

AGENDA MEETING 11/15¹⁹/13

Once agenda is completed and on its way to the CC, the following steps can be completed:

- Agenda faxed to the press on: 11/15/13
- Agenda posted—Lib. & City on: 11/15/13
- Emailed to Executive Staff & Council: 11/15/13
- Agenda emailed to the press on: (blind copy) 11/15/13
- Agenda posted on website on: 11/15/13
- NIA Chairs informed on: (Add commission vac. to email - Blind copy - Word & PDF) 11/15/13
- State Website: 11/15/13
- Contact applicants:
 - Clint for PD-22
 - David for PD-34
 - _____
 - _____
 - _____

 *** MULTI TX/RX REPORT ***

TX/RX NO	1155	
PGS.	8	
TX/RX INCOMPLETE		
	[01]918019734176	KTVX
	[02]98013442985	DAILY HERALD
	[07]	
TRANSACTION OK		
	[04]918012578525	SALT LAKE TRIBUN
	[05]98013738988	EVANS GRADER
	[06]98012256908	RANDY FARNWORTH
	[08]98017854510	LINDON CITY
	[09]98018526107	PROVO CITY
ERROR INFORMATION	-----	



CITY OF OREM
 CITY COUNCIL MEETING
 56 North State Street, Orem, Utah
 November 19, 2013

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

3:30 P.M. STUDY SESSION – LIBRARY MEDIA AUDITORIUM

1. Preview – Northpointe Interlocal Agreement – Jon Amundson (10 min)
2. Update – Panhandling Ordinance – Greg Stephens (15 min)
3. Preview – Cosponsor Group Discussion – Karl Hirst
4. Preview – PD-39 (Cascade Village) – Jason Bench

5:00 P.M. STUDY SESSION – LIBRARY MEDIA AUDITORIUM

AGENDA REVIEW

5. The City Council will review the items on the agenda.

CITY COUNCIL - NEW BUSINESS

6. This is an opportunity for members of the City Council to raise issues of information or concern.

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

CALL TO ORDER

INVOCATION/INSPIRATIONAL THOUGHT: By Invitation

PLEDGE OF ALLEGIANCE: By Invitation



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AGENDA REVIEW

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CITY COUNCIL - NEW BUSINESS

6. This is an opportunity for members of the City Council to raise issues of information or concern.

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

CALL TO ORDER

INVOCATION/INSPIRATIONAL THOUGHT: By Invitation

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

7. The minutes from the October 8, October 22, and November 12 2013, City Council meetings will be available for approval on December 10, 2013.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Study Sessions,
please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 229-7074) (TDD # 229-7037)**

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

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

8. UPCOMING EVENTS

9. UPCOMING AGENDA ITEMS

10. APPOINTMENTS TO BOARDS AND COMMISSIONS

- Beautification Advisory Commission..... 1 vacancy
- CDBG Advisory Commission 4 vacancies
- Heritage Advisory Commission 1 vacancy
- Historic Preservation Adv. Commission 1 vacancy
- Library Advisory Commission 2 vacancies
- Recreation Advisory Commission 3 vacancies
- Summerfest Advisory Committee 2 vacancies
- Transportation Advisory Commission..... 1 vacancy

11. RECOGNITION OF NEW NEIGHBORHOODS IN ACTION OFFICERS

CITY MANAGER'S APPOINTMENTS

12. APPOINTMENTS TO BOARDS AND COMMISSIONS

- Board of Adjustment – 1 appointment

PERSONAL APPEARANCES – 15 MINUTES

- 13. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the beginning of the meeting. *(Please limit your comments to 2 minutes or less.)***

CONSENT ITEMS

- 14. RESOLUTION - Authorizing the City Manager to Transfer \$20,000 from the City Council Contingency Account to Fund Council Chamber Audio-Visual Upgrades and to purchase computers and accompanying equipment for elected officials**

RECOMMENDATION: City Manager recommends the City Council, by resolution, authorize the transfer of \$20,000 from the City Council Contingency Fund to the appropriate accounts to fund upgrades to the City Council Chambers to enhance audio-visual capabilities and to outfit elected officials with the proper computers, etc to efficiently perform the duties of their office.

BACKGROUND: The City Council Chambers have had ineffective audio-visual equipment. To properly allow the audience to adequately hear and see presentations. Staff has found some enhancements that should assist the audience in better hearing and seeing the proceedings of meetings held in the Chambers.

Elected officials are provided with the necessary computer equipment to efficiently perform the duties of their office to communicate with the public as well as with each other and staff. Additionally in an effort to save the costs of printing, Council agendas and

supporting materials are sent electronically to Council members. This necessitates that Council members have access to computers to enable them to access this vital information.

SCHEDULED ITEMS

6:20 P.M. PUBLIC HEARING

15. ZONING ORDINANCE AMENDMENT - Amending Section 22-11-35(L)(4)(a) pertaining to parking requirements in the PD-22 zone (Northgate Development)

REQUEST: Bruce Dickerson requests the City amend Section 22-11-35(L)(4)(a) of the City Code to require two parking stalls per residential dwelling unit in the PD-22 zone.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Timpview

BACKGROUND: The PD-22 zone currently requires two and one-half (2½) parking stalls for dwelling units containing two (2) or more bedrooms. This parking standard was established when the PD-22 zone was created in 2002. With any PD zone, the applicant may propose the parking standard that their research indicates will be suitable for their project. At the time of the initial approval, staff was satisfied that the proposed parking standard (2½ stalls for each unit having two or more bedrooms) would be sufficient. The applicant believes that there is excessive parking in that part of the project that has already been built and proposes to reduce the parking standard to what they believe will meet the parking needs of the final phase of the development.

The applicant requests that the parking requirement be changed to require two (2) parking stalls per dwelling unit. The proposed request is consistent with other PD zones that have been approved in the City including the PD-30 zone (Centennial Plaza) located at the intersection of Orem Boulevard and Center Street which requires two parking stalls for each unit having two or more bedrooms.

Requiring less, but adequate parking, could free up more area of the site for open space, landscaping, amenities and/or additional units.

Advantages of the proposal include:

- The proposed parking requirement is consistent with other residential PD zones in the City.
- The proposed parking standard would provide adequate parking.
- Reducing the amount of required parking will allow for more landscaping, amenities and/or units.

Disadvantages of the proposal include:

- If two parking stalls per unit proves inadequate, there may be a spillover of parking into the adjacent development.

RECOMMENDATION: The Planning Commission recommends that the City Council approve the proposed request. Based on the Planning Commission recommendation and the advantages outlined above, staff also recommends approval of the request.

The proposed amendment is outlined below:

22-11-35(L)(4)(a)

4. Parking.

a. Residential areas. Buildings containing residential uses only shall provide two and a half (2½) parking stalls for every dwelling unit containing two (2) or more bedrooms and two (2) parking stalls for those containing fewer than two (2) bedrooms.

6:20 P.M. PUBLIC HEARING

- 16. Enacting Section 22-11-47, PD-34 zone (University Place) and Appendix BB (concept plan); and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone on property located generally between University Parkway and 800 South and 800 East and 590 East from R8 and C2 to the PD-34 zone**

REQUEST: The applicant requests the City enact Section 22-11-47, PD-34 zone (University Place) and Appendix BB (concept plan); and amend Section 22 5 3(A) and the zoning map of the City of Orem by changing the zone on property located generally between University Parkway and 800 South and 800 East and 590 East from R8 and C2 to the PD-34 zone.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Hillcrest

BACKGROUND: University Mall (the “Mall”) has been a regional shopping destination since it opened in 1973. Over the years, it has expanded and remodeled to bring in new tenants and additional customers. The Mall now seeks to further enhance its appeal as a “destination” and gathering place by proposing a wide range of new development on the Mall property including office and residential uses.

In order to accomplish this objective, the Mall is proposing the creation of a new Planned Development (PD) zone that will apply only to the Mall property. The PD-34 zone text specifies the types of uses that will be allowed and the various development standards (building heights, setbacks, parking requirements, etc.) applicable to such uses. The concept plan included in Appendix “BB” shows the general layout of the Mall property and the location of existing and anticipated future uses. The concept plan also provides illustrations of the type of architecture and design that will be required on new buildings, signs and streetscapes.

The uses that will be allowed in the PD-34 zone are largely the same as are currently allowed in the C2 zone with a few additional uses added in. The most significant addition is the allowance of residential uses. This is something that has not been seen on the Mall property before, but the Mall believes that adding a residential component to the property will not only increase retail sales, but will also help to add energy to the property.

All future site plans for new development in the PD-34 zone will be reviewed by the Planning Commission at a public meeting to ensure conformance with the requirements of the PD-34 zone. Since the majority of the improvements will be internal to the Mall, a neighborhood meeting will not be required for each individual site plan. Site plans in the PD-34 zone will be valid for five years. A typical site plan is valid for two years.

Buildings heights in the PD-34 zone vary depending on the location within the site. Appendix BB designates limited and open zones that determine the building heights allowed. For example, a maximum building height of 35 feet is allowed in the limited zone along 590 East and a maximum building height of 60 feet is allowed in the limited zone adjacent to 800 South and 800 East. The maximum building height in all other areas of the PD-34 zone is 180 feet.

Setbacks are 20 feet from State Street, 800 South, 800 East and University Parkway and all property not part of the PD-34 zone, unless specified elsewhere within the zone text.

Landscaping shall be approved as part of each site plan and shall generally conform to the concept plan. A 35,000 square foot "Major Park" will be constructed as an amenity to the development and will serve as a focal point and gathering point for residents and customers.

The Mall property currently contains approximately one million square feet of retail space. Future development includes additional retail, office, hotel, and residential uses. The applicant is not requesting a set number of residential units. Instead, the residential density is based on retail square footage. For every 1,000 square feet of retail space, 1.5 residential units are permitted. These units may be detached or attached, and may be stacked or side-by-side, depending on market conditions.

Appendix BB contains elevations and styles to which all structures must generally conform. It is anticipated that development in the PD-34 zone will take several years to build out and the exact building elevations will not be designed until such time as site plan approval is needed. The applicant anticipates the overall concept plan will take approximately 15 years to build out based on favorable market conditions.

Signage in the PD-34 zone will generally not be regulated by Chapter 14 of the City Code, but will be governed by its own set of regulations. For purposes of regulating signage, the Mall property is divided into three areas, each with different sign requirements. The three sign zones include the perimeter sign zone, the internal sign zone, and the limited sign zone.

The perimeter sign zone permits signs of various sizes to be located at the entrances to the development. Seven large entry signs are permitted with a maximum height of 40 feet and maximum of 500 square feet per sign face. Medium and small entry signs are also permitted.

The limited sign zone (located adjacent to the residential development west of the PD-34 zone) permits wall signs and signs that are permitted in residential zones as allowed by Chapter 14 of the City Code.

There is no limit on the type of signs in the internal sign zone except roof signs are not allowed. There is also no limit on the number of signs in the internal zone except that only eight building entrance signs are allowed. Signs in the internal zone may not exceed a height of 20 feet except for wall signs, screen signs and building entrance signs.

Because of the unique nature of development in the PD-34 zone, it is proposed that off-premise advertising be allowed in the PD-34 zone. Although off-premise advertising is not allowed in most areas of the City, there are several distinct attributes of the PD-34 zone that make it appropriate in that zone where it is not appropriate in other areas of the City. These unique characteristics of the PD-34 zone are articulated in Section J of the PD-34 text. However, the total number of signs that display off-premise advertising would be limited to 24.

Parking for the PD-34 zone will be provided based on an overall shared parking concept. A shared parking concept is based on the fact that parking for the overall development will have different parking demands throughout the day, evening and overnight hours. The various uses share the collective parking thereby reducing the need for each use to provide parking independent of the others, which would otherwise create excessive parking. The PD-34 zone requires commercial uses to provide 3.6 stalls for every 1,000 square feet of gross leasable area. Offices and other non-retail shall provide 2.4 stalls for every 1,000 square feet. Residential uses are required to provide 1.49 stalls for every dwelling unit.

In order to enhance the aesthetic quality of the development, the side of any parking structure that faces a public street must be enhanced through the use of building liners, screen signs, artistic facades, trees and landscaping or other methods illustrated in Appendix BB.

An eight-foot masonry wall will be maintained between the PD-34 zone and the existing residential development to the west. However, where residential dwellings are constructed adjacent to and fronting on 590 East or 1100 South, no fence or wall is required.

A Traffic Impact Analysis was completed for the PD-34 zone proposal. The overall Traffic Study analyzed the traffic from a full build-out perspective. Some of the conclusions of the analysis include:

1. Building new roads and improving existing roads on site will complete a desirable street grid network system in the area. One of the benefits of a street grid is that short or local trips can be taken without burdening the arterial system with more automobiles.
2. Providing a mixed-use development will reduce traffic generation compared with traditional single-use suburban development forms. Higher densities and intensities of development provide opportunities for residents, employees, and visitors to circulate by walking, bicycling, or making shorter consolidated vehicle trips.
3. Bus Rapid Transit (BRT) is planned in the near future on University Parkway with a BRT station at the eastern access to the Mall. The short distance to the BRT station will make transit a viable alternative to automobile dependence.

Updated Traffic Impact Studies (TIS's) will be provided by the owner/developer during critical site plan reviews to ensure that traffic circulation will function appropriately on internal streets as well as public streets and intersections located adjacent to the PD-34

zone. An initial TIS was completed for the PD-34 zone. Because we don't know the exact timing or phasing of projects within the proposed zone, TIS's will be provided for many site plan reviews.

A TIS will include recommendations for any new improvements that may be reasonably necessary to mitigate any negative impacts on public streets or intersections resulting from development in the PD-34 zone. The TIS's will also make recommendations as to when any such improvements should be installed. Improvements include a new traffic signal at the intersection of 800 East 1100 South, the relocation of the existing traffic signal at 1200 South State Street and improvements to the intersection of 900 South 800 East and 1100 South 800 East. The owner/developer of land in the PD-34 zone shall follow all recommendations of the approved traffic study.

A neighborhood meeting was held at University Mall on October 24, 2013, with approximately 200 people in attendance. The general consensus was that the plan would be a positive for Orem. However, there were concerns with access and traffic through existing neighborhoods and the desire for the Mall to buy out additional property.

The purpose of a Planned Development (PD) zone is to provide flexibility in the City's zoning scheme in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning classifications. In addition, PD zones are intended for use primarily in the following situations: "Mixed use projects along State Street and University Parkway," "Where no existing zoning classification is both sufficiently permissive to allow uses that would be suitable on the property and sufficiently restrictive to protect the character and quality of neighboring properties," and "Residential development that is significantly different in design, layout or characteristics from the type of residential development allowed under existing zoning classifications..." The proposed PD-34 zone is consistent with the purposes of PD zones.

Advantages of the proposal include:

- The proposed improvements to the University Place site will boost the economic stability of the immediate area and the overall city.
- The proposed office structures will fill a need for Class A office space in the city and encourage large employers to stay or locate in Orem.
- The residential uses proposed will provide a needed housing option for those who prefer to live in a mixed-use environment. The residential component will provide the opportunity for those who live on site to reduce vehicle trips based on the close proximity to shops, restaurants, and potential employment.
- The addition of residential uses will increase retail sales and provide additional energy to the project.
- The proposed shared parking standards will provide adequate parking for the overall development.
- The mixed-use development will reduce traffic generation compared with traditional single-use suburban development forms.
- Building new roads and improving existing roads on site will complete a desirable street grid network system in the area.
- The PD-34 zone is consistent with the purpose and applicability of a PD zone as outlined in Orem City Code.

Disadvantages of the proposal include:

- The full build-out of the University Place site will increase the overall traffic in the area. However, with the mitigation measures outlined in the overall traffic study, and the extensive improvements proposed with the concept plan, the increase in traffic will be adequately addressed.
- Large scale change to the University Place site including residential and office uses could be perceived to many in the area as a negative impact.

RECOMMENDATION: Staff recommends the City Council discuss the PD-34 (University Place) zone and Appendix BB, allow public comment, and continue the item to a public hearing on December 10, 2013, for action.

17. MOTION - CANVASS AND CERTIFICATION - 2013 Municipal General Election Results

RECOMMENDATION: The City Recorder recommends that the City Council complete the canvass and, by motion, certify the 2013 Municipal General Election results.

BACKGROUND: Pursuant to State law, it is necessary for the City Council, as the Board of Canvassers, to canvass the election no sooner than fourteen days after the completion of the ballot. After the canvassing has been completed, it will be necessary for the Council, by motion, to officially certify the results of the Canvass.

PERSONAL APPEARANCES – CONTINUED (IF NECESSARY)

- 18. Continuation of time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the meeting. (Please limit your comments to 2 minutes.)**

COMMUNICATION ITEMS

- 19. Budget Report – Month Ended October 2013**

CITY MANAGER INFORMATION ITEMS

- 20. This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.**

ADJOURNMENT

Orem Beautification Commission
Proposed Street Banner Project
2014



These banners will be alternated with UVU banners on University Parkway, Center Street and 800 North. This will help business and introduce people to Orem.

CITY OF OREM
CITY COUNCIL MEETING
NOVEMBER 9, 2010



REQUEST:	RESOLUTION - Authorizing the City Manager to Transfer \$20,000 from the City Council Contingency Account to Fund Council Chamber Audio-Visual Upgrades and to purchase computers and accompanying equipment for elected officials.
APPLICANT:	City Manager
FISCAL IMPACT:	\$20,000

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Neighborhood Chair

SITE INFORMATION:

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

PREPARED BY:

Richard B Manning
Admin. Services Dir.

APPROVED BY:

RECOMMENDATION:

City Manager recommends the City Council, by resolution, authorize the transfer of \$20,000 from the City Council Contingency Fund to the appropriate accounts to fund upgrades to the City Council Chambers to enhance audio-visual capabilities and to outfit elected officials with the proper computers, etc to efficiently perform the duties of their office.

BACKGROUND:

The City Council Chambers have had ineffective audio-visual equipment. To properly allow the audience to adequately hear and see presentations. Staff has found some enhancements that should assist the audience in better hearing and seeing the proceedings of meetings held in the Chambers.

Elected officials are provided with the necessary computer equipment to efficiently perform the duties of their office to communicate with the public as well as with each other and staff. Additionally in an effort to save the costs of printing, Council agendas and supporting materials are sent electronically to Council members. This necessitates that Council members have access to computers to enable them to access this vital information.

DRAFT

RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL
AUTHORIZING THE TRANSFER OF \$20,000 FROM THE CITY
COUNCIL CONTINGENCY ACCOUNT TO FUND THE CITY
NEWSLETTER AND NEIGHBORHOOD GRANT PROGRAM

WHEREAS there is a need to upgrade some technical audio-visual capabilities in the City Council Chambers; and

WHEREAS the City Council and newly elected officials need compatible technology to efficiently perform their duties; and

WHEREAS the City Council desires to contribute City Council Contingency Funds for these two purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Manager is hereby authorized to transfer \$20,000 in total from the City Council Contingency Fund to the appropriate accounts for the projects as follows:
 - A. Upgrade Council Chamber technical capabilities
 - B. Purchase appropriate upgraded computers and necessary accompanying equipment.
2. All ordinances, resolutions, or policies in conflict herewith are repealed.
3. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 19th day of November 2013.

James T. Evans, Mayor

ATTEST:

Donna R. Weaver, City Recorder

DRAFT

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

CITY OF OREM
CITY COUNCIL MEETING
 NOVEMBER 12, 2013



REQUEST:	ZONING ORDINANCE AMENDMENT - Amending Section 22-11-35(L)(4)(a) pertaining to parking requirements in the PD-22 zone (Northgate Development)
APPLICANT:	Bruce Dickerson
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- Emailed to newspapers
- Mailed invitation letters to neighborhood chairs
- Posted on State's notification website.
- Mailed 401 neighborhood notices on October 9, 2013.

SITE INFORMATION:

- General Plan
N/A
- Current Zone
PD-22 Zone
- Acreage
N/A
- Neighborhood
Timpviev
- Neighborhood Chair
Brian and Lisa Kelly

PREPARED BY: Clinton A. Spencer Planner
APPROVED BY:

PLANNING COMMISSION RECOMMENDATION: 7-0 for approval
--

REQUEST:

Bruce Dickerson requests the City amend Section 22-11-35(L)(4)(a) of the City Code to require two parking stalls per residential dwelling unit in the PD-22 zone.

BACKGROUND:

The PD-22 zone currently requires two and one-half (2½) parking stalls for dwelling units containing two (2) or more bedrooms. This parking standard was established when the PD-22 zone was created in 2002. With any PD zone, the applicant may propose the parking standard that their research indicates will be suitable for their project. At the time of the initial approval, staff was satisfied that the proposed parking standard (2½ stalls for each unit having two or more bedrooms) would be sufficient. The applicant believes that there is excessive parking in that part of the project that has already been built and proposes to reduce the parking standard to what they believe will meet the parking needs of the final phase of the development.

The applicant requests that the parking requirement be changed to require two (2) parking stalls per dwelling unit. The proposed request is consistent with other PD zones that have been approved in the City including the PD-30 zone (Centennial Plaza) located at the intersection of Orem Boulevard and Center Street which requires two parking stalls for each unit having two or more bedrooms.

Requiring less, but adequate parking, could free up more area of the site for open space, landscaping, amenities and/or additional units.

Advantages of the proposal include:

- The proposed parking requirement is consistent with other residential PD zones in the City.
- The proposed parking standard would provide adequate parking.
- Reducing the amount of required parking will allow for more landscaping, amenities and/or units.

Disadvantages of the proposal include:

- If two parking stalls per unit proves inadequate, there may be a spillover of parking into the adjacent development.

RECOMMENDATION:

The Planning Commission recommends that the City Council approve the proposed request. Based on the Planning Commission recommendation and the advantages outlined above, staff also recommends approval of the request.

The proposed amendment is outlined below:

22-11-35(L)(4)(a)

4. Parking.

a. Residential areas. Buildings containing residential uses only shall provide two and a half (2½) parking stalls for every dwelling unit ~~containing two (2) or more bedrooms and two (2) parking stalls for those containing fewer than two (2)~~ bedrooms.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-11-35(L)(4)(a) OF THE OREM CITY CODE PERTAINING TO RESIDENTIAL PARKING REQUIREMENTS IN THE PD-22 ZONE.

WHEREAS on September 9, 2013, Bruce Dickerson filed an application with the City of Orem requesting that the City amend Section 22-11-35(L)(4)(a) of the Orem City Code pertaining to residential parking requirements in the PD-22 zone; and

WHEREAS the proposed amendment to Section 22-11-35(L)(4)(a) would reduce the parking requirement for residential units in the PD-22 zone from two and one-half (2½) stalls to two (2) stalls per unit; and

WHEREAS the Planning Commission considered the proposed amendment at a public hearing on October 16, 2013 and recommended approval of the proposed amendment; and

WHEREAS on November 19, 2013, the City Council held a public hearing to consider the subject application; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council hereby finds this request is reasonably necessary and in the general interest of the public because the reduced parking standard will provide adequate parking and will allow for the more efficient development of property in the PD-22 zone.
2. The City Council hereby amends Section 22-11-35(L)(4)(a) of the Orem City Code to read as follows:
 - a. Residential areas. Buildings containing residential uses only shall provide two (2) parking stalls for every dwelling unit.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. All other policies, resolutions, or ordinances in conflict herewith are hereby repealed.

DRAFT

5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

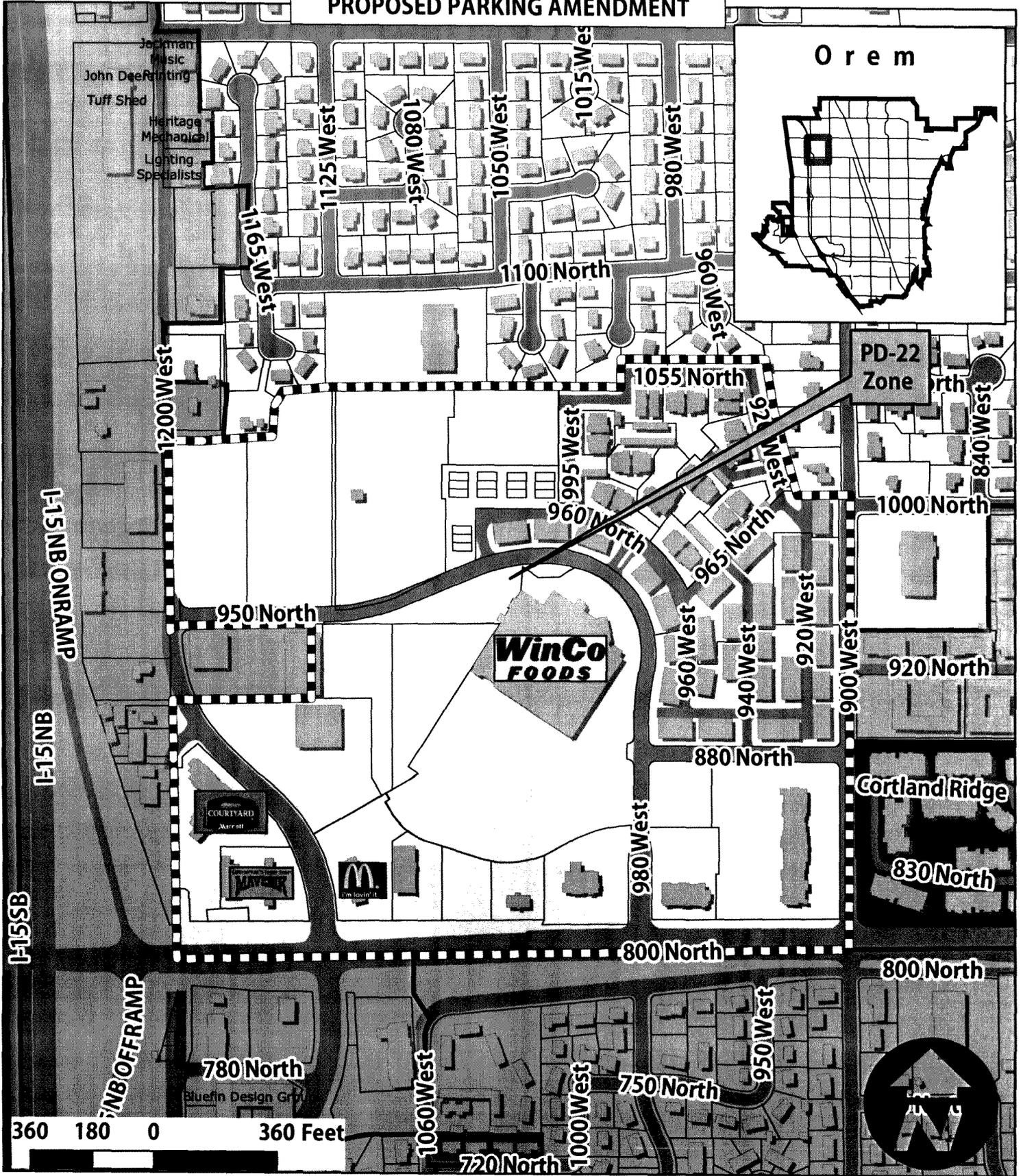
PASSED, APPROVED, and ORDERED PUBLISHED this 19th day of November 2013.

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

PD-22 Zone

PROPOSED PARKING AMENDMENT



◆ PD-22 Zone:
Proposed Parking Amendment

Legend

-  PD-22 Zone
-  Buildings
-  Parcels

PLANNING COMMISSION MINUTES – OCTOBER 16, 2013

AGENDA ITEM 3.3 is a request by Bruce Chesnut to recommend amending **SECTION 22-11-35(L)(4)(A) PERTAINING TO PARKING REQUIREMENTS IN THE RESIDENTIAL AREAS OF THE PD-22 URBAN VILLAGE (NORTHGATE DEVELOPMENT) ZONE** of the Orem City Code.

Staff Presentation: Currently, the ordinance requires two and a half (2 ½) parking stalls per dwelling unit containing two (2) or more bedrooms for buildings that are strictly residential. This parking standard was established when the PD-22 zone was created. With any PD zone, the applicant may propose a parking standard that their research indicates will be suitable for their project. At the time of approval, staff was satisfied that the proposed parking standard would also be sufficient. The applicant has observed that the parking requirement approved is excessive and proposes to change that standard to what they believe will meet the parking needs of the final phase of the development.

The applicant requests that the parking requirement be changed to require two (2) parking stalls per dwelling unit. This would allow for a decrease in parking areas and increases in building and landscape areas. Other similar zones that allow for the same or similar, proposed parking standards are:

- The PD-22 zone in mixed use residential areas. (2 stalls per 2 bedroom unit)
- The PD-30 zone, Centennial Plaza located at the intersection of Orem Boulevard and Center Street (currently under construction). (1.25 stalls per 1 bedroom unit, 2 stalls per 2 bedroom unit)
- The PD-33 zone for transit oriented development (TOD) requires 0.65 parking stalls per bedroom, but is also adjacent to the Orem Intermodal Station.

Recommendation: City staff recommends the approval of this request and has determined that this request is in accordance to the Orem General Plan and is sufficient in meeting the parking needs of the final phase of the development in the PD-22 zone.

The proposed amendment is outlined below:

22-11-35(L)(4)(a)

4. Parking.

a. Residential areas. Buildings containing residential uses only shall provide two and a half (2½) parking stalls for every dwelling unit, ~~containing two (2) or more bedrooms and two (2) parking stalls for those containing fewer than two (2) bedrooms.~~

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

Chair Moulton invited the applicant to come forward. Bruce Chesnut introduced himself.

Mr. Chesnut said there is a large detention basin on site. They are looking to maximize the site, and it is still under the maximum allowed density. There will be more amenities, less parking and open parking.

Chair Moulton asked if the residents will be able to park in the area that is already developed. Mr. Earl said he lives in the already developed area and there are no major parking problems.

Mr. Walker asked how many stories and units. Mr. Chesnut said it will be a three story building with 116 units.

Ms. Jeffreys said the parking is per dwelling unit. She asked if there would be a three bedroom unit. Mr. Chesnut said they will be two bedroom units. Vice Chair Walker asked if the wording could be bedroom instead of dwelling unit. Ms. Jeffreys said that in some places there are two stalls per two bed unit, but it just said dwelling unit. Mr. Chesnut noted that all the units will have two bedrooms, so units will work.

Chair Moulton asked if they are single family units. Mr. Chesnut said yes.

Mr. Earl said the thinking is that two parking stalls is sufficient whether it is a two- or three-bedroom unit. The demographics of the current occupants is a lot of single people in two and three bedroom units. They have one to two cars. There are a lot of young married couples, many without children or very young children. There are a

number of retired couples who are basically empty nesters. The smallest number is families with teenagers. Based on his experience living in the development; this parking standard works for the type of residence. Ms. Larsen said that residents can park anywhere in the development. Mr. Chesnut said a lot of the facilities are connected. Mr. Earl noted the condominium units have the covered parking next to the building and on the other side there are open parking stalls open to anyone.

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

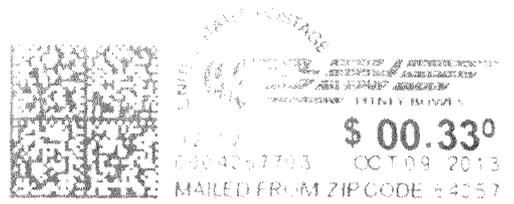
When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Mr. Whetten suggested parking requirements should be looked at closely because of the huge impact on neighbors. He does not have a problem with the reduction. He wondered if there had been any input from the neighbors of the existing units. Mr. Spencer said no one from the existing units has called.

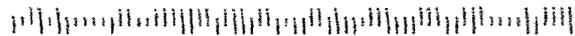
Chair Moulton called for a motion on this item.

Planning Commission Action: Mr. Whetten said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to amend Section 22-11-35(L)(4)(a) pertaining to residential parking requirements in the PD-22 Urban Village (Northgate Development) zone. Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Mike Colledge, Karen Jeffreys, Lynnette Larsen, David Moulton, Michael Walker and Derek Whetten. The motion passed unanimously.

Orem City
Development Services
56 North State Street
Orem, UT 84057



Bruce Dickerson requests the City approve an amendment to Section 22-11-35(L)(4)(a) of the Code pertaining to parking requirement in the PD22 zone at 800 North 1200 West. The proposed amendment is on the reverse of this notice. The Planning Commission will hold a public hearing on October 16, 2013, at 4:30 PM in the City Council Chambers at 56 North State Street. The City Council will hold a public hearing on November 19, 2013, at 6:20 PM in the City Council chambers at 56 North State Street. Both meetings are public hearings and time will be reserved for public comment. If you need special accommodations in order to participate, please contact Dawnie Larsen at 229-7095 to make arrangements. For questions on the nature of this request, please contact Clint Spencer at 229-7267. This notice has been mailed to all property owners and residents within the PD33 zone.



22-11-35(L)(4)(a)

a. Residential areas. Buildings containing residential uses only shall provide two and a half (2½) parking stalls for every dwelling unit containing two (2) or more bedrooms and two (2) parking stall for those containing fewer than two (2) bedrooms.



LB2 LLC
--OR CURRENT RESIDENT--
170 N 900 WEST
OREM, UT 84057

NORTHGATE VILLAGE
DEVELOPMENT LC
--OR CURRENT RESIDENT--
865 N 980 WEST
OREM, UT 84057

RASMUSSEN, TY J
893 N 900 W
OREM, UT 84057

SPERRY, ROBERT LYMAN
381 N 900 W
OREM, UT 84057

NORTHGATE HOTEL LLC
873 N 1200 W
OREM, UT 84057

GODFREY, NADENE
--OR CURRENT RESIDENT--
894 N 980 WEST
OREM, UT 84057

EDGAR, SAMUEL & ERIN
--OR CURRENT RESIDENT--
887 N 920 WEST
OREM, UT 84057

JACKMAN, FREDERICK A
883 N 900 W
OREM, UT 84057

MERRILL, GREGORY S & CASSIDY M
896 N 940 W
OREM, UT 84057

RASMUSSEN, TY J
--OR CURRENT RESIDENT--
893 N 920 WEST
OREM, UT 84057

CHRISTENSEN, GORDON J & RELLA P
--OR CURRENT RESIDENT--
891 N 900 WEST
OREM, UT 84057

MYHRE HOLDINGS-OREM LLC
--OR CURRENT RESIDENT--
898 N 1200 WEST
OREM, UT 84057

SANFORD, BRIAN
895 N 920 W
OREM, UT 84057

GODFREY, NADENE
894 N 960 W
OREM, UT 84057

PETERSON, MADISON
904 N 960 W
OREM, UT 84057

CHILD, BENJAMIN D
897 N 900 W
OREM, UT 84057

WINCO FOODS LLC
--OR CURRENT RESIDENT--
895 N 980 WEST
OREM, UT 84057

KARTCHNER, K D
907 N 900 W
OREM, UT 84057

SHANER, SETH N & AUBREY D
--OR CURRENT RESIDENT--
899 N 920 WEST
OREM, UT 84057

HABIBULLAH, SALMAN R (ET AL)
898 N 980 W
OREM, UT 84057

LULLOFF, JANEAN & BRIAN
910 N 960 W
OREM, UT 84057

GERULAT, NICOLE C
--OR CURRENT RESIDENT--
905 N 920 WEST
OREM, UT 84057

NEILSON, ROBERT T & SARAH
ELIZABETH WHEATLEY
902 N 940 W
OREM, UT 84057

GOULDING, JESSE & DARETH HICKS
913 N 920 W # 49
OREM, UT 84057

LEE, CHRISTOPHER C & ANDREA D
908 N 940 W
OREM, UT 84057

MURILLO, JARED M & ALEX
--OR CURRENT RESIDENT--
906 N 980 WEST
OREM, UT 84057

GATES, JAY C
916 N 960 W
OREM, UT 84057

BARRY, DEAN & JENNIFER L
912 N 980 W
OREM, UT 84057

WATTS, EMMELINE
909 N 940 W
OREM, UT 84057

BLEAK, BRYAN JAMES & JENNIE
921 N 940 W
OREM, UT 84057

WHEELER, MICHAEL
914 N 940 W
OREM, UT 84057

BLEAK, NATHAN & STEPHANIE
915 N 940 W
OREM, UT 84057

FAERBER, ALMA
924 N 980 W
OREM, UT 84057

HOYT, RYAN L & CARINA S
918 N 960 W
OREM, UT 84057

PRATT, STEPHEN W & CAMMIE
920 N 960 W
OREM, UT 84057

HART, ROLAND J
--OR CURRENT RESIDENT--
926 W 880 NORTH
OREM, UT 84057

WELLING, ASHLEY & MARK
923 N 920 W
OREM, UT 84057

MC CANN, DARIN R
923 W 965 N
OREM, UT 84057

SYCAMORE FAMILY LLC
928 N 960 W
OREM, UT 84057

IAM, ADHIS
925 N 900 W
OREM, UT 84057

CRAWFORD, GARY L & KATHRYN A
--OR CURRENT RESIDENT--
926 N 940 WEST
OREM, UT 84057

VEIBELL MARKETING LLC
--OR CURRENT RESIDENT--
930 N 980 WEST
OREM, UT 84057

HAYNIE, BRIAN
--OR CURRENT RESIDENT--
927 N 940 WEST
OREM, UT 84057

WRIGHT, RODNEY K & LINDA F
--OR CURRENT RESIDENT--
927 W 965 NORTH
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#302
OREM, UT 84057

FASLIJA, CAROL Y
928 W 880 N
OREM, UT 84057

BELKIN, MATTHEW W
--OR CURRENT RESIDENT--
929 N 900 WEST
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#305
OREM, UT 84057

GALLAND, MASON S & GARY S
930 W 880 N
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#301
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#308
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#303
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#304
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#311
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#306
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#307
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#314
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#309
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#310
OREM, UT 84057

ECKLES, MARIE P
--OR CURRENT RESIDENT--
931 W 965 NORTH
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#312
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#313
OREM, UT 84057

CAMERON, MICHAEL C
932 W 880 N
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#315
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#316
OREM, UT 84057

SYCAMORE FAMILY LLC
--OR CURRENT RESIDENT--
934 N 980 WEST
OREM, UT 84057

ECKLES, MARIE P
931 W 965 N
OREM, UT 84058

WEST, MATTHEW C & WHITNEY S
932 N 940 W
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
936 N 980 WEST
OREM, UT 84057

TITTENSOR, ZACHARY S & JENNIFER
--OR CURRENT RESIDENT--
933 N 900 WEST
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
934 N 960 WEST
OREM, UT 84057

WILKINS, ELIZABETH
938 N 960 W
OREM, UT 84057

BAMBL, MATT
934 W 880 N
OREM, UT 84057

WOOD, GORDON S & TIFFANY H (ET
AL)
935 W 965 N
OREM, UT 84057

ELDER, GEOFFREY SCOTT & STACY
939 W 965 N
OREM, UT 84057

AMADOR, MICHELLE
937 N 940 W
OREM, UT 84057

SMITH, JEFFERY D
--OR CURRENT RESIDENT--
938 N 940 WEST
OREM, UT 84057

GRAVES, HOPE
942 N 940 W
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
938 N 980 WEST
OREM, UT 84057

WOOD, KARI M
939 N 900 W
OREM, UT 84057

HOYT, CHARLES LAURENCE &
SUZANN
943 W 965 N
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
940 N 980 WEST
OREM, UT 84057

AHN, SOO YOUNG
%ALEXANDER, SOO YOUNG AHN
941 N 940 W
OREM, UT 84057

VANEE' BURGESS ASHBY LLC
945 N 920 W
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
942 N 980 WEST
OREM, UT 84057

JONES, CHARLES R & ATHENA ANN
943 N 900 W
OREM, UT 84057

WILLIAMSON INVESTMENTS LC (ET
AL)
--OR CURRENT RESIDENT--
946 N 980 WEST
OREM, UT 84057

WILLIAMSON INVESTMENTS LC (ET
AL)
--OR CURRENT RESIDENT--
944 N 980 WEST
OREM, UT 84057

MANN, CHRISTOPHER & ASHLIE
--OR CURRENT RESIDENT--
944 W 880 NORTH
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#401
OREM, UT 84057

PHILLIPS, ANDREA
945 N 940 W
OREM, UT 84057

YU, LINA (ET AL)
946 N 940 W
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#404
OREM, UT 84057

HART, JOSH STEVEN & ANGELA
946 W 880 N
OREM, UT 84057

STOLZE, MICHAEL R & KATHY V (ET
AL)
947 N 900 W
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#407
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#402
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#403
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#410
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#405
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#406
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#413
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#408
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#409
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#416
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#411
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#412
OREM, UT 84057

KERSHAW, LYNN G & SUSAN J
949 N 920 W
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#414
OREM, UT 84057

GUNSMOKE PROPERTIES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#415
OREM, UT 84057

STEWART, CHASE H & GARY H
950 N 940 W
OREM, UT 84057

WILLIAMSON INVESTMENTS LC
--OR CURRENT RESIDENT--
948 N 980 WEST
OREM, UT 84057

SCHNEIDER, GLEN L
948 W 880 N
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#201
OREM, UT 84057

ARGAEZ, HUMBERTO & PRISCILA
949 N 940 W
OREM, UT 84057

HOYT DENTAL 401(K) PROFIT
SHARING PLAN
--OR CURRENT RESIDENT--
949 W 965 NORTH
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#204
OREM, UT 84057

SPERRY, MICHAEL GORDON
950 W 880 N
OREM, UT 84057

TIPPETS, LEWIS R & KAREN A
951 N 900 W
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#207
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#202
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#203
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#210
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#205
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#206
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#213
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#208
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#209
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#216
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#211
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#212
OREM, UT 84057

REDD, JEANNE H
954 N 940 W
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#214
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
952 W 65 NORTH UNIT#215
OREM, UT 84057

ZHANG, XINYOU (ET AL)
957 W 965 N
OREM, UT 84057

TAYLOR, JENNIFER L (ET AL)
953 N 920 W
OREM, UT 84057

WILLIAMSON, TYSON D & AUDRA
MAY
953 W 965 N
OREM, UT 84057

KHAN, OSMAN A (ET AL)
961 N 920 W
OREM, UT 84057

WELLEN, STEPHEN R & SANDRA P
--OR CURRENT RESIDENT--
955 N 900 WEST
OREM, UT 84057

MARTIN, KRISTINE E
957 N 920 W
OREM, UT 84057

CAMERON, BRUCE & MARCIA
966 W 880 N
OREM, UT 84057

ENGLE, KOZETTE
958 N 940 W
OREM, UT 84057

KENDALL, KIMBERLEE ELIZABETH
& KIMBERLEE ELIZABETH
958 W 880 N
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 702
OREM, UT 84057

TAYLOR, ROGAN L
962 W 880 N
OREM, UT 84057

MOULTON, MICHAEL B
963 N 900 W
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 705
OREM, UT 84057

SYCAMORE FAMILY LLC
--OR CURRENT RESIDENT--
967 N 900 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 701
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 708
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 703
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 704
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 711
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 706
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 707
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 714
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 709
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 710
OREM, UT 84057

PHILLIPS, TERESA A
969 N 920 W
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 712
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 713
OREM, UT 84057

GIBBS, GAYE
973 N 920 W
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 715
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 716
OREM, UT 84057

ZEBRA ASSET MANAGEMENT LLC
--OR CURRENT RESIDENT--
979 N 900 WEST
OREM, UT 84057

CLYDE, TYLER & LAUREN
--OR CURRENT RESIDENT--
970 W 880 NORTH
OREM, UT 84057

HALES, JANET F
971 N 900 W
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#101
OREM, UT 84057

COOPER, CINDY D
975 N 900 W
OREM, UT 84057

NIELSEN, J CARY & ALLISON B
--OR CURRENT RESIDENT--
977 N 920 WEST
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#104
OREM, UT 84057

HANSEN GROUP THE LC (ET AL)
--OR CURRENT RESIDENT--
980 W 960 NORTH
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#103
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#107
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#102
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#106
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#110
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#105
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#109
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#113
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#108
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#112
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#116
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#111
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#115
OREM, UT 84057

EVERSON, THOR & JENNIE
983 W 1055 N # 808
OREM, UT 84057

HANSEN GROUP THE LC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#114
OREM, UT 84057

BATEMAN, MICHAEL & BREEANN
(ET AL)
983 N 920 W
OREM, UT 84057

RUIZ, MACARENA A (ET AL)
983 W 1055 N # 807
OREM, UT 84057

PALICA, TRACY
--OR CURRENT RESIDENT--
983 N 900 WEST
OREM, UT 84057

FREESTONE, JENNI
983 W 1055 N # 802
OREM, UT 84057

BUCHANAN, KAYLE K & CANDICE O
983 W 1055 N # 803
OREM, UT 84057

HARRISON, CURTIS J (ET AL)
983 W 1055 N # 814
OREM, UT 84057

GARDNER, DANIEL J (ET AL)
983 W 1055 N # 816
OREM, UT 84057

WILLARDSON, CRAIG A & JOAN
ELIZABETH (ET AL)
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#801
OREM, UT 84057

YOUNG, WESTON L & HEATHER E
983 W 1055 N # 805
OREM, UT 84057

COPE, AUSTIN J & BRITTANY J
983 W 1055 N # 806
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#804
OREM, UT 84057

HAINSWORTH, JASON E (ET AL)
983 W 1055 N # 809
OREM, UT 84057

BUCHANAN, KAYLE K & CANDICE O
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#803
OREM, UT 84057

RUIZ, MACARENA A (ET AL)
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#807
OREM, UT 84057

FREESTONE, JENNI
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#802
OREM, UT 84057

COPE, AUSTIN J & BRITTANY J
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#806
OREM, UT 84057

THORESEN, STEPHEN L & MARY ANN
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#810
OREM, UT 84057

YOUNG, WESTON L & HEATHER E
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#805
OREM, UT 84057

HAINSWORTH, JASON E (ET AL)
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#809
OREM, UT 84057

MALLORY, KEVIN G
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#813
OREM, UT 84057

EVERSON, THOR & JENNIE
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#808
OREM, UT 84057

TOP PROPERTY MANAGEMENT LLC
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#812
OREM, UT 84057

GARDNER, DANIEL J (ET AL)
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#816
OREM, UT 84057

BREMS, KENYON P & SHAYLI M
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#811
OREM, UT 84057

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT THE
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#815
OREM, UT 84057

988 PROPERTIES LLC
--OR CURRENT RESIDENT--
988 W 950 NORTH
OREM, UT 84057

HARRISON, CURTIS J (ET AL)
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#814
OREM, UT 84057

CLARK, ERICA N & DAVID D (ET AL)
986 W 960 N
OREM, UT 84097

WILLIAMSON, JERRY D & JOAN H (ET
AL)
--OR CURRENT RESIDENT--
992 W 950 NORTH
OREM, UT 84057

CLARK, ERICA N & DAVID D (ET AL)
--OR CURRENT RESIDENT--
986 W 950 NORTH
OREM, UT 84057

BLEAK, NATHAN & STEPHANIE
--OR CURRENT RESIDENT--
990 W 950 NORTH
OREM, UT 84057

C & S LEE PROPERTIES LLC
--OR CURRENT RESIDENT--
998 W 950 NORTH
OREM, UT 84057

NEVES, JEREMY D
989 N 900 W
OREM, UT 84057

WILLIAMSON, TYSON & AUDRA
996 W 950 N
OREM, UT 84057

PAYNE, SHAWN D & TONYA M
1004 W 950 N
OREM, UT 84057

TUTTLE, COURTNEY J & CARRIE
993 N 900 W
OREM, UT 84057

C & S LEE PROPERTIES LLC
--OR CURRENT RESIDENT--
1002 W 950 NORTH
OREM, UT 84057

C & S LEE PROPERTIES LLC
--OR CURRENT RESIDENT--
1014 W 950 NORTH
OREM, UT 84057

BANK OF UTAH
--OR CURRENT RESIDENT--
1000 W 800 NORTH
OREM, UT 84057

CLYDE, TYLER & LAUREN
1014 S 300 W
LEHI, UT 84043

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#502
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1012 W 950 NORTH
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#501
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#505
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1016 W 950 NORTH
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#504
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#508
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#503
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#507
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#511
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#506
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#510
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#514
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#509
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#513
OREM, UT 84057

ADAMS, NICHOLAS M & ALISHA
1018 W 950 N
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#512
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#516
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1002
OREM, UT 84057

SWH LTD
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#515
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1001
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1005
OREM, UT 84057

DUNN, CARRIE
1023 N 900 W
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1004
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1008
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1003
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1007
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1011
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1006
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1010
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1014
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1009
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1013
OREM, UT 84057

BOSHARD, DEVRAUX R
1030 N 995 W # 915
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1012
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1016
OREM, UT 84057

STEWART, KENNETH S & DEBORAH
1030 N 995 W # 903
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1015
OREM, UT 84057

WEBB, NATALIE
1030 N 995 W # 912
OREM, UT 84057

HILL, CLAUDIA A
1030 N 995 W # 913
OREM, UT 84057

MURILLO, JOSHUA A & JARED
1030 N 995 W # 908
OREM, UT 84057

SELK, LOGAN A
1030 N 995 W # 907
OREM, UT 84057

JEEMA V LLC
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#901
OREM, UT 84057

WOLSEY, ELIZABETH A
1030 N 995 W # 905
OREM, UT 84057

AUSTIN, TREVOR E
1030 N 995 W # 902
OREM, UT 84057

TOLBERT, JAMES & TEENA
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#904
OREM, UT 84057

BIRD, KIMBERLY A
1030 N 995 W # 911
OREM, UT 84057

STEWART, KENNETH S & DEBORAH
K
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#903
OREM, UT 84057

SELK, LOGAN A
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#907
OREM, UT 84057

AUSTIN, TREVOR E
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#902
OREM, UT 84057

CAMPBELL, BRIAN S & GENEVIEVE R
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#906
OREM, UT 84057

TOP PROPERTY MANAGEMENT LLC
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#910
OREM, UT 84057

WOLSEY, ELIZABETH A
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#905
OREM, UT 84057

INFANGER, VERA (ET AL)
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#909
OREM, UT 84057

HILL, CLAUDIA A
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#913
OREM, UT 84057

MURILLO, JOSHUA A & JARED
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#908
OREM, UT 84057

WEBB, NATALIE
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#912
OREM, UT 84057

FONSECA, WALSTIR H
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#916
OREM, UT 84057

BIRD, KIMBERLY A
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#911
OREM, UT 84057

BOSHARD, DEVRAUX R
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#915
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 603
OREM, UT 84057

WATTS, ELIZABETH
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#914
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 602
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 606
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 601
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 605
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 609
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 604
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 608
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 612
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 607
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 611
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 615
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 610
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 614
OREM, UT 84057

988 PROPERTIES LLC
1058 N 500 W
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 613
OREM, UT 84057

LAMOREAUX, THOMAS C
1052 N GRAND CIR
PROVO, UT 84604

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1140 W 950 NORTH
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 616
OREM, UT 84057

DDO-UTAH LLC
--OR CURRENT RESIDENT--
1130 W 800 NORTH
OREM, UT 84057

VEIBELL MARKETING LLC
1218 GRANDVIEW DR
PROVIDENCE, UT 84332

SORENSEN INVESTMENT
--OR CURRENT RESIDENT--
1100 W 800 NORTH
OREM, UT 84057

MC DONALD'S REAL ESTATE
COMPANY
--OR CURRENT RESIDENT--
1180 W 800 NORTH
OREM, UT 84057

THORESEN, STEPHEN L & MARY ANN
1264 E 530 N
OREM, UT 84097

800 NORTH RETAIL LLC
--OR CURRENT RESIDENT--
1160 W 800 NORTH
OREM, UT 84057

KCM HOLDINGS LLC
1251 W 1320 N
PLEASANT GROVE, UT 84062

MALLORY, KEVIN G
1787 W 410 N
LINDON, UT 84042

PALICA, TRACY
1229 S 1100 E
OREM, UT 84097

RENAISSANCE WATERBEDS AND
FUNITURE OF LINDON INC
1755 BLUEBIRD RD
OREM, UT 84097

BREMS, KENYON P & SHAYLI M
2494 APRICOT PL
SARATOGA SPRINGS, UT 84045

HAYNIE, BRIAN
1272 PLEASANT VIEW
REXBURG, ID 83440

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

C & S LEE PROPERTIES LLC
3219 LAURELWOOD DR
TWIN FALLS, ID 83301

800 NORTH RETAIL LLC
1820 S ESCONDIDO BLVD STE 205
ESCONDIDO, CA 92025

WATTS, ELIZABETH
3137 E SAN ANGELO AV
GILBERT, AZ 85234

SYCAMORE FAMILY LLC
4302 SHEFFIELD DR
PROVO, UT 84604

BANK OF UTAH
2605 WASHINGTON BLVD
OGDEN, UT 84401

DDO-UTAH LLC
3845 STOCKTON HILLS RD
KINGMAN, AZ 86409

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

SORENSEN INVESTMENT
3316 W 4305 S
WEST VALLEY CITY, UT 84119

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT THE
4400 WILL ROGERS PKY STE 300
OKLAHOMA CITY, OK 73108

CAMPBELL, BRIAN S & GENEVIEVE R
6264 W SKYLINE DR N
HIGHLAND, UT 84003

SYCAMORE FAMILY LLC
4302 N SHEFFIELD DR
PROVO, UT 84604

WILLARDSON, CRAIG A & JOAN
ELIZABETH (ET AL)
5220 AVENIDA DE DESPACIO
YORBA LINDA, CA 92686

TOP PROPERTY MANAGEMENT LLC
%CHRISTENSEN, LESLIE
10136 MYSTIC DR
AMERICAN FORK, UT 84003

WELLEN, STEPHEN R & SANDRA P
4604 CEDAR OAKS LA
BELLAIRE, TX 77401

WILLIAMSON, JERRY D & JOAN H (ET
AL)
10102 W GERONIMO ST
BOISE, ID 83709

NIELSEN, J CARY & ALLISON B
21211 SILENT SPRING LA
TRABUCO CANYON, CA 92679

MYHRE HOLDINGS-OREM LLC
8089 GLOBE DR
WOODBURY, MN 55125

TITTENSOR, ZACHARY S & JENNIFER
12527 N WILDFLOWER LA
AMERICAN FORK, UT 84003

SHANER, SETH N & AUBREY D
26110 MALAGA LA
SAN JUAN CAPISTRANO, CA 92692

TOP PROPERTY MANAGEMENT LLC
%CHRISTENSEN, LESLIE
10136 MYSTIC DR
HIGHLAND, UT 84003

HOYT DENTAL 401(K) PROFIT
SHARING PLAN
40119 MURRIETA HOT SPRINGS RD
C105
MURRIETA, CA 92563



DRC APPLICATION

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

www.orem.org

APPLICANT INFORMATION

FORM EXPIRES: 06-30-2014

Name: SKYLINE DEVELOPMENT Phone: 801-592-8399
 Address: 2700 E 930 SOUTH FAX: _____
 City: OREM State: UT Zip: 84058 e-mail: _____

PROJECT INFORMATION

Project Name: VILLA & ESTE
 Project Address: 1100 WEST 950 NORTH

Nature of Request (Check all that apply) and Filing Fee Amount

SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$700 + \$20/lot or unit	<input type="checkbox"/> Sign \$600	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee	<input type="checkbox"/> Site Plan Admin. Approval \$400	<input type="checkbox"/> To City Council \$400
<input type="checkbox"/> Preliminary deep lot sign fee \$25	<input type="checkbox"/> Subdivision \$600 <input checked="" type="checkbox"/> Zoning, Text \$600	<input checked="" type="checkbox"/> Text Change \$1000	<input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones: 1,4,5,15,16,21	<input type="checkbox"/> To Planning Commission \$400
<input type="checkbox"/> Final \$400 + \$20/lot or unit + recording fees	<input type="checkbox"/> New PD Zone, Text \$1000 +25 sign fee for PD zone		<input type="checkbox"/> Concrete/Masonry Fence \$50	<input type="checkbox"/> Street Vacation \$800
<input type="checkbox"/> Vacation/Amendment \$600 + \$25 sign fee + recording fees	<input type="checkbox"/> Rezone \$800 + \$25 sign fee		<input type="checkbox"/> Daycare Fence Approval \$100	<input type="checkbox"/> Annexation \$1000 + \$25 sign fee
<input type="checkbox"/> Final PRD \$400 + \$30/lot or unit + recording fees	<input type="checkbox"/> New PD Zone, Rezone \$800 +25 sign fee for PD zone		<input type="checkbox"/> Temporary Site Plan Approval \$100	<input type="checkbox"/> Driveway Entrance Modification \$175
<input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees			<input type="checkbox"/> Conditional Use Permit \$600.00 + \$25 sign fee	<input type="checkbox"/> Resubmittal Fee \$100/review After three reviews
			<input type="checkbox"/> Fence Modification/Waiver \$100	
			<input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee; + \$30 building inspection fee/Unit)	<input type="checkbox"/> Other \$200

FILING FEES AND REQUIRED COPIES

FILING FEES: The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

REQUIRED COPIES: Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. Provide a complete set of PDF drawings with application – email PDF drawings to lpmeritt@orem.org.

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

PLANNING COMMISSION/CITY COUNCIL MEETINGS: Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

NEIGHBORHOOD MEETING: The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: **General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.**

DRC APPLICATION: This DRC Application must be complete at the time it is submitted to the City or it may not be accepted.

FILING FEE NOTICE: Applications filed after July 1 are subject to fee changes.

Applicant's Signature: Prance Dickerson Contact Person Name: PRANCE DICKERSON Phone: 801-592-8392

OFFICE USE ONLY

Date Filed: 9/8/13 Fees Paid: 600.00 Received By: [Signature]

Please Note: The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

Project Timeline

Project: PD-22 PARKING AMENDMENT

1. Neighborhood Meeting held by applicant on: N/A
2. DRC Application Date: 9/5/13
3. Obtained Development Review Committee Clearance on: 9/16/13 by: CAF
4. Publication notice for PC sent to Recorders office on: 9/19/13 by: CAF
5. Neighborhood notice (300') for Planning Commission mailed on: 10/9/13 by: DS
6. Planning Division Manager received neighborhood notice on: 10/10/13
7. Property posted for PC on: _____ by: _____ Removed on: _____
8. Planning Commission recommended approval / denial on: 10/16/13 (7-0 APPROVAL)
9. Publication notice for CC sent to Recorders office on: 10/24/13 by: CAF
10. Neighborhood notice (300') for City Council mailed on: 10/9/13 by: DS
11. Planning Division Manager received neighborhood notice on: 10/10/13
12. Property Posted for City Council on: 11/5/13 by: CAF Removed: _____
13. City Council Approved / Denied on: _____

CITY OF OREM
CITY COUNCIL MEETING
 NOVEMBER 19, 2013



REQUEST:	6:20 PUBLIC HEARING Enacting Section 22-11-47, PD-34 zone (University Place) and Appendix BB (concept plan); and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone on property located generally between University Parkway and 800 South and 800 East and 590 East from R8 and C2 to the PD-34 zone.
APPLICANT:	Woodbury Corporation
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- Emailed to newspaper
- Posted 4 signs on property on 11/4/13
- Mailed 1,085 notices on 10/29/13

SITE INFORMATION:

- General Plan
Regional Commercial and Low Density Residential
- Current Zone
R8 and C2
- Acreage
110.90
- Neighborhood
Hillcrest
- Neighborhood Chair
Dewon Holt

PLANNING COMMISSION RECOMMENDATION
Continued until November 20, 2013

PREPARED BY: David Stroud, AICP Planner
APPROVED BY:

REQUEST: The applicant requests the City enact Section 22-11-47, PD-34 zone (University Place) and Appendix BB (concept plan); and amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone on property located generally between University Parkway and 800 South and 800 East and 590 East from R8 and C2 to the PD-34 zone.

BACKGROUND: University Mall (the “Mall”) has been a regional shopping destination since it opened in 1973. Over the years, it has expanded and remodeled to bring in new tenants and additional customers. The Mall now seeks to further enhance its appeal as a “destination” and gathering place by proposing a wide range of new development on the Mall property including office and residential uses.

In order to accomplish this objective, the Mall is proposing the creation of a new Planned Development (PD) zone that will apply only to the Mall property. The PD-34 zone text specifies the types of uses that will be allowed and the various development standards (building heights, setbacks, parking requirements, etc.) applicable to such uses. The concept plan included in Appendix “BB” shows the general layout of the Mall property and the location of existing and anticipated future uses. The concept plan also provides illustrations of the type of architecture and design that will be required on new buildings, signs and streetscapes.

The uses that will be allowed in the PD-34 zone are largely the same as are currently allowed in the C2 zone with a few additional uses added in. The most significant addition is the allowance of residential uses. This is something that has not been seen on the Mall property before, but the Mall believes that adding a residential component to the property will not only increase retail sales, but will also help to add energy to the property.

All future site plans for new development in the PD-34 zone will be reviewed by the Planning Commission at a public meeting to ensure conformance with the requirements of the PD-34 zone. Since the majority of the improvements will be internal to the Mall, a neighborhood meeting will not be required for each individual site plan. Site plans in the PD-34 zone will be valid for five years. A typical site plan is valid for two years.

Buildings heights in the PD-34 zone vary depending on the location within the site. Appendix BB designates limited and open zones that determine the building heights allowed. For example, a maximum building height of 35 feet is allowed in the limited zone along 590 East and a maximum building height of 60 feet is allowed in the limited zone adjacent to 800 South and 800 East. The maximum building height in all other areas of the PD-34 zone is 180 feet.

Setbacks are 20 feet from State Street, 800 South, 800 East and University Parkway and all property not part of the PD-34 zone, unless specified elsewhere within the zone text.

Landscaping shall be approved as part of each site plan and shall generally conform to the concept plan. A 35,000 square foot "Major Park" will be constructed as an amenity to the development and will serve as a focal point and gathering point for residents and customers.

The Mall property currently contains approximately one million square feet of retail space. Future development includes additional retail, office, hotel, and residential uses. The applicant is not requesting a set number of residential units. Instead, the residential density is based on retail square footage. For every 1,000 square feet of retail space, 1.5 residential units are permitted. These units may be detached or attached, and may be stacked or side-by-side, depending on market conditions.

Appendix BB contains elevations and styles to which all structures must generally conform. It is anticipated that development in the PD-34 zone will take several years to build out and the exact building elevations will not be designed until such time as site plan approval is needed. The applicant anticipates the overall concept plan will take approximately 15 years to build out based on favorable market conditions.

Signage in the PD-34 zone will generally not be regulated by Chapter 14 of the City Code, but will be governed by its own set of regulations. For purposes of regulating signage, the Mall property is divided into three areas, each with different sign requirements. The three sign zones include the perimeter sign zone, the internal sign zone, and the limited sign zone.

The perimeter sign zone permits signs of various sizes to be located at the entrances to the development. Seven large entry signs are permitted with a maximum height of 40 feet and maximum of 500 square feet per sign face. Medium and small entry signs are also permitted.

The limited sign zone (located adjacent to the residential development west of the PD-34 zone) permits wall signs and signs that are permitted in residential zones as allowed by Chapter 14 of the City Code.

There is no limit on the type of signs in the internal sign zone except roof signs are not allowed. There is also no limit on the number of signs in the internal zone except that only eight building entrance signs are allowed. Signs in the internal zone may not exceed a height of 20 feet except for wall signs, screen signs and building entrance signs.

Because of the unique nature of development in the PD-34 zone, it is proposed that off-premise advertising be allowed in the PD-34 zone. Although off-premise advertising is not allowed in most areas of the City, there are several distinct attributes of the PD-34 zone that make it appropriate in that zone where it is not appropriate in other areas of the City. These unique characteristics of the PD-34 zone are articulated in Section J of the PD-34 text. However, the total number of signs that display off-premise advertising would be limited to 24.

Parking for the PD-34 zone will be provided based on an overall shared parking concept. A shared parking concept is based on the fact that parking for the overall development will have different parking demands throughout the day, evening and overnight hours. The various uses share the collective parking thereby reducing the need for each use to provide parking independent of the others, which would otherwise create excessive parking. The PD-34 zone requires commercial uses to provide 3.6 stalls for every 1,000 square feet of gross leasable area. Offices and other non-retail shall provide 2.4 stalls for every 1,000 square feet. Residential uses are required to provide 1.49 stalls for every dwelling unit.

In order to enhance the aesthetic quality of the development, the side of any parking structure that faces a public street must be enhanced through the use of building liners, screen signs, artistic facades, trees and landscaping or other methods illustrated in Appendix BB.

An eight-foot masonry wall will be maintained between the PD-34 zone and the existing residential development to the west. However, where residential dwellings are constructed adjacent to and fronting on 590 East or 1100 South, no fence or wall is required.

A Traffic Impact Analysis was completed for the PD-34 zone proposal. The overall Traffic Study analyzed the traffic from a full build-out perspective. Some of the conclusions of the analysis include:

1. Building new roads and improving existing roads on site will complete a desirable street grid network system in the area. One of the benefits of a street grid is that short or local trips can be taken without burdening the arterial system with more automobiles.
2. Providing a mixed-use development will reduce traffic generation compared with traditional single-use suburban development forms. Higher densities and intensities of development provide opportunities for residents, employees, and visitors to circulate by walking, bicycling, or making shorter consolidated vehicle trips.
3. Bus Rapid Transit (BRT) is planned in the near future on University Parkway with a BRT station at the eastern access to the Mall. The short distance to the BRT station will make transit a viable alternative to automobile dependence.

Updated Traffic Impact Studies (TIS's) will be provided by the owner/developer during critical site plan reviews to ensure that traffic circulation will function appropriately on internal streets as well as public streets and intersections located adjacent to the PD-34 zone. An initial TIS was completed for the PD-34 zone. Because we don't know the exact timing or phasing of projects within the proposed zone, TIS's will be provided for many site plan reviews.

A TIS will include recommendations for any new improvements that may be reasonably necessary to mitigate any negative impacts on public streets or intersections resulting from development in the PD-34 zone. The TISs will also make recommendations as to when any such improvements should be installed. Improvements include a new traffic signal at the intersection of 800 East 1100 South, the relocation of the existing traffic signal at 1200 South State Street and improvements to the intersection of 900 South 800 East and 1100 South 800 East. The owner/developer of land in the PD-34 zone shall follow all recommendations of the approved traffic study.

A neighborhood meeting was held at University Mall on October 24, 2013, with approximately 200 people in attendance. The general consensus was that the plan would be a positive for Orem. However, there were concerns with access and traffic through existing neighborhoods and the desire for the Mall to buy out additional property.

The purpose of a Planned Development (PD) zone is to provide flexibility in the City's zoning scheme in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning classifications. In addition, PD zones are intended for use primarily in the following situations: "Mixed use projects along State Street and University Parkway," "Where no existing zoning classification is both sufficiently permissive to allow uses that would be suitable on the property and sufficiently restrictive to protect the character and quality of neighboring properties," and "Residential development that is significantly different in design, layout or characteristics from the type of residential development allowed under existing zoning classifications..." The proposed PD-34 zone is consistent with the purposes of PD zones.

Advantages of the proposal include:

- The proposed improvements to the University Place site will boost the economic stability of the immediate area and the overall city.
- The proposed office structures will fill a need for Class A office space in the city and encourage large employers to stay or locate in Orem.
- The residential uses proposed will provide a needed housing option for those who prefer to live in a mixed-use environment. The residential component will provide the opportunity for those who live on site to reduce vehicle trips based on the close proximity to shops, restaurants, and potential employment.
- The addition of residential uses will increase retail sales and provide additional energy to the project.
- The proposed shared parking standards will provide adequate parking for the overall development.
- The mixed-use development will reduce traffic generation compared with traditional single-use suburban development forms.
- Building new roads and improving existing roads on site will complete a desirable street grid network system in the area.
- The PD-34 zone is consistent with the purpose and applicability of a PD zone as outlined in Orem City Code.

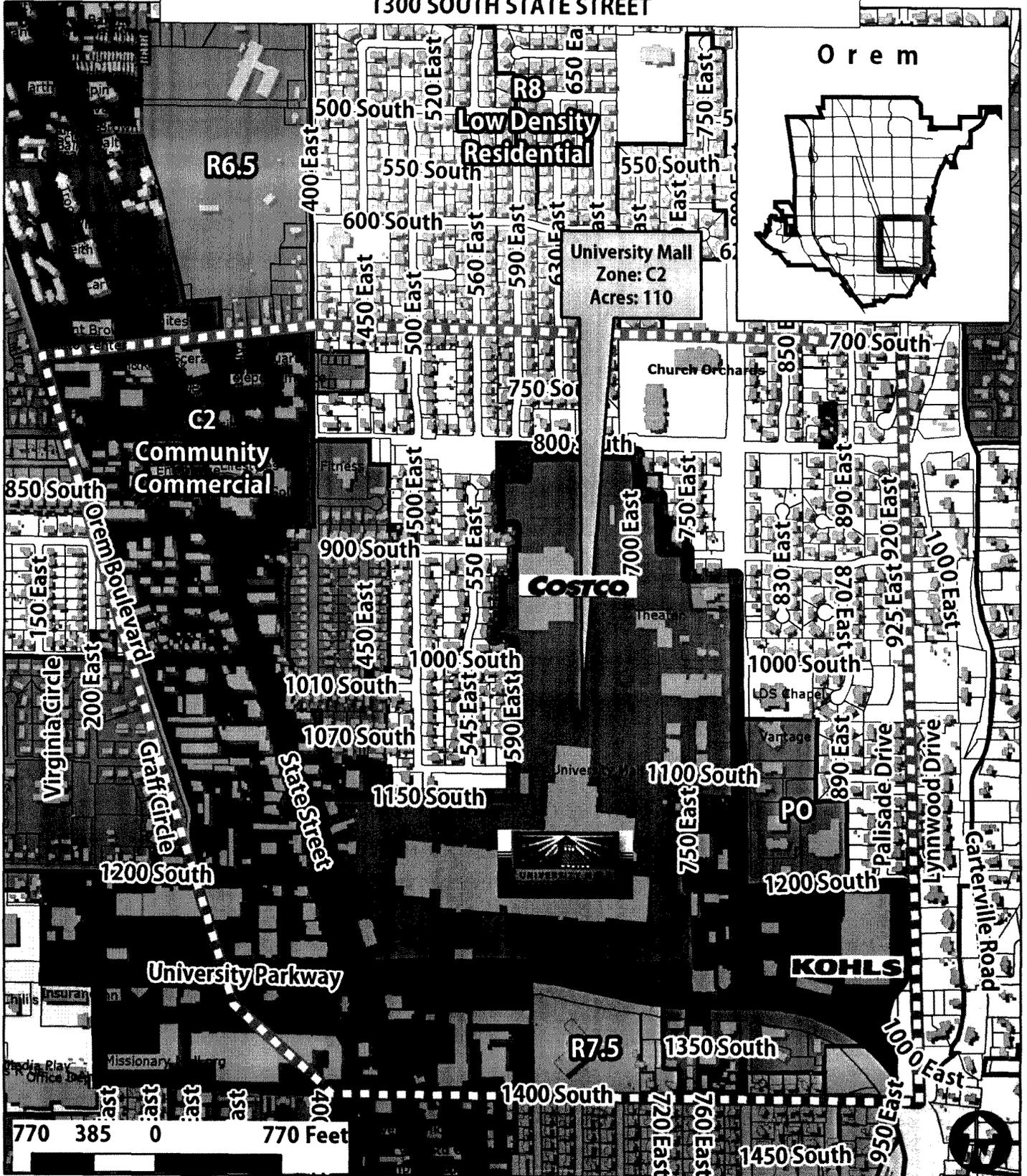
Disadvantages of the proposal include:

- The full build-out of the University Place site will increase the overall traffic in the area. However, with the mitigation measures outlined in the overall traffic study, and the extensive improvements proposed with the concept plan, the increase in traffic will be adequately addressed.
- Large scale change to the University Place site including residential and office uses could be perceived to many in the area as a negative impact.

RECOMMENDATION: Staff recommends the City Council discuss the PD-34 (University Place) zone and Appendix BB, allow public comment, and continue the item to a public hearing on December 10, 2013 for action.

University Mall Rezone to PD-34

1300 SOUTH STATE STREET



◆ University Mall Rezone to PD-34;
C2 Zone; 110 Acres.

NIA CONTACT:
Hillcrest Neighborhood
Dewon Holt

Legend

-  Mall Notification
-  Buildings
-  Mall Area
-  Parcels

Section 22-11-47. PD-34 zone (University Place Mall – 1300 South State Street)

A. Purpose. The purpose of the PD-34 zone is to allow development of a regional shopping center and mixed use development. The PD-34 zone is designed to be applied only to a parcel of property located at approximately 1300 South State Street as shown in Appendix “BB.” The PD-34 zone may only be applied to areas of 100 acres or more.

B. Concept Plan. Property in the PD-34 zone shall be developed in conformance with the concept plan included as Appendix “BB” of the Orem City Code which is incorporated herein by reference and made a part hereof. The owner/developer shall have flexibility as to the size and location of buildings provided that the requirements of this Section 22-11-47 are met.

C. Permitted Uses. The following shall be permitted uses in the PD-34 zone:

Standard Land Use Code (SLU)

0302	Christmas Tree Sales
0600	Trailers/Containers for Recyclable Materials
1112	Condominiums
1113	Townhouses
1120	Apartments
1150	Live-Work Units (defined as a structure designed to have both work space and living space)
1231	Rooming & Boarding Houses
1240	Student Housing
1282	Assisted Living Facilities
1290	Senior Independent Living Facility
1510	Hotels, Tourist Courts & Motels
2124	Ice Cream and Frozen Desserts
2160	Candy & Other Confectionery Products
2430	Handmade cabinetry, furniture and fixture manufacturing
2435	Craftsman industrial arts
3199	Handmade stone, clay & glass products
4110	Intermodal
4211	Bus Passenger Terminals
4291	Taxicab Transportation
4600	All Auto Parking Facilities, NEC
4601	Surface Parking Lots
4602	Parking Structures
4741	Television Broadcasting Studios (Only)
4751	Radio & Television Broadcasting Studios, Only (Combo Systems)
5132	Apparel & Accessories
5194	Tobacco & Tobacco Products
5197	Furniture & Home Furnishings
5220	Building Materials, Equipment Supplies & Hardware (Indoor Only)
5260	Home Improvement Centers
5310	Department Stores
5320	Mail Order Houses
5330	Limited Price Variety Stores
5340	Merchandise Vending Machine Operators
5350	Direct Selling Organizations
5391	Dry Goods & General Merchandise
5393	Arts, Crafts & Hobbies
5394	Musical Instruments
5410	Groceries &/or Food
5420	Farmers Market
5440	Candy & Other Confectionery Products
5520	Tires, Batteries & Accessories
5530	Gasoline Service Station With or Without Store

5591 Marine Craft & Accessories
 5600 Clothing, Apparel, & Accessories
 5730 Music Supplies
 5810 Restaurants
 5811 Fast Food
 5812 Mobile Food Vendors
 5820 Drinking Places-Bars and Taverns shall be at least 500 feet from any church, school, sexually oriented business, or other alcoholic drinking place
 5830 Drinking Places-Non-alcoholic
 5850 Mobile Vendor (other than food)
 5910 Drugs & related drug dispensing
 5931 Antiques
 5932 Gold & Silver
 5933 Secondhand Merchants
 5935 Jewelry
 5941 Books
 5942 Stationery
 5943 Office Supplies
 5945 Newspapers/Magazines
 5946 Cameras & Photographic Supplies
 5947 Gifts, Novelties, & Souvenirs
 5948 Florists
 5949 Video Rentals
 5951 Sporting Goods
 5952 Bicycles
 5953 Toys
 5960 Farm & Garden Supplies
 5963 Nursery-Plants
 5970 Computer Goods & Services
 5996 Optical Goods
 6110 Banking & Credit Services
 6111 Check Cashing & Other Credit Services
 6120 Security & Commodity Brokers, Dealers & Exchanges
 6130 Insurance Agents, Brokers & Related Services
 6150 Real Estate Agents, Brokers and Related Services
 6152 Title Abstracting
 6154 Combination Real Estate, Insurance Loan, & Law
 6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs)
 6212 Custom Tailoring
 6216 House Cleaning
 6218 Window Cleaning
 6220 Photographic Services-Including Commercial
 6231 Beauty & Barber Shops
 6233 Massage Therapy
 6251 Apparel repair, alterations, laundry/dry cleaning services (pick-up only)
 6261 Commercial Child Day Care/Preschool Facility
 6262 Commercial Adult Day Care Facility
 6263 Home Day Care Services-Child & Adult
 6291 Catering Services
 6292 Wedding Reception Centers
 6310 Advertising Services (General)
 6312 Outdoor Advertising
 6313 Direct Mail Advertising
 6320 Consumer & Mercantile Credit Reporting Services-Adjustment & Collection Services
 6330 Travel Arranging Services
 6331 Private Postal Services
 6332 Blueprinting & Photocopying
 6334 Stenographic Services, Duplicating & Mailing, NEC

- 6342 Locksmithing
- 6360 Employment Services
- 6371 Climate Controlled Storage Units (See Section 22-8-17(A))
- 6381 Internet Services
- 6391 Research, Development, & Testing Services
- 6392 Business & Management Consulting
- 6395 Automobile & Truck Rental
- 6396 Photofinishing
- 6411 Automobile Wash
- 6412 Auto Lube & Tune-up
- 6493 Watch, Clock, & Jewelry Repair
- 6494 Re-upholstery & Furniture Repair
- 6510 Medical, Dental & Health Services
- 6513 Medical Clinics-Outpatient
- 6514 Chiropractic & Osteopaths Services
- 6515 Veterinarian Services and Small Animal Hospitals
- 6517 Animal Kennels and Runs
- 6520 Legal Services
- 6530 Professional Office
- 6591 Engineering & Architectural
- 6592 Educational & Scientific Research
- 6593 Accounting, Auditing & Bookkeeping
- 6599 Interior Design
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
- 6814 Charter Schools
- 6821 Universities & Colleges
- 6823 Professional & Vocational Schools
- 6832 Martial Arts Studios
- 6834 Art & Music Schools
- 6835 Dancing Schools
- 6837 Correspondence Schools
- 6911 Churches, Synagogues & Temples
- 7100 All Cultural Activities & Nature Exhibitions, NEC
- 7111 Libraries
- 7112 Museums
- 7113 Art Galleries
- 7121 Planetaria, Aquariums, Botanical Gardens & Arboretums
- 7211 Amphitheaters
- 7212 Motion Picture Theaters
- 7214 Legitimate Theater
- 7200 All Assemblies, NEC
- 7415 Ice Skating Rink (outdoor)
- 7417 Bowling
- 7231 Auditoriums & Exhibit Halls
- 7321 Ropes Course/Climbing Walls (indoor only)
- 7391 Arcades & Miniature Golf
- 7410 Ski, Snowboard and Snowshoe Rental
- 7421 Playgrounds, Play Lots, & Tot Lots
- 7425 Gymnasium & Athletic Clubs
- 7426 Health Spas
- 7610 Parks-General Recreation
- 8120 Community Gardens

D. Conditional Uses. The following shall be conditional uses in the PD-34 zone:

Standard Land Use Code (SLU)

- 7215 Public Dancing

E. Restriction on Uses in Limited Zone. Notwithstanding the above, the uses permitted in the area designated as “Limited Zone” on the concept plan shall be limited to uses permitted in the R8 zone and the following uses:

Standard Land Use Code (SLU)

1112	Condominiums
1113	Townhouses
1120	Apartments
1240	Student Housing
1282	Assisted Living Facilities
1290	Senior Independent Living Facility
4601	Surface Parking Lots
7421	Playgrounds, Play Lots, & Tot Lots
7425	Gymnasium & Athletic Clubs
7610	Parks-General Recreation
6261	Commercial Child Day Care/Preschool Facility

F. Prohibited uses. Any use not specifically permitted above shall be prohibited.

G. Final Plat and Site Plan.

1. **Final Plat.** A final plat that conforms to all development standards and requirements of Chapter 17 (except for those requirements that conflict with the provisions of this Section 22-11-47) must be approved and recorded by the City prior to any development in the PD-34 zone.

a. **Easements.** A public utility easement (PUE) ten feet (10') in width shall be provided on each side of any new utility line. A public utility easement shall be provided on all private streets in the PD-34 zone. A public utility easement five feet (5') in width shall be provided on each side of any through street. A public utility easement ten feet (10') in width shall be provided along all exterior boundaries of the PD-34 zone. Except as otherwise provided herein, PUEs shall not be required along the rear or side property lines of any lot. The City Engineer may reduce the size of the required PUE if he/she finds that a smaller PUE would be adequate based on the type, size, and number of utilities that are in or anticipated to go in the PUE.

2. **Site Plans.** All development standards and site plan requirements of Section 22-14-20 shall apply to any new development request in the PD-34 zone except as otherwise provided in this Section 22-11-47. However, new site plans in the PD-34 zone shall not be required to comply with subsections I (neighborhood meeting), and J (Dedication of Land). In addition, an approved site plan in the PD-34 zone shall be valid for a period of five (5) years instead of the two years provided for in subsection N (Time Period of Site Plan Approval). The provisions of subsection O (Completion of Improvements) shall apply except that the public improvements shall be completed within three years of the date of issuance of a building permit. The provisions of subsection Q (Bonds) shall apply except that the bonds will guarantee completion of the required improvements within three years.

a. **Phasing.** Development in the PD-34 zone may be constructed in phases. A developer of a particular phase shall only be required to bond for the required improvements contained in or necessary for the occupancy of that phase of development.

b. **Sidewalks.** The requirements of 22-11-47(H)(10)(Streetscapes) shall govern the size and location of required sidewalks in the PD-34 zone.

c. **Location of Utility Lines in Underground Parking.** Utility lines 18” and smaller may be located inside an underground parking structure provided that adequate space is maintained to allow for maintenance and repairs. Utility lines larger than 18” may be located underneath an underground parking structure if they are encased in a sleeve.

d. **Above-Ground Utility Structures.** Above-ground utility structures may not be located in any required setback from a public street, but may be located in any other location in the PD-34 zone.

H. Development Standards and Requirements. The following development standards and requirements shall apply to all development in the PD-34 zone:

1. **Height.**

a. **Limited Zone.** The maximum height of buildings in the area designated in the concept plan as “Limited Zone” shall be sixty feet (60') where adjacent to 800 East and ~~forty~~thirty-five feet (435') in all other Limited Zone areas.

b. **Other Areas.** The maximum height of buildings not in the Limited Zone shall be one hundred eighty feet (180').

c. **Items Not Included in Building Height.** Parapets, architectural features, roof features, screening walls and mechanical equipment shall not count toward the maximum height of a building.

2. **Setbacks.** Setbacks for all structures in the PD-34 zone shall be as shown in Exhibit “BB” and as set forth below. Except as otherwise provided, all setbacks are from the nearest back of curb adjacent to the referenced street.

a. All structures shall be set back at least twenty feet (20’) from State Street, University Parkway, 800 East and 800 South Street. Setbacks from University Parkway shall be from the proposed Bus Rapid Transit (BRT) curb alignment.

b. Surface parking lots shall be set back at least twelve feet (12’) from the back of curb adjacent to any public street.

c. Residential structures that front on 590 East Street or are located adjacent to 1100 South Street west of 590 East shall be set back at least ~~twenty~~ ^{twenty} feet (20’) from said streets. Residential structures that do not front on 590 East Street or are not located adjacent to 1100 South Street west of 590 East and non-residential structures (including parking structures) shall be set back at least twenty feet (20’) from 590 East Street and 1100 South Street west of 590 East.

d. All structures shall be set back a minimum of twenty feet (20’) from all residentially zoned property not a part of the PD-34 zone other than 590 East Street or 1100 South Street west of 590 East (which are addressed above).

e. Any building in excess of sixty feet (60’) in height shall be set back at least forty feet (40’) from 800 South, that portion of 800 East located north of 1000 South and all residentially zoned lots located north of 1000 South and not a part of the PD-34 zone.

f. No structure shall be located within the area of any traffic clear vision sight triangle. Sight triangles will generally be required to be maintained at the intersection of streets and access drives. The location and size of sight triangles shall be determined by the City Engineer in accordance with the standards established by the American Association of State Highway and Transportation Officials (AASHTO).

3. **Masonry Wall.** A masonry wall at least eight feet (8’) in height shall be maintained along the west boundary of the PD-34 zone where it adjoins existing residential development and where the PD-34 zone adjoins 1100 South Street. However, no masonry wall shall be required where residential development in the PD-34 zone fronts on an adjoining residential street such as 590 East or 1100 South.

4. **Landscaping.** Landscaping shall be provided and maintained as generally shown in the concept plan. A landscaping plan shall be submitted to the City for approval as a part of any site plan. Landscaping in the PD-34 zone shall include the following elements:

a. A “Major Park” consisting of at least thirty-five thousand (35,000) square feet with landscaping, trees, fountain, sculpture, benches walking paths, and other features shall be provided and maintained. At least twenty thousand (20,000) square feet of the Major Park shall be constructed concurrently with the first residential or office building that fronts on the location of the Major Park as shown in the concept plan. The developer shall have flexibility to relocate or reconfigure the Major Park as market forces may require provided that the area of the Major Park is not reduced.

b. A landscaped strip at least eight feet in width shall be maintained adjacent to the residential property west of the PD-34 zone from approximately 850 South to 1100 South and where the PD-34 zone adjoins 1100 South. The landscaped strip shall be maintained on the PD-34 side of the required masonry wall except that such landscaped strip shall be maintained on the west side of the wall for the two lots located directly to the north and south of the 900 South hammerhead. That portion of the landscaped strip located adjacent to the 900 South hammerhead is only required to be three feet (3’) in width. The landscaped strip shall be maintained with lawn, shrubs and trees with trees spaced no further than 30 feet apart. However, this landscaped strip shall not be required in locations where residential dwellings in the PD-34 zone front on 590 East or 1100 South.

c. All other land within the PD-34 zone not covered by buildings, driveways, sidewalks, parking areas, playgrounds, plazas, hardscape or other amenities shall be landscaped with trees, shrubs, lawn, or living ground cover.

d. All landscaping shall be maintained in accordance with good landscaping practices. An underground sprinkling system shall be installed and maintained for all landscaped areas.

e. Trees shall be maintained in the landscaped areas along 800 South. The trees required under this subsection shall be spaced no more than forty feet apart and shall consist of English Oak, Norway Maple, Littleleaf Linden or comparable trees approved by the City Urban Forester. The required trees shall be at least two inches (2”) in caliper measured four feet (4’) above the ground.

5. **Residential Development Fronting on 590 East or 1100 South.** The following standards shall apply to any residential development in the PD-34 zone that fronts on 590 East or 1100 South:

(a) A sidewalk at least five feet (5’) in width and a landscaped strip at least ~~fifteen~~ ^{five} feet (5’) in width shall be maintained behind the back of curb.

(b) No individual garages or driveways shall be allowed with access from 590 East.

(c) Parking for all units fronting on 590 East or 1100 South shall be provided within the PD-34 zone.

6. **Architectural Style.** Development in the PD-34 zone shall incorporate a unique and aesthetically pleasing architectural and design theme that conforms to the style and quality shown in Appendix "BB." Development in the PD-34 zone shall incorporate diversity of detail and materials among individual buildings while maintaining enough uniformity to create a sense of place. Residential, retail, and office buildings as well as building liners shall all conform to the architectural design and quality illustrated in the examples of each type of building shown in Appendix "BB."

7. **Building Materials.** All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, cultured stone, fluted block, colored textured block, EIFS, glass, stucco, metal, cementitious fiberboard, wood and other materials of comparable quality. However, sheet metal, corrugated metal, PVC and vinyl siding shall be prohibited except for trim, soffits, facia, mansards and similar architectural features.

8. **Streets and Traffic.**

a. A traffic study shall be provided by the owner/developer to ensure that traffic circulation will function appropriately on internal streets as well as public streets and intersections located adjacent to the PD-34 zone. The initial traffic study shall be completed prior to the application for any new site plan or site plan amendment in the PD-34 zone. An updated traffic study shall also be provided with every new site plan for development in the PD-34 zone. However, the City Engineer may waive the requirement for an updated traffic study if he/she determines that the existing traffic information is adequate. The traffic study shall include recommendations for any new improvements that may be reasonably necessary to mitigate any negative impacts on public streets or intersections resulting from development in the PD-34 zone. The traffic study shall also make recommendations as to when any such improvements should be installed including, but not limited to, a new traffic signal at the intersection of 800 East 1100 South, the relocation of the existing traffic signal at 1200 South State Street and improvements to the intersection of 900 South 800 East and 1100 South 800 East. The owner/developer of land in the PD-34 zone shall follow all recommendations of the traffic study including the installation of any recommended off-site improvements.

b. All streets within the interior of a development in the PD-34 zone shall be private. Streets shall be designed and built according to the standards and design shown in the concept plan.

c. All vehicular access to the PD-34 zone shall be from State Street, University Parkway, 800 East and 800 South. No vehicular access to the PD-34 zone (including access to any parking structure) shall be allowed from any other street including streets in the residential neighborhoods located to the west and north of the PD-34 zone. Pedestrian access to the PD-34 zone from the adjoining residential zones is permitted.

9. **Lighting Plan.** Any development in the PD-34 zone shall include a lighting plan. Illumination shall generally be within the parameters recommended by the Illumination Engineering Society of North America (IESNA). There shall be no direct glare from parking lot lights in the PD-34 zone onto adjacent properties. Any spillover light shall be limited to one (1) foot-candle at the property line where adjacent to any residentially zoned property. The lighting plan shall be designed to:

- a. discourage crime;
- b. enhance the safety of the pedestrians and guests of the PD-34 development; and
- c. enhance the appearance and design of the project.

10. **Streetscapes.** Sidewalks, landscaping and planter trees shall be provided and maintained adjacent to public and private streets in accordance with Appendix "BB." All streetscapes that are included in a development phase shall be installed by the developer concurrent with the development of that phase.

11. **Off-site Improvements.** Off-site curb, gutter, sidewalk, and/or other improvements may be required by the City if development on the site contributes to a need for such off-site facilities and the improvements required are roughly proportional to the amount of the off-site impact caused by development in the PD-34 zone

12. **Utilities.** All structures shall be served by the public sewer system and public water supply. All utilities shall be placed underground. Utility lines 18" and smaller may be located inside an underground parking structure provided that adequate space is maintained to allow for maintenance and repairs. Utility lines larger than 18" may be located underneath parking structure provided they are encased in a sleeve.

13. **Storage Areas and Solid Waste Receptacles.** Dumpsters and compactors may be located within a building or parking structure provided that they are located within a one hour fire rated enclosure. All outside storage areas and solid waste receptacles which are not located within a building or incorporated into a parking structure shall be enclosed on three sides with the same materials as used on the exterior of the main structures within the development and shall have sight-obscuring gates.

14. **Storm Water Runoff Plan.** The current storm water runoff rate for the entire area within the PD-34 zone is approximately 201 cubic feet per second (cfs) (1.77 cfs/acre). A storm water runoff plan shall be provided with each new site plan for development in the PD-34 zone that is designed to ensure that any new development does not increase the total level of storm water runoff of 201 cfs currently generated by the entire property in the PD-34 zone.

I. **Limit on Number of Residential Units.** In order to ensure that the PD-34 zone remains primarily a retail development, the number of residential dwelling units allowed in the PD-34 zone shall not exceed the ratio of 1.5 residential units for every

1,000 square feet of retail development. For purposes of this section, retail development shall be defined as a use, the majority of sales or revenues of which, are subject to Utah state sales tax.

J. Signs--Purpose and Intent. Due to the size and nature of the PD-34 zone, the purposes and objectives pertaining to signage in the PD-34 zone are significantly different from those of any other area in the City. Therefore, the regulations applicable to signage in the PD-34 zone shall also differ significantly from the regulations applicable to signage in other areas of the City. Signage in the PD-34 zone shall be subject to more exacting/stringent requirements as to architectural style and aesthetics and shall also have more liberal treatment as to off-premise signage than other areas in the City. The more stringent requirements (as to aesthetics) and the more liberal treatment (as to off-premise signage) are justified by the following:

a. Development in the PD-34 zone (both existing and future) is the most intensive area of commercial activity in the City both in terms of size (acreage) and commercial activity (based on retail sales) as compared to any other development in the City. The area of the PD-34 zone is effectively the commercial hub of the City. It is anticipated that with the adoption of the PD-34 zone, commercial activity will become even more intense with the addition of new retail buildings, office buildings and parking structures. Off-premise signs are consistent and compatible with a development of this size, scale and intensity of use while they are not appropriate in most other commercial areas of the City. Off-premise signage is allowed in other large commercial and mixed use developments throughout the country that are similar to development in the PD-34 zone (both existing and future) and the City has determined that off-premise signage will also be compatible in the PD-34 zone.

b. The signage allowed in the PD-34 zone, including off-premise signage, will enhance the aesthetic quality of the PD-34 zone. Unlike any other zone or area in the City, signage in the PD-34 zone will be required to conform to strict standards of architectural style and aesthetic quality. Signage in the PD-34 zone is considered a critical component of development in the zone, not just for the messages they contain, but also for the aesthetic appeal of the signs themselves. In addition to their architectural quality, different types of signs, including allowable off-premise signs, are intended to enhance the aesthetic quality of the development in several ways, including, but not limited to the following:

- (i) Mitigating and improving the appearance of normally unsightly parking structures by covering unattractive structure facades with attractive and aesthetically appealing signage.
- (ii) Enhancing the appearance of bare walls of buildings.
- (iii) Improving the appearance and adding interest to streetscapes, parking areas, sidewalks.
- (iv) Creating an aesthetically pleasing "grand entrance" or "gateway" effect through the placement of signage at entryways into the development.

c. The overall signage scheme in the PD-34 zone, with its variety in types of signs combined with the unique architecture, style, light, color and electronic display is designed to create a visual experience and a sense of excitement, energy and vibrancy that cannot be achieved or replicated on smaller, individual parcels. This will enhance the quality of the PD-34 zone as a "destination" and gathering place for consumers in the city, county and state.

d. Signage in the PD-34 zone, including off-premise signage, will be part of a controlled and coordinated whole that is designed to enhance and be harmonious with its surroundings as opposed to an uncontrolled and uncoordinated scheme of individual sign approvals. This will dramatically reduce the risk of a proliferation of unattractive signage by numerous and disparate private parties.

K. Signs-Regulations. The provisions of Chapter 14 of the City Code shall not apply to the PD-34 zone except as provided below. For purposes of determining allowable signage, the PD-34 zone is divided into the following three sign zones: the perimeter sign zone, the internal sign zone, and the limited sign zone. The area of each of these sign zones is shown in the concept plan. On-premise advertising is allowed on all signs. Off-premise advertising shall be allowed as described below. However, notwithstanding any other provision to the contrary, the total number of signs displaying off-premise advertising that is visible from a public street shall not exceed twenty-four (24). The signs that are permitted in each of the sign zones are limited to the following:

1. **Perimeter sign zone.** Allowable signage in the perimeter zone is limited to the following:

a. **Large entry signs.**

(1) **Definition and Requirements.** Large entry signs are signs that are located at an entrance to the PD-34 zone. Large entry signs shall not exceed a height of forty feet (40') and shall have a maximum of three hundred (300) square feet of electronic signage and two hundred square feet of static signage per sign face. A large entry sign may have up to four sign faces. Large entry signs may include an electronic screen on all or part of the sign faces.

(2) **Allowable Use.** A total of seven (7) large entry signs are permitted, but are restricted to the following locations:

- (i) the entrance at 1150 South State Street
- (ii) the entrance at approximately 1200 South State Street
- (iii) both entrances to the PD-34 zone from University Parkway
- (iv) the entrance at 1200 South 800 East

(v) the entrance at 1100 South 800 East

(3) **Architectural Standards.** Large entry signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB. In addition, sign supports shall be veneered with materials such as brick or stone, or shall be covered with other materials that are consistent with other signs within the PD-34 zone.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on all large entry signs.

b. Medium entry signs.

(1) **Definition and Requirements.** Medium entry signs are signs that are located at an entrance to the PD-34 zone. Medium entry signs shall not exceed a height of thirty feet (30') and shall have a maximum of two hundred (200) square feet per sign face. A medium entry sign may have up to four sign faces. Medium entry signs may include an electronic screen as all or part of the sign faces.

(2) **Allowable Use.** A total of twelve (12) medium entry signs are permitted, but are restricted to the following locations:

- (i) both entrances from State Street
- (ii) both entrances from University Parkway
- (iii) all four entrances from 800 East
- (iv) the entrance at approximately 700 East 800 South

(3) **Architectural Standards.** Medium entry signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on medium entry signs that are located adjacent to State Street, University Parkway and at the entrances at 800 East 1100 South and 800 East 1200 South.

c. Small entry signs.

(1) **Definition and Requirements.** Small entry signs are signs that are located at an entrance to the PD-34 zone. Small entry signs shall not exceed a height of twenty feet (20') and shall have a maximum of fifty (50) square feet per sign face. A small entry sign may have up to four sign faces, but the total area of all sign faces shall not exceed one hundred fifty (150) square feet. Small entry signs may include an electronic screen as all or part of the sign faces.

(2) **Allowable Use.** A total of four (4) small entry signs are permitted, but are restricted to the following locations:

- (i) the entrance at 1200 South 800 East
- (ii) the proposed new entrance at approximately 850 South 800 East (two signs permitted at this location)
- (iii) the entrance at approximately 650 East 800 South

(3) **Architectural Standards.** Small entry signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on small entry signs that are located adjacent to State Street, University Parkway and at the entrances at 800 East 1100 South and 800 East 1200 South.

d. State Street and University Avenue Corner Sign.

(1) **Definition and Requirements.** The State Street and University Avenue Corner Sign (the "Corner Sign") is a sign that is located at the corner of State Street and University Avenue. The Corner Sign shall not exceed a height of forty feet (40') and shall have a maximum of three hundred (300) square feet per sign face and no more than fifty (50) square feet of additional static advertising space per sign face. The Corner Sign may have up to three sign faces. The Corner Sign may include an electronic screen as all or part of the sign faces. Sign supports shall be veneered with materials such as brick or stone, or shall be covered with other materials that are consistent with other signs within the PD-34 zone.

(2) **Allowable Use.** Only one Corner Sign is permitted.

(3) **Off-premise Advertising.** Off-premise advertising is allowed on the Corner Sign.

e. Synchronized combination signs.

(1) **Definition and Requirements.** A synchronized combination sign is a sign that consists of multiple separate structures that are closely spaced apart and generally in line with each other. The message or display portrayed on such sign is designed to move from one structure to the next to create a combined synchronized effect that displays a unified message or theme. Each structure that forms a part of the synchronized combination sign shall not exceed seventeen feet (17') in height and shall have a maximum sign face area of sixty (60) square feet. A synchronized combination sign shall be set back at least ten feet (10') from any public right-of-way.

(2) **Allowable Use.** A total of four synchronized combination signs are permitted but may only be located adjacent to State Street, University Avenue and on that part of 800 East located south of 1000 South.

(3) **Architectural Standards.** Synchronized combination signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on all synchronized combination signs.

f. Screen signs.

(1) **Definition and Requirements.** A screen sign is a sign that consists of a screen like material that is attached to a wall or parking deck and is capable of displaying electronic messages.

(2) **Allowable Use.** A total of three screen signs are permitted in the perimeter sign zone, but may only be located along the frontage of University Parkway, State Street or facing inward toward the interior of the PD-34 zone.

(3) **Architectural Standards.** Screen signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on all permitted screen signs.

g. Kiosk signs.

(1) **Definition and Requirements.** Kiosk signs are round, triangular or other shaped signs that have a maximum height of seventeen feet (17').

(2) **Allowable Use.** One kiosk sign shall be allowed in the perimeter sign zone for every three hundred feet (300') of street frontage.

(3) **Architectural Standards.** Kiosk signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on all kiosk signs except for kiosk signs located adjacent to 800 South or on 800 East north of 1000 South.

h. Wall signs. Wall signs as defined and regulated in Chapter 14 shall be allowed in the perimeter sign zone. Wall signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB. Off-premise advertising is allowed only on wall signs that face State Street, University Parkway or 800 East south of 1000 South.

2. **Internal sign zone.** There is no limit on the type of signs in the internal sign zone except that abandoned signs and roof signs are not allowed. There is no limit on the number of signs allowed in the internal sign zone except for building entrance signs. However, no sign shall exceed a height of twenty feet (20') except for wall signs, screen signs and building entrance signs.

a. Building entrance signs.

(1) **Definition and Requirements.** Building entrance signs are signs that are located at the entrance to a building and are attached to the building or other architectural feature such as a tower. Building entrance signs shall not exceed a height of seventy feet (70').

(2) **Allowable Use.** A total of eight (8) building entrance signs are allowed in the PD-34 zone.

b. Canopy signs and wall signs. Canopy signs and wall signs shall comply with the standards applicable to such signs set forth in Chapter 14.

c. Off-Premise Advertising. Except as otherwise provided herein, off-premise advertising shall be permitted in the internal sign zone only on signs whose copy is not legible from a public street.

3. **Limited sign zone:** Allowable signage in the limited sign zone is limited to the following:

a. Wall signs as defined in Article 14 of the City Code.

b. All signs that are permitted in residential zones as governed by Article 14 of the City Code.

c. No off-premise advertising that is visible from a public street shall be allowed.

4. **Sign Permit.** It shall be unlawful for any person to erect, alter or relocate a sign without first obtaining a sign permit from the City. However, a sign permit is not required for flags, interior signs, nameplates, portable signs, and window signs. An applicant for a sign permit shall follow the procedures outlined in Chapter 14 for obtaining a sign permit.

5. **Compliance with Sight Triangles.** No sign shall be located in any sight triangle if such location would violate the standards established by the American Association of State Highway and Transportation Officials (AASHTO) pertaining to sight triangles.

6. **Unsafe or Dangerous Signs.** If an unsafe or dangerous sign as determined by the Chief Building Official is not repaired or made safe within five working days after the City has given written notice by registered mail to repair or make the sign safe, the Chief Building Official shall at once abate the sign according to the procedures in the Uniform Code for the Abatement of Dangerous Buildings.

7. **Maintenance.** All signs shall be kept in good repair, maintained in a safe and attractive condition by the owner, and displayed so as to conform to any conditions required by a sign permit. Signs in disrepair which have not been repaired for sixty (60) consecutive days after written notice from the City to the owner shall be removed from the building or premises by the owner, the person having control of the premises or the person receiving benefit of such sign.

8. **Prohibited Sign Locations.** No person shall erect any sign so as to interfere with or restrict access to windows, fire escapes, or require exits. No person shall erect any sign which constitutes a safety hazard as determined by the City.

9. **Signs May Not Overhang Public Right of Way.** No sign may overhang any public right of way.

10. **Additional Regulations for Electronic Signs.** Electronic signs or Electronic Message Centers (EMCs)(as defined in Section 14-3-2) shall be subject to the following requirements:

a. An EMC shall not be a flashing sign (as defined in Section 14-3-2);

b. An EMC may have motion;

c. The interval between message changes on an EMC sign shall not be more frequent than eight seconds and the actual message rotation process must be accomplished in three seconds or less; and

c. Brightness on an EMC sign shall not exceed 0.3 lumens above ambient light.

11. **Additional Provisions.** The provisions of Sections 14-1-4, 14-1-5 and 14-1-6 pertaining to interpretation, appeals, and penalties shall apply to signs in the PD-34 zone.

K. Occupancy of Residential Units. Notwithstanding any other provision in the Orem City Code to the contrary, a residential unit in the PD-34 zone may be occupied by one single family as defined in Section 22-2-2 or by up to, but no more than two persons per bedroom.

L. Home Occupations. Because of the mixed-use nature of the PD-34 zone and because none of the residential units in the PD-34 zone will be directly accessed by public streets, the provisions of Orem City Code Section 22-14-15 (as amended) pertaining to home occupations, shall not apply to the PD-34 zone. However, any person or entity that operates a business from a residential unit in the PD-34 zone shall be required to obtain a business license in accordance with Chapter 12 of the Orem City Code.

M. Parking. Parking shall be provided and maintained as required below. The provisions of Article 22-15 of the City Code shall not apply to the PD-34 zone except as otherwise provided herein. The parking standards set forth below are less than normally required because development in the PD-34 zone will consist of a mix of uses with shared parking.

1. **Parking Standard.** The following standards are the minimum amount of parking that is required in the PD-34 zone:

a. Retail space. Three and six tenths (3.6) parking stalls shall be provided for every one thousand (1000) square feet of gross leaseable area (as defined in Section 22-15-2) of retail space.

b. Office and other non-retail commercial space. Two and four tenths (2.4) parking stalls shall be provided for every one thousand (1000) square feet of gross leaseable floor area of office space and other non-retail commercial space.

c. Residential. One and forty-nine hundredths (1.49) parking stalls shall be provided for each residential dwelling unit.

d. Hotels and Houses of Worship. Notwithstanding anything herein to the contrary, one stall per room shall be required for hotels and one stall shall be required for every four fixed seats for a house of worship (churches, synagogues, mosques, etc.).

e. Senior Independent Living Facility. One parking stall shall be provided per dwelling unit.

2. **Parking for Each Phase.** The parking requirements shall be met for each phase of construction.

3. **Paving.** All parking spaces, parking areas and driveways shall be paved with asphalt and/or concrete and shall be designed to allow for proper drainage.

4. **Parking Access.** No parking stall shall directly access a dedicated street, but shall access the street from a drive aisle.

5. **Parking Design Standards.** The parking design standards set forth in subsection 22-15-3(E) of the Orem City Code shall apply to the PD-34 zone.

6. **Pedestrian Access.** At least one pedestrian pathway extending from the public right-of-way across any required landscaping to the parking lot or sidewalk shall be installed for every six hundred feet of street frontage and from any mass transit stop.

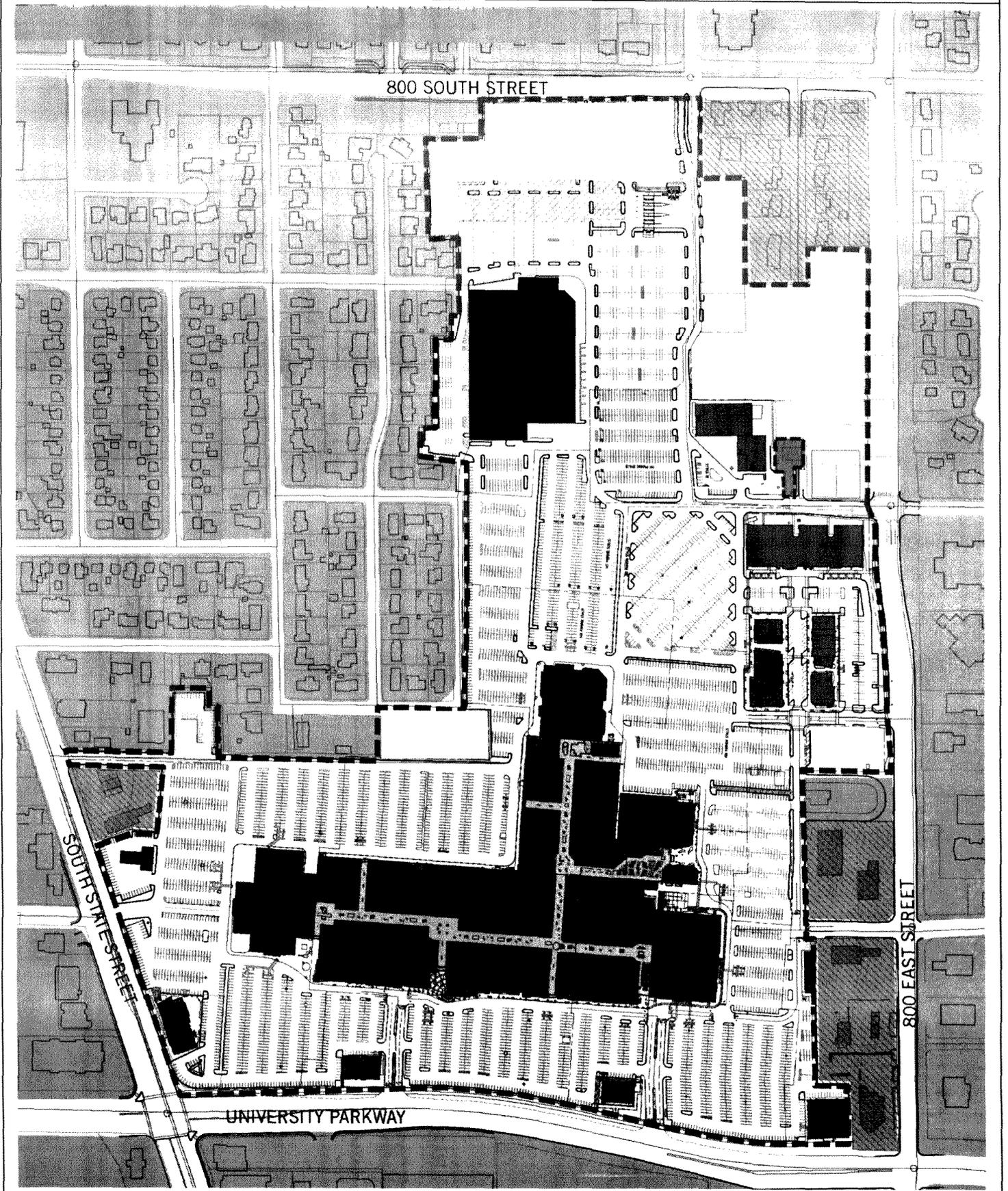
7. **Bicycle Parking.** At least thirty (30) bicycle parking stalls shall be provided for the main (largest) building in the PD-34 zone. For all other buildings, bicycle parking stalls shall be provided with each site plan at a rate of at least two percent (2%) of the number of required automobile parking spaces required. However, the number of bicycle parking spaces required shall not be less than three (3) or more than ten (10) spaces per building (other than the main building). The Director of Development Services may reduce or waive the bicycle parking requirement for developments that, in the opinion of the Director of Development Services, are not likely to attract bicycle traffic because of the nature, location or other circumstances associated with the development. Developments that are not likely to attract bicycle traffic include, but are not limited to, a car wash and personal storage units.

8. **Bicycle Parking Facilities.** Bicycle facilities, including either lockers or racks, shall be provided in all areas in which required bicycle parking spaces are provided. Required bicycle facilities shall:

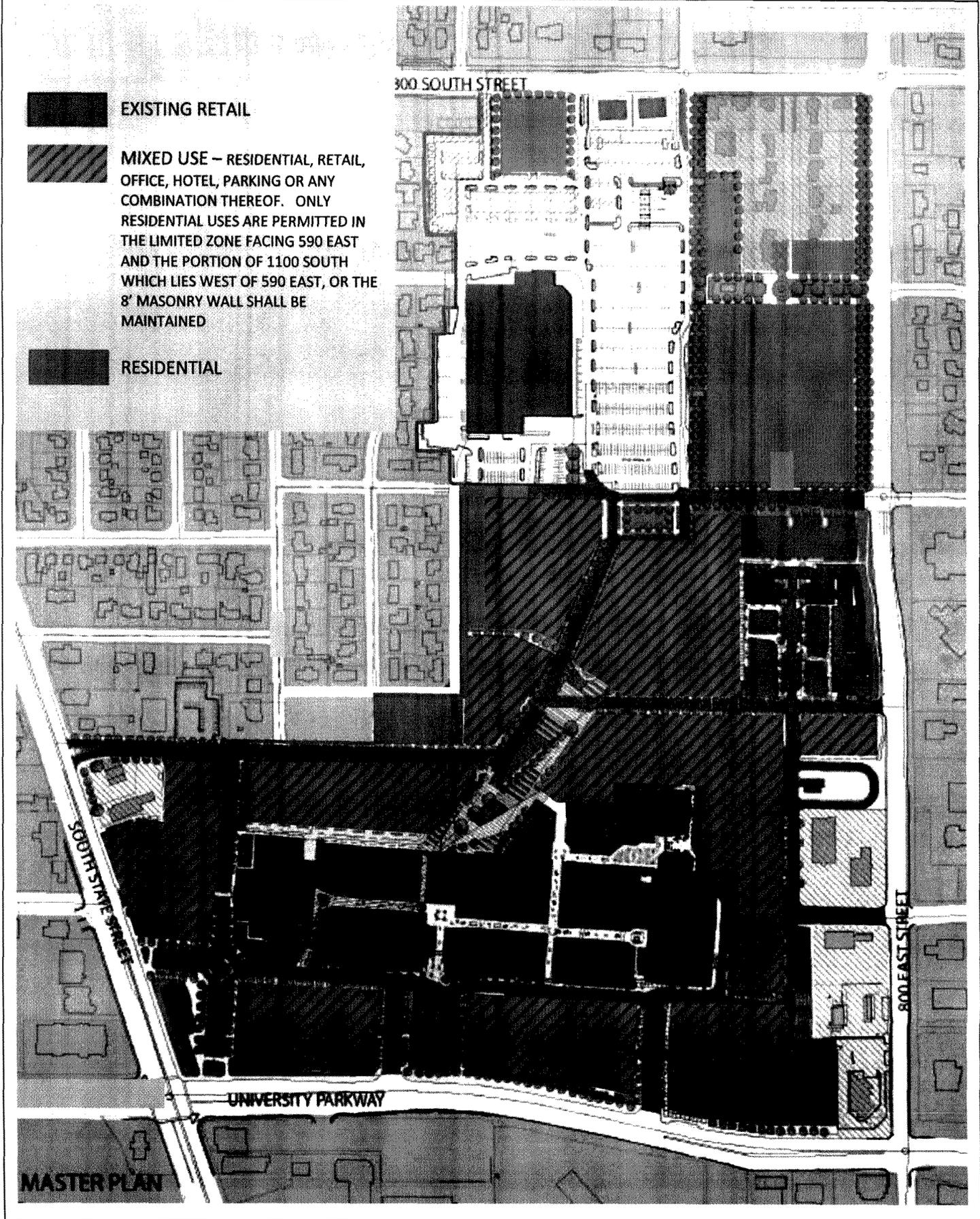
a. Provide for storage and locking of bicycles, either in lockers, medium-security racks or equivalent facilities in which the user may lock both the bicycle frame and the wheels;

- b. Be located on a raised island no less than six inches (6") in height, or within an area sufficiently protected from vehicular traffic;
 - c. Be designed so as not to cause damage to the bicycle;
 - d. Facilitate easy locking without interference from or to adjacent bicycles;
 - e. Consist of racks or lockers anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws;
 - f. Be consistent with their environment in color and design and be incorporated whenever possible into building or street furniture design; and
 - g. Be located in convenient, highly visible, active, well-lighted areas, but not interfere with pedestrian movements.
9. **Aesthetic Enhancement of Parking Structures.** In order to improve the aesthetic appearance of parking structures that are most visible from public streets, the side of any parking structure that faces a public street shall be enhanced by using one or more of the following techniques or practices: building liners, screen signs, artistic facades, trees and landscaping, and other methods illustrated in Appendix BB.

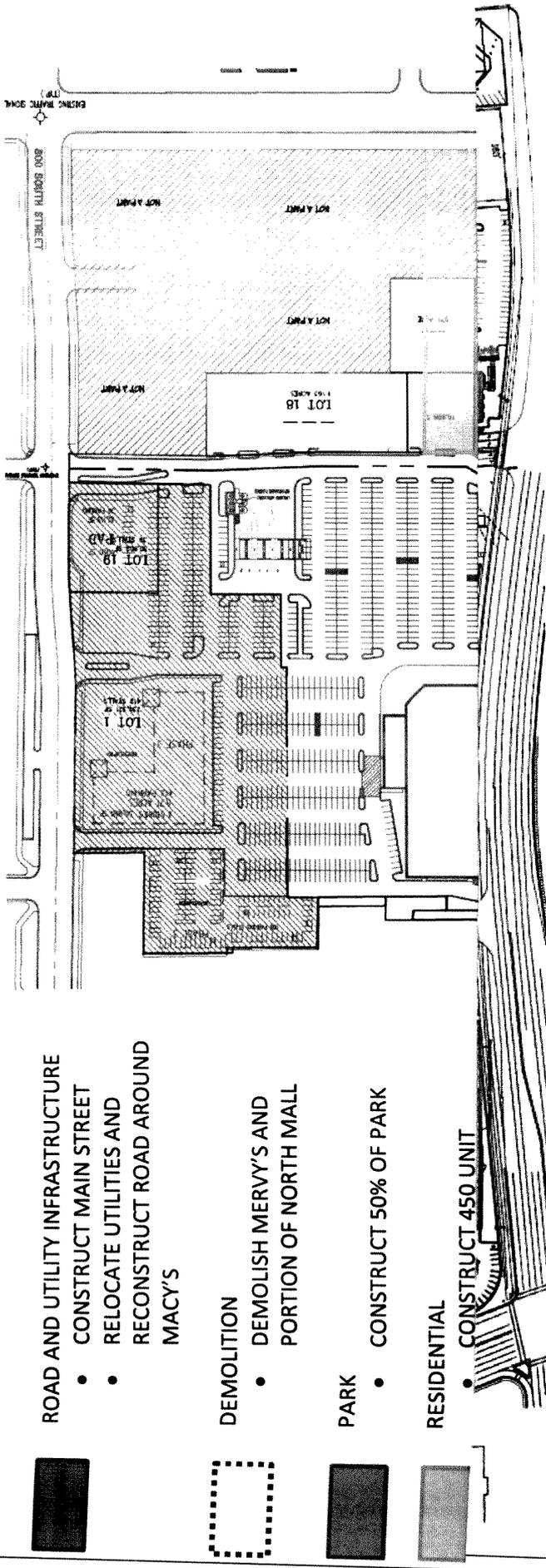
APPENDIX BB – PROPERTY BOUNDARY AND EXISTING CONDITIONS



APPENDIX BB – CONCEPT PLAN



ANTICIPATED 2013-2014 CONSTRUCTION



DRAFT / CONCEPTUAL ONLY



In the Center of it all...

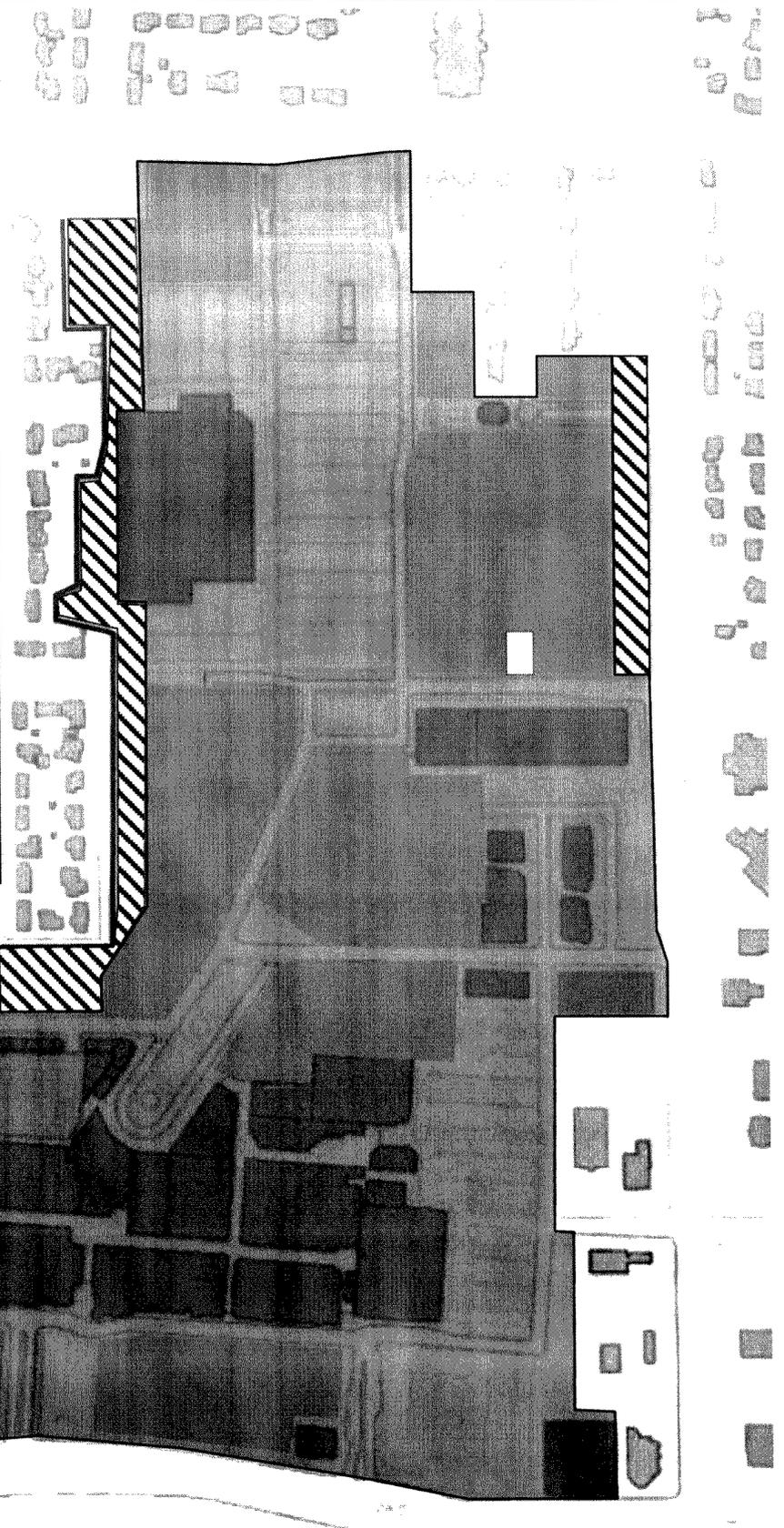
APPENDIX BB - LIMITED AND OPEN ZONES



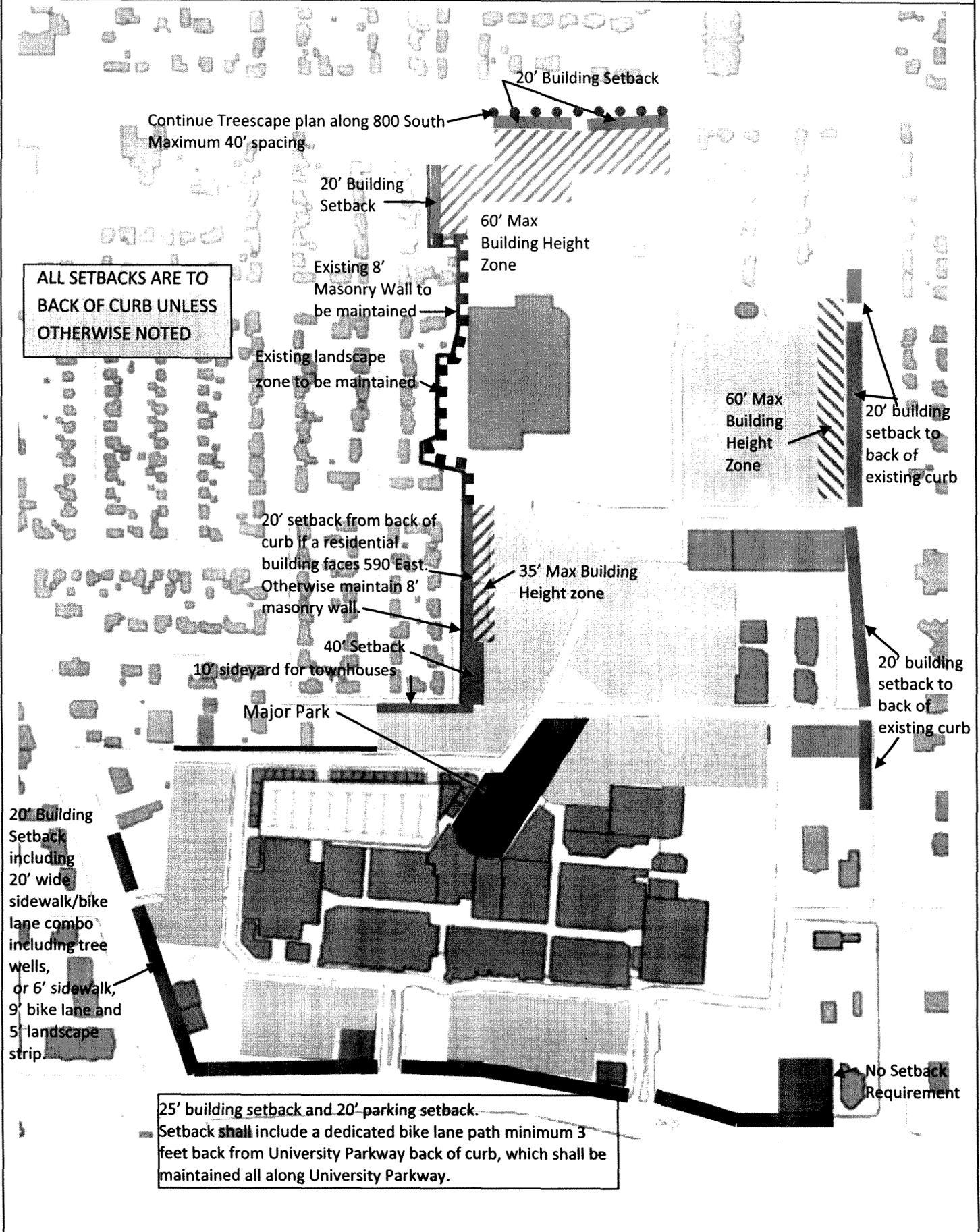
LIMITED ZONE – USES ARE RESTRICTED, AND IMPACT OF NONRESIDENTIAL USES ON EXISTING ADJACENT RESIDENTIAL NEIGHBORHOOD SHALL CONTINUE TO BE MITIGATED BY MAINTAINING THE 8' MASONRY WALL. BUILDING HEIGHTS ARE LIMITED AS NOTED IN THE PD-34 ZONE.



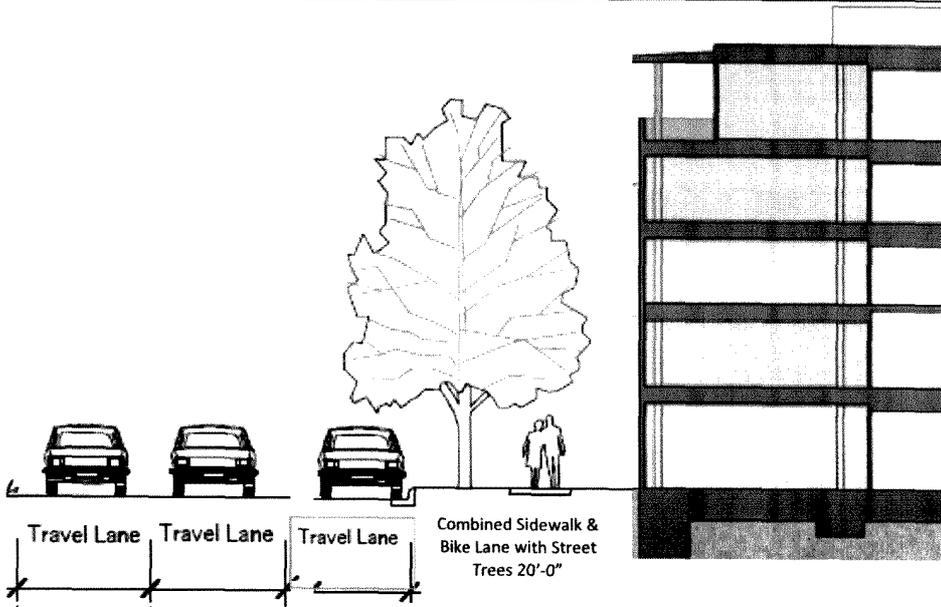
OPEN ZONE – ALL APPROVED USES ARE ALLOWED ANYWHERE IN THE OPEN ZONE AND CAN BE RELOCATED WITH PLANNING DEPARTMENT STAFF APPROVAL. THE PROPOSED LAND USE PLAN PROVIDES A GENERAL GUIDE TO ANTICIPATED DEVELOPMENT. HOWEVER, THE INTENT OF THE OPEN ZONE IS TO PROVIDE FLEXIBILITY TO ADAPT TO MARKET CONDITIONS WHILE MAINTAINING LIMITS ON DENSITY, USE, AND BUILDING HEIGHTS.



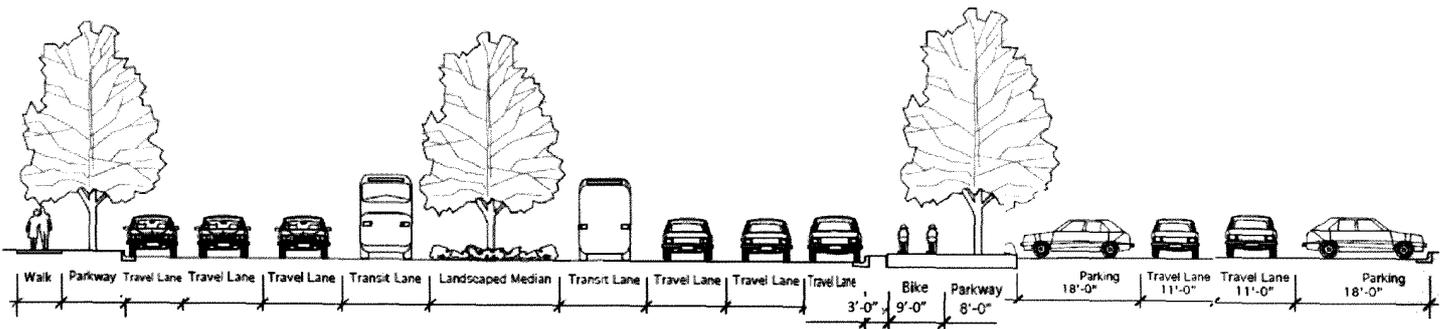
APPENDIX BB - SETBACKS AND LANDSCAPE STRIP CONFIGURATIONS



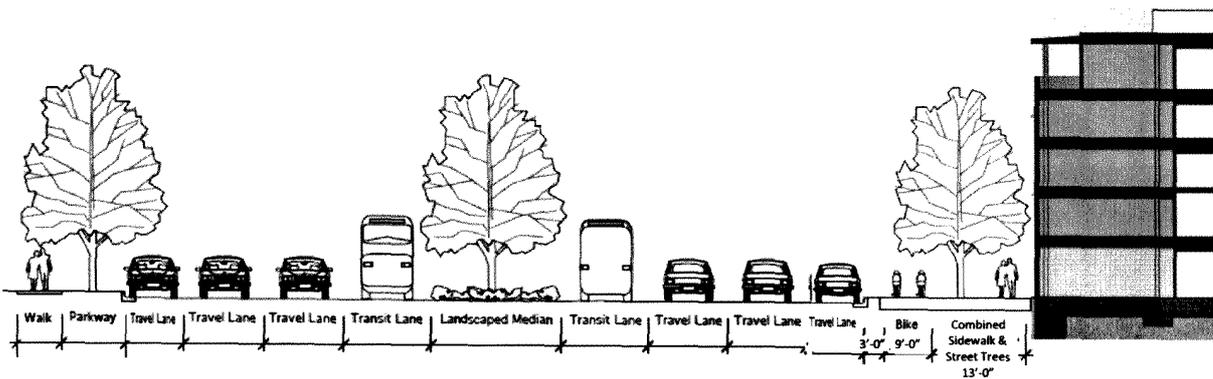
APPENDIX BB - SIDEWALK, PARKING & BUILDING SETBACK SECTIONS



STATE STREET COMBINED WALK/BIKE LANE/PLANTING AREA & 20' BUILDING SETBACK



UNIVERSITY PARKWAY BIKE PATH LOCATION AND 20' PARKING SETBACK



UNIVERSITY PARKWAY BIKE PATH LOCATION AND 25' BUILDING SETBACK

APPENDIX BB - SAMPLE BUILDING AND ARCHITECTURAL STYLES

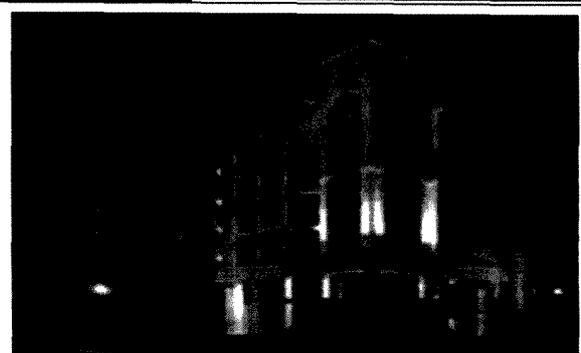
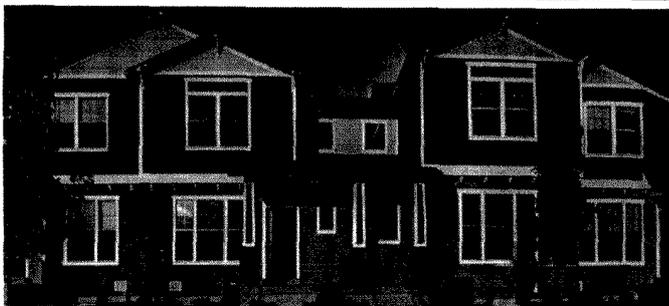
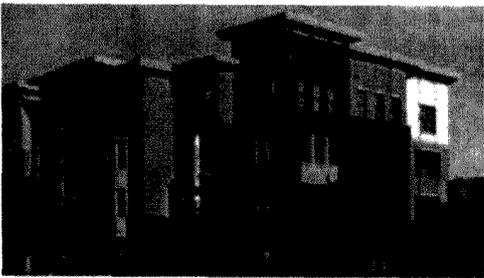
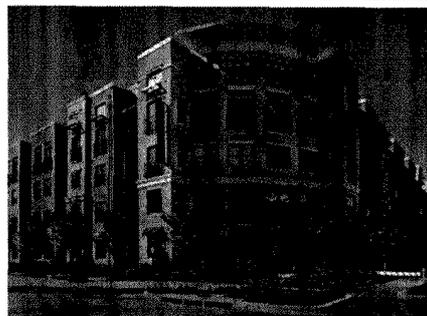
Establishing the right architectural character is critical to the success of the redevelopment. It should be uniform enough to create a sense of place, while offering enough variation to add visual interest and purpose.

The plan incorporates a wide variety of building types, building scales and uses which must be combined in a way that is harmonious. Therefore it is important to establish some stylistic parameters that will ensure that the whole is greater than the sum of its parts.

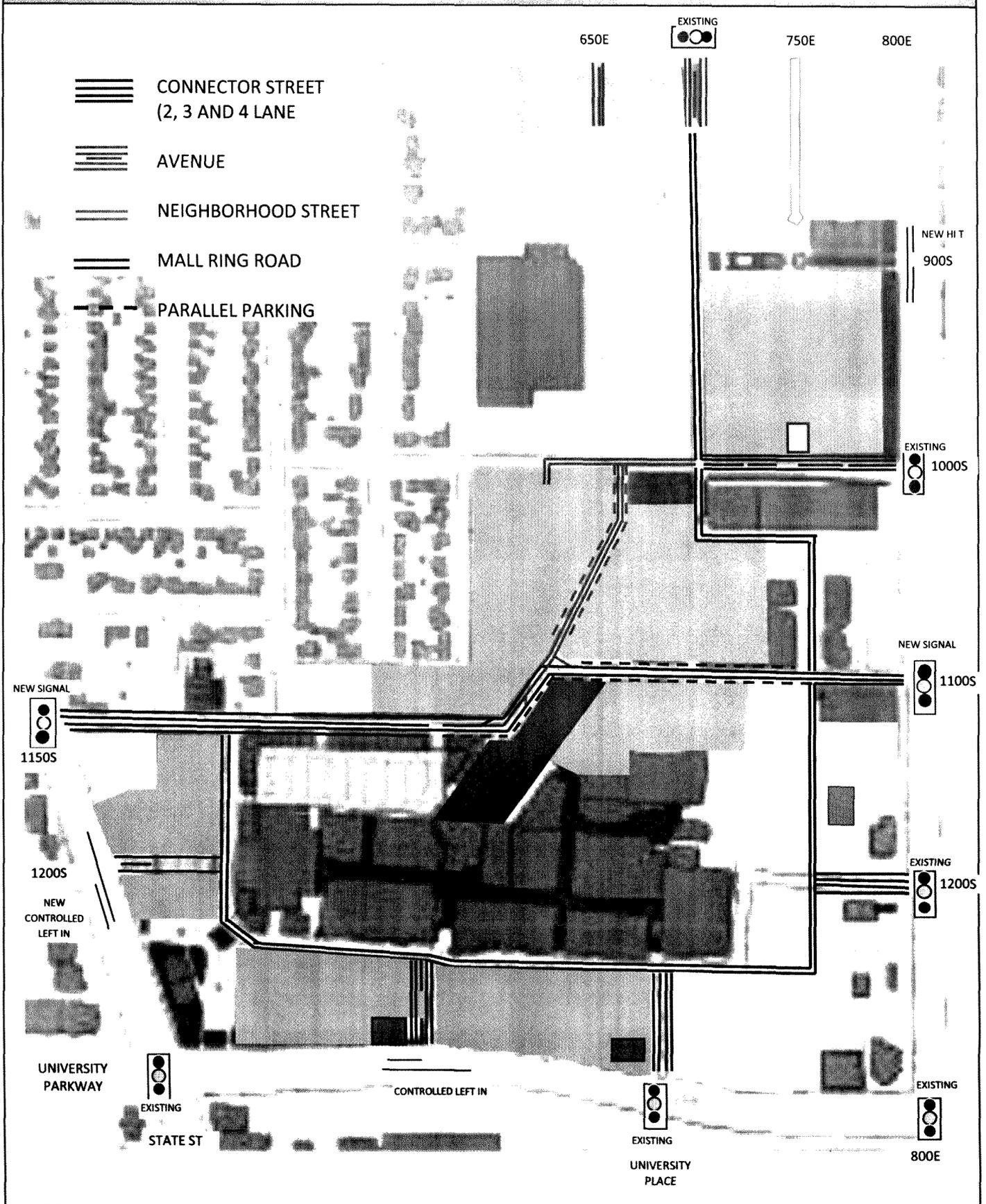
The building character will range from traditional to sleek and modern office towers. Masonry may be used on the lower stories while glass dominates the upper stories.

Building design shall vary between adjacent buildings by the type of material, color, scale or orientation, proportion of recess and projections, window placement, and roof type.

MULTIFAMILY RESIDENTIAL - The architecture will be designed to create a cool neighborhood with consistent architecture. Materials include brick, glass, metal, EIFS and cut stone.



APPENDIX BB - CONCEPTUAL ROAD LOCATIONS AND TYPES



APPENDIX BB - ROAD SECTIONS

5.8. Avenue.

1. Intent.

The Avenue is a medium to high capacity street for higher speeds and a wider right of way. It includes a center median, providing a pedestrian refuge area to aid street crossings.

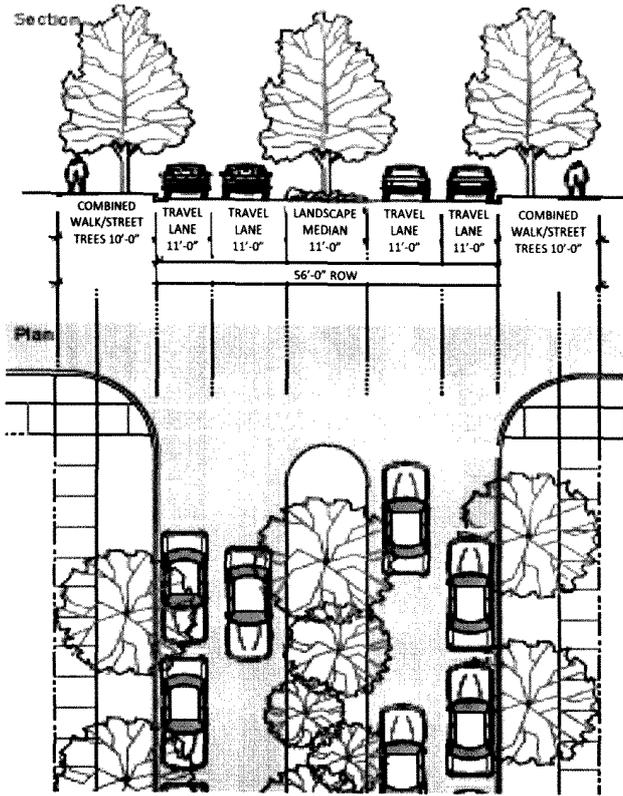


Figure 5.8 (1). Typical Avenue.

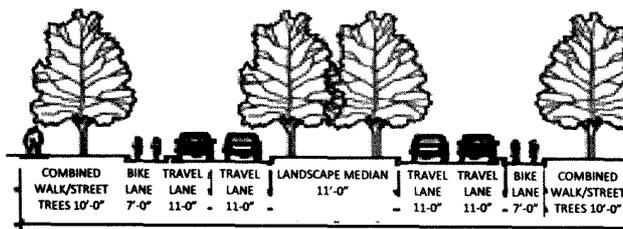


Figure 5.8 (4). Alternative 70' with Median & Cycle Track Connector.

5.7 Connector Street.

1. Intent.

The connector street is a medium to high capacity street. It primarily serves as a through street providing connections to nearby arterials, parking structures and gathering places.

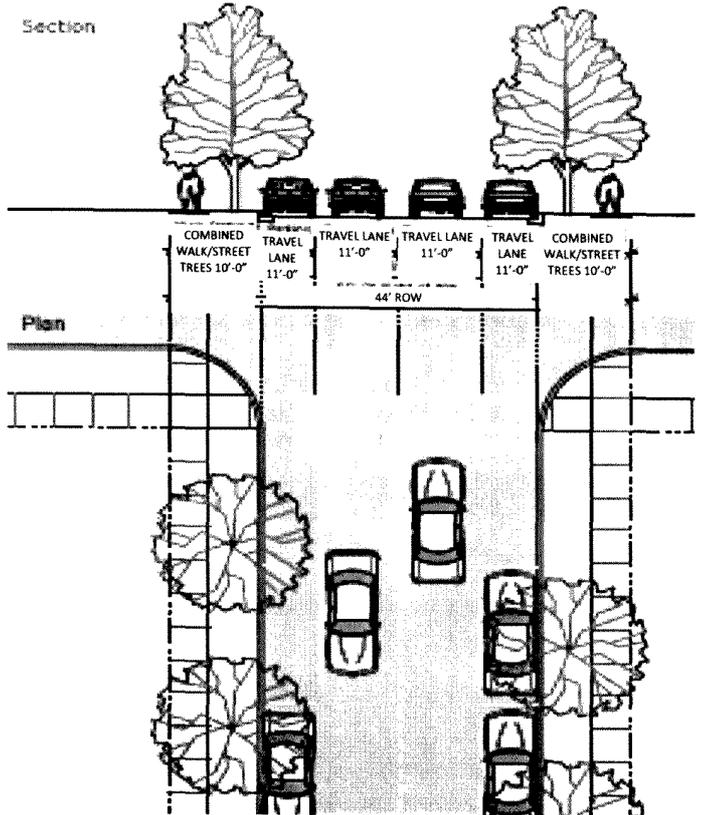
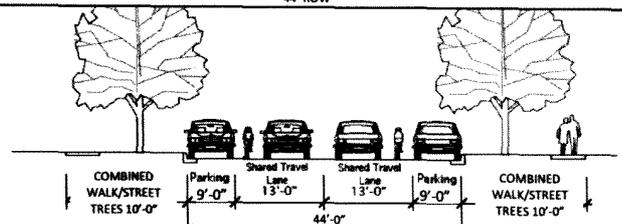
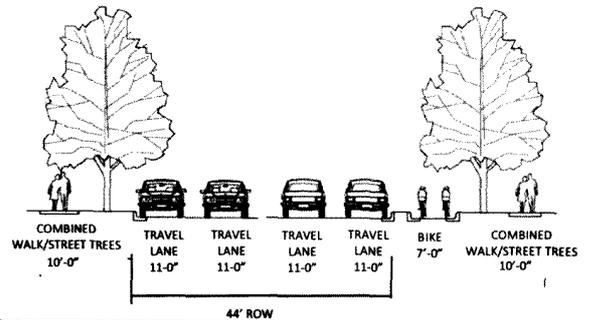


Figure 5.7 (1). Typical Connector.



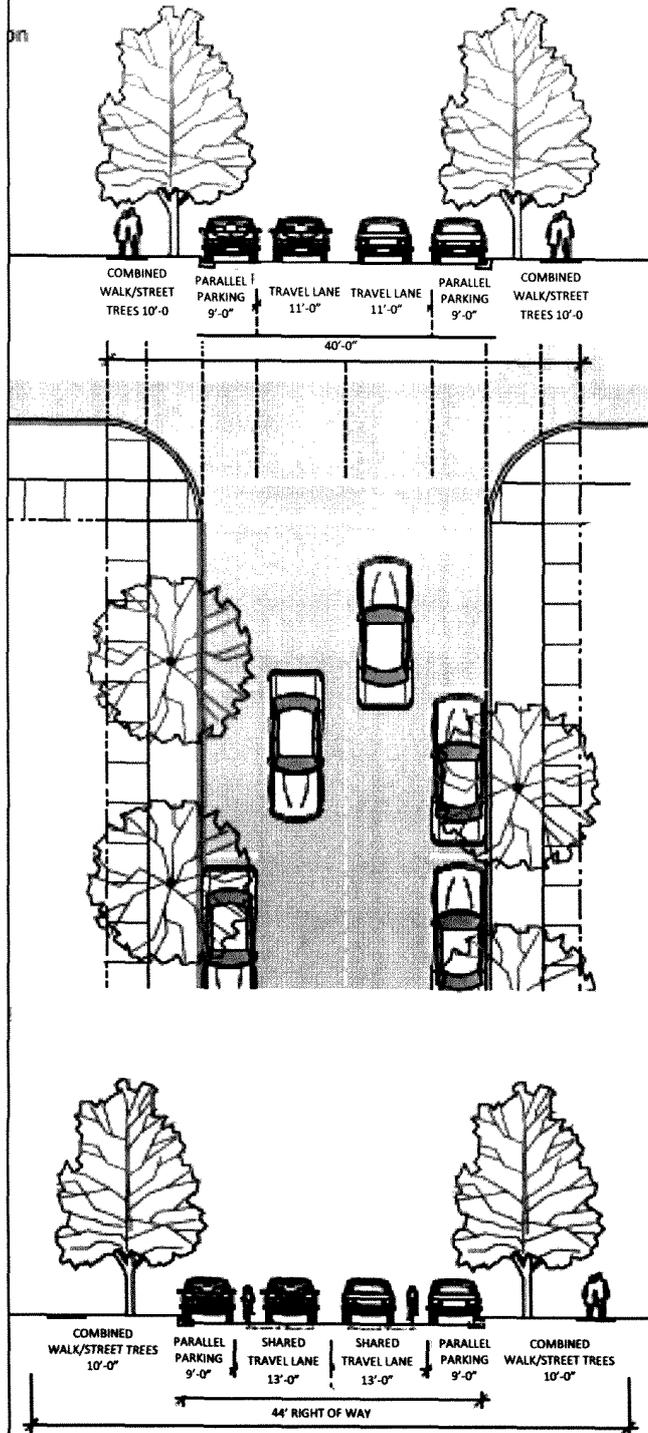
CONNECTOR WITH PARALLEL PARKING

APPENDIX BB - ROAD SECTIONS

5.6 Neighborhood Street.

1. Intent.

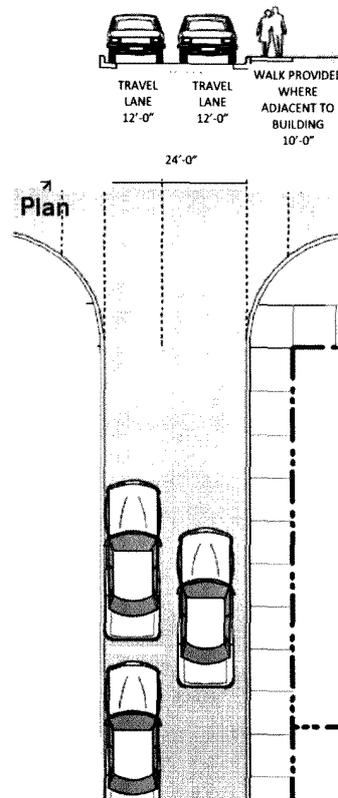
The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it.



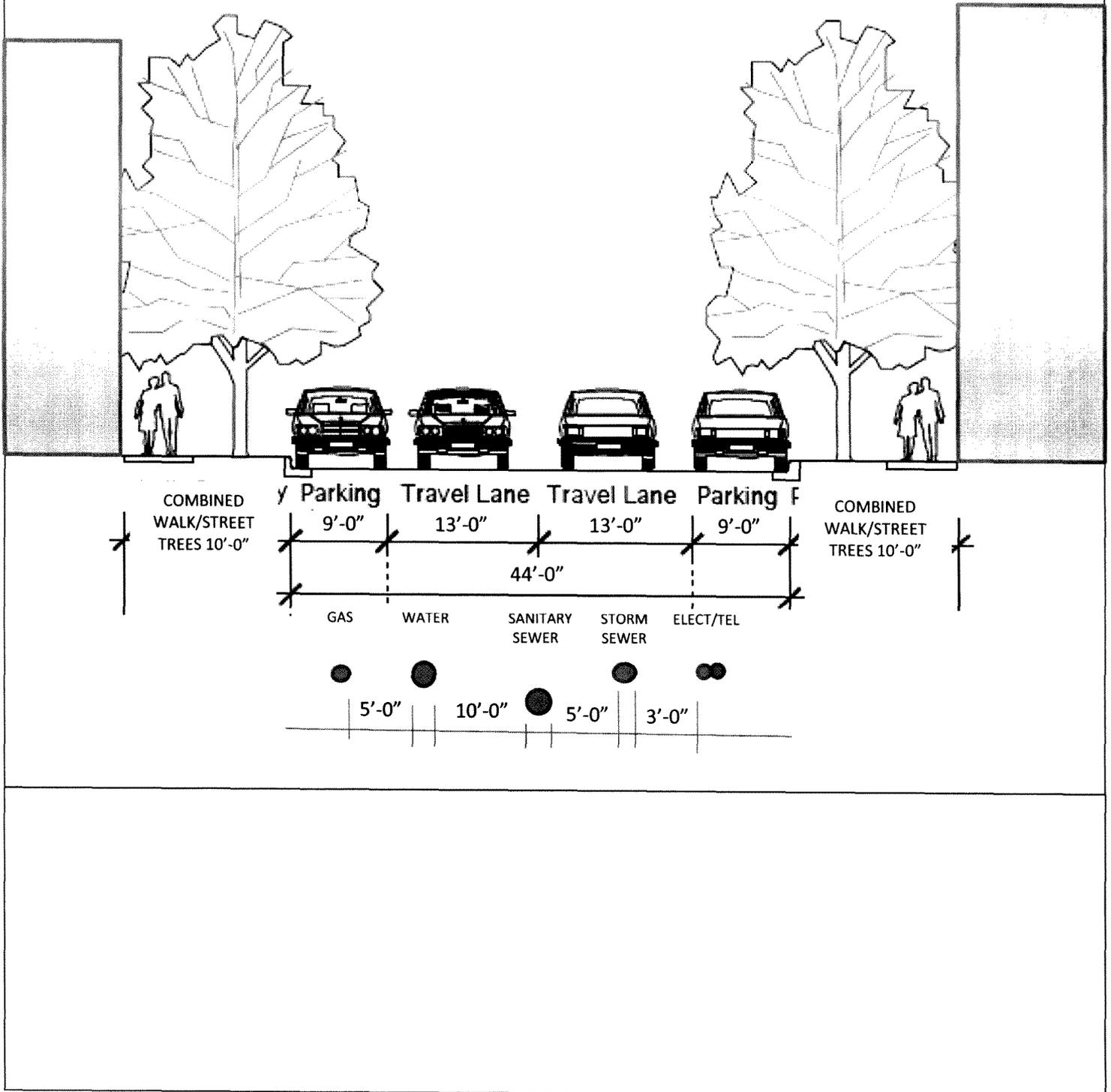
Mall Ring Road

1. Intent.

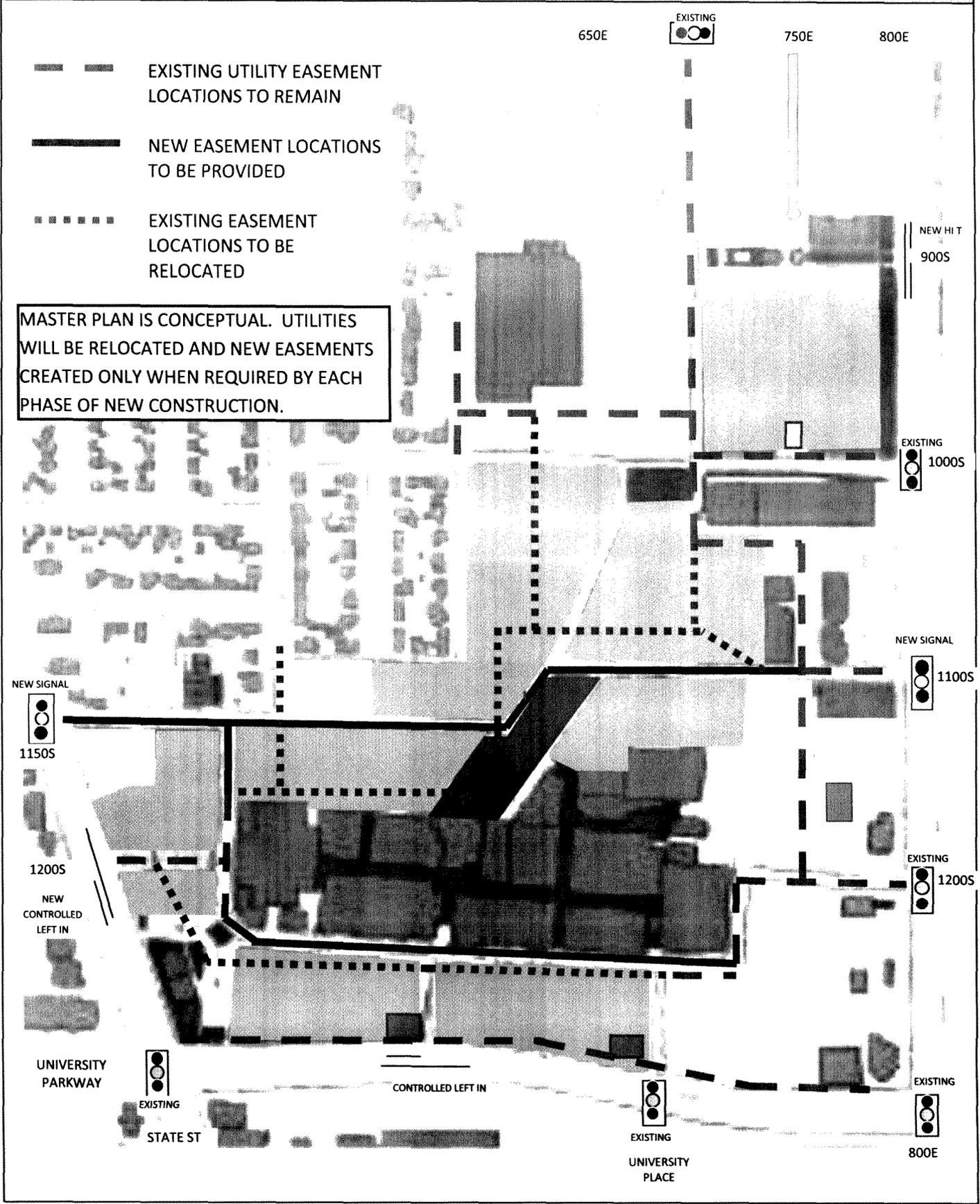
The Mall Ring Road is a medium capacity access road connecting the parking fields around the Mall with slow speeds. The Ring Road has no curb or parkway trees. It may or may not have a sidewalk on one side. No parking is permitted on the ring road.



APPENDIX BB – UTILITY SECTIONS

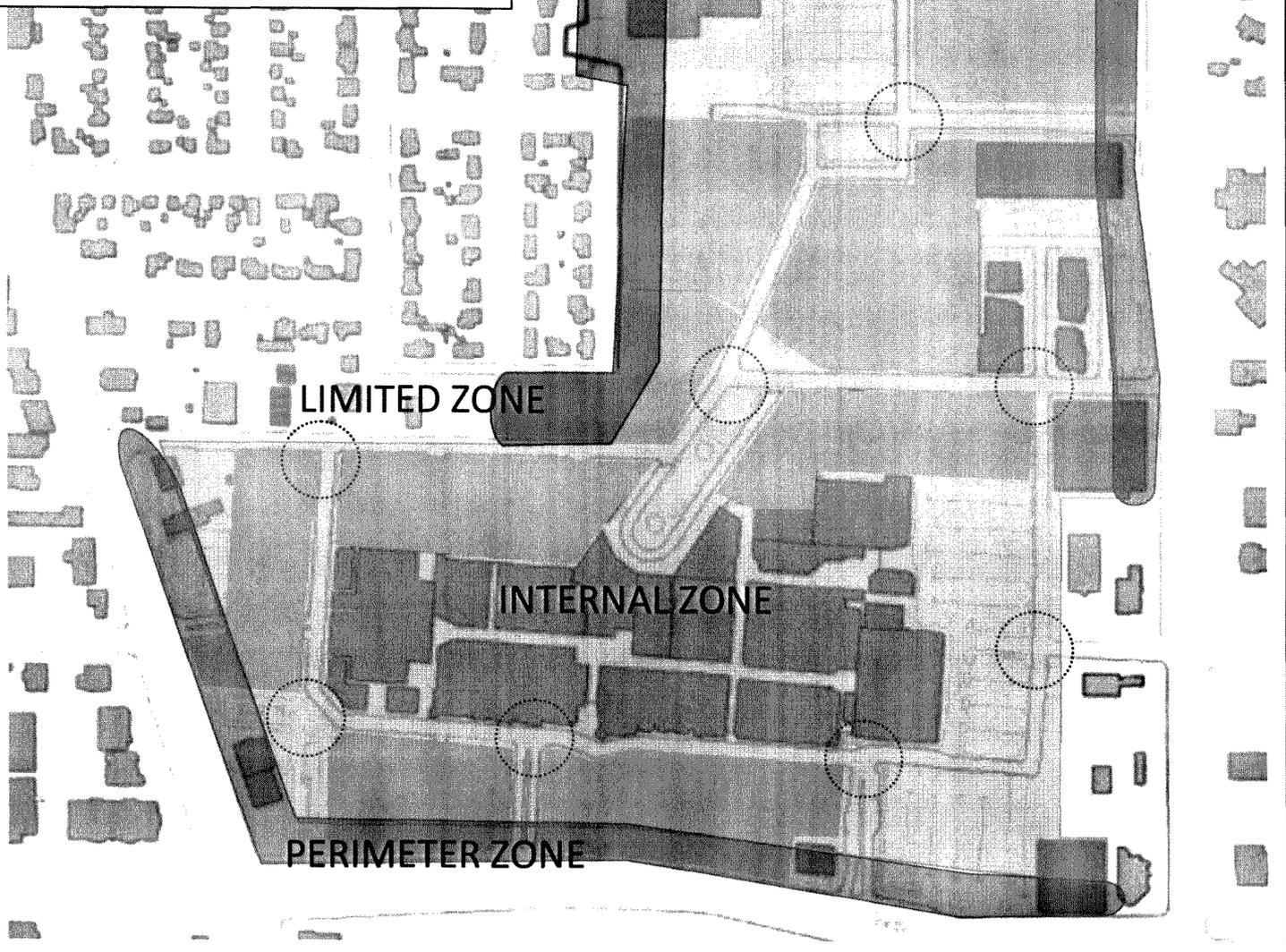


APPENDIX BB – UTILITY EASEMENT LOCATIONS



APPENDIX BB - SIGNAGE ZONES

-  **PERIMETER:** Visibility from off-site streets with higher speeds and greater distances
-  **INTERNAL:** On-site vehicular circulation, wall, monument, tower and major identity signage
-  **LIMITED:** Signage located in the limited zone shall not be visible to adjacent existing neighborhood, nor allow significant light spill
-  **NODE:** Important decision making point



Zones: The PD-34 Zone is divided into three sign zones: the perimeter zone, the interior zone and limited zone

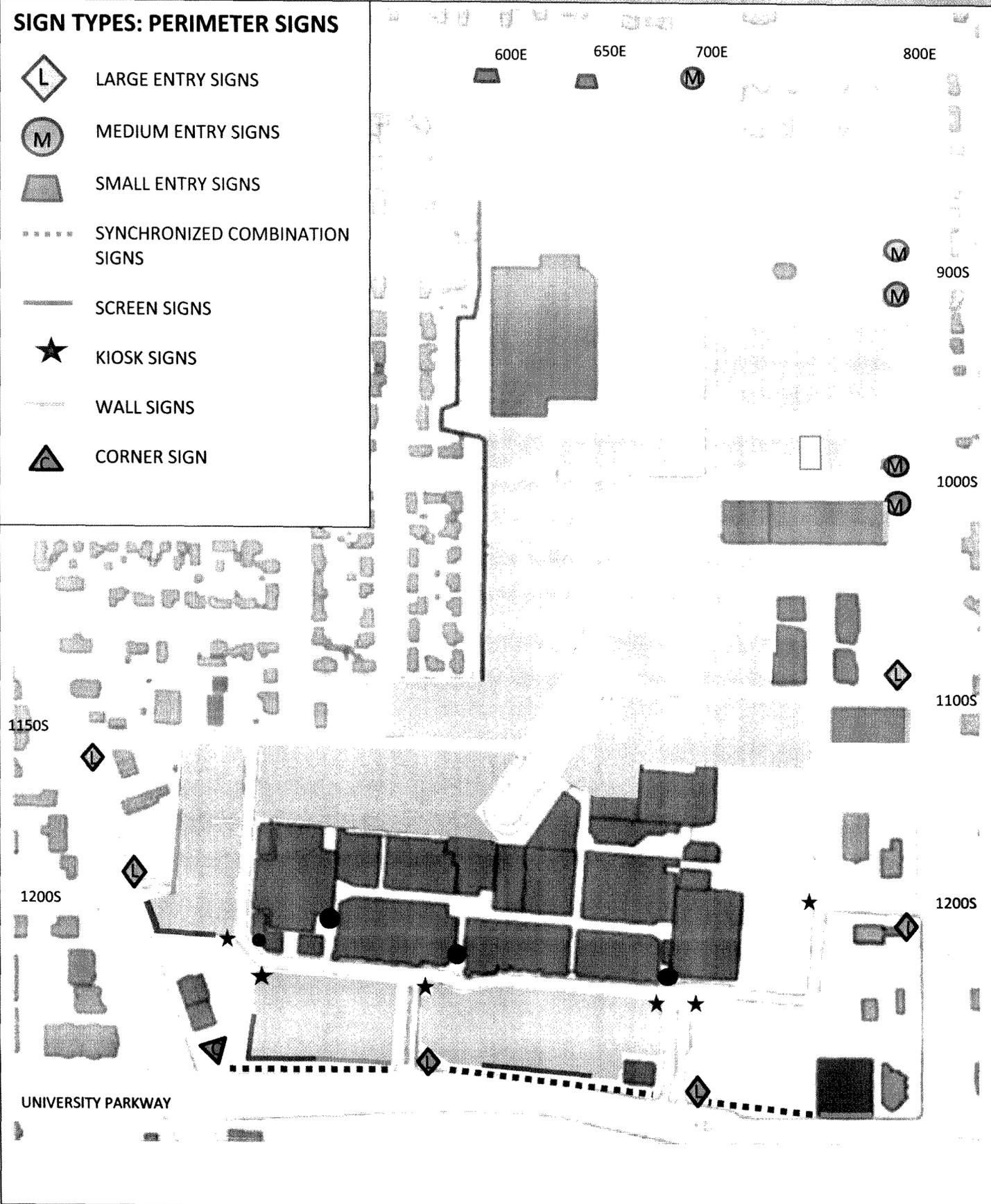
- **Perimeter Zone:** Signage located within 50 feet of University Parkway, State Street or 800 East.
- **Interior zone:** Interior zone signage is not regulated as long as it is not visible to existing surrounding residential uses.
- **Limited zone:** All signs that are permitted in residential zones as governed by Article 14 of the City Code.

Signage Area. Signage Area is defined as the portion of the sign including text or LED screens. Sign support and architectural embellishment are not considered in the Signage Area. Height limitations shall include support and architectural embellishments.

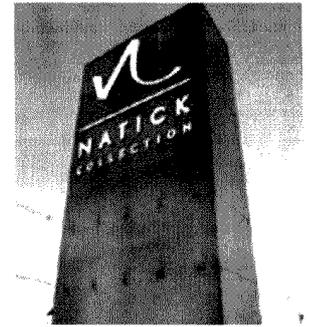
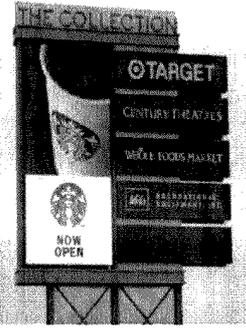
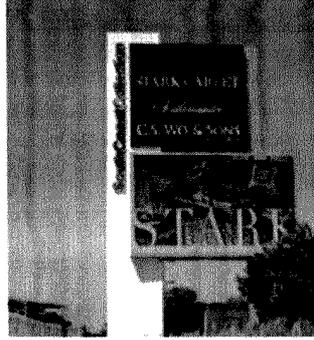
APPENDIX BB – PERIMETER SIGN LOCATIONS

SIGN TYPES: PERIMETER SIGNS

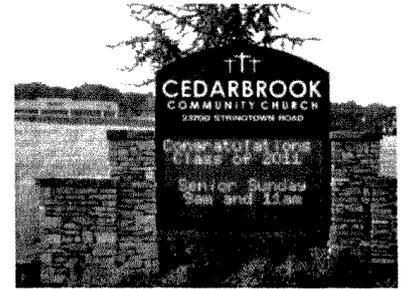
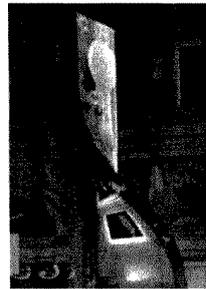
-  LARGE ENTRY SIGNS
-  MEDIUM ENTRY SIGNS
-  SMALL ENTRY SIGNS
-  SYNCHRONIZED COMBINATION SIGNS
-  SCREEN SIGNS
-  KIOSK SIGNS
-  WALL SIGNS
-  CORNER SIGN



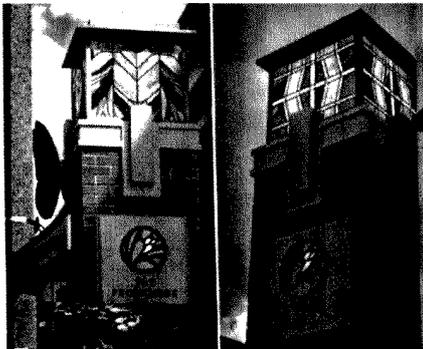
APPENDIX BB - SIGNAGE TYPES



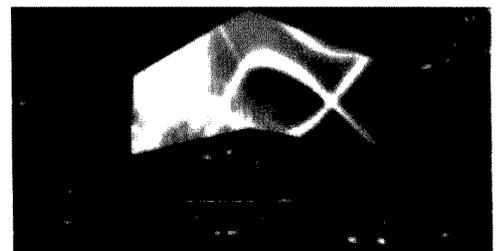
LARGE ENTRY SIGNS – MAY BE USED FOR ON SITE ADVERTISING, MAXIMUM 40' HEIGHT, 300 SF OF ELECTRONIC SIGNAGE IS PERMITTED PER FACE



MEDIUM ENTRY SIGNS – FREESTANDING ELEMENT AT MAJOR AND/OR SIGNALIZED ENTRIES INTO PROJECT. TWO MAJOR IDENTITY SIGNS (ONE ON EACH SIDE OF THE STREET) SHALL BE PERMITTED AT EACH MAJOR ENTRY TO THE SITE WHERE A GATEWAY EFFECT IS DESIRED. MAX 30' HEIGHT, 200 SF OF ELECTRONIC SIGNAGE PER FACE

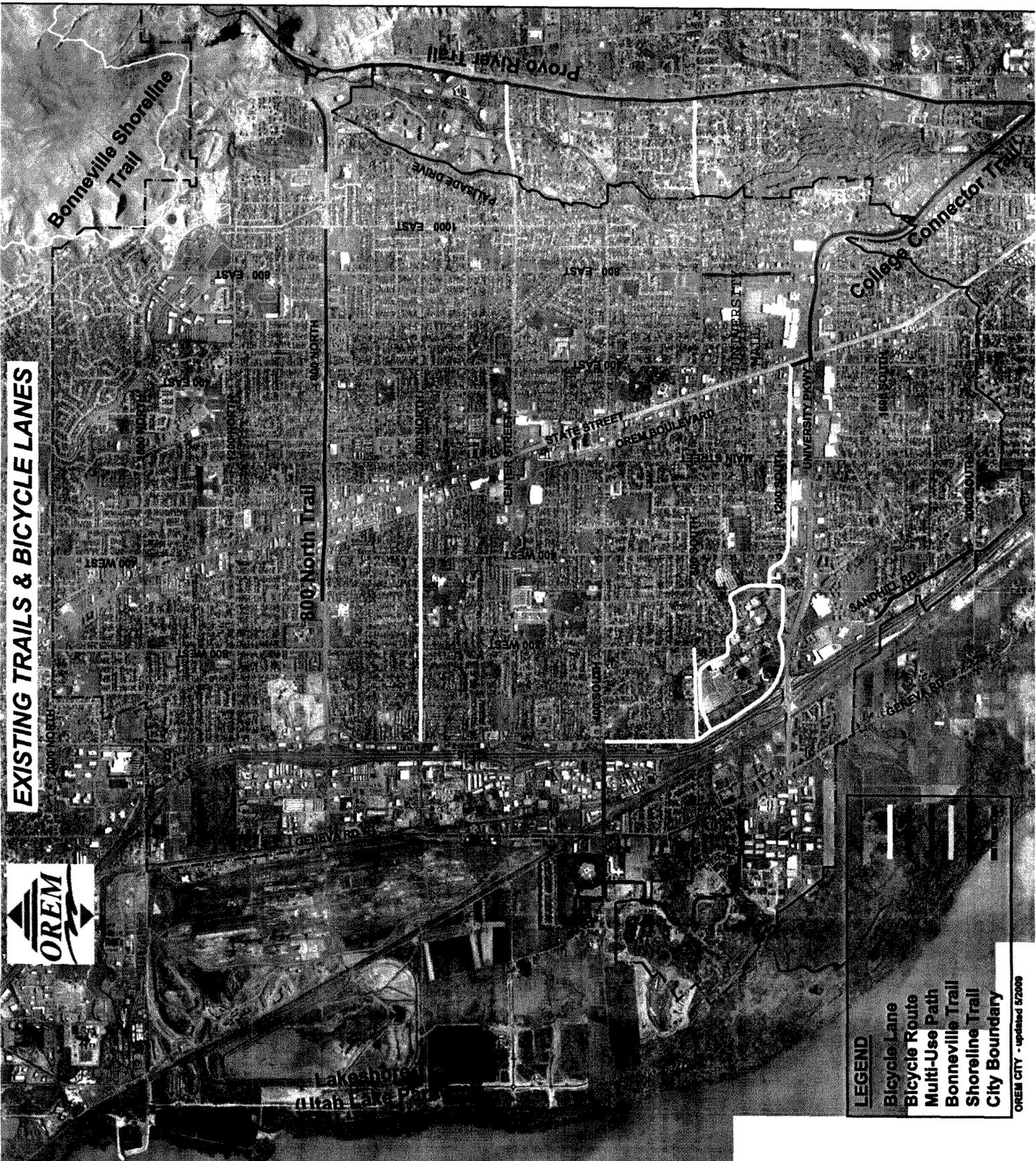


SMALL ENTRY SIGNS – AT MINOR ENTRIES INTO THE PROJECT. ONE ON EACH SIDE OF THE STREET SHALL BE PERMITTED AT EACH ENTRY WHERE A GATEWAY EFFECT IS DESIRED. MAX 20' HEIGHT, 50 SF PER FACE, NO ELECTRONIC SIGNAGE



ELECTRONIC SCREEN SIGNS – ART, AND ON OR OFF PREMISE ADVERTISING, INCORPORATED INTO BUILDING ARCHITECTURE

EXISTING TRAILS & BICYCLE LANES

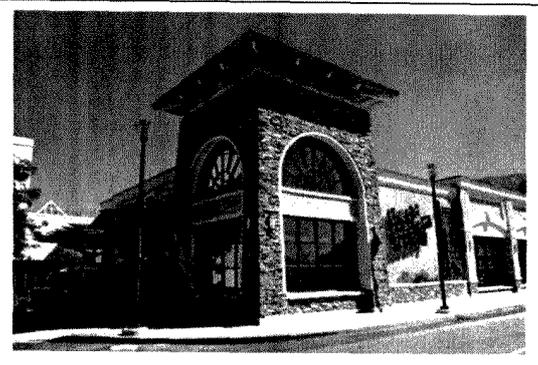
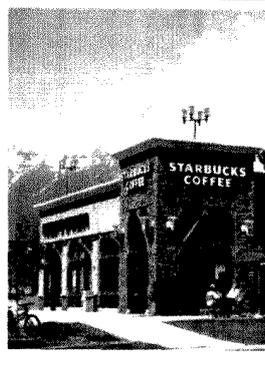


LEGEND

- Bicycle Lane
- Bicycle Route
- Multi-Use Path
- Bonneville Trail
- Shoreline Trail
- City Boundary

APPENDIX BB - SAMPLE BUILDING AND ARCHITECTURAL STYLES

RETAIL The design of retail storefronts is critical at the sidewalk level. Large windows, prominent signage and quality materials are key to creating a vibrant shopping environment.

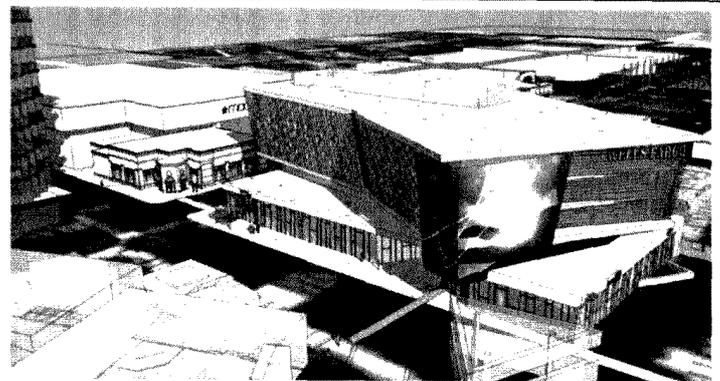
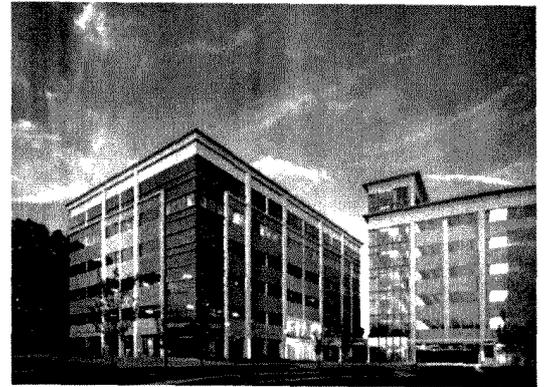
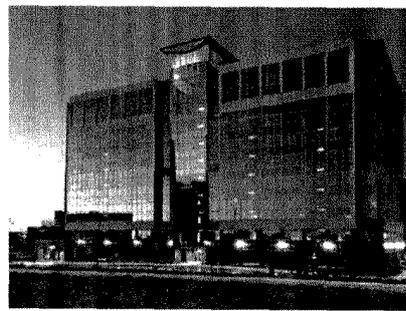
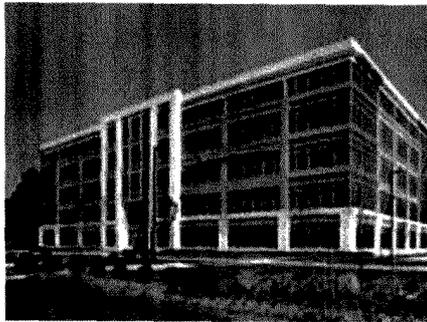
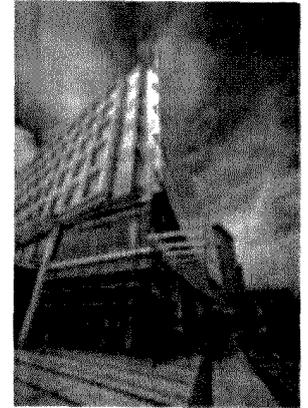
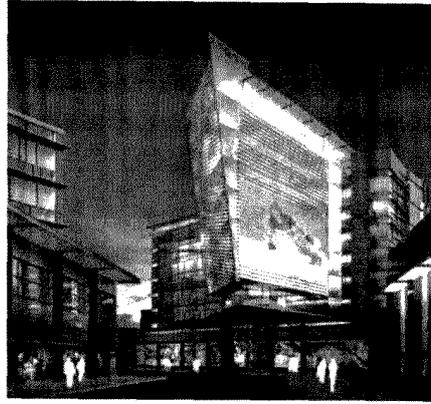


STREETSCAPE To attract and engage customers, design of the streetscape is as important as the building character. A wide sidewalk and street trees for summer shade compliment the storefront windows, and awnings can provide shelter and reinforce the design aesthetic.

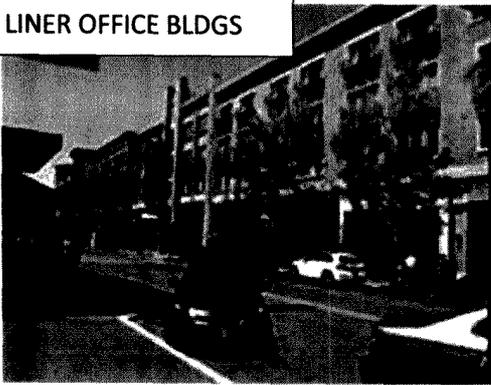


APPENDIX BB - SAMPLE BUILDING AND ARCHITECTURAL STYLES

OFFICE The office towers shall be designed to achieve an iconic identity in the region. They will be modern and bold in order to reinforce the corporate identity of the technology tenants that are expected at this location.

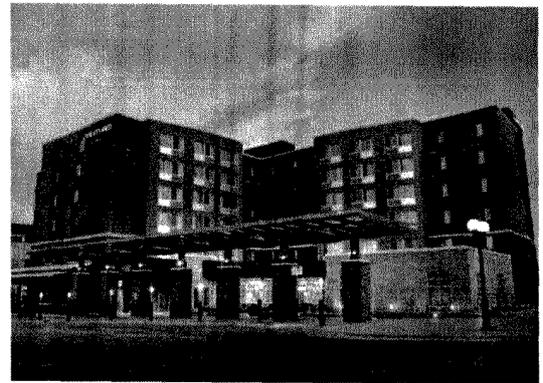


LINER OFFICE BLDGS

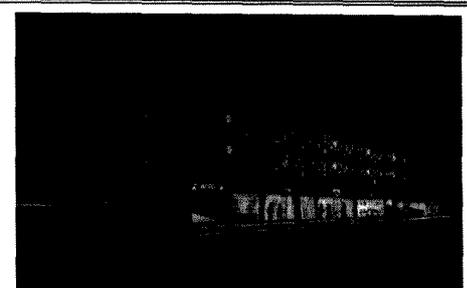
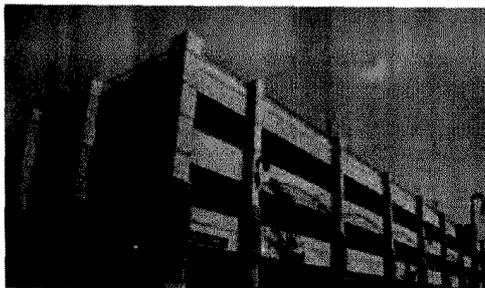
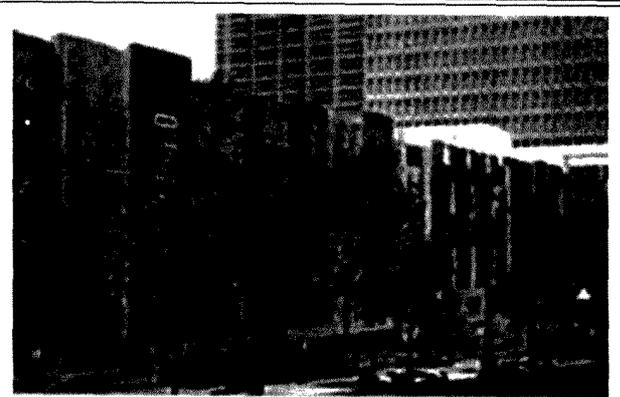
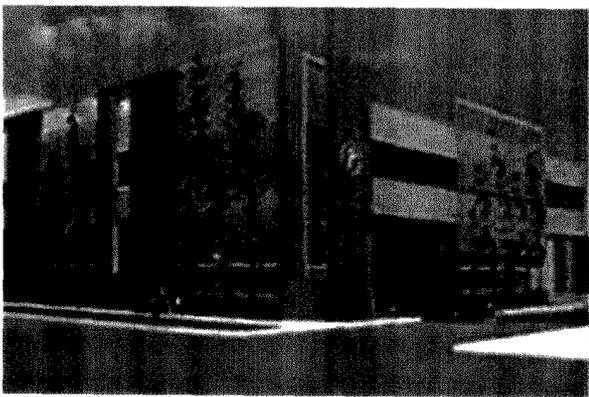


APPENDIX BB - SAMPLE BUILDING AND ARCHITECTURAL STYLES

HOTEL



PARKING STRUCTURES



BIKE AND PEDESTRIAN PATH LOCATIONS

650E

EXISTING
●●●

750E

800E

- MULTI-USE PATH
- PEDESTRIAN PATHS/SIDEWALKS
- BIKE LANES

NEW HI T
900S

EXISTING
●●● 1000S

NEW SIGNAL
●●● 1100S

NEW SIGNAL
●●● 1150S

EXISTING
●●● 1200S

1200S

NEW CONTROLLED LEFT IN

UNIVERSITY PARKWAY

EXISTING
●●●

CONTROLLED LEFT IN

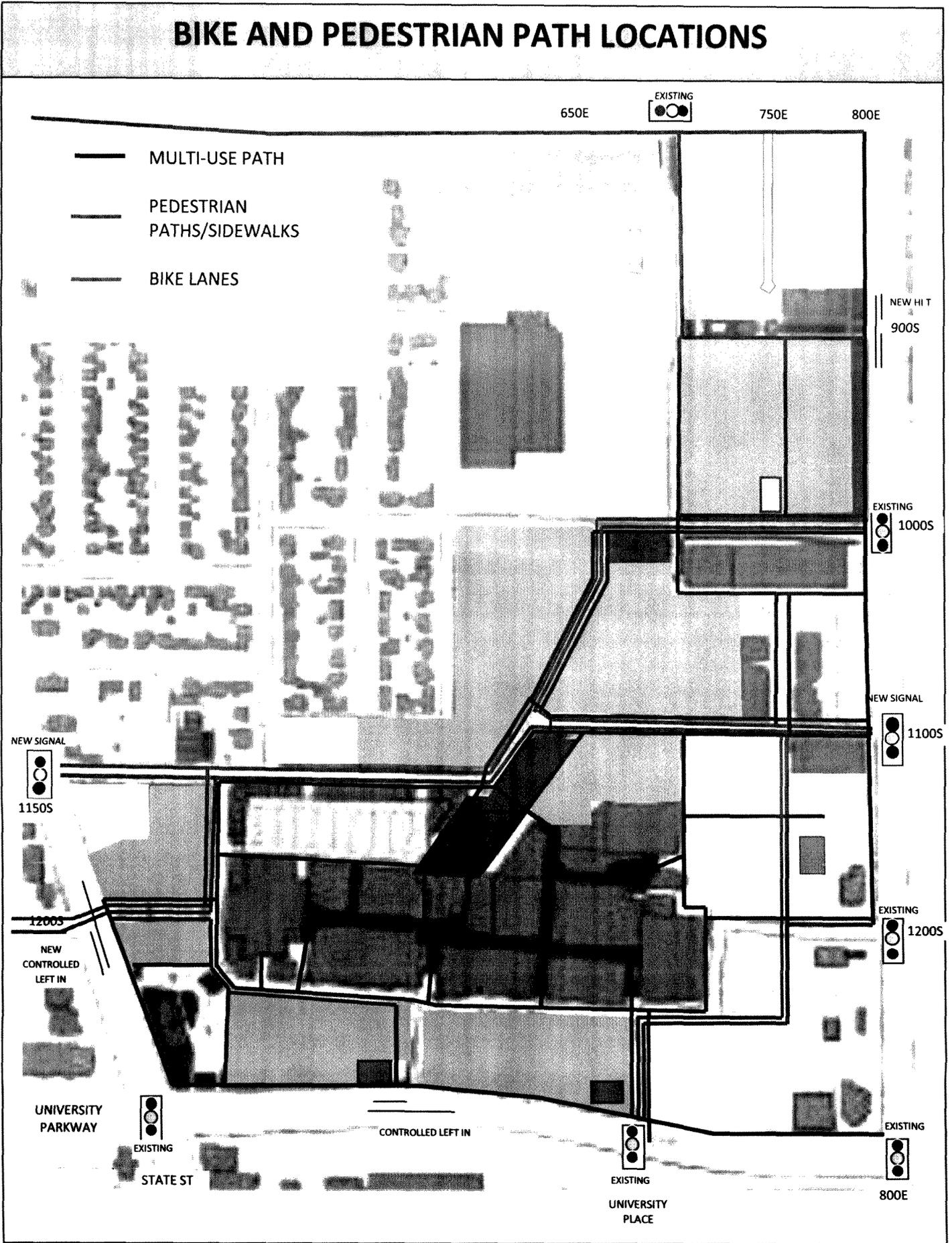
STATE ST

EXISTING
●●●

UNIVERSITY PLACE

EXISTING
●●●

800E



APPENDIX BB - ROAD SECTIONS

5.8. Avenue.

1. Intent.

The Avenue is a medium to high capacity street for higher speeds and a wider right of way. It includes a center median, providing a pedestrian refuge area to aid street crossings.

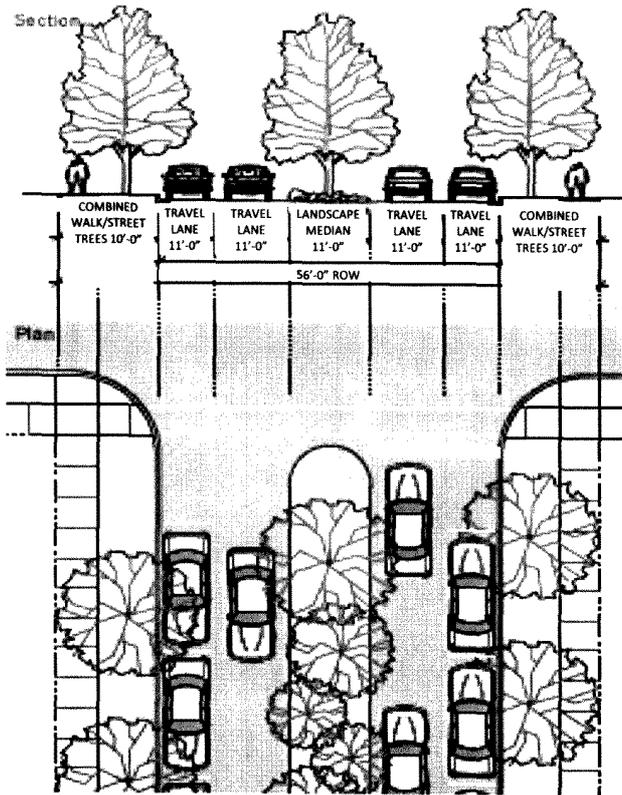


Figure 5.8 (1). Typical Avenue.

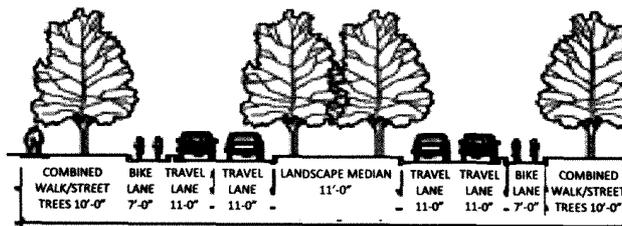


Figure 5.8 (4). Alternative 70' with Median & Cycle Track Connector.

5.7 Connector Street.

1. Intent.

The connector street is a medium to high capacity street. It primarily serves as a through street providing connections to nearby arterials, parking structures and gathering places.

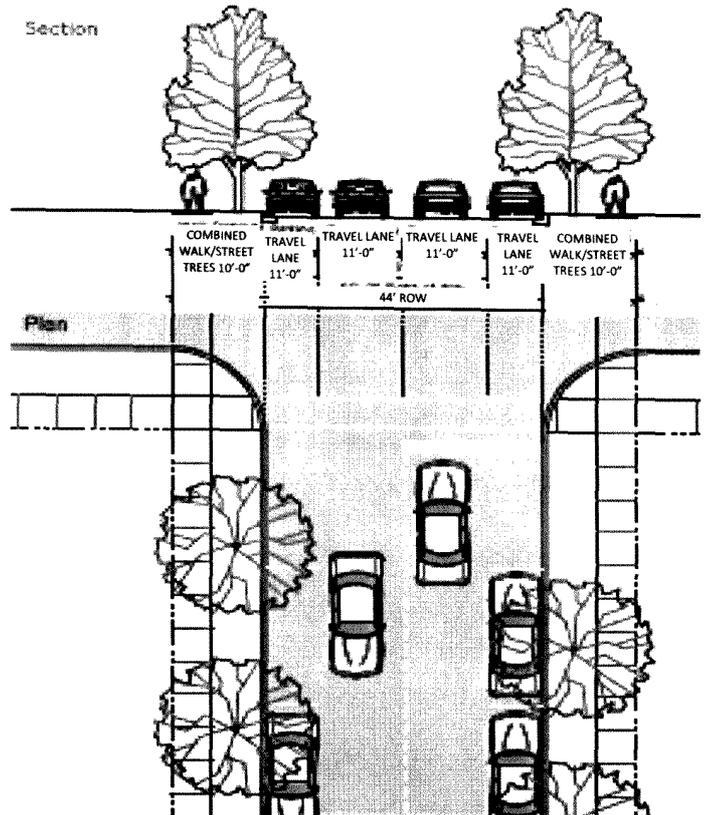
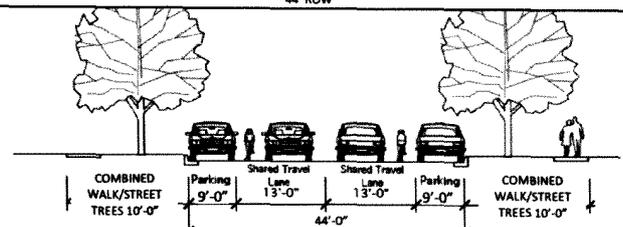
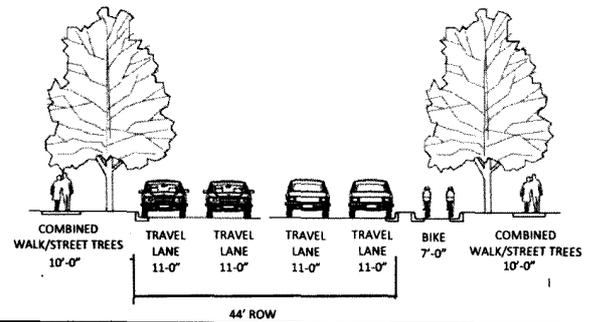


Figure 5.7 (1). Typical Connector.



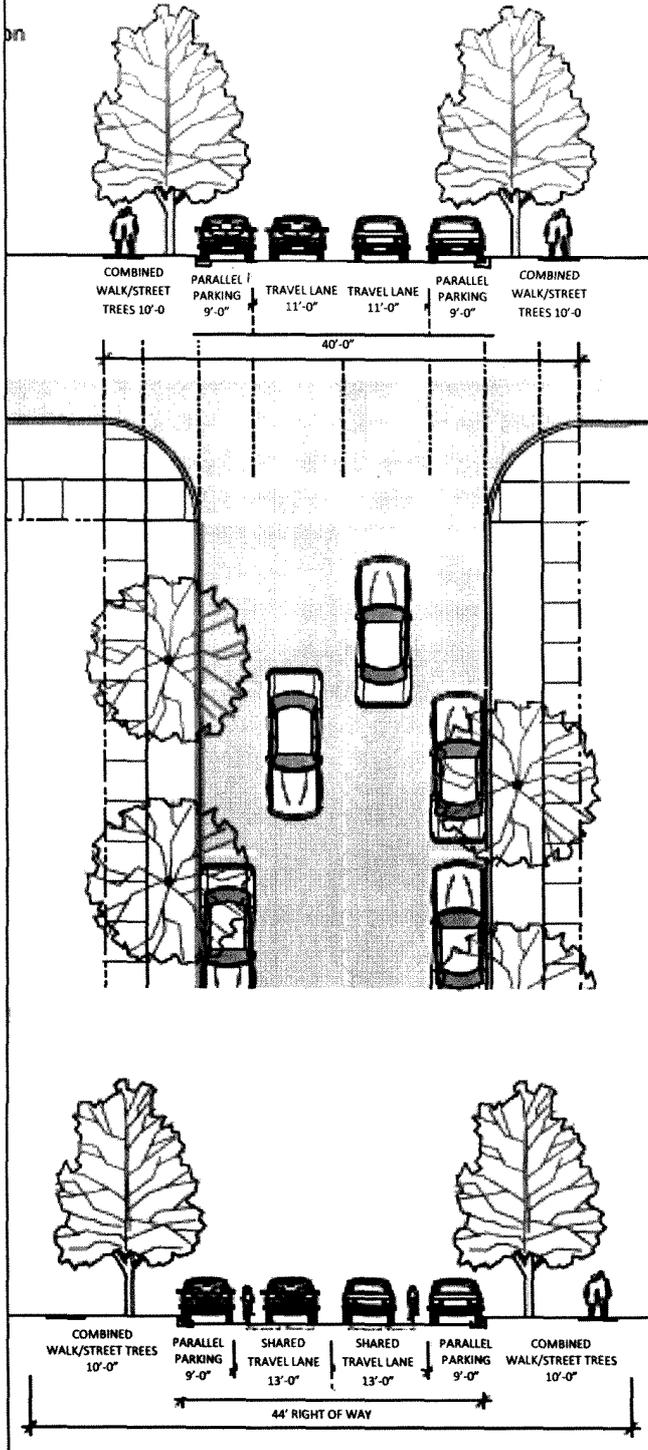
CONNECTOR WITH PARALLEL PARKING

APPENDIX BB - ROAD SECTIONS

5.6 Neighborhood Street.

1. Intent.

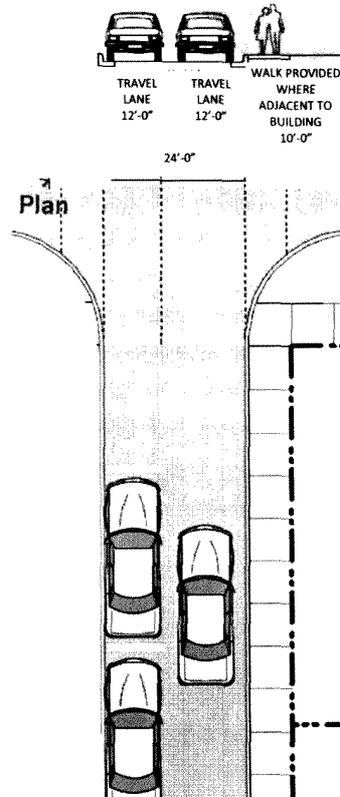
The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it.



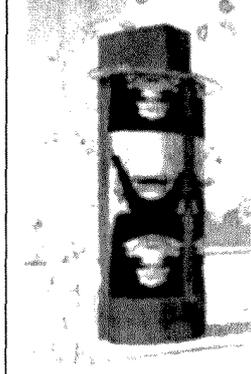
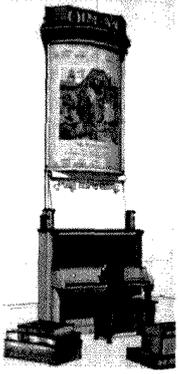
Mall Ring Road

1. Intent.

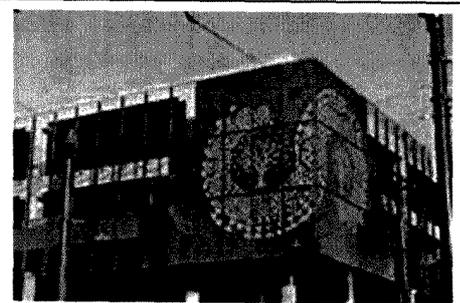
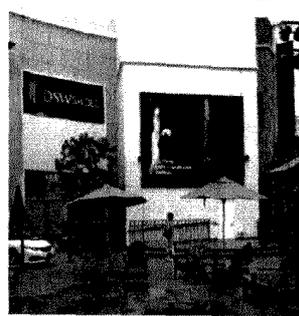
The Mall Ring Road is a medium capacity access road connecting the parking fields around the Mall with slow speeds. The Ring Road has no curb or parkway trees. It may or may not have a sidewalk on one side. No parking is permitted on the ring road.



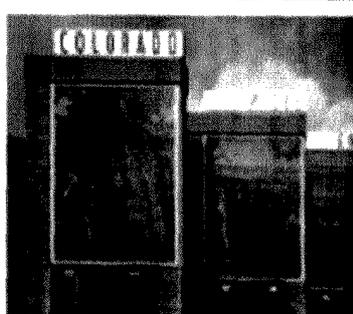
APPENDIX BB - SIGNAGE TYPES



KIOSK SIGNS – CITY INFORMATION, CIVIC ANNOUNCEMENTS, ON AND OFF-PREMISE ADVERTISING

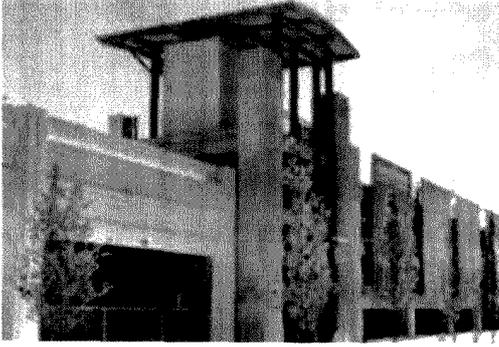


WALL SIGNS – STATIC GRAPHICS SUCH AS ADS, LIFESTYLE OR ART WITH EXTERNAL LIGHTING. SIGNS MAY COVER UP TO 20% OF WALL.



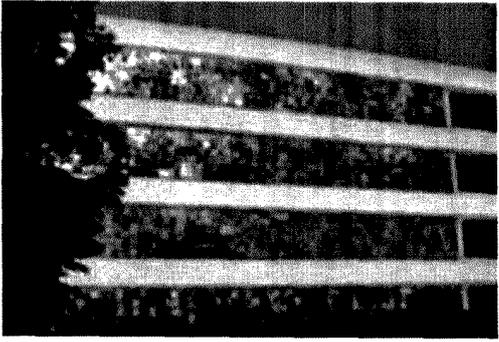
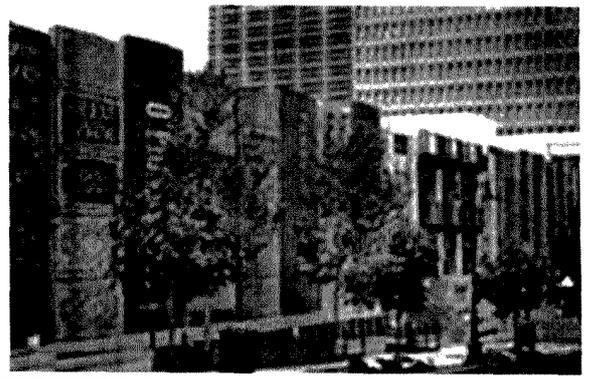
SYNCHRONIZED COMBINATION SIGNS – REPETITIVE SCULPTURAL AND SIGNAGE STRUCTURES THAT HELP DEFINE THE BOUNDARY OF THE SITE

APPENDIX BB - SIGNAGE TYPES



PARKING
STRUCTURE
ART &
LIGHTING –

ART OR LED
SIGNAGE
SCREENING
PARKING
STRUCTURES



**Proposed University Mall Mixed Use Development
Neighborhood Meeting Minutes
October 24, 2013 6:00 to 9:00 pm
Community Room at University Mall**

Attendees:

- 1085 Notices were sent out to nearby Orem City Residents
- 180 chairs were provided and crowd was standing room only – so we believe we had close to 200 residents attend
- TV Camera crews attended from KUTV Channel 2, Channel 11, and Fox Channel 13
- Newspaper reporters in attendance – Janelle Pugmeyer from Daily Herald
- Woodbury Team – Rob Kallas, Kris Longson, Marisa Smith, Kathy Olson

Presentation 6:00 to 6:30 pm:

Rob Kallas made introductions and talked about some of the neighborhood leaders the Woodbury team had talked to in advance of the neighborhood meeting. These leaders gave input to the proposed plan, provided ideas for improving the project, and identified issues they expected area residents to raise.

Kris Longson gave an overview of the larger vision of creating a “University District” that will create a walkable downtown character for the city of Orem. Retail and office space, residential, parks and numerous other amenities will form an urban gathering place for the community. No other development outside of Salt Lake City will have more amenities for its office and residential tenants. With over a million square feet of retail, many sit down and fast casual restaurants, a cinema, tennis and swim club, parks, activities and living space all at their front door, the exciting benefits this new University District will create will deliver an unparalleled overall lifestyle experience.

Salt Lake City based Woodbury Corporation is a third generation, family owned commercial real estate company. This new mixed use plan isn’t just a development, University Mall was the first major project for the Woodbury family when they built it in 1973 and consider it to be part of the family’s legacy. The Woodbury’s have also developed four other retail developments and a hotel in Orem. These projects are all still owned by Woodbury and it is a great benefit to the community to have an owner so involved and committed to the community.

Kris Longson then gave a PowerPoint presentation outlining major aspects of the plan:

- Existing Conditions – 112 acres, 67 acres of which is asphalt parking
- Concept Plan – the concept plan provides a general guideline for how all that asphalt will be redeveloped into a mixed use town center. The mixed-use project is oriented around a park and will be divided into several “neighborhoods”, some focused on office and retail, some retail and residential, and some exclusively residential. University Mall will be the backbone and serve as the main shopping district of the new development called University Place. A grand central park will be created on the north side of the mall serving as a community gathering place. A new road will be constructed connecting State Street to 800 East. Office and retail uses will be concentrated along State Street and University Parkway. Residential uses will be concentrated in the areas where there is adjacent existing housing. The center of the site will be a mix of uses including residential, office, parking structures and possibly a hotel.

- Park Concept Plan – A Park that is almost the size of two football fields is planned for the center of the development. This park is designed to be a community gathering place and will include an entertainment pavilion, waterfall/stream/fountain features, a large enclosed children’s play area, café seating, sculpture gardens, and terraced seating areas. The park will be the site of a community Christmas tree, Easter egg hunts, art shows, car shows, community dinners, yoga classes, vendor carts and patios with Wi-Fi. A huge LED screen will be hung adjacent to the pavilion which can broadcast sports events, or be used for movies in the park, fashion shows, or group gaming. The pavilion can be used for concerts, fashion shows, university talent shows, and can serve as an additional venue for the Timpanogas Storytelling Festival, including the possibility of having a huge Christmas Story telling venue during Christmas and the lighting of the big Christmas tree.
- Swim and Tennis Club
- Sample Building and Architectural Styles

Kris Longson gave a brief overview of the Plan Commission Exhibits:

- Limited and Open Zones – The areas immediately adjacent to residential on 590 East, 1150 South and 800 East are designated as “Limited Zones” The uses, building heights and signage are restricted in these areas to minimize the effect of the development on surrounding residential areas. The 8’ high masonry wall will be maintained along the western perimeter of the project to screen the residents from Costco.
- Setbacks and Landscaping– A 20’ landscape setback will be maintained along 800 East protecting the existing landscaping and multipurpose path. Setbacks are also created along the westerly property boundary to minimize impacts on the neighborhood. 20 to 25’ setbacks are established along State and University Parkway to provide for a continuation of the bike lanes running on 1200 South and University Parkway.
- Conceptual Road Locations and Types – the connector street from State to 800 East will be a 4 lane road between State and the park, and then will change to a 2 lane with parallel parking from the park to 800 East. The reduction in road size is intended to slow traffic, to maintain the walkable, bikeable character that Woodbury is trying to create in this new town center. Additional roads are being added to site to create better road connectivity in the area. This provides alternate routes to State, University Parkway and 800 East, potentially reducing congestion on these streets.
- Utility Easement Locations – (this was skipped over pretty quickly because the audience did not seem to be interested in the details)

6:30 to 9:00 pm – Question and Answer Session - After the presentation, neighbors broke off into small groups where the Woodbury team members could answer questions and note down issues that were raised with the plans. Some of the questions raised included:

- **What connectivity is planned with the neighborhood to the west of the mall?** *Our master planners created a road network that extended all adjacent roads into the new town center. However significant neighborhood opposition caused us to change that plan, and to maintain the 8’ concrete block wall separation between the neighborhood and the mall. We plan to turn those road connection locations into parks for the time being, so that the land will be available for connection in the future, if the neighborhood changes their mind.*

- **Will the project interface with the neighborhood to the west?** *Our master planners planned residential buildings to line the 590 East and 1150 South edges of the development. They advocated that these residential buildings should face the neighborhood, but their parking would all be accessed from the mall side of the homes. Again, some neighborhood requests are causing us to rethink these blocks. Some of the neighbors prefer that the 8' concrete block wall be maintained in these locations.*
- **Woodbury owns several homes adjacent to the mall. Are there any plans to expand the project further west or further north?** *There are currently no plans to expand the project beyond its current borders. As people have wanted to sell their homes, the Woodbury's have been willing to buy them at market value. The Woodbury's will still entertain buying any homes in the neighborhood at a reasonable market rate.*
- **8th East is already prone to auto accidents. Won't this development make that worse?** *Our traffic consultants have spent considerable time looking at issues on 8th East. They are recommending an additional traffic signal at 1100 South, and a HighT intersection at 900 South. The High T would restrict traffic from the development to right-in/right-out. The neighborhood to the east would continue to have full right and left turn capabilities, but the High T intersection would provide a median area of refuge for cars turning left, thus reducing accidents at this corner.*
- **How many residential units are planned?** *That will depend on the market demand. We believe there will be high demand for these units because of the walkable character of the neighborhood, and the fact that almost all day to day needs to be handled by walking rather than driving. With the existing million square feet of retail, new places to work, 20 restaurants, Costco, Cinemark and the entertainment provided in the central park, we expect this to be a highly desirable place to live. The current proposal for the PD-34 zone provides for 1.5 units per 1,000 sf of commercial.*
- **How tall will the buildings along 8th East be?** *The proposed zoning limits those buildings to a maximum height of 60'.*
- **How tall will the buildings in the center of the project be? Will they block the views of the mountains from the houses to the west?** *Again the limited zone restricts the height of the buildings in this area. The 7 houses immediately fronting 590 East may have some view interference, but all other houses in the neighborhood will not have an issue. The homes along 590 East are proposed to have a 45' maximum building height.*
- **The park concept contains a stage. What types of entertainment are planned for the stage? Will the noise keep me up at night?** *- The pavilion is not planned to compete with the SCERA Shell for large concerts. The types of uses we envision include smaller musical entertainment, fashion shows, talent shows, yoga classes, cowboy poetry and Timpanogas Storytelling Festival activities.*
- **Will there be hotels? (they are proposed)** *One hotel is being considered for either a parcel in the center of the development, or a parcel along State Street.*

Some of the Concerns that were raised included:

- **Dense development is going to create additional pollution and increase traffic.** *Concentrating economic development in one place gives the city an increased tax base that will allow the city to increase services and keep property taxes low, while keeping increased traffic confined to one small area of town. National studies of mixed used developments show that if this amount of economic development were created piecemeal throughout the city, traffic counts and pollution would be 20% higher. With grocery, retail, residences and offices all on one site, 20% of the trips will not need to travel outside the project boundaries. In addition, the landscaping and park areas will help absorb CO2, in contrast to 56 acres of existing asphalt parking that absorbs nothing and generates no economic benefit.*
- **The buildings (homes and parking deck) will block some of the views of the mountains for those living on 590 East.** *With the exception of 2 office building locations south of 1100 South that could go higher if the market demand is there, every master plan concept we have considered limits all of the buildings to 5 stories or less, and the buildings immediately fronting 590 East are limited to a 45' height. The views of the 7 houses on 590 East will have some blockage of their views to the east. The proposed buildings on 590 East are low enough that views should not be affected in the rest of the neighborhood.*
- **Apartments and other residential units for rent may add to crime in the area.** *Woodbury is partnering with a recognized homebuilder, to build the residential portion of this project. Both Woodbury and their residential partner are known for keeping all of the projects that they have developed in their own portfolio, and managing those projects themselves. The apartments to be developed will be at the high end of the rental market, with an eye toward the possible conversion to condos when the market changes enough to make this financially feasible. Both Woodbury and our residential partner have a vested interest in maintaining the quality of the tenants in the residential buildings.*
- **Types of entertainment in the park that involve the stage may be noisy for those who live nearby** *The stage is being specifically designed to face away from the neighborhoods to minimize the amount of noise that travels into the surrounding neighborhoods. As noted above, the pavilion is not planned to compete with the SCERA Shell for large concerts. The types of uses we envision include smaller musical entertainment, fashion shows, talent shows, yoga classes, cowboy poetry and Timpanogas Storytelling Festival activities.*

We welcome additional comments and concerns to be voiced about this plan. We are in the process of setting up a web page where people can keep abreast of new developments, request information, make comments and raise issues. In the meantime you can email questions and concerns to k_olson@woodburycorp.com



Planning Commission Meeting

Wednesday, November 6, 2013,
4:30 PM, City Council Chambers at 56 North
State Street.

City Council Meeting

Tuesday, November 19, 2013, 6:20 PM, City
Council Chambers at 56 North State Street.

University Mall requests the City Enact
Section 22-11-47 and Appendix BB; PD34
zone, and amending Article 22-5-3(A) and the
zoning map of Orem City for property
generally at State Street and University
Parkway by changing the zone from R8 and
C2 to PD34.

**For more information, or to submit
comments: drstroud@orem.org or (801)
229-7095, David Stroud, Planner.**

University Mall (UM) requests the City rezone the mall property and surrounding property owned by UM to the PD34 zone. The Planned Development (PD) zone is used to set standards for uses and building design that is unique to the PD zone. In general terms, the applicant is requesting approval of a zone in which UM has written the zoning requirements. The PD34 zone is unique and does not apply to any other location in the City. The current zoning of commercial (C2) and residential (R8) does not permit the Mall to develop their property in the manner they prefer. The mall is seeking approval to locate high density housing, office, hotel, and parking structure uses among the various UM properties. The purpose of this request is to establish the zone and concept plan. No site plans will be approved at this time. The concept plan will show the general location of types of uses such as retail or residential and not specific uses. Specific uses will be listed in the PD zone text. Future site plans must then comply with the concept plan and text and can only be approved after the zone is created. The City Council approves the establishment of the zone and the Planning Commission approves future subdivision plats and site plans. Because of the extent of information submitted by UM, it is not possible to provide maps or drawings of the proposal with this notice. Please feel free to view the plans in the Development Services office at 56 North State Street.

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MGMT
PO BOX 06116
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KMW PROPERTIES LLC
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DRAPER, UT 84020

PITTS, CHARLES L & ALICE
HC 65 BOX 288
DUCHESNE, UT 84021

ORTON, DOUGLAS W & HELEN M
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OREM, UT 84059

RON1206ONE LLC
PO BOX 1134
OREM, UT 84059

GREENBERG BLATT MANAGEMENT
LP (ET AL)
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PROVO CITY COMM. DEV.
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DIVEN AND HILBIG DEVELOPMENT
LC
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BOUNTIFUL, UT 84011

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

UNIVERSAL CAMPUS FEDERAL
CREDIT UNION
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PROVO, UT 84603

PLAZA ELEVEN HUNDRED
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SOUTHERN FOODS GROUP LLC
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%KOHLS DEPARTMENT STORES INC
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%WELLS FARGO BANK C/O
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WESTERN NATIONAL TRUST
COMPANY
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ZIONS FIRST NATIONAL BANK
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%PROPERTY MANAGEMENT
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HADLEY, JACK L & EVAJEAN C
%HADLEY FAMILY TRUST
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K COREM LLC (ET AL)
%RITE AID CORPORATION
PO BOX 3165
HARRISBURG, PA 17105

MONTANO, MICHAEL JOHN &
MARTHA VIRGINIA BLANCHETTE
PO BOX 3826
CRESTED BUTTE, CO 81224

TWITCHELL, DONNA D
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FORT WASHAKIE, WY 82514

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PO BOX 42121
PORTLAND, OR 97242

SUN DEVELOPMENT LP
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HOUSTON, TX 77210

DALTON, TRACY ALAN & RONDA
LYNN
PO BOX 777
CARBONDALE, CO 81623

SOUTHERN FOODS GROUP LLC
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GMRI INC
%PROPERTY TAX DEPT
PO BOX 695019
ORLANDO, FL 32869

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BANK ONE
%INDUSTRY CONSULTING GROUP
INC
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ESSREX CO LLC
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OREM, UT 84097

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CHARLENE ALICE
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OREM, UT 84097

RAMIREZ, CARLOS E & JILL
PO BOX 970593
OREM, UT 84097

SOLAR PROPERTIES LLC
PO BOX 970922
OREM, UT 84097

SUMSION, LANA
PO BOX 971342
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
%LIVINGSTON, J LEE
PO BOX 970955
OREM, UT 84097

WORMLEY, DAVID A
PO BOX 970995
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER
%MACYS, ATTN: PROPERTY/REAL
ESTATE TAX
7 W 7TH ST
CINCINNATI, OH 45202

HEAPS, DAVID O & MARIANNE F G
RR 3 BOX H3
SUNDANCE, UT 84604

DTS/AGRC MANAGER
STATE OFFICE BLDG, RM 5130
SALT LAKE CITY, UT 84114

NIELSEN, BLAKE C & MICHELLE S
22 TAVERN RD
STAFFORD, VA 22554

BUTLER, LAVAR M & JANET W
15 CASCADE AV
ALPINE, UT 84004

FOUNTAIN OF HUMBER LLC
22 SNOWSTAR LA
SANDY, UT 84092

ORGILL, VON D & SHERRI K
37 PRAIRIE
IRVINE, CA 92618

W & G COMPANY LLC
29 W 800 S
SALT LAKE CITY, UT 84101

BANK OF AMERICAN FORK
33 E MAIN ST
AMERICAN FORK, UT 84003

LINDSEY, JAMES E & WAYNE R
41 E 300 N
PAYSON, UT 84651

SEARLE PROPERTIES LC
40 E 1120 N
AMERICAN FORK, UT 84003

KOKKOLA, MICHAEL S & DEBRA W
40 N GENEVA RD
OREM, UT 84057

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

JACOBSON CUSTOM HOMES INC
42 S 1100 W
SPRINGVILLE, UT 84663

HOPKINSON, G JACK (ET AL)
49 N 1100 W # 6
PROVO, UT 84601

BOARD OF EDUCATION OF ALPINE
SCHOOL DISTRICT
50 N CENTER
AMERICAN FORK, UT 84003

JOHNSON, ERIC L & STACEY
57 SOLEDAD DR # 604
MONTEREY, CA 93940

DAWNIE LARSEN
56 N STATE STREET
OREM, UT 84057

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606

GSF-OFFICE CONDOS LLC
90 N 500 W
LEHI, UT 84043

ROCKY MOUNTAIN POWER
70 NORTH 200 EAST
AMERICAN FORK, UT 84003

ANDERSON, RICHARD DAVID &
MARILYNN
148 HILLVIEW DR
VACAVILLE, CA 95688

HATCH, DONALD & LOIS
166 W 800 S
OREM, UT 84058

WALKER, CRESLEY & ELIZABETH
90 W 750 N
HURRICANE, UT 84737

THOMAS BROTHERS INVESTMENTS
LC
182 W 3540 N
PROVO, UT 84604

HILL, WELDON K & GEAN B (ET AL)
--OR CURRENT RESIDENT--
183 E 840 SOUTH
OREM, UT 84058

POULSEN, JUSTIN K & BENJAMIN L
135 E 1600 S
OREM, UT 84058

UTAH VALLEY FRUIT GROWERS
186 E 800 S
OREM, UT 84058

FRAZIER ENTERPRISES LLC
--OR CURRENT RESIDENT--
189 E 860 SOUTH
OREM, UT 84058

KNIGHT ALLEN ENTERPRISES LC
181 S 1200 E
LEHI, UT 84043

FRAZIER ENTERPRISES LLC
193 E 860 S
OREM, UT 84058

DONALDSON, MATTHEW L
193 E 1570 N
OREM, UT 84057

KASHMIRI LLC
184 E 2000 N
OREM, UT 84057

DEXTER, WAYNE R & DONNA LEE
--OR CURRENT RESIDENT--
195 E 800 SOUTH
OREM, UT 84058

BLAKESLEE, ROBERT E & ALMA S
--OR CURRENT RESIDENT--
195 E 840 SOUTH
OREM, UT 84058

EIGHTH SOUTH CAR WASH LLC
--OR CURRENT RESIDENT--
190 E 800 SOUTH
OREM, UT 84058

MURRAY, L SCOTT & L SCOTT (ET
AL)
--OR CURRENT RESIDENT--
202 E 800 SOUTH
OREM, UT 84058

ESSREX CO LLC
--OR CURRENT RESIDENT--
203 E 860 SOUTH
OREM, UT 84058

MMH PROPERTIES LLC
--OR CURRENT RESIDENT--
194 E 860 SOUTH
OREM, UT 84058

ESSREX CO LLC
--OR CURRENT RESIDENT--
207 E 860 SOUTH
OREM, UT 84058

GURNEY, DON
208 E 860 S
OREM, UT 84058

JEFFREY D JOHNSON DDS PC
--OR CURRENT RESIDENT--
199 E 840 SOUTH
OREM, UT 84058

WILDE, LARRY & KATHERINE (ET
AL)
--OR CURRENT RESIDENT--
214 E 800 SOUTH
OREM, UT 84058

WILDE, LARRY & KATHERINE (ET
AL)
--OR CURRENT RESIDENT--
218 E 800 SOUTH
OREM, UT 84058

ESSREX CO LLC
--OR CURRENT RESIDENT--
204 E 860 SOUTH
OREM, UT 84058

PANIN, ALEXANDER & MARINA
--OR CURRENT RESIDENT--
222 E 860 SOUTH
OREM, UT 84058

ECHOLS, GARREN & SUSAN
224 N 400 W
OREM, UT 84057

JEFFREY D JOHNSON DDS PC
211 E 840 S
OREM, UT 84058

CRAWFORD, R KIM & MICHELLE
LARSON
228 W 620 S
OREM, UT 84058

UTAH VALLEY ISLAMIC CENTER
233 W 1060 S
OREM, UT 84058

SKYWALKER INVESTMENTS LLC
220 N MAIN ST
SPANISH FORK, UT 84660

BOLEY, KAY
239 S RIDGECREST DR
OREM, UT 84058

PAGE, A CURTIS JR & EVELYN E
--OR CURRENT RESIDENT--
245 E 930 SOUTH
OREM, UT 84058

KAWAKAMI, PAUL W
--OR CURRENT RESIDENT--
226 E 860 SOUTH
OREM, UT 84058

MATTHEWS, VICKI L
--OR CURRENT RESIDENT--
244 E 1000 SOUTH
OREM, UT 84058

BOYLE, DOUGLAS S (ET AL)
251 E 930 S
OREM, UT 84058

ENRIQUEZ, FRANCISCO J (ET AL)
235 W 120 N APT A
AMERICAN FORK, UT 84003

BOYLE, DOUGLAS S (ET AL)
--OR CURRENT RESIDENT--
249 E 930 SOUTH
OREM, UT 84058

S & W STATE STREET PROPERTIES
LC
253 E 4620 N
PROVO, UT 84604

HOUSING AUTHORITY OF UTAH
COUNTY
240 E CENTER ST
PROVO, UT 84606

LAZY TA RANCH LLC
--OR CURRENT RESIDENT--
253 E 1100 SOUTH
OREM, UT 84058

K COREM LLC (ET AL)
--OR CURRENT RESIDENT--
265 E 800 SOUTH
OREM, UT 84058

GLAZIER PROPERTIES LLC
248 N OREM BLVD
OREM, UT 84057

CHRISTIANSEN, NANCY B
263 E 1000 S
OREM, UT 84058

FOUTIN, CLIFFORD D & BETH R
267 E 1000 S
OREM, UT 84058

TMJ AND SLEEP BUILDING LLC
--OR CURRENT RESIDENT--
253 E 930 SOUTH
OREM, UT 84058

SOLAR PROPERTIES LLC
--OR CURRENT RESIDENT--
266 E 930 SOUTH
OREM, UT 84058

HATCH, JACE N
275 E 1000 S
OREM, UT 84058

SORENSEN, BRAD A & GAIL G
253 W 200 N
VERNAL, UT 84078

EKINS, JEREL
--OR CURRENT RESIDENT--
272 E 1000 SOUTH
OREM, UT 84058

DMA 950 LLC
--OR CURRENT RESIDENT--
277 E 950 SOUTH
OREM, UT 84058

RSC INVESTMENTS LC
265 E 3450 N
PROVO, UT 84604

GNJJ LC
--OR CURRENT RESIDENT--
277 E 930 SOUTH
OREM, UT 84058

DMA 950 LLC
--OR CURRENT RESIDENT--
281 E 950 SOUTH
OREM, UT 84058

DICKERSON FAMILY LLC
--OR CURRENT RESIDENT--
270 E 930 SOUTH
OREM, UT 84058

CNJJ LLC
--OR CURRENT RESIDENT--
281 E 930 SOUTH
OREM, UT 84058

VAN TASSELL, GLADE & GLADE W
--OR CURRENT RESIDENT--
287 E 930 SOUTH
OREM, UT 84058

DIVEN AND HILBIG DEVELOPMENT
LC
--OR CURRENT RESIDENT--
276 E 950 SOUTH
OREM, UT 84058

PAUL THOMAS PROPERTIES LLC
--OR CURRENT RESIDENT--
286 E 930 SOUTH
OREM, UT 84058

PAUL THOMAS PROPERTIES LLC
--OR CURRENT RESIDENT--
290 E 930 SOUTH
OREM, UT 84058

DIVEN AND HILBIG DEVELOPMENT
LC
--OR CURRENT RESIDENT--
280 E 950 SOUTH
OREM, UT 84058

PETERSON, STEPHEN L & PHYLLIS
--OR CURRENT RESIDENT--
289 E 950 SOUTH
OREM, UT 84058

BRODERICK & HENDERSON
CONSTRUCTION LC
--OR CURRENT RESIDENT--
293 E 950 SOUTH
OREM, UT 84058

HOEN, EVELYN
--OR CURRENT RESIDENT--
285 E 950 SOUTH
OREM, UT 84058

PETERSON, STEPHEN L & PHYLLIS
291 E 950 S
OREM, UT 84058

PHILLIPS, W JAY & CAROLYN L
295 E 1000 S
OREM, UT 84058

FOUTIN, CLIFFORD D & BETH R
--OR CURRENT RESIDENT--
287 E 1000 SOUTH
OREM, UT 84058

BRODERICK & HENDERSON
CONSTRUCTION LC
295 E 950 S
OREM, UT 84058

INTERNATIONAL LANGUAGE
PROGRAM INC
299 E 950 S
OREM, UT 84058

CRANE, LORI DEE
--OR CURRENT RESIDENT--
291 E 930 SOUTH
OREM, UT 84058

INTERNATIONAL LANGUAGE
PROGRAM INC
--OR CURRENT RESIDENT--
297 E 950 SOUTH
OREM, UT 84097

UNIVERSITY CROSSING SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
304 E UNIVERSITY PKY
OREM, UT 84058

HATCH APARTMENTS LLC
--OR CURRENT RESIDENT--
294 E 950 SOUTH
OREM, UT 84058

TBS/303 E 1200 S LLC
--OR CURRENT RESIDENT--
303 E 1200 SOUTH
OREM, UT 84058

WSJ PARTNERSHIP LLC
--OR CURRENT RESIDENT--
315 E 1200 SOUTH
OREM, UT 84058

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
296 E 1000 SOUTH
OREM, UT 84058

UNIVERSAL CAMPUS FEDERAL
CREDIT UNION
--OR CURRENT RESIDENT--
311 E 800 SOUTH
OREM, UT 84058

NJ MANAGEMENT LLC
325 W 625 N
LINDON, UT 84042

HIGH VALLEY PROPERTY
MANAGEMENT LLC
--OR CURRENT RESIDENT--
301 E 1000 SOUTH
OREM, UT 84058

J&J REAL ESTATE HOLDINGS LLC
--OR CURRENT RESIDENT--
325 E 1300 SOUTH
OREM, UT 84058

ALPINE CREDIT UNION
--OR CURRENT RESIDENT--
351 E 800 SOUTH
OREM, UT 84058

ABA 800 SOUTH STATE LLC (ET AL)
--OR CURRENT RESIDENT--
310 E 800 SOUTH
OREM, UT 84097

VALDIZAN, JORGE & URSULA R
--OR CURRENT RESIDENT--
340 E 1200 SOUTH
OREM, UT 84058

OREM CITY
--OR CURRENT RESIDENT--
358 E 1200 SOUTH
OREM, UT 84058

ROYER, ERIC PAUL & BEVERLY
ALLRED
316 S 150 W
OREM, UT 84058

SILVA, EDUARDO
--OR CURRENT RESIDENT--
347 E 1200 SOUTH
OREM, UT 84058

NKA INVESTMENTS LLC
--OR CURRENT RESIDENT--
361 E 1200 SOUTH
OREM, UT 84058

DALE SMITH
CHERRY HILL NEIGHBORHOOD
CHAIR
335 E 1830 SOUTH
OREM, UT 84058

CLIFT, FREDERIC M C & MARY ANNE
352 N 470 W
LINDON, UT 84042

JOHN P HARR SR PROPERTIES LC
--OR CURRENT RESIDENT--
365 E 1200 SOUTH
OREM, UT 84058

SCERA FOUNDATION
--OR CURRENT RESIDENT--
345 E 800 SOUTH
OREM, UT 84058

C & J MINER INVESTMENTS LC
--OR CURRENT RESIDENT--
357 E 1200 SOUTH
OREM, UT 84058

WILSHIRE MERIDIAN LLC
--OR CURRENT RESIDENT--
371 E 800 SOUTH
OREM, UT 84058

TRIPTYCH HOLDINGS LLC
--OR CURRENT RESIDENT--
352 E 900 SOUTH
OREM, UT 84097

HANOVER 359 LLC
--OR CURRENT RESIDENT--
359 E 1200 SOUTH
OREM, UT 84058

WILSHIRE MERIDIAN LLC
--OR CURRENT RESIDENT--
375 E 800 SOUTH
OREM, UT 84058

DUDLEY, SUZANNE C & ROGER D
--OR CURRENT RESIDENT--
355 E 1200 SOUTH
OREM, UT 84058

BOLEY, KAY
--OR CURRENT RESIDENT--
365 E 1010 SOUTH
OREM, UT 84097

UNIVERSITY CROSSING SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
380 E UNIVERSITY PKY
OREM, UT 84058

LAWRENCE, ROBERT DEAN &
CHARLENE ALICE
--OR CURRENT RESIDENT--
359 E 1000 SOUTH
OREM, UT 84058

JOHN P HARR SR PROPERTIES LC
--OR CURRENT RESIDENT--
367 E 1200 SOUTH
OREM, UT 84058

KMW PROPERTIES LLC
--OR CURRENT RESIDENT--
382 E 720 SOUTH
OREM, UT 84058

EDGINGTON INVESTMENTS LLC
--OR CURRENT RESIDENT--
363 E 1200 SOUTH
OREM, UT 84058

GGI LLC
374 E 720 S
OREM, UT 84058

WILSHIRE MERIDIAN LLC
--OR CURRENT RESIDENT--
385 E 800 SOUTH
OREM, UT 84058

TRIPTYCH HOLDINGS LLC
366 E 900 S
OREM, UT 84097

BOYCE PROPERTIES LLC
--OR CURRENT RESIDENT--
378 E 720 SOUTH
OREM, UT 84058

SOUTHERN FOODS GROUP LLC
--OR CURRENT RESIDENT--
395 E 900 SOUTH
OREM, UT 84097

ARMSTRONG, FRANK PHILIP &
REBECCA MC RAE BENNION
371 S PALISADE DR
OREM, UT 84097

PAH LLC
381 W 800 N
LINDON, UT 84042

HOLT IVIN & LOUISE PROPERTIES LC
--OR CURRENT RESIDENT--
400 E 1010 SOUTH
OREM, UT 84097

WAITE, BLAINE M & JENNIFER C
--OR CURRENT RESIDENT--
375 E 1010 SOUTH
OREM, UT 84097

HOLBROOK RENTALS LLC
--OR CURRENT RESIDENT--
384 E 1010 SOUTH
OREM, UT 84097

GERALD, PHIL & PAM
404 E 1010 S
OREM, UT 84097

WILSHIRE MERIDIAN LLC
--OR CURRENT RESIDENT--
381 E 800 SOUTH
OREM, UT 84058

KMW PROPERTIES LLC
--OR CURRENT RESIDENT--
386 E 720 SOUTH
OREM, UT 84058

CL CHRISTENSEN BROTHERS INC
--OR CURRENT RESIDENT--
411 E 750 SOUTH
OREM, UT 84097

HARE, TOM
383 W 400 N
SPRINGVILLE, UT 84663

ALLRED, GEORGE LESLIE &
COLLETT G
--OR CURRENT RESIDENT--
396 E 1010 SOUTH
OREM, UT 84097

PAH LLC
--OR CURRENT RESIDENT--
415 E 900 SOUTH
OREM, UT 84097

SOUTHERN FOODS GROUP LLC
--OR CURRENT RESIDENT--
385 E 900 SOUTH
OREM, UT 84097

SCOTT, FLOYD W & ANETTE W
104 WILLOW CREEK DR
BOZEMAN, CA 95630

SHELDON, LINDA A
416 E 900 S
OREM, UT 84097

AFU, DIANNE
395 E 1010 S
OREM, UT 84097

NIELSEN, GAIL
409 E 1010 S
OREM, UT 84097

CL CHRISTENSEN BROTHERS INC
--OR CURRENT RESIDENT--
425 E 750 SOUTH
OREM, UT 84097

BOYCE PROPERTIES LLC
402 BROWN FARM LA
DRAPER, UT 84020

CL CHRISTENSEN BROTHERS INC
--OR CURRENT RESIDENT--
414 E 750 SOUTH
OREM, UT 84097

HUNT, MARK LEE & SHAUNA K
425 E 1070 S
OREM, UT 84097

AVILA, ANTONIO
--OR CURRENT RESIDENT--
407 E 800 SOUTH
OREM, UT 84097

CL CHRISTENSEN BROTHERS INC
--OR CURRENT RESIDENT--
416 E 750 SOUTH
OREM, UT 84097

SNEDDON, VERLA VILATE (ET AL)
426 E 1010 S
OREM, UT 84097

CL CHRISTENSEN BROTHERS INC
--OR CURRENT RESIDENT--
413 E 750 SOUTH
OREM, UT 84097

MOE, JON & MARILEE J
--OR CURRENT RESIDENT--
420 E 850 SOUTH
OREM, UT 84097

HUNT, MARK LEE & SHAUNA K
--OR CURRENT RESIDENT--
427 E 1070 SOUTH
OREM, UT 84097

EGAN, SUSAN
--OR CURRENT RESIDENT--
415 E 1070 SOUTH
OREM, UT 84097

CHAVARRIA, VICTOR (ET AL)
425 E 1010 S
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
430 E 1070 SOUTH
OREM, UT 84097

MITCHELL, PAUL MICHAEL
--OR CURRENT RESIDENT--
416 E 1010 SOUTH
OREM, UT 84097

FLETCHER, LAURA B
--OR CURRENT RESIDENT--
426 E 900 SOUTH
OREM, UT 84097

BRODERICK, JERRALD RICHARD &
HILLDRAFAY HEIDY
434 E 700 S
OREM, UT 84097

SWAIN, ERIC CHAD & STACIE
425 E 900 S
OREM, UT 84097

CL CHRISTENSEN BROTHERS INC
--OR CURRENT RESIDENT--
427 E 750 SOUTH
OREM, UT 84097

JKC LLC
--OR CURRENT RESIDENT--
435 E 1150 SOUTH
OREM, UT 84097

CL CHRISTENSEN BROTHERS INC
--OR CURRENT RESIDENT--
426 E 750 SOUTH
OREM, UT 84097

LARSEN, DAVID E
430 E 850 S
OREM, UT 84097

WOOD, WANDA S
439 E 750 S
OREM, UT 84097

STINGER, HATTIE
426 E 1070 S
OREM, UT 84097

JANSEEN, ROMA M
--OR CURRENT RESIDENT--
433 E 800 SOUTH
OREM, UT 84097

NIELSEN, BLAKE C & MICHELLE S
--OR CURRENT RESIDENT--
440 E 850 SOUTH
OREM, UT 84097

CL CHRISTENSEN BROTHERS INC
--OR CURRENT RESIDENT--
428 E 750 SOUTH
OREM, UT 84097

PERKINS, HEATH & REBEKAH
435 E 1070 S
OREM, UT 84097

HERBERT, HOLLY
--OR CURRENT RESIDENT--
442 E 750 SOUTH
OREM, UT 84097

HOOKER, KRISTEN & KYLE (ET AL)
431 W HICKEN CT
HEBER CITY, UT 84032

BLAKESLEE, ROBERT E & ALMA S
439 E 175 S
BURLEY, ID 83318

THOMAS, JEFFREY E & SHAROLYN K
--OR CURRENT RESIDENT--
446 E 900 SOUTH
OREM, UT 84097

CORNELL, SHAWN D
435 E 900 S
OREM, UT 84097

HARWARD, KENNETH SCOTT &
SHERRY S
--OR CURRENT RESIDENT--
440 E 750 SOUTH
OREM, UT 84097

KIRBY, JOHN C
450 E 850 S
OREM, UT 84097

ROWLEY, BETTY LOU
436 E 1010 S
OREM, UT 84097

HERBERT, HOLLY
442 E 450 S
OREM, UT 84058

UNIVERSITY MALL SHOPPING CNTR
--OR CURRENT RESIDENT--
451 E 1150 SOUTH
OREM, UT 84097

HARWARD, KENNETH SCOTT &
SHERRY S
440 E 750 S
OREM, UT 84058

HANSEN, CONNIE
445 E 1010 S
OREM, UT 84097

COLLEDGE, JEDEDIAH J & ANNA L
459 E 900 S
OREM, UT 84097

HERBERT, LINDA
441 E 750 S
OREM, UT 84097

SHEPHERD, DAVID F & NICOLE B
448 E 1010 S
OREM, UT 84097

STEVENSON, CHRISTIAN J
--OR CURRENT RESIDENT--
463 E 1070 SOUTH
OREM, UT 84097

THOMPSON, TERRI SUE
444 E 700 S
OREM, UT 84097

ELISON, DAVID SAMUEL & LINDA R
451 E 1070 S
OREM, UT 84097

WINN, STEPHEN K
468 E 700 S
OREM, UT 84097

YUAN, HAIBING (ET AL)
447 E 900 S
OREM, UT 84097

AHLBORN, ERNEST S & DOROTHY N
458 E 1010 S
OREM, UT 84097

SUMNALL, ALLAN S R & SHARA L
471 E 900 S
OREM, UT 84097

TRAIL, TERRA
451 E 800 S
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
460 E 1070 SOUTH
OREM, UT 84097

JASPERSON, JOY L
--OR CURRENT RESIDENT--
475 E 1010 SOUTH
OREM, UT 84097

PIERSON, SUZANNE D
--OR CURRENT RESIDENT--
456 E 700 SOUTH
OREM, UT 84097

MAULDIN, R KYLE & AMANDA
466 E 1010 S
OREM, UT 84097

BIRK, VIRGINIA M (ET AL)
483 E 800 S
OREM, UT 84097

GRANADOS, ERICK J & M CRISTINA
460 E 850 S
OREM, UT 84097

KASHMIRI LLC
--OR CURRENT RESIDENT--
471 E 800 SOUTH
OREM, UT 84097

ESTRADA, BENJAMIN
490 E 1070 S
OREM, UT 84097

SWAIN, LEANN ALLRED & SCOTT
POULSON
465 E 850 S
OREM, UT 84097

ASHTON, GARY L
--OR CURRENT RESIDENT--
475 E 800 SOUTH
OREM, UT 84097

WYATT, DAVID M
508 E 700 S
OREM, UT 84097

C4681010 LLC
--OR CURRENT RESIDENT--
468 E 1010 SOUTH
OREM, UT 84097

TUELLER, RENEE
478 E 1070 S
OREM, UT 84097

CUNNINGHAM, DAVID G
--OR CURRENT RESIDENT--
510 E 900 SOUTH
OREM, UT 84097

ELEMENT COMMERCIAL HOLDINGS
LLC
472 W 600 N
OREM, UT 84057

BYLUND, STERLING M & JANET T
484 E 700 S
OREM, UT 84097

STONE, CLYDE C & RANAE
515 E 1100 S
OREM, UT 84097

BARRON, VERDALEE
475 E 1070 S
OREM, UT 84097

BOETTCHER, CHRISTOPHER T &
CINTHYA M
495 E 1010 S
OREM, UT 84097

KOERNER, ROSALIE R
523 E 800 S
OREM, UT 84097

BACKYARD INVESTMENTS LLC
--OR CURRENT RESIDENT--
483 E 900 SOUTH
OREM, UT 84097

TCST REAL ESTATE LLC
509 W 2600 S
BOUNTIFUL, UT 84010

LEWIS, LANCE W & LISA K
529 E 650 S
OREM, UT 84058

HERBERT, LINDA
495 E 800 S
OREM, UT 84097

MATTHEWS, VICKI L
511 W 3700 N
PROVO, UT 84604

GLADY, BILLYE JUNE
532 E 700 S
OREM, UT 84097

MITCHELL, SCOTT R & CRYSTAL D
509 E 800 S
OREM, UT 84097

CITY OF OREM
520 E 800 S
OREM, UT 84097

RANSOM, CHERYL OLSEN (ET AL)
--OR CURRENT RESIDENT--
533 E 1100 SOUTH
OREM, UT 84097

ALLRED, GEORGE LESLIE &
COLLETT G
510 W 120 N
OREM, UT 84057

HERLIN, WAYNE R & JOAN
526 E 900 S
OREM, UT 84097

TAYLOR, TERRY NANETTE
540 W 10 N
OREM, UT 84057

RICHARDS, GRANT L & JACOB Y
519 W 880 S
OREM, UT 84058

UNIVERSITY MALL SHOPPING
CENTER
--OR CURRENT RESIDENT--
531 E UNIVERSITY PKWY
OREM, UT 84097

FAIRBANK, DEAN & MILLIE
543 E 4800 S
MURRAY, UT 84107

ADAMS, JERRY
525 E 900 S
OREM, UT 84097

MOE, JON & MARILEE J
535 W 110TH ST # 14H
NEW YORK, NY 10025

UNIVERSITY MALL SHOPPING
CENTER
--OR CURRENT RESIDENT--
555 E UNIVERSITY PKWY
OREM, UT 84097

CRAWFORD, R KIM & MICHELLE
LARSON
--OR CURRENT RESIDENT--
530 E 700 SOUTH
OREM, UT 84097

JUDD, JOHN P & ESTHER S
543 E 800 S
OREM, UT 84097

UNIVERSITY FESTIVAL LC
--OR CURRENT RESIDENT--
562 E UNIVERSITY PKWY
OREM, UT 84097

BUXTON, N JESSICA
%VEYLUPELE, DALLIN
533 E 1000 S
OREM, UT 84097

ARAGON, ALAN
549 E 800 S
OREM, UT 84097

L2 REAL ESTATE LLC
--OR CURRENT RESIDENT--
572 E 1400 SOUTH
OREM, UT 84097

CARTER, KEITH
534 E 1000 S
OREM, UT 84097

WALKER, MICHAEL J & TAMARA H
559 MEADOWLARK RD
OREM, UT 84097

PROCTOR, JAMES J & LUWAIN B
575 E 1000 S
OREM, UT 84097

VALENTINE, NEIL S
541 E 500 N
PROVO, UT 84606

BUTLER, LAVAR M & JANET W
--OR CURRENT RESIDENT--
570 E 900 SOUTH
OREM, UT 84097

UNIVERSITY MALL VILLAGE
575 E UNIVERISITY PKY STE N- 260
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER
--OR CURRENT RESIDENT--
543 E UNIVERSITY PKWY
OREM, UT 84097

ALPINE SCHOOL DISTRICT
ATTN: SUPERINTENDENT
575 NORTH 100 EAST
AMERICAN FORK, UT 84003

ASHTON, GARY L
580 E 3750 N
PROVO, UT 84604

MILLER, NATHAN
557 E 1000 S
OREM, UT 84097

OREM HEALTH HOLDINGS LLC
--OR CURRENT RESIDENT--
575 E 1400 SOUTH
OREM, UT 84097

PAGE, A CURTIS JR & EVELYN E
586 S 400 W
PAYSON, UT 84651

CROPPER, LA NEZ M
565 E 900 S
OREM, UT 84097

OLSEN, ANNETTE (ET AL)
578 E 1000 S
OREM, UT 84097

BMC PARTNERS LLC
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#101
OREM, UT 84097

JOHNSON, FRED M & LORRAINE
572 S 130 W
OREM, UT 84058

STRINGFELLOW, KAY M
586 E 700 S
OREM, UT 84097

JOHNSON, STEVEN R & MARIA P
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#104
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
575 E 1100 SOUTH
OREM, UT 84097

JS GROUP LLC
594 E 800 S # G
OREM, UT 84097

JS GROUP LLC
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#203
OREM, UT 84097

JENSEN, CRAIG R & BLAIR A (ET AL)
--OR CURRENT RESIDENT--
577 E 900 SOUTH
OREM, UT 84097

JOHNSON, STEVEN R & MARIA P
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#103
OREM, UT 84097

CALDER, D ERIC & CARMA L
602 E 750 S
OREM, UT 84097

MAG
586 EAST 800 NORTH
OREM, UT 84097

BMC PARTNERS LLC
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#202
OREM, UT 84097

SMITH, RODGER J & JENNIFER LYN
612 E 750 S
OREM, UT 84097

JOHN P HARR SR PROPERTIES LC
590 W STATE RD
PLEASANT GROVE, UT 84062

UNIVERSITY MALL SHOPPING CNTR
--OR CURRENT RESIDENT--
601 E UNIVERSITY PKWY
OREM, UT 84097

BROOKS, SAMUEL JR & M CAROLYN
632 E 750 S
OREM, UT 84097

BMC PARTNERS LLC
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#102
OREM, UT 84097

BELL, RICHARD L & ELLEN MARIE
--OR CURRENT RESIDENT--
611 E 800 SOUTH
OREM, UT 84097

MURRAY, SCOTT & RACHEL
644 E 750 S
OREM, UT 84097

BMC PARTNERS LLC
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#201
OREM, UT 84097

LOWE, DOROTHY D (ET AL)
624 CUTLER AV
SPRINGVILLE, UT 84663

KC PROPCO LLC
650 NE HOLLADAY ST # 1400
PORTLAND, OR 97232

JS GROUP LLC
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#204
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
643 E UNIVERSITY PKY
OREM, UT 84097

OREM STATE STREET LLC
655 E 400 S STE 200
SALT LAKE CITY, UT 84102

DIXON, KAREN H
603 E 750 S
OREM, UT 84097

UNIVERSITY MALL SHOPPING CNTR
--OR CURRENT RESIDENT--
648 E 800 SOUTH
OREM, UT 84097

ADAMS, STANLEY & THELMA
664 S 900 E
OREM, UT 84097

MORRIS, LEE J & LEILA A
615 E 750 S
OREM, UT 84097

MF DICKERSON ENTERPRISES LC
654 E 2000 N
OREM, UT 84097

EGAN, SUSAN
673 W 300 N
SPANISH FORK, UT 84660

LEE, MITCH R & DEAN WILLIAM (ET
AL)
641 E 750 S
OREM, UT 84097

SHELLY PARCELL
SHARON NEIGHBORHOOD CHAIR
657 E 750 SOUTH
OREM, UT 84058

HEBER, KEITH MARVIN & KAY
CAMILLE
691 S PALISADE DR
OREM, UT 84097

STEVENSON, CHRISTIAN J & MARY A
645 E 800 S
OREM, UT 84097

TMJ AND SLEEP BUILDING LLC
660 W 350 N
SPANISH FORK, UT 84660

HENRICKSEN, JARED A
693 S 1650 E
SPANISH FORK, UT 84660

BOARD OF EDUCATION OF ALPINE
SCHOOL DISTRICT
--OR CURRENT RESIDENT--
651 E 1400 SOUTH
OREM, UT 84097

LEWIS, JAN C
672 E 750 S
OREM, UT 84097

NIMER RENTAL PROPERTIES LC
701 W 700 S
OREM, UT 84058

PECK, DOUGLAS
656 E 750 S
OREM, UT 84097

NIMER RENTAL PROPERTIES LC
--OR CURRENT RESIDENT--
690 S STATE
OREM, UT 84058

BIZONKO LP
706 S 630 E
OREM, UT 84097

BMC PARTNERS LLC
658 N BELLA VISTA DR
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
693 E UNIVERSITY PKWY
OREM, UT 84097

CONNOR, MARLIN M & DOROTHY L
708 S 670 E
OREM, UT 84097

AVILA, SOFIA A
665 E 800 S
OREM, UT 84097

ADAMS, STANLEY & THELMA
--OR CURRENT RESIDENT--
696 S 900 EAST
OREM, UT 84097

OVESON, MERRILL R & ANDREA A
709 S 590 E
OREM, UT 84097

CALL, JAMES EVAN & SANDRA
LYNN
--OR CURRENT RESIDENT--
675 E 800 SOUTH
OREM, UT 84097

FAIRBANK, DEAN & MILLIE
--OR CURRENT RESIDENT--
705 S 850 EAST
OREM, UT 84097

KALISZEWSKA, MARIA M
710 S 900 E
OREM, UT 84097

ROBERTSON, ELI P & GWENYTH R
692 S 900 E
OREM, UT 84097

PICCOLO, RICHARD S & ALICE
707 S 670 E
OREM, UT 84097

JENSEN, CRAIG R & BLAIR A (ET AL)
714 E LIZZIE LA
SAINT GEORGE, UT 84790

HEBER, KEITH MARVIN & KAY
CAMILLE
--OR CURRENT RESIDENT--
693 S PALISADE DR
OREM, UT 84097

MILLER, BRENDA
--OR CURRENT RESIDENT--
709 S 560 EAST
OREM, UT 84097

TRUJILLO, MARIO X (ET AL)
715 S 900 E
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
703 E UNIVERSITY PKY
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
710 S 800 EAST
OREM, UT 84097

PARKER, RITA
717 S 800 E
OREM, UT 84097

EDGINGTON INVESTMENTS LLC
707 CHERAPPLE CIR
OREM, UT 84097

SAUNDERS, JUDY R
713 S 400 E
OREM, UT 84097

GLENN E MITCHELL PROPERTIES LC
718 W 20 S
LINDON, UT 84042

MILLER, BRENDA
709 S 560 E
OREM, UT 84058

VOO, SABLE H
715 E 1400 S
OREM, UT 84097

FISHER, MICHEAL & SUSAN
720 S 500 E
OREM, UT 84097

SPARKS, STEPHANIE A & NOAH P
710 S 560 E
OREM, UT 84097

HADLEY, JACK L & EVAJEAN C
--OR CURRENT RESIDENT--
716 S 850 EAST
OREM, UT 84097

JOHNSON, NATALIE
--OR CURRENT RESIDENT--
722 S 550 EAST
OREM, UT 84097

BARKER, R JASON & ERIN M
711 S 630 E
OREM, UT 84097

DANNER, THRESSA RAE
718 S 900 E
OREM, UT 84097

MCGINN, EILEEN
723 S 630 E
OREM, UT 84097

JACOBSON CUSTOM HOMES INC
--OR CURRENT RESIDENT--
714 S 900 EAST
OREM, UT 84097

NELSON, ROLAND H & JULIE K
719 S 850 E
OREM, UT 84097

HANSEN, ELAINE
725 S 500 E
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
716 E 800 SOUTH
OREM, UT 84097

BAILEY, MARY R & BARBARA M
--OR CURRENT RESIDENT--
721 S 670 EAST
OREM, UT 84097

WILDE, LARRY & KATHERINE (ET
AL)
727 W OJAI AV
OJAI, CA 93023

GEORGE, ANTHONY MATHIAS
718 S 630 E
OREM, UT 84097

SECRETARY OF VETERANS AFFAIRS
--OR CURRENT RESIDENT--
723 S 560 EAST
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
730 E 1100 SOUTH
OREM, UT 84097

LEBLANC, DARON W & JULIE
719 S 590 E
OREM, UT 84097

JUDD, JOHN P & ESTHER S
725 S 400 E
OREM, UT 84097

WEEKES, BRANDON
732 S 670 E
OREM, UT 84097

MONREAL, OSCAR (ET AL)
720 S 670 E
OREM, UT 84097

JACOBSON, SANDRA N
727 S 800 E
OREM, UT 84097

DONALDSON, MATTHEW L
--OR CURRENT RESIDENT--
734 S 900 EAST
OREM, UT 84097

JOHNSON, NATALIE
722 S 560 E
OREM, UT 84097

WATERSON, EARL DE VERE &
VIRGINIA MARLENE
729 S 590 E
OREM, UT 84097

HARE, TOM
--OR CURRENT RESIDENT--
735 S 560 EAST
OREM, UT 84097

CAMPBELL, MARCEL V
724 S 590 E
OREM, UT 84097

SABEY, PAUL G & SUSAN
730 S 850 E
OREM, UT 84097

DEARDEN, VAUGHN LAWRENCE
735 S 900 E
OREM, UT 84097

MMH PROPERTIES LLC
727 N 1550 E # 400
OREM, UT 84097

FRITZE, RICHARD & JANICE
--OR CURRENT RESIDENT--
733 S PALISADE DR
OREM, UT 84097

CHRISTIANSSEN, PATRICK E &
TAMMY D
--OR CURRENT RESIDENT--
740 S 900 EAST
OREM, UT 84097

STEVENS, MARILYN H
728 S 630 E
OREM, UT 84097

HICKMAN, STEVE & JOLYNN
734 S 590 E
OREM, UT 84097

BUSCH PROVO LC
--OR CURRENT RESIDENT--
744 S 400 EAST
OREM, UT 84058

730 ASSOCIATES LLC
--OR CURRENT RESIDENT--
730 S 500 EAST
OREM, UT 84097

SKOUSEN, ORVAL N & VONDA A
735 S 500 E
OREM, UT 84097

LOVERIDGE, ROBERT & MARY
ELLEN
--OR CURRENT RESIDENT--
745 S 560 EAST
OREM, UT 84097

MAC ARTHUR, JAMES D & SHAROL L
733 S 670 E
OREM, UT 84097

OLSEN, DANIEL A & AMANDA
735 S 850 E
OREM, UT 84097

SCERA CORPORATION
745 S SATE ST
OREM, UT 84058

BAKKER, RALPH E & DENETTE L
--OR CURRENT RESIDENT--
734 S 560 EAST
OREM, UT 84097

MERCER, AMRON L
738 E 800 S
OREM, UT 84097

MILLER, BRAD D & SHAYLYNN
746 S 590 E
OREM, UT 84097

LOBENDAHN, FRED K & LADONNA M
735 E 1400 S
OREM, UT 84097

HEAPS, LARRY DE LYNN & MARTHA
--OR CURRENT RESIDENT--
743 S 670 EAST
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
747 E 1000 SOUTH
OREM, UT 84097

MONTGOMERY, DAVID C & JEANNE
E
735 S 630 E
OREM, UT 84097

KOKKOLA, MICHAEL S & DEBRA W
--OR CURRENT RESIDENT--
744 S STATE ST
OREM, UT 84058

KOKKOLA, MICHAEL S & DEBRA W
--OR CURRENT RESIDENT--
748 S STATE ST
OREM, UT 84058

HERBERT, JEANETTE
736 W 550 S
OREM, UT 84058

KRM INVESTMENTS LLC
745 S 900 E
OREM, UT 84097

RSC INVESTMENTS LC
--OR CURRENT RESIDENT--
750 E 1350 SOUTH
OREM, UT 84097

NIMER RICHARD ALBERT FAMILY
LIMITED PARTNERSHIP THE (ET AL)
--OR CURRENT RESIDENT--
740 S STATE
OREM, UT 84058

MYERS, CAROL W
746 S 900 E
OREM, UT 84097

JOHNSON, SUSAN NYMAN & ALAN
CHASE
--OR CURRENT RESIDENT--
752 S 900 EAST
OREM, UT 84097

STRICKLAND, JESSE R
744 S 560 E
OREM, UT 84097

BUSCH PROVO LC
--OR CURRENT RESIDENT--
748 S 400 EAST
OREM, UT 84058

BROWN, SAMUEL D & MARENDA H
754 S 560 E
OREM, UT 84097

WILLIAMSON, GARY C & JOAN W (ET
AL)
746 S 850 E
OREM, UT 84097

RICHARDS, GRANT L & JACOB Y
--OR CURRENT RESIDENT--
750 E 800 SOUTH
OREM, UT 84097

KMW PROPERTIES LLC
--OR CURRENT RESIDENT--
758 S 400 EAST
OREM, UT 84058

HOLWEG, SHARI C & TIMOTHY J (ET
AL)
748 E CENTER ST
PROVO, UT 84604

HERBERT ENTERPRISES LC
752 S 500 E
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
760 E 1100 SOUTH
OREM, UT 84097

FLINDERS, S CRAIG & ANNE H
749 S 850 E
OREM, UT 84097

KMW PROPERTIES LLC
--OR CURRENT RESIDENT--
754 S 400 EAST
OREM, UT 84058

TURNER, LLOYD E & LA VON
FORSEY
763 S 560 E
OREM, UT 84097

MOSS, JOHN JOEL & AUDRA LUCILE
CALL (ET AL)
751 S 500 E
OREM, UT 84097

JOHNSON, RALPH E & NANCY K
755 S 670 E
OREM, UT 84097

MANGUM, SANDRA
764 S 500 E
OREM, UT 84097

JOHNSON, SUSAN NYMAN & ALAN
CHASE
752 S 902 E
OREM, UT 84097

LEW, MORTON S & C Y
--OR CURRENT RESIDENT--
759 E 1400 SOUTH
OREM, UT 84097

GERBER, ELMER J & LARUE
--OR CURRENT RESIDENT--
765 S 800 EAST
OREM, UT 84097

DOWNING, CATHERINE
755 S 560 E
OREM, UT 84097

POULOS, D CHRISTOPHER & GAIL B
--OR CURRENT RESIDENT--
761 S PALISADE DR
OREM, UT 84097

GAMETT, DARYL CLARENCE &
KAYE IPSON
766 S 900 E
OREM, UT 84097

MURDOCK, CHRIS M & ABIGAIL J
758 S 590 E
OREM, UT 84097

SNOW, KEITH S & WENDY
762 S 850 E
OREM, UT 84097

KMW PROPERTIES LLC
--OR CURRENT RESIDENT--
768 S 400 EAST
OREM, UT 84058

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
761 E 1000 SOUTH
OREM, UT 84097

KMW PROPERTIES LLC
--OR CURRENT RESIDENT--
764 S 400 EAST
OREM, UT 84058

WALKER, CRESLEY & ELIZABETH
--OR CURRENT RESIDENT--
773 E 1400 SOUTH
OREM, UT 84097

GURR, RUTH NAOMI (ET AL)
762 S 560 E
OREM, UT 84097

ROBINSON, MARK W & DOREEN S
765 S 500 E
OREM, UT 84097

GRAMMER WILLIAM, JILL (ET AL)
--OR CURRENT RESIDENT--
774 S 400 EAST
OREM, UT 84058

DYER, GORDON W & ELAINE D
763 S 850 E
OREM, UT 84097

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
766 E 800 SOUTH
OREM, UT 84097

TANNER, JERIMY
774 S 900 E
OREM, UT 84097

KC PROPCO LLC
--OR CURRENT RESIDENT--
765 E 1200 SOUTH
OREM, UT 84097

PEARSON, RANDALL F & TONI C
--OR CURRENT RESIDENT--
770 S PALISADE DR
OREM, UT 84097

CROSSETTE, SIMON N & NYCOLE J
775 S 900 E
OREM, UT 84097

JACOBSEN, KAREN K
--OR CURRENT RESIDENT--
765 S OREM BLVD
OREM, UT 84058

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
772 E 900 SOUTH
OREM, UT 84097

HARRIS, M MAURINE
777 S 850 E
OREM, UT 84097

MC INTOSH, GORDON Y
--OR CURRENT RESIDENT--
767 S PALISADE DR
OREM, UT 84097

CURTIS, PAULA F
773 S 590 E
OREM, UT 84097

GRAMMER WILLIAM, JILL (ET AL)
--OR CURRENT RESIDENT--
778 S 400 EAST
OREM, UT 84058

JESSEN, MARK D & SUSAN E
770 S 590 E
OREM, UT 84097

JEFFERSON, KENDALL J & JENNIFER
D
774 S 850 E
OREM, UT 84097

HOWARD, HADLEY E DUNCAN &
LUKE
--OR CURRENT RESIDENT--
781 S 900 EAST
OREM, UT 84097

DOWDING, ROD & CAROLYN
771 S 800 E
OREM, UT 84097

UTTER, RONALD G & KRYSZYNA L
775 S 560 E
OREM, UT 84097

FAJARDO, DENIS R & EMILY
785 S 400 E
OREM, UT 84097

COX, NORMAN
773 S 400 E
OREM, UT 84097

HERBERT, TOM & KARINA
776 S 500 E
OREM, UT 84097

JESPERSON, JONATHAN M & LEAH V
788 S PALISADE DR
OREM, UT 84097

SANDS, JAMES E & VICKIE H
774 S 560 E
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
781 E 1000 SOUTH
OREM, UT 84097

OREM CITY OF
--OR CURRENT RESIDENT--
794 E 800 SOUTH
OREM, UT 84097

JUDD, JOHN P & ESTHER S
--OR CURRENT RESIDENT--
775 S 500 EAST
OREM, UT 84097

WOODBURY, KYLE & MICHELLE S
783 S PALISADE DR
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A1
OREM, UT 84097

CZPWHP LLC
776 E 800 S
OREM, UT 84097

HOWARD, HADLEY E DUNCAN &
LUKE
786 S PALISADES DR
OREM, UT 84097

KING PHYSIATRY HOLDINGS LC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A4
OREM, UT 84097

HAWKINS, ELIZABETH G
--OR CURRENT RESIDENT--
777 S PALISADE DR
OREM, UT 84097

SANDERSON, KIMBERLY M &
THOMAS E
791 S 560 E
OREM, UT 84097

DROUET, ROBIN & GRISELDA
810 E 700 S
OREM, UT 84097

TURNER, DAN G & BEULAH J
778 S PALISADES DR
OREM, UT 84097

RYAN THOMAS MANAGEMENT
%PAINTER, TOM
798 REDFORD DR
PROVO, UT 84604

SIMPSON, RONALD W & MARJA-
LIISA T
812 S 890 E
OREM, UT 84097

SORENSEN, BRAD A & GAIL G
--OR CURRENT RESIDENT--
783 E 1400 SOUTH
OREM, UT 84097

KING PHYSIATRY HOLDINGS LC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A3
OREM, UT 84097

WILKINSON, RON
815 E 800 S
OREM, UT 84097

SHARP, MILTON L & HELEN
FARNSWORTH
786 S 590 E
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A6
OREM, UT 84097

CAMPBELL, RAYMOND J & DEBBIE
KAY
823 E 900 S
OREM, UT 84097

REED, ROSS W & LYNETTE D
789 S 590 E
OREM, UT 84097

TSOI, SHU FAN & ALAN S
811 S 890 E
OREM, UT 84097

PHILLIPS, LARRY C & DEBRA L
824 S 1000 E
OREM, UT 84097

MAVERIK INC
--OR CURRENT RESIDENT--
795 S STATE ST
OREM, UT 84058

MDF ESTATE PLANNING SERVICES
INC (ET AL)
820 S 920 E
OREM, UT 84097

HOLWEG, SHARI C & TIMOTHY J (ET
AL)
--OR CURRENT RESIDENT--
827 S 800 EAST
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A2
OREM, UT 84097

BUSS, ROBERT P M & EDITH
KATHLEEN
823 S 920 E
OREM, UT 84097

HAROLD & DANA ROGERS
LAKERIDGE NEIGHBORHOOD CHAIR
829 S 325 WEST
OREM, UT 84058

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A5
OREM, UT 84097

BECKSTRAND, KEVIN L
825 S 890 E
OREM, UT 84097

CITY OF OREM (ET AL)
--OR CURRENT RESIDENT--
832 S 800 EAST
OREM, UT 84097

SMITH, KELLY G
811 S 800 E
OREM, UT 84097

D P R PROPERTIES LLC
829 S 220 E
OREM, UT 84058

JONES, PENELOPE
835 E 1400 S
OREM, UT 84097

PC DISCOUNTERS INC
--OR CURRENT RESIDENT--
812 S STATE ST
OREM, UT 84058

GERBER, ELMER J & LARUE
831 E 620 S
OREM, UT 84097

KULINA, CHRISTOPHER P & STACY
MYERS
--OR CURRENT RESIDENT--
835 S 750 EAST
OREM, UT 84097

CROSS, EDWARD K & PATTY ANN S
817 S 500 E
OREM, UT 84097

BOWEN, LON WARREN & REVA
LOUISE CLEGG
835 E 800 S
OREM, UT 84097

MOORE, JARED & JENNIFER
837 S 500 E
OREM, UT 84097

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

GAKS ENTERPRISES LLC
--OR CURRENT RESIDENT--
835 S 700 EAST
OREM, UT 84097

MITCHELL, TODD DERALD & DESSIE
ANN
839 E 900 S
OREM, UT 84097

D P R PROPERTIES LLC
--OR CURRENT RESIDENT--
825 S 220 EAST
OREM, UT 84058

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
836 S 750 EAST
OREM, UT 84097

LAWRENCE, LAURA H
--OR CURRENT RESIDENT--
840 E 900 SOUTH
OREM, UT 84097

TONG, CHUN FOON & BETTY POON
828 S 890 E
OREM, UT 84097

SANDERS, BRIAN P & ASHLEY A
--OR CURRENT RESIDENT--
838 S 550 EAST
OREM, UT 84097

HATCH APARTMENTS LLC
841 W 300 S
PROVO, UT 84601

GROOM, JOYCE
830 S 920 E
OREM, UT 84097

SPERRY, KIP & ELISABETH ANNE
839 S 890 E
OREM, UT 84097

PETERSON, REGINALD N & SHARON
845 E 950 S
OREM, UT 84097

D P R PROPERTIES LLC
--OR CURRENT RESIDENT--
833 S 220 EAST
OREM, UT 84058

SOUTHERN FOODS GROUP LLC
--OR CURRENT RESIDENT--
841 S STATE ST
OREM, UT 84097

FLORES, OSCAR A & LOURDES L
845 S 550 E
OREM, UT 84097

MURRAY, L SCOTT & L SCOTT (ET
AL)
835 E 2730 N
PROVO, UT 84604

WALKER, SHANNON S
842 S 890 E
OREM, UT 84097

FORSYTH, SHAUNA G
846 S 500 E
OREM, UT 84097

NELSON, GARY L & DENISE
--OR CURRENT RESIDENT--
836 S 500 EAST
OREM, UT 84097

SAND JEN LLC
845 S 220 E
OREM, UT 84058

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

SANDERS, BRIAN P & ASHLEY A
838 S 550 E
OREM, UT 84058

GRIFFITHS, KATHRYN DISTEFANO
846 E 950 S
OREM, UT 84097

HILLMAN, MARTIN EARL
848 S 500 E
OREM, UT 84097

SAND JEN LLC
--OR CURRENT RESIDENT--
839 S 220 EAST
OREM, UT 84058

OREM CITY OF
--OR CURRENT RESIDENT--
846 S 800 EAST
OREM, UT 84097

BASCOM, GARY RAY & ARLENE
LARSEN
850 S 550 E
OREM, UT 84097

LISTON, JOLEEN
841 S 920 E
OREM, UT 84097

GLENN E MITCHELL PROPERTIES LC
--OR CURRENT RESIDENT--
847 S 800 EAST
OREM, UT 84097

ENRIQUEZ, FRANCISCO J (ET AL)
--OR CURRENT RESIDENT--
852 E 800 SOUTH
OREM, UT 84097

CUSICK, RANDALL E & DEBRA N
842 E 950 S
OREM, UT 84097

ORGILL, VON D & SHERRI K
--OR CURRENT RESIDENT--
849 S 830 EAST
OREM, UT 84097

LOVERIDGE, ROBERT & MARY
ELLEN
855 E 200 S
OREM, UT 84097

CARTER, DAVID L
845 E 1000 S
OREM, UT 84097

ABA 800 SOUTH STATE LLC (ET AL)
852 OSMOND LA
PROVO, UT 84604

SOUTHERLAND, MATTHEW &
SANDRA
--OR CURRENT RESIDENT--
855 S 500 EAST
OREM, UT 84097

WOODBURY CORPORATION
--OR CURRENT RESIDENT--
845 S 750 EAST
OREM, UT 84097

NIELSON FAMILY PARTNERSHIP LTD
--OR CURRENT RESIDENT--
853 S 890 EAST
OREM, UT 84097

DEUCHER, ROBERT & JULIE
856 E 900 S
OREM, UT 84097

BENNETT, GLENNITA R
--OR CURRENT RESIDENT--
846 S 750 EAST
OREM, UT 84097

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

ROBBINS, RAND E & CYNTHIA S
857 E 870 S
OREM, UT 84097

GAGON, THOMAS R & VERLENE S
847 S 500 E
OREM, UT 84097

SMITH, DONALD T & DEANNA
--OR CURRENT RESIDENT--
856 E 800 SOUTH
OREM, UT 84097

ORGILL, VON D & SHERRI K
--OR CURRENT RESIDENT--
857 S 830 EAST
OREM, UT 84097

CARTER, THOMAS L & MARY B (ET
AL)
849 E 1000 S
OREM, UT 84097

LISTON, MARIE H & VERDIN
856 S 920 E
OREM, UT 84097

LONMAR ENTERPRISES LC
--OR CURRENT RESIDENT--
858 S STATE
OREM, UT 84097

GREENBERG BLATT MANAGEMENT
LP (ET AL)
--OR CURRENT RESIDENT--
850 S STATE ST
OREM, UT 84097

LAWRENCE, LAURA HORTON
--OR CURRENT RESIDENT--
857 S 800 EAST
OREM, UT 84097

GULATI, CHAITHAWEE
862 S 750 E
OREM, UT 84097

LISTON, RUSSELL & DANA
853 E 900 S
OREM, UT 84097

CLEGG, KYLE & KARIN B
858 E 870 S
OREM, UT 84097

HEMENWAY, DALE E & JOAN N
863 S 550 E
OREM, UT 84097

SAWYER, GEORGE THOMAS &
MARCINE OSTLER
855 E 1000 S
OREM, UT 84097

EVANS, PANSY CARTER
862 E 800 S
OREM, UT 84097

WILDER, RUTH H
864 S 550 E
OREM, UT 84097

BURT, NATHAN & ELIZABETH
855 S 550 E
OREM, UT 84097

VALIMAKI, MIKKO T & MONICA M
863 E 1000 S
OREM, UT 84097

WILLIAMS, SEANNA S
865 S 500 E
OREM, UT 84097

HILLMAN, MARTIN EARL & JULIE
--OR CURRENT RESIDENT--
856 S 500 EAST
OREM, UT 84097

MARTELL, SANDRA K
864 E 1000 S
OREM, UT 84097

CHRISTIENSEN, PATRICK
--OR CURRENT RESIDENT--
867 E 800 SOUTH
OREM, UT 84097

SOUTHERLAND, MATTHEW &
SANDRA
857 S 500 E
OREM, UT 84097

HUNSAKER, TODD E & TAMMY D
865 S 400 E
OREM, UT 84097

SUNDBERG, KELLY C & TERI
869 E 870 S
OREM, UT 84097

TIPPETTS, STANLEY ROGERS &
CAROL A
857 S 920 E
OREM, UT 84097

PIMSAKUL, SANYA & SARAS G
866 S 830 E
OREM, UT 84097

BLAKE, SIMON & ANNE
870 S 500 E
OREM, UT 84097

LAWRENCE, LAURA H
859 S 800 E
OREM, UT 84097

WILKINSON, JOHN C & PAMELA
JANE
868 E 1000 S
OREM, UT 84097

PHILLPOTTS, DONALD A & SHARON
H
871 E 800 S
OREM, UT 84097

CHRISTIANSSEN, PATRICK
--OR CURRENT RESIDENT--
863 E 800 SOUTH
OREM, UT 84097

KOSTER, SHARON D & MARK
--OR CURRENT RESIDENT--
869 S 850 EAST
OREM, UT 84097

BUXTON, N JESSICA
--OR CURRENT RESIDENT--
872 E 870 SOUTH
OREM, UT 84097

CATANIA SFH LLC
--OR CURRENT RESIDENT--
863 S 750 EAST
OREM, UT 84097

HOLLINGSHEAD, DORETHY M (ET
AL)
870 S 1000 E
OREM, UT 84097

KLEIN, CHARLES J
--OR CURRENT RESIDENT--
874 S STATE
OREM, UT 84097

DEDRICKSON, FRED L & M JANE
865 E 800 S
OREM, UT 84097

HERBERT ENTERPRISES LC
--OR CURRENT RESIDENT--
871 S OREM BL
OREM, UT 84058

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

HILL, DWIGHT C & ALANA M
866 E 950 S
OREM, UT 84097

KOFFORD, QUINN M & JANA LYNN
--OR CURRENT RESIDENT--
874 S 1000 EAST
OREM, UT 84097

OREM CITY OF
876 S 800 E
OREM, UT 84097

STACEY, DARRELL RICHARD &
LORETTA ROWLEY
867 E 1000 S
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
875 S 750 EAST
OREM, UT 84097

ANDERSON, RICHARD DAVID &
MARILYNN
--OR CURRENT RESIDENT--
879 E 870 SOUTH
OREM, UT 84097

KOSTER, SHARON D & MARK
869 S 830 E
OREM, UT 84097

CADJAN, ARTHUR G & NANCY A
876 S 550 E
OREM, UT 84097

RICHINS, HAZEL W
881 S 830 E
OREM, UT 84097

LISTON, SHERRIL V & & SHERRY L
--OR CURRENT RESIDENT--
870 S 920 EAST
OREM, UT 84097

CONNORS, ROGER LEE & RONELDA
LEE (ET AL)
878 S 1000 E
OREM, UT 84097

DAYTON, ROGER KYLE & JENNEFER
RAE
884 E 900 S
OREM, UT 84097

CONNORS, RILEY & LAYNA H
871 S 920 E
OREM, UT 84097

MAVERIK COUNTRY STORES INC
%MURRAY, DAN
880 W CENTER ST
NORTH SALT LAKE, UT 84054

ZEICHNER HOLDINGS LLC
--OR CURRENT RESIDENT--
887 S OREM BL
OREM, UT 84058

HENRICKSEN, JARED A
--OR CURRENT RESIDENT--
873 S 550 EAST
OREM, UT 84097

HERBERT ENTERPRISES LC
--OR CURRENT RESIDENT--
883 S OREM BL
OREM, UT 84058

KOFFORD, QUINN M & JANA LYNN
889 S 920 E
OREM, UT 84097

PACE, CHARLES BRYON & HELEN
LOUISE
875 S 500 E
OREM, UT 84097

FARLEY, DAVID RICHARD & SHELLY
KIM
885 S 500 E
OREM, UT 84097

KEZERIAN, MICHAEL LEE & SANDRA
LEE
--OR CURRENT RESIDENT--
890 E 1100 SOUTH
OREM, UT 84097

HERBERT ENTERPRISES LC
--OR CURRENT RESIDENT--
875 S OREM BL
OREM, UT 84058

KOFFORD, JACK & JOAN K
888 S 1000 E
OREM, UT 84097

CHAPMAN, CATHERINE V
--OR CURRENT RESIDENT--
891 S 800 EAST
OREM, UT 84097

NORDMEYER, JERRY L & FRANCIS R
--OR CURRENT RESIDENT--
878 S 850 EAST
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
891 S 750 EAST
OREM, UT 84097

SEARLE PROPERTIES LC
--OR CURRENT RESIDENT--
893 S OREM BLVD
OREM, UT 84058

NORDMEYER, JERRY L & FRANCIS R
879 S 800 E
OREM, UT 84097

SKOWRON, PAUL L & CHRISTINE
893 S 830 E
OREM, UT 84097

SALISBURY, JIAHUI XI
895 S 550 E
OREM, UT 84058

HILL, JUSTIN & MINDY
882 E 870 S
OREM, UT 84097

HOOVER, KRISTEN & KYLE (ET AL)
--OR CURRENT RESIDENT--
895 S 500 EAST
OREM, UT 84097

HERITAGE INVESTMENTS GROUP
LLC
--OR CURRENT RESIDENT--
898 S STATE
OREM, UT 84097

AVANS, GULAVADEE
884 S 750 E
OREM, UT 84097

KAUFER, DONALD B
--OR CURRENT RESIDENT--
898 STATE ST
OREM, UT 84097

HERBERT ENTERPRISES LC
--OR CURRENT RESIDENT--
903 S OREM BLVD
OREM, UT 84058

WRIGHT, GREGG J & JANETH B
888 E 870 S
OREM, UT 84097

UTAH COUNTY BOARD OF
REALTORS
--OR CURRENT RESIDENT--
901 S OREM BLVD
OREM, UT 84058

HEAPS, DAVID O & MARIANNE F G
--OR CURRENT RESIDENT--
905 E 900 SOUTH
OREM, UT 84097

ZEICHNER HOLDINGS LLC
889 S OREM BLVD
OREM, UT 84058

HERBERT, JEANETTE
--OR CURRENT RESIDENT--
904 S STATE
OREM, UT 84058

CSBC LC
--OR CURRENT RESIDENT--
906 S STATE ST
OREM, UT 84097

BACKYARD INVESTMENTS LLC
890 S 500 E
OREM, UT 84097

HERBERT ENTERPRISES LC
--OR CURRENT RESIDENT--
905 S OREM BLVD
OREM, UT 84058

TEMPLE, KENNETH L
908 S 400 E
OREM, UT 84097

SCOTT, FLOYD W & ANETTE W
--OR CURRENT RESIDENT--
892 S 550 EAST
OREM, UT 84097

HERBERT ENTERPRISES LC
--OR CURRENT RESIDENT--
907 S OREM BLVD
OREM, UT 84058

GAISFORD, CALVIN ROY & MARGO
CRAGUN
910 E 1100 S
OREM, UT 84097

GARDNER, JAY IVOR (ET AL)
895 E 800 S
OREM, UT 84097

VALENTINE, NEIL S
--OR CURRENT RESIDENT--
909 S 550 EAST
OREM, UT 84097

SHADE, JASON S & TANELLE M
912 S 925 E
OREM, UT 84097

SALISBURY, JIAHUI XI
--OR CURRENT RESIDENT--
895 S 550 EAST
OREM, UT 84097

GOODMAN, KELLY & STEPHANIE
910 S 550 E
OREM, UT 84097

HENRIE APARTMENTS LLC
--OR CURRENT RESIDENT--
915 S 450 EAST
OREM, UT 84097

HERBERT ENTERPRISES LC
--OR CURRENT RESIDENT--
900 S STATE
OREM, UT 84058

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
911 S 750 EAST
OREM, UT 84097

TWITCHELL, SHIRLEY M
917 E 700 S
OREM, UT 84097

LOWE, DOROTHY D (ET AL)
--OR CURRENT RESIDENT--
904 S 1000 EAST
OREM, UT 84097

LUECKENGA, RICHARD
915 S 400 E
OREM, UT 84097

WILDE, O JEFFERY & DIANE D
--OR CURRENT RESIDENT--
921 S 400 EAST
OREM, UT 84097

LATTA, EUGENE M & JANET F
905 S 800 E
OREM, UT 84097

JONES, PHYLLIS M
--OR CURRENT RESIDENT--
915 S STATE
OREM, UT 84097

JEPPERSON, WALTER CLYDE &
PATRICIA A
924 S 550 E
OREM, UT 84097

MARSTON, CECILIA & GLENN
907 E 1100 S
OREM, UT 84097

UTAH POWER & LIGHT COMPANY
%STRONG, ROBERT G MNGR
920 SW 6TH AV # 506CPSB
PORTLAND, OR 97204

REORGANIZED CHURCH OF JESUS
CHRIST OF LATTER DAY SAINTS
--OR CURRENT RESIDENT--
925 E 1400 SOUTH
OREM, UT 84097

LISTON, SHERRIL V & SHERRY L
(ET AL)
909 E 900 S
OREM, UT 84097

BARTHOLOMEW, RICHARD D &
MARY LOU
922 S 400 E
OREM, UT 84097

MCCRARY, GLADE P & ASHLEE R
926 S 450 E
OREM, UT 84097

MORGAN, W FRANK & COLLEEN P
910 S 500 E
OREM, UT 84097

LAYTON, MARK L & DANA L
--OR CURRENT RESIDENT--
924 S 1000 EAST
OREM, UT 84097

PERKINS, TIMOTHY K & CAROLYN R
--OR CURRENT RESIDENT--
928 S 925 EAST
OREM, UT 84097

LINDSAY, TERESA D
910 S 830 E
OREM, UT 84097

SABIN, MARVIN E & GARY B
925 S 550 E
OREM, UT 84097

GIFFORD, MELVA L
930 S 400 E
OREM, UT 84097

BARTHOLOMEW, JOSH
914 S 400 E
OREM, UT 84097

PHILLIPS, MICHAEL J & BECKY
--OR CURRENT RESIDENT--
927 S 870 EAST
OREM, UT 84097

LINDSEY, JAMES E & WAYNE R
--OR CURRENT RESIDENT--
931 S 400 EAST
OREM, UT 84097

WILLIAMS, ROBERT F & MARLEEN
915 S 830 E
OREM, UT 84097

CONNELLY, EARL JACK
930 E 700 S
OREM, UT 84097

SUMTAY PROPERTIES #2 LLC
--OR CURRENT RESIDENT--
933 S OREM BLVD
OREM, UT 84058

COOLEY, LYNN & MARY
917 S 800 E
OREM, UT 84097

GSF-GRANT SMITH BUILDING LLC
--OR CURRENT RESIDENT--
930 S STATE
OREM, UT 84097

BURNINGHAM, DANNY M & LINDA M
935 E 700 S
OREM, UT 84097

CLEGG, KENNETH ARNOLD & HELEN
COLLEEN BROWN
921 S 925 E
OREM, UT 84097

LIECHTY, WILLIAM DOUGLAS &
ANNE
933 S 925 E
OREM, UT 84097

SUMTAY PROPERTIES #2 LLC
935 S OREM BLVD
OREM, UT 84058

JACKMAN, WILLIAM D & BARBARA
E (ET AL)
924 S 830 E
OREM, UT 84097

CARLTON, JOHN S & LINDA L
934 S 870 E
OREM, UT 84097

BOREN, MIKALENE
939 S 400 E
OREM, UT 84097

TREGASKIS, LYLE RICHARD & DORIS
ELIZABETH CROSBY
925 S 500 E
OREM, UT 84097

MESSICK, JOHN P
935 S 500 E
OREM, UT 84097

MARTY BEAUMONT
LAKERIDGE NEIGHBORHOOD VICE
CHAIR
940 S 100 WEST
OREM, UT 84058

JOHNSON, ERIC L & STACEY
--OR CURRENT RESIDENT--
927 S 450 EAST
OREM, UT 84097

HARDING, J WARREN & DANETTA R
938 S 830 E
OREM, UT 84097

SUMMERHAYS, BRIANT H
--OR CURRENT RESIDENT--
940 S STATE
OREM, UT 84097

HOPKINSON, G JACK (ET AL)
--OR CURRENT RESIDENT--
929 S 830 EAST
OREM, UT 84097

SMITH, DONALD T & DEANNA
940 E 1000 S
SPRINGVILLE, UT 84663

HUNT, DELLE L (ET AL)
942 S 925 E
OREM, UT 84097

CHEN, TIM
930 S 500 E
OREM, UT 84097

LIECHTY, WILLIAM DOUGLAS
940 S 1000 E
OREM, UT 84097

COOK, OMER EUGENE & SANDRA
LEE
943 S 870 E
OREM, UT 84097

PETERSON, EMILY LAURA
931 S 800 E
OREM, UT 84097

BURGON, JIM & JANELL (ET AL)
941 S 830 E
OREM, UT 84097

KAWALA, JERZY Z & CONNIE
945 S 500 E
OREM, UT 84058

POULSEN, JUSTIN K & BENJAMIN L
--OR CURRENT RESIDENT--
934 S 450 EAST
OREM, UT 84097

OGDEN, DE VON MORRIS & EILEEN
LORETTA
943 S 550 E
OREM, UT 84097

ROSS, JANET
946 S 400 E
OREM, UT 84097

GATENBY, RUSSELL JACK &
MARGARET E
935 S 450 E
OREM, UT 84097

MENDENHALL, JON & CRYSTAL
944 S 550 E
OREM, UT 84097

AMEZCUA, MICHAEL (ET AL)
947 S 400 E
OREM, UT 84097

HEATH, BRADLEY VAUGHN
--OR CURRENT RESIDENT--
938 S 400 EAST
OREM, UT 84097

MITCHELL, WILLIAM ROBERT
945 S 800 E
OREM, UT 84097

PETERSON, TERRY D
--OR CURRENT RESIDENT--
948 E 1120 SOUTH
OREM, UT 84097

SUMTAY PROPERTIES #2 LLC
--OR CURRENT RESIDENT--
939 S OREM BLVD
OREM, UT 84058

WHITE, JOHN (ET AL)
946 S 500 E
OREM, UT 84097

WORMLEY, DAVID A
--OR CURRENT RESIDENT--
950 S STATE
OREM, UT 84097

ANDERSON, RICHARD DANA GUY &
RITA D
940 S 450 E
OREM, UT 84097

MBW PROPERTIES L C
--OR CURRENT RESIDENT--
947 S OREM BLVD
OREM, UT 84058

TIPPETTS, STEVEN H & CAROLINE W
952 S 830 E
OREM, UT 84097

HORTAL, MALCOLM MIGUEL BOTTO
941 S 450 E
OREM, UT 84097

RON1206ONE LLC
--OR CURRENT RESIDENT--
950 S 450 EAST
OREM, UT 84097

CC&R ASSOCIATES LC
%VAUGHN, CYNTHIA
954 E 200 S
OREM, UT 84097

BELL, RICHARD L & ELLEN MARIE
943 E 640 S
PLEASANT GROVE, UT 84062

WRIGHT, THOMAS C & MARY J
951 S 925 E
OREM, UT 84097

SCOFIELD, MARK N & JORAE S
955 S 830 E
OREM, UT 84058

MBW PROPERTIES LC
943 S OREM BLVD
OREM, UT 84058

WARNER DEVELOPMENT LLC
953 S STATE ST
OREM, UT 84097

GLEAVE, TREVOR & LYNDSEY D
956 S 450 E
OREM, UT 84097

KAWALA, JERZY Z & CONNIE
--OR CURRENT RESIDENT--
945 S 500 EAST
OREM, UT 84097

ROYER, ERIC PAUL & BEVERLY
ALLRED
--OR CURRENT RESIDENT--
955 S 450 EAST
OREM, UT 84097

ELLIS, DOUGLAS W & RUTH CLEGG
957 S 550 E
OREM, UT 84097

DALTON, TRACY ALAN & RONDA
LYNN
--OR CURRENT RESIDENT--
946 S 450 EAST
OREM, UT 84097

CLIFT, FREDERIC M C & MARY ANNE
--OR CURRENT RESIDENT--
956 S 400 EAST
OREM, UT 84097

RICHARDSON, KAREN
959 S 870 E
OREM, UT 84097

WALDRON, CYNTHIA L
947 S 450 E
OREM, UT 84097

NILSSON, KIMBERLY N
957 S 500 E
OREM, UT 84097

FRANCIS, LEE & SHARON
--OR CURRENT RESIDENT--
961 S OREM BLVD
OREM, UT 84058

PRATT, GREGORY E & ELIZABETH A
949 E 1120 S
OREM, UT 84097

UNIVERSITY MALL SHOPPING CNTR
(ET AL)
--OR CURRENT RESIDENT--
959 S 700 EAST
OREM, UT 84097

JACKMAN, WILLIAM D & BARBARA
EVELYN
962 S 830 E
OREM, UT 84097

SAFFORD, C BRYANT & SHELIAH
--OR CURRENT RESIDENT--
951 S 450 EAST
OREM, UT 84097

WEBB, HOWARD L & KATHERYN H
960 S 550 E
OREM, UT 84097

BELLISTON, RICHARD & CANDICE L
963 S 830 E
OREM, UT 84097

FRANCIS, LEE & SHARON
--OR CURRENT RESIDENT--
953 S OREM BLVD
OREM, UT 84058

BRIATHWAITE (SIC), BENJAMIN
962 S 450 E
OREM, UT 84097

FRANCIS, LEE & SHARON
--OR CURRENT RESIDENT--
967 S OREM BLVD
OREM, UT 84058

PLOTHOW, PHILLIP A & EMILY K
--OR CURRENT RESIDENT--
954 S 925 EAST
OREM, UT 84097

GOMEZ, GILBERTO
963 S 450 E
OREM, UT 84097

LAWRENCE, UTAH & LEILA R
970 S 925 E
OREM, UT 84097

DALEY, KRISTY
955 S 400 E
OREM, UT 84097

SIDWELL, HEATH R & ASHLEE D
966 S 500 E
OREM, UT 84097

BURGI, DARLENE F
971 S 550 E
OREM, UT 84097

SCOFIELD, MARK N & JORAE S
--OR CURRENT RESIDENT--
955 S 830 EAST
OREM, UT 84097

PITTS, CHARLES L & ALICE
--OR CURRENT RESIDENT--
970 S 450 EAST
OREM, UT 84097

BASTIAN, KARMAN C & JOYCE
972 S 500 E
OREM, UT 84097

SHAW, DAVID O
956 S 500 E
OREM, UT 84097

MCCARLEY, MICHAEL S &
CHRISTINE A
971 S 450 E
OREM, UT 84097

PHILLIPS, JAMES K
973 S 870 E
OREM, UT 84097

LONMAR ENTERPRISES LLC
959 SAGE DR
PLEASANT GROVE, UT 84062

TCST REAL ESTATE LLC
--OR CURRENT RESIDENT--
971 S STATE
OREM, UT 84097

HIGH VALLEY PROPERTY
MANAGEMENT LLC
--OR CURRENT RESIDENT--
976 S STATE ST
OREM, UT 84097

EKINS, JEREL
959 W 1500 S
PROVO, UT 84601

BJARNSON, RAY H & MARIAN I
972 W 1630 N
OREM, UT 84057

FISH, TED HOWARD & ANGELICA
--OR CURRENT RESIDENT--
978 S 400 EAST
OREM, UT 84097

RODRIGUEZ, TAMARA
962 S 400 E
OREM, UT 84097

KOFFORD, CREE L & ILA M
--OR CURRENT RESIDENT--
975 E 900 SOUTH
OREM, UT 84097

VANCHEIRE, MIKE JR & AMBER
979 S 400 E
OREM, UT 84097

COLLINS, ERIN
963 S 400 E
OREM, UT 84097

CATANIA SFH LLC
978 E WOODOAK LA
SALT LAKE CITY, UT 84117

HORTIN, STEVEN K & OZEANNA S
983 S 870 E
OREM, UT 84097

LAI, MUN KIN
965 S 500 E
OREM, UT 84097

HATCH, DONALD & LOIS
--OR CURRENT RESIDENT--
978 S COMMERCIAL ST
OREM, UT 84058

PREMIER AUTO SELECTION LLC
--OR CURRENT RESIDENT--
984 S STATE
OREM, UT 84097

DAWSON, DAVID & CHANEL
970 S 400 E
OREM, UT 84097

CARTER, THOMAS L & MARY B (ET
AL)
--OR CURRENT RESIDENT--
983 S 800 EAST
OREM, UT 84097

LARSEN, TRAVIS J & KAMILLE L
986 S 500 E
OREM, UT 84097

STAHMANN, JOHN
971 S 400 E
OREM, UT 84097

LAYTON, MARK L & DANA L
984 S 1000 E
OREM, UT 84097

NIELSON, GARTH B & ROWENA T
988 S 400 E
OREM, UT 84097

LIECHTY, KIRK HAROLD
971 S 925 E
OREM, UT 84097

ARMSTRONG, FRANK PHILIP &
REBECCA MC RAE BENNION
--OR CURRENT RESIDENT--
986 S 450 EAST
OREM, UT 84097

CUNNINGHAM, DAVID G
995 HILLSIDE DR
PROVO, UT 84604

SQUIRE, SCOTT O & ARVA DEAN
972 S 550 E
OREM, UT 84097

HOLBROOK RENTALS LLC
--OR CURRENT RESIDENT--
987 S 450 EAST
OREM, UT 84097

BILLS, STEPHANIE & KEVAN A
1000 S 400 E
OREM, UT 84097

MONTANO, MICHAEL JOHN &
MARTHA VIRGINIA BLANCHETTE
--OR CURRENT RESIDENT--
973 S OREM BLVD
OREM, UT 84058

BOYNTON, RODNEY B & VICKI G
992 S 500 E
OREM, UT 84097

PARKS, AARON & ASHLEY
1001 S 450 E
OREM, UT 84097

MONTANO, MICHAEL JOHN &
MARTHA VIRGINIA BLANCHETTE
--OR CURRENT RESIDENT--
977 S OREM BLVD
OREM, UT 84058

KOFFORD, QUINN M & JANA LYNN
996 S 1000 E
OREM, UT 84097

IMPERIAL INSURANCE SERVICE
--OR CURRENT RESIDENT--
1002 S STATE
OREM, UT 84097

PATCH, WESTON D & MIKA K
--OR CURRENT RESIDENT--
978 S 450 EAST
OREM, UT 84097

AVILES, KAREN
1001 S 400 E
OREM, UT 84097

SUMMERHAYS, BRIANT H
--OR CURRENT RESIDENT--
1008 S STATE ST
OREM, UT 84097

HOLBROOK RENTALS LLC
--OR CURRENT RESIDENT--
979 S 450 EAST
OREM, UT 84097

FREE, W DAVID & KRISTINE K (ET
AL)
--OR CURRENT RESIDENT--
1002 S 500 EAST
OREM, UT 84097

WESTERN NATIONAL TRUST
COMPANY
--OR CURRENT RESIDENT--
1011 S COVENTRY CI
OREM, UT 84097

RONALD P FAKLER FAMILY LIMITED
PARTNERSHIP THE
--OR CURRENT RESIDENT--
983 S STATE
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
1010 S 800 EAST
OREM, UT 84097

BENJAMIN, JOSEPH S & DARLA D
1015 S 500 E
OREM, UT 84097

FORD, MICHAEL R & CATHY V
985 S 500 E
OREM, UT 84097

OWEN, REYBURN EUGENE
1013 S 545 E
OREM, UT 84097

ECHOLS, GARREN & SUSAN
--OR CURRENT RESIDENT--
1019 S OREM BLVD
OREM, UT 84058

HANSEN, STEVE & JUDY
987 S 400 E
OREM, UT 84097

ORTON, DOUGLAS W & HELEN M
--OR CURRENT RESIDENT--
1015 S OREM BLVD
OREM, UT 84058

NELSON, CLAUDIA G
--OR CURRENT RESIDENT--
1021 S COVENTRY CIR
OREM, UT 84097

KING PHYSIATRY HOLDINGS LC
990 W 2620 S
MAPLETON, UT 84664

CARLSON, JOSEPH W & MELBA J (ET
AL)
1026 COVENTRY CIR
OREM, UT 84097

MONTGOMERY, CLARENCE S &
NORMA C
--OR CURRENT RESIDENT--
1026 S 590 EAST
OREM, UT 84097

BARLOW, SYNTHIA & VANYSSA
995 S 500 E
OREM, UT 84097

HONE, JAMES CAROL & LOUISE D
1027 S 545 E
OREM, UT 84097

WATKINS, RICHARD R & FRANCES G
1031 S 1000 E
OREM, UT 84097

CARD, DAVID W & VALLIE D
1000 S 450 E
OREM, UT 84097

SKYWALKER INVESTMENTS LLC
--OR CURRENT RESIDENT--
1033 S STATE
OREM, UT 84097

HAAGA PROPERTY MANAGEMENT
LC (ET AL)
--OR CURRENT RESIDENT--
1032 S STATE ST
OREM, UT 84097

REORGANIZED CHURCH OF JESUS
CHRIST OF LATTER DAY SAINTS
1001 W WALNUT
INDEPENDENCE, MO 64050

MURPHY, ELAINE P
1035 S 500 E
OREM, UT 84097

BLACKHURST, GAYLEN J &
SHERYOL C
1034 S 500 E
OREM, UT 84097

RYAN THOMAS MANAGEMENT
--OR CURRENT RESIDENT--
1009 S 450 EAST
OREM, UT 84097

FIRST COLONY MORTGAGE
CORPORATION
--OR CURRENT RESIDENT--
1035 S OREM BLVD
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1035 S 800 EAST
OREM, UT 84097

KETTELL, SHELLY
1012 S 590 E
OREM, UT 84097

BRAMMER, RICHARD D & JEAN H
--OR CURRENT RESIDENT--
1038 S COVENTRY CIR
OREM, UT 84097

GOURDIN, DREW & TIFFANY
1036 S 545 E
OREM, UT 84097

DAVIS, BETTY P
1015 S 1000 E
OREM, UT 84097

MILLETT, RON S & MELANIE A (ET
AL)
1041 S 545 E
OREM, UT 84097

PAGE, A CURTIS JR & EVELYN E
--OR CURRENT RESIDENT--
1039 S OREM BLVD
OREM, UT 84058

S & W STATE STREET PROPERTIES
LC
--OR CURRENT RESIDENT--
1020 S STATE ST
OREM, UT 84058

WASHBURN MANAGEMENT LC
1044 S 400 W
OREM, UT 84058

DIEHL, JOHN D
1041 S OREM BLVD
OREM, UT 84058

FENTON, LILLIAN F
1024 S 545 E
OREM, UT 84097

C A D PROPERTIES LLC
1049 S OREM BLVD
OREM, UT 84058

DMA 1045 LLC
--OR CURRENT RESIDENT--
1045 S OREM BLVD
OREM, UT 84058

CARLSON, JOSEPH W & MELBA J (ET
AL)
--OR CURRENT RESIDENT--
1026 S COVENTRY CIR
OREM, UT 84097

GRANT, CAROL JEAN
1051 S 500 E
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
1050 S 750 EAST
OREM, UT 84097

UTAH COUNTY BOARD OF
REALTORS
1031 W CENTER ST STE 100
OREM, UT 84057

VANCE, JAMES A & EMILY A
--OR CURRENT RESIDENT--
1054 S 590 EAST
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
1051 S 750 EAST
OREM, UT 84097

WILDE, O JEFFERY & DIANE D
1032 W 1020 N
PROVO, UT 84604

OREM STATE STREET LLC
--OR CURRENT RESIDENT--
1055 S STATE
OREM, UT 84097

PHINNEY, KATHLEEN S
--OR CURRENT RESIDENT--
1055 S 545 EAST
OREM, UT 84097

YOUNG, MIKIKO
1035 COVENTRY CIR
OREM, UT 84097

VATRUM DEVELOPMENT LC
--OR CURRENT RESIDENT--
1061 S 800 EAST
OREM, UT 84097

WATKINS, RICHARD R & FRANCES G
--OR CURRENT RESIDENT--
1056 S 1000 EAST
OREM, UT 84097

YOUNG, MIKIKO
--OR CURRENT RESIDENT--
1035 S COVENTRY CIR
OREM, UT 84097

JOHNSON, MONTE L & CHERYL L
1063 S 500 E
OREM, UT 84097

SMITH, DOUGLAS GORDON & SUE
MUMFORD
--OR CURRENT RESIDENT--
1058 S LYNNWOOD DR
OREM, UT 84097

RUDD, THOMAS E & JAN
1040 S 590 E
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER
--OR CURRENT RESIDENT--
1068 S 590 EAST
OREM, UT 84097

CLAYTON, BERYL ANNE
1061 S 890 E
OREM, UT 84097

C&E HARMON PROPERTIES LLC
--OR CURRENT RESIDENT--
1043 S 500 EAST
OREM, UT 84097

MOE, AUOMANU JR & SARAH K
1072 S 545 E
OREM, UT 84097

MAYNTZ, MARC & MELISSA A
1065 S PALISADES DR
OREM, UT 84097

LEWIS, LANCE W & LISA K
--OR CURRENT RESIDENT--
1048 S 545 EAST
OREM, UT 84097

ALDRICH, ROSEMARY M & JOHN M
1074 LYNNWOOD DR
OREM, UT 84097

CRISMON, JERRY & ELAINE
1069 S 545 E
OREM, UT 84097

CC&R ASSOCIATES LC
--OR CURRENT RESIDENT--
1050 S STATE
OREM, UT 84097

SISKIN INVESTMENT COMPANY LLC
--OR CURRENT RESIDENT--
1074 S STATE
OREM, UT 84058

CUSTER, MERLE V & CONNIE L
1072 S PALISADES DR
OREM, UT 84097

LAMB, MICHAEL L & DEBRA L
1054 S 500 E
OREM, UT 84097

CSBC LC
1077 E NORTH TEMPLE DR
PROVO, UT 84604

REDFORD, MICHELE A & MICHELE A
1074 S 890 E
OREM, UT 84097

BARRY, H WESLEY & LA BELLE B
--OR CURRENT RESIDENT--
1055 S PALISADES DR
OREM, UT 84097

REID, VAUGHN W & JUNE W
--OR CURRENT RESIDENT--
1083 S 545 EAST
OREM, UT 84097

FARR, ERIC J & DAWN
--OR CURRENT RESIDENT--
1075 S 500 EAST
OREM, UT 84097

TAYLOR, TERRY NANETTE
--OR CURRENT RESIDENT--
1056 S PALISADES DR
OREM, UT 84097

MARKS, VERNON ALBERT & LINDA
ALLEN
1086 S 890 E
OREM, UT 84097

SISKIN INVESTMENT COMPANY LLC
--OR CURRENT RESIDENT--
1080 S STATE
OREM, UT 84058

PALMER, RANDALL S & STEPHANIE
L
1060 S 545 E
OREM, UT 84097

KEETON, KENNARD J & MARIA
1088 S PALISADES DR
OREM, UT 84097

HUFF, JOHN E & ILA MAY
1084 S 545 E
OREM, UT 84097

FINLINSON, JANET
1062 S 890 E
OREM, UT 84097

DICKERSON, LINDA K & MARK F
--OR CURRENT RESIDENT--
1091 S OREM BLVD
OREM, UT 84058

SISKIN INVESTMENT COMPANY LLC
--OR CURRENT RESIDENT--
1086 S STATE
OREM, UT 84058

KNIGHT ALLEN ENTERPRISES LC
--OR CURRENT RESIDENT--
1066 S STATE
OREM, UT 84058

BILLINGS, LEWIS K
--OR CURRENT RESIDENT--
1093 S OREM BLVD
OREM, UT 84058

SISKIN INVESTMENT CO
--OR CURRENT RESIDENT--
1088 S STATE
OREM, UT 84097

HEPWORTH, CLARENCE W JR &
VIRGINIA RAE
1071 S PALISADES DR
OREM, UT 84097

OOPS LLC (ET AL)
--OR CURRENT RESIDENT--
1095 S 800 EAST #1
OREM, UT 84097

WINTRELL, REGINALD & HAZEL
--OR CURRENT RESIDENT--
1092 S LYNNWOOD DR
OREM, UT 84097

STEWART, JAMES E & COLLEEN P
1073 S 890 E
OREM, UT 84097

JOHNSON, DAVID
--OR CURRENT RESIDENT--
1097 S OREM BLVD
OREM, UT 84058

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
1094 S 590 EAST
OREM, UT 84097

ALDRICH, ROSEMARY M & JOHN M
--OR CURRENT RESIDENT--
1074 S LYNNWOOD DR
OREM, UT 84097

MITCHELL, PAUL MICHAEL
1100 W 820 N
PROVO, UT 84601

HINKSON, KENT & MELONY
1098 S 890 E
OREM, UT 84097

M & W SAWAYA ENTERPRISES LLC
--OR CURRENT RESIDENT--
1075 S STATE ST
OREM, UT 84097

PLAZA ELEVEN HUNDRED
--OR CURRENT RESIDENT--
1102 S STATE ST
OREM, UT 84097

WILKINSON, RONALD D
--OR CURRENT RESIDENT--
1101 S OREM BLVD
OREM, UT 84058

HEADMAN, BETTY JAYNE & SIDNEY
EARL
1082 S 590 E
OREM, UT 84097

ELEMENT COMMERCIAL HOLDINGS
LLC
--OR CURRENT RESIDENT--
1105 S OREM BLVD
OREM, UT 84058

C&E HARMON PROPERTIES LLC
1102 W 285 S
OREM, UT 84058

MAYNTZ, MARC & MELISSA A
--OR CURRENT RESIDENT--
1085 S PALISADES DR
OREM, UT 84097

DEE R TAYLOR LLC
1109 S OREM BLVD
OREM, UT 84058

PLAZA ELEVEN HUNDRED (ET AL)
--OR CURRENT RESIDENT--
1106 S STATE ST
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
1087 S 750 EAST
OREM, UT 84097

STROM, JOE S
--OR CURRENT RESIDENT--
1110 S 260 EAST
OREM, UT 84058

PLAZA ELEVEN HUNDRED
--OR CURRENT RESIDENT--
1110 S STATE ST
OREM, UT 84097

MF DICKERSON ENTERPRISES LC
--OR CURRENT RESIDENT--
1089 S OREM BLVD
OREM, UT 84058

CORDNER, RAYMOND G & COLLEEN
1112 S 500 E
OREM, UT 84097

BLATTER, GARY L
1113 S OREM BLVD
OREM, UT 84058

HOWARTH, LYNN G & MARJORIE L
1095 S 545 E
OREM, UT 84097

PLAZA ELEVEN HUNDRED
--OR CURRENT RESIDENT--
1116 S STATE
OREM, UT 84097

BLATTER, GARY L
--OR CURRENT RESIDENT--
1117 S OREM BLVD
OREM, UT 84058

BLUERIDGE CONST INC
--OR CURRENT RESIDENT--
1095 S OREM BLVD
OREM, UT 84058

HEMMERT, JOYCE D
1120 S PALISADES DR
OREM, UT 84097

FIRSTWEST BENEFIT SOLUTIONS
INVESTMENTS LLC
--OR CURRENT RESIDENT--
1121 S OREM BLVD
OREM, UT 84058

MAGISTRO LLC
--OR CURRENT RESIDENT--
1099 S OREM BLVD
OREM, UT 84058

PETERSON, TERRY D
1125 LYNNWOOD DR
OREM, UT 84097

BANK ONE
--OR CURRENT RESIDENT--
1125 S 850 EAST
OREM, UT 84097

ELEMENT COMMERCIAL HOLDINGS
LLC
--OR CURRENT RESIDENT--
1103 S OREM BLVD
OREM, UT 84058

MCCANN, ULYSSE GEORGE II &
MARY ALICE
1128 S LYNNWOOD DR
OREM, UT 84097

STROM, JOE S
--OR CURRENT RESIDENT--
1130 S GRAFF CIR
OREM, UT 84058

FILLERUP, ROBERT C & RENEE
1107 S OREM BLVD
OREM, UT 84058

BIRRELL HOLDINGS LLC
1132 S STATE ST
OREM, UT 84097

HARO, MATILDE (ET AL)
--OR CURRENT RESIDENT--
1133 S STATE
OREM, UT 84097

HARO, MATILDE (ET AL)
%MI RANCHITO RESTAURANT
1109 S STATE ST
OREM, UT 84097

OKERLUND, MAESER D & DORENE H
1139 S PALISADES DR
OREM, UT 84097

JOHNS, RAYMOND W & TERRI A
1140 S PALISADES DR
OREM, UT 84097

DEE R TAYLOR LLC
--OR CURRENT RESIDENT--
1111 S OREM BLVD
OREM, UT 84058

UNDERWOOD, GRANT & SHEREE
1144 LYNNWOOD DR
OREM, UT 84097

STROM, JOE S
--OR CURRENT RESIDENT--
1144 S GRAFF CIR
OREM, UT 84058

CORDNER, COLLEEN F & RAYMOND
--OR CURRENT RESIDENT--
1115 S 500 EAST
OREM, UT 84097

UTAH TRANSIT AUTHORITY
--OR CURRENT RESIDENT--
1145 S 750 EAST
OREM, UT 84097

ELLIS INVESTMENT COMPANY LTD
--OR CURRENT RESIDENT--
1146 S STATE ST
OREM, UT 84097

ORTON, DOUGLAS W & HELEN M
--OR CURRENT RESIDENT--
1119 S OREM BLVD
OREM, UT 84058

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
1155 S 800 EAST
OREM, UT 84097

BJARNSON, RAY H & MARIAN I
--OR CURRENT RESIDENT--
1155 S PALISADE DR
OREM, UT 84097

FIRSTWEST BENEFIT SOLUTIONS
INVESTMENTS LLC
--OR CURRENT RESIDENT--
1123 S OREM BLVD
OREM, UT 84058

GAKS ENTERPRISES LLC
1168 N 1000 E
OREM, UT 84097

GAPPMAYER, MERRILL & MARIE
--OR CURRENT RESIDENT--
1156 S STATE UNIT# 201
OREM, UT 84058

LYNNWOOD PARK HOMEOWNERS
INC
--OR CURRENT RESIDENT--
1126 S PALISADES DR
OREM, UT 84097

MANN, NANCY LEE
--OR CURRENT RESIDENT--
1170 S PALISADES DR
OREM, UT 84097

MILDENSTEIN, PAULA
--OR CURRENT RESIDENT--
1160 S LYNNWOOD DR
OREM, UT 84097

BIRRELL HOLDINGS LLC
--OR CURRENT RESIDENT--
1132 S STATE
OREM, UT 84058

PANIN, ALEXANDER & MARINA
1174 E 300 N
LINDON, UT 84042

GRAFF, BARRY J & LISA R
1169 S PALISADES DR
OREM, UT 84097

BLUERIDGE CONST INC
1139 S OREM BLVD
OREM, UT 84058

BECKSTEAD, MERRILL W &
NANETTE
--OR CURRENT RESIDENT--
1176 S LYNNWOOD DR
OREM, UT 84097

HOER, DAVID OWEN & PAMELA MAY
--OR CURRENT RESIDENT--
1170 S STATE
OREM, UT 84097

G & S OFFICE LEASING LC
--OR CURRENT RESIDENT--
1143 S OREM BLVD
OREM, UT 84058

BLAYLOCK, JAMES G & NANCY
1184 LYNNWOOD DR
OREM, UT 84097

FIRST SEC BANK OF UTAH
--OR CURRENT RESIDENT--
1175 S STATE ST
OREM, UT 84097

UNDERWOOD, GRANT & SHEREE
--OR CURRENT RESIDENT--
1144 S LYNNWOOD DR
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
1193 S 800 EAST
OREM, UT 84097

GLAZIER PROPERTIES LLC
--OR CURRENT RESIDENT--
1180 S 800 EAST
OREM, UT 84097

ELLIS INVESTMENT COMPANY LTD
%RTM RESTAURANT GROUP PROP
TAX
1155 PERIMETER CTR STE 1200
DUNWOODY, GA 30338

CL CHRISTENSEN BROTHERS INC
1201 E 1220 N
OREM, UT 84097

BLAYLOCK, JAMES G & NANCY
--OR CURRENT RESIDENT--
1184 S LYNNWOOD DR
OREM, UT 84097

HARRIS, ANTOINE HILL & BARBARA
BARNETT
1156 S PALISADES DR
OREM, UT 84097

PHINNEY, KATHLEEN S
1219 W PIONEER
PUYALLUP, WA 98371

THOMAS, BRICE E & DIANA E
1196 S STATE ST
OREM, UT 84097

STROM, JOE S
--OR CURRENT RESIDENT--
1158 S GRAFF CIR
OREM, UT 84058

WILSON, LISA M
1237 S 1000 E
OREM, UT 84097

PETERSON, YVONNE S
1215 S 1000 E
OREM, UT 84097

WASHBURN MANAGEMENT LC
--OR CURRENT RESIDENT--
1163 S STATE ST
OREM, UT 84097

SH-CARILLON SQUARE LLC
--OR CURRENT RESIDENT--
1246 S STATE
OREM, UT 84097

ZIONS FIRST NATIONAL BANK
--OR CURRENT RESIDENT--
1220 S 800 EAST
OREM, UT 84097

BLACKLEY, DEMOYNE & DARLINE
1183 S PALISADES DR
OREM, UT 84097

GMRI INC
--OR CURRENT RESIDENT--
1261 S 800 EAST
OREM, UT 84097

MAVERIK COUNTRY STORES INC
--OR CURRENT RESIDENT--
1240 S 800 EAST
OREM, UT 84097

PETERSON, CHRISTOPHER JAMES &
MIKE W
1184 S PALISADES DR
OREM, UT 84097

BANK OF AMERICAN FORK
--OR CURRENT RESIDENT--
1280 S 800 EAST
OREM, UT 84097

SH-CARILLON SQUARE LLC
--OR CURRENT RESIDENT--
1250 S 350 EAST
OREM, UT 84058

UNITED STATES POSTAL SERVICE
THE
--OR CURRENT RESIDENT--
1200 S 800 EAST
OREM, UT 84059

SUMSION, LANA
--OR CURRENT RESIDENT--
1295 S 1000 EAST
OREM, UT 84097

BYERS, BRYCE C & DANIELLE M
1261 S 1000 E
OREM, UT 84097

MOUNTAIN AMERICA CREDIT UNION
--OR CURRENT RESIDENT--
1219 S 800 EAST
OREM, UT 84097

ALDRICH, JOHN M (ET AL)
--OR CURRENT RESIDENT--
1310 S 740 EAST
OREM, UT 84097

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

JACOBSEN, KAREN K
1222 S WILLOWSRING
OREM, UT 84097

REID, VAUGHN W & JUNE W
1320 W 600 S
PROVO, UT 84601

FLETCHER, LAURA B
1300 BIGELOW RANCH RD
VEYO, UT 84782

KEY BANK NATIONAL ASSOCIATION
--OR CURRENT RESIDENT--
1245 S 800 EAST
OREM, UT 84097

TVT PROPERTIES LLC
--OR CURRENT RESIDENT--
1327 S 800 EAST
OREM, UT 84097

FIRST COLONY MORTGAGE
CORPORATION
1320 S 740 E
OREM, UT 84097

OREM EASTPOINTE LLC
--OR CURRENT RESIDENT--
1259 S 800 EAST
OREM, UT 84097

SHALLENBERGER, ROXANNE H &
STEVEN R
1330 S 1000 E
OREM, UT 84097

TVT PROPERTIES LLC
--OR CURRENT RESIDENT--
1325 S 800 EAST
OREM, UT 84097

JEFFREY D JOHNSON DDS PC
1273 N UNIVERSITY AV # 6
PROVO, UT 84604

SIERRA WEST DIAMONDS INC
1344 S 800 E # 1
OREM, UT 84097

TVT PROPERTIES LLC
1329 S 800 E
OREM, UT 84097

W & G COMPANY LLC
--OR CURRENT RESIDENT--
1290 S STATE
OREM, UT 84058

THOMAS BROTHERS INVESTMENTS
--OR CURRENT RESIDENT--
1348 S 800 EAST
OREM, UT 84097

UNIVERSITY FESTIVAL LC
--OR CURRENT RESIDENT--
1335 S STATE ST
OREM, UT 84097

HEATH, BRADLEY VAUGHN
1301 OAK TREE LA
LAS VEGAS, NV 89108

DEXTER, WAYNE R & DONNA LEE
1360 S 740 E
OREM, UT 84097

SIERRA WEST DIAMONDS INC
--OR CURRENT RESIDENT--
1344 S 800 EAST UNIT#1
OREM, UT 84097

SUN DEVELOPMENT LP
--OR CURRENT RESIDENT--
1320 S STATE ST
OREM, UT 84097

JOHNSON, FRED M & LORRAINE
--OR CURRENT RESIDENT--
1361 S 740 EAST
OREM, UT 84097

NJ MANAGEMENT LLC
--OR CURRENT RESIDENT--
1352 S 740 EAST
OREM, UT 84097

HALLE PROPERTIES LLC
--OR CURRENT RESIDENT--
1325 S STATE ST
OREM, UT 84097

GSF-OFFICE CONDOS LLC
--OR CURRENT RESIDENT--
1367 S 740 EAST
OREM, UT 84097

WALKER, MICHAEL J & TAMARA H
--OR CURRENT RESIDENT--
1360 S 800 EAST
OREM, UT 84097

ALDRICH, JOHN M (ET AL)
--OR CURRENT RESIDENT--
1330 S 740 EAST
OREM, UT 84097

FOUNTAIN OF HUMBER LLC
--OR CURRENT RESIDENT--
1373 S 740 EAST
OREM, UT 84097

NKA INVESTMENTS LLC
%PAULSON, NICOLE
1362 N 430 E
OREM, UT 84097

R AND S MANAGEMENT LC
%PEACOCK, STEVEN
1344 S 800 E # 200
OREM, UT 84097

LEW, MORTON S & C Y
1384 N 1400 W
PROVO, UT 84604

TWITCHELL, DONNA D
--OR CURRENT RESIDENT--
1370 S 800 EAST
OREM, UT 84097

R AND S MANAGEMENT LC
--OR CURRENT RESIDENT--
1344 S 800 EAST UNIT#2
OREM, UT 84097

SALMON INSURANCE LLC
--OR CURRENT RESIDENT--
1391 S 740 EAST
OREM, UT 84097

RAMIREZ, CARLOS E & JILL
--OR CURRENT RESIDENT--
1379 S 740 EAST
OREM, UT 84097

DEXTER, WAYNE R & DONNA LEE
--OR CURRENT RESIDENT--
1358 S 740 EAST
OREM, UT 84097

PACIFICORP (ET AL)
1407 W NORTH TEMPLE
SALT LAKE CITY, UT 84116

FIRST COLONY MORTGAGE
CORPORATION
--OR CURRENT RESIDENT--
1385 S 740 EAST
OREM, UT 84097

HOLT IVIN & LOUISE PROPERTIES LC
1360 W 900 N
PROVO, UT 84604

SILVA, EDUARDO
1457 N 350 E
OREM, UT 84057

LOVELL, TYSON D
1393 S 800 E
OREM, UT 84097

JOHNSON, FRED M & LORRAINE
--OR CURRENT RESIDENT--
1366 S 740 EAST
OREM, UT 84097

ALPINE CREDIT UNION
1510 N STATE ST
OREM, UT 84057

FREE, W DAVID & KRISTINE K
1424 E MCLELLAN RD
MESA, AZ 85203

DEXTER HOLDINGS LLC
--OR CURRENT RESIDENT--
1372 S 740 EAST
OREM, UT 84097

KULINA, CHRISTOPHER P & STACY
MYERS
1607 MOUNTAIN OAKS DR
OREM, UT 84097

HOLBROOK RENTALS LLC
1462 W 1970 N
PROVO, UT 84604

STRASBURG, HEIDI & LEWIS T
1383 S 800 E
OREM, UT 84097

DICKERSON FAMILY LLC
1665 E 700 S
MAPLETON, UT 84664

FRANCIS, LEE & SHARON
1548 W 1825 N
PROVO, UT 84604

SALMON INSURANCE LLC
1391 S 740 E UNIT 13
OREM, UT 84097

THOMAS, JEFFREY E & SHAROLYN K
1775 N 645 W
OREM, UT 84057

BUSCH PROVO LC
1624 BELLFLOWER CT
WALNUT CREEK, CA 94596

UTAH POWER & LIGHT COMPANY
1407 W N TEMPLE
SALT LAKE CITY, UT 84110

HENRIE APARTMENTS LLC
1829 S 100 W
OREM, UT 84058

WILSHIRE MERIDIAN LLC
1714 14TH ST
SANTA MONICA, CA 90404

DEWON HOLT
HILLCREST NEIGHBORHOOD CHAIR
1442 S 605 EAST
OREM, UT 84057

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

HILL, WELDON K & GEAN B (ET AL)
1784 E 1150 N
LAYTON, UT 84040

PIERSON, SUZANNE D
%LOCKWOOD, T PIERSON
1490 SPRINGDELL DR
PROVO, UT 84604

CHAPMAN, CATHERINE V
%NEILSON, LINDA
2022 GLENDON WY
PLEASANT GROVE, UT 84062

TBS/303 E 1200 S LLC
1874 SKYLINE DR
OREM, UT 84097

JASPERSON, JOY L
1604 COUNTRY LA
ERDA, UT 84074

PERKINS, TIMOTHY K & CAROLYN R
2177 E 2100 N
LAYTON, UT 84040

C4681010 LLC
1968 HEATHER RD
OREM, UT 84097

QUESTAR GAS COMPANY
1640 NORTH MTN. SPRINGS PKWY.
SPRINGVILLE, UT 84663

BILLINGS, LEWIS K
2250 N UNIVERSITY PKY # 4825
PROVO, UT 84604

KEY BANK NATIONAL ASSOCIATION
2025 ONTARIO ST
CLEVELAND, OH 44115

PATCH, WESTON D & MIKA K
1727 PINE FOREST DR
COMMERCE TOWNSHIP, MI 48390

CARILLON SQUARE I LC
2415 NEFF'S LA
SALT LAKE CITY, UT 84109

CHRISTIENSEN, PATRICK
2180 N 600 W
PLEASANT GROVE, UT 84062

HOEN, EVELYN
1798 N 80 E
OREM, UT 84057

CALL, JAMES E
2452 N 1180 W
PLEASANT GROVE, UT 84062

M & W SAWAYA ENTERPRISES LLC
%H B BOYS
2280 S MAIN ST
SALT LAKE CITY, UT 84115

SAFFORD, C BRYANT & SHELIAH
1874 N SKYLINE DR
OREM, UT 84057

KC PROPCO LLC
%GREENSTREET REAL ESTATE
PARTNERS
2601 S BAYSHORE DR 9TH FL
COCONUT GROVE, FL 33133

CARILLON SQUARE I LC
2415 E NEFFS LA
SALT LAKE CITY, UT 84109

UTAH CNTY SOLID WASTE DISTRICT
C/O RODGER HARPER
2000 WEST 200 SOUTH
LINDON, UT 84042

MONTGOMERY, CLARENCE S &
NORMA C
2751 CAROLE DR
SALT LAKE CITY, UT 84121

HILLMAN, MARTIN EARL & JULIE
2550 RED HILL AV
SANTA ANA, CA 92705

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

OLSON, KIM
3086 STNDIO DR
CAYUCOS, CA 93430

HEAPS, LARRY DE LYNN & MARTHA
F
2626 W 6970 S
SPANISH FORK, UT 84660

FISH, TED HOWARD & ANGELICA
2205 E CANYON RD
SPANISH FORK, UT 84660

DMA 950 LLC
3658 N RANCHO DR STE 101
LAS VEGAS, NV 89130

JKC LLC
2843 WATER VISTA WY
SANDY, UT 84093

C & J MINER INVESTMENTS LC
2282 N 1050 W
PLEASANT GROVE, UT 84062

GRAMMER WILLIAM, JILL (ET AL)
4367 VINTAGE DR
PROVO, UT 84604

SMRTHCHAR VENTURES LC
3507 N UNIVERSITY AV # 100
PROVO, UT 84604

PHILLIPS, MICHAEL J & BECKY
2450 S 400 E
HEBER CITY, UT 84032

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

SH-CARILLON SQUARE LLC
3601 S 2700 W # G128
WEST VALLEY CITY, UT 84119

RONALD P FAKLER FAMILY LIMITED
PARTNERSHIP THE
2572 STONEBURY LOOP RD
SPRINGVILLE, UT 84663

JOHNSON, STEVEN R & MARIA P
5225 N CANYON RD
PROVO, UT 84604

NELSON, GARY L & DENISE
3979 CRESTVIEW DR
SALT LAKE CITY, UT 84124

VATRUM DEVELOPMENT LC
%WOODBURY CORPORATION
2733 PARLEYS WY # 300
SALT LAKE CITY, UT 84109

UNIVERSITY CROSSING SHOPPING
CENTER LLC
%CCA ACQUISITION COMPANY
5670 WILSHIRE BLVD STE 1250
LOS ANGELES, CA 90036

J&J REAL ESTATE HOLDINGS LLC
4526 N 150 W
PROVO, UT 84604

SISKIN INVESTMENT COMPANY LLC
3573 MARRCREST NORTH CIR
PROVO, UT 84604

MOUNTAIN AMERICA CREDIT UNION
%ATTN: FACILITIES DEPT
7181 CAMPUS VIEW DR
WEST JORDAN, UT 84084

WARDLEY, LYNN E
5296 S COMMERCE DR # 303
MURRAY, UT 84107

NIELSON FAMILY PARTNERSHIP LTD
3575 N 100 E STE 175
PROVO, UT 84604

JANSEEN, ROMA M
9066 S MOUNTAIN IRIS WY
WEST JORDAN, UT 84081

BARRY, H WESLEY & LA BELLE B
6112 W JULIE DR
GLENDALE, AZ 85308

KOFFORD, CREE L & ILA M
4334 FOOTHILL DR
BOUNTIFUL, UT 84010

JONES, PHYLLIS M
9503 S ORTON RD
SALEM, UT 84653

UNITED STATES POSTAL SERVICE
THE
8055 E TUFTS AV
DENVER, CO 80237

BENNETT, GLENNITA R
4591 CANYON RD
PLEASANT GROVE, UT 84062

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

AVILA, ANTONIO
9204 S BRIGHTON VIEW DR
SANDY, UT 84070

PAUL THOMAS PROPERTIES LLC
5662 W RED NARROWS
WEST JORDAN, UT 84081

DEXTER, WAYNE R & DONNA LEE
11468 SUNSET HILLS DR
HIGHLAND, UT 84003

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

SECRETARY OF VETERANS AFFAIRS
6900 ALMEDA RD
HOUSTON, TX 77030

KMW PROPERTIES LLC
12721 WHISPER BEND DR
DRAPER, UT 84020

G & S OFFICE LEASING LC
10160 N 5890 W
AMERICAN FORK, UT 84003

JOHNSON, DAVID
8506 JARDIM WY
SANDY, UT 84093

VAN TASSELL, GLADE & GLADE W
12930 FORT ST
DRAPER, UT 84020

STROM, JOE S
11529 BULL RIVER CIR
AMERICAN FORK, UT 84003

HEALY GLEN S FAMILY LIMITED
PARTNERSHIP (ET AL)
9440 E 21000 N
FAIRVIEW, UT 84629

OREM HEALTH HOLDINGS LLC
27101 PUERTA REAL # 450
MISSION VIEJO, CA 92691

CRANE, LORI DEE
12729 SUNDAY DR
RIVERTON, UT 84096

KAWAKAMI, PAUL W
10017 N MYSTIC CIR
AMERICAN FORK, UT 84003

BUCKWALTER, BRIANT A
23276 FOREST CANYON DR
DIAMOND BAR, CA 91765

HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

STRANG, ROBERT BUD (ET AL)
10299 S SPRING CREST LA
SOUTH JORDAN, UT 84095

PREMIER AUTO SELECTION LLC
12893 MINUTEMAN DR
DRAPER, UT 84020

BAKKER, RALPH E & DENETTE L
11712 PINE ST
LOS ALAMITOS, CA 90720

David R. Stroud - request to not change the mall zoning codes

From: Dave and Shell <daveandshell@q.com>
To: <drstroud@orem.org>
Date: 11/6/2013 10:08 AM
Subject: request to not change the mall zoning codes

Dear Mr. Stroud,

I live in the neighborhood located between State Street and Costco. We have lived here for a total of 19 years. (We moved away for a time when the owners sold the house we were living in, but moved back when we could buy our own home. We love it here!) I am upset to hear about the changes the University Mall wants to make to our neighborhood. Two of my biggest concerns at this time are the request to build apartment buildings and the desire to open our neighborhood to Mall traffic. Every day there are people who still drive around looking for an entrance. It would greatly disturb our community to have the traffic increased. Regarding changing the residential zone, I am very concerned about losing our close-knit neighborhood to more transient residents if apartments are built. Some of the dear people in our community have lived here for 40 or 50 years. (I know two who have been here for 60 years!) I feel that sense of community and knowing just about everyone in our area will be lost and will change the nature of this area to something less favorable. Please don't change the zone to allow apartments.

I have also heard the question raised about what the changes would do to our property taxes. I haven't heard the answer to that, but I am definitely opposed to our taxes being raised as a result of these proposed changes. I wish you well in the decisions you must make. It can't be easy.

Sincerely,

Shelly Farley
885 S 500 E
Orem, UT 84097



DRC APPLICATION

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

www.orem.org

APPLICANT INFORMATION		FORM EXPIRES: 06-30-2014
Name:	University Mall Shopping Center, L.C.	Phone: 801-485-7770
Address:	2733 East Parleys Way, Suite 300	FAX:
City:	Salt Lake City	e-mail: UMail@woodburycorp.c
State:	UT	
Zip:	84109	

PROJECT INFORMATION	
Project Name:	University Mall <i>PO-33 section 22-11-2047</i>
Project Address:	575 E University Parkway, Orem, UT 84097

Nature of Request (Check all that apply) and Filing Fee Amount				
SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$700 + \$20/lot or unit <input type="checkbox"/> Preliminary deep lot sign fee \$25 <input type="checkbox"/> Final \$400 + \$20/lot or unit + recording fees <input type="checkbox"/> Vacation/Amendment \$600 + \$25 sign fee - recording fees <input type="checkbox"/> Final PRD \$400 + \$30/lot or unit + recording fees <input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees	<input type="checkbox"/> Sign \$600 <input type="checkbox"/> Subdivision \$600 <input type="checkbox"/> Zoning, Text \$600 <input checked="" type="checkbox"/> New PD Zone, Text \$1000 +25 sign fee for PD zone <input checked="" type="checkbox"/> Rezone \$800 + \$25 sign fee <input type="checkbox"/> New PD Zone, Rezone \$800 +25 sign fee for PD zone	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee <input type="checkbox"/> Text Change \$1000	<input type="checkbox"/> Site Plan Admin. Approval \$400 <input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones: 1,4,5,15,16,21 <input type="checkbox"/> Concrete/Masonry Fence \$50 <input type="checkbox"/> Daycare Fence Approval \$100 <input type="checkbox"/> Temporary Site Plan Approval \$100 <input type="checkbox"/> Conditional Use Permit \$600.00 + \$25 sign fee <input type="checkbox"/> Fence Modification/Waiver \$100 <input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee; + \$30 building inspection fee/Unit)	<input type="checkbox"/> To City Council \$400 <input type="checkbox"/> To Planning Commission \$400 <input type="checkbox"/> Street Vacation \$800 <input type="checkbox"/> Annexation \$1000 + \$25 sign fee <input type="checkbox"/> Driveway Entrance Modification \$175 <input type="checkbox"/> Resubmittal Fee \$100/review After three reviews <input type="checkbox"/> Other \$200

FILING FEES AND REQUIRED COPIES

FILING FEES: The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

REQUIRED COPIES: Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. Provide a complete set of PDF drawings with application – email PDF drawings to lperritt@orem.org.

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

PLANNING COMMISSION/CITY COUNCIL MEETINGS: Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

NEIGHBORHOOD MEETING: The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.

DRC APPLICATION: This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

FILING FEE NOTICE: Applications filed after July 1 are subject to fee changes.

Applicant's Signature:	Contact Person Name: KRIS LONGSON Phone: 801 209 4653
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OFFICE USE ONLY

Date Filed: 10-14-13/11/13	Fees Paid: 1025.00/800.00	Received By:
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Please Note: The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

Project Timeline

Project: University Mall rezone to PD-34

1. DRC application date: 10/14/2013
2. Obtained Development Review Committee clearance on: 10/17/2013
3. Publication notice for PC sent to Records office on: 10/14/13/2013
4. Neighborhood notice for Planning Commission mailed on: 10/29/2013
5. Planning Division Manager received neighborhood notice on: 10/30/2013
6. Planning Commission recommended to continue on: 11/6/2013
7. Publication notice for CC sent to Records office on: 10/23/2013
8. Notice for City Council mailed on: 10/29//2013
9. Planning Division Manager received neighborhood notice on: 10/30/2013
10. Property posted for City Council on: 11/4/2013
11. City Council approved/denied/continued on: 11/19/2013

CITY OF OREM
CITY COUNCIL MEETING
NOVEMBER 19, 2013



REQUEST:	MOTION - CANVASS AND CERTIFICATION - 2013 Municipal General Election Results
APPLICANT:	Donna Weaver, City Recorder
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Neighborhood Chair

SITE INFORMATION:

General Plan Designation:
N/A
Current Zone:
N/A
Acreage:
N/A
Neighborhood:
N/A
Neighborhood Chair:
N/A

PREPARED BY:
Donna Weaver
City Recorder

APPROVED BY:

A handwritten signature in black ink, appearing to read "Donna Weaver", written over a horizontal line.

RECOMMENDATION:

The City Recorder recommends that the City Council complete the canvass and, by motion, certify the 2013 Municipal General Election results.

BACKGROUND:

Pursuant to State law, it is necessary for the City Council, as the Board of Canvassers, to canvass the election no sooner than fourteen days after the completion of the ballot. After the canvassing has been completed, it will be necessary for the Council, by motion, to officially certify the results of the Canvass.

Mayor and Council,

This memo has a lot of blanks in it because I won't have the numbers until after the mail comes in on Tuesday, November 19th. I will provide you with an updated memo at the meeting.

Donna R. Weaver



INTER-OFFICE MEMORANDUM

TO: Mayor and City Council
FROM: Donna Weaver, City Recorder
SUBJECT: 2013 Municipal General Election Precanvass
DATE: November 15, 2011

The prec canvass of the 2013 Municipal General Election was conducted on Thursday, November 6, 2013. The members of the prec canvass team included Sheron Buttars, Shirley Paz, Lurain Lyman, and Suzette Clark. I and my staff have personally reviewed the worksheets prepared by the prec canvass team and have verified the results.

The only changes to the unofficial election returns printout from election night will be the addition of the absentee and provisional ballots which will be counted on November 19, 2013.

Items requiring explanation are listed below:

- Consolidated #2—poll workers listed the number of registered voters incorrectly, but the counting poll workers checked the official register and got the correct amount.
- Consolidated #3—poll workers didn't list the dropped off absentee ballots on the Statement of Disposition of Ballots (SDB).
- Consolidated #4—poll workers didn't list the dropped off absentee ballots on the SDB.
- Consolidated #6—poll workers forgot to include the number from Line on their SDB so their total didn't add up. Once that number was included, it added just fine.
- Consolidated #10—poll workers didn't list the dropped off absentee ballots on the SDB. Their SDB numbers were wrong because they listed the provisional voters in the poll book and also listed one spoiled ballot incorrectly.
- Consolidated #11—poll workers only listed one of the provisional ballots on the SDB. They miscounted their ballots at the start of the day. They counted the dropped off absentee ballots as spoiled ballots. Listed the provisional ballots in the poll books and handled a spoiled ballot wrong in the poll book.
- Consolidated #12—poll workers failed to list a person in the poll book. We were able to find the voter in the official register.
- Consolidated #13—poll workers skipped over an entire column in the poll book which messed up their totals. They also has a line on another page where no voter was listed. Deducting those 31 voters, their numbers balanced.
- Consolidated 21—poll workers listed a person who wasn't in the official register in the poll book which took up a space and threw their numbers off. This person did not vote.

The City Council, acting as the Board of Canvassers, on Tuesday, November 19, 2013, will be asked to (see page 3 for language for a possible motion):

1. Verify the results of the election by ratifying the results of the prec canvass.
2. Formally certify the election results, with any necessary corrections.
3. Declare the mayor candidate and three council candidates with the highest votes to be "elected".

NOTE: The Mayor and Councilmembers Elect will take the oath of office on Monday, January 6, 2013, at Noon in the Council Chambers.

**RECOMMENDED CHANGES
PRECANVASS AND OFFICIAL CANVASS**

Absent Voter Ballot Totals – District #23

Ratify the additions to District #23 (Absent-voter Ballots) the ballots that were counted on Tuesday, November 19, 2013, increasing the votes as follows:

Candidate	Election Night Results	Total of Additional Absentee Ballots	Combined Provisional Ballots for Consolidated Districts 1-23	New Total
MAYOR				
Richard Brunst	6,770			
Chris Nichols	5,784			

CITY COUNCIL				
Tom Macdonald	7,552			
Brent Sumner	5,943			
David M. Spencer	5,896			
Mary Street	5,610			
Sharon Price Anderson	5,039			
Wayne Burr	4,888			

CARE TAX RENEWAL QUESTION				
YES	7,856			
NO	4,593			

PROPOSITION 2 – PROPERTY TAX ADJUSTMENT QUESTION				
AGAINST	8,628			
FOR	3,787			

Totals

Change the Total Voted from _____ to _____ to reflect addition the Provisional and Absent-voter ballots counted the day of the Canvass.

DRAFT

POSSIBLE MOTION

I move that the City Council:

1. Verify the results of the election by ratifying the results of the prec canvass.
2. Change Total Voted from _____ to _____.
3. Certify the election results with the following changes:

Mayor

Richard Brunst 6,770 to _____
Chris Nichols 5,784 to _____

City Council

Tom Macdonald 7,552 to _____
Brent Sumner 5,943 to _____
David M. Spencer 5,896 to _____
Mary Street 5,610 to _____
Wayne Burr 5,039 to _____
Sharon Price Anderson 4,888 to _____

CARE Tax Renewal Question

Yes 7,856 to _____
No 4,593 to _____

Proposition 2 – Property Tax Adjustment

Against 7,856 to _____
For 4,593 to _____

4. Declare 4-year term Mayor candidate Richard Brunst to be elected.
5. Declare 4-year term City Council candidates Tom Macdonald, Brent Sumner, and David M. Spencer to be elected.
6. Declare the CARE Tax Renewal Question to be approved.
7. Declare Proposition 2—Property Tax Adjustment to be rejected.



CITY OF OREM
OFFICE OF THE CITY RECORDER

INTER-OFFICE MEMORANDUM

TO: Mayor and City Council
FROM: Donna Weaver, City Recorder *DW*
SUBJECT: 2013 Municipal General Election Precanvass
DATE: November 15, 2011

The prec canvass of the 2013 Municipal General Election was conducted on Thursday, November 6, 2013. The members of the prec canvass team included Sheron Buttars, Shirley Paz, Lurain Lyman, and Suzette Clark. I and my staff have personally reviewed the worksheets prepared by the prec canvass team and have verified the results.

The only changes to the unofficial election returns printout from election night will be the addition of the absentee and provisional ballots which will be counted on November 19, 2013.

Items requiring explanation are listed below:

- Consolidated #2—poll workers listed the number of registered voters incorrectly, but the counting poll workers checked the official register and got the correct amount.
- Consolidated #3—poll workers didn't list the dropped off absentee ballots on the Statement of Disposition of Ballots (SDB).
- Consolidated #4—poll workers didn't list the dropped off absentee ballots on the SDB.
- Consolidated #6—poll workers forgot to include the number from Line on their SDB so their total didn't add up. Once that number was included, it added just fine.
- Consolidated #10—poll workers didn't list the dropped off absentee ballots on the SDB. Their SDB numbers were wrong because they listed the provisional voters in the poll book and also listed one spoiled ballot incorrectly.
- Consolidated #11—poll workers only listed one of the provisional ballots on the SDB. They miscounted their ballots at the start of the day. They counted the dropped off absentee ballots as spoiled ballots. Listed the provisional ballots in the poll books and handled a spoiled ballot wrong in the poll book.
- Consolidated #12—poll workers failed to list a person in the poll book. We were able to find the voter in the official register.
- Consolidated #13—poll workers skipped over an entire column in the poll book which messed up their totals. They also has a line on another page where no voter was listed. Deducting those 31 voters, their numbers balanced.
- Consolidated 21—poll workers listed a person who wasn't in the official register in the poll book which took up a space and threw their numbers off. This person did not vote.
- Consolidated 22—there were two fewer ballots than there were voters. We believe two voters walked out with their ballots.

The City Council, acting as the Board of Canvassers, on Tuesday, November 19, 2013, will be asked to (see page 3 for language for a possible motion):

1. Verify the results of the election by ratifying the results of the prec canvass.
2. Formally certify the election results, with any necessary corrections.
3. Declare the mayor candidate and three council candidates with the highest votes to be "elected".

NOTE: The Mayor and Councilmembers Elect will take the oath of office on Monday, January 6, 2013, at Noon in the Council Chambers.

**RECOMMENDED CHANGES
PRECANVASS AND OFFICIAL CANVASS**

Absent Voter Ballot Totals – District #23

Ratify the additions to District #23 (Absent-voter Ballots) the ballots that were counted on Tuesday, November 19, 2013, increasing the votes as follows:

Candidate	Election Night Results	Total of Additional Absentee Ballots	Combined Provisional Ballots for Consolidated Districts 1-23	New Total
MAYOR				
Richard Brunst	6,770	27	73	6,870
Chris Nichols	5,784	21	58	5,863

CITY COUNCIL				
Tom Macdonald	7,552	32	66	7,650
Brent Sumner	5,943	16	54	6,013
David M. Spencer	5,896	27	65	5,988
Mary Street	5,610	19	48	5,677
Sharon Price Anderson	5,039	21	53	5,113
Wayne Burr	4,888	16	50	4,954

CARE TAX RENEWAL QUESTION				
YES	7,856	32	82	7,970
NO	4,593	17	48	4,658

PROPOSITION 2 – PROPERTY TAX ADJUSTMENT QUESTION				
AGAINST	8,628	35	97	8,760
FOR	3,787	13	36	3,836

Totals

Change the Total Voted from 12,615 to 12,799 to reflect addition the Provisional and Absent-voter ballots counted the day of the Canvass.

POSSIBLE MOTION

I move that the City Council:

1. Verify the results of the election by ratifying the results of the precavass.
2. Change Total Voted from 12,615 to 12,799.
3. Certify the election results with the following changes:

Mayor

Richard Brunst6,770to6,870
Chris Nichols5,784to5,863

City Council

Tom Macdonald.....7,552to7,650
Brent Sumner5,943to6,013
David M. Spencer5,896to5,988
Mary Street5,610to5,677
Sharon Price Anderson4,888to5,113
Wayne Burr.....5,039to4,954

CARE Tax Renewal Question

Yes7,856to7,970
No4,593to4,658

Proposition 2 – Property Tax Adjustment

Against.....7,856to8,760
For.....4,593to3,836

4. Declare 4-year term Mayor candidate Richard Brunst to be elected.
5. Declare 4-year term City Council candidates Tom Macdonald, Brent Sumner, and David M. Spencer to be elected.
6. Declare the CARE Tax Renewal Question to have passed.
7. Declare Proposition 2—Property Tax Adjustment to have failed.

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED OCTOBER 2013

Percent of Year Expired: 33%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2014	% To Date FY 2013	Notes
10 GENERAL FUND								
Revenues	41,843,515	3,200,576	8,958,793			21%		
Appr. Surplus - Current	282,000		282,000			100%		
Appr. Surplus - Prior Year	1,037,610		1,037,610			100%		
Std. Interfund Transactions	4,623,406		4,623,406			100%		
Total Resources	47,786,531	3,200,576	14,901,809		32,884,722	31%	30%	
Expenditures	47,786,531	4,206,472	16,623,041	1,820,035	29,343,455	39%	37%	
20 ROAD FUND								
Revenues	2,260,000	727	244,953			11%		
Appr. Surplus - Prior Year	1,554,240		1,554,240			100%		
Total Resources	3,814,240	727	1,799,193		2,015,047	47%	36%	
Expenditures	3,814,240	80,475	1,836,837	442,114	1,535,289	60%	60%	
21 CARE TAX FUND								
Revenues	1,700,000	159,391	310,289			18%		
Appr. Surplus - Current	133,035		133,035			100%		
Appr. Surplus - Prior Year	4,946,793		4,946,793			100%		
Total Resources	6,779,828	159,391	5,390,117		1,389,711	80%	87%	
Expenditures	6,779,828	196,851	1,198,210	204,734	5,376,884	21%	11%	
30 DEBT SERVICE FUND								
Revenues	7,331,861	128,766	1,755,050			24%		
Appr. Surplus - Current	574,999		574,999			100%		
Appr. Surplus - Prior Year	4,820		4,820			100%		
Total Resources	7,911,680	128,766	2,334,869		5,576,811	30%	27%	
Expenditures	7,911,680	661,136	784,456		7,127,224	10%	4%	
45 CIP FUND								
Revenues	240,000		120,678			50%		
Appr. Surplus - Prior Year	869,126		869,126			100%		
Total Resources	1,109,126		989,804		119,322	89%	89%	
Expenditures	1,109,126	1,518	178,909	51,581	878,636	21%	6%	
51 WATER FUND								
Revenues	11,209,031	985,338	5,322,970			47%		
Appr. Surplus - Prior Year	2,913,995		2,913,995			100%		
Total Resources	14,123,026	985,338	8,236,965		5,886,061	58%	61%	
Expenditures	14,123,026	552,011	4,412,848	377,872	9,332,306	34%	32%	
52 WATER RECLAMATION FUND								
Revenues	6,954,851	627,295	2,269,708			33%		
Appr. Surplus - Prior Year	1,496,982		1,496,982			100%		
Total Resources	8,451,833	627,295	3,766,690		4,685,143	45%	41%	
Expenditures	8,451,833	439,629	2,757,758	796,054	4,898,021	42%	38%	
55 STORM SEWER FUND								
Revenues	2,880,300	252,737	1,008,359			35%		
Appr. Surplus - Prior Year	977,969		977,969			100%		
Total Resources	3,858,269	252,737	1,986,328		1,871,941	51%	61%	
Expenditures	3,858,269	532,816	1,822,720	448,551	1,586,998	59%	30%	
56 RECREATION FUND								
Revenues	1,694,500	61,721	408,854			24%		
Appr. Surplus - Prior Year	18,255		18,255			100%		
Total Resources	1,712,755	61,721	427,109		1,285,646	25%	34%	
Expenditures	1,712,755	158,417	624,141	163,420	925,194	46%	43%	
57 SOLID WASTE FUND								
Revenues	3,379,600	287,015	1,148,656			34%		
Appr. Surplus - Prior Year	10,094		10,094			100%		
Total Resources	3,389,694	287,015	1,158,750		2,230,944	34%	34%	
Expenditures	3,389,694	242,749	1,220,996		2,168,698	36%	41%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED OCTOBER 2013

Percent of Year Expired: 33%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2014	% To Date FY 2013	Notes
61 FLEET MAINTENANCE FUND								
Appr. Surplus - Prior Year	595		595			100%		
Std. Interfund Transactions	585,000		585,000			100%		
Total Resources	585,595		585,595			100%	100%	
Expenditures	585,595	45,675	251,450	14,950	319,195	45%	45%	
62 PURCHASING/WAREHOUSING FUND								
Revenues		15	60			100%		
Std. Interfund Transactions	340,000		340,000			100%		
Total Resources	340,000	15	340,060		-60	100%	100%	
Expenditures	340,000	30,101	138,893	753	200,354	41%	35%	
63 SELF INSURANCE FUND								
Revenues	490,000	56,090	172,113			35%		
Std. Interfund Transactions	1,175,000		1,175,000			100%		
Total Resources	1,665,000	56,090	1,347,113		317,887	81%	85%	
Expenditures	1,665,000	113,050	1,127,242	5,384	532,374	68%	70%	
74 CDBG FUND								
Revenues	875,083	8,706	46,974			5%		
Appr. Surplus - Prior Year	241,343		241,343			100%		
Total Resources	1,116,426	8,706	288,317			26%	36%	
Expenditures	1,116,426	13,026	179,717	8,666	928,043	17%	36%	
CITY TOTAL RESOURCES	102,644,003	5,768,377	43,552,719		58,263,175	42%	43%	
CITY TOTAL EXPENDITURES	102,644,003	7,273,926	33,157,218	4,334,114	65,152,671	37%	33%	

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED OCTOBER 2013:

- 1) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$448,551) being significantly more than in the prior fiscal year (\$202,062) at this date in time. Primarily due to the Williams Farm capital project.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Richard Manning (229-7037) or Brandon Nelson (229-7010).

Resolution of (Insert name of city/county) Authorizing the Mayor to Execute an
an Interlocal Cooperation Agreement with
North Pointe Solid Waste Special Service District Pertaining to Delivery
of Municipal Solid Waste to the District

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, all of the Parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, all of the Parties to this Agreement share common issues related to the collection, transfer, transportation, and disposal of municipal solid waste, including curb-side collected waste, waste transported by individual citizens of Cities, and other waste materials; and

WHEREAS, the District was established to provide solid waste services for the Cities and the residents of the Cities; and

WHEREAS, the District has been efficiently and effectively providing these services for over 30 years; and

WHEREAS, the planned construction of the Vineyard Connector road by the Utah Department of Transportation has necessitated the redesign and retrofit of District facilities and daily operations; and

WHEREAS, the District has committed approximately \$1,800,000 toward the redesign and retrofit of its existing transfer station operations; and

WHEREAS, the funding and amortizing of the redesign and retrofit expenses are dependent upon the continued receipt by the District of the curb-side collected waste generated by the citizens of the Cities (all solid waste generated by the citizens of the Cities and collected at curb-side is referred to herein as "Curb-Side Waste"); and

WHEREAS, from 2008 through the completion of the redesign and retrofit of the District facilities, the District will have invested approximately \$5,400,000 in District facilities, and approximately \$1,950,000 in District equipment, to be able to provide solid waste disposal services to the member municipalities and their citizens; and

WHEREAS, as an additional benefit to the citizens of the Cities, the District also accepts waste transported to the District facilities by the individual citizens of the Cities; and

WHEREAS, the District also provides or participates in various additional expanded waste collection operations and services, including household hazardous waste collection, assistance

with prescription drug collection events, electronics recycling, tire recycling, chlorofluorocarbon (Freon) recovery, and community education; and

WHEREAS, the District is able to provide the expanded waste disposal services to the citizens of the Cities by subsidizing the associated expenses through the Curb-Side Waste receipts; and

WHEREAS, the expanded waste disposal services provided by the District to the citizens of the Cities constitute a direct benefit to the public good by providing for an appropriate disposal facility for such waste, thereby preventing the unlawful or inappropriate disposal of such waste materials; and

WHEREAS, the joint cooperative action of the Cities in committing the delivery of all Curb-Side Waste generated by the citizens of the Cities to the District allows the District to obtain better long term agreements for the transportation and disposal of the waste, providing a lower long term cost to the citizens of the Cities for solid waste disposal; and

WHEREAS, the long term committed delivery of Curb-Side Waste to the District is critical to the ability of the District to meet its commitments and provide solid waste services to the general public;

Now Therefore be it Resolved by the Municipal Council of (Insert name of City), Utah as follows:

1. That it hereby approves that certain Interlocal Agreement attached as Exhibit "A", as presented.
2. That the mayor be authorized to sign said Interlocal Agreement and that city recorder be authorized to attest said agreement.

Passed, adopted and approved this ____ day of _____, 2013.

(Insert name of Entity)

Mayor

Attest:

City Recorder

INTERLOCAL COOPERATION AGREEMENT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT made and entered into by and among Alpine City, American Fork City, The Town Of Cedar Fort, Cedar Hills City, Eagle Mountain City, the Town Of Fairfield, Highland City, Lehi City, Lindon City, Orem City, Pleasant Grove City, Saratoga Springs City, and the Town Of Vineyard, all municipalities of the State of Utah, herein individually referred to as "City" and collectively referred to as "Cities" and the North Pointe Solid Waste Special Service District, a political subdivisions of the State of Utah, herein referred to as "District." The parties to this Agreement are individually referred to as "Party" and collectively referred to as "Parties".

RECITALS

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, all of the Parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, all of the Parties to this Agreement share common issues related to the collection, transfer, transportation, and disposal of municipal solid waste, including curb-side collected waste, waste transported by individual citizens of Cities, and other waste materials; and

WHEREAS, the District was established to provide solid waste services for the Cities and the residents of the Cities; and

INTERLOCAL COOPERATION AGREEMENT

by and among

ALPINE CITY

AMERICAN FORK CITY

THE TOWN OF CEDAR FORT

CEDAR HILLS CITY

EAGLE MOUNTAIN CITY

THE TOWN OF FAIRFIELD

HIGHLAND CITY

LEHI CITY

LINDON CITY

OREM CITY

PLEASANT GROVE CITY

THE CITY OF SARATOGA SPRINGS

THE TOWN OF VINEYARD

and

NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT

Relating to the delivery of municipal solid waste to the District

NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT

Authorized and passed on the _____ day of _____, 2013.

By: _____
RANDY FARNWORTH, Chair

ATTEST:

Reviewed as to proper form and compliance with applicable law:

H. CRAIG HALL, Attorney

TOWN OF VINEYARD

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

TOWN RECORDER

Reviewed as to proper form and compliance with applicable law:

TOWN ATTORNEY

THE CITY OF SARATOGA SPRINGS

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

PLEASANT GROVE CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

OREM CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

LINDON CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

LEHI CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

HIGHLAND CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

TOWN OF FAIRFIELD

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

TOWN RECORDER

Reviewed as to proper form and compliance with applicable law:

TOWN ATTORNEY

EAGLE MOUNTAIN CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

CEDAR HILLS

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

TOWN OF CEDAR FORT

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

TOWN RECORDER

Reviewed as to proper form and compliance with applicable law:

TOWN ATTORNEY

AMERICAN FORK CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

ALPINE CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

- h. Litigation. If any action, suit or proceeding is brought by a Party hereto with respect to a matter or matters covered by this Agreement, all costs and expenses of the prevailing Party incident to such proceeding, including reasonable attorneys' fees, shall be paid by the non prevailing Party.
- i. Recitals. The Recitals, as set forth above, are incorporated into this Agreement.
- j. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- k. Amendments. This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be approved and executed in compliance with the requirements of the Interlocal Cooperation Act.
- l. No Third Party Beneficiaries. This Agreement is not intended to benefit any party or person not named herein.

IN WITNESS WHEREOF, the Parties have signed and executed this Interlocal Cooperation Agreement on the dates listed below:

breach or of such or any other covenant, agreement, term or condition. Any Party may, by notice delivered in the manner provided in this Agreement, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenant of any other Party. No waiver shall affect or alter the remainder of this Agreement but each and every other covenant, agreement, term and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring breach.

- f. Rights and Remedies. Any party in breach of this Agreement shall be liable for all damages arising out of such breach, to the fullest extent permitted by applicable law. The rights and remedies of the Parties hereto shall not be mutually exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provisions hereof.
- g. Severability. In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

Eagle Mountain City
Attn: City Recorder
1650 East Stagecoach Run
Eagle Mountain, UT 84005

City of Saratoga Springs
Attn: City Recorder
1307 North Commerce Drive, #200
Saratoga Springs, UT 84045

Town of Fairfield
Attn: Town Recorder
PO Box 271
Fairfield, UT 84013

Town of Vineyard
Attn: Town Recorder
240 East Gammon Road
Vineyard, UT 84058

Highland City
Attn: City Recorder
5400 West Civic Center, Suite 1
Highland, UT 84003

North Pointe Solid Waste
Special Service District
Attn: District Manager
2000 West 200 South
Lindon, UT 84042

Section 11. Additional Provisions.

- a. Titles and Captions. All section or subsection titles or captions herein are for convenience only. Such titles and captions shall not be deemed part of this Agreement and shall in no way define, limit, augment, extend or describe the scope, content or intent of any part or parts hereof.
- b. Applicable Law. The provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of Utah.
- c. Integration. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining thereto.
- d. Time. Time is of the essence of this Agreement.
- e. Waiver. No failure by any Party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy based upon a breach thereof shall constitute a waiver of any such

privileges, protections and immunities of the Governmental Immunity Act of Utah and limits of liability contained therein.

Section 9. Filing Of Interlocal Cooperation Agreement.

A copy of this Interlocal Cooperation Agreement shall be placed on file in the office of the District and with the official keeper of records of the Cities, and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 10. Notices and Contacts.

Any notice required or permitted to be given under this Agreement shall be deemed sufficient if given by a written communication and shall be deemed to have been received upon personal delivery, actual receipt, or three days after such notice is deposited in the United States Mail, postage prepaid, and certified, and addressed to the Parties as set forth below:

Alpine City
Attn: City Recorder
20 North Main
Alpine, UT 84004

Lehi City
Attn: City Recorder
153 North 100 East
Lehi, UT 84043

American Fork City
Attn: City Recorder
51 East Main
American Fork, UT 84003

Lindon City
Attn: City Recorder
100 North State Street
Lindon City, UT 84042

The Town of Cedar Fort
Attn: Town Recorder
50 East Center Street
Cedar Fort, UT 84013

Orem City
Attn: City Recorder
56 North State Street
Orem, UT 84057

Cedar Hills City
Attn: City Recorder
10246 North Canyon Road
Cedar Hills, UT 84062

Pleasant Grove City
Attn: City Recorder
70 South 100 East
Pleasant Grove, UT 84062

Section 5. Manner of Holding, Acquiring, or Disposing of Property.

The Parties agree that each Party shall maintain separate ownership and control over its own real and personal property.

Section 6. Termination.

This Interlocal Cooperation Agreement shall automatically terminate at the end of the twelfth renewal term as described in Section 1 of this Agreement. This Interlocal Cooperation Agreement may also be terminated in advance of the automatic termination date by mutual written agreement of the Parties.

Section 7. Administrator.

Pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, the Parties agree that the District shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The Parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the Parties.

Section 8. Indemnification.

Each of the Parties is a political subdivision of the State of Utah. Each of the Parties agrees to indemnify and save harmless the others for damages, claims, suits, and actions arising out of such Party's negligent error or omission in connection with this Agreement. It is expressly agreed between the Parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act of Utah, Section 63G-7-101, et. seq., Utah Code Annotated, 1953 as amended. The Parties to this Agreement specifically claim the

shall not be applicable to new governmental entities who desire to join as parties to this Agreement. New governmental entities who desire to join as parties to this Agreement shall pay such fee as determined by the District.

Section 2. Administration of Agreement.

The Parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Interlocal Cooperation Agreement.

Section 3. Purpose.

This Interlocal Cooperation Agreement has been established and entered into among the Parties for the purpose of facilitating the efficient operation of solid waste services provided by the District. In accordance with said purpose, the Parties, jointly and severally, agree to the following:

- a. Each City agrees to deliver exclusively to the District, or cause to be delivered exclusively to the District, all of the Curb-Side Waste generated by the citizens of such City.
- b. District agrees to accept from the Cities the Curb-Side Waste, subject to the fee schedules, rules, regulations, and procedures adopted by the District.

Section 4. Manner of Financing.

This Interlocal Cooperation Agreement and the actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each Party to this Agreement shall pay for their respective obligations arising under this Interlocal Cooperation Agreement.

and any other City. This Interlocal Cooperation Agreement shall become effective and shall enter into force with regard to each additional City, upon the satisfaction of all statutory requirements and the signature of the Agreement by the additional City.

- b. The initial term of this Interlocal Cooperation Agreement shall be from the effective date hereof until midnight December 31, 2019, and shall automatically renew for twelve additional terms of two years each; provided that any Party shall have the option to withdraw from this Agreement as of the end of the then existing term, if such Party provides written notice of withdrawal to the District on or before thirteen months prior to the end of the then existing term. By way of illustration, if the withdrawing Party desires to withdraw at the end of the initial term, December 31, 2019, the withdrawing Party would be required to provide written notice to the District prior to December 1, 2018; and if the withdrawing Party desires to withdraw at the end of the second term, December 31, 2021, the withdrawing Party would be required to provide written notice to the District prior to December 1, 2020.
- c. If a Party, after providing the required written notice, withdraws from this Agreement, this Agreement shall not automatically terminate with regard to the remaining Parties, but shall remain in full force and effect as to the remaining Parties. If a Party withdraws from this Agreement, the District shall have no obligation to accept waste from such Party, or from the citizens of such Party, after the effective date of the withdrawal. If the District elects to accept such

and any other City. This Interlocal Cooperation Agreement shall become effective and shall enter into force with regard to each additional City, upon the satisfaction of all statutory requirements and the signature of the Agreement by the additional City.

- b. The initial term of this Interlocal Cooperation Agreement shall be from the effective date hereof until midnight December 31, 2019, and shall automatically renew for twelve additional terms of two years each; provided that any Party shall have the option to withdraw from this Agreement as of the end of the then existing term, if such Party provides written notice of withdrawal to the District on or before thirteen months prior to the end of the then existing term. By way of illustration, if the withdrawing Party desires to withdraw at the end of the initial term, December 31, 2019, the withdrawing Party would be required to provide written notice to the District prior to December 1, 2018; and if the withdrawing Party desires to withdraw at the end of the second term, December 31, 2021, the withdrawing Party would be required to provide written notice to the District prior to December 1, 2020.
- c. If a Party, after providing the required written notice, withdraws from this Agreement, this Agreement shall not automatically terminate with regard to the remaining Parties, but shall remain in full force and effect as to the remaining Parties. If a Party withdraws from this Agreement, the District shall have no obligation to accept waste from such Party, or from the citizens of such Party, after the effective date of the withdrawal. If the District elects to accept such

WHEREAS, the District has been efficiently and effectively provided these services for over 30 years; and

WHEREAS, the planned construction of the Vineyard Connector road by the Utah Department of Transportation has necessitated the redesign and retrofit of District facilities and daily operations; and

WHEREAS, the District has committed approximately \$1,800,000 toward the redesign and retrofit of its existing transfer station operations; and

WHEREAS, the funding and amortizing of the redesign and retrofit expenses are dependent upon the continued receipt by the District of the curb-side collected waste generated by the citizens of the Cities (all solid waste generated by the citizens of the Cities and collected at curb-side is referred to herein as "Curb-Side Waste"); and

WHEREAS, from 2008 through the completion of the redesign and retrofit of the District facilities, the District will have invested approximately \$5,400,000 in District facilities, and approximately \$1,950,000 in District equipment, to be able to provide solid waste disposal services to the member municipalities and their citizens; and

WHEREAS, the District has renewed its existing contract with Republic Waste Services for the transportation and disposal of waste collected at the transfer station owned and operated by the District; and

WHEREAS, as an additional benefit to the citizens of the Cities, the District also accepts waste transported to the District facilities by the individual citizens of the Cities; and

WHEREAS, the District also provides or participates in various additional expanded waste collection operations and services, including household hazardous waste collection,

assistance with prescription drug collection events, electronics recycling, tire recycling, chlorofluorocarbon (Freon) recovery, and community education; and

WHEREAS, the District is able to provide the expanded waste disposal services to the citizens of the Cities by subsidizing the associated expenses through the Curb-Side Waste receipts; and

WHEREAS, the expanded waste disposal services provided by the District to the citizens of the Cities constitute a direct benefit to the public good by providing for an appropriate disposal facility for such waste, thereby preventing the unlawful or inappropriate disposal of such waste materials; and

WHEREAS, the joint cooperative action of the Cities in committing the delivery of all Curb-Side Waste generated by the citizens of the Cities to the District allows the District to obtain better long term agreements for the transportation and disposal of the waste, providing a lower long term cost to the citizens of the Cities for solid waste disposal; and

WHEREAS, the long term committed delivery of Curb-Side Waste to the District is critical to the ability of the District to meet its commitments and provide solid waste services to the general public;

NOW, THEREFORE, the Parties do mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

Section 1. Effective Date; Duration.

- a. This Interlocal Cooperation Agreement shall become effective and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the satisfaction of all statutory requirements and the signature of the Agreement by the District

and any other City. This Interlocal Cooperation Agreement shall become effective and shall enter into force with regard to each additional City, upon the satisfaction of all statutory requirements and the signature of the Agreement by the additional City.

- b. The initial term of this Interlocal Cooperation Agreement shall be from the effective date hereof until midnight December 31, 2019, and shall automatically renew for twelve additional terms of two years each; provided that any Party shall have the option to withdraw from this Agreement as of the end of the then existing term, if such Party provides written notice of withdrawal to the District on or before thirteen months prior to the end of the then existing term. By way of illustration, if the withdrawing Party desires to withdraw at the end of the initial term, December 31, 2019, the withdrawing Party would be required to provide written notice to the District prior to December 1, 2018; and if the withdrawing Party desires to withdraw at the end of the second term, December 31, 2021, the withdrawing Party would be required to provide written notice to the District prior to December 1, 2020.
- c. If a Party, after providing the required written notice, withdraws from this Agreement, this Agreement shall not automatically terminate with regard to the remaining Parties, but shall remain in full force and effect as to the remaining Parties. If a Party withdraws from this Agreement, the District shall have no obligation to accept waste from such Party, or from the citizens of such Party, after the effective date of the withdrawal. If the District elects to accept such

waste, the District shall impose such fees as determined by the District, which fees may be in excess of the fees charged to the non-withdrawing Parties.

- d. If a Party withdraws from this Agreement, the withdrawing Party shall automatically forfeit all interest of the withdrawing Party in the District assets. If a Party desires to be reinstated as a party to this Agreement, or later desires to obtain the services provided by the District, the reinstating Party shall provide written notice to the District and shall pay to the District an amount equal to the fair market value of the District assets, computed as of the date of the reinstatement, as determined by the District, times the reinstating Party's percentage of the total annual Curb-Side Waste which would have been received by the District for the calendar year prior to the date of reinstatement, if the reinstating Party had delivered all of its Curb-Side Waste to the District, as documented by the reinstating Party and as verified by the District. By way of illustration, if the reinstating Party generated 5,000 tons of Curb-Side Waste during the calendar year prior to the date of reinstatement, and the District received 95,000 tons of Curb-Side Waste during the calendar year prior to the date of reinstatement, the reinstating Party would have provided 5% of the total of 100,000 tons of Curb-Side Waste received by the District if the reinstating Party had delivered all of its Curb-Side Waste to the District, and the reinstating Party would pay to the District 5% of the fair market value of the District assets. The District shall have the right to reduce the reinstatement fee to such amount as determined to be in the best interest of the District. This reinstatement provision

shall not be applicable to new governmental entities who desire to join as parties to this Agreement. New governmental entities who desire to join as parties to this Agreement shall pay such fee as determined by the District.

Section 2. Administration of Agreement.

The Parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Interlocal Cooperation Agreement.

Section 3. Purpose.

This Interlocal Cooperation Agreement has been established and entered into among the Parties for the purpose of facilitating the efficient operation of solid waste services provided by the District. In accordance with said purpose, the Parties, jointly and severally, agree to the following:

- a. Each City agrees to deliver exclusively to the District, or cause to be delivered exclusively to the District, all of the Curb-Side Waste generated by the citizens of such City.
- b. District agrees to accept from the Cities the Curb-Side Waste, subject to the fee schedules, rules, regulations, and procedures adopted by the District.

Section 4. Manner of Financing.

This Interlocal Cooperation Agreement and the actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each Party to this Agreement shall pay for their respective obligations arising under this Interlocal Cooperation Agreement.

Section 5. Manner of Holding, Acquiring, or Disposing of Property.

The Parties agree that each Party shall maintain separate ownership and control over its own real and personal property.

Section 6. Termination.

This Interlocal Cooperation Agreement shall automatically terminate at the end of the twelfth renewal term as described in Section 1 of this Agreement. This Interlocal Cooperation Agreement may also be terminated in advance of the automatic termination date by mutual written agreement of the Parties.

Section 7. Administrator.

Pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, the Parties agree that the District shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The Parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the Parties.

Section 8. Indemnification.

Each of the Parties is a political subdivision of the State of Utah. Each of the Parties agrees to indemnify and save harmless the others for damages, claims, suits, and actions arising out of such Party's negligent error or omission in connection with this Agreement. It is expressly agreed between the Parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act of Utah, Section 63G-7-101, et. seq., Utah Code Annotated, 1953 as amended. The Parties to this Agreement specifically claim the

privileges, protections and immunities of the Governmental Immunity Act of Utah and limits of liability contained therein.

Section 9. Filing Of Interlocal Cooperation Agreement.

A copy of this Interlocal Cooperation Agreement shall be placed on file in the office of the District and with the official keeper of records of the Cities, and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 10. Notices and Contacts.

Any notice required or permitted to be given under this Agreement shall be deemed sufficient if given by a written communication and shall be deemed to have been received upon personal delivery, actual receipt, or three days after such notice is deposited in the United States Mail, postage prepaid, and certified, and addressed to the Parties as set forth below:

Alpine City
Attn: City Recorder
20 North Main
Alpine, UT 84004

Lehi City
Attn: City Recorder
153 North 100 East
Lehi, UT 84043

American Fork City
Attn: City Recorder
51 East Main
American Fork, UT 84003

Lindon City
Attn: City Recorder
100 North State Street
Lindon City, UT 84042

The Town of Cedar Fort
Attn: Town Recorder
50 East Center Street
Cedar Fort, UT 84013

Orem City
Attn: City Recorder
56 North State Street
Orem, UT 84057

Cedar Hills City
Attn: City Recorder
10246 North Canyon Road
Cedar Hills, UT 84062

Pleasant Grove City
Attn: City Recorder
70 South 100 East
Pleasant Grove, UT 84062

Eagle Mountain City
Attn: City Recorder
1650 East Stagecoach Run
Eagle Mountain, UT 84005

City of Saratoga Springs
Attn: City Recorder
1307 North Commerce Drive, #200
Saratoga Springs, UT 84045

Town of Fairfield
Attn: Town Recorder
PO Box 271
Fairfield, UT 84013

Town of Vineyard
Attn: Town Recorder
240 East Gammon Road
Vineyard, UT 84058

Highland City
Attn: City Recorder
5400 West Civic Center, Suite 1
Highland, UT 84003

North Pointe Solid Waste
Special Service District
Attn: District Manager
2000 West 200 South
Lindon, UT 84042

Section 11. Additional Provisions.

- a. Titles and Captions. All section or subsection titles or captions herein are for convenience only. Such titles and captions shall not be deemed part of this Agreement and shall in no way define, limit, augment, extend or describe the scope, content or intent of any part or parts hereof.
- b. Applicable Law. The provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of Utah.
- c. Integration. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining thereto.
- d. Time. Time is of the essence of this Agreement.
- e. Waiver. No failure by any Party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy based upon a breach thereof shall constitute a waiver of any such

breach or of such or any other covenant, agreement, term or condition. Any Party may, by notice delivered in the manner provided in this Agreement, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenant of any other Party. No waiver shall affect or alter the remainder of this Agreement but each and every other covenant, agreement, term and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring breach.

- f. Rights and Remedies. Any party in breach of this Agreement shall be liable for all damages arising out of such breach, to the fullest extent permitted by applicable law. The rights and remedies of the Parties hereto shall not be mutually exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provisions hereof.
- g. Severability. In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

- h. Litigation. If any action, suit or proceeding is brought by a Party hereto with respect to a matter or matters covered by this Agreement, all costs and expenses of the prevailing Party incident to such proceeding, including reasonable attorneys' fees, shall be paid by the non prevailing Party.
- i. Recitals. The Recitals, as set forth above, are incorporated into this Agreement.
- j. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- k. Amendments. This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be approved and executed in compliance with the requirements of the Interlocal Cooperation Act.
- l. No Third Party Beneficiaries. This Agreement is not intended to benefit any party or person not named herein.

IN WITNESS WHEREOF, the Parties have signed and executed this Interlocal Cooperation Agreement on the dates listed below:

ALPINE CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

AMERICAN FORK CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

TOWN OF CEDAR FORT

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

TOWN RECORDER

Reviewed as to proper form and compliance with applicable law:

TOWN ATTORNEY

CEDAR HILLS

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

EAGLE MOUNTAIN CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

TOWN OF FAIRFIELD

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

TOWN RECORDER

Reviewed as to proper form and compliance with applicable law:

TOWN ATTORNEY

HIGHLAND CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

LEHI CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

LINDON CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

OREM CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

PLEASANT GROVE CITY

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

THE CITY OF SARATOGA SPRINGS

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

CITY RECORDER

Reviewed as to proper form and compliance with applicable law:

CITY ATTORNEY

TOWN OF VINEYARD

Authorized and passed on the _____ day of _____, 2013.

MAYOR

ATTEST:

TOWN RECORDER

Reviewed as to proper form and compliance with applicable law:

TOWN ATTORNEY

NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT

Authorized and passed on the _____ day of _____, 2013.

By: _____
RANDY FARNWORTH, Chair

ATTEST:

Reviewed as to proper form and compliance with applicable law:

H. CRAIG HALL, Attorney

Co-Sponsored Group Options

Option #1 : Stay as we are

Option #2 : Grass/Bathrooms/Pool --- only

Anything over and above grass ,bathrooms, and flat water, there is a charge.

Option #3 : Field and Water Rental

Set a rental rate and charge groups for field and pool use.

Option #4 : Recreation vs. Competition option

Make a determination between recreational and competitive levels.

Either run or partner with co-sponsored groups to run the recreational levels. Charge a fee for field and pool use for competitive levels of youth sports.

Option #5 : Orem City takes over all youth sports

Orem City takes over and runs all youth sports.

Youth Sports Discussion

Topics:

- 1- Youth sports co-sponsored group supervision and management
- 2- Recreation and Competitive Youth Sports in Orem

Definition: Co-Sponsored Group: A 501C3 nonprofit organization that has partnered with Orem City to provide youth sports programs.

They are sometimes called parents organizations. At their best they are run by volunteer presidents, supported by volunteer boards of directors, which over short periods of time guide the organization toward the mutual goals of the participants and the City.

At their worst they appear to be small businesses operated on City property.

Topic #1

Currently there is nothing in Orem Municipal code that provides for the partnership with or management of co-sponsored youth sports groups. I inherited a liability agreement approach that provides insurance requirements, and have requested items from the groups, but have no formal authority or direction on how youth sports groups should be managed. This discussion is to obtain your input and perspective on what should be added to the municipal code regarding the management of these groups.

Concerns:

- Selection process
- Length of agreement
- Long term monopoly issues
- Preference to groups that have years of service to Orem
- How do new groups or sports (Lacrosse) gain access to Orem fields and facilities
- How does a current group expand services
- 501C3 non-profit – what does that mean
- How does the City remove a current group if priorities and direction change
- Scheduling priorities and conflict resolution

- Conflicts of interest
- Budgets and a budget disclosure

Citizen concerns that have been expressed:

- Who is profiting
- Lack of board meeting advertisement
- Breaking into the organization – who you know
- Presidents and board member term limits
- Openness of boards and board members
- Availability of budgets and cost breakdown
- Perks provided to insiders
- Salaries and compensation for board members and family members
- How contracts for services are awarded
- Pay to play issues

Recommendation:

Have language added to the Orem City code that directs the management of co-sponsored groups. Should include:

- 1- Determine how groups are selected
- 2- Provides for yearly review of the agreements with the possibility of additional one year extensions so that co-sponsored groups would only need to apply every few years.
- 3- Include language that acknowledges the long term investment many youth groups have made in Orem City.
- 4- Language that allows the revenue and expenses to be tracked.
- 5- Provide for the Director of Recreation to create an agreement that spells out the expectations of the City and what the City can provide, as well as what is expected of the co-sponsored group.

Agreement should include items such as:

- Orem residency requirements for participants
- Schedule approval and priority
- President and Board of Directors requirements and restrictions

- Budget disclosure requirements
- Conflict of interest resolution
- Compensation disclosure requirements
- Contractor agreement requirements to provide services on City property
- Specific participant costs disclosure

Topic #2

Utah County cities handle youth sports in a number of ways. Most city organizations run the recreational level youth sports, while parent or co-sponsored groups run the more advanced competitive levels.

This discussion is to provide information and receive guidance on how the City Council would like Orem Recreation to move forward with regards to managing youth sports.

Orem Situation:

Orem currently charges a \$4 participation fee to all youth that use Orem City fields or facilities for youth sports activities. This fee has been received with very mixed results. Through this fee approximately \$16,000 is collected. At this time I feel that this fee has raised more problems than it has solved and I'm recommending that whatever direction the City of Orem takes with youth sports the fee be discontinued.

With the discontinuation of the participation fee in mind, the Orem situation is explained as follows:

Orem

Orem City provides the fields or pool space at no cost to co-sponsored groups, but still bears the cost of maintaining the property or facility, field prep for baseball, lights for baseball and football, and partial lane line and timing system costs for swimming; without recovering any of these costs from participants.

Other cities in Utah County:

The city runs the recreational level youth sports programs and recovers costs from participants, then allows parent groups or small businesses to run the more competitive levels of youth sports and recover costs through usage agreements.

Options: See options one thru five

Recommendation:

Swimming: Orem City continue to provide recreational swim opportunities, and contract with a co-sponsored group to provide competitive swimming opportunities using a facilities rental fee.

Football: Orem City continue to provide recreational football opportunities through flag football programming. Contract with a co-sponsored group to provide tackle football opportunities using a rental and service (field marking and lights) fee.

Basketball: Orem City continue to provide recreational basketball opportunities. Advanced basketball is provide through organizations that don't utilize Orem facilities. Most of these organization rent gym space from Alpine School District.

Softball: Orem City continue to provide both recreational and competitive softball opportunities for both youth and adults.

Baseball: Contract with a co-sponsored group to provide recreational baseball opportunities utilizing a services (field marking and lights) fee but not a field rental fee.

(Key decision for council – should recreational baseball pay for field prep)

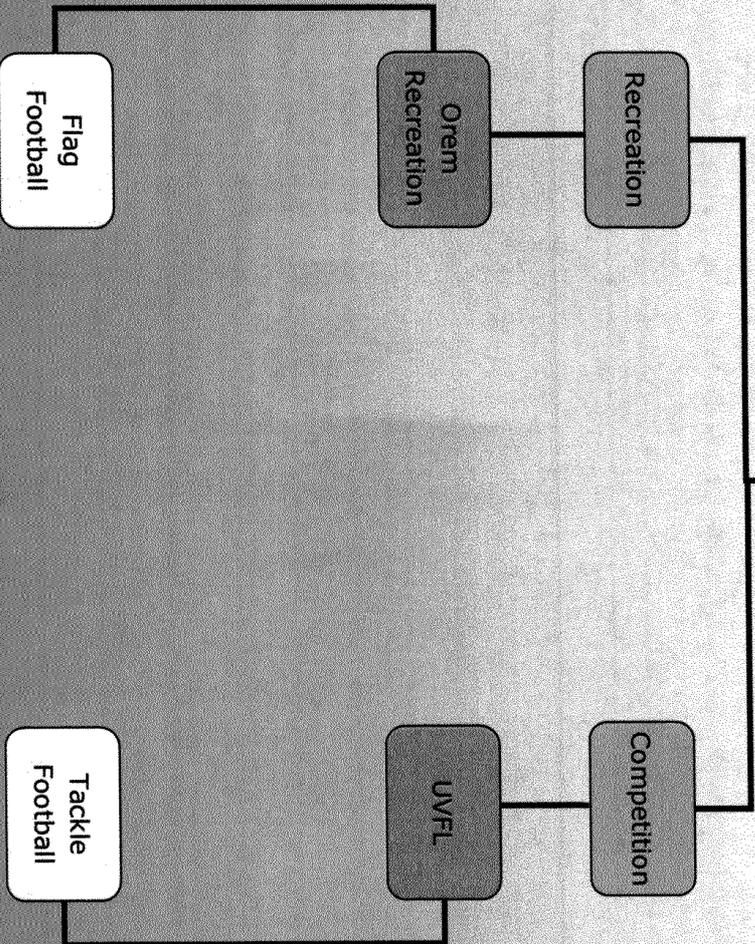
Contract with a co-sponsored group to provide advanced baseball opportunities utilizing both a service (field marking and lights) fee and field rental fee.

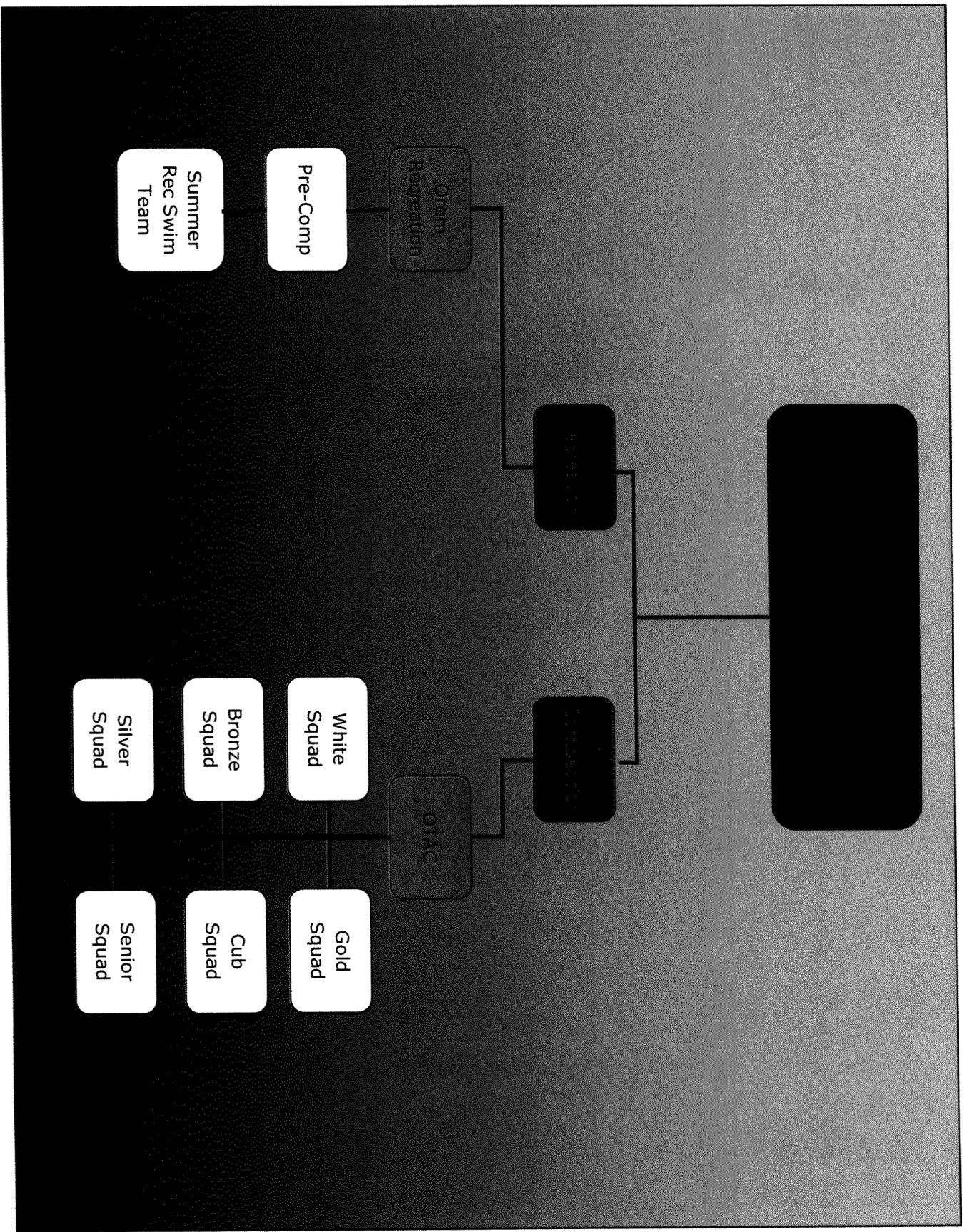
Soccer: Contract with a co-sponsored group to provide recreational soccer opportunities utilizing a services (field marking, extra grass cuts, tournaments) fee but not a field rental fee.

Contract with a co-sponsored groups to provide advanced soccer opportunities utilizing both a service (field marking and extra grass cuts) fee and field rental fee.

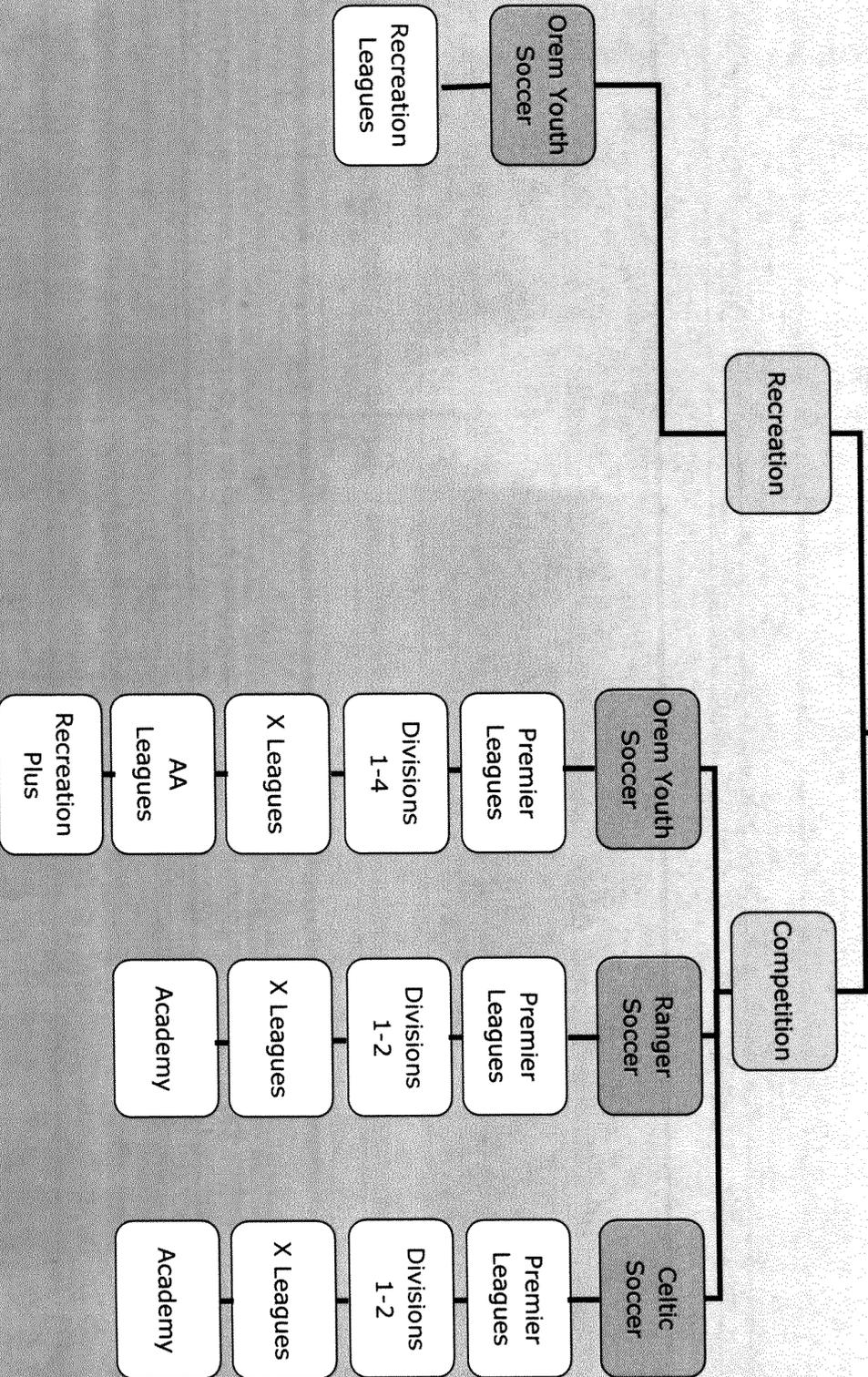
Lacrosse: Orem City continue to provide recreational lacrosse opportunities, and determine a course of action when approached to provided advanced lacrosse.

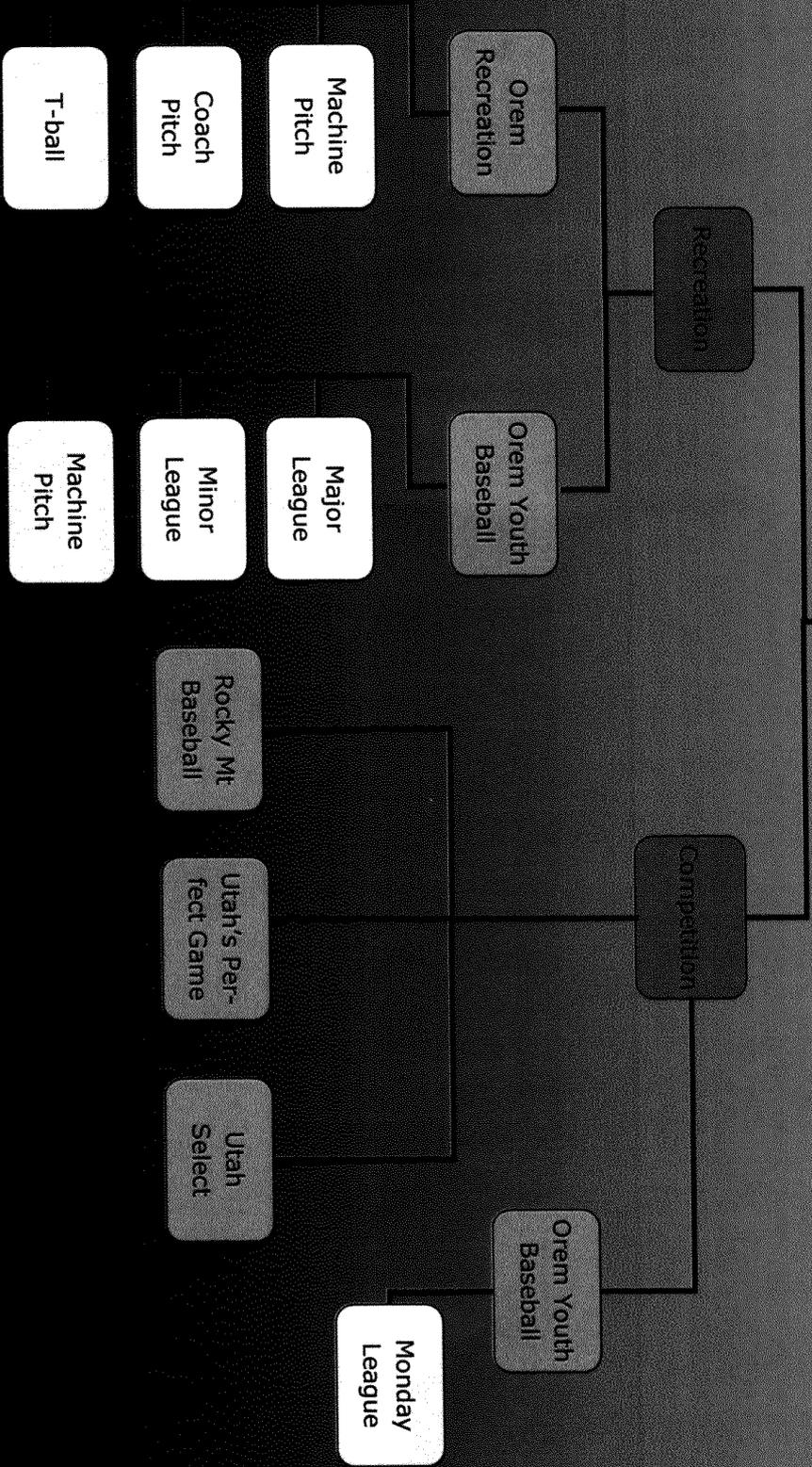
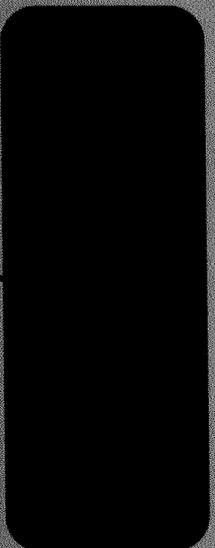
FOOTBALL





SOCCER





City	Baseball	Soccer	Swimming	Football
Pleasant Grove	-City run UBBA -No super leagues allowed on their fields	-City run Recreation Soccer -Comp and premier leagues use schools	-City run Rec Team -Used to be parent run in the past, but taken over by City	-City run flag football -Utah County Football uses schools
Springville	-City run UBBA -Rocky Mountain Baseball and Utah's Perfect Game both rent field space for super leagues	-City run Recreation Soccer -HC Storm Premier teams rent their fields	-City run rec team- SSAT (Springville Seals Aquatic Team) -UV Rays (Comp team) rents pools time	-City run flag football -Partners with parent run group "Springville Youth Football" for tackle program. City collects fees.
Provo	-City run UBBA -No super leagues	-City run Soccer Pre-K through 9 th grade -No premier leagues	-UV Rays (Comp team) rents pools time	-City run flag football 1-6th grades co-ed -No tackle
Lehi	-City run UBBA -Rocky Mountain, Utah's Perfect Game, Utah Select all pay to rent fields for super leagues	-City run Soccer -Arsenal, Forza, LaRoca, Stars United, North Utah County all pay to rent fields for premier	-City run comp team (Frenzy). City takes registrations, provides pool time, schedules and pays coaches. Volunteer parent board helps run the program	-City run flag football -Lehi Youth Tackle Football is parent run organization co-sponsored by the City, and currently gets free fields, but "this may be coming to an end".
Spanish Fork	-City run UBBA -All comp and super leagues pay to rent fields	-City run Soccer (K-9th) -Utah FC, Shooters pay to rent fields for premier		-City run Flag: 3rd-6th grade -City run Tackle (Nebo Football League): 6-9 grade -UVFL uses some of their fields
American Fork	-City run UBBA -No super leagues	-City run soccer (PreK-9th) -Rent fields to premier teams	-City run comp team (HAST)	-City run flag football: grades 1-12 -No tackle
Orem	-Run by Orem Youth Baseball (Parent group) -Super league run by OYB -Other super leagues can pay to rent fields if available	-Rec and Comp run by Orem Youth Soccer (parent group) -Comp and Premier leagues run by Celtic and Ranger -Other super leagues can pay to rent fields if available	-City run summer rec team -Comp team run by OTAC (parent group)	-City run flag football: grades 3-9 -Tackle run by UVFL

Section 22-11-47. PD-34 zone (University Place – 1300 South State Street)

A. Purpose. The purpose of the PD-34 zone is to allow development of a regional shopping center and mixed use development. The PD-34 zone is designed to be applied only to a parcel of property located at approximately 1300 South State Street as shown in Appendix “BB.” The PD-34 zone may only be applied to areas of 100 acres or more.

B. Concept Plan. Property in the PD-34 zone shall be developed in conformance with Appendix “BB” of the Orem City Code which is incorporated herein by reference and made a part hereof. The owner/developer shall have flexibility as to the size and location of buildings provided that the requirements of this Section 22-11-47 are met.

C. Permitted Uses. The following shall be permitted uses in the PD-34 zone:

Standard Land Use Code (SLU)

- 0302 Christmas Tree Sales
- 0600 Trailers/Containers for Recyclable Materials
- 1112 Condominiums
- 1113 Townhouses
- 1120 Apartments
- 1150 Live-Work Units (defined as a structure designed to have both work space and living space)
- 1231 Rooming & Boarding Houses
- 1240 Student Housing
- 1282 Assisted Living Facilities
- 1290 Senior Independent Living Facility
- 1510 Hotels, Tourist Courts & Motels
- 2124 Ice Cream and Frozen Desserts
- 2160 Candy & Other Confectionery Products
- 2430 Handmade cabinetry, furniture and fixture manufacturing
- 2435 Craftsman industrial arts
- 3199 Handmade stone, clay & glass products
- 4110 Intermodal
- 4211 Bus Passenger Terminals
- 4291 Taxicab Transportation
- 4600 All Auto Parking Facilities, NEC
- 4601 Surface Parking Lots
- 4602 Parking Structures
- 4741 Television Broadcasting Studios (Only)
- 4751 Radio & Television Broadcasting Studios, Only (Combo Systems)
- 5132 Apparel & Accessories
- 5194 Tobacco & Tobacco Products
- 5197 Furniture & Home Furnishings
- 5220 Building Materials, Equipment Supplies & Hardware (Indoor Only)
- 5260 Home Improvement Centers
- 5310 Department Stores
- 5320 Mail Order Houses
- 5330 Limited Price Variety Stores

- 5340 Merchandise Vending Machine Operators
- 5350 Direct Selling Organizations
- 5391 Dry Goods & General Merchandise
- 5393 Arts, Crafts & Hobbies
- 5394 Musical Instruments
- 5410 Groceries &/or Food
- 5420 Farmers Market
- 5440 Candy & Other Confectionery Products
- 5520 Tires, Batteries & Accessories
- 5530 Gasoline Service Station With or Without Store
- 5591 Marine Craft & Accessories
- 5600 Clothing, Apparel, & Accessories
- 5730 Music Supplies
- 5810 Restaurants
- 5811 Fast Food
- 5812 Mobile Food Vendors
- 5820 Drinking Places-Bars and Taverns shall be at least 500 feet from any church, school, sexually oriented business, or other alcoholic drinking place
- 5830 Drinking Places-Non-alcoholic
- 5850 Mobile Vendor (other than food)
- 5910 Drugs & related drug dispensing
- 5931 Antiques
- 5932 Gold & Silver
- 5933 Secondhand Merchants
- 5935 Jewelry
- 5941 Books
- 5942 Stationery
- 5943 Office Supplies
- 5945 Newspapers/Magazines
- 5946 Cameras & Photographic Supplies
- 5947 Gifts, Novelties, & Souvenirs
- 5948 Florists
- 5949 Video Rentals
- 5951 Sporting Goods
- 5952 Bicycles
- 5953 Toys
- 5960 Farm & Garden Supplies
- 5963 Nursery-Plants
- 5970 Computer Goods & Services
- 5996 Optical Goods
- 6110 Banking & Credit Services
- 6111 Check Cashing & Other Credit Services
- 6120 Security & Commodity Brokers, Dealers & Exchanges
- 6130 Insurance Agents, Brokers & Related Services
- 6150 Real Estate Agents, Brokers and Related Services
- 6152 Title Abstracting
- 6154 Combination Real Estate, Insurance Loan, & Law
- 6211 Laundering, Dry Cleaning, & Dyeing Services (Except Rugs)
- 6212 Custom Tailoring

- 6216 House Cleaning
- 6218 Window Cleaning
- 6220 Photographic Services-Including Commercial
- 6231 Beauty & Barber Shops
- 6233 Massage Therapy
- 6251 Apparel repair, alterations, laundry/dry cleaning services (pick-up only)
- 6261 Commercial Child Day Care/Preschool Facility
- 6262 Commercial Adult Day Care Facility
- 6263 Home Day Care Services-Child & Adult
- 6291 Catering Services
- 6292 Wedding Reception Centers
- 6310 Advertising Services (General)
- 6312 Outdoor Advertising
- 6313 Direct Mail Advertising
- 6320 Consumer & Mercantile Credit Reporting Services-Adjustment & Collection Services
- 6330 Travel Arranging Services
- 6331 Private Postal Services
- 6332 Blueprinting & Photocopying
- 6334 Stenographic Services, Duplicating & Mailing, NEC
- 6342 Locksmithing
- 6360 Employment Services
- 6371 Climate Controlled Storage Units (See Section 22-8-17(A))
- 6381 Internet Services
- 6391 Research, Development, & Testing Services
- 6392 Business & Management Consulting
- 6395 Automobile & Truck Rental
- 6396 Photofinishing
- 6411 Automobile Wash
- 6412 Auto Lube & Tune-up
- 6493 Watch, Clock, & Jewelry Repair
- 6494 Re-upholstery & Furniture Repair
- 6510 Medical, Dental & Health Services
- 6513 Medical Clinics-Outpatient
- 6514 Chiropractic & Osteopaths Services
- 6515 Veterinarian Services and Small Animal Hospitals
- 6517 Animal Kennels and Runs
- 6520 Legal Services
- 6530 Professional Office
- 6591 Engineering & Architectural
- 6592 Educational & Scientific Research
- 6593 Accounting, Auditing & Bookkeeping
- 6599 Interior Design
- 6710 City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
- 6814 Charter Schools
- 6821 Universities & Colleges

- 6823 Professional & Vocational Schools
- 6832 Martial Arts Studios
- 6834 Art & Music Schools
- 6835 Dancing Schools
- 6837 Correspondence Schools
- 6911 Churches, Synagogues & Temples
- 7100 All Cultural Activities & Nature Exhibitions, NEC
- 7111 Libraries
- 7112 Museums
- 7113 Art Galleries
- 7121 Planetaria, Aquariums, Botanical Gardens & Arboretums
- 7211 Amphitheaters
- 7212 Motion Picture Theaters
- 7214 Legitimate Theater
- 7200 All Assemblies, NEC
- 7415 Ice Skating Rink (outdoor)
- 7417 Bowling
- 7231 Auditoriums & Exhibit Halls
- 7321 Ropes Course/Climbing Walls (indoor only)
- 7391 Arcades & Miniature Golf
- 7410 Ski, Snowboard and Snowshoe Rental
- 7421 Playgrounds, Play Lots, & Tot Lots
- 7425 Gymnasium & Athletic Clubs
- 7426 Health Spas
- 7610 Parks-General Recreation
- 8120 Community Gardens

D. **Conditional Uses.** The following shall be conditional uses in the PD-34 zone:

Standard Land Use Code (SLU)

- 7215 Public Dancing

E. **Restriction on Uses in Limited Zone.** Notwithstanding the above, the uses permitted in the area designated as "Limited Zone" in Appendix "BB" shall be limited to uses permitted in the R8 zone and the following uses:

Standard Land Use Code (SLU)

- 1112 Condominiums
- 1113 Townhouses
- 1120 Apartments
- 1240 Student Housing
- 1282 Assisted Living Facilities
- 1290 Senior Independent Living Facility
- 4601 Surface Parking Lots
- 7421 Playgrounds, Play Lots, & Tot Lots
- 7425 Gymnasium & Athletic Clubs
- 7610 Parks-General Recreation
- 6261 Commercial Child Day Care/Preschool Facility

F. **Prohibited uses.** Any use not specifically permitted above shall be prohibited.

G. **Final Plat and Site Plan.**

1. **Final Plat.** A final plat that conforms to all development standards and requirements of Chapter 17 (except for those requirements that conflict with the provisions of this Section 22-11-47) must be approved and recorded by the City prior to any development in the PD-34 zone.

a. **Easements.** A public utility easement (PUE) ten feet (10') in width shall be provided on each side of any new utility line. A public utility easement shall be provided on all private streets in the PD-34 zone. A public utility easement five feet (5') in width shall be provided on each side of any through street. A public utility easement ten feet (10') in width shall be provided along all exterior boundaries of the PD-34 zone. Except as otherwise provided herein, PUEs shall not be required along the rear or side property lines of any lot. The City Engineer may reduce the size of the required PUE if he/she finds that a smaller PUE would be adequate based on the type, size, and number of utilities that are in or anticipated to go in the PUE.

2. **Site Plans.** All development standards and site plan requirements of Section 22-14-20 shall apply to any new development request in the PD-34 zone except as otherwise provided in this Section 22-11-47. However, new site plans in the PD-34 zone shall not be required to comply with subsections I (neighborhood meeting), and J (Dedication of Land). In addition, an approved site plan in the PD-34 zone shall be valid for a period of five (5) years instead of the two years provided for in subsection N (Time Period of Site Plan Approval). The provisions of subsection O (Completion of Improvements) shall apply except that the public improvements shall be completed within three years of the date of issuance of a building permit. The provisions of subsection Q (Bonds) shall apply except that the bonds will guarantee completion of the required improvements within three years.

a. **Phasing.** Development in the PD-34 zone may be constructed in phases. A developer of a particular phase shall only be required to bond for the required improvements contained in or necessary for the occupancy of that phase of development.

b. **Sidewalks.** The requirements of 22-11-47(H)(10)(Streetscapes) shall govern the size and location of required sidewalks in the PD-34 zone.

c. **Location of Utility Lines in Underground Parking.** Utility lines 18" and smaller may be located inside an underground parking structure provided that adequate space is maintained to allow for maintenance and repairs. Utility lines larger than 18" may be located underneath an underground parking structure if they are encased in a sleeve.

d. **Above-Ground Utility Structures.** Above-ground utility structures may not be located in any required setback from a public street, but may be located in any other location in the PD-34 zone.

H. **Development Standards and Requirements.** The following development standards and requirements shall apply to all development in the PD-34 zone:

1. **Height.**

a. **Limited Zone.** The maximum height of buildings in the area designated in Appendix "BB" as "Limited Zone" shall be sixty feet (60') where adjacent to 800 East and 800 South and forty-five feet (45') in all other Limited Zone areas.

b. **Other Areas.** The maximum height of buildings not in the Limited Zone shall be one hundred eighty feet (180').

c. Items Not Included in Building Height. Parapets, architectural features, roof features, screening walls and mechanical equipment shall not count toward the maximum height of a building.

2. Setbacks. Setbacks for all structures in the PD-34 zone shall be as shown in Exhibit "BB" and as set forth below. Except as otherwise provided, all setbacks are from the nearest back of curb adjacent to the referenced street.

a. All structures shall be set back at least twenty feet (20') from State Street, University Parkway, 800 East and 800 South Street. Setbacks from University Parkway shall be from the proposed Bus Rapid Transit (BRT) curb alignment.

b. Surface parking lots shall be set back at least twelve feet (12') from the back of curb adjacent to any public street.

c. Residential structures that front on 590 East Street or are located adjacent to 1100 South Street west of 590 East shall be set back at least twenty feet (20') from said streets. Residential structures that do not front on 590 East Street or are not located adjacent to 1100 South Street west of 590 East and non-residential structures (including parking structures) shall be set back at least twenty feet (20') from 590 East Street and 1100 South Street west of 590 East.

d. All structures shall be set back a minimum of twenty feet (20') from all residentially zoned property not a part of the PD-34 zone other than 590 East Street or 1100 South Street west of 590 East (which are addressed above). There is no minimum setback requirement from any non-residentially zoned property not a part of the PD-34 zone.

e. Any building in excess of sixty feet (60') in height shall be set back at least forty feet (40') from 800 South, that portion of 800 East located north of 1000 South and all residentially zoned lots located north of 1000 South and not a part of the PD-34 zone.

f. No structure shall be located within the area of any traffic clear vision sight triangle. Sight triangles will generally be required to be maintained at the intersection of streets and access drives. The location and size of sight triangles shall be determined by the City Engineer in accordance with the standards established by the American Association of State Highway and Transportation Officials (AASHTO).

3. Masonry Wall. A masonry wall at least eight feet (8') in height shall be maintained along the west boundary of the PD-34 zone where it adjoins existing residential development and where the PD-34 zone adjoins 1100 South Street. However, no masonry wall shall be required where residential development in the PD-34 zone fronts on an adjoining residential street such as 590 East or 1100 South.

4. Landscaping. Landscaping shall be provided and maintained as generally shown in Appendix "BB." A landscaping plan shall be submitted to the City for approval as a part of any site plan. Landscaping in the PD-34 zone shall include the following elements:

a. A "Major Park" consisting of at least thirty-five thousand (35,000) square feet with landscaping, trees, fountain, sculpture, benches walking paths, and other features shall be provided and maintained. At least twenty thousand (20,000) square feet of the Major Park shall be constructed concurrently with the first residential or office building that fronts on the location of the Major Park as shown in Appendix "BB." The developer shall have flexibility to relocate or reconfigure the Major Park as market forces may require provided that the area of the Major Park is not reduced.

b. A landscaped strip at least eight feet in width shall be maintained adjacent to the residential property west of the PD-34 zone from approximately 850 South to 1100 South and where the PD-34 zone adjoins 1100 South. The landscaped strip shall be maintained on the PD-34 side of the required masonry wall except that such landscaped strip shall be maintained on the west side of the wall for the two lots located directly to the north and south of the 900 South hammerhead. That portion of the landscaped strip located adjacent to the 900 South hammerhead is only required to be three feet (3') in width. The landscaped strip shall be maintained with lawn, shrubs and trees with trees spaced no further than 30 feet apart. However, this landscaped strip shall not be required in locations where residential dwellings in the PD-34 zone front on 590 East or 1100 South.

c. All other land within the PD-34 zone not covered by buildings, driveways, sidewalks, parking areas, playgrounds, plazas, hardscape or other amenities shall be landscaped with trees, shrubs, lawn, or living ground cover.

d. All landscaping shall be maintained in accordance with good landscaping practices. An underground sprinkling system shall be installed and maintained for all landscaped areas.

e. Trees shall be maintained in the landscaped areas along 800 South. The trees required under this subsection shall be spaced no more than forty feet apart and shall consist of English Oak, Norway Maple, Littleleaf Linden or comparable trees approved by the City Urban Forester. The required trees shall be at least two inches (2") in caliper measured four feet (4') above the ground.

5. Residential Development Fronting on 590 East or 1100 South. The following standards shall apply to any residential development in the PD-34 zone that fronts on 590 East or 1100 South:

(a) A sidewalk at least five feet (5') in width and a landscaped strip at least fifteen feet (15') in width shall be maintained behind the back of curb.

(b) No individual garages or driveways shall be allowed with access from 590 East.

(c) Parking for all units fronting on 590 East or 1100 South shall be provided within the PD-34 zone.

6. Architectural Style. Development in the PD-34 zone shall incorporate a unique and aesthetically pleasing architectural and design theme that conforms to the style and quality shown in Appendix "BB." Development in the PD-34 zone shall incorporate diversity of detail and materials among individual buildings while maintaining enough uniformity to create a sense of place. Residential, retail, and office buildings as well as building liners shall all conform to the architectural design and quality illustrated in the examples of each type of building shown in Appendix "BB."

7. Building Materials. All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, cultured stone, fluted block, colored textured block, EIFS, glass, stucco, metal, cementitious fiberboard, wood and other materials of comparable quality. However, sheet metal, corrugated metal, PVC and vinyl siding shall be prohibited except for trim, soffits, fascia, mansards and similar architectural features.

8. Streets and Traffic.

a. A traffic study shall be provided by the owner/developer to ensure that traffic circulation will function appropriately on internal streets as well as public streets and

intersections located adjacent to the PD-34 zone. The initial traffic study shall be completed prior to the application for any new site plan or site plan amendment in the PD-34 zone. An updated traffic study shall also be provided with every new site plan for development in the PD-34 zone. However, the City Engineer may waive the requirement for an updated traffic study if he/she determines that the existing traffic information is adequate. The traffic study shall include recommendations for any new improvements that may be reasonably necessary to mitigate any negative impacts on public streets or intersections resulting from development in the PD-34 zone. The traffic study shall also make recommendations as to when any such improvements should be installed including, but not limited to, a new traffic signal at the intersection of 800 East 1100 South, the relocation of the existing traffic signal at 1200 South State Street and improvements to the intersection of 900 South 800 East and 1100 South 800 East. The owner/developer of land in the PD-34 zone shall follow all recommendations of the traffic study including the installation of any recommended off-site improvements.

b. All streets within the interior of a development in the PD-34 zone shall be private. Streets shall be designed and built according to the standards and design shown in Appendix "BB."

c. All vehicular access to the PD-34 zone shall be from State Street, University Parkway, 800 East and 800 South. No vehicular access to the PD-34 zone (including access to any parking structure) shall be allowed from any other street including streets in the residential neighborhoods located to the west and north of the PD-34 zone. Pedestrian access to the PD-34 zone from the adjoining residential zones is permitted.

9. **Lighting Plan.** Any development in the PD-34 zone shall include a lighting plan. Illumination shall generally be within the parameters recommended by the Illumination Engineering Society of North America (IESNA). There shall be no direct glare from parking lot lights in the PD-34 zone onto adjacent properties. Any spillover light shall be limited to one (1) foot-candle at the property line where adjacent to any residentially zoned property. The lighting plan shall be designed to:

- a. discourage crime;
- b. enhance the safety of the pedestrians and guests of the PD-34 development; and
- c. enhance the appearance and design of the project.

10. **Streetscapes.** Sidewalks, landscaping and planter trees shall be provided and maintained adjacent to public and private streets in accordance with Appendix "BB." All streetscapes that are included in a development phase shall be installed by the developer concurrent with the development of that phase.

11. **Off-site Improvements.** Off-site curb, gutter, sidewalk, and/or other improvements may be required by the City if development on the site contributes to a need for such off-site facilities and the improvements required are roughly proportional to the amount of the off-site impact caused by development in the PD-34 zone

12. **Utilities.** All structures shall be served by the public sewer system and public water supply. All utilities shall be placed underground. Utility lines 18" and smaller may be located inside an underground parking structure provided that adequate space is maintained to allow for maintenance and repairs. Utility lines larger than 18" may be located underneath parking structure provided they are encased in a sleeve.

13. Storage Areas and Solid Waste Receptacles. Dumpsters and compactors may be located within a building or parking structure provided that they are located within a one hour fire rated enclosure. All outside storage areas and solid waste receptacles which are not located within a building or incorporated into a parking structure shall be enclosed on three sides with the same materials as used on the exterior of the main structures within the development and shall have sight-obscuring gates.

14. Storm Water Runoff Plan. The current storm water runoff rate for the entire area within the PD-34 zone is approximately 201 cubic feet per second (cfs) (1.77 cfs/acre). A storm water runoff plan shall be provided with each new site plan for development in the PD-34 zone that is designed to ensure that any new development does not increase the total level of storm water runoff of 201 cfs currently generated by the entire property in the PD-34 zone.

I. Limit on Number of Residential Units. In order to ensure that the PD-34 zone remains primarily a retail development, the number of residential dwelling units allowed in the PD-34 zone shall not exceed the ratio of 1.5 residential units for every 1,000 square feet of retail development. For purposes of this section, retail development shall be defined as a use, the majority of sales or revenues of which, are subject to Utah state sales tax.

J. Signs--Purpose and Intent. Due to the size and nature of the PD-34 zone, the purposes and objectives pertaining to signage in the PD-34 zone are significantly different from those of any other area in the City. Therefore, the regulations applicable to signage in the PD-34 zone shall also differ significantly from the regulations applicable to signage in other areas of the City. Signage in the PD-34 zone shall be subject to more exacting/stringent requirements as to architectural style and aesthetics and shall also have more liberal treatment as to off-premise signage than other areas in the City. The more stringent requirements (as to aesthetics) and the more liberal treatment (as to off-premise signage) are justified by the following:

a. Development in the PD-34 zone (both existing and future) is the most intensive area of commercial activity in the City both in terms of size (acreage) and commercial activity (based on retail sales) as compared to any other development in the City. The area of the PD-34 zone is effectively the commercial hub of the City. It is anticipated that with the adoption of the PD-34 zone, commercial activity will become even more intense with the addition of new retail buildings, office buildings and parking structures. Off-premise signs are consistent and compatible with a development of this size, scale and intensity of use while they are not appropriate in most other commercial areas of the City. Off-premise signage is allowed in other large commercial and mixed use developments throughout the country that are similar to development in the PD-34 zone (both existing and future) and the City has determined that off-premise signage will also be compatible in the PD-34 zone.

b. The signage allowed in the PD-34 zone, including off-premise signage, will enhance the aesthetic quality of the PD-34 zone. Unlike any other zone or area in the City, signage in the PD-34 zone will be required to conform to strict standards of architectural style and aesthetic quality. Signage in the PD-34 zone is considered a critical component of development in the zone, not just for the messages they contain, but also for the aesthetic appeal of the signs themselves. In addition to their architectural quality, different types of signs, including allowable off-premise signs, are intended to

enhance the aesthetic quality of the development in several ways, including, but not limited to the following:

(i) Mitigating and improving the appearance of normally unsightly parking structures by covering unattractive structure facades with attractive and aesthetically appealing signage.

(ii). Enhancing the appearance of bare walls of buildings.

(iii) Improving the appearance and adding interest to streetscapes, parking areas, sidewalks.

(iv). Creating an aesthetically pleasing "grand entrance" or "gateway" effect through the placement of signage at entryways into the development.

c. The overall signage scheme in the PD-34 zone, with its variety in types of signs combined with the unique architecture, style, light, color and electronic display is designed to create a visual experience and a sense of excitement, energy and vibrancy that cannot be achieved or replicated on smaller, individual parcels. This will enhance the quality of the PD-34 zone as a "destination" and gathering place for consumers in the city, county and state.

d. Signage in the PD-34 zone, including off-premise signage, will be part of a controlled and coordinated whole that is designed to enhance and be harmonious with its surroundings as opposed to an uncontrolled and uncoordinated scheme of individual sign approvals. This will dramatically reduce the risk of a proliferation of unattractive signage by numerous and disparate private parties.

K. Signs-Regulations. The provisions of Chapter 14 of the City Code shall not apply to the PD-34 zone except as provided below. For purposes of determining allowable signage, the PD-34 zone is divided into the following three sign zones: the perimeter sign zone, the internal sign zone, and the limited sign zone. The area of each of these sign zones is shown in Appendix "BB." On-premise advertising is allowed on all signs. Off-premise advertising shall be allowed as described below. However, notwithstanding any other provision to the contrary, the total number of signs displaying off-premise advertising that is visible from a public street shall not exceed fourteen (14). The signs that are permitted in each of the sign zones are limited to the following:

1. **Perimeter sign zone.** Allowable signage in the perimeter zone is limited to the following:

a. **Large entry signs.**

(1) **Definition and Requirements.** Large entry signs are signs that are located at an entrance to the PD-34 zone. Large entry signs shall not exceed a height of forty feet (40') and shall have a maximum of three hundred (300) square feet of electronic signage and two hundred square feet of static signage per sign face. A large entry sign may have up to four sign faces. Large entry signs may include an electronic screen on all or part of the sign faces.

(2) **Allowable Use.** A total of seven (7) large entry signs are permitted, but are restricted to the following locations:

(i) the entrance at 1150 South State Street

(ii) the entrance at approximately 1200 South State Street

(iii) both entrances to the PD-34 zone from University Parkway

(iv) the entrance at 1200 South 800 East

(v) the entrance at 1100 South 800 East

(3) **Architectural Standards.** Large entry signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix

BB. In addition, sign supports shall be veneered with materials such as brick or stone, or shall be covered with other materials that are consistent with other signs within the PD-34 zone.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on all large entry signs.

b. Medium entry signs.

(1) **Definition and Requirements.** Medium entry signs are signs that are located at an entrance to the PD-34 zone. Medium entry signs shall not exceed a height of thirty feet (30') and shall have a maximum of two hundred (200) square feet per sign face. A medium entry sign may have up to four sign faces. Medium entry signs may include an electronic screen as all or part of the sign faces.

(2) **Allowable Use.** A total of twelve (12) medium entry signs are permitted, but are restricted to the following locations:

- (i) both entrances from State Street
- (ii) both entrances from University Parkway
- (iii) all four entrances from 800 East
- (iv) the entrance at approximately 700 East 800 South

(3) **Architectural Standards.** Medium entry signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on medium entry signs that are located adjacent to State Street, University Parkway and at the entrances at 800 East 1100 South and 800 East 1200 South.

c. Small entry signs.

(1) **Definition and Requirements.** Small entry signs are signs that are located at an entrance to the PD-34 zone. Small entry signs shall not exceed a height of twenty feet (20') and shall have a maximum of fifty (50) square feet per sign face. A small entry sign may have up to four sign faces, but the total area of all sign faces shall not exceed one hundred fifty (150) square feet. Small entry signs may include an electronic screen as all or part of the sign faces.

(2) **Allowable Use.** A total of four (4) small entry signs are permitted, but are restricted to the following locations:

- (i) the entrance at 1200 South 800 East
- (ii) the proposed new entrance at approximately 850 South 800 East (two signs permitted at this location)
- (iii) the entrance at approximately 650 East 800 South

(3) **Architectural Standards.** Small entry signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on small entry signs that are located adjacent to State Street, University Parkway and at the entrances at 800 East 1100 South and 800 East 1200 South.

d. State Street and University Avenue Corner Sign.

(1) **Definition and Requirements.** The State Street and University Avenue Corner Sign (the "Corner Sign") is a sign that is located at the corner of State Street and University Avenue. The Corner Sign shall not exceed a height of forty feet (40') and shall have a maximum of three hundred (300) square feet per sign face and no more than fifty (50) square

feet of additional static advertising space per sign face. The Corner Sign may have up to three sign faces. The Corner Sign may include an electronic screen as all or part of the sign faces. Sign supports shall be veneered with materials such as brick or stone, or shall be covered with other materials that are consistent with other signs within the PD-34 zone.

(2) **Allowable Use.** Only one Corner Sign is permitted.

(3) **Off-premise Advertising.** Off-premise advertising is allowed on the Corner Sign.

e. Synchronized combination signs.

(1) **Definition and Requirements.** A synchronized combination sign is a sign that consists of multiple separate structures that are closely spaced apart and generally in line with each other. The message or display portrayed on such sign is designed to move from one structure to the next to create a combined synchronized effect that displays a unified message or theme. Each structure that forms a part of the synchronized combination sign shall not exceed seventeen feet (17') in height and shall have a maximum sign face area of sixty (60) square feet. A synchronized combination sign shall be set back at least ten feet (10') from any public right-of-way.

(2) **Allowable Use.** A total of four synchronized combination signs are permitted but may only be located adjacent to State Street, University Avenue and on that part of 800 East located south of 1000 South.

(3) **Architectural Standards.** Synchronized combination signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on all synchronized combination signs.

f. Screen signs.

(1) **Definition and Requirements.** A screen sign is a sign that consists of a screen like material that is attached to a wall or parking deck and is capable of displaying electronic messages.

(2) **Allowable Use.** A total of three screen signs are permitted in the perimeter sign zone, but may only be located along the frontage of University Parkway, State Street or facing inward toward the interior of the PD-34 zone.

(3) **Architectural Standards.** Screen signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on all permitted screen signs.

g. Kiosk signs.

(1) **Definition and Requirements.** Kiosk signs are round, triangular or other shaped signs that have a maximum height of seventeen feet (17').

(2) **Allowable Use.** One kiosk sign shall be allowed in the perimeter sign zone for every three hundred feet (300') of street frontage.

(3) **Architectural Standards.** Kiosk signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB.

(4) **Off-premise Advertising.** Off-premise advertising is allowed on all kiosk signs except for kiosk signs located adjacent to 800 South or on 800 East north of 1000 South.

h. **Wall signs.** Wall signs as defined and regulated in Chapter 14 shall be allowed in the perimeter sign zone. Wall signs must conform to the architectural and aesthetic quality illustrated for such signs in Appendix BB. Off-premise advertising is allowed only on wall signs that face State Street, University Parkway or 800 East south of 1000 South.

2. **Internal sign zone.** There is no limit on the type of signs in the internal sign zone except that abandoned signs and roof signs are not allowed. There is no limit on the number of signs allowed in the internal sign zone except for building entrance signs. However, no sign shall exceed a height of twenty feet (20') except for wall signs, screen signs and building entrance signs.

a. **Building entrance signs.**

(1) **Definition and Requirements.** Building entrance signs are signs that are located at the entrance to a building and are attached to the building or other architectural feature such as a tower. Building entrance signs shall not exceed a height of seventy feet (70').

(2) **Allowable Use.** A total of eight (8) building entrance signs are allowed in the PD-34 zone.

b. **Canopy signs and wall signs.** Canopy signs and wall signs shall comply with the standards applicable to such signs set forth in Chapter 14.

c. **Off-Premise Advertising.** Off-premise advertising shall be allowed on screen signs in the internal zone that face State Street or University Parkway. Other than screen signs, off-premise advertising shall be permitted in the internal sign zone only on signs whose copy is not legible from a public street.

3. **Limited sign zone:** Allowable signage in the limited sign zone is limited to the following:

a. Wall signs as defined in Article 14 of the City Code.

b. All signs that are permitted in residential zones as governed by Article 14 of the City Code.

c. No off-premise advertising that is visible from a public street shall be allowed.

4. **Sign Permit.** It shall be unlawful for any person to erect, alter or relocate a sign without first obtaining a sign permit from the City. However, a sign permit is not required for flags, interior signs, nameplates, portable signs, and window signs. An applicant for a sign permit shall follow the procedures outlined in Chapter 14 for obtaining a sign permit.

5. **Compliance with Sight Triangles.** No sign shall be located in any sight triangle if such location would violate the standards established by the American Association of State Highway and Transportation Officials (AASHTO) pertaining to sight triangles.

6. **Unsafe or Dangerous Signs.** If an unsafe or dangerous sign as determined by the Chief Building Official is not repaired or made safe within five working days after the City has given written notice by registered mail to repair or make the sign safe, the Chief Building Official shall at once abate the sign according to the procedures in the Uniform Code for the Abatement of Dangerous Buildings.

7. **Maintenance.** All signs shall be kept in good repair, maintained in a safe and attractive condition by the owner, and displayed so as to conform to any conditions

required by a sign permit. Signs in disrepair which have not been repaired for sixty (60) consecutive days after written notice from the City to the owner shall be removed from the building or premises by the owner, the person having control of the premises or the person receiving benefit of such sign.

8. Prohibited Sign Locations. No person shall erect any sign so as to interfere with or restrict access to windows, fire escapes, or require exits. No person shall erect any sign which constitutes a safety hazard as determined by the City.

9. Signs May Not Overhang Public Right of Way. No sign may overhang any public right of way.

10. Additional Regulations for Electronic Signs. Electronic signs or Electronic Message Centers (EMCs)(as defined in Section 14-3-2) shall be subject to the following requirements:

- a. An EMC shall not be a flashing sign (as defined in Section 14-3-2);
- b. An EMC may have motion;
- c. The interval between message changes on an EMC sign shall not be more frequent than eight seconds and the actual message rotation process must be accomplished in three seconds or less; and
- c. Brightness on an EMC sign shall not exceed 0.3 lumens above ambient light.

11. Additional Provisions. The provisions of Sections 14-1-4, 14-1-5 and 14-1-6 pertaining to interpretation, appeals, and penalties shall apply to signs in the PD-34 zone.

K. Occupancy of Residential Units. Notwithstanding any other provision in the Orem City Code to the contrary, a residential unit in the PD-34 zone may be occupied by one single family as defined in Section 22-2-2 or by up to, but no more than two persons per bedroom.

L. Home Occupations. Because of the mixed-use nature of the PD-34 zone and because none of the residential units in the PD-34 zone will be directly accessed by public streets, the provisions of Orem City Code Section 22-14-15 (as amended) pertaining to home occupations, shall not apply to the PD-34 zone. However, any person or entity that operates a business from a residential unit in the PD-34 zone shall be required to obtain a business license in accordance with Chapter 12 of the Orem City Code.

M. Parking. Parking shall be provided and maintained as required below. The provisions of Article 22-15 of the City Code shall not apply to the PD-34 zone except as otherwise provided herein. The parking standards set forth below are less than normally required because development in the PD-34 zone will consist of a mix of uses with shared parking.

1. Parking Standard. The following standards are the minimum amount of parking that is required in the PD-34 zone:

a. Retail space. Three and six tenths (3.6) parking stalls shall be provided for every one thousand (1000) square feet of gross leaseable area (as defined in Section 22-15-2) of retail space.

b. Office and other non-retail commercial space. Two and four tenths (2.4) parking stalls shall be provided for every one thousand (1000) square feet of gross leaseable floor area of office space and other non-retail commercial space.

c. Residential. One and forty-nine hundredths (1.49) parking stalls shall be provided for each residential dwelling unit.

d. Hotels and Houses of Worship. Notwithstanding anything herein to the contrary, one stall per room shall be required for hotels and one stall shall be required for every four fixed seats for a house of worship (churches, synagogues, mosques, etc.).

e. Senior Independent Living Facility. One parking stall shall be provided per dwelling unit.

2. Parking for Each Phase. The parking requirements shall be met for each phase of construction.

3. Paving. All parking spaces, parking areas and driveways shall be paved with asphalt and/or concrete and shall be designed to allow for proper drainage.

4. Parking Access. No parking stall shall directly access a dedicated street, but shall access the street from a drive aisle.

5. Parking Design Standards. The parking design standards set forth in subsection 22-15-3(E) of the Orem City Code shall apply to the PD-34 zone.

6. Pedestrian Access. At least one pedestrian pathway extending from the public right-of-way across any required landscaping to the parking lot or sidewalk shall be installed for every six hundred feet of street frontage and from any mass transit stop.

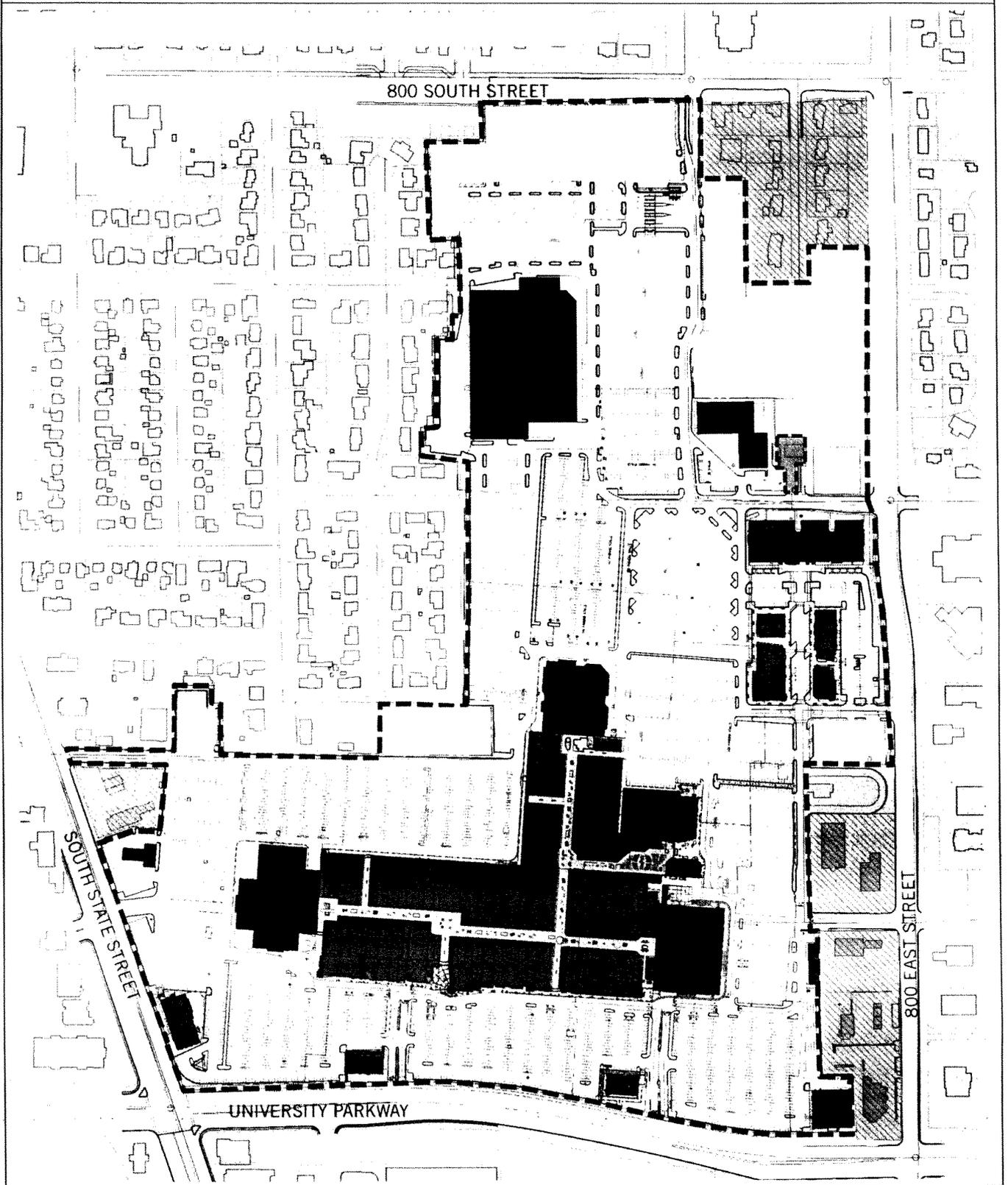
7. Bicycle Parking. At least thirty (30) bicycle parking stalls shall be provided for the main (largest) building in the PD-34 zone. For all other buildings, bicycle parking stalls shall be provided with each site plan at a rate of at least two percent (2%) of the number of required automobile parking spaces required. However, the number of bicycle parking spaces required shall not be less than three (3) or more than ten (10) spaces per building (other than the main building). The Director of Development Services may reduce or waive the bicycle parking requirement for developments that, in the opinion of the Director of Development Services, are not likely to attract bicycle traffic because of the nature, location or other circumstances associated with the development. Developments that are not likely to attract bicycle traffic include, but are not limited to, a car wash and personal storage units.

8. Bicycle Parking Facilities. Bicycle facilities, including either lockers or racks, shall be provided in all areas in which required bicycle parking spaces are provided. Required bicycle facilities shall:

- a. Provide for storage and locking of bicycles, either in lockers, medium-security racks or equivalent facilities in which the user may lock both the bicycle frame and the wheels;
- b. Be located on a raised island no less than six inches (6") in height, or within an area sufficiently protected from vehicular traffic;
- c. Be designed so as not to cause damage to the bicycle;
- d. Facilitate easy locking without interference from or to adjacent bicycles;
- e. Consist of racks or lockers anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws;
- f. Be consistent with their environment in color and design and be incorporated whenever possible into building or street furniture design; and
- g. Be located in convenient, highly visible, active, well-lighted areas, but not interfere with pedestrian movements.

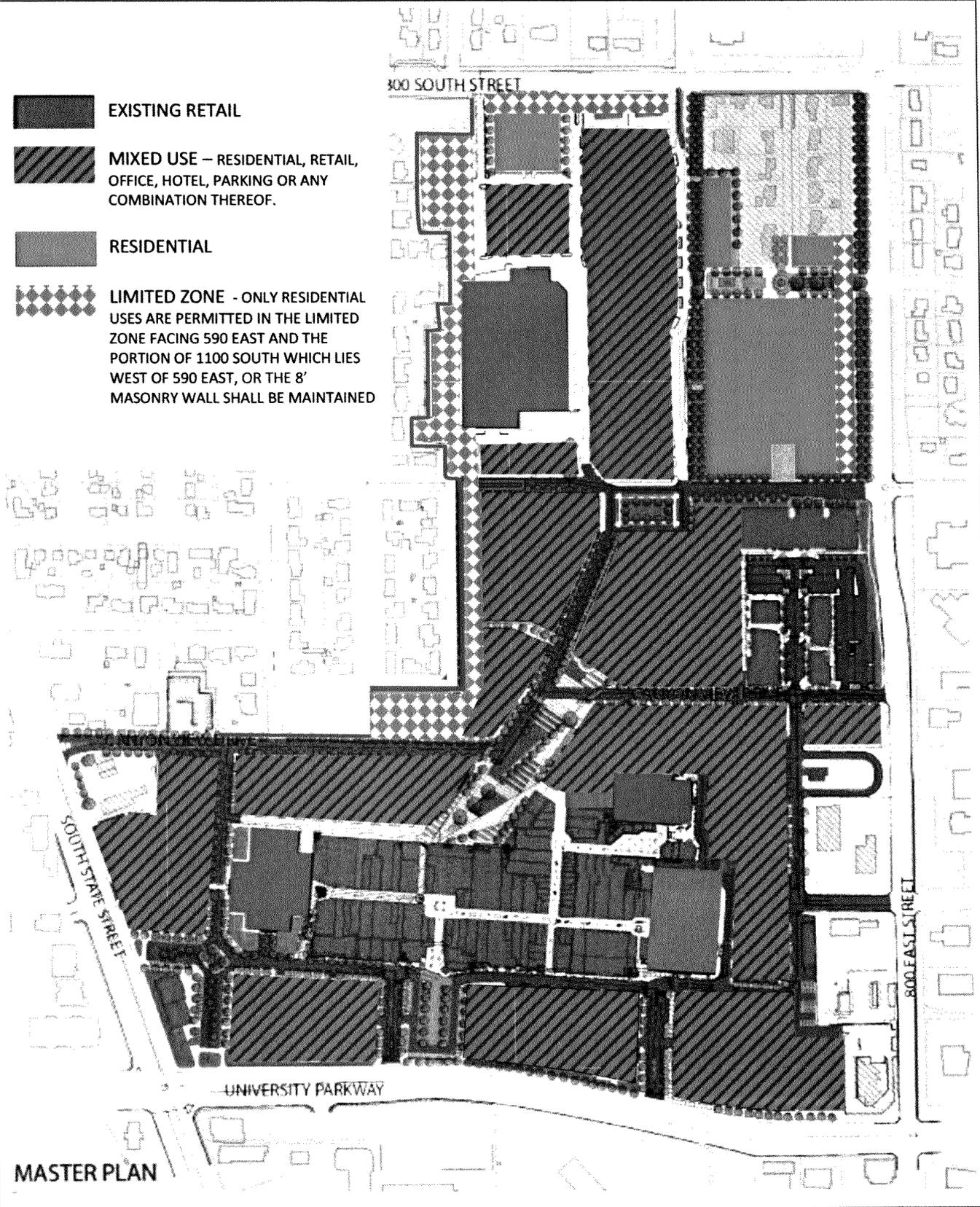
9. Aesthetic Enhancement of Parking Structures. In order to improve the aesthetic appearance of parking structures that are most visible from public streets, the side of any parking structure that faces a public street shall be enhanced by using one or more of the following techniques or practices: building liners, screen signs, artistic facades, trees and landscaping, and other methods illustrated in Appendix BB.

APPENDIX BB – PD 34 ZONE BOUNDARY AND EXISTING CONDITIONS



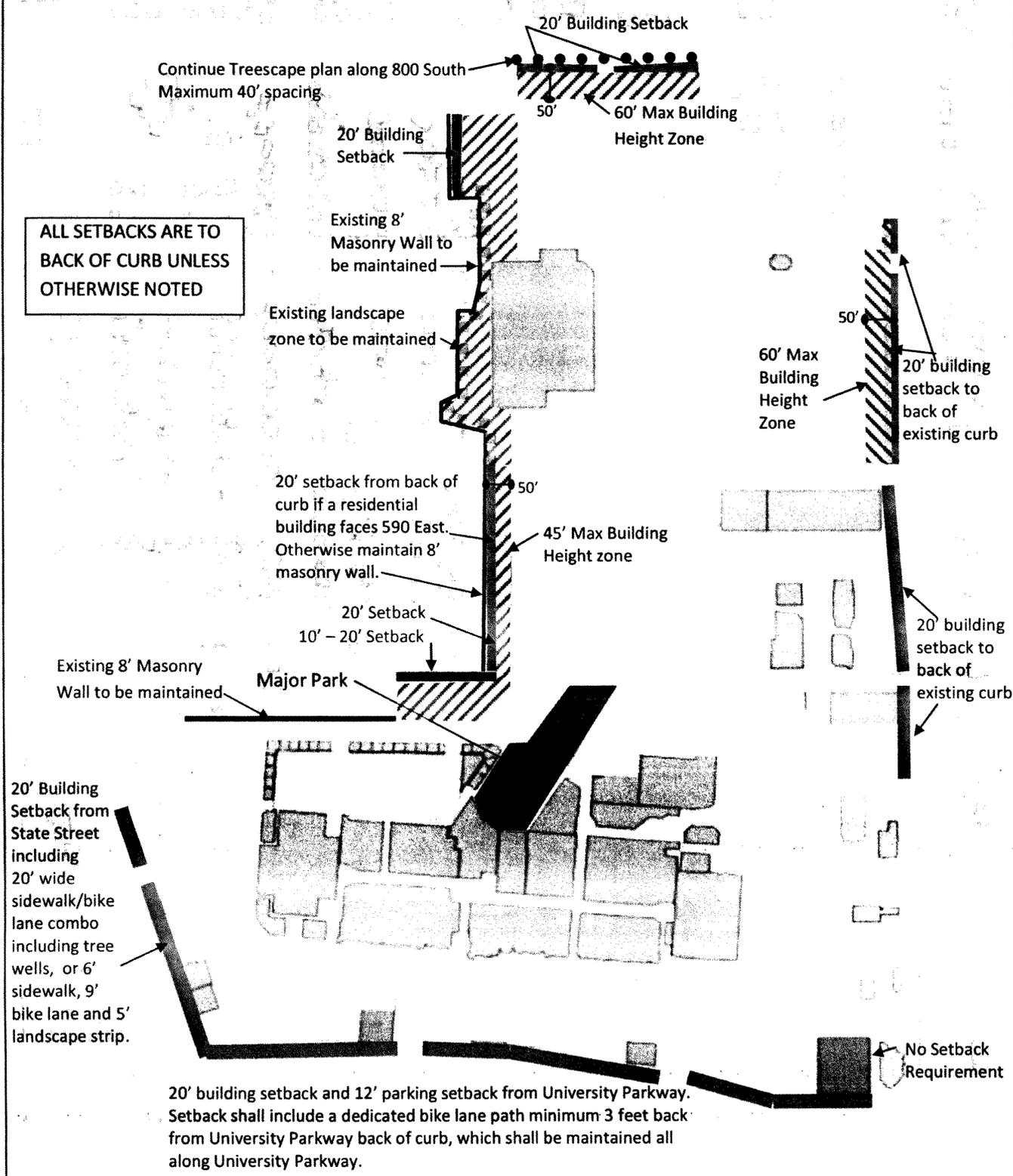
APPENDIX BB – CONCEPT PLAN

-  EXISTING RETAIL
-  MIXED USE – RESIDENTIAL, RETAIL, OFFICE, HOTEL, PARKING OR ANY COMBINATION THEREOF.
-  RESIDENTIAL
-  LIMITED ZONE - ONLY RESIDENTIAL USES ARE PERMITTED IN THE LIMITED ZONE FACING 590 EAST AND THE PORTION OF 1100 SOUTH WHICH LIES WEST OF 590 EAST, OR THE 8' MASONRY WALL SHALL BE MAINTAINED

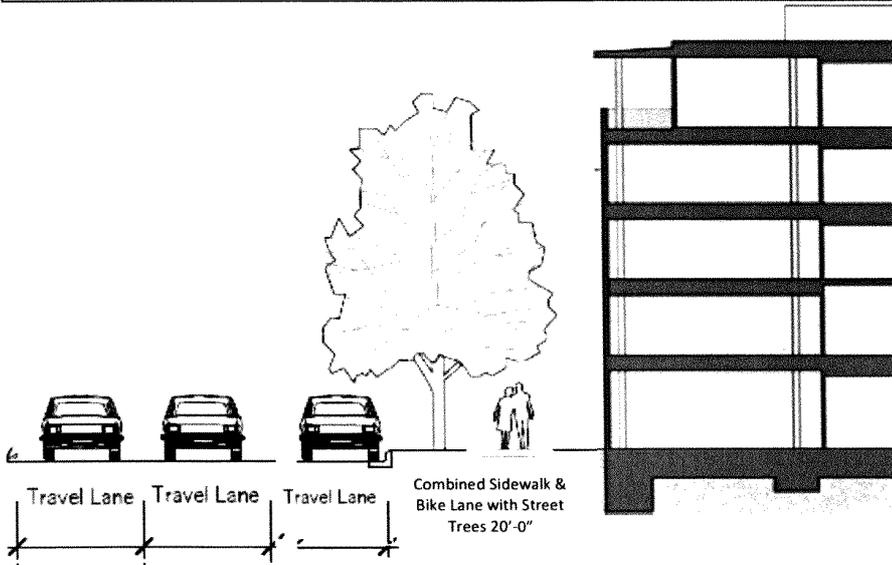


MASTER PLAN

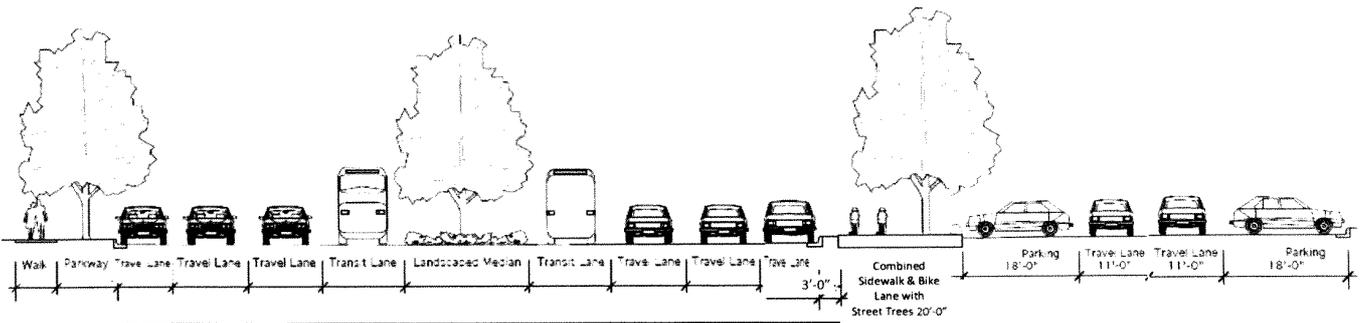
APPENDIX BB - SETBACKS AND LANDSCAPE STRIP CONFIGURATIONS



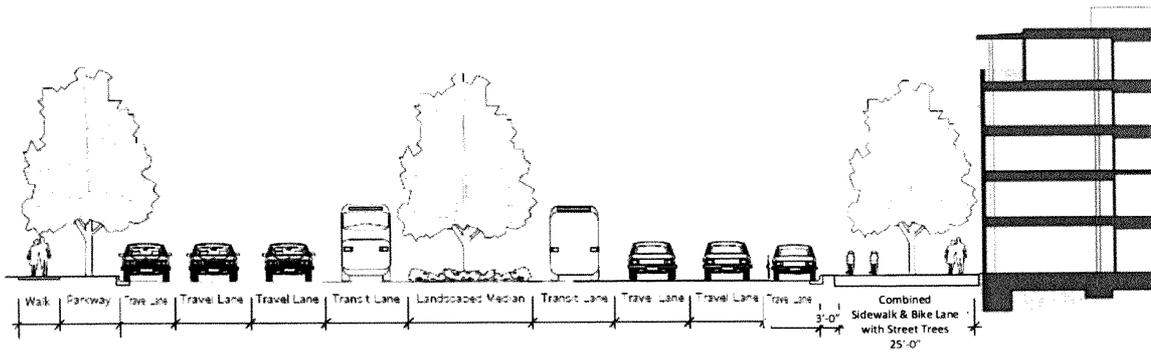
APPENDIX BB - SIDEWALK, PARKING & BUILDING SETBACK SECTIONS



STATE STREET COMBINED WALK/BIKE LANE/PLANTING AREA & 20' BUILDING SETBACK



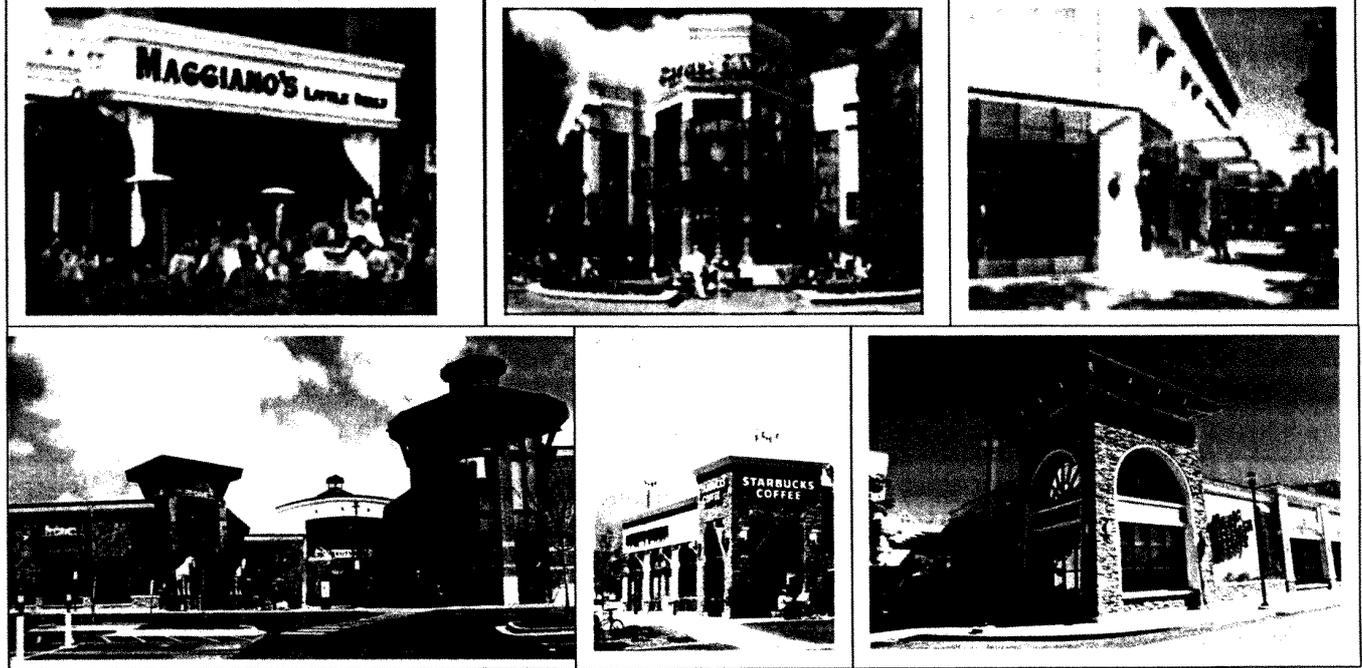
UNIVERSITY PARKWAY BIKE PATH LOCATION AND 20' PARKING SETBACK



UNIVERSITY PARKWAY BIKE PATH LOCATION AND 25' BUILDING SETBACK

APPENDIX BB - SAMPLE BUILDING AND ARCHITECTURAL STYLES

RETAIL

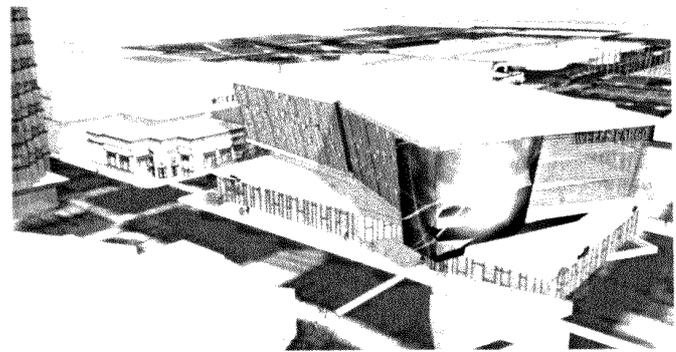
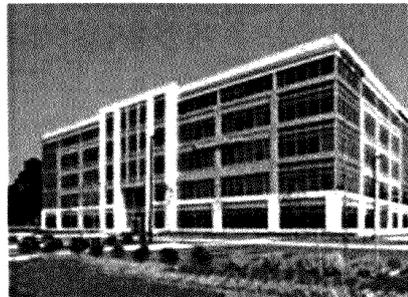
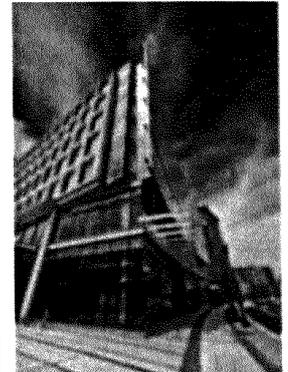
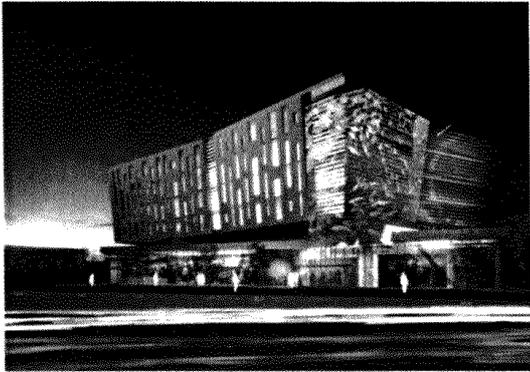


STREETSCAPE

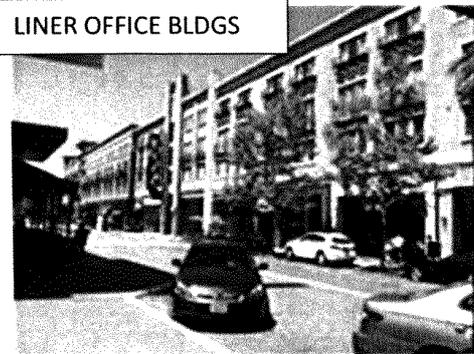


APPENDIX BB - SAMPLE BUILDING AND ARCHITECTURAL STYLES

OFFICE

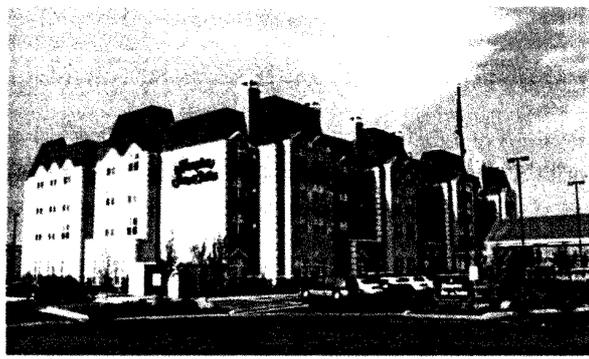


LINER OFFICE BLDGS

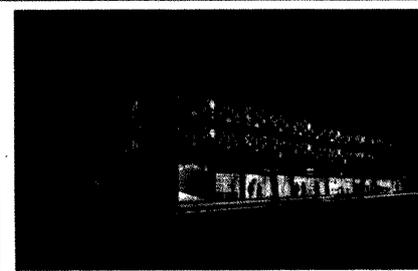
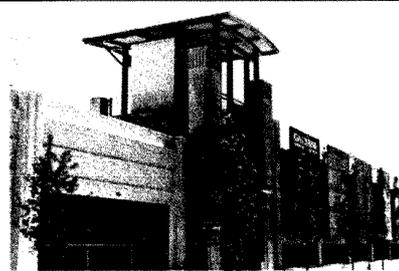
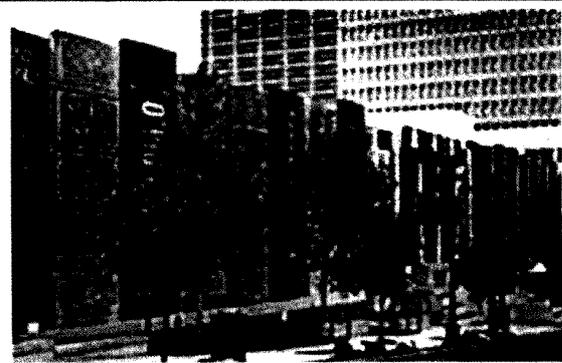
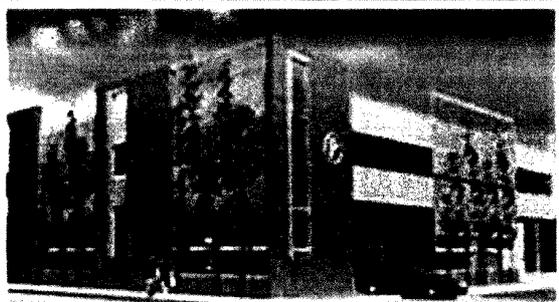


APPENDIX BB - SAMPLE BUILDING AND ARCHITECTURAL STYLES

HOTEL

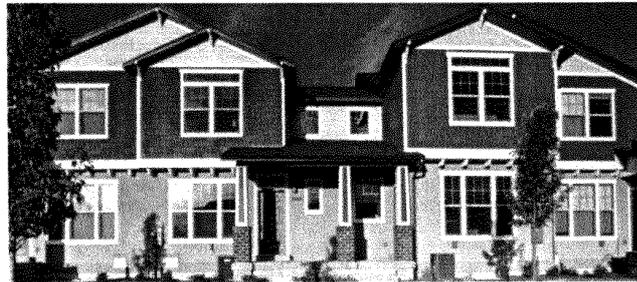


PARKING STRUCTURES



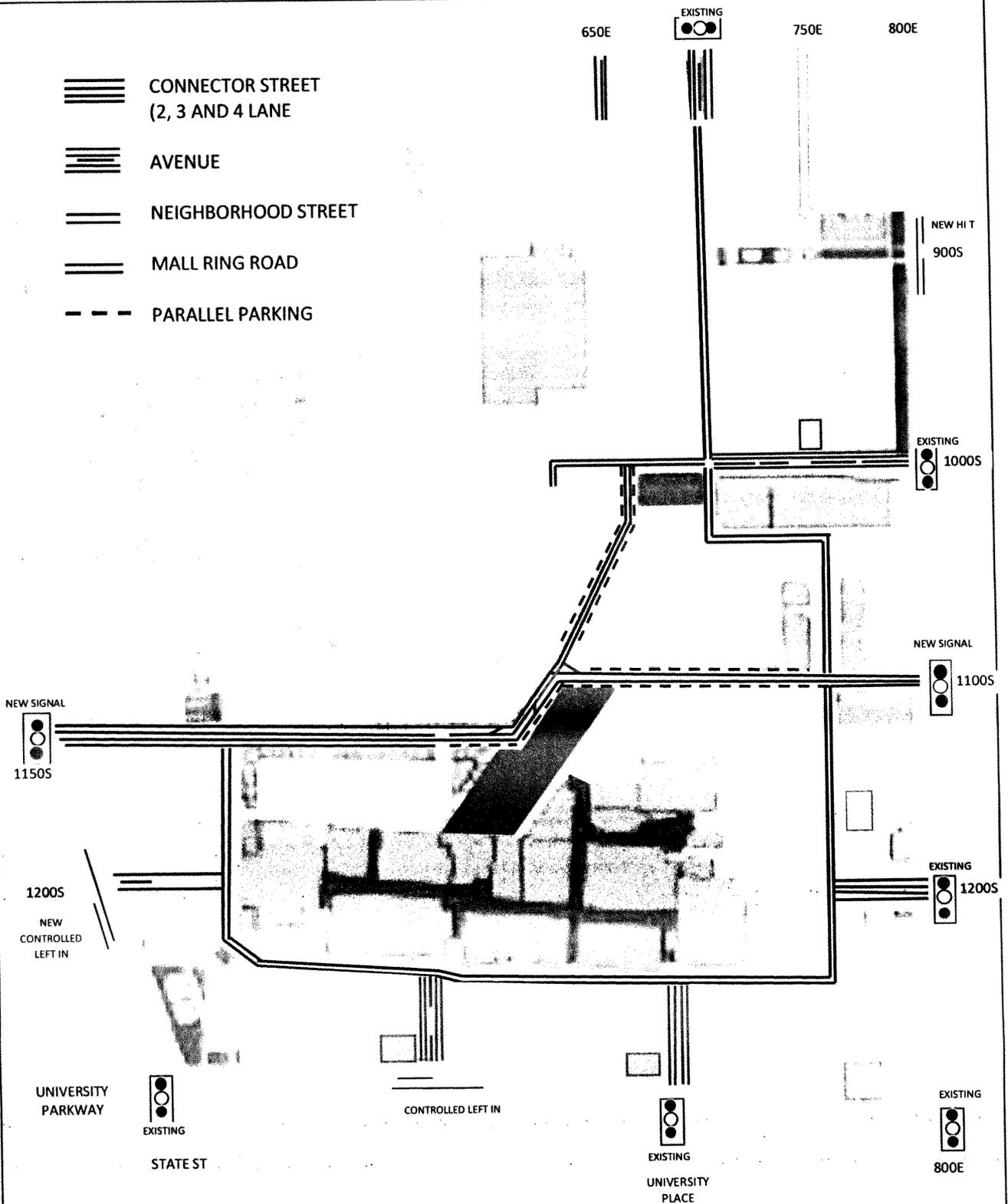
APPENDIX BB - SAMPLE BUILDING AND ARCHITECTURAL STYLES

MULTIFAMILY RESIDENTIAL



APPENDIX BB - CONCEPTUAL ROAD LOCATIONS AND TYPES

-  CONNECTOR STREET
(2, 3 AND 4 LANE)
-  AVENUE
-  NEIGHBORHOOD STREET
-  MALL RING ROAD
-  PARALLEL PARKING



APPENDIX BB - ROAD SECTIONS

5.8. Avenue.

1. Intent.

The Avenue is a medium to high capacity street for higher speeds and a wider right of way. It includes a center median, providing a pedestrian refuge area to aid street crossings.

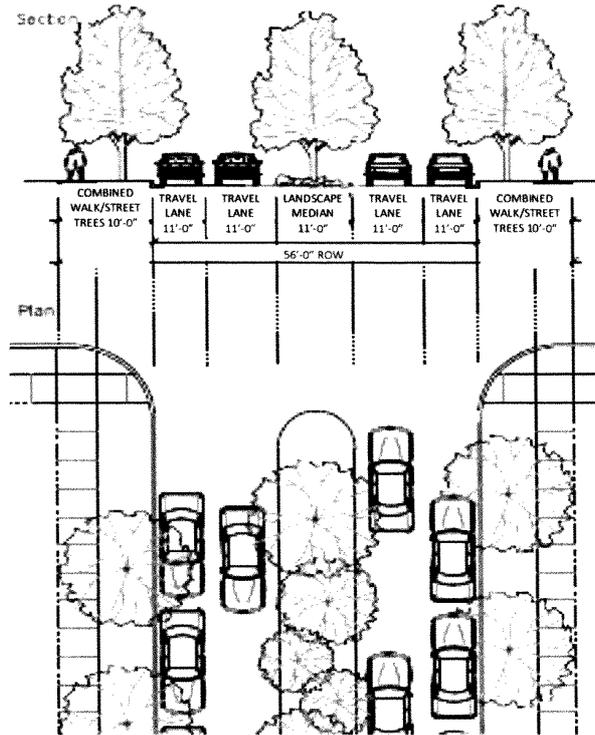


Figure 5.8 (1): Typical Avenue

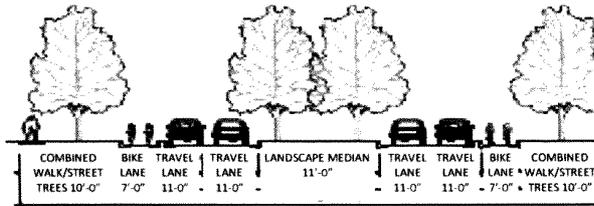


Figure 5.8 (4): Alternative 70' with Median & Cycle Track Connector

5.7 Connector Street.

1. Intent.

The connector street is a medium to high capacity street. It primarily serves as a through street providing connections to nearby arterials, parking structures and gathering places.

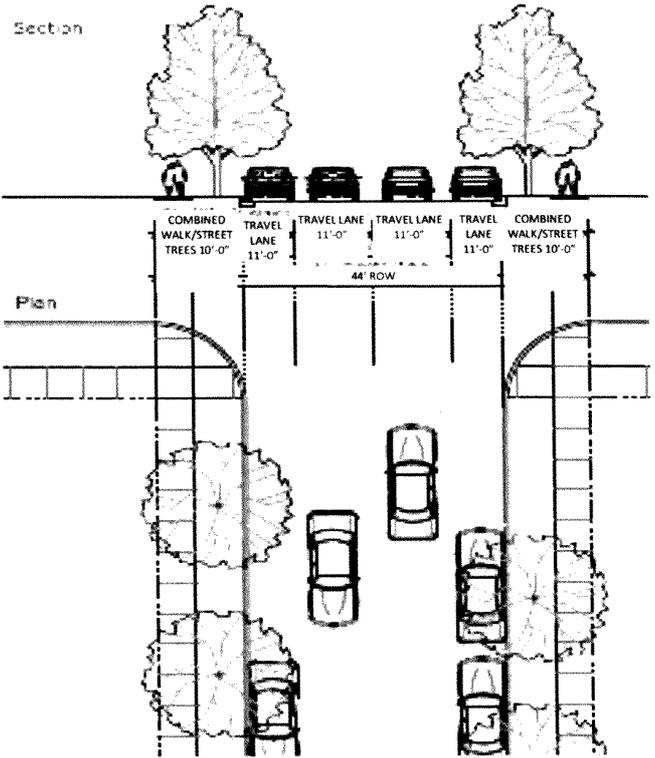
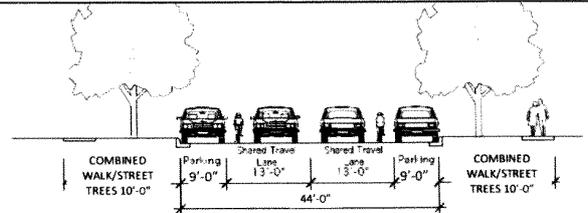
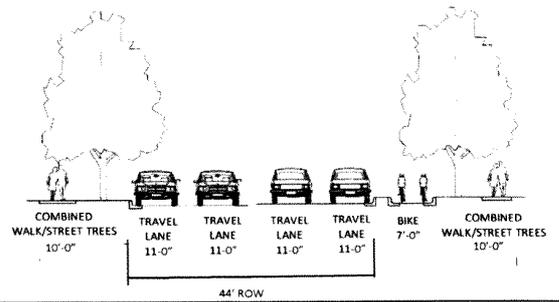


Figure 5.7 (1): Typical Connector



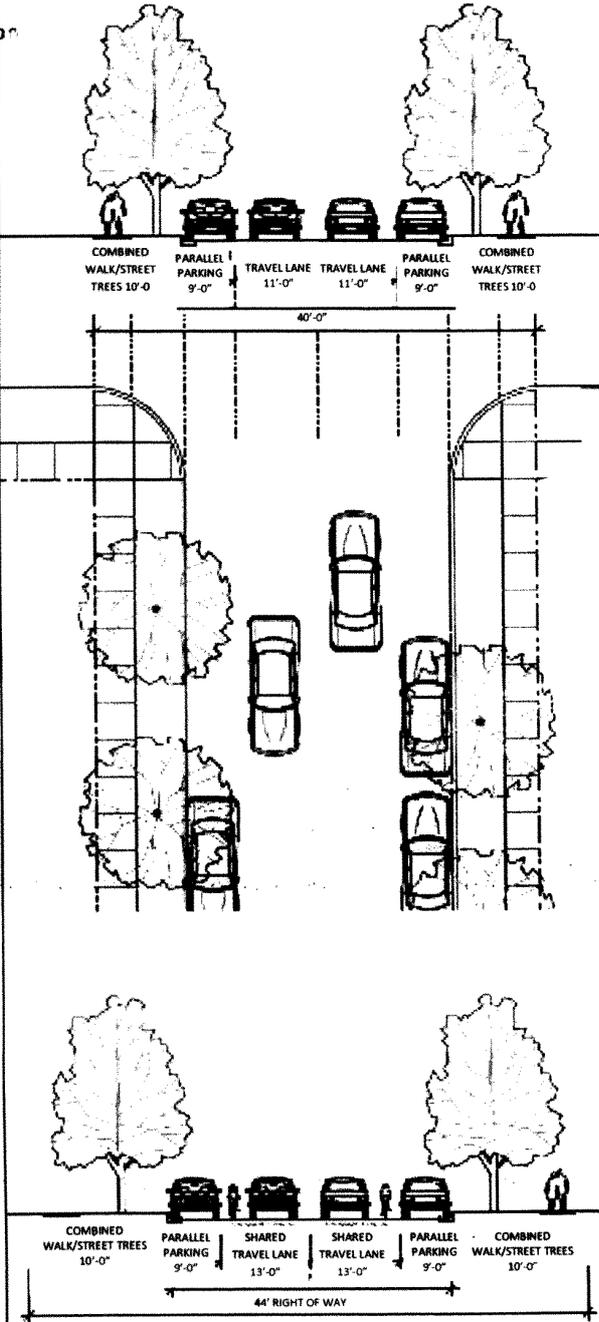
CONNECTOR WITH PARALLEL PARKING

APPENDIX BB - ROAD SECTIONS

5.6 Neighborhood Street.

1. Intent.

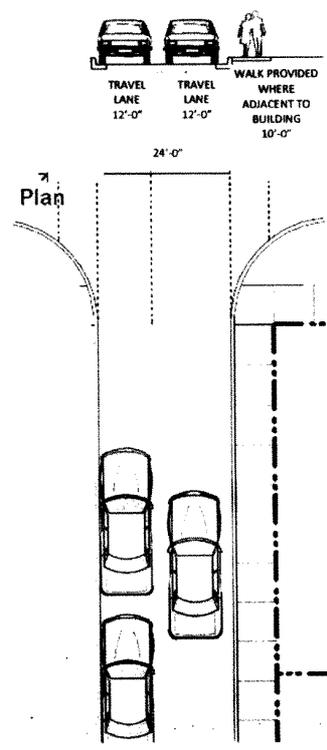
The Neighborhood Street: a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or bus needed directly adjacent to it.



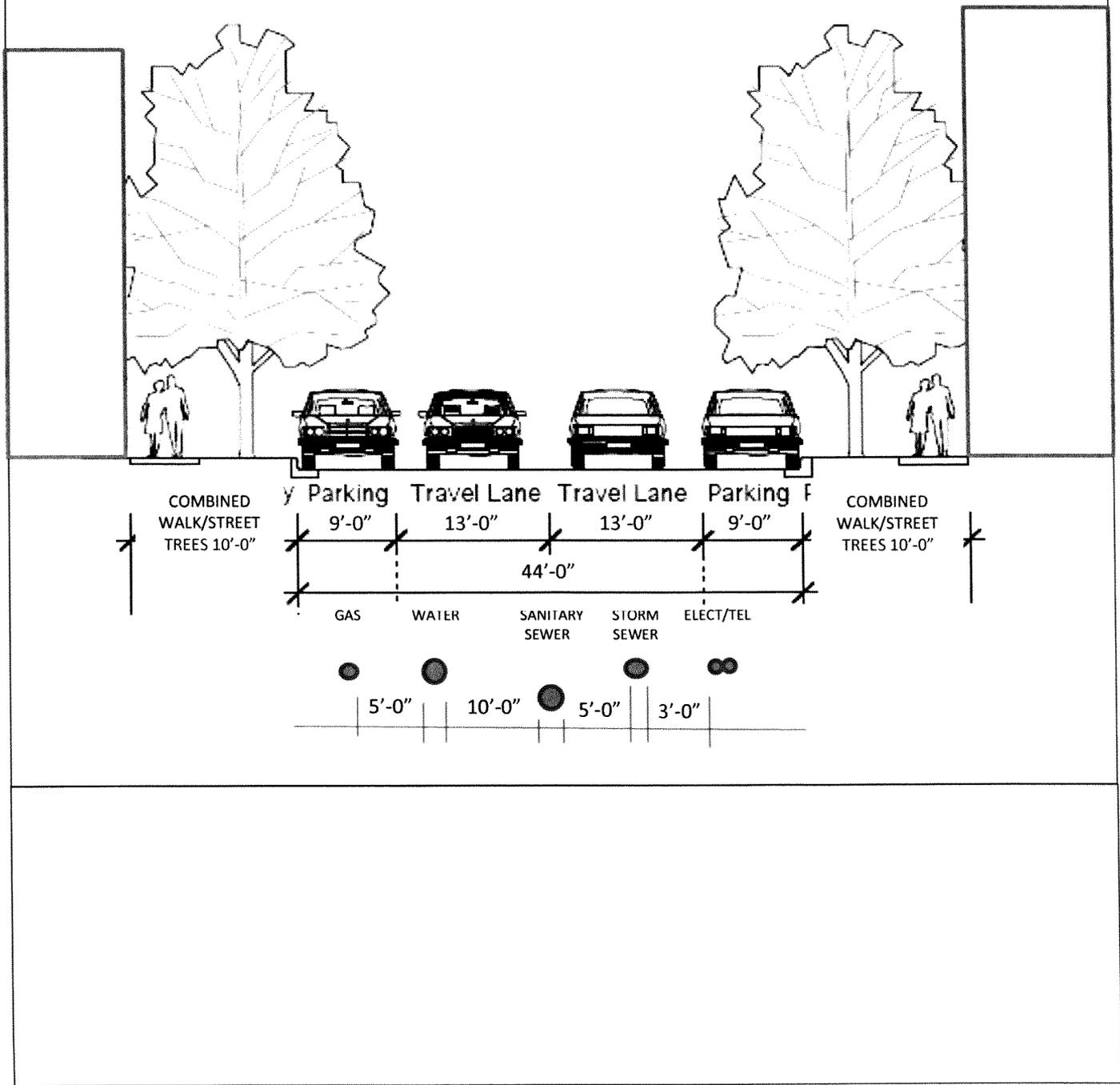
Mall Ring Road

1. Intent.

The Mall Ring Road is a medium capacity access road connecting the parking fields around the Mall with slow speeds. The Ring Road has no curb or parkway trees. It may or may not have a sidewalk on one side. No parking is permitted on the ring road



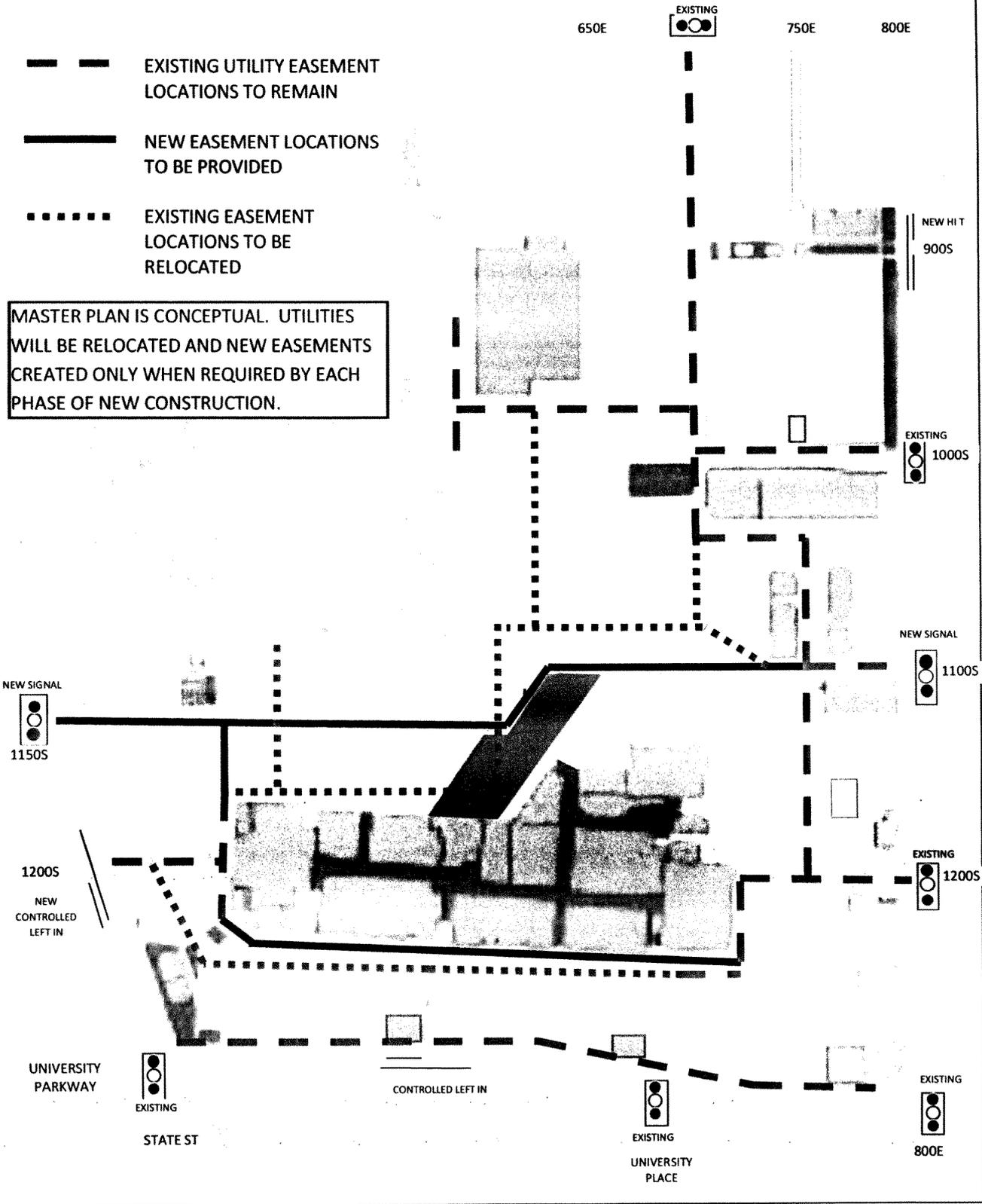
APPENDIX BB – UTILITY SECTIONS



APPENDIX BB – UTILITY EASEMENT LOCATIONS

-  EXISTING UTILITY EASEMENT LOCATIONS TO REMAIN
-  NEW EASEMENT LOCATIONS TO BE PROVIDED
-  EXISTING EASEMENT LOCATIONS TO BE RELOCATED

MASTER PLAN IS CONCEPTUAL. UTILITIES WILL BE RELOCATED AND NEW EASEMENTS CREATED ONLY WHEN REQUIRED BY EACH PHASE OF NEW CONSTRUCTION.



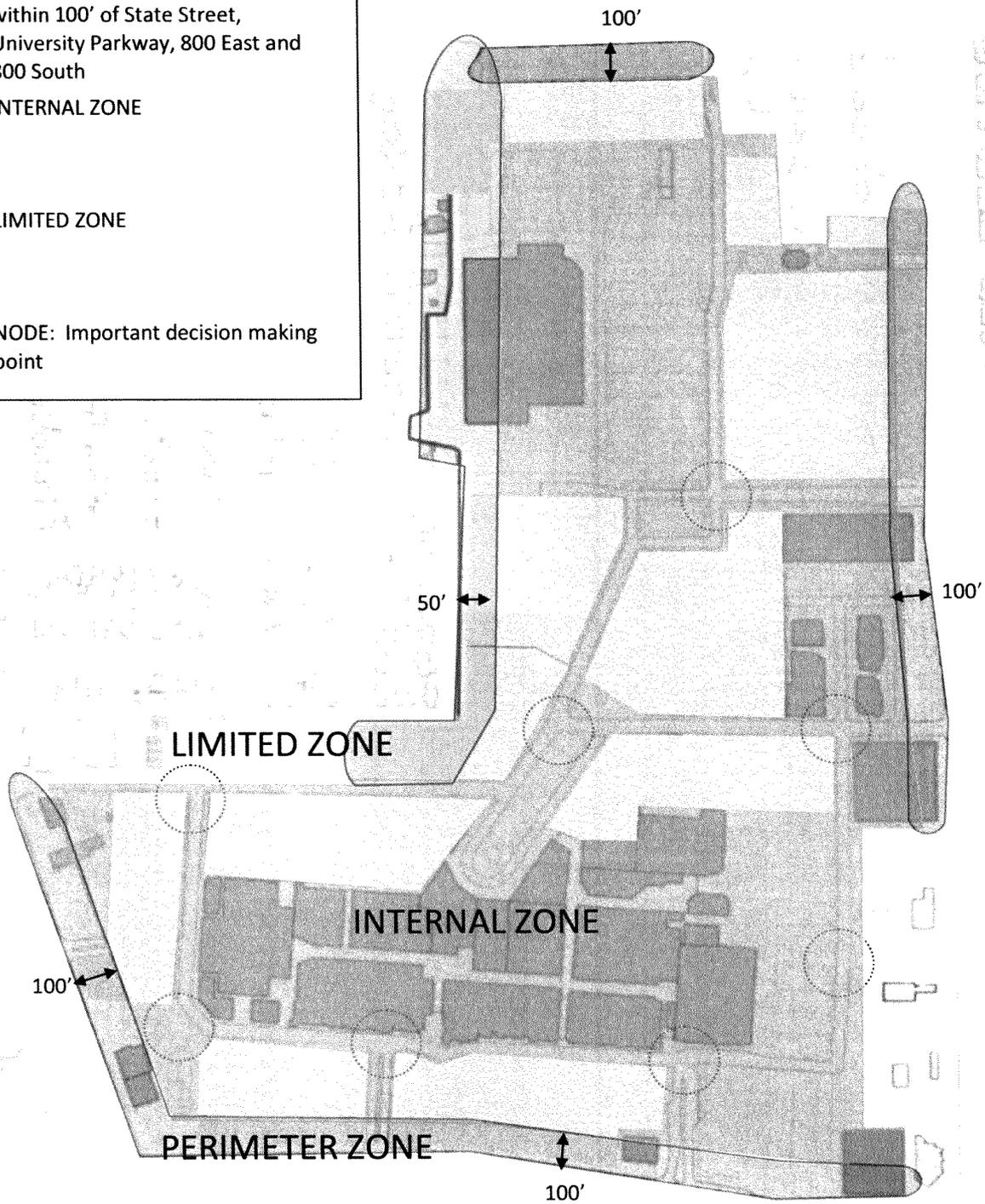
APPENDIX BB - SIGNAGE ZONES

 PERIMETER ZONE: Area located within 100' of State Street, University Parkway, 800 East and 800 South

 INTERNAL ZONE

 LIMITED ZONE

 NODE: Important decision making point

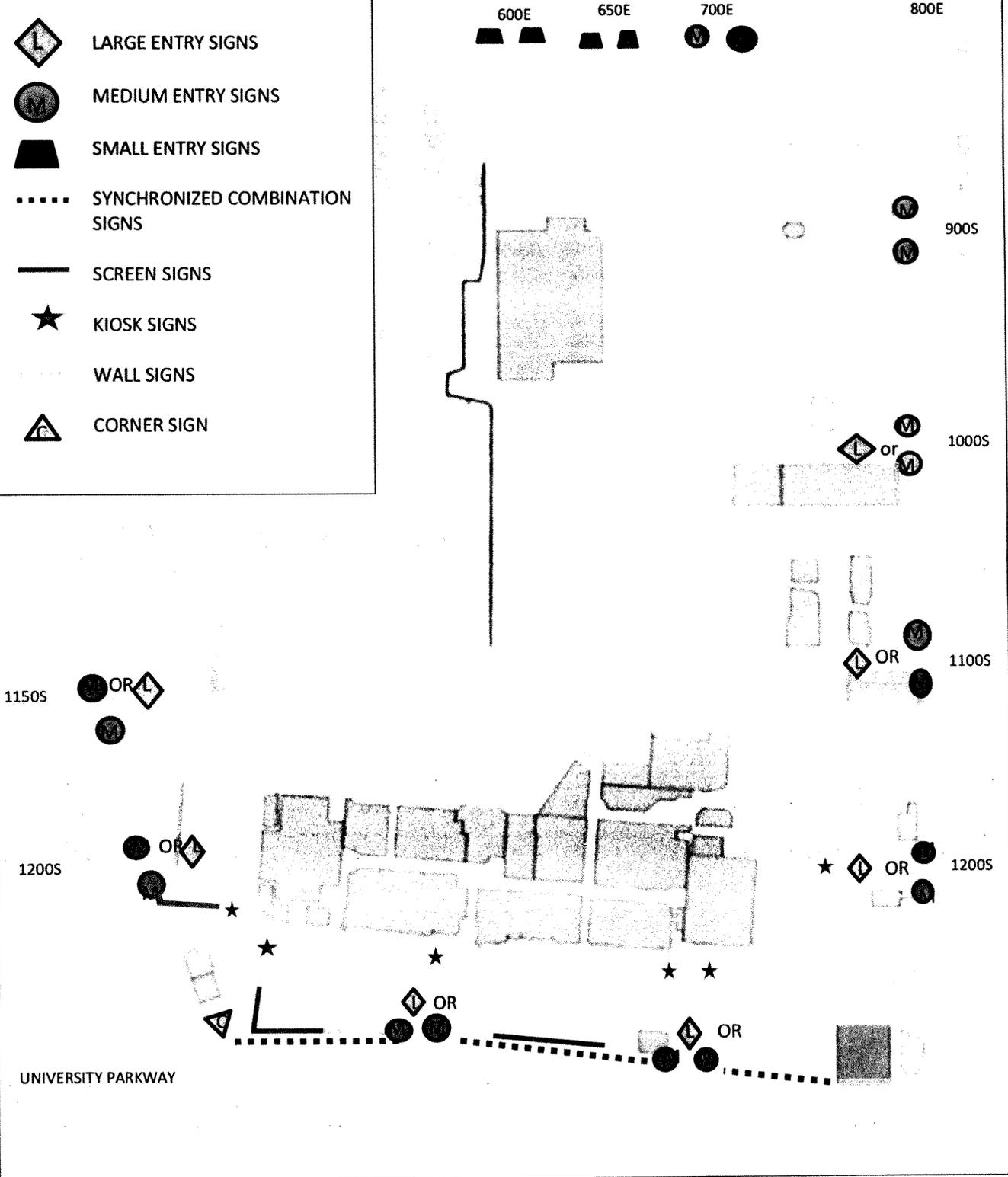


APPENDIX BB – PERIMETER SIGN LOCATIONS

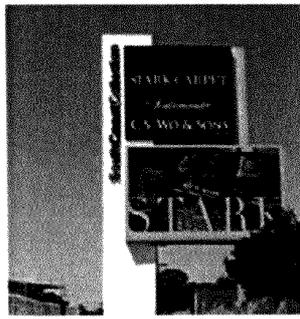
SIGN TYPES: PERIMETER SIGNS

-  LARGE ENTRY SIGNS
-  MEDIUM ENTRY SIGNS
-  SMALL ENTRY SIGNS
-  SYNCHRONIZED COMBINATION SIGNS
-  SCREEN SIGNS
-  KIOSK SIGNS
-  WALL SIGNS
-  CORNER SIGN

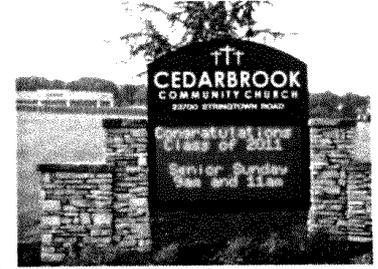
600E 650E 700E 800E



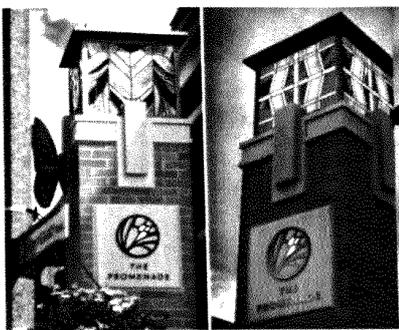
APPENDIX BB - SIGNAGE TYPES



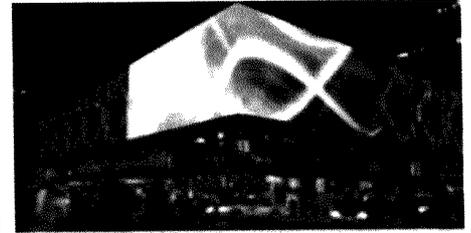
LARGE ENTRY SIGN EXAMPLES



MEDIUM ENTRY SIGN EXAMPLES

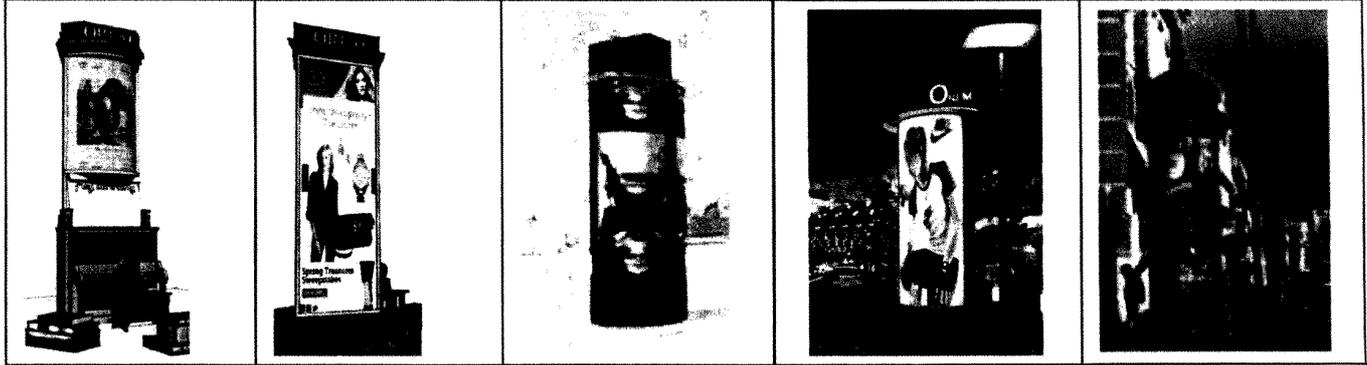


SMALL ENTRY SIGN EXAMPLES



ELECTRONIC SCREEN SIGN EXAMPLES

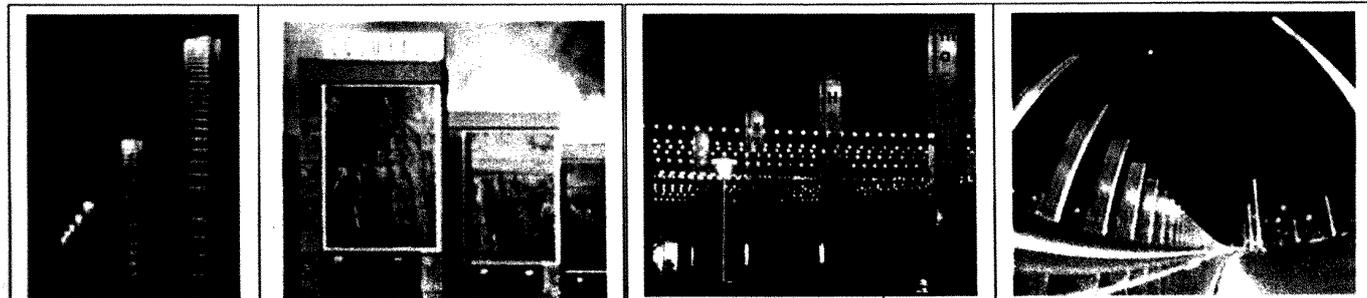
APPENDIX BB - SIGNAGE TYPES



KIOSK SIGN EXAMPLES

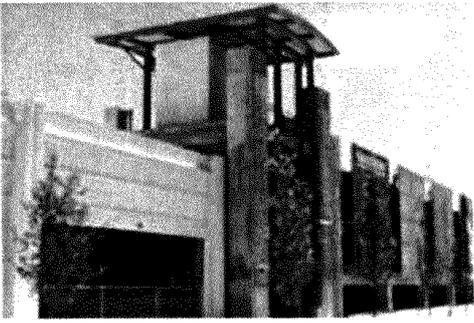


WALL SIGN EXAMPLES

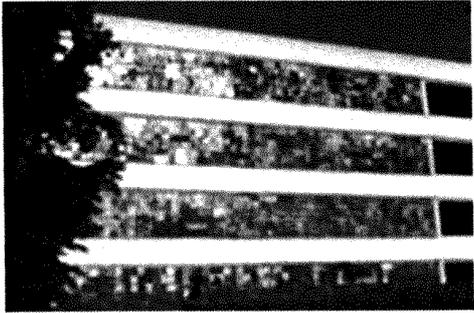


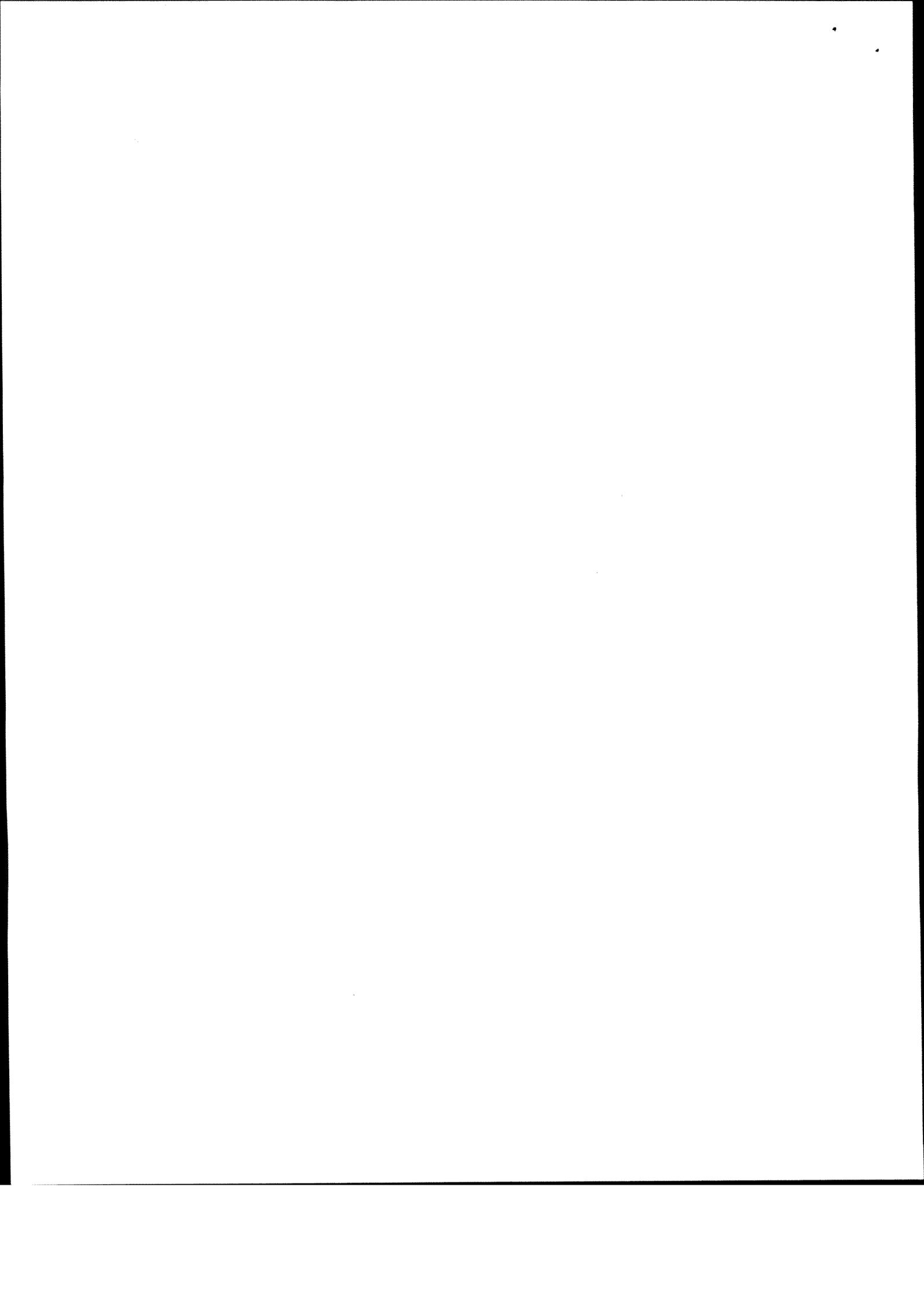
SYNCHRONIZED COMBINATION SIGN EXAMPLES

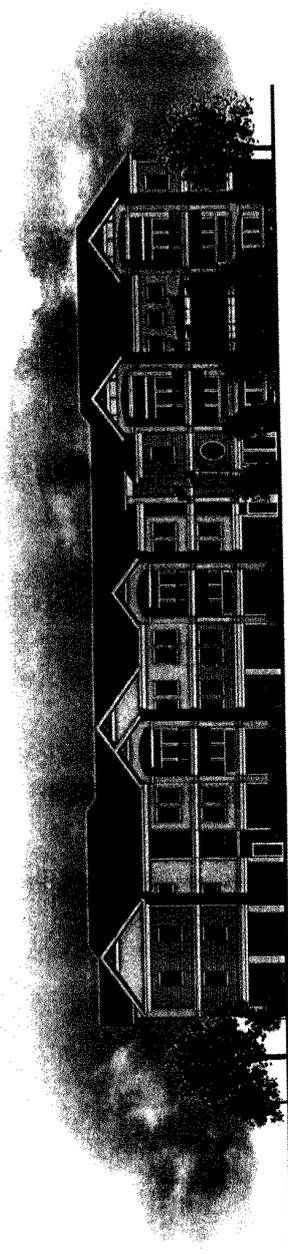
APPENDIX BB - SIGNAGE TYPES



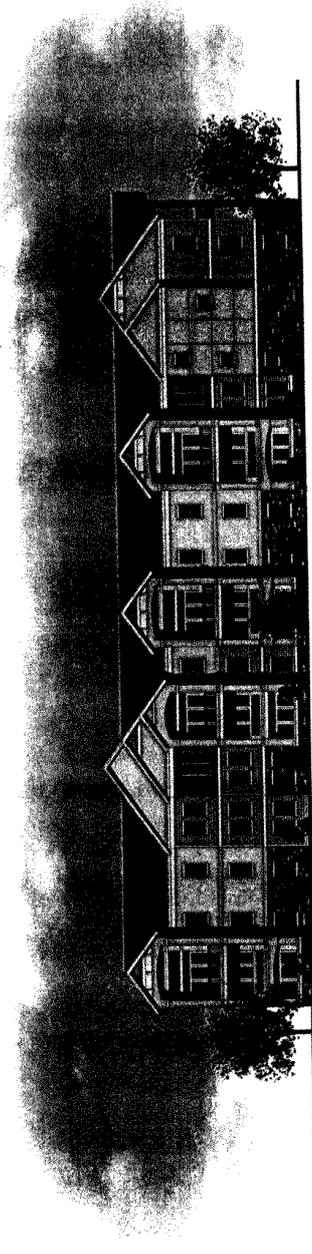
**PARKING
STRUCTURE
SIGNAGE AND
ART
EXAMPLES**



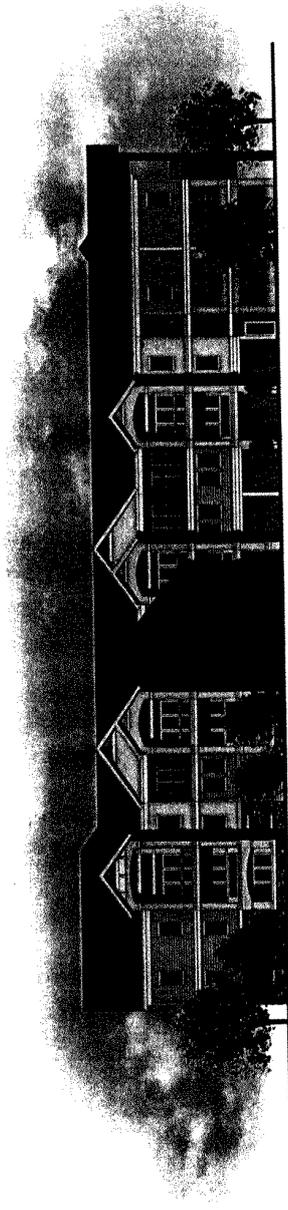




BUILDING 3 - ELEVATION NORTH



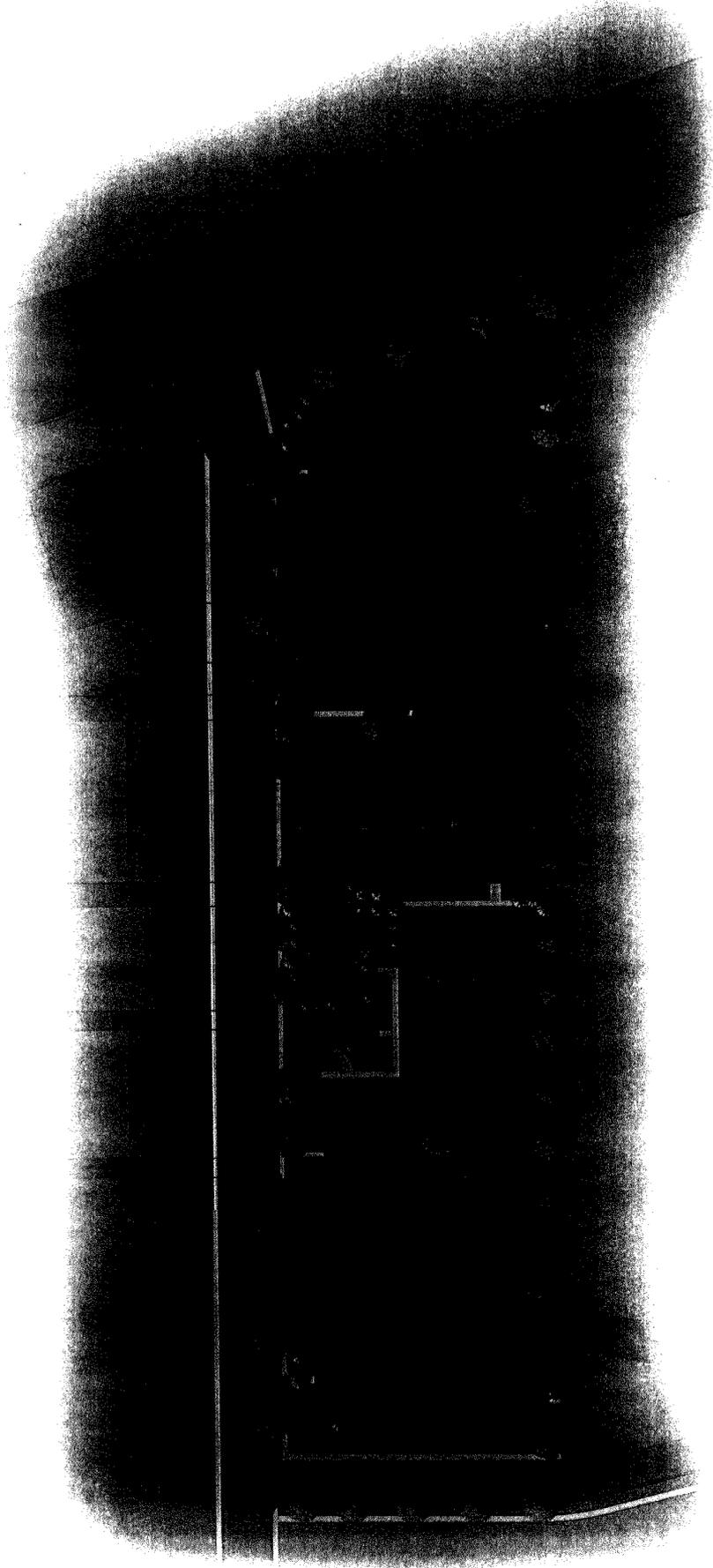
BUILDING 3 - ELEVATION SOUTH



BUILDING 3 - ELEVATION EAST



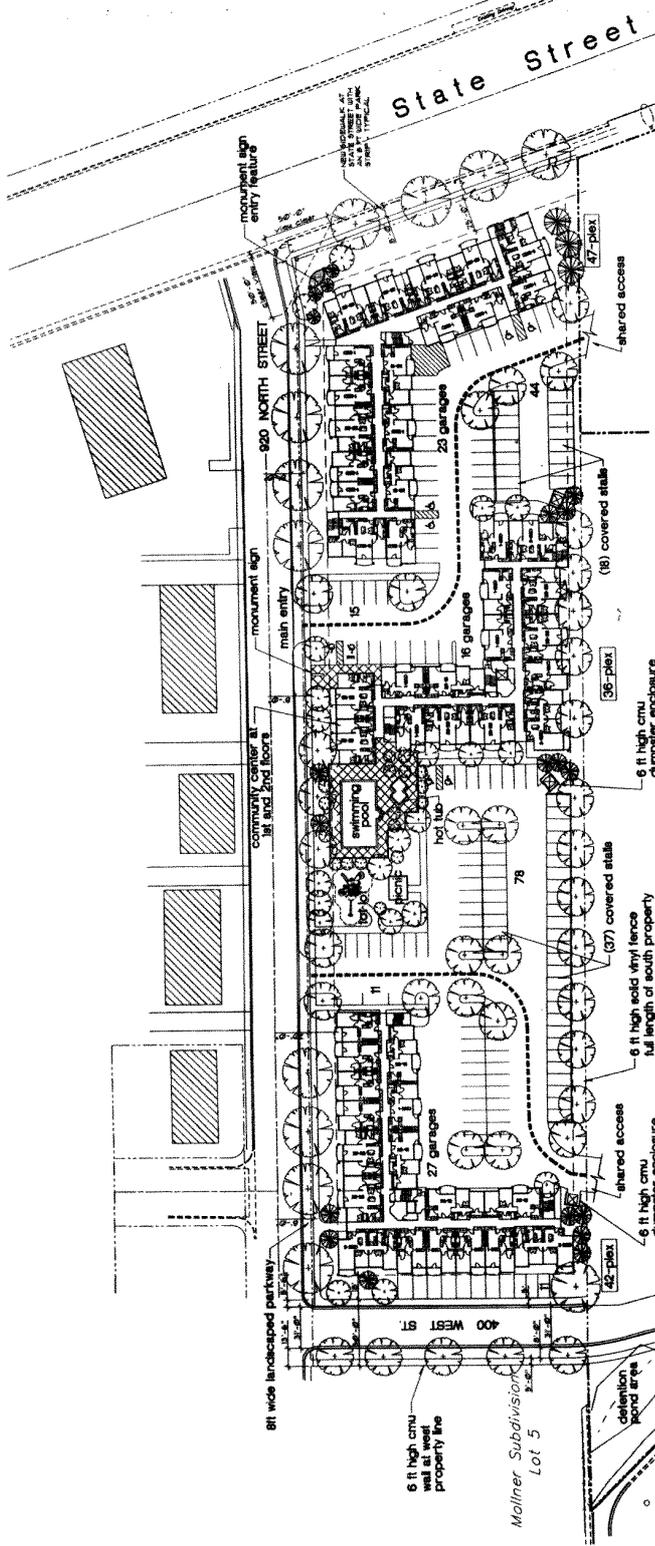
ORCA APARTMENT COMMUNITY



OREM APARTMENT COMMUNITY



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TABULATION	
1-BED APTS.	46%
2-BED APTS.	39%
3-BED APTS.	15%
TOTAL	100%
TOTAL UNITS: 225 UNITS	
OVERALL SITE AREA: 4.17 ACRES	
SITE DENSITY: 2997 UNITS / ACRE	
GARAGES: 66 GARAGES	
TANDEM STALLS: 33 STALLS	
CANOPY PARKING: 55 STALLS	
SURFACE PARKING: 71 STALLS	
TOTAL PARKING: 225 STALLS	
PARKING REQ'D: 221 STALLS	
- 15 stalls / 1-bed unit	
- 20 stalls / 2 and 3-bed units	
PARKING RATIO: 180 STALLS/ UNIT	
OPEN SPACE: 126 ACRES (30.2%)	

ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

REVISED: 28 OCT 2013

RECEIVED

NOV 07 2013

CITY OF OREM

OREM CITY COUNCIL

PERSONAL APPEARANCE - SIGN IN SHEET

For those wishing to speak on topics NOT already on the agenda.

Date November 19, 2013

Name	Address	Phone	Topic
✓ Carson Omlen	58 N Palmside dr Over		FYI
✱ Quinn Mechem	84 S Carterville Road	802-984-3174	#16 (Public Hearing)
✓ Wayne Burr	142 S 400 W	801 224 6992	property tax
James J. [unclear]	934 S. 970 E	801-226-1878	Mat