



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
June 7, 2023

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

4:00 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/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
  - 3.1 **PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and to allow SLU Code 1283 *Transitional Treatment Homes* as a permitted use in the C3 zone.**
  - 3.2 **PUBLIC HEARING – Site Plan – Approval of the site plan for Maverik located at 85 West 800 North in the C2 zone.**
4. MINUTES REVIEW AND APPROVAL
  - 4.1 **Review and approve the minutes from the May 17, 2023 meeting.**
5. ADJOURN
  - 5.1 **The next meeting is scheduled for June 21, 2023.**

**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](http://orem.org)**

|                                                   |                                                                                                                                                                                                                                                                                                               |                                                                                     |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Item #: 3.1                                       | <b>Planning Commission</b><br>June 7, 2023                                                                                                                                                                                                                                                                    |  |
| Prepared By:<br>Cheryl Vargas                     |                                                                                                                                                                                                                                                                                                               |                                                                                     |
| Applicant: Evergreen<br>Jeremy Weber, Devco, Inc. | <b>PUBLIC HEARING</b> – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and to allow SLU Code 1283 <i>Transitional Treatment Homes</i> as a permitted use in the C3 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](http://utah.gov/pmn)
- Mailed to 131 property owners within 500 feet of the property.

#### **SITE INFORMATION:**

- General Plan Designation: **Regional Commercial**
- Current Zone: **C2 & C3**
- Acreage: **7.10**
- Neighborhood: **Timpview**

#### **ACTION:**

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

**REQUEST:** The applicant requests the City amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and to allow SLU Code 1283 *Transitional Treatment Homes* as a permitted use in the C3 zone.

**BACKGROUND:** This item came before the Planning Commission on May 17, 2023 and the portion that is now being requested was continued at that time. It is now coming back before the Planning Commission for approval with an updated zoning layout with the lots fronting State Street being zoned C2 and the lots fronting 400 West being zoned C3. Also, to allow SLU Code 1283 *Transitional Treatment Homes* as a permitted use in the C3 zone.

There is a large parcel of vacant land at approximately 883 North State Street. The large parcel that fronts State Street is in the C2 zone. The four smaller parcels that front 400 West are in the C3 zone. There is some zone overlapping with the new lot layout in the concept plan.

This request is for the rezone only, not the preliminary and final plat. If the City Council approves the rezone application, the applicant will need to apply for a preliminary and final plat. However, a concept plan is provided to show potential development including the access from State Street to 400 West. In addition, the concept plan shows access to the project to the north and should also provide access to the properties to the south. The access to the south should be provided near the center of the project and will need to address this issue with the site plan process. Staff requests the Planning Commission recommend the City Council require a centralized access to the south for future development and access opportunities.

The concept plan shows a 2-story office building and a 2-story Center for Women and Children in Crisis, short-term transitional housing on the west side of the property, and two restaurants on the east side of the property fronting State Street.

The non-profit use would be classified as a Transitional Treatment Home (SLU Code 1283). This is currently not a permitted use in the C3 zone but is a permitted use in the C2 zone.

The Center for Women and Children in Crisis (DBA The Refuge Utah) has been in operation as a nonprofit victim services agency for 39 years. They provide a safe, caring, and therapeutic environment to assist victims of domestic violence, rape,



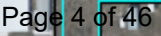
and sexual assault in their recovery. With a focus on being trauma-informed, victim centered, and low barrier, the agency's goal is to facilitate healing and to advocate for victims with the intent to help decrease the incidence of such violence in the community in the future. Their services include a 24/7 hotline, a safe house for emergency short-term stays, transitional housing, temporary rental assistance, confidential victim advocates, 24/7 Hospital Response Team Advocates, victim educational support classes, therapy, and aftercare services that continue as individuals transition into permanent supportive housing around Utah County.

The office building could be up to 2-stories high and would be used for victims seeking services to meet with advocates, case managers, and therapists to receive individualized services and resources. It would also be used to host educational support classes, volunteer trainings, staff trainings, and community advocate meetings. Along with these services, administrative staff would be housed who would run the financial and business operations of the non-profit agency.

Because the Center for Women and Children in Crisis is considered a Transitional Treatment Home, a use which is not permitted in the C3 zone, the SLU Code 1283 *Transitional Treatment Home* is being requested as a permitted use in the C3 zone.

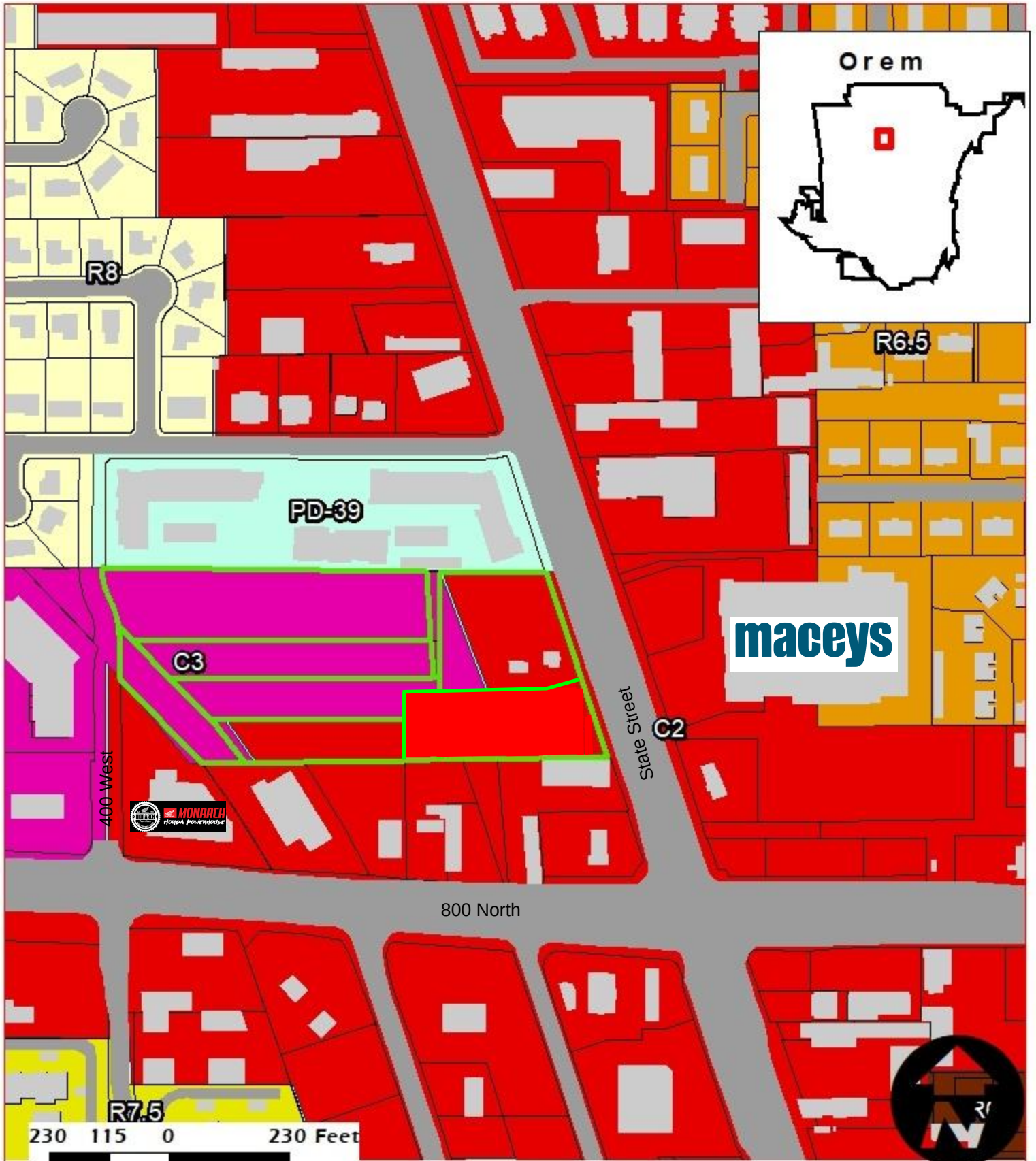
**RECOMMENDATION:** Staff recommends the Planning Commission consider a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and to allow SLU Code 1283 *Transitional Treatment Homes* as a permitted use in the C3 zone.







# 800 N & State



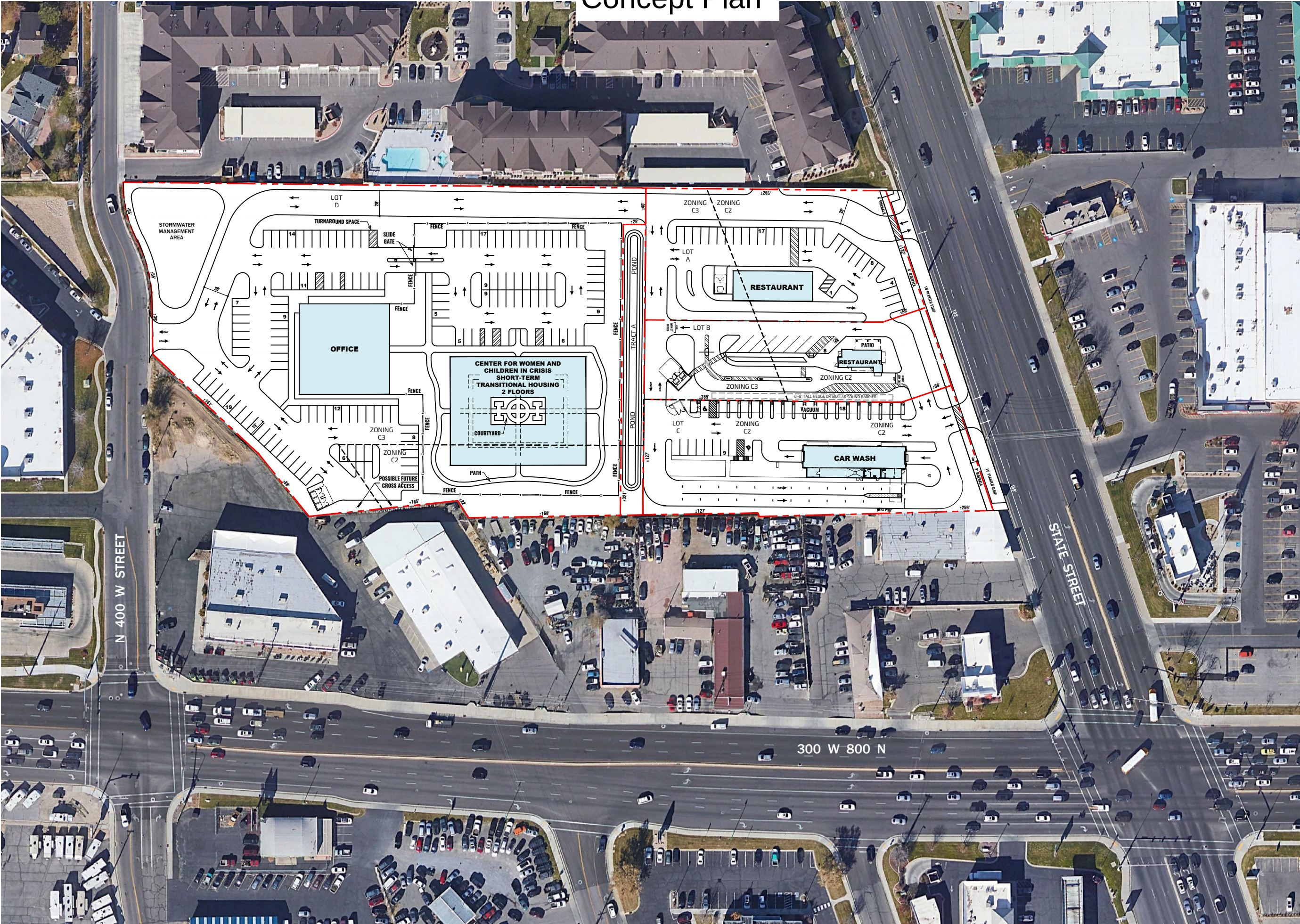
◆ Preliminary Plat  
C2 & C3  
7.10 Acres

NEIGHBORHOOD  
Timpview

Legend  
877 N State Street  
Buildings  
Parcels

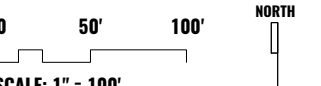


# Concept Plan



## SITE DATA

|          |                                                        |
|----------|--------------------------------------------------------|
| LOT A    |                                                        |
| LOT AREA | ±0.96 AC                                               |
| BUILDING | RESTAURANT                                             |
| PARKING  | 30 SPACES                                              |
| LOT B    |                                                        |
| LOT AREA | ±0.67 AC                                               |
| BUILDING | RESTAURANT                                             |
| PARKING  | 8 SPACES                                               |
| LOT C    |                                                        |
| LOT AREA | ±1.06 AC                                               |
| BUILDING | CAR WASH                                               |
| PARKING  | 18 VACUUM SPACES<br>9 STANDARD SPACES                  |
| LOT D    |                                                        |
| LOT AREA | ±4.02 AC                                               |
| BUILDING | OFFICE                                                 |
| PARKING  | NON-PROFIT SERVICES CENTER<br>TWO FLOORS<br>146 SPACES |
| TRACT A  |                                                        |
| LOT AREA | ±0.18 AC                                               |
| POND     | ±5,672 SF                                              |



SCALE: 1" = 100'

project

OREM,  
UTAH

800 N AND  
STATE STREET

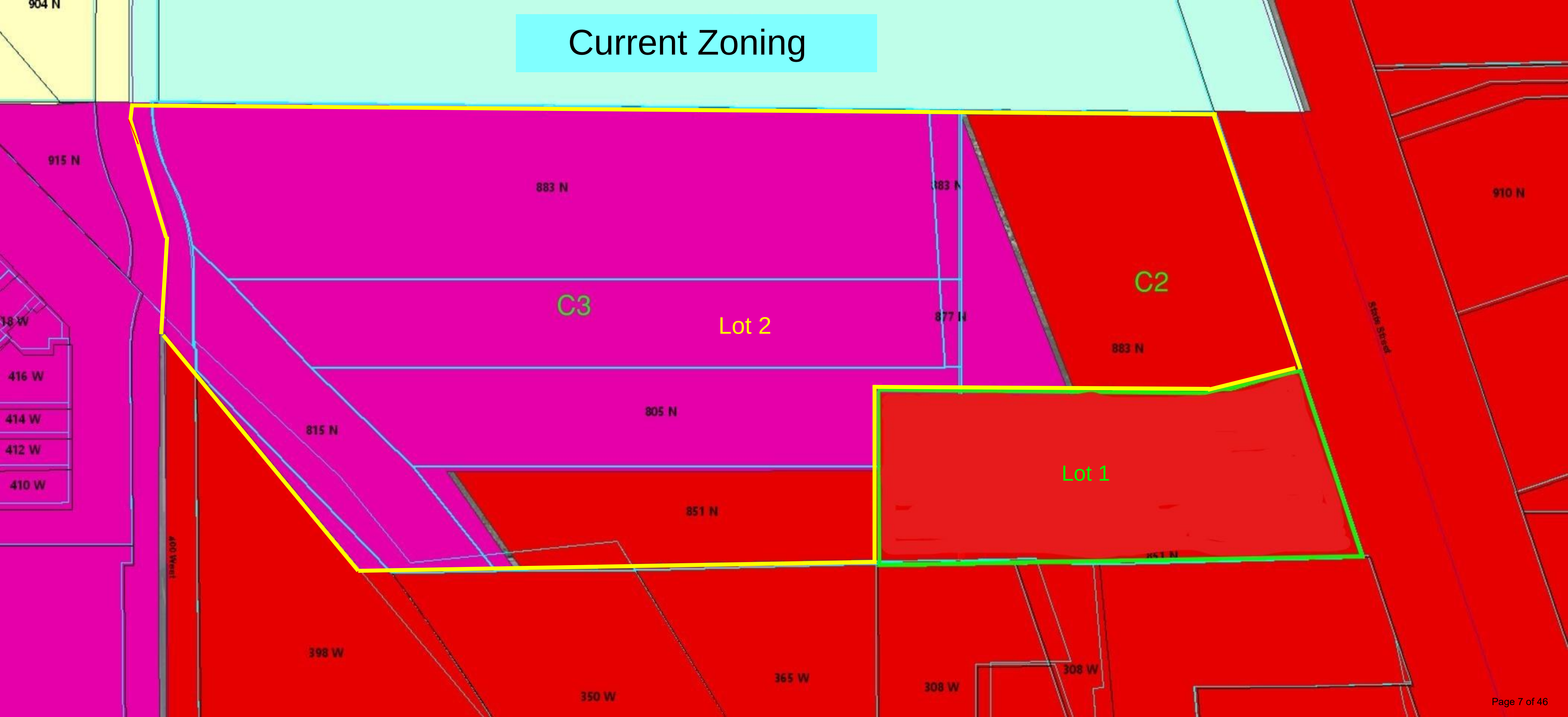
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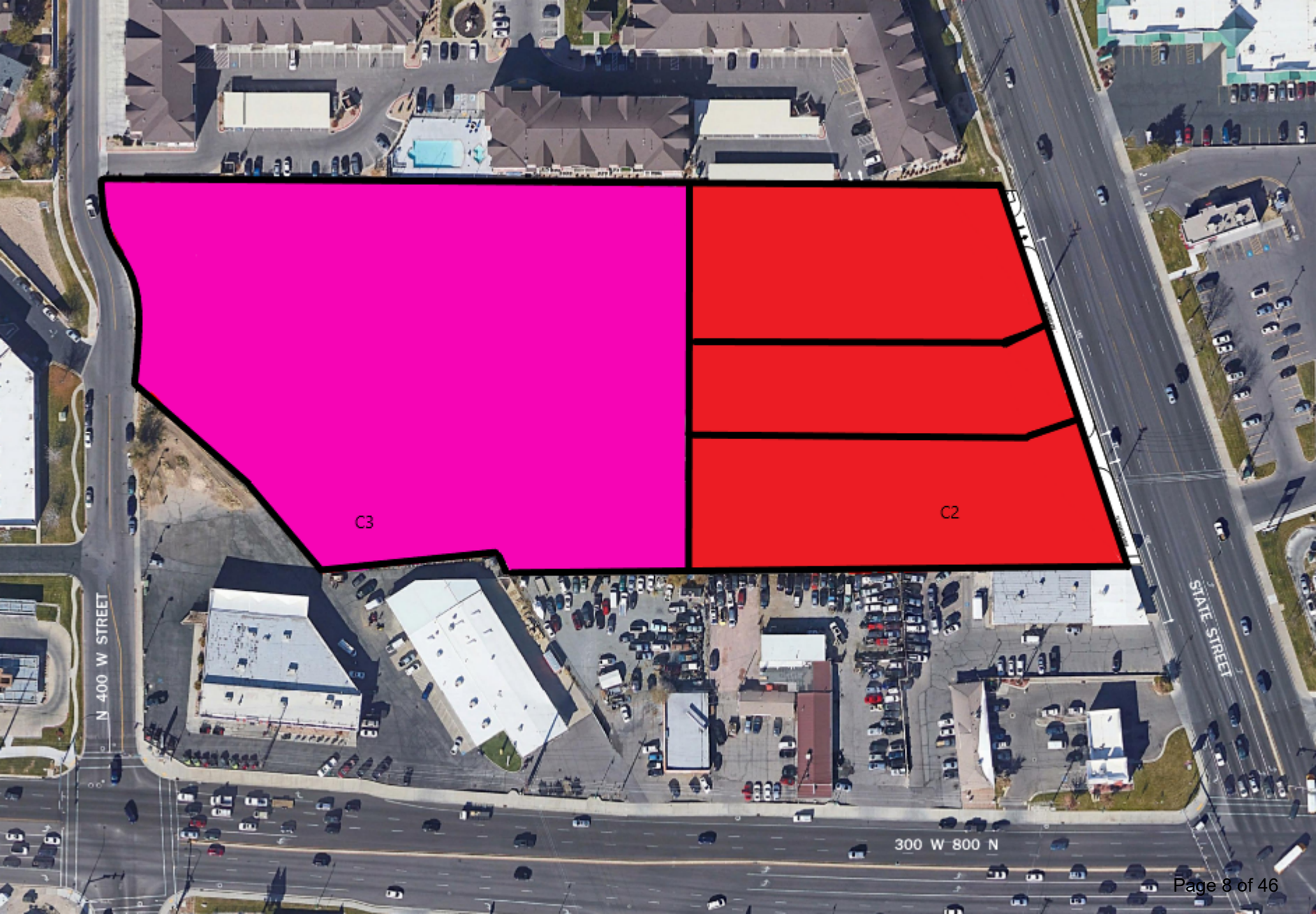
PROPOSED OVERALL  
SITE PLAN

|            |             |
|------------|-------------|
| date       | drawing no. |
| 05.11.2023 | 6.2         |



# Current Zoning





C3

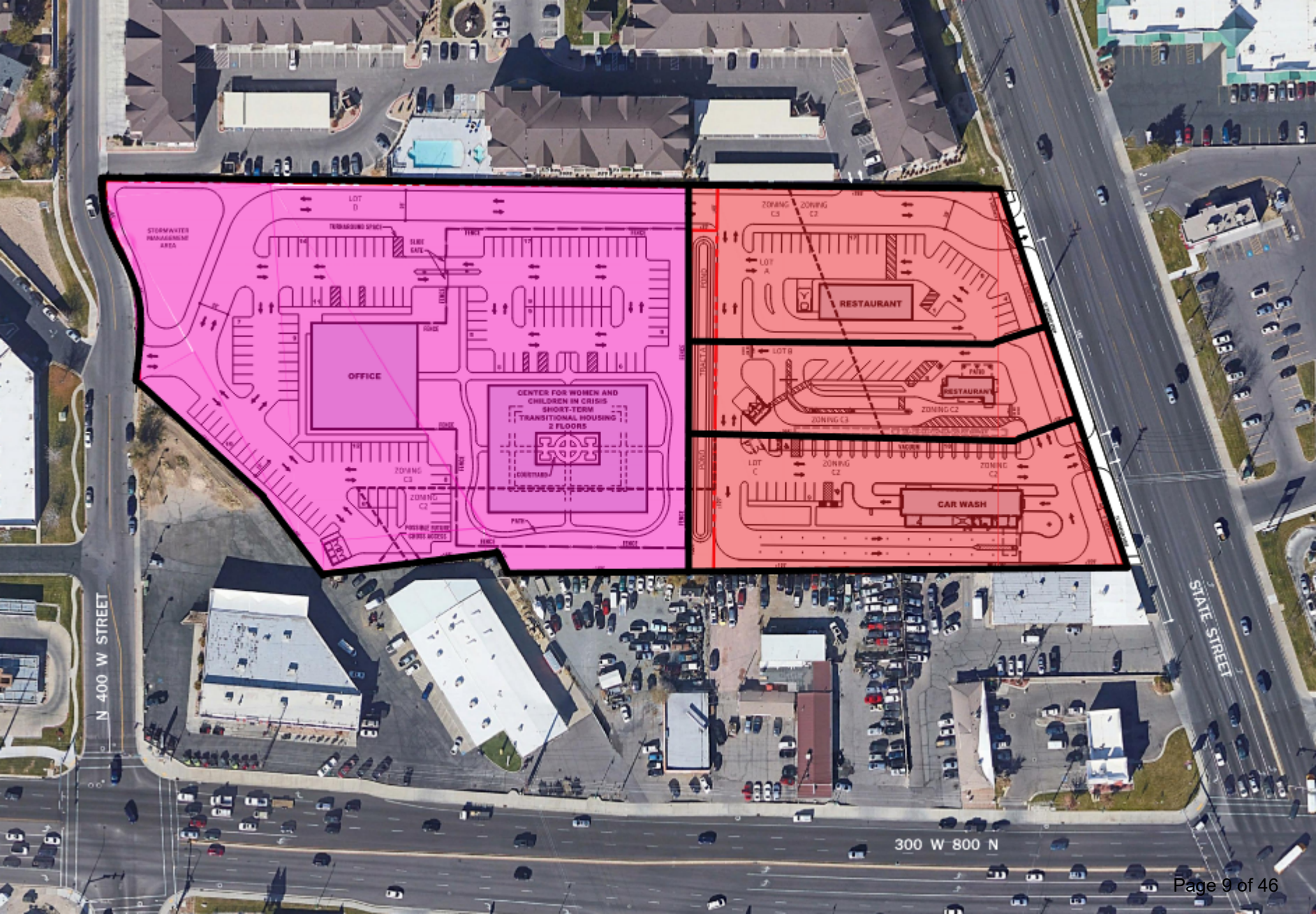
C2

N 400 W STREET

STATE STREET

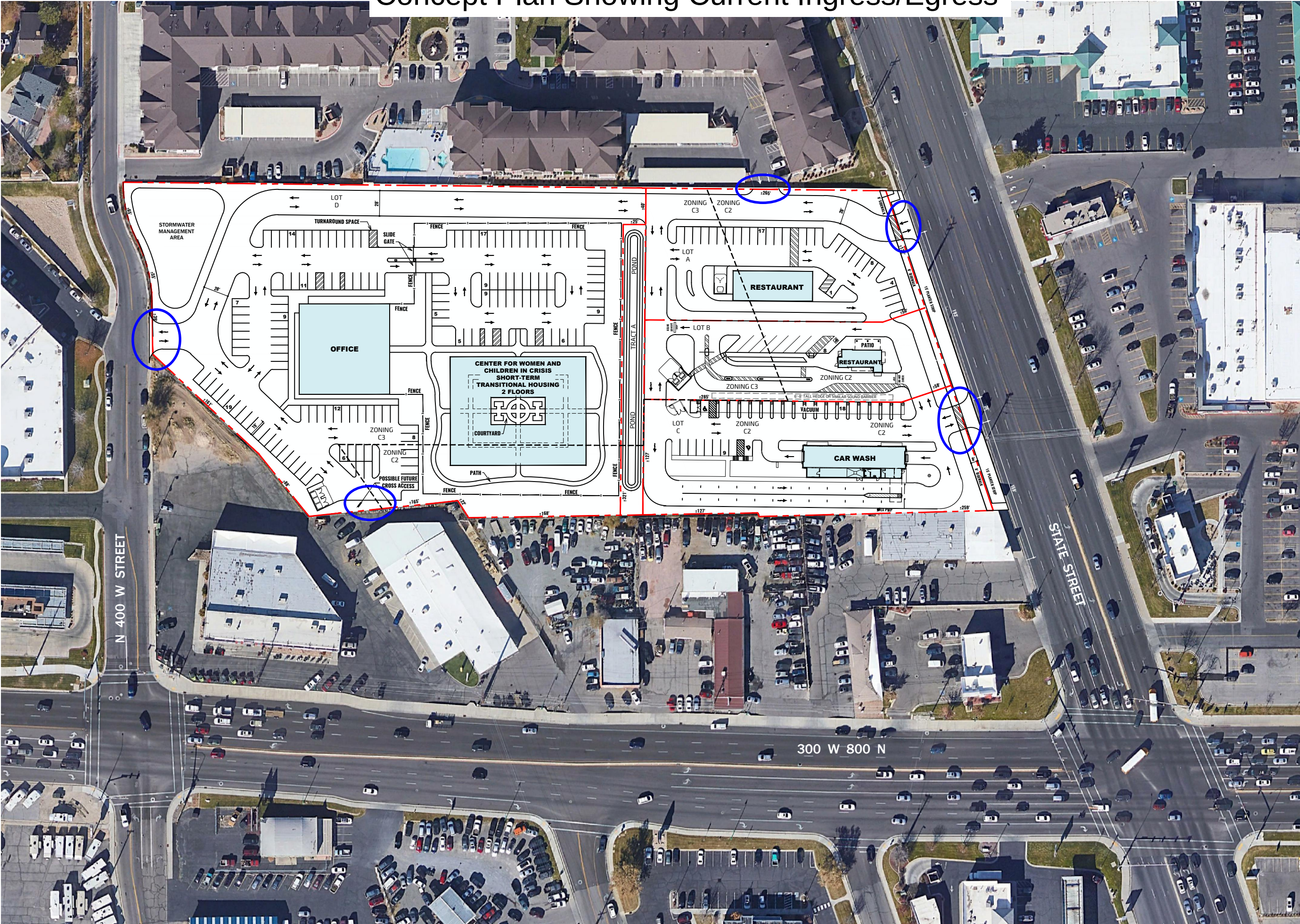
300 W 800 N







# Concept Plan Showing Current Ingress/Egress



| SITE DATA |                                                        |  |
|-----------|--------------------------------------------------------|--|
| LOT A     |                                                        |  |
| LOT AREA  | ±0.96 AC                                               |  |
| BUILDING  | RESTAURANT                                             |  |
| PARKING   | 30 SPACES                                              |  |
| LOT B     |                                                        |  |
| LOT AREA  | ±0.67 AC                                               |  |
| BUILDING  | RESTAURANT                                             |  |
| PARKING   | 8 SPACES                                               |  |
| LOT C     |                                                        |  |
| LOT AREA  | ±1.06 AC                                               |  |
| BUILDING  | CAR WASH                                               |  |
| PARKING   | 18 VACUUM SPACES<br>9 STANDARD SPACES                  |  |
| LOT D     |                                                        |  |
| LOT AREA  | ±4.02 AC                                               |  |
| BUILDING  | OFFICE                                                 |  |
| PARKING   | NON-PROFIT SERVICES CENTER<br>TWO FLOORS<br>146 SPACES |  |
| TRACT A   |                                                        |  |
| LOT AREA  | ±0.18 AC                                               |  |
| POND      | ±5,672 SF                                              |  |

○ = ingress/  
egress

050'100'

NORTH

SCALE: 1" = 100'

project

OREM,  
UTAH

800 N AND  
STATE STREET

drawing title

PROPOSED OVERALL  
SITE PLAN

date

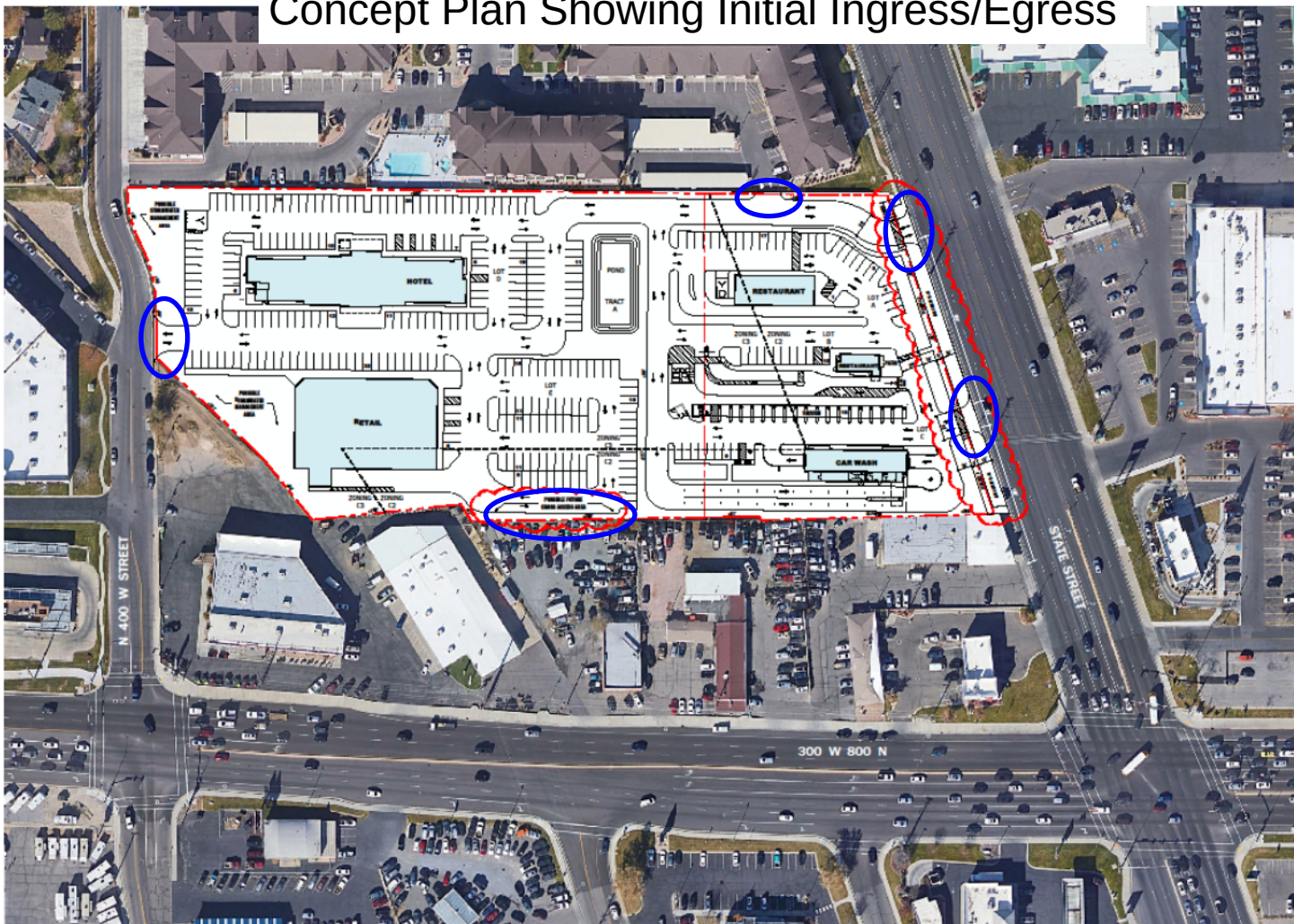
05.11.2023

drawing no.

6.2



# Concept Plan Showing Initial Ingress/Egress



## SITE DATA

|         |          |                       |
|---------|----------|-----------------------|
| LOT A   | LOT AREA | -0.82 AC              |
|         | PARKING  | RESTAURANT - 2,800 SF |
|         |          | 20 SPACES             |
| LOT B   | LOT AREA | -0.78 AC              |
|         | BUILDING | RESTAURANT - 900 SF   |
|         | PARKING  | 10 SPACES             |
| LOT C   | LOT AREA | -1.86 AC              |
|         | PARKING  | CAR WASH - 3,017      |
|         |          | 10 VACUUM SPACES      |
|         |          | 9 STANDARD SPACES     |
| LOT D   | LOT AREA | -1.85 AC              |
|         | BUILDING | HOTEL                 |
|         | PARKING  | 121                   |
| LOT E   | LOT AREA | -2.86 AC              |
|         | PARKING  | RETAIL 16,200 SF      |
|         |          | 111                   |
| TRACT A | LOT AREA | -0.18 AC              |
|         | POND     | -0.800 SF             |

○ = ingress/  
egress

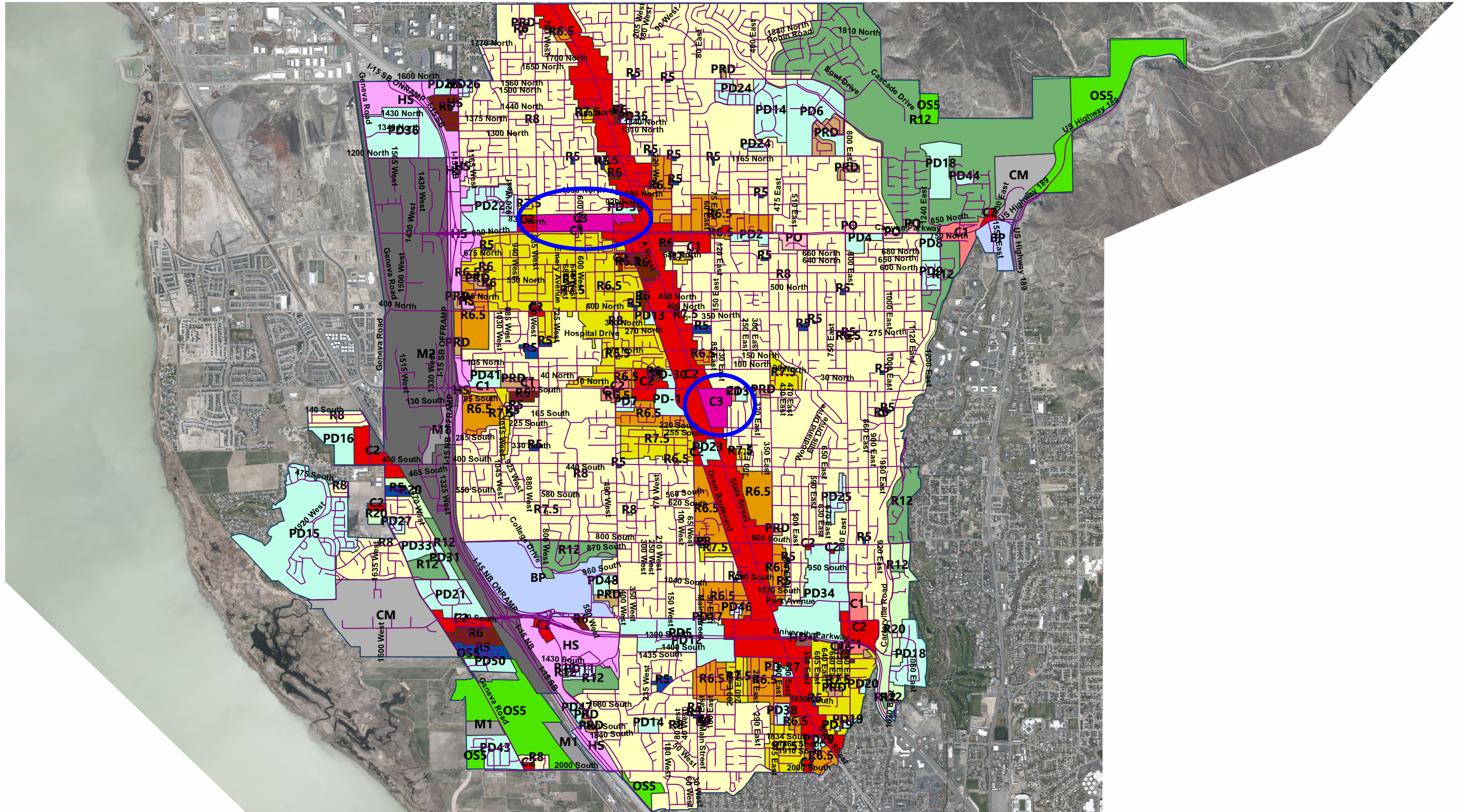
0 50' 100' NORTH  
SCALE 1" = 100'

project  
OREM,  
UTAH  
800 N AND  
STATE STREET

Working Title  
PROPOSED OVERALL  
SITE PLAN

date 02.06.2023 4.7B  
Working Title







| SLU  |                             | R5 | R6 | R6.5 | R7.5 | R8 | R12 | R20 | OS5\ROS | PO | C1 | C2 | C3                | HS | M1 | M2 | CM | BP |
|------|-----------------------------|----|----|------|------|----|-----|-----|---------|----|----|----|-------------------|----|----|----|----|----|
| 1283 | Transitional Treatment Home | N  | N  | N    | N    | N  | N   | N   | N       | N  | P  | P  | <del>N</del><br>P | N  | N  | N  | N  | N  |



Street View from 400 West





## Street View from State Street







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City Council Chambers, 56 N State Street

**\*\*\* IMPORTANT DEVELOPMENT NOTICE \*\*\***

Planning Commission  
Wed, Jun 7, 2023  
4:30 pm

PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and to allow SLU Code 1283 Transitional Treatment Homes as a permitted use in the C3 zone.

ZIONS FIRST NATIONAL BANK  
%LOCATION: 7473  
PO BOX 54288  
LEXINGTON, KY 40555



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City Council Chambers, 56 N State Street

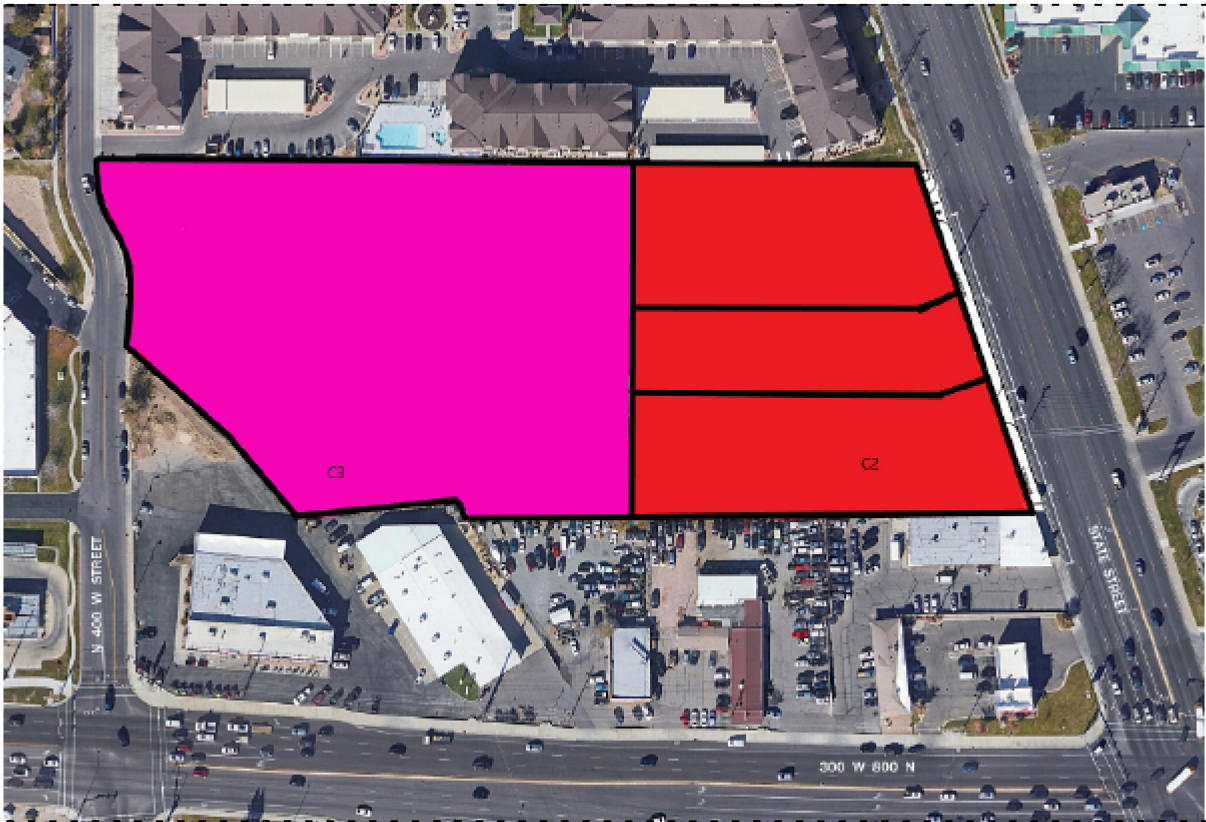
**\*\*\* IMPORTANT DEVELOPMENT NOTICE \*\*\***

Planning Commission  
Wed, Jun 7, 2023  
4:30 pm

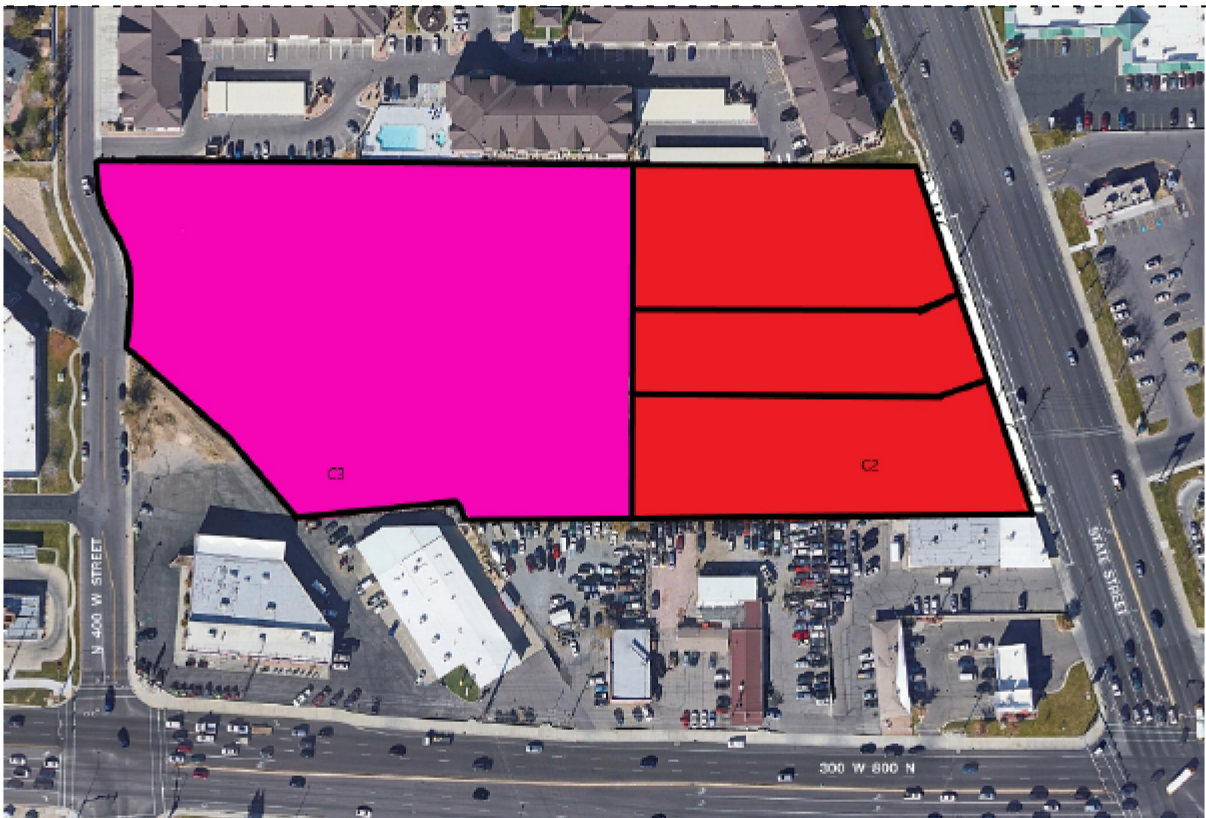
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TROLLA, SUSAN M  
3549 LANDINGS DR UNIT H-6  
FORT COLLINS, CO 80525





**orem.org/planning** under "Current Planning (Public Hearing Notices)" tab



**orem.org/planning** under "Current Planning (Public Hearing Notices)" tab



ADAMS, KRISTA E  
172A HOBBLE CREEK CANYON  
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 148420  
SALT LAKE CITY, UT 84114

MOUNTAIN VIEW INVESTMENT CO  
%DELOITTE TAX LLP  
PO BOX 2609  
CARLSBAD, CA 92018

AFFCU OREM  
%ACCOUNTING  
PO BOX 3183  
OGDEN, UT 84409

IHC HEALTH SERVICES INC  
PO BOX 3390  
SALT LAKE CITY, UT 84110

BENNETT REAL ESTATE HOLDINGS  
LLC  
PO BOX 50142  
PROVO, UT 84605

ZIONS FIRST NATIONAL BANK  
%LOCATION: 7473  
PO BOX 54288  
LEXINGTON, KY 40555

AMERICA FIRST FEDERAL CREDIT  
UNION  
%ACCOUNTING  
PO BOX 9199  
OGDEN, UT 84409

EARL HARRIS TRUST B 05-01-1974  
THE (ET AL)  
%KRICK, ROBERT T  
5 FIRST AMERICAN WAY  
SANTA ANA, CA 92707

PINEHURST AT 800 NORTH LLC  
10 E SOUTH TEMPLE # 900  
SALT LAKE CITY, UT 84133

JAMES HAWKES  
55 WEST 500 SOUTH  
OREM, UT 84058

CENTRAL BANK  
%SELF DIRECTED RETIREMENT  
SERVICES  
75 N UNIVERSITY AVE  
PROVO, UT 84601

COMMON AREA  
100 E CENTER  
PROVO, UT 84604

COMMON AREA  
100 E CENTER  
PROVO, UT 84606

HELENA KLEINLEIN  
103 WEST 2170 SOUTH  
OREM, UT 84058

WX4 LLC  
112 E 1350 N  
BOUNTIFUL, UT 84010

JEFF LAMBSON  
156 E 1060 N  
OREM, UT 84057

PENNOCK INVESTMENTS LLC  
160 S 1140 E  
LINDON, UT 84042

DAVE YOUNG  
173 S COUNTRYSIDE LANE  
OREM, UT 84058

PLAZA 880 LIMITED  
--OR CURRENT RESIDENT--  
188 W 800 NORTH  
OREM, UT 84057

PENNOCK INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
245 W 990 NORTH  
OREM, UT 84057

NEW STARR LLC  
253 S OREM BLVD  
OREM, UT 84058

LANAE MILLETT  
288 W 1500 N  
OREM, UT 84057

DF ADAMS 300 LLC  
--OR CURRENT RESIDENT--  
300 W 800 NORTH  
OREM, UT 84057

UTAH COMMUNITY FEDERAL  
CREDIT UNION  
--OR CURRENT RESIDENT--  
305 W 800 NORTH  
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC  
%NAZIR, ZAHID  
313 E FAIRMONT HILL CT  
DRAPER, UT 84020

DODGE, DONALD A & LINDA N (ET  
AL)  
--OR CURRENT RESIDENT--  
336 W 920 NORTH  
OREM, UT 84057

DODGE, DONALD A & LINDA N (ET  
AL)  
--OR CURRENT RESIDENT--  
344 W 920 NORTH  
OREM, UT 84057

MARTIN PROPERTIES LC  
%PETERSON, SCOTT  
360 W 920 N  
OREM, UT 84057

UTAH COMMUNITY FEDERAL  
CREDIT UNION  
%ACCOUNTING/FACILITIES  
360 W 4800 N  
PROVO, UT 84604



ADAMS, KRISTA E  
--OR CURRENT RESIDENT--  
365 W 800 NORTH  
OREM, UT 84057

LOLLIPOPSOREM LLC  
--OR CURRENT RESIDENT--  
380 W 920 NORTH  
OREM, UT 84057

ROGER L FARLEY PROPERTIES LLC  
390 W 920 N  
OREM, UT 84057

KMR PROPERTIES LC  
--OR CURRENT RESIDENT--  
398 W 800 NORTH  
OREM, UT 84057

EARL HARRIS TRUST B 05-01-1974  
THE (ET AL)  
--OR CURRENT RESIDENT--  
406 W 800 NORTH  
OREM, UT 84057

BENNETT REAL ESTATE HOLDINGS  
LLC  
--OR CURRENT RESIDENT--  
408 W 800 NORTH UNIT#201  
OREM, UT 84057

BENNETT REAL ESTATE HOLDINGS  
LLC  
--OR CURRENT RESIDENT--  
408 W 800 NORTH UNIT#202  
OREM, UT 84057

IHC HEALTH SERVICES INC  
--OR CURRENT RESIDENT--  
410 W 800 NORTH  
OREM, UT 84057

IHC HEALTH SERVICES INC  
--OR CURRENT RESIDENT--  
412 W 800 NORTH  
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC  
--OR CURRENT RESIDENT--  
414 W 800 NORTH  
OREM, UT 84057

MILLER, CORY N & JANICE Y  
414 W 920 N  
OREM, UT 84057

TD DEVELOPMENT LLC  
415 E 1550 N  
OREM, UT 84097

SM WASHBURN LLC  
415 W 800 N  
OREM, UT 84057

WX4 LLC  
--OR CURRENT RESIDENT--  
416 W 800 NORTH  
OREM, UT 84057

REDMOND INVESTMENT  
PROPERTIES LC  
--OR CURRENT RESIDENT--  
418 W 800 NORTH  
OREM, UT 84057

KLEMETSON, GLENN & JENNIFER  
419 W 1000 N  
OREM, UT 84057

REDMOND INVESTMENT  
PROPERTIES LC  
--OR CURRENT RESIDENT--  
420 W 800 NORTH  
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC  
--OR CURRENT RESIDENT--  
422 W 800 NORTH  
OREM, UT 84057

TOP PROPERTY INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
426 W 800 NORTH  
OREM, UT 84057

BARBAKOS, CHRIS C & LORI  
426 W 920 N  
OREM, UT 84057

PET URGENT CARE LLC  
428 W 800 N  
OREM, UT 84057

PETERSEN, MARLO & SUSAN D  
429 W 1000 N  
OREM, UT 84057

JOHNSON, PATRICIA B  
--OR CURRENT RESIDENT--  
436 W 800 NORTH  
OREM, UT 84057

WARNER, GLEN R & REBECCA S (ET  
AL)  
438 W 920 N  
OREM, UT 84057

DIETER, REBEKAH PAULIENE &  
ANDREW ALAN  
439 W 1000 N  
OREM, UT 84057

PAYNE FAMILY LLC  
--OR CURRENT RESIDENT--  
440 W 800 NORTH  
OREM, UT 84057

PLEASANT VIEW LLC  
442 W 800 N  
OREM, UT 84057

BEESTON, WILLIAM H & RUBY  
444 W 800 N  
OREM, UT 84057

CENTRAL BANK  
--OR CURRENT RESIDENT--  
449 W 1000 NORTH  
OREM, UT 84057

HALL, MICHAEL D & MARTHA E  
450 W 920 N  
OREM, UT 84057



THURMAN, TIMOTHY ROBERT &  
JULIE SHEFFIELD  
453 W 920 N  
OREM, UT 84057

IHC HEALTH SERVICES INC  
--OR CURRENT RESIDENT--  
458 W 800 NORTH  
OREM, UT 84057

ZIONS FIRST NATIONAL BANK  
--OR CURRENT RESIDENT--  
462 W 800 NORTH  
OREM, UT 84057

HEATON, MATTHEW & CAMERON JO  
462 W 920 N  
OREM, UT 84057

LEONARD, SCOTT & EMILY DANIELS  
474 W 920 N  
OREM, UT 84057

TROWBRIDGE, JAMES S & KRISTIN D  
475 W 920 N  
OREM, UT 84057

SHUPE, RYAN & ASHLEY  
485 W 920 N  
OREM, UT 84057

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

PLAZA 880 LIMITED  
575 E UNIVERSITY PKY STE N2 60  
OREM, UT 84097

PLAZA 880 LIMITED  
%WOODBURY CORPORATION  
575 E UNIVERSITY PKWY STE N260  
OREM, UT 84097

DODGE, DONALD A & LINDA N (ET  
AL)  
577 S 1660 E  
PLEASANT GROVE, UT 84062

DEBBY LAURET  
641 S 1920 W  
OREM, UT 84059

REDMOND INVESTMENT  
PROPERTIES LC  
%CLARK, BRIAN  
651 W 1250 S  
HEBER CITY, UT 84032

MADELINE KOMEN  
653 W. 1360 NORTH  
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC  
682 N 2770 W  
PROVO, UT 84601

OREM PORTFOLIO LLC  
--OR CURRENT RESIDENT--  
754 N 400 WEST  
OREM, UT 84057

OREM PORTFOLIO LLC  
--OR CURRENT RESIDENT--  
764 N 400 WEST  
OREM, UT 84057

JACKSONS FOOD STORES INC  
--OR CURRENT RESIDENT--  
777 N STATE ST  
OREM, UT 84057

MITCHELL, ALEX & NICOLE (ET AL)  
780 N 400 W  
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC  
--OR CURRENT RESIDENT--  
785 N OREM BLVD  
OREM, UT 84057

NITA B PARK FAMILY LC  
797 BOWL DR  
OREM, UT 84097

KMR PROPERTIES LC  
815 W 1560 S  
PROVO, UT 84601

MOUNTAIN VIEW INVESTMENT CO  
--OR CURRENT RESIDENT--  
820 N STATE  
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K  
%PERUCCA, MIKE  
821 W 2225 S  
SYRACUSE, UT 84075

LOLLIPOPSOREM LLC  
821 W ACADEMY DR  
SPANISH FORK, UT 84660

PLAZA 880 LIMITED  
--OR CURRENT RESIDENT--  
822 N STATE ST  
OREM, UT 84057

PLAZA 880 LIMITED  
--OR CURRENT RESIDENT--  
830 N STATE ST  
OREM, UT 84057

STORMRIDER LLC  
840 PINNACLE CT # 202  
MESQUITE, NV 89027

AFFCU OREM  
--OR CURRENT RESIDENT--  
851 N STATE ST  
OREM, UT 84057

PLAZA 880 LIMITED  
--OR CURRENT RESIDENT--  
880 N STATE ST  
OREM, UT 84057



PLAZA 880 LIMITED  
--OR CURRENT RESIDENT--  
884 N STATE ST  
OREM, UT 84057

MANWELL, ANNA L (ET AL)  
898 N 425 W  
OREM, UT 84057

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

HUFFAKER, JAMES & SARAH  
903 N 425 W  
OREM, UT 84057

CHAVEZ, FEDERICO LOPEZ  
904 N 425 W  
OREM, UT 84057

MURRAY LOW  
904 S. 725 WEST  
OREM, UT 84058

PLAZA 880 LIMITED  
--OR CURRENT RESIDENT--  
910 N STATE ST  
OREM, UT 84057

ROMERO, RENE & BEATRIZ M  
--OR CURRENT RESIDENT--  
915 N 425 WEST  
OREM, UT 84057

TROLLA, SUSAN M  
--OR CURRENT RESIDENT--  
916 N 425 WEST  
OREM, UT 84057

SJK OREM LLC  
925 N STATE ST  
OREM, UT 84057

SIERRA VISTA PLAZA LLC  
--OR CURRENT RESIDENT--  
932 N STATE ST UNIT# 2  
OREM, UT 84057

SIERRA VISTA PLAZA LLC  
--OR CURRENT RESIDENT--  
932 N STATE ST UNIT# 3  
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K  
--OR CURRENT RESIDENT--  
932 N STATE ST UNIT# 4  
OREM, UT 84057

SIERRA VISTA PLAZA LLC  
--OR CURRENT RESIDENT--  
934 N STATE ST  
OREM, UT 84057

T SWIFT LLC  
--OR CURRENT RESIDENT--  
948 N STATE  
OREM, UT 84057

YEN, CHEN HUAN & MEI MIN LIU (ET AL)  
963 N STATE ST  
OREM, UT 84057

READ, RICHARD M  
965 N 400 W  
OREM, UT 84057

MAINWOOD, DANIEL ROBERT & SYDNEY R  
966 N 400 W  
OREM, UT 84057

RESIDENCES AT MONTE VISTA LLC  
978 E WOODOAK LA  
SALT LAKE CITY, UT 84117

DICKSON, DARNELL & BARBARA  
982 N 400 W  
OREM, UT 84057

TD DEVELOPMENT LLC  
--OR CURRENT RESIDENT--  
983 N STATE ST  
OREM, UT 84057

BSAMPSON HOLDINGS LLC  
986 N STATE  
OREM, UT 84057

GERALD CRISMON  
1069 S. 545 EAST  
OREM, UT 84097

TERRY PETERSON  
1125 LYNNWOOD DRIVE  
OREM, UT 84097

HAYSAM SAKAR  
1194 E. 1090 NORTH  
OREM, UT 84097

PAYNE FAMILY LLC  
1199 E 1130 N  
OREM, UT 84097

COOL HEAD PROPERTIES LLC  
1255 E 10 S  
LINDON, UT 84042

OREM PORTFOLIO LLC  
1300 K ST FL 2  
MODESTO, CA 95354

RYAN CLARK  
1405 N. 1430 WEST  
PLEASANT GROVE, UT 84062

MIKE CARPENTER  
1734 NORTH 350 WEST  
OREM, UT 84057



JOHNSON, PATRICIA B  
1842 S LAGUNA VISTA DR  
OREM, UT 84058

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

SIERRA VISTA PLAZA LLC  
2360 MENDOCINO AVE A2-352  
SANTA ROSA, CA 95403

JACKSONS FOOD STORES INC  
3450 E COMMERCIAL CT  
MERIDIAN, ID 83642

TROLLA, SUSAN M  
3549 LANDINGS DR UNIT H-6  
FORT COLLINS, CO 80525

DF ADAMS 300 LLC  
3889 GRINDSTONE DR  
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
SALT LAKE CITY, UT 84114

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

UDOT  
4501 S 2700 W  
WEST VALLEY CITY, UT 84119

DEE REAL ESTATE GROUP LLC  
7444 S PAISLEY WAY  
WEST JORDAN, UT 84084

TOP PROPERTY INVESTMENTS LLC  
10136 N MYSTIC DR  
HIGHLAND, UT 84003



|                                  |                                                                                                                        |                                                                                    |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Item #: 3.2                      | <b>Planning Commission</b><br>June 7, 2023                                                                             |  |
| Prepared By:<br>Makayla Wagstaff |                                                                                                                        |                                                                                    |
| Applicant: Maverik, Inc.         | <b>PUBLIC HEARING – SITE PLAN</b> – Approval of the site plan for Maverik located at 85 West 800 North 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](http://utah.gov/pmn)
- Noticed 149 property owners within 500 ft

**SITE INFORMATION:**

- General Plan Designation: **Community Commercial**
- Current Zone: **C2**
- Acreage: **1.47**
- Neighborhood: **Sharon Park**

**ACTION:**

The Planning Commission is the final approving body for this item.

**REQUEST:** The applicant requests the Planning Commission approve the site plan for Maverik located at 85 West 800 North in the C2 zone.

**BACKGROUND:** The applicant is proposing to combine two lots, one containing an existing Maverik and the other currently containing a carwash. The new lot will be 1.47 acres.

The applicant plans to remove both the existing Maverik and the existing carwash then build a new Maverik convenience store and new fuel pump facilities. There will be 6 fuel pump stations, with 12 pumps total.

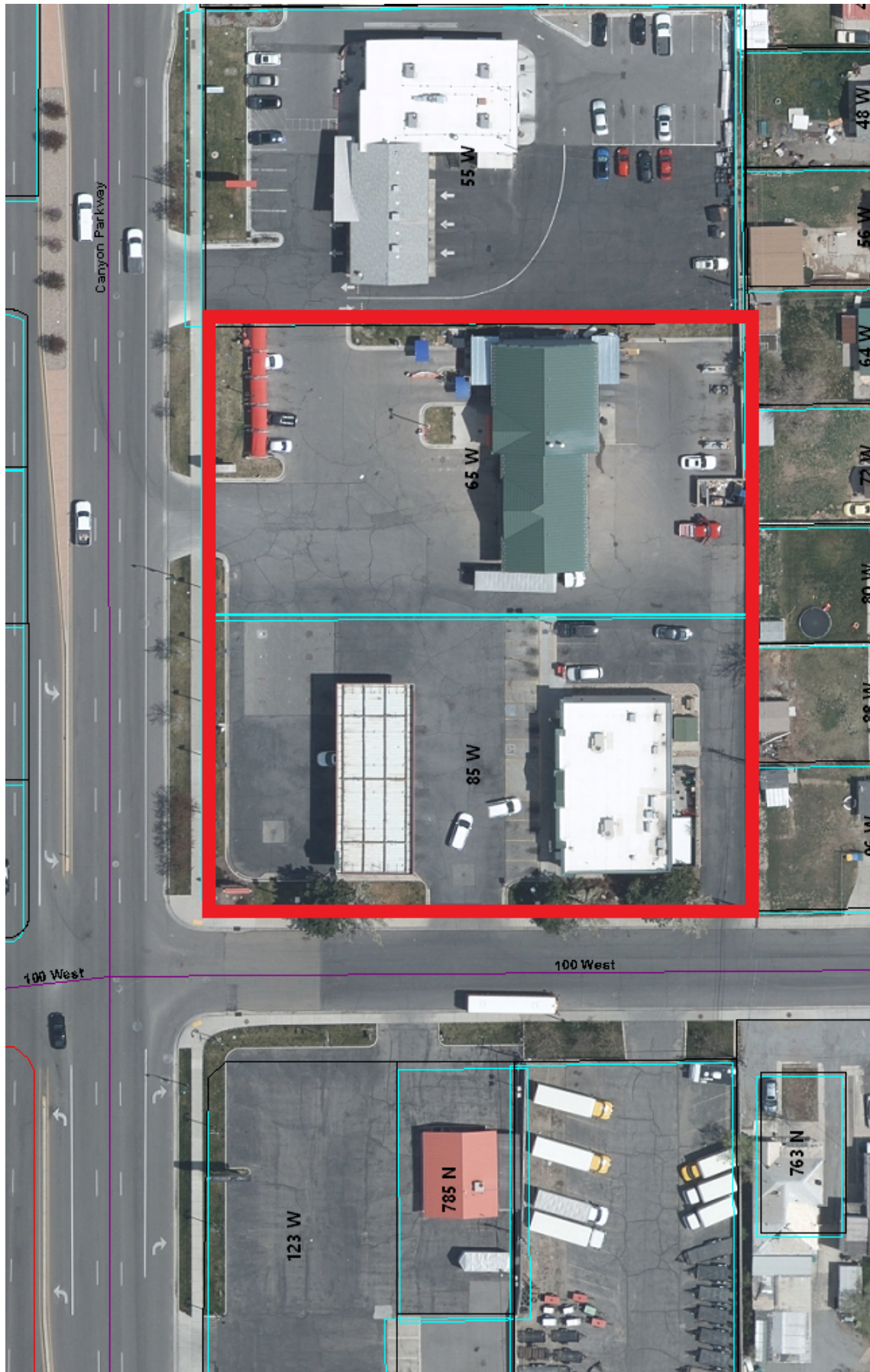
**Building Location:** The building will be located in the Southeast corner of the lot. A 7 foot CMU privacy wall will be provided between the site and the adjoining residential properties. The building will be setback over 20 feet from the rear property line, which complies with the required setback for a commercial building in the C2 zone which adjoins a residential zone ([22-8-8 \(A\)](#)).

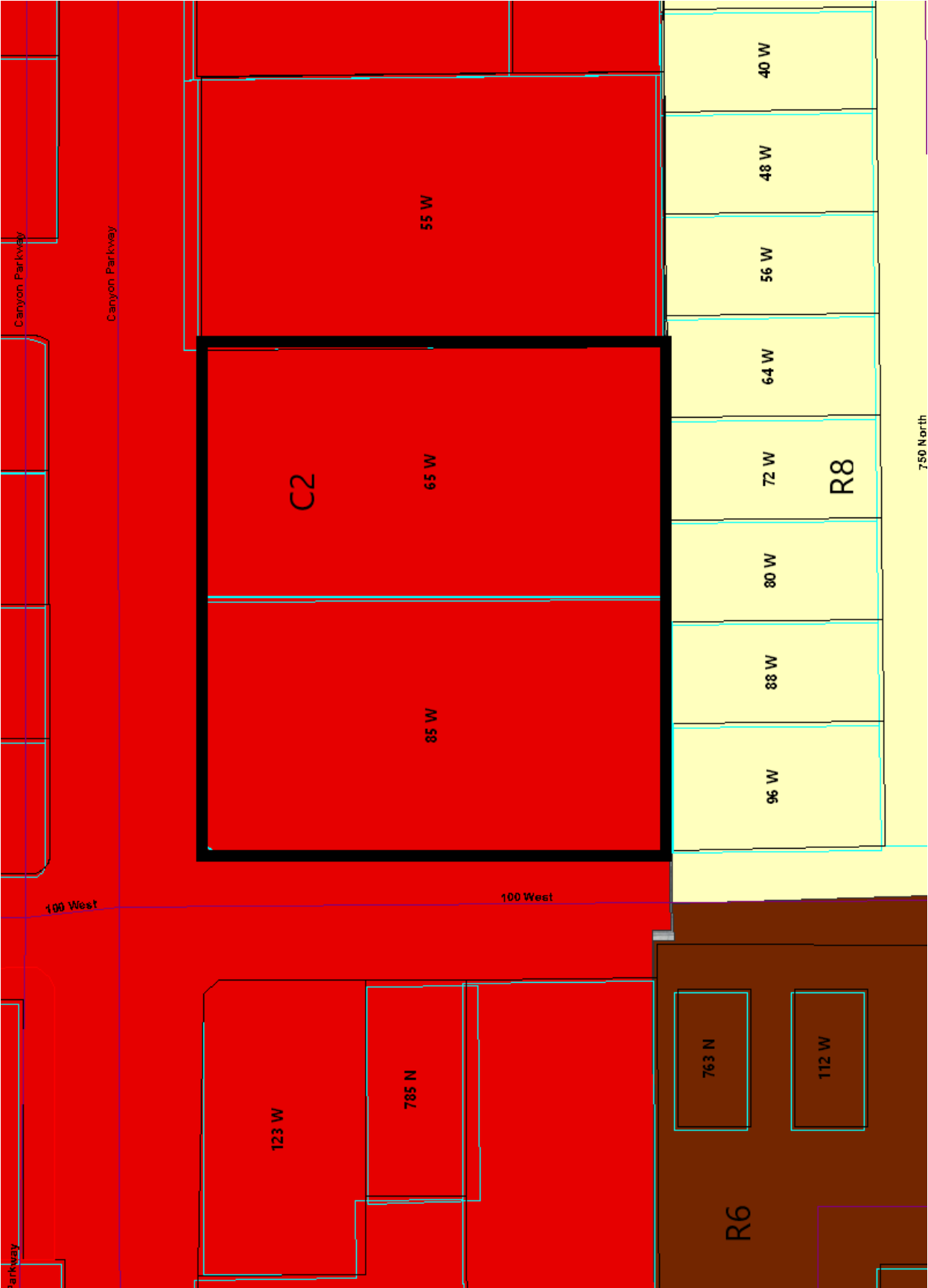
**Architecture:** The materials used for the building will be a combination of stone veneer, steel, and fiber cement board/batten siding.

**Parking:** The applicant was required to provide 18 parking stalls. There are 33 parking stalls provided on the site, 2 of which are ADA stalls ([22-15-4](#)).

**RECOMMENDATION:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Maverik located at 85 West 800 North in the C2 zone.









# BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS 500°38'24" EAST, THE SECTION LINE, 40.523 FEET AND WEST 373.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, THENCE 500°28'58" E 242.68 FEET; THENCE 589°33'01" N 263.85 FEET; THENCE N00°16'12" W 234.47 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET TOGETHER WITH A CHORD BEARING AND DISTANCE OF N44°50'22" E 14.17 FEET; THENCE ALONG SAID CURVE 15.75 FEET; THENCE N85°55'55" E 253.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 64157 SQFT OR 1.473 ACRES MORE OR LESS

## SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708686 IN ACCORDANCE WITH TITLE 58, CHAPTER 32, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE CONSOLIDATED INTO A SINGLE LOT AND CAUSE ALL PREVIOUS EASEMENTS TO BE ABANDONED AND NEW EASEMENTS TO BE CREATED FOR THE PERPETUAL USE AS SET FORTH TO BE HEREAFTER KNOWN AS PLAT "B" WASHBURN PARK NORTH AND HEREBY CAUSE THE HEREAFTER DESCRIBED PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

BY: \_\_\_\_\_

STATE OF UTAH )  
COUNTY OF UTAH )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said "Corporation executed the same.

NOTARY PUBLIC

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 \_\_\_\_\_ 2023

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY ENGINEER CLERK-RECORDER  
(SEE SEAL BELOW) (SEE SEAL BELOW)

D: DEVELOPMENT SERVICES DIRECTOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY THE CITY OF OREM PLANNING COMMISSION

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

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THE PURPOSE OF THIS SURVEY WAS TO CONSOLIDATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HUNT DAY COMPANY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING UTAH COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MEDIUM WHICH READS NORTH 80°38'43" WEST.

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE PROPOSED VACATION OF LOTS 1 AND 2 OF PLAT "A" OF THE WASHBURN PARK NORTH SUBDIVISION, AND THAT THERE IS GOOD CAUSE FOR SAID VACATION. LOTS 1 AND 2 OF PLAT "A" OF THE WASHBURN PARK NORTH SUBDIVISION ARE HEREBY VACATED.

PARCEL INFO:  
BAXTER, SHAWN R.  
# 37:021:0042

PARCEL INFO:  
HERNANDEZ,  
ALEXANDER & CHELSEA.  
# 37:021:0040

PARCEL INFO:  
SALTAS, PAUL G.  
# 37:021:0039

SOUTHEAST CORNER,  
SECTION 10, TOWNSHIP 6 SOUTH,  
RANGE 2 EAST, S.L.B. & M.

APPROVED AS TO FORM  
APPROVED AS TO FORM  
THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 20\_\_\_\_.

OREM CITY ATTORNEY

**DEVELOPER:**  
**MAVERIK INC**  
185 South Street Suite 800  
Salt Lake City, Utah, 8411  
801520-4072

|    |   |
|----|---|
| S1 | 1 |
|----|---|

**COUNTY RECORDER**

CNTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR AND RECORDED \_\_\_\_\_,

\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL

RECORDS, PAGE \_\_\_\_\_, RECORDED

FOR \_\_\_\_\_

\_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_

SURVEYORS SEAL



5/01/2023  
WILLIS D. LONG  
10708886

CITY - COUNTY  
ENGINEER SEAL

|                  |  |
|------------------|--|
| ATTORNEY         |  |
| CLERK - RECORDER |  |
| SEAL             |  |

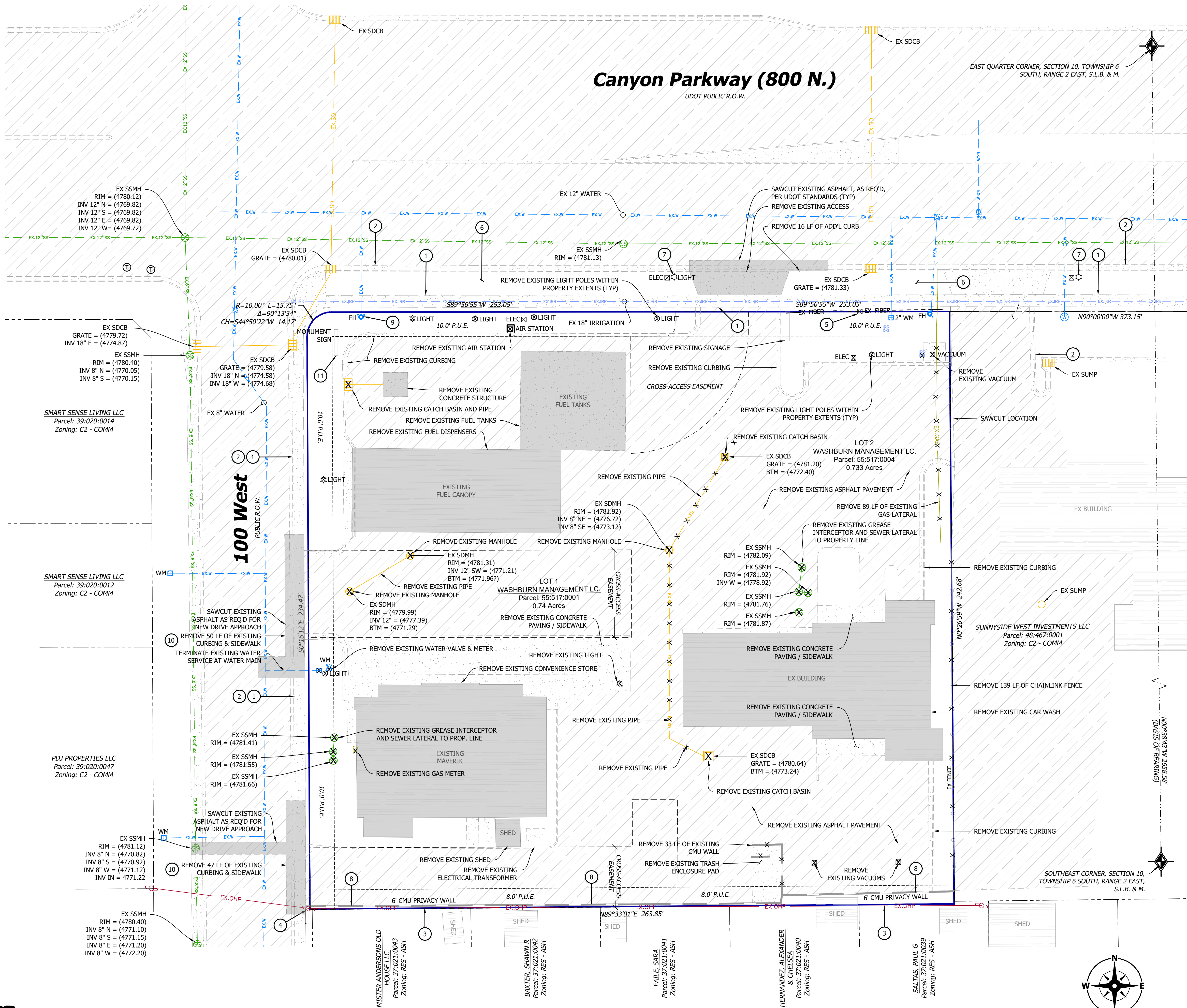
  
**LAYTON SURVEYS LLC**  
Professional Land Surveying  
(801) 663-1641 [www.laytonsurveys.com](http://www.laytonsurveys.com) 1857 N 1000 W STE. 1  
CLEARFIELD, UT 84015



WORK C:\Users\Work\Hunt\_Day Dropbox\Projects\100-15 Orem Remodel\100-CAD\01-AuscAD MAV15-C-20230427422 5/12/2023 2:04 PM



Know what's below.  
Call before you dig.



#### Adjacent Owner Information:

1. SMART SENCE LIVING LLC. / #39:020:0014 / 123 W 800 NORTH, OREM, UT 84057
2. SMART SENCE LIVING LLC. / #39:020:0012 / 111 W 800 NORTH, OREM, UT 84057
3. PD1 PROPERTIES LLC. / #39:020:0047 / 155 W 800 NORTH, OREM, UT 84057
4. MISTER ANDERSONS OLD HOUSE LLC. / #37:021:0043 / 96 W 750 NORTH, OREM, UT 84057
5. BAXTER, SHAWN R. / #37:021:0042 / 88 W 750 NORTH, OREM, UT 84057
6. FAILE, SARA. / #37:021:0041 / 80 W 750 NORTH, OREM, UT 84057
7. HERNANDEZ, ALEXANDER & CHELSEA. / #37:021:0040 / 72 W 750 NORTH, OREM, UT 84057
8. SALTAS, PAUL G. / #37:021:0036 / 64 W 750 NORTH, OREM, UT 84057
9. SUNNYSIDE WEST INVESTMENTS LLC. / #48:467:0001 / 55 W 800 NORTH, OREM, UT 84057

#### General Notes

1. REFERENCE SHEET C101 / SEQUENCING PLAN FOR PHASING OF DEMOLITION.
2. SHADED DEMOLITION HATCHING SHOWN TO HIGHLIGHT KEY ASPECTS OF DEMOLITION. ALL EXISTING PAVEMENT / CURBING / SIDEWALK TO BE REMOVED WITHIN THE EXTENTS OF THE PROPERTY.

#### Key Notes

1. PROTECT EXISTING CONCRETE SIDEWALK.
2. PROTECT EXISTING CURB AND GUTTER.
3. PROTECT EXISTING OVERHEAD POWER LINE.
4. PROTECT EXISTING UTILITY POLE.
5. PROTECT EXISTING FIBER OPTIC VAULT.
6. PROTECT EXISTING TREES & LANDSCAPING.
7. PROTECT EXISTING STREET LIGHT.
8. VERIFY HEIGHT OF EXISTING CMU WALL. MODIFY EXISTING WALL TO ENSURE IT IS 7.0' IN HEIGHT MEASURED FROM THE COMMERCIAL SIDE OF THE WALL. REMOVE AND REPLACE EXISTING WALL CAP TO RAISE WALL TO REQUIRED HEIGHT.
9. PROTECT EXISTING FIRE HYDRANT.
10. ALL SIDEWALK / CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT.
11. PROTECT EXISTING MONUMENT SIGNAGE.

#### Legend

- = AREA OF DEMOLITION
- = EXISTING FEATURE TO BE DEMOLISHED

#### Benchmark

SECTION CORNER LOCATED IN 800 NORTH AND MAIN STREET, NAVD88  
ELEV = 4786.25'

#### Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



HUNT · DAY  
3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724

PROJECT TITLE  
**MAVERIK**  
85 WEST 800 NORTH  
OREM, UTAH COUNTY, UTAH

#### REVISIONS

| REV. | DATE       | DESCRIPTION                | BY |
|------|------------|----------------------------|----|
| 4    | 05-11-2023 | CITY COMMENTS              | TP |
| 3    | 05-01-2023 | CITY COMMENTS              | TP |
| 2    | 04-12-2023 | OWNER / CITY COMMENTS      | TP |
| 1    | 03-16-2023 | OWNER / CITY COMMENTS      | TP |
| 0    | 02-24-2023 | INITIAL SUBMITTAL TO OWNER | TP |

#### ENGINEERS STAMP



#### VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1" = 100' (AS SHOWN)  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

#### PROJECT STATUS

#### SUBMITTAL TO CITY

#### PROJECT INFO.

Engineer: T. Hunt  
Drawn: T. Pridemore  
Checked: -  
Date: 02 / 12 / 2023  
Proj. No. 100 - 15  
SHEET TITLE

## Demolition Plan

SHEET NO.

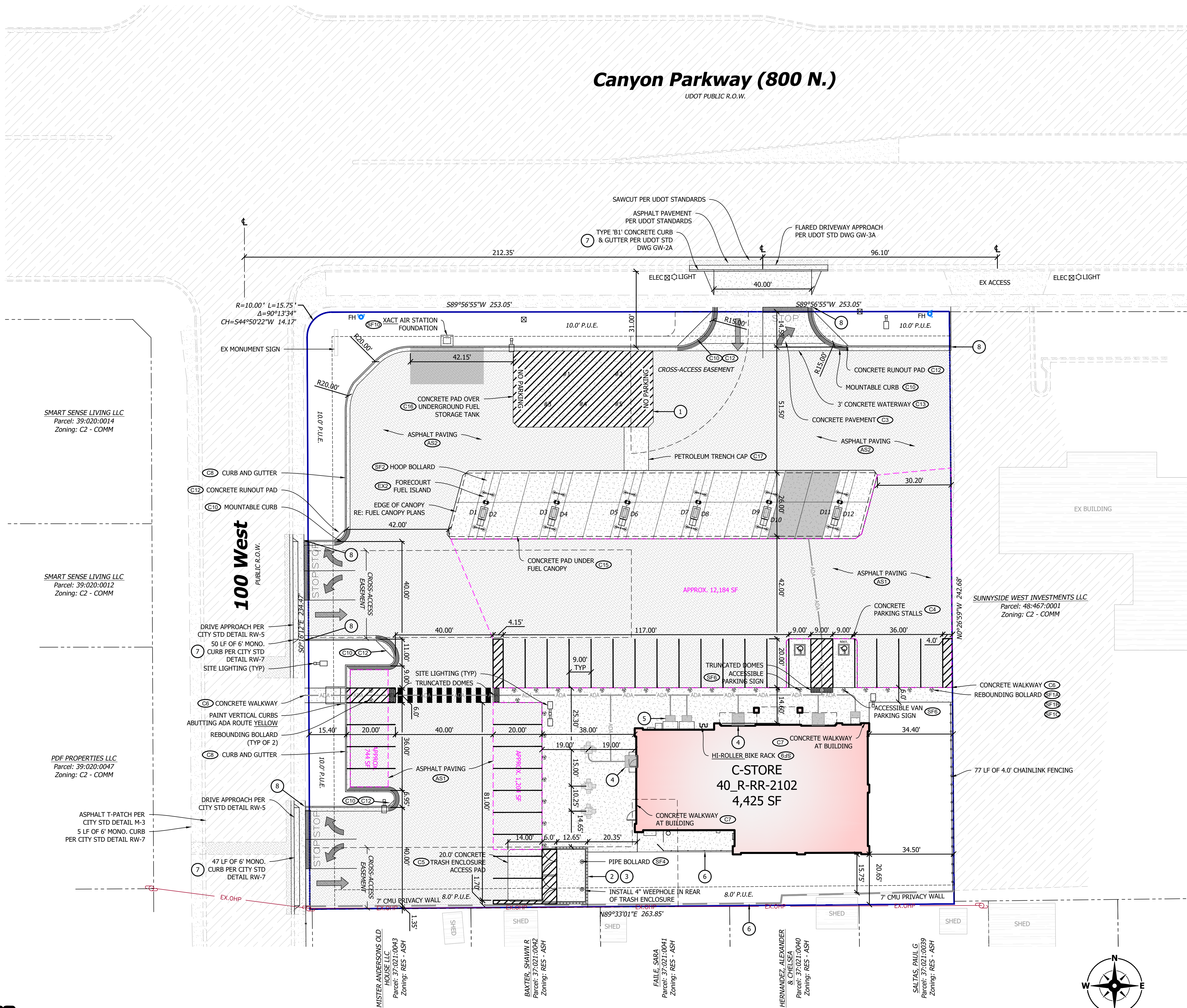
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Know what's below.  
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### Orem City Notes

1. THE FIRE PROTECTION ITEMS (FIRE HYDRANTS, 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 CITY OF OREM FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE CITY OF OREM 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 WHICH INCLUDES A BACK-FLOW ASSEMBLY TO THE BUILDING. BACKFLOW ASSEMBLIES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-1-14 OF THE OREM CITY CODE. WATER METER SIZES SHALL BE DETERMINED BY THE CITY OF OREM BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. 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 TEN FEET (10') OF ANY EXISTING OR PROPOSED STRUCTURE.
3. IF REQUIRED BY CHAPTER 20 OF THE OREM 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 IN ACCORDANCE WITH THE CITY OF OREM STANDARDS AND SPECIFICATIONS.
4. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM 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., WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE OREM CITY CODE.
6. ALL ROOF DRAINAGE SHALL BE ROUTED THROUGH ON-SITE STORM WATER MANAGEMENT FACILITIES OR TO LANDSCAPED AREAS.
7. AT THE TIME OF CONSTRUCTION, THE CITY OF OREM 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 OREM 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.

### General Notes

1. REFERENCE SHEET C300 / GRADING PLAN FOR CURB CATCH / SPILL LIMITS.
2. UNDERGROUND STORAGE TANK PAD, FUEL TRENCH, AND FUEL ISLAND DIMENSIONS AND ROUTING PER FUELING PLANS.
3. TANK EXCAVATION DIMENSIONS AND UNDERGROUND STORAGE TANK PAD DIMENSIONS ARE PER FUELING PLANS.
4. SEE SHEET C002 FOR REQUIRED UDOT NOTES.

### Key Notes

1. PAINT "NO PARKING" AND DIAGONAL STRIPING ON PAD OVER UNDERGROUND FUEL STORAGE.
2. TRASH ENCLOSURE, REFERENCE ARCHITECTURAL PLANS.
3. ENCLOSURE FOUNDATION, REFERENCE STRUCTURAL PLANS.
4. 5' x 5' ADA LANDING, NOT TO EXCEED GREATER THAN 1.5% IN ANY DIRECTION.
5. 30' x 48' ADA LANDING, NOT TO EXCEED GREATER THAN 1.5% IN ANY DIRECTION.
6. HOUSEKEEPING PAD, REFERENCE STRUCTURAL PLANS.
7. ALL SIDEWALK / CURB AND GUTTER SHALL BE REPLACED TO THE NEAREST JOINT.
8. CURB TRANSITION, TYP.
9. VERIFY HEIGHT OF EXISTING CMU WALL. MODIFY EXISTING WALL TO ENSURE IT IS 7.0' IN HEIGHT MEASURED FROM THE COMMERCIAL SIDE OF THE WALL. REMOVE AND REPLACE EXISTING WALL CAP TO RAISE WALL TO REQUIRED HEIGHT.

### Fuel Tank Sizing

1. 15K UNLEADED GASOLINE
2. 10K UNLEADED GASOLINE
3. 8K PREMIUM GASOLINE
4. 9K DIESEL #2
5. 8K ETHANOL-FREE GASOLINE

NOTE: TANK AND FUEL INFORMATION SHOWN FOR REFERENCE ONLY. REFERENCE FUEL DISPENSING PLANS FOR FULL DESIGN.

### Legend

- = AREA OF MODERATE DUTY. ALL OTHER ASPHALT PAVEMENT OUTSIDE OF ENCLOSED AREA CONSIDERED HEAVY DUTY.
- ADA --- = ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%
- = ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION
- = MOUNTABLE CURB, SEE DETAIL C10 / C11

### Site Data

LOCATION: OREM, UTAH COUNTY  
ZONING: C-2 COMMERCIAL

PROPERTY SIZE: 64,157 SF / 1.47 ACRES  
BUILDING ENVELOPE: 4,552 SF (7.1%)  
HARD SURFACE AREA: 48,928 SF (76.2%)  
LANDSCAPE AREA: 10,677 SF (16.7%)

CONSTR. TYPE: V-B  
BUILDING HEIGHT: 19'-0"

PARKING: 1 STALL / 250 SF  
(LESS THAN 10,000 SF GROSS FLOOR AREA)  
4,425 SF / 250 SF = 17.70 STALLS REQ'D  
33 STALLS PROVIDED

ADA PARKING: 26 TO 50 STALLS PROVIDED = 2 ADA STALLS REQ'D  
1 ADA + 1 VAN ADA PROVIDED  
3 BICYCLE PARKING REQUIRED

### Notice To Contractors:

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HUNT · DAY  
3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724



85 WEST 800 NORTH  
OREM, UTAH COUNTY, UTAH

### REVISIONS

| REV. | DATE       | DESCRIPTION                |
|------|------------|----------------------------|
| 4    | 05-11-2023 | CITY COMMENTS              |
| 3    | 05-01-2023 | CITY COMMENTS              |
| 2    | 04-12-2023 | OWNER / CITY COMMENTS      |
| 1    | 03-16-2023 | OWNER / CITY COMMENTS      |
| 0    | 02-24-2023 | INITIAL SUBMITTAL TO OWNER |

### ENGINEERS STAMP



### VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

### PROJECT STATUS

SUBMITTAL TO CITY

### PROJECT INFO.

Engineer: T. Hunt  
Drawn: T. Pridemore  
Checked: -  
Date: 02 / 12 / 2023  
Proj. No. 100 - 15  
SHEET TITLE

Proposed  
Site Plan

SHEET NO.

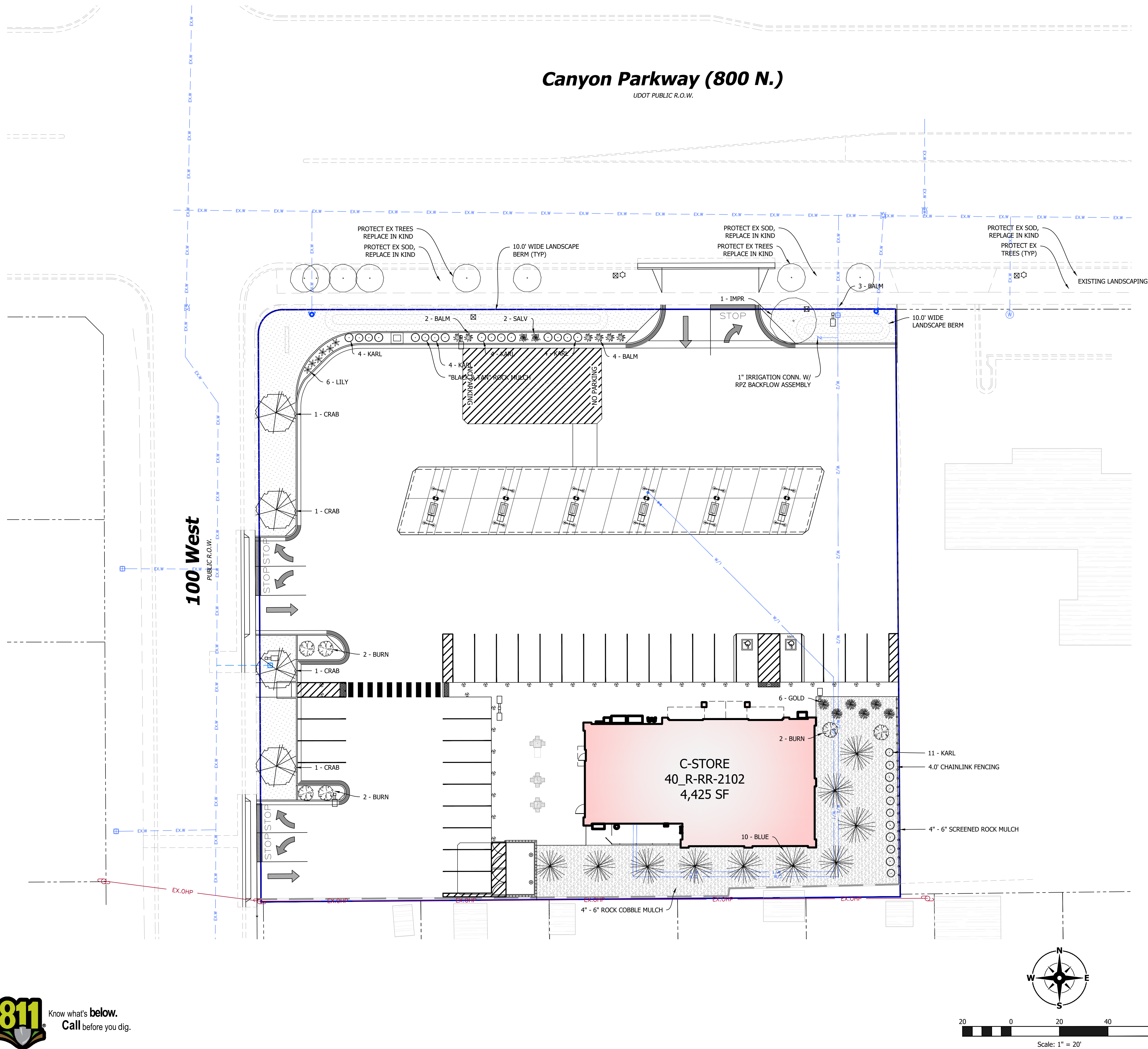
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Know what's below.  
Call before you dig.



### Planting Schedule

#### DECIDUOUS TREES

| QTY | ABBREV. | BOTANIC NAME                     | COMMON NAME          | SIZE         |
|-----|---------|----------------------------------|----------------------|--------------|
| 1   | IMPR    | GLEDTISIA TRIACANTHOS 'IMPERIAL' | IMPERIAL HONEYLOCUST | 2" CAL.      |
| 4   | CRAB    | MALLUS LOENSIS 'SPRINGSNOW'      | SPRINGSNOW CRABAPPLE | 7" TALL MIN. |

#### EVERGREEN PINES

| QTY | ABBREV. | BOTANIC NAME         | COMMON NAME          | SIZE    |
|-----|---------|----------------------|----------------------|---------|
| 10  | BLUE    | PICEA PUNGENS GLAUCA | BLUE COLORADO SPRUCE | 2" CAL. |

#### SHRUBS

| QTY | ABBREV. | BOTANIC NAME                | COMMON NAME          | SIZE   |
|-----|---------|-----------------------------|----------------------|--------|
| 6   | BURN    | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL. |
| 6   | GOLD    | SPIREA x BUMALD 'GOLDFLAME' | GOLDFLAME SPIREA     | 5 GAL. |

#### ORNAMENTAL GRASSES

| QTY | ABBREV. | BOTANIC NAME                               | COMMON NAME        | SIZE   |
|-----|---------|--------------------------------------------|--------------------|--------|
| 27  | KARL    | CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS | 1 GAL. |

#### PERENNIALS

| QTY | ABBREV. | BOTANIC NAME                        | COMMON NAME                 | SIZE   |
|-----|---------|-------------------------------------|-----------------------------|--------|
| 6   | LILY    | HEMEROCALLIS x 'STELLA DE ORO'      | STELLA DE ORO DAYLILY       | 1 GAL. |
| 6   | BALM    | MONARDA DIDYMA 'MARSHALL'S DELIGHT' | MARSHALL'S DELIGHT BEE BALM | 1 GAL. |
| 2   | SALV    | SALVIA x SYLVESTRIS 'MAY NIGHT'     | MAY NIGHT SALVIA            | 1 GAL. |

### Material Schedule

|  |                                                                                                                                                                                               |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | 'BLACK & TAN' DECORATIVE ROCK MULCH, 2" MIX. INSTALL 3" DEEP MIN. ROCK MULCH EQUAL TO HK CONTRACTORS 'BLACK & TAN' (208) 317-8641. INSTALL ROCK MULCH OVER TOP WEED BARRIER FABRIC (TYPICAL). |
|  | SCREENED ROCK MULCH, 4"-6" MIX. INSTALL SUCH THAT NO BARE GROUND IS VISIBLE. INSTALL ROCK MULCH OVER TOP WEED BARRIER FABRIC (TYPICAL)                                                        |
|  | FESCUE SOD (MATCH EXISTING SOD LOCATED ALONG 800 NORTH)                                                                                                                                       |

### Site Data

|                    |                        |
|--------------------|------------------------|
| PROPERTY SIZE:     | 64,218 SF / 1.47 ACRES |
| BUILDING ENVELOPE: | 4,552 SF (7.1%)        |
| HARD SURFACE AREA: | 48,928 SF (76.2%)      |
| LANDSCAPE AREA:    | 10,738 SF (16.7%)      |



**HUNT · DAY**  
3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724

**MAVERIK**  
PROJECT TITLE  
**85 WEST 800 NORTH**  
**OREM, UTAH COUNTY, UTAH**

#### REVISIONS

| REV. | DATE       | DESCRIPTION                | BY |
|------|------------|----------------------------|----|
| 4    | 05-11-2023 | CITY COMMENTS              | TP |
| 3    | 05-01-2023 | CITY COMMENTS              | TP |
| 2    | 04-12-2023 | OWNER / CITY COMMENTS      | TP |
| 1    | 03-16-2023 | OWNER / CITY COMMENTS      | TP |
| 0    | 02-24-2023 | INITIAL SUBMITTAL TO OWNER | TP |

#### ENGINEERS STAMP



#### VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

#### PROJECT STATUS

#### SUBMITTAL TO CITY

#### PROJECT INFO.

|           |                |
|-----------|----------------|
| Engineer: | T. Hunt        |
| Drawn:    | T. Pridemore   |
| Checked:  | -              |
| Date:     | 02 / 12 / 2023 |
| Proj. No. | 100 - 15       |

#### SHEET TITLE

## Landscape Plan

#### SHEET NO.

**L100**





**Maverik, Inc.**

185 South State Street, Suite 800  
Salt Lake City, UT 84111  
801-936-5557 | [maverik.com](http://maverik.com)

Maverik, Inc. is requesting to remodel their store located at 800 North and 100 West in Orem, Utah. The property is currently zoned C-2 and the application is to remain in the current zoning.

Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

**The meeting will be held on the 15<sup>th</sup> of February at 6 pm, at 427 W University Pkwy, Orem, UT 84058 at (the Comfort Inn & Suites Orem – Provo)**

Thank you in advance for your attendance.

Respectfully,

Todd Meyers  
Sr. Development Coordinator  
Maverik Inc  
[Todd.Meyers@maverik.com](mailto:Todd.Meyers@maverik.com)  
801-520-4072  
185 South State Street Suite 800  
Salt Lake City, Utah 84111



STAPLES®

KATIE GEILMAN  
Rick Wawrowski





## Neighborhood Meeting Minutes Feb 15, 2023

The meeting was attended by the Maverik store district manager, Senior Development Manager Todd Meyers and Randy Enrique.

The meeting was an open house style. We showed the site plan, building elevations and floor plan. Both residents asked questions and talked for about an hour.

Katie is the neighbor behind the store with the fence that encroaches into the Maverik rear yard. Todd Meyers told her that if the City allows us the measure from the property line and the fence line then the fence can remain.

Rick is a business owner on 800 M. He thought the open house was about a possibility UDOT project. Both people are Maverik costumers and are excited about the project.





City Council Chambers, 56 N State Street

**\*\*\* IMPORTANT DEVELOPMENT NOTICE \*\*\***

Planning Commission  
Wed, Jun 7, 2023  
4:30 pm

PUBLIC HEARING - SITE PLAN - Approving the site plan for Maverik located at 85 West 800 North in the C2 zone.

The applicant plans to remove the existing Maverik and the existing carwash then build a new Maverik convenience store with new fuel pump facilities. There will be 6 fuel pump stations with 12 pumps total.

Additional information can be viewed on [orem.org/planning](http://orem.org/planning) under the "Current Planning (Public Hearing Notices)" tab.

SUNNYSIDE WEST INVESTMENTS LLC (ET AL)  
150 ALLENDALE RD  
KING OF PRUSSIA, PA 19406



City Council Chambers, 56 N State Street

**\*\*\* IMPORTANT DEVELOPMENT NOTICE \*\*\***

Planning Commission  
Wed, Jun 7, 2023  
4:30 pm

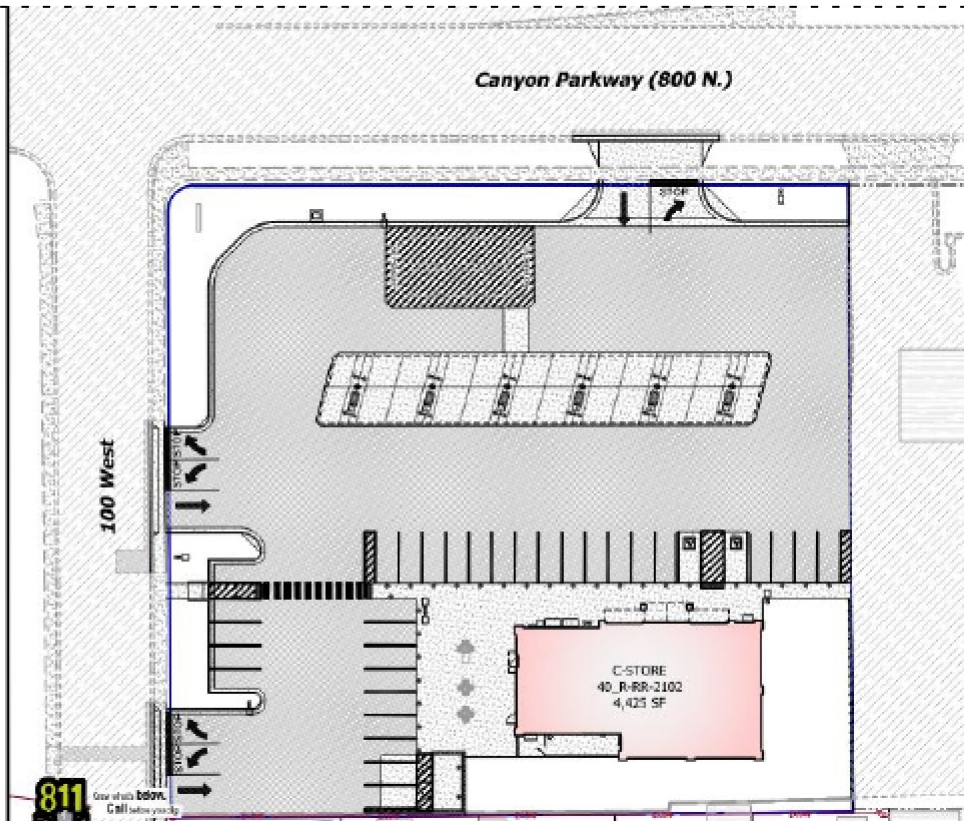
PUBLIC HEARING - SITE PLAN - Approving the site plan for Maverik located at 85 West 800 North in the C2 zone.

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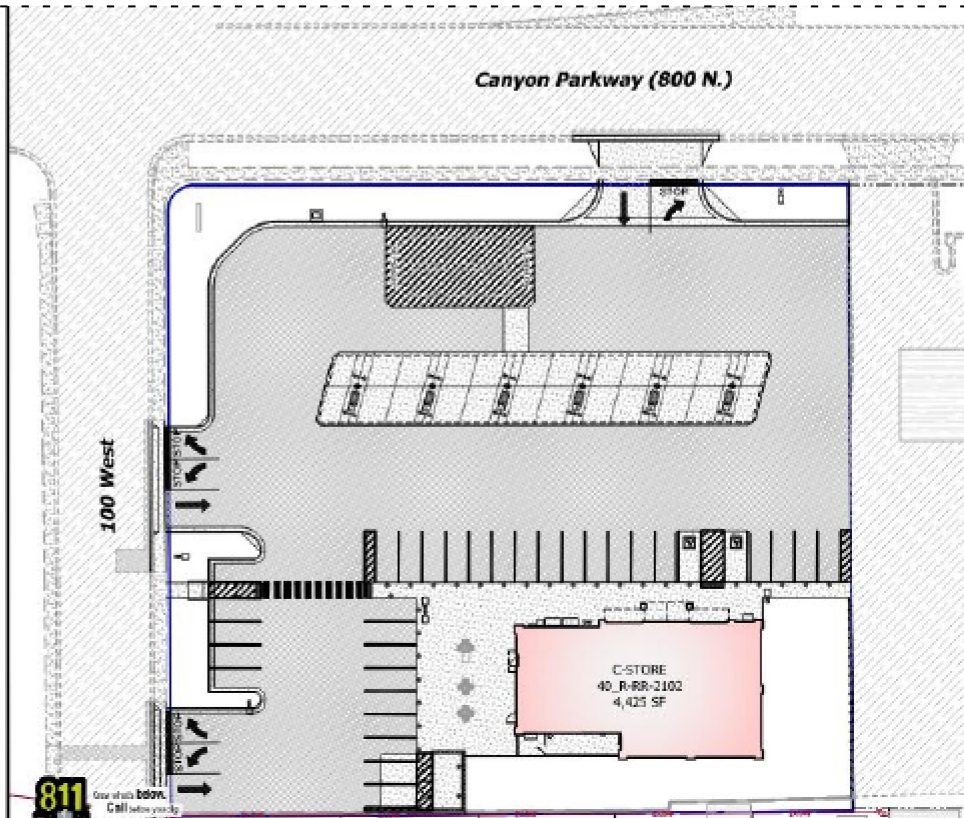
Additional information can be viewed on [orem.org/planning](http://orem.org/planning) under the "Current Planning (Public Hearing Notices)" tab.

CANYON, SAMUEL & TASHA A  
404 LOUIS DR  
HOUMA, LA 70364





**orem.org/planning** under "Current Planning (Public Hearing Notices)" tab



**orem.org/planning** under "Current Planning (Public Hearing Notices)" tab



HOEFFLIGER, MELVIN J  
P OL BOX 11927  
NEWPORT BEACH, CA 92658

UTAH DEPARTMENT OF  
TRANSPORTATION (ET AL)  
PO BOX 148420  
SALT LAKE CITY, UT 84114

STRAIGHT FORWARD MEDIA LLC  
PO BOX 2416  
OREM, UT 84059

FIRST SECURITY BANK OF UTAH  
%RYAN LLC  
PO BOX 2609  
CARLSBAD, CA 92018

HOUSEDUST NEWPORT FUND LLC  
%VISION REAL ESTATE  
PO BOX 50418  
PROVO, UT 84605

UTAH DEPARTMENT OF  
TRANSPORTATION  
RIGHT OF WAY FOURTH FLOOR BOX  
14842  
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX #148  
SALT LAKE CITY, UT 84114

PH PROPERTIES 8N LLC  
--OR CURRENT RESIDENT--  
15 E 700 NORTH  
OREM, UT 84057

UTAH DEPARTMENT OF  
TRANSPORTATION  
--OR CURRENT RESIDENT--  
17 E 800 NORTH  
OREM, UT 84057

UTAH DEPARTMENT OF  
TRANSPORTATION  
--OR CURRENT RESIDENT--  
22 W 800 NORTH  
OREM, UT 84057

MONROY, HECTOR & LAURA  
SUSANA  
23 W 700 N  
OREM, UT 84057

VALENCIA, GABRIELA LOPEZ  
24 W 750 N  
OREM, UT 84057

UTAH DEPARTMENT OF  
TRANSPORTATION  
--OR CURRENT RESIDENT--  
27 E 800 NORTH  
OREM, UT 84057

MACEDO, ERNESTO P  
31 W 700 N  
OREM, UT 84057

STORY, CHRISTINA  
32 W 750 N  
OREM, UT 84057

MARTIN, DENISE CAROLYN  
--OR CURRENT RESIDENT--  
39 W 700 NORTH  
OREM, UT 84057

GUTIERREZ, BIBIANO  
40 W 750 N  
OREM, UT 84057

PH PROPERTIES 8N LLC  
--OR CURRENT RESIDENT--  
44 E 800 NORTH  
OREM, UT 84057

GONZALEZ, SAMANTHA KIRIN &  
BENJAMIN  
47 W 700 N  
OREM, UT 84057

RICHAN, DALLA L  
47 W 750 N  
OREM, UT 84057

MILES, MICHAEL & HANNAH  
48 W 700 N  
OREM, UT 84057

TAYLOR, STEPHEN M  
48 W 750 N  
OREM, UT 84057

JAMES HAWKES  
55 WEST 500 SOUTH  
OREM, UT 84058

FITZGARRALD, GABRIEL  
55 W 700 N  
OREM, UT 84057

BOND, LYNN  
55 W 750 N  
OREM, UT 84057

SUNNYSIDE WEST INVESTMENTS  
LLC (ET AL)  
--OR CURRENT RESIDENT--  
55 W 800 NORTH  
OREM, UT 84057

MACEDONE, JOSEPH H & BROOKE M  
(ET AL)  
--OR CURRENT RESIDENT--  
56 W 700 NORTH  
OREM, UT 84057

GEILMAN, KATIE  
56 W 750 N  
OREM, UT 84057

UTAH DEPARTMENT OF  
TRANSPORTATION  
--OR CURRENT RESIDENT--  
60 W 800 NORTH  
OREM, UT 84057

STREET, ASHLEIGH  
63 W 700 N  
OREM, UT 84057



HELLEWELL, ADAM & AMANDA  
63 W 750 N  
OREM, UT 84057

WOODLEY, LOREN T & NICOLE L  
64 W 700 N  
OREM, UT 84057

SALTAS, PAUL G  
64 W 750 N  
OREM, UT 84057

WASHBURN MANAGEMENT LC  
--OR CURRENT RESIDENT--  
65 W 800 NORTH  
OREM, UT 84057

NIELSEN, CHELSEA  
71 W 700 N  
OREM, UT 84057

HOLMES, ANDREW B & BETH  
71 W 750 N  
OREM, UT 84057

WEERAKOON, PRASAD  
--OR CURRENT RESIDENT--  
72 W 700 NORTH  
OREM, UT 84057

HERNANDEZ, ALEXANDER &  
CHELSEA  
72 W 750 N  
OREM, UT 84057

UTAH DEPARTMENT OF  
TRANSPORTATION  
--OR CURRENT RESIDENT--  
78 W 800 NORTH  
OREM, UT 84057

NIELSEN, ISSAC & CHERILYN  
79 W 700 N  
OREM, UT 84057

RODRIGUEZ, MAURICIO (ET AL)  
79 W 750 N  
OREM, UT 84057

FAILE, SARA  
80 W 750 N  
OREM, UT 84057

URIBE, RAUL & EUGENIA  
82 W 700 N  
OREM, UT 84057

CARILLO (SIC), J G DE LA CRUZ (ET  
AL)  
85 W 700 N  
OREM, UT 84057

WASHBURN MANAGEMENT LC  
--OR CURRENT RESIDENT--  
85 W 800 NORTH  
OREM, UT 84057

FOGG, JOHN & JANELLE  
87 W 750 N  
OREM, UT 84057

PACE, RICHARD W & MARY J (ET AL)  
%PACE, RODNEY  
88 W 700 N  
OREM, UT 84057

BAXTER, SHAWN R  
88 W 750 N  
OREM, UT 84057

CARSON, WHITNEY J  
94 W 700 N  
OREM, UT 84057

FAILE, SARA  
95 W 700 N  
OREM, UT 84057

AGUAYO, MANUEL  
95 W 750 N  
OREM, UT 84057

MISTER ANDERSONS OLD HOUSE  
LLC  
--OR CURRENT RESIDENT--  
96 W 750 NORTH  
OREM, UT 84057

COMMON AREA  
100 E CENTER ST  
PROVO, UT 84606

HELENA KLEINLEIN  
103 WEST 2170 SOUTH  
OREM, UT 84058

K&M CLAYTON PROPERTIES #1 LLC  
--OR CURRENT RESIDENT--  
110 W 710 NORTH  
OREM, UT 84057

K&M CLAYTON PROPERTIES #6 LLC  
--OR CURRENT RESIDENT--  
111 W 710 NORTH  
OREM, UT 84057

SMART SENSE LIVING LLC  
--OR CURRENT RESIDENT--  
111 W 800 NORTH  
OREM, UT 84057

WASHBURN, JERRY C & BETTY P (ET  
AL)  
--OR CURRENT RESIDENT--  
116 WEST 750 NORTH  
OREM, UT 84057

SMART SENSE LIVING LLC  
--OR CURRENT RESIDENT--  
123 W 800 NORTH  
OREM, UT 84057

BARTON, DAVID B & JANICE H  
--OR CURRENT RESIDENT--  
125 W 870 NORTH  
OREM, UT 84057

K&M CLAYTON PROPERTIES #2 LLC  
--OR CURRENT RESIDENT--  
126 W 710 NORTH  
OREM, UT 84057

K&M CLAYTON PROPERTIES #5 LLC  
--OR CURRENT RESIDENT--  
127 W 710 NORTH  
OREM, UT 84057

THORPE, STEPHEN A & MARIA B  
127 W 870 N  
OREM, UT 84057

WASHBURN, JERRY C & BETTY P (ET  
AL)  
--OR CURRENT RESIDENT--  
137 WEST 750 NORTH  
OREM, UT 84057

WASHBURN, JERRY C & BETTY P (ET  
AL)  
--OR CURRENT RESIDENT--  
138 WEST 750 NORTH  
OREM, UT 84057

K&M CLAYTON PROPERTIES #3 LLC  
--OR CURRENT RESIDENT--  
140 W 710 NORTH  
OREM, UT 84057

K&M CLAYTON PROPERTIES #4 LLC  
--OR CURRENT RESIDENT--  
141 W 710 NORTH  
OREM, UT 84057

COMMON AREA  
--OR CURRENT RESIDENT--  
142 W 870 NORTH  
OREM, UT 84057

MISTER ANDERSONS OLD HOUSE  
LLC  
142 W 4600 N  
PROVO, UT 84604

SMART SENSE LIVING LLC  
--OR CURRENT RESIDENT--  
145 W 800 NORTH  
OREM, UT 84057

WASHBURN, JERRY C & BETTY P (ET  
AL)  
--OR CURRENT RESIDENT--  
149 WEST 750 NORTH  
OREM, UT 84057

SUNNYSIDE WEST INVESTMENTS  
LLC (ET AL)  
150 ALLENDALE RD  
KING OF PRUSSIA, PA 19406

PDJ PROPERTIES LLC  
155 W 800 N  
OREM, UT 84057

JEFF LAMBSON  
156 E 1060 N  
OREM, UT 84057

WASHBURN, JERRY C & BETTY P (ET  
AL)  
--OR CURRENT RESIDENT--  
162 WEST 750 NORTH  
OREM, UT 84057

DAVE YOUNG  
173 S COUNTRYSIDE LANE  
OREM, UT 84058

LANAE MILLETT  
288 W 1500 N  
OREM, UT 84057

MOONSTONE ENTERPRISES LP  
363 N UNIVERSITY AVE # 102  
PROVO, UT 84601

MARTIN, DENISE CAROLYN  
390 S 700 E  
OREM, UT 84097

CANYON, SAMUEL & TASHA A  
404 LOUIS DR  
HOUMA, LA 70364

WASHBURN MANAGEMENT LC  
482 E 400 N  
LINDON, UT 84042

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

MACEDONE, JOSEPH H & BROOKE M  
(ET AL)  
558 W 1200 N  
OREM, UT 84057

PLAZA 880 LIMITED  
575 E UNIVERSITY PKY STE N260  
OREM, UT 84097

DEBBY LAURET  
641 S 1920 W  
OREM, UT 84059

MADELINE KOMEN  
653 W. 1360 NORTH  
OREM, UT 84057

HOUSEDUST NEWPORT FUND LLC  
--OR CURRENT RESIDENT--  
657 N 100 WEST UNIT# A-L  
OREM, UT 84057

STRAIGHT FORWARD MEDIA LLC  
--OR CURRENT RESIDENT--  
658 N STATE  
OREM, UT 84057

RAFFENSPARGER, PAUL & ALYSSA  
712 N 25 W  
OREM, UT 84057

CANYON, SAMUEL & TASHA A  
--OR CURRENT RESIDENT--  
715 N 25 WEST  
OREM, UT 84057



LOVELACE, SCOTT  
720 N 25 W  
OREM, UT 84057

BARKER, JOSEPH & BAYLIE  
725 N 25 W  
OREM, UT 84057

LATNER, GINA & SAMUEL  
728 N 25 W ST  
OREM, UT 84057

PH PROPERTIES 8N LLC  
--OR CURRENT RESIDENT--  
730 N MAIN ST  
OREM, UT 84057

SILER, NICHOLAS (ET AL)  
--OR CURRENT RESIDENT--  
735 N 25 WEST  
OREM, UT 84057

SMART SENSE LIVING LLC  
736 E 1100 S  
MAPLETON, UT 84664

TAYLOR, BRAELYN JENNA  
736 N 25 W  
OREM, UT 84057

POSEIDAN PLACEMENTS LLC  
744 N STATE ST  
OREM, UT 84057

CASTILLO, MARIA (ET AL)  
746 N 25 W  
OREM, UT 84057

RICKY V WARENSKI LC  
754 N STATE ST  
OREM, UT 84057

WASHBURN, JERRY C & BETTY P (ET AL)  
--OR CURRENT RESIDENT--  
761 N 100 WEST  
OREM, UT 84057

FINLINSON, JAN FRANK  
779 W 425 N  
LINDON, UT 84042

LOWRY DOORS LLC  
782 N STATE ST  
OREM, UT 84057

UTAH DEPARTMENT OF  
TRANSPORTATION (ET AL)  
--OR CURRENT RESIDENT--  
809 N MAIN ST  
OREM, UT 84057

UTAH DEPARTMENT OF  
TRANSPORTATION  
--OR CURRENT RESIDENT--  
810 N 100 WEST  
OREM, UT 84057

MOUNTAIN VIEW INVESTMENT CO  
--OR CURRENT RESIDENT--  
811 N STATE  
OREM, UT 84057

UTAH DEPARTMENT OF  
TRANSPORTATION  
--OR CURRENT RESIDENT--  
817 N 50 WEST  
OREM, UT 84057

MAIN STREET APARTMENTS LLC  
819 N MAIN ST  
OREM, UT 84057

FAST TRACK HOME BUYERS LLC  
--OR CURRENT RESIDENT--  
824 N 50 WEST  
OREM, UT 84057

CORDES, DEREK R (ET AL)  
--OR CURRENT RESIDENT--  
825 N 50 WEST  
OREM, UT 84057

CHAVEZ, RAMIRO  
832 N 100 W  
OREM, UT 84057

SNELSON, AUBREY NOELLE  
--OR CURRENT RESIDENT--  
833 N MAIN ST  
OREM, UT 84057

PRATLEY RENTALS LLC  
--OR CURRENT RESIDENT--  
834 N 50 WEST  
OREM, UT 84057

BRISCOE, GREGORY G  
843 N 50 W  
OREM, UT 84057

HOLMAN, JENEVIEVE (ET AL)  
--OR CURRENT RESIDENT--  
843 N MAIN ST  
OREM, UT 84057

DAVIS, BENJAMIN & ASHLEY A  
844 N 100 W  
OREM, UT 84057

VICTORIAN HOME LLC THE  
--OR CURRENT RESIDENT--  
845 N 100 WEST  
OREM, UT 84057

PRATLEY RENTALS LLC  
--OR CURRENT RESIDENT--  
846 N 50 WEST  
OREM, UT 84057

K&M CLAYTON PROPERTIES #5 LLC  
853 E 880 N  
OREM, UT 84097

ELDREDGE, DAVID ARTHUR JR &  
MARY ALICE COLLIER (ET AL)  
855 N 50 W  
OREM, UT 84057

FINLINSON, JAN FRANK  
--OR CURRENT RESIDENT--  
856 N 100 WEST  
OREM, UT 84057

BURNETT, STEPHEN S & AMANDA  
861 N 100 W  
OREM, UT 84057

HENDRICKSON, QUINTON L  
865 N 50 W  
OREM, UT 84057

CHAVARRIA, IGNACIO BELTRAN  
866 N 100 W  
OREM, UT 84057

FRYER, LAURA G  
875 N 50 W  
OREM, UT 84057

BROWN, NEIL A & BRENDA  
876 N 50 W  
OREM, UT 84057

BULLOCK, RAYMOND I JR & JOANNA  
W  
876 N 100 W  
OREM, UT 84057

PLAZA 880 LIMITED  
--OR CURRENT RESIDENT--  
880 N STATE ST  
OREM, UT 84057

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

MURRAY LOW  
904 S. 725 WEST  
OREM, UT 84058

FAST TRACK HOME BUYERS LLC  
935 W 1400 N  
OREM, UT 84057

GERALD CRISMON  
1069 S. 545 EAST  
OREM, UT 84097

TERRY PETERSON  
1125 LYNNWOOD DRIVE  
OREM, UT 84097

HAYSAM SAKAR  
1194 E. 1090 NORTH  
OREM, UT 84097

WASHBURN, JERRY C & BETTY P (ET  
AL)  
1286 E 570 N  
OREM, UT 84097

CORDES, DEREK R (ET AL)  
1360 S 740 E  
OREM, UT 84097

RYAN CLARK  
1405 N. 1430 WEST  
PLEASANT GROVE, UT 84062

WEERAKOON, PRASAD  
1445 N 1500 W  
PROVO, UT 84604

HOLMAN, JENEVIEVE (ET AL)  
1686 E 390 N  
SPANISH FORK, UT 84660

MIKE CARPENTER  
1734 NORTH 350 WEST  
OREM, UT 84057

PRATLEY RENTALS LLC  
1861 PARK LN  
OREM, UT 84058

SNELSON, AUBREY NOELLE  
1862 N 1120 W  
PROVO, UT 84604

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

VICTORIAN HOME LLC THE  
2571 LUCKY JOHN DR  
PARK CITY, UT 84060

PH PROPERTIES 8N LLC  
3214 N UNIVERSITY AVE # 413  
PROVO, UT 84604

TUCKER PROPERTY MANAGEMENT  
LLC  
4114 N 200 E  
PROVO, UT 84604

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

BARTON, DAVID B & JANICE H  
9232 WINTER WREN DR  
SANDY, UT 84093

BUHLER, F LEROY  
10192 N 5890 W  
HIGHLAND, UT 84003



**CITY OF OREM**  
**DRAFT - PLANNING COMMISSION MEETING MINUTES**  
**May 17, 2023**

The following items are discussed in these minutes:

- PUBLIC HEARING – REZONE - Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.4 acres from the C3 zone to the C2 zone located generally at 877 North State Street. – Continued, unanimous.
- PUBLIC HEARING – Vacating Lots 19, 21 and 23 of T&T Industrial Park, Plat B and approving the site plan and final plat of W3 Subdivision, Plat A located generally at 1113 North Industrial Park Road in the M2 zone. – Approved, unanimous.
- PRELIMINARY PLAT – Approving the Orem Center State Plaza Subdivision located generally at 40 West Center Street in the C2 zone. – Approved, unanimous.
- PUBLIC HEARING – Adopting the updated City of Orem Transportation Master Plan and amending the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F. – Continued, unanimous.

**STUDY SESSION**

**Place:** City Council Conference Room

**At 3:37 p.m.** Chair Komen called the Study Session to order.

**Those present:** Gerald Crismon, Haysam Sakar, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein, Planning Commission members; Ryan L. Clark, Acting Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Matt Taylor and Grant Allen, Senior Planners; Sam Kelly, City Engineer; Steve Earl and Gary McGinn, Legal Counsel; Terry Peterson, City Council Liaison;

**Those excused:** James Hawkes, Planning Commission member

The Commission and staff briefly reviewed agenda items and minutes from the May 3, 2023 meeting.

Christie Oostema presented on the Station Area Plan.

The meeting was adjourned at 4:27 p.m. to the City Council Chambers for the regular meeting.

**REGULAR MEETING**

**Place:** Orem City Council Chambers

**At 4:33 p.m.** Chair Komen called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

**Those present:** Gerald Crismon, Haysam Sakar, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein, Planning Commission members; Ryan L. Clark, Acting Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Matt Taylor and Grant Allen, Senior Planners; Sam Kelly, City Engineer; Steve Earl and Gary McGinn, Legal Counsel; Terry Peterson, City Council Liaison;

**Those excused:** James Hawkes, Planning Commission member

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.1: ([click here for recording](#))**

**Staff Presentation:**

[illegible]

**Recommendation:**

Chair Komen invited the representatives of the Center for Women and Children in Crisis to come forward.



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Paul Washburn and Ashley Taylor came forward, and presented about the Center for Women and Children in Crisis center.

Chair Komen asked if any Planning Commission members had questions for the applicant.

Mr. Carpenter expressed concern that if the area is rezoned, that there is no way to enforce that what is shown on the concept plan is what will go into the space.

Matt Neilson came forward to address this concern. The Center for Women and Children is currently under contract for this property, contingent on the rezone of the property.

Mr. Low asked if it were possible to do a Conditional Use or some other method which would prevent having to rezone the property to C2 in order to allow this use.

Mr. Bench addressed the concern by suggesting that an option would be to add the use to the C3 zone.

Ms. Komen stated that the Planning Commission is concerned about the future of the property rather than feeling hesitant about this particular proposed use.

Mr. Bench also addressed that an option would be to give a recommendation with a development agreement if that is something that would be of interest to the applicant.

Discussion was held among Planning Commission members regarding what the differences would be between the C2 and C3 zones.

Mr. Washburn stated that he is comfortable with a development agreement if that would help this to move forward. He also stated that it is important to focus on now instead of allowing fear of the future to guide.

Mr. Earl stated that if the Planning Commission would like to consider a development agreement that this item would need to be continued to allow for state requirements to be met.

Mr. Sakar asked what would need to be done to add the SLU which would allow this use to be added to the C3 zone.

Chair Komen opened the public hearing.

When no one came forward, Chair Komen closed the public hearing.

Mr. Clark asked Mr. Earl if they could move forward with rezoning the sliver of C3 at the front of the property if they would like to.

Ms. Komen stated that they are leaning to continue this item to address it all at the same time.

Chair Komen called for a motion on this item.

### **Planning Commission Action:**

Ms. Komen moved to continue item 3.1 to a future meeting. Mr. Sakar seconded the motion. Those voting aye: Gerald Crismon, Haysam Sakar, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein.

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.2: ([click here for recording](#))**

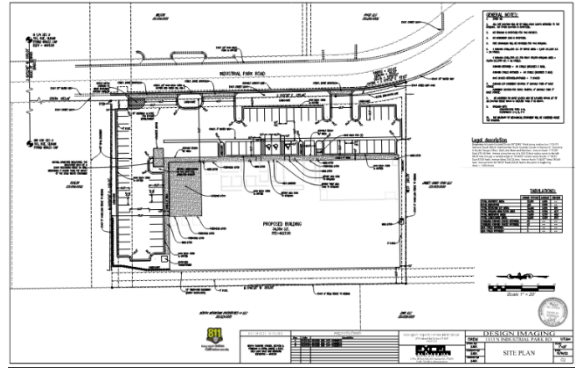
PUBLIC HEARING – Vacating Lots 19, 21 and 23 of T&T Industrial Park, Plat B and approving the site plan and final plat of W3 Subdivision, Plat A located generally at 1113 North Industrial Park Road in the M2 zone.

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### **Staff Presentation:**

The applicant is proposing to demolish an existing warehouse structure currently located at 1113 North Industrial Park Road and construct a new warehouse that will better utilize the site. The warehouse will be used for warehousing and manufacturing activities. There are currently three (3) lots in the T&T Industrial Park, Plat B subdivision. These three lots will be combined into one (1) large lot to accommodate the new building.

*Architecture:* The building will be a pre-engineered metal building with insulated metal wall panels around the entire building. The color will be a light pearl gray with a darker charcoal gray around the windows, doors, building corners, gutters and down spouts. There will also be a couple of black metal awnings above the doors.



*Parking:* In the M2 zone, the required parking is one (1) space per seven hundred fifty (750) square feet of warehouse space and one (1) space per two hundred fifty (250) square feet of office space. This project meets those parking requirements as they are required to provide sixty-six (66) stalls and that is what they are providing:

- Warehouse:  $31,554 \text{ square feet} / 750 = 42 \text{ Stalls}$
- Office:  $5,950 \text{ square feet} / 250 = 24 \text{ Stalls}$

### **Recommendation:**

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 19, 21 and 23 of T&T Industrial Park, Plat B and approve the site plan and final plat of W3 Subdivision, Plat A located generally at 1113 North Industrial Park Road in the M2 zone.

Chair Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Chair Komen asked the applicant to come forward.

The applicant came forward to express their hope for this project and reasoning for needing this change.

Chair Komen opened the public hearing.

When no one came forward, Chair Komen closed the public hearing.

Chair Komen called for a motion on this item.

### **Planning Commission Action:**

Mr. Low moved to vacate Lots 19, 21 and 23 of T&T Industrial Park, Plat B and approve the site plan and final plat of W3 Subdivision, Plat A located generally at 1113 North Industrial Park Road in the M2 zone. Mr. Crismon seconded the motion. Those voting aye: Gerald Crismon, Haysam Sakar, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein. Motion passed unanimously.

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.3:** ([click here for recording](#))

**PRELIMINARY PLAT** – Approving the Orem Center State Plaza Subdivision located generally at 40 West Center Street in the C2 zone.

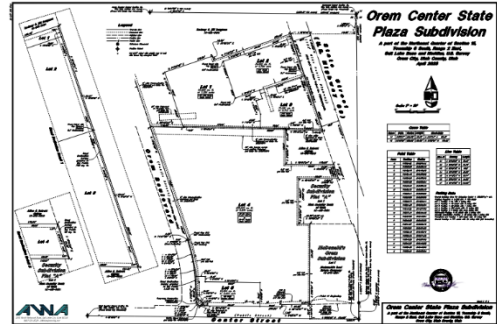


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**Staff Presentation:**

The property was previously two parcels of record, and for financial reasons the owner would like to divide the parcels into separate lots for each building. This division will go around existing improvements on the site.

Existing easements are in place for cross-access, drainage and utilities. There are also reciprocal parking easements in place to allow the lots to continue to share the parking areas and prevent parking issues.



**Recommendation:**

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Orem Center State Plaza Subdivision located generally at 40 West Center street in the C2 zone.

Chair Komen asked if the Planning Commission members had questions for Ms. Vargas.

Mr. Carpenter asked if there is anything keeping them from vacating the reciprocal easements.

Mr. Bench offered that it is an option to add the language to the plat itself, or a condition to approving the plats.

Chair Komen invited the applicant to come forward.

Rick Magness came forward as the representative for the applicant. Mr. Magness discussed the reasoning for this request.

Mr. Sakar asked if any of the individual buildings would not meet the parking standards on its own and what would happen if someone removed an existing building what they would have to do.

Mr. Bench explained that if that happened that the new development would have to meet current requirements for parking.

Chair Komen called for a motion on this item.

**Planning Commission Action:**

Ms. Komen moved to approve the Orem Center State Plaza Subdivision located generally at 40 West Center street in the C2 zone with the condition that the reciprocal easements will be listed on the plat. Mr. Sakar seconded the motion. Those voting aye: Gerald Crismon, Haysam Sakar, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein. Motion passed unanimously

Chair Komen asked Mr. Kelly to introduce **Agenda Item 3.4: ([click here for recording](#))**

PUBLIC HEARING – Adopting the updated City of Orem Transportation Master Plan and amending the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F.

A representative from Horrock's Engineering briefly presented on the update to the Transportation Master Plan.

### Staff Presentation:

The Orem Transportation Master Plan was adopted on December 8, 2015. Since that time the Master Plan has been used to:

1. Receive Federal, State, and County funding for regionally significant roadways and roadway improvements.

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2. Provided direction for developers and residents for traffic impact studies, traffic calming, warrants for crosswalks, signals, and speed limits, and the plan has also identified acceptable levels of service (LOS). With the adopted LOS, projects both public and private are aware of the traffic mitigations needed for proposed improvements.
3. Identify a list of projects eligible for impact fee reimbursement and/or other master plan projects that have been completed as funding has become available as well as recognizing development opportunity to complete projects.

The revised plan maintains the same format from the current master plan and is intended to address existing conditions, priorities, levels of service and other considerations of a comprehensive transportation master plan. The master plan builds upon previous studies and plans, including the Orem City General Plan 2018 and the Bicycle and Pedestrian Plan 2010. The updated plan is organized into four chapters including an Executive Summary and seven Appendices.

The Transportation Advisory Commission (TAC) has unanimously approved the TMP update and has included a cover letter that outlines the values that need to be considered when implementing the TMP. The Public Works Advisory Commission has also unanimously approved the TMP update.

### **Recommendation:**

The Development Services Department requests the Planning Commission provide a positive recommendation to the City Council regarding the approval of the City of Orem Transportation Master Plan update and adopting the updated plan in Appendix F of the Orem City General Plan.

Chair Komen asked if the Planning Commission members had questions for Mr. Kelly.

Planning Commission members discussed how the plan was developed with Mr. Kelly and the representative from Horrock's engineering.

Ms. Kleinlein asked what the place of the Planning Commission is if they are meant to approve it without understanding the report.

Mr. Clark addressed this concern.

Mr. Kelly also addressed this concern.

Additional concerns were presented by members of the Planning Commission and discussion was held among Planning Commission members and members of staff.

Chair Komen invited Councilmember Terry Petersen to speak to how this update to the Transportation Master Plan has been received in the City Council work sessions.

Mr. Clark and Mr. Kelly addressed additional questions and concerns from the Planning Commission members.

Mr. Petersen came forward address that he wants to make sure that the City Council and Planning Commission maintain their independence from each other in working on education pertaining to the Transportation Master Plan.

Discussion was held regarding how the public hearing was noticed.

A plan was discussed to involve the Planning Commission members in an upcoming Transportation Advisory Committee (TAC) meeting to help educate on what is contained within the Transportation Master Plan update.

Chair Komen opened the public hearing.

When no one came forward, Chair Komen closed the public hearing.

Chair Komen called for a motion on this item.



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### **Planning Commission Action:**

Ms. Low moved to continue the public hearing without date and to continue item 3.4 to a future meeting. Mr. Carpenter seconded the motion. Those voting aye: Gerald Crismon, Haysam Sakar, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein.

**Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes for May 3, 2023. Mr. Sakar moved to approve the meeting minutes for May 3, 2023. Ms. Kleinlein seconded the motion. Those voting aye: Gerald Crismon, Haysam Sakar, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein.

Mr. Clark briefly introduced the new assistant city attorney Gary McGinn.

**Adjourn:** Chair Komen called for a motion to adjourn. Mr. Low moved to adjourn. Mr. Sakar seconded the motion. Those voting aye: Gerald Crismon, Haysam Sakar, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein.

**Adjourn: 6:15 p.m.**

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Ryan L. Clark  
Planning Commission Secretary

Approved: