



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
January 27, 2015

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

3:00 P.M. TOUR - CANYON PARK TECHNOLOGY CENTER

4:00 P.M. STUDY SESSION - CANYON PARK TECHNOLOGY CENTER

1. **UPDATE – Master Plan - Cemetery**
2. **UPDATE – Southwest Annexation**
3. **DISCUSSION – Fiscal Year 2016 Budget Timeline**

PREVIEW UPCOMING AGENDA ITEMS

4. **Staff will present to the City Council a preview of upcoming agenda items.**

AGENDA REVIEW

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

CITY COUNCIL - NEW BUSINESS

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

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

CALL TO ORDER

INVOCATION/INSPIRATIONAL THOUGHT: By Invitation

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

7. **The minutes for the January 13, 2015, City Council Meeting and the January 14, 2015, Joint Meeting with the Alpine School District are not yet ready for approval.**

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

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

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

- 8. **UPCOMING EVENTS**
- 9. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
Summerfest Advisory Commission.....1 vacancy
- 10. **RECOGNITION OF NEW NEIGHBORHOODS IN ACTION OFFICERS**
- 11. **PRESENTATION – Walter C. Orem Award – Eldred Sunset Manor Foundation**

CITY MANAGER'S APPOINTMENTS

- 12. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
The City Manager does not have any appointments.

PERSONAL APPEARANCES – 15 MINUTES

- 13. **Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)**

CONSENT ITEMS

- 14. **There are no Consent Items.**

SCHEDULED ITEMS

- 6:20 P.M. CONTINUED PUBLIC HEARING – PD-34 Zone & Appendix BB
- 15. **ORDINANCE - Amending pages 9 through 11 of Appendix 'BB' of the Orem City Code (Conceptual Road Location and Types) Pertaining to the PD-34 Zone at 575 East University Parkway**

RECOMMENDATION: The Planning Commission and City Staff recommend the City Council amend, by ordinance, pages 9 through 11 of Appendix BB of the Orem City Code (Conceptual Road Location and Types) pertaining to the PD-34 zone at 575 East University Parkway.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Hillcrest Neighborhood

BACKGROUND: The PD-34 zone (University Place) was established to allow for the development of a large, mixed-use development including retail, office, residential, recreational and other uses. Appendix BB was adopted as part of the PD-34 zone and contains the concept plan for the zone including several pages that show the conceptual locations and types of roads in the interior of the project.

After continuing to work on the design and layout of the project, Woodbury would now like to make certain changes to pages 9 through 11 of Appendix BB. These pages show the anticipated locations of future streets in the development, the types of streets that are anticipated and illustrations showing possible configurations for each type of street.

Although Appendix BB illustrates the conceptual locations and types of roads within the interior of the zone including several possible configurations for each type of road (eight possible configurations for Connector Streets), Section 22-11-47(H)(8)(a) still requires that an updated traffic study be provided with each new site plan (unless waived by the City Engineer) and the updated traffic studies will help determine which of the potential configurations will function best in a given area.

Advantages

- The proposed amendment to Appendix BB will provide greater street design flexibility.
- The multiple street options will allow the developer to select a street design option that best meets the needs of future development while taking into consideration factors that may not be known at the present time.

Disadvantages

- None identified

6:20 P.M. PUBLIC HEARING – Brighton Towers

- 16. ORDINANCE – Amending Section 22-11-35(K) of the Orem City Code pertaining to retail use requirements in the PD-22 zone, Section 22 11-35(L)(4)(b) pertaining to parking requirements in the PD-22 zone, Appendix ‘Q’ of the Orem City Code pertaining to the PD-22 zone, and Article 22-5-3(A) of the Orem City Code and the zoning map of Orem City by changing the zone on approximately 1.90 acres located generally at 958 North 1200 West from the Highway Services (HS) zone to the PD-22 zone**

This item was withdrawn by the applicant.

- 17. CITY COUNCIL APPEAL – Appeal of the Approved Amended Site Plan of Amiron Village at 1360 North Amiron Way in the R6 zone**

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Windsor Neighborhood

REQUEST: The applicant requests the City Council reverse the Planning Commission approval of the amended site plan of Amiron Village at 1360 North Amiron Way in the R6 zone pertaining to pedestrian access to openings in the existing fence at 375 and 325 West.

BACKGROUND: This matter comes before the City Council as an appeal from the Planning Commission decision on December 3, 2014, to approve an amended site plan for the Amiron Village development. The amended site plan allowed an opening in the fence

surrounding the Amiron Village project at two separate locations where 375 West and 325 West Streets dead end into the Amiron Village development. The openings in the existing fence would provide access to sidewalks adjacent to 375 West and 325 West.

Kelly Liddiard filed the original application to amend the Amiron Village site plan. He requested the two openings in the fence to provide greater convenience and access for residents of the Amiron Village project to the adjoining neighborhoods. The Planning Commission denied a similar request to allow openings in the Amiron Village fence in 2002.

Amiron Village was developed in 1981 as a Planned Residential Unit Development (PRUD) in the R6 zone. The PRUD ordinance was the predecessor to the City's current Planned Residential Development (PRD) ordinance. In 1981, a PRUD was permitted in the R6 zone as well as certain other residential zones. Since then, however, the ordinance has been amended and a similar project could only be developed in the PRD or a Planned Development (PD) zone.

In 1981, a perimeter fence was not required for a PRUD. However, the PRD ordinance now requires a six foot perimeter fence to be constructed around the perimeter of a PRD. In other words, Amiron was not required to construct a perimeter fence when it was built in 1981, but if it were to be built today, a perimeter fence would be required.

The stated purpose of the City's current fencing requirement for PRDs is "to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial and manufacturing uses." An argument could therefore be made that allowing openings in the fence would be contrary to the intent of the PRD fence requirement as it would reduce the effectiveness of the fence as a buffer.

On the other hand, allowing openings in the fence would have some positive effects and would further certain City objectives.

For example, in 2010 the City Council adopted a Bicycle and Trails Master Plan which has as one of its purposes to make Orem "the most bicycle and pedestrian friendly city in the State of Utah". One of the objectives of this plan is to implement "an accessible network of pedestrian supportive infrastructure, including sidewalks, curb ramps and trails in high-priority pedestrian areas." Allowing openings in the Amiron fence would make the area more pedestrian and bicycle friendly and would therefore further the objectives of the Bicycle and Trails Master Plan.

Providing pedestrian access between the Amiron development and the neighboring residential areas would also increase safety for children and all pedestrians and, through greater interconnectedness, should foster community cohesiveness.

On December 3, 2014 the Planning Commission voted 7-0 to approve the amended site plan allowing the two (2) fence openings for Amiron Village to provide access to the public sidewalks on 325 West and 375 West. The application to appeal the decision was filed by Leah Pulver on December 9, 2014.

RECOMMENDATION: Because the openings in the fence further the City's objectives in promoting pedestrian and bicycle circulation, staff recommends that the City Council uphold the decision of the Planning Commission and that the appeal be denied.

COMMUNICATION ITEMS

18. BUDGET REPORT – December 2014

CITY MANAGER INFORMATION ITEMS

- 19. 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.**

ADJOURN

L. J. Eldred

Lantie Jesse Eldred was born February 25, 1870 in Gardner, Illinois, son of Jessie Eldred and Florence Potter Eldred. He was orphaned at the age of 12. He married Lottie Hopkins in 1903. She passed away in 1939 and in 1947 he married Mildred Ayres in 1947.

At the age of 22, L. J. purchased a merry-go-round. He traveled throughout the mid-west at fairs and various celebrations and in 1893 he attended the Chicago's World Fair. He thought this was his golden opportunity, to use his rides in these great exhibitions always charging only a nickel for a ride. He traveled west when San Francisco held the World's Fair. After experiencing the earthquake in San Francisco in 1906 he decided to get out of California and travelled to Utah, purchased a home in Provo and stayed there the remainder of his life. He retired from the carnival business in 1931 and often said that the reason his successor failed with the merry-go-round was that he raised the price from a nickel to a dime.

Throughout his life he was one of the greatest philanthropists, always helping others through his donations and service. He made large donations to the fraternal organizations he was a member of for more than 50 years including the Free Masons, the Elks and Shriners. He gave the first "Iron Lung" to the Provo Hospital when the polio epidemic struck in the early 1930's. He graciously gifted a dance hall to Provo City which became a Recreational Center and just prior to his death he and his wife Mildred donated \$75,000 that was used to build the Provo Eldred Center which blessed the senior population for almost 60 years.

L. J. Eldred passed away in 1963 leaving his entire estate of \$350,000 to the people of Utah County to develop the Eldred Sunset Manor Foundation for the aging population. In the hands of some wise investors the foundation has continued to grow and offers annual grants to local senior centers as well as other non-profit organizations in the County including the Scera in Orem.

The Orem Senior Friendship Center has been a recipient of this grant for many years and because of that we have been able to provide transportation to our center for those who cannot drive themselves as well as purchase and update computers, exercise equipment, electronics and so much more to improve the activities and offerings for the seniors in our community.

The Eldred Sunset Manor Foundation is governed by a board of directors consisting of Utah County business men that continue to serve to this day.

CITY OF OREM
CITY COUNCIL MEETING
 JANUARY 27, 2015



REQUEST:	6:20 PM PUBLIC HEARING ORDINANCE - Amending pages 9 through 11 of Appendix 'BB' of the Orem City Code (Conceptual Road Location and Types) Pertaining to the PD-34 Zone at 575 East University Parkway
APPLICANT:	Woodbury Corporation
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Mailed 44 PC/CC notices on January 13, 2015

SITE INFORMATION:

General Plan Designation:
Regional Commercial
 Current Zone:
PD-34
 Acreage:
100.27
 Neighborhood:
Hillcrest
 Neighborhood Chair:
Dewon Holt

PLANNING COMMISSION RECOMMENDATION
Vote: Approve 7-0

PREPARED BY: DAVID STROUD, AICP PLANNER
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RECOMMENDATION: The Planning Commission and City Staff recommend the City Council amend, by ordinance, pages 9 through 11 of Appendix BB of the Orem City Code (Conceptual Road Location and Types) pertaining to the PD-34 zone at 575 East University Parkway.

BACKGROUND: The PD-34 zone (University Place) was established to allow for the development of a large, mixed-use development including retail, office, residential, recreational and other uses. Appendix BB was adopted as part of the PD-34 zone and contains the concept plan for the zone including several pages that show the conceptual locations and types of roads in the interior of the project.

After continuing to work on the design and layout of the project, Woodbury would now like to make certain changes to pages 9 through 11 of Appendix BB. These pages show the anticipated locations of future streets in the development, the types of streets that are anticipated and illustrations showing possible configurations for each type of street.

Although Appendix BB illustrates the conceptual locations and types of roads within the interior of the zone including several possible configurations for each type of road (eight possible configurations for Connector Streets), Section 22-11-47(H)(8)(a) still requires that an updated traffic study be provided with each new site plan (unless waived by the City Engineer) and the updated traffic studies will help determine which of the potential configurations will function best in a given area.

Advantages

- The proposed amendment to Appendix BB will provide greater street design flexibility.
- The multiple street options will allow the developer to select a street design option that best meets the needs of future development while taking into consideration factors that may not be known at the present time.

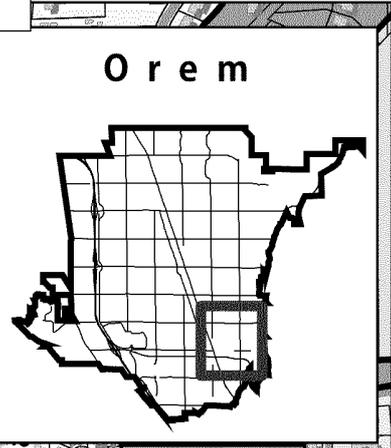
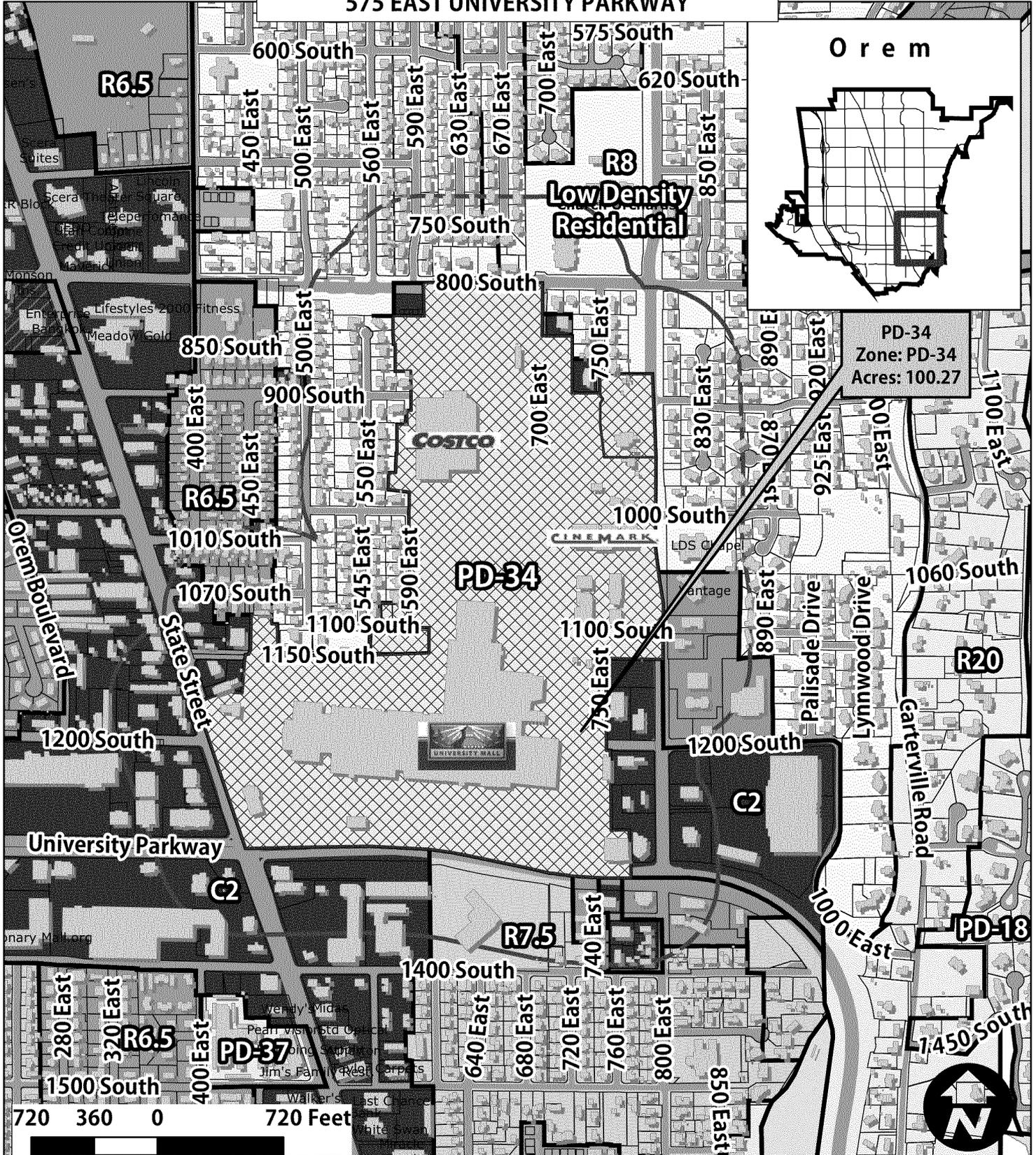
Disadvantages

- None identified



University Place PD-34

575 EAST UNIVERSITY PARKWAY



PD-34
Zone: PD-34
Acres: 100.27

PD-34

**R8
Low Density
Residential**

R6.5

R6.5

R20

R7.5

R6.5

PD-37

PD-18

Legend

-  Buildings
-  PD-34
-  Notification Boundary
-  Parcels

◆ **University Place PD-34:**
100.27 Acres; PD-34 Zone

NIA CONTACT:
Hillcrest Neighborhood
Dewon Holt

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING
PAGES 9 THROUGH 11 OF APPENDIX 'BB' OF THE OREM CITY
CODE PERTAINING TO INTERIOR STREET LAYOUTS IN THE PD
34 ZONE AT 575 EAST UNIVERSITY PARKWAY

WHEREAS on October 27, 2014, Woodbury Corporation filed an application with the City of Orem requesting the City amend pages 9 through 11 of Appendix 'BB' of the Orem Code pertaining to interior street layouts in the PD-34 zone at 575 East University Parkway; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on January 21, 2015, and the Planning Commission recommended approval of the proposed application; and

WHEREAS a public hearing considering the subject application was held by the City Council on January 27, 2015; and

WHEREAS the City posted the City Council agenda in the City Offices at 56 North State Street, at www.orem.org, a public hearing notice at www.utah.gov/pmn, and notices were mailed to all property owners within 500 feet of the PD-34 zone; 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 hereby finds this request is in the best interest of the City because it will provide greater street design flexibility to the developer and the multiple street options will allow the developer to select a street design option that best meets the needs of future development while taking into consideration factors that may not be known at the present time.
2. The City Council hereby amends pages 9 through 11 of Appendix 'BB' of the Orem City Code to read as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.
3. This ordinance shall take effect immediately upon passage and publication in a newspaper in general circulation in the City of Orem.

DRAFT

4. All other ordinances and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 27th day of **January** 2015.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

APPENDIX BB - CONCEPTUAL ROAD LOCATIONS AND TYPES

-  UDOT and Orem City Controlled Access
-  Connector Street
-  Avenue
-  Downtown Street

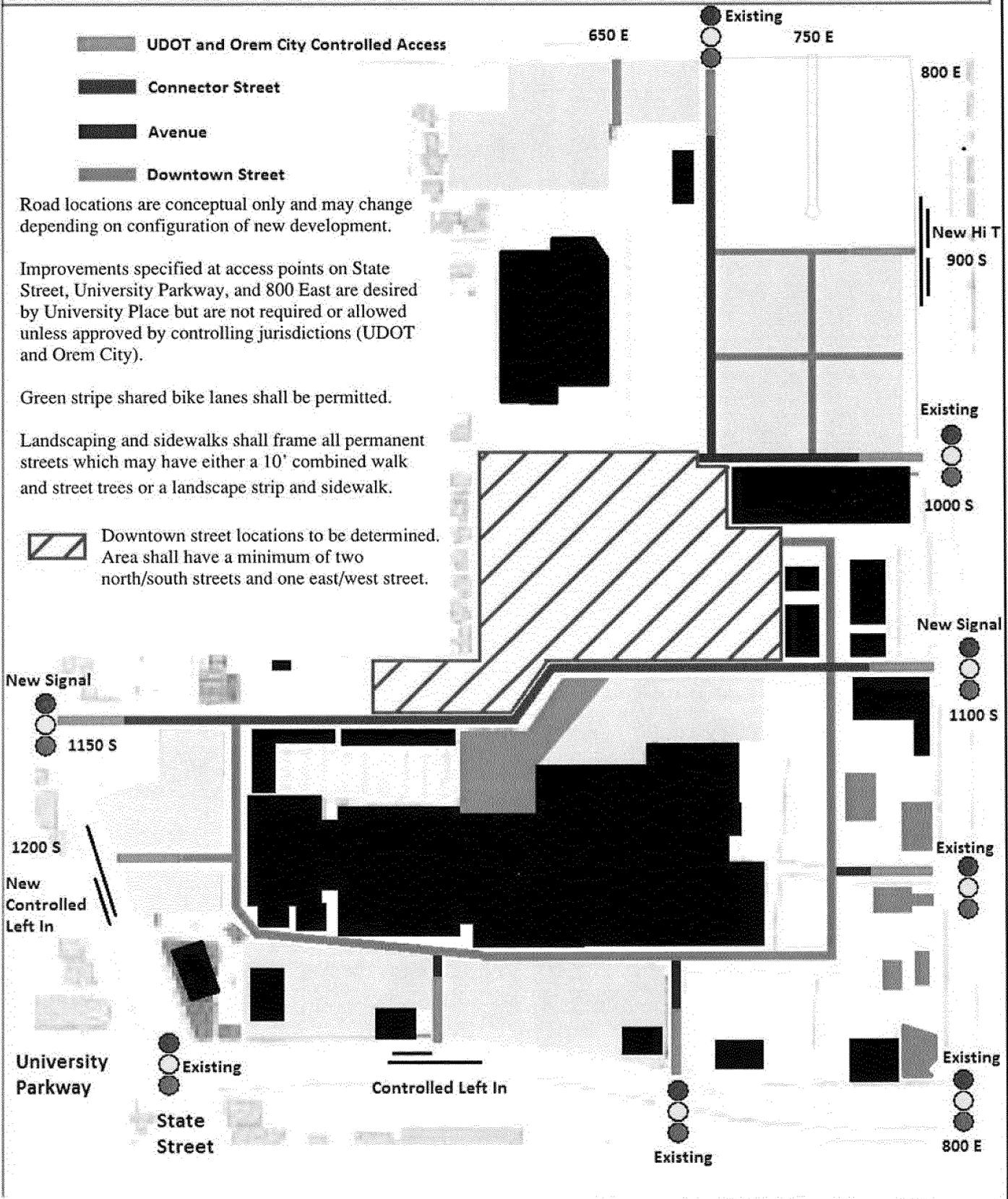
Road locations are conceptual only and may change depending on configuration of new development.

Improvements specified at access points on State Street, University Parkway, and 800 East are desired by University Place but are not required or allowed unless approved by controlling jurisdictions (UDOT and Orem City).

Green stripe shared bike lanes shall be permitted.

Landscaping and sidewalks shall frame all permanent streets which may have either a 10' combined walk and street trees or a landscape strip and sidewalk.

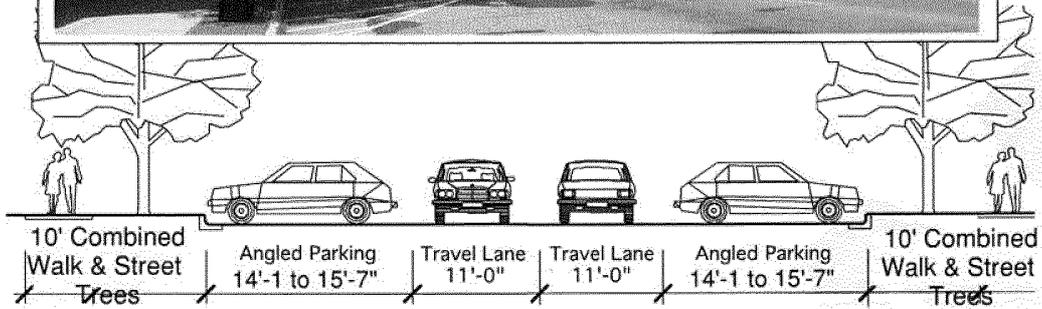
 Downtown street locations to be determined. Area shall have a minimum of two north/south streets and one east/west street.



STREET CONFIGURATION EXAMPLES

TWO LANE WITH DIAGONAL PARKING

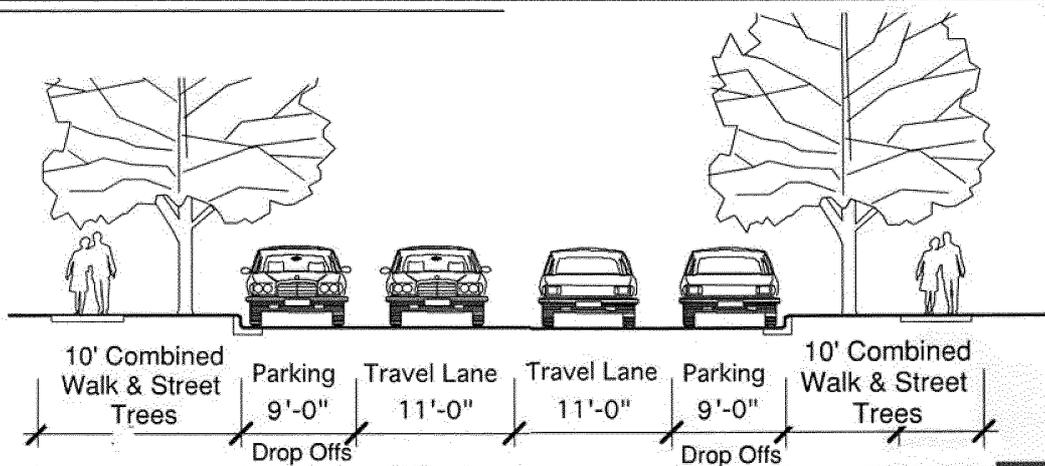
MAY BE USED AS A DOWNTOWN STREET



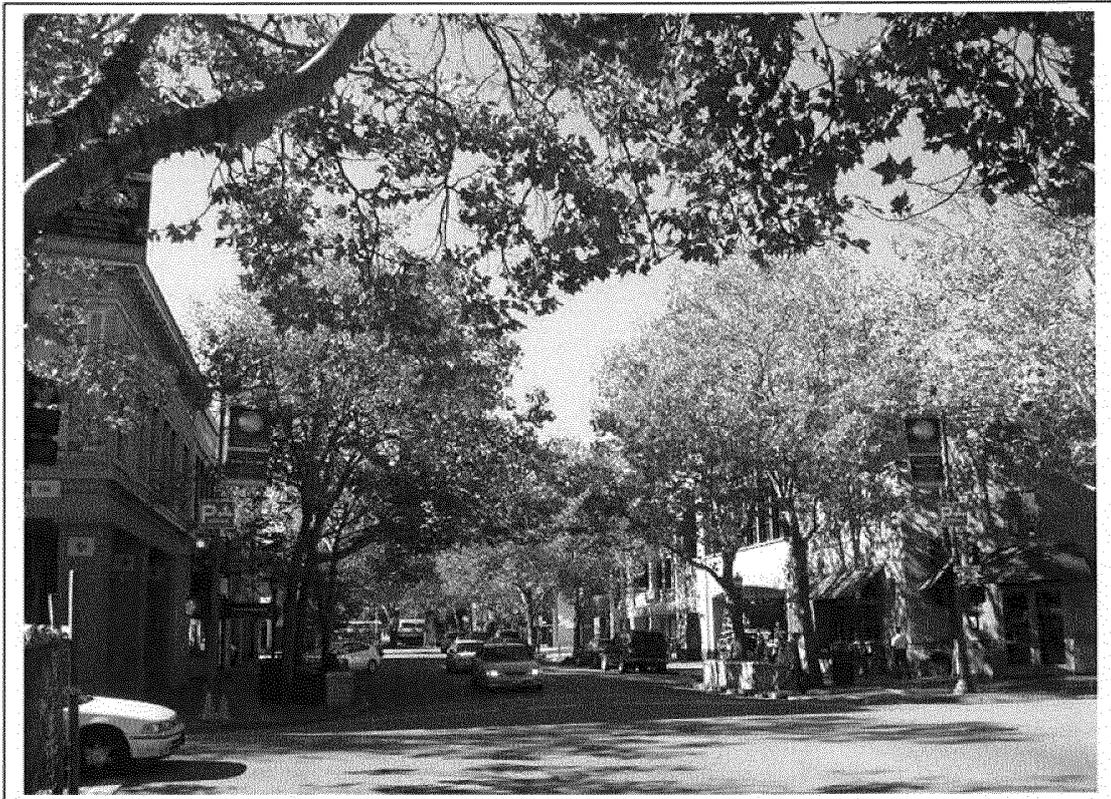
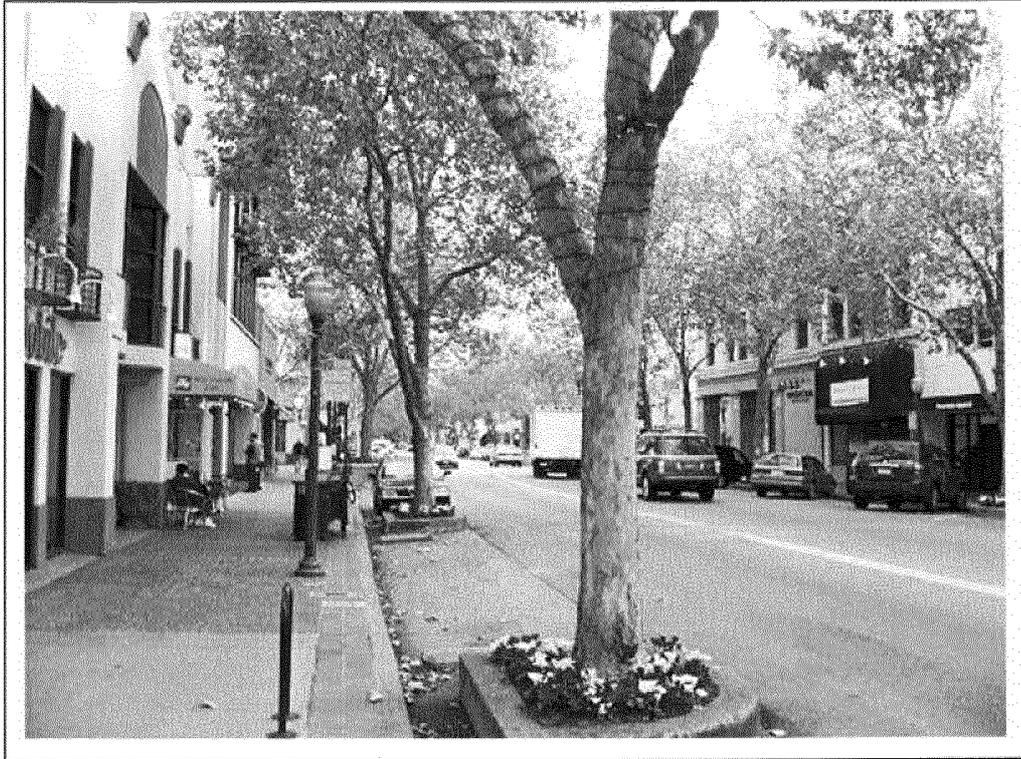
STREET CONFIGURATION EXAMPLES

TWO LANE WITH PARALLEL PARKING

MAY BE USED AS A DOWNTOWN STREET



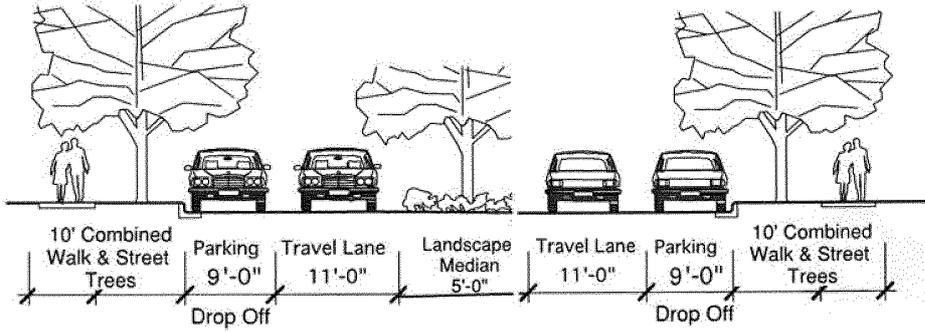
STREET CONFIGURATION EXAMPLES
TWO LANE WITH DIAGONAL PARKING ON ONE SIDE,
PARALLEL PARKING ON OTHER
MAY BE USED AS A DOWNTOWN STREET



STREET CONFIGURATION EXAMPLES

TWO LANE ROAD CENTER MEDIAN WITH PARALLEL PARKING

MAY BE USED AS A DOWNTOWN STREET OR AS AN AVENUE



TWO LANE ROAD, CENTER MEDIAN WITH DIAGONAL PARKING

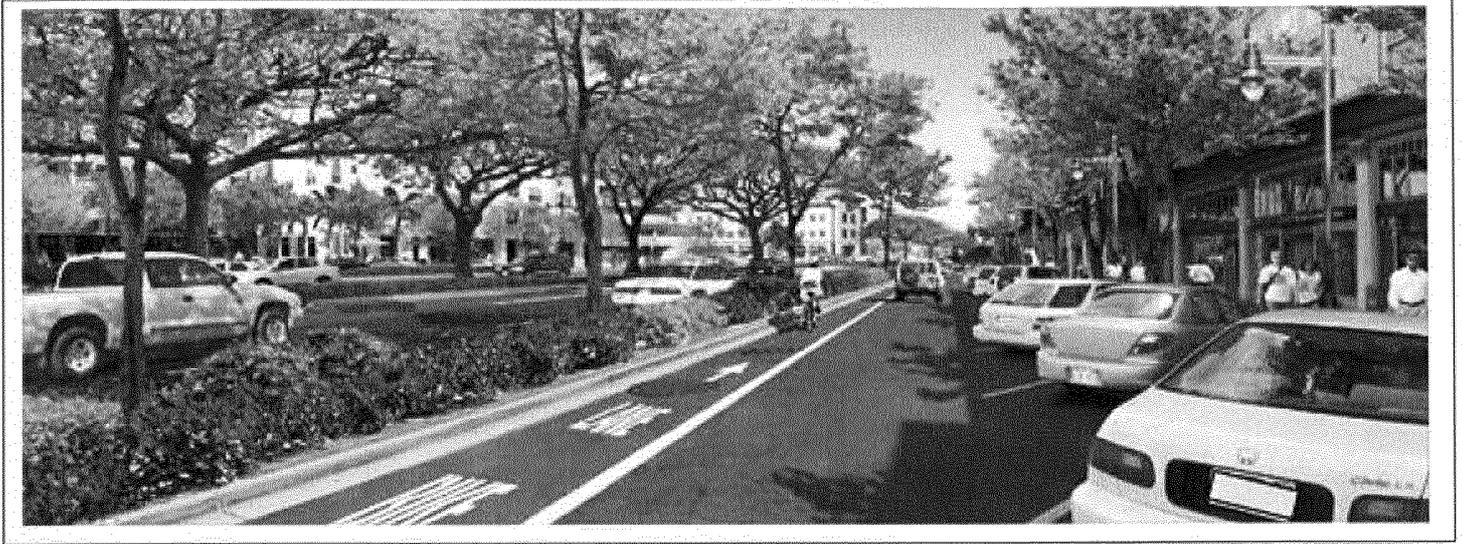
MAY BE USED AS A DOWNTOWN STREET OR AS AN AVENUE



STREET CONFIGURATION EXAMPLES

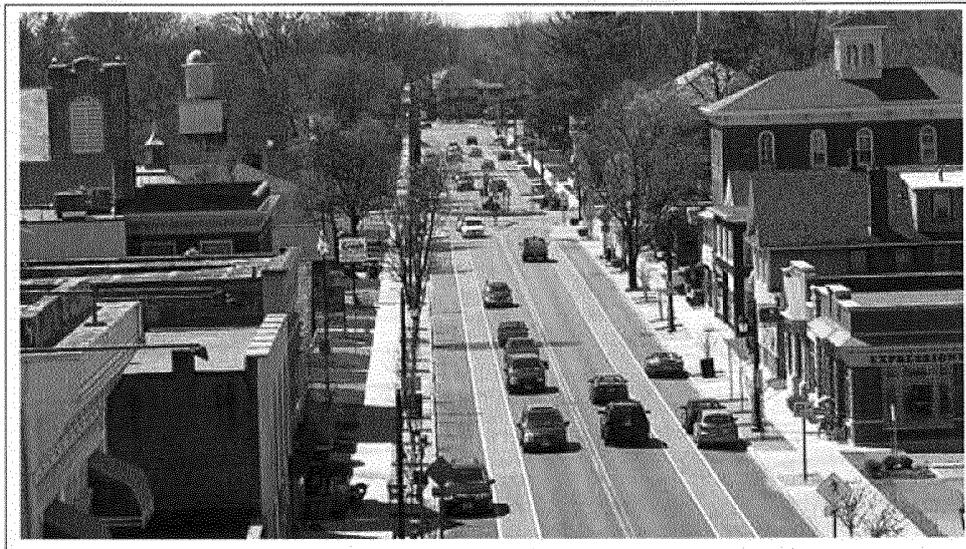
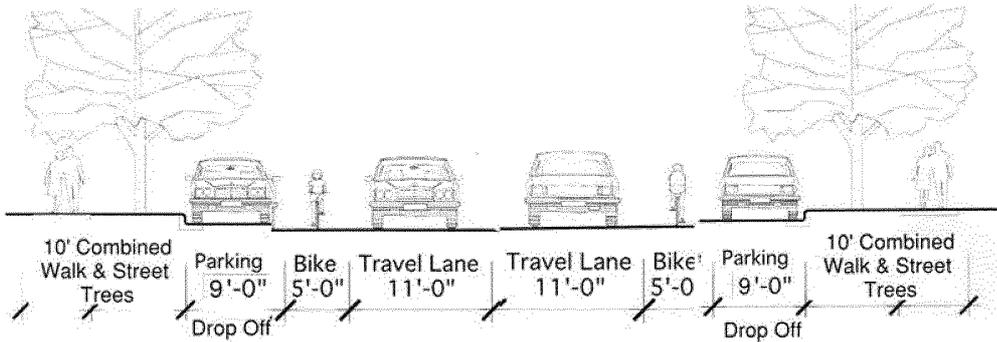
TWO LANE ROAD, CENTER MEDIAN WITH DIAGONAL PARKING AND DEDICATED BIKE LANE

MAY BE USED FOR A DOWNTOWN STREET OR FOR AN AVENUE



TWO LANE WITH DEDICATED BIKE LANES, PARALLEL PARKING

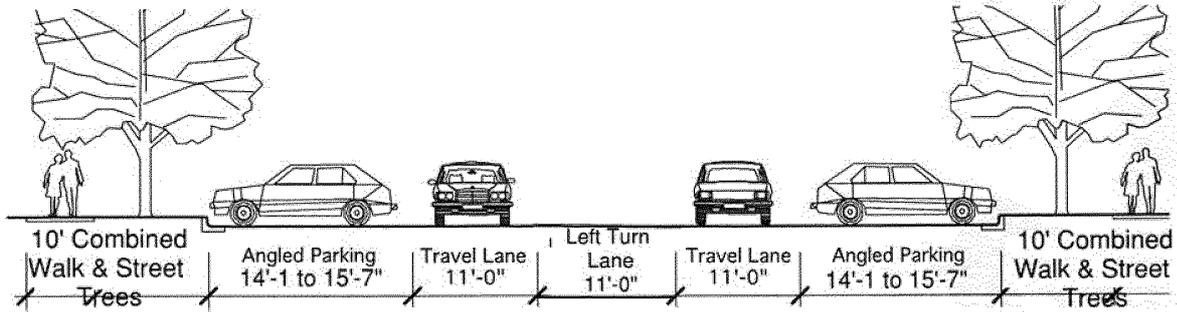
MAY BE USED AS A DOWNTOWN STREET



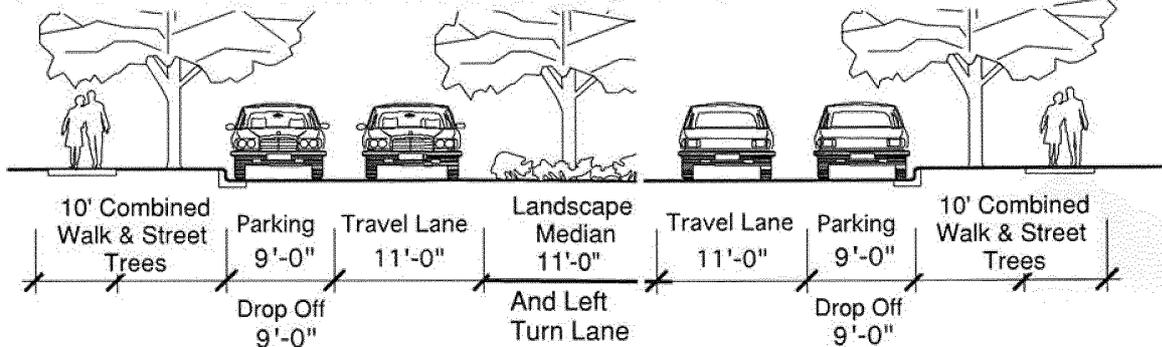
STREET CONFIGURATION EXAMPLES

THREE LANE CONFIGURATIONS

MAY BE USED FOR DOWNTOWN STREETS AND CONNECTOR ROADS

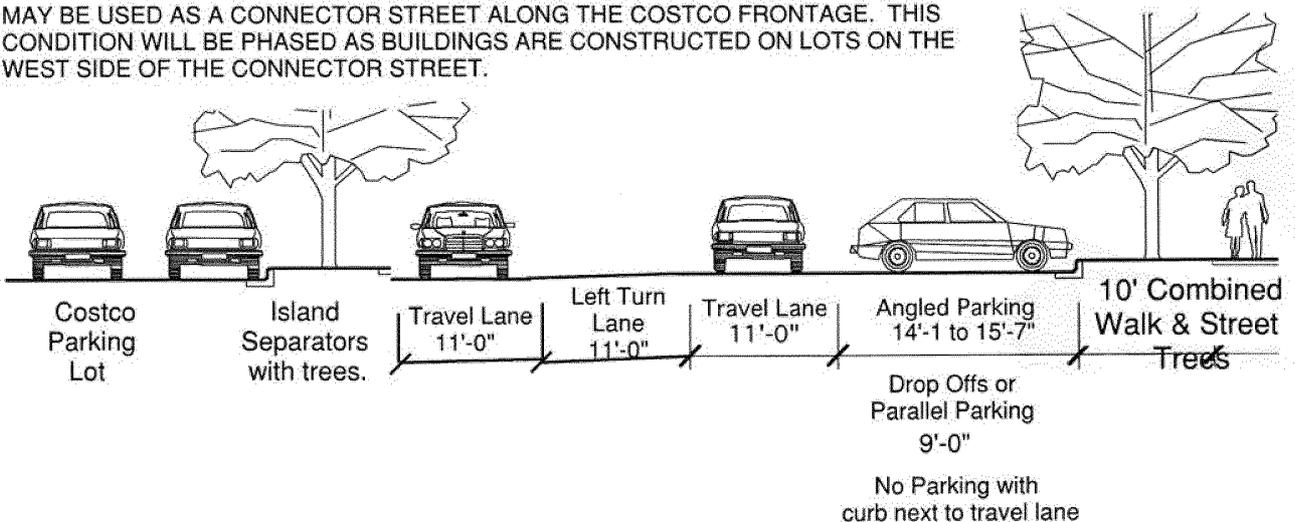


MAY BE USED FOR DOWNTOWN STREETS, AVENUES AND CONNECTOR ROADS

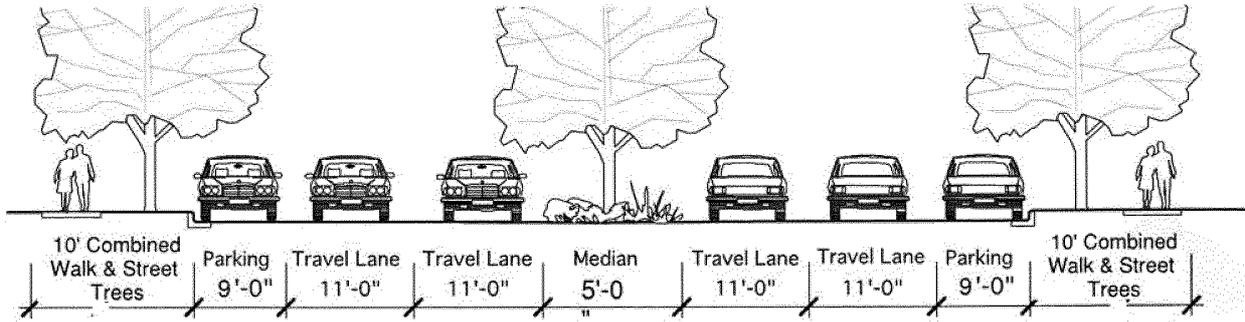


MAY BE USED AS A CONNECTOR ROAD ALONG THE COSTCO FRONTAGE

MAY BE USED AS A CONNECTOR STREET ALONG THE COSTCO FRONTAGE. THIS CONDITION WILL BE PHASED AS BUILDINGS ARE CONSTRUCTED ON LOTS ON THE WEST SIDE OF THE CONNECTOR STREET.

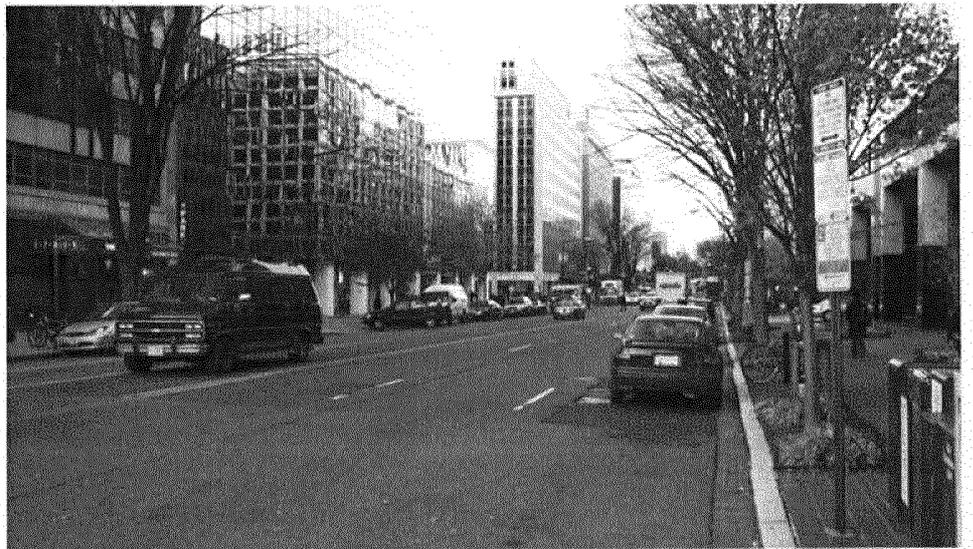
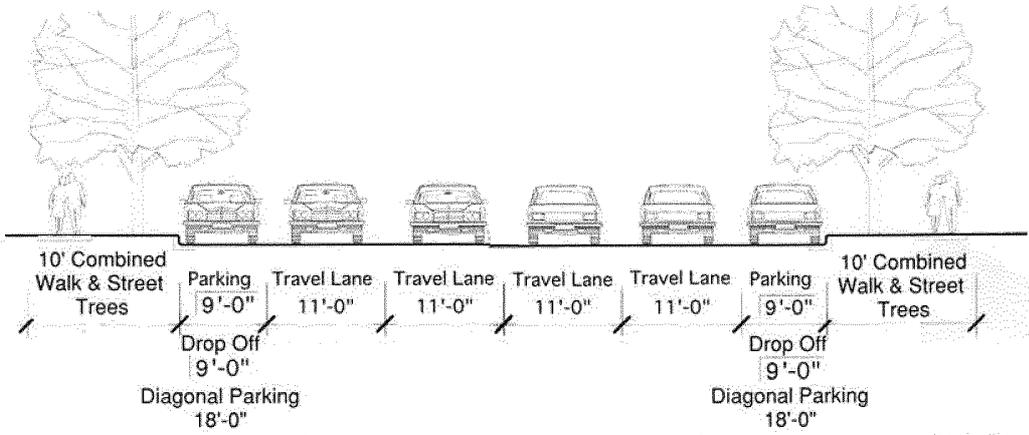


STREET CONFIGURATION EXAMPLES
MAY BE USED AS CONNECTOR STREET OR AVENUE
FOUR LANE ROAD CENTER MEDIAN WITH PARALLEL PARKING



STREET CONFIGURATION EXAMPLES

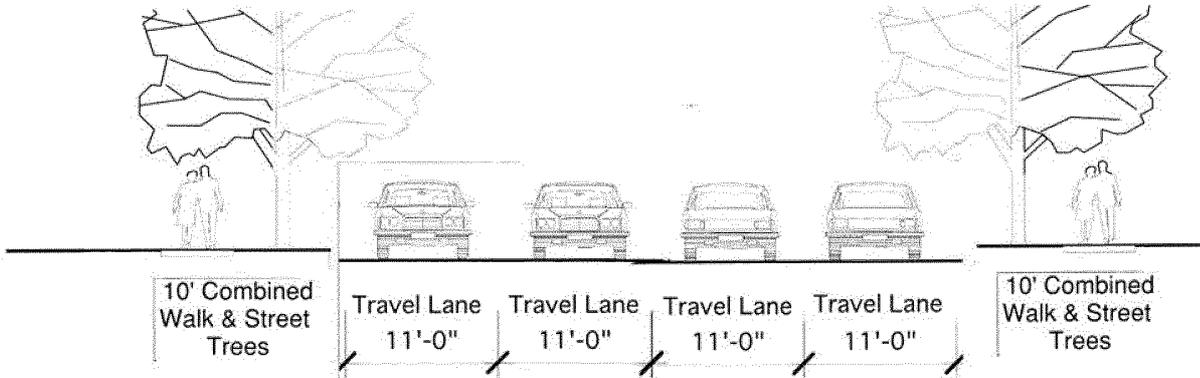
**FOUR LANE ROAD WITH PARKING
MAY BE USED AS CONNECTOR STREET**



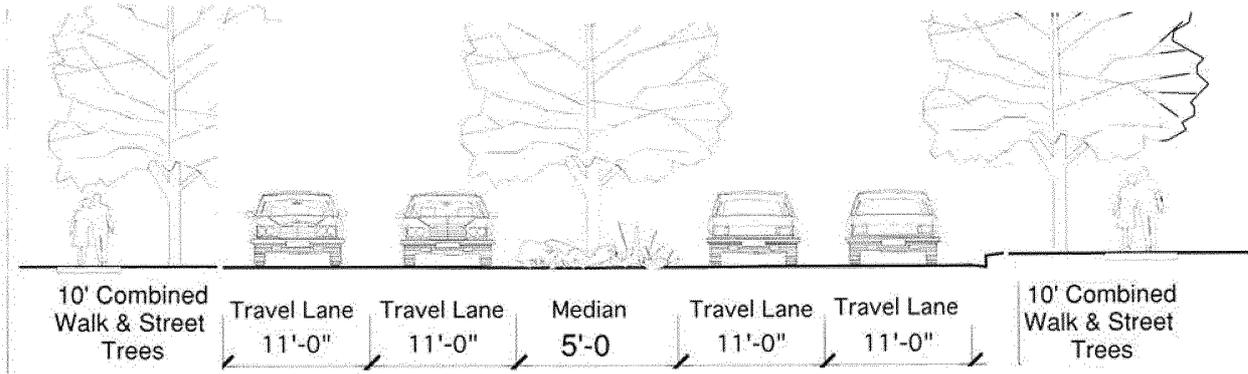
STREET CONFIGURATION EXAMPLES

4 LANES, NO PARKING

MAY BE USED AS CONNECTOR STREET

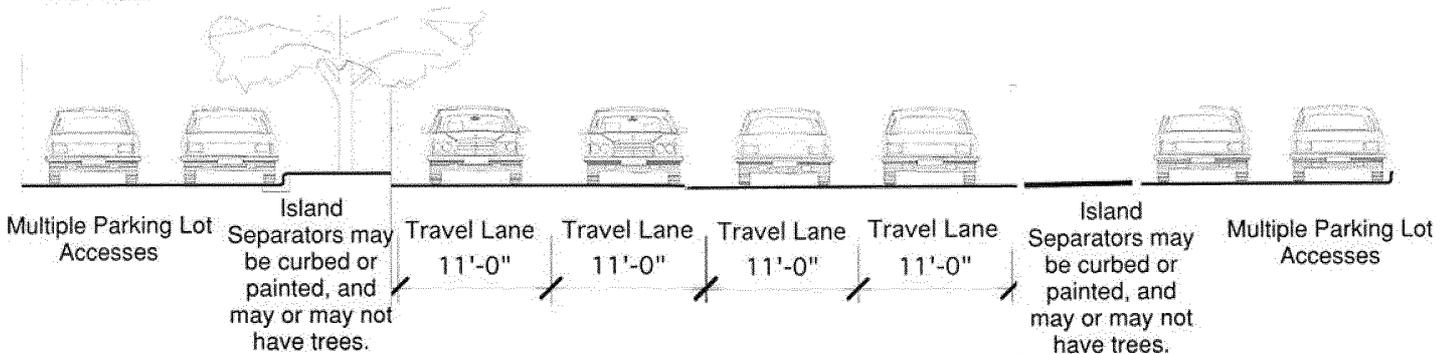


MAY BE USED AS AVENUE OR CONNECTOR STREET



ROADS RUNNING ALONG SIDE PARKING LOTS WITH 60' O.C PARKING LOT ACCESSSES.

MAY BE USED TEMPORARILY AS A CONNECTOR STREET WHERE EXISTING STREETS RUN THROUGH EXISTING PARKING LOTS. THIS TEMPORARY CONDITION SHALL BE PHASED OUT AS BUILDINGS ARE CONSTRUCTED ON ADJACENT LOTS. IF PEDESTRIAN DEMANDS INCREASE, A TEMPORARY SIDEWALK OR PEDESTRIAN ROUTE WILL BE CREATED TO CONNECT THE SIDEWALK ON STATE STREET TO THE SIDEWALK LOCATED ADJACENT TO THE MALL. THE PERMANANT CONDITION OF A CONNECTOR STREET THAT WARRANTS 4 TRAFFIC LANES WITH SIDEWALKS AND LANDSCAPING WILL EVOLVE INTO ONE OF THE TWO STREET SCENARIOS SHOWN ABOVE ON THIS PAGE.



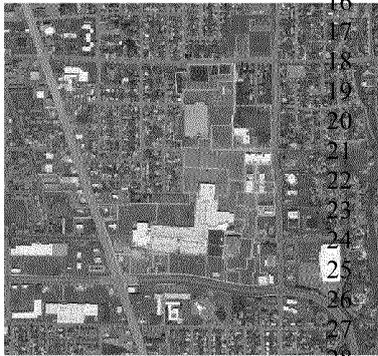
1 **DRAFT PLANNING COMMISSION MINUTES – JANUARY 21, 2015**

2 **AGENDA ITEM 3.3** is a request by Woodbury Corporation to **AMEND PAGES 9 THROUGH 11 OF APPENDIX “BB”**
3 **PERTAINING TO THE ROAD MASTER PLAN OF THE PD-34 ZONE** at 575 East University Parkway of the Orem City
4 Code.

5
6 **Staff Presentation:** Mr. Stroud said the PD-34 zone was established to provide redevelopment opportunities for the
7 University Mall, now to be referred to as University Place. With such a large project, concepts change over time and
8 the applicant sees a need to amend the road concept plan. Pages 9 through 11 of Appendix ‘BB’ of the Orem Code
9 provide cross-sections of various types of streets and their locations in the project. The applicant requests the City
10 amend this section by modifying the overall street plan of the development.

11
12 Page 9 provides the road layout with each road given a designation. The subsequent pages then give visual examples
13 of a similar road design along with profiles of each proposal.

14
15 The proposed Appendix BB revisions for the PD-34 zone provide conceptual road locations and road types for
16 future development in the PD-34 Zone. This proposed appendix should not
17 supersede the requirements listed in the PD-34 Zone Section 22-11-47
18 (H)(8)(a):



19
20 “A traffic study shall be provided by the owner/developer to ensure that traffic
21 circulation will function appropriately on internal streets as well as public
22 streets and intersections located adjacent to the PD-34 zone... An updated
23 traffic study shall also be provided with every new site plan [unless waived by
24 the City Engineer]... The owner/developer of the land in the PD-34 zone shall
25 follow all recommendations of the traffic study including the installation of
26 any recommended off-site improvements.”

27
28 An updated and approved traffic study will be needed to determine what road
29 types will function appropriately. For instance, the proposed Appendix BB revisions indicate that there are eight (8)
30 different street configuration examples that may be selected for use as a Connector Street. These eight (8) examples
31 range from two-lane roads to four-lane roads (with or without center left turn lanes) with various on-street parking
32 scenarios. An approved traffic study will determine which of the eight (8) examples will function adequately in a
33 given area.

34
35 **Advantages**

- 36 • Road designs are incorporated into Appendix BB which will provide improved street design, flexibility,
37 and help to improve functionality and access
- 38 • The revised plan contemplates road needs of future uses and site layout not considered at the time of the
39 initial creation of the PD-34 zone

40
41 **Disadvantages**

- 42 • None identified

43
44 **Recommendation:** The Development Review Committee has determined this request complies with all applicable
45 City Codes. The Project Coordinator recommends the Planning Commission recommend approval to the City
46 Council the request to amend pages 9 through 11 of Appendix ‘BB’ of the Orem City code as it pertains to the road
47 master plan of the PD-34 zone at 575 East University Parkway.

48
49 Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

50
51 Chair Moulton invited the applicants to come forward. Kris Longson and Kathy Olsen introduced themselves.

52
53 Mr. Longson read from the proposal: “Landscaping and sidewalks shall frame all new streets which may have either
54 10’-0” combined walk & street trees, or a landscape strip and sidewalk.” They would like to replace the word “new”
55 with “permanent.”

57 Mr. Longson asked the Planning Commission to look at page 11A. This is the street that comes off of 800 South,
58 approximately 700 East running along the east side of Costco's parking lot. Costco parking isles go up to the road.
59 As long as Costco is continuing to operate there would not be a sidewalk on their side. The language need to be
60 specific to the Costco site.

61
62 Mr. Goodrich said that if something is built in the Costco parking lot then there will be sidewalk on the Costco side.
63

64 Mr. Whetten asked if there would be sidewalks along the pads on 800 South. Mr. Longson said that both of those
65 pads are on 800 South and there is existing sidewalk. Mr. Whetten asked if sidewalk will go down 700 East. Mr.
66 Longson said not on the west side, unless Costco changes. It shows they are doing it on the east side.
67

68 Mr. Longson discussed page 11D, noting there needs to be changes on the connector road from State Street to 800
69 East. Currently on the north side of the mall there is parking that runs north/south, which have lots of islands. There
70 is a condition that says that until the parking deck is built there will not be a sidewalk in that area. The language
71 needs to be modified to say that "...temporary conditions shall be phased out as buildings area constructed on
72 adjacent lots and traffic and/or pedestrian demands increase." Mr. Longson said that when the parking deck is built
73 out, the sidewalk will be constructed. The park will be constructed during Phase 1, and the noted condition will
74 exist. It will be difficult for the pedestrians to come from State Street and get to the park. He suggested the citizen
75 could access it by the Mall; there is a sidewalk all along the mall. Mr. Goodrich said this entire project may take 20
76 years to complete. Currently, the City is in the process of doing the State Street Corridor Study. There may be some
77 more walkable communities and buildings created along State Street. If some really nice things happen in the
78 interior to the mall in the next 10 years and State Street improves, there will need to be sidewalk access for
79 pedestrians. Maybe the Mall could put down temporary sidewalk or run an acceptable detour route to State Street.
80 Mr. Longson said that currently there is a sidewalk that runs along the mall frontage. This can work until the street
81 is constructed with sidewalk. They do not want to have to modify all the parking lots now. The next building will
82 need a parking deck; it will be in the next phase after securing the tenant. He is okay with doing a temporary fix and
83 then utilizing the mall sidewalk. Mr. Goodrich noted it would be hard to put every requirement in the document.
84 The document should allow the developer the opportunity to pick and choose. Having traffic impact studies
85 throughout the different phases will help to make sure that traffic is moving, but also taking care of pedestrians and
86 cyclists. Mr. Longson suggested inserting after the word "lots" something like "As pedestrian and/or traffic
87 demands increase; there will be a review to look at a temporary condition necessary to address those demands."
88

89 Ms. Larsen asked when the light at 1150 South will be constructed. Mr. Longson said that is between UDOT and
90 the City. The mall will be responsible for the light on 800 East. Mr. Goodrich said everyone is in agreement about
91 the location of that light. The process now is to come up with a design. Ms. Larsen pointed out that there are no
92 sidewalk at that location and will need to be addressed. Mr. Goodrich said the design process will include some
93 federal funding to see what it would take to modify State Street and the surrounding streets. Mr. Longson said the
94 Mall has a master plan that shows the sidewalk in place once the parking deck is built. The other steps need to
95 happen and interim language is needed to create accepted temporary conditions.
96

97 Chair Moulton said it makes sense to have the temporary sidewalk leading up to the mall sidewalk. Mr. Goodrich
98 said the common goal is having tree lined streets with sidewalks. Some of these things are temporary options until
99 that time.

100
101 Ms. Jeffreys asked if the angled parking will be along the east side of 700 East in the Costco area. Mr. Longson said
102 that would one of the options. Ms. Jeffreys asked who would use those parking stalls. Mr. Longson said it would be
103 open parking; it would probably be used to for visitors for the residential units. It gives a buffer also. Mr. Goodrich
104 noted there are three options on the east side of the road:

- 105 1. angled parking,
- 106 2. drop-offs/parallel parking, or
- 107 3. no parking at all.

108
109 Ms. Larsen asked if the "10' Combined Walk & Street will go closer to the apartment building. Ms. Olsen said the
110 residential project is not constructing any parking along 700 East. The condition will remain 10' landscaping and
111 sidewalk. The change they are requesting is further north in future phases; they would like the opportunity to be
112 able to put in drop-offs or a few parking spaces for visitors along 700 East. Ms. Larsen noted the buildings to the

113 north will have these parking suggestions. Ms. Larsen said 700 East is very tight to her. She asked if 700 East has
114 11' travel and center lanes. Ms. Olsen said yes. Ms. Larsen said the center lane is not wide enough to hold a vehicle
115 without feeling tight. Her concern is having cars backing out into the road, it will be dangerous. While the
116 walkability is nice, there needs to be consideration for those who will drive in and drive out. Mr. Goodrich said the
117 angled parking along 700 East is a concern. It would not be good to go to the center lane when backing out. The
118 degree of the angle will help with backing out. Mr. Longson said there is parking design within the apartment
119 buildings for visitors; this area is to provide some extra spaces and flexibility in the future.

120
121 Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to
122 come forward to the microphone.

123
124 When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had
125 any more questions for the applicant or staff. When none did, he called for a motion on this item.

126
127 **Planning Commission Action:** Ms. Jeffreys said she is satisfied that the Planning Commission has found this
128 request complies with all applicable City codes. She then moved to recommend the City Council amend pages 9
129 through 11 of Appendix BB of the Orem City Code pertaining to the design and classification of roads in the
130 University Mall/University Place development at 575 East University Parkway in the PD-34 zone and to incorporate
131 the changes that were discussed. Ms. Larsen seconded the motion. Those voting aye: Karen Jeffreys, Lynnette
132 Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

133

Orem City Public Hearing Notice



Planning Commission
Wednesday, January 21, 2015
4:30 PM, City Council Chambers
56 North State Street

City Council
Tuesday, January 27, 2015
6:20 PM, City Council Chambers
56 North State Street

Woodbury Corporation requests the City amend Appendix BB of the City Code. The change reclassifies the interior private roads and their design at University Mall or University Place at 575 East University Parkway. No public road is affected by this proposed change.

For more information, special assistance or to submit comments, contact David Stroud at 229-7095 or drstroud@orem.org.

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SALT LAKE CITY, UT 84114

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%WELLS FARGO BANK C/O
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FOUNTAIN OF HUMBER LLC
22 SNOWSTAR LA
SANDY, UT 84092

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LINDON, UT 84042

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

ROCKY MOUNTAIN POWER
70 NORTH 200 EAST
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PROVO, UT 84606

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JS GROUP LLC
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UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
875 S 750 EAST
OREM, UT 84097

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

KOSTER, SHARON D & MARK
869 S 830 E
OREM, UT 84097

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

HENRICKSEN, JARED A
--OR CURRENT RESIDENT--
873 S 550 EAST
OREM, UT 84097

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

COMES OUT BIRD, VICTORIA
881 S 830 E
OREM, UT 84097

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

CIRCLE K PROPERTIES INC
%MURRAY, DAN
880 W CENTER ST
NORTH SALT LAKE, UT 84054

AVAN, GULAVADEE
891 S 800 E
OREM, UT 84097

NORDMEYER, JERRY L & FRANCIS R
879 S 800 E
OREM, UT 84097

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

HOOVER, KRISTEN & KYLE (ET AL)
--OR CURRENT RESIDENT--
895 S 500 EAST
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
884 S 750 EAST
OREM, UT 84097

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

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

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

MAYOR RICHARD F. BRUNST JR.
900 EAST HIGH COUNTRY DRIVE
OREM, UT 84097

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

SALISBURY, JIAHUI XI
--OR CURRENT RESIDENT--
895 S 550 EAST
OREM, UT 84097

VALENTINE, NEIL S
909 S 550 E
OREM, UT 84097

TREGASKIS, LYLE RICHARD & DORIS
ELIZABETH CROSBY
925 S 500 E
OREM, UT 84097

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

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

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

LINDSAY, TERESA D
910 S 830 E
OREM, UT 84097

JACKMAN, WILLIAM D & BARBARA
E (ET AL)
924 S 830 E
OREM, UT 84097

MARTY BEAUMONT
LAKERIDGE NEIGHBORHOOD VICE
CHAIR
940 S 100 WEST
OREM, UT 84058

JEPPERSON, WALTER CLYDE &
PATRICIA A
924 S 550 E
OREM, UT 84097

HOPKINSON, G JACK (ET AL)
--OR CURRENT RESIDENT--
929 S 830 EAST
OREM, UT 84097

OGDEN, DE VON MORRIS & EILEEN
LORETTA
943 S 550 E
OREM, UT 84097

SABIN, MARVIN E & GARY B
925 S 550 E
OREM, UT 84097

HARDING, J WARREN & DANETTA R
938 S 830 E
OREM, UT 84097

KAWALA, JERZY Z & CONNIE
--OR CURRENT RESIDENT--
945 S 500 EAST
OREM, UT 84097

MESSICK, JOHN P
935 S 500 E
OREM, UT 84097

FREEDOM BELL PROPERTIES LLC
943 E 640 S
PLEASANT GROVE, UT 84062

SCOFIELD, MARK N & JORAE S
955 S 830 E
OREM, UT 84058

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

TIPPETTS, STEVEN H & CAROLINE W
952 S 830 E
OREM, UT 84097

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

MENDENHALL, JON & CRYSTAL
944 S 550 E
OREM, UT 84097

NILSSON, KIMBERLY N
957 S 500 E
OREM, UT 84097

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

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

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

CATANIA SFH LLC
978 E WOODOAK LA
SALT LAKE CITY, UT 84117

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

SQUIRE, SCOTT O & ARVA DEAN
972 S 550 E
OREM, UT 84097

BARLOW, SYNTHIA & VANYSSA
995 S 500 E
OREM, UT 84097

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

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

OWEN, REYBURN EUGENE
1013 S 545 E
OREM, UT 84097

BURGI, DARLENE F
--OR CURRENT RESIDENT--
971 S 550 EAST
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
1012 S 590 EAST
OREM, UT 84097

MONTGOMERY, CLARENCE S &
NORMA C
--OR CURRENT RESIDENT--
1026 S 590 EAST
OREM, UT 84097

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

FENTON, LILLIAN FRANCES NORUM
1024 S 545 E
OREM, UT 84097

MURPHY, ELAINE P
1035 S 500 E
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
1010 S 800 EAST
OREM, UT 84097

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

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
1040 S 590 EAST
OREM, UT 84097

CRANDALL, TAMI BENJAMIN
1015 S 500 E
OREM, UT 84097

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

LEWIS, LANCE W & LISA K
--OR CURRENT RESIDENT--
1048 S 545 EAST
OREM, UT 84097

THOMAS, MARK ANDREW
1027 S 545 E
OREM, UT 84097

C&E HARMON PROPERTIES LLC
--OR CURRENT RESIDENT--
1043 S 500 EAST
OREM, UT 84097

UNIVERSITY MALL VILLAGE
--OR CURRENT RESIDENT--
1051 S 750 EAST
OREM, UT 84097

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

GRANT, CAROL JEAN 1051 S 500 E OREM, UT 84097	PHINNEY, KATHLEEN S --OR CURRENT RESIDENT-- 1055 S 545 EAST OREM, UT 84097	MILLETT, RON S & MELANIE A 1041 S 545 E OREM, UT 84097
UNIVERSITY MALL SHOPPING CENTER LC --OR CURRENT RESIDENT-- 1054 S 590 EAST OREM, UT 84097	VATRUM DEVELOPMENT LC --OR CURRENT RESIDENT-- 1061 S 800 EAST OREM, UT 84097	UNIVERSITY MALL VILLAGE --OR CURRENT RESIDENT-- 1050 S 750 EAST OREM, UT 84097
PALMER, RANDALL S & STEPHANIE 1060 S 545 E OREM, UT 84097	UNIVERSITY MALL SHOPPING CENTER --OR CURRENT RESIDENT-- 1068 S 590 EAST OREM, UT 84097	LAMB, MICHAEL L & DEBRA L 1054 S 500 E OREM, UT 84097
KNIGHT ALLEN ENTERPRISES LC --OR CURRENT RESIDENT-- 1066 S STATE OREM, UT 84058	SISKIN INVESTMENT COMPANY LLC --OR CURRENT RESIDENT-- 1074 S STATE OREM, UT 84058	OREM STATE STREET LLC --OR CURRENT RESIDENT-- 1055 S STATE OREM, UT 84097
MOE, AUOMANU JR & SARAH K 1072 S 545 E OREM, UT 84097	SISKIN INVESTMENT COMPANY LLC --OR CURRENT RESIDENT-- 1080 S STATE OREM, UT 84058	JOHNSON, CHERYL L & CHERYL L 1063 S 500 E OREM, UT 84097
M & W SAWAYA ENTERPRISES LLC --OR CURRENT RESIDENT-- 1075 S STATE ST OREM, UT 84097	HUFF, JOHN E & ILA MAY 1084 S 545 E OREM, UT 84097	CRISMON, JERRY & ELAINE 1069 S 545 E OREM, UT 84097
REID, VAUGHN W & JUNE W --OR CURRENT RESIDENT-- 1083 S 545 EAST OREM, UT 84097	SISKIN INVESTMENT CO --OR CURRENT RESIDENT-- 1088 S STATE OREM, UT 84097	FARR, ERIC J & DAWN --OR CURRENT RESIDENT-- 1075 S 500 EAST OREM, UT 84097
UNIVERSITY MALL VILLAGE --OR CURRENT RESIDENT-- 1087 S 750 EAST OREM, UT 84097	UNIVERSITY MALL SHOPPING CENTER LC --OR CURRENT RESIDENT-- 1095 S 545 EAST OREM, UT 84097	HEADMAN, BETTY JAYNE & SIDNEY EARL 1082 S 590 E OREM, UT 84097
UNIVERSITY MALL SHOPPING CENTER LC --OR CURRENT RESIDENT-- 1094 S 590 EAST OREM, UT 84097	PLAZA ELEVEN HUNDRED (ET AL) --OR CURRENT RESIDENT-- 1106 S STATE ST OREM, UT 84097	SISKIN INVESTMENT COMPANY LLC --OR CURRENT RESIDENT-- 1086 S STATE OREM, UT 84058
OOPS LLC (ET AL) --OR CURRENT RESIDENT-- 1095 S 800 EAST OREM, UT 84097	DEE R TAYLOR LLC --OR CURRENT RESIDENT-- 1111 S OREM BLVD OREM, UT 84058	KNOLL, LINDA K --OR CURRENT RESIDENT-- 1089 S OREM BLVD OREM, UT 84058

C&E HARMON PROPERTIES LLC
1102 W 285 S
OREM, UT 84058

PLAZA ELEVEN HUNDRED
--OR CURRENT RESIDENT--
1116 S STATE
OREM, UT 84097

OOPS LLC (ET AL)
1095 S 800 E # 1
OREM, UT 84097

DEE R TAYLOR LLC
1109 S OREM BLVD
OREM, UT 84058

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

PLAZA ELEVEN HUNDRED
--OR CURRENT RESIDENT--
1102 S STATE ST
OREM, UT 84097

PLAZA ELEVEN HUNDRED
--OR CURRENT RESIDENT--
1110 S STATE ST
OREM, UT 84097

HOER, DAVID OWEN & PAMELA MAY
--OR CURRENT RESIDENT--
1170 S STATE
OREM, UT 84097

FILLERUP, ROBERT C & RENEE
1107 S OREM BLVD
OREM, UT 84058

CORDNER, COLLEEN F & RAYMOND
--OR CURRENT RESIDENT--
1115 S 500 EAST
OREM, UT 84097

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

HARO, MATILDE (ET AL)
%MI RANCHITO RESTAURANT
1109 S STATE ST
OREM, UT 84097

BIRRELL HOLDINGS LLC
--OR CURRENT RESIDENT--
1132 S STATE
OREM, UT 84058

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

CORDNER, COLLEEN F & RAYMOND
1112 S 500 E
OREM, UT 84097

UTAH TRANSIT AUTHORITY
--OR CURRENT RESIDENT--
1145 S 750 EAST
OREM, UT 84097

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

BANK ONE
--OR CURRENT RESIDENT--
1125 S 850 EAST
OREM, UT 84097

GAKS ENTERPRISES LLC
1168 N 1000 E
OREM, UT 84097

SH-CARILLON SQUARE LLC
--OR CURRENT RESIDENT--
1246 S STATE
OREM, UT 84097

HARO, MATILDE (ET AL)
--OR CURRENT RESIDENT--
1133 S STATE
OREM, UT 84097

FIRST SEC BANK OF UTAH
--OR CURRENT RESIDENT--
1175 S STATE ST
OREM, UT 84097

ARCP RL PORTFOLIO III LLC
--OR CURRENT RESIDENT--
1261 S 800 EAST
OREM, UT 84097

FAE HOLDINGS 456032R LLC (ET AL)
--OR CURRENT RESIDENT--
1156 S STATE UNIT# 201
OREM, UT 84058

THOMAS, BRICE E & DIANA E
1196 S STATE ST
OREM, UT 84097

W & G COMPANY LLC
--OR CURRENT RESIDENT--
1290 S STATE
OREM, UT 84058

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

PHINNEY, KATHLEEN S
1219 W PIONEER
PUYALLUP, WA 98371

SUN DEVELOPMENT LP
--OR CURRENT RESIDENT--
1320 S STATE ST
OREM, UT 84097

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

KEY BANK NATIONAL ASSOCIATION
--OR CURRENT RESIDENT--
1245 S 800 EAST
OREM, UT 84097

TVT PROPERTIES LLC
1329 S 800 E
OREM, UT 84097

CIRCLE K PROPERTIES INC
--OR CURRENT RESIDENT--
1240 S 800 EAST
OREM, UT 84097

OREM EASTPOINTE LLC
--OR CURRENT RESIDENT--
1259 S 800 EAST
OREM, UT 84097

R AND S MANAGEMENT LC
%PEACOCK, STEVEN
1344 S 800 E # 200
OREM, UT 84097

SH-CARILLON SQUARE LLC
--OR CURRENT RESIDENT--
1250 S 350 EAST
OREM, UT 84058

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

R AND S MANAGEMENT LC
--OR CURRENT RESIDENT--
1344 S 800 EAST UNIT#2
OREM, UT 84097

BANK OF AMERICAN FORK
--OR CURRENT RESIDENT--
1280 S 800 EAST
OREM, UT 84097

ALDRICH, JOHN M (ET AL)
1320 S 740 E
OREM, UT 84097

DEXTER, WAYNE R & DONNA LEE
--OR CURRENT RESIDENT--
1358 S 740 EAST
OREM, UT 84097

ALDRICH, JOHN M (ET AL)
--OR CURRENT RESIDENT--
1310 S 740 EAST
OREM, UT 84097

TVT PROPERTIES LLC
--OR CURRENT RESIDENT--
1325 S 800 EAST
OREM, UT 84097

JOHNSON, FRED M & LORRAINE
--OR CURRENT RESIDENT--
1361 S 740 EAST
OREM, UT 84097

REID, VAUGHN W & JUNE W
1320 W 600 S
PROVO, UT 84601

UNIVERSITY FESTIVAL LC
--OR CURRENT RESIDENT--
1335 S STATE ST
OREM, UT 84097

GSF-OFFICE CONDOS LLC
--OR CURRENT RESIDENT--
1367 S 740 EAST
OREM, UT 84097

ALDRICH, JOHN M (ET AL)
--OR CURRENT RESIDENT--
1330 S 740 EAST
OREM, UT 84097

SIERRA WEST DIAMONDS INC
--OR CURRENT RESIDENT--
1344 S 800 EAST UNIT#1
OREM, UT 84097

FOUNTAIN OF HUMBER LLC
--OR CURRENT RESIDENT--
1373 S 740 EAST
OREM, UT 84097

SIERRA WEST DIAMONDS INC
1344 S 800 E # 1
OREM, UT 84097

NJ MANAGEMENT LLC
--OR CURRENT RESIDENT--
1352 S 740 EAST
OREM, UT 84097

PACIFICORP (ET AL)
1407 W NORTH TEMPLE
SALT LAKE CITY, UT 84116

THOMAS BROTHERS INVESTMENTS
--OR CURRENT RESIDENT--
1348 S 800 EAST
OREM, UT 84097

WALKER, MICHAEL J & TAMARA H
--OR CURRENT RESIDENT--
1360 S 800 EAST
OREM, UT 84097

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

DEXTER HOLDINGS LLC
1360 S 740 E
OREM, UT 84097

JOHNSON, FRED M & LORRAINE
--OR CURRENT RESIDENT--
1366 S 740 EAST
OREM, UT 84097

KEY BANK NATIONAL ASSOCIATION
2025 ONTARIO ST
CLEVELAND, OH 44115

HANOVER 359 LLC
1362 N 430 E
OREM, UT 84097

DEXTER HOLDINGS LLC
--OR CURRENT RESIDENT--
1372 S 740 EAST
OREM, UT 84097

CARILLON SQUARE I LC
2415 NEFF'S LA
SALT LAKE CITY, UT 84109

TWITCHELL, DONNA D
--OR CURRENT RESIDENT--
1370 S 800 EAST
OREM, UT 84097

LEW, MORTON S & C Y
1384 N 1400 W
PROVO, UT 84604

KC PROPCO LLC
%GREENSTREET REAL ESTATE
PARTNERS
2601 S BAYSHORE DR 9TH FL
COCONUT GROVE, FL 33133

RAMIREZ, CARLOS E & JILL
--OR CURRENT RESIDENT--
1379 S 740 EAST
OREM, UT 84097

QUESTAR GAS COMPANY
1640 NORTH MTN. SPRINGS PKWY.
SPRINGVILLE, UT 84663

KNOLL, LINDA K
2803 S GOSHEN WY
BOISE, ID 83709

DEWON HOLT
HILLCREST NEIGHBORHOOD CHAIR
1442 S 605 EAST
OREM, UT 84057

UTAH CNTY SOLID WASTE DISTRICT
C/O RODGER HARPER
2000 WEST 200 SOUTH
LINDON, UT 84042

OLSON, KIM
3086 STNDIO DR
CAYUCOS, CA 93430

C4681010 LLC
1968 HEATHER RD
OREM, UT 84097

M & W SAWAYA ENTERPRISES LLC
%H B BOYS
2280 S MAIN ST
SALT LAKE CITY, UT 84115

WARDLEY, LYNN E
5296 S COMMERCE DR # 303
MURRAY, UT 84107

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

CALL, JAMES E
2452 N 1180 W
PLEASANT GROVE, UT 84062

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

CARILLON SQUARE I LC
2415 E NEFFS LA
SALT LAKE CITY, UT 84109

MONTGOMERY, CLARENCE S &
NORMA C
2751 CAROLE DR
SALT LAKE CITY, UT 84121

DEXTER, WAYNE R & DONNA LEE
11468 SUNSET HILLS DR
HIGHLAND, UT 84003

VATRUM DEVELOPMENT LC
%WOODBURY CORPORATION
2733 PARLEYS WY # 300
SALT LAKE CITY, UT 84109

SISKIN INVESTMENT COMPANY LLC
2873 MARRCREST NORTH CIR
PROVO, UT 84604

JOHNSON, STEVEN R & MARIA P
5225 N CANYON RD
PROVO, UT 84604

JKC LLC
2843 WATER VISTA WY
SANDY, UT 84093

CATANIA SFH LLC
3340 N CENTER ST
LEHI, UT 84043

MOUNTAIN AMERICA CREDIT UNION
%ATTN: FACILITIES DEPT
7181 CAMPUS VIEW DR
WEST JORDAN, UT 84084

FAE HOLDINGS 456032R LLC (ET AL)
3098 S HIGHLAND DR STE 325
SALT LAKE CITY, UT 84106

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

STRANG, ROBERT BUD (ET AL)
10299 S SPRING CREST LA
SOUTH JORDAN, UT 84095

SH-CARILLON SQUARE LLC
3601 S 2700 W # G128
WEST VALLEY CITY, UT 84119

OREM HEALTH HOLDINGS LLC
27101 PUERTA REAL # 450
MISSION VIEJO, CA 92691

BUCKWALTER, BRIANT A
23276 FOREST CANYON DR
DIAMOND BAR, CA 91765

SCOTT, FLOYD W & ANETTE W
5130 BEDELL ST APT 203
RALEIGH, NC 27616

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

UNIVERSITY CROSSING SHOPPING
CENTER LLC
%CCA ACQUISITION COMPANY
5670 WILSHIRE BLVD STE 1250
LOS ANGELES, CA 90036



DRC APPLICATION

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

www.orem.org

APPLICANT INFORMATION

FORM EXPIRES: 06-30-2015

Name: University Mall Shopping Center, LC Phone: 801-485-7770
 Address: 575 East University Parkway, Suite N260 FAX: _____
 City: Orem State: UT Zip: 84097 e-mail: k_olson@woodburycorp.com

PROJECT INFORMATION

Project Name: PD 34 Zone Text & Exhibit Amendments
 Project Address: 575 E. University Parkway, Orem

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

SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$800 + \$20/lot or unit. <input type="checkbox"/> Preliminary deep lot sign fee \$25 <input type="checkbox"/> Final \$600 + \$20/lot or unit + recording fees. <input type="checkbox"/> Vacation/Amendment \$800 + \$20/lot or unit + \$25 sign fee + recording fees. <input type="checkbox"/> Final PRD \$600 + \$30/lot or unit + recording fees. <input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees.	<input type="checkbox"/> Sign, Text \$900 <input type="checkbox"/> Subdivision, Text \$900 <input checked="" type="checkbox"/> Zoning, Text \$900 <input type="checkbox"/> New PD Zone, Text \$2000 + \$25 sign fee for PD zone <input type="checkbox"/> Rezone \$1200 + \$25 sign fee <input type="checkbox"/> New PD Zone, Rezone \$1200 + \$25 sign fee for PD zone <input type="checkbox"/> Development agreement Utah County fees \$ _____	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee <input type="checkbox"/> Text Change \$1000 ***** <input type="checkbox"/> MAILINGS Neighborhood Notice \$ _____ ***** <input checked="" type="checkbox"/> PUBLIC NOTICE Newspaper notice \$ <u>75.00</u> prior to PC meeting \$ <u>100.00</u> prior to CC meeting	<input type="checkbox"/> Site Plan Admin. Approval \$500 <input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones: 1,4,5,15,16,21 or adjacent to a residential zone <input type="checkbox"/> Concrete/Masonry Fence \$50 <input type="checkbox"/> Daycare Fence Approval \$100 <input type="checkbox"/> Temporary Site Plan Approval \$100 <input type="checkbox"/> Conditional Use Permit \$800.00 + \$25 sign fee <input type="checkbox"/> Fence Modification/Waiver \$100 <input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee, + \$30 building inspection fee/Unit)	<input type="checkbox"/> To City Council \$400 <input type="checkbox"/> To Planning Commission \$400 <input type="checkbox"/> Street Vacation \$1200 <input type="checkbox"/> Annexation \$1500 + \$25 sign fee + legal noticing fee. <input type="checkbox"/> Driveway Entrance Modification \$175 <input type="checkbox"/> Resubmittal Fee \$500/review After three reviews. <input type="checkbox"/> Other \$200

FILING FEES AND REQUIRED COPIES

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

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

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

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

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

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

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

Applicant's Signature:  Contact Person Name: Kathy Olson Phone: 801-485-7770

OFFICE USE ONLY

Date Filed: 10-27-14 Fees Paid: \$1075.00 Received By: TB

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

Project Timeline
PD-34 Text Changes

1. DRC application date: 10/27/2014
2. Obtained Development Review Committee clearance on: 10/30/2014
3. Newspaper notice for PC and sent to City Recorder: 10/28/2014
4. Executive Staff review on: 11/12/2014
5. Neighborhood notice of PC and CC sent on: 11/12/2014
6. Planning Commission recommended approval on: 11/19/2014
7. Newspaper notice for CC sent to City Recorder on: 11/14/2014
8. City Council approved/denied request on: 12/9/2014

CITY OF OREM
CITY COUNCIL MEETING
 JANUARY 27, 2015



REQUEST:	CITY COUNCIL APPEAL – Appeal of the Approved Amended Site Plan of Amiron Village at 1360 North Amiron Way in the R6 Zone
APPLICANT:	Leah Pulver
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Faxed to newspapers
- Emailed to newspapers
- Posted on State’s notification website.
- Mailed 272 notices to properties within 500 feet of the project on Jan. 6, 2015.

SITE INFORMATION:

- General Plan
Community Commercial
- Current Zone
R6
- Acreage
4.96
- Neighborhood
Windsor
- Neighborhood Chair
Cregg Jacobsen

<p>PREPARED BY: Clinton A. Spencer Planner</p>

<p>PLANNING COMMISSION RECOMMENDATION: 7-0 for approval</p>

REQUEST: The applicant requests the City Council reverse the Planning Commission approval of the amended site plan of Amiron Village at 1360 North Amiron Way in the R6 zone pertaining to pedestrian access to openings in the existing fence at 375 and 325 West.

BACKGROUND: This matter comes before the City Council as an appeal from the Planning Commission decision on December 3, 2014 to approve an amended site plan for the Amiron Village development. The amended site plan allowed an opening in the fence surrounding the Amiron Village project at two separate locations where 375 West and 325 West Streets dead end into the Amiron Village development. The openings in the existing fence would provide access to sidewalks adjacent to 375 West and 325 West.

Kelly Liddiard filed the original application to amend the Amiron Village site plan. He requested the two openings in the fence to provide greater convenience and access for residents of the Amiron Village project to the adjoining neighborhoods. The Planning Commission denied a similar request to allow openings in the Amiron Village fence in 2002.

Amiron Village was developed in 1981 as a Planned Residential Unit Development (PRUD) in the R6 zone. The PRUD ordinance was the predecessor to the City’s current Planned Residential Development (PRD) ordinance. In 1981, a PRUD was permitted in the R6 zone as well as certain other residential zones. Since then, however, the ordinance has been amended and a similar project could only be developed in the PRD or a Planned Development (PD) zone.

In 1981, a perimeter fence was not required for a PRUD. However, the PRD ordinance now requires a six foot perimeter fence to be constructed around the perimeter of a PRD. In other words, Amiron was not required to construct a perimeter fence when it was built in 1981, but if it were to be built today, a perimeter fence would be required.

The stated purpose of the City’s current fencing requirement for PRDs is “to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial and manufacturing uses.” An argument could therefore be made that allowing openings in the fence would be contrary to the intent of the PRD fence requirement as it would reduce the effectiveness of the fence as a buffer.

On the other hand, allowing openings in the fence would have some positive effects and would further certain City objectives.

For example, in 2010 the City Council adopted a Bicycle and Trails Master Plan which has as one of its purposes to make Orem “the most bicycle and pedestrian friendly city in the State of Utah”. One of the objectives of this plan is to implement “an accessible network of pedestrian supportive infrastructure, including sidewalks, curb ramps and trails in high-priority pedestrian areas.” Allowing openings in the Amiron fence would make the area more pedestrian and bicycle friendly and would therefore further the objectives of the Bicycle and Trails Master Plan.

Providing pedestrian access between the Amiron development and the neighboring residential areas would also increase safety for children and all pedestrians and, through greater interconnectedness, should foster community cohesiveness.

On December 3, 2014 the Planning Commission voted 7-0 to approve the amended site plan allowing the two (2) fence openings for Amiron Village to provide access to the public sidewalks on 325 West and 375 West. The application to appeal the decision was filed by Leah Pulver on December 9, 2014.

RECOMMENDATION: Because the openings in the fence further the City’s objectives in promoting pedestrian and bicycle circulation, staff recommends that the City Council uphold the decision of the Planning Commission and that the appeal be denied.

DRAFT

RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL AFFIRMING THE PLANNING COMMISSION DECISION TO APPROVE THE AMENDED SITE PLAN OF AMIRON VILLAGE AT 1360 NORTH AMIRON WAY IN THE R6 ZONE

WHEREAS on December 3, 2014, the Planning Commission approved an amended site plan for Amiron Village at 1360 North Amiron Way which allowed two openings in the existing perimeter fence where 325 West and 375 West Street dead end at the Amiron Village property; and

WHEREAS on December 9, 2014, Leah Pulver filed an application with the City of Orem appealing the decision of the Planning Commission to approve the amended Amiron Village site plan and requesting that the City Council overturn the approval of the amended site plan of Amiron Village; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, the Orem City Webpage, and the City Offices at 56 N State Street; and

WHEREAS a public hearing considering the subject appeal was held before the City Council on January 27, 2015; 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; the compliance of the request with all applicable City ordinances; and the special conditions applicable to the request.

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

1. The City Council finds as follows:
 - A. Allowing openings in the Amiron Village fence at 325 West and 375 West Streets would allow residents of Amiron Village bicycle and pedestrian access to the public sidewalk and public streets at those locations and would thereby improve pedestrian and bicycle circulation, would increase safety for children and other pedestrians, and through creating greater interconnectedness, should foster community cohesiveness.
 - B. It is in the best interest of the City to allow the Amiron Village site plan to be amended to allow openings of the perimeter fence at 325 West and 375 West Streets.

DRAFT

2. The City Council hereby denies the appeal of Leah Pulver and affirms the Planning Commission approval of the Amiron Village amended site plan as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

3. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.

4. All resolutions in conflict herewith are hereby repealed.

5. This resolution shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED PUBLISHED this 27th day of January 2015.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

DRAFT

RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL REVERSING THE PLANNING COMMISSION APPROVAL AND DENYING THE AMENDED SITE PLAN OF AMIRON VILLAGE AT 1360 NORTH AMIRON WAY IN THE R6 ZONE

WHEREAS on December 3, 2014, the Planning Commission approved an amended site plan for Amiron Village at 1360 North Amiron Way which allowed two openings in the existing perimeter fence where 325 West and 375 West Street dead end at the Amiron Village property; and

WHEREAS on December 9, 2014, Leah Pulver filed an application with the City of Orem appealing the decision of the Planning Commission to approve the amended Amiron Village site plan and requesting that the City Council overturn the approval of the amended site plan of Amiron Village; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, the Orem City Webpage, and the City Offices at 56 N State Street; and

WHEREAS a public hearing considering the subject appeal was held before the City Council on January 27, 2015; 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; the compliance of the request with all applicable City ordinances; and the special conditions applicable to the request.

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

1. The City Council finds as follows:
 - A. The Amiron Village project was originally approved in 1981 as a Planned Residential Unit Development (PRUD) in the R6 zone.
 - B. The PRUD ordinance was the predecessor to the City's current Planned Residential Development (PRD) ordinance. In 1981, a PRUD was permitted in the R6 zone as well as certain other residential zones. Since then, however, the City ordinances have been amended and a similar project could only be developed in the PRD or a Planned Development (PD) zone.
 - C. In 1981, a perimeter fence was not required for a PRUD. However, the PRD ordinance now requires a six foot perimeter fence to be constructed around the perimeter of a

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PRD. If the Amiron Village project were to be built today, a perimeter fence would be required.

D. The purpose of the City's current fencing requirement for PRDs is "to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial and manufacturing uses."

E. Allowing openings in the Amiron Village fence would be contrary to the intent of the PRD fence requirement as it would reduce the effectiveness of the fence as a buffer.

F. It is not in the best interest of the City to allow the Amiron Village site plan to be amended to allow openings of the perimeter fence at 325 West and 375 West Streets.

2. The City Council hereby grants the appeal of Leah Pulver and reverses the Planning Commission approval of the Amiron Village amended site plan and hereby denies the Amiron Village amended site plan as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

3. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.

4. All resolutions in conflict herewith are hereby repealed.

5. This resolution shall take effect immediately upon passage

PASSED, APPROVED and ORDERED PUBLISHED this 27th day of **January** 2015.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

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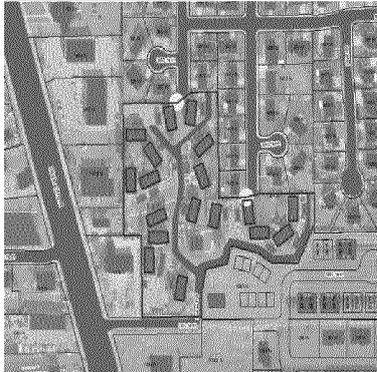
COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

PLANNING COMMISSION MINUTES – DECEMBER 3, 2014

AGENDA ITEM 3.2 is a request by John Higgins to Kelly Liddiard to amend the site plan of Amiron Village at 1360 North Amiron Way in the R6 zone.

Staff Presentation: This item was continued from the November 19, 2014 Planning Commission meeting.



The applicant proposes to create two (2) new openings in the existing fence including new sidewalk connections along the northern part of the property. The openings will provide access to sidewalks adjacent to 375 West and 325 West to provide better pedestrian access in the area. Providing pedestrian access between the Amiron Village development and the residential subdivision increases safety for children and all pedestrians alike, as well as fosters community cohesiveness.

Amiron Village was developed under the R6 zone in 1981. Since then the ordinance has been amended and would not allow a condo type development in the R6 zone today. Currently, the PRD zone ordinance has been adopted to address higher density, attached residential developments. According to the PRD ordinance as it pertains to fencing, “Developers shall erect a fence with a minimum height of six feet (6’) on the perimeter of all PRDs, except that no fence is required along street frontages. However, if the applicant desires a fence along a street frontage, the Planning Commission may approve the fence upon a favorable recommendation from the City Traffic Engineer that the fence does not interfere with traffic safety.” Also, “The purpose of the fencing requirement is to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial and manufacturing uses”. This section would allow the Planning Commission the option to either approve or deny the gate request. The stub streets are public streets and the Planning Commission could allow the fence opening along a public street.

In 2010 the City Council adopted a Bicycle and Trails Master Plan to “guide development and implementation of the Plan for years to come”. The Project Vision statement for this policy states, “Orem will be the most bicycle and pedestrian friendly city in the State of Utah”. Further under the Complete Streets Objectives it states, “Implement an accessible network of pedestrian supportive infrastructure, including sidewalks, curb ramps and trails in high-priority pedestrian areas”. The proposed request is consistent with the Orem Bicycle and Trails Master Plan.

A previous application was made for this request in 2002 and was denied by the Planning Commission. The Planning Commission determined in 2002 that good cause had not been shown for the modification and that property owners in the surrounding neighborhood had voiced concern about damage to property.

RECOMMENDATION: Based on compliance with the City code and the Orem City Bicycle and Trails Master Plan, staff recommends the Planning Commission approve the proposed site plan request of Amiron Village at 1360 North Amiron Village Way in the R6 zone.

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

Ms. Larsen asked if the pop out will be vinyl like the current fence and who will maintain the fence. Mr. Spencer said the fence will be maintained by Amiron Village and the pop out will probably be vinyl.

Chair Moulton invited the applicant to come forward. Kelly Liddiard introduced himself.

Mr. Liddiard expressed surprise at how hateful this has become between the people at Amiron Village and the neighborhood. He noted that some of the stuff in the letters is untrue. The units are 68% rentals and 32% owner occupied. The owner occupied has never been below 30%. He noted that the pop out will be the same material as the existing fence. In one of the letters it was brought out that one of the lights had been shot out, but that was many years ago. The lighting onsite has doubled since then. The pedestrian traffic is already there, with people going over the fence from both sides. He put up a No Trespassing sign on the Amiron Village side. He ran a police report of the north area of Orem and for 2014 there were 43 calls of service for various things like: alcohol, weapons, drugs, disturbing the peace, etc. The statistics show that the crime rate is on the downward trend and has been for

the last 14 years. There were some drug problems and sex offenders in Amiron Village, but since they have adopted a Zero Tolerance policy these problems have become a non-issue. The opening will make it easier for families to access the neighborhood for various activities for adult and children alike and can provide additional safety in emergencies.

Chair Moulton asked when the fence was open in the past. Mr. Liddiard said it was around 1989. At that time he was doing maintenance for Amiron Village. The fence was a wooden fence with an opening and then a gate was installed, but it was locked and they had the same problem of people climbing over and damaging the fence.

Ms. Jeffreys asked if the stand alone section will be durable. Mr. Liddiard said the post will be set in concrete.

Mr. Iglesias asked if there will be "No Trespassing" signs on the Amiron Village side along the fence in red vinyl lettering.

Ms. Jeffreys asked how this is helpful in an emergency situation. Mr. Liddiard said there is no way to predict what will happen, but since there is only one access to the project and emergency vehicles will need it and an opening will allow residents to exit safely.

Ms. Jeffreys then asked about kids starting fires recently. Mr. Liddiard said that everything listed in the letters probably happened before 2002. There had been nothing this summer.

Ms. Larsen asked who enforces the No Trespassing. Mr. Liddiard said they have to call in law enforcement when someone trespasses. If it is a resident of Amiron Village, there is a stiff fine and sometimes they are asked to leave.

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

Ann Venezuela, Orem, said she is a stay at home mom. The people in Amiron Village are nice, but this will make the area unsecure. There will be lots of strangers walking by her home. She could not abide with strangers walking in her neighborhood.

Lynn Pulley, Orem, said he defaulted his three minutes to Diane Knight.

Ken Millet, Orem, said he defaulted his three minutes to Diane Knight.

Diane Knight, Orem, said the complaints of the neighborhood are not about personal things, but the neighborhood has been asked to endure too much over the years. Amiron Village was built in the 1980's. The neighbors were concerned about whether it was going to be condominiums or rentals. The site was totally enclosed with a fence. The site map states the fence will be closed to the neighborhood. Clearly, this is a heavily rental area. In the late 1980's and early 1990's a gate was installed. She witnessed many drug deals. She talked to the police about the problem and was told that they had more important things to do than to monitor this neighborhood. When the gates were open many people parked in front of her home, trash was spread everywhere and there was vandalism. In 2002, the fence was in bad repair and Bob Moore, City Planner forced Amiron Village to close the fence. The neighbors have strong feelings, but they are not hateful. It has been peaceful since 2002 and this is what they are trying to preserve.

Lea Pulver, Orem, said she pointed out in the meeting two weeks ago the fence is broken and it has not been fixed yet. When the gate was open before there were items stolen from her shed and garage, nothing has been stolen since the fence has been closed.

Theron Sondrup, Orem, said the opening on 325 West will open onto a playground where children will play. This will open up Amiron Village to the risk of people suing because of tripping, falling or skateboarding problems. There are a lot of law offices that will take on these type of cases.

Dante Venezuela, Orem, said when they built their home they liked the secure fence and it has provided security over the years. He enjoys his friendships with those in Amiron Village, but opening the fence may cause people to move

away or the value of his home may decrease. It may be beneficial for the people in Amiron Village, but he does not want to jeopardize his security.

Collette Smith, Orem, said she lives in Amiron Village and it has changed since 2002. The quality of the people has improved and Amiron Village has been included in the local ward. Opening the fence will give the neighborhood and Amiron Village the opportunity to break down the barrier and become friends.

Georgia Omer, Orem, said she has been a school teacher for many years and has witnessed lots of criminal activity. There have been 171 police responses since October, with the majority being sex offenses. This is not a personal issue, but a matter of safety and protecting the neighborhood. Trying to open up the fence has opened old wounds. The area will return to a trash dump if the fence is opened up.

Craig Ginny, Orem, said his concern is that when the gate is opened, people will stand at the opening and smoke, because of the "No Smoking" policy at Amiron Village. This will be bad for his family. If this subdivision were built today it would require fencing all around the project. If new PRD's required buffering, old subdivisions should have buffering as well. These type of neighborhoods have different types of needs and occupants. He is close friends with residents of Amiron Village and have home taught in Amiron Village. The concern of foot traffic and respect of personal property is important to him. There are a lot of senior citizens in this neighborhood and this could put their health and safety at risk.

Adam Pulver, Orem, read a letter from his mother in law, Jovita Moss. The letter noted her home is right next to Amiron Village. They were told that Amiron Village was a fenced community. Over the past 28 year they have had incidents with tenants from Amiron Village throwing garbage over the fence, climbing the fence and taking fruit from her trees, throwing rocks at her home. When the gates were open the problems became worse. They had their shed and garage broken into, people would hang out in front of her home at late hours, there was drug paraphernalia on the front lawn, there were non-neighborhood children wandering on their street and into the yard. They had unknown cars parked in front making it impossible to back out of the driveway, thus they had to drive on the lawn to get out. They called the police and they said they would mark it, but could not do anything for three days. Amiron Village tenants know when they move in that the fence exists and can access the neighborhood via 1600 North. The Planning Commission must consider the neighbors stand on this issue, because they are property owners. Fences make good neighbors.

Mr. Pulver added that this is not about the people in Amiron Village who came to the Planning Commission meeting. It is about the people who move in and out of Amiron. He has had issues in the past at night because people were parked right in front of their home. One of the men urinated on the street and then went into Amiron Village. They may have not been residents of Amiron Village, but they were visiting people in Amiron Village. He lived in apartments and he does not think people who rent are bad people. They just want a division between rentals and homes.

Lanae Millet, Orem, asked if there is a compelling reason to open this fence. It was stated that the children of Amiron Village wanted a better way to go to school. There is a brand new road south of Amiron Village that leads to the east and gives a direct route to the schools, the LDS church, and the Catholic Church. If the route is through the north fence it would be less direct and more time consuming. Fences are an important decision. When the City Council allows a zoning change for a development, it talks about the fencing. In January 2014 the City Council met to approve a new development and they discussed the necessity of having a fence around the development. An agreement was made in the past which involved both sides and should stand into the future. She is not sure how opening the fence will work into Orem's Pedestrian and Bike plan. The fence is not on a street frontage, but on back of a building. Amiron Village is a private community and does not have adjoining sidewalks throughout the community. The roads are narrow and designed for only vehicular traffic. The new road allows bicycle connections through 200 West to 200 North or 1600 North. She enjoys the friendships she has with the people in Amiron Village. They are great people. But she is willing to drive around to visit them, because she has decided to support the residents at the end of 375 West and 325 West.

Shawna Campbell, Orem, said they moved to their home in 2001. Back then she did catch children playing on her side of the fence with matches. She talked to their parents in Amiron Village and let them know what they were doing. She then read a letter from Jackie Hoyt. Ms. Hoyt indicated that she had become ill because of the stress of

this opening. Her doctor has told her the stress has affected her health. When the fence was open earlier, she needed to install a security system. Many people would park on the road and walk into Amiron Village. There were drug deals, things stolen, which have not happened since the fence was closed. She is afraid if the fence is open; the people who used to use the fence will come back again and history will repeat itself. She loves her friends in Amiron Village and although they would want to walk through the opening; there are too many unknown problems that might happen. The decision to close was already made and should not be made over and over.

Christina Mutch, Orem said she owns her home and feels secure in her home. She does not want the stress of opening the fence to return.

John Perl, Orem, said he has lived in Amiron Village for 14 years. He agreed that in the past it was bad. However, they have improved the community. Tonight all he has heard from the neighbors is that they need to keep the residents of Amiron Village from them. Instead of being separated, shouldn't we be working together as a community to make the neighborhood stronger. It is "our" neighborhood, not "their" neighborhood. That is what makes it hurt more than anything. There is no way the Amiron Village community can grow and become one strong community with the neighbors if the barriers remain. There are solutions for the problems, if everyone is willing to come together and work out the problems. Unless that happens, things will never change. There will always be two different communities.

Shiree Thurston, Orem said she had served on the Planning Commission and City Council. She is speaking for a friend who is impacted by the fencing opening. She asked the Planning Commission to think about how the neighbors who are impacted by the fence feel. It sounds like when this fence was opened there was a lot of bad that happened. She questioned opening the fence because of civil disobedience.

Robert Donar, Orem, said things have been thrown in his property; people have climbed over the fence. Everyone wants to be friends, but the City agreed that the fence should be closed. Now someone wants the fence to be opened up. He hopes the Planning Commission realizes there will be lots of people who will park in front of his home. He pays his taxes and that gives him the privilege of being able to walk out the door and not have a bunch of cars in front of his property.

Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Mr. Earl noted that if someone tripped on the sidewalk they would sue the City. However, Mr. Sondrup may be correct that Amiron Village may be held liable if something happened to children.

Chair Moulton said that if a driveway is being blocked, the police could be notified. However, that will not affect those that are parking on the public street and going into Amiron Village. Ms. Jeffreys asked about a car blocking that would be left three days. Mr. Earl indicated it must have been an abandoned vehicle; that is procedure. Mr. Liddiard said Amiron Village would be willing to do some signage to discourage parking in the corners near the fence, but it is legal to park the curb since it is a public street. Ms. Jeffreys said people can park along the curb, whether there is an opening or not.

Ms. Buxton asked when the "Zero Tolerance" came into effect. It seems like the discussion is about the past, but when did the past end. Mr. Liddiard the "Zero Tolerance Policy" happened when he became president of the HOA, twelve years ago.

Ms. Buxton asked if someone from Amiron Village was cited for parking illegally, would the HOA do anything. Mr. Liddiard said he had no jurisdiction outside of the complex. If there is a citation it would have to go through the City.

Ms. Jeffreys asked about the broken fence that was discussed last meeting. Mr. Liddiard said they were waiting for this to be resolved because in the original discussion this was only going to go before staff, staff then decided to have it go before the Planning Commission.

Vice Chair Walker said all the recent apartments that have been built have fence openings for access. Of course this subdivision would not pass today because of the one entrance. He added there is no future guarantees that this item will not come up again. Mr. Earl said an applicant has the right to make a request and it could happen again in the future.

Vice Chair Walker then noted that streets and sidewalks are public right-of-ways. The City cannot prevent someone from walking in front of their home. Mr. Earl added that unless it is red curbed, but the neighbors will not be able to park there.

Mr. Ginny said the proposed opening is on the west side of the road and the damaged slats are on the east side of the road. Waiting until the fence is approved does not relate to the repair of the fence, it is just refusing to do anything about it. There is not a street light on 325 West, he noted he had looked on Google maps and did not see a street lamp.

Mr. Liddiard said the repair of the fence is waiting so there is not two call outs to the fence company, which is costly to the HOA.

Mr. Iglesias said it sounds like the message from the neighbors is kind of mixed. The neighbors say they love their neighbors in Amiron Village and are willing to visit each other, but want to be separate from each other. He has lived in apartments in Los Angeles for many years and knows how some of the residents may feel in the complexes. There are some real concerns on both sides. It sounds like Amiron Village has taken steps to change things to upgrade the complex. It does not matter what decision the Planning Commission makes, half of the audience will be very upset. The points are valid, but everyone needs to be willing to work together. If this is a religious community, then there is a way to compromise to make it work. The residents on both sides should have access to get around the neighborhoods.

Ms. Buxton said this makes her sad to hear the rancor between the sides of the fence. She pointed out that no one will be asked to unfence their back or front yard. This is an opening to access the public street and sidewalk. Sometimes during the public discussion it felt like Amiron Village was going to breach the backyard fence. This may be a way to prevent the backyard from being breached. She lives on a street that gets a lot of foot traffic from State Street. There are strange people walking by her home all the time that does not make them scary always. Sometimes they are scary. It is a public sidewalk and they have the right to walk on it.

Ms. Jeffreys asked how it can be both ways. How can they be your good friends, but you do not want them over here. There is a lot of animosity here. She does not like smoking, but she cannot stop it in certain public places. She noted that the police reports cited are all different. The streets and sidewalks are public and you cannot control who walks on them. She reiterated the point that a past decision does not control current applications.

Mr. Sondrup asked how many people on the Planning Commission have a fenced yard. If you do not have a fence, then you do not love your neighbor. He home teaches someone who is 45 feet from his back fence; he goes every month and cares about her. That is not the issue. He reiterated that there will be suits if the access is near where children play.

Mr. Whetten said if the fence is opened, maybe the HOA could consider rescinding the no smoking policy in Amiron Village, which may stop smokers from going to the north. He believes in access and pedestrian friendly streets. There is impact both ways. He asked if there was any way to do this on a trial basis or do the neighbors have the power to close the gate. Mr. Earl said if the gate were to be opened it would be permanent unless Amiron Village chooses to close it.

Vice Chair Walker noted that Google maps are updated every two years. He said that the units in Amiron Village are owned, but some units are being rented out. Homeowners have the same right to rent out their homes.

Ms. Knight said the Planning Commission is totally misunderstanding the neighbors. The people sitting in this room are great, but the unknown is the problem. The neighbors have tried this and were good sports before and the history speaks for itself. Mr. Liddiard is the same person who is in charge when the problems were happening. Because of the way they were treated, they do not trust that Amiron Village will do what they say. For the Planning

Commission to say that the neighbors cannot have it both ways the neighbors have had it both ways and the fence works the best. Amiron Village has been in the ward for almost a year and all those in Amiron Village will say that they have never been treated better. They just do not want to open the neighborhood up to what it was like before.

Ms. Larsen said there is red curbing, but that affects everyone. When it comes to calls for police service, she printed off some things from the police department as of today north of Amiron Village. They used the statistics the neighbors provided from inside Amiron Village showing 60+ calls in 2014. The calls for service north of Amiron Village, taking out State Street or an Amiron Village address. There were over 300 calls and are the same ones that happen in Amiron Village. Both neighbors have calls for child abuse, hazardous conditions, sex offense, warrant service, burglaries, suspicious vehicles, it happens everywhere. Ms. Larsen said that if she ran the quadrant she lives in, it would be similar. This issue cannot be an "us" versus "them" thing, it is all "we." Also as was referred to by the neighbor's discussion, things change. This is accessed by a public sidewalk and public street; nobody can say who can walk in front of the house, smoke in front of the house, who can park in front of the house. She lives by some drug rehab centers and all kinds of people walk on her sidewalks and her backyard is not all the way fenced. Fences can make bad or good neighbors. The access is pedestrian and will never be a vehicular access. People have the right to park on the street and go into Amiron Village, just like the neighbors can park on any public street throughout the City. This is a simple thing, a residential neighborhood backing up to a residential neighborhood. There is no commercial or industrial, which would require fencing.

Ms. Millet said there is no malice or deceit meant by the police calls. She went to the Orem police department window and asked for the calls between two dates. Ms. Larsen said the calls for service for Amiron Village are the same as those in the neighborhood. Ms. Millet said the neighbors have never thought they were better than those in Amiron Village. They are just trying to define the problem.

Allen Knight asked if Amiron Village is a public or a private space. Mr. Earl said it is private property. Mr. Knight wondered if people can enter Amiron, since it is private. Vice Chair Walker said it is a private development and thus Amiron Village is responsible for their own road, snow removal, etc. Mr. Knight said the neighbors cannot go in Amiron Village and have a barbecue. Mr. Earl said currently there are No Trespassing signs to prevent you from hopping the fence. Mr. Liddiard said the reason the No Trespassing signs is so the HOA has some recourse for those who climb the fence.

Ms. Omer asked what the recourse is for the neighbors when people from Amiron Village steal from them or dump garbage in her pickup truck like before. Mr. Earl said if there is vandalism or dumping, they can call the police and report them. Ms. Knight shouted out they tried that and were ignored.

Chair Moulton closed the public discussion again.

Ms. Buxton asked if the opening adjoins a children's playground. Mr. Liddiard said yes. Ms. Buxton then asked if the playground is fenced. Mr. Liddiard said it is in a large grass area behind some of the buildings.

Ms. Jeffreys asked Mr. Liddiard how much time he spends at Amiron Village. Mr. Liddiard said he is there 2-3 times per week. He drives through and helps enforce the Zero Tolerance policy.

Chair Moulton said that he is not sure how the vote will go. If this is approved it will place more responsibility on Amiron Village to be good neighbors. He is encouraged by the Zero Tolerance policy that it has been in effect for a while and is successful.

Ms. Buxton asked if the earlier gate was fenced in the same time the Zero Tolerance policy came into effect. Mr. Liddiard said there was a time there was a gate and an opening, it was always damaged so the wooden fence was replaced with a vinyl fence. Ms. Buxton indicated the problem is that there is no trust. The neighbors attribute the improvements to the opening being closed off. Mr. Liddiard is saying the changes are from the Zero Tolerance policy. The neighbors do not think this will be enough.

Mr. Liddiard said the Zero Tolerance helps them enforce the rules in Amiron Village, like no smoking, no littering, dogs need to be on leashes, etc. He understands the no smoking concern and is willing to contact the smokers and

encourage them to not smoke at the openings. They will also post signs saying no Amiron Village parking on the walls near the opening.

Mr. Whetten asked if the neighborhood wanted to go to State Street could they walk through Amiron Village. Mr. Earl said they do not have a legal right to walk across Amiron Village; however, no one would probably stop them if they did.

Mr. Goodrich said the City's vision statement encourages neighborhoods that connect to public sidewalks. The plan does not call for a connection at those two streets, specifically.

Ms. Larsen said at the end of 375 West there is a permanent basketball standard in the road and a couple of trailers parked. Since that is a public road, is there any recourse for the City to move the trailers or take out the basketball standard and will it just stay as a dead end or ever be turned into a hammer head. Mr. Earl said the City could make them move the basketball standard. Mr. Earl said the City could make them remove any obstructions in the right-of-way. The City could put in a hammer head, but it would have to condemn property and would require taking out a few homes which would be expensive.

Chair Moulton called for a motion on this item.

Planning Commission Action: Vice Chair Walker said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to approve the amended site plan for Amiron Village at 1360 North Amiron Way. Ms. Larsen seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, Michael Walker and Derek Whetten. The motion passed unanimously.

Ms Knight asked about appeal process. Mr. Earl indicated it was an Appeal to the City Council, costs \$400 and needs to be filed within 30 days.



DRC APPLICATION

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

www.orem.org

APPLICANT INFORMATION			FORM EXPIRES: 06-30-2015
Name:	KELLY LIDDARD AMIRON HOA		Phone: 801-420-2424
Address:	PO Box 996		FAX: 801-423-7149
City:	PLEASANT GROVE	State: UT	Zip: 84062 e-mail: MKProperties@msu.com

PROJECT INFORMATION	
Project Name:	AMIRON FENCE
Project Address:	1360 N. AMIRON Way

Nature of Request (Check all that apply) and Filing Fee Amount				
SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$800 + \$20/lot or unit	<input type="checkbox"/> Sign, Text \$900	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee	<input checked="" type="checkbox"/> Site Plan Admin. Approval \$500	<input type="checkbox"/> To City Council \$400
<input type="checkbox"/> Preliminary deep lot sign fee \$25	<input type="checkbox"/> Subdivision, Text \$900	<input type="checkbox"/> Text Change \$1000	<input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones: 1,4,5,15,16,21 or adjacent to a residential zone	<input type="checkbox"/> To Planning Commission \$400
<input type="checkbox"/> Final \$600 + \$20/lot or unit + recording fees	<input type="checkbox"/> Zoning, Text \$900	***** <input type="checkbox"/> MAILINGS Neighborhood Notice \$ _____	<input checked="" type="checkbox"/> Concrete/Masonry Fence \$50	<input type="checkbox"/> Street Vacation \$1200
<input type="checkbox"/> Vacation/Amendment \$800 + \$20/lot or unit + \$25 sign fee + recording fees	<input type="checkbox"/> New PD Zone, Text \$2000 +25 sign fee for PD zone	***** PUBLIC NOTICE <input type="checkbox"/> Newspaper notice \$ _____ prior to PC meeting \$ _____ prior to CC meeting	<input type="checkbox"/> Daycare Fence Approval \$100	<input type="checkbox"/> Annexation \$1500 + \$25 sign fee + legal noticing fee
<input type="checkbox"/> Final PRD \$600 + \$30/lot or unit + recording fees	<input type="checkbox"/> Rezone \$1200 + \$25 sign fee		<input type="checkbox"/> Temporary Site Plan Approval \$100	<input type="checkbox"/> Driveway Entrance Modification \$175
<input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees	<input type="checkbox"/> New PD Zone, Rezone \$1200 +25 sign fee for PD zone		<input type="checkbox"/> Conditional Use Permit \$800.00 + \$25 sign fee	<input type="checkbox"/> Resubmittal Fee \$500/review After three reviews
	<input type="checkbox"/> Development agreement Utah County fees \$ _____		<input checked="" type="checkbox"/> Fence Modification/Waiver \$100	<input type="checkbox"/> Other \$200
			<input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee; + \$30 building inspection fee/Unit)	

FILING FEES AND REQUIRED COPIES

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

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

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

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

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

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

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

Applicant's Signature:	Contact Person Name: KELLY LIDDARD	Phone: 801-420-2424
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OFFICE USE ONLY

Date Filed: 9-26-14	Fees Paid: \$500.00	Received By: TB
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Please Note: The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.



DRC APPLICATION

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

www.orem.org

APPLICANT INFORMATION

FORM EXPIRES: 06-30-2015

Name: LEAH PULVER Phone: 801-636-0500
 Address: 460 W. 1810 N. FAX: _____
 City: OREM State: UT Zip: 84057 e-mail: adam-leah@msn.com

PROJECT INFORMATION

Project Name: Amiron Fence
 Project Address: 325 W. & 375 W.

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

SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$800 + \$20/lot or unit <input type="checkbox"/> Preliminary deep lot sign fee \$25 <input type="checkbox"/> Final \$600 + \$20/lot or unit + recording fees <input type="checkbox"/> Vacation/Amendment \$800 + \$20/lot or unit + \$25 sign fee + recording fees <input type="checkbox"/> Final PRD \$600 + \$30/lot or unit + recording fees <input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees	<input type="checkbox"/> Sign, Text \$900 <input type="checkbox"/> Subdivision, Text \$900 <input type="checkbox"/> Zoning, Text \$900 <input type="checkbox"/> New PD Zone, Text \$2000 +25 sign fee for PD zone <input type="checkbox"/> Rezone \$1200 + \$25 sign fee <input type="checkbox"/> New PD Zone, Rezone \$1200 +25 sign fee for PD zone <input type="checkbox"/> Development agreement Utah County fees \$ _____	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee <input type="checkbox"/> Text Change \$1000 ***** <input type="checkbox"/> MAILINGS Neighborhood Notice \$ _____ ***** PUBLIC NOTICES Newspaper notices <input type="checkbox"/> \$100 for PC meeting <input type="checkbox"/> \$100 for CC meeting PUBLIC NOTICE <input type="checkbox"/> STREET VACATIONS Newspaper notice \$150 for CC meeting	<input type="checkbox"/> Site Plan Admin. Approval \$500 <input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones: 1,4,5,15,16,21 or adjacent to a residential zone <input type="checkbox"/> Concrete/Masonry Fence \$50 <input type="checkbox"/> Daycare Fence Approval \$100 <input type="checkbox"/> Temporary Site Plan Approval \$100 <input type="checkbox"/> Conditional Use Permit \$800.00 + \$25 sign fee <input type="checkbox"/> Fence Modification/Waiver \$100 <input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee; + \$30 building inspection fee/Unit)	<input checked="" type="checkbox"/> To City Council \$400 <input type="checkbox"/> To Planning Commission \$400 <input type="checkbox"/> Street Vacation \$1200 <input type="checkbox"/> Annexation \$1500 + \$25 sign fee PUBLIC NOTICE Newspaper notices \$900 for PC & CC meetings <input type="checkbox"/> Driveway Entrance Modification \$175 <input type="checkbox"/> Resubmittal Fee \$500/review After three reviews <input type="checkbox"/> Other \$200

FILING FEES AND REQUIRED COPIES

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

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DRC APPLICATION: This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.
FILING FEE NOTICE: Applications filed after July 1 are subject to fee changes.

Applicant's Signature: [Signature] Contact Person Name: LEAH PULVER Phone: 801-636-0500

OFFICE USE ONLY

Date Filed: 12-9-14 Fees Paid: 400 - Received By: [Signature]

Please Note: The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 801-229-7238; David Stroud, 801-229-7095; or Clinton Spencer, 801-229-7267; Brandon Stocksdaile, 801-229-7054.

Revision Date: 28 Oct 2014

December 9, 2014

To Whom It May Concern,

I wish to appeal the recent decision made by the Planning Commission concerning the approval of creating openings from Amiron Village onto 325 West and 375 West.

I believe this is an issue that needs to be addressed by the City Council because the neighborhoods have already been subjected to problems when these openings were in place in the past. I would like the original decision, made back in 2002, by the Planning Commission to be upheld.

Respectfully,

A handwritten signature in black ink, appearing to read 'Leah Puiver', with a large, stylized initial 'L' and 'P'.

Leah Puiver

Orem City Public Hearing Notice

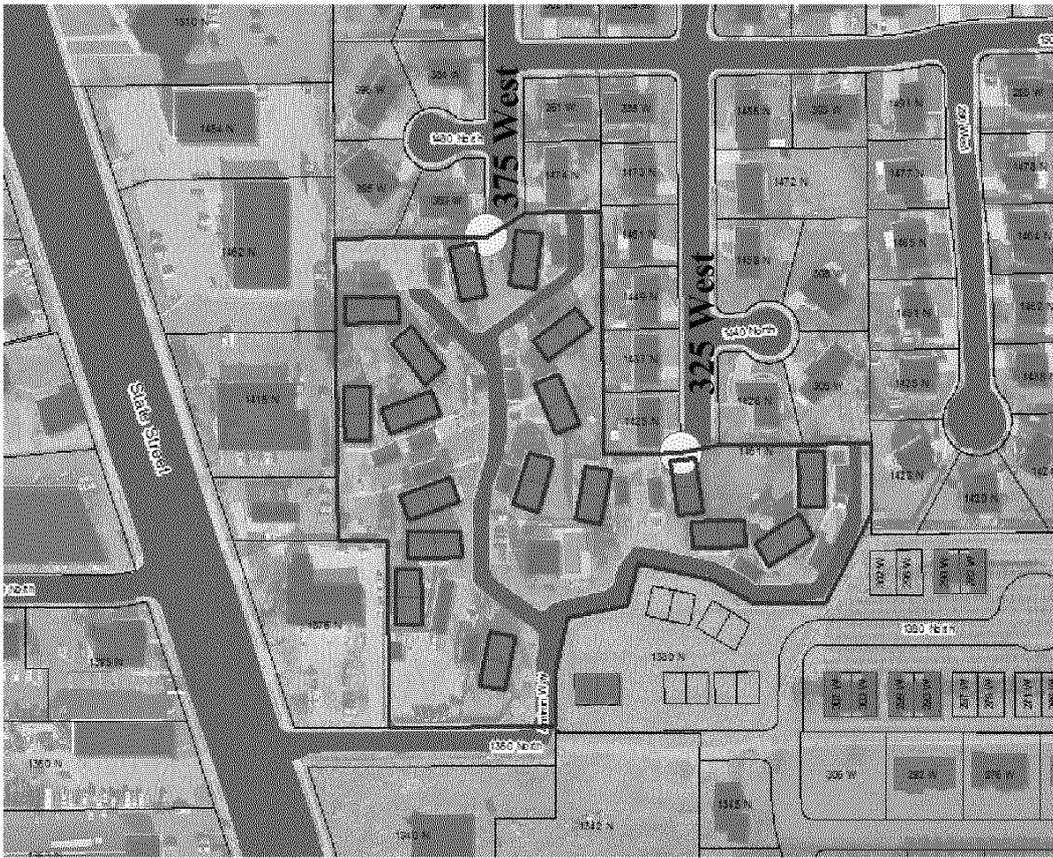


Planning Commission Meeting

Wednesday, November 19, 2014,
4:30 PM, City Council Chambers, 56
North State Street.

Kelly Liddiard requests the City approve the amended site plan of Amiron Village at 1360 North Amiron Way. The applicant proposes to create two (2) new openings in the existing fence to connect to sidewalks adjacent to 375 West and 325 West. See the map on the reverse side of this notice and the contact information below. Please call before the meeting with any questions or concerns regarding this project.

For more information, special assistance or to submit comments, contact Clinton A. Spencer, Planner, AICP, at caspencer@orem.org or 801-229-7267.



North

November 12, 2014

PUBLIC NOTICE

To Whom It May Concern:

The applicant requests the amended site plan approval of Amiron Village at 1360 North Amiron Way in the R6 zone pertaining to pedestrian access and existing fencing. Two (2) new openings are proposed to open accesses to sidewalks adjacent to 375 West and 325 West. A copy of the proposed site plan is on the reverse of this notice.

The Planning Commission will hold a public meeting at **4:30pm on Wednesday, November 19, 2014**, in the City Council Chambers at 56 North State Street. This meeting is open to the public and you are invited to attend.

For more information, please contact Clinton Spencer at 229-7267, caspencer@orem.org, or see www.orem.org for more information as it becomes available.

ATTENTION: The notice has been delivered to all residences within an area extending approximately 300 feet from the subject property. If you are aware of other persons who would be interested in this matter, it would be appreciated if you make them aware of this public meeting. If you are not the owner of your residence, please notify the owner regarding this notice.

**The public is invited to participate in all public meetings.
If you need special accommodations to participate, please contact the City at
Phone: 229-7058**

Because of the concerns of neighbors that allowing openings in the fence might lead to greater crime in their neighborhoods, a crime report was done to show what types of calls the Public Safety Department has responded to over a two year period from January 2013 to December 2014. The first report represents only the Amiron Village development. The second report represents the remainder of the reporting quadrant of which Amiron Village is a part excluding Amiron Village itself. Both reports exclude any calls from State Street. Each crime reporting quadrant consists of a four block area. The reports are as follows:



From Jan. 2013 – Dec. 2014

<i>Amiron Village</i>		<i>Surrounding Quadrant</i>	
Impound	11	Animal Problem	70
Family Problem	10	Suspicious	68
Harassment	8	Motorist Assist	48
Suspicious	8	Or Medical	42
Abandoned 911	7	Abandoned 911	41
Motorist Assist	7	Zoning	38
Warrant Service	7	Extra Patrol	37
Extra Patrol	5	Citizen Contact	27
Public Peace	5	Family Problem	21
Crim Mischief	4	Theft	17
Juvenile Prob	4	Abandoned Veh	15
Welfare Check	4	Accident-Pd	15
Citizen Contact	3	Crim Mischief	15
Civil Problem	3	Juvenile Prob	15
Keep The Peace	3	Welfare Check	13
Repossession	3	Agency Assist	11
Agency Assist	2	Traffic Offense	11
Disorderly	2	Civil Problem	10
Missing Person	2	Sex Offense	10

<i>Amiron Village</i>	
Theft	2
Abuse-Child	1
Identity Fraud	1
K-9 Support	1
Mental Subject	1
Or Medical	1
Runaway	1
Traffic Offense	1
Veh Burglary	1

<i>Surrounding Quadrant</i>	
Abuse-Child	9
Drugs	9
Warrant Service	9
Alarm	8
Vin Inspection	8
Repossession	7
Traffic Stop	6
Burglary	5
Disorderly	5
Found Property	5
Mental Subject	5
Public Peace	5
Runaway	5
Alcohol Offense	4
Fraud	4
Harassment	4
Keep The Peace	4
Lost Property	4
Missing Person	4
Cop Detail	3
Custodial Inter	3
Hazardous Cond	3
Assault	2
Death-Invest	2
Domestic Violen	2
Found Person	2
Information	2
K-9 Support	2
Littering	2
Nuisance	2
Or Accident-Pi	2
Or Burn Permit	2
Or Fire Alarm R	2
Parking Problem	2
Accident-Hr	1
Business-Lic Pb	1
DUI	1
Duplicate Incid	1
Fireworks	1
Or Fire	1
Or Fire Invest	1
Or Fire Threat	1
Recovered Veh	1
Threatening	1
Tobacco Problem	1
Trespassing	1
Utility Problem	1
Veh Burglary	1

Mayor Brunst, Councilman Spencer, and Orem City Planning Commission:

My name is Georgia Omer; I live at the south end of 325 West in Orem. We built our home in March of 1987, and have lived here since its completion in July 1987. I am a 28 year veteran teacher here in Alpine School District so I have a vested interest in our community and our neighborhood.

I am writing with great concern about the proposed opening of the fence of Amiron Village at 1360 North Amiron Way, in the R6 zone, Orem, Utah.

The applicant proposed this opening to “provide better pedestrian access in the area.” The neighborhood question is, “Access to what, and for what purpose?” Please do not say this is for easier access to Windsor Elementary, Northridge Elementary, Timpanogos High School, Windsor Park, the LDS or Catholic churches in the area, or businesses. The only thing that 325 and 375 West lead to is 1600 North, one of the busiest and most dangerous streets in Orem. It is true, sidewalks are public property and anyone can walk on them at any time, however, the use of the sidewalks on 325 West and 375 West prove to offer no advantages for Amiron residents.

With the opening of the new neighborhood (PD-35), there now are completed streets and sidewalks on 1360 north. These give access to schools, churches, Windsor Park, and Macey’s grocery, making them all closer than ever for Amiron residents. This has provided a much safer route for adults and children than 1600 North would ever offer to them with access from 325 and 375 West.

Even if Amiron residents needed to visit Rite Aid, Ridley’s McDonalds, and the other businesses on the corner of State and 1600 North, they still need to cross safely at the corner of 1600 North; making the existing route much more efficient with the wider safety sidewalks that now exist on State Street.

This issue was brought before Orem City Council in 2002, the result being to close the fence permanently. I would like to reiterate that promises were made to the homeowners in the area that there would **never** be access to the neighborhoods from Amiron. When original plans for Amiron Village were drawn up there were no drives or walkways through these two streets. The message and agreement was clear; the neighborhoods were always meant to be separate. The other part of broken promises is that neighborhood residents were assured that the condominiums would be owner occupied only. We were assured this complex would never be an apartment dwelling...we know how that turned out. It is now approximately 80% apartment living in Amiron.

One neighborhood resident, Gary McCausland has testified (connected to Diane Knight’s letter) in 2002, of the agreement made that the only opening in the Amiron fence would be to the west of the complex. Also agreed was that a 6 foot fence would be maintained by the corporation. He disclosed the fact that when there was a temporary fence, residents from the complex caused numerous parking problems at the end of 375 west for the

homeowners. This will be a likely issue on both streets if openings are granted now. There isn't room at the end of either street for anyone to park there.

Other neighbors will voice concerns of children wandering, garages being broken into, car thefts, drug dealing, stemming from Amiron, just as they did in 2002. I, on the other hand, would like to address the current police report that was obtained. This report was produced from Kris at the Orem Police Department (801.229.7207). Since January 2012, there have been 190 police responses to the complex. As you can see from the email I sent, these responses range from Abandoned 911 calls to Sexual Offenses. The most shocking were 10 "Family Problem calls," 4 "Child Abuse," "4 Theft," 6 "Welfare Checks," and 8 "Warrant Service," calls. There were plenty of others marked "Suspicious, Harassment, and Civil Problem," in other words, neighborhood problems. Every region has its share of problems, we aren't perfect either, but an opening to the two streets will allow these concerns to flow over into the adjacent area. When the fence was opened before between the neighborhoods and Amiron, we were left on our own and watched many illegal happenings spread to our area. We realize just how busy the police department is and appreciate their efforts to keep our city safe; however we understand they can't catch it all.

In contacting Keller Williams Westfield Realty and Prudential Utah Elite Real Estate, both gave the same answer as I called with questions. Their response was: Single homeowner real estate property with open access from/to rental properties, the home values will drop and become much harder to sell. This is certainly not something we want to have happen after working for years to improve our area.

Fences do NOT hinder friendships and camaraderie. Rather, by me having a fence and keeping my pets and children from wandering, messing with someone else's property, or being nuisances has made me a better neighbor. I have had many very good friendships over the years with folks in Amiron and intend to continue without an opening in the fence.

In conclusion, we in this community of homeowners are here for the duration. Most of the renters, if history has taught us anything, will be gone in the next few years and it won't matter to them, it will always matter to us. We courteously request that no opening in the fence happens, now, or in the future.

Incident	Nature	Area	Acme	Reported
✓ 120R01517	FRAUD	OR012	ORPD	14:19:32 01/12/12
✓ 120R02786	RUNAWAY	OR012	ORPD	22:25:32 01/21/12
✓ 120R04123	DISORDERLY	OR012	ORPD	15:39:00 02/01/12
✓ 120R06171	IMPOUND	OR012	ORPD	16:32:55 02/16/12
✓ 120R07252	HARASSMENT	OR012	ORPD	17:55:20 02/24/12
✓ 120R07498	THEFT	OR012	ORPD	11:36:27 02/27/12
✓ 120R08240	IMPOUND	OR012	ORPD	13:37:16 03/03/12
✓ 120R10095	SUSPICIOUS	OR012	ORPD	22:12:54 03/15/12
✓ 120R10693	IMPOUND	OR012	ORPD	14:14:38 03/20/12
✓ 120R10712	TRAFFIC OFFENSE	OR012	ORPD	15:58:36 03/20/12
✓ 120R13831	SUSPICIOUS	OR012	ORPD	12:57:29 04/11/12
✓ 120R14358	SUSPICIOUS	OR012	ORPD	22:59:18 04/14/12
✓ 120R14399	FAMILY PROBLEM	OR012	ORPD	12:59:50 04/15/12
✓ 120R14416	KEEP THE PEACE	OR012	ORPD	16:39:21 04/15/12
✓ 120R15612	ABANDONED 911	OR012	ORPD	16:54:02 04/23/12
✓ 120R15822	OR MEDICAL	OR012	ORPD	02:18:58 04/25/12
✓ 120R18095	CITIZEN CONTACT	OR012	ORPD	19:08:56 05/10/12
✓ 120R18662	OR MEDICAL	OR012	ORPD	06:48:50 05/15/12
✓ 120R18707	IMPOUND	OR012	ORPD	12:45:26 05/15/12

lwman

Incident	Nature	Area	Agmc	Reported	Dsp
✓ 120R19337	IMPOUND	OR012	ORPD	13:13:30 05/19/12	ACT
✓ 120R20168	ABANDONED 911	OR012	ORPD	17:35:32 05/24/12	CLO
✓ 120R21036	IMPOUND	OR012	ORPD	07:46:42 05/31/12	ACT
✓ 120R23386	CIVIL PROBLEM	OR012	ORPD	19:01:14 06/16/12	CLO
✓ 120R23640	DOMESTIC VIOLEN	OR012	ORPD	17:59:32 06/18/12	CLO
✓ 120R25462	ANIMAL PROBLEM	OR012	ORPD	22:40:15 06/30/12	CLO
✓ 120R25732	CRIM MISCHIEF	OR012	ORPD	18:28:41 07/02/12	ACT
✓ 120R26497	PUBLIC PEACE	OR012	ORPD	00:13:17 07/08/12	CLO
✓ 120R27285	HARASSMENT	OR012	ORPD	13:02:40 07/13/12	CLO
✓ 120R27285	HARASSMENT	OR012	ORPD	22:27:12 07/18/12	CLO
✓ 120R28153	OR FIRE INVEST	OR012	ORPD	11:30:48 07/21/12	ACT
✓ 120R28484	IMPOUND	OR012	ORPD	13:39:42 07/23/12	CLO
✓ 120R28723	SEX OFFENSE	OR012	ORPD	13:39:42 07/23/12	CLO
✓ 120R30143	ABUSE-CHILD	OR012	ORPD	08:43:42 08/02/12	CLO
✓ 120R30847	ABUSE-CHILD	OR012	ORPD	11:39:42 08/07/12	CLO
✓ 120R30847	ABUSE-CHILD	OR012	ORPD	16:41:19 08/12/12	CLO
✓ 120R31620	HARASSMENT	OR012	ORPD	18:30:20 08/30/12	CLO
✓ 120R34388	ABANDONED 911	OR012	ORPD	10:12:44 09/10/12	CLO
✓ 120R35862	MOTORIST ASSIST	OR012	ORPD	12:10:34 10/03/12	ACT
✓ 120R39408	MOTORIST ASSIST	OR012	ORPD	12:10:34 10/03/12	ACT
✓ 120R39847	ANIMAL PROBLEM	OR012	ORPD	21:03:12 10/05/12	CLO

Incident	Nature	Area	Agmc	Reported	Dsp
✓ 120R19337	IMPOUND	OR012	ORPD	13:13:30 05/19/12	ACT
✓ 120R20168	ABANDONED 911	OR012	ORPD	17:35:32 05/24/12	CLO
✓ 120R21036	IMPOUND	OR012	ORPD	07:46:42 05/31/12	ACT
✓ 120R23386	CIVIL PROBLEM	OR012	ORPD	19:01:14 06/16/12	CLO
✓ 120R23640	DOMESTIC VIOLEN	OR012	ORPD	17:59:32 06/18/12	CLO
✓ 120R25462	ANIMAL PROBLEM	OR012	ORPD	22:40:15 06/30/12	CLO
✓ 120R25732	CRIM MISCHIEF	OR012	ORPD	18:28:41 07/02/12	ACT
✓ 120R26497	PUBLIC PEACE	OR012	ORPD	00:13:17 07/08/12	CLO
✓ 120R27285	HARASSMENT	OR012	ORPD	13:02:40 07/13/12	CLO
✓ 120R28153	OR FIRE INVEST	OR012	ORPD	22:27:12 07/18/12	CLO
✓ 120R28484	IMPOUND	OR012	ORPD	11:30:48 07/21/12	ACT
✓ 120R28723	SEX OFFENSE	OR012	ORPD	13:39:42 07/23/12	CLO
✓ 120R30143	ABUSE-CHILD	OR012	ORPD	08:43:42 08/02/12	CLO
✓ 120R30847	ABUSE-CHILD	OR012	ORPD	11:39:42 08/07/12	CLO
✓ 120R31620	HARASSMENT	OR012	ORPD	16:41:19 08/12/12	CLO
✓ 120R34388	ABANDONED 911	OR012	ORPD	18:30:20 08/30/12	CLO
✓ 120R35862	MOTORIST ASSIST	OR012	ORPD	10:12:44 09/10/12	CLO
✓ 120R39408	MOTORIST ASSIST	OR012	ORPD	12:10:34 10/03/12	ACT
✓ 120R39847	ANIMAL PROBLEM	OR012	ORPD	21:03:12 10/05/12	CLO

lwman

Incident	Nature	Area	Agnc	Reported	Dsp
✓ 120R40449	WELFARE CHECK	OR012	ORPD	11:41:36 10/10/12	CLO
✓ 120R42605	DISTURBANCE	OR012	ORPD	17:55:06 10/25/12	UNF
✓ 120R43062	MOTORIST ASSIST	OR012	ORPD	15:16:42 10/29/12	CLO
✓ 120R43090	CIVIL PROBLEM	OR012	ORPD	18:39:29 10/29/12	CLO
✓ 120R43752	JUVENILE PROB	OR012	ORPD	11:36:16 11/03/12	CLO
✓ 120R43783	OR FIRE INVEST	OR012	ORPD	15:43:24 11/03/12	CLO
✓ 120R44380	THREATENING	OR012	ORPD	20:32:20 11/07/12	CLO
✓ 120R45033	RUNAWAY	OR012	ORPD	18:34:25 11/12/12	CLO
✓ 120R45033	IMPOUND	OR012	ORPD	23:14:31 11/17/12	ACT
✓ 120R45735	IMPOUND	OR012	ORPD	21:10:17 11/23/12	ACT
✓ 120R46434	IMPOUND	OR012	ORPD	10:19:07 12/04/12	ACT
✓ 120R47741	IMPOUND	OR012	ORPD	10:19:07 12/04/12	ACT
✓ 120R49548	JUVENILE PROB	OR012	ORPD	21:38:33 12/17/12	CLO
✓ 120R50097	CIVIL PROBLEM	OR012	ORPD	19:13:37 12/21/12	CLO
✓ 120R50097	CIVIL PROBLEM	OR012	ORPD	16:51:06 12/24/12	ACT
✓ 120R50385	IMPOUND	OR012	ORPD	09:26:07 01/14/13	CLO
✓ 130R01605	HARASSMENT	OR012	ORPD	14:10:44 01/26/13	CLO
✓ 130R03301	ABANDONED 911	OR012	ORPD	18:26:49 01/31/13	ACT
✓ 130R04069	IMPOUND	OR012	ORPD	18:55:15 01/31/13	CLO
✓ 130R04081	CITIZEN CONTACT	OR012	ORPD	18:55:15 01/31/13	CLO
✓ 130R05440	HARASSMENT	OR012	ORPD	19:07:14 02/11/13	CLO

Incident	Nature	Area	Agmc	Reported
✓ 130R07354	SUSPICIOUS	OR012	ORPD	22:07:44 02/25/13
✓ 130R08734	PUBLIC PEACE	OR012	ORPD	03:39:22 03/08/13
✓ 130R09037	JUVENILE PROB	OR012	ORPD	15:46:17 03/10/13
✓ 130R12996	MOTORIST ASSIST	OR012	ORPD	06:29:45 04/08/13
✓ 130R13590	WELFARE CHECK	OR012	ORPD	00:04:32 04/12/13
✓ 130R13800	THEFT	OR012	ORPD	14:18:37 04/13/13
✓ 130R14020	MENTAL SUBJECT	OR012	ORPD	15:37:22 04/15/13
✓ 130R15241	FAMILY PROBLEM	OR012	ORPD	23:38:54 04/23/13
✓ 130R15280	HARASSMENT	OR012	ORPD	10:26:45 04/24/13
✓ 130R15797	ABANDONED 911	OR012	ORPD	11:34:46 04/27/13
✓ 130R15903	SUSPICIOUS	OR012	ORPD	08:36:25 04/28/13
✓ 130R17163	CITIZEN CONTACT	OR012	ORPD	18:57:13 05/06/13
✓ 130R17553	WARRANT SERVICE	OR012	ORPD	10:19:44 05/09/13
✓ 130R17554	WARRANT SERVICE	OR012	ORPD	10:20:49 05/09/13
✓ 130R19922	JUVENILE PROB	OR012	ORPD	13:34:30 05/24/13
✓ 130R20819	SUSPICIOUS	OR012	ORPD	16:49:11 05/30/13
✓ 130R21019	DISORDERLY	OR012	ORPD	00:56:10 06/01/13
✓ 130R22602	IMPOUND	OR012	ORPD	21:31:40 06/11/13
✓ 130R22623	EXTRA PATROL	OR012	ORPD	02:32:40 06/12/13

lwmain

	Incident	Nature	Area	Agnc	Reported	Dsp
<input checked="" type="checkbox"/>	130R23349	AGENCY ASSIST	OR012	ORPD	01:54:33 06/17/13	CLO
<input checked="" type="checkbox"/>	130R23537	FAMILY PROBLEM	OR012	ORPD	11:08:27 06/18/13	CLO
<input checked="" type="checkbox"/>	130R23659	MOTORIST ASSIST	OR012	ORPD	09:08:56 06/19/13	CLO
<input checked="" type="checkbox"/>	130R24000	CRIM MISCHIEF	OR012	ORPD	12:57:50 06/21/13	CLO
<input checked="" type="checkbox"/>	130R24307	HARASSMENT	OR012	ORPD	22:40:21 06/23/13	CLO
<input checked="" type="checkbox"/>	130R24583	FAMILY PROBLEM	OR012	ORPD	19:25:28 06/25/13	CLO
<input checked="" type="checkbox"/>	130R25084	MOTORIST ASSIST	OR012	ORPD	04:24:17 06/29/13	CLO
<input checked="" type="checkbox"/>	130R25375	IMPOUND	OR012	ORPD	14:03:21 07/01/13	CLO
<input checked="" type="checkbox"/>	130R25379	IMPOUND	OR012	ORPD	14:13:59 07/01/13	CLO
<input checked="" type="checkbox"/>	130R25826	FAMILY PROBLEM	OR012	ORPD	00:15:48 07/04/13	CLO
<input checked="" type="checkbox"/>	130R26156	IMPOUND	OR012	ORPD	13:28:17 07/06/13	CLO
<input checked="" type="checkbox"/>	130R26521	PUBLIC PEACE	OR012	ORPD	23:32:38 07/08/13	INF
<input checked="" type="checkbox"/>	130R26839	VEH BURGLARY	OR012	ORPD	10:07:32 07/11/13	CLO
<input checked="" type="checkbox"/>	130R27472	KEEP THE PEACE	OR012	ORPD	18:59:53 07/15/13	CLO
<input checked="" type="checkbox"/>	130R27595	TRAFFIC OFFENSE	OR012	ORPD	16:13:29 07/16/13	CLO
<input checked="" type="checkbox"/>	130R27644	ABUSE-CHILD	OR012	ORPD	21:08:03 07/16/13	CLO
<input checked="" type="checkbox"/>	130R27664	FAMILY PROBLEM	OR012	ORPD	00:32:46 07/17/13	CLO
<input checked="" type="checkbox"/>	130R28433	HARASSMENT	OR012	ORPD	17:04:24 07/22/13	CLO
<input checked="" type="checkbox"/>	130R30751	IMPOUND	OR012	ORPD	19:42:38 08/07/13	ACT

	Incident	Nature	Area	Acnc	Reported	Dsp
✓	130R32056	HARASSMENT	OR012	ORPD	17:25:44 08/16/13	CLO
✓	130R32687	ABANDONED 911	OR012	ORPD	21:38:38 08/20/13	CLO
✓	130R32906	SUSPICIOUS	OR012	ORPD	04:08:49 08/22/13	CLO
✓	130R33595	CIVIL PROBLEM	OR012	ORPD	16:22:07 08/26/13	CLO
✓	130R33619	KEEP THE PEACE	OR012	ORPD	18:40:31 08/26/13	CLO
✓	130R34557	DISORDERLY	OR012	ORPD	03:47:41 09/02/13	CLO
✓	130R34558	ABANDONED 911	OR012	ORPD	03:46:18 09/02/13	CLO
✓	130R37109	IDENTITY FRAUD	OR012	ORPD	12:43:03 09/19/13	UNF
✓	130R37776	CRIM MISCHIEF	OR012	ORPD	11:35:42 09/24/13	CLO
✓	130R37776	CRIM MISCHIEF	OR012	ORPD	09:29:54 10/04/13	CLO
✓	130R39127	IMPOUND	OR012	ORPD	12:05:42 10/14/13	CLO
✓	130R40474	HARASSMENT	OR012	ORPD	12:05:42 10/14/13	CLO
✓	130R41683	MOTORIST ASSIST	OR012	ORPD	20:51:28 10/22/13	CLO
✓	130R42192	PUBLIC PEACE	OR012	ORPD	22:32:21 10/25/13	CLO
✓	130R43250	FAMILY PROBLEM	OR012	ORPD	21:06:07 11/02/13	CLO
✓	130R43250	FAMILY PROBLEM	OR012	ORPD	18:29:19 12/09/13	UNF
✓	130R48106	MISSING PERSON	OR012	ORPD	15:30:05 12/12/13	ACT
✓	130R48517	REPOSSESSION	OR012	ORPD	16:25:25 12/12/13	CLO
✓	130R48520	JUVENILE PROB	OR012	ORPD	16:25:25 12/12/13	CLO
✓	130R50740	IMPOUND	OR012	ORPD	19:50:17 12/31/13	CLO
✓	130R50740	IMPOUND	OR012	ORPD	20:24:53 01/08/14	CLO
✓	140R00935	SUSPICIOUS	OR012	ORPD	20:24:53 01/08/14	CLO

lwmain						
Incident	Nature	Area	Agmc	Reported		Dsp
<input checked="" type="checkbox"/>	140R01868	MOTORIST ASSIST	OR012	ORPD	17:19:57 01/15/14	CLO
<input checked="" type="checkbox"/>	140R02920	WELFARE CHECK	OR012	ORPD	21:50:04 01/23/14	CLO
<input checked="" type="checkbox"/>	140R04854	ABANDONED 911	OR012	ORPD	23:19:21 02/07/14	CLO
<input checked="" type="checkbox"/>	140R05921	PUBLIC PEACE	OR012	ORPD	09:01:36 02/17/14	CLO
<input checked="" type="checkbox"/>	140R06634	SUSPICIOUS	OR012	ORPD	21:05:09 02/21/14	CLO
<input checked="" type="checkbox"/>	140R06920	CITIZEN CONTACT	OR012	ORPD	14:10:05 02/24/14	CLO
<input checked="" type="checkbox"/>	140R07486	AGENCY ASSIST	OR012	ORPD	10:55:54 02/28/14	CLO
<input checked="" type="checkbox"/>	140R08743	RUNAWAY	OR012	ORPD	15:50:13 03/08/14	CLO
<input checked="" type="checkbox"/>	140R08919	WELFARE CHECK	OR012	ORPD	08:42:01 03/10/14	CLO
<input checked="" type="checkbox"/>	140R09956	CIVIL PROBLEM	OR012	ORPD	09:02:01 03/17/14	CLO
<input checked="" type="checkbox"/>	140R10256	EXTRA PATROL	OR012	ORPD	04:18:52 03/19/14	CLO
<input checked="" type="checkbox"/>	140R11990	PUBLIC PEACE	OR012	ORPD	21:58:22 03/30/14	CLO
<input checked="" type="checkbox"/>	140R13886	SUSPICIOUS	OR012	ORPD	14:53:22 04/12/14	CLO
<input checked="" type="checkbox"/>	140R14021	CRIM MISCHIEF	OR012	ORPD	22:56:34 04/13/14	CLO
<input checked="" type="checkbox"/>	140R15195	EXTRA PATROL	OR012	ORPD	03:49:37 04/22/14	CLO
<input checked="" type="checkbox"/>	140R15370	EXTRA PATROL	OR012	ORPD	03:31:09 04/23/14	CLO
<input checked="" type="checkbox"/>	140R16157	CIVIL PROBLEM	OR012	ORPD	18:56:16 04/28/14	CLO
<input checked="" type="checkbox"/>	140R18422	ABANDONED 911	OR012	ORPD	12:01:15 05/14/14	CLO
<input checked="" type="checkbox"/>	140R19072	MOTORIST ASSIST	OR012	ORPD	13:43:40 05/18/14	CLO

kwmain

	Incident	Nature	Area	Agnc	Reported	Dsp
<input checked="" type="checkbox"/>	140R20472	WARRANT SERVICE	OR012	ORPD	09:05:33 05/27/14	CAA
<input checked="" type="checkbox"/>	140R21599	MISSING PERSON	OR012	ORPD	09:20:26 06/03/14	CLO
<input checked="" type="checkbox"/>	140R22207	KEEP THE PEACE	OR012	ORPD	20:17:48 06/06/14	CLO
<input checked="" type="checkbox"/>	140R22806	REPOSSESSION	OR012	ORPD	22:04:06 06/10/14	ACT
<input checked="" type="checkbox"/>	140R22815	IMPOUND	OR012	ORPD	22:45:52 06/10/14	ACT
<input checked="" type="checkbox"/>	140R23641	MOTORIST ASSIST	OR012	ORPD	10:57:48 06/16/14	CLO
<input checked="" type="checkbox"/>	140R24952	EXTRA PATROL	OR012	ORPD	03:43:35 06/24/14	CLO
<input checked="" type="checkbox"/>	140R25919	WELFARE CHECK	OR012	ORPD	05:26:33 07/01/14	CLO
<input checked="" type="checkbox"/>	140R26227	FAMILY PROBLEM	OR012	ORPD	21:45:33 07/02/14	CLO
<input checked="" type="checkbox"/>	140R27280	REPOSSESSION	OR012	ORPD	05:44:45 07/10/14	CLO
<input checked="" type="checkbox"/>	140R30401	CRIM MISCHIEF	OR012	ORPD	18:38:30 07/29/14	CLO
<input checked="" type="checkbox"/>	140R33325	FAMILY PROBLEM	OR012	ORPD	01:37:05 08/17/14	CLO
<input checked="" type="checkbox"/>	140R33646	THEFT	OR012	ORPD	08:58:08 08/19/14	CLO
<input checked="" type="checkbox"/>	140R34122	IMPOUND	OR012	ORPD	20:34:58 08/21/14	CLO
<input checked="" type="checkbox"/>	140R34465	FAMILY PROBLEM	OR012	ORPD	00:31:07 08/24/14	CLO
<input checked="" type="checkbox"/>	140R40692	ABANDONED 911	OR012	ORPD	19:09:04 10/01/14	CLO
<input checked="" type="checkbox"/>	140R43748	JUVENILE PROB	OR012	ORPD	15:47:10 10/21/14	CLO
<input checked="" type="checkbox"/>	140R43793	IMPOUND	OR012	ORPD	21:45:52 10/21/14	ACT
<input checked="" type="checkbox"/>	140R44351	HARASSMENT	OR012	ORPD	07:59:34 10/25/14	CLO

Incident	Nature	Area	Agnc	Reported	Dsp
✓ 140R20468	WARRANT SERVICE	OR012	ORPD	09:02:01 05/27/14	CAA
✓ 140R20469	WARRANT SERVICE	OR012	ORPD	09:04:22 05/27/14	CAA
✓ 140R20470	WARRANT SERVICE	OR012	ORPD	09:04:42 05/27/14	CAA
✓ 140R20471	WARRANT SERVICE	OR012	ORPD	09:05:05 05/27/14	CAA
✓ 140R20472	WARRANT SERVICE	OR012	ORPD	09:05:33 05/27/14	CAA
✓ 140R21599	MISSING PERSON	OR012	ORPD	09:20:26 06/03/14	CLO
✓ 140R22207	KEEP THE PEACE	OR012	ORPD	20:17:48 06/06/14	CLO
✓ 140R22806	REPOSSESSION	OR012	ORPD	22:04:06 06/10/14	ACT
✓ 140R22815	IMPOUND	OR012	ORPD	22:45:52 06/10/14	ACT
✓ 140R23641	MOTORIST ASSIST	OR012	ORPD	10:57:48 06/16/14	CLO
✓ 140R24952	EXTRA PATROL	OR012	ORPD	03:43:35 06/24/14	CLO
✓ 140R25919	WELFARE CHECK	OR012	ORPD	05:26:33 07/01/14	CLO
✓ 140R26227	FAMILY PROBLEM	OR012	ORPD	21:45:33 07/02/14	CLO
✓ 140R27280	REPOSSESSION	OR012	ORPD	05:44:45 07/10/14	CLO
✓ 140R30401	CRIM MISCHIEF	OR012	ORPD	18:38:30 07/29/14	CLO
✓ 140R33325	FAMILY PROBLEM	OR012	ORPD	01:37:05 08/17/14	CLO
✓ 140R33646	THEFT	OR012	ORPD	08:58:08 08/19/14	CLO
✓ 140R34122	IMPOUND	OR012	ORPD	20:34:58 08/21/14	CLO
✓ 140R34465	FAMILY PROBLEM	OR012	ORPD	00:31:07 08/24/14	CLO

My name is Betsy Billings. I live at the end of 375 West. I am not a person that enjoys conflict. If I am presented with a problem, it has to be very important to me in order for me to become this involved. I do not wish to hurt anyone's feelings. I have had many good friends that have lived in the Amiron apartments.

In 1998 my neighborhood was fed up with the problems that came with the existing opening in the fence. Vandalism, garbage, drugs, and the vehicle traffic became unbearable. I called the Amiron homeowner's association president to see what could be done. I talked to Dean Wilkinson. He was extremely verbally abusive. I then called Orem City and talked to Pat Hansen. I told her of the problems that we were having, and that for the last five years; older residents in my area told me they remember that the fence was never suppose to be open. Through the course of a few weeks and many conversations with Pat, Mr. Wilkensen finally closed the fence. The very next day, my parents woke up to find that section of the fence thrown in their front yard with obscenities written all over it. Dad moved the section over into the end of the street and once again I tried calling Mr. Wilkensen and subjected myself to his verbal barrage. We waited for about a week for it to be fixed again. In this time some residents were caught trying to break apart the broken fence section so they could burn it. After that incident I called Pat again and the fence was fixed in a way that it could not easily be torn down. Since that time, our neighborhood has enjoyed a relatively quiet atmosphere. And the city employees haven't heard from us at all!

Around June 9th I was came home from running errands to discover someone working on the fence. I was hoping that we might be getting a fence that would actually look half decent. Much to the neighborhoods surprise Kelly Liddiard told us that they were creating an opening, and that they had permission from the City, without our input, to do so. We felt that Amiron Village was trying to get the opening passed without the city realizing what a detrimental impact it has had on our neighborhood in the past. I immediately got on the phone and started calling city employees and neighbors. We have been entrenched in this problem for three months and would like it resolved.

In the three months that the fence has been open, numerous problems have accrued as a direct result of the opening .

- Within the first week of the fence being open, Brian Hodson witnessed a truck at the end of the road, around 10:00pm. The driver exchanged something with a man, and then the men noticed Brian watching. The truck immediately left the area. This is a very concerning event as no one can easily see into this dark and secluded area.
- On July 9th, Shauna Campbell was walking on 1500 North going towards her home. It was 9:00 at night. She saw a group of small children ages 3 to 7 gathered around a flame. When she went to investigate, the children ran into Amiron Village. She followed them into the very end of the complex. The parents were not aware of where their children were and what they were up to. My house could have easily caught on fire.
- The week of August 5th three young children were playing in the dead end. They were not wearing shoes. One of these girls, about two years old, cut her toe and would not walk home. I had to carry the injured girl and one younger home into the Amiron apartments. It took some time to get the father's attention, when I did I told him where they were playing. He didn't seem to think that playing in a road was a problem. In the past when the fence has been open I have had very young children wander into the neighborhood and even into my home. I love children, and feel responsible to protect them, even if they aren't my own, but I cannot be a babysitter for all of the children that will have access to my street.
- Saturday, August 31st we woke up to find slats from the new part of the "site obscuring" fence missing. I took pictures of this for this meeting. As you can see there are numerous slats missing and piled up hazardously around the fence. In fact one of the boards had the staples straight up, just waiting for a child's barefoot to step on it. Later that evening at 10:00 pm. I walked outside and noticed two boys about 11 or 12 years old riding their bikes toward Amiron. I watched the first one pull a slat right off the fence that borders my property. I watched him do this and yet he insisted that he did not. I ask, why were these children out without adult supervision at 10:00 at night?

- With the increase in traffic and the opening at the end of the road, I do not feel that it is safe for my children to even cross the street to visit their grandparents.
- This summer we also had a child missing from our neighborhood. We had to spend precious time looking for him around Amiron. The residents of the apartments were absolutely wonderful in their concern and assistance in looking for him. The fact remains that the opening is dangerous for both sides.

We feel that if Amiron Home Owners Association wanted to prove that they could be good neighbors, they would have repaired the fence a long time ago; in a way that would improve the last 20 years of neglect. They would NOT have left rocks and garbage in the area that they made an unsightly attempt at repairing the fence. If they wanted to be good neighbors, the sight-obscuring fence would not have been torn down, and if it were, it would have been fixed as soon as it was noticed that it was broken.

Some of the residents and other people using the opening leave garbage and broken glass in the road. I have had children's bikes, dirty diapers, fishing poles, beer and soda cans, and trash in general thrown over the fence in the street, as well as my back yard.

Having the fence open at the end of 375 and 325 West is an open invitation for many serious problems that the residents in the area will have to deal with on a DAILY BASIS. We are pleading with this commission for a negative recommendation.

Diane's - Sept 2002 - *pleaded poverty in 1990*
Commission Members: *show picture - no budgeting to fix*

I am a homeowner who lives near the South end of 325 W. I have lived in my home for 16 years, since 1986. Amiron was approved in 1980.

HISTORY: GIVE COPY OF MINUTES TO COMMITTEE

I live in the neighborhood just north of Amiron Village. In 1980 this neighborhood consisted of 2 subdivisions - Fage Estates and Parkwood Estates. SHOW MAP. The original plan for these 2 neighborhoods showed their streets extending down to 1400 N.

In July 1980 a request to rezone the bottom half of the neighborhood was submitted to the Planning commission, along with a preliminary site map for Amiron Village. SHOW ORIGINAL SITE MAP. The planning commission felt a road should extend from 200 W. to State Street, so a new site map was drawn up with 1360 N. extending all the way through. SHOW MAP. This was approved on Sept. 23, 1980 by the City Council.

With the rezoning of Amiron, both 325 and 375 W. were dead ended to make way for the complex. The approved Amiron site map clearly shows no entrance from the neighborhood into the complex. In fact, Amiron developers rearranged the buildings from the first proposed site map to the approved site map, situating buildings just beyond the fence on both streets. They could have chosen to put parking lots or landscaping there, but they instead made a clear statement with the building placements: no access to the neighborhood. In addition, the site map states that there would be a 6 foot fence around the entire project except for approved drives and walkways. No drives or walks into the neighborhood were shown on the site map and none were built when the fence was erected. Clearly, our neighborhoods were to remain separate.

In fact, some of the original homeowners remember that very clearly. Lynn Pulley and Dave Coleman both remember that there would be no opening into the neighborhood. Gary McCausland, whose statement is on page said... (READ STATEMENT) pg. 15

Neighborhood residents were also assured that the condominiums would be owner occupied. At the public hearing, several of them voiced their concerns about this very issue. They were assured that it would not be an apartment complex.

Amiron was to be built in 2 phases. For whatever reason, Phase 2 was never completed. 1360 N. also was never continued through to 200 W. The only way into or out of Amiron Village is a small section of 1360 N. off of State Street. SHOW ON ARIEL MAP!

For several years the fence remained as built - closed off from the neighborhood. Then, in the last half of the 1980's an opening was put at the end of 375 W. About 1990, a gate was put in the fence on 325 W. as well. In response to numerous complaints, the 325 W. gate was closed about 1996. I spoke with the Homeowners Association president who closed the fence. He remembers that Orem City suggested to Amiron that they close the 325 W. fence to alleviate the numerous problems with the neighborhood. Amiron chose to close the fence. About 1998, the 375 W. opening was closed as well. Betsy Billings remembers speaking to someone from Orem City who read her the information from their records. It stated that Amiron would be responsible to build and maintain a 6 foot fence around the perimeter of their property with the only opening onto State Street. However, to date, neither Orem City, nor we as neighbors have been able to find a record of that. Betsy contacted Pat Hansen, who used to work for Orem City and who now works for Holladay City. She remembers the situation and recalls that those fence stipulations were written on a site map. However, currently, no one is able to find that information, except for what is written on the site map. SHOW ON MAP. Regardless, the fence was required to be closed off by Orem City. Amiron was not happy about it, but they were forced to do so.

The fences remained closed until June of this year, when Mr. Kelly Liddiard, the current Amiron Homeowner's President, made an opening on 375 West.

2002

As you have heard, opening the fence is not a new issue. We as homeowners have dealt with this for 20 years. We understand the frustration at not having easy access ourselves; there have been times over the years that I personally have wished I did not have to drive around to get into Amiron, for Church, Avon, Preschool, but we have all made it work.

Many wonderful people have lived, and currently do live in Amiron. I have formed many choice friendships over the years with Amiron residents. Fences do not prevent friendships! However, unlike the original promises that these would be owner-occupied condominiums, the vast majority are rentals. We calculated that exactly 75% are rentals, with just 25% being owner occupied. Sadly, over the years, we as home-owners in the surrounding neighborhood have been subjected to numerous outrageous actions on the part of some of these Amiron tenants.

First and foremost were the drug complaints. Amiron has had more than one known drug house. Numerous drug deals took place not only in Amiron, but also spilled over into the surrounding neighborhood. The opening on 375 W. provides an obscure place to carry out such activities. Installation of a light did not help; it was shot out numerous times. I also witnessed many drug deals on 325 W. as well. I called the police numerous times and even went into the police station to fill out a formal complaint. I called the Major Crimes Task Force and gave names, license plate numbers, and times of drug deals. NOTHING HAPPENED. I cornered Lt. Ned Jackson, of the Orem Police Dept. one day at a community meeting and asked him why the police didn't respond. He basically said they did not have enough manpower to go after the small cases - "there were bigger fish to catch." He invited me and my husband to attend Citizen's Academy, which was a wonderful opportunity, but it left us knowing that the Police cannot respond to all our concerns.

I requested information from the Orem Police Dept. regarding the number of police calls to Amiron....

Another unpleasant fact is that 3 registered sex offenders currently live in Amiron. We have dealt with different sex offenders over the years. At one time we had a mentally handicapped, teen-aged sex offender as well, who would come through the gate on his bicycle and sit for long periods of time in front of our homes and just stare. Although we do not discriminate against them, we as neighbors were and rightly are anxious about our children's safety, especially in light of the recent kidnappings and molestations.

We as a neighborhood have tried being good sports about the fence being opened, but we feel we have been taken advantage of. When 325 W. was first opened, it was with a locked gate. If residents of Amiron needed access to our street they could get a key from a designated person to temporarily open the gate. However, the lock on the gate was soon broken, and then the entire gate. Eventually someone would repair it, oftentimes someone from the neighborhood, tired of the eyesore. Then Amiron installed an iron gate; it too was destroyed repeatedly, oftentimes within a matter of hours after being repaired. When the fence was finally closed off, instead of removing the iron posts, they just jogged the fence out a few feet to avoid them. **SHOW PICTURE.** Eventually, Orem City required Amiron to eliminate the jogged off section, but there was a tree stump in the way. They actually built right over the tree stump, and were again required to fix it. Their response was to saw off half of the tree stump. **SHOW PICTURE.**

Repeated requests over the years for them to fix the fence have not worked. For several years the homeowner's president was Dean Wilkinson, a man with a verbally abusive mouth. Not only would he swear at you and refuse to acknowledge the problem, but if you kept after him

* Dramatic Improvement

he would give you phony names and phone numbers just to get you off his back. In recent months, requests to find out who the homeowner's president is have been refused by saying that he doesn't want his phone number given out.

At one point around 1990 Amiron made an attempt to maintain their fence. Their method was to contact the various homeowners whose property backs up to Amiron and ask them to pay to have their side of the fence painted. Most refused, so Amiron painted the neighborhood side of the fence up to our property lines, and then just left the rest for a checkerboard effect. Those unfortunate souls who took them up on their offer got more than they bargained for. The white bricks of their house got sprayed brown along with the fence. **SHOW PICTURE.**

Amiron even ignores Orem City's requests. They were given until April 30th to repair their fence and did nothing. In May it was turned over to the City Attorney. In June they repaired a few sections that had blown over in a windstorm. However, their definition of repair leaves much to be desired. **SHOW PICTURES.** When I talked to the Property Manager and told him his method of repairing the fence was unacceptable, he was incredulous. I also told him that we as neighbors did not want the fence opened. He replied that the reason the fence was falling down was because there was no opening, so people were forced to climb over it. In actuality, the fence was built very poorly to begin with. It is now over 20 years old and has far surpassed its useful life span. **SHOW PICTURES.** * Parking

Amiron has stated that their children need a way to get to school without going out onto State Street. Up until about 1994 Alpine School district provided a school bus for the children in Amiron. When the fence was closed, the bus picked them up on State Street. When the fence was open, the bus picked them up in our neighborhood, on 375 W. However, some years the neighborhood children were not allowed to ride the bus even though it stopped in front of our homes. In 1993-94 the Kindergarten bus for Amiron stopped on 325 W. right in front of my house. The bus driver was kind enough to allow my son to ride that year. Most days he was the only rider.

I contacted Lee Gillman from the Alpine School District transportation department who remembered the Amiron situation. He said the School District discontinued bussing in 1994 when Oak Canyon Jr. High was opened and our neighborhood was sent to Windsor elementary from Northridge. However, he remembers that before that time, only a few children rode the bus, and most were from our neighborhood, not Amiron. He explained that Windsor School is a walk-in school, and that everyone within their boundaries has sidewalks the entire way to school.

As you can see from the map, our side of the fence does not have a very direct route to school either - most everyone in our neighborhood is in a carpool. Even with the gate open, not many Amiron children walk to school through our neighborhood. On Tuesday between 7 and 9 am only ONE Amiron child came through the fence. In fact, some Amiron children choose to cut through the orchard anyway because it is a more direct route. Had the original site plan been completed as approved, 1360 N. would have provided a direct route to Windsor Elementary.

In short, we as a neighborhood were "good sports" about this before, and found ourselves on our own, left to fend for ourselves. We do not want to repeat that scenario. We want to preserve our neighborhood, but when the fence was open before we were forced to stand helplessly by and watch it go downhill. Most of the people who want this fence open won't be here in 5 years. We as a neighborhood are here for the long haul. We respectfully request that you close the fence again, permanently.

* When closed we noticed a dramatic improvement

Schools

Hilliron Village

Aug. 20, 2002

To Whom it may concern,

I Gary S McCausland being the original owner of the property located at 1474 North 375 West Orem, Utah, remember very clearly that when we were approached and agreed to the building of the Ameron Condominium project directly south of my property an agreement was made that a 6 foot fence would be built and maintained by said corporation, with the only opening being to the west of the complex, even when I lived there we had a problem with ameron people parking at the south end of 375 West and blocking access to our home.

Gary S McCausland
2570 North 3100 West
Delta, Utah 84624

Gary S McCausland

RECEIVED
AUG 21 2002

Item #: 3.4

Prepared By:
Clinton A. Spencer, AICP

Applicant:
Kelly Liddiard

Planning Commission

Staff Report – November 19, 2014



SITE PLAN – Amended site plan approval for Amiron Village at 1360 North Amiron Way in the R6 zone.

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Mailed 272 notifications to residents within 500 feet of the proposed site plan on November 12, 2014.

SITE INFORMATION:

- Neighborhood Chair:
Cregg Jacobsen
- General Plan Designation:
Community Commercial
- Current Zone: **R6**
- Acreage: **4.96**
- Neighborhood:
Windsor

FINDINGS:

The Planning Commission shall find and be satisfied:

- That the site plan complies with all applicable City Codes.

ACTION:

The Planning Commission is the final approving authority regarding the site plan request.

REQUEST:

The applicant requests the amended site plan approval of Amiron Village at 1360 North Amiron Way in the R6 zone pertaining to pedestrian access and existing fencing.

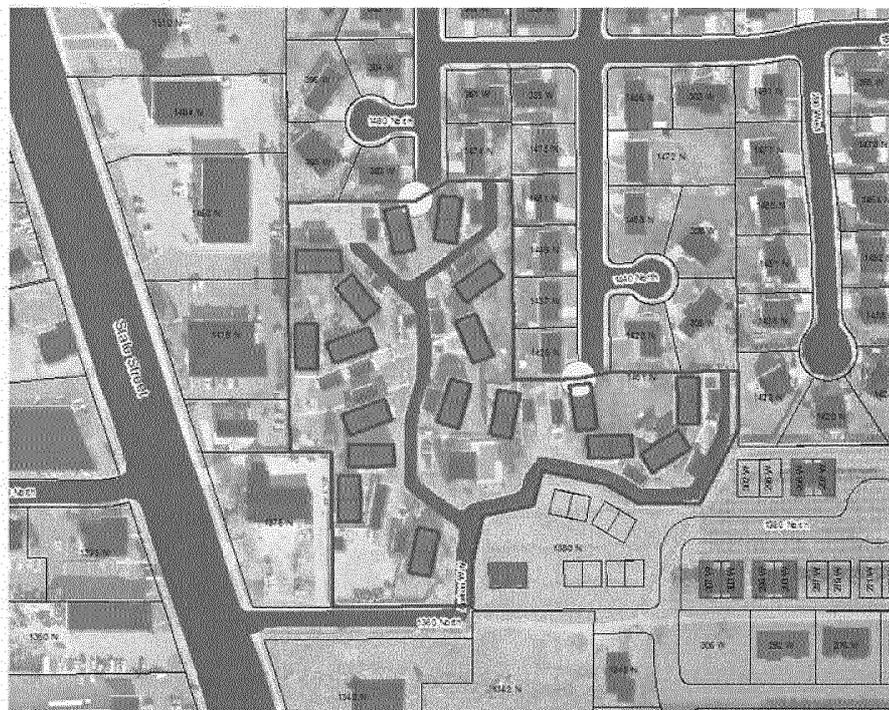
BACKGROUND:

The applicant proposes to create two (2) new openings in the existing fence including new sidewalk connections along the northern part of the property. The openings will provide access to sidewalks adjacent to 375 West and 325 West to provide better pedestrian access in the area. Providing pedestrian access between the Amiron development and the residential subdivision increases safety for children and all pedestrians alike, as well as fosters community cohesiveness.

A previous application was made for this request in 2002 and was denied by the Planning Commission.

RECOMMENDATION:

Based on compliance with the City code, staff recommends the Planning Commission approve the site plan request Amiron Village at 1360 North Amiron Way in the R6 zone.



375
(Public Dea

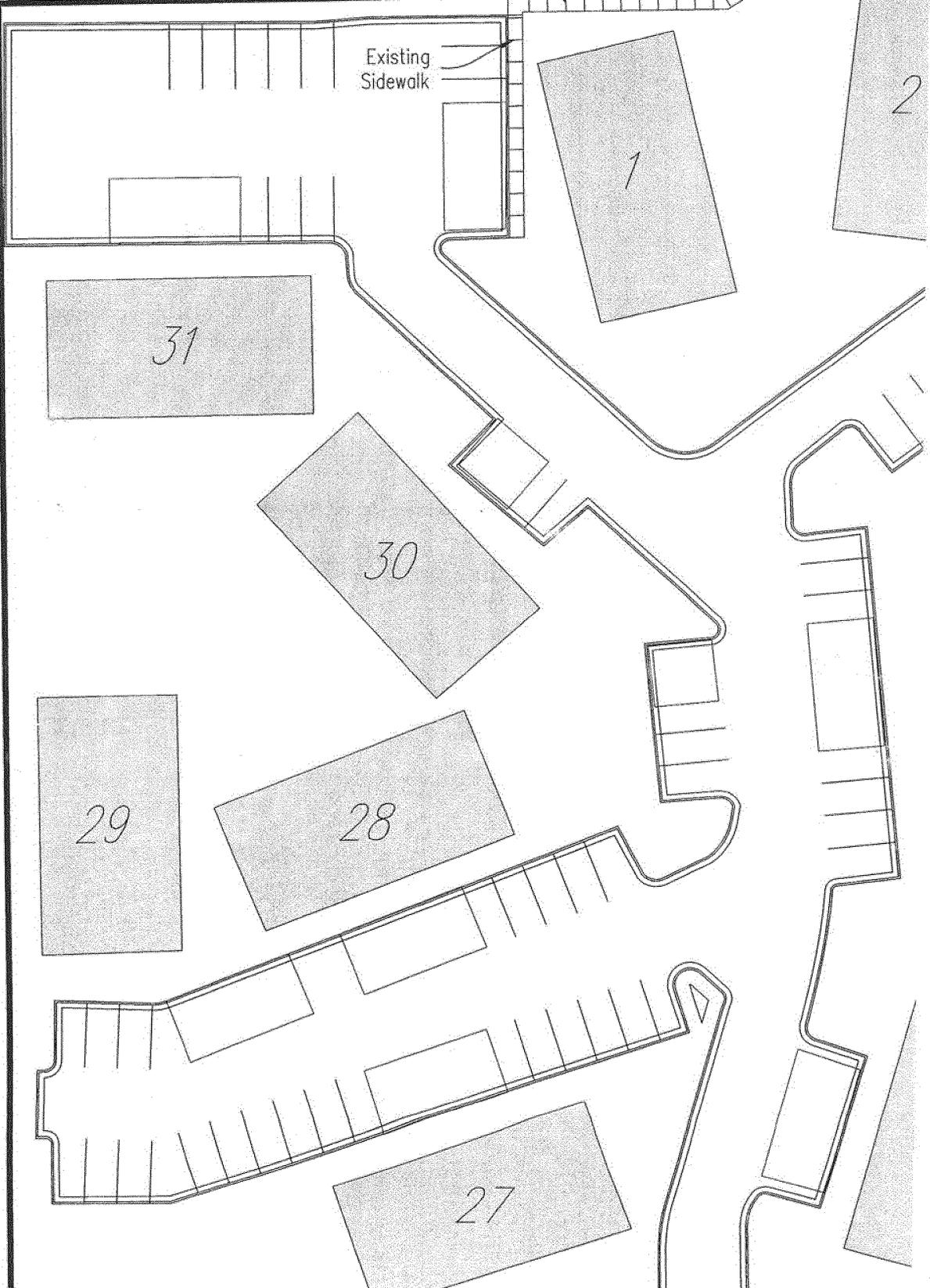
Existing 6' high
Cedar Fence

New Sidewalk
location

Proposed Access
location

Existing 6' high
Cedar Fence

Existing
Sidewalk



1440 North

325 West Street
(Public Dedicated Road)

Existing 6' high
Cedar Fence

Existing 6' high
Cedar Fence

New Sidewalk
location

Proposed Access
location

Existing
Sidewalk

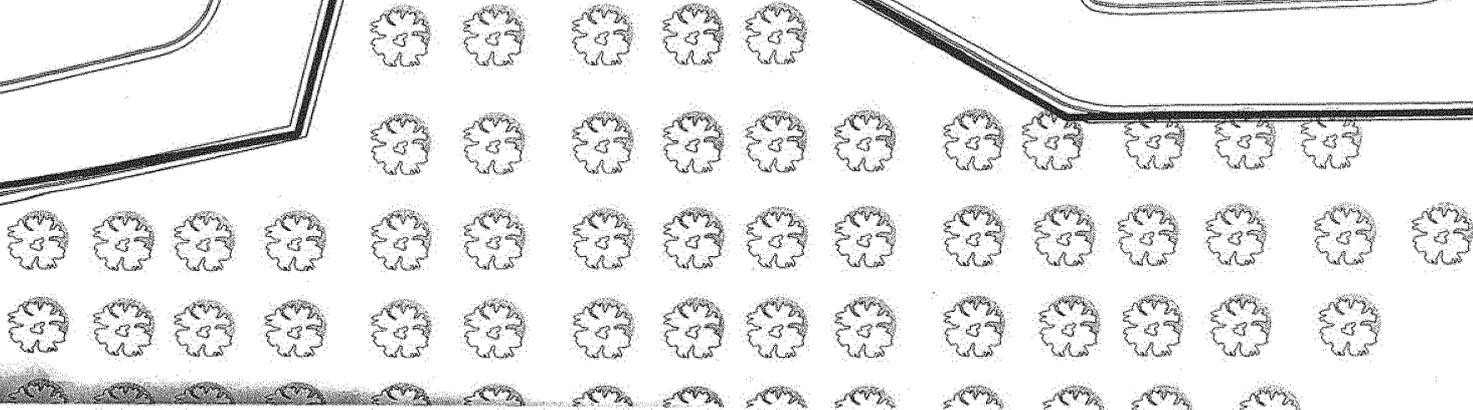
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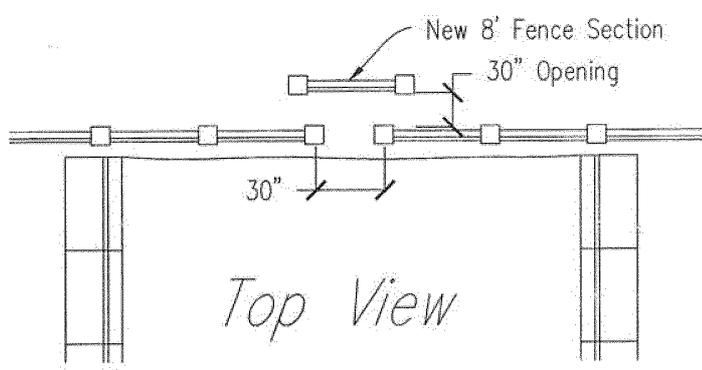
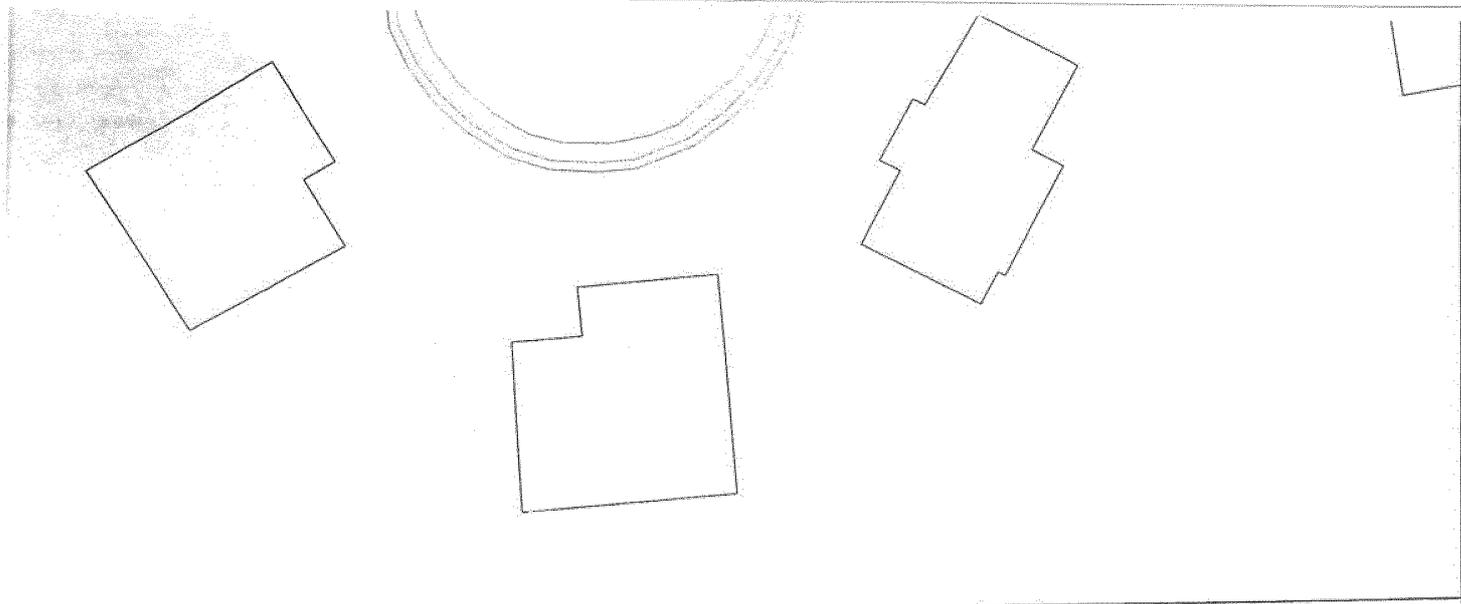
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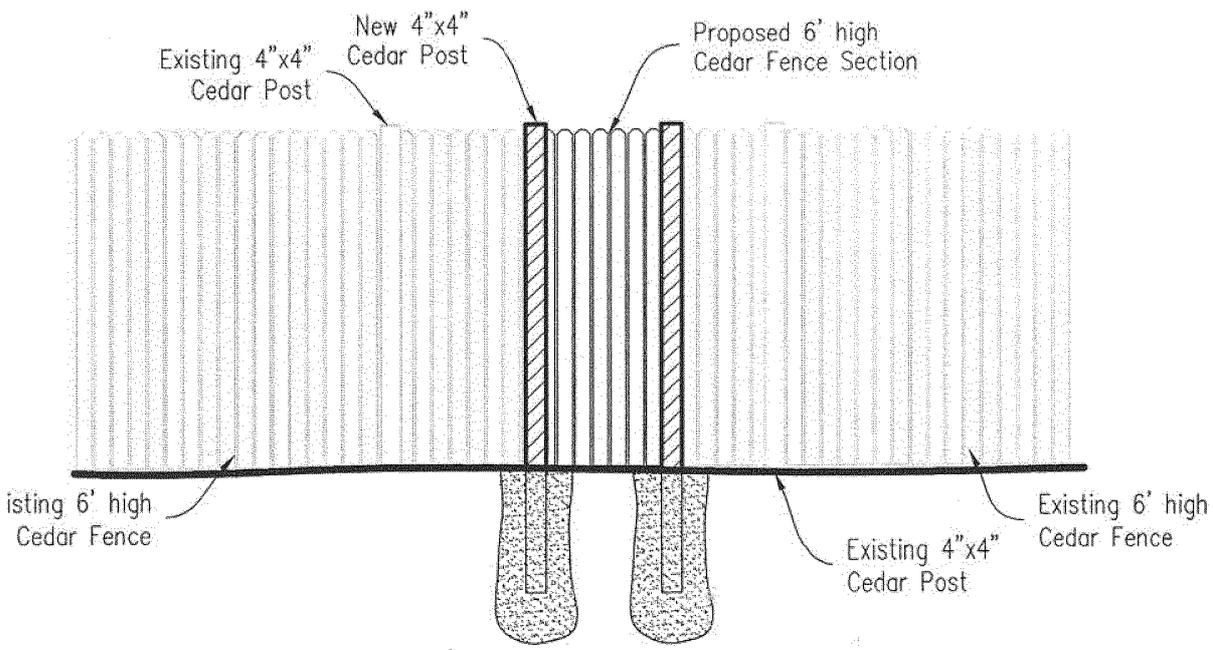
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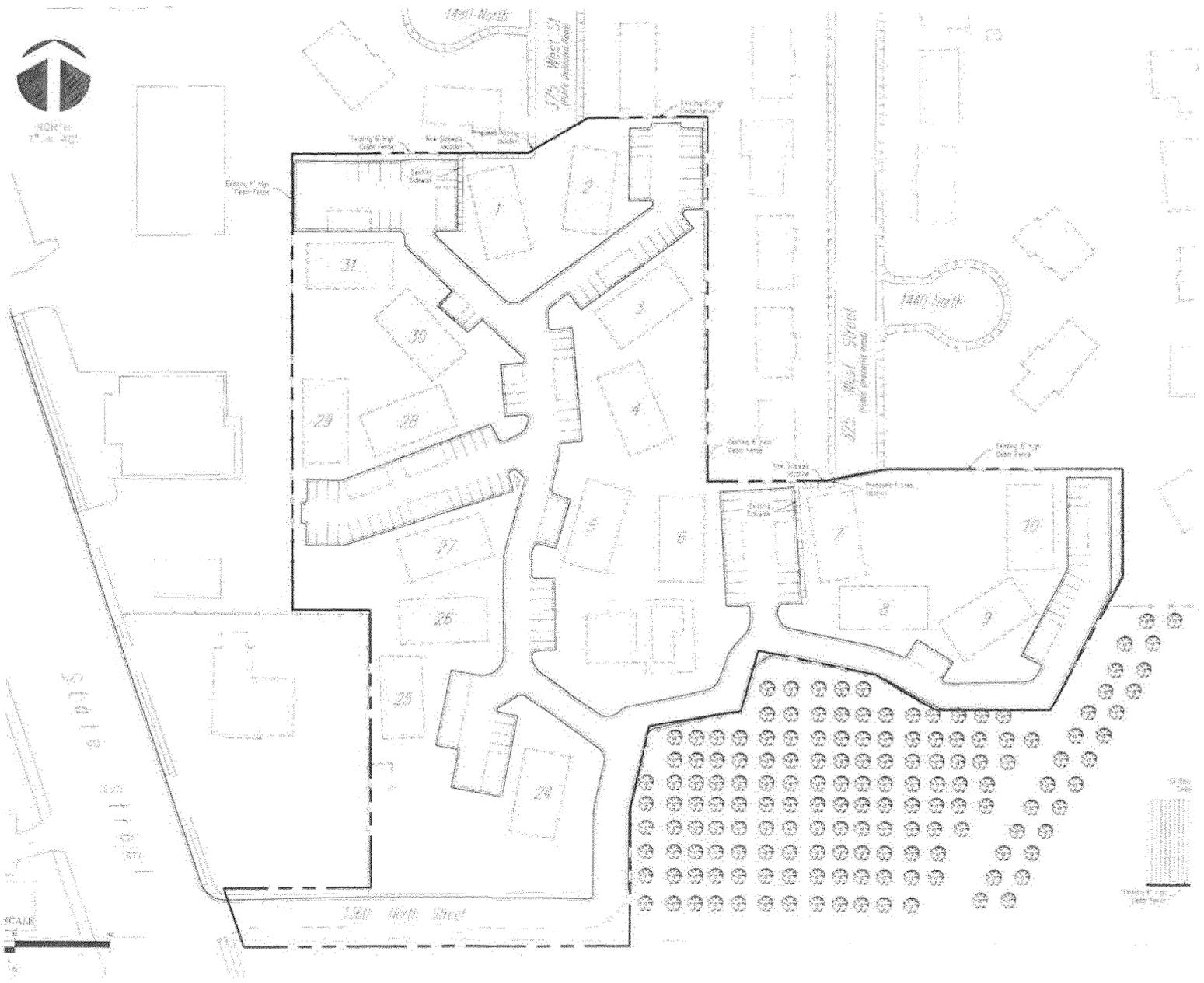
Top View



North View



NOR 1" = 40'



SCALE 1" = 40'

12th West Street
12th West Street
12th West Street

1400 North

12th West Street
12th West Street
12th West Street

1440 North

12th West Street
12th West Street
12th West Street

1460 North Street

31

30

29

28

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2

3

4

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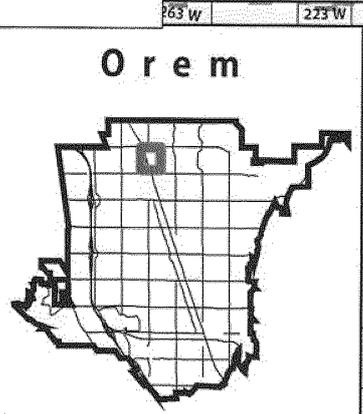
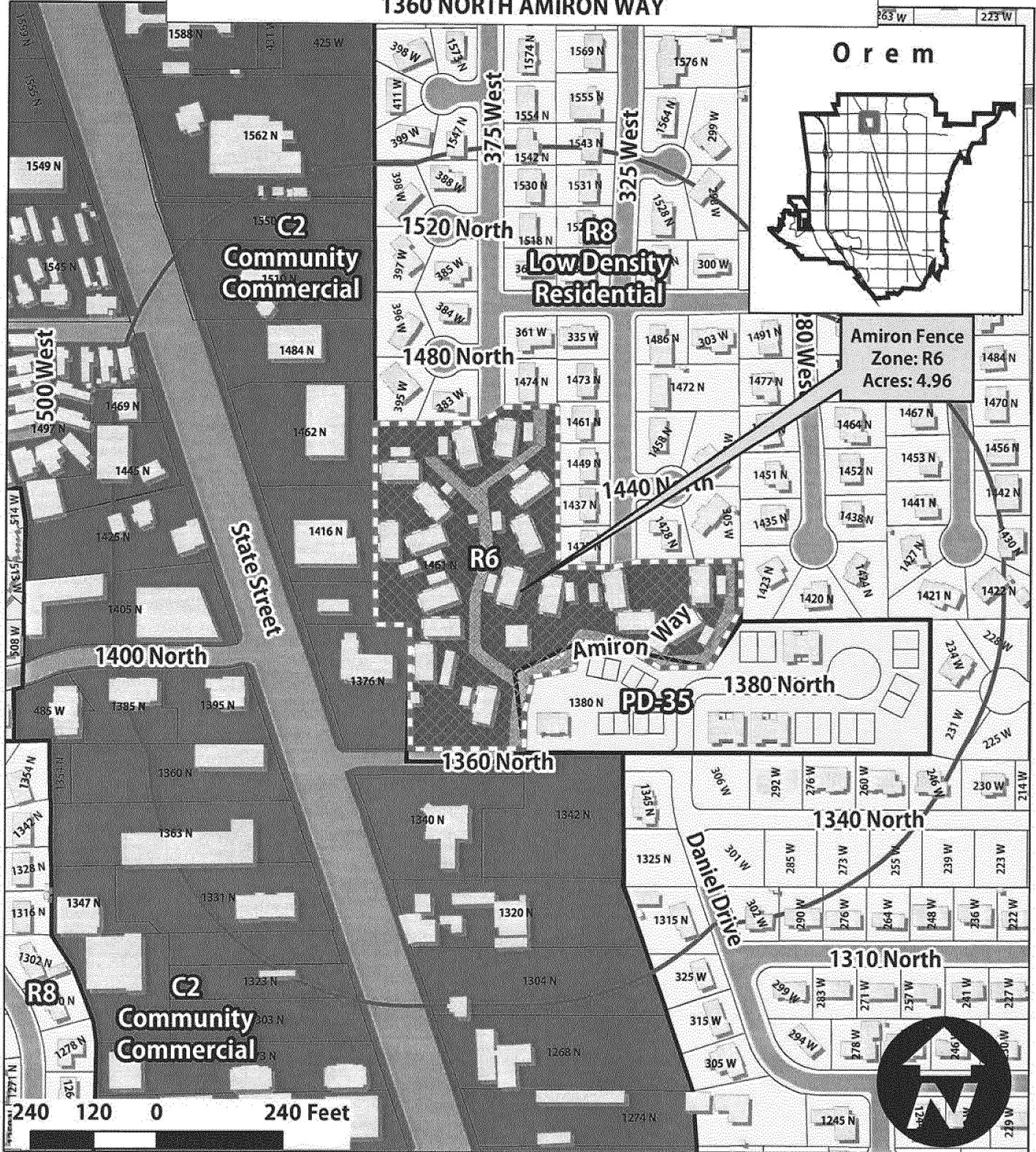
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Amiron Village Site Amendment

1360 NORTH AMIRON WAY



Amiron Fence Zone:
Zone: R6
Acres: 4.96

◆ Amiron Village Site Amendment:
R6 Zone; 4.96 Acres.

NIA CONTACT:
Windsor Neighborhood
Cregg Jacobsen

- Legend**
- Buildings
 - Amiron Village
 - Notification Boundary
 - Parcels

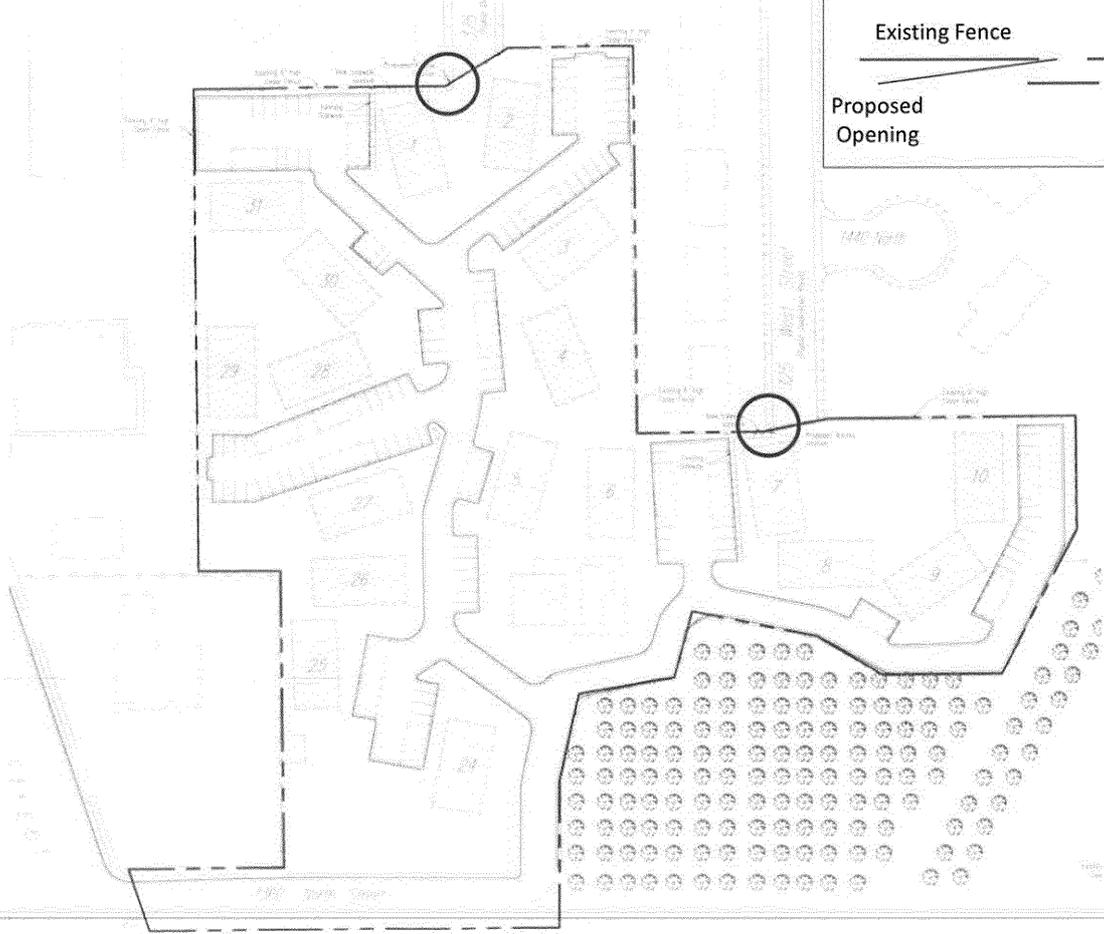
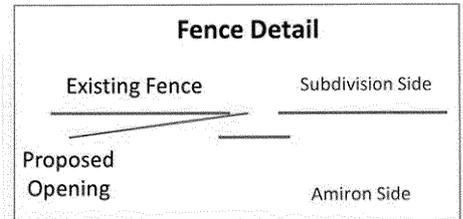
From: David Martin <dlmartin100@yahoo.com>
Sent: Tuesday, November 18, 2014 10:46 PM
To: Clinton A. Spencer
Subject: Gates in Amiron fence

Mr. Spencer

I live at 1449 N 325 W and me and my neighbors had the gates taken out because of the vandalism and theft in our neighborhood and the drug element in Amiron. This was very effective in keeping out that element in our neighborhood. I see the kids climb over the fence and then they broke the fence so they could go through. I think Kelly Liddiard doesn't want to pay to have the fence fixed every time these vandals brake it and we do not want these vandals in our neighborhood. There is the new road that goes through to Windsor park that they can use to go to Amiron. This is the THIRD time now that they have tried to change the site plan of Amiron. How many times do we have do we have to say NO we do not want the site plan amendment changed? Me and the neighbors I spoke to strongly request that the City DOES NOT APPROVE THE AMENDMENT TO THE SITE PLAN OF AMIRON! I also like to make a coment about the time of the meeting, some of us don't get home from work by 4:30 so you sould have it at a later time so we could come to the meeting. I could get a pettion for the people in our neighborhood to sign againts the amenment if that would help in your disson.

THank You
David Martin

Site Plan



Please forward this to the Orem City Planning Commission Members

Regarding the proposed reopening of the fences between Amiron and 375 W and 325 W, I wish to put forth my strong objection. I have lived in Orem at 398 W 1560 N for over 22 years and I recall the problems in the neighborhood with these openings. There were instances of vandalism and break-ins by Amiron youth in the neighborhood north of Amiron. When those openings were closed, the crime went down. This is noted in Orem City police statistics. In 2002, this matter was said to be resolved and the matter closed. It seems that every 10 years this situation is going to be 'dredged up' once more and I for one do not wish to have to deal with every decade. The matter was resolved in 2002, I want it to stay that way. I do not want the fence to be reopened. Parking problems because people couldn't or didn't want to park in Amiron to visit Amiron residents were visible in the streets north of the Amiron complex, and as I already pointed out, criminal activity went up. I work during the day. I do not want to come home to find my house burglarized because "easy access" and escape routes were granted to juveniles who are not under supervision due to month-to-month tenancy in Amiron; which I might remind you was initially guaranteed to be condominiums.

I am strongly voicing my opposition to this matter and want the openings between Amiron and the streets north of it to remain closed. Period.

Regards,
Christina Mutch

--

"The truth of knowing what's right and wrong is more priceless than being powerful or strong. For strength, unless tempered, can make one a bully. Power, unless balanced, can make one a tyrant."

-Penelope-

From: DEAN & SHAUNA <clanbox@comcast.net>
Sent: Saturday, November 15, 2014 10:38 AM
To: Clinton A. Spencer
Subject: Amiron fence

My name is Shauna Campbell, I live at 1518 North 375 West. I work evenings so I cannot attend the meeting this Wednesday. I would like you to know I am totally against removing the fence at the end of 375 West. There will not only be much more traffic on our street that will no longer be a dead end, but it will also cause the same problems we had before when it was opened for a period of time. Diane Knight will bring a binder of documentation to the meeting outlining those problems (and they were many). Please do not remove the fence.

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2014

Percent of Year Expired: 50%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	%		Notes
						To Date FY 2015	To Date FY 2014	
10 GENERAL FUND								
Revenues	45,216,104	7,907,939	22,029,991			49%		
Appr. Surplus - Current	3,000		3,000			100%		
Appr. Surplus - Prior Year	1,753,433		1,753,433			100%		
Std. Interfund Transactions	4,646,102		4,646,102			100%		
Total Resources	51,618,639	7,907,939	28,432,526		23,186,113	55%	50%	
Expenditures	51,618,639	2,718,360	23,839,073	1,368,881	26,410,685	49%	50%	
20 ROAD FUND								
Revenues	2,305,000	1,029	757,689			33%		
Appr. Surplus - Prior Year	953,808		953,808			100%		
Total Resources	3,258,808	1,029	1,711,497		1,547,311	53%	59%	
Expenditures	3,258,808	220,846	1,735,703	293,928	1,229,177	62%	61%	
21 CARE TAX FUND								
Revenues	1,710,000	141,351	619,565			36%		
Appr. Surplus - Prior Year	1,881,958		1,881,958			100%		
Total Resources	3,591,958	141,351	2,501,523		1,090,435	70%	84%	
Expenditures	3,591,958		1,021,389	23,040	2,547,529	29%	49%	
30 DEBT SERVICE FUND								
Revenues	20,391,447	10,307,528	15,754,602			77%		
Appr. Surplus - Prior Year	13,221		13,221			100%		
Total Resources	20,404,668	10,307,528	15,767,823		4,636,845	77%	50%	1
Expenditures	20,404,668	10,181,661	14,443,055		5,961,613	71%	37%	1
45 CIP FUND								
Revenues	240,000	51,502	136,878			57%		
Appr. Surplus - Prior Year	875,159		875,159			100%		
Total Resources	1,115,159	51,502	1,012,037		103,122	91%	96%	
Expenditures	1,115,159	306,095	919,297	433,106	-237,244	121%	21%	2
51 WATER FUND								
Revenues	12,611,377	806,410	8,102,450			64%		
Appr. Surplus - Current Year	300,000		300,000			100%		
Appr. Surplus - Prior Year	4,427,227		4,427,227			100%		
Total Resources	17,338,604	806,410	12,829,677		4,508,927	74%	67%	
Expenditures	17,338,604	347,162	6,761,883	1,843,053	8,733,668	50%	37%	
52 WATER RECLAMATION FUND								
Revenues	7,027,851	581,605	3,886,073			55%		
Appr. Surplus - Prior Year	1,666,509		1,666,509			100%		
Total Resources	8,694,360	581,605	5,552,582		3,141,778	64%	59%	
Expenditures	8,694,360	466,916	3,690,434	772,294	4,231,632	51%	48%	
55 STORM SEWER FUND								
Revenues	3,110,500	251,873	1,603,907			52%		
Appr. Surplus - Prior Year	386,367		386,367			100%		
Total Resources	3,496,867	251,873	1,990,274		1,506,593	57%	65%	
Expenditures	3,496,867	108,055	1,567,598	124,982	1,804,287	48%	67%	3
56 RECREATION FUND								
Revenues	1,667,200	122,308	813,804			49%		
Appr. Surplus - Current Year	158,888		158,888			100%		
Appr. Surplus - Prior Year	4,857		4,857			100%		
Total Resources	1,830,945	122,308	977,549		853,396	53%	37%	4
Expenditures	1,830,945	114,804	1,014,776	68,032	748,137	59%	56%	
57 SOLID WASTE FUND								
Revenues	3,397,000	265,164	1,708,420			50%		
Appr. Surplus - Prior Year	24,450		24,450			100%		
Total Resources	3,421,450	265,164	1,732,870		1,688,580	51%	50%	
Expenditures	3,421,450	241,304	1,594,790		1,826,660	47%	50%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2014

Percent of Year Expired: 50%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2015	% To Date FY 2014	Notes
58 STREET LIGHTING FUND								
Revenues	1,485,000	74,602	1,060,945			71%		
Appr. Surplus - Prior Year	231,180		231,180			100%		
Total Resources	<u>1,716,180</u>	<u>74,602</u>	<u>1,292,125</u>		<u>424,055</u>	<u>75%</u>	<u>73%</u>	
Expenditures	<u>1,716,180</u>	<u>45,651</u>	<u>406,452</u>	161,803	1,147,925	33%	31%	
61 FLEET MAINTENANCE FUND								
Std. Interfund Transactions	652,000		652,000			100%		
Total Resources	<u>652,000</u>		<u>652,000</u>			<u>100%</u>	<u>100%</u>	
Expenditures	<u>652,000</u>	35,955	356,478	9,664	285,858	56%	56%	
62 PURCHASING/WAREHOUSING FUND								
Revenues		15	90			100%		
Appr. Surplus - Current Year	33,000		33,000			100%		
Std. Interfund Transactions	330,000		330,000			100%		
Total Resources	<u>363,000</u>	<u>15</u>	<u>363,090</u>		<u>-90</u>	<u>100%</u>	<u>100%</u>	
Expenditures	<u>363,000</u>	26,543	208,117	576	154,307	57%	54%	
63 SELF INSURANCE FUND								
Revenues	500,000	37,015	251,160			50%		
Std. Interfund Transactions	1,175,000		1,175,000			100%		
Total Resources	<u>1,675,000</u>	<u>37,015</u>	<u>1,426,160</u>		<u>248,840</u>	<u>85%</u>	<u>86%</u>	
Expenditures	<u>1,675,000</u>	54,611	1,072,607	5,075	597,318	64%	74%	
74 CDBG FUND								
Revenues	814,408	23,773	98,566			12%		
Appr. Surplus - Prior Year	471,313		471,313			100%		
Total Resources	<u>1,285,721</u>	<u>23,773</u>	<u>569,879</u>			<u>44%</u>	<u>28%</u>	
Expenditures	<u>1,285,721</u>	155,525	401,734	881	883,106	31%	25%	
CITY TOTAL RESOURCES	<u>118,747,179</u>	<u>20,497,512</u>	<u>75,519,487</u>		<u>42,511,850</u>	<u>64%</u>	<u>58%</u>	
CITY TOTAL EXPENDITURES	<u>118,747,179</u>	<u>14,977,837</u>	<u>58,626,934</u>	4,943,512	55,176,733	54%	48%	

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2014:

- 1) Both revenues and expenditures are higher in the current year when compared to the prior year due to the accounting entries needed in the current year to record the refunding of the 2005 & 2006 General Obligation bonds.
- 2) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$433,106) being significantly more than in the prior fiscal year (\$12,800) at this date in time. Primarily due to the MAG ITS capital project.
- 3) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$124,982) being significantly less than in the prior fiscal year (\$378,627) at this date in time. Primarily due to the Williams Farm capital project.
- 4) The current year revenues are higher in comparison to the prior year due to the opening of the new pool area which appears to have had a positive impact on fitness center pass sales.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Richard Manning (229-7037) or Brandon Nelson (229-7010).



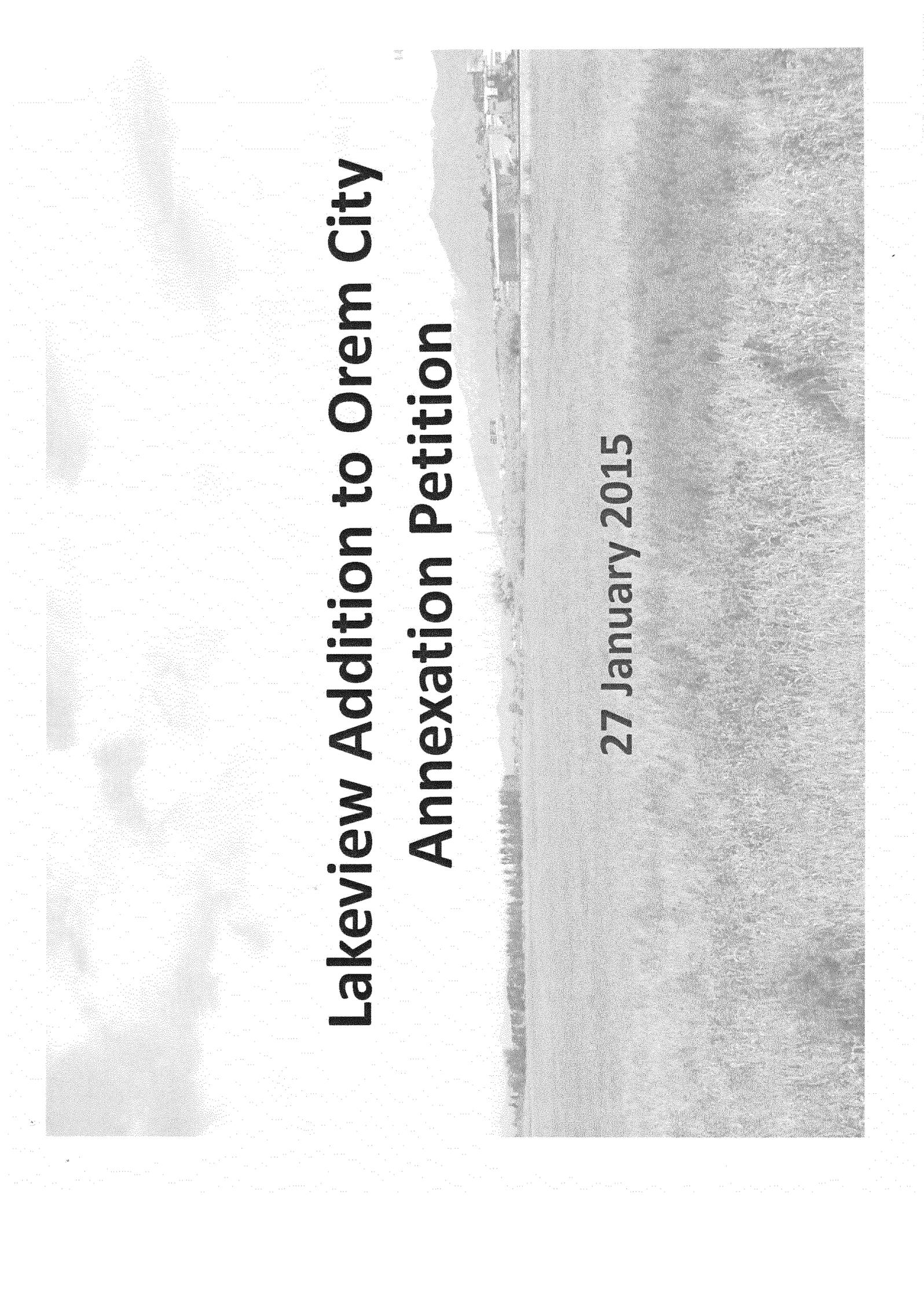
Tuesday, January 27, 2015

2:45-3:00pm	Meet at Building L UVU Culinary Arts Institute 661 East Timpanogos Parkway (1300 North - map attached) and board shuttle bus for tour
3:00pm	Building L RM#-111 - Presentation
3:15pm	Building K
3:30pm	Building C
3:45pm	Building G
4:00pm	Shuttle to drop everyone at Building L for City Council Pre-meeting - RM#CL-111
5:00pm	Dinner - Mayor, City Council and Staff - RM#-111

Canyon Park Management Company

1501 North Technology Way | Building A - 3rd Floor - Orem, Utah 84097

Allen Finlinson - President/CEO - 801-368-3600
De Von Tu'ua - Operations | Facilities - 801-602-3885
Ashley Bell - Executive Assistant - 801-404-5066
Markie Scott - Administrative Assistant - 801-404-5076
Security - 801-404-5055



Lakeview Addition to Orem City Annexation Petition

27 January 2015

Annexation Discussion Points

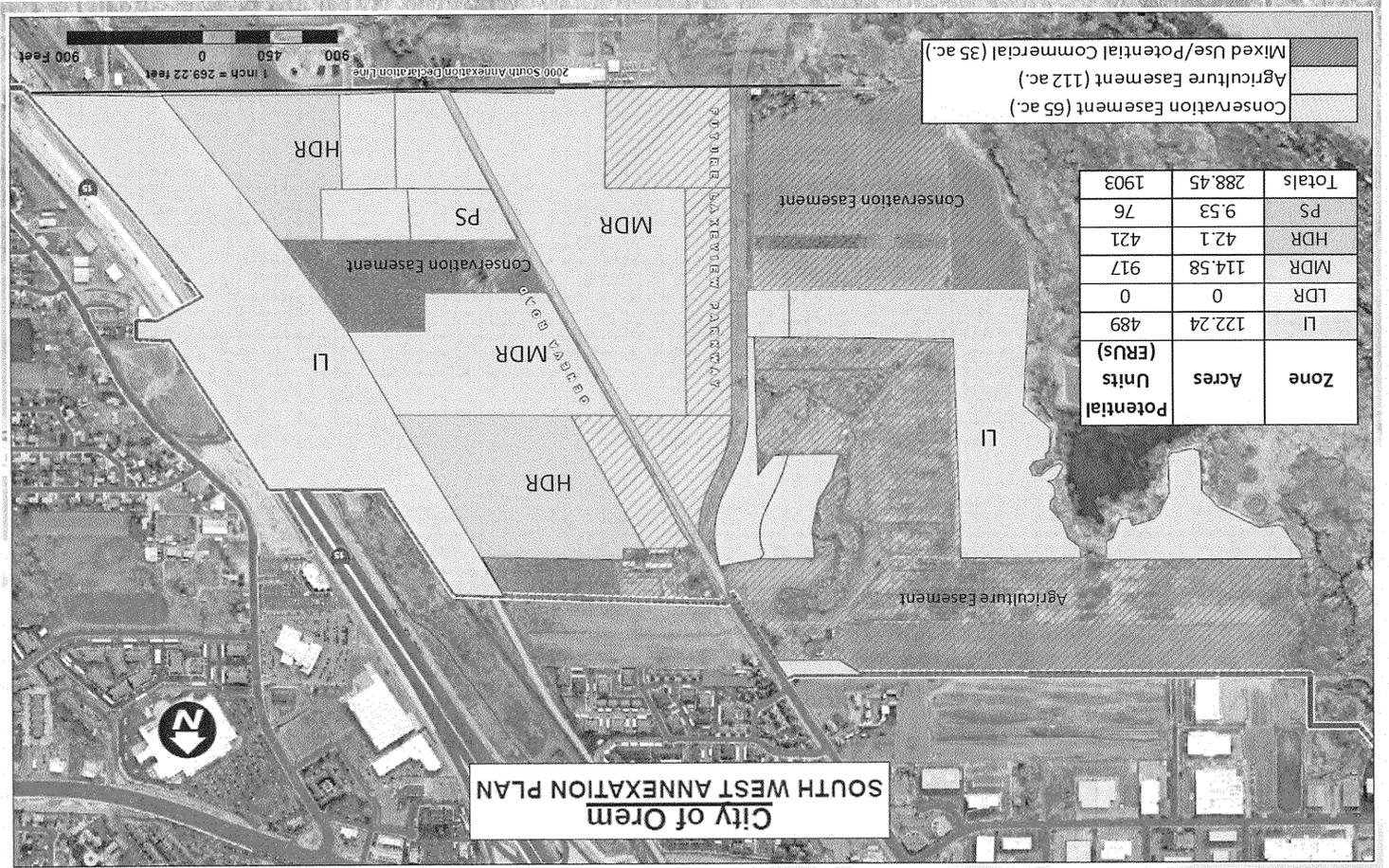
- Orem-Provo Boundary Agreement
- Southwest Area Master Plan
- Impact Fees
- Infrastructure Improvements
- Timeline for Annexation

Appendix: Ridgeline Development Site Plan

Orem-Provo Boundary Agreement

- Orem will have ownership of 2000 South east of railroad lines; Provo will have ownership west.
- Agreement allows for Orem development access from north side of 2000 South on the Provo side.
- Agreement and language approved by both City staffs, awaiting final road alignment cross sections.
- Estimated completion time: 4-5 weeks.

Southwest Area Master Plan



Zone	Acres	Potential Units (ERUs)
LI	122.24	489
LDR	0	0
MDR	114.58	917
HDR	42.1	421
PS	9.53	76
Totals	288.45	1903

Conservation Easement (65 ac.)	
Agriculture Easement (112 ac.)	
Mixed Use/Potential Commercial (35 ac.)	

Impact Fees

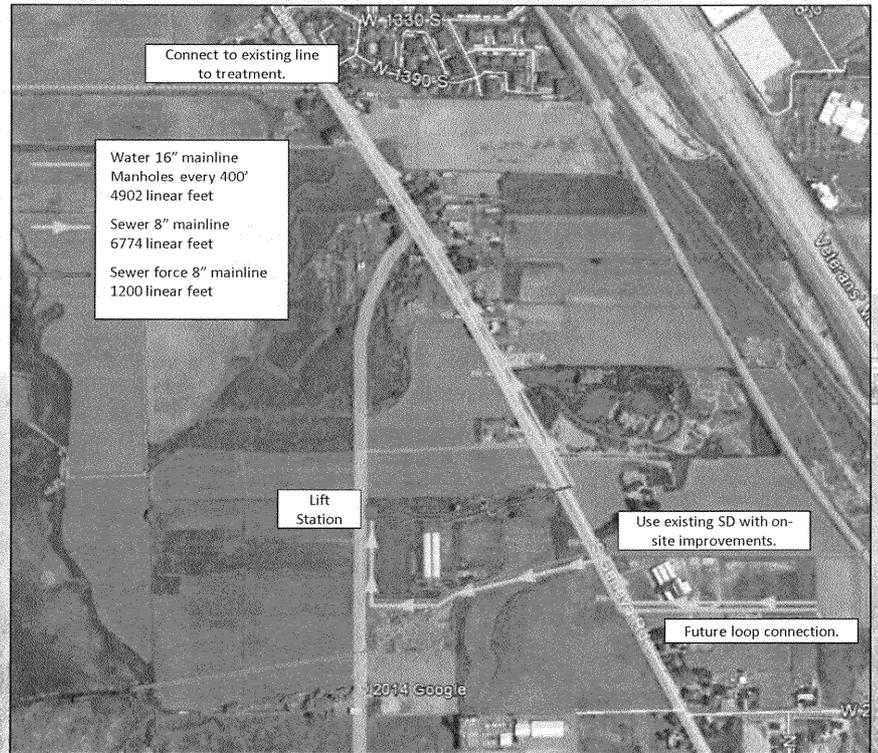
- Completed studies for sewer, storm water, and culinary water.
- Beginning studies for police, fire, and recreation (parks). Will need to notice public before study can begin.
- Developers will pay full cost of infrastructure improvements; the City will have no financial obligation for improvements in the annexation area.
- City staff will work with developers to reimburse costs of installing infrastructure by providing a credit against impact fees incurred on future development.

Infrastructure Improvements

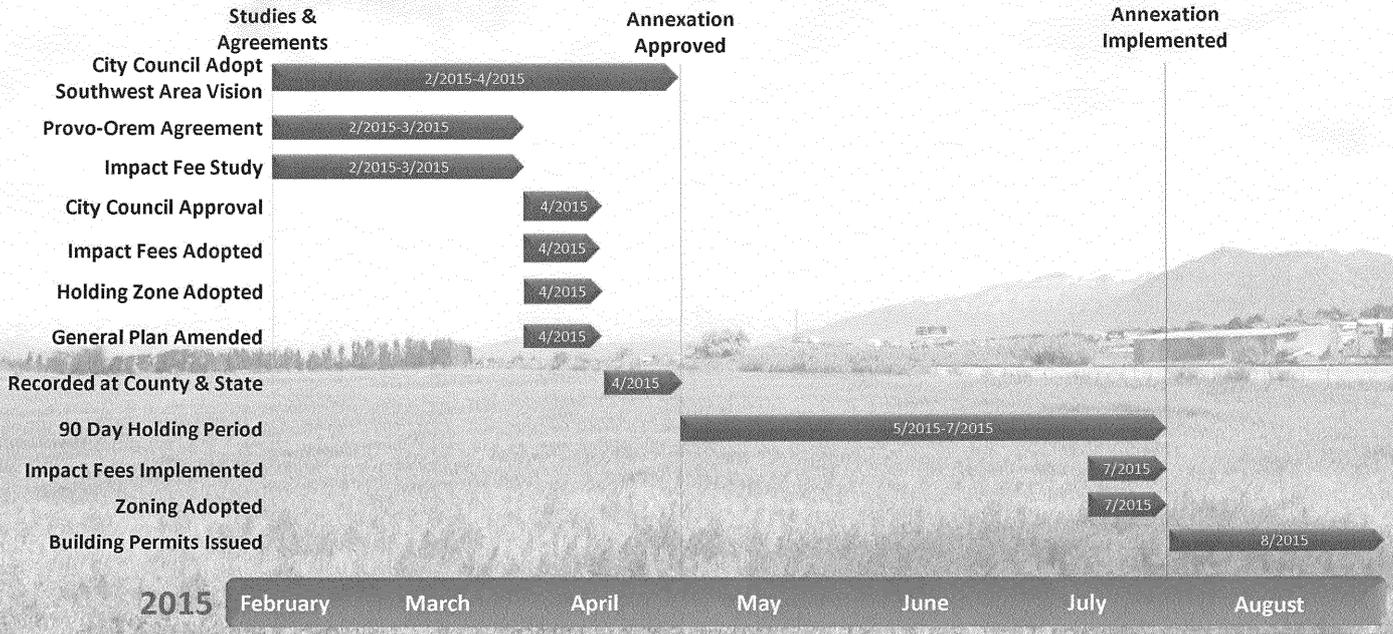
Developers will install:

- Sewer line in Geneva Road with a Lift Station;
- Water line in Geneva Road;
- Storm Drain system for initial developments will be designed and engineered as part of those particular projects;
- Initial utility installation can easily be expanded for future growth in the area.

This installation will be a core installation allowing mostly all of those wanting to develop in the annexation area the ability to do so now or in the future.



Timeline for Annexation



Ridgeline Development Site Plan



City of Orem
Budget Calendar
Fiscal Year 2015-2016

Date	Event	Participants
Wed, Jan 14	Opening meeting with Exec Staff	Exec Staff
Wed, Jan 14	Fees & Charges schedule sent to all department directors.	Exec Staff
Wed, Jan 14 to Fri, Jan 23	Budget screens opened and departmental operational budgets developed.	Departmental Staffs
Mon, Jan 26 to Thu, Jan 29	AS populates all general revenues and all debt service expenditures.	Budget Team
Mon, Jan 26	Departmental Meetings to review Operations	Exec Staff & Division Managers
Tue, Jan 27	Continue Departmental Meetings to review Operations	Exec Staff & Division Managers
Mon, Feb 2	Proposed changes to Fees & Charges due to AS	Exec Staff
Tue, Feb 3	CIP Proposals	CIP Team
Wed, Feb 4	Review Fees & Charges in Exec Staff	Exec Staff
Mon, Feb 9–Fri Feb 13	Payroll, debt service input	Budget Team
Tue, Feb 17	Finalize CIP Program	CIP Team
Tue, Feb 24	Budget Discussion—Compensation	City Council-Staff
Thu, Feb 26	Review CIP Program	Budget Team and CIP Team
Tue, March 10	Budget Discussion—Revenue Projection	City Council-Staff
Tue, March 24	Budget Discussion—General Fund	City Council-Staff
Mar 31, Apr 8, 15, & 23	Tentative Budget Adoption Notice included in utility bills	Treasurer
Tue, Mar 31	Compensation Programs Package delivered to budget team for inclusion in the Tentative Budget	Human Resource Division Manager
Thu, Apr 9	Tentative Budget Agenda Items sent to City Recorder	Administrative Services Director
Tue, Apr 14	Budget Discussion—Enterprise Funds & CIP	City Council-Staff
Thu, Apr 16	Time and place of public hearings to consider the adoption of the Tentative Budgets published. Must be at least 7 day prior to the public hearings.	City Recorder
Apr 28 to Jun 2	Budget Work Sessions as needed	Exec Staff & City Council

Date	Event	Participants
May 8, 15, 23 & 30	Notices of public hearing for budget adoptions on utility bills –note- Utility Fund Transfers	Treasurer
Tue, May 12	<p>Adopt Tentative Budgets at Council Mtg</p> <p>Note: The Tentative Budgets must be presented to the governing bodies on or before the first regularly scheduled meeting in May (10-6-111).</p>	City Council, RDA, MBA & SSLD
Wed, May 27	<p>Time and place of public hearings to consider the adoption of the Proposed Final Budgets published. Must be at least 7 days prior to the hearings (10-6-113).</p> <p>Note: The County Auditor must be notified by June 22nd if the City intends to proceed with truth-in-taxation proceedings. The notification must include the date, time and location of the meeting in order to allow for a coordination of public hearings with other taxing entities holding truth-in-taxation proceedings.</p>	City Recorder
Thu, May 28	Present agenda items to City Recorder.	Admin Services Director
Tue, June 2	Agenda items including proposed changes to Tentative Budgets presented to the Exec Staff during Agenda Prep.	City Recorder
Tue, June 9	<p>Proposed Budgets Public Hearings and adoption of Final Budgets.</p> <p><i>If an increase in the Certified Tax Rate is proposed the City may operate based (1) on its tentative budget after adoption or (2) on its prior's year's adopted final budget as amended, which shall be readopted by resolution at a duly constituted meeting of the City Council (59-2-923).</i></p> <p>Note: Final Budgets that don't involve increases in Certified Tax Rates must be adopted before June 22. A copy must be certified by the budget officer and filed with the State Auditor within 30 days of adoption (10-6-118).</p>	City Council, RDA, MBA & SSLD

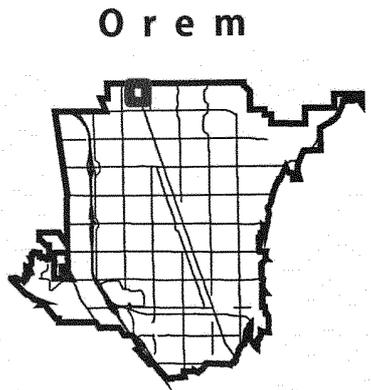
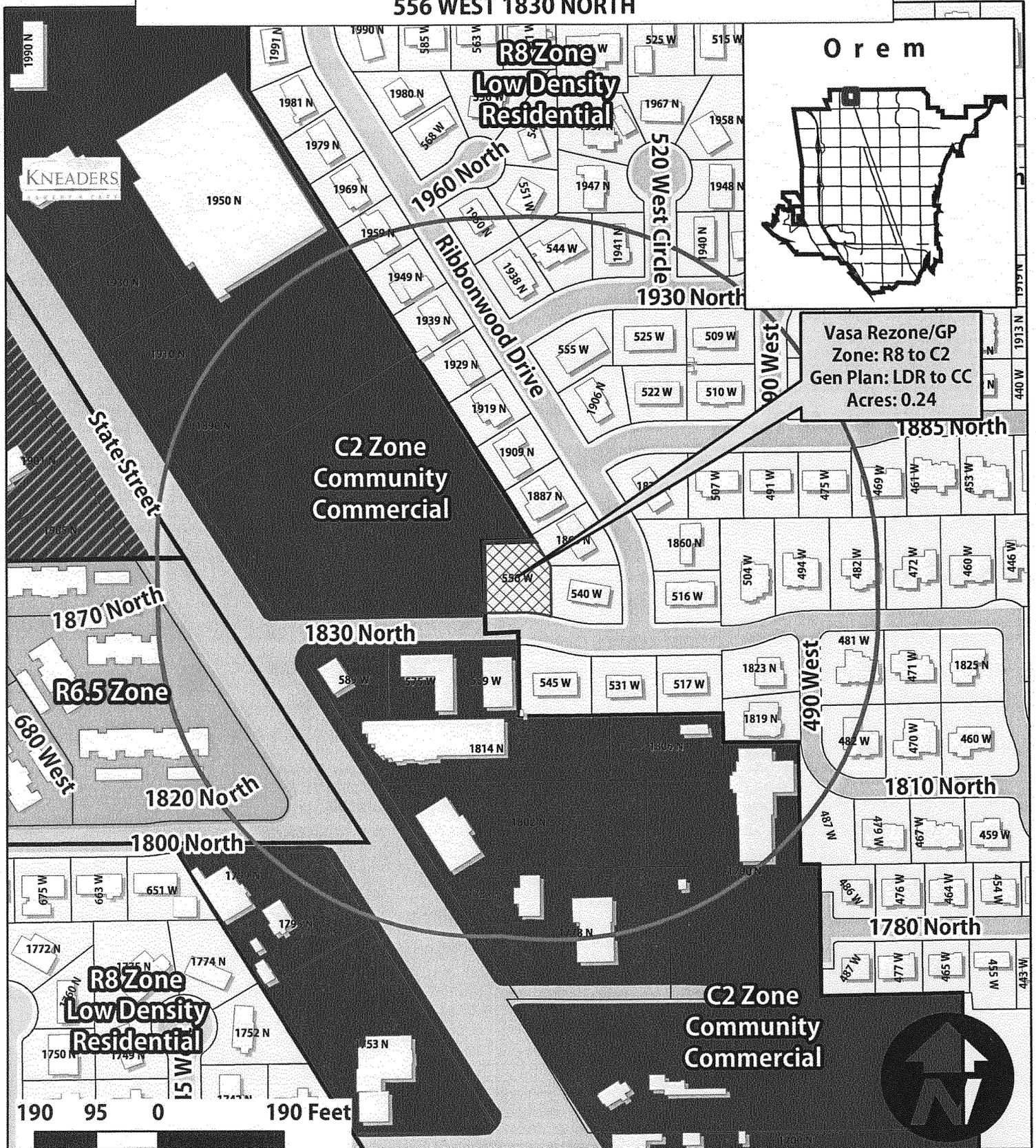
Date	Event	Participant
	<p><u>If a property tax increase is proposed, i.e., an increase in the Certified Tax Rate (CTR)</u> An increase in the CTR may not be accomplished without compliance with the extensive requirements outlined in Utah Code 59-2-919. This section should be reviewed early and often.</p>	
July 8, 15 & 23 and July 31	Final Budget Adoption Notices on utility bills.	Treasurer
Thur, July 30	Present agenda items to City Recorder.	Admin Services Director
Tue, Aug 4	Agenda items presented to the Exec Staff for review during Agenda Prep	City Recorder and Admin Services Director
Tue, Aug 12	<p>Adoption of Final Budget</p> <p>Note: The Final Budget must be adopted before August 17 & the date of the public hearing is subject to change if it conflicts with public hearings of other taxing entities holding truth-in-taxation proceedings. The County has the final say on this matter. A copy must be certified by the budget officer & filed with the State Auditor within 30 days of adoption (10-6-118).</p>	City Council

Items to be considered on February 4, 2015

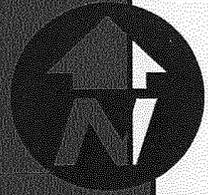
1. **Vasa Rezone / General Plan Amendment** – Amending the Orem General Plan from Low Density Residential to Community Commercial and rezoning the property at 556 West 1830 North from the R8 zone to the C2 zone.
2. **Moderate Income Housing Report** - Development Services requests the City Council review and update the biennial moderate income housing report of the Orem General Plan.

Vasa Rezone/ General Plan Change

556 WEST 1830 NORTH



**Vasa Rezone/GP
Zone: R8 to C2
Gen Plan: LDR to CC
Acres: 0.24**



Legend

- Notification Boundary
- Vasa Rezone Buildings
- Parcels

◆ Vasa Rezone/ GP Change:
R8 to C2; LDR to CC; 0.24 Acres

**NIA CONTACT:
Northridge
Neighborhood**



City of Orem 2014 Moderate Income Housing Report

The availability of moderate income housing has become a noticeable concern and more so since the Recession of 2007 which caused financing or loan to value issues with some mortgages. Utah Code §10-9a-403 and §10-9a-408 require a city to adopt a Moderate Income Housing Element as part of the approved General Plan. The plan has been adopted by Orem City but is to be reviewed biennially. The plan includes the following:

1. An estimate of the need for the development of additional moderate income housing within the City; and
2. A plan to provide a realistic opportunity to meet the estimated needs for additional moderate income housing.

Moderate income housing is defined by Utah Code Section 10-9a-103(21) as "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median income of the county in which the city is located." Table 1 lists the 80% of median income of various household sizes in the Orem/Provo Metropolitan Statistical Area (MSA). Table 2 shows demographic information and the total number of units in Orem City.

Table 1

Household Size	1	2	3	4	5	6	7	8	9	10
Moderate 80% of median	\$35,950	\$41,100	\$46,250	\$51,350	\$55,500	\$59,600	\$63,700	\$67,800	\$71,900	\$76,000

Table 2

Population – 2010 Census	88,328
Population – 2014 (est.)	92,010
Household median income	\$52,876
Households below median	9,799
Single-family occupied units	16,785
Multi-family occupied units	10,077
Total occupied housing units	26,565
2010 Census vacant housing	4.3%
Total housing units	28,069
Homeownership rate	70.4%

The City has eleven zoning classifications which can be used for residential development which range from 5,000 square foot lots to five acre lots. They are R5 (5,000 sq. ft. residential); R6 (6,000 sq. ft. residential); R6.5 (6,500 sq. ft. residential); R7.5 (7,500 sq. ft. residential); R8 (8,000 sq. ft. residential); R12 (12,000 sq. ft. residential); R20 (20,000 sq. ft. residential); OS1 (1 acre residential); OS5 (5 acre residential); PRD (Planned Residential Development); and PD (Planned Development).

These zones are designed to meet the wide range of housing needs of the residents of the City. Each of the zones is intended to provide well-designed residential development with compatible uses as outlined in the zoning ordinance. Residential uses that may be permitted in each zone include single-family dwellings, accessory apartments, duplexes, multi-family units, condominiums, and townhomes. The OS1 and OS5 zones are large lot compatible but are only typically used as a holding zone upon annexation. The bulk of the residential zoning is the City is classified as the R8 zone which encompasses 5,247 acres of the City’s 11, 678 acres or 45% of the City.

Under past zoning ordinances the City allowed multi-family units in zones such as the C2 (commercial) or the R-2 and R-3 which are no longer used within the City. The ‘R’ zones under

the current Code do not permit multi-family units unless approved as a Special Exception for Multi-family Dwelling as outlined in Article 22-21 of the Orem Code. A house with an accessory apartment is not considered to be a multi-family unit. The PRD zone, PD zone, and accessory apartments are now used to provide opportunities for multi-family housing which are generally perceived to meet the housing needs of moderate income families.

The City recently approved an overlay zone to assist income restricted seniors. The Affordable Senior Housing (ASH) overlay allows up to four units to be constructed on a single parcel. The tenancy of each unit is restricted to those over age 60 and at or less than 80% of the median income of the Orem/Provo MSA. After the Code was amended to include this zone, three ASH developments (12 units) have been approved for development since the ordinance was approved in 2012.

Accessory apartments also provide an option for moderate income housing. After several years of prohibition of new accessory apartments, the City Council amended the ordinance to reinstate their use. The City currently has close to 600 legal accessory apartments.

The Orem City Council and Planning Commission have an important responsibility to provide housing opportunities for those categorized with moderate income. This City, within the last year, has approved 1,163 multi-family units which includes:

- Residences at Monte Vista 920 North State Street will provide 132 apartment units. This project was approved as the PD-39 zone which previously was zoned C2 and was undeveloped.
- Sun Canyon Villas at 460 South State Street will provide 84 apartment units. This project was approved as the PD-40 zone and was previously zoned C2 and was undeveloped.
- Legacy at Orem at 1500 South State Street with 180 apartment units. This project was approved as the PD-37 zone and redevelops property by removing several old commercial buildings as well as developing vacant property.

- Summit Ridge Apartments at 1750 South 400 East with 74 new units. This property was developed in the early 1970s with 96 multi-family units. It was recently rezoned to the PD-38 zone to facilitate construction of additional units. The previous zone of R6.5 did not allow high density construction.
- Center Street Marketplace at 100 North Orem Boulevard with 112 units. This property was approved as the PD-30 and develops vacant property.
- Promenade Place at 865 South Geneva Road with 120 units. The PD-33 zone is designed as a transit oriented development to take advantage of UTA Frontrunner station located nearby.
- Ivory Homes at University Mall at 900 South 800 East with 461 units in the PD-zone.

An additional 400-500 units are in the planning stages to be located in the PD-21 zone at 1000 South Geneva Road. A developer has applied to locate 332 units east of the current Parkway Crossing. The remainder of the 500 or so units will then be located east of Holiday Inn Express and along University Parkway. At this time, the developer of that property is contemplating zoning text changes.

Many of the recent housing development projects have been approved as PD zones. The City Council recently made changes to the PD zone with respect to location within the City. Major arterials, including Center Street and State Street are no longer available to locate a PD zone. The City is in the process of obtaining a State Street Master Plan from an outside consultant. Staff and the consultant are working with Mountainlands Association of Governments, UDOT, UTA, and Provo City in development of the plan to provide a vision of what State Street will become. One result of this master plan is the hope of direction to pursue in regards to how much and where high density residential should be located on State Street or on cross-arterials.

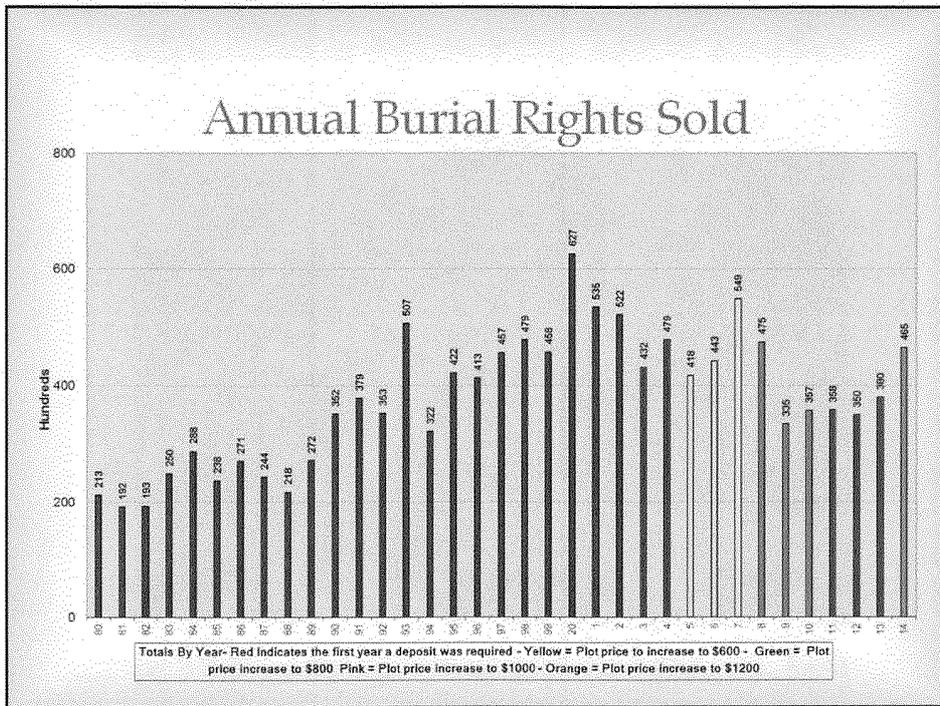
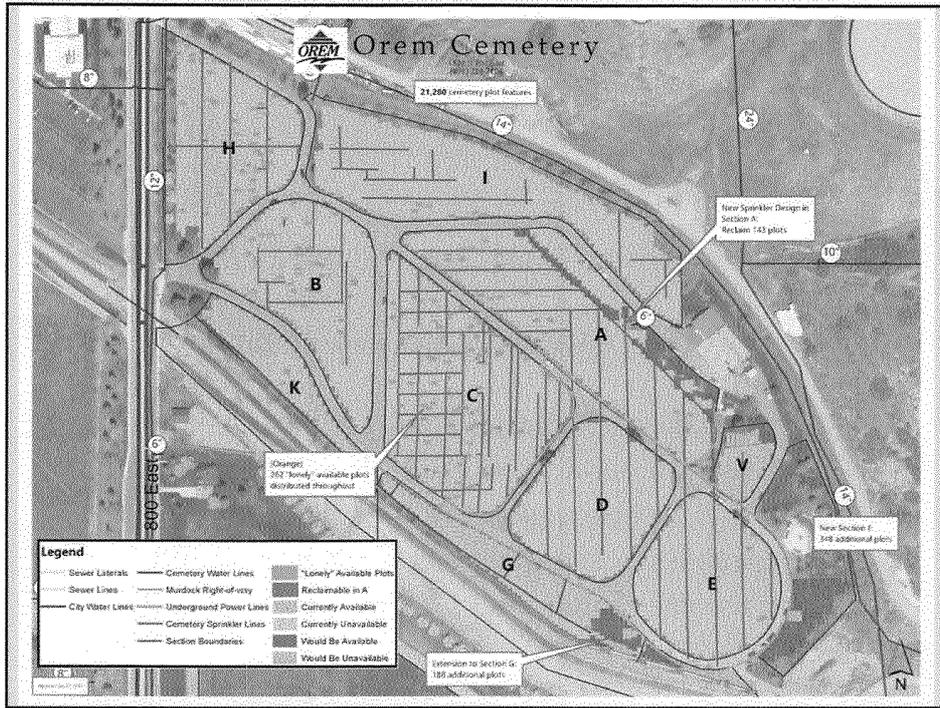
Within the City, approximately 35% of the housing stock is classified as multi-family units. This provided a reasonable opportunity for a person looking for moderate income housing to succeed. City staff anticipates finding additional means by which moderate incomes housing opportunities can be achieved with respect to new multi-family development.

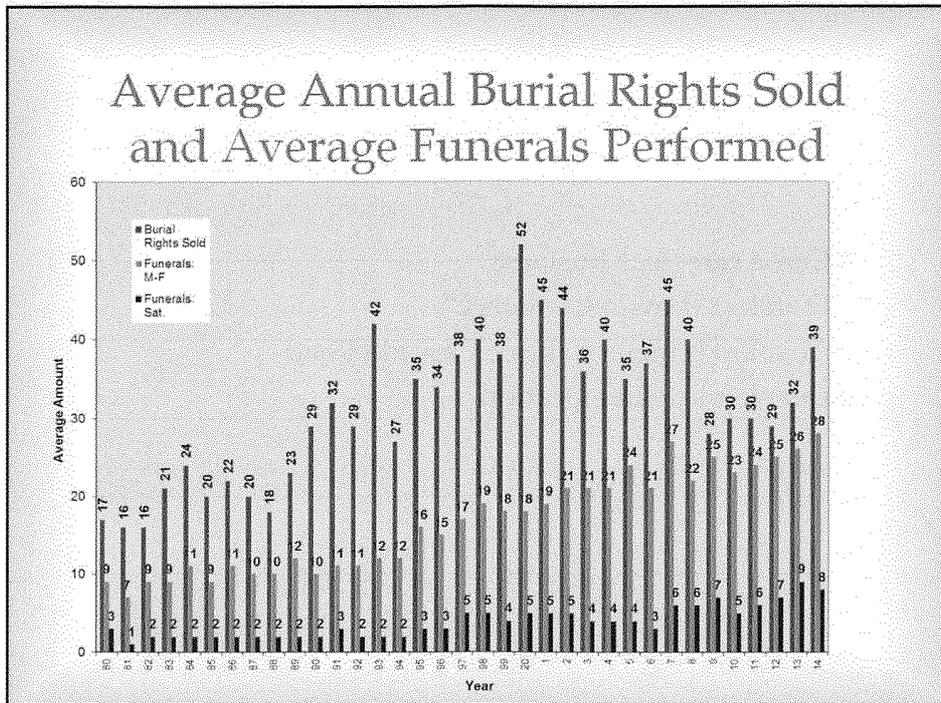
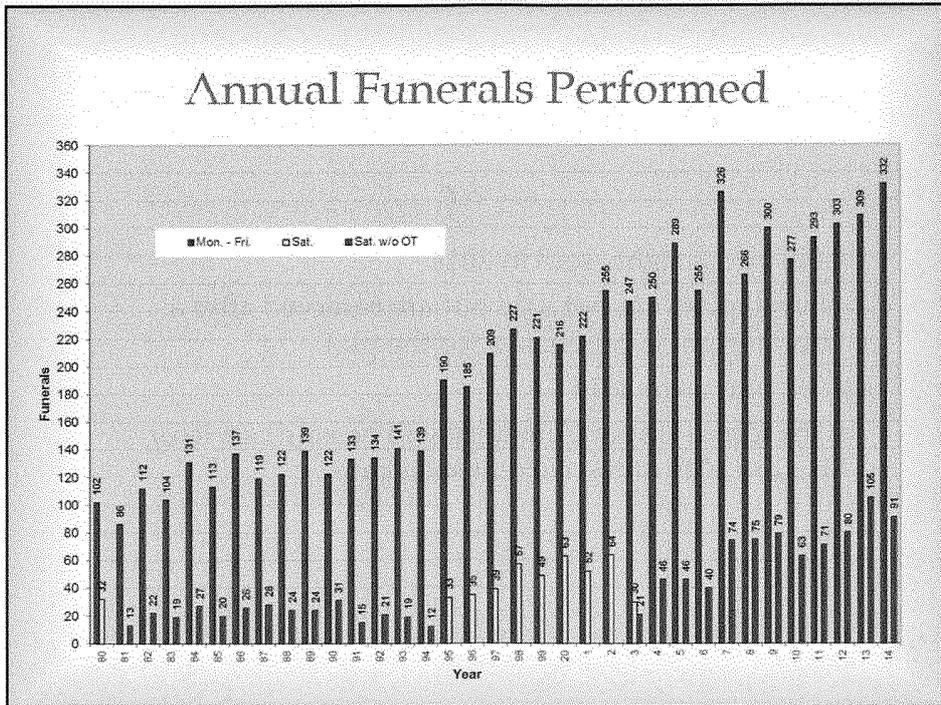
Orem Cemetery Status January 27, 2015



- ∞ 22.5 acres contained within the "Upper Cemetery" boundary
- ∞ Approximately 14 acres of useable land for burial plots
- ∞ 19,253 total useable burial plots
- ∞ 4,080 useable burial plots available in January of 2012
- ∞ 2,178 useable burial plots available currently
- ∞ 216 useable single burial plots available currently
- ∞ 1,916 useable multi-burial plots available currently







Orem Cemetery Future



- œ 465 burial rights sold in 2014
- œ Burial plots are not sold but are reserved after a burial right is purchased for the plot
- œ 332 burials in 2014
- œ The Orem Upper Cemetery will be **sold out in or before 2019** at the current sales rate

Orem Cemetery Future

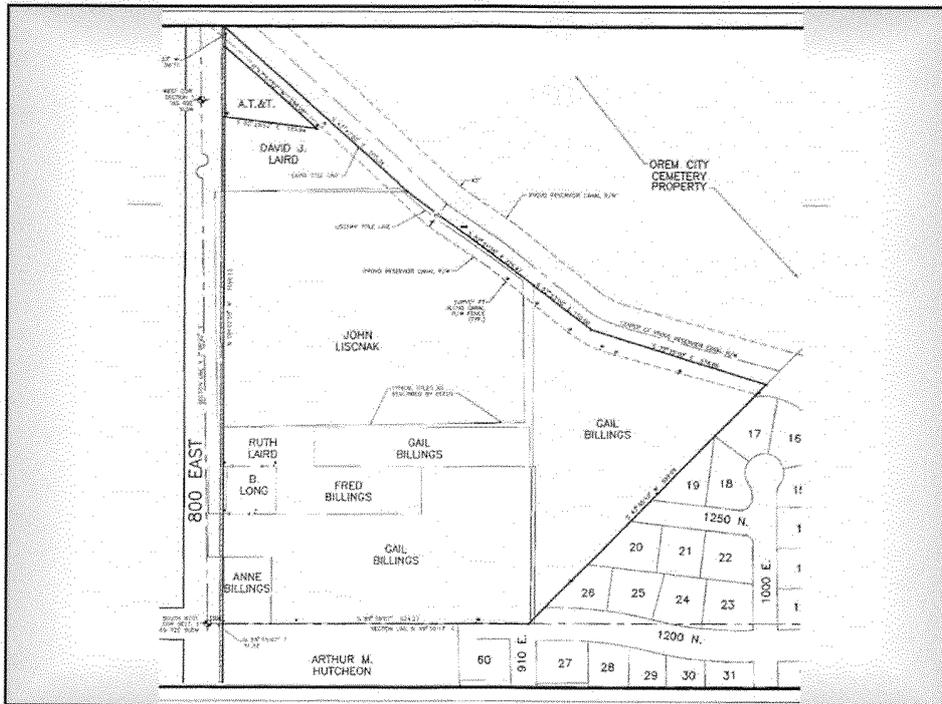


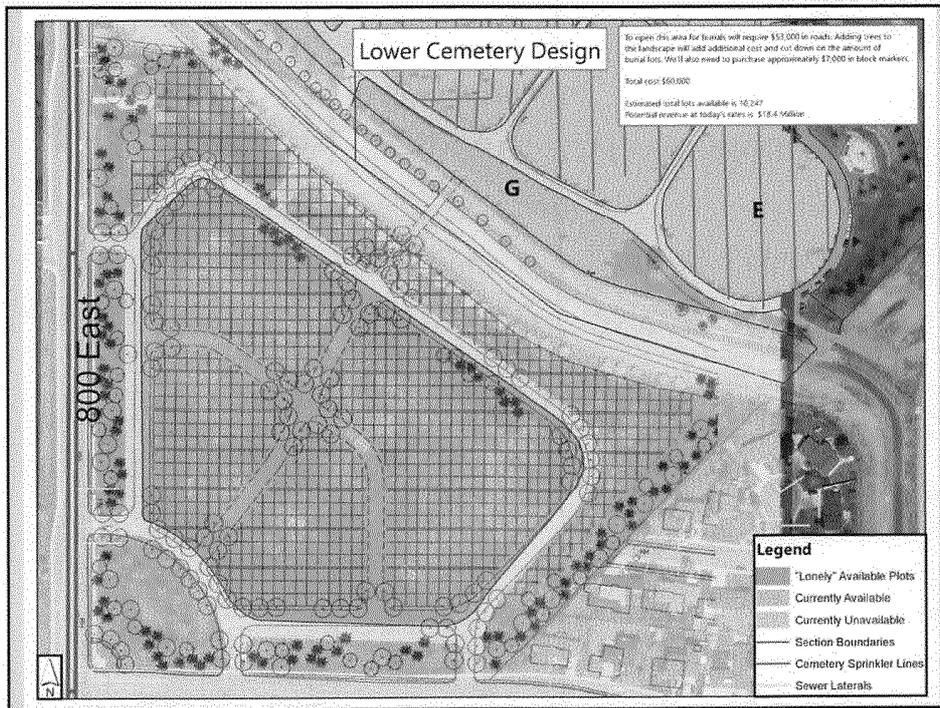
- œ Cease cemetery business
- œ Develop "Lower Cemetery"
- œ Develop cemetery above Cascade Road
- œ Develop satellite location

South Cemetery Expansion Property Purchases of 1993-1994



- œ David J. Laird
- œ John Lischak
- œ Ruth Laird
- œ Gail Billings (Trust Covering Three Properties)
- œ B. Long
- œ Fred Billings
- œ Anne Billings





Cemetery Expansion South of Murdock Canal Trail

❧

- ❧ 16.8 total acres owned by the Orem City Municipal Building Authority
- ❧ 7.8 grassed acres inside asphalt road currently used for three soccer fields
- ❧ Field 1 is 1.48 acres (195' x 331')
- ❧ Field 2 is 1.39 acres (191' x 315')
- ❧ Field 3 is 1.42 acres (190' x 327')

Satellite Cemetery Operation



⌘ No plans or concepts developed

Discussion

