



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
December 3, 2025

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

[IGNORE\_INDENT]

4:30 PM WORK SESSION – CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

- 1 General Plan Update: Parks, Culture, Recreation Discussion Continued**
- 2 Open Meetings State Training**

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
  - 3.1 Approval of the Minutes from the 11-19-25 Meeting**
  - 3.2 Approval of Planning Commission Meeting Dates for 2026**
4. PUBLIC HEARING AND ACTION ITEMS
  - 4.1 PUBLIC HEARING – "HOME DEPOT" ZONING ORDINANCE MAP AMENDMENT – A request to rezone the property located generally at 575 East 1000 South from R8 to PD-34 by amending Article 22-5-3(A) and the zoning map of the City of Orem.**
5. ADJOURN

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.**  
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,  
please call the Development Services Office at least 3 working days prior to the meeting.  
(Voice 801-229-7183)

This agenda is also available on the City's webpage at [orem.org](http://orem.org)

[IGNORE\_INDENT]

# DRAFT MINUTES FOR NOVEMBER 19, 2025

## CITY OF OREM PLANNING COMMISSION MEETING MINUTES November 19, 2025

The following items are discussed in these minutes:

### **CONSENT AGENDA ITEMS:**

- Approval of Minutes for the 11-05-2025 Planning Commission Meeting

### **ACTION ITEMS:**

- Preliminary Plat - Pearson Subdivision - Located generally at 233 South 400 West

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=lni2HmJSEJ8>

## **PLANNING COMMISSION WORK SESSION**

**Place:** Orem City Council Conference Room, 56 North State Street

At **4:31 p.m.** Chair Komen called the Planning Commission meeting to order at approximately 4:31 PM

**Those present:** Madeline Komen, Gerald Crismon, Mike Carpenter, James (Jim) Hawkes, Rod Erickson, Madeline Komen, Haysam Sakar, Planning Commission members; Gary McGinn, Community Development Director; Jared Hall, Planning Division Manager; Dave Spencer, City Council Liaison; Grant Allen, Matt Taylor, Senior Planner; Grace Bjarnson and Rebecca Gourley, Associate Planners.

**Those excused:** Britton Runolfson, Planning Commission members

### **1.1 General Plan: Parks and Recreation**

Matt Taylor presented the Parks, Recreation, Trails and Open Space Master Plan. Major trails in Orem include the Utah Lakeshore trail, the Murdock trail, the Orem-Provo College connector, the Bonneville shoreline trails, and 1600 North Trail. Several improvements to the trails were discussed, including standardized trail signage, upgrades to rest stops along the trail, and increasing connectivity.

Jared Hall and Commissioners also discussed Orem's Parks Plan, the level of service the parks provide, the intent of the parks (programmable spaces versus open fields), community needs, and how to include a Parks element in the General Plan.

## **PLANNING COMMISSION MEETING**

**Place:** Orem City Council Chambers, 56 North State Street

At **5:31 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Haysam Sakar.

## DRAFT MINUTES FOR NOVEMBER 19, 2025

**Those present:** Mike Carpenter, Gerald Crismon, James (Jim) Hawkes, Rod Erickson, Madeline Komen, Haysam Sakar, Planning Commission members; Gary McGinn, Community Development Director; Jared Hall, Planning Division Manager; Dave Spencer, City Council Liaison; Grant Allen, Senior Planner; Grace Bjarnson and Rebecca Gourley, Associate Planners.

**Those excused:** Britton Runolfson, Planning Commission member; Matt Taylor, Senior Planner.

### Agenda Item 3, Consent Agenda Items

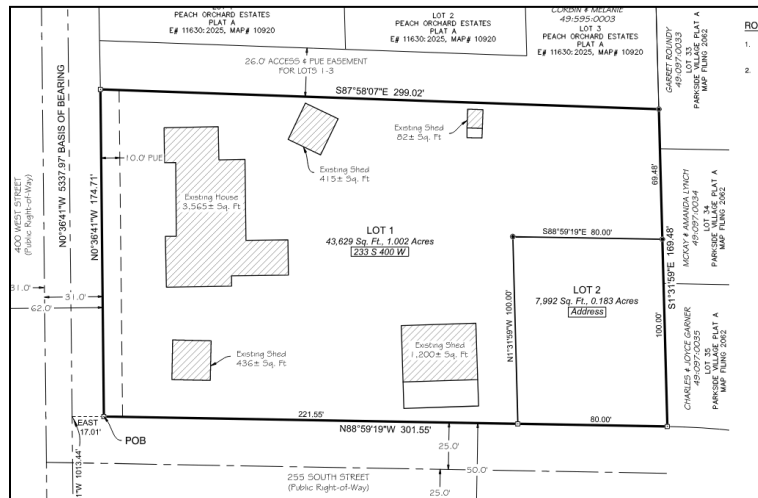
- 3.1 Approval of Minutes for the 11-05-2025 Planning Commission Meeting

Chair Komen introduced the Consent Agenda. Mike Carpenter motioned to approve the agenda. Rod Erickson seconded the motion. The motion passed unanimously. Items approved:

### Agenda Item 4.1 Preliminary Plat – Pearson Subdivision - Located Generally at 233 South 400 West

Jared Hall introduced the Preliminary Plat for the Pearson Subdivision. The Subdivision includes two parcels that were previously recorded through metes and bounds. The Preliminary Subdivision will re-draw the lot lines, which will result in one lot, primarily located in the R8 zone, with a size of 43,629 square feet, and a second lot, which will be located in the R7.5 zone with a size of 7,992 square feet.

**Planning Commission Action:** Rod Erickson motioned to approve the Preliminary Plat for the Pearson Subdivision. Jim Hawkes seconded the motion. The motion passed unanimously.



**Final Meeting Comments:** Rebecca Gourley advised that there will be Calendar, OMPA training, re-electing chair and vice chair items that must be reviewed and voted on during the final 2025 meeting, or during the first meeting of 2026.

Gary McGinn reminded Commissioners and Staff that December 1st is the City's Lights-On Ceremony.

## DRAFT MINUTES FOR NOVEMBER 19, 2025

**Adjournment:** Chair Komen asked for a motion to adjourn. Mike Carpenter motioned to adjourn, Rod Erickson seconded. The motion passed unanimously.

The Planning Commission Meeting adjourned at **5:40 p.m.**

Reviewed and Approved: DRAFT

# 2026

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<b>Planning Commission</b> December 3 <sup>rd</sup> , 2025		<b>Item 4.1</b>
<b>PUBLIC HEARING – ZONING ORDINANCE MAP AMENDMENT</b> – A request to rezone the property located generally at 575 East 1000 South from R8, Residential to PD-34, University Place, amending Article 22-5-3(A) and the zoning map of the City of Orem.		<b>Prepared By:</b> Jared Hall  <b>Applicant:</b> Home Depot

**Notices:**

Posted in 2 public places  
 Posted on City Webpage and City hotline.  
 Posted at Utah.gov/pmn  
 265 Notices sent to property owners within a 1,000-foot radius.

**Site Information:**

General Plan Designation:  
**Low Density Residential**  
 Current Zone: **R8**  
 Proposed Zone: **PD-34**  
 Acreage: **.31 acres**  
 Neighborhood: **Hillcrest**

**Action:**

The Planning Commission will forward a recommendation to the City Council for this item.

**REQUEST:** The applicant requests the Planning Commission forward a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone approximately .31 acres from the R8, Residential Zone to the PD-34 Zone located generally at 575 East 1000 South.

**BACKGROUND:** The application to rezone this property is connected to a proposal to construct and develop a new Home Depot store on 9.27 acres of property located adjacent to the south and east of the subject property. The larger property is located within the PD-34 Zone, and the Home Depot would be developed under those regulations.



Figure 1: Subject Property, aerial photo.

**REVIEW & ANALYSIS:**

**Existing Conditions -** The subject property is a developed, single-family residential home located adjacent to the PD-34 Zone, which is used in the University Place mall and surrounding shopping center area, including Costco, located directly to the northeast.

Process - The application for rezone applies to a single lot which the applicant intends to include in the development of a new Home Depot store. The majority of the property to be developed is already in the PD-34 Zone. If the application for rezone is successful, development of the planned Home Depot will still require a subdivision (to combine properties and adjust lot lines) and a Site Plan application to the Planning Commission.

Current Zoning - This property is currently zoned R8. The R8 Zone allows single-family residential development on 8,000 ft<sup>2</sup> or larger lots. The R8 Zone also allows public and quasi-public nonresidential uses such as churches, schools, museums, libraries, and utilities.

Proposed Zoning - The proposed PD-34 Zone was created to allow the development of a regional shopping center in a mixed-use environment. As a mixed use, planned development zone, the list of permitted uses is extensive, and includes both residential uses such as townhomes and apartments as well as commercial uses, primarily retail and service. Additionally, certain uses are limited to specific areas of the zone.

Development Standards, PD-34 Zone - In addition to allowed uses, the PD-34 Zone includes restrictions for landscaping, buffering, setbacks, and height for different areas of the zone. These development standards are contained within the language of the zone and in an exhibit that was prepared and adopted as Appendix BB to the Orem City Code when the zone was created. The requirements specific to the PD-34 in the area of the subject property are reviewed in the following:

- Setbacks: Building setbacks from the west boundary of the PD-34 Zone are a minimum of 20' from all residentially zoned adjacent property.

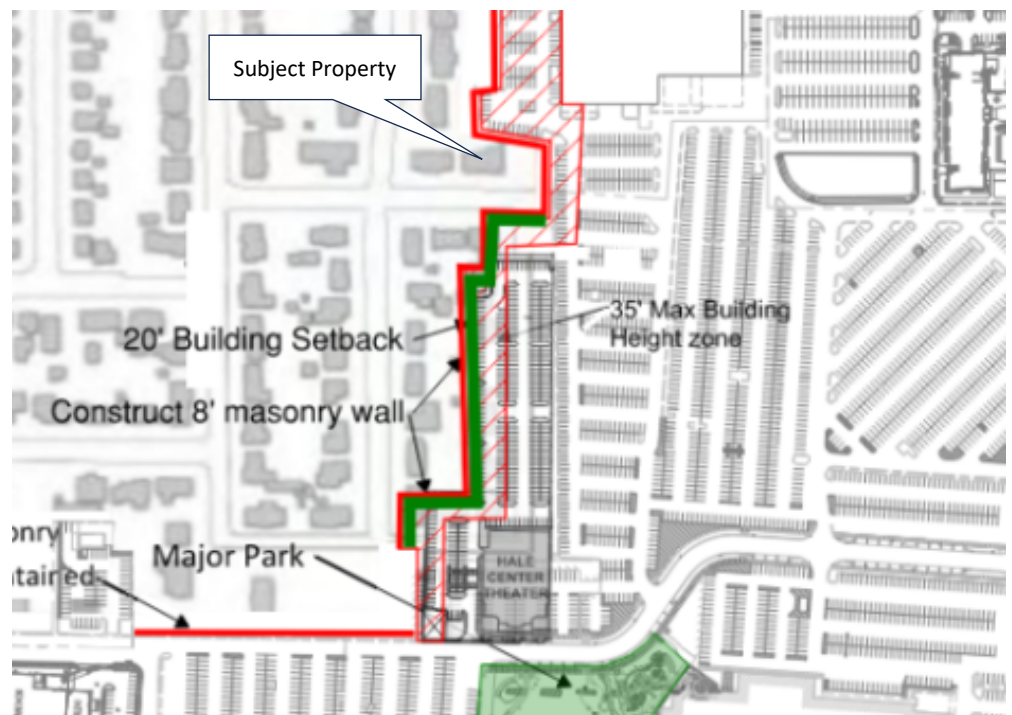


Figure 2: The west boundary of the PD-34 Zone near the subject property, taken from Appendix BB

- **Buffer:** An eight-foot (8') masonry wall is required along the west boundary of the zone where it is adjacent to existing residential development. If the subject property is re-zoned and included in the PD-34 Zone a masonry wall will have to be constructed to match the existing wall extending north and south.
- **Landscaping:** An eight-foot (8') landscaping strip is required. Like the wall, an extension of the landscaping from the north and south of the subject property will be required if the property is rezoned.

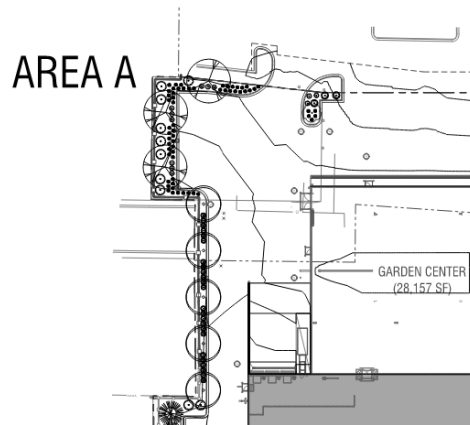


Figure 3: Subject Property as included in landscaping and site plans.



Figure 4: Subject Property, existing conditions

- **Height:** Within the “Limited Area” identified by the PD-34 Zone south of 900 South, building heights are limited to thirty-five feet (35’).
- **Lighting:** Lighting plans are required for all developments in the PD-34 Zone. Lighting plans must demonstrate no direct glare from parking lot lights onto adjacent properties and further that spillover light from the project onto adjacent residential properties is no more than one (1) foot candle.
- **Access:** Access to commercial projects and developments in the PD-34 Zone is not allowed from the residential area adjacent to the subject property.
- **Parking, Traffic:** Because of limited access from the west to the site, surrounding neighborhoods should not be impacted in this regard. The applicants have submitted parking and traffic analyses with their site plan application materials. It does not appear that the inclusion or exclusion of the subject property in the PD-34 Zone would have an impact on traffic or parking conditions in the project or surrounding area.

**General Plan:** The property is designated “Low-Density Residential” on the Future Land Use Map of the General Plan. The requested zoning (PD-34) is a “Planned Development” Zone. Planned Development zones are listed with the “preferred categories” of zoning for the Low-Density Residential designation.

**Neighborhood Meeting:** A neighborhood meeting is required for all zone map amendment applications, and for subdivisions and site plan applications that are located near single-family residential areas. The applicants held a neighborhood

meeting on February 12, 2025, regarding the development, including the change of zoning for the .31-acre lot. Ten people attended. Comments included concerns about noise from the loading areas, the height of buildings, light pollution across property lines, and the existing masonry wall.

**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 Planning Commission may:

**Recommend Approval or Denial** of the proposed amendment to the zoning map.

**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 Planning Commission forward a recommendation of [**choose APPROVAL or DENIAL**] to the City Council for the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 575 East 1000 South from R8, Residential to PD-34, University Place (approximately .31 acres).”

**Motion to Continue the Request**

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

## Home Depot Rezone – 575 East 1000 South



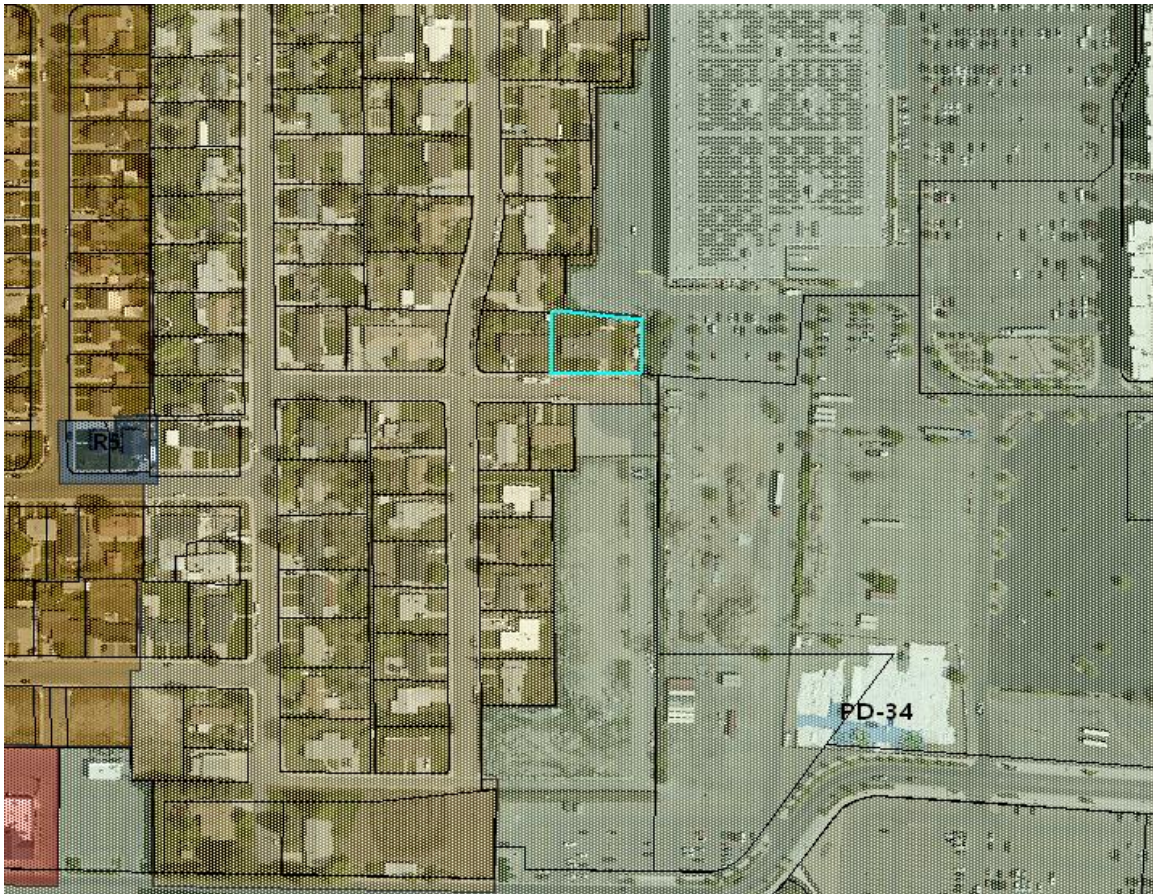
Vicinity Map

Zone: R8

Acres: .31



Home Depot Rezone – 575 East 1000 South



Legend

- C2
- R6.5
- R8

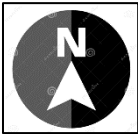
- PD34
- R5

Rezone Area

Current Zone: R8  
Acres: .31

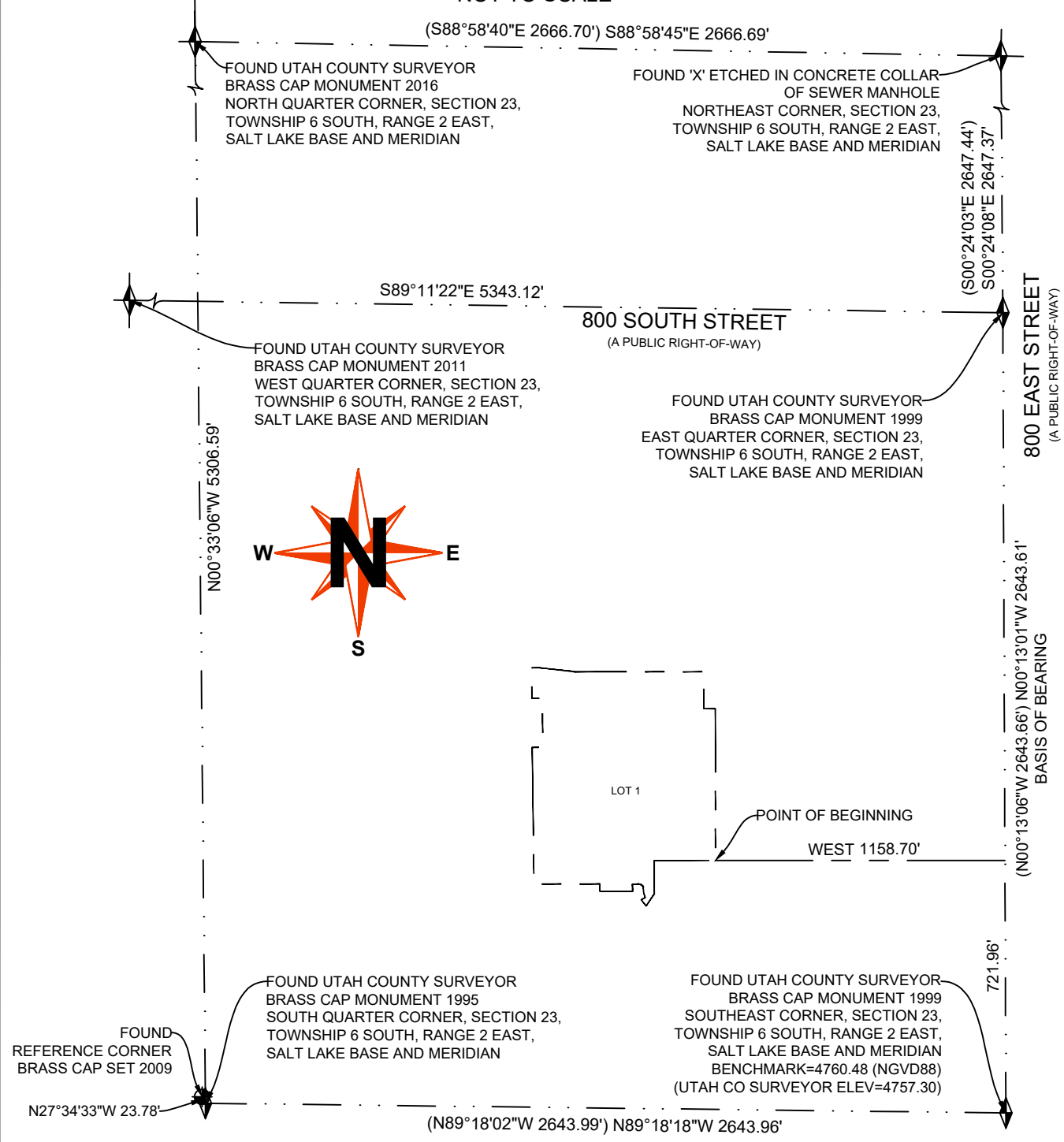
Neighborhood

Hillcrest



## SECTION CONTROL DETAIL

NOT TO SCALE



## CURVE/LINE TABLE

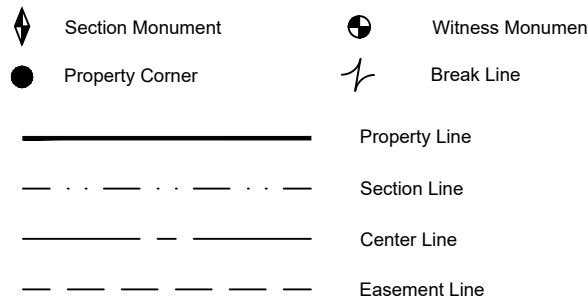
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	30.76'	66.00'	26°42'04"	N12°57'29"W	30.48'
C2	23.63'	15.00'	90°14'51"	N44°43'53"W	21.26'

Parcel Line Table			Parcel Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S34°56'25"W	47.03'	L13	N89°16'54"W	36.06'
L2	N37°05'25"W	26.30'	L14	N0°41'57"E	101.00'
L3	S88°33'33"W	20.30'	L15	S89°12'03"E	27.40'
L4	S0°00'00"E	23.49'	L16	S83°29'52"E	112.89'
L5	N90°00'00"W	108.00'	L17	S89°57'37"E	427.32'
L6	N0°00'00"E	24.00'	L18	S0°00'25"E	121.99'
L7	N90°00'00"W	218.12'	L19	S89°11'01"E	38.19'
L8	N0°40'01"W	451.78'	L20	S0°00'00"E	500.79'
L9	S89°18'18"E	34.97'	L21	N90°00'00"W	201.82'
L10	N0°35'36"W	112.16'	L22	S0°00'00"E	111.86'
L11	N0°41'57"E	49.87'			

## GENERAL NOTES

- IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY OF OREM.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS ALONG ALL SIDES OF THE LOT.

## LEGEND



## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND UTAH COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER, SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

## UTAH LAND SURVEYING, LLC

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR  
FARMINGTON, UT 84025

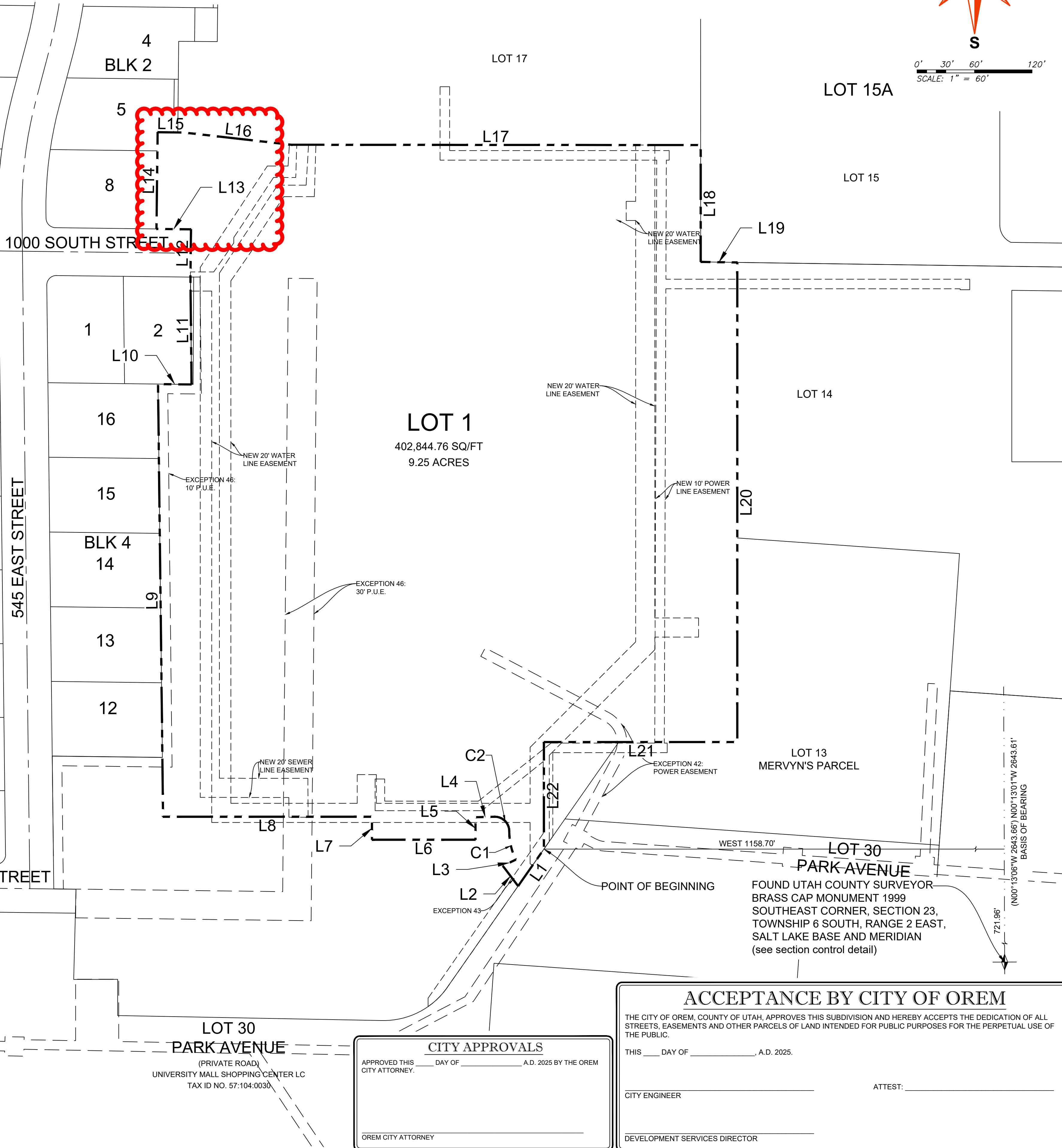
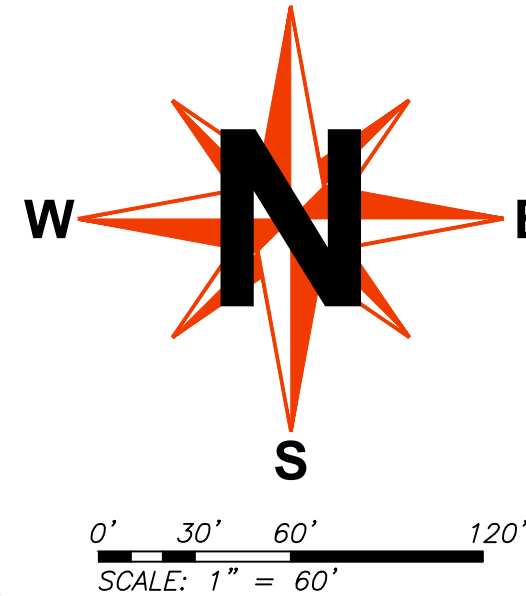
PHONE 801.725.8395  
mikew@utahlandsurveying.com

www.utahlandsurveying.com

## OREM HOME DEPOT SUBDIVISION

VACATING AND AMENDING LOTS 1-8, BLOCK 3, AND LOTS 3-11, BLOCK 4, PLAT A, LA MESA SUBDIVISION, AND LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOT 17, UNIVERSITY MALL SUBDIVISION PLAT A, AND LOTS 14, 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT B

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN CITY OF OREM, COUNTY OF UTAH, STATE OF UTAH



## ACCEPTANCE BY CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

CITY ENGINEER

ATTEST: \_\_\_\_\_

DEVELOPMENT SERVICES DIRECTOR

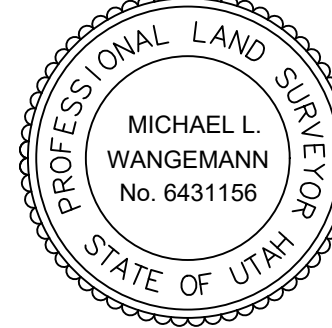
## CITY APPROVALS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025 BY THE OREM CITY ATTORNEY.

OREM CITY ATTORNEY

## SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS OF THE COUNTY RECORDERS'S OFFICE. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.



Michael L. Wangemann, PLS

Date of Plat or Map: September 23, 2025

PLS# 6431156-2201

## LEGAL DESCRIPTION

VACATING AND AMENDING LOTS 1-8, BLOCK 3, AND LOTS 3-11, BLOCK 4, PLAT A, LA MESA SUBDIVISION, AND LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOT 17, UNIVERSITY MALL SUBDIVISION PLAT A, AND LOTS 14, 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT B, ACCORDING TO THE OFFICIAL PLATS IN THE UTAH COUNTY RECORDERS'S OFFICE, SAID TRACT OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 30, UNIVERSITY PLACE SUBDIVISION PLAT 'B' (WHICH IS ALSO PARK AVENUE - A PRIVATE ROAD), SAID POINT THAT IS NORTH 00°13'01" WEST 721.96 FEET AND WEST 1158.70 FEET FROM THE SOUTHEAST CORNER, SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 34°56'25" WEST 47.03 FEET; THENCE NORTH 37°05'25" WEST 26.30 FEET TO A POINT ON A 66.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 30.76 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°42'04" (WHICH LONG CHORD BEARS NORTH 12°57'29" WEST 30.48 FEET) TO A POINT ON A 15.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 23.63 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 90°14'51" (WHICH LONG CHORD BEARS NORTH 44°43'53" WEST 21.26 FEET; THENCE SOUTH 88°33'33" WEST 20.30 FEET; THENCE SOUTH 23.49 FEET; THENCE WEST 108.00 FEET; THENCE NORTH 24.00 FEET; THENCE WEST 218.12 FEET; THENCE NORTH 00°40'01" WEST 451.78 FEET; THENCE SOUTH 89°18'18" EAST 34.97 FEET; THENCE NORTH 00°35'36" WEST 112.16 FEET; THENCE NORTH 00°41'57" EAST 49.87 FEET; THENCE NORTH 89°16'54" WEST 36.06 FEET; THENCE NORTH 00°41'57" EAST 101.00 FEET; THENCE SOUTH 89°12'03" EAST 27.40 FEET; THENCE SOUTH 83°29'52" EAST 112.89 FEET; THENCE SOUTH 89°57'37" EAST 427.32 FEET; THENCE SOUTH 00°00'25" EAST 121.99 FEET; THENCE SOUTH 89°11'01" EAST 38.19 FEET; THENCE SOUTH 500.79 FEET; THENCE WEST 201.82 FEET; THENCE SOUTH 111.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 402,844.76 SQ/FT OR 9.25 ACRES

## OWNERS DEDCIATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

### OREM HOME DEPOT SUBDIVISION.

DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

COMPANY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

COUNTY OF \_\_\_\_\_

STATE OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_, IN SAID STATE OF \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY PROPOSED VACATION OF LOTS 1-8, BLOCK 3, AND LOTS 3-11, BLOCK 4, PLAT A, LA MESA SUBDIVISION, AND LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOT 17, UNIVERSITY MALL SUBDIVISION PLAT A, AND LOTS 14, 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT B, AND THAT THERE IS GOOD CAUSE FOR SAID VACATION. LOTS 1-8, BLOCK 3, AND LOTS 3-11, BLOCK 4, PLAT A, LA MESA SUBDIVISION, AND LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOT 17, UNIVERSITY MALL SUBDIVISION PLAT A, AND LOTS 14, 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT B, ARE HEREBY VACATED.

### PLAT 'A'

## OREM HOME DEPOT SUBDIVISION

VACATING AND AMENDING LOTS 1-8, BLOCK 3, AND LOTS 3-11, BLOCK 4, PLAT A, LA MESA SUBDIVISION, AND LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOT 17, UNIVERSITY MALL SUBDIVISION PLAT A, AND LOTS 14, 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT B

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN CITY OF OREM, COUNTY OF UTAH, STATE OF UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY OF OREM ENGINEER'S SEAL	CITY OF OREM CLERK-RECORDER

NON-PROTOTYPICAL MODIFICATIONS

- BUILDING SETBACKS < 60'
- BIKE RACKS



CIVIL ENGINEERS,  
LAND SURVEYORS, PLANNERS



LOCATION MAP (NTS)

SITE AREA		
THE HOME DEPOT PARCEL	9.05 AC	394,097 SF

BUILDING AREA		
THE HOME DEPOT		106,651 SF
SUBTOTAL		106,651 SF
GARDEN CENTER		28,156 SF
TOTAL THD AREA		134,807 SF
TOTAL BUILDING AREA		134,807 SF

PARKING REQUIRED		
HOME DEPOT	3.5/1,000 GLA	376 STALLS
GARDEN CENTER	3.5/1,000 GLA	98 STALLS
TOTAL PARKING REQUIRED		474 STALLS

PARKING PROVIDED		
FRONT FIELD		307 STALLS
SIDE FIELD / REAR		91 STALLS
TOTAL THD PARKING (USABLE)		398 STALLS

INCLUDED IN PARKING PROVIDED		
ACCESSIBLE STALLS (2%)		10 STALLS
SEASONAL SALES AREA		10,000 SF

NOT INCLUDED IN PARKING PROVIDED		
LOAD-N-GO		2 STALLS
THD TRUCK RENTAL		6 STALLS
TRAILER DISPLAY		8 STALLS
SHED DISPLAY		8 STALLS
THD EQUIPMENT RENTAL		10 STALLS
CART CORRALS		9 STALLS
ACCESSORY PARKING NOT INCLUDED		43 STALLS
TOTAL THD PARKING		441 STALLS

OFF SITE PARKING	41 STALLS
TOTAL PARKING PROVIDED	482 STALLS

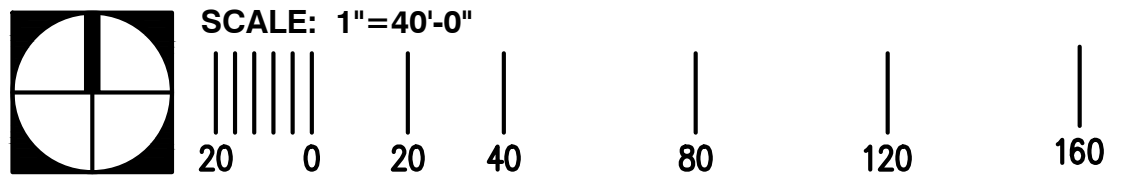
ZONING CLASSIFICATION		
JURISDICTION		CITY OF OREM
ZONING CLASSIFICATION		PLANNED DEVELOPMENT
		UNIVERSITY PLACE (PD-34)
THD USE PERMITTED BY RIGHT		YES
OTHER		XXX

BULK REGULATIONS		
RES. SETBACK (BLDG.)	REQUIRED 20' (BOC)	PROVIDED 20'
PUBLIC ROW SETBACK (PRKG.)	REQUIRED 12' (BOC)	PROVIDED 12'



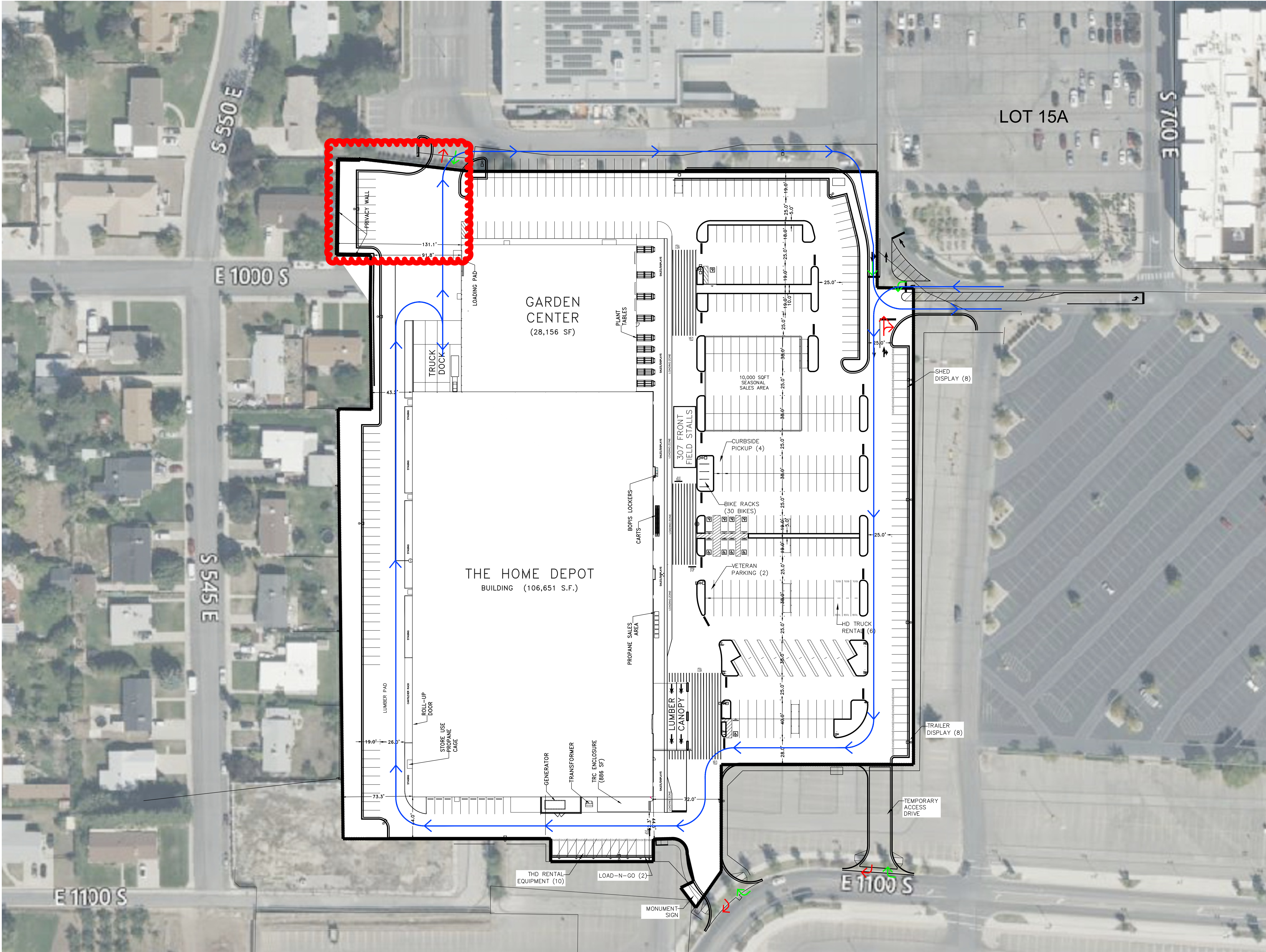
**THE HOME DEPOT**  
**OREM, UT**  
UNIVERSITY PLACE

DRAWING ISSUE DATE	8/28/2025
HD SITE SELECTION NUMBER	SS-02905.2001



## UT - SITE PLAN 6

SHEET 2 OF 2



TRAFFIC FLOW LEGEND

- THD TRAFFIC FLOW IN
- THD TRAFFIC FLOW OUT
- THD GOODS TRAFFIC FLOW

NOTES  
1. PLAN BOUNDARY IS BASED OFF AVAILABLE APN MAPS; AN ALTA SHOULD BE COMPLETED FOR ACCURACY.

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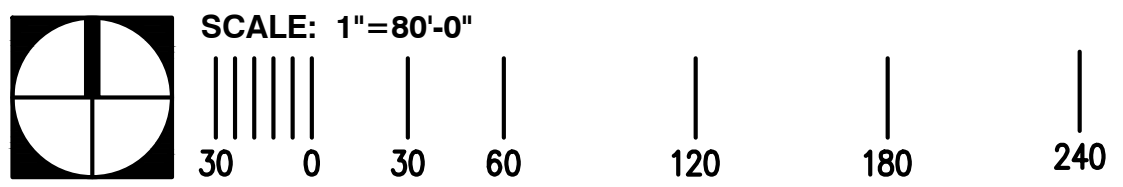
OFF SITE PARKING	41 STALLS
TOTAL PARKING PROVIDED	482 STALLS

ZONING CLASSIFICATION		
JURISDICTION		CITY OF OREM
ZONING CLASSIFICATION		PLANNED DEVELOPMENT
		UNIVERSITY PLACE (PD-34)
THD USE PERMITTED BY RIGHT		YES
OTHER		XXX

BULK REGULATIONS		
RES. SETBACK (BLDG.)	REQUIRED 20' (BOC)	PROVIDED 20'
PUBLIC ROW SETBACK (PRKG.)	REQUIRED 12' (BOC)	PROVIDED 12'

**THE HOME DEPOT**  
OREM, UT  
UNIVERSITY PLACE

DRAWING ISSUE DATE	8/28/2025
HD SITE SELECTION NUMBER	SS-02905.2001



UT - SITE PLAN 6  
SHEET 1 OF 2



TRAFFIC FLOW LEGEND

- THD TRAFFIC FLOW IN
- THD TRAFFIC FLOW OUT
- THD GOODS TRAFFIC FLOW

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NON-PROTOTYPICAL MODIFICATIONS

- BUILDING SETBACKS < 60'
- BIKE RACKS



CIVIL ENGINEERS,  
LAND SURVEYORS, PLANNERS



LOCATION MAP (NTS)

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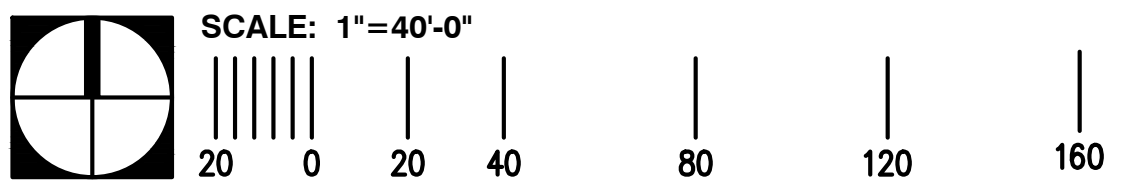
ZONING CLASSIFICATION		
JURISDICTION		CITY OF OREM
ZONING CLASSIFICATION		PLANNED DEVELOPMENT
		UNIVERSITY PLACE (PD-34)
THD USE PERMITTED BY RIGHT		YES
OTHER		XXX

BULK REGULATIONS		
	REQUIRED	PROVIDED
RES. SETBACK (BLDG.)	20' (BOC)	20'
PUBLIC ROW SETBACK (PRKG.)	12' (BOC)	12'



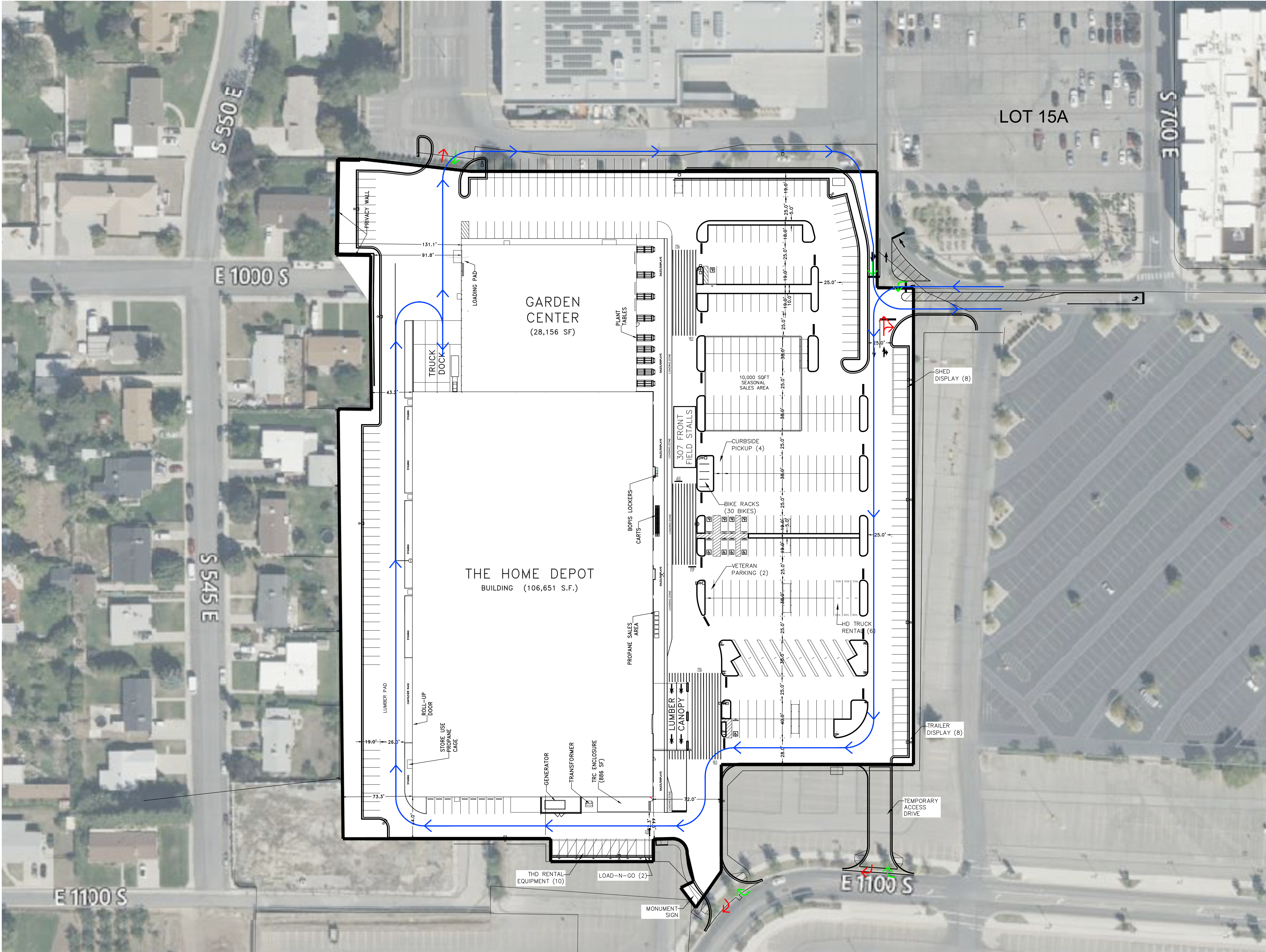
**THE HOME DEPOT**  
**OREM, UT**  
UNIVERSITY PLACE

DRAWING ISSUE DATE	8/28/2025
HD SITE SELECTION NUMBER	SS-02905.2001



## UT - SITE PLAN 6

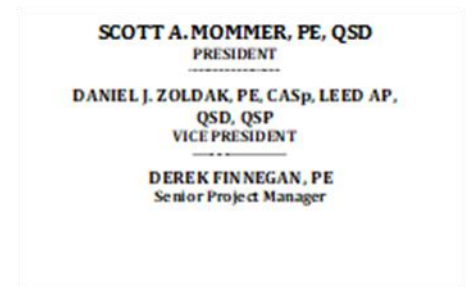
SHEET 2 OF 2



TRAFFIC FLOW LEGEND

- THD TRAFFIC FLOW IN
- THD TRAFFIC FLOW OUT
- THD GOODS TRAFFIC FLOW

NOTES  
1. PLAN BOUNDARY IS BASED OFF AVAILABLE APN MAPS; AN ALTA SHOULD BE COMPLETED FOR ACCURACY.



March 6, 2025

FIBERNET BUSINESS PARK LLC  
--OR CURRENT RESIDENT--  
800 E 1200 SOUTH UNIT#A3  
OREM, UT 84097

To whom it may concern,

To facilitate a prerequisite for the Home Depot project we are hosting a Community Meeting. The proposed Home Depot is located approximately at 655 E Park Ave, Orem, UT 84097 at the intersections of East Park Ave and S 800 E Street. The project involves construction of an approximate 107,519 square foot Home Depot with an associated Garden Center that is an approximate 28,113 square feet and a parking lot.

Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the city and is subject to change during the review process.

#### Meeting Location

We are planning on hosting a Community Meeting at the Mall Management Offices located at 575 East University Parkway, Suite N-260, Orem, Utah 84097 on the date of March 27<sup>th</sup> 2025 at 6PM local Time.

Thank you for your time in advance,  
**LARS ANDERSEN & ASSOCIATES, INC**

*Edwin Figueroa*

Edwin Figueroa



## Neighborhood Meeting Checklist

(Form to be filled out by the applicant  
and submitted with the application)

- ☐ Project name: Home Depot - Orem, UT
- ☐ Project applicant: Lars Andersen & Associates, Inc.
- ☐ Information only meeting was held on: 2.12.25
- ☐ Regular meeting was held on : 2.12.25
- ☐ I David J. Zohel (signature) confirm the following information outlined below concerning the neighborhood meeting was followed and accurate details have been submitted with the application. (Failure to provide complete and accurate information may result in holding an additional meeting.)

**When a neighborhood meeting is required the following steps or requirements must be completed.** (See Orem City Code Sections 22-1-5(G) and 22-14-20(I))

- ☐ The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend.
- ☐ The meeting shall not be held on a holiday or the day before or after a holiday. **The meeting shall not be held on the same night as a City Council meeting.**
- ☐ The meeting must be held within City of Orem boundaries.
- ☐ The applicant shall send written notice of the place, date, and time of the neighborhood meeting to all property owners, as listed in the records of the Utah County Recorder, located within one thousand feet (1000') of the site. (Development Services can help provide the mailing address information)
  - ☐ The notice shall be written on letterhead which includes the contact information of the applicant, including but not limited to a name, address, phone number and an e-mail address. Phone calls or informal door-to-door contacts are not considered neighborhood meetings.
  - ☐ All required notices shall be provided at least two weeks prior to the date of the meeting.
  - ☐ The notice must include the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property.

- ☐ The notice must also obtain a brief explanation of what is being requested or proposed.
- ☐ The notice must also include the following language:

“Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.”

OR;

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

- ☐ The applicant shall keep detailed minutes of the content of the neighborhood meeting. These minutes will be provided to the Planning Commission and City Council as part of the record. The minutes submitted should provide accurate and complete information.
- ☐ The applicant shall include a list of all individuals who were notified of the meeting, a roster of attendees at the meeting, and a copy of the minutes from the meeting.
- ☐ A second neighborhood meeting will be required if the first meeting is held as an information gathering meeting to obtain input from surrounding property owners and/or a proposed site plan is not provided for review or the site plan changes after the neighborhood meeting is held.

**At a neighborhood meeting the applicant or representative shall discuss at a minimum the following items with those in attendance:**

1. What is the purpose of the neighborhood meeting?
2. What is proposed and why an application to the City is necessary.
3. Why the proposed application cannot be done using existing ordinances.
4. What can be built under current ordinances?
5. Details of any project should be shared with those in attendance. (If a detailed concept is not shown or if the project changes significantly after the neighborhood meeting is held an additional meeting will be required.)

<u>NAME</u>	<u>Phone</u>	<u>EMAIL</u>
LARRY SMALLEY	801-404-6200	larry.smalley@RCWiley
Connie Kawala		
Nathan Baker	801-372-0934	el.tigre.201@gmail.com
Ralph Olsen	801-643-9938	rboba6@gmail.com
Annette Olsen	801-404-6221	" " " "
Mark Gessel	253-247-0586	markgessel3@gmail.com
Jessica Ballard	801-368-0655	jessmarieballard23@gmail.com
Jerry Crismon	801-226-6534	jerry.crismon@gmail.com
LaNae Millett		elaine.crismon@gmail.com
Elaine Crismon	801-228-0471	<del>Elaine Crismon</del>

# Notes from community meeting

- Concern about noise in Loading area
- Concern about noise truck route
- Concerns about Lighting in rear
- Concern existing traffic pattern in existing subdivision due COSCTO and what seemed be to be incorrect google mapping of streets
- One comment about property value
- A comment about the site plan was incorrect and the homeowner would never sell
- Question about the height of the building. How did that compare to the existing Costco?
- Concerns regarding noise form the loading dock and truck delivery path.
- Concerns regrading lights on all night.
- Concerns about light crossing the property line in the evenings.
- Existing wall to separate retail and residential was supposedly planned to be 8', but based on settlement / slope is only about 6.5' above grade in some locations per neighbors.
- Need more signage through neighborhood of – No mall access. Existing signage not adequate to deter traffic attempts to pass through neighborhood.
- Questions about the lumber pad vs. the loading docks.

MOUNTAIN AMERICA CREDIT UNION  
%ACCOUNTING  
PO BOX 2331  
SANDY, UT 84091

FIRST SECURITY BANK OF UTAH  
PO BOX 42121  
PORTLAND, OR 97242

ZIONS FIRST NATIONAL BANK  
%LOCATION: 7474  
PO BOX 54288  
LEXINGTON, KY 40555

BLACKBURN, SCOTT & MELISSA  
PO BOX 970307  
OREM, UT 84097

FARR, ERIC J & DAWN  
PO BOX 970933  
OREM, UT 84097

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

CHRIS KILLPACK  
15 N 920 E  
OREM, UT 84097

GLACIER BANK  
33 E MAIN ST  
AMERICAN FORK, UT 84003

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

JAMES HAWKES  
55 WEST 500 SOUTH  
OREM, UT 84058

OREM CITY OF  
56 S STATE  
OREM, UT 84057

COMMON AREA  
100 E CENTER  
PROVO, UT 84604

COMMON AREA  
100 E CENTER  
PROVO, UT 84606

CARTER, KEITH N  
111 S 400 E  
LONDON, UT 84042

SCOTT, FLOYD W & ANETTE W  
119 MONOWOOD DR  
FOLSOM, CA 95630

JEFF LAMBSON  
156 E 1060 N  
OREM, UT 84057

DAVE YOUNG  
173 S COUNTRYSIDE LANE  
OREM, UT 84058

MAVERIK COUNTRY STORES INC  
%REAL ESTATE  
185 S STATE ST STE 800  
SALT LAKE CITY, UT 84111

GLAZIER PROPERTIES LLC  
248 N OREM BLVD  
OREM, UT 84057

LANAE MILLETT  
288 W 1500 N  
OREM, UT 84057

ARMSTRONG, FRANK PHILIP &  
REBECCA MC RAE BENNION  
371 S PALISADE DR  
OREM, UT 84097

COMES OUT BIRD, VICTORIA (ET AL)  
414 E 750 S  
OREM, UT 84097

BRITTON RUNOLFSON  
426 EAST 1730 NORTH  
OREM, UT 84097

JOHNSON, BREVYN D & ANGELA  
--OR CURRENT RESIDENT--  
435 E 1070 SOUTH  
OREM, UT 84097

JKC LLC  
--OR CURRENT RESIDENT--  
435 E 1150 SOUTH  
OREM, UT 84097

ROWLEY, BETTY LOU  
436 E 1010 S  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
440 E 1150 SOUTH  
OREM, UT 84097

STEVEY, CLAUDIA A  
445 E 1010 S  
OREM, UT 84097

HUGHES, SPENCER R & KRISTINE (ET  
AL)  
448 E 1010 S  
OREM, UT 84097

ELISON, DAVID SAMUEL & LINDA R  
(ET AL)  
451 E 1070 S  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER LC  
--OR CURRENT RESIDENT--  
451 E PARK AVE  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
456 E 1150 SOUTH  
OREM, UT 84097

AHLBORN, ERNEST S & DOROTHY N  
458 E 1010 S  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER LLC  
--OR CURRENT RESIDENT--  
460 E 1070 SOUTH  
OREM, UT 84097

DAUGHETEE, JOSHUA  
463 E 1070 S  
OREM, UT 84097

MAULDIN, R KYLE & AMANDA  
--OR CURRENT RESIDENT--  
466 E 1010 SOUTH  
OREM, UT 84097

ARVIZU-CARRANZA, JUAN CARLOS  
468 E 1010 S  
OREM, UT 84097

WALKER, MARK J & CHRISTINA J  
--OR CURRENT RESIDENT--  
475 E 1010 SOUTH  
OREM, UT 84097

BARRON, VERDALEE  
475 E 1070 S  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER L C  
--OR CURRENT RESIDENT--  
478 E 1070 SOUTH  
OREM, UT 84097

PADBURY, CARSON & BAYLEY  
483 E 900 S  
OREM, UT 84097

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

ESTRADA, BENJAMIN  
490 E 1070 S  
OREM, UT 84097

GLEDHILL, GABRIEL D & SARAH A  
495 E 1010 S  
OREM, UT 84097

UP TOWER LLC  
--OR CURRENT RESIDENT--  
500 E PARK AVE  
OREM, UT 84097

CUNNINGHAM, BRETTON  
510 E 900 S  
OREM, UT 84097

REID, JUNE W  
512 S 900 W  
PROVO, UT 84601

WAGSTAFF, AMANDA & ALEJANDRA  
(ET AL)  
515 E 1100 S  
OREM, UT 84097

ADAMS, JERRY LEE  
525 E 900 S  
OREM, UT 84097

CAMPBELL, RACHEL  
526 E 900 S  
OREM, UT 84097

GESSEL, MARK H  
533 E 1000 S  
OREM, UT 84097

RANSOM, CHERYL OLSEN (ET AL)  
--OR CURRENT RESIDENT--  
533 E 1100 SOUTH  
OREM, UT 84097

CARTER, KEITH N  
--OR CURRENT RESIDENT--  
534 E 1000 SOUTH  
OREM, UT 84097

US ALPHA INC  
--OR CURRENT RESIDENT--  
543 E UNIVERSITY PKWY  
OREM, UT 84097

UNIVERSITY PLACE PARKING PHASE  
1 LLC  
--OR CURRENT RESIDENT--  
550 E PARK AVE  
OREM, UT 84097

MILLER, NATHAN  
557 E 1000 S  
OREM, UT 84097

WOODTUSK III LLC  
--OR CURRENT RESIDENT--  
560 E 1150 SOUTH  
OREM, UT 84097

JOHNSON, BREVYN D & ANGELA  
564 W 530 S  
OREM, UT 84058

WIEST, KEVIN B & CYNTHIA  
565 E 900 S  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER LC  
--OR CURRENT RESIDENT--  
565 E PARK AVE  
OREM, UT 84097

MURPHY, BRAYDEN JERRY & KALI  
LYN  
570 E 900 S  
OREM, UT 84097

LLOYD, NATALIE (ET AL)  
575 1000 S  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
575 E UNIVERSITY PKWY  
OREM, UT 84097

LOLOMA LLC  
575 E UNIVERSITY PKWY # N-260  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER LLC  
575 E UNIVERSITY PKY STE N260  
OREM, UT 84097

BIGELOW, RANSOM & KATIE  
577 E 900 S  
OREM, UT 84097

OLSEN, ANNETTE (ET AL)  
578 E 1000 S  
OREM, UT 84097

AZNAR HOLDINGS LLC  
--OR CURRENT RESIDENT--  
594 E 800 SOUTH UNIT#101  
OREM, UT 84097

BMC PARTNERS LLC  
--OR CURRENT RESIDENT--  
594 E 800 SOUTH UNIT#201  
OREM, UT 84097

AZNAR HOLDINGS LLC  
597 E 800 S STE A  
OREM, UT 84097

MUHLESTEIN, LAURA & KYLE  
612 S 300 W  
OREM, UT 84058

UNIVERSITY MALL SHOPPING  
CENTER LC  
--OR CURRENT RESIDENT--  
625 E PARK AVE  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER LC  
--OR CURRENT RESIDENT--  
648 E 800 SOUTH  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER LC  
--OR CURRENT RESIDENT--  
650 E PARK AVE  
OREM, UT 84097

MADELINE KOMEN  
653 W. 1360 NORTH  
OREM, UT 84057

UNIVERSITY MALL SHOPPING  
CENTER LC  
--OR CURRENT RESIDENT--  
655 E PARK AVE  
OREM, UT 84097

BMC PARTNERS LLC  
658 N BELLA VISTA DR  
OREM, UT 84097

FAE HOLDINGS 421336R LLC  
--OR CURRENT RESIDENT--  
693 E UNIVERSITY PKWY  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
703 E UNIVERSITY PKWY  
OREM, UT 84097

ROD ERICKSON  
706 EAST 150 NORTH  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
720 E 1000 SOUTH  
OREM, UT 84097

WOODTUSK L L C  
--OR CURRENT RESIDENT--  
730 E 950 SOUTH  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
730 E 1100 SOUTH  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER LC  
--OR CURRENT RESIDENT--  
750 E PARK AVE  
OREM, UT 84097

LOLOMA LLC  
--OR CURRENT RESIDENT--  
760 E 1100 SOUTH  
OREM, UT 84097

KCP RE LLC  
--OR CURRENT RESIDENT--  
765 E 1200 SOUTH  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
775 E UNIVERSITY PKWY  
OREM, UT 84097

FIBERNET BUSINESS PARK LLC  
--OR CURRENT RESIDENT--  
800 E 1200 SOUTH UNIT#A1  
OREM, UT 84097

FIBERNET BUSINESS PARK LLC  
--OR CURRENT RESIDENT--  
800 E 1200 SOUTH UNIT#A2  
OREM, UT 84097

FIBERNET BUSINESS PARK LLC  
--OR CURRENT RESIDENT--  
800 E 1200 SOUTH UNIT#A3  
OREM, UT 84097

FIBERNET BUSINESS PARK LLC  
--OR CURRENT RESIDENT--  
800 E 1200 SOUTH UNIT#A4  
OREM, UT 84097

FIBERNET BUSINESS PARK LLC  
--OR CURRENT RESIDENT--  
800 E 1200 SOUTH UNIT#A5  
OREM, UT 84097

FIBERNET BUSINESS PARK LLC  
--OR CURRENT RESIDENT--  
800 E 1200 SOUTH UNIT#A6  
OREM, UT 84097

CAMPBELL, RAYMOND J & DEBRA K  
(ET AL)  
823 E 900 S  
OREM, UT 84097

WOODTUSK II LLC  
--OR CURRENT RESIDENT--  
825 S 700 EAST  
OREM, UT 84097

GAKS ENTERPRISES LLC  
--OR CURRENT RESIDENT--  
835 S 700 EAST  
OREM, UT 84097

KING, CHRIS & MOANA  
839 E 900 S  
OREM, UT 84097

MEYERS, STEVEN O & RACHEL M  
840 E 900 S  
OREM, UT 84097

CUSICK, DEBRA N (ET AL)  
842 E 950 S  
OREM, UT 84097

PETERSON, REGINALD N & SHARON  
M  
845 E 950 S  
OREM, UT 84097

CARTER, CHANDLER & JUSTINE  
845 E 1000 S  
OREM, UT 84097

FLORES, OSCAR A & LOURDES L  
845 S 550 E  
OREM, UT 84097

GRIFFITHS, KATHRYN DISTEFANO  
846 E 950 S  
OREM, UT 84097

CARTER, THOMAS LAUGHLIN &  
MARY BIGGS (ET AL)  
849 E 1000 S  
OREM, UT 84097

WHITTLE, NATALIE LYNN  
850 S 550 E  
OREM, UT 84097

SAWYER, GEORGE THOMAS &  
MARCINE  
855 E 1000 S  
OREM, UT 84097

CARVER, AARON ALAN  
855 S 550 E  
OREM, UT 84097

DEUCHER, ROBERT & JULIE  
856 E 900 S  
OREM, UT 84097

MUHLESTEIN, LAURA & KYLE  
--OR CURRENT RESIDENT--  
857 S 800 EAST  
OREM, UT 84097

VALIMAKI, MIKKO T & MONICA M  
863 E 1000 S  
OREM, UT 84097

HEMENWAY, DALE E & JOAN N (ET  
AL)  
863 S 550 E  
OREM, UT 84097

MARTELL, SANDRA K  
864 E 1000 S  
OREM, UT 84097

WILDER, RUTH H  
864 S 550 E  
OREM, UT 84097

WILLIAMS, SEANNA S  
865 S 500 E  
OREM, UT 84097

HILL, DWIGHT C & ALANA M  
866 E 950 S  
OREM, UT 84097

PIMSAKUL, SANYA & SARAS G  
866 S 830 E  
OREM, UT 84097

STACEY, DARRELL R & LORETTA R  
867 E 1000 S  
OREM, UT 84097

CHARLTON, BERKLEY  
--OR CURRENT RESIDENT--  
868 E 1000 SOUTH  
OREM, UT 84097

BLACKBURN, SCOTT & MELISSA  
--OR CURRENT RESIDENT--  
873 S 550 EAST  
OREM, UT 84097

PACE, CHARLES BRYON & HELEN  
LOUISE  
875 S 500 E  
OREM, UT 84097

WOODTUSK DEVON LLC  
--OR CURRENT RESIDENT--  
875 S 700 EAST  
OREM, UT 84097

CADJAN, ARTHUR G & NANCY A  
876 S 550 E  
OREM, UT 84097

OREM CITY OF  
876 S 800 E  
OREM, UT 84097

NORDMEYER, FRANCIS RAYMOND &  
JERRY LOU  
--OR CURRENT RESIDENT--  
878 S 850 EAST  
OREM, UT 84097

NORDMEYER, FRANCIS RAYMOND &  
JERRY LOU  
879 S 800 E  
OREM, UT 84097

COMES OUT BIRD, VICTORIA (ET AL)  
--OR CURRENT RESIDENT--  
881 S 830 EAST  
OREM, UT 84097

FARLEY, DAVID RICHARD & SHELLY  
KIM  
885 S 500 E  
OREM, UT 84097

RANDS, SPENCER MARK & JANA  
BETH  
890 E 1100 S  
OREM, UT 84097

EBRON, DIANA SAMALAUU &  
HENRY SYLVESTER III  
890 S 500 E  
OREM, UT 84097

AVANS, GULAVADEE GULATI (ET  
AL)  
891 S 800 E  
OREM, UT 84097

SCOTT, FLOYD W & ANETTE W  
--OR CURRENT RESIDENT--  
892 S 550 EAST  
OREM, UT 84097

SKOWRON, PAUL L & CHRISTINE  
893 S 830 E  
OREM, UT 84097

GLOVER, KAELA & JACOB  
895 S 500 E  
OREM, UT 84097

CHRISTIENSEN, JUSTIN D & EMILY  
JEAN  
895 S 550 E  
OREM, UT 84097

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

LATTA, EUGENE M & JANET F  
905 S 800 E  
OREM, UT 84097

FISHER, JARED DALE & DANIELE  
MADELYN  
909 S 550 E  
OREM, UT 84097

BROWN, CHAD & KATIE (ET AL)  
910 S 500 E  
OREM, UT 84097

GOODMAN, KELLY & STEPHANIE  
910 S 550 E  
OREM, UT 84097

LINDSAY, ROSS ALEXANDER &  
TERESA DOUGLAS (ET AL)  
910 S 830 E  
OREM, UT 84097

THOMPSON, TODD & CHAD  
915 S 450 E  
OREM, UT 84097

WILLIAMS, ROBERT FOREST &  
MARLEEN SUE  
915 S 830 E  
OREM, UT 84097

COOLEY, LYNN & MARY  
917 S 800 E  
OREM, UT 84097

CLARKE, TYSON (ET AL)  
924 S 550 E  
OREM, UT 84097

SMITH, JESSE H & REBECCA E  
924 S 830 E  
OREM, UT 84097

THOMAS, JAY CHARLES (ET AL)  
925 S 500 E  
OREM, UT 84097

COLLINGS, TIMOTHY C (ET AL)  
925 S 550 E  
OREM, UT 84097

JOHNSON, ERIC LEE & STACEY  
BOSWELL (ET AL)  
--OR CURRENT RESIDENT--  
927 S 450 EAST  
OREM, UT 84097

VOSS, LAVAL S & CHARISE S (ET AL)  
--OR CURRENT RESIDENT--  
929 S 830 EAST  
OREM, UT 84097

ANDELIN, HENRY  
930 S 500 E  
OREM, UT 84097

PETERSON, EMILY LAURA  
931 S 800 E  
OREM, UT 84097

CARLTON, JOHN S & LINDA L  
934 S 870 E  
OREM, UT 84097

GATENBY, MARGARET E &  
MARGARET E (ET AL)  
935 S 450 E  
OREM, UT 84097

MESSICK, LINDA JULEEN  
935 S 500 E  
OREM, UT 84097

HARDING, JOHN WARREN (ET AL)  
938 S 830 E  
OREM, UT 84097

RUIZ, LINDSAY  
941 S 450 E  
OREM, UT 84097

BURGON, JIM & JANELL (ET AL)  
941 S 830 E  
OREM, UT 84097

JLJ REAL ESTATE LLC  
--OR CURRENT RESIDENT--  
943 S 550 EAST  
OREM, UT 84097

ARCHIBALD, MORGAN & SUNNI  
944 S 550 E  
OREM, UT 84097

KAWALA, JERZY Z & CONNIE  
945 S 500 E  
OREM, UT 84097

MITCHELL, WILLIAM ROBERT  
945 S 800 E  
OREM, UT 84097

JOHNSON, DEBBIE  
946 S 500 E  
OREM, UT 84097

WALDRON, CYNTHIA L &  
CHRISTOPHER M (ET AL)  
947 S 450 E  
OREM, UT 84097

CRAWLEY, ADAM & EMILY  
951 S 450 E  
OREM, UT 84097

ASTON, RENAE & BLAIR  
952 S 830 E  
OREM, UT 84097

ROYLANCE, JOHN PATRICK & JOHN  
A  
955 S 450 E  
OREM, UT 84097

SCOFIELD, MARK N & JORAE S  
--OR CURRENT RESIDENT--  
955 S 830 EAST  
OREM, UT 84097

OLD AS DIRT LLC  
--OR CURRENT RESIDENT--  
956 S 450 EAST  
OREM, UT 84097

SHAW, DAVID O  
956 S 500 E  
OREM, UT 84097

FOX, SAMANTHA ROSE (ET AL)  
957 S 500 E  
OREM, UT 84097

ELLIS, RUTH CLEGG & DOUGLAS  
WILLIAM (ET AL)  
957 S 550 E  
OREM, UT 84097

WEBB, HOWARD L & KATHERYN H  
960 S 550 E  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER LC  
--OR CURRENT RESIDENT--  
960 S 700 EAST  
OREM, UT 84097

BRIATHWAITE (SIC), BENJAMIN  
962 S 450 E  
OREM, UT 84097

JACKMAN, WILLIAM D & BARBARA  
EVELYN  
962 S 830 E  
OREM, UT 84097

GOMEZ, GILBERTO (ET AL)  
963 S 450 E  
OREM, UT 84097

BELLISTON, RICHARD & CANDICE L  
963 S 830 E  
OREM, UT 84097

LAI, MUN KIN  
965 S 500 E  
OREM, UT 84097

CERV, ANDREW & AMBER  
966 S 500 E  
OREM, UT 84097

NELSON, JAN (ET AL)  
970 S 450 E  
OREM, UT 84097

HARRISON, JASMINE MARYANN  
971 S 450 E  
OREM, UT 84097

BURGI, DARLENE F  
971 S 550 E  
OREM, UT 84097

BASTIAN, KARMAN C & JOYCE  
972 S 500 E  
OREM, UT 84097

GREENHALGH, MARK (ET AL)  
--OR CURRENT RESIDENT--  
972 S 550 EAST  
OREM, UT 84097

SUTTON, AUSTIN  
978 S 450 E  
OREM, UT 84097

WRIGHT, KARA & GEORGE  
979 S 450 E  
OREM, UT 84097

CARTER, THOMAS LAUGHLIN &  
MARY BIGGS (ET AL)  
--OR CURRENT RESIDENT--  
983 S 800 EAST  
OREM, UT 84097

FORD, MICHAEL R & CATHY V  
985 S 500 E  
OREM, UT 84097

ARMSTRONG, FRANK PHILIP &  
REBECCA MC RAE BENNION  
--OR CURRENT RESIDENT--  
986 S 450 EAST  
OREM, UT 84097

LEANY, TRAVIS & AMIE  
986 S 500 E  
OREM, UT 84097

WAGSTAFF, CHAD  
987 S 450 E  
OREM, UT 84097

BOYNTON, RODNEY B & VICKI G (ET  
AL)  
992 S 500 E  
OREM, UT 84097

BARLOW, SYNTHIA (ET AL)  
995 S 500 E  
OREM, UT 84097

CARD, DAVID WAYNE & VALLIE  
DAWN (ET AL)  
1000 S 450 E  
OREM, UT 84097

CLARK, CRAIG M & LORI B  
--OR CURRENT RESIDENT--  
1001 S 450 EAST  
OREM, UT 84097

FREE, W DAVID & KRISTINE K (ET  
AL)  
--OR CURRENT RESIDENT--  
1002 S 500 EAST  
OREM, UT 84097

WOOD, BRYTON  
1009 S 450 E  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
1010 S 800 EAST  
OREM, UT 84097

OWEN, REYBURN EUGENE & MARIE  
ANNE  
1013 S 545 E  
OREM, UT 84097

WALTON, TALMAGE KALEB (ET AL)  
1015 S 500 E  
OREM, UT 84097

FENTON, ANNA K  
1024 S 545 E  
OREM, UT 84097

JACOBS, JOEL D & HOLLY  
1026 S COVENTRY CIR  
OREM, UT 84058

WALTON, JOHN T & NIKKI M  
--OR CURRENT RESIDENT--  
1027 S 545 EAST  
OREM, UT 84097

BLACKHURST, GAYLEN J &  
SHERYOL C  
1034 S 500 E  
OREM, UT 84097

YOUNG, MIKIKO  
1035 COVENTRY CIR  
OREM, UT 84097

BAKER, NATHAN J  
1035 S 500 E  
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
--OR CURRENT RESIDENT--  
1035 S 800 EAST  
OREM, UT 84097

SCHRAMM, MATTHEW C & SONGMI  
1036 S 545 E  
OREM, UT 84097

BRAMMER, RICHARD D & JEAN H (ET  
AL)  
1038 S COVENTRY CIR  
OREM, UT 84097

MILLETT, RON S & MELANIE A  
1041 S 545 E  
OREM, UT 84097

HARRIS, JOAQUIN W & MARISSA  
1043 S 500 E  
OREM, UT 84097

HOWLETT, MADELINE & JOHN  
1048 S 545 E  
OREM, UT 84097

HARRIS, JOAQUIN W & MARISSA  
1051 S 500 E  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
1051 S 750 EAST  
OREM, UT 84097

LAMB, MICHAEL L & DEBRA L  
1054 S 500 E  
OREM, UT 84097

RAMIREZ, JOSE (ET AL)  
1055 S 545 E  
OREM, UT 84097

MAULDIN, R KYLE & AMANDA  
1060 E 800 S  
OREM, UT 84097

BALLARD, MCKAY & JESSICA  
1060 S 545 E  
OREM, UT 84097

VATRUM DEVELOPMENT LC  
--OR CURRENT RESIDENT--  
1061 S 800 EAST  
OREM, UT 84097

FINLINSON, LYNN J & JANET  
GEORGE (ET AL)  
1062 S 890 E  
OREM, UT 84097

JOHNSON, CHERYL L & CHERYL L  
1063 S 500 E  
OREM, UT 84097

GERALD CRISMON  
1069 S. 545 EAST  
OREM, UT 84097

NAVAS, JORGE ALBERTO (ET AL)  
1072 S 545 E  
OREM, UT 84097

REDFORD, MICHELE A & MICHELE A  
1074 S 890 E  
OREM, UT 84097

FARR, ERIC J & DAWN  
--OR CURRENT RESIDENT--  
1075 S 500 EAST  
OREM, UT 84097

UNIVERSITY MALL SHOPPING  
CENTER LC  
--OR CURRENT RESIDENT--  
1080 S 450 EAST  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
1080 S 750 EAST  
OREM, UT 84097

REID, JUNE W  
--OR CURRENT RESIDENT--  
1083 S 545 EAST  
OREM, UT 84097

HUFF, JOHN E & ILA MAY  
1084 S 545 E  
OREM, UT 84097

MARKS, VERNON ALBERT & LINDA  
ALLEN  
1086 S 890 E  
OREM, UT 84097

UNIVERSITY PLACE SPE LLC  
--OR CURRENT RESIDENT--  
1087 S 750 EAST  
OREM, UT 84097

NS EQUIPMENT AND LIVESTOCK LLC  
--OR CURRENT RESIDENT--  
1095 S 800 EAST  
OREM, UT 84097

HINKSON, KENT & MELONY  
1098 S 890 E  
OREM, UT 84097

JPMORGAN CHASE BANK  
1111 POLARIS PKWY STE 1E  
COLUMBUS, OH 43240

CORDNER, COLLEEN F (ET AL)  
1112 S 500 E  
OREM, UT 84097

CORDNER, COLLEEN F (ET AL)  
--OR CURRENT RESIDENT--  
1115 S 500 EAST  
OREM, UT 84097

BANK ONE  
1115 S 800 E  
OREM, UT 84097

JENN GALE  
1144 E 920 N  
OREM, UT 84097

FIBERNET BUSINESS PARK LLC  
--OR CURRENT RESIDENT--  
1155 S 800 EAST  
OREM, UT 84097

CLARK, CRAIG M & LORI B  
1165 OLD CHASE AVE  
EL CAJON, CA 92020

GAKS ENTERPRISES LLC  
1168 N 1000 E  
OREM, UT 84097

GLAZIER PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1180 S 800 EAST  
OREM, UT 84097

FIBERNET BUSINESS PARK LLC  
--OR CURRENT RESIDENT--  
1193 S 800 EAST  
OREM, UT 84097

HAYSAM SAKAR  
1194 E. 1090 NORTH  
OREM, UT 84097

UNITED STATES POSTAL SERVICE  
THE  
--OR CURRENT RESIDENT--  
1200 S 800 EAST  
OREM, UT 84059

OLD AS DIRT LLC  
1215 GRAND AVE  
PROVO, UT 84604

MOUNTAIN AMERICA CREDIT UNION  
--OR CURRENT RESIDENT--  
1219 S 800 EAST  
OREM, UT 84097

ZIONS FIRST NATIONAL BANK  
--OR CURRENT RESIDENT--  
1220 S 800 EAST  
OREM, UT 84097

JOHNSON, ERIC LEE & STACEY  
BOSWELL (ET AL)  
1278 PACIFIC ST  
MONTEREY, CA 93940

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

FREE, W DAVID & KRISTINE K (ET  
AL)  
1424 E MCLELLAN RD  
MESA, AZ 85203

MIKE CARPENTER  
1734 NORTH 350 WEST  
OREM, UT 84057

GARY MCGINN  
1888 NORTH 1350 WEST  
PROVO, UT 84604

VOSS, LAVAL S & CHARISE S (ET AL)  
1971 E 2710 S CIR  
SAINT GEORGE, UT 84790

GREENHALGH, MARK (ET AL)  
2285 EL RANCHO VISTA  
FULLERTON, CA 92833

FAE HOLDINGS 421336R LLC  
%R C WILLEY  
2301 S 300 W  
SALT LAKE CITY, UT 84115

WOODTUSK 8&8 LLC  
2733 E PARLEYS WAY STE 300  
SALT LAKE CITY, UT 84109

JKC LLC  
2843 E WATER VISTA WY  
SANDY, UT 84093

UNIVERSITY MALL SHOPPING  
CENTER LC  
%JOHNSON, STEPHEN  
3098 S DOVE DR  
MAPLETON, UT 84664

US ALPHA INC  
4501 N BEACH ST  
FORT WORTH, TX 76137

KCP RE LLC  
%SCHWARTZ KALES  
ACCOUNTANCY CORP  
6310 SAN VICENTE BLVD STE 250  
LOS ANGELES, CA 90048

UNITED STATES POSTAL SERVICE  
THE  
8055 E TUFTS AV  
DENVER, CO 80237

NS EQUIPMENT AND LIVESTOCK LLC  
12076 S HIGHWAY 198  
PAYSON, UT 84651

JLJ REAL ESTATE LLC  
13403 BAYBERRY CIR  
ALPINE, UT 84004

WALKER, MARK J & CHRISTINA J  
23926 N DUVALL RD  
WOODINVILLE, WA 98077