545	3.75	100
Total Building / Pad Area	12,480	0.29	19
Total Hard Surface Area	32,158	0.74	20
Total Impervious Area	46,258	1.06	28
Undeveloped Area	107,431	2.47	66
Total Landscaped Area	9,856	0.23	6

Tabulation Table - Phase 2

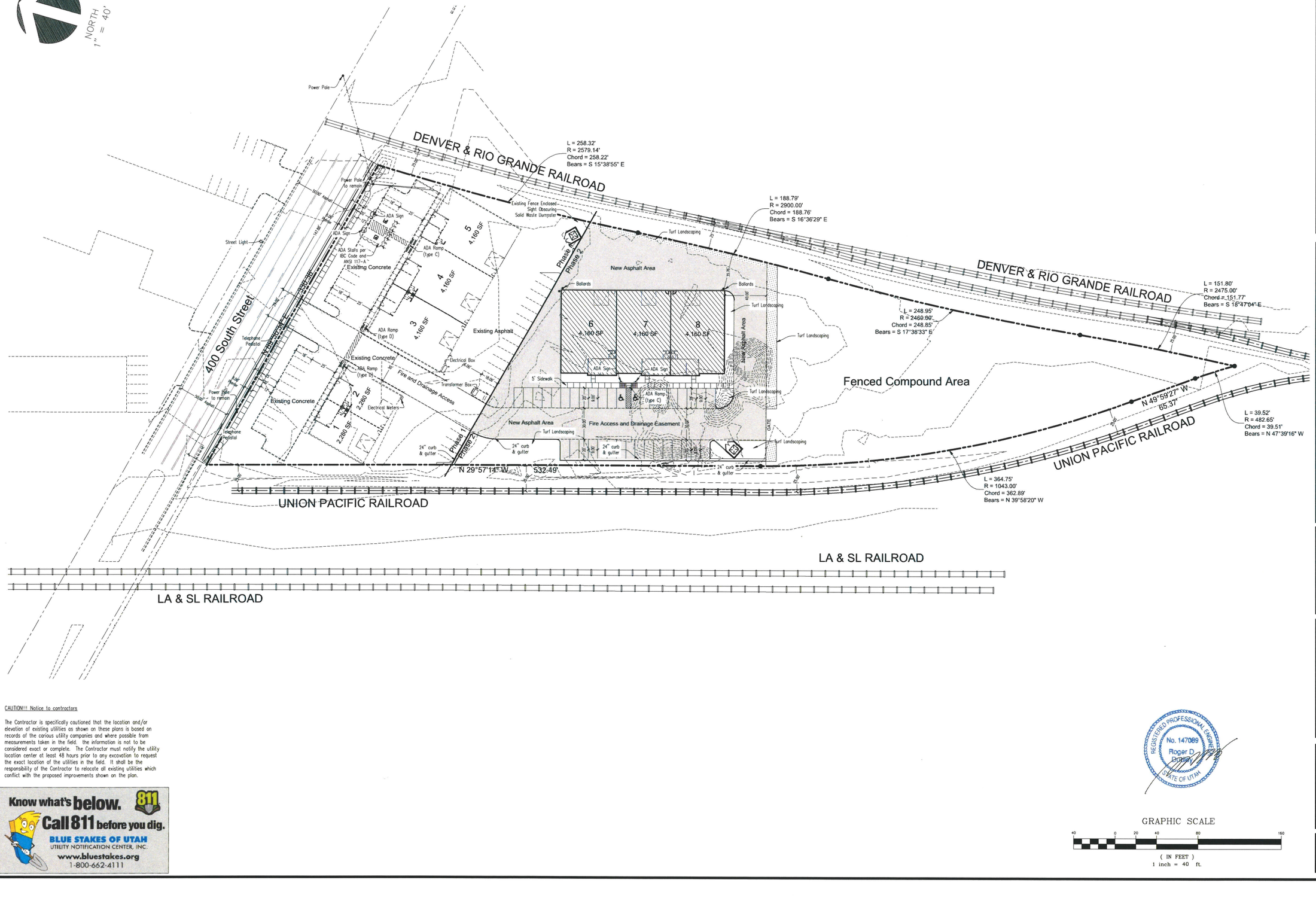
Sheet Index

1.0 Cover Sheet
1.1 General Notes
1.2 Demolition Plan
2.0 Site Plan
2.1 Landscaping Plat
3.0 Utility Plan
4.0 Grading and Drainage Plan
5.0, 5.1, 5.2 Detail Sheets

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Sheet No.
C - 1.0

NORTH
1" = 40'



CAUTION!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Delta V Industrial Park

Amended Site Plan

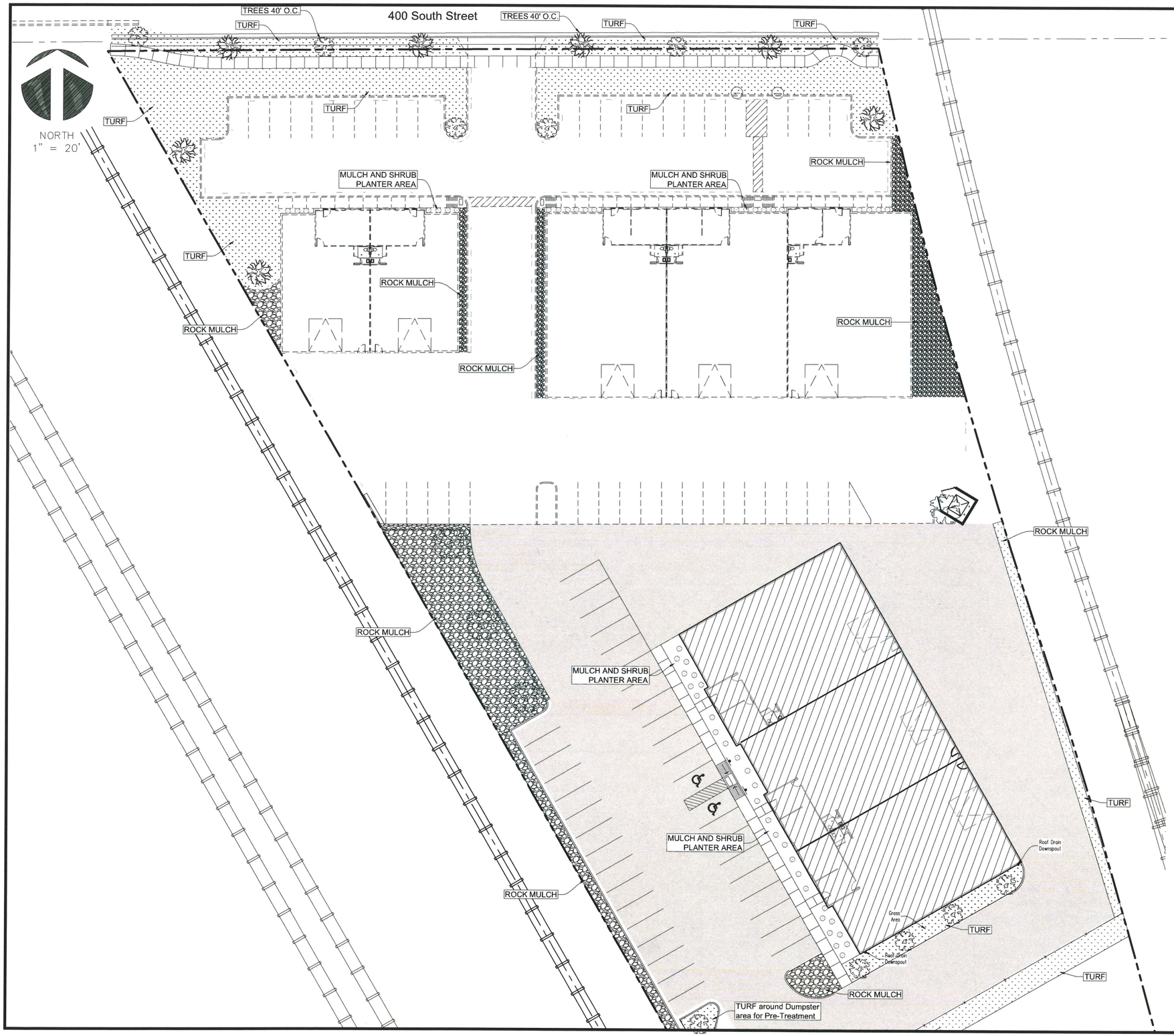
Utah

Orem

Revisions

Date	2-4-2019
Scale	1" = 40'
By	TD
Tracing No.	L - 13861

Sheet No.
C - 2.0



PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
	DECIDUOUS TREES			
	PRUNUS SERRULATA 'KWANZAN' Flowering Cherry	2" CAL.	B & B	
	PYRUS CALLERYANA 'CAPITAL' Capital Flowering Pear	2" CAL.	B & B	
	SHRUBS (to be located as per Landscaper and owner)			
	COTONEASTER DAMMERI 'CORAL BEAUTY' Coral Beauty Cotoneaster	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	5 Gal.	Cont.	
	PINUS MUGO MUGUS PUMILIO Shrubby Swiss Mountain Pine	5 Gal.	Cont.	
	GROUND COVERS (to be located as per Landscaper and owner)			
	AEGOPODIUM PODAGRARIA VARIAGATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUGA Bungleweed	1 Gal.	Cont.	24" O.C.
	GALLIUM ODORATA Sweet Woodruff	1 Gal.	Cont.	24" O.C.

Grass Area
Kentucky Blue Grass blend

Rock Mulch
Decorative rock mulch: 3" depth with weed barrier fabric

Landscaping Notes:

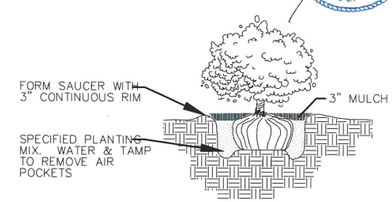
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

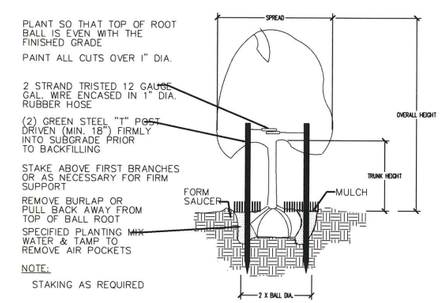
All Deciduous trees provided = 2" Caliper in size measured 4' from grade and shall be at least eight (8') in height, when planted.
All shrubs provided = 5 gallon in size.

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH



SHRUB PLANTING



TREE PLANTING – VERTICAL STAKES

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Delta V Industrial Park

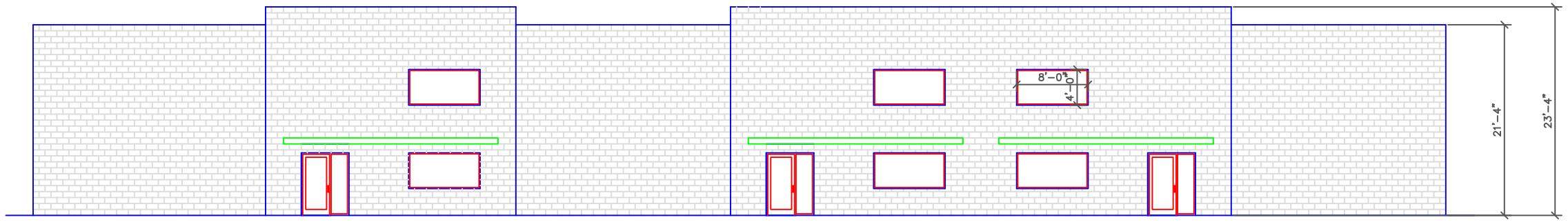
Landscaping Plan

Orem Utah

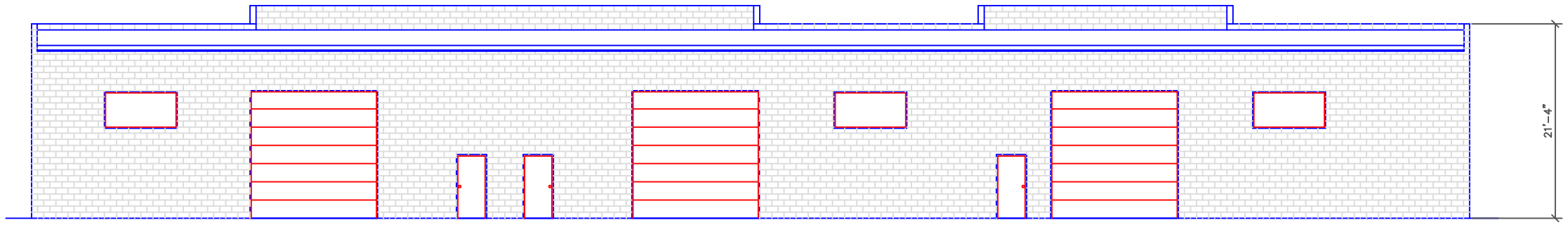
Revisions

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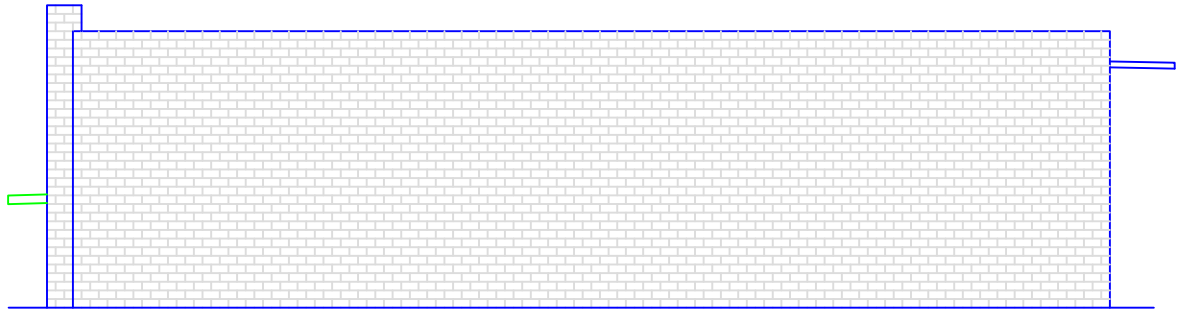
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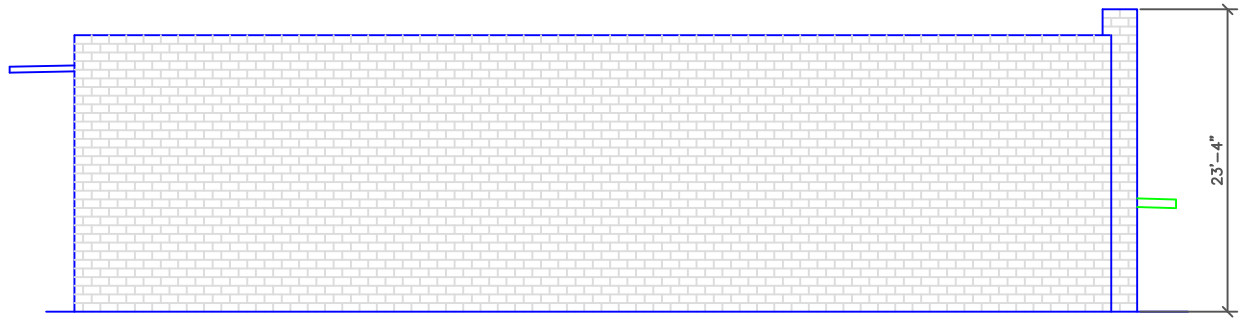
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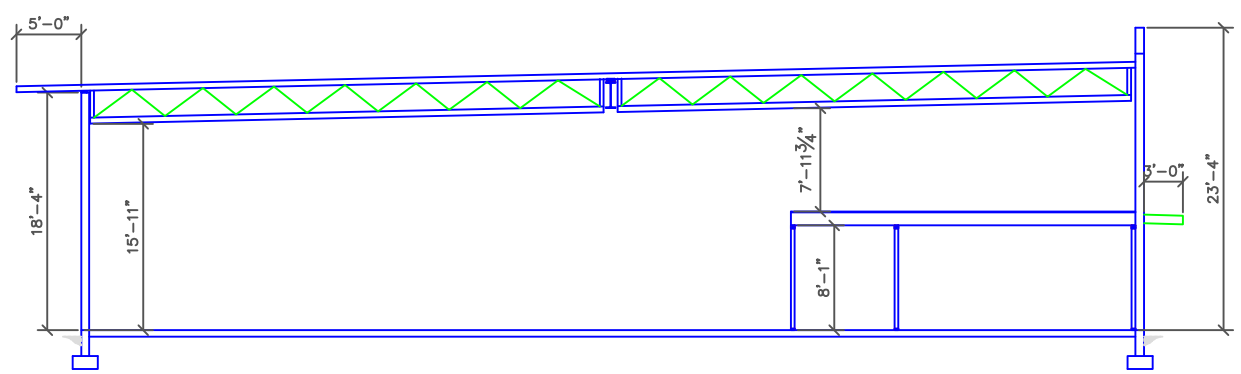
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NOT TO SCALE

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
February 6, 2019

The following items are discussed in these minutes:

Public Hearing – 1187 N 1200 West Rezone – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning from PD-45 (Jive) zone to the HS (Highway Services) zone – Positive Recommendation to City Council

Public Hearing – University Place Rezone – Amending Section 22-5-3(A) of the Orem City Code, from R8 and C2 zones to PD-34 (University Place) zone, amending portions of Appendix BB of the Orem City Code and amending appendix A and B of the Orem City General Plan - Positive Recommendation to City Council

Site Plan – Palos Verdes Student Housing development at 960 S 500 West in the PD-48 zone – Approved

Site Plan – Cirque Lodge Addition at 777 N Palisade Drive in the PD-8 zone - Approved

STUDY SESSION

Place: City Council Conference Room

At **3:30 p.m.** Chair Spencer called the Study Session to order.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; J. Kirby Snideman, Long Range Planner; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from January 16, 2019 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At **4:30 p.m.** Chair Spencer called the Planning Commission meeting to order and asked Mr. Cook, Planning Commission member, to offer the invocation.

Those present: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; J. Kirby Snideman, Long Range Planner; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Sam Kelly, City Engineer

Chair Spencer asked Mr. Snideman to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Matthew Blackburn, 1200 Miller LLC, to request the City rezone approximately 6.2 acres of property located generally at 1187 North 1200 West from the PD-45 (Jive) zone to the Highway Services (HS) zone.



Staff Presentation: The applicant has acquired properties that are currently zoned as PD-45, which was a zone created for the Jive office development. Having no plans to develop an office building, the applicant is requesting the site revert to the HS zone (which it was zoned as prior to being zoned to PD45).
While not required to do so as part of this zone change request, the applicant has shared their concept plan. The southern portion of the property will be used as an RV sales lot. The RV lot would be paved and have a mobile sales office trailer. In addition, the applicant has recently rehabilitated the existing building on the northern portion of the property and have leased the building as a retail market and event center.

Recommendation: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Snideman.

Chair Spencer invited the applicant to come forward. Matthew Blackburn introduced himself. He said he did not have any long-term plans for the property at this time. In the short term, he has leased out the existing building as an event center. Mr. Moulton asked if whatever the not firm plans are in the future, will they will fit into the HS zone. Mr. Blackburn said yes, most likely there will be three to four story office buildings.

Chair Spencer opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Spencer closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cook moved to forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Spencer asked Mr. Snideman to introduce **Agenda Item 3.2**:

Agenda Item 3.2 is a request by University Mall Shopping Center LC to request the City rezone approximately 2.6 acres of property located generally at 575 E University Parkway (the University Place Mall) from R8 and C2 zones to the PD-34 (University Place) zone, amending Sections 22-5-3(A) and Appendix BB of the Orem City Code, and amending appendix A and B of the Orem City General Plan.



Staff Presentation: The owners of the University Mall have acquired property they desire to include in the PD-34 zone. These properties are as follows:

Address	Acres	Current Zone	Proposed Zone	Current Land Use	Proposed Land Use
1145 South 800 East	1.06 acres	C2 Zone	PD34	Regional Commercial	Regional Commercial

1012 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1026 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1040 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1054 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1068 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1082 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1094 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
575 East 1100 South	0.18 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial

The proposed uses on these properties include a theater and a hotel. These uses are already approved uses in the PD-34 zone, but the applicant desires additional land on which to build these structures and their required parking and landscaping.

As part of this rezone, portions of Appendix BB of the Orem City Code will need to be updated as well as appendix A and B of the Orem City General Plan.

- Portions of Appendix BB to be amended include the concept plan for the PD-34 zone, which is updated to provide details on where and how the theater and hotel will be constructed. The concept plan will also be updated to include the most recent transportation improvements for the Mall.

- Appendix A of the Orem General Plan is amended to show the revised land use map. The property located at 1145 South 800 east is already designated as regional commercial on the land use map. The residential properties along 590 East and 1100 South need to be changed from low density residential to regional commercial.

- Appendix B of the General Plan needs to be amended because this contains a copy of the zoning map.

A neighborhood meeting was held by the applicant on January 3, 2018. Notes from the meeting are part of the staff report for your review.

Recommendation: Development Services staff recommend the Planning Commission forward a positive recommendation to the City Council amending Section 22-5-3(A) of the Orem City Code, rezone approximately 2.6 acres of property located generally at 575 E University Parkway from R8 and C2 zones to PD-34 (University Place) zone, amend portions of Appendix BB of the Orem City Code, and amend Appendix A and B of the Orem City General Plan.

Chair Spencer asked if the Planning Commission had any questions for Mr. Snideman.

Chair Spencer invited the applicant to come forward. Kathy Olson introduced herself. She had nothing to add to Mr. Snideman's presentation.

Chair Spencer opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

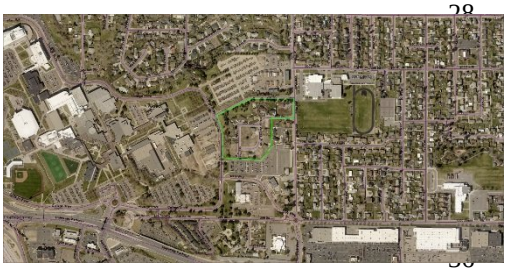
Bryce Barrett – His concern is the wall that runs along the back of the residential properties. He is against any breaching of the wall that currently exists. Ms. Olson said the current wall will be relocated and the new wall will be eight feet tall. They held a neighborhood meeting to see if residents wanted a wall opening by Costco and they said no. But the pedestrian opening at the south end will remain. The new wall will be eight feet tall along the entire length and there will be no vehicle opening.

When no one else came forward, Chair Spencer closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Moulton moved to forward a positive recommendation to the City Council amending Section 22-5-3(A) of the Orem City Code, to rezone approximately 2.6 acres of property located generally at 575 E University Parkway (the University Place Mall) from R8 and C2 zones to the PD-34 (University Place) zone, amending Sections 22-5-3(A) and Appendix BB of the Orem City Code, and amending appendix A and B of the Orem City General Plan. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Spencer asked Mr. Snideman to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by PEG Development to request the Planning Commission approve the site plan of Palos Verdes Student Housing development located generally at 960 South 500 West in the PD-48 Zone.



Staff Presentation: The applicant was successful in getting a zone change on this site to the PD-48 Zone. This allows for high-density student housing to be constructed. The PD-48 Zone has specific requirements for the building layout, materials, elevations, transportation, parking, and other requirements. Through this site plan process, the City can ensure the applicant's plan for development complies with all the requirements of the PD-48 Zone and other sections of the City Code.

The overall site will include 450 units consisting of 1,604 beds. The PD-48 zone requires a parking ratio of 0.8 parking stalls per bed. To comply, 1,283 parking stalls will be provided on site with overflow parking, if needed, directed to UVU parking lots.

There will be five buildings on site. The buildings will range from three to five stories and will be constructed of brick veneer, EIFS wall siding, metal siding, and other materials. The parking structure will be five levels and will be screened with natural and decorative screening.

In addition to the PD-45 ordinance, development agreements were approved with this development. The applicant worked with the City, UVU and Alpine School District to secure agreements necessary for construction of the Project. These agreements include the following:

1. Agreement between Palos Verdes, Alpine School District and the City. This agreement provides that Palos Verdes will reconfigure the access to Lakeridge Junior High to better align with 960 South and will also reconfigure some of the parking for Lakeridge Junior High. Alpine School District will grant the City easements necessary for the installation of future traffic signal poles on the school property.

2. Agreement between Palos Verdes and UVU. This agreement provides that Palos Verdes will construct a pedestrian underpass under Campus Drive. It also provides that UVU will grant an easement to Palos Verdes for access over UVU property to access 960 South and Wolverine Way.

3. Declaration of Restrictive Covenants by UVU. In this document, UVU essentially established a "no-build zone" over a twenty-foot-wide strip of property along the north, west and southern boundaries of the Palos Verdes property. These no-build zones prohibit UVU from constructing any structures in these areas without the City's consent. The no-build zones will essentially function as the setbacks for the Project on the north, west and south of the Project.

4. Development Agreement between Palos Verdes and City of Orem. This agreement provides that Palos Verdes will widen and improve 960 South and 400 West; install a traffic signal at the intersection of 960 South and 400 West; construct a pedestrian tunnel under Campus Drive; work with the City to resolve any neighborhood parking problems that may arise; provide parking at a minimum of 0.8 stalls per bed; not charge an extra fee for parking; and cap total occupancy of the project at 1,605 residents.

Recommendation: The Development Review Committee determined this request complies with Orem City Code and recommends the Planning Commission approve the site plan for the Palos Verdes Student Housing development at 960 South 500 West in the PD48 zone subject to the following condistions:

1. That the UVU Housing Subdivision Plat amendment to be approved by the Planning Commission prior to obtaining any building permit.
2. That a declaration of restrictive covenants pertaining to setbacks and related to fire and building codes be recorded with the Utah County Recorder prior to obtaining any building permit.

Chair Spencer asked if the Planning Commission had any questions for Mr. Snideman. Mr. Spencer asked for clarification on Condition #1. Mr. Snideman said it requires the developer to consolidate all the individual lots on the current plat into one large lot.

Chair Spencer invited the applicant to come forward. Kyle Jardine introduced himself.

Chair Spencer opened the public meeting and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Spencer closed the public meeting and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cochran moved to approve the site plan for the Palos Verdes Student Housing development at 960 South 500 West in the PD-48 zone subject to the following condistions:

1. That the UVU Housing Subdivision Plat amendment to be approved by the Planning Commission prior to obtaining any building permit.
2. That a declaration of restrictive covenants pertaining to setbacks and related to fire and building codes be recorded with the Utah County Recorder prior to obtaining any building permit.

Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Spencer asked Mr. Snideman to introduce **Agenda Item 3.4**:

Agenda Item 3.4 is a request by Mike Anderson to request the City approve the revised site plan of Cirque Lodge Addition at 777 N Palisade Drive in the PD-8 zone.

Staff Presentation: The applicant desires to expand the Cirque Lodge development in accordance with what is permitted in the PD-8 zone. Cirque Lodge is a residential treatment facility. The facility will be adding 122 new beds in a second building constructed on site. Currently, the facility contains a total of twenty (20) beds. Once the proposed structure is completed with this revised site plan, the site will contain a total of 142 beds. Currently, the PD-8 zone allows up to 200 beds.

This building will be a three-story structure finished with CMU veneer, aluminum composite, and other finishes matching the existing building. In addition to the building, 93 new parking stalls will be provided along with additional landscaping.

The proposed site plan complies with all applicable city code requirements.

A neighborhood meeting was held on September 4, 2018. A copy of the neighborhood meeting report is part of the staff report for your review.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code and requests the Planning Commission approval the revised site plan of Cirque Lodge Addition at 777 N Palisade Drive in the PD-8 zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Snideman.

Chair Spencer invited the applicant to come forward. Mike Anderson introduced himself. He is most appreciative of the Planning and Engineering staffs. He would like to clarify the concerns brought up at the neighborhood meeting. They did go through a number of iterations to address issues. They did step the building on the back side to allow for some geometrical change rather than having a long stretch of wall. The windows that face the residential homes to the west are clerestory windows, so they are high, off of corridors and placed to mitigate glare. One concern was the building obstructing the view of the mountains and they tried to address that and to design the building to maintain a campus feel. Mr. Spencer said you are proposing a three-story building. Mr. Anderson said yes, and they are proposing a new façade so that wall is not flat on the west side, the building will be stepped.

Chair Spencer opened the public meeting and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Spencer closed the public meeting and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cook moved to approve the revised site plan of Cirque Lodge Addition at 777 N Palisade Drive in the PD-8 zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for a motion to approve the minutes of January 16, 2019. Mr. Staker moved to approve the meeting minutes for January 16, 2019. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Planning Commission Action: Mr. Spencer moved to add a Planning Commission meeting to the 2019 calendar on March 20, 2019. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

The Planning Commission members extended a welcome to new Development Services Director, Ryan Clark and new Commission member, Camille Jensen.

Adjourn: Chair Spencer called for a motion to adjourn. Mr. Moulton moved to adjourn. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Adjourn: 4:58 p.m.

Jason Bench
Planning Commission Secretary

Approved: