



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
November 06, 2019

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

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

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

**3.1. PRELIMINARY PLAT - The applicant requests the Planning Commission approve the preliminary plat of Walker Cove Subdivision with two (2) lots including one(1) deep lot at 846 N Main Street in the R6.5 Zone.**

Staff recommends the Planning Commission approve the preliminary plat of Walker Cove Subdivision with two (2) lots including one(1) deep lot at 846 N Main Street in the R6.5 Zone.

*Presenter: Cheryl Vargas*

[3.1\\_SR.C\\_Walker\\_Cove\\_2019.11.06.docx](#)

[Map\\_Walker Cove.pdf](#)

[Vicinity Map.pdf](#)

[Walker Cove 10.22.19.pdf](#)

**3.2. PRELIMINARY PLAT - The applicant requests the Planning Commission approve the preliminary plat of Glendell Plat R located at 1745 South Glendell Drive in the R8 zone.**

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Glendell, Plat R located at 1745 South Glendell Drive in the R8 zone.

*Presenter: Cheryl Vargas*

[3.2\\_SR.C\\_Glendell\\_Plat\\_R\\_2019.11.06.docx](#)

[Map\\_Glendell\\_R.pdf](#)

[Vicinity Map.pdf](#)

[Revised2019 Prelim1 lot\\_recover-Site Plan.pdf](#)

[20191029\\_1\\_MailerFront.pdf](#)

[20191029\\_1\\_MailerBack.pdf](#)

[20191029\\_1\\_Labels.docx](#)

**3.3. SITE PLAN – Site Plan approval of Knight West Builders Orem Office located at 1901**

**North State Street in the C2 zone.**

Staff recommends the Planning Commission approve the site plan of Knight West Builders Orem Office located at 1901 North State Street in the C2 zone.

*Presenter: Grant Allen*

[3.3\\_SR.G\\_Knight\\_West\\_Builders\\_Orem\\_Office\\_2019.11.06.docx](#)

[Map\\_Knight West Builders Orem Office\\_2019.11.pdf](#)

[Vicinity Map\\_Knight West Builders Orem Office\\_2019.11.06.pdf](#)

[Knight West Builders - Site Plan.pdf](#)

[Knight West Builders - Landscaping Plan.pdf](#)

[Knight West Builders - Elevations.pdf](#)

[Knight West Builders - Elevations 2.pdf](#)

[Knight West Builders - Elevations 3.pdf](#)

[20191029\\_1\\_MailerFront.pdf](#)

[20191029\\_1\\_MailerBack.pdf](#)

[20191029\\_1\\_Labels.docx](#)

**3.4. PUBLIC HEARING – Amending Western - Springfield Plat C and approving Western - Springfield Industrial Park Plat C Amended located generally at 212 North 1330 West in the M2 zone.**

Staff recommends the Planning Commission amend Western - Springfield Plat C and approve Western - Springfield Industrial Park Plat C Amended located generally at 212 North 1330 West in the M2 zone.

*Presenter: Grant Allen*

[3.4\\_SR.G\\_IL\\_Capo\\_2019.11.06.docx](#)

[Vicinity\\_Map\\_IL\\_Capo\\_2019.11.06.pdf](#)

[Map\\_IL Capo\\_2019.11.06\\_2019.pdf](#)

[Il Capo Plat Amendment\\_2019.11.06.pdf](#)

[C19-014 Plat EASEMENT GENEVA.pdf](#)

[C19-014 Plat EASEMENT IL CAPO.pdf](#)

**3.5. SITE PLAN – Site Plan approval of an eighty foot communications pole which includes an antenna associated with the automated meter reading system and an American Flag and City Flag located generally at 950 East 1400 South.**

The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of the pole located generally at 950 East 1400 South.

*Presenter: Jason Bench*

[3.5\\_SR.J\\_AMI Pole.docx](#)

[Site Plan - AMI Pole.pdf](#)

[Pictures.pdf](#)

[20191030\\_1\\_MailerFront.pdf](#)

[20191030\\_1\\_MailerBack.pdf](#)

[20191030\\_1\\_Labels.docx](#)

**4. MINUTES REVIEW AND APPROVAL**

**4.1. October 16, 2019 Planning Commission Minutes**

Review and Approve

[2019-10-16.pcmmin - DRAFT.docx](#)

5. ADJOURN

Next meeting scheduled for Wednesday, December 4, 2019

**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

Prepared By:  
Cheryl Vargas

## Planning Commission

November 6, 2019



**Applicant:** Gary Stone

**PRELIMINARY PLAT** – Preliminary Plat approval of Walker Cove Subdivision with two (2) lots including one(1) deep lot at 846 N Main Street in the R6.5 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/pan](http://utah.gov/pan)

**SITE INFORMATION:**

- General Plan Designation: **Medium Density Residential**
- Current Zone: **R6.5**
- Acreage: **0.44**
- Neighborhood: **Windsor South**

**ACTION:**

The Planning Commission is the final approving authority regarding the preliminary plat request.

**REQUEST:** The applicant requests the Planning Commission approve the preliminary plat of Walker Cove Subdivision with two (2) lots including one(1) deep lot at 846 N Main Street in the R6.5 Zone.

**BACKGROUND:**

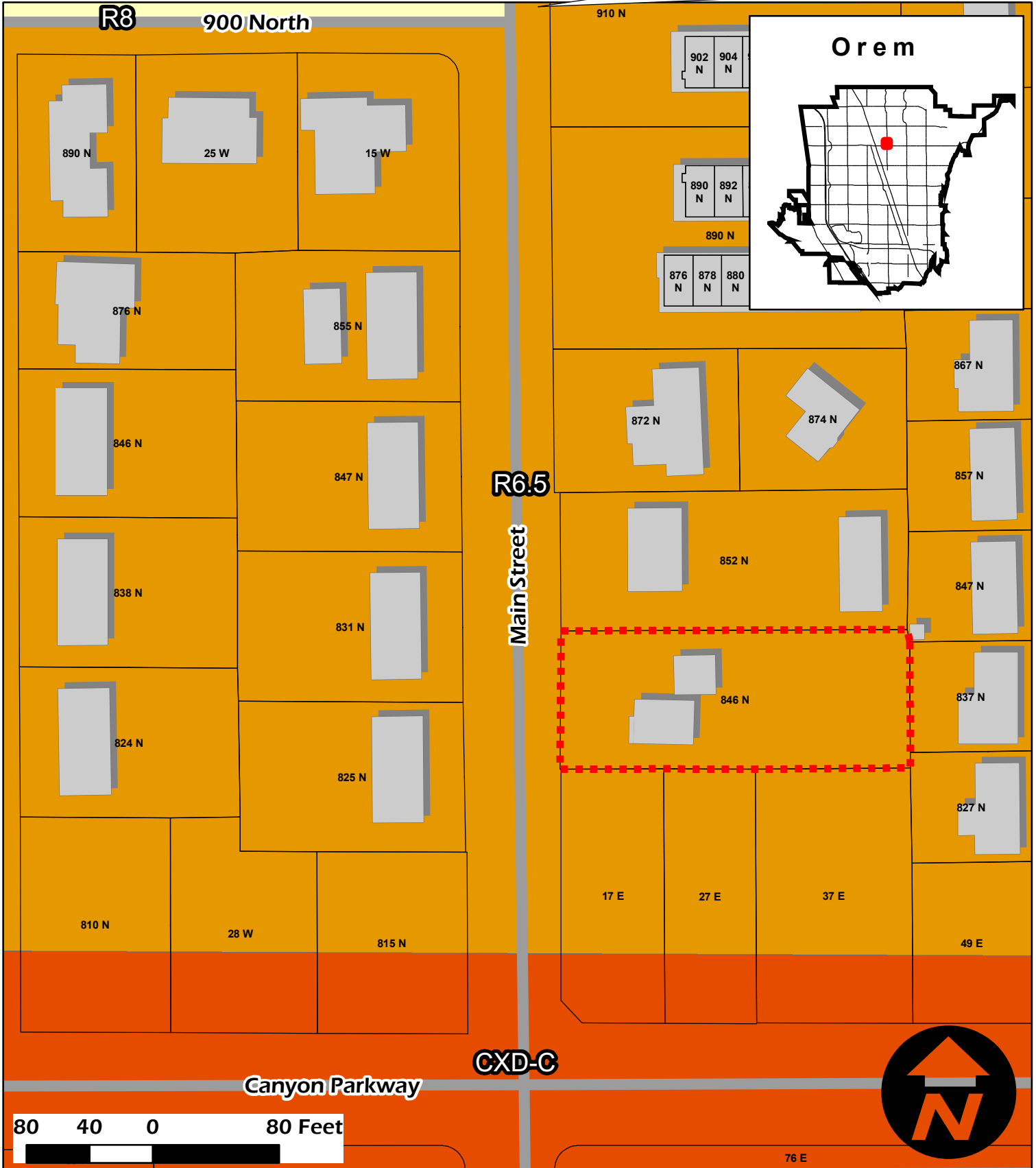
The preliminary plat was originally approved by the Planning Commission on April 18, 2007. That approval has expired.

*Proposed Subdivision:* Walker Cove Subdivision includes two (2) lots, one (1) of which is a deep lot. The property is located in the R6.5 zone, which requires a minimum of 6,500 square feet for each lot including 125% for the deep lot. Proposed Lot 1 has a gross square footage of 10,173 and a net square footage of 7,821. Proposed Lot 2 is a deep lot and requires a minimum of 8,125 square feet; the lot has 9,094 square feet. The private drive is 20 feet wide and provides access to both lots. The existing home on proposed Lot 1 will remain, but the existing garage will be modified to be off the proposed deep lot access.

**RECOMMENDATION:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Walker Cove Subdivision with two (2) lots including one(1) deep lot at 846 N Main Street in the R6.5 Zone.



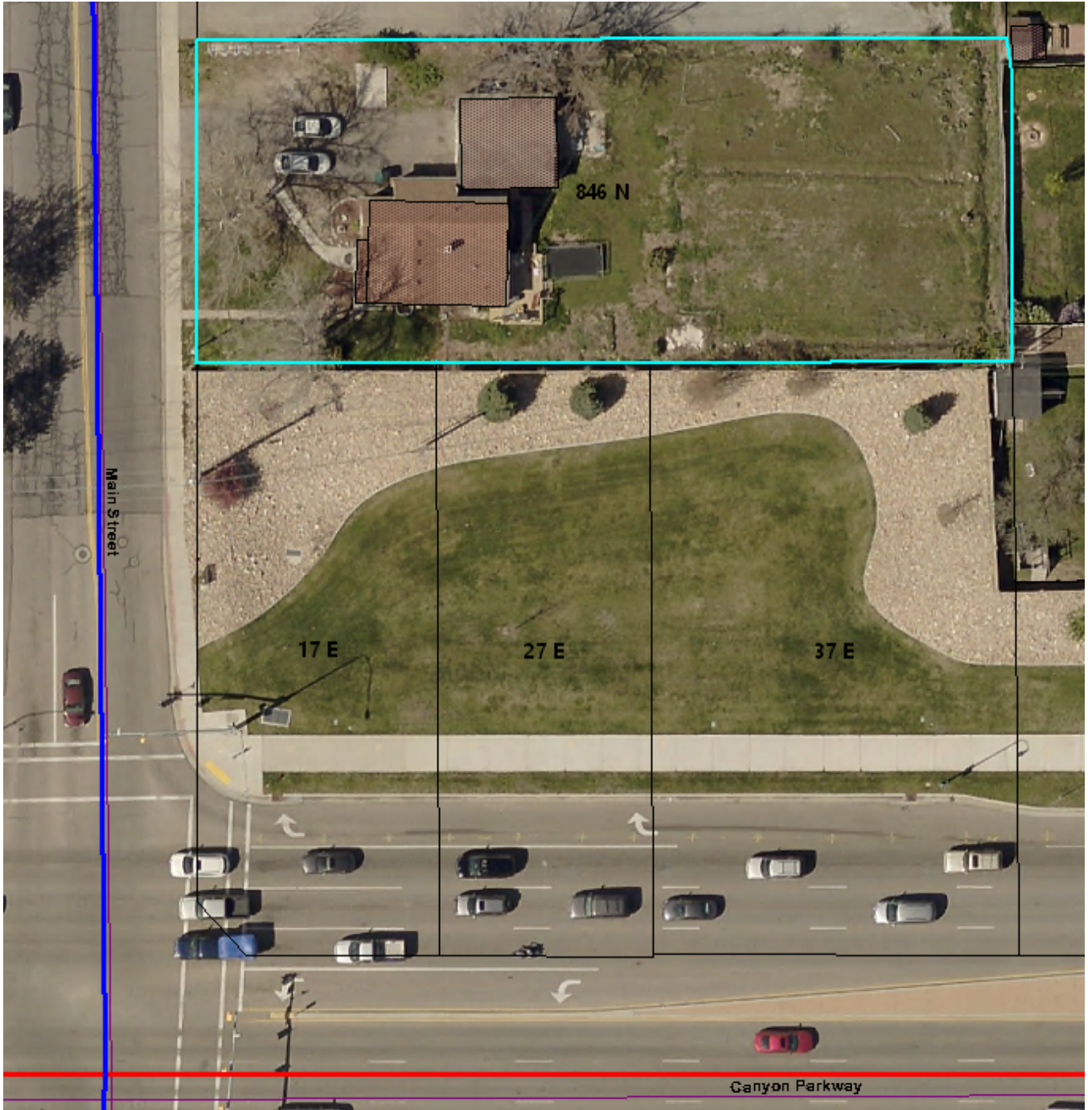
# Walker Cove Subdivision

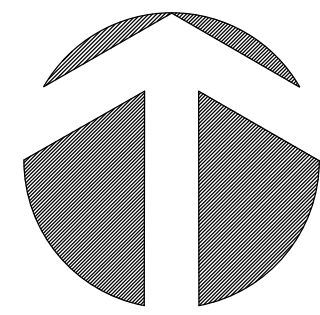


◆ Walker Cove Subdivision  
R6.5  
.44 Acres

NEIGHBORHOOD  
Windsor South

Legend  
 Parcels selection  
 Parcels  
 Buildings

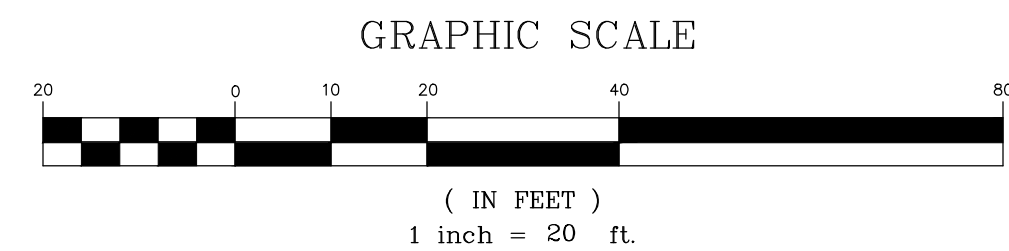




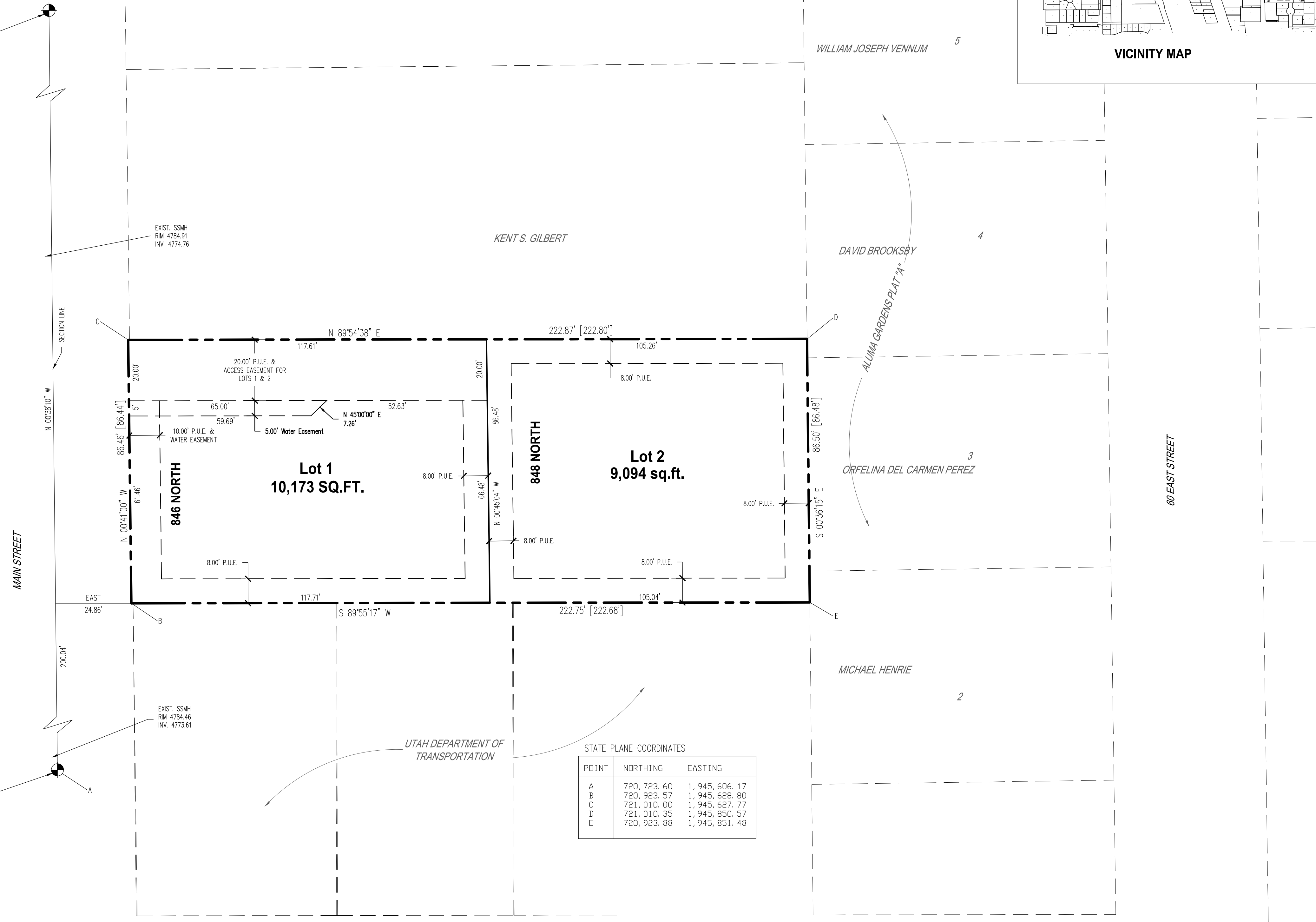
NORTH  
1" = 20'

NORTHWEST CORNER OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

WEST QUARTER CORNER OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

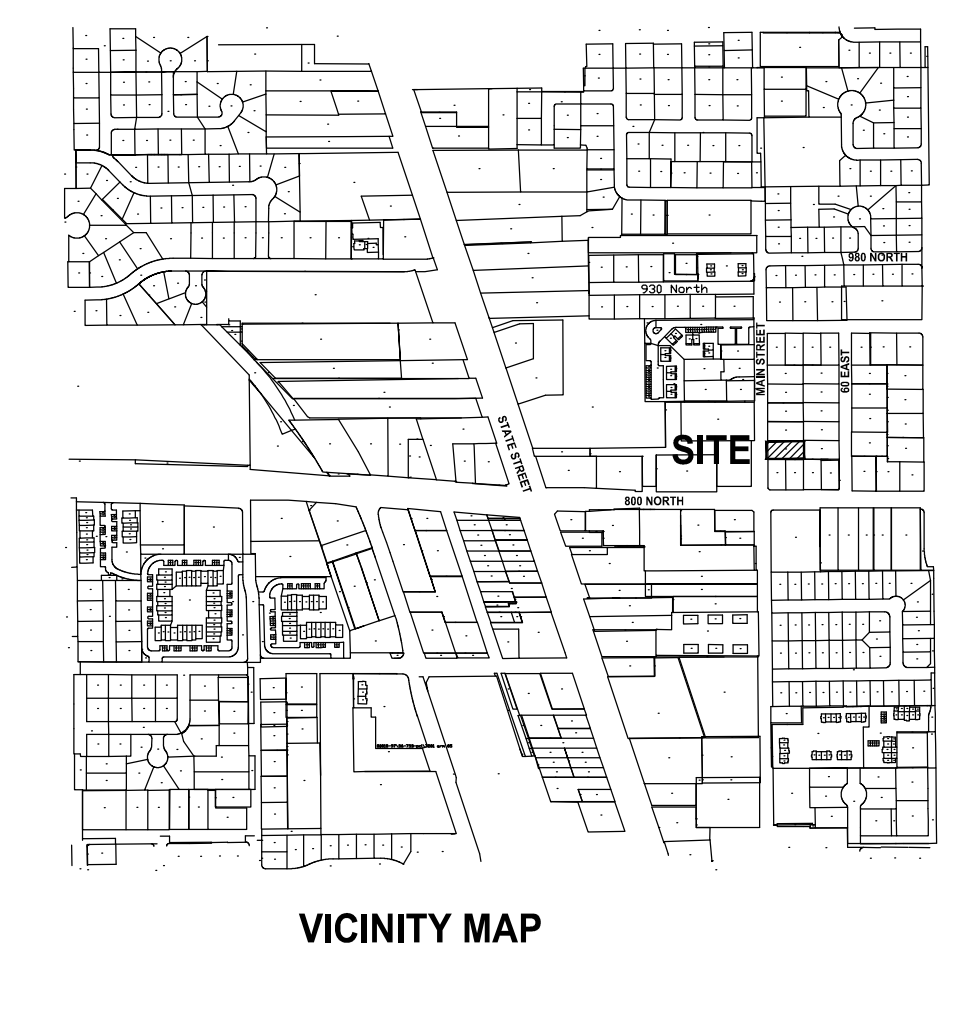


EXISTING FIRE HYDRANT  
TO BE RELOCATED BY  
800 NORTH STREET  
IMPROVEMENTS.



STATE PLANE COORDINATES

POINT	NORTHING	EASTING
A	720,723.60	1,945,606.17
B	720,923.57	1,945,628.80
C	721,010.00	1,945,627.77
D	721,010.35	1,945,850.57
E	720,923.88	1,945,851.48



**SURVEYOR'S CERTIFICATE**

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

COMMENCING AT A POINT LOCATED N00°38'10"W ALONG THE SECTION LINE 200.04 FEET AND EAST 24.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

BEARING	DISTANCE	REMARKS
N00°41'00"W	86.46'	
N89°54'38"E	222.87'	
S00°36'15"E	86.50'	
S89°55'17"W	222.75'	TO THE POINT OF BEGINNING.

AREA = 19,267 SQ. FT. OR 0.44 ACRES.

BASIS OF BEARING NORTH 00°38'10" WEST ALONG THE SECTION LINE.

DATE \_\_\_\_\_ 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 HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREIN FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A. D. 20\_\_.

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF UTAH )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_ WHO REPRESENTED THAT HE IS THE OWNER OF THE ABOVE-DESCRIBED PROPERTY AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTORARY PUBLIC

**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 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: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
CITY ENGINEER 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 OCCUPANCE ISSUED BY THE CITY.

**CONDITIONS OF APPROVAL**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLAT "A"**

**WALKER COVE**

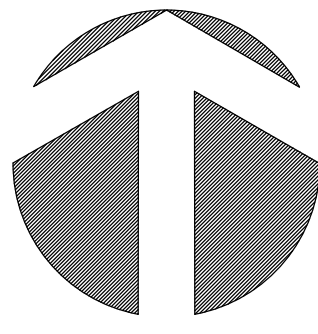
**SUBDIVISION**

OREM CITY, \_\_\_\_\_ UTAH COUNTY, UTAH  
SCALE: 1" = 20 FEET

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

APPROVED AS TO FORM

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_



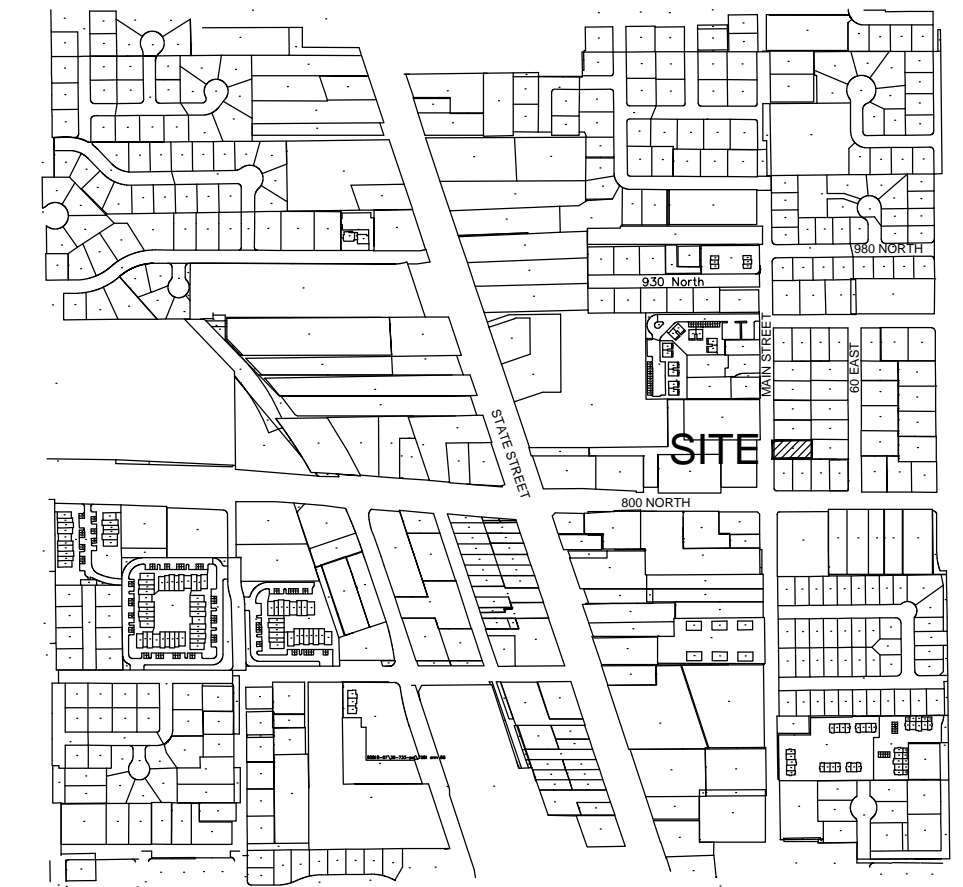
NORTH  
1" = 20'

# WALKER COVE

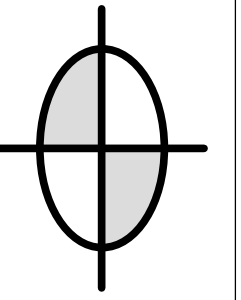
OREM,

UTAH

NORTHWEST CORNER OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN



VICINITY MAP



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

Utah

Walker Cove

## Preliminary Plat

Orem

Revisions

Date  
10-10-2019  
Scale  
1" = 20'  
By  
TD  
Tracing No.  
L - 13160

Sheet No.  
C - 2.0

NOTE:  
Sewer and Water Laterals for  
Lot 2 are to be maintained by  
the Landowner.

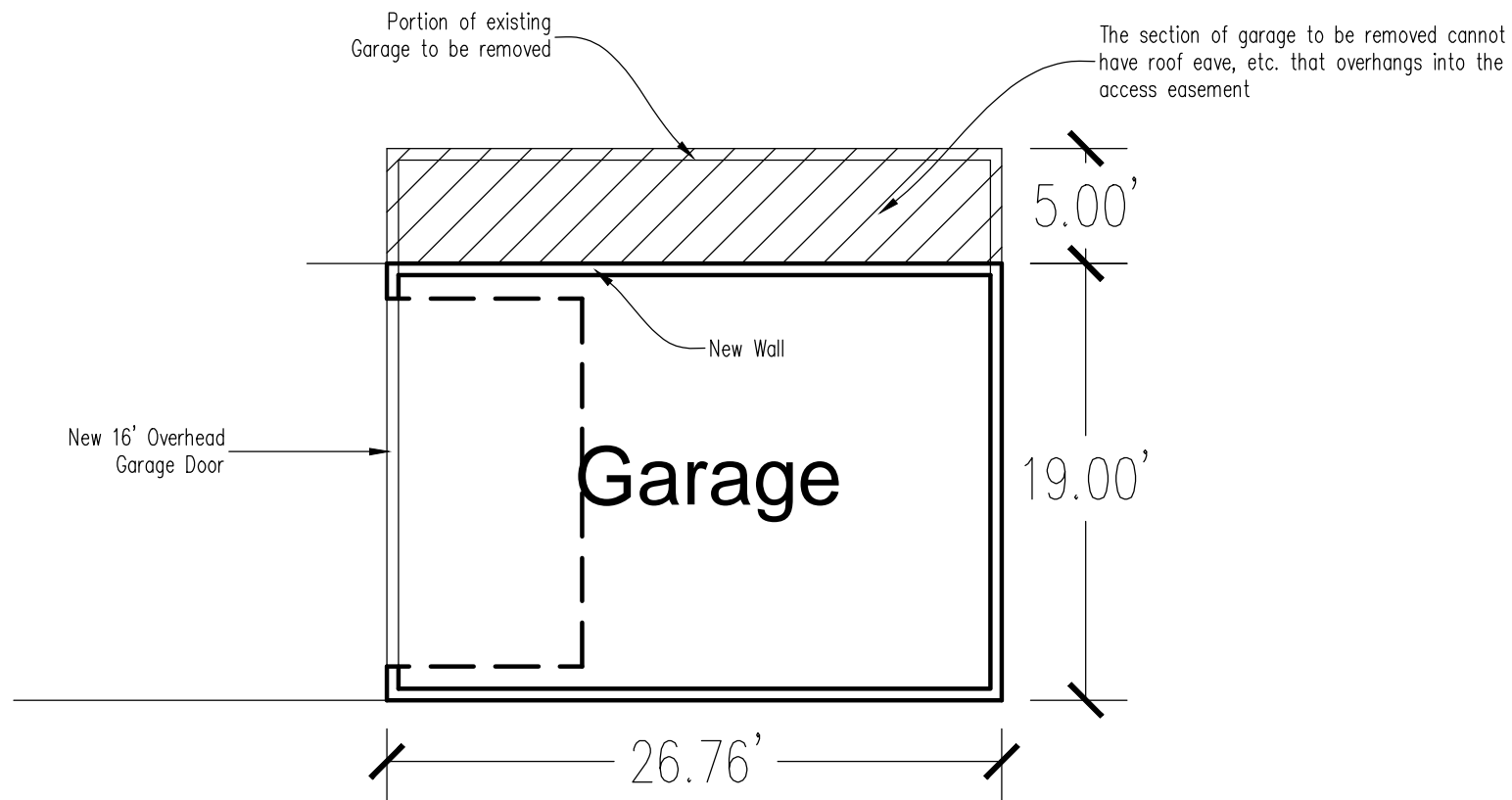
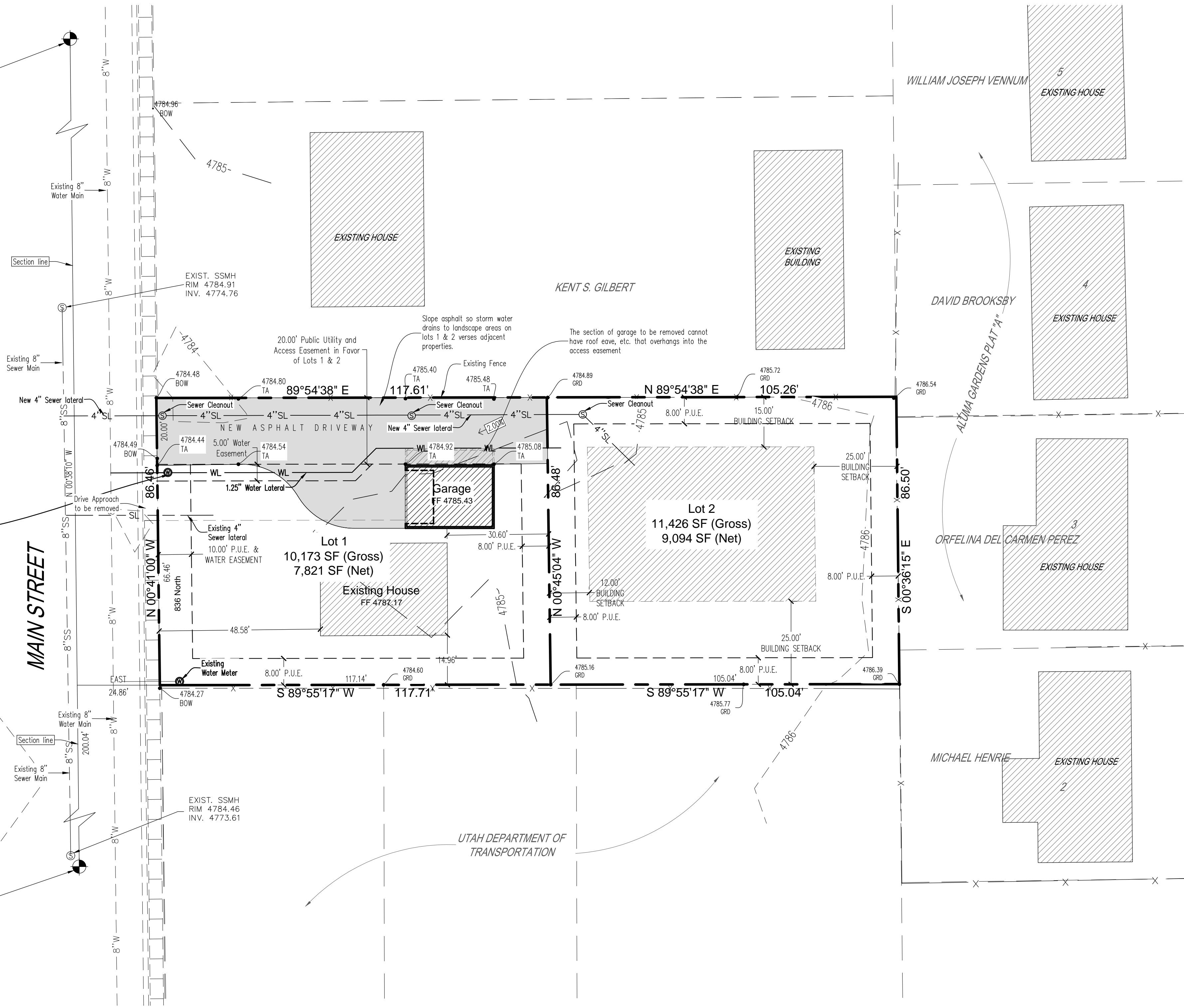
New 1" Water service from  
the main to the 1" water meter.  
1.25" Water Service lateral  
after the water meter. Lateral  
connection as per Orem City  
Standard drawing W-10

WEST QUARTER CORNER OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

### 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.

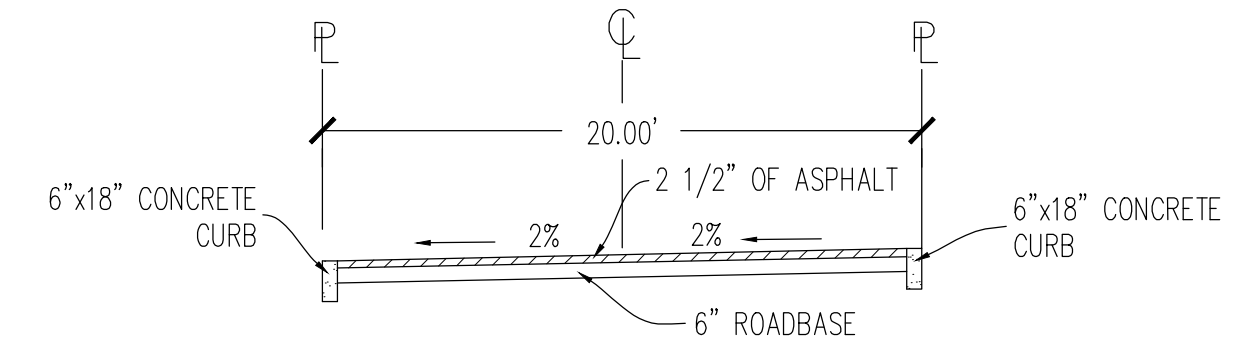
**Know what's below. 811**  
**Call 811 before you dig.**  
**BLUE STAKES OF UTAH**  
 UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
 1-800-662-4111



NOTE: DEMOLITION PERMIT REQUIRED  
TO REMOVE EXISTING GARAGE.

### NOTES:

- THE FIRE PROTECTION ITEMS (FIRE HYDRANT, WATER MAINS, ACCESS ROADS, ETC.) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. PLAN REVIEWS BY THE FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE UNIFORM FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACK-FLOW DEVICE TO THE BUILDING. BACK-FLOW DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-1-14 OF THE OREM CITY CODE.
- 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 I.A.W. CITY STANDARDS AND SPECIFICATIONS.
- ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM CITY CODE, CHAPTER 14.
- WATER METERS SHALL BE LOCATED AT THE BACK OF WALK OR CURB AND CUTTER IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN 10 FEET OF ANY EXISTING OR PROPOSED STRUCTURES.
- 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.
- ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OF ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
- GARBAGE DISPOSAL WILL BE BY INDIVIDUAL CURB-SIDE CONTAINERS.
- SEWER LATERALS ARE NOT TO BE CONNECTED DIRECTLY INTO MANHOLES.
- STREET LIGHTS WILL BE CONSTRUCTED PER OREM CITY STREET LIGHTING PLAN.



DRIVEWAY/ACCESS  
CROSS SECTION

### DEVELOPER:

STONE ASSOCIATES  
363 NORTH UNIVERSITY AVE. #102  
PROVO, UTAH 84301  
(801) 373-7653

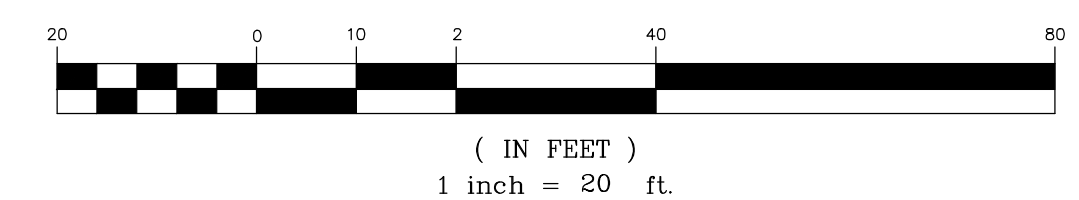
### ENGINEER:

DUDLEY AND ASSOCIATES  
353 EAST 1200 SOUTH  
OREM, UTAH 84058  
(801) 224-1252

### SITE DATA:

ZONE - R6.5  
TOTAL AREA: 19,268 SQ.FT.  
TOTAL LOTS: 2

### GRAPHIC SCALE





Item #: 3.2

Prepared By:  
Cheryl Vargas

# Planning Commission

November 6, 2019



Applicant: Jordan  
Kartchner

**PRELIMINARY PLAT** – Preliminary Plat approval of Glendell, Plat R located at 1745 South Glendell Drive in the R8 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/pan
- Noticed mailed to 151 residents

**SITE INFORMATION:**

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **0.27**
- Neighborhood: **Lakeview**

**ACTION:**

The Planning Commission is the final approving authority regarding the preliminary plat request.

**REQUEST:** The applicant requests the Planning Commission approve the preliminary plat of Glendell Plat R located at 1745 South Glendell Drive in the R8 zone.

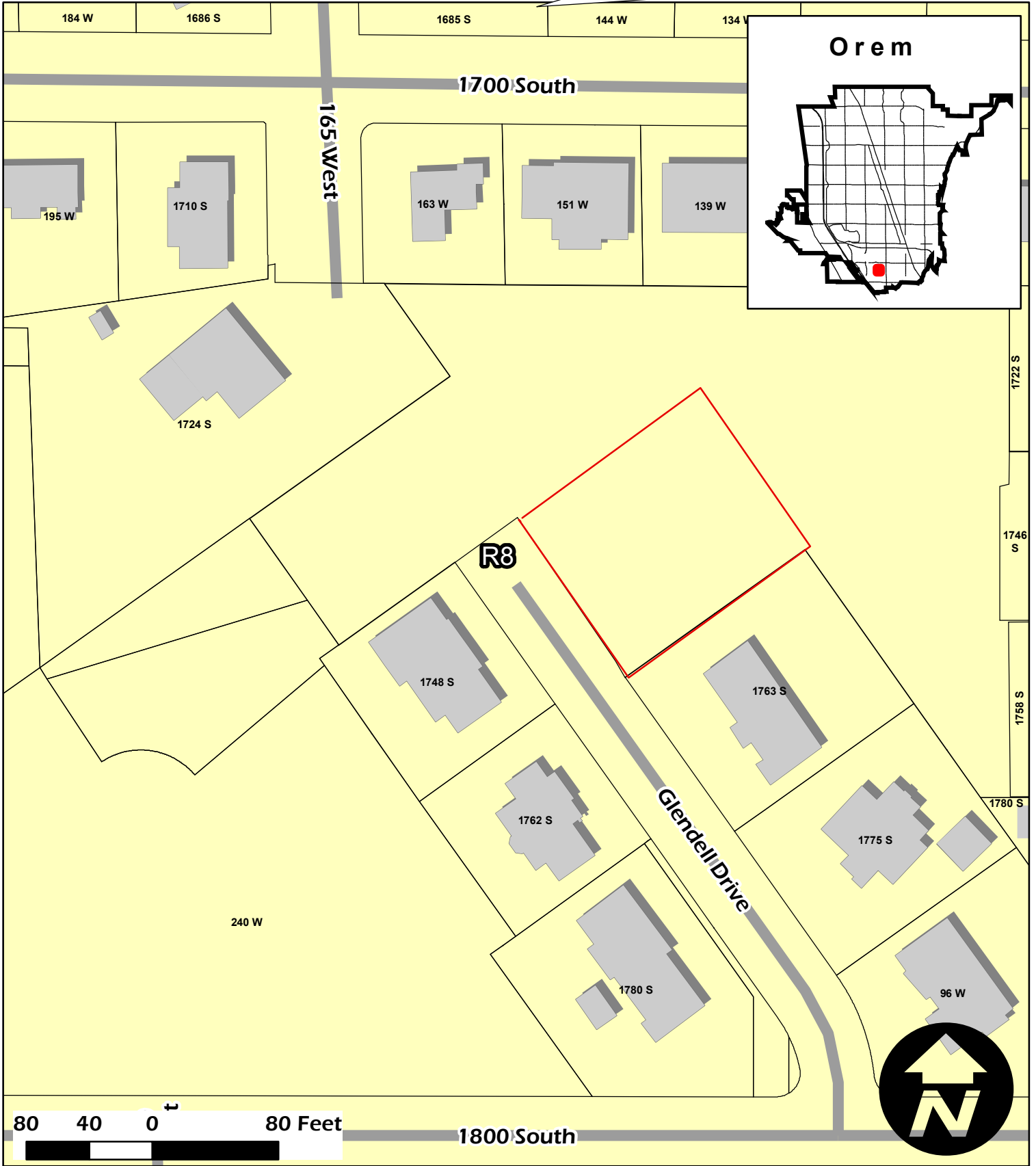
**BACKGROUND:** The applicant is seeking to build a home on Lot 1 in the proposed preliminary plat. The preliminary plat is for this one lot only. The remaining property to the north-east will be addressed in a subsequent preliminary plat application.

The city Engineer required a public safety turnaround on Glendell Drive since the proposed street will not be connected with this preliminary plat. The preliminary plat also shows a deep lot access easement for the future development of a future deep lot.

**RECOMMENDATION:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Glendell, Plat R located at 1745 South Glendell Drive in the R8 zone.



# Glendell Plat R

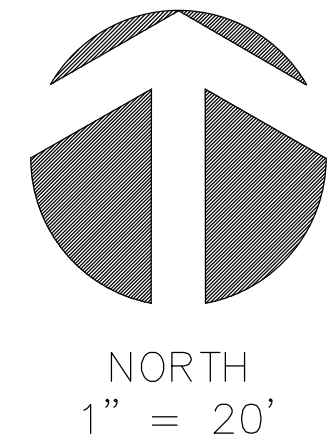


◆ Glendell Plat R  
R8  
.27 Acres

NEIGHBORHOOD  
Lakeview

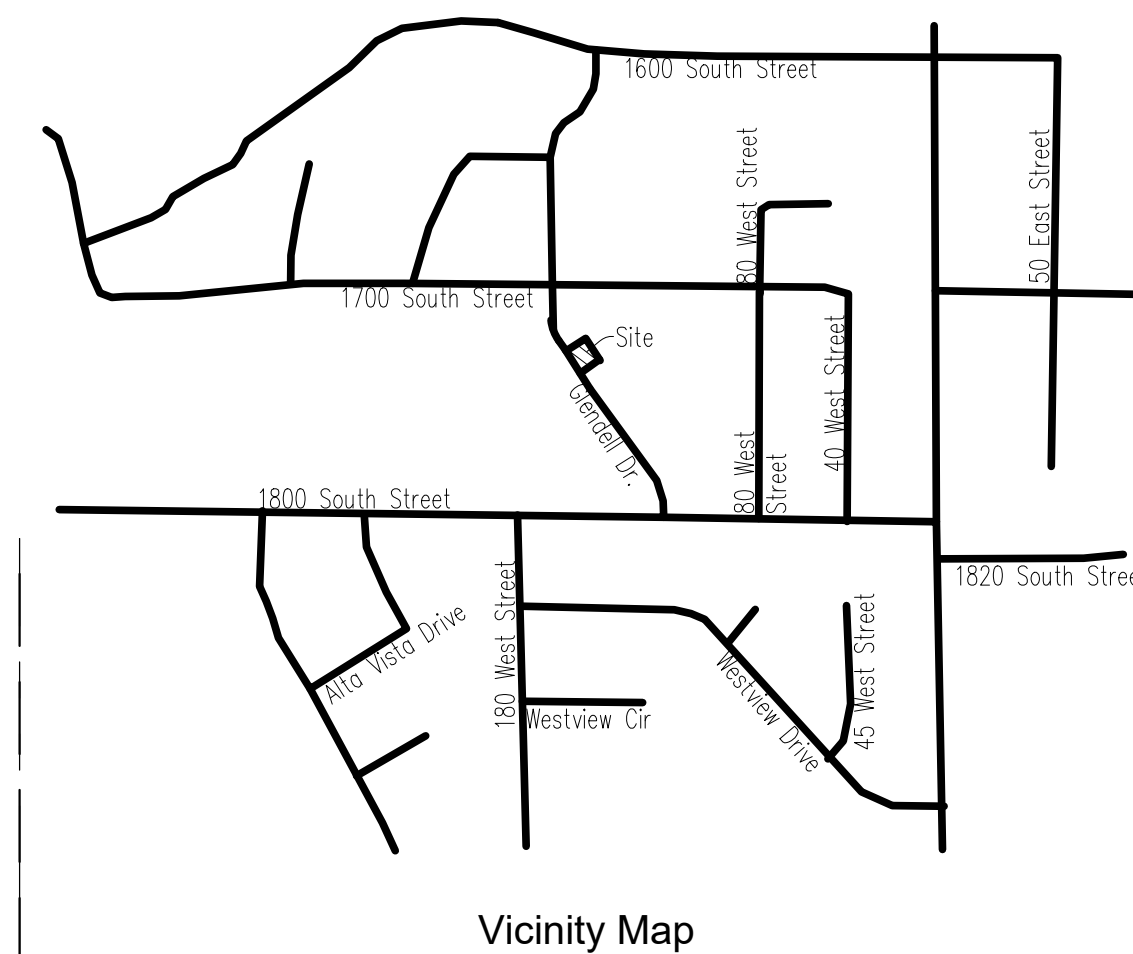
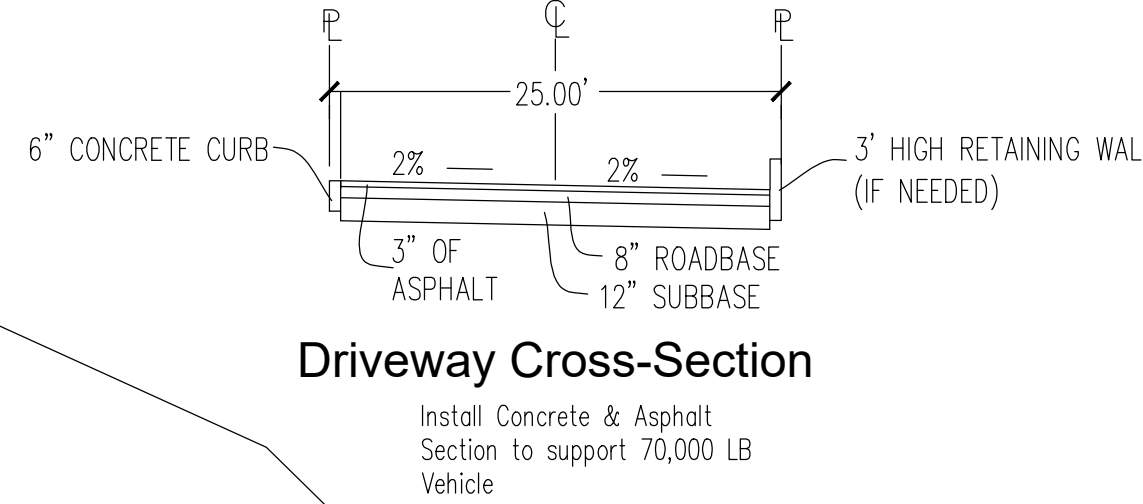
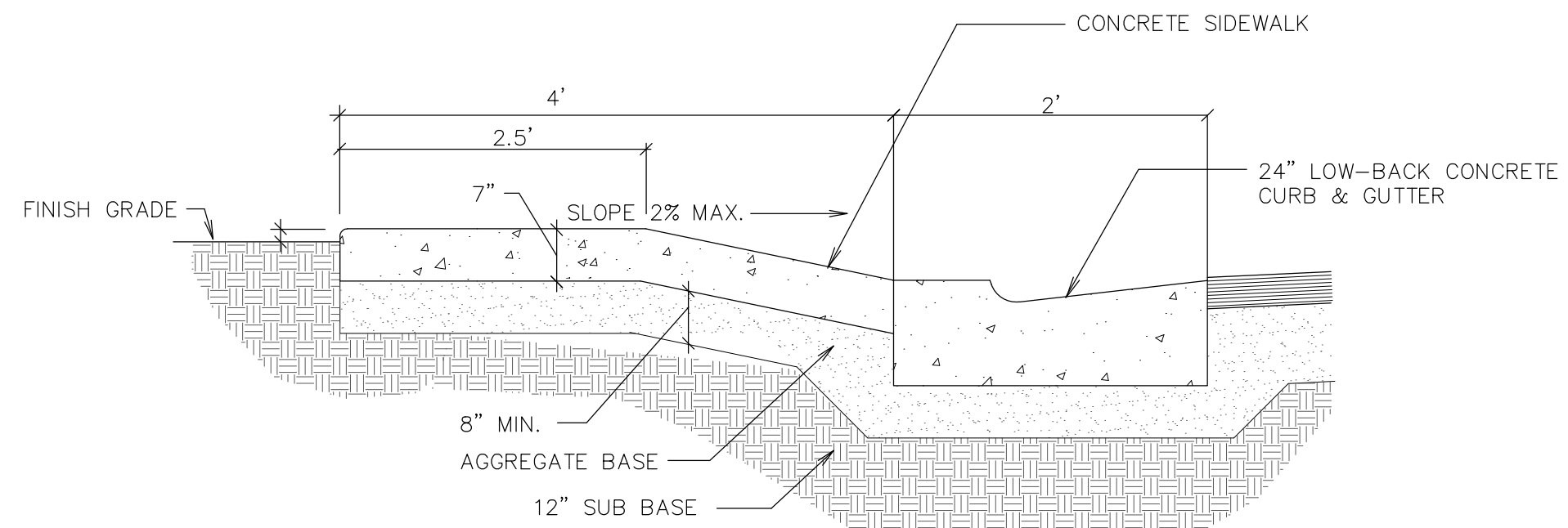
Legend  
■ Parcels selection  
□ Parcels  
■ Buildings





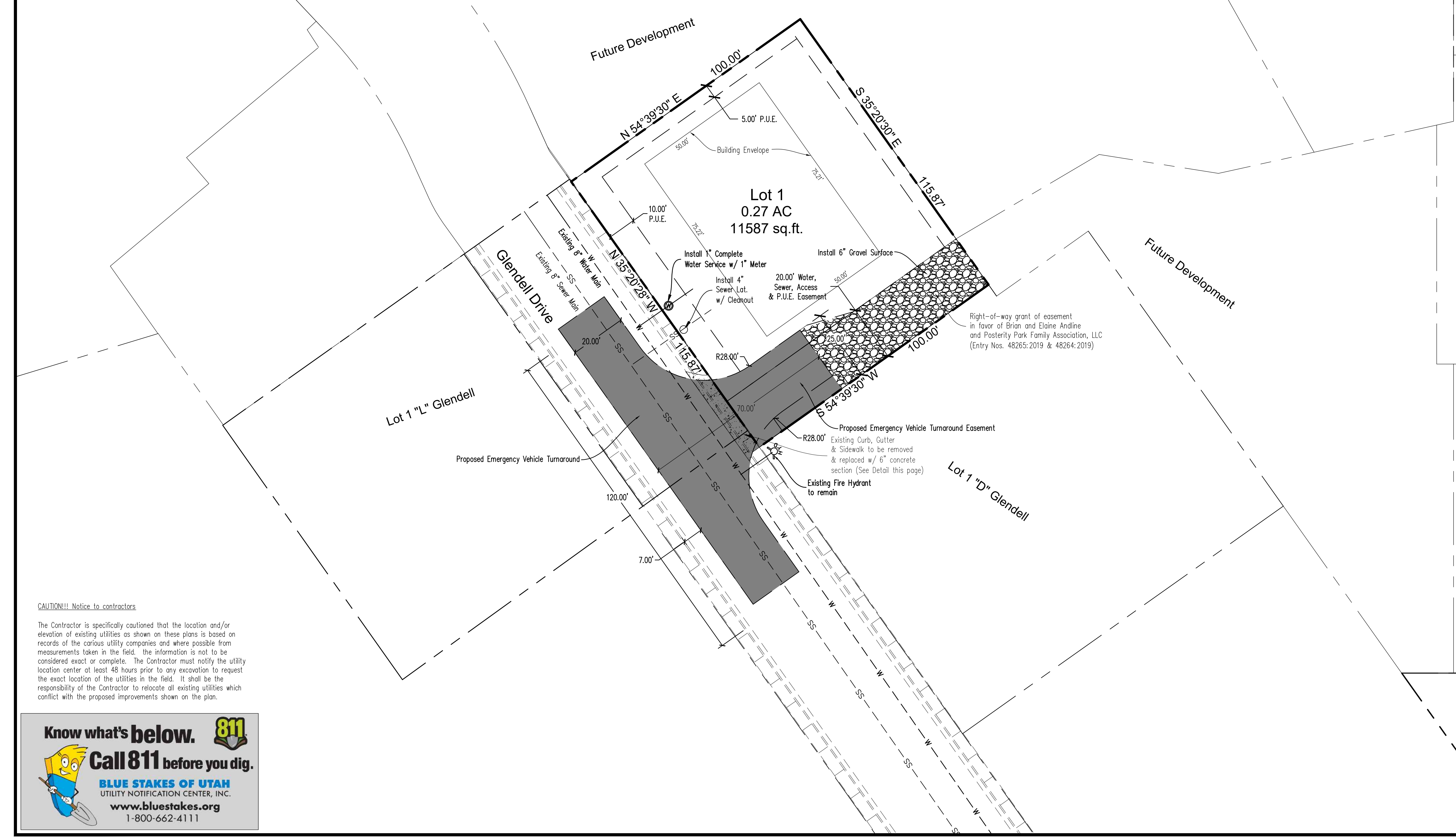
# Glendell "R"

Orem Utah



**B** Curb, Gutter & Sidewalk Drive Approach  
Orem Standard DWG RW-5

- NOTES:
1. The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
  2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
  3. If required by 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 I.A.W. City standards and specifications.
  4. All signage shall comply with the requirements of the Orem City Code, Chapter 14.
  5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to Chapter 21 of the Orem City Code.
  6. All roof drainage shall be routed through on-site storm water management facilities.
  7. At the time of construction, the City of 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.



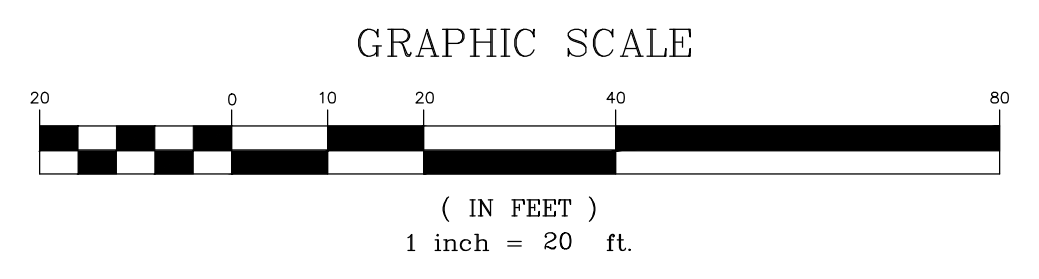
**CAUTION!!! Notice to contractors**

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.

**Developer:**  
Jordan Kartchner  
1722 South 80 West  
Orem, Utah 84058  
(208) 871-8560  
jakartchner@yahoo.com

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

**Site Data:**  
Zone = R-8  
Total Area = 11,688 SF or 0.27 AC



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

Utah  
Orem City  
Glendell "R"  
Preliminary Plat

Revisions

Date  
6-25-2019  
Scale  
1"=20'  
By  
BHT  
Tracing No.  
L - 14010

Sheet No.  
**C - 1**

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



City Council Chambers, 56 N State Street

Preliminary Plat - Jordan Kartchner requests the City approve the Preliminary Plat for Glendell Plat R located generally at 1745 South Glendell Drive in the R8 zone.

Preliminary Plat - Jordan Kartchner requests the City approve the Preliminary Plat for Glendell Plat R located generally at 1745 South Glendell Drive in the R8 zone.

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

Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

ANDERSEN, DEAN A  
5881 SUGAR HILL DR  
HOUSTON, TX 77057

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



City Council Chambers, 56 N State Street

Preliminary Plat - Jordan Kartchner requests the City approve the Preliminary Plat for Glendell Plat R located generally at 1745 South Glendell Drive in the R8 zone.

Preliminary Plat - Jordan Kartchner requests the City approve the Preliminary Plat for Glendell Plat R located generally at 1745 South Glendell Drive in the R8 zone.

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

Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

GUYMON, QUINN & MISTY L  
374 N 800 W  
OREM, UT 84057

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



City Council Chambers, 56 N State Street

Preliminary Plat - Jordan Kartchner requests the City approve the Preliminary Plat for Glendell Plat R located generally at 1745 South Glendell Drive in the R8 zone.

Preliminary Plat - Jordan Kartchner requests the City approve the Preliminary Plat for Glendell Plat R located generally at 1745 South Glendell Drive in the R8 zone.

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

Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

REDD, KAREN A  
236 S 75 W  
FARMINGTON, UT 84025

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



City Council Chambers, 56 N State Street

Preliminary Plat - Jordan Kartchner requests the City approve the Preliminary Plat for Glendell Plat R located generally at 1745 South Glendell Drive in the R8 zone.

Preliminary Plat - Jordan Kartchner requests the City approve the Preliminary Plat for Glendell Plat R located generally at 1745 South Glendell Drive in the R8 zone.

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

Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

SAM LENTZ  
882 W 1720 N  
OREM, UT 84057



BENNETT, SHERALYN &  
CHRISTOPHER K  
% KP PROPERTIES  
PO BOX 970027  
OREM, UT 84097

HOUTZ, SHARON  
11 E 1820 S  
OREM, UT 84058

FRADE, PATRICIA A  
13 W 1800 S  
OREM, UT 84058

KANAKIS, STANLEY C & GINA  
NICOLE (ET AL)  
15 E 1700 S  
OREM, UT 84058

LILJEGREN, FREDRICK S & LINDA T  
--OR CURRENT RESIDENT--  
25 W 1800 SOUTH  
OREM, UT 84058

DYE, DEVIN & TIFFANIE (ET AL)  
32 W 1670 S  
OREM, UT 84058

MILLARD, KENNETH R JR & DONNA  
34 W 1700 S  
OREM, UT 84058

MARK SEASTRAND  
35 WEST 1670 SOUTH  
OREM, UT 84058

WHITING, LARRY N & LANORE  
--OR CURRENT RESIDENT--  
36 W 1670 SOUTH  
OREM, UT 84058

LILJEGREN, LINDA T (ET AL)  
39 W 1800 S  
OREM, UT 84058

HIRSCHI, BRENT M & RACHEL W  
47 W 1670 S  
OREM, UT 84058

BIRD, ADAM & JENNY  
48 W 1700 S  
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
50 E NORTH TEMPLE FL 22  
SALT LAKE CITY, UT 84150

GORDON, JAMES D III & NADINE S  
(ET AL)  
53 W 1800 S  
OREM, UT 84058

KRISTIE SNYDER  
56 N STATE STREET  
OREM, UT 84057

OREM CITY  
57 N STATE  
OREM, UT 84097

DESERET TRUST COMPANY (ET AL)  
60 E SOUTH TEMPLE # 800  
SALT LAKE CITY, UT 84111

PARKINSON, DILWORTH B & LAURA  
BETH (ET AL)  
62 W 1700 S  
OREM, UT 84058

DAVIS, EDITH H & DARWIN KENT  
65 W 1600 S  
OREM, UT 84058

FLACK, KENT D & SHERRY  
65 W 1800 S  
OREM, UT 84058

PARKINSON, DENISE E  
68 W 1800 S  
OREM, UT 84058

CENTRAL BANK  
75 N UNIVERSITY AV  
PROVO, UT 84601

BROWN, JOSHUA & SUZANN  
77 W 1800 S  
OREM, UT 84058

WELLS, RACHEL PULSIPHER &  
RICHARD K  
84 W 1700 S  
OREM, UT 84058

DAVIS, DARWIN KENT & BRENDA  
STRONG  
87 W 1600 S  
OREM, UT 84058

ROBERTSON, KEITH M & PATRICIA L  
87 W 1700 S  
OREM, UT 84058

HORROCKS, RICHARD L & AMY  
GEORGINA  
91 W 1800 S  
OREM, UT 84058

SPENCER, LINDA KAYE (ET AL)  
105 W 1800 S  
OREM, UT 84058

THACKER, NADINE B  
114 W 1700 S  
OREM, UT 84058

WRIGHT, MATTHEW L & CONNIE  
115 W 1700 S  
OREM, UT 84058

YEATES, HENRY M & BONNIE M  
116 WESTVIEW DR  
OREM, UT 84058

TIMOTHY, JERRY & ROSSANA  
117 W 1800 S  
OREM, UT 84058

CHRISTENSEN, BARBARA JEAN &  
BRYANT KEITH  
--OR CURRENT RESIDENT--  
124 W 1700 SOUTH  
OREM, UT 84058

KNOWLTON, RYAN LEE & JENNIFER  
TOLMAN  
124 W WESTVIEW DR  
OREM, UT 84058

JACOB, ISAAC K & ANGELA B  
127 W 1700 S  
OREM, UT 84058

LUNT, RANDALL KAY & JOAN L  
129 W 1800 S  
OREM, UT 84058

ROBERTS, KENNETH & NANCY  
132 W WESTVIEW DR  
OREM, UT 84058

ROBERTSON, ALEXANDER D &  
MELISSA D  
134 W 1700 S  
OREM, UT 84058

OLSON, CHRIS PHILIP & MARIE  
JANICE TUJAGUE  
139 W 1700 S  
OREM, UT 84058

BARRACLOUGH, ROY E & KAREN Z  
(ET AL)  
141 W 1800 S  
OREM, UT 84058

BLAIR, DAVID O & TOMA R  
144 W 1700 S  
OREM, UT 84058

FLORES, MAURO  
151 W 1700 S  
OREM, UT 84058

PETERSON, DANIEL & DEBORAH  
152 WESTVIEW DR  
OREM, UT 84058

ROBINSON, REED F & CATHERINE  
--OR CURRENT RESIDENT--  
152 W 1800 SOUTH  
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
--OR CURRENT RESIDENT--  
155 W 1600 SOUTH  
OREM, UT 84058

DULUDE, DANIEL & KAREN E  
163 W 1700 S  
OREM, UT 84058

ROBINSON, REED F & CATHERINE  
168 WESTVIEW DR  
OREM, UT 84058

BENNION, GEORGE C & JOYE M  
173 LAKEWOOD DR  
OREM, UT 84058

GOODWIN, BRET D & ANGALEEN  
184 W 1700 S  
OREM, UT 84058

STUTZ, JANA LEE  
185 W LAKEWOOD DR  
OREM, UT 84058

CARLSON, LAURA  
195 W 1700 S  
OREM, UT 84058

OGDEN, LEILA  
198 W 1700 S  
OREM, UT 84058

ADAMS, JED A & LANE A  
207 W 1800 S  
OREM, UT 84058

YEAGER, DERRYL D & CHERYL L  
211 W 1700 S  
OREM, UT 84058

GOHNERT, NEDRA RAE (ET AL)  
221 W 1800 S  
OREM, UT 84058

WHITE, CHERLYN J BOUTELLE (ET  
AL)  
223 W 1700 S  
OREM, UT 84058

CARTER, WILLIAM DAVID & AMY  
230 W 1700 S  
OREM, UT 84058

PRICE, KENDALL O & DEON NIELSEN  
(ET AL)  
--OR CURRENT RESIDENT--  
235 W 1700 SOUTH  
OREM, UT 84058

REDD, KAREN A  
236 S 75 W  
FARMINGTON, UT 84025

UTAH VALLEY UNIVERSITY  
--OR CURRENT RESIDENT--  
240 W 1800 SOUTH  
OREM, UT 84058



GUYMON, QUINN & MISTY L  
374 N 800 W  
OREM, UT 84057

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

DEBBY LAURET  
641 S 1920 W  
OREM, UT 84059

MOTIVATE LLC  
691 S PALISADE DR  
OREM, UT 84097

BRENT SUMNER  
744 WEST 550 SOUTH  
OREM, UT 84058

UTAH VALLEY UNIVERSITY  
800 W UNIVERSITY PKY  
OREM, UT 84058

SAM LENTZ  
882 W 1720 N  
OREM, UT 84057

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

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

HANSEN, MERRILL & DARLADEE  
911 W 1750 N  
OREM, UT 84057

KEMPTON, SHERYL A & K HOWARD  
(ET AL)  
1431 N 1500 W  
PROVO, UT 84604

GUYMON, QUINN & MISTY L  
--OR CURRENT RESIDENT--  
1628 S MAIN  
OREM, UT 84058

WHITING, BRUCE & MAURALIE  
1638 S MAIN ST  
OREM, UT 84058

MULLINS, DAVID E & RUTH AIKO  
1647 S 165 W  
OREM, UT 84058

BRADFORD, KYLE SYLVESTER &  
RUTH ANNE  
1654 S MAIN ST  
OREM, UT 84058

WARD, RAYMOND (ET AL)  
1655 S MAIN ST  
OREM, UT 84058

MORRISON, L GENEISE  
1657 LAKEWOOD DR  
OREM, UT 84058

CROMPTON, CLIFFORD DON &  
HAZEL FAE  
1659 S 165 W  
OREM, UT 84058

KEMPTON, SHERYL A & K HOWARD  
(ET AL)  
--OR CURRENT RESIDENT--  
1663 S MAIN  
OREM, UT 84058

KOCH, DAVID R & NIKOLE D  
1670 S 165 W  
OREM, UT 84058

PETERSON, DAVID S & KATHERINE D  
1673 S 165 W  
OREM, UT 84058

GONGORA, WILLIAM MARIN (ET AL)  
1675 LAKEWOOD DR  
OREM, UT 84058

ROMERO, ANTONIO & HERMELINA  
1675 S MAIN  
OREM, UT 84058

MCKELL, MATTHEW & MONIKA  
1680 S 80 W  
OREM, UT 84058

BARNES, JAMES RAY (ET AL)  
1681 S 80 W  
OREM, UT 84058

BORST MANAGEMENT LLC  
--OR CURRENT RESIDENT--  
1684 S MAIN  
OREM, UT 84058

WORKMAN, BENJAMIN & SARAH  
ANN  
1685 S 165 W  
OREM, UT 84058

DALEY, RUSSELL  
1686 S 165 W  
OREM, UT 84058

STARRS, MARIE  
1689 LAKEWOOD DR  
OREM, UT 84058

MOTIVATE LLC  
--OR CURRENT RESIDENT--  
1694 S MAIN ST  
OREM, UT 84058

DREW, STEVEN R & SHAWNA R  
1698 S MAIN ST  
OREM, UT 84058

VILLA, VICTOR & TIFFANY ANN  
1704 S MAIN ST  
OREM, UT 84058

REYNAUD, DEAN C & DEANNE S  
1710 S 165 W  
OREM, UT 84058

SOFFE, TIMOTHY KENNETH  
1712 S 40 W  
OREM, UT 84058

HERITAGE GROUP LP THE  
--OR CURRENT RESIDENT--  
1713 S 40 WEST  
OREM, UT 84058

KNUDSEN, DANIEL R & PATRICIA A  
1717 S MAIN ST  
OREM, UT 84058

HARRISON, REBECCA  
1718 MAIN ST  
OREM, UT 84058

KARTCHNER, RICHARD & KATHY  
1722 S 80 W  
OREM, UT 84058

ANDERSEN, HANS V JR & MELODEE  
1724 S 165 W  
OREM, UT 84058

MEGEE, CHARLOTTE  
1725 S 40 W  
OREM, UT 84058

JACOB, JAMES & LADAWN  
1726 S 40 W  
OREM, UT 84058

ANDERSEN, SHIRLEY H  
1726 S 165 W  
OREM, UT 84058

CLAYSON, ROBERT & MARY  
1732 S MAIN ST  
OREM, UT 84058

JACKSON, LEEANN PETERSON &  
PAUL RAYMOND  
1735 S MAIN ST  
OREM, UT 84058

G&S LEO PROPERTIES LLC  
1737 S 40 W  
OREM, UT 84058

GREEN, CLIFFORD & CHRISTINA  
1738 S 40 W  
OREM, UT 84058

INFANTE, ALEJANDRO & ITZEL  
1744 S MAIN ST  
OREM, UT 84058

BENNETT, SHERALYN &  
CHRISTOPHER K  
--OR CURRENT RESIDENT--  
1745 S MAIN  
OREM, UT 84058

BAKER, MATT  
1748 GLENDELL DR  
OREM, UT 84058

BROWN, PHIL JR & LOUISE  
HAYCOCK (ET AL)  
1750 S 50 E  
OREM, UT 84058

G&S LEO PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1751 S 40 WEST  
OREM, UT 84058

STEPHENS, NICK W & BRAD A  
1752 S 40 W  
OREM, UT 84058

BLANCO, JUAN CARLOS & SUSAN  
JOAN  
1755 S MAIN ST  
OREM, UT 84058

ZURITA, ANNETTE B  
1756 S MAIN ST  
OREM, UT 84058

GAUSE, MEGAN  
1760 S MAIN ST  
OREM, UT 84058

KING, AARON DAVE & STEPHANIE  
1761 S MAIN ST  
OREM, UT 84058

MORALES-LLAN, ARTURO  
1762 GLENDELL DR  
OREM, UT 84058

ANDELIN, BRIAN D & ELAINE A  
1763 GLENDELL DR  
OREM, UT 84058

ANDELIN, BRIAN D & ELAINE A  
1763 S 120 W  
OREM, UT 84058

RATCLIFFE, JEFF KEITH  
1764 S MAIN  
OREM, UT 84058

HANSEN, MERRILL & DARLADEE  
--OR CURRENT RESIDENT--  
1769 S 40 WEST  
OREM, UT 84058

LEE, MARILYN T  
1770 S 40 W  
OREM, UT 84058

BECKSTEAD, JASON & JERUSHA  
1775 GLENDELL DR  
OREM, UT 84058

NGATUVAL, TAUAINA JAMES &  
MICHEL MARGARET  
1780 GLENDELL DR  
OREM, UT 84058

GLOVER, STEVEN M & TINA R (ET  
AL)  
1780 S 80 W  
OREM, UT 84058

NGATUVAL, TAUAINA JAMES &  
MICHEL MARGARET  
--OR CURRENT RESIDENT--  
1780 S 165 WEST  
OREM, UT 84058

GUTIERREZ, BIBIANO & NANCY Y  
1783 S MAIN ST  
OREM, UT 84058

PARKINSON, DENISE E  
--OR CURRENT RESIDENT--  
1785 S 80 WEST  
OREM, UT 84058

RODE, REBECCA M  
1785 S GLENDELL DR  
OREM, UT 84058

TANNER, WHITNEY M  
1786 S MAIN ST  
OREM, UT 84058

WHITING, LARRY N & LANORE  
1787 S 40 W  
OREM, UT 84058

MAUGHAN, PETER K & JUDITH A  
1788 S 40 W  
OREM, UT 84058

SMITH, ROY ARTHUR  
1795 S MAIN ST  
OREM, UT 84058

KIM, JAEKWANG (ET AL)  
1811 S 180 W  
OREM, UT 84058

LEE, THEODORE E & MARISSA R  
1814 S 45 W  
OREM, UT 84058

BENSON, DEAN W & PATRICIA W  
--OR CURRENT RESIDENT--  
1816 S 45 WEST  
OREM, UT 84058

JENSEN, JAY P & KAYDEEN H  
1816 S 180 W  
OREM, UT 84058

RICHINS, RUSSELL D & DIANE T  
1817 S 45 W  
OREM, UT 84058

KELLY, STEVEN  
1818 S 100 W  
OREM, UT 84058

KERN, ROBERT A & CINDY F (ET AL)  
1820 S 100 W  
OREM, UT 84058

JOHNSON, RICHARD KEITH &  
CORINNE  
1822 S MAIN ST  
OREM, UT 84058

WEBB, STEVEN V & VICTORIA N (ET  
AL)  
1826 S 45 W  
OREM, UT 84058

ZUNDEL, DALLYN M & TAMMY L  
1829 S 100 W  
OREM, UT 84058

DEAN, LA VERLE LYNN  
1836 S MAIN ST  
OREM, UT 84058

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

BORST MANAGEMENT LLC  
2550 GERONIMO CT  
PARK CITY, UT 84060

ANDERSEN, SUSAN J  
3754 E ELMWOOD ST  
MESA, AZ 85205

ANDERSEN, DEAN A  
5881 SUGAR HILL DR  
HOUSTON, TX 77057

LEWIS, LYNETTE A  
7015 D ST  
SPRINGFIELD, OR 97478

HERITAGE GROUP LP THE  
7702 VILLAGE GLEN DR  
WEST JORDAN, UT 84081

PRICE, KENDALL O & DEON NIELSEN  
(ET AL)  
10701 RANCH RD  
CULVER CITY, CA 90230

Item #: 3.3

Prepared By:  
Grant Allen

## Planning Commission

November 6, 2019



**Applicant:** Knight West Builders, LLC

**SITE PLAN** – Site Plan approval of Knight West Builders Orem Office located at 1901 North State Street in the C2 zone.

### NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 155 property owners within 500 ft

### SITE INFORMATION:

- General Plan Designation: **Community Commercial**
- Current Zone: **C2**
- Acreage: **1.59**
- Neighborhood: **Aspen**

### ACTION:

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

**REQUEST:** The applicant requests the Planning Commission approve the site plan for Knight West Builders Orem Office located generally at 1901 North State Street in the C2 zone.

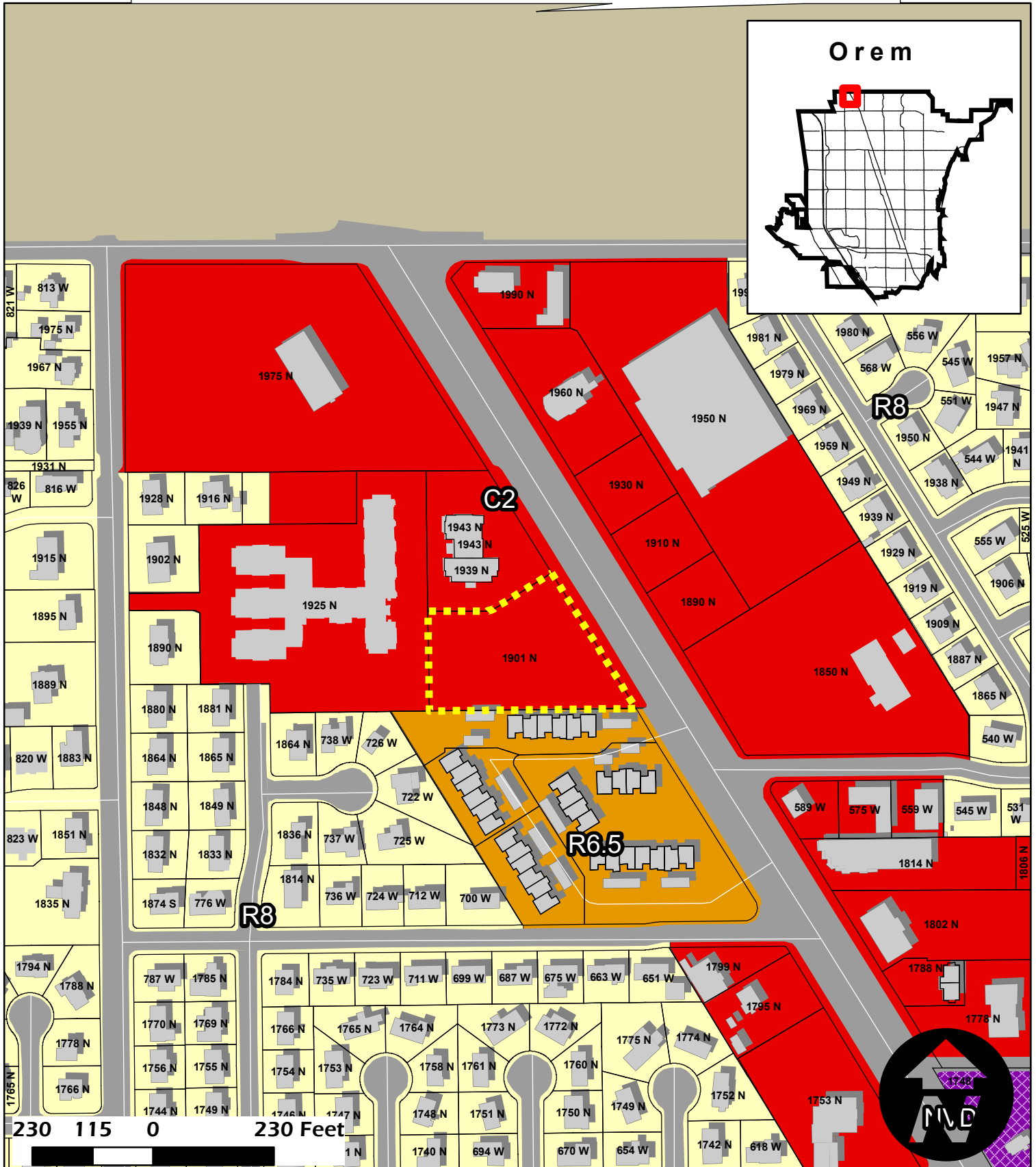
**BACKGROUND:** The applicant is proposing to develop the site with a 20,000 square foot two story office building. The building will be 32 feet tall and have exterior styling of aluminum curtain wall and brick. The proposed landscaping and other sections of the site plan meet the requirements of the C2 zone. The zone requires 1 stall per 250 square feet for parking, the site will provide 80 parking spaces which meets the requirement of the C2 zone.

The applicant is also proposing a ‘space open to the public’ as required by the Board of Adjustment, for a setback variance that was approved in July 2019.

**RECOMMENDATION:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Knight West Builders Orem Office located at 1901 North State Street in the C2 zone.



# Knight West Builders Orem Office

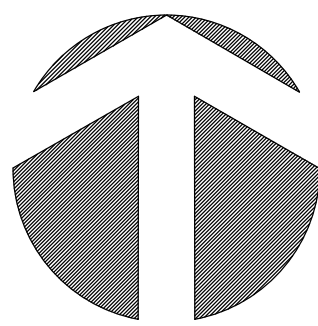


◆ Knight West Builders Orem Office  
**C2**  
 1.59 Acres

**NEIGHBORHOOD**  
 Aspen

Legend  
 Parcels selection  
 Parcels  
 Buildings





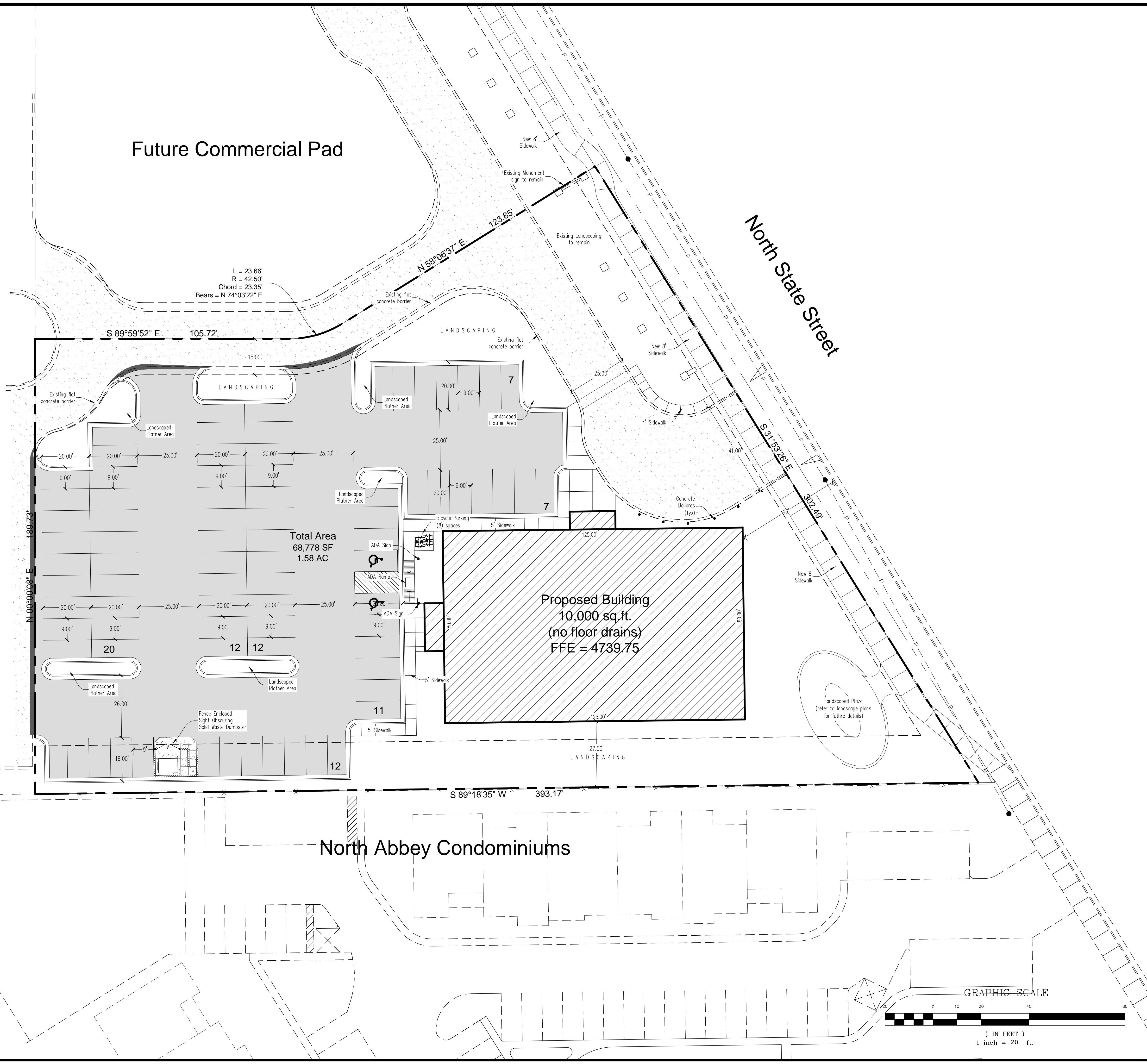
NORTH  
1" = 20'

Orem Assisted Living

Future Commercial Pad

North State Street

North Abbey Condominiums



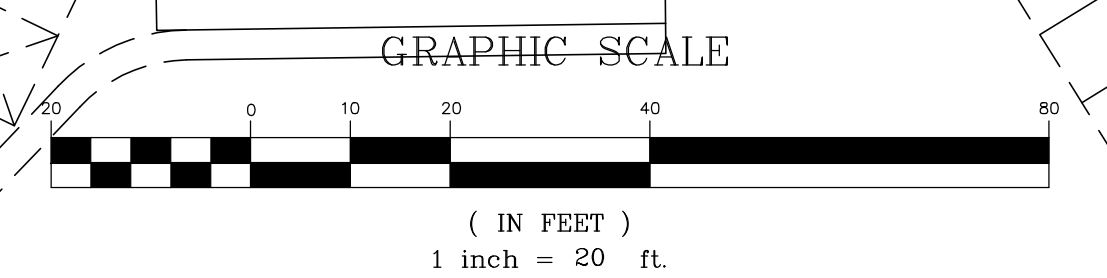
L = 23.66'  
R = 42.50'  
Chord = 23.35'  
Bears = N 74°03'22" E

Total Area  
68,778 SF  
1.58 AC

Proposed Building  
10,000 sq. ft.  
(no floor drains)  
FFE = 4739.75

**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.

**Know what's below. 811**  
**Call 811 before you dig.**  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111



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

Utah  
Knightwest Builders  
**Site Plan**  
Orem

Revisions

No.	Description

Date  
8-1-2019  
Scale  
1" = 20'  
By  
TD  
Tracing No.  
L - 14460

Sheet No.  
**C - 2.0**





**SITE CONSTRUCTION**

- 2.1 FINISH GRADE - SLOPE AWAY 1/2 INCH PER FOOT MIN.
  - 2.3 ENGINEERED GRAVEL FILL - SEE STRUCT. & GEOTECH.
- CONCRETE**
- 3.1 CONCRETE FND. WALL - SEE STRUCTURAL DRAWINGS
  - 3.2 CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
  - 3.3 CONCRETE SLAB ON GRADE - SEE STRUCT. DWGS. FOR SIZING & DETAILS
  - 3.4 1.1/4" GYPCRETE
  - 3.7 4" CONCRETE - SEE STRUCT. FOR REINF.
  - 3.13 PRECAST CONC. BASE - APPROX. 32" TALL (SEE MFR FOR CONN. DETAILS)
  - 3.14 PRECAST CONC. TRIM - SEE PLAN (SEE MFR FOR CONN. DETAILS)
  - 3.15 PRECAST CONC. WALL PANELS (SEE MFR FOR CONN. DETAILS)

**MASONRY**

- 4.1 BRICK W/ HECKMANN NO.260 22 GA. TIES SCREWED TO STUDS AT 16" o/c. BOTH WAYS. CRIMP FREE END OF TIE AROUND CONTINUOUS 9 GA. WIRE IN HORIZONTAL JOINTS AT 16" O/C (EQUAL TO INTERSTATE BRICK)
- 4.2 THIN-CUT BRICK (SEE MFR FOR ATTACHMENT DETAILS)
- 4.3 AIR SPACE
- 4.4 CONCRETE MASONRY UNIT WALL - SEE STRUCT. - MASONRY FILL INSULATION AT ALL CELLS THAT ARE NOT SOLID GROUTED

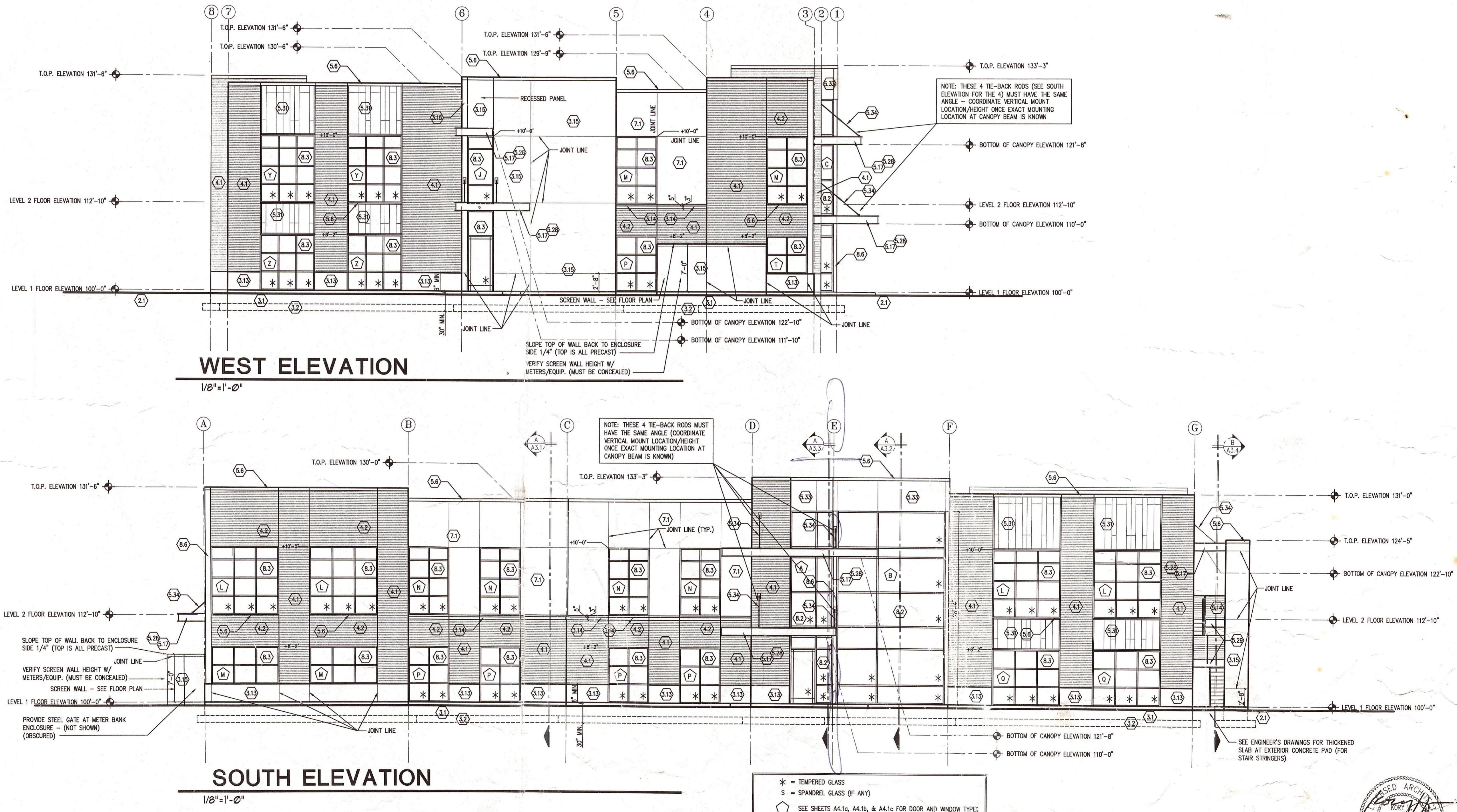
**METALS**

- 5.1 STEEL COLUMN - SEE STRUCT.
- 5.4 METAL HANGER - SEE STRUCTURAL DWGS.
- 5.6 PREFINISHED METAL FLASHING
- 5.10 STEEL ANGLE - SEE STRUCT.
- 5.11 STEEL DECK - SEE STRUCT. FOR ADDITIONAL INFO.
- 5.12 STEEL HANDRAILING (DARK NATURAL STEEL - SEALED - SEE ARCHITECT) +36" FROM NOSING - SEE DETAIL D/A3.4
- 5.13 CONCRETE-FILLED STEEL PAN TREADS AND STEEL RISERS (DARK NATURAL STEEL - SEALED - SEE ARCHITECT)
- 5.14 STEEL GUARDRAIL (DARK NATURAL STEEL - SEALED - SEE ARCHITECT) (CABLES ARE STAINLESS STEEL) +42" FROM FLOOR LINE SUCH THAT 4" SPHERE MAY NOT PASS THRU - SM. TO DETAIL C/A3.4
- 5.17 STEEL BEAM - SEE STRUCT.
- 5.20 PERIMETER POUR STOP - SEE STRUCT.
- 5.24 METAL REGLET
- 5.27 METAL TRIM
- 5.28 STEEL CANOPY - SEE STRUCT.
- 5.29 STEEL CHANNEL - SEE STRUCT.
- 5.30 STEEL TUBE - SEE STRUCT.
- 5.31 METAL PANELS (ALPOLIC MATERIALS, VERTICAL, RITZ METAL (SEE ARCH. FOR COLOR)
- 5.32 GALVANIZED STEEL GRATING (SUNSCREEN) - SEE ARCHITECT

- 6.33 ALUMINUM COMPOSITE WALL PANELS - SEE SHEET A4.4 FOR TYPICAL DETAILS
  - 6.34 STEEL ROD & TURNBUCKLE - SEE STRUCTURAL
  - 6.35 EXPOSED METAL ROOF DECKING (GALVANIZED) - SEE STRUCT.
- WOOD AND PLASTICS**
- 6.1 2x4 STUDS - SEE STRUCT. FOR SPACING
  - 6.2 2x6 STUDS - SEE STRUCT. FOR SPACING
  - 6.3 2x8 STUDS - SEE STRUCT. FOR SPACING
  - 6.6 2x TREATED PLATE - SEE STRUCT. FOR BOLT PATTERN AND SPACING
  - 6.8 DOUBLE-2x TOP PLATE 48" LAP SPLICE MIN.
  - 6.9 RIM BOARD(S) - SEE STRUCT.
  - 6.10 24" DEEP FLOOR TRUSSES - SEE STRUCT. FOR SPACING (SEE ALSO TRUSS MFR.)
  - 6.11 3/4" T & G SHEATHING NAIL AND GLUE (SEE STRUCT.)
  - 6.13 BLOCKING AT +8'-0"
  - 6.17 WOOD SHEATHING - SEE STRUCT. FOR TYPE AND THICKNESS
  - 6.27 WOOD BEAM - SEE STRUCTURAL DRAWINGS
  - 6.38 WOOD COLUMN - SEE STRUCT.
  - 6.39 TRUSS BLOCKING - BY TRUSS MFR.
  - 6.37 2x10 WOOD JOISTS - SEE STRUCT. FOR SPACING/INFO
  - 6.41 WOOD LEDGER - SEE STRUCT.

- 6.52 24" DEEP (MIN.) ROOF TRUSSES - SEE STRUCT. FOR SPACING SLOPE TOP CHORD AT 1/4" FT. MIN. - SEE TRUSS MFR.
  - 6.53 (2) RIM BOARDS - SEE STRUCT.
  - 6.54 BLOCKING - SEE STRUCT.
  - 6.55 2x4 FRAMING - SEE STRUCT. DWGS.
  - 6.56 11.7/8" I-JOISTS - SEE STRUCT. FOR SERIES & SPACING
  - 6.57 2x6 FRAMING - SEE STRUCT. DWGS.
- THERMAL & MOISTURE**
- 7.1 HARDIE-REVEAL PANEL SYSTEM (OR EQUAL) - SEE MFR FOR CONN. DETAILS
  - 7.4 AIR BARRIER - EQUAL TO TYVEK COMMERCIAL-WRAP (TAPE AND SEAL SEAMS & PENETRATIONS)
  - 7.7 6 MIL POLYETHYLENE MOISTURE BARRIER W/ JOINTS LAPPED PER MFR SPECS (NOTE THAT AT UNFINISHED TENANT SPACES, MOISTURE BARRIER TO BE INSTALLED AT TIME OF TENANT FINISH)
  - 7.8 BATT INSULATION - R11
  - 7.9 BATT INSULATION - R13
  - 7.10 BATT INSULATION - R19 (NOTE THAT AT UNFINISHED TENANT SPACES, FLOOR BATTS TO BE INSTALLED AT TIME OF TENANT FINISH)
  - 7.11 BATT INSULATION - R38 (FSK BATTS ABOVE DROP CEILINGS)
  - 7.12 BATT INSULATION - R30
  - 7.15 FIBERFIL INSULATION - EQUAL TO OPTIMA
  - 7.16 POLYISO ROOF INSULATION (5" MIN.)
  - 7.17 1/4" ROOF COVER BOARD

- 7.18 2" RIGID INSULATION (MIN. 24" UNDER SLAB)
  - 7.19 RIGID INSULATION AT CANOPY
  - 7.26 PVC ROOF MEMBRANE - (CLASS B RATED) EQUAL TO SIKA SARNAFIL (EPDM ALTERNATE - EQUAL TO CARLISLE SYNTAC SYSTEMS)
  - 7.27 EXPOSED METAL ROOF DECKING (GALVANIZED) SEE STRUCTURAL
- DOORS AND WINDOWS**
- 8.1 HOLLOW METAL DOOR OR ENTRY SYSTEM (EQUAL TO CURRIES CO.)
  - 8.2 ALUMINUM CURTAIN WALL SYSTEM
  - 8.3 ALUMINUM STOREFRONT SYSTEM
  - 8.6 ALUMINUM BREAK METAL TRIMS TO MATCH WINDOW SYSTEM
- FINISHES**
- 9.1 5/8" TYPE X GYP BOARD
  - 9.3 5/8" TYPE "C" GYP. BD. ON CEILING
  - 9.4 EMBEDDED GLASS-MAT GYPSUM SHEATHING
  - 9.5 ACOUSTIC TILE ON SUSPENDED SYSTEM - REVEAL EDGE
  - 9.6 (2) LAYERS 5/8" TYPE X GYP BOARD (1 HOUR RATED)
  - 9.7 WOOD CEILING - SEE FINISH SCHEDULE
  - 9.9 (1) LAYER 5/8" TYPE "X" GYP BD EACH SIDE OF WALL (1 HOUR RATED)



PERMIT SET #1 - 07/20/17

REVISIONS  
DRAWN BY  
DAVIES  
HARRIS ARCHITECTURE  
A NEW OFFICE BUILDING IN OREM, UTAH  
800 NORTH OFFICE PARK - BLDG. #1  
JULY 20, 2017  
A2.1

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: 7/20/2017 O:\ACAD\DWG\DAVIES\800 NORTH\WORKING\dwg\800\_A-02-01-ELEV1.dwg

**SITE CONSTRUCTION**

- 2.1 FINISH GRADE - SLOPE AWAY 1/2 INCH PER FOOT MIN.
- 2.3 ENGINEERED GRAVEL FILL - SEE STRUCT. & GEOTECH.
- CONCRETE**
- 3.1 CONCRETE FND. WALL - SEE STRUCTURAL DRAWINGS
- 3.2 CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
- 3.3 CONCRETE SLAB ON GRADE - SEE STRUCT. DWGS. FOR SIZING & DETAILS
- 3.4 1.1/4" GYPCRETE
- 3.7 4" CONCRETE - SEE STRUCT. FOR REINF.
- 3.13 PRECAST CONC. BASE - APPROX. 32" TALL (SEE MFR FOR CONN. DETAILS)
- 3.14 PRECAST CONC. TRIM - SEE PLAN (SEE MFR FOR CONN. DETAILS)
- 3.15 PRECAST CONC. WALL PANELS (SEE MFR FOR CONN. DETAILS)
- MASONRY**
- 4.1 BRICK W/ HECKMANN NO.260 22 GA. TIES SCREWED TO STUDS AT 16" O/C. BOTH WAYS. CRIMP FREE END OF TIE AROUND CONTINUOUS 9 GA. WIRE IN HORIZONTAL JOINTS AT 16" O/C (EQUAL TO INTERSTATE BRICK)
- 4.2 THIN-CUT BRICK (SEE MFR FOR ATTACHMENT DETAILS)
- 4.3 AIR SPACE
- 4.4 CONCRETE MASONRY UNIT WALL - SEE STRUCT. - MASONRY WALL INSULATION AT ALL CELLS THAT ARE NOT SOLID GROUTED

**METALS**

- 5.1 STEEL COLUMN - SEE STRUCT.
- 5.4 METAL HANGER - SEE STRUCTURAL DWGS.
- 5.6 PREFINISHED METAL FLASHING
- 5.10 STEEL ANGLE - SEE STRUCT.
- 5.11 STEEL DECK - SEE STRUCT. FOR ADDITIONAL INFO.
- 5.12 STEEL HANDRAILING (DARK NATURAL STEEL - SEALED - SEE ARCHITECT) +36" FROM NOSING - SEE DETAIL D/A3.4
- 5.13 CONCRETE-FILLED STEEL PAN TREADS AND STEEL RISERS (DARK NATURAL STEEL - SEALED - SEE ARCHITECT)
- 5.14 STEEL GUARDRAIL (DARK NATURAL STEEL - SEALED - SEE ARCHITECT) (CABLES ARE STAINLESS STEEL) +42" FROM FLOOR LINE SUCH THAT 4" SPHERE MAY NOT PASS THRU - SIM. TO DETAIL C/A3.4
- 5.17 STEEL BEAM - SEE STRUCT.
- 5.20 PERIMETER POUR STOP - SEE STRUCT.
- 5.24 METAL REGLET
- 5.27 METAL TRIM
- 5.28 STEEL CANOPY - SEE STRUCT.
- 5.29 STEEL CHANNEL - SEE STRUCT.
- 5.30 STEEL TUBE - SEE STRUCT.
- 5.31 METAL PANELS (ALPOLIC MATERIALS, VERTICAL, RITZ METAL (SEE ARCH. FOR COLOR)
- 5.32 GALVANIZED STEEL GRATING (SUNSCREEN) - SEE ARCHITECT

**WOOD AND PLASTICS**

- 6.33 ALUMINUM COMPOSITE WALL PANELS - SEE SHEET A4.4 FOR TYPICAL DETAILS
- 6.34 STEEL ROD & TURNBUCKLE - SEE STRUCTURAL
- 6.35 EXPOSED METAL ROOF DECKING (GALVANIZED) - SEE STRUCT.
- WOOD AND PLASTICS**
- 6.1 2x4 STUDS - SEE STRUCT. FOR SPACING
- 6.2 2x6 STUDS - SEE STRUCT. FOR SPACING
- 6.3 2x8 STUDS - SEE STRUCT. FOR SPACING
- 6.6 2x TREATED PLATE - SEE STRUCT. FOR BOLT PATTERN AND SPACING
- 6.8 DOUBLE-2x TOP PLATE 48" LAP SPLICE MIN.
- 6.9 RIM BOARD(S) - SEE STRUCT.
- 6.10 24" DEEP FLOOR TRUSSES - SEE STRUCT. FOR SPACING (SEE ALSO TRUSS MFR.)
- 6.11 3/4" T & G SHEATHING NAIL AND GLUE (SEE STRUCT.)
- 6.13 BLOCKING AT +8'-0"
- 6.17 WOOD SHEATHING - SEE STRUCT. FOR TYPE AND THICKNESS
- 6.27 WOOD BEAM - SEE STRUCTURAL DRAWINGS
- 6.35 WOOD COLUMN - SEE STRUCT.
- 6.36 TRUSS BLOCKING - BY TRUSS MFR.
- 6.37 2x10 WOOD JOISTS - SEE STRUCT. FOR SPACING/INFO
- 6.41 WOOD LEDGER - SEE STRUCT.

**THERMAL & MOISTURE**

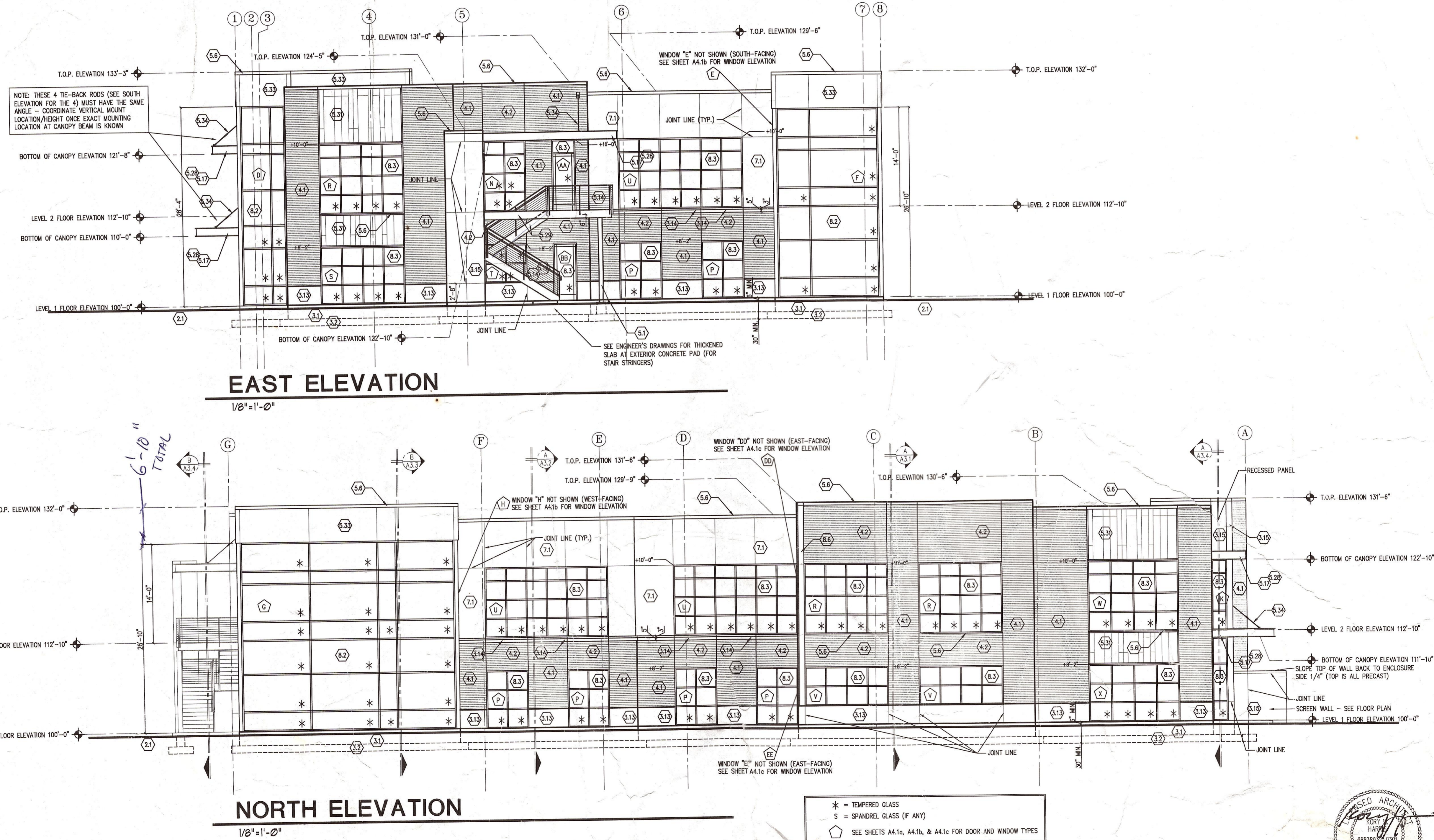
- 6.52 24" DEEP (MIN.) ROOF TRUSSES - SEE STRUCT. FOR SPACING SLOPE TOP CHORD AT 1/4"/FT. MIN. - SEE TRUSS MFR.
- 6.53 (2) RIM BOARDS - SEE STRUCT.
- 6.54 BLOCKING - SEE STRUCT.
- 6.55 2x4 FRAMING - SEE STRUCT. DWGS.
- 6.56 11.7/8" I-JOISTS - SEE STRUCT. FOR SERIES & SPACING
- 6.57 2x6 FRAMING - SEE STRUCT. DWGS.
- THERMAL & MOISTURE**
- 7.1 HARDIE-REVEAL PANEL SYSTEM (OR EQUAL) - SEE MFR FOR CONN. DETAILS
- 7.4 AIR BARRIER - EQUAL TO TYVEK COMMERCIAL-WRAP (TAPE AND SEAL SEAMS & PENETRATIONS)
- 7.7 6 MIL POLYETHYLENE MOISTURE BARRIER W/ JOINTS LAPPED PER MFR SPECS (NOTE THAT AT UNFINISHED TENANT SPACES, MOISTURE BARRIER TO BE INSTALLED AT TIME OF TENANT FINISH)
- 7.8 BATT INSULATION - R11
- 7.9 BATT INSULATION - R13
- 7.10 BATT INSULATION - R19 (NOTE THAT AT UNFINISHED TENANT SPACES, FLOOR BATTS TO BE INSTALLED AT TIME OF TENANT FINISH)
- 7.11 BATT INSULATION - R38 (FSK BATTS ABOVE DROP CEILINGS)
- 7.12 BATT INSULATION - R30
- 7.15 FIBERFIL INSULATION - EQUAL TO OPTIMA
- 7.16 POLYISO ROOF INSULATION (5" MIN.)
- 7.17 1/4" ROOF COVER BOARD

**DOORS AND WINDOWS**

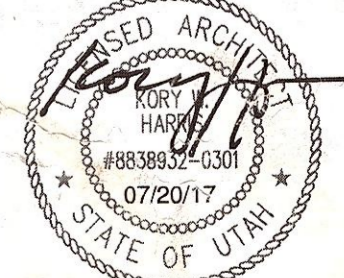
- 7.18 2" RIGID INSULATION (MIN. 24" UNDER SLAB)
- 7.19 RIGID INSULATION AT CANOPY
- 7.26 PVC ROOF MEMBRANE - (CLASS B RATED) EQUAL TO SIKA SARNAFIL (EPDM ALTERNATE - EQUAL TO CARLISLE SYNTREC SYSTEMS)
- 7.27 EXPOSED METAL ROOF DECKING (GALVANIZED) SEE STRUCTURAL
- DOORS AND WINDOWS**
- 8.1 HOLLOW METAL DOOR OR ENTRY SYSTEM (EQUAL TO CURRIES CO.)
- 8.2 ALUMINUM CURTAIN WALL SYSTEM
- 8.3 ALUMINUM STOREFRONT SYSTEM
- 8.6 ALUMINUM BREAK METAL TRIMS TO MATCH WINDOW SYSTEM

**FINISHES**

- 9.1 5/8" TYPE X GYP BOARD
- 9.3 5/8" TYPE "C" GYP. BD. ON CEILING
- 9.4 EMBEDDED GLASS-MAT GYPSUM SHEATHING
- 9.5 ACOUSTIC TILE ON SUSPENDED SYSTEM - REVEAL EDGE
- 9.6 (2) LAYERS 5/8" TYPE X GYP BOARD (1 HOUR RATED)
- 9.7 WOOD CEILING - SEE FINISH SCHEDULE
- 9.9 (1) LAYER 5/8" TYPE "X" GYP BD EACH SIDE OF WALL (1 HOUR RATED)



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: 7/20/2017 C:\ACAD\DWG\DAVIES\DEV\800 NORTH\WORKING\800\_1\_A2.2.dwg



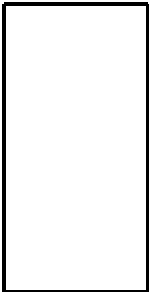
PERMIT SET #1 - 07/20/17



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



City Council Chambers, 56 N State Street



Site Plan - Knight West Builders requests the City approve the Site Plan for Knight West Builders Orem Office located at 1901 North State Street in the C2 zone.

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

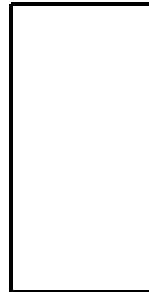
Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

MARTINEZ, LUIS A  
1626 CREEKSIDE DR  
CORINTH, TX 76210

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



City Council Chambers, 56 N State Street



Site Plan - Knight West Builders requests the City approve the Site Plan for Knight West Builders Orem Office located at 1901 North State Street in the C2 zone.

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

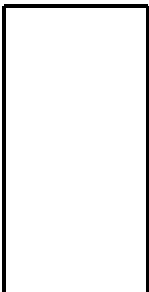
Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

MIC ROCK SENIOR CARE LLC (ET AL)  
11635 S 700 E # 100  
DRAPER, UT 84020

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



City Council Chambers, 56 N State Street



Site Plan - Knight West Builders requests the City approve the Site Plan for Knight West Builders Orem Office located at 1901 North State Street in the C2 zone.

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

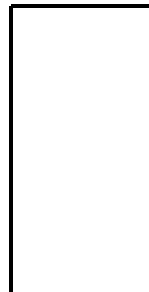
Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

KNOLL, LINDA K & HARVEY  
7712 S OLD FARM LN  
MERIDIAN, ID 83642

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



City Council Chambers, 56 N State Street

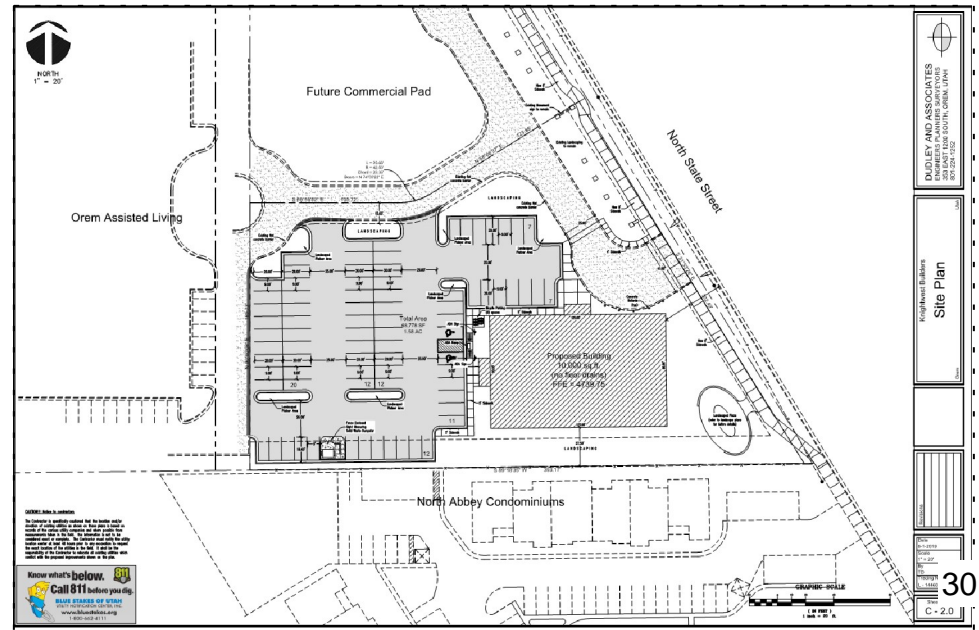
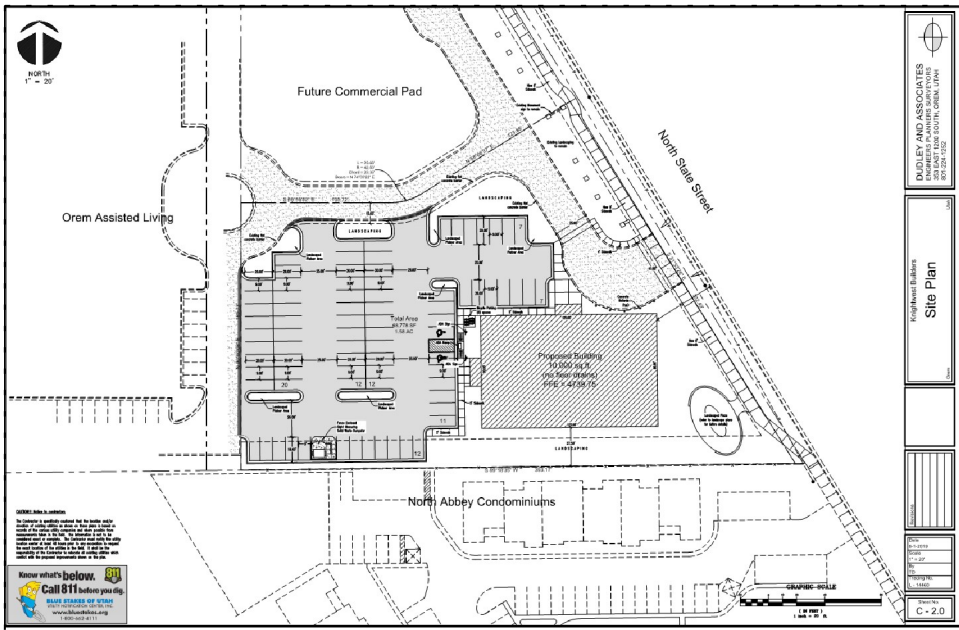
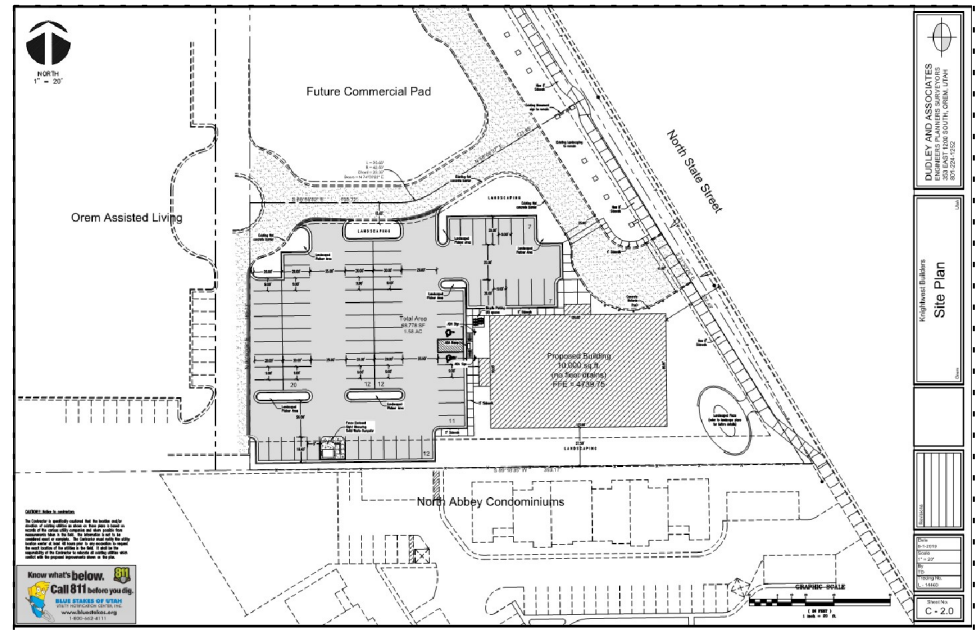
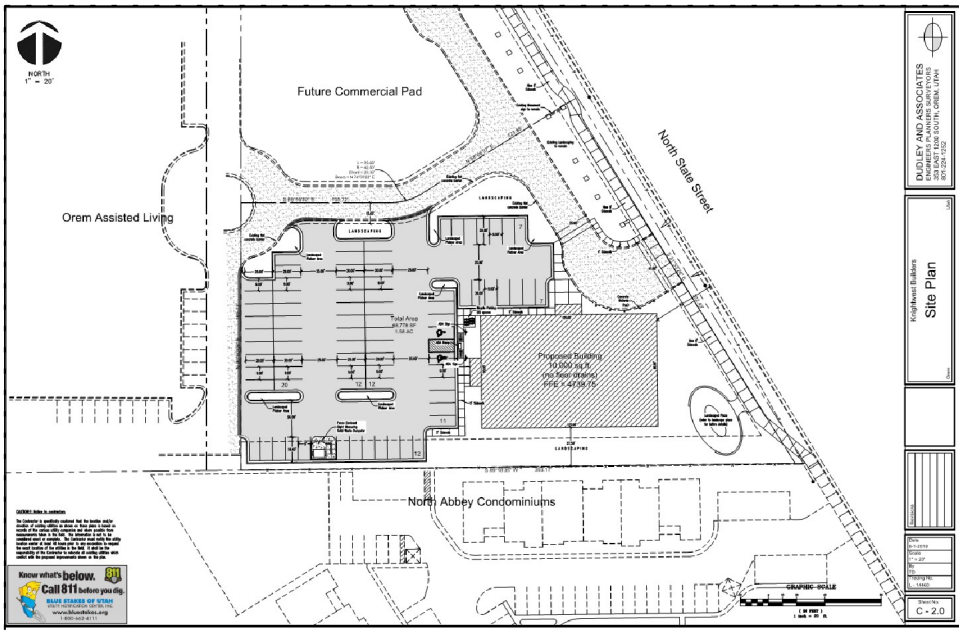


Site Plan - Knight West Builders requests the City approve the Site Plan for Knight West Builders Orem Office located at 1901 North State Street in the C2 zone.

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

Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

DEARING, ARTHUR H & RHONDA C  
1713 CRIMSON OAK DR  
DRAPER, UT 84020



IHC HOSPITALS INC  
%INTERMOUNTAIN HEALTHCARE  
PO BOX 3390  
SALT LAKE CITY, UT 84110

MARK SEASTRAND  
35 WEST 1670 SOUTH  
OREM, UT 84058

KRISTIE SNYDER  
56 N STATE STREET  
OREM, UT 84057

OREM CITY  
59 N STATE ST  
OREM, UT 84057

WESTCO PROPERTIES LC  
70 KINGS PEAK  
LINDON, UT 84042

UTAH COUNTY  
100 E CENTER ST  
PROVO, UT 84606

MAZEIKA, PETER & ANGELA  
250 N 1400 E  
PLEASANT GROVE, UT 84062

TURNER, FRANCIS & DAWN  
291 E 4075 N  
PROVO, UT 84604

KNIGHT WEST BUILDERS LLC  
451 E 1000 S STE A  
PLEASANT GROVE, UT 84062

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

BK REALTY HOLDINGS LLC  
515 S OAK DR  
WOODLAND HILLS, UT 84653

TIEMANN, PAUL & MARY ANN  
521 VILLAGE DR  
OREM, UT 84058

SCJ ENTERPRISES LC  
--OR CURRENT RESIDENT--  
573 W 1830 NORTH  
OREM, UT 84057

REEDY, DARYL S  
632 W 1820 N  
OREM, UT 84057

GLR INVESTMENTS L C  
633 S 200 W  
OREM, UT 84058

SMITH, MICHAEL P & MARY JANE  
634 W 1820 N  
OREM, UT 84057

GISH, CRYSTAL & KELLY  
636 W 1820 N  
OREM, UT 84057

SAAVEDRA, ALEJANDRA (ET AL)  
--OR CURRENT RESIDENT--  
638 W 1820 NORTH  
OREM, UT 84057

KNOLL, LINDA K & HARVEY  
--OR CURRENT RESIDENT--  
640 W 1820 NORTH  
OREM, UT 84057

DEBBY LAURET  
641 S 1920 W  
OREM, UT 84059

KAHL, CHRISTOPHER LEE VORN  
642 W 1820 N  
OREM, UT 84057

POWERS, BURKE & EMILY  
--OR CURRENT RESIDENT--  
644 W 1820 NORTH  
OREM, UT 84057

GLR INVESTMENTS L C  
--OR CURRENT RESIDENT--  
646 W 1820 NORTH  
OREM, UT 84057

CAMERON, ANNIE M  
647 W 1870 N  
OREM, UT 84057

KJAR, DAWN LIPPLY  
648 W 1820 N  
OREM, UT 84057

BYBEE, KIRSTIN  
649 W 1870 N  
OREM, UT 84057

AVALOS, GONZALO  
650 W 1820 N  
OREM, UT 84057

BELLOWS, LYNN B (ET AL)  
651 W 1800 N  
OREM, UT 84057

BYRNE, BONNEE & JACK  
651 W 1870 N  
OREM, UT 84057

MCCLEERY, JODY  
652 W 1820 N  
OREM, UT 84057

BOYER, CAMERON  
653 W 1870 N  
OREM, UT 84057

MONTANO, AMY  
655 W 1870 N  
OREM, UT 84057

KUHNI, JOETTE  
--OR CURRENT RESIDENT--  
658 W 1820 NORTH  
OREM, UT 84057

RIVERA, MIRIAM  
661 W 1870 N  
OREM, UT 84057

WANLASS, BRIAN  
--OR CURRENT RESIDENT--  
664 W 1870 NORTH  
OREM, UT 84057

BATAA, TUSHIGSAIKHAN (ET AL)  
--OR CURRENT RESIDENT--  
670 W 1870 NORTH  
OREM, UT 84057

KINGSBURY, KATHRYN ELIZABETH  
(ET AL)  
675 W 1800 N  
OREM, UT 84057

HAVE, KORBY JO  
680 W 1870 N  
OREM, UT 84057

OLIVE, KENNETH R & BARBARA F  
--OR CURRENT RESIDENT--  
684 W 1870 NORTH  
OREM, UT 84057

JONES, A KIM (ET AL)  
687 W 1800 N  
OREM, UT 84057

TAYLOR, MILTON J & JOHANNA F  
(ET AL)  
--OR CURRENT RESIDENT--  
654 W 1820 NORTH  
OREM, UT 84057

PETTERSSON, EDWARD & DELORES  
656 W 1820 N  
OREM, UT 84057

KUHNI, JOETTE  
658 W 1820 NORTH 24  
OREM, UT 84057

AARON, DOUGLAS SIDNEY &  
RACHEL ASHCROFT (ET AL)  
--OR CURRENT RESIDENT--  
662 W 1870 NORTH  
OREM, UT 84057

WANLASS, BRIAN  
664 W 1870 N # 7  
OREM, UT 84057

SAUSEDO, MICHAEL EDWARD &  
HELEN  
672 W 1870 N  
OREM, UT 84057

CARTER, KATHLEEN J  
676 W 1870 N  
OREM, UT 84057

KEYL, SHIREEN  
--OR CURRENT RESIDENT--  
682 W 1870 NORTH  
OREM, UT 84057

TWITCHELL, JAKE  
--OR CURRENT RESIDENT--  
686 W 1870 NORTH  
OREM, UT 84057

LYON, TERESA  
699 W 1800 N  
OREM, UT 84057

TAYLOR, MILTON J & JOHANNA F  
(ET AL)  
654 W 1820 N UNIT 25  
OREM, UT 84057

MILLER, JAMES PHILLIP & TERIN  
657 W 1870 N  
OREM, UT 84057

PACHECO, HAROLDO FERNANDO &  
IDALINA RESENDE  
659 W 1870 N  
OREM, UT 84057

BORCHERT, SCOTT L  
663 W 1800 N  
OREM, UT 84057

CHAVEZ, PAUL T & OLIVETTA C  
668 W 1870 N  
OREM, UT 84057

PERKINS, DEANNE & DEAN  
674 W 1870 N  
OREM, UT 84057

FLETCHER, KERI A  
678 W 1870 N  
OREM, UT 84057

KEYL, SHIREEN  
682 W 1870 N # 11  
OREM, UT 84057

TWITCHELL, JAKE  
686 W 1870 N # 12  
OREM, UT 84057

JACKMAN, RACHEL C & RACHEL  
CHRISTINE  
700 W 1800 N  
OREM, UT 84057



TURNER, FRANCIS & DAWN  
--OR CURRENT RESIDENT--  
711 W 1800 NORTH  
OREM, UT 84057

HEATON, GERRY WAYNE  
712 W 1800 N  
OREM, UT 84057

WARDLE, DIANE D & CHARLES J (ET  
AL)  
722 W 1850 N  
OREM, UT 84057

PORTER, CHERYL K  
--OR CURRENT RESIDENT--  
723 W 1800 NORTH  
OREM, UT 84057

ASHWORTH, JAMES GERALD &  
CHERYL (ET AL)  
724 W 1800 N  
OREM, UT 84057

PARKER, BRUCE D & JANALEE H (ET  
AL)  
725 W 1850 N  
OREM, UT 84057

HARRISON, MICHAEL & JESSIE  
--OR CURRENT RESIDENT--  
726 W 1850 NORTH  
OREM, UT 84057

HARRISON, MICHAEL & JESSIE  
726 W 1860 N  
OREM, UT 84057

KINROSS, RUSSELL & ELAINE  
735 W 1800 N  
OREM, UT 84057

SCHROEDER, DALE & JANICE  
736 W 1800 N  
OREM, UT 84057

AXELGARD, MIKEL A & JULIE A  
737 W 1850 N  
OREM, UT 84057

POWERS, BURKE & EMILY  
738 E 700 N  
OREM, UT 84097

GURULE, KENNETH A  
738 W 1850 N  
OREM, UT 84057

BRENT SUMNER  
744 WEST 550 SOUTH  
OREM, UT 84058

COX, KATRINA  
756 W 4100 N  
LEHI, UT 84043

PORTER, CHERYL K  
763 N 500 E  
PLEASANT GROVE, UT 84062

MORTENSEN, ROGER C & PAULINE E  
776 W 1800 N  
OREM, UT 84057

MILLENIUM PROPERTIES LLC  
835 N 500 W  
BRIGHAM CITY, UT 84302

SAM LENTZ  
882 W 1720 N  
OREM, UT 84057

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

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

MONEY, MINA MARIA  
1010 E 1240 S  
SPANISH FORK, UT 84660

BATAA, TUSHIGSAIKHAN (ET AL)  
1315 CANBERRA DR  
LINDON, UT 84042

SCJ ENTERPRISES LC  
1388 COUNTRY CLUB DR  
SAINT GEORGE, UT 84790

MARTINEZ, LUIS A  
1626 CREEKSIDE DR  
CORINTH, TX 76210

OLIVE, KENNETH R & BARBARA F  
1671 FOSTER DR  
RENO, NV 89509

SAAVEDRA, ALEJANDRA (ET AL)  
1680 N MOUNTAIN OAKS DR  
OREM, UT 84097

DEARING, ARTHUR H & RHONDA C  
1713 CRIMSON OAK DR  
DRAPER, UT 84020

BK REALTY HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1799 N STATE  
OREM, UT 84057

GLR INVESTMENTS L C  
--OR CURRENT RESIDENT--  
1800 N 680 WEST  
OREM, UT 84057

WESTCO PROPERTIES LC  
--OR CURRENT RESIDENT--  
1810 N STATE ST  
OREM, UT 84057

WALKER, GLENN P & CHRISTINE B  
1814 N 760 W  
OREM, UT 84057

THOMPSON, JAMES M & NATALIE S  
1821 N 680 W  
OREM, UT 84057

WALTER, KAITLYN & KARLA E (ET  
AL)  
1823 N 680 W  
OREM, UT 84057

MAZEIKA, PETER & ANGELA  
--OR CURRENT RESIDENT--  
1824 N STATE  
OREM, UT 84057

MILLENIUM PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1825 N STATE  
OREM, UT 84057

NICHOLAS, MARK A  
1829 N 680 W  
OREM, UT 84057

NICHOLAS, MARK A  
--OR CURRENT RESIDENT--  
1829 N STATE  
OREM, UT 84057

LYMAN, MATTHEW & EMILY  
1831 N 680 W  
OREM, UT 84057

FINLINSON, LLOYD & GAYLENE  
1833 N 680 W  
OREM, UT 84057

WHITEHEAD, CRAIG DOUGLAS &  
INA KATHLEEN  
1833 N 760 W  
OREM, UT 84057

FINLINSON, LLOYD & GAYLENE  
--OR CURRENT RESIDENT--  
1833 N STATE  
OREM, UT 84057

HATCH, BONNIE L  
1834 N 680 W  
OREM, UT 84057

BIRD, SCOTT & EMILEE  
--OR CURRENT RESIDENT--  
1835 N 680 WEST  
OREM, UT 84057

LOTT, ALEXANDER D &  
GLENNAMAE B  
1835 N 800 W  
OREM, UT 84057

BIRD, SCOTT & EMILEE  
1835 N 680 W # 9  
OREM, UT 84057

ALONSO, CLAUDIA  
1836 N 680 W  
OREM, UT 84057

BRADLEY, DAVID C & LINDA  
MICHELE  
1836 N 760 W  
OREM, UT 84057

MONEY, MINA MARIA  
--OR CURRENT RESIDENT--  
1837 N STATE  
OREM, UT 84057

THOMAS, KATHRYN  
1838 N 680 W  
OREM, UT 84057

RADMALL, CLINT R & LISA M  
1839 N 680 W  
OREM, UT 84057

EPPERSON, DWIGHT  
1840 N 680 W  
OREM, UT 84057

CROSS, CINDY SUE  
1841 N 680 W  
OREM, UT 84057

CROSS, CINDY SUE  
--OR CURRENT RESIDENT--  
1841 N STATE  
OREM, UT 84057

DEARING, ARTHUR H & RHONDA C  
--OR CURRENT RESIDENT--  
1842 N 680 WEST  
OREM, UT 84057

COX, KATRINA  
--OR CURRENT RESIDENT--  
1843 N 680 WEST  
OREM, UT 84057

MARTINEZ, LUIS A  
--OR CURRENT RESIDENT--  
1844 N 680 WEST  
OREM, UT 84057

CHRISTOPHERSON, ROBERT &  
ELLEN LASCELLE  
1846 N 680 W  
OREM, UT 84057

BREEDEN, KIAH  
1847 N 680 W  
OREM, UT 84057

TIEMANN, PAUL & MARY ANN  
--OR CURRENT RESIDENT--  
1848 N 680 WEST  
OREM, UT 84057

BARFUSS, BRODY  
1848 N 800 W  
OREM, UT 84057

OLSON, HOLLY  
1849 N 680 W  
OREM, UT 84057

POE, PATRICK GUY & NATASHA  
MARIE  
1849 N 760 W  
OREM, UT 84057

THUESON, DAVID & TRACY (ET AL)  
--OR CURRENT RESIDENT--  
1851 N 680 WEST  
OREM, UT 84057

THUESON, DAVID & TRACY (ET AL)  
1851 N 680 W APT 5  
OREM, UT 84057

ODGEN, JACKSON R  
1853 N 680 W  
OREM, UT 84057

LIU, JUN (ET AL)  
1855 N 680 W  
OREM, UT 84057

WINTERS, DOUGLAS & DIANA  
--OR CURRENT RESIDENT--  
1857 N 680 WEST  
OREM, UT 84057

HATCH, EARL W & KARIN K  
1859 N 680 W  
OREM, UT 84057

SANT, M JEANE  
1861 N 680 W  
OREM, UT 84057

NG, YUK BUN WILLIAM (ET AL)  
1863 N 680 W  
OREM, UT 84057

GILES, JAMES W & AMY M  
1864 N 760 W  
OREM, UT 84057

SALISBURY, PAUL  
--OR CURRENT RESIDENT--  
1864 N 800 WEST  
OREM, UT 84057

PRICE, JUDY (ET AL)  
1865 N 680 W  
OREM, UT 84057

HARRIS, JASON J  
1865 N 760 W  
OREM, UT 84057

ROBBINS, KEVIN C  
--OR CURRENT RESIDENT--  
1867 N 680 WEST  
OREM, UT 84057

ROBBINS, KEVIN C  
1867 N 680 W UNIT 1  
OREM, UT 84057

DENSMORE, ERIC (ET AL)  
1869 N 680 W  
OREM, UT 84057

MOUNTAIN AMERICA FEDERAL  
CREDIT UNION  
--OR CURRENT RESIDENT--  
1880 N 800 WEST  
OREM, UT 84057

ENRIQUEZ-CEDENO, JOSE ANTONIO  
1881 N 760 W  
OREM, UT 84057

EMEK LLC  
--OR CURRENT RESIDENT--  
1902 N 800 WEST  
OREM, UT 84057

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

EMEK LLC  
1915 N 800 W  
OREM, UT 84057

AUSTIN, MATTHEW (ET AL)  
1916 N 800 W  
OREM, UT 84057

STOCKETT, JEFF T  
1928 N 800 W  
OREM, UT 84057

BARRY FAMILY ENTERPRISES LLC  
1943 N STATE ST  
OREM, UT 84057

IHC HOSPITALS INC  
--OR CURRENT RESIDENT--  
1975 N STATE ST  
OREM, UT 84057

GCW CORPORATION  
1980 N STATE  
OREM, UT 84057

KNEADERS AND ASSOCIATES LLC  
1990 N STATE  
OREM, UT 84057

WINTERS, DOUGLAS & DIANA  
4851 CHARLEMAGNE AV  
LAS VEGAS, NV 89130

AARON, DOUGLAS SIDNEY &  
RACHEL ASHCROFT (ET AL)  
5617 BETTENCOURT DR  
CLAYTON, CA 94517

ROCKWORKS LAND LLC  
6891 S 700 W STE 100  
MIDVALE, UT 84047

MOUNTAIN AMERICA FEDERAL  
CREDIT UNION  
7181 CAMPUS VIEW DR  
WEST JORDAN, UT 84084

KNOLL, LINDA K & HARVEY  
7712 S OLD FARM LN  
MERIDIAN, ID 83642

MIC ROCK SENIOR CARE LLC (ET AL)  
11635 S 700 E # 100  
DRAPER, UT 84020

Item #: 3.4

Prepared By:  
Grant Allen

## Planning Commission

November 6, 2019



**Applicant:** Kace Johnson

**PUBLIC HEARING** – Amending Western - Springfield Plat C and approving Western - Springfield Industrial Park Plat C Amended located generally at 212 North 1330 West in the M2 zone.

### NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at [utah.gov/pmn](http://utah.gov/pmn)

### SITE INFORMATION:

- General Plan Designation:

#### **Industrial**

- Current Zone: **M2**
- Acreage: **4.44**
- Neighborhood: **Suncrest**

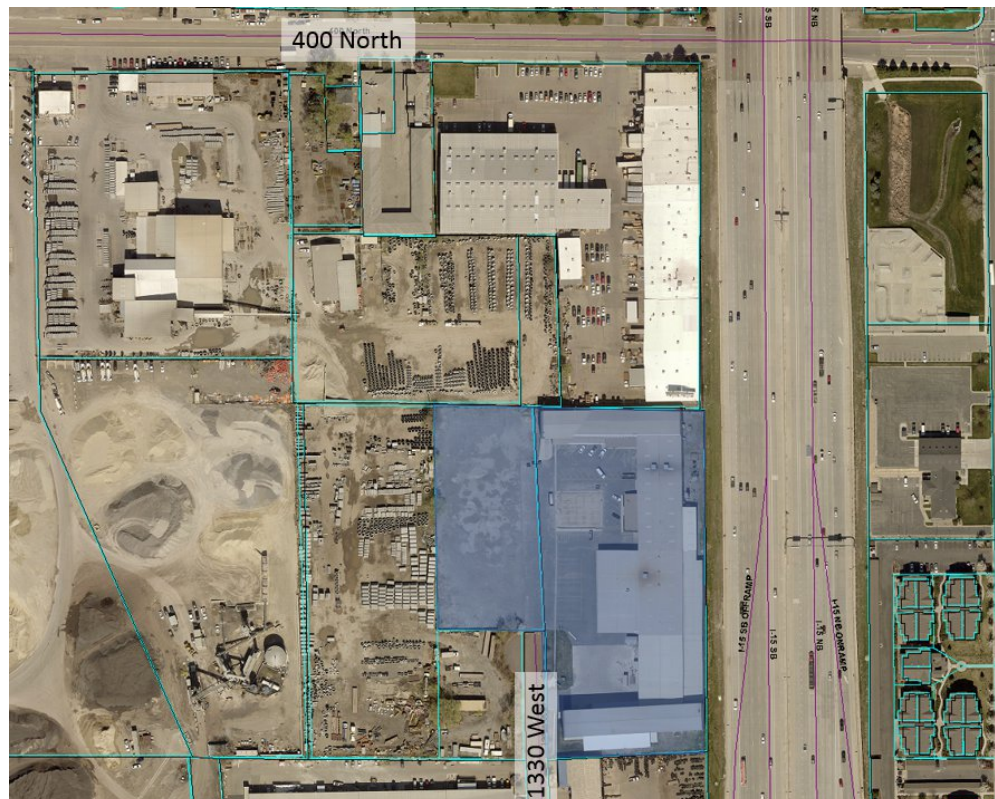
### ACTION:

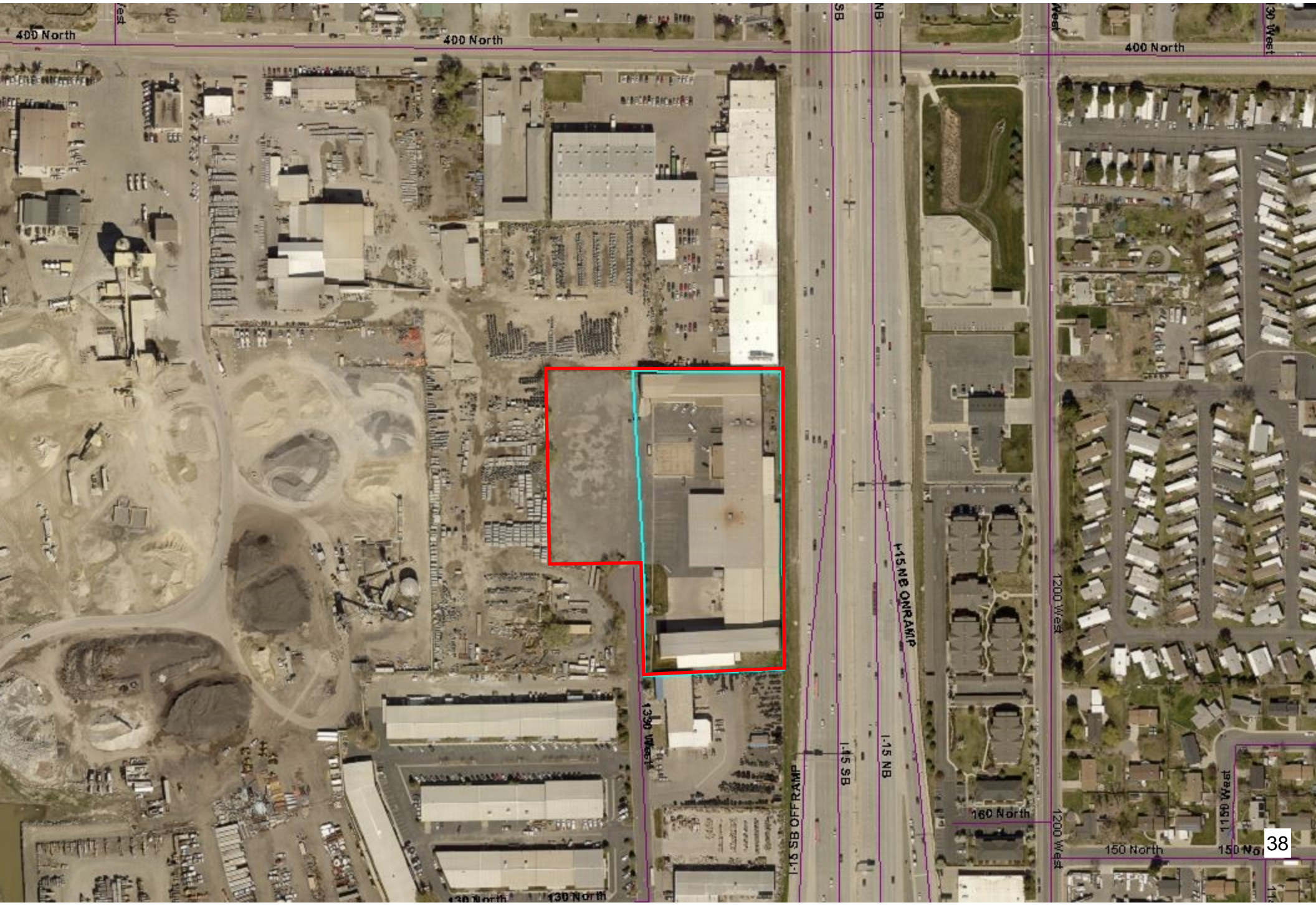
The Planning Commission is the final approving authority regarding this request.

**REQUEST:** The applicant requests the Planning Commission amend the plat for Western - Springfield Plat C located generally at 212 North 1330 West in the M2 zone.

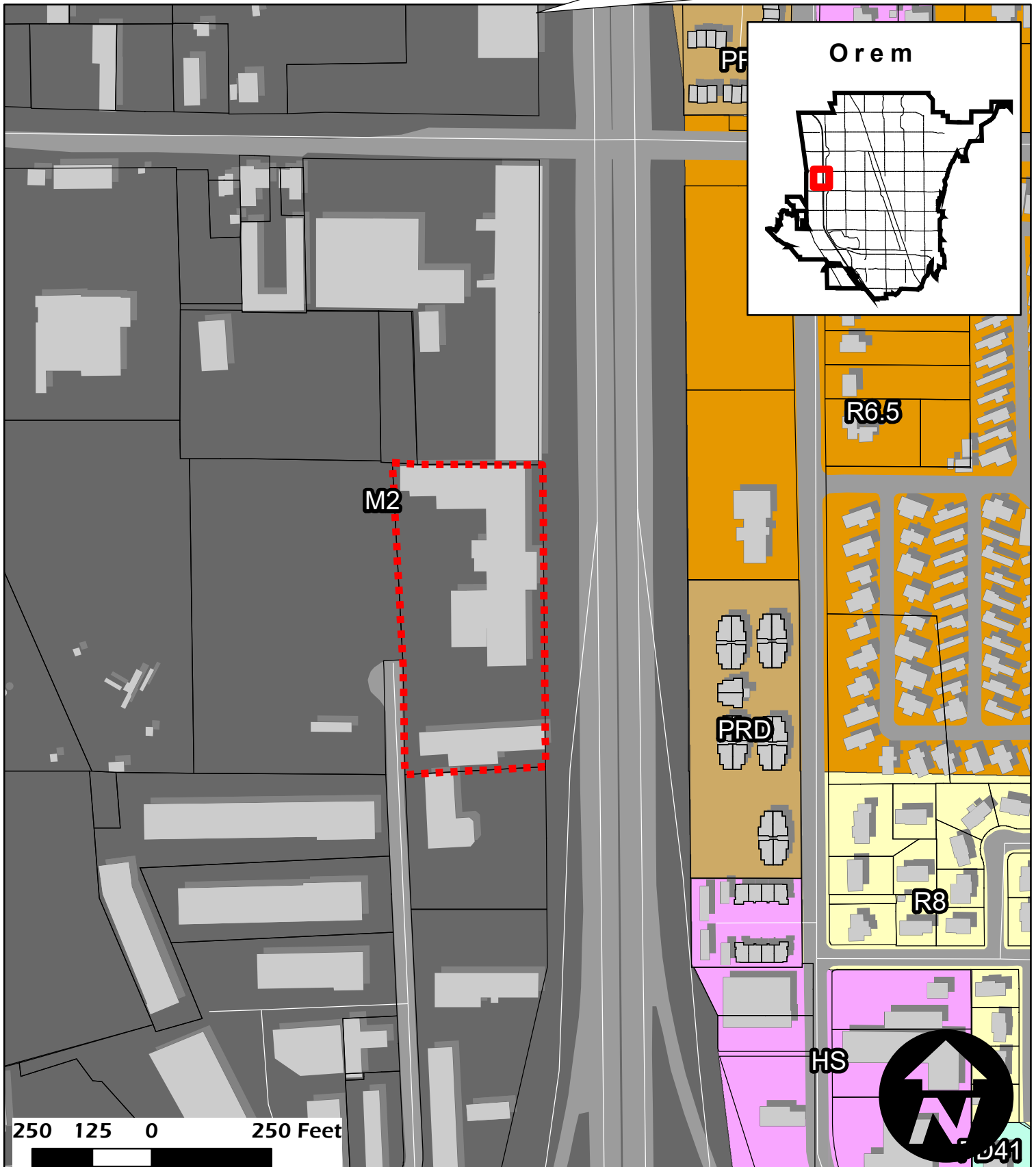
**BACKGROUND:** The applicant is seeking to develop their site with additional buildings. This requires relocating a water line that currently goes through the center of the property. The applicant is proposing amending the plat to change the easement for the water line to the west and then south, and south-east back through the property.

**RECOMMENDATION:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission amend Western - Springfield Plat C and approve Western - Springfield Industrial Park Plat C Amended located generally at 212 North 1330 West in the M2 zone.





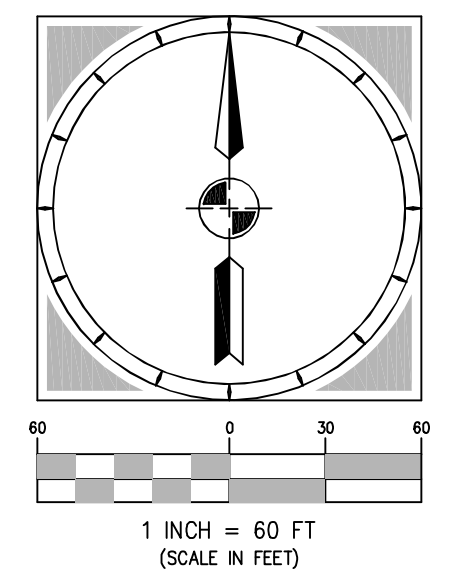
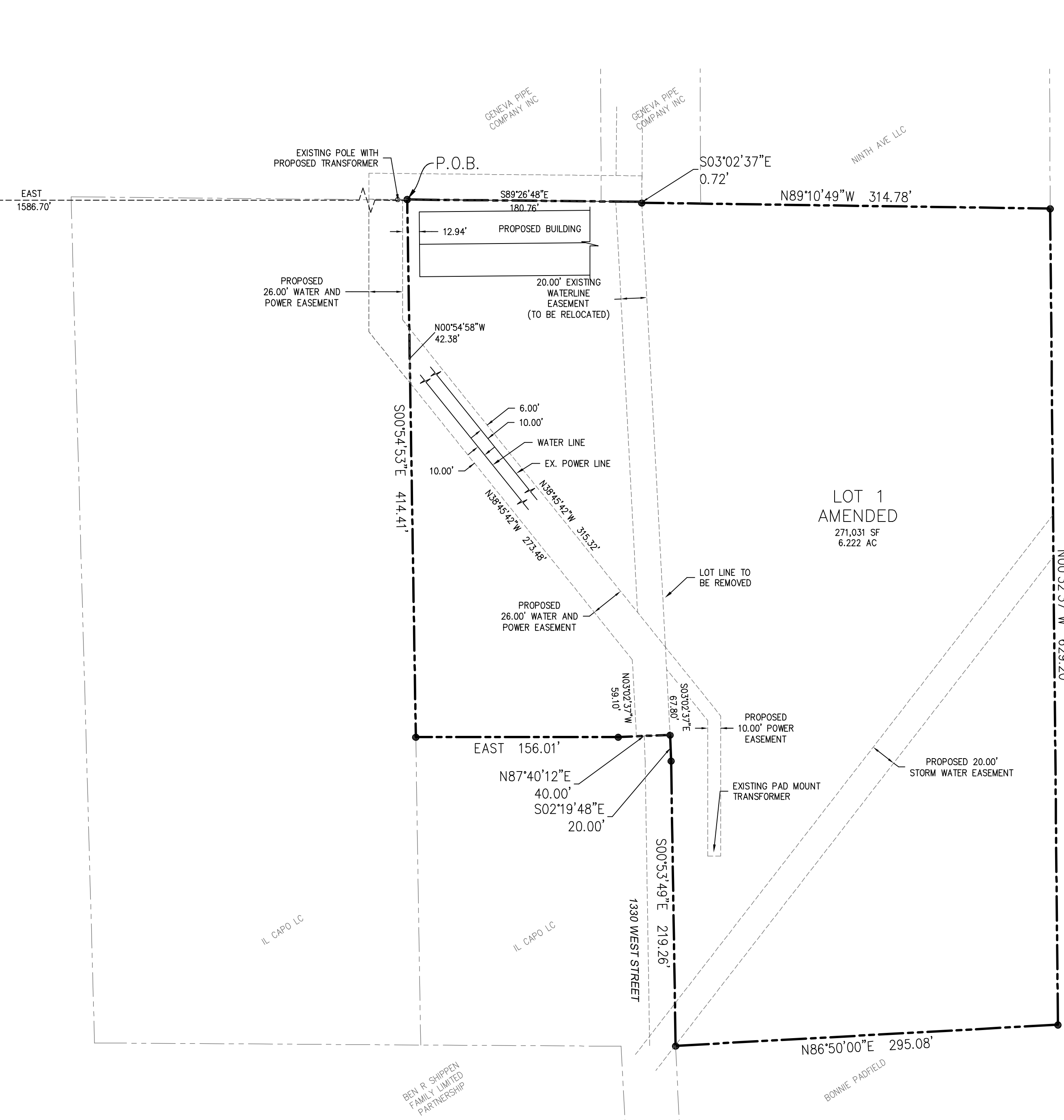
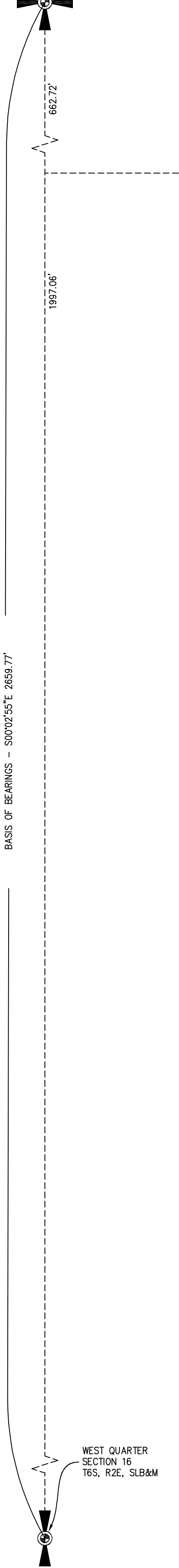
# Western - Springfield Industrial Park Plat C Amended



**Western - Springfield Industrial Park Plat C Amended**    **NEIGHBORHOOD**  
**M2**    **Suncrest**  
**4.44 Acres**

Legend  
 Parcels selection  
 Parcels  
 Buildings

NORTHWEST CORNER  
SECTION 16  
T6S, R2E, SLB&M



- LEGEND**
- SECTION LINES
  - ADJACENT PROPERTY LINES
  - PUBLIC UTILITY EASEMENT LINES
  - EXTERIOR SUBDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"
  - ⊙ EXTERIOR SUBDIVISION CORNERS WITH NO MARKERS SET
  - BOUNDARY ANGLE POINT

**NOTES**

**PROPERTY CORNER NOTES**

1. 5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND REAR LOT CORNERS.

**BOUNDARY DESCRIPTION**

BEGINNING SOUTH 00°02'55" EAST 662.72' FEET ALONG THE SECTION LINE AND EAST 1586.70' FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,

AND RUNNING THENCE N89°26'48"W 180.75 FEET;  
 THENCE S03°02'37"E 0.72 FEET;  
 THENCE N89°10'49"W 314.78 FEET;  
 THENCE N00°32'37"W 629.20 FEET;  
 THENCE N86°50'00"E 295.08 FEET;  
 THENCE S03°17'08"E 0.50 FEET;  
 THENCE S00°53'49"E 219.26 FEET;  
 THENCE S02°19'48"E 20.00 FEET;  
 THENCE N87°40'12"E 40.00 FEET;  
 THENCE EAST 156.01 FEET;  
 THENCE S00°54'53"E 414.41 FEET;  
 TO THE POINT OF BEGINNING.  
 PARCEL CONTAINS 6.222 ACRES, OR 271,033 SQUARE FEET

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°02'55" EAST BETWEEN THE UTAH COUNTY SURVEY MONUMENTS AT THE SOUTHWEST AND SOUTH ONE-QUARTER CORNERS OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE 1983 CENTRAL ZONE BEARINGS.

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH TITLE 10, CHAPTER 9a, PART 6 OF THE UTAH CODE, I, BRIAN BALLS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENCE NUMBER 334532 IN ACCORDANCE TO TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

**OWNER'S DEDICATION**

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS TO THIS INSTRUMENT.

ACKNOWLEDGEMENT

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

COMMISSION NUMBER \_\_\_\_\_ NOTARY SIGNATURE \_\_\_\_\_

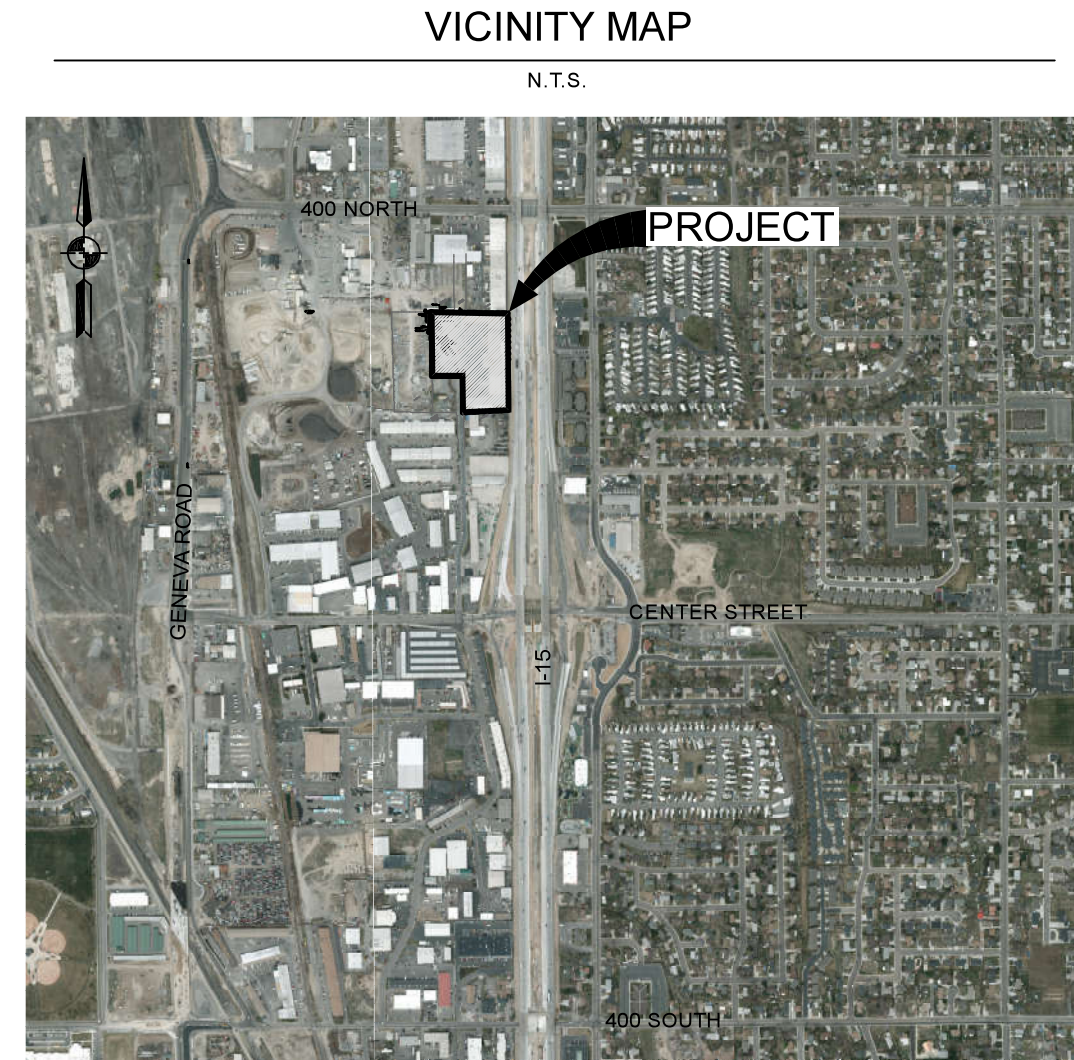
COMMISSION EXPIRATION DATE \_\_\_\_\_ NOTARY PRINTED NAME \_\_\_\_\_

**ACCEPTANCE BY THE CITY OF OREM**

THE CITY OF OREM, UTAH COUNTY, STATE OF UTAH, APPROVES THIS PLAT AMENDMENT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CITY ENGINEER CITY RECORDER

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY CLERK/RECORDER



PROJECT  
C19-014

SHEET  
1 OF 1

ISSUE DATE  
10/24/2019

Summit Engineering Group Inc.  
Structural • Civil • Surveying  
55 WEST CENTER • P.O. BOX 176  
HEBER CITY, UTAH 84032  
P: 435-654-9229 • F: 435-654-9231

COPYRIGHT © 2019  
SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY MANNER UNLESS HE HAS THE WRITTEN PERMISSION OF THE SURVEYOR. ANY SUCH ALTERATION SHALL BE FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

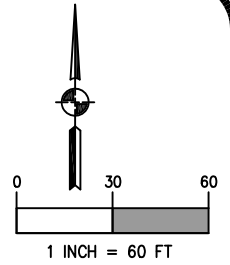
**AMENDMENT TO WESTERN - SPRINGFIELD INDUSTRIAL PARK PLAT "C"**

LOCATED IN THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M,  
OREM CITY, UTAH COUNTY, UTAH





NORTHWEST CORNER  
SECTION 16 T6S,  
R2E, SLB&M



BASIS OF BEARINGS - SOUTH 00°02'55" E 2659.77'

1997.06'

EXISTING POLE WITH  
PROPOSED TRANSFORMER

WATER LINE  
P.O.B.

S89°26'58"E  
210.55'

GENEVA PIPE  
COMPANY INC

GENEVA PIPE  
COMPANY INC

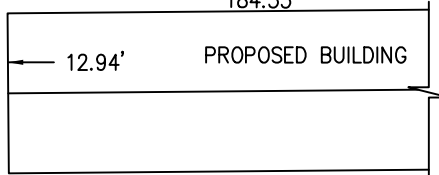
EAST  
1586.70'

N89°26'47"W  
26.00'

NORTH  
20.00'

N89°26'55"W  
184.35'

S00°33'11"W  
20.00'



PROPOSED BUILDING

PROPOSED  
26.00' WATER AND  
POWER EASEMENT

EX. POWER  
LINE

20.00' EXISTING  
WATERLINE  
EASEMENT  
(TO BE RELOCATED)

EASEMENT DESCRIPTION  
BEGINNING SOUTH 00°02'55" EAST  
1997.06' FEET ALONG THE SECTION  
LINE AND EAST 1586.70' FEET FROM  
THE NORTHWEST CORNER OF  
SECTION 16, TOWNSHIP 6 SOUTH,  
RANGE 2 EAST, SALT LAKE BASE  
AND MERIDIAN;

THENCE N89°26'47"W 26.00 FEET;  
THENCE NORTH 20.00 FEET;  
THENCE S89°26'58"E 210.55 FEET;  
THENCE S00°33'11"W 20.00 FEET;  
THENCE N89°26'55"W 184.35 FEET  
TO THE POINT OF BEGINNING.  
PARCEL CONTAINS 0.097 ACRES, OR  
4,210 SQUARE FEET

PARCEL 1

77,750 SF  
1.785 AC

LOT LINE TO  
BE REMOVED

PROPOSED  
26.00' WATER AND  
POWER EASEMENT

WEST QUARTER SECTION 16  
T6S, R2E, SLB&M

PROPOSED  
10.00' POWER  
EASEMENT

17 16

PROJECT

C19-014

SHEET

1

PROJECT

GENEVA PIPE COMPANY LLC

EXHIBIT A - WATER EASEMENT

55 WEST CENTER  
P.O. BOX 176  
HEBER CITY, UT 84032



P: 435.654.9229  
F: 435.654.9231

Summit Engineering Group Inc.

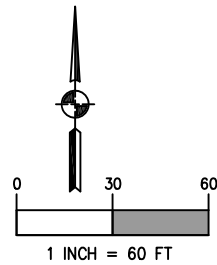
Structural • Civil • Surveying



NORTHWEST CORNER  
SECTION 16 T6S,  
R2E, SLB&M

GENEVA PIPE  
COMPANY INC

GENEVA PIPE  
COMPANY INC



EXISTING POLE WITH  
PROPOSED TRANSFORMER

P.O.B.

EAST

1586.70'

S89°26'47"E

26.00'

NORTH  
102.14'

12.94'

PROPOSED BUILDING

SOUTH

92.74'

PROPOSED  
26.00' WATER AND  
POWER EASEMENT

20.00' EXISTING  
WATERLINE  
EASEMENT  
(TO BE RELOCATED)

S38°45'42"E

8.27'

10.00'

WATER LINE

10.00'

S00°54'58"E

42.38'

EX. POWER LINE

PARCEL 1

77,750 SF

1.785 AC

N38°45'42"W  
50.88'

EASEMENT DESCRIPTION

BEGINNING SOUTH 00°02'55" EAST  
1997.06' FEET ALONG THE SECTION  
LINE AND EAST 1586.70' FEET  
FROM THE NORTHWEST CORNER OF  
SECTION 16, TOWNSHIP 6 SOUTH,  
RANGE 2 EAST, SALT LAKE BASE  
AND MERIDIAN;

THENCE SOUTH 92.74 FEET;  
THENCE S38°45'42"E 8.27 FEET;  
THENCE S00°54'58"E 42.38 FEET;  
THENCE N38°45'42"W 50.88 FEET;  
THENCE NORTH 102.14 FEET;  
THENCE S89°26'47"E 26.00 FEET  
TO THE POINT OF BEGINNING.  
PARCEL CONTAINS 0.076 ACRES,  
OR 3,302 SQUARE FEET

BASIS OF BEARINGS - SOUTH 00°02'55" E 2659.77'

1997.06'

LOT LINE TO  
BE REMOVED

PROPOSED  
26.00' WATER AND  
POWER EASEMENT

PROPOSED  
10.00' POWER  
EASEMENT

WEST QUARTER SECTION 16  
T6S, R2E, SLB&M

17 16

PROJECT

C19-014

PROJECT

IL CAPO LC

SHEET

1

EXHIBIT A - WATER LINE EASEMENT

55 WEST CENTER  
P.O. BOX 176  
HEBER CITY, UT 84032



P: 435.654.9229  
F: 435.654.9231

Summit Engineering Group Inc.

Structural • Civil • Surveying

42

Item #: 3.5

# Planning Commission

November 6, 2019



Prepared By:  
Jason Bench, AICP

Applicant: City of Orem –  
Orem Water Section

**SITE PLAN** – Site Plan approval of an eighty foot communications pole which includes an antenna associated with the automated meter reading system and an American Flag and City Flag located generally at 950 East 1400 South.

**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
- Mailed 39 notices to adjacent property owners

**SITE INFORMATION:**

- General Plan Designation: N/A
- Current Zone: N/A
- Acreage: N/A
- Neighborhood: **Hillcrest**

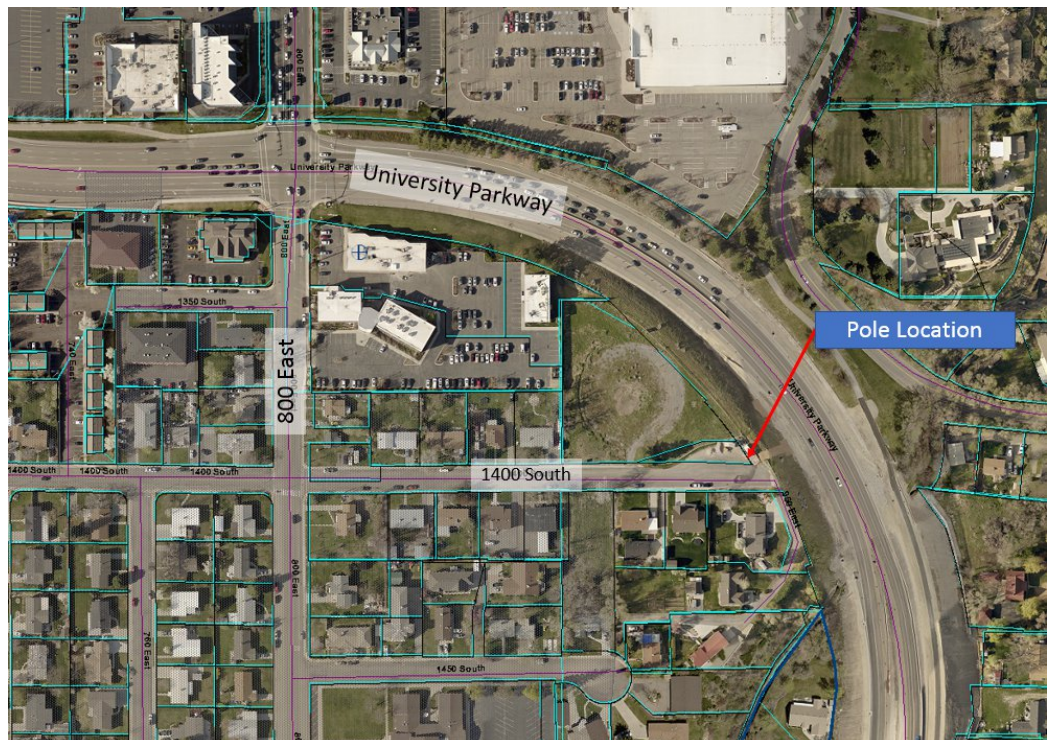
**ACTION:**

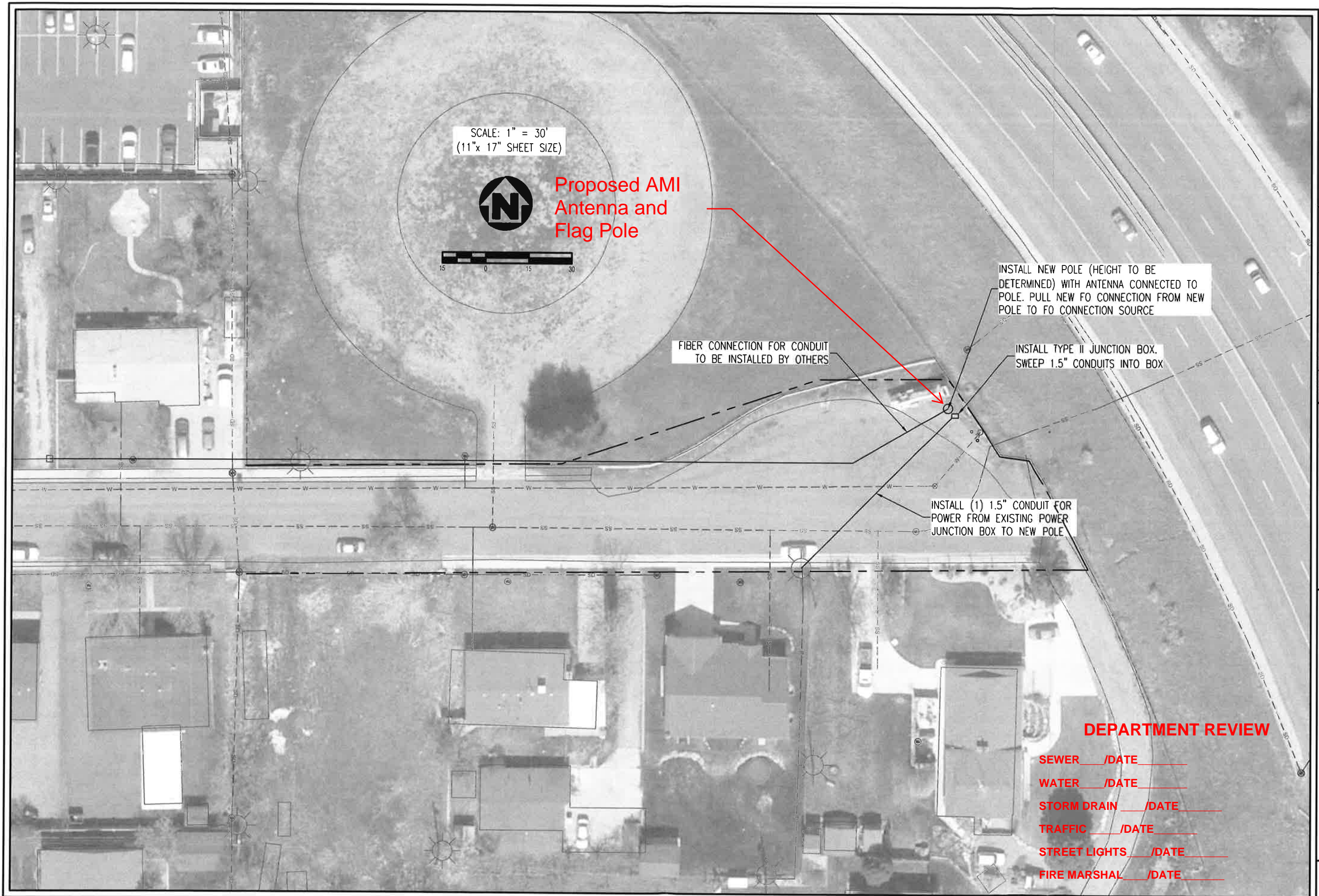
The Planning Commission is the final approving authority regarding this request.

**REQUEST:** The applicant requests the Planning Commission approve the site plan of an eighty foot communications pole located generally at 950 East 1400 South.

**BACKGROUND:** The Orem City Public Works Department, Orem Water Section is in the process of completing the communication network for the Advanced Metering Infrastructure (AMI) system being implemented by the City. The proposed pole is part of the overall system used for the communications network for the AMI system. As part of the pole the city proposes to add to the usefulness of the pole by adding an American Flag and City Flag which adds to the aesthetics of the pole.

**RECOMMENDATION:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of the pole located generally at 950 East 1400 South.





SCALE: 1" = 30'  
(11"x 17" SHEET SIZE)



**Proposed AMI  
Antenna and  
Flag Pole**



FIBER CONNECTION FOR CONDUIT  
TO BE INSTALLED BY OTHERS

INSTALL NEW POLE (HEIGHT TO BE  
DETERMINED) WITH ANTENNA CONNECTED TO  
POLE. PULL NEW FO CONNECTION FROM NEW  
POLE TO FO CONNECTION SOURCE

INSTALL TYPE II JUNCTION BOX.  
SWEEP 1.5" CONDUITS INTO BOX

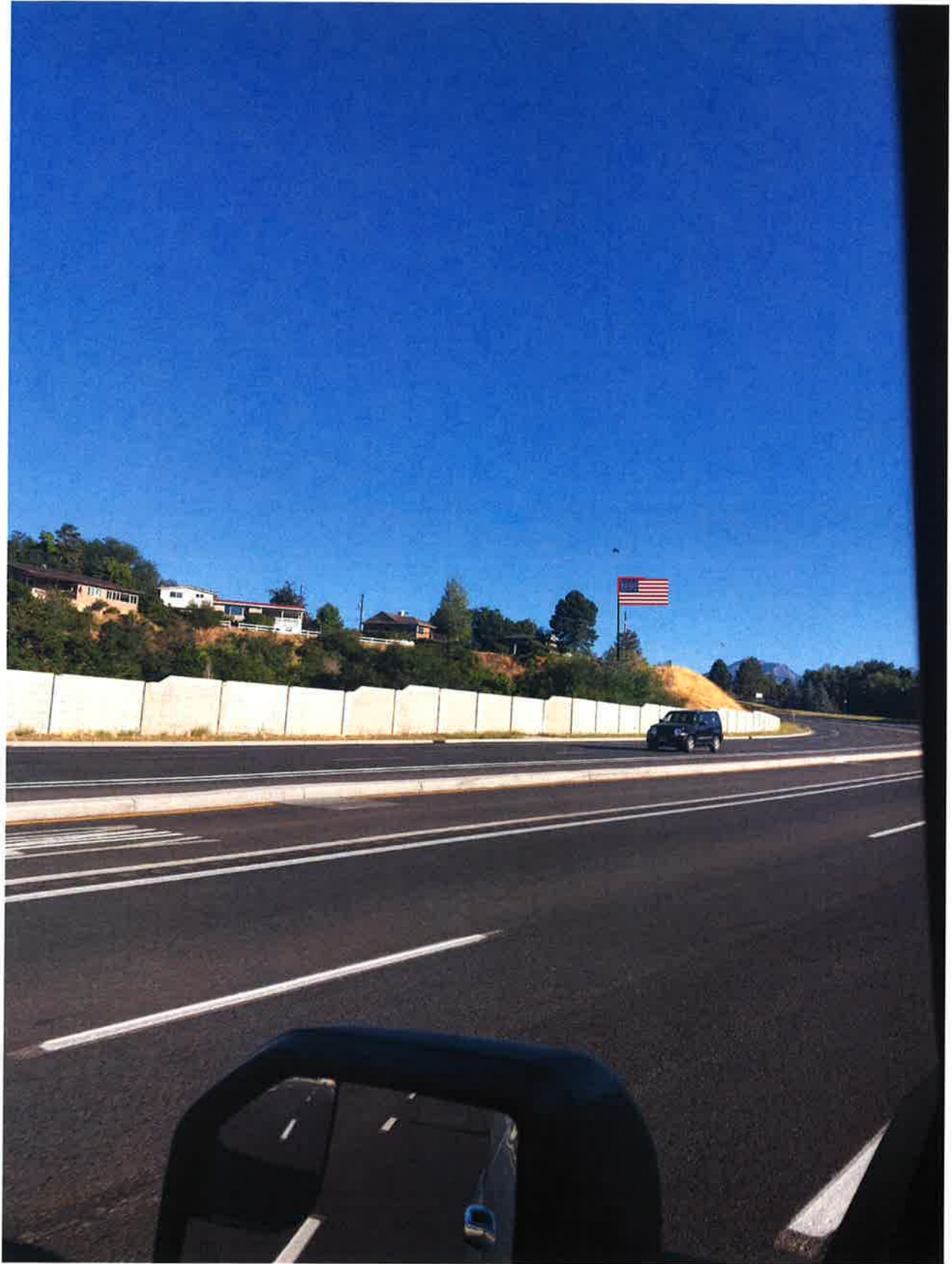
INSTALL (1) 1.5" CONDUIT FOR  
POWER FROM EXISTING POWER  
JUNCTION BOX TO NEW POLE

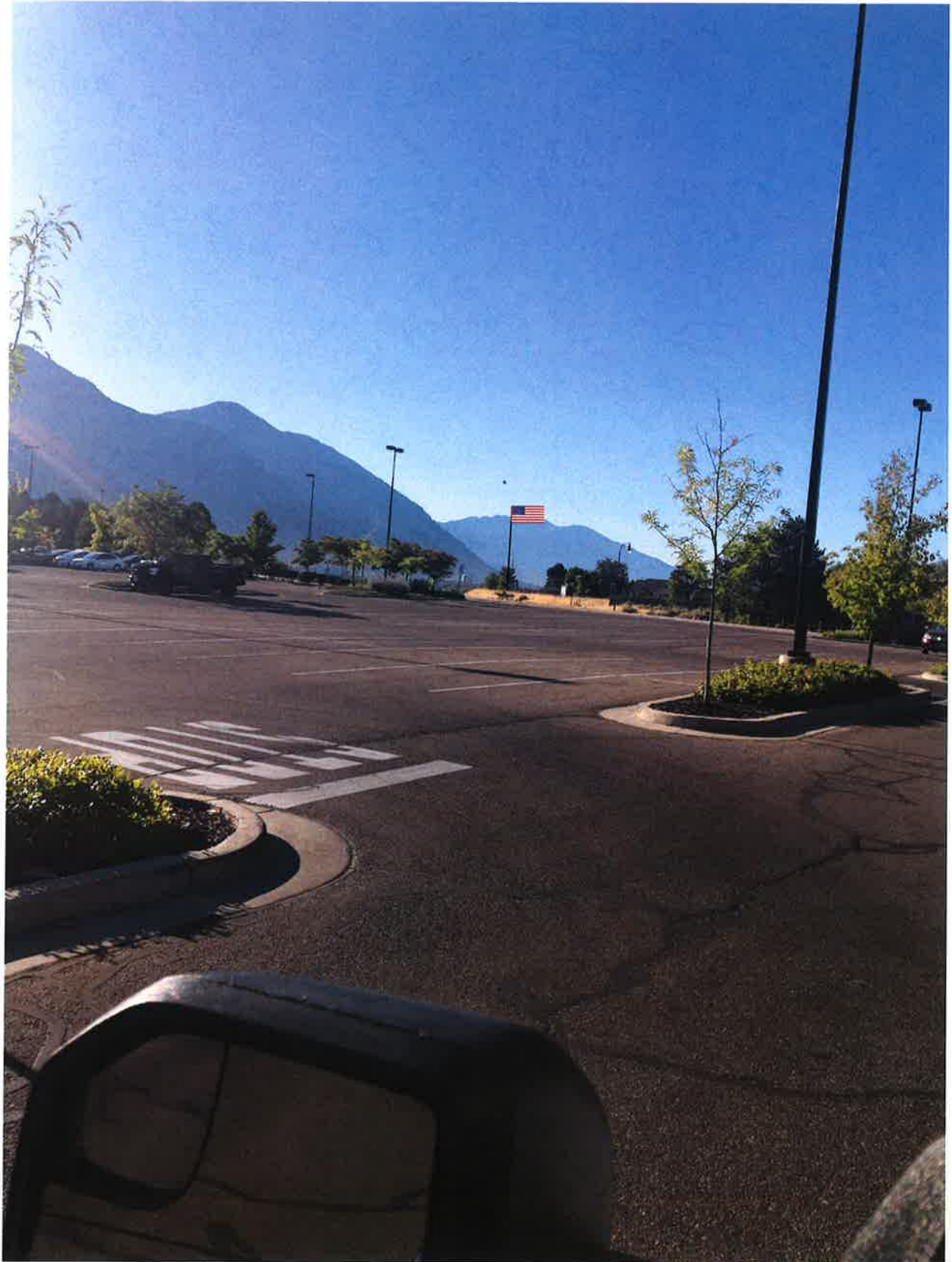
**DEPARTMENT REVIEW**

- SEWER \_\_\_\_\_/DATE \_\_\_\_\_
- WATER \_\_\_\_\_/DATE \_\_\_\_\_
- STORM DRAIN \_\_\_\_\_/DATE \_\_\_\_\_
- TRAFFIC \_\_\_\_\_/DATE \_\_\_\_\_
- STREET LIGHTS \_\_\_\_\_/DATE \_\_\_\_\_
- FIRE MARSHAL \_\_\_\_\_/DATE \_\_\_\_\_

<p><b>CITY OF OREM</b> DEVELOPMENT SERVICES ENGINEERING DIVISION 56 NORTH STATE ST OREM, UT 84057</p>	<p><b>SITE PLAN</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">DESIGN</td> <td style="width: 15%;">TRB</td> <td style="width: 15%;">APPROVAL</td> <td style="width: 15%;">RECOMMENDED</td> <td style="width: 15%;"></td> </tr> <tr> <td>DRAWN</td> <td>KRF</td> <td>JUNE 2019</td> <td>JUNE 2019</td> <td></td> </tr> <tr> <td>CHECKED</td> <td></td> <td>DATE</td> <td>APPROVED</td> <td>CITY ENGINEER</td> </tr> <tr> <td>REV</td> <td>DATE</td> <td>BY</td> <td>DESCRIPTION</td> <td>DATE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>DEVELOPMENT SERVICES DIRECTOR</td> </tr> </table>	DESIGN	TRB	APPROVAL	RECOMMENDED		DRAWN	KRF	JUNE 2019	JUNE 2019		CHECKED		DATE	APPROVED	CITY ENGINEER	REV	DATE	BY	DESCRIPTION	DATE					DEVELOPMENT SERVICES DIRECTOR
DESIGN	TRB	APPROVAL	RECOMMENDED																								
DRAWN	KRF	JUNE 2019	JUNE 2019																								
CHECKED		DATE	APPROVED	CITY ENGINEER																							
REV	DATE	BY	DESCRIPTION	DATE																							
				DEVELOPMENT SERVICES DIRECTOR																							
<p>AMI TOWER #10 - 1400 South 950 East</p>		<p>*** X:\WATER\2018 AMI Project\DWG\10Base.dwg</p>																									
10																											







For more information, contact  
Jason Bench at (801) 229-7238  
or [jbbench@orem.org](mailto:jbbench@orem.org)



City Council Chambers, 56 N State Street

Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

The City of Orem requests the Planning Commission approve an 80 foot communication pole that includes an antenna associated with the automated meter reading system and will also include an American Flag and City Flag.

The Planning Commission will consider the site plan on November 6, 2019 at 4:30 p.m. in the City Council chambers. Additional information can be viewed on [orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab.

OREM EASTPOINTE LLC  
%KOHLS DEPARTMENT STORES INC  
PO BOX 2148  
MILWAUKEE, WI 53201

For more information, contact  
Jason Bench at (801) 229-7238  
or [jbbench@orem.org](mailto:jbbench@orem.org)



City Council Chambers, 56 N State Street

Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

The City of Orem requests the Planning Commission approve an 80 foot communication pole that includes an antenna associated with the automated meter reading system and will also include an American Flag and City Flag.

The Planning Commission will consider the site plan on November 6, 2019 at 4:30 p.m. in the City Council chambers. Additional information can be viewed on [orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab.

FARRIMOND, HAROLD ROBERT (ET AL)  
1948 N 230 E  
OREM, UT 84057

For more information, contact  
Jason Bench at (801) 229-7238  
or [jbbench@orem.org](mailto:jbbench@orem.org)



City Council Chambers, 56 N State Street

Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

The City of Orem requests the Planning Commission approve an 80 foot communication pole that includes an antenna associated with the automated meter reading system and will also include an American Flag and City Flag.

The Planning Commission will consider the site plan on November 6, 2019 at 4:30 p.m. in the City Council chambers. Additional information can be viewed on [orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab.

BENNION, JUNIUS L & BONITA T  
%BENNION, JULIE  
679 E 1250 S  
KAYSVILLE, UT 84037

For more information, contact  
Jason Bench at (801) 229-7238  
or [jbbench@orem.org](mailto:jbbench@orem.org)



City Council Chambers, 56 N State Street

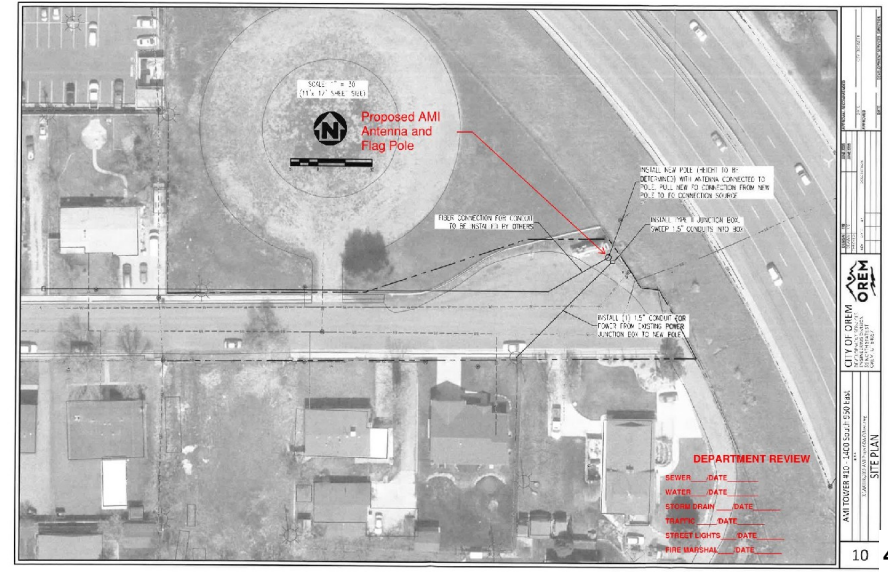
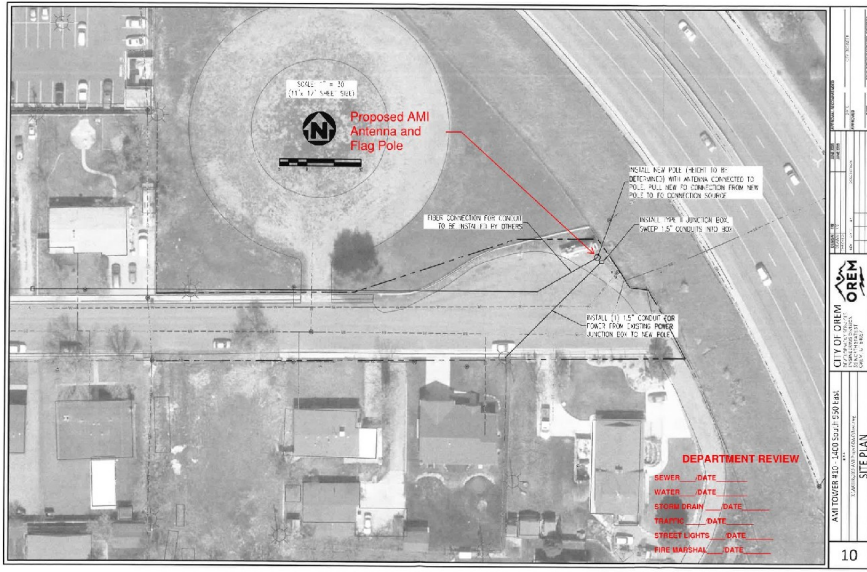
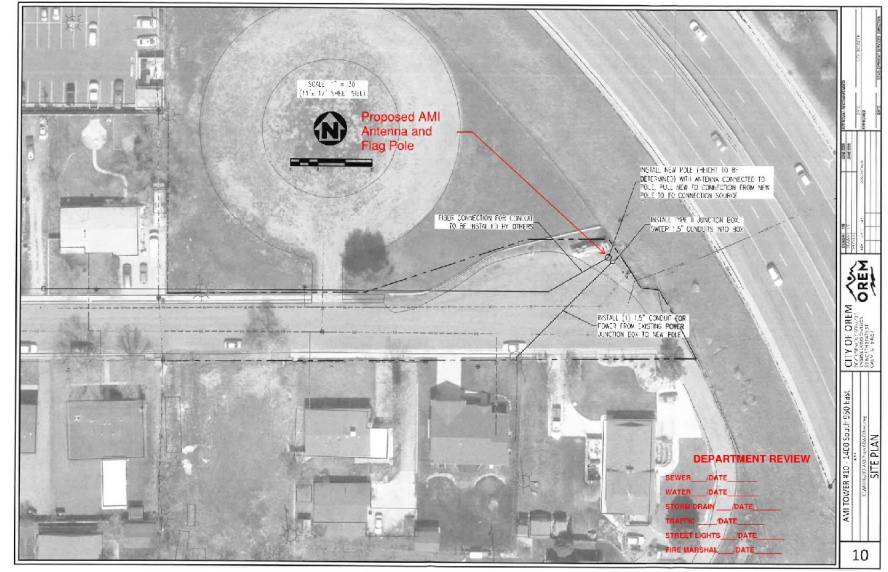
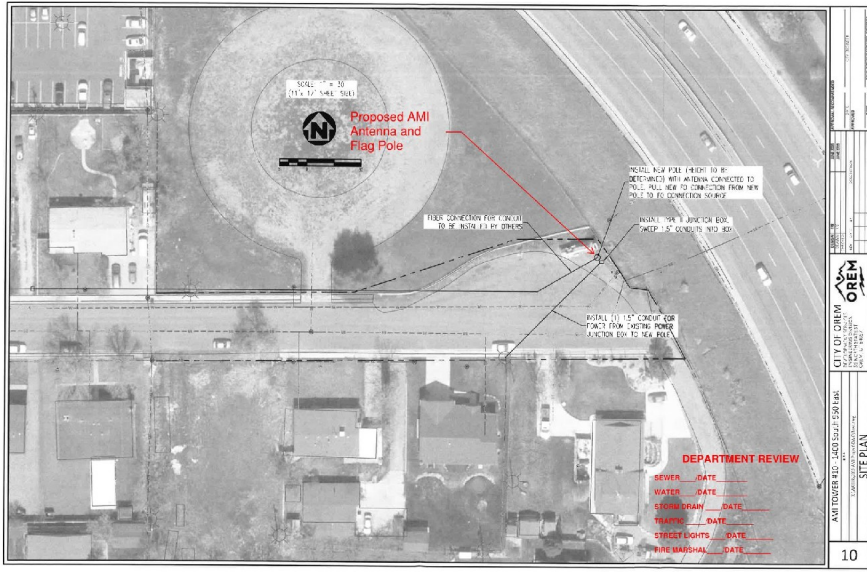
Planning Commission  
Wed, Nov 6, 2019  
4:30 pm

The City of Orem requests the Planning Commission approve an 80 foot communication pole that includes an antenna associated with the automated meter reading system and will also include an American Flag and City Flag.

The Planning Commission will consider the site plan on November 6, 2019 at 4:30 p.m. in the City Council chambers. Additional information can be viewed on [orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab.

SAM LENTZ  
882 W 1720 N  
OREM, UT 84057





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

OREM EASTPOINTE LLC  
% KOHLS DEPARTMENT STORES INC  
PO BOX 2148  
MILWAUKEE, WI 53201

MARK SEASTRAND  
35 WEST 1670 SOUTH  
OREM, UT 84058

KRISTIE SNYDER  
56 N STATE STREET  
OREM, UT 84057

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

DEBBY LAURET  
641 S 1920 W  
OREM, UT 84059

BENNION, JUNIUS L & BONITA T  
% BENNION, JULIE  
679 E 1250 S  
KAYSVILLE, UT 84037

BRENT SUMNER  
744 WEST 550 SOUTH  
OREM, UT 84058

HAMBY, MATTHEW & MICHELLE  
823 E 1400 S  
OREM, UT 84097

FARRIMOND, HAROLD ROBERT (ET  
AL)  
--OR CURRENT RESIDENT--  
824 E 1400 SOUTH  
OREM, UT 84097

JONES, PENELOPE  
835 E 1400 S  
OREM, UT 84097

BOWN, KEVIN & STACEY L  
839 E 1450 S  
OREM, UT 84097

WESTOVER, DEVAN & REBEKAH  
841 E 1450 S  
OREM, UT 84097

BOWN, KEVIN & STACEY L  
843 E 1450 S  
OREM, UT 84097

WALKER, MAILE B (ET AL)  
844 E 1400 S  
OREM, UT 84097

BOWN, KEVIN & STACEY L  
--OR CURRENT RESIDENT--  
845 E 1450 SOUTH  
OREM, UT 84097

STEELE, DAVID M & MARY BETH (ET  
AL)  
--OR CURRENT RESIDENT--  
847 E 1400 SOUTH  
OREM, UT 84097

BENNION, JUNIUS L & BONITA T  
--OR CURRENT RESIDENT--  
854 E 1400 SOUTH  
OREM, UT 84097

CHRISTENSEN, RACHEL R & RACHEL  
R  
--OR CURRENT RESIDENT--  
855 E 1400 SOUTH  
OREM, UT 84097

RJS PROPERTIES - OREM LLC  
--OR CURRENT RESIDENT--  
872 E 1400 SOUTH UNIT# 1-4  
OREM, UT 84097

DEATON, LA RAE & ROBERT OWEN  
875 E 1450 S  
OREM, UT 84097

STEELE, DAVID M & MARY BETH (ET  
AL)  
875 S 800 W  
OREM, UT 84058

SAM LENTZ  
882 W 1720 N  
OREM, UT 84057

LAMMERS, BRIAN  
895 E 1450 S  
OREM, UT 84097

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

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

MAYNARD, JASON  
920 E 1400 S  
OREM, UT 84097

SILVERADO PARTNERS LLC  
--OR CURRENT RESIDENT--  
925 E 1400 SOUTH  
OREM, UT 84097

HALL, PHILLIP S & MONICA  
932 E 1400 S  
OREM, UT 84097

RORING, MIKE & KELLIE  
952 E 1400 S  
OREM, UT 84097

SILVERADO PARTNERS LLC  
1212 E 1130 N  
OREM, UT 84097

OREM EASTPOINTE LLC  
--OR CURRENT RESIDENT--  
1281 S 800 EAST  
OREM, UT 84097

FLOCCHINI FAMILY HOLDINGS -  
OREM LLC  
1330 CAPITOL BLVD  
RENO, NV 89502

JAMES, DIXON GARY & DAVID E (ET  
AL)  
1435 S 950 E  
OREM, UT 84097

STUMPHY, ALBERT H (ET AL)  
1445 S 950 E  
OREM, UT 84097

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

FARRIMOND, HAROLD ROBERT (ET  
AL)  
1948 N 230 E  
OREM, UT 84057

RJS PROPERTIES - OREM LLC  
2262 W 300 N  
PROVO, UT 84601

CHRISTENSEN, RACHEL R & RACHEL  
R  
10150 BLANCHE CIR  
BUENA PARK, CA 90620

**CITY OF OREM**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**October 16, 2019**

The following items are discussed in these minutes:

- Public Hearing - Stewart Retail Addition – applicant requests the setback requirements for University Parkway and Main Street in the PD12 zone be changed – Positive Recommendation to City Council
- Site Plan – Orem Child Care Holdings site plan approval - Approved
- Public Hearing – approve River Breeze Haven Plat L - Approved

**STUDY SESSION**

**Place:** City Council Conference Room

**At 4:00 p.m.** Chair Spencer called the Study Session to order.

**Those present:** Mickey Cochran, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker, Planning Commission members; Grant Allen, Planner; Jenna Albers, Long Range Planner; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

**Those excused:** Camille Jensen, Planning Commission member; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from September 18, 2019 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

**The video recording did not work for the regular meeting; however, there is an audio version at [orem.org/meetings](http://orem.org/meetings).**

**REGULAR MEETING**

**Place:** Orem City Council Chambers

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

**Those present:** Mickey Cochran, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker, Planning Commission members; Grant Allen, Planner; Jenna Albers Long Range Planner; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

**Those excused:** Camille Jensen, Planning Commission member; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Sam Kelly, City Engineer

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

**Agenda Item 3.1** is a request by Kevin Scholz, for the City to amend Section 22-11-24(E)(5)(6)(7) by changing the setback requirements on University Parkway and Main Street from forty (40) feet or equal to the height of the building, whichever is greater to ten (10) feet from university parkway and main street and at least forty (40) feet from 1400 south in the PD12 zone.

**DRAFT Planning Commission minutes for October 16, 2019**



**Staff Presentation:** The applicant is proposing to change the setback requirements on University Parkway and Main Street of the PD12 zone. Currently, the setback states that all buildings shall have a front yard setback of at least forty (40) feet or equal to the height of the building, whichever is greater. This request is to amend that so buildings fronting University Parkway or Main Street may have a front yard setback of ten (10) feet.

Stewart Retail is requesting this amendment as they are adding a new building at 21 W University Parkway. With the University Parkway widening project, this proposed setback matches the setback of the building directly to the east of the new building.

11

12

**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 to amend Section 22-11-24(E)(5)(6)(7) by changing the setback requirements on University Parkway and Main Street from forty (40) feet or equal to the height of the building, whichever is greater to ten (10) feet from university parkway and main street and at least forty (40) feet from 1400 south in the PD12 zone.

13

14

15

16

17

Chair Spencer asked if the Planning Commission had any questions for Ms. Vargas. Mr. Spencer asked if eventually all buildings would be pulled up to the front with parking in the rear. Ms. Vargas said yes, as they develop.

18

19

20

21

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

22

23

24

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

25

26

27

**Planning Commission Action:** Mr. Cook moved to forward a positive recommendation to the City Council to amend 22-11-24(E)(5)(6)(7) by changing the setback requirements on University Parkway and Main Street from forty (40) feet or equal to the height of the building, whichever is greater to ten (10) feet from university parkway and main street and at least forty (40) feet from 1400 south in the PD12 zone. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

28

29

30

31

32

33

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

34

35

**Agenda Item 3.2** is a request by Johnny Anderson to request the Planning Commission approve the site plan Orem Child Care Holdings located generally at 864 North 980 West in the PD22 zone and Vacating Lot 3 of Northgate Plaza Plat A and approving Northgate Plaza Plat B including a parking deferral of 7 parking spaces for Northgate Plaza Plat B.

36

37

38

39

40



**Staff Presentation:** The applicant is proposing to develop the site with a pre-school. They are required to amend the existing plat to include cross-access parking and storm drainage easements. Additionally, they are seeking a parking deferral of 7 spaces. This will be used as an outdoor play area for the pre-school. With cross-access parking easements, they meet the parking requirement for the site, including the deferred parking. The parking deferral may be revoked by the City if it is found that the 7 deferred spaces are required for a future site plan change.

49

50

The school will be 26 feet tall and have exterior styling that meets the standards of the styles required in the PD22 zone. The roof also matches the style as outlined in Appendix Q for stone type roof tiles. The proposed landscaping and other sections of the site plan meet the requirements of the PD22 zone.

51

52

53

**Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan Orem Child Care Holdings located

54

55

**DRAFT Planning Commission minutes for October 16, 2019**

1 generally at 864 North 980 West in the PD22 zone, Vacate Lot 3 of Northgate Plaza Plat A and approve Northgate  
2 Plaza Plat B including a parking deferral of 7 parking spaces for Northgate Plaza Plat B.  
3

4 Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Sakar said he was concerned  
5 about the children’s safety and asked if there would be anything besides the fence to protect the children.  
6

7 Chair Spencer invited the applicant to come forward. Fred Cox, architect, introduced himself. He did talk to one of  
8 the owners and the fence will be a metal fence, they come in steel and aluminum. On the southwest corner, bollards  
9 could be added for additional safety. To the north, the building itself provides protection. Mr. Sakar said he would  
10 be comfortable with that.  
11

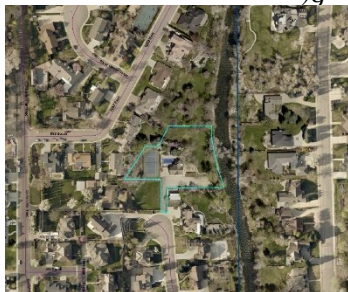
12 Chair Spencer opened the public meeting and invited those from the audience who had come to speak to this item to  
13 come forward to the microphone.  
14

15 When no one came forward, Chair Spencer closed the public meeting and asked if the Planning Commission had any  
16 more questions for the applicant or staff. When none did, he called for a motion on this item.  
17

18 **Planning Commission Action:** Mr. Roberts moved to approve the site plan of Orem Child Care Holdings located  
19 generally at 864 North 980 West in the PD22 zone, Vacate Lot 3 of Northgate Plaza Plat A and approve Northgate  
20 Plaza Plat B including a parking deferral of 7 parking spaces for Northgate Plaza Plat B. Mr. Spencer seconded the  
21 motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker.  
22 The motion passed unanimously.  
23

24 Chair Spencer asked Mr. Allen to introduce **Agenda Item 3.3:**  
25

26 **Agenda Item 3.3** is a request by Julie Smith to request the Planning Commission approve the vacation of Lot 2,  
27 River Breeze Haven, Plat K and approve River Breeze Haven, Plat L located generally at 749 South 1080 East R12  
28 zone.



**Staff Presentation:** The applicant is modifying an existing easement which requires a plat amendment. A portion of the easement will be changed from a 30’ easement to a 20’ to accommodate an addition to the existing dwelling.

**Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the vacation of Lot 2, River Breeze Haven, Plat K and approve River Breeze Haven, Plat L located generally at 749 South 1080 East R12 zone.

39 Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer asked to be shown the  
40 existing storm drain. Mr. Goodrich said there is an existing storm drain that runs through the property and to the  
41 Provo River. Mr. Cook asked if the tennis court went across the easement and if that were a problem.  
42

43 Chair Spencer invited the applicant to come forward. Paul Washburn introduced himself. He said that currently the  
44 tennis court does cross the easement, but it will be removed. The intention in moving the storm drain is because Mr.  
45 Henry and a neighbor each bought one-half of the lot between them and extended their boundaries. The tennis court  
46 was approved when it went in, but it will be removed so access to the easement will be better than it has been in the  
47 past.  
48

49 Mr. Cochran asked if Mr. Henry was going to pay for moving and putting in the new storm drain. Mr. Washburn said  
50 absolutely. Mr. Cochran asked about the blockage of the current storm drain. Mr. Washburn said there is no intention  
51 of blocking the line. Mr. Cochran said a couple of months ago the City came in and scoped that line because of flooding  
52 in the area. In scoping the line, the City found someone, and Mr. Henry was involved, had put bags of concrete into  
53 the storm drain line to divert water from the storm drain line into his water feature. He asked if Mr. Henry will remove  
54 that blockage which could cause serious flooding and is above the point where the new storm drain will be. Paul  
55 Washburn said OK.  
56

**DRAFT Planning Commission minutes for October 16, 2019**

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

3  
4 When no one came forward, Chair Spencer closed the public hearing and asked if the Planning Commission had any  
5 more questions for the applicant or staff. When none did, he called for a motion on this item.

6  
7 **Planning Commission Action:** Mr. Spencer moved to approve the vacation of Lot 2, River Breeze Haven, Plat K  
8 and approve River Breeze Haven, Plat L located generally at 749 South 1080 East R12 zone. Mr. Cochran seconded  
9 the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer and Mike  
10 Staker. The motion passed unanimously.

11  
12 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Spencer then called for  
13 a motion to approve the minutes of September 18, 2019. Mr. Cook moved to approve the meeting minutes for  
14 September 18, 2019. Mr. Roberts seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts,  
15 Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

16  
17 **Adjourn:** Chair Spencer called for a motion to adjourn. Mr. Cook moved to adjourn. Mr. Roberts seconded the motion.  
18 Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The  
19 motion passed unanimously.

20  
21 **Adjourn:** 4:58 p.m.

22  
23  
24  
25 \_\_\_\_\_  
26 Jason Bench  
27 Planning Commission Secretary

28 Approved:  
29  
30