



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
March 25, 2025

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

3:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. WORK SESSION ITEMS

1.1 **PRESENTATION - General Plan Update (15 min)**

Presenter: Jared Hall, Planning Manager

1.2 **PRESENTATION - Proposed Process for Sale of 1600 North Homes (15 min)**

Presenter: Taggart Bowen, City Engineer; Gary McGinn, Community Development Director; Eric Rasband, UDOT

1.3 **PRESENTATION - Proposed Utility Fees (45 min)**

Presenter: Chris Tschirki, Public Works Director; Reed Price, Assistant Public Works Director; and Fred Philpot, LRB Advisors

1.4 **PRESENTATION - Recommended CDBG Allocations (10 min)**

Presenter: Debi D'Amico, Neighborhood Supervisor; Heather Cox, Management Analyst; Taylor Draney, MAG

1.5 **PRESENTATION - Budget Presentations - Revenues and Compensation (60 min)**

Presenter: Brandon Nelson, CPA, Finance Director; Keri Rugg, Deputy City Manager; Jennica Jones, Strategies and Innovations Manager

1.6 **PRESENTATION - Election Agreement and Resolution (5 min)**

Presenter: Teresa McKittrick, City Recorder

1.7 **PRESENTATION - CARE Deliberation Presentation (10 min)**

Presenter: Brandon Nelson, CPA, Finance Director and Trevor Bell, Budget Manager

2. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

3. CITY COUNCIL / STAFF REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

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

3.1 **Jenn Gale reports**

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: Jon Westover
6. PLEDGE OF ALLEGIANCE: Kaylie Westover
7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1 PRESENTATION - Doanation to the Gold Star Family Memorial Monument

Utah Central Association of Realtors
Presenter: Peter Christensen, CEO

7.2 PRESENTATION - Mr. and Mrs. Golden Orem

Presenter: Gena Bertelsen, Senior Center Manager

7.3 REPORT - Giving Machines and Charity Presentation

Presenter: Mark Seastrand, Orem Communications Council

7.4 REPORT - Justice Court

Presenter: Reed Parkin, Justice Court Judge

7.5 PRESENTATION - Legislative Recap

Presenter: Jared Tingey, ULCT Representative

8. PERSONAL APPEARANCES – 15 MINUTES

Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the city. Comments should focus on issues concerning the city. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)

9. CONSENT ITEMS

9.1 APPROVAL OF MEETING MINUTES

January 28, 2024, and February 11, 2025

9.2 REAPPOINTMENT - Natural Resources Advisory Commission

Quinn Mecham

9.3 RESOLUTION - Authorizing the City Manager to Sign an Agreement with Utah County for the 2025 City of Orem Elections

10. SCHEDULED ITEMS

10.1 PUBLIC HEARING - ORDINANCE - Amending Article 22-5-(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 1203 North 630 East (Canyon Park) from the Timpanogos Research & Development Park (PD-6) Zone to the Single Famiy Residential (R8) Zone (approximately 23.3 acres).

Presenter: Jared Hall, Planning Manager

The City Council moves to approve or deny, by ordinance, amending article 22-5-(A) and the zoning map of the City of Orem by rezoning the property located generally at 1203 North 630 East (Canyon Park) from the Timpanogos Research & Development Park (PD-6) Zone to the Single Famiy Residential (R8) Zone (approximately 23.3

acres).

10.2 (Ken Garff has requested a continuance of item 10.2 to the April 8, 2025 City Council meeting.)

ORDINANCE - Ken Garff - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) (approximately 1.05 acres).

Presenter: Jared Hall, Planning Manager

The City Council moves to continue item 10.2, the Ken Garff rezone, to the April 8, 2025, City Council meeting.

11. CITY MANAGER INFORMATION ITEMS

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.

12. ADJOURN

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 801-229-7000)**

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

**INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY
AND CITY OF OREM
FOR THE ADMINISTRATION OF THE 2025 MUNICIPAL ELECTIONS**

This INTERLOCAL COOPERATION AGREEMENT (“Agreement”), made and entered into by and between Utah County, a political subdivision of the State of Utah, and City of Orem, a municipality and political subdivision of the State of Utah, hereinafter referred to as CITY.

WITNESSETH:

WHEREAS, under Utah Code Title 20A, the Utah County Clerk is charged with many duties pertaining to conducting fair, accurate, and impartial elections in Utah County;

WHEREAS, Utah County, by and through the Utah County Clerk, regularly conducts countywide elections and has the equipment, experience, and applicable vendor contracts in place to efficiently conduct elections;

WHEREAS, municipalities within Utah County, such as CITY, are responsible for conducting municipal elections within their own jurisdictions;

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act (“Act”), Utah Code Title 11, Chapter 13, public agencies, including political subdivisions of the State of Utah, are authorized to enter into written agreements with one another for joint or cooperative action;

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of both Utah County and CITY;

WHEREAS, the parties to this Agreement are public agencies as defined in the Act;

WHEREAS, Utah County and CITY desire to successfully conduct the 2025 CITY Municipal Primary Election (to be held on August 12, 2025) and Municipal General Election (to be held on November 4, 2025) (collectively “2025 CITY Municipal Elections”); and

WHEREAS, it is to the mutual benefit of both Utah County and CITY to enter into an agreement providing for the parties’ joint efforts to administer the 2025 CITY Municipal Elections.

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

Within the meaning of the Act, the effective date of this Agreement occurs when the Agreement is submitted to, approved by, and formally adopted via resolution by the governing bodies of both parties. The term of the Agreement begins upon its effective date and ends on December 31, 2025, or upon joint written termination by both parties, whichever occurs first. The termination date may be extended if mutually agreed upon in writing by both parties.

Prior to becoming effective, the Agreement must be reviewed and approved for legal form and compatibility with the laws of the State of Utah by both the Utah County Attorney and the CITY Attorney, or their designee. Each party shall file a copy of the Agreement with the respective record-keeping official for each party.

Section 2. ADMINISTRATION OF AGREEMENT

This agreement does not create a separate legal entity and does not require or authorize any organizational changes within the parties. Under Utah Code § 11-13-207, Utah County, by and through the Utah County Clerk, shall act as the administrator responsible for overseeing the implementation of this Agreement. Utah County, by and through the Utah County Clerk, shall maintain all books and records in such form and manner as Utah County sees fit and shall make

all books and records available for examination and inspection by CITY at all reasonable times and in accordance with state and federal law. The parties shall not acquire, hold, nor dispose of real or personal property under this Agreement during this joint undertaking.

Section 3. PURPOSES

This Agreement has been established and entered into between the parties for the purpose of administering the 2025 CITY Municipal Elections in accordance with state and federal laws. This Agreement contemplates basic, traditional primary and general elections for the 2025 CITY Municipal Elections, in accordance with the laws of the State of Utah. All other election-related services, including but not limited to services for special elections, runoff elections, or elections for subsequent years, are not contemplated in this Agreement.

Section 4. RESPONSIBILITIES

The parties agree to fulfill the responsibilities and duties outlined in Exhibit A, which is attached and incorporated by reference, for the 2025 CITY Municipal Elections.

CITY agrees to reimburse Utah County the actual costs incurred in administrating the 2025 CITY Municipal Elections. Utah County shall not bill CITY in excess of the estimated cost per active voter specified in Exhibit B, which is attached and incorporated by reference. CITY shall submit payment to Utah County within 30 days of receiving an invoice.

In accordance with the definitions in Utah Code § 20A-1-102, this Agreement relates to a municipal ballot and election, and the election officer is CITY's municipal clerk or recorder. Notwithstanding these definitions, the parties agree to consolidate all elections administration functions and decisions in the office of the Utah County Clerk to ensure the successful conduct of multiple, simultaneous municipal elections taking place throughout Utah County in 2025. In a consolidated election, decisions made by Utah County regarding resources, procedures, and

policies are based upon providing the same scope and level of service to all the participating jurisdictions, and CITY recognizes that such decisions, made for the benefit of the whole, may not be subject to review by CITY.

Section 5. TERMINATION

This Agreement automatically terminates at the end of its term, pursuant to the provisions of Section 1. Prior to the automatic termination, either party may terminate the Agreement early by providing 60 days' written notice to the other party. If the Agreement is terminated prior to the scheduled end date, CITY shall pay its share of any costs incurred up to that point, including any unavoidable and irreversible future costs outlined in the Agreement.

Prior to termination, the parties shall settle all outstanding financial obligations under this Agreement

Section 6. INDEMNIFICATION

The parties to this Agreement are political subdivisions of the State of Utah. The parties agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement. The parties expressly agree that the obligation to indemnify is limited to the dollar amounts set forth in the Utah Code § 63G-7-604 of the Governmental Immunity Act of Utah. None of the parties waive any defenses otherwise available under the Governmental Immunity Act of Utah.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

The parties shall place executed copies of this Agreement on file in the office of the Utah County Clerk and with the official keeper of records of CITY and shall maintain the copies for public inspection during the term of this Agreement.

Section 8. ADOPTION REQUIREMENTS

The Agreement takes effect only after the following steps are completed:

- (a) Approval by resolution of each party's governing body,
- (b) Execution by a duly authorized official of each party,
- (c) Review and approval by an authorized attorney of each party, as required by Utah Code § 11-13-202.5, and
- (d) Filing of the Agreement and resolutions in the official records of each party.

Section 9. AMENDMENTS

This Agreement may only be amended, changed, modified, or altered by an instrument in writing that meets the following requirements:

- (a) Approval by resolution of each party's governing body,
- (b) Execution by a duly authorized official of each party,
- (c) Review and approval by an authorized attorney of each party, as required by Utah Code § 11-13-202.5, and
- (d) Filing of the Agreement and resolutions in the official records of each party.

Section 10. SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions will remain in effect and be enforced to the extent permitted by law. If possible, the parties shall apply the invalid provision in a way that upholds its intent. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

The parties acknowledge that all terms of this Agreement have been negotiated and

prepared jointly. Neither party is presumed to have a disadvantage due to being the drafter of this Agreement. If any provision of this Agreement requires judicial interpretation, the parties request that no presumption be applied against any party for being the drafting party.

Section 12. HEADINGS

Headings in the Agreement are for convenience of reference only and are not to be considered for any interpretation of the Agreement.

Section 13. BINDING AND ENTIRE AGREEMENT

This Agreement is binding upon the heirs, successors, administrators, and assigns of both parties. This Agreement constitutes the entire agreement between the parties pertaining to the subject matter and supersedes all prior and contemporaneous agreements, negotiations, representations, promises, or understandings of the parties, whether oral or written.

Section 14. NOTICES

All notices, demands, and other communications required or permitted to be given under this Agreement must be in writing. A notice will be considered properly given if delivered by hand or sent via certified mail (return receipt requested, with postage paid) to the Utah County Clerk or the CITY Mayor at their respective addresses. Either party may designate a specific address by providing notice as specified in this section.

Section 15. ASSIGNMENT

Neither party may assign this Agreement or any portion of it without the prior written consent of the other party. An approved assignment does not relieve the original parties of their liabilities under this Agreement.

Section 16. GOVERNING LAW

All questions with respect to the construction and interpretation of this Agreement,

including the rights, obligations, and liabilities of the parties, are to be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2025 - _____, approved and passed on the _____ day of _____ 2025.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: _____
Brandon B. Gordon, Commission Chair

ATTEST: Aaron R. Davidson
Utah County Clerk

By: _____
Deputy Clerk

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
Jeffrey S. Gray, Utah County Attorney

By: _____
Deputy County Attorney

CITY

Authorized by Resolution No. _____, approved and passed on the _____ day of
_____ 2025.

CITY Mayor

ATTEST:

By: _____
CITY Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

By: _____
CITY Attorney

Exhibit A

Scope of Work for Services in the 2025 Municipal Elections

Revised February 6, 2025

Services CITY will perform include, but are not limited to:

- Providing the Utah County Clerk with relevant information, decisions, and resolutions and taking appropriate actions required for the conduct of the election in a timely manner.
- Administering all functions related to candidate filings, including conflict of interest disclosures and campaign financial disclosures.
- Publishing public notices as required by law. CITY may work with Utah County to publish notices jointly with other jurisdictions.
- Accepting responsibility for keeping candidates and the public up-to-date and informed on all legal requirements governing candidates, campaigns, deadlines, and recounts.
- Thoroughly examining and proofing all election ballots and providing final approval.
- Hosting on the CITY website a link to or copy of the unofficial reported results as hosted on the Utah County Clerk's elections webpage prior to certification, the official reported results as hosted on the Utah County Clerk's elections webpage after certification, the location of the county-owned ballot drop boxes, the location of vote centers, and a link to the website for voters to opt-in to receive ballot alert texts.
- Submitting annexations or other boundary changes impacting the administration of the 2025 CITY Municipal Elections to the County prior to June 1, 2025. Annexation changes submitted on or after June 1, 2025, will not be incorporated into the 2025 CITY Municipal Elections.
- Canvassing the final election results seven days after Election Day, or on another date in accordance with state law and in coordination with the Utah County Clerk.
- CITY will not change the format or otherwise alter the unofficial or official reported results, only displaying them in the form and format as provided by the Utah County Clerk.

Services Utah County will perform for CITY include, but are not limited to:

- Ballot layout and design.
- Ballot printing.
- Ballot mailings. The outgoing and return by-mail ballot envelope packets sent to each voter will be addressed to the Utah County Clerk.
- Ballot retention and storage.
- Outgoing postage and return postage.
- Ballot processing.
- Signature verification and the curing of ballots returned with inconsistent, mismatched, or missing signatures.
- Printing optical scan ballots.
- Programing and testing voting equipment.

- Maintaining the electronic voter registration database.
- Selection and operation of countywide vote centers.
- Poll worker and ballot center worker recruitment, training, assignment, supervision, and compensation.
- Delivery of supplies and equipment.
- Tabulating and reporting election results on the Utah County website.
- Verifying and processing provisional ballots.
- Updating the voter history database.
- Conducting audits as required by state law and administrative rule.
- Conducting recounts as required by state statute and administrative rule.
- Election Day administrative support.
- Ballot drop box services, including maintaining and securing drop boxes, unlocking and locking drop boxes, collecting ballots, and maintaining security camera footage.
- Providing final canvass report of official election results as required under Utah Code, Title 20A, Chapter 4, Part 3. Upon CITY performing its statutory duties to canvass an election, the final canvass report will constitute the official election results.
- Any other services necessary for the success of the 2025 CITY Municipal Elections.

Exhibit B

Cost Estimate for 2025 Municipal Elections

Orem

Election election	Active voters as of 1/1/2025	Active voters x \$2.75 per voter per
Primary	46,632	\$128,238.00
General	46,632	\$128,238.00
Total estimated cost as of 3/17/2025 for 2025 CITY Municipal Elections		\$256,476.00

This exhibit is a good faith cost estimate for budgeting purposes and is not intended to be the final actual cost billed to CITY.

Election costs depend upon the offices scheduled for election, the volume of voters, and the number of participating jurisdictions.

For billing purposes, active voters will be calculated 11 days before each Election Day. Utah County will not invoice CITY more than \$2.75 per active voter per election and will strive to keep costs under that estimated rate.

In the event of a State or County special election being held in conjunction with the 2025 CITY Municipal Elections, the scope of services and associated costs, and the method of calculating those costs, may be altered.



**CITY OF OREM
CITY COUNCIL
MEETING
MARCH 25, 2025**

REQUEST:	APPROVAL OF MEETING MINUTES
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
MARCH 25, 2025**

REQUEST:	REAPPOINTMENT - Natural Resources Advisory Commission
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
MARCH 25, 2025**

REQUEST:	RESOLUTION - Authorizing the City Manager to Sign an Agreement with Utah County for the 2025 City of Orem Elections
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OREM AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF OREM AND UTAH COUNTY

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13 of the Utah Code (the "Act"), public agencies, including the parties, are authorized to enter into written agreements for joint or cooperative actions; and

WHEREAS, Utah County and the City of Orem desire to successfully conduct the 2025 CITY Municipal Primary (August 12) and General (November 4) Elections (collectively "2025 CITY Municipal Elections"); and

WHEREAS, it is to the mutual benefit of both parties to enter into an agreement attached here to as Exhibit A (the "Interlocal Agreement") providing for the parties' joint efforts to administer the 2025 CITY Municipal Elections; and

WHEREAS, the City Council, having considered the Interlocal Agreement in a public meeting desires to authorize, by resolution, the Mayor to execute the Interlocal Agreement on behalf of the City; and;

WHEREAS, the Interlocal Agreement will take effect upon approval by the City and Utah County; and

WHEREAS, the execution of the Interlocal Agreement will promote health, safety, and general welfare of the residents of the City of Orem.

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

1. The City Council hereby authorizes the Mayor to execute the Interlocal Agreement between the City and Utah County, in substantially the form shown in Exhibit A which is attached hereto and by reference is incorporated herein.
2. This resolution shall take effect immediately upon passage.
3. All other resolutions and policies in conflict herewith in whole or in part are hereby repealed.

PASSED and APPROVED on this 25th day of March 2025.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCIL MEMBERAYE NAY ABSTAIN

Mayor David A. Young	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**CITY OF OREM
CITY COUNCIL
MEETING
MARCH 25, 2025**

REQUEST:	PUBLIC HEARING - ORDINANCE - Amending Article 22-5-(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 1203 North 630 East (Canyon Park) from the Timpanogos Research & Development Park (PD-6) Zone to the Single Family Residential (R8) Zone (approximately 23.3 acres).
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



CITY COUNCIL

March 25, 2025

Item 10.1

PUBLIC HEARING – Canyon Park, Rezone
Ordinance – Amending Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 1203 North 630 East (Canyon Park) from the Timpanogos Research & Development Park (PD-6) Zone to the Single Family Residential (R8) Zone (approx. 23.3 acres)

Prepared By:

Jared Hall

Applicant:

Tri-Pointe Homes

NOTICE

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Posted at Utah.gov/pmn

SITE INFORMATION

General Plan Land Use Designation:

Professional Services

Zoning:

Current – PD-6

Requested – R8

Total Acreage: 23.3

Neighborhood: Windsor

ACTION

The City Council may:

Approve the proposed zoning map amendment.

Deny the proposed zoning map amendments

Continue the request to a future date to allow for further review, additional information, or public comment as may be needed.

REQUEST:

The applicant requests a change of zoning for 23.3 acres located generally at 1203 North 630 East from PD-6 to R8 to redevelop the property as a single-family residential subdivision. The applicants concept plans show potentially 77-79 single family lots.

PLANNING COMMISSION RECOMMENDATION:

The application was reviewed by the Planning Commission at a public hearing on March 5, 2025. The Planning Commission voted 5-2 to forward a recommendation of approval to the City Council for the rezone to R8.

BACKGROUND:

The subject property is part of an existing office park development. If an application to request is successful, the existing building and parking lot improvements would be removed to allow the redevelopment of the property as a single-family subdivision under the R8 Zone. The applicant has prepared a pair of conceptual subdivision layouts to illustrate potential street layouts and lot configurations. Both are attached for your review.

REVIEW & ANALYSIS:

Existing Zoning, PD-6 – The subject property is part of a larger area that is zoned PD-6, a planned development zone created for the Timpanogos Research & Development Park. The PD-6 zone includes specific architectural, landscaping, parking, and other improvement standards, but in all unspecified requirements and land uses it refers to the BP, Business Park Zone.

Requested Zoning, R8 – The applicants have requested to rezone the property to R8, Residential. The R8 Zone is a residential zone allowing primarily single-family development with 8,000 ft² minimum lot sizes. Other allowable uses include utilities, schools, and churches. Multi-family development is not permitted.

Concept Plans – The applicant has prepared two concept plans that illustrate a potential layout for residential subdivision of the property including public street and lot configurations. The layouts are similar, with one providing a total of 77 lots and the other 79. In both cases, all lots shown exceed the 8,000 ft² minimum, and range up to just over 16,000 ft². Subdivision of the property will include access to both 1200 North and to Research Way.

While the concept plans illustrate possible or even likely subdivision layouts, subdivision of the property requires additional applications which will have to be reviewed and approved by the Planning Commission as well. If approved for the R8 Zone, a subsequent application for subdivision will be reviewed against the requirements and standards of the R8 Zone including minimum lot sizes, widths, and setbacks. Other requirements for public improvements such as streets and sidewalks, sewer, water and other utilities, and grading and drainage would also be reviewed in any application for subdivision.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested zone change, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS

After review and consideration of the application, the City Council may:

APPROVE the proposed zoning map amendment.

DENY the proposed zoning map amendment.

Continue the request to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

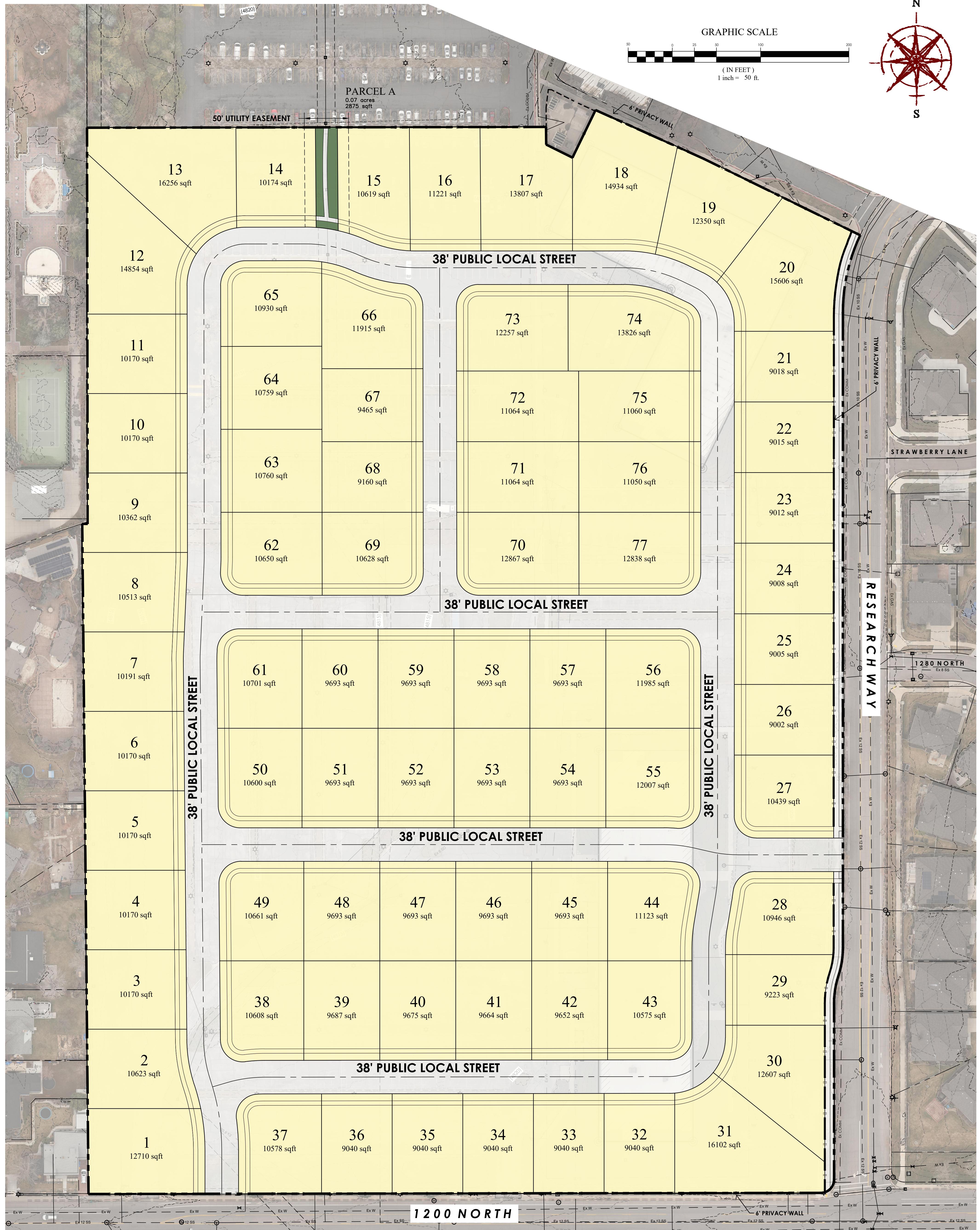
Motion to Approve or Deny

“I move that the City Council [choose approve or deny] the ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 1203 North 630 East (Canyon Park) from the Timpanogos Research & Development Park (PD-6) Zone to the Single Family Residential (R8) Zone, approximately 23.3 acres.”

Motion to Continue the Request

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).

Canyon Park R8 Concept



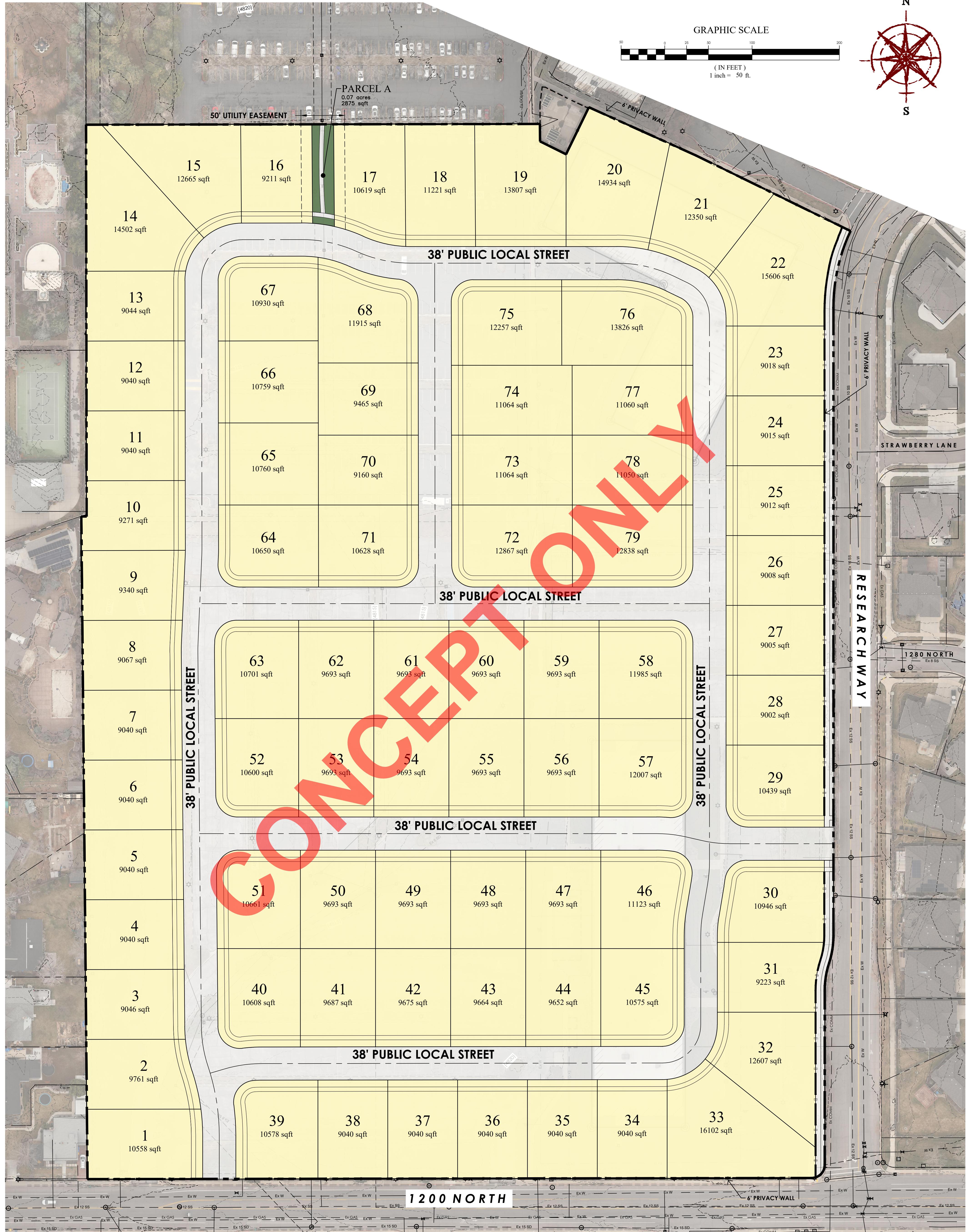
CANYON PARK R8 concept

OREM CITY, UTAH COUNTY

2/3/2025

24-0074

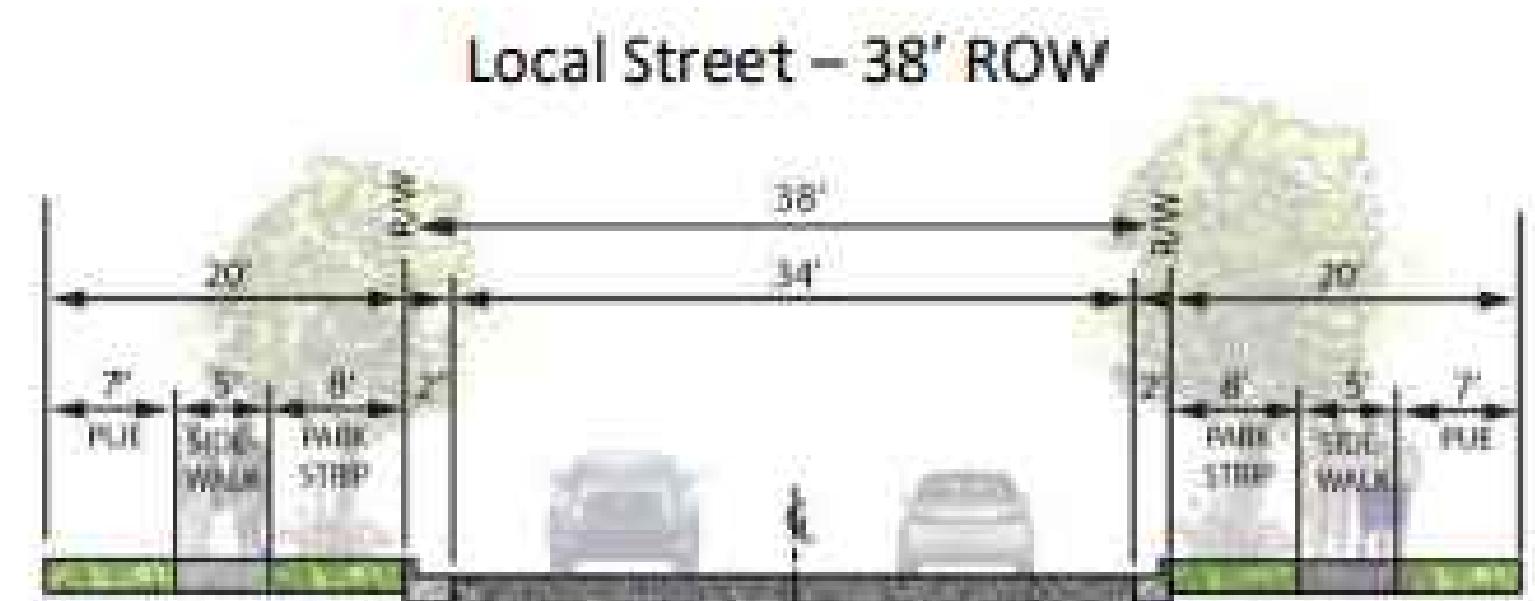
Canyon Park R8 Concept



CANYON PARK *R8 concept*

OREM CITY, UTAH COUNTY

2/19/2025



Tri Pointe Homes in Canyon Park





Tri Pointe Homes in Canyon Park

Tri Pointe Homes in Canyon Park





City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

KELLER, KENNETH G
1110 N HERITAGE HILLS DR
ALPINE, UT 84004

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

KEELE, M ELLEN
2853 E CEDAR PASS RD
EAGLE MOUNTAIN, UT 84005



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm
--

PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

DICKSON PROPERTIES LLC
1192 E DRAPER PKWY # 211
DRAPER, UT 84020

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm
--

PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

JAMANACO LLC
65 DENALI CIR
LINDON, UT 84042



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm
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LANAE MILLETT
288 W 1500 N
OREM, UT 84057



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

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(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

ENGLE, ESTOL J & VIRGINIA M (ET AL)
425 S 900 W
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

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(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PKWY
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

BASTIAN, BRUCE W
PO BOX 755
OREM, UT 84059

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

WHITE, JESSE & ELONA
457 E 1000 S
PLEASANT GROVE, UT 84062



City Council Chambers, 56 N State Street

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

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

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(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

GREEN BAKER LAND TRUST 06-27-2017 (ET
AL)
1233 N 430 E
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov

City Council Chambers, 56 N State Street

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

HEROIC COURAGE LLC
1234 N 430 E
OREM, UT 84097



City Council Chambers, 56 N State Street

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BROADLEY, STEPHEN & ELAINE
1252 N 430 E
OREM, UT 84097

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KING, SHAWN D (ET AL)
--OR CURRENT RESIDENT--
1265 N 430 EAST
OREM, UT 84097

City Council Chambers, 56 N State Street

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

KELLER, KENNETH G
--OR CURRENT RESIDENT--
1266 N 430 EAST
OREM, UT 84097

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LEONARDSON, MELISSA S
1351 N 450 E
OREM, UT 84097



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BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
1384 N 450 EAST
OREM, UT 84097

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CHAI, MAUI & KARA
1415 N 450 E
OREM, UT 84097



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KREUTZKAMP, CHARLES ALLEN & CAROLINE
--OR CURRENT RESIDENT--
1435 N 450 EAST
OREM, UT 84097

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MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
1436 N 450 EAST
OREM, UT 84097

City Council Chambers, 56 N State Street

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JACKMAN, BRADLEY JAY & VICKI LYNN (ET AL)
1495 N 450 E
OREM, UT 84097

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RALEIGH, DANE & TARA
1128 N 475 E
OREM, UT 84097



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VANDEWATER, GEORGE S & KAREN A (ET AL)
1152 N 475 E
OREM, UT 84097

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REYES, MARIA L
1165 N 475 E
OREM, UT 84097

City Council Chambers, 56 N State Street

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POLLARD, MARSHALL C & BARBARA J
1172 N 475 E
OREM, UT 84097

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WILLIAMS, STEPHEN P & NANCY H
1175 N 475 E
OREM, UT 84097



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GREENWOOD, EUGENE & JENNIFER
1184 N 475 E
OREM, UT 84097

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JARVIS, ANDREW & FARRAH
1185 N 475 E
OREM, UT 84097



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ROBBINS, WENDY
1192 N 475 E
OREM, UT 84097

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ORROCK, STEVEN JAMES & MELANIE RAE
1220 N 475 E
OREM, UT 84097



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BROWN, HAYLEY S
--OR CURRENT RESIDENT--
1223 N 475 EAST
OREM, UT 84097

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WILDING, ANDREW & BROOKE CHRISTENSEN
1234 N 475 E
OREM, UT 84097



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BAIRD, EUGENE F & COLLEEN E
1249 N 475 E
OREM, UT 84097

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BELNAP, ROCK E & CAROL
--OR CURRENT RESIDENT--
1250 N 475 EAST
OREM, UT 84097

City Council Chambers, 56 N State Street

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EARL, NATHAN (ET AL)
1261 N 475 E
OREM, UT 84097

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Planning Commission Wed, Mar 5, 2025 5:30 pm
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BAKER, SHAREY ANN & SHAREY ANN (ET AL)
1262 N 475 E
OREM, UT 84097



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BECKSTRAND, DENNIS L & SHERON
1612 N 500 E
OREM, UT 84097

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HANSEN, JARED P & SARAH J
--OR CURRENT RESIDENT--
1624 N 500 EAST
OREM, UT 84097

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CLAYTON, KELVIN C & MARY ANN
--OR CURRENT RESIDENT--
1117 N 520 EAST
OREM, UT 84097

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PLATTE, DAVID J & MELANIE
1118 N 520 E
OREM, UT 84097

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BERRIO, ADAM T & ADAM
1125 N 520 E
OREM, UT 84097

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MASON, THOMAS WILLARD & WENDY SUE
1170 N 520 E
OREM, UT 84097



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GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

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DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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PEARSON, RODNEY C & BRITT-LOUISE M
1119 N 560 E
OREM, UT 84097

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SNOW, LINDA
1120 N 560 E
OREM, UT 84097



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JONES, MELISSA M
1130 N 560 E
OREM, UT 84097

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WINWARD, EDWARD J & TARA O
1177 N 560 E
OREM, UT 84097

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CHRISTENSON, ROSE M (ET AL)
--OR CURRENT RESIDENT--
1133 N 600 EAST
OREM, UT 84097

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PAGE, MARK & CRESSENT
1144 N 600 E
OREM, UT 84097

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BENNETT, BARRY N & ANA M
1149 N 600 E
OREM, UT 84097

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BICKMORE, BARRY & KEIKO
1163 N 600 E
OREM, UT 84097

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WHITWORTH, TANNER G & ADRIENNE
1177 N 600 E
OREM, UT 84097

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DORT, ILLENS & MARIE
1135 N 650 E
OREM, UT 84097

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JACKSON, DUSTIN & VALERY
1136 N 650 E
OREM, UT 84097

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HELSTEN, J DOUGLAS & SUSAN R
1159 N 650 E
OREM, UT 84097



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IVAN K AND LENORE C HOLT REVOCABLE
TRUST 07-22-1996 (ET AL)
1227 N 650 E
OREM, UT 84097

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HIGHAM, MERRILL FARR & ELSIE
SCHUMACHER (ET AL)
1235 N 650 E
OREM, UT 84097



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

STONE, SHARI M (ET AL)
1243 N 650 E
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

HANSEN, MARK & PAMELA
1251 N 650 E
OREM, UT 84097



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

MC CARTHY, ALBERTINE GORDON
1261 N 650 E
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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HERITAGE HOMES DEVELOPMENT INC
1313 E 800 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

CLAYTON, KELVIN C & MARY ANN
853 E 880 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov



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BLACKHAM, NILA & GREG (ET AL)
574 E 910 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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JENN GALE
1144 E 920 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov



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CHRIS KILLPACK
15 N 920 E
OREM, UT 84097



City Council Chambers, 56 N State Street

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HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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City Council Chambers, 56 N State Street

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PLEWE, DELLA
625 E 1130 N
OREM, UT 84097

City Council Chambers, 56 N State Street

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ALLMAN, STANLEY R & ANDREA
637 E 1130 N
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov

City Council Chambers, 56 N State Street

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JSH IRREVOCABLE TRUST 11-15-2006 (ET AL)
1212 E 1130 N
OREM, UT 84097

City Council Chambers, 56 N State Street

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FOWLER, MITCHELL S & HUNTER M
455 E 1145 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov

City Council Chambers, 56 N State Street

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CASTANO, SERGIO ALEJANDRO (ET AL)
465 E 1145 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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BERRIO, ERIK
497 E 1160 N
OREM, UT 84097

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TROMBLY, ROBERT M
498 E 1160 N
OREM, UT 84097

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MCOMBER, EARL D & BETTY L (ET AL)
669 E 1160 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov

City Council Chambers, 56 N State Street

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DORT, MARIE FENISE
672 E 1160 N
OREM, UT 84097

City Council Chambers, 56 N State Street

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

SMITH, BYRON L & RHONDA R
--OR CURRENT RESIDENT--
682 E 1160 NORTH
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov

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SMITH, BYRON L & RHONDA R
685 E 1160 N
OREM, UT 84097

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TITTLE, SHERRY MILLER & DAVID DUFF
686 E 1160 N
OREM, UT 84097

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CHRISTENSEN, JAMES E & STACI D
699 E 1160 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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PHILLIPS, GARN G & MARIAM P
425 E 1200 N
OREM, UT 84097

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RINDLISBACHER, MICHAEL (ET AL)
--OR CURRENT RESIDENT--
432 E 1200 NORTH
OREM, UT 84097

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RINDLISBACHER, MICHAEL & MARLAE
440 E 1200 N
OREM, UT 84097

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LOSEE, GREG R & BECKY (ET AL)
443 E 1200 N
OREM, UT 84097



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DALTON, JOHN PATRICK & WENDY D
450 E 1200 N
OREM, UT 84097

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EVANS, DWIGHT G & IRENE
458 E 1200 N
OREM, UT 84097

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DEERING, LOWELL TAY & JEANETTE L (ET AL)
463 E 1200 N
OREM, UT 84097

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MCCLANAHAN, MEGAN NICOLE & TYLER
GREG
468 E 1200 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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GOODWIN, BRET D
--OR CURRENT RESIDENT--
492 E 1200 NORTH
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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DASTRUP, SCOTT C & HILLARY
495 E 1200 N
OREM, UT 84097



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CHAI, MAUI & KARA
--OR CURRENT RESIDENT--
508 E 1200 NORTH
OREM, UT 84097

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City Council Chambers, 56 N State Street

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WINWARD, RAND J & DEBORAH L (ET AL)
556 E 1200 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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GARDNER, KAY E & JANEEN R
570 E 1200 N
OREM, UT 84097

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City Council Chambers, 56 N State Street

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FRASER, STEPHEN A & DIANE R
592 E 1200 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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GOLDING, MARK WILLIAM & BARBARA ANN
638 E 1200 N
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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GRAY, LAWRENCE H & LOIS (ET AL)
650 E 1200 N
OREM, UT 84097

City Council Chambers, 56 N State Street

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GRAY, LAWRENCE H & LOIS (ET AL)
--OR CURRENT RESIDENT--
660 E 1200 NORTH
OREM, UT 84097

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QUESADA, MARIO J & LUCIA J
680 E 1200 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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CHATTERLEY, PATRICIA JEAN (ET AL)
684 E 1200 N
OREM, UT 84097

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ROWLEY, ROBERT LOUIS & KATHRYNE N (ET AL)
690 E 1200 N
OREM, UT 84097

City Council Chambers, 56 N State Street

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STASTNY, JOHN SHELBY & MARY ELLEN
652 E 1220 N
OREM, UT 84097

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ANDERSEN, STENNA T (ET AL)
664 E 1220 N
OREM, UT 84097

City Council Chambers, 56 N State Street

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CANDLAND, CALVIN T & LUANN T (ET AL)
665 E 1220 N
OREM, UT 84097

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WALKER, JOSEPH A (ET AL)
677 E 1220 N
OREM, UT 84097



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BOWLES, JEFFREY DEAN & KARLA JEAN
682 E 1220 N
OREM, UT 84097

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NOBLE, DAVID A & JANYCE L
683 E 1220 N
OREM, UT 84097

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YOUNGQUIST, KEITH A & ANN C (ET AL)
686 E 1220 N
OREM, UT 84097

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MORRISON, DOUGLAS W & SUSAN B (ET AL)
687 E 1220 N
OREM, UT 84097



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SMITH, PHILLIP C & RUTH ANN H
692 E 1220 N
OREM, UT 84097

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HANSEN, QUADE P & LEARAE
695 E 1220 N
OREM, UT 84097

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WHITE, JESSE & ELONA
--OR CURRENT RESIDENT--
425 E 1280 NORTH
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov

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SOVEREIGN RESIDENCE LLC
431 E 1280 N
OREM, UT 84097



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STUBBS, MARK & JAN
621 E 1280 N
OREM, UT 84097

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DENNETT, SUSAN M & LARRY D
628 E 1280 N
OREM, UT 84097

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DOCKENDORF, THOMAS A & NANCY
629 E 1280 N
OREM, UT 84097

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PUGMIRE, DONALD & JOLENE
633 E 1280 N
OREM, UT 84097



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PAGE, CHERIE M
636 E 1280 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

POMEROY, MARTIN H III & PAMILLA J (ET AL)
649 E 1280 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

HAWLEY, DON B
663 E 1280 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

FORMAN, GLEN L (ET AL)
680 E 1280 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

BREWER, BRUCE N & BARBARA J
683 E 1280 N
OREM, UT 84097

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

BARE, JOHN A
684 E 1280 N
OREM, UT 84097

City Council Chambers, 56 N State Street

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

HELZER, MARCIA BURRELL (ET AL)
687 E 1280 N
OREM, UT 84097

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FOBERT, NORMAN D & PAMELA H
688 E 1280 N
OREM, UT 84097



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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

HUNT, SHARON M (ET AL)
693 E 1280 N
OREM, UT 84097

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

SMITH, SANDRA ELAINE BLISS (ET AL)
694 E 1280 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

WILSON, CONNIE W
464 E 1320 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov



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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
465 E 1320 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

MALLORY, THOMAS J & PAMELA B
476 E 1320 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov



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MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
481 E 1320 NORTH
OREM, UT 84097

City Council Chambers, 56 N State Street

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CLARK, BRYAN RALPH & CARINE STROM
488 E 1320 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov

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NYMAN, LINDSAY ANN & MICHAEL S
445 E 1450 N
OREM, UT 84097

City Council Chambers, 56 N State Street

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HENDERSON, CINDY O & JEFFREY B (ET AL)
463 E 1450 N
OREM, UT 84097

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DICKSON PROPERTIES LLC
--OR CURRENT RESIDENT--
479 E 1450 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
480 E 1450 NORTH
OREM, UT 84097

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START10 LLC
%PAGE, BRANDT
457 E 1500 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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PINCOCK, ANDREW (ET AL)
466 E 1500 N ST
OREM, UT 84097

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JSH IRREVOCABLE TRUST 11-15-2006 (ET AL)
--OR CURRENT RESIDENT--
482 E 1500 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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CHURCH, TRACI LYN (ET AL)
485 E 1500 N
OREM, UT 84097

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DOWLING, CHRISTOPHER & SHERYL (ET AL)
--OR CURRENT RESIDENT--
415 E 1550 NORTH
OREM, UT 84097



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KEELE, M ELLEN
--OR CURRENT RESIDENT--
436 E 1600 NORTH
OREM, UT 84097

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THOMAS, SYDNEY W
--OR CURRENT RESIDENT--
461 E 1600 NORTH
OREM, UT 84097



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PARTRIDGE, JEAN MARIE
483 E 1600 N
OREM, UT 84097

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RODRIGUEZ, JUAN C & MINERVA CONSUELO
485 E 1600 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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DELANO, MARIA
495 E 1600 N
OREM, UT 84097

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ADAMS, PAULENE M & JEFF E (ET AL)
527 E 1600 N
OREM, UT 84097



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SILVESTER, ROBERT JEFFREY & KRISTINE FAYE
(ET AL)
539 E 1600 N
OREM, UT 84097

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WINCHELL, JARED & PAULA
557 E 1600 N
OREM, UT 84097

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DRURY, KIPP STEVEN & STEPHANI L
567 E 1600 N
OREM, UT 84097

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MORLEY, ERIC B
587 E 1600 N
OREM, UT 84097



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PEARSON, SARAH UDALL & BENJAMIN K
597 E 1600 N
OREM, UT 84097

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RICKS, TREVOR S
--OR CURRENT RESIDENT--
611 E 1600 NORTH
OREM, UT 84097

City Council Chambers, 56 N State Street

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DAVIS, PRESTON J & DIXIE L
488 E 1636 N
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov

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JOLLEY, JEREMY & HAYLEY
534 E 1640 N
OREM, UT 84097

City Council Chambers, 56 N State Street

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JOLLEY, JEREMY & HAYLEY
--OR CURRENT RESIDENT--
543 E 1640 NORTH
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov

City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 5, 2025 5:30 pm
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DAYTON, MARK L & CYNTHIA
548 E 1640 N
OREM, UT 84097



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GREAVES, JOHN R & COLLEEN CHRISTENSEN
566 E 1640 N
OREM, UT 84097

For more information, contact Jared Hall at
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BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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OWENS, LEESA (ET AL)
1235 N GILLMAN CIR
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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BELNAP, ROCK E & CAROL
1250 N GILLMAN CIR
OREM, UT 84097



City Council Chambers, 56 N State Street

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

BROWN, HAYLEY S
1223 GILLMAN CIRGLE
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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OREM CITY CORPORATION
--OR CURRENT RESIDENT--
MURDOCK CANAL
OREM, UT 84097



City Council Chambers, 56 N State Street

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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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HANSEN, JARED P & SARAH J
1624 QUAIL RD
OREM, UT 84097



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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1201 N RESEARCH WAY
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1301 N RESEARCH WAY
OREM, UT 84097

City Council Chambers, 56 N State Street

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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1401 N RESEARCH WY
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov

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BAKER, GARTH & KATRINA
1343 STRAWBERRY LN
OREM, UT 84097



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COOPER, WILLIAM BRADLEY & TERI WARD
1314 N STRAWBERRY
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov



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INGLE, GOLDEN
1306 N STRAWBERRY LN
OREM, UT 84097

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LAYTON, LEESA (ET AL)
1309 N STRAWBERRY LN
OREM, UT 84097

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(801) 229-7238 or jrhall@orem.gov

City Council Chambers, 56 N State Street

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FIELDING, ELIZABETH B
1310 N STRAWBERRY LN
OREM, UT 84097



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GRANUM, GEOFFREY & JANNA
1320 N STRAWBERRY LN
OREM, UT 84097

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HANSEN, DENNIS A & JANET M (ET AL)
1326 N STRAWBERRY LN
OREM, UT 84097



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Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

BRIMHALL, STEPHEN K & MARY JO (ET AL)
1329 N STRAWBERRY LN
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 5, 2025 5:30 pm	Planning Commission Wed, Mar 5, 2025 5:30 pm
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PUBLIC HEARING - Canyon Park - Rezoning the properties generally located at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single Family Residential Zone (R8)

BROUSSARD, FRANCES E & JAMES M
1330 N STRAWBERRY LN
OREM, UT 84097

City Council Chambers, 56 N State Street

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PARR, GINA MARIE & HOWARD LESLIE
1334 N STRAWBERRY LN
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov

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STRAW WG LLC
1338 N STRAWBERRY LN
OREM, UT 84097



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DAVIDSON, YVONNE JANET (ET AL)
--OR CURRENT RESIDENT--
1342 N STRAWBERRY LN
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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REES, MICHAEL GARRETT & MCKENZIE R
1346 N STRAWBERRY LN
OREM, UT 84097



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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
500 E TECHNOLOGY AVE
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
600 E TECHNOLOGY AVE
OREM, UT 84097



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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
700 E TECHNOLOGY AVE
OREM, UT 84097

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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1500 N TECHNOLOGY WAY
OREM, UT 84097



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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1501 N TECHNOLOGY WAY
OREM, UT 84097

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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
500 E TIMPANOOGOS CIR
OREM, UT 84097



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600 E TIMPANOOGOS CIR
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BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOOGOS PKWY UNIT# 101
OREM, UT 84097



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BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOOGOS PKWY UNIT# 102
OREM, UT 84097

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BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOOGOS PKWY UNIT# 201
OREM, UT 84097

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BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 202
OREM, UT 84097

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BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 203
OREM, UT 84097

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BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 204
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov

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RED ROCK MANAGEMENT 1 LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 301
OREM, UT 84097



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RED ROCK MANAGEMENT 1 LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 302
OREM, UT 84097

For more information, contact Jared Hall at
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DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 303
OREM, UT 84097

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DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 304
OREM, UT 84097

For more information, contact Jared Hall at
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DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 305
OREM, UT 84097

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DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 306
OREM, UT 84097

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DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 307
OREM, UT 84097



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RED ROCK MANAGEMENT 1 LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 308
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
601 E TIMPANOGOS PKWY
OREM, UT 84097



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CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
701 E TIMPANOGOS PKWY
OREM, UT 84097

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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JAMANACO LLC
--OR CURRENT RESIDENT--
720 E TIMPANOGOS PKWY
OREM, UT 84097



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BACK DEVELOPMENT LLC
746 WINCHESTER ST STE G-20
MURRAY, UT 84107

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604



City Council Chambers, 56 N State Street

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GOODWIN, BRET D
600 E 4380 N
PROVO, UT 84604

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

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RED ROCK MANAGEMENT 1 LLC
3191 N CANYON RD
PROVO, UT 84604

City Council Chambers, 56 N State Street

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ABBEY ROAD DEVELOPMENT LLC
3331 N COTTONWOOD LN
PROVO, UT 84604

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov

City Council Chambers, 56 N State Street

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UVTF OREM LLC (ET AL)
2750 N UNIVERSITY # 100
PROVO, UT 84604



City Council Chambers, 56 N State Street

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ABBEY ROAD HOME OWNERS ASSOCIATION
3355 N UNIVERSITY AVE STE 200
PROVO, UT 84604

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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KREUTZKAMP, CHARLES ALLEN & CAROLINE
%KREUTZKAMP, CHARLES ALLEN
3214 N UNIVERSITY AVE PMB 128
PROVO, UT 84604



City Council Chambers, 56 N State Street

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COMMON AREA
100 E CENTER
PROVO, UT 84606

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



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THOMAS, SYDNEY W
2375 OAK CREST CIR
SPANISH FORK, UT 84660

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KING, SHAWN D (ET AL)
2505 ANTHEM VILLAGE DR STE E-618
HENDERSON, NV 89052

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov

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CANYON PARK OWNER II LLC
18881 VON KARMAN AV STE 400
IRVINE, CA 92612



City Council Chambers, 56 N State Street

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DAVIDSON, YVONNE JANET (ET AL)
32 MANDALAY
LAGUNA NIGUEL, CA 92677

For more information, contact Jared Hall at
(801) 229-7238 or jrhall@orem.gov



City Council Chambers, 56 N State Street

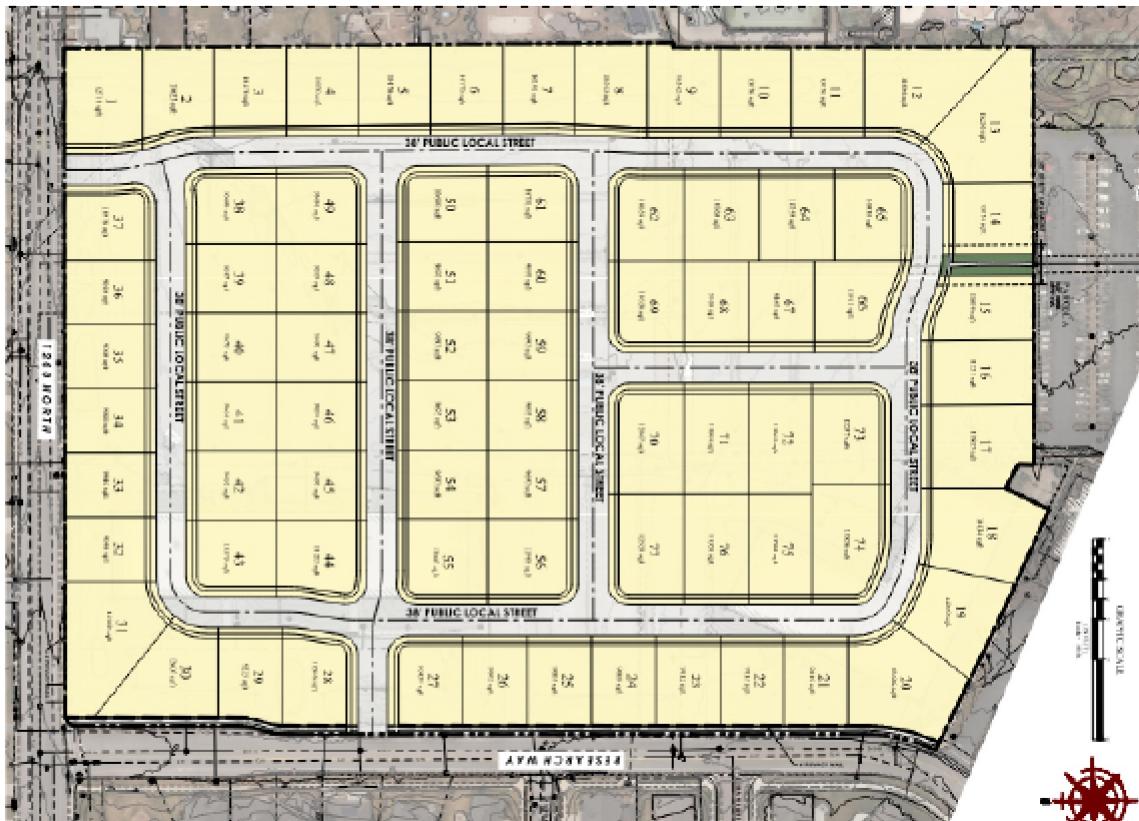
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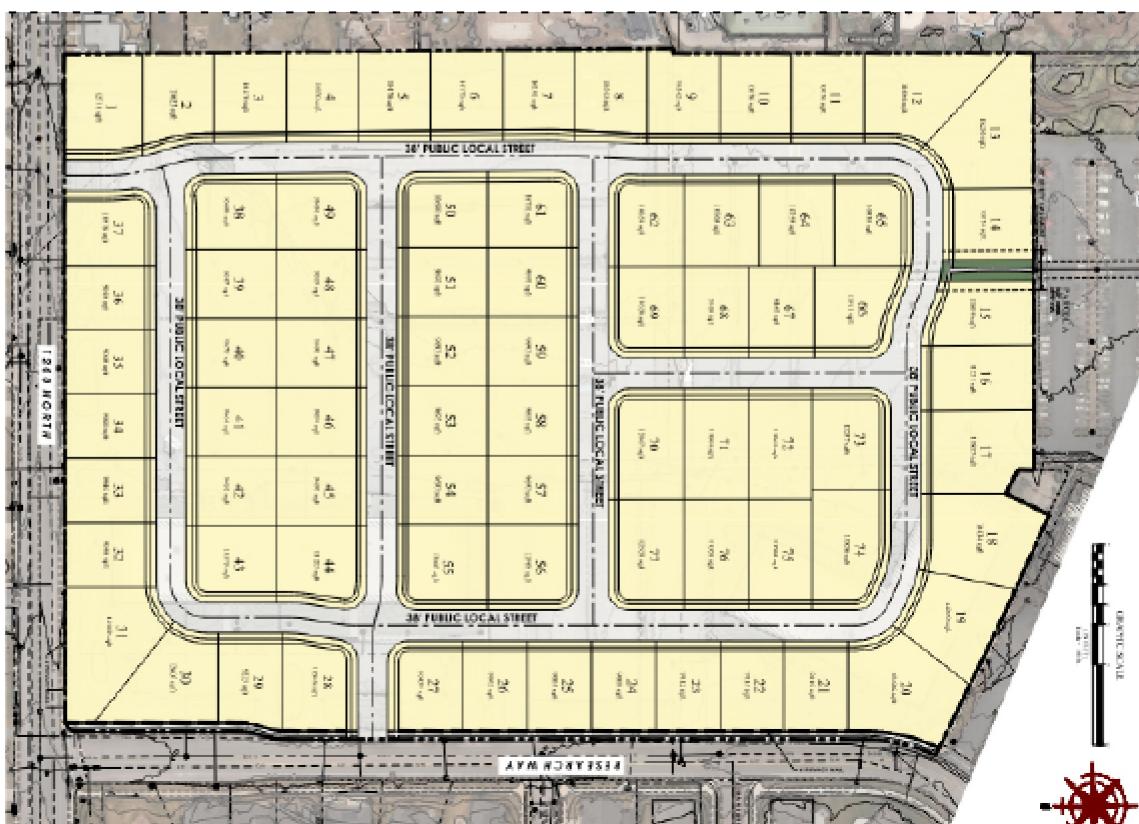
CHRISTENSON, ROSE M (ET AL)
101 PASCO DEL MAR
SANTA CRUZ, CA 95065

nyon Park R8 Concept



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

nyon Park R8 Concept



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

1203 North 630 East - Canyon Park - Current Street View



Canyon Park Tech Center Neighborhood Meeting Minutes

Date: February 11, 2025

Time: 6:30 pm - 8:30 pm

Location: Building Q, Canyon Park Tech Center

Facilitator: Tri Pointe Homes

Meeting Discussion

1. Proposed R8 Rezone

- Discussion on the proposal to rezone to a standard R8 zone, per the request of the City Council.

2. Concept Plan

- Presentation of the proposed concept plan, which conforms with all R8 zoning standards.

3. Upcoming Meeting Schedules

- Overview of future meetings related to the project.

4. Neighborhood Feedback

- Feedback from the neighborhood was gathered for consideration.

Meeting Adjourned at: 8:30 pm

Minutes Prepared By: Colton Chronister, Tri Pointe Homes

Date: February 12, 2025

CANYON PARK TECH CENTER NEIGHBORHOOD MEETING (FEBRUARY 11, 2025)

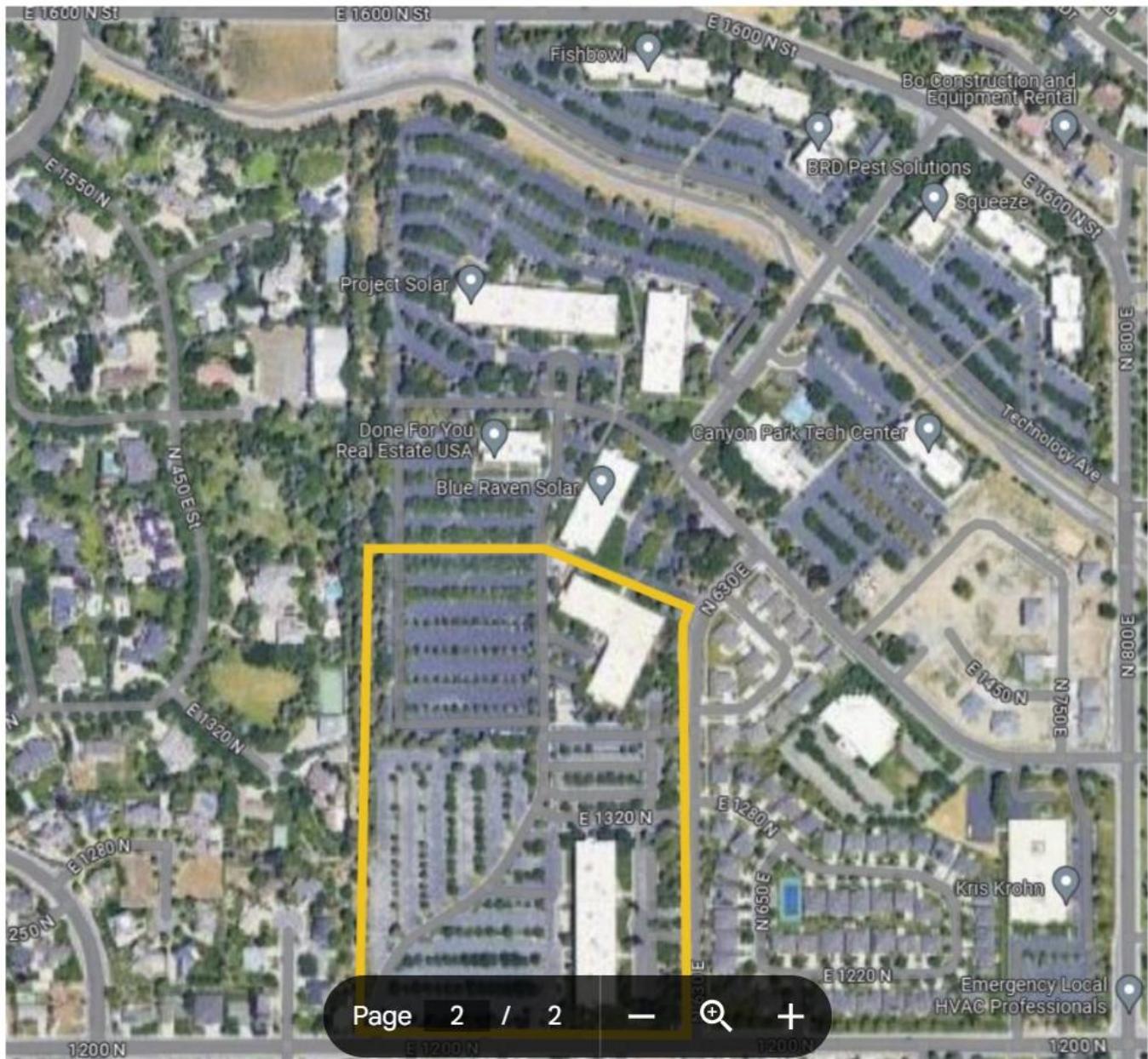
No.	NAME	PHONE (CELL)	EMAIL	STREET ADDRESS
1	Cherie Page			
2	Jim CHATTERLEY			
3	REED BEUS			
4	Albert Clark			
5	JOSEPH + MERLEEN WALKER			
6	Tracy Gardine			
7	Jackie Nohle			
8	Jeff Henderson			
9	Sherry Baker			
10	Elizabeth Fielding			
11	Leesa Layton			
12	Barbara + Bruce Brewer			
13	Brad + Alice Harward			
14	Marshall Pollard			
15	Diane Fraser			
16	Steen Groels			

NO.	NAME	PHONE (CELL)	EMAIL	STREET ADDRESS
16	Eugene & Jennifer Greenwood			
17	Eleni & Howard Wilding			
18	Jace Anderson			
19	Hillary Dastup			
20	Shelby Startz			
21	LeAnne Millett			
22	Lynae Dickson			
23	Ruth Ann Smith			
24	David & Julie Spencer			
25				
26				
27				
28				
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Vicinity Map – Canyon Park

tri pointe[®]
HOMES

SUBJECT PROPERTY



OREDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3 (A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 1203 NORTH 630 EAST FROM THE TIMPANOGOS RESEARRCH & DEVELOPMENT PARK (PD-6) ZONE TO THE SINGLE FAMILY RESIDENTIAL (R8) ZONE (APPROXIMATELY 23.3 ACRES).

WHEREAS on February 3, 2025, Tri Pointe Homes filed an application with the City of Orem to amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the properties located generally at 1203 North 630 East from the Timpanogos Research & Development Park (PD-6) Zone to the Single Family Residential (R8) zone (approximately 23.3 acres); and

WHEREAS public hearings considering the subject application were held by the Planning Commission on March 5, 2025, and the Planning Commission recommended that the City Council approve the request; and

WHEREAS a public meeting to consider the subject application was held by the City Council on March 25, 2025; and

WHEREAS 224 notices were mailed to property owners within a 1,000-foot radius of the property; 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 surrounding neighborhoods; 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 finds this request to be in the best interest and general welfare of the City.
2. The City Council hereby amends Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the properties located generally at 1203 North 630 East from the Timpanogos Research & Development Park (PD-6) Zone to the Single Family Residential (R8) zone to the Commercial (C2) Zone (approximately 23.3 acres) as shown in Exhibit "A" which is attached hereto and incorporated herein by this reference.
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. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this **25th day of March 2025**.

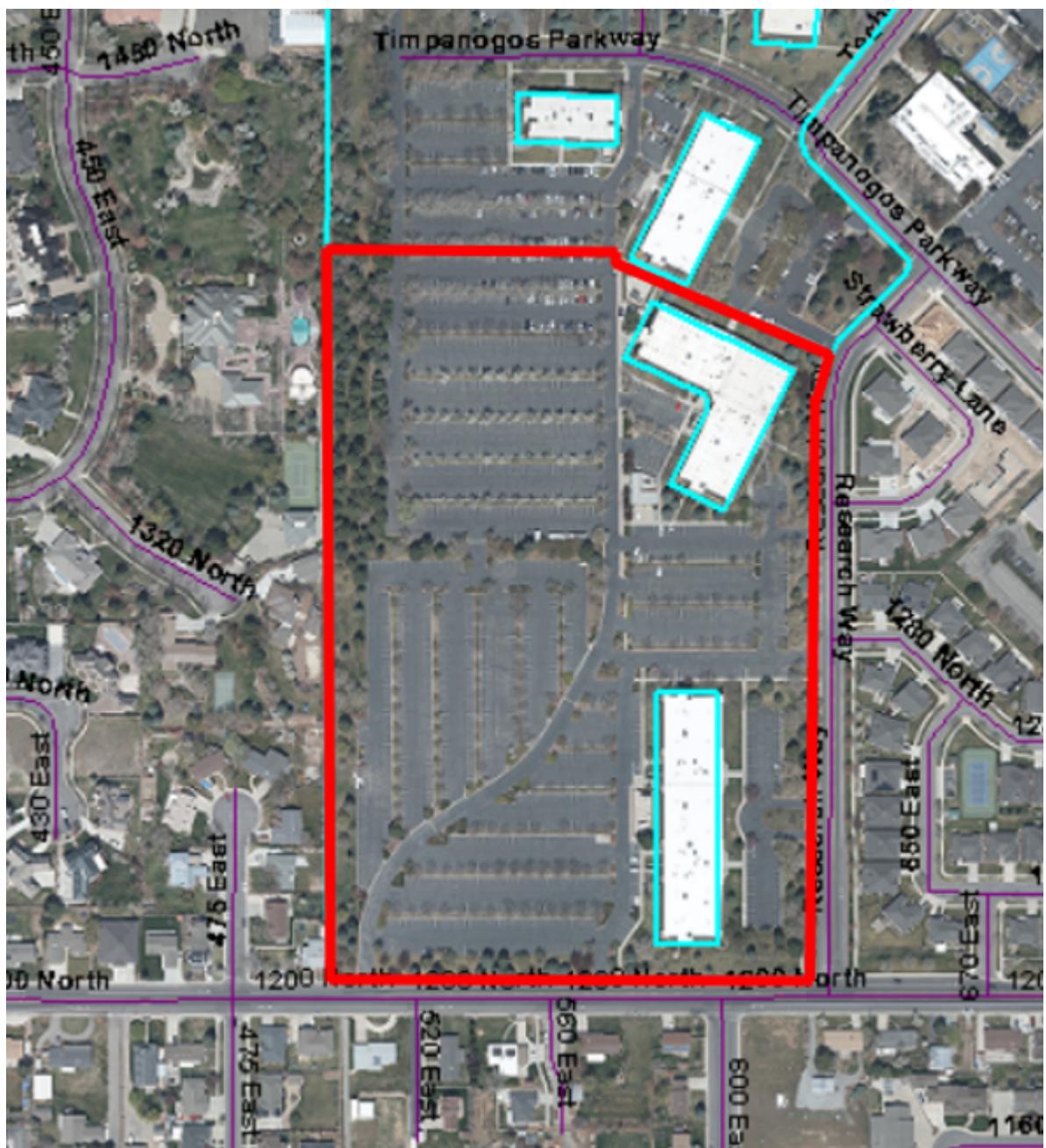
David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A



Subject property, 1203 N. 630 East (approximately 23.3 acres)

OREDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3 (A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 1203 NORTH 630 EAST FROM THE TIMPANOGOS RESEARRCH & DEVELOPMENT PARK (PD-6) ZONE TO THE SINGLE FAMILY RESIDENTIAL (R8) ZONE (APPROXIMATELY 23.3 ACRES).

WHEREAS on February 3, 2025, Tri Pointe Homes filed an application with the City of Orem to amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the properties located generally at 1203 North 630 East from the Timpanogos Research & Development Park (PD-6) Zone to the Single Family Residential (R8) zone (approximately 23.3 acres); and

WHEREAS public hearings considering the subject application were held by the Planning Commission on March 5, 2025, and the Planning Commission recommended that the City Council approve the request; and

WHEREAS a public meeting to consider the subject application was held by the City Council on March 25, 2025; and

WHEREAS 224 notices were mailed to property owners within a 1,000-foot radius of the property; 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 surrounding neighborhoods; 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 finds this request to be in the best interest and general welfare of the City.
2. The City Council hereby amends Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the properties located generally at 1203 North 630 East from the Timpanogos Research & Development Park (PD-6) Zone to the Single Family Residential (R8) zone to the Commercial (C2) Zone (approximately 23.3 acres) as shown in Exhibit "A" which is attached hereto and incorporated herein by this reference.
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. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this **25th day of March 2025**.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A



Subject property, 1203 N. 630 East (approximately 23.3 acres)



**CITY OF OREM
CITY COUNCIL
MEETING
MARCH 25, 2025**

REQUEST:	(Ken Garff has requested a continuance of item 10.2 to the April 8, 2025 City Council meeting.) ORDINANCE - Ken Garff - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) (approximately 1.05 acres).
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION: