



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
June 17, 2020

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

NOTICE OF ALL-ELECTRONIC MEETING

To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020 Executive Order, the Orem City Planning Commission meeting on June 17, 2020 will be an all-electronic meeting. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically. You can view the meeting live at orem.org/meetings. If you want to make a comment, please use: orem.org/comments or PlanningCommissionPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be read into the record during the live meeting. Once an item has been voted on, that item will be closed to additional comments. Thank you for your cooperation during these challenging times.

3:30 PM PRE-MEETING – CANCELED

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS - ELECTRONIC ONLY

1. CALL TO ORDER
2. INVOCATION BY INVITATION
3. 4:30 PM SCHEDULED ITEMS

3.1. PUBLIC HEARING – Vacating Lot 3, Lake Park, Plat E and approve Lake Park, Plat H of the Newport Business Park located at 257 South Vineyard Road in the M2 zone.

Staff recommends the Planning Commission vacate Lot 3, Lake Park, Plat E and approve Lake Park, Plat H of the Newport Business Park located at 257 South Vineyard Road in the M2 zone.

Presenter: Jason Bench

[3.1_SRC_Newport_Business_Park_6.17.2020.docx](#)

[Map.pdf](#)

[Vicinity Map.pdf](#)

[Lake Park Plat E.pdf](#)

[Lake Park Plat H.pdf](#)

[Street View.pdf](#)

3.2. 3.2 SITE PLAN – Site plan approval of Xpointe Plaza located at 572 West 1600 North in the North Village District Edge (NVD-E) Zone.

Staff recommends the Planning Commission approve the site plan of Xpointe Plaza located at 575 West 1600 North in the North Village District Edge (NVD-E) Zone.

Presenter: Jake Harding

[3.2_SRJ_Xpointe Plaza_6.11.2020.docx](#)

[Map.pdf](#)

[Vicinity Imagery.pdf](#)

[North Village District Vicinity Imagery.pdf](#)

[Aerial Imagery.pdf](#)

[Site Plan.pdf](#)

[Overall Parking Plan.pdf](#)

[Demolition Plan.pdf](#)

[Floor Plan - North Building.pdf](#)

[Floor Plan - South Building.pdf](#)

[Landscape Plan.pdf](#)

[Elevations - North Building.pdf](#)

[Elevations - South Building.pdf](#)

[Street View.pdf](#)

3.3. CONDITIONAL USE PERMIT – Conditional Use Permit approval of the commercial daycare, Smiling Faces, located at 410 S Main Street in the R8 zone.

Staff recommends the Planning Commission forward a positive recommendation to the City Council for the approval of the conditional use of the commercial daycare, Smiling Faces, in the R8 zone located at 410 S Main Street in the R8 zone with the following conditions:

1. That all residents, visitors and employees who arrive at the facility in connection with the Commercial Day Care facility shall be legally parked on the lot occupied by the facility or on that part of the street which immediately abuts the lot.
2. That signage be provided in the existing off-street parking lot that clearly indicates pick-up/drop-off stalls.
3. That one stall in the existing off-street parking lot shall be used as a back-up area for vehicles in the off-street parking lot.
4. That the facilities have a maximum occupancy of one hundred (100) children for both buildings combined.
5. That two ADA stalls be provided in the existing off-street parking lot.

Presenter: Jake Harding

[3.3_SRJ_Smiling_Faces_CUP_6.11.2020.docx](#)

[Map.pdf](#)

[Vicinity Imagery.pdf](#)

[Aerial Imagery.pdf](#)

[Site Plan.pdf](#)

[Backing Plan.pdf](#)

[22-6-9\(G\) Private Schools and Commercial Daycares.pdf](#)

[Smiling Faces Child Care Preschool Traffic Flow and Parking Study.pdf](#)

[Street View - From 400 South.pdf](#)

[Street View - From Corner.pdf](#)

[Street View - From Main Street.pdf](#)
[Mailer Front.pdf](#)
[Mailer Back.pdf](#)
[Mailer Labels.docx](#)

4. MINUTES REVIEW AND APPROVAL

4.1. **MINUTES REVIEW AND APPROVAL**

Review and approve Minutes from June 3, 2020
[2020-06-03.pcmin - DRAFT.docx](#)

5. ADJOURN

Next meeting scheduled for Wednesday, July 1, 2020

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

Item #: 3.1	Planning Commission June 17, 2020	
Prepared By: Cheryl Vargas		
Applicant: Michael Green	PUBLIC HEARING – Vacating Lot 3, Lake Park, Plat E and approve Lake Park, Plat H of the Newport Business Park located at 257 South Vineyard Road 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/pa

SITE INFORMATION:

- General Plan Designation: Light Industrial
- Current Zone: **M2**
- Acres: 2.98
- Neighborhood: Sunset Heights West

Action:

The Planning Commission is the final approving authority.

REQUEST: The applicant requests the Planning Commission vacate Lot 3, Lake Park, Plat E and approve Lake Park, Plat H of the Newport Business Park located at 257 South Vineyard Road in the M2 zone.

BACKGROUND: The existing property is currently all one lot with three buildings on it. The applicant would like to split that one lot into three separate lots so each building would sit on a separate lot.

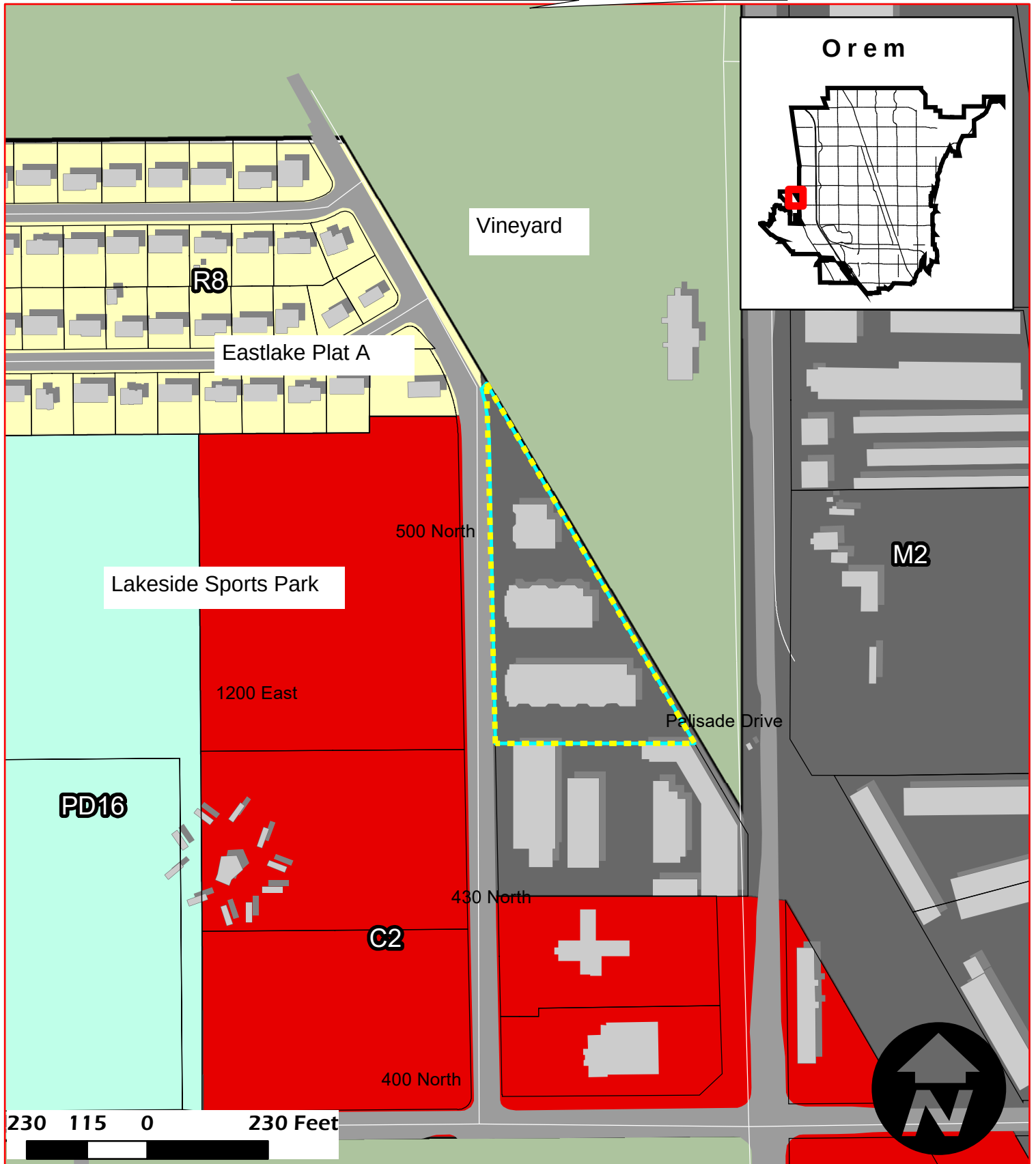
The current Lot 3 of Lake Park, Plat E is 130,035 square feet or 2.98 acres. The proposal is to split it into three lots with Lot 1 being 60,637 square feet (1.39 acres), Lot 2 being 33,416 square feet (.77 acres) and Lot 3 being 27,307 square feet (0.63 acres). Each lot would then be owned and maintained separately from the other two lots.

There is a reciprocal cross access for parking and utility easements (including sewer, water and storm drainage) granted in favor of Lots 1, 2 and 3.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 3, Lake Park, Plat E and approve Lake Park, Plat H of the Newport Business Park located at 257 South Vineyard Road in the M2 zone.



Newport Business Park



◆ Plat Amendment
M2
2.98 Acres

NEIGHBORHOOD
Sunset Heights West

Legend
 Parcels selection
 Parcels
 Buildings





VICINITY MAP

CURVE TABLE						
CURVE	RADIUS	CURVE	TANGENT	CHORD	BEARING	DELTA
C1	316.000'	44.276'	22.17'	44.240'	N 05°09'24" W	8°01'41"
C2	375.117'	97.542'	49.05'	97.268'	N 08°31'38" W	14°53'55"
C3	25.000'	38.960'	24.69'	35.136'	S 45°47'13" E	89°17'25"

East quarter Corner
Section 17,
Township 6 South
Range 2 East
S.L.R. & M.

Geneva Road

Southeast Corner
Section 17,
Township 6 South
Range 2 East
S.L.B. & M.

SURVEYOR'S CERTIFICATE

I, Roger D. Dooley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147000 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 the Southeast Corner of Section 17.

TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

[illegible]

BASIC OF BEARING - South 89° 34' 05" West along the Section Line

DATE DEC 12 2001

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CALLED 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.

of WILLIAMS HUSBAND HE HAS BEEN REPRESENTED BY YOUR FATHERS NAME
William Johnson Michael G. Williams
Patricia A. Headman Debra P. Green
Robert A. Headman Debra P. Green
ROBERT A. HEADMAN ACKNOWLEDGEMENT DEBRA P. GREEN
MADE IN COURT CHIEF OF DEBRA P. GREEN

STATE OF UTAH }
COUNTY OF UTAH }

ON THE 21st DAY OF Dec, A.D. 2001 PERSONALLY APPEARED BEFORE ME THE SIGNER
OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE
SAME.

MY COMMISSION EXPIRES 3.1.2004

NOTARIAL PUBLIC
(See Seal Below)

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 11 DAY OF SEP. A.D. 1960 BY THE CITY OF OREM, PUBLIC WORKS DIRECTOR.

APPROVED: [Signature] CITY ENGINEER
(See Seal Below)

APPROVED: [Signature] PUBLIC WORKS COMMISSIONER
Dana E. Weaver

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 12TH DAY OF DEC., A.D. 2011, BY THE GREM CITY PLANNING COMMISSION:

Attila Szabo *Muriel Thomas*
 DIRECTOR, SECRETARY CHAIRMAN, PLANNING COMMISSION

RESOLUTION

OCCUPANCY RESTRICTION NOTICE

THE CITY OF DREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THE 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.

CONDITIONS OF APPROVAL

Participating

PLAT "E"

ENT 2100-2003-111-321
RANDALL A. COVINGTON
UTAH COUNTY RECORDS
2000 Jan 98 11:58 AM FEB 22 04 PM
RECORDS FOR UTAH CITY

Lake Park

including a vacation of Lot 1, Plat "C", Lake Park Subdivision

SUBDIVISION

OREM CITY, _____ UTAH COUNTY, UTAH

SCALE 1" = 60 FEET



SCALE 1

MONTANA PUBLIC SUE
JAN 10 1968
GREAT FALLS COVIL
GREAT FALLS MONT
CIVIL DIV 3-1068

UTAH
T = 60 FEET
CITY-COUNTY OVERSEEN SAN
UTAH

APPROVED AS TO FORM

APPROVED AS TO FORM

Steven C. Earl 12/13/00

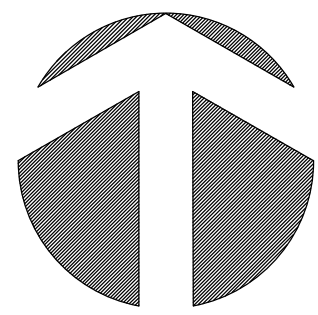
CITY ATTORNEY DATE

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 "C", Lake Park Subdivision. Lot 1, Plat "C", Lake Park Subdivision is hereby vacated.

9381-106

000 #1 - V. 2005 JAN 1 2005 3 10 PM

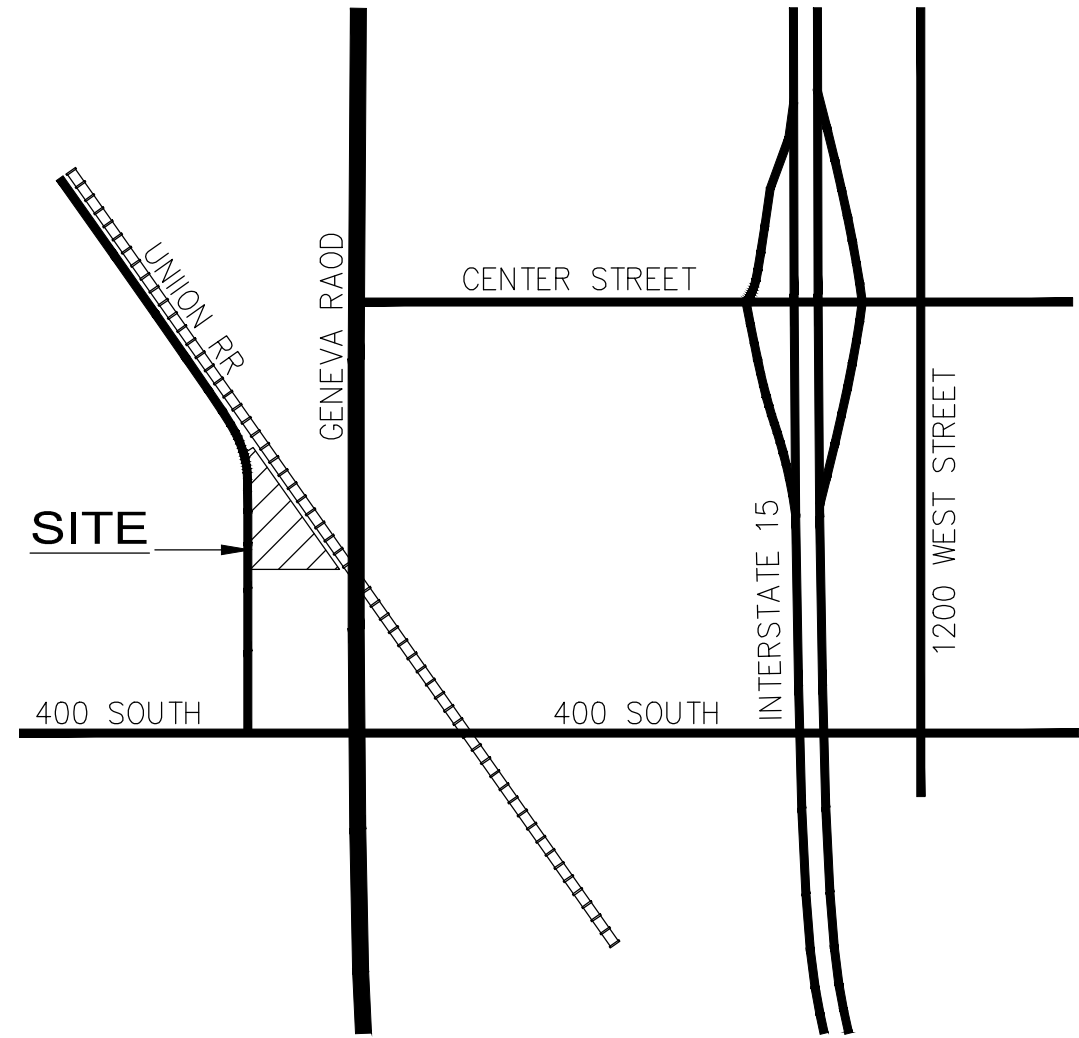


NORTH
1" = 40'

Lake Park Plat "H" Subdivision

Located in a portion of the Southwest
quarter of Section 17, Township 6 South,
Range 2 East, Salt Lake Base and Meridian
Orem City, Utah County Utah

PROPOSED PLAT H



VICINITY MAP

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. 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, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-86-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

Boundary Description

Commencing at a point located North 00°03'30" West along the Section line 721.75 feet and West 148.05 feet from the Southeast corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 90°00'00" West along Lot 2, Plat "E", Lake Park Subdivision 379.47 feet to Vineyard Road; thence North 01°08'30" West along Vineyard Road 580.11 feet; thence along the arc of a 375.12 foot radius curve to the left 90.17 feet (chord bears North 07°57'51" West 89.95 feet); thence South 30°03'34" East 551.09 feet; thence South 85°20'42" East 17.15 feet; thence South 30°03'25" East 220.35 feet to the point of beginning.

Area = 94.053 sq.ft. or 2.16 Acres

Basis of Bearing is North 00°03'30" West along the Section line from the Southeast to the East quarter corner of said Section 17.

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 dedicated 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____.

Newport South LLC

by: Michael G. Green - Manager

by: Debra P. Green - Member

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.

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

Approved this ____ day of _____, 20____, by Orem City, 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. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon 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. According, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

Conditions of Approval

Plat " H "

Lake Park

Including an Amendment of Lot 3, Plat "E", Lake Park Subdivision

Subdivision

OREM CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 Feet

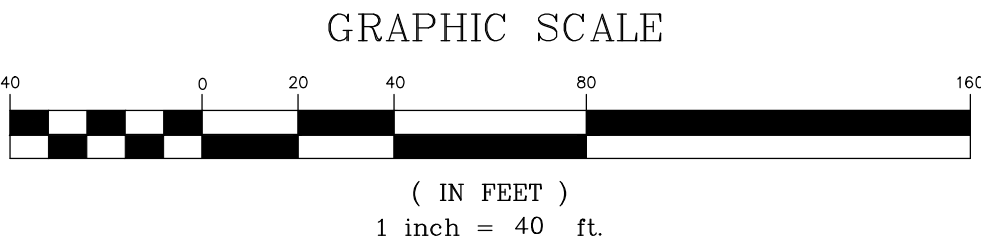
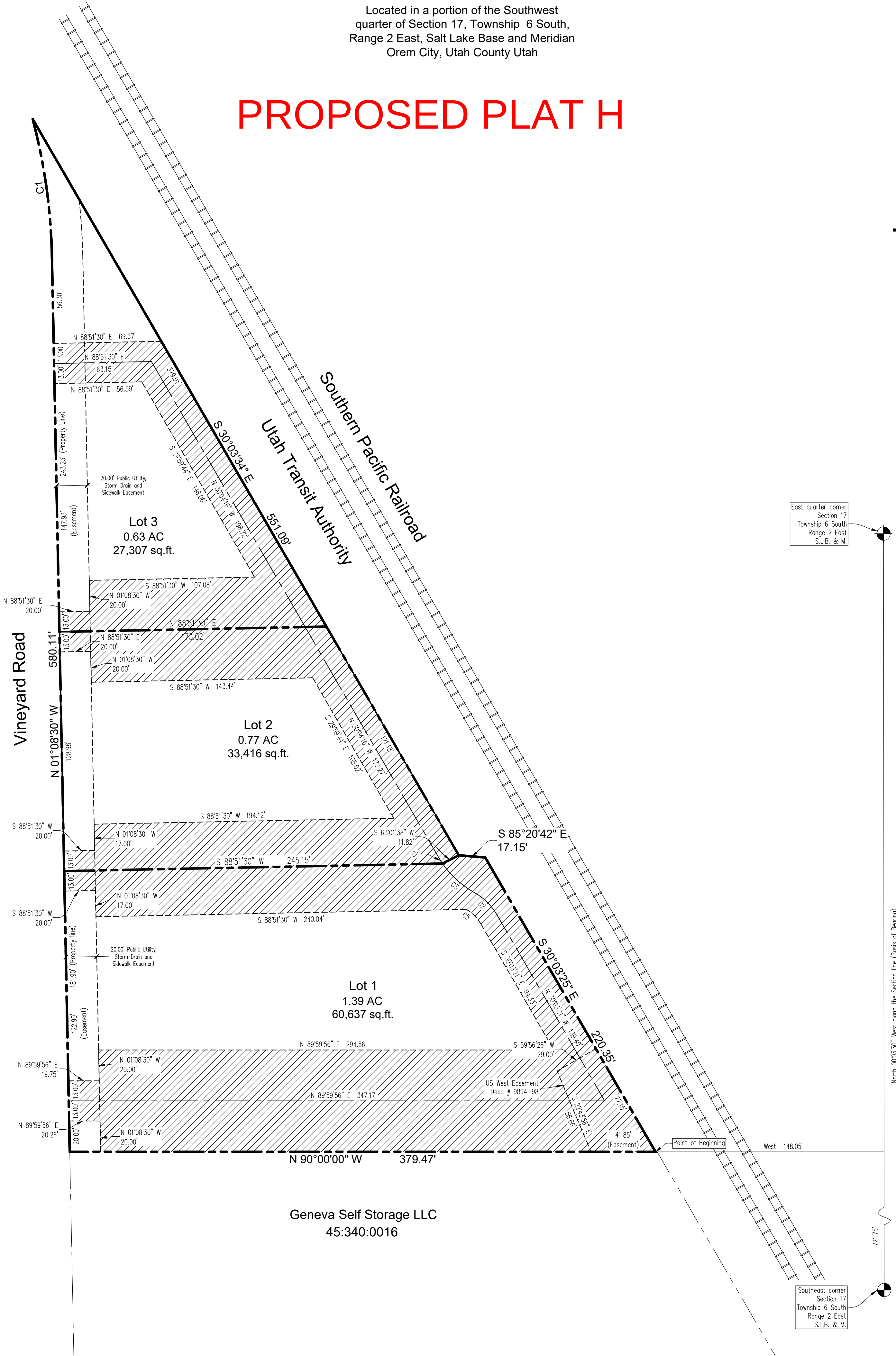
SURVEYORS SEAL

NOTARY PUBLIC
SEAL

CIVIL ENGINEERS
SEAL

CLERK-RECORDER
SEAL

City of Orem
Lakeside Soccer Complex



Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



Item #: 3.2	Planning Commission June 11, 2020	
Prepared By: Jake Harding		
Applicant: Gregory Peck	SITE PLAN – Site plan approval of Xpointe Plaza located at 572 West 1600 North in the North Village District Edge (NVD-E) Zone.	

NOTICES:

- Posted on City webpage and City hotline
- Posted at utah.gov/pa

SITE INFORMATION:

Site Information	
General Plan	MIX
Current Zone	NVD-E
Acreage	0.13
Neighborhood	Aspen

ACTION:

The Planning Commission is the final approving authority regarding the site plan request.

REQUEST: The applicant requests the Planning Commission approve the site plan of Xpointe Plaza located at 575 West 1600 North in the North Village District Edge (NVD-E) Zone.

BACKGROUND:

The applicant is proposing to construct two (2) small commercial buildings on the site which will each be one (1) story. While the rest of the zones within the districts require a minimum height of at least two (2) stories, the Edge Zone within the North Village District (NVD-E) does not require a height of two stories. Both buildings will not have any multifamily dwellings and will be one hundred percent (100%) commercial.

The south building will be 1,700 square feet and will have two primary entrances. One that faces 1600 North and another that faces the parking lot. The sides of the building that face 1600 North and State Street are primarily composed of Hardie board (wood) and masonry, both of which are “tier 1” materials approved for the North Village District. The other faces of the building are primarily comprised of EIFS and aluminum composites as trim, both of which are “tier 2” materials approved for the North Village District. This building will adhere to the maximum setback requirement by being constructed right at the front property line. This property line is about twenty-seven feet (27’) from the back of the curb on 1600 North.

The north building is 1,503 square feet and will have primary entrance facing the east parking lot. The side of the building that faces State Street is primarily composed of the same “tier 1” materials approved for the North Village District noted above. The other faces of the building the same “tier 2” materials approved for the North Village District noted above. This building will have a drive through on the south face. This drive through will go between the two buildings on the site and will meet the drive-through requirements of the North Village District.

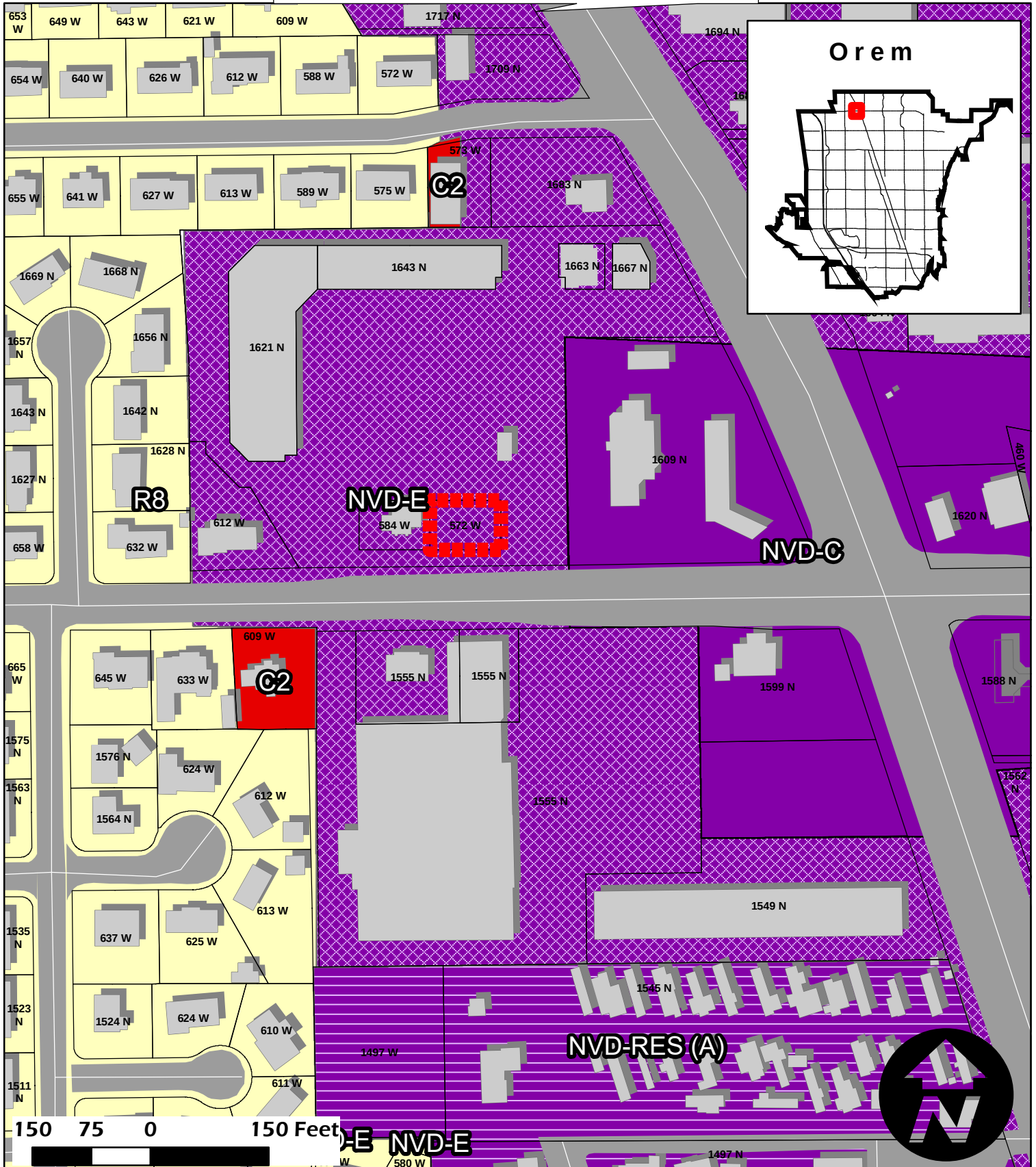
Both buildings are a part of the existing Cross Point plat and be meeting their parking requirements noted through the shared parking as part of that plat. At the time of the original plat, the development was proposed to have 53,072 square feet of retail space which would have required 266 parking stalls. This site and the one just to the west of it were originally proposed to have 5,600 square feet of retail space each. The Swig went in on that west site with 1,052 square feet and the proposed Xpointe Retail Plaza will only have 3,450 square feet, both are well below their allotted maximum and have decreased the required parking for the entire area by 35 spaces. The overall area requires 231 spaces and 285 are provided.

The applicant will be meeting the landscaping requirement. The required three trees (1 per 40') are provided along the street frontage. There is an eight foot (8') wide sidewalk provided along 1600 North.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Xpointe Plaza located at 575 West 1600 North in the North Village District Edge (NVD-E) Zone.



Xpointe Retail Plaza



**◆ Xpointe Retail Plaza
NVD-E Zone
0.13 acres**

NEIGHBORHOOD

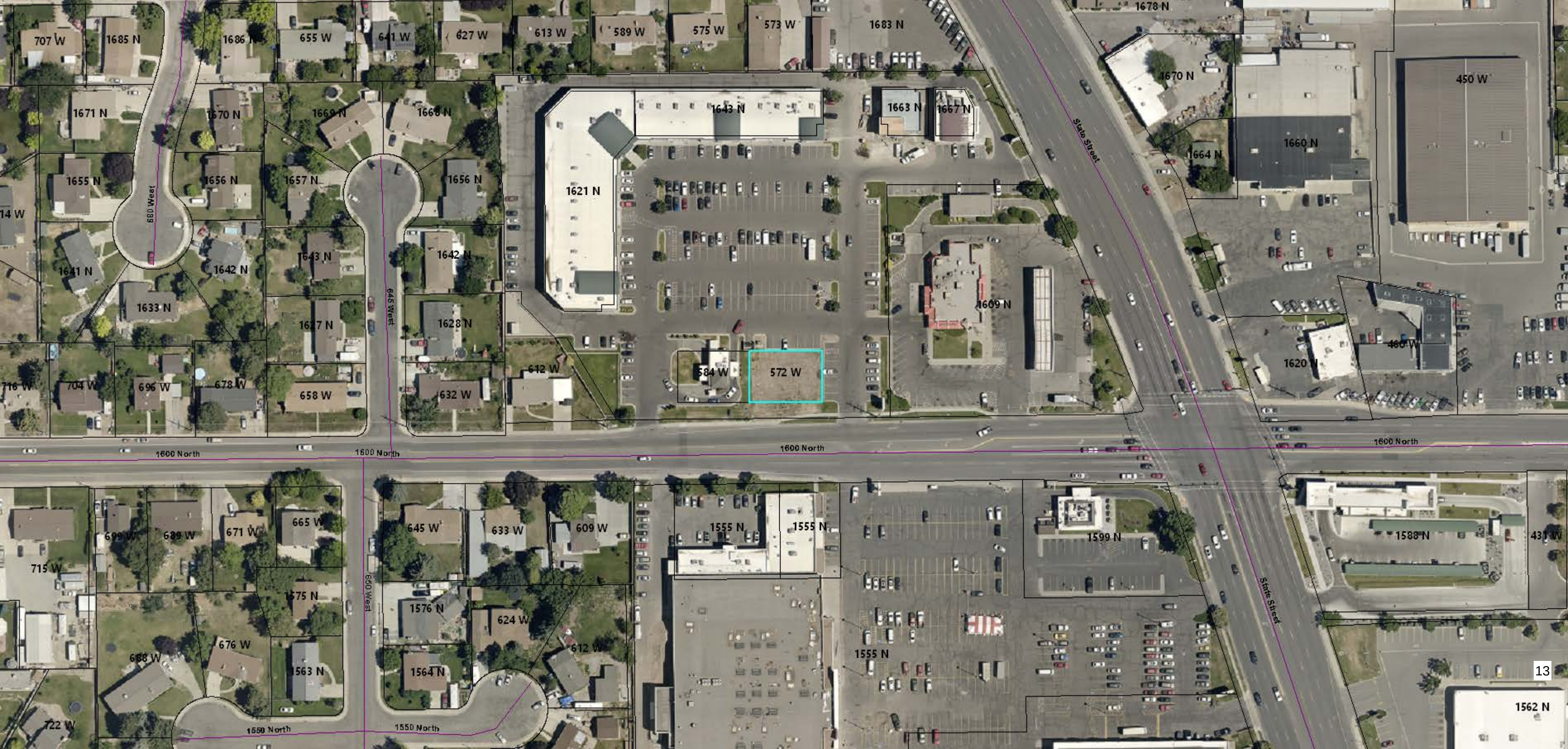
Aspen

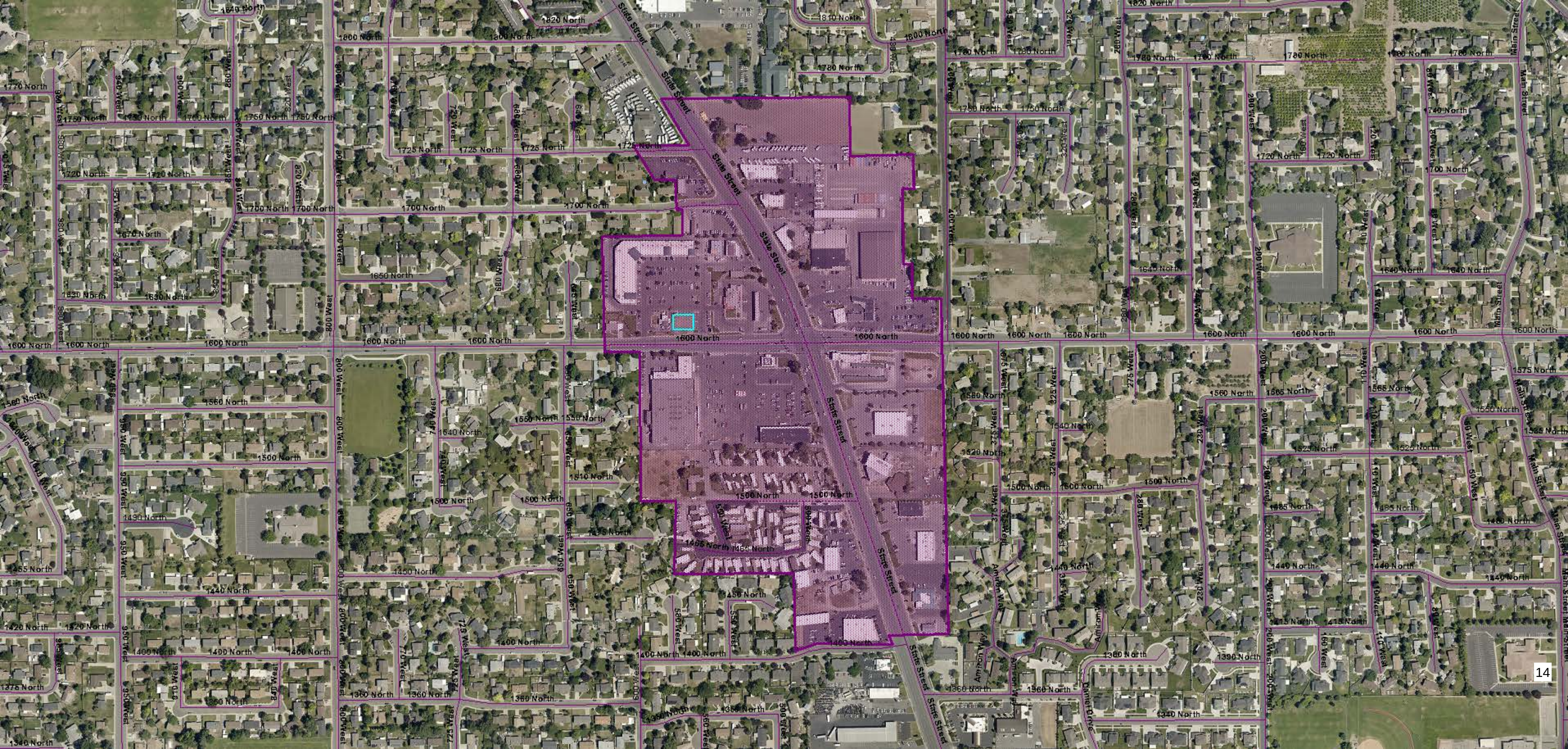
Legend

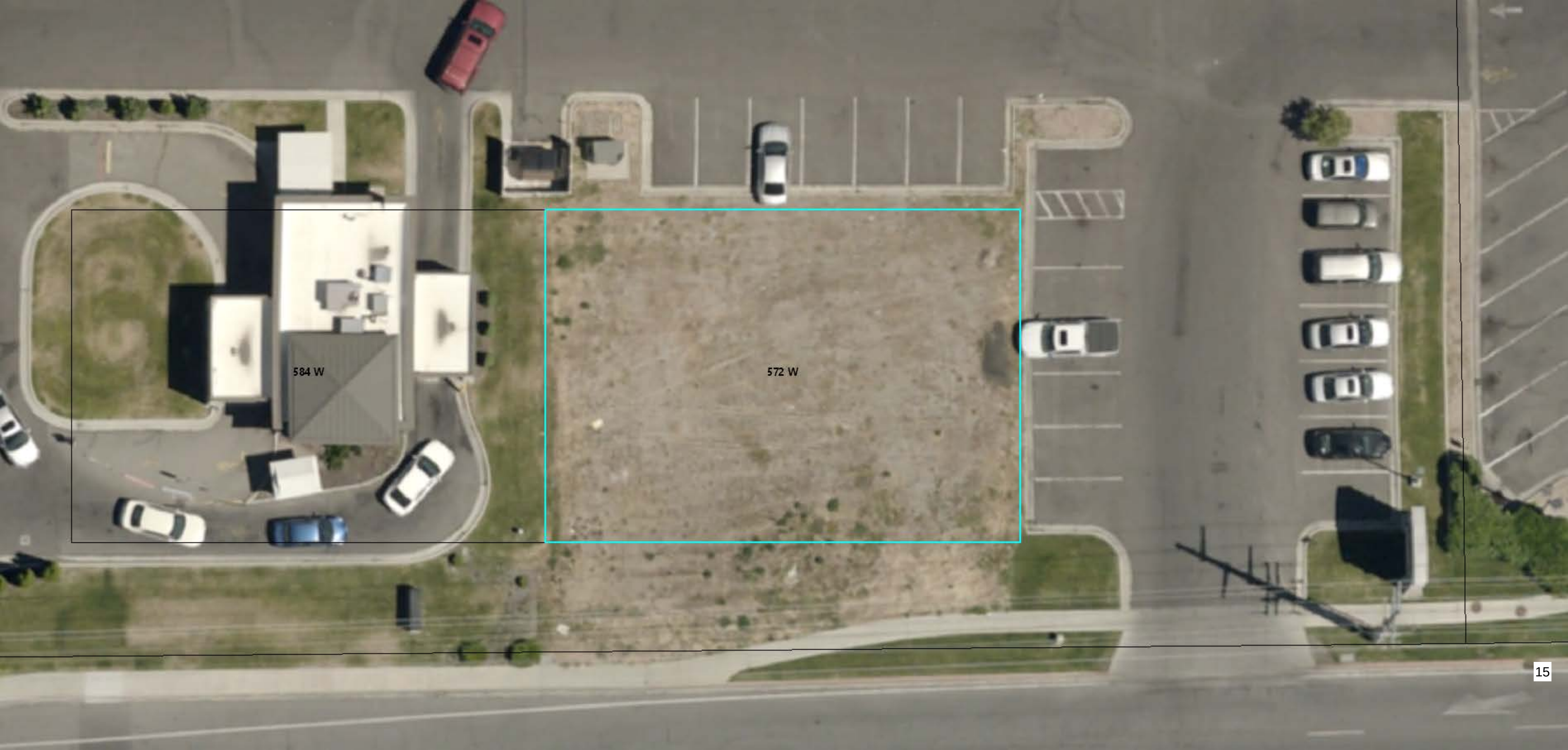
Parcels selection

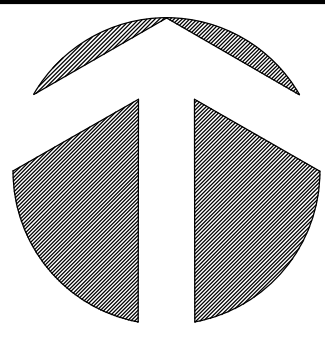
Parcels

Buildings





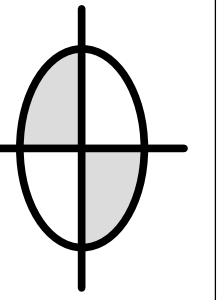




NORTH
1" = 10'

Xpointe Retail

Orem, Utah



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

Xpointe Retail

Site Plan

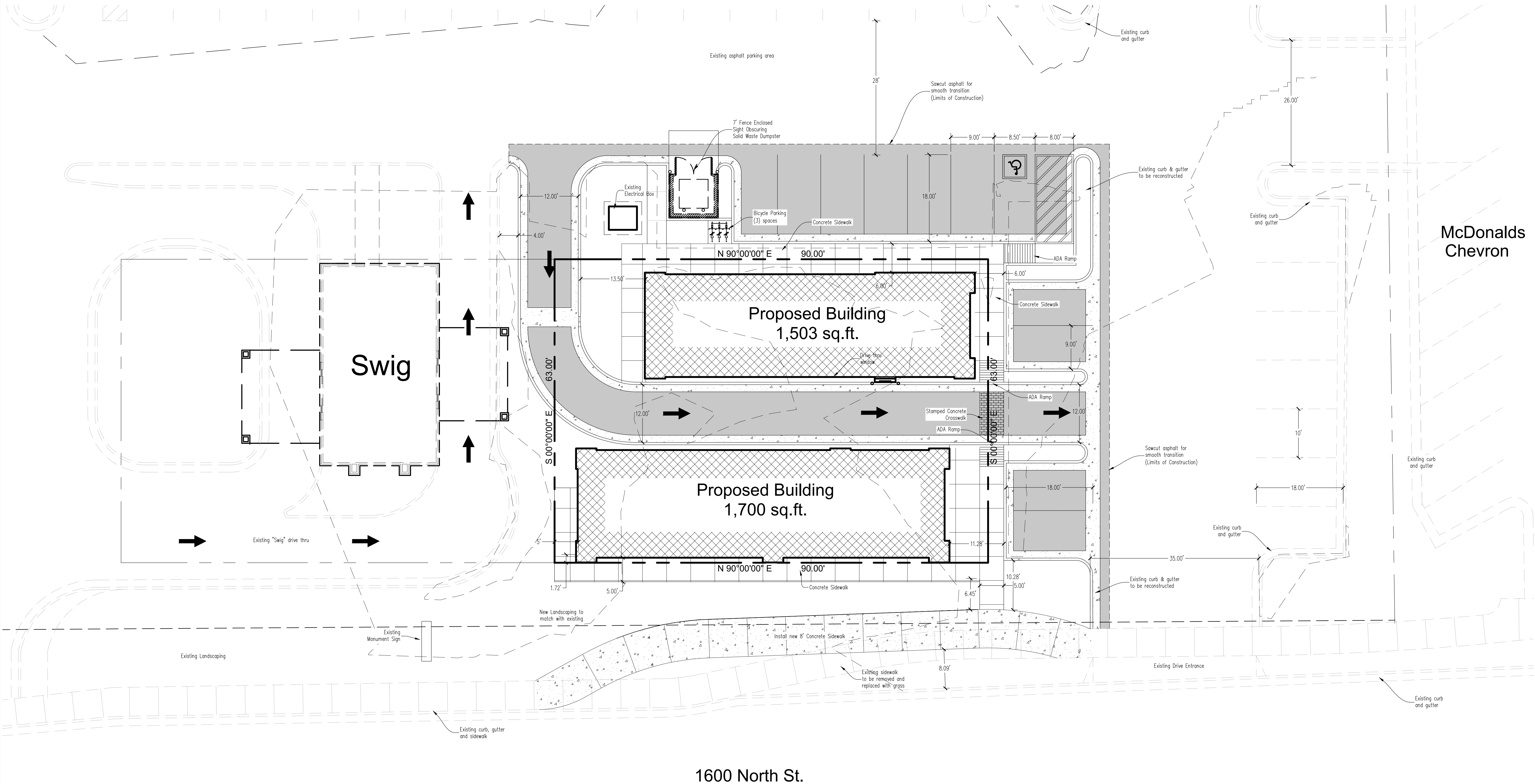
Utah

Orem,

Revisions

Date
5-13-2020
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1" = 10'
By
TD
Tracing No.
L -

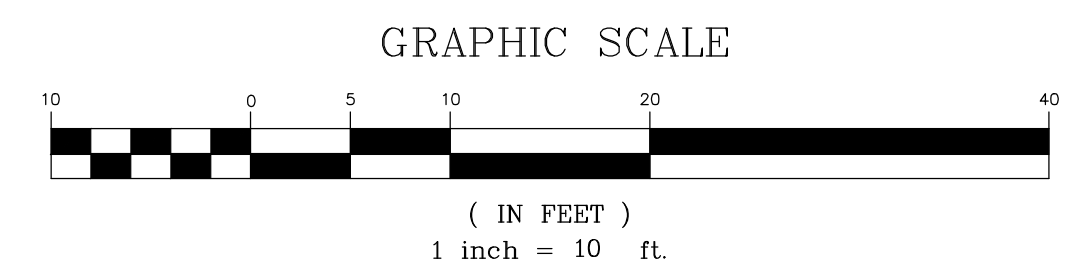
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C - 2.0



1600 North St.

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.

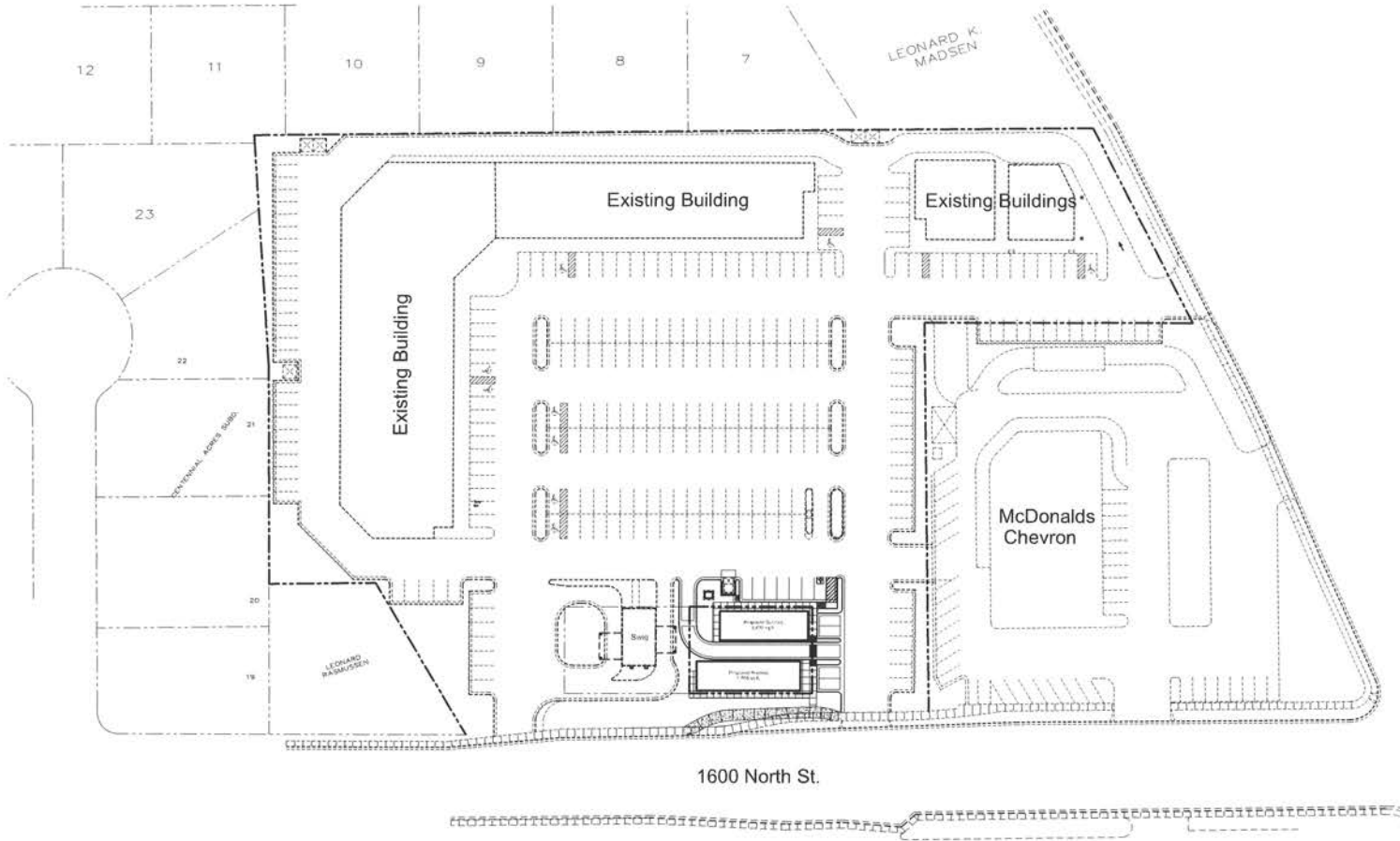




1" = 40'

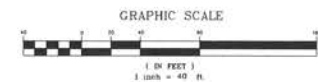
Xpointe Retail

Orem, Utah



Parking Requirements analysis:

Original Cross Point Development consisted of 53,072 sq. ft. of retail space. At 1 space/200 sq. ft. = 266 required parking spaces. Since the time of the original, the two south pads which were originally 5,600 sq. ft. each, have been decreased to 1,052 sq. ft. for Swig and 3,450 for Xpointe Retail. This decreases the need for required parking by 35 spaces.
Spaces required = 266 (original) - 35 (New) = 231 total spaces required.
Spaces provided = 286 total spaces shown.

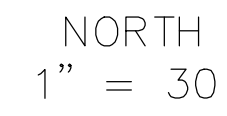


DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Xpointe Retail
Overall Parking Plan
Orem, Utah

Date
5-18-2020
Scale
1" = 40'
By
TD
Tracing No.
L.

Sheet No.
C - 2.2



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.



Xpointe Retail

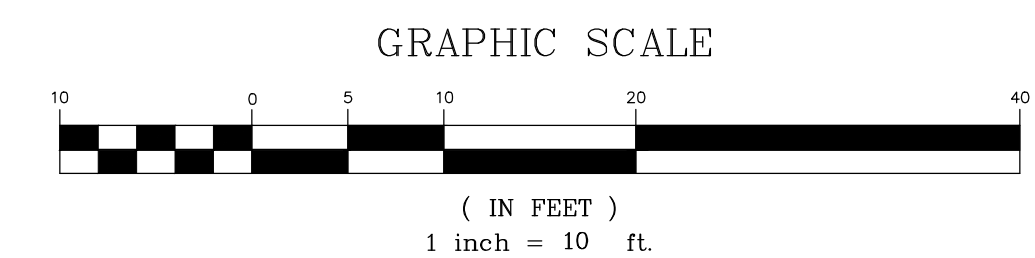
Demolition Plan

[illegible]

Revisions

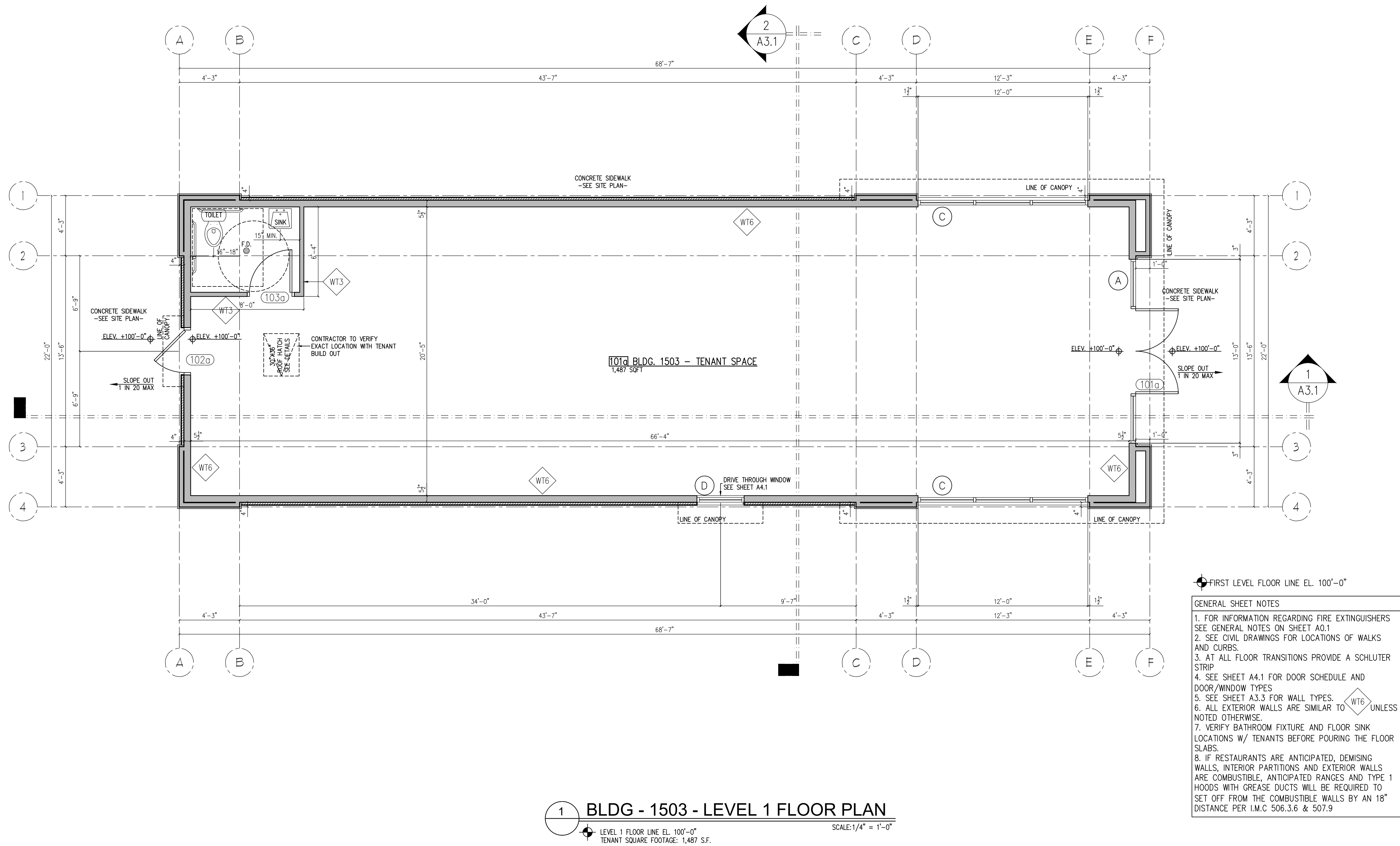
Date	5-13-2020
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Sheet No.
C - 1.2



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

PLOT DATE: 5/14/2020 C:\Users\sdamm\Desktop\XPOINTE RETAIL_2020\Working\XPOINTE RETAIL_A1-01_1503_1LP.dwg



REVISIONS

DRAWN BY

HARRIS ARCHITECTURE

3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-5302 | WWW.HARRIS-ARCHITECTURE.COM

A NEW PROJECT FOR

XPOINTE RETAIL

BLDG 1503 - LEVEL 1 FLOOR PLAN

04-2020

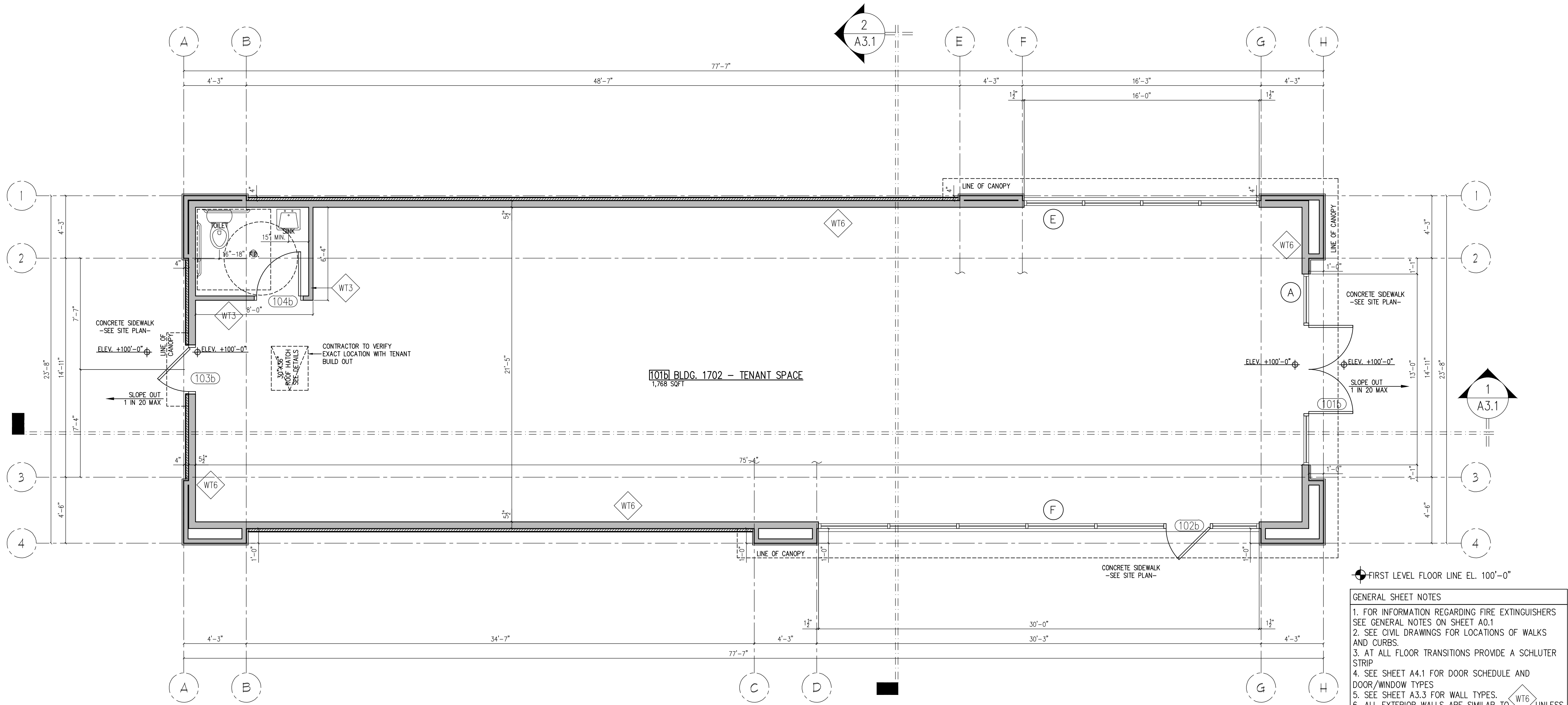
A1.1

19

CITY SUBMITTAL SET 04-2020

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

PLOT DATE: 5/14/2020 C:\Users\sdamm\Desktop\XPOINTE RETAIL_2020\Working\XPOINTE RETAIL_A1402_1702_1P.dwg



1 BLDG. 1702 - LEVEL 1 FLOOR PLAN
LEVEL 1 FLOOR LINE EL. 100'-0"
TENANT SQUARE FOOTAGE: 1,768 S.F.
SCALE: 1/4" = 1'-0"

- GENERAL SHEET NOTES
1. FOR INFORMATION REGARDING FIRE EXTINGUISHERS SEE: GENERAL NOTES ON SHEET A0.1
 2. SEE CIVIL DRAWINGS FOR LOCATIONS OF WALKS AND CURBS.
 3. AT ALL FLOOR TRANSITIONS PROVIDE A SCHLUTER STRIP
 4. SEE SHEET A4.1 FOR DOOR SCHEDULE AND DOOR/WINDOW TYPES
 5. SEE SHEET A3.3 FOR WALL TYPES.
 6. ALL EXTERIOR WALLS ARE SIMILAR TO WT6 UNLESS NOTED OTHERWISE.
 7. VERIFY BATHROOM FIXTURE AND FLOOR SINK LOCATIONS W/ TENANTS BEFORE POURING THE FLOOR SLABS.
 8. IF RESTAURANTS ARE ANTICIPATED, DEMISING WALLS, INTERIOR PARTITIONS AND EXTERIOR WALLS ARE COMBUSTIBLE. ANTICIPATED RANGES AND TYPE 1 HOODS WITH GREASE DUCTS WILL BE REQUIRED TO SET OFF FROM THE COMBUSTIBLE WALLS BY AN 18" DISTANCE PER I.M.C 506.3.6 & 507.9

REVISIONS

DRAWN BY

.

HARRIS ARCHITECTURE
3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-5303 | WWW.HARRISARCHITECTURE.COM

A NEW PROJECT FOR

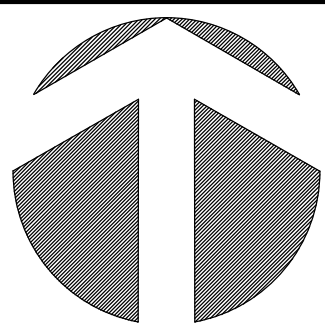
XPOINTE RETAIL

BLDG. 1702 - LEVEL 1 FLOOR PLAN

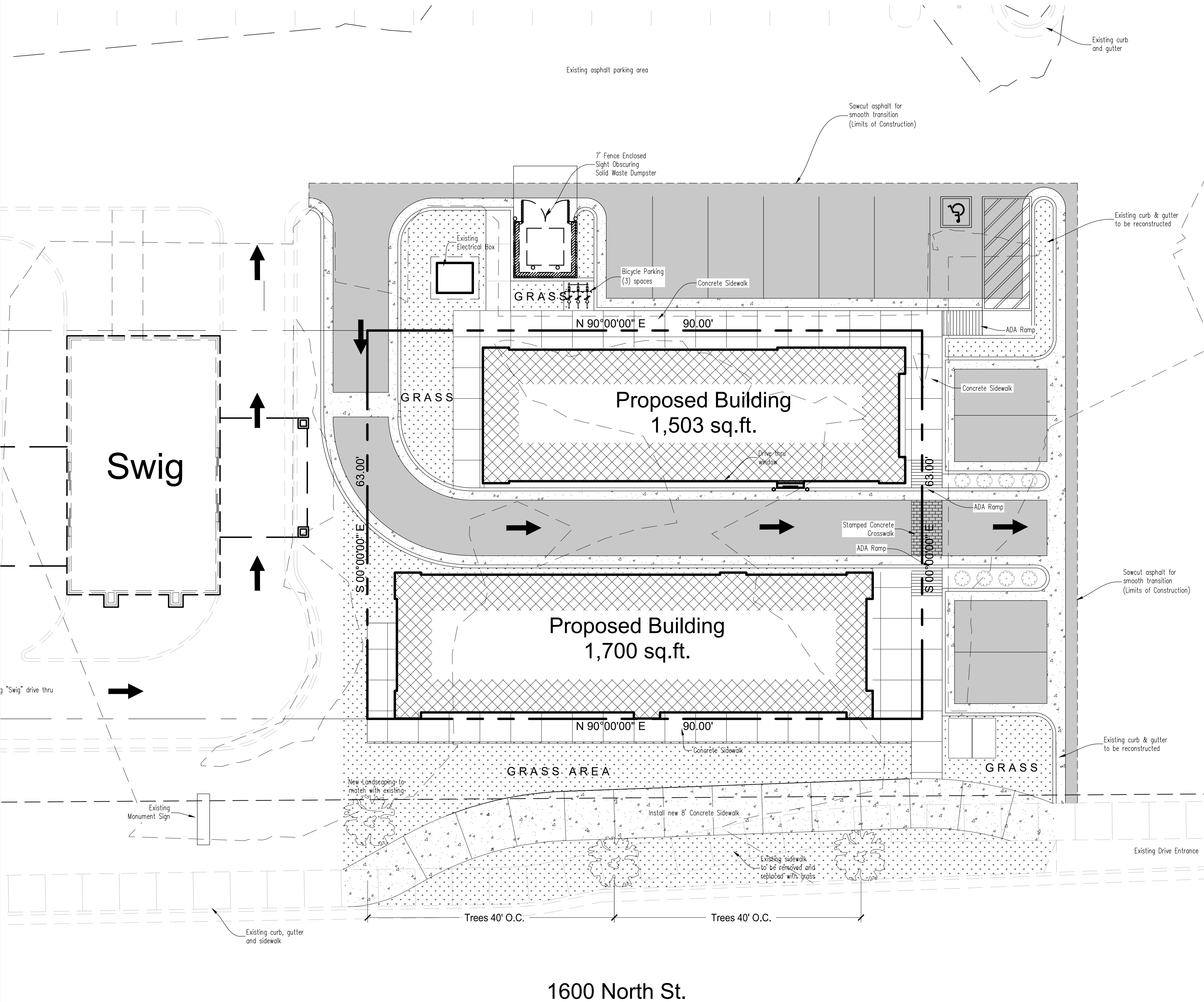
04-2020

A1.2

20

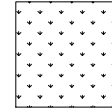


NORTH
1" = 10'



1600 North St.

PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
DECIDUOUS TREES				
	Japanese Tree Lilac	2" CAL.	B & B	
SHRUBS				
	PAUS MUCO MUCUS PLUMLO Shrubby Swiss Mountain Pine	5 Gal.	Cont.	
GROUNDCOVERS				
	AJUCA Bungfweed	1 Gal.	Cont.	24" O.C.
	Grass Area			

Landscaping Notes:

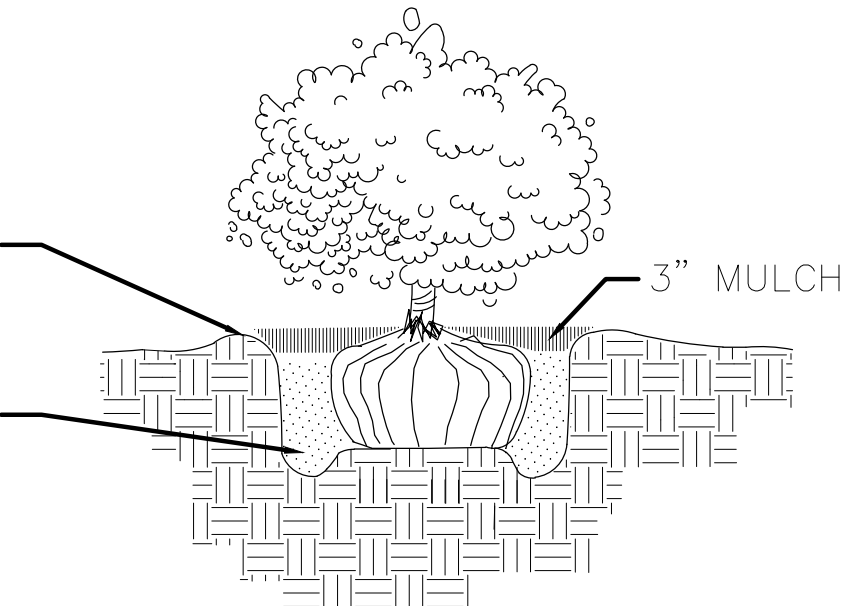
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

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

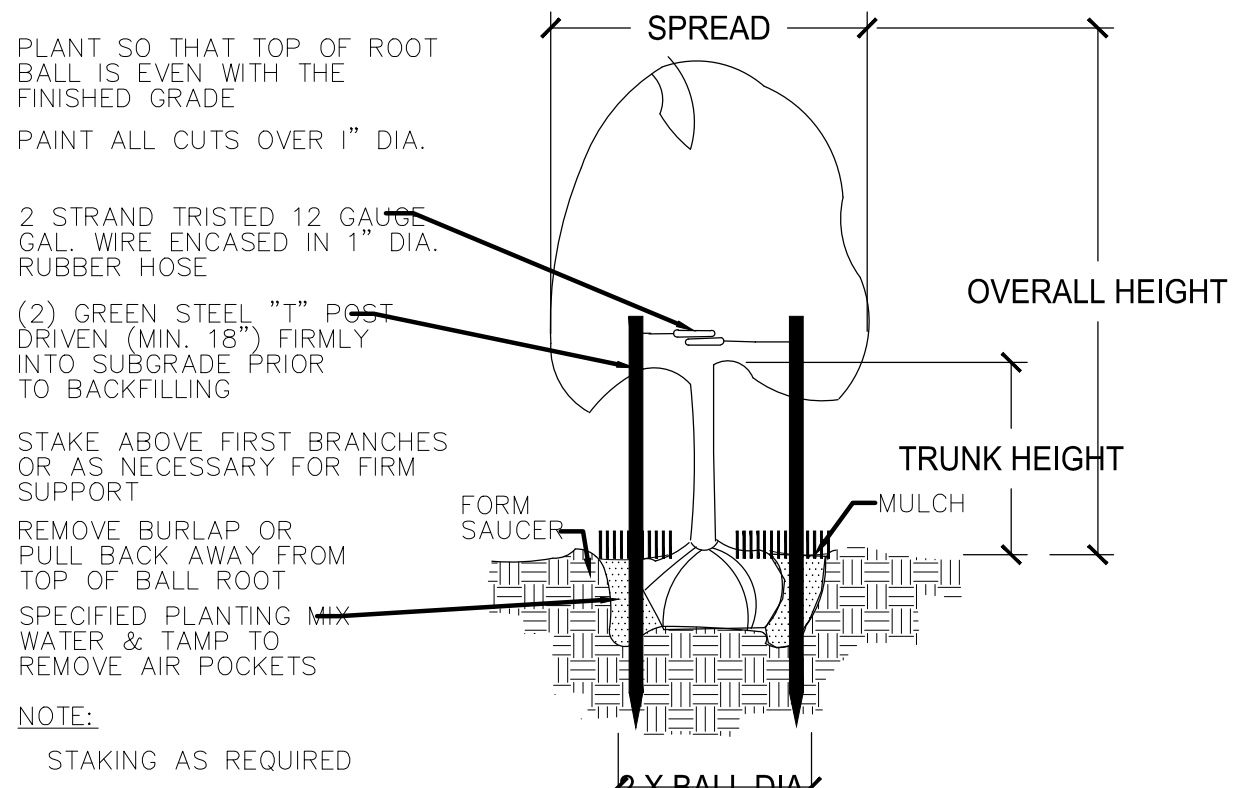
All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.

FORM SAUCER WITH
3" CONTINUOUS RIM

SPECIFIED PLANTING
MIX. WATER & TAMP
TO REMOVE AIR
POCKETS

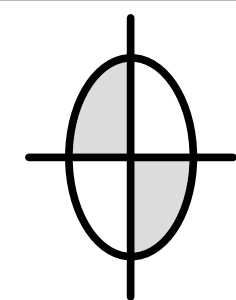
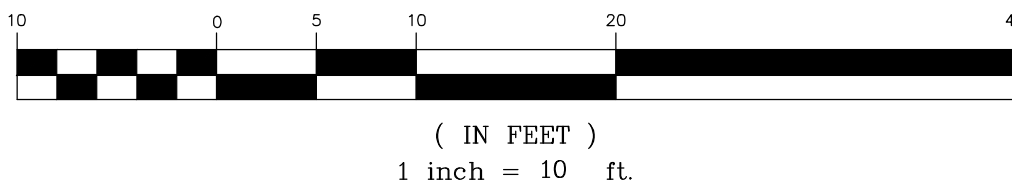


2 SHRUB PLANTING SCALE: NOT TO SCALE



1 TREE PLANTING - VERTICAL STAKES SCALE: NOT TO SCALE

GRAPHIC SCALE



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

Xpointe Retail

Landscaping Plan

Utah

Orem,

Revisions

Date
5-13-2020
Scale
1" = 10'
By
TD
Tracing No.
L -

Sheet No.
C - 2.1



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.

PLOT DATE: 5/14/2020 C:\Users\adamm\Desktop\XPOINTE RETAIL 2020\Working\XPOINTE RETAIL A2-01 1503 ELEV.dwg



2.1 FINISH GRADE - SLOPE AWAY 1/2 INCH PER FOOT MIN.
2.2 ENGINEERED GRAVEL FILL - SEE STRUCTURAL & GEOTECH. REPORT

- 3.1 CONCRETE FOUNDATION WALL - SEE STRUCTURAL DRAWINGS
- 3.2 CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
- 3.3 4" REINFORCED CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
- 3.4 CONCRETE SLAB CONTROL JOINTS
- 3.5 CONCRETE WALKS - SEE CIVIL DRAWINGS
- 3.6 PRECAST CONCRETE CAP

(4.1) ICC APPROVED BRICK W/ HECKMANN NO.260 22 GA. TIES NAILED TO STUDS @ 16" O.C. BOTH WAYS, CRIMP FREE END OF THE TIE AROUND CONTINUOUS 9 GA. WIRE IN HORIZONTAL JOINTS @ 16" O.C.

(4.2) AIR SPACE

(4.3) BRICK SOLDIER COURSE

- 53 STEEL ANGLE - SEE STRUCTURAL DRAWINGS
- 53 STEEL BEAM - SEE STRUCTURAL DRAWINGS
- 53 SIMPSON HANGER - SEE STRUCTURAL DRAWINGS
- 53 .019 GA. PRE-FINISHED METAL FLASHING
- 53 .027 GA. PRE-FINISHED METAL DRIP EDGE - MATCH ROOF COLOR
- 53 .019 GA. PRE-FINISHED METAL SOFFIT (VENTED), FASCO, GUTTERS, AND DOWNSPOUTS.
- 53 STEEL HAND RAILING 36" A.F.F
- 53 STEEL GUARD RAIL 42" A.F.F SUCH THAT A 4" SPHERE MAY NOT PASS
- 53 1/2" RESILIENT CHANNELS HORIZ. 16" O.C.
- 53 METAL REGLET
- 53 PRE-FINISHED ALUMINUM PARAPET CAP
- 53 STEEL CANOPY PAINTED - SEE STRUCTURAL DRAWINGS
- 53 STEEL CHANDEL PAINTED - SEE STRUCTURAL DRAWINGS
- 53 STEEL BRACKET SUPPORT - SEE STRUCTURAL DRAWINGS
- 53 STEEL TURNBUCKLE - SEE STRUCTURAL DRAWINGS

- (A) 2x4 STUDS - SEE STRUCT. FOR SPACING
- (A) 2x6 STUDS - SEE STRUCT. FOR SPACING
- (A) 2x8 STUDS - SEE STRUCT. FOR SPACING
- (A) 2x10 STUDS - SEE STRUCT. FOR SPACING
- (A) 2x TREATED PLATE - SEE STRUCT. FOR BOLT PATTERN AND SPACING
- (A) DOUBLE-2x20 PLATE 48" LAP SPlice MIN.
- (A) 2x12 FAScIA BOARD
- (A) 14" DEEP I JOISTS - SEE STRUCT. FOR SERIES & SPACING
- (A) 3/4" T & G HEATING NAIL AND GLUE
- (A) BLOCKING AT +8'-0"
- (A) EXTERIOR SHEATHING - SEE STRUCTURAL FOR TYPE AND THICKNESS
- (A) WOOD BEAM - SEE STRUCTURAL DRAWINGS
- (A) PRE MANUFACTURED WOOD TRUSSES - SEE STRUCTURAL FOR SPACING - SEE ALSO TRUSS MFR.
- (A) WOOD COLUMN - SEE STRUCT.
- (A) TRUSS BLOCKING - SEE STRUCTURAL DRAWINGS
- (A) WOOD LEDGER - SEE STRUCT.
- (A) ROOF SHEATHING - SEE STRUCTURAL FOR TYPE AND THICKNESS

71) ICC APPROVED HARDIE REVEAL PANEL SYSTEM - INSTALLED PER MFG. SPECIFICATIONS

72) EXTERIOR INSULATION & FINISH SYSTEM (EIFS) - 1 1/2" THICK U.O.N. SEE DETAILS ON SHEET 4.0.3.

73) AIR BARRIER - TRYCE COMMERCIAL RAPID™ OR APPROVED EQUAL, (TAPE OR MEMBRANE) - INSTALL OVER EXTERIOR WALLS, AT EXTERIOR WALLS. (AT GENERAL CONTRACTOR'S OPTION; A FLUID APPLIED AIR BARRIER MAY BE USED IN UELU)

74) Membran CONTINUOUS AIR BARRIER AND SMART VAPOR RETARDER BY CERTIFIED OR APPROVED UELU. SEE SPECIFICATIONS.

75) INSULATION PER COMM CHECK

76) 6 MIL POLYETHYLENE MOISTURE BARRIER W/ JOINTS LAPPED PER BATT INSULATION

77) BATT INSULATION - R38 (FSW BATTs ABOVE DROP CEILINGS)

78) FIBERFIL INSULATION, EQUAL TO OPTIMA - R23 SEE COMM CHECK

79) INSULATION ("S" MIN.) - R38 SEE COMM CHECK

710) 2" RIGID INSULATION - R10 SEE COMM CHECK

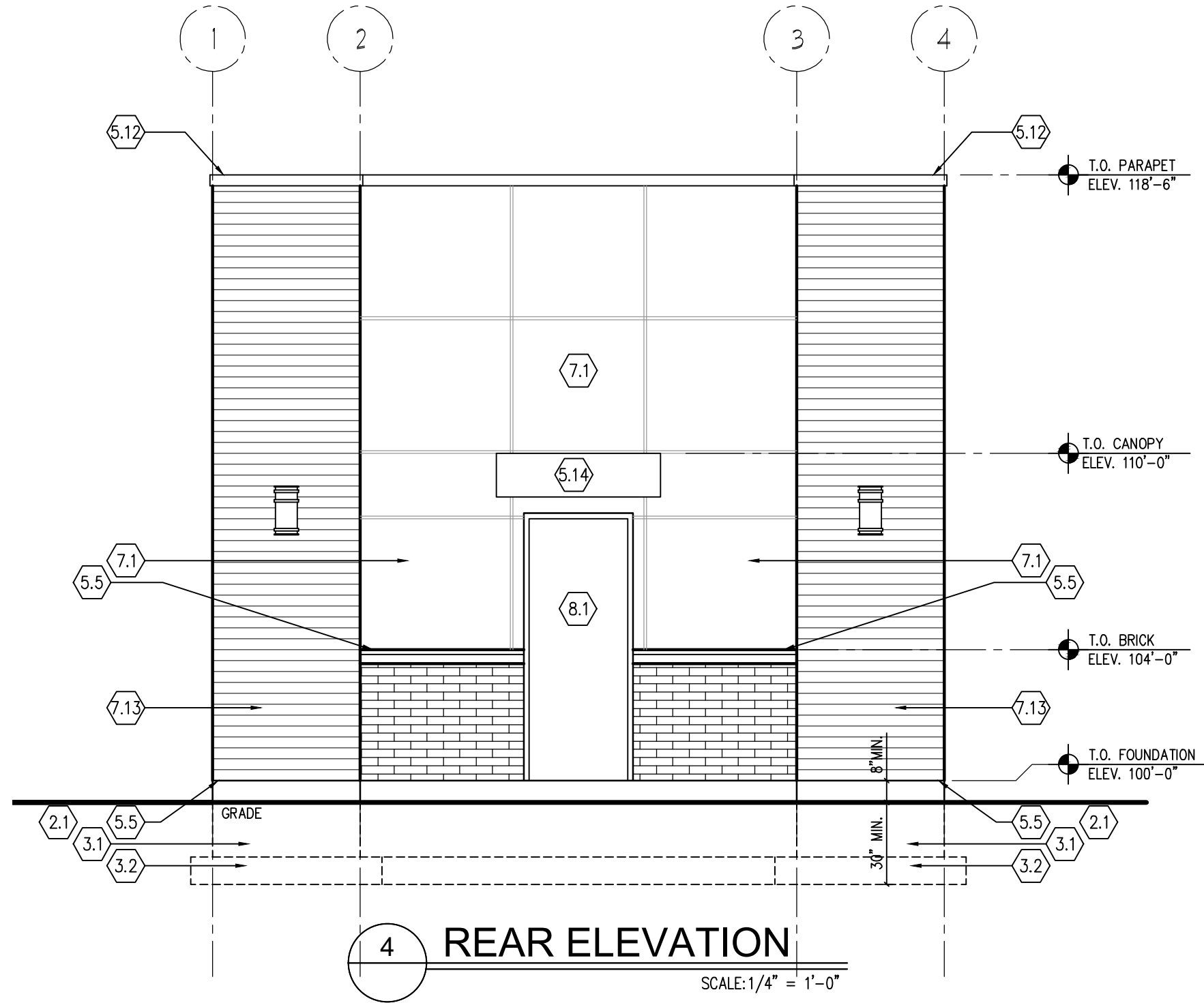
711) PVC ROOF MEMBRANE - SEE SPECIFICATIONS TRACING BEARING ROOF DECK SURFACE (CLASS B RATED) (PROVIDE EPDM ALTERNATE BD)

712) WATERPROOF MEMBRANE

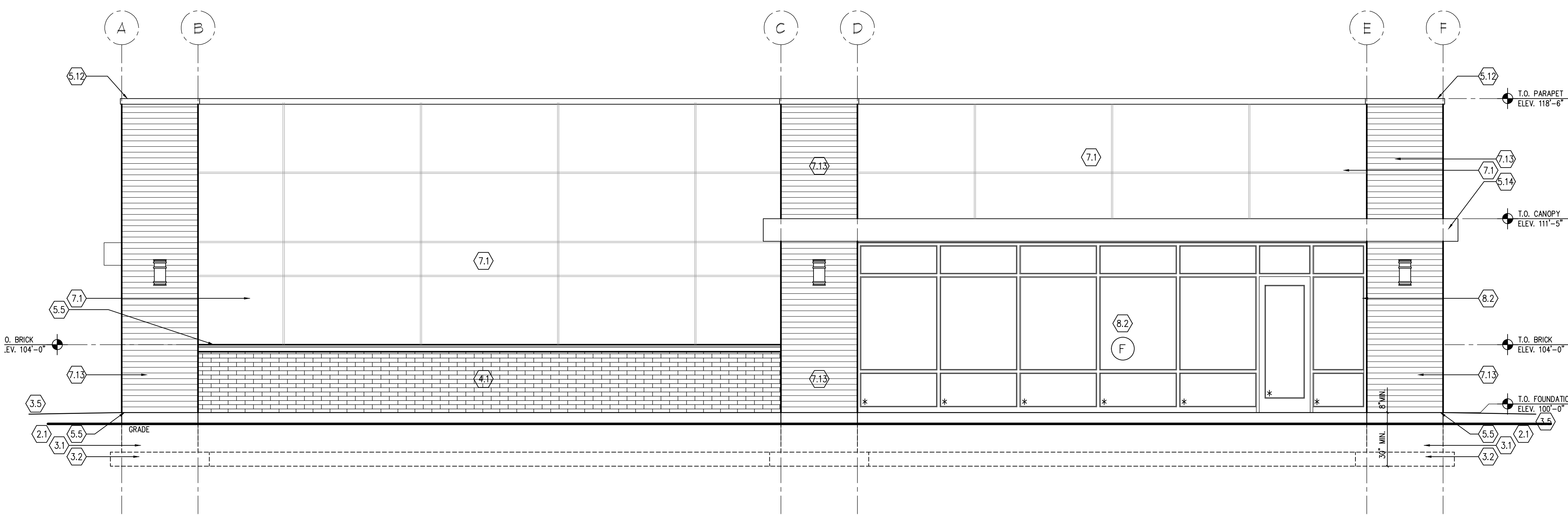
713) ICC APPROVED HARDIE PANEL SIDING SYSTEM - INSTALLED PER MFG.

8.1 HOLLOW METAL DOOR
8.2 ALUMINUM ENTRY / WINDOW SYSTEM

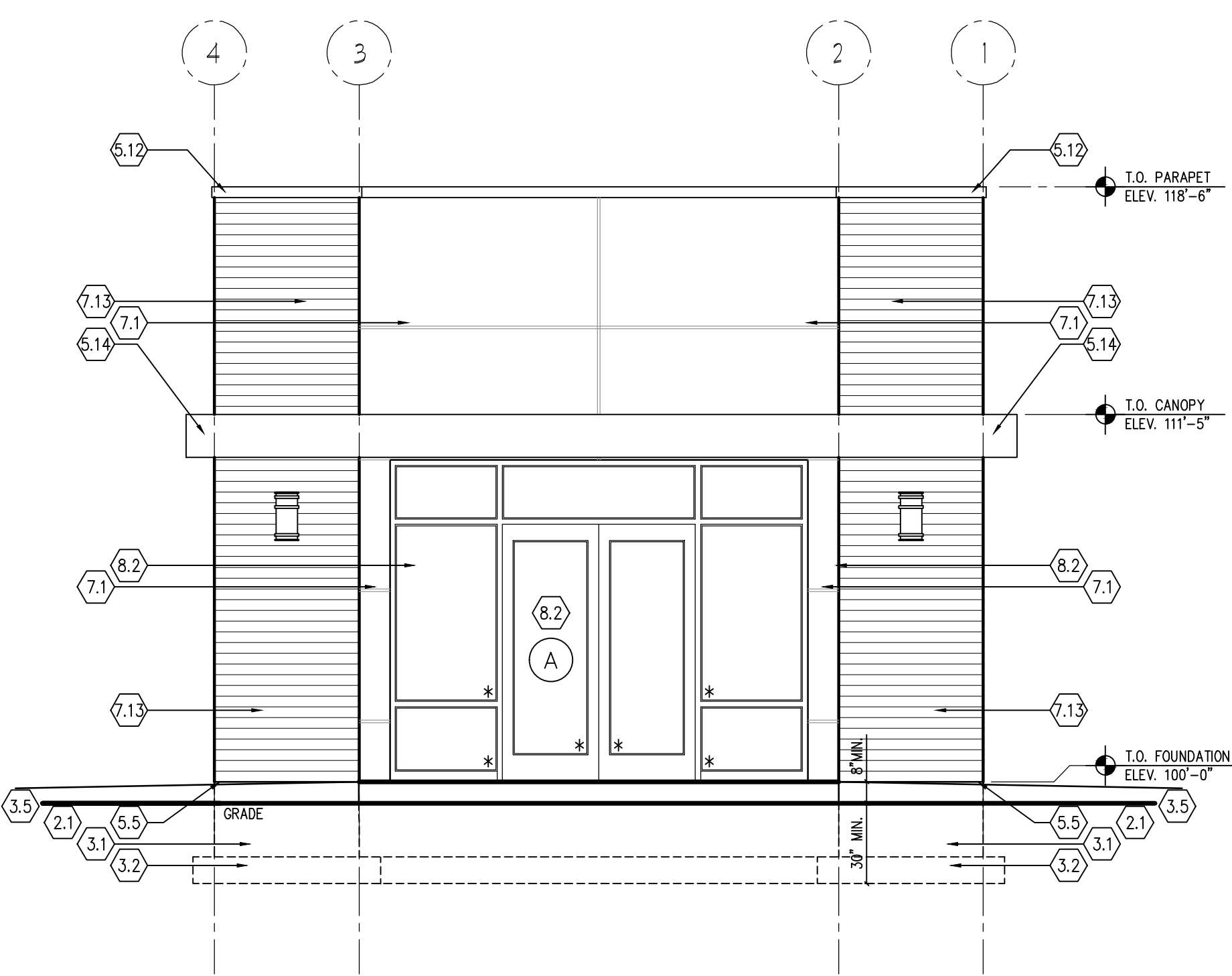
(91) 5/8" TYPE "X" GYP BOARD
 (92) 2X2 ACoustICAL TILE ON SUSPENDED SYSTEM SEE REFLECTED CEILING PLAN FOR DETAILS.
 (93) 5/8" TYPE "X" GYP BOARD CEILING
 (94) 5/8" EXTERIOR GYPSUM SHEATHING - EQUAL TO DENS-GLASS
 (95) (2) LAYERS 5/8" TYPE "X" GYP BOARD (1-HOUR RATED CEILING)
 (96) (1) LAYER 5/8" TYPE "X" GYP BD EACH SIDE OF WALL (1-HOUR RATED WALL)
 (97) 1-1/2" GYPCRETE (SEALED WHERE FLOOR FINISH REQUIRES GLUE DOWN)



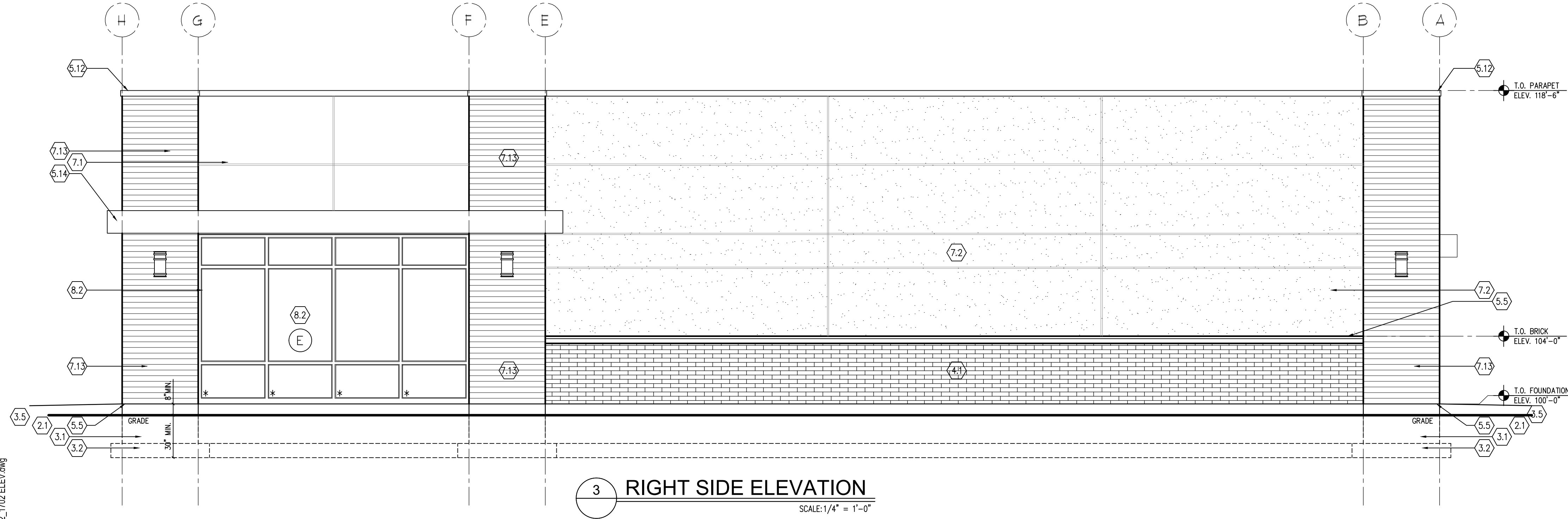
2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



DOORS & WINDOWS

- (4) HOLLOW METAL DOOR
- (62) ALUMINUM ENTRY / WINDOW SYSTEM

FINISHES

- (81) 5/8" TYPE "X" GYP BOARD
- (82) (2) LAYERS OF 5/8" TYPE "X" GYP. BOARD OVER 1/2" RESILIENT CHANNEL 1-HOUR RATED CEILING
- (83) 5/8" TYPE "X" GYP BOARD CEILING
- (84) 5/8" EXTERIOR GYPSUM SHEATHING - EQUAL TO DENS-GLASS
- (85) (2) LAYERS 5/8" TYPE "X" GYP BOARD (1-HOUR RATED CEILING)
- (86) (1) LAYER 5/8" TYPE "X" GYP BD EACH SIDE OF WALL (1-HOUR RATED WALL)
- (87) 1-1/2" GYPCRETE (SEALED WHERE FLOOR FINISH REQUIRES GLUE DOWN)

THERMAL & MOISTURE

- (71) ICC APPROVED HARDIE REVEAL PANEL SYSTEM - INSTALLED PER MFR. SPECIFICATIONS
- (72) EXTERIOR INSULATION & FINISH SYSTEM (EIFS) - 1 1/2" THICK U.O.N. SEE DETAILS ON SHEET A4.3
- (73) AIR BARRIER - TYVEK COMMERCIALWRAP "D" OR APPROVED EQUAL, (TAPE AND SEAL SEAMS & PENETRATIONS) TYP. AT EXTERIOR WALLS. (A1 GENERAL CONTRACTOR'S OPTION; A FLUID APPLIED AIR BARRIER MAY BE USED IN LIEU)
- (74) MemBrain CONTINUOUS AIR BARRIER AND SMART VAPOR RETARDER BY CERTAINTED OR APPROVED EQUAL, SEE SPECIFICATIONS
- (75) INSULATION PER COMM CHECK
- (76) 6 MIL POLYETHYLENE MOISTURE BARRIER W/ JOINTS LAPPED PER SPECIFICATIONS
- (77) BATT INSULATION - R38 (FSK BATTS ABOVE DROP CEILINGS)
- (78) FIBERFIL INSULATION, EQUAL TO OPTIMA - R23 SEE COMM CHECK
- (79) RIGID INSULATION (5" MIN.) - R38 SEE COMM CHECK
- (80) 2" RIGID INSULATION - R10 SEE COMM CHECK
- (81) PVC ROOF MEMBRANE - SEE SPECIFICATIONS TRAFFIC BEARING ROOF DECK SURFACE (CLASS B RATED) (PROVIDE EPDM ALTERNATE BID)
- (82) WATERPROOF MEMBRANE
- (83) WATERPROOF MEMBRANE

WOODS AND PLASTICS

- (41) 2x4 STUDS - SEE STRUCT. FOR SPACING
- (42) 2x6 STUDS - SEE STRUCT. FOR SPACING
- (43) 2x8 STUDS - SEE STRUCT. FOR SPACING
- (44) 2x10 STUDS - SEE STRUCT. FOR SPACING
- (45) 2x TREATED PLATE - SEE STRUCT. FOR BOLT PATTERN AND SPACING
- (46) DOUBLE-2x TOP PLATE 48" LAP SPLICE MIN.
- (47) 2x12 FASCIA BOARD
- (48) 11.7/8" DEEP I JOISTS - SEE STRUCT. FOR SERIES & SPACING
- (49) 3/4" T & G SHEATHING NAIL AND GLUE
- (50) BLOCKING AT +8'-0"
- (51) EXTERIOR SHEATHING - SEE STRUCTURAL FOR TYPE AND THICKNESS
- (52) WOOD BEAM - SEE STRUCTURAL DRAWINGS
- (53) PRE MANUFACTURED WOOD TRUSSES- SEE STRUCTURAL FOR SPACING. SEE ALSO TRUSS MFR.
- (54) WOOD COLUMN - SEE STRUCT.
- (55) TRUSS BLOCKING - SEE STRUCTURAL DRAWINGS
- (56) WOOD LEDGER - SEE STRUCT.
- (57) ROOF SHEATHING - SEE STRUCTURAL FOR TYPE AND THICKNESS

METALS

- (51) STEEL ANGLE - SEE STRUCTURAL DRAWINGS
- (52) STEEL BEAM - SEE STRUCTURAL DRAWINGS
- (53) SIMPSON HANGER - SEE STRUCTURAL DRAWINGS
- (54) .019 GA. PRE-FINISHED METAL FLASHING
- (55) .027 GA. PRE-FINISHED METAL DRIP EDGE- MATCH ROOF COLOR
- (56) .019 GA. PRE-FINISHED METAL SOFFIT (VENTED), FASCIA, GUTTERS, AND DOWNSPOUTS
- (57) STEEL HAND RAILING 36" A.F.F
- (58) STEEL GUARD RAIL 42" A.F.F SUCH THAT A 4" SPHERE MAY NOT PASS THRU
- (59) 1/2" RESILIENT CHANNELS HORIZ. 16" O.C.
- (60) METAL REGLET
- (61) PRE-FINISHED ALUMINUM PARAPET CAP
- (62) STEEL CHANNEL PAINTED - SEE STRUCTURAL DRAWINGS
- (63) STEEL CANOPY PAINTED - SEE STRUCTURAL DRAWINGS
- (64) STEEL BRACKET SUPPORT - SEE STRUCTURAL DRAWINGS
- (65) STEEL TURNBUCKLE - SEE STRUCTURAL DRAWINGS

SITE CONSTRUCTION

- (21) FINISH GRADE - SLOPE AWAY 1/2 INCH PER FOOT MIN.
- (22) ENGINEERED GRAVEL FILL - SEE STRUCTURAL & GEOTECH. REPORT

CONCRETE

- (31) CONCRETE FOUNDATION WALL - SEE STRUCTURAL DRAWINGS
- (32) CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
- (33) 4" REINFORCED CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
- (34) CONCRETE SLAB CONTROL JOINTS
- (35) CONCRETE WALKS - SEE CIVIL DRAWINGS
- (36) PRECAST CONCRETE CAP

MASONRY

- (41) ICC APPROVED BRICK W/ HECKMANN NO.260 22 GA. TIES NAILED TO STUDS @ 16" O.C. BOTH WAYS, COMP FREE END OF THE TIE AROUND CONTINUOUS 9 GA. WIRE IN HORIZONTAL JOINTS @ 16" O.C.
- (42) AIR SPACE
- (43) BRICK SOLDIER COURSE



Item #: 3.3	Planning Commission June 17, 2020	
Prepared By: Jake Harding		
Applicant: Smiling Faces LLC	CONDITIONAL USE PERMIT – Conditional Use Permit approval of the commercial daycare, Smiling Faces, located at 410 S Main Street in the R8 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Mailed 112 notices within 500 feet of the property.
- Posted at utah.gov/pa

SITE INFORMATION:

Site Information	
General Plan	LDR
Current Zone	R8
Acreage	1.00
Neighborhood	Stonewood

ACTION:

The Planning Commission shall forward a recommendation to the City Council.

REQUEST: The applicant requests the Planning Commission forward a positive recommendation to the City Council for the approval of the conditional use of the commercial daycare, Smiling Faces, located at 410 S Main Street in the R8 zone.

BACKGROUND:

The applicant's existing business is located nearby this site on State Street. In order to expand his current business, he is proposing to move it entirely to this new location. He is not proposing any changes to the site, it would remain as is. However, because the site is in a residential zone, he is required to receive conditional use approval.

Commercial daycares seeking conditional use approval within a residential zone are required to have an outdoor area in the rear yard that will be enclosed by a 6' site obscuring fence with self-closing, self-locking gates. There is an area existing in the rear yard that is currently surrounded by a 6' wood fence. As per State Code, this area will be required to have self-closing, self-locking gates. The applicant will be providing these.

Commercial daycares seeking conditional use approval within a residential zone are required to submit a professional traffic study that shows the following:

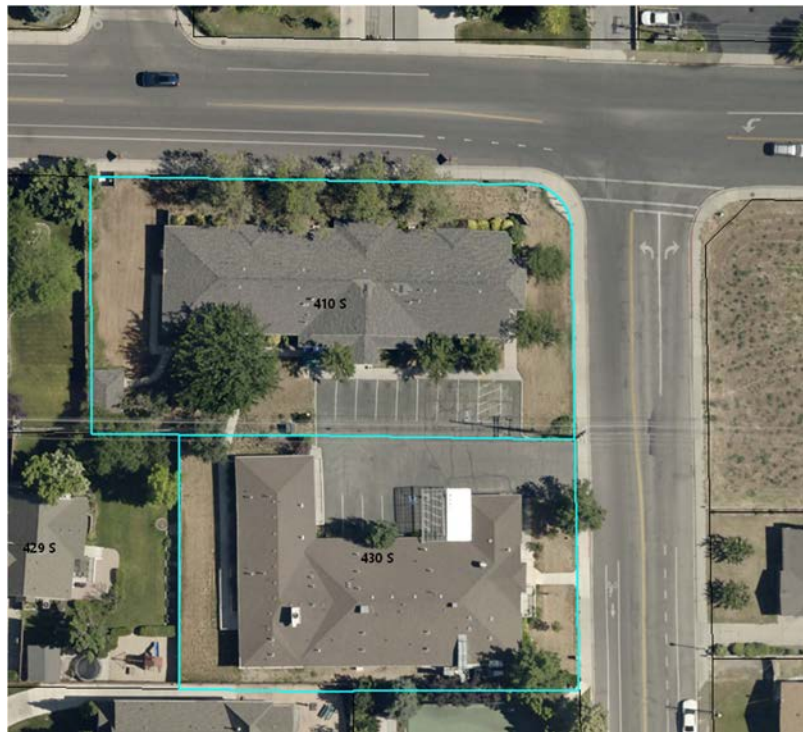
1. No more than two car trips per hour shall be generated before 5:30am or after 9:00 pm.
2. No vehicle will back out onto a dedicated street.
3. Persons who arrive at the facility shall be legally parked on the lot or on that part of the street which immediately abuts the lot.
4. Ingress, egress, drop-off areas, traffic flow, and parking spaces will be contained on the site and will not adversely affect surrounding properties.

The submitted traffic study showed that the facility was going to require a minimum of twenty-four (24) stalls based upon on hundred (100) children attending the day care. The study also found that they would not generate more than two trips in the unpermitted times and that one of the stalls in the parking lot would be required to be used as a back-up area. If you combine the total stalls in both the existing parking lot and the on-street parking and remove the required back-up stall, twenty-six (26) stalls are available.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council for the approval of the

conditional use of the commercial daycare, Smiling Faces, located at 410 S Main Street in the R8 zone with the following conditions:

1. That all residents, visitors and employees who arrive at the facility in connection with the Commercial Day Care facility shall be legally parked on the lot occupied by the facility or on that part of the street which immediately abuts the lot.
2. That signage be provided in the existing off-street parking lot that clearly indicates pick-up/drop-off stalls.
3. That one stall in the existing off-street parking lot shall be used as a back-up area for vehicles in the off-street parking lot.
4. That the facilities have a maximum occupancy of one hundred (100) children for both buildings combined.
5. That two ADA stalls be provided in the existing off-street parking lot.



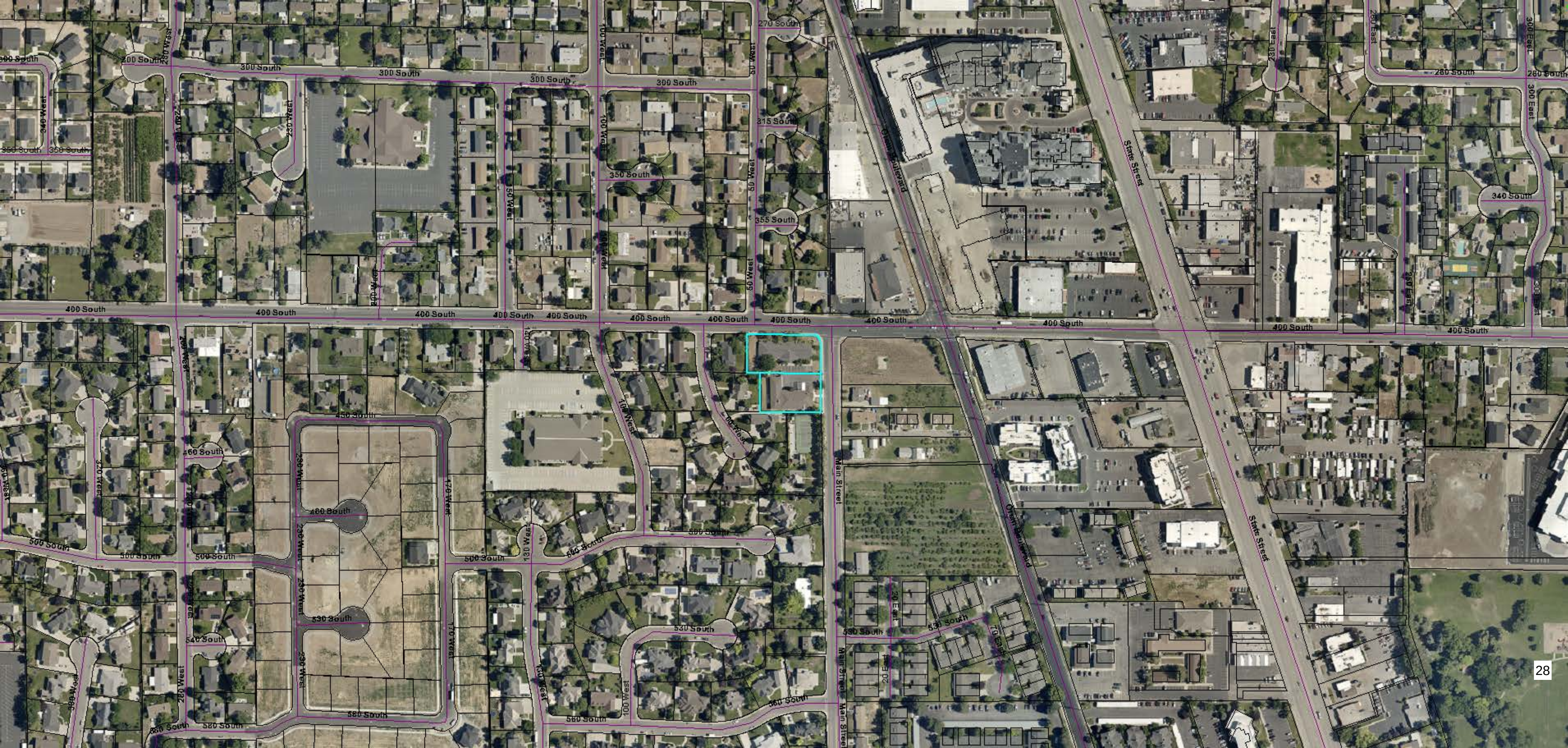
Smiling Faces Day Care

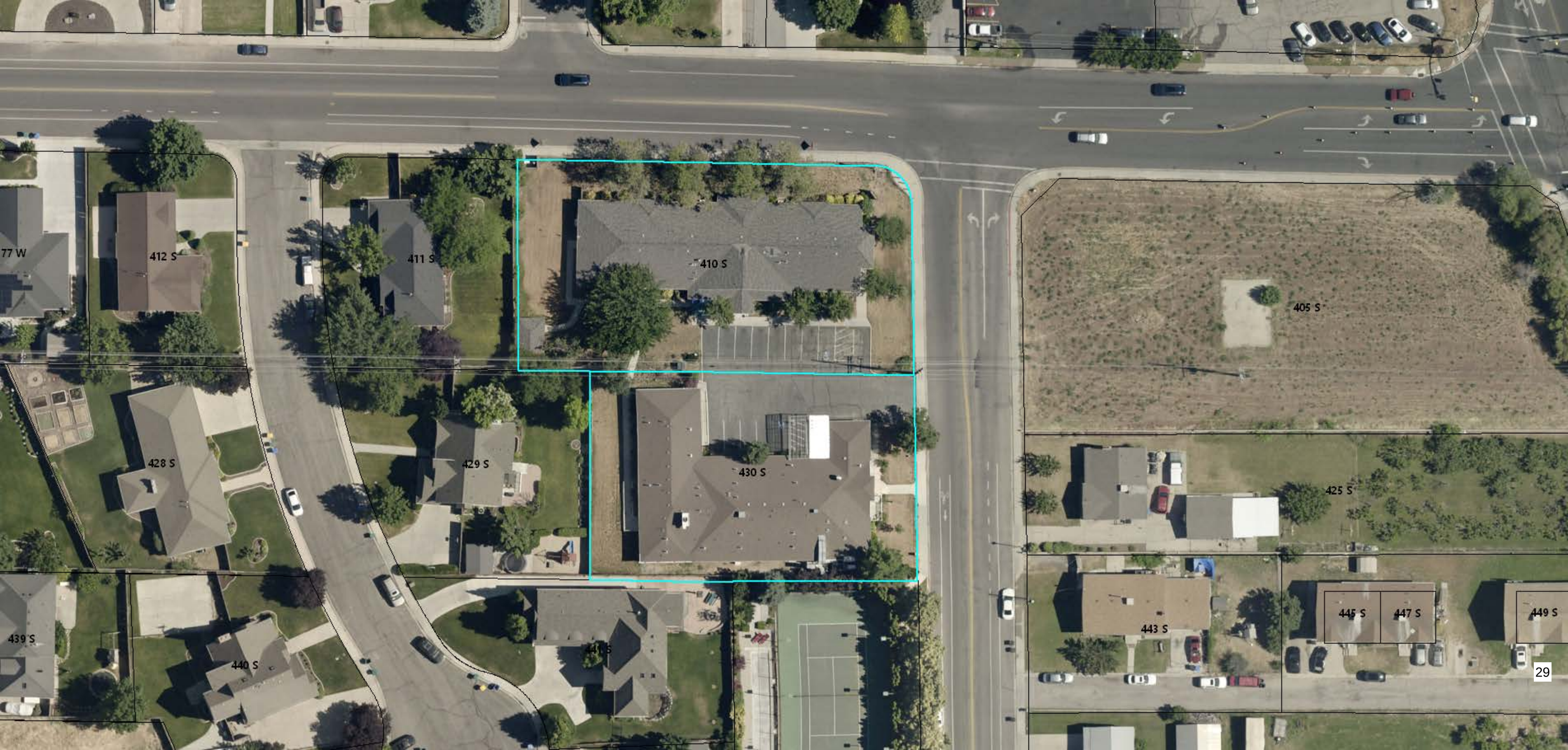


◆ Smiling Faces Day Care
R8 Zone
1.00 acres

NEIGHBORHOOD
Stonewood

Legend
 Parcels selection
 Parcels
 Buildings





77 W

412 S

411 S

410 S

405 S

428 S

429 S

430 S

425 S

439 S

440 S

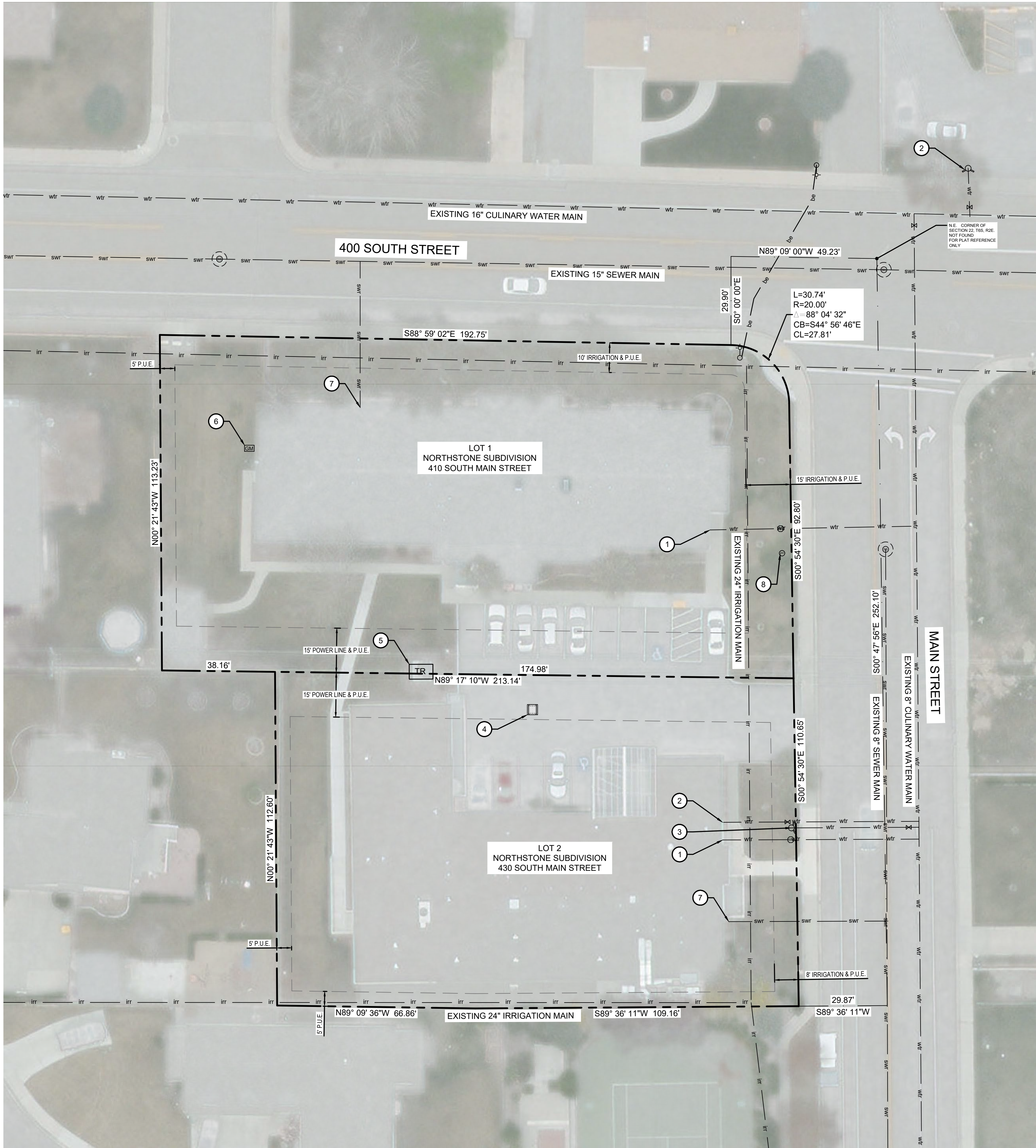
441 S

443 S

445 S

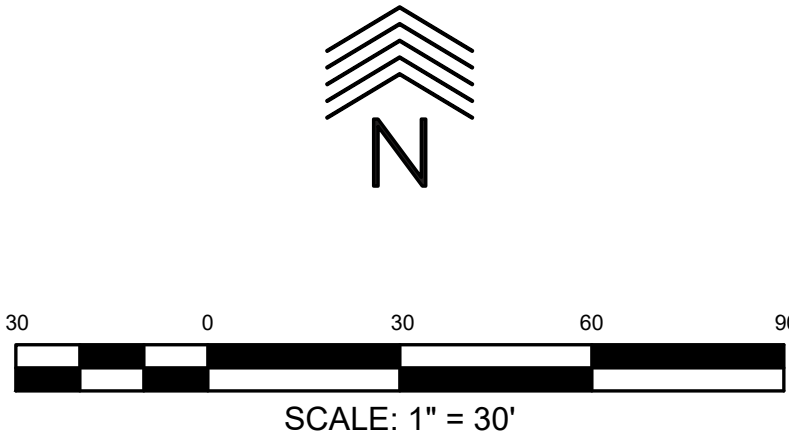
447 S

449 S



DEPARTMENT REVIEW

SEWER ____/DATE____
WATER ____/DATE____
STORM DRAIN ____/DATE____
TRAFFIC ____/DATE____
STREET LIGHTS ____/DATE____
FIRE MARSHAL ____/DATE____



SITE PLAN LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING RIGHT OF WAY
	EXISTING IRRIGATION LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING ELECTRICAL INFRASTRUCTURE
	EXISTING STORM DRAIN BOX
	EXISTING IRRIGATION BACK FLOW VALVE
	EXISTING GAS METER

NOTES

1. UTILITIES SHOWN ARE BASED ON MAPPING PROVIDED BY THE CITY AND ARE QUALITY LEVEL D
2. AERIAL USED IS FROM THE AGRC AND IS FROM 2012
3. PROPERTY BOUNDARY SHOWN IS APPROXIMATE NO FIELD SURVEY WAS CONDUCTED

SITE PLAN KEY NOTES

- 1 EXISTING CULINARY LATERAL PROTECT IN PLACE
- 2 EXISTING FIRE LINE PROTECT IN PLACE
- 3 EXISTING FIRE HYDRANT PROTECT IN PLACE
- 4 EXISTING STORM DRAIN PROTECT IN PLACE
- 5 EXISTING ELECTRICAL INFRASTRUCTURE PROTECT IN PLACE
- 6 EXISTING GAS METER PROTECT IN PLACE
- 7 EXISTING SEWER LATERAL
- 8 REPLACE EXISTING DOUBLE CHECK BACKFLOW ASSEMBLY AND INSTALL A RPZ BACKFLOW ASSEMBLY AND A STOP AND WASTE FOR SHUT OFF

Received
Date: 5/28/2020
By:

REVISIONS:

Know what's below.

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UTILITY MARKING CENTER, INC.

www.bluestakes.org

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avenue CONSULTANTS

Avenue Consultants, Inc.
6605 South Redwood Road, Suite 200
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

SITE PLAN EXHIBIT

Smiling Faces Daycare
488 South Main Street
OREM, UTAH

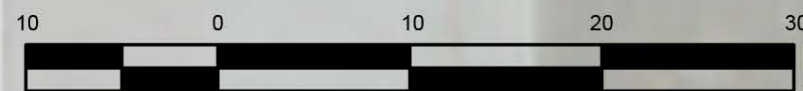
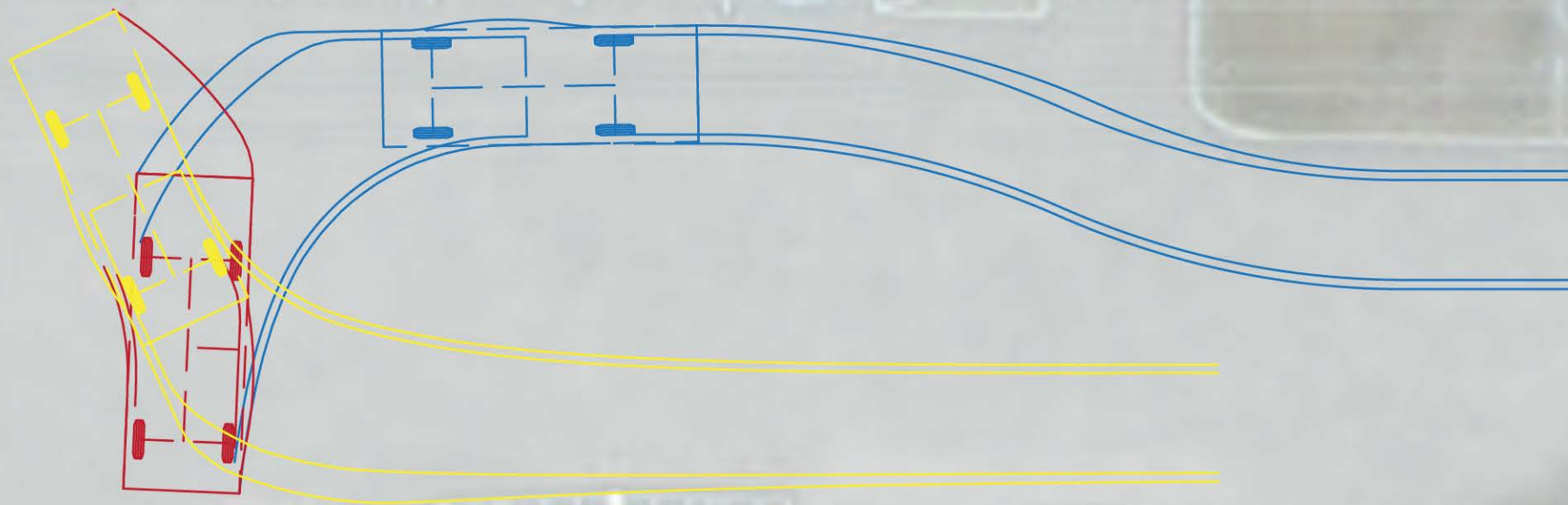
Engineer CC

Designer TJB

Reviewer CC

SHEET NO.

C1-0



22-6-9(G) Private Schools and Commercial Daycares

- G. Private Schools and Commercial Day Care Services (SLU Codes 6261 and 6262).** Private Schools and Commercial Day Care Services are Commercial Day Care Services are defined to include (1) Commercial Child Day Care Facilities, and (2) Commercial Adult Day Care Facilities. Commercial Day Care Services shall be allowed in residential zones only upon the issuance of a conditional use permit and must, at a minimum, meet the following requirements:
1. In residential zones, Commercial Day Care Services shall only be allowed on properties adjacent to either a collector or an arterial street.
 2. A Commercial Day Care facility shall not be established within two thousand six hundred and forty feet (2640') of another Private School or Commercial Day Care facility that is located in a residential zone.
 3. Commercial Day Care Services shall comply with the site plan requirements set forth in Section [22-14-20](#).
 4. The entire area of the front yard setback shall be landscaped except for permitted driveways.
 5. No more than two car trips per hour shall be generated before 5:30 a.m. or after 9:00 p.m.
 6. The site plan shall be configured so that no vehicle will back out on to a dedicated street. Parking and turn-around areas shall be located in the side or rear yard unless the site includes a circular driveway.
 7. The rear yard shall be enclosed with a six-foot (6'), sight-obscuring fence. All gates shall be self-closing and self-locking.
 8. The exterior building design shall resemble a single-family residential dwelling in harmony with any neighboring residential dwelling units.
 9. A maximum of one wall sign no greater than six square feet (6ft ²) in area shall be allowed unless otherwise prohibited as part of the conditional use permit. The sign shall be designed to minimize the visual impact on surrounding properties.
 10. There shall be no exterior evidence of a business other than a permitted sign. No activities connected with the operation of the Commercial Day Care facility shall be conducted in the front yard or in a side yard adjacent to a street with the exception of parking in a permitted drive-way and use of the front entrance to enter and exit the building.
 11. All residents, visitors and employees who arrive at the facility in connection with the Commercial Day Care facility shall be legally parked on the lot occupied by the facility or on that part of the street which immediately abuts the lot.
 12. Commercial Day Care Facilities shall obtain a license from the State of Utah Department of Human Services, where required. Private Schools and Commercial Day Care Facilities must also obtain a business license from the City of Orem in accordance with the provisions of [CHAPTER 12](#) prior to operating the business.
 13. Applicants for site plan approval of private schools shall submit an engineered traffic flow and parking plan showing sufficient ingress and egress, drop-off areas, traffic flow, and parking spaces so that parking for school functions will be contained on the site and the school will not adversely affect surrounding properties. The Planning Commission shall review the plan and based on the City Engineer's recommendations may modify the site plan and impose additional requirements in order to meet all projected needs of the site for traffic flow and parking.

MEMORANDUM

To: Orem City Community Development

From: Avenue Consultants

Date: May 29, 2020

Subject: Smiling Faces Child Care & Preschool Traffic Flow and Parking Plan Study

1 INTRODUCTION

Smiling Faces Child Care & Preschool has requested that Avenue Consultants perform a traffic flow and parking study for the relocation of their existing business in Orem, Utah. The new location has two buildings with 14 parking stalls and is located at 410/430 South and Main Street in Orem, Utah. Figure 1 shows the site location in relation to the surrounding neighborhood. The business is currently operating within a single, smaller building that accommodates 70 children and has shared/limited parking. With this relocation, Smiling Faces Child Care and Preschool anticipates possibly expanding their enrollment to a maximum of 100 children. To accommodate parents coming to drop-off and pick up children, the new location will have 14 parking spots with a singular access on Orem Main Street. This memo summarizes the planned ingress and egress, drop-off plan, traffic flow, and parking spaces, and parking recommendations for the new proposed facility.



2 TRAFFIC FLOW

From previous projects in Orem city, Avenue extracted traffic counts performed at the study location. PM peak hour traffic counts were available at the intersection of 400 South and Main Street for a weekday in November 2018 and AM peak hour traffic counts were available at the intersection for a weekday on August 2015. The counts are presented in Table 1.

Table 1. Traffic Counts at 400 South and Main Street Intersection

Peak Period	NBL	NBT	NBR	EBL	EBT	EBR	WBL	WBT	WBR
AM	20	0	40	0	300	70	120	110	0
PM	46	0	81	0	494	54	62	484	0

Based on UDOT's historical AADT (Annual Average Daily Traffic) data, 400 South has an average 5.4% growth in daily volumes. The AADT growth applied to the collected traffic volume gives the existing traffic volume at the intersection which is presented in Figure 2.



Avenue estimated vehicle trips generated by the proposed development based on the characteristics of the intended land use and the intensity of development. The project trip generation was derived from trip rates published by the Institute of Transportation Engineer's (ITE) *Trip Generation Handbook, 10th Edition*. This handbook provides trip generation standards and recommendations for various land uses based upon nationwide studies of existing developments in comparable settings.

Avenue selected the land use type that most accurately reflects the planned use of the project site, which was Day Care Center (ITE Code 565). The variable used to estimate the number of vehicle trips is the number of children. Table 2 reports the vehicle trip generation estimates for the proposed land use and splits the trips into number of entering (in) and exiting (out) trips for the AM and PM peak hours.

Table 2. Trip Generation Estimate

ITE Land Use	ITE Code	Number of Units	Unit Type	Weekday Daily	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Day Care Center	565	100	Children	403	78	41	37	79	37	42

Based on the trip generation data above, the proposed development is expected to have 403 daily weekday vehicle trips with 78 trips during the AM peak hour and 42 trips during the PM peak hour.

The distribution of the anticipated trips was based the existing traffic patterns in the study area. During the AM peak period, approximately 76% was routed from the north, and 24% from the south. During the PM peak period, approximately 48% was routed from the north, 52% from the south. The assigned site traffic for the new development is shown in Figure 3.



3 PARKING EVALUATION

The facility is planning to accommodate 100 children and employ 8 staff. Avenue estimated parking demand generated by the proposed development based on the characteristics of the intended land use and the intensity of development. The project parking generation was derived from parking rates published by the Institute of Transportation Engineer's (ITE) *Parking Generation Handbook, 4th Edition*. This handbook provides parking demand standards and recommendations for various land uses based upon nationwide studies of existing developments in comparable settings.

Avenue selected the land use type that most accurately reflects the planned use of the project site, which was Day Care Center (ITE Code 565). The variable used to estimate the peak period parking demand for the number of children as this unit results in a higher parking demand. Table 3 reports the parking demand estimates for the proposed land use.

Table 3. Parking Demand Estimate

ITE Land Use	ITE Code	Number of Units	Unit Type	Parking Generation Rate	Average Peak Period Parking Demand
Day Care Center	565	100	Children	0.24	24

The new proposed location in Orem has 14 available parking spots on-site, including 2 ADA (Americans With Disabilities Act) compatible parking stalls. While determining the parking supply, it was considered that if the parking lot is full, one parking spot will be kept empty to facilitate turning around of cars. This resulted in 11 parking spots for simultaneous parking. Additionally, there is 300 feet of adjacent on-street parking available on 400 South and Main Street adjacent to the site. This on-street parking availability is calculated based on Utah Traffic Code Chapter 6a, Part 14, Section 1401 (Section for Standing or parking vehicles). No on-street parking is estimated-

- within 15 feet of a fire hydrant
- within 20 feet of a crosswalk
- in front of a public or private driveway
- within 30 feet upon the approach to any flashing signal, stop sign, yield sign, or traffic-control signal located at the side of a roadway

Figure 4 shows the available parking spot in the vicinity of the proposed daycare. Assuming one car takes 20 feet of space, the nearby on-street can accommodate up to 15 cars. The parking spots at a daycare are primarily used for dropping off and picking up children. This requires short term parking with an average duration of less than 5 minutes per car. With a total of $11+15=26$ parking spots the availability of parking is more than the parking demand generated by the daycare.



Avenue obtained typical parking drop-off and pick up data from the existing daycare facility to further illustrate the actual ingress and egress parking requirements for this facility. The data shows the number of parking stalls used within 15-minute periods to drop-off or pick-up a child throughout the day. The data has been aggregated to show concurrent drop-off and pick-ups. The “drop-off and pick up roster” is provided as an appendix.

**Table 4.** Typical Daily Parking Occupancy at the Existing Daycare Location

Time	Parking Stalls Used	Time	Parking Stalls Used	Time	Parking Stalls Used
6:00 AM-6:15 AM	2	9:30 AM-9:45 AM	3	3:00 PM-3:15 PM	2
6:30 AM-6:45 AM	4	10:30 AM-10:45 AM	1	3:30 PM-3:45 PM	2
7:30 AM-7:45 AM	9	11:00 AM-11:15 AM	1	4:00 PM-4:15 PM	4
8:00 AM-8:15 AM	6	12:00 PM-12:15 PM	10	4:15 PM-4:30 PM	1
8:15 AM-8:30 AM	2	12:30 PM-12:45 PM	7	4:30 PM-4:45 PM	6
8:30 AM-8:45 AM	9	12:45 PM-1:00 PM	1	5:00 PM-5:15 PM	4
8:45 AM-9:00 AM	1	1:00 PM-1:15 PM	8	5:30 PM-5:45 PM	9
9:00 AM-9:15 AM	10	1:30 PM-1:45 PM	2	5:45 PM-6:00 PM	5
9:15 AM-9:30 AM	1	2:00 PM-2:15 PM	2	6:00 PM-6:15 PM	8

From the above parking occupancy data, even during the busiest times of the day (9:00 AM – 9:15 AM and 12:00 PM – 12:15 PM) the parking demand doesn't exceed 10 concurrent vehicles within any 15-minute slot. The parking demand is well below the availability of the proposed daycare location. 15-minutes is a large drop-off or pick-up window with most clients likely using a much smaller time period and not arriving together. It is likely that fewer vehicles are concurrently using the parking stalls.

4 CONCLUSION

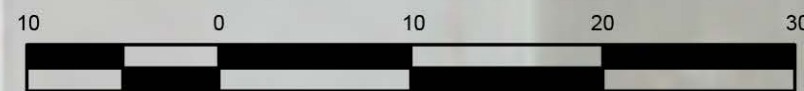
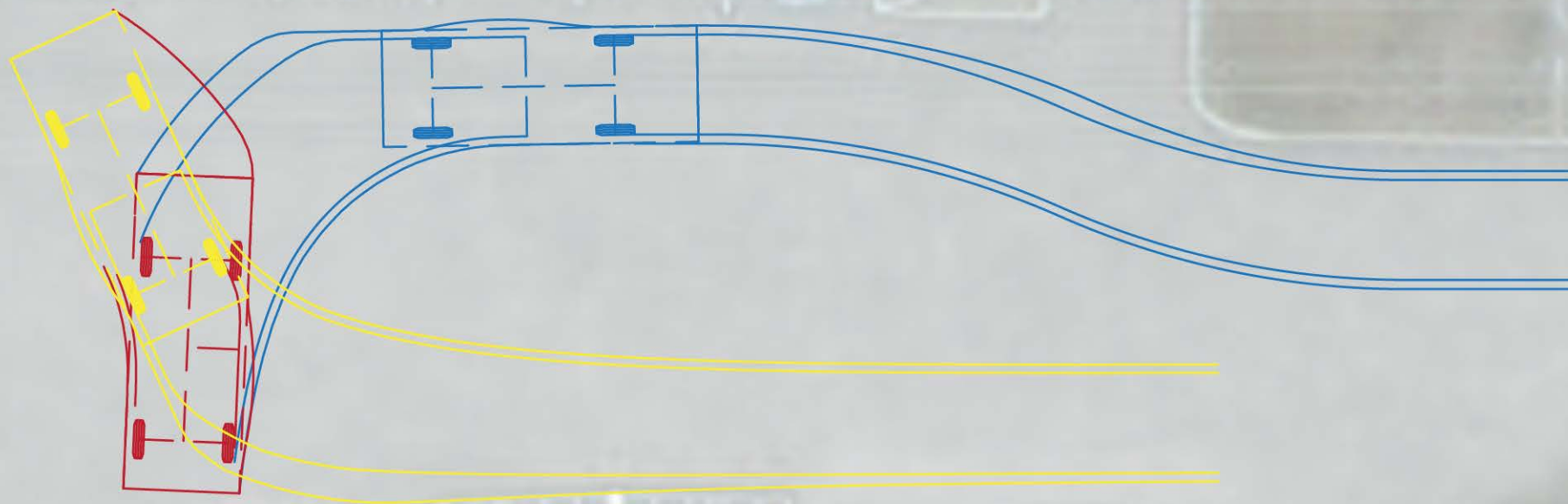
This study evaluated the traffic and parking demand based on the operations of the Smiling Faces Daycare & Preschool in Orem, Utah. The generated trip of the facility was distributed based on the existing traffic volume and presented in the report. According to parking rates derived from ITE parking generation manual a facility of similar number of children would require 24 parking spots. Also, from the data provided by the daycare, the facility would require 10 parking spots within a busy 15-minute window. Based on the parking evaluation, the existing parking plan is adequate for the proposed development. To improve safety for the children crossing the parking area, parents should be instructed to park their vehicle, turn off the engine, and walk their children into the facility. A condition which may ensure the parking supply does not exceed the demand would be to limit the number of children dropped off to 10 children within a 5-minute window.



APPENDIX



Smiling Faces Child Care & Preschool Roster								
Name	Drop-off	Pick-up	Name	Drop-off	Pick-up	Name	Drop-off	Pick-up
Allison	12:30 PM	5:30 PM	Caleb	8:00 AM	3:30 PM	Mateo	9:00 AM	3:30 PM
Lilyann	12:30 PM	4:15 PM	Chezare	8:45 AM	4:30 PM	Levi	8:30 AM	1:00 PM
Melanie	6:00 AM	12:30 PM	Leonardo	9:30 AM	12:30 PM	Isaiah	7:30 AM	6:00 PM
Jovani	9:00 AM	4:30 PM	Kambria	12:00 PM	5:30 PM	Josiah	7:30 AM	6:00 PM
Ariani	6:00 AM	2:00 PM	Cassara	11:00 AM	3:00 PM	Sophie	6:30 AM	4:00 PM
Yaretzy	8:30 AM	12:45 PM	Forest	6:30 AM	5:30 PM	Alexa	8:30 AM	5:30 PM
Stella	6:30 AM	4:00 PM	Elijah	12:00 PM	5:45 PM	Aria	9:30 AM	6:00 PM
Baxter	8:15 AM	1:00 PM	Frida	10:30 AM	6:00 PM	Amberly	8:30 AM	5:45 PM
Lilian	8:15 AM	5:00 PM	Angel	12:00 PM	5:30 PM	Mckenzie	9:00 AM	5:45 PM
Bobby	7:30 AM	1:00 PM	Jevanie	8:30 AM	1:00 PM	Theodore	9:15 AM	4:30 PM
Wayne	7:30 AM	1:00 PM	Kayla	9:00 AM	12:00 PM	Gordon	8:00 AM	12:30 PM
Loretta	8:30 AM	5:45 PM	David	12:30 PM	6:00 PM	Jett	7:30 AM	4:30 PM
Seth	7:30 AM	4:30 PM	Ethan	12:00 PM	5:00 PM	Penelope	7:30 AM	4:30 PM
Natalia	9:00 AM	3:00 PM	Sione	9:00 AM	1:00 PM	Vince	12:00 PM	5:00 PM
Frost	8:00 AM	5:30 PM	Dexter	8:30 AM	1:30 PM	Kamron	7:30 AM	5:00 PM
Skye	8:00 AM	5:30 PM	Emma	12:00 PM	6:00 PM	Nicolas	9:30 AM	6:00 PM
Elizabeth	9:00 AM	5:45 PM	Aaliyah	12:00 PM	12:00 PM	Luca	2:00 PM	6:00 PM
Ava	6:30 AM	5:30 PM	Oliver	9:00 AM	1:00 PM	Alejandro	8:30 AM	5:30 PM
Eric	8:30 AM	1:30 PM	Scarlett	9:00 AM	1:00 PM	Kairo	8:00 AM	4:00 PM
Luca	9:00 AM	12:30 PM	Marcos	7:30 AM	12:00 PM	Emilynn	8:00 AM	4:00 PM









For more information, contact
Jake at (801) 229-7239 or
jrharding@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Jun 30, 2020 6:00 pm
Planning Commission Wed, Jun 17, 2020 4:30 pm

Smiling Faces LLC requests the City approve the approval of the conditional use of a commercial daycare in the R8 zone located at 410 S Main Street in the R8 zone.

Additional information can be viewed on orem.org/planning under the "Current Planning (Public Hearing Noticing)" tab or by contacting Orem City Development Services at 801-229-7060.

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NOTICE OF ALL ELECTRONIC MEETING

To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020 Executive Order, the Orem City Planning Commission meeting on June 17, 2020 will be an all-electronic meeting. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically. You can view the meeting live at orem.org/meetings. If you want to make a comment, please submit them to [orem.org/comments](mailto:PlanningCommissionPublicComments@orem.org) or email them to PlanningCommissionPublicComments@orem.org.

Comments will be accepted before and during the meeting. All comments received will be read into the record during the live meeting. Once an item has been voted on, that item will be closed to additional comments. Thank you for your cooperation during these challenging times.

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OREM, UT 84059

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

ZENITH PROPERTIES LLC
793 S 40 E
SALEM, UT 84653

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

MIDTOWN360 LC
%DE ANZA PROPERTIES
960 N SAN ANTONIO RD STE 114
LOS ALTOS, CA 94022

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

SUMSION, WILLIAM CHAD
1322 E 13200 S
DRAPER, UT 84020

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

PATTEN, KRISTIAN N
2215 N 1400 E
PROVO, UT 84604

LANG, BRIAN E & KAREN D (ET AL)
3448 GREENMONT CIR
WEST VALLEY CITY, UT 84120

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

CORDNER, ROBERT ROY &
MERALYN
5524 ROCKY RAVINE AV
LAS VEGAS, NV 89131

CHANG, PAO CHUNG (ET AL)
11413 S BLACK FOREST DR
SANDY, UT 84094

REAL LIFE INVESTMENTS L L C
%VINCENT, MICHAEL
30031 HILLSIDE TER
SAN JUAN CAPISTRANO, CA 92675

CITY OF OREM
DRAFT - PLANNING COMMISSION MEETING MINUTES
June 3, 2020

The following items are discussed in these minutes:

- **PUBLIC HEARING** – Vacating Lot 3, Hoyal Subdivision, Plat B, Lot 4, Hoyal Subdivision, Plat C and final plat approval of Hoyal Subdivision, Plat E located at 342 North 1160 East in the R8 zone, approved.

STUDY SESSION

At **3:30 p.m.** Canceled

REGULAR MEETING

NOTICE OF ALL-ELECTRONIC MEETING

To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020 Executive Order, the Orem City Planning Commission meeting on May 20, 2020 will be an all-electronic meeting. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically. You can view the meeting live at orem.org/meetings. If you want to make a comment, please use: orem.org/comments or PlanningCommissionPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be read into the record during the live meeting. Once an item has been voted on, that item will be closed to additional comments. Thank you for your cooperation during these challenging times.

Place: Orem City Council Chambers

At **4:30 p.m.** Chair Cochran called the Planning Commission meeting to order and offered the invocation.

Those present: Mickey Cochran, Planning Commission Chair; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Jake Harding, Associate Planners and Steve Earl, Legal Counsel

Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Mike Staker, and Ross Spencer, Planning Commission members; Sam Kelly, City Engineer; and Brady Hale, Transportation Engineer (via telephone)

Those excused: Grant Allen, Long Range Planner; Jenna Albers, Long Range Planner; Kendall Willardson, Planning Intern; and Terry Peterson, City Council Liaison

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by Richard & Diane Taylor for the Planning Commission to vacate Lot 3, Hoyal Subdivision, Plat B, vacate Lot 4, Hoyal Subdivision, Plat C and approve the final plat of Hoyal Subdivision, Plat E located at 342 North 1160 East in the R8 zone.

Planning Commission minutes for June 3, 2020



Staff Presentation: The applicant owns both properties. The applicants intend to construct an addition on their home in the rear yard. They are hoping to move the property line to align with the properties to the north. This will give them enough space in the rear yard to meet the rear setback requirement for this addition. They are aware that the existing easements will remain and understand they cannot infringe upon them.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 3, Hoyal Subdivision, Plat B, vacate Lot 4, Hoyal Subdivision, Plat C and approve the final plat of Hoyal Subdivision, Plat E located at 342 North 1160 East in the R8 zone.

Chair Cochran asked if the Planning Commission had any questions for Ms. Vargas. When there were none, Chair Cochran invited the applicant to speak up via telephone. Mr. Taylor spoke about how it made more sense to align his property with the north property.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

When there were no comments/chats, Chair Cochran closed the public hearing and called for a motion on this item.

Planning Commission Action: Mr. Sakar moved to vacate Lot 3, Hoyal Subdivision, Plat B, vacate Lot 4, Hoyal Subdivision, Plat C and approve the final plat of Hoyal Subdivision, Plat E located at 342 North 1160 East in the R8 zone. Mr. Spencer seconded the motion. Those voting aye: Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Chair Cochran asked Mr. Earl to present **Agenda Item 4.1:**

Mr. Earl then presented the annual URMA Planning Commission Training.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion to approve the minutes of May 20, 2020. Mr. Cook moved to approve the meeting minutes for May 20, 2020. Mr. Cochran seconded the motion. Those voting aye: Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Adjourn: Chair Cochran called for a motion to adjourn. Mr. Spencer moved to adjourn. Mr. Roberts seconded the motion. Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Adjourn: 5:01 p.m.

Jason Bench
Planning Commission Secretary

Approved: