



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
July 28, 2015

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

3:00 P.M. WORK SESSION – PUBLIC SAFETY TRAINING ROOM

1. **PRESENTATION – Lateral Infrastructure Warrantee Program (50 min)**
2. **UPDATE – Utility Master Plan (60 min)**
3. **UPDATE – Southwest Annexation (15 min)**
4. **DISCUSSION – E-Cigarette Ordinance (5 min)**

5:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM

PREVIEW UPCOMING AGENDA ITEMS

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

AGENDA REVIEW

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

CITY COUNCIL - NEW BUSINESS

7. **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

8. **MINUTES of City Council Meeting – June 23, 2015**

**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

9. UPCOMING EVENTS

10. APPOINTMENTS TO BOARDS AND COMMISSIONS

Public Works Advisory Commission1 vacancy

11. RECOGNITION OF NEW NEIGHBORHOODS IN ACTION OFFICERS

12. REPORT – Cries of Freedom

13. Walter C. Orem Award – Jerry and Betty Washburn

14. RESOLUTION – Designating 800 North Street in Orem as both Canyon Parkway and 800 North Street

REQUEST: The City Manager recommends that the City Council, by resolution, designate 800 North Street in Orem as both “Canyon Parkway” and “800 North Street”.

PRESENTER: Jamie Davidson

POTENTIALLY AFFECTED AREA: 800 North Street

BACKGROUND: 800 North Street in Orem is a State highway, a major east/west corridor through the City, and a gateway to Provo Canyon.

Several residents, businesses and former political leaders in Orem, including the late-Mayor Jerry Washburn, have suggested and requested that 800 North Street in Orem be designated as “Canyon Parkway”. The other State highway that constitutes a major east/west corridor running through Orem has already been re-designated as University Parkway.

City staff members have discussed this issue with UDOT and UDOT has indicated its willingness to allow 800 North Street to be jointly designated as Canyon Parkway and 800 North Street (in addition to its State highway designation of SR-52).

To avoid confusion and additional costs for residents and businesses currently located on 800 North Street, and to avoid confusion for the traveling public, all street signs will continue to use the 800 North designation in addition to the Canyon Parkway designation. The proposed resolution directs City staff to work with UDOT to implement this change.

CITY MANAGER’S APPOINTMENTS

15. APPOINTMENTS TO BOARDS AND COMMISSIONS

Planning Commission.....2 vacancies

PERSONAL APPEARANCES – 15 MINUTES

16. **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

17. **MOTION – Appoint Poll Workers and Polling Location for 2015 Primary and General Municipal Elections**

PRESENTER: Donna Weaver, City Recorder

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: Pursuant to Section 20A-5-602 of the Utah State Code, the City Council must appoint election poll workers at least fifteen days prior to the election.

Pursuant to Section 20A-5-403(1)(b) approval of the voting locations must also be approved by the City Council.

RECOMMENDATION: The City Recorder recommends the City Council, by motion:

- (1) Appoint the receiving and alternate poll workers for the 2015 Municipal Elections
- (2) Approve the polling location

SCHEDULED ITEMS

- 6:00 P.M. PUBLIC HEARING – Climate Controlled Storage in C2 Zone**
18. **ORDINANCE – Amending Section 22-8-17(7) of the Orem City Code pertaining to climate controlled storage units in the C2 zone**

REQUEST: Development Services requests the City Council amend Section 22-8-17(7) pertaining to climate controlled storage units in the C2 zone.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: Storage units have traditionally been limited to manufacturing zones in the City. However, in 2010 the City Code was amended to allow indoor climate controlled storage units in the C2 zone while still limiting outdoor storage units to the manufacturing zones. Prior to that time, no storage units were allowed in the C2 zone.

The City Code currently permits up to four (4) climate controlled storage unit facilities in the C2 zone. At the present time, two (2) locations have been approved for climate controlled storage units on State Street. OBOK Storage at 450 West 1600 North has been

completed while a second climate controlled storage project has been approved at 1030 North State Street, but construction has not yet begun at that site.

Given that State Street is one of the City’s main commercial corridors, Staff believes that the City Code should be amended to limit the number of allowed indoor storage units in the C2 zones to two locations. This would prohibit any additional indoor storage uses in the C2 zone. The C2 zone was “established to promote commercial and service users for general community shopping,” and allowing additional climate controlled storage units in the C2 zone takes away potential retail locations. Staff believes that additional storage units, including indoor storage units, are best suited for manufacturing or industrial zoned locations.

The proposed amendment is as follows:

22-8-17 Additional Provisions for Specific Uses

~~(7) No more than **four** two (4~~2~~) climate-controlled storage buildings may be located in the C2 zone. A site plan application for a climate controlled storage building may not be approved if the cumulative total of (1) existing climate controlled storage buildings, (2) approved and currently valid site plans for climate controlled storage buildings, and (3) valid site plan applications for climate controlled storage buildings filed before the proposed application, in the C2 zone, is four or greater. A site plan application for a climate controlled storage building that has not been placed on a Planning Commission agenda within six months after it is accepted by the City shall be null and void.~~

Advantages

- Preserves the number of locations for retail uses in the C2 zone.
- Indoor climate controlled storage may still be located in the M1, M2, and CM zones.
- Two climate controlled storage locations would still be allowed in the C2 zone.

Disadvantages

- May limit development opportunities for some property owners.

RECOMMENDATION: The Planning Commission recommends the City Council amend Section 22-8-17(7) pertaining to climate controlled storage units in the C2 zone. The planning staff supports the Planning Commission’s recommendation.

6:00 P.M. PUBLIC HEARING – PD-46 Zone

19. **ORDINANCE – Enacting Section 22-11-59 and Appendix NN (PD-46 zone) and amending Section 22-5-1 and Section 22-5-3(A) and the zoning map of the City of Orem to change the zone on property located generally at 200 East 1200 South from the R6.5 zone to the PD-46 zone**

REQUEST: Harold Irving requests the City enact Section 22-11-59 and Appendix NN (PD-46 zone) and amend Section 22-5-1 and Section 22-5-3(A) and the zoning map of Orem City to change the zone on property located generally at 200 East 1200 South from the R6.5 zone to the PD-46 zone

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Lakeridge Neighborhood

BACKGROUND: The applicant proposes to create the PD-46 zone to allow the development of a townhouse project on approximately 3.52 acres located at 200 East 1200 South.

The applicant recently constructed a townhouse development known as the Pheasant Meadows project in the PD-15 zone (Sleepy Ridge golf course area) and would like to construct the same type of townhouse units on vacant property located between 1100 South and 1200 South at 200 East. The property is adjacent to an LDS church building and existing multi-family units. There are three single-family homes that also border the proposed development.

The proposed PD-46 zone would have the following development standards:

Density – Up to 12 units per acre which is in line with other residential PD zones that have recently been approved.

Height – A maximum building height of 30 feet. Buildings in the surrounding zones may be built to a height of 35 feet.

Setbacks – Buildings must be set back at least 25 feet from 200 East and 1200 South and 18 feet from the back of the curb or back of sidewalk on interior private streets. Setbacks from the exterior boundary of the zone are 15 or 20 feet depending on the location and as shown in the concept plan.

Exterior Finishing Materials – Brick, stone, stucco, and cement fiber board siding are permitted materials. Wood and vinyl siding is prohibited except for trim or soffits.

Parking – At least 2.25 parking stalls per unit are required, one of which must be covered.

Landscaping – At least 35% of the net area of the development must be landscaping which may include open space areas and a tot lot.

Amenities –The proposed PD-46 zone concept plan shows several areas of open space and a tot lot area.

As part of the development, the developer will be required to complete that section of 200 East that runs through the subject property. A portion of 200 East just south of 1100 South was installed several years ago, but has not been dedicated as a public right-of-way. The road currently serves as an access which is owned by the LDS Church. The developer will be required to obtain the dedication of this northern section of 200 East and to make any additional off-site improvements to ensure the completion of 200 East between 1200 South and 1100 South.

Neighborhood Meeting – A neighborhood meeting was held on April 18, 2015, with five neighborhood residents in attendance. There were no negative comments concerning the proposal.

Advantages

- The proposed development fits in with surrounding land uses;
- The development provides an appropriate in-fill use;
- The property is best suited as higher density instead of single-family; and
- 200 East street will be completed between 1100 South and 1200 South as part of this project

Disadvantages

- None identified

RECOMMENDATION: The Planning Commission recommends the City Council enact Section 22-11-59 and Appendix NN (PD-46 zone), and amend Section 22-5-1 and Section 22-5-3(A) and the zoning map of the City of Orem to apply the PD-46 zone to 3.52 acres located generally at 200 East 1200 South. The planning staff supports the Planning Commission's recommendation.

20. RESOLUTION – Amending the conditional use permit of Verizon Wireless at 1545 South State Street in the C2 zone

REQUEST: Pete Simmons requests the City amend the conditional use permit of Verizon wireless at 1545 South State Street in the C2 zone.

PRESENTER:

POTENTIALLY AFFECTED AREA: Hillcrest Neighborhood

BACKGROUND: The City Council approved a conditional use permit in September 2014 that allowed Verizon Wireless to locate a cell tower and equipment shelter at 1545 South State Street. The shelter approved with the conditional use permit resembles a small garage or residential storage shed.

Verizon would now like to use a platform structure instead of the previously approved shelter to protect its equipment. The proposed platform would protect the equipment from above, but the sides would not be enclosed. This is the only requested change to the site. The nearest residential structure is over 300 feet to the east

RECOMMENDATION: The Planning Commission recommends the City Council approve, by resolution, the amended conditional use permit of Verizon Wireless at 1545 South State Street in the C2 zone. The planning staff supports the Planning Commission recommendation.

COMMUNICATION ITEMS

21. There are no communication items.

CITY MANAGER INFORMATION ITEMS

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

ADJOURNMENT

UPCOMING AGENDA ITEMS

AUGUST 4 & 18, 2015 – Utility Open Houses

AUGUST 25, 2015

Work Session – 3 p.m.

- Update – Siemens Energy Update (60 min)
- Update – Crime Analytics Program (15 min)
- Report – Victim Advocates (15 min)

Scheduled Items

- Canvass Primary Results
- ORD – Storm Water
- ORD – Rise Inc. Text Change & Rezone
- ORD – 12x12 NW Crossing
- ORD – The Parc on Center
- ORD – Amend SLU Codes

SEPTEMBER 8, 2015

Work Session – 3 p.m.

- Tour – Alta Springs

Mayor's Items

SEPTEMBER 22, 2015

Work Session – 3 p.m.

- Draft State Street Master Plan

Mayor's Items

- Report – Orem Arts Council
- ORD – Siemens Energy Ordinance (or Oct. 13)

OCTOBER 13, 2015

Work Session – 3 p.m.

- Draft Utility Master Plan

Mayor's Items

- Report – Recreation

October 22, 2015 – Noon Meeting with Provo in Orem

OCTOBER 27, 2015

Work Session – 3 p.m.

Mayor's Items

- Report – Library Advisory Commission

NOVEMBER 10, 2015

Work Session – 3 p.m.

Mayor's Items

NOVEMBER 17, 2015

Work Session – 3 p.m.

Mayor's Items

- Report – Metropolitan Water Board

DECEMBER 8, 2015

Work Session – 3 p.m.

Mayor's Items

- Mayor Pro Tem – Jan 1 – Jun 30, 2016

Report Schedule:

January..... Walter C. Orem

February..... Beautification

March..... Sleepy Ridge Golf Course

April..... Open Meetings Training

May..... Heritage

..... SummerFest

June..... Senior Advisory Commission

..... Annual Review--Gang Loitering Free Areas

..... Mayor Pro Tem

..... City Manager Evaluation

July..... Walter C. Orem

September..... Library

..... Orem Arts Council

October..... Recreation

November..... Metropolitan Water Board

December..... Mayor Pro Tem

UPCOMING EVENTS

DATE	BUSINESS AND LOCATION	TYPE
July 29.....	Habitat for Humanity..... Washburn Reams Estates	Washburn Reams Ribbon Cutting 7:00 pm
July 30.....	NIA Senior Friendship Center	Meet the Candidates Night - 6:00 pm
Aug 4.....	City of Orem Senior Friendship Center	Utility Info Open House 6:00 – 8:00 pm
Aug 11.....	City of Orem	Municipal Primary
Aug 18.....	City of Orem Senior Friendship Center	Utility Info Open House 6:00 – 8:00 pm
Sept 2.....	City of Orem Mt. Timpanogos Park	Volunteer Appreciation Night – 6:00 pm
Sept 3-5.....	Storytelling Festival Mt. Timpanogos Park	Various Events
Sept 10.....	City of Orem/United Way..... Locations TBD	Day of Caring 7:30 am & Employee Appreciation Lunch/Awards – Noon
Sept. 15-18	ULCT..... Salt Lake Sheraton	2015 Annual Conference
Nov 3.....	City of Orem	Municipal General Election

Public Works Advisory Appointments

Stanley Roberts, Jr.

Walter C. Orem
Award

Walter C. Orem Award: Jerry and Betty Washburn

As a City Council, it is our privilege to recognize the outstanding efforts of dedicated, civic-minded individuals in our community. Tonight, it is our honor to recognize a married couple, a true partnership committed to a lifetime of service to both family and fellow citizens. It is our pleasure to recognize the distinguished service of Jerry and Betty Washburn.

Jerry and Betty became an inseparable team when they married in 1966 after meeting at BYU. He was a young man who was raised in Orem, and she was a southern girl from Georgia—both happy and excited to build a life and a family together in our community. The Washburns have six children, four sons and two daughters. Service, responsibility, and charity have long been guiding principles in the Washburn family as evidenced by their dedication to each other, neighbors, church service, and civic assignments.

Jerry's desire to serve began at a young age when he was elected to be the Student Body President of Hillcrest Elementary School. Later, he voluntarily served as an LDS missionary in the Southern States Mission before graduating with a Political Science degree from Brigham Young University. Even with her significant responsibilities as a busy, young wife and mother, Betty always served as Jerry's partner during his days as a student and in launching their own business, Washburn Motors. Betty became a licensed hairdresser and has provided great service to others through her talents in this area.

Over the years, Betty took on a wide variety of responsibilities in her children's schools, volunteering and lending a hand whenever needed. She would also go out of her way to help neighbors and engage in other charitable causes throughout the community. Jerry took on many volunteer assignments in Orem as well. He was President of the Orem Chamber of Commerce; Founding Director and Past Chairman of the Commission for Economic Development in Orem; Regional Board Member of Zions Bank; Director of Universal Campus Credit Union; Trustee of the SCERA Board; Chairman of the committee to form neighborhood organizations in Orem; Board Member of Utah Valley University; and Mayor of the City of Orem for 11 years.

During his service as Mayor, he was Chairman of the Utah County Regional Planning Organization; Chairman of the Mountainland Association of Governments; Chairman of the Utah County Council of Governments; Chairman of the Utah Joint Highway Committee; and Chairman of the Council of Governments Transportation Task Force. He was an active participant in many other local and regional boards and committees. Other Utah Valley mayors looked up to Mayor Washburn and valued his advice and expertise. He became a trusted friend and advisor to leaders at all levels of public service. Mayor Washburn appreciated resident involvement and helped to encourage others to serve. He was known for his friendly demeanor and genuine interest in people. He was a compassionate leader who valued thoughtful discussions and the opinions of others. Throughout his service as Mayor, Betty supported Jerry in his many responsibilities. She attended countless events, tirelessly spoke with thousands of people, and acted as a gracious ambassador for Orem. He regularly credited Betty for her hard work and expressed his gratitude for her help, advice, and companionship.

Together, Jerry and Betty Washburn have been advocates for education, the arts, recreation, open space, and quality activities for young people. They have served together in their neighborhood and church with assignments such as Bishop, Stake President, Counselor in the Provo Utah Mission Presidency, Mission President of San Diego Mission, Counselor in the MTC Mission Presidency, Relief Society Presidency, and many other teaching opportunities.

Family has always been the highest priority for Jerry and Betty, both valuing their role as parents and grandparents and continually offering love and support to family members in both the West and the South. Since Jerry's passing in 2011, Betty continues to serve her family, her church, and the community. In 2012, the Washburn Family honored the community by participating as the Grand Marshal for the Orem Summerfest Parade. Betty is currently serving as the Relief Society President for her LDS Stake and happily taking care of her children and grandchildren. Her family describes her as "getting busier every day."

It is truly an honor to present the Walter C. Orem Award for Outstanding Service to Jerry and Betty Washburn, two excellent examples of community stewardship and volunteerism. We celebrate the tremendous legacy of service that has been created in the Washburn Family and thank them for their many contributions to Orem.

CITY OF OREM
CITY COUNCIL MEETING
JULY 28, 2015



REQUEST:	RESOLUTION – Designating 800 North Street in Orem as both Canyon Parkway and 800 North Street.
APPLICANT:	City of Orem
FISCAL IMPACT:	Approximately \$15,000

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- E-mailed to newspapers
- Neighborhood Chair

SITE INFORMATION:

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

PLANNING COMMISSION RECOMMENDATION
Vote:

PREPARED BY: Greg Stephens City Attorney

RECOMMENDATION:

The City Manager recommends that the City Council, by resolution, designate 800 North Street in Orem as both “Canyon Parkway” and “800 North Street”.

BACKGROUND:

800 North Street in Orem is a State highway, a major east/west corridor through the City, and a gateway to Provo Canyon.

Several residents, businesses and former political leaders in Orem, including the late-Mayor Jerry Washburn, have suggested and requested that 800 North Street in Orem be designated as “Canyon Parkway”. The other State highway that constitutes a major east/west corridor running through Orem has already been re-designated as University Parkway.

City staff members have discussed this issue with UDOT and UDOT has indicated its willingness to allow 800 North Street to be jointly designated as Canyon Parkway and 800 North Street (in addition to its State highway designation of SR-52).

To avoid confusion and additional costs for residents and businesses currently located on 800 North Street, and to avoid confusion for the traveling public, all street signs will continue to use the 800 North designation in addition to the Canyon Parkway designation. The proposed resolution directs City staff to work with UDOT to implement this change.

DRAFT

RESOLUTION NO. _____

A RESOLUTION DIRECTING THAT 800 NORTH STREET IN OREM SHALL BE JOINTLY DESIGNATED AS CANYON PARKWAY AND 800 NORTH STREET

WHEREAS 800 North Street in Orem is a State highway and a major east/west corridor through the City; and

WHEREAS 800 North Street in Orem is a gateway to Provo Canyon; and

WHEREAS several residents, businesses and former political leaders in Orem, including the late-Mayor Jerry Washburn, have suggested and requested that 800 North Street in Orem be designated as “Canyon Parkway”; and

WHEREAS the other State highway that constitutes a major east/west corridor running through Orem has already been re-designated as University Parkway; and

WHEREAS City staff members have discussed this issue with UDOT and UDOT has indicated its willingness to allow 800 North Street to be jointly designated as Canyon Parkway and 800 North Street (in addition to its State highway designation of SR-52); and

WHEREAS the City Council desires to designate 800 North Street in Orem as “Canyon Parkway”; and

WHEREAS to avoid confusion and additional costs for residents and businesses currently located on 800 North Street, and to avoid confusion for the traveling public, all street signs will continue to use the 800 North designation in addition to the Canyon Parkway designation; and

WHEREAS the City Council has reviewed this matter and finds that this name re-designation is in the best interests of the City and the health, safety and welfare of its citizens.

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

1. The City Council hereby directs that 800 North Street in Orem shall be jointly designated as “Canyon Parkway” and “800 North Street”. This highway will also continue to be known by its Utah State highway designation (currently SR-52).
2. The City Council hereby authorizes and directs City staff to work with UDOT to implement this Resolution and to change affected street signs.
3. All acts, orders, resolutions and ordinances, and parts thereof, in conflict with this Resolution are hereby rescinded.
4. This Resolution shall become effective immediately upon passage.

DRAFT

PASSED AND APPROVED this 28th day of July 2015.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

Planning Commission Appointments

Carl Cook

Reappointment(s)

Michael Walker

CITY OF OREM
CITY COUNCIL MEETING
JULY 28, 2015



REQUEST:	MOTION - Appointment of Election Poll Workers and Approval of Voting Location – 2015 Municipal Elections
APPLICANT:	Donna Weaver, City Recorder
FISCAL IMPACT:	Already budgeted

NOTICES:

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

SITE INFORMATION:

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

PREPARED BY: Donna Weaver City Recorder
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RECOMMENDATION:

The City Recorder recommends the City Council, by motion:

- (1) Appoint the receiving and alternate poll workers for the 2015 Municipal Elections**
- (2) Approve the polling location**

BACKGROUND:

Pursuant to Section 20A-5-602 of the Utah State Code, the City Council must appoint election poll workers at least fifteen days prior to the election.

Pursuant to Section 20A-5-403(1)(b) approval of the voting locations must also be approved by the City Council.

Proposed Poll Workers Orem Municipal Elections, 2015

Bennett, Robert C.
Bennett, Helen Linnea
Beus, Jill
Bierma, Rick
Brown, Lynda
Bushman, Heidi
Chandler, Michelle
Fogth, Amy
Hornabrook, Elisabeth
Johnson, David C.
Keeley, Mayli
King, Lance
Lynn, Lynne
Miller, Candace
Orullian, Aaron
Payne, Valerie
Peterson, Regie
Peterson, Sharon
Stewart, Kathy
Thomson, R. Stephen
Tobler, Christine
Tobler, Wayne
Wallace, Gloria S.
Whitaker, Wendy

2015 Polling Location

Polling Location	Precincts	Address			
Orem City Center	Voting Center – all precincts	56 N State St	Orem	UT	84058

CITY OF OREM
CITY COUNCIL MEETING
 JULY 28, 2015



REQUEST:	6:00 P.M. PUBLIC HEARING – CLIMATE CONTROLLED STORAGE IN C2 ZONE ORDINANCE – Amending Section 22-8-17(7) of the Orem City Code pertaining to climate controlled storage units in the C2 zone
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers

SITE INFORMATION:

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

**PLANNING COMMISSION
 RECOMMENDATION**

6-0 for approval

PREPARED BY:

David Stroud, AICP
 Planner

REQUEST:

Development Services requests the City Council amend Section 22-8-17(7) pertaining to climate controlled storage units in the C2 zone.

BACKGROUND:

Storage units have traditionally been limited to manufacturing zones in the City. However, in 2010 the City Code was amended to allow *indoor* climate controlled storage units in the C2 zone while still limiting *outdoor* storage units to the manufacturing zones. Prior to that time, no storage units were allowed in the C2 zone.

The City Code currently permits up to four (4) climate controlled storage unit facilities in the C2 zone. At the present time, two (2) locations have been approved for climate controlled storage units on State Street. OBOK Storage at 450 West 1600 North has been completed while a second climate controlled storage project has been approved at 1030 North State Street, but construction has not yet begun at that site.

Given that State Street is one of the City’s main commercial corridors, Staff believe that the City Code should be amended to limit the number of allowed indoor storage units in the C2 zones to two locations. This would prohibit any additional indoor storage uses in the C2 zone. The C2 zone was “established to promote commercial and service users for general community shopping,” and allowing additional climate controlled storage units in the C2 zone takes away potential retail locations. Staff believe that additional storage units, including indoor storage units, are best suited for manufacturing or industrial zoned locations.

The proposed amendment is as follows:

22-8-17 Additional Provisions for Specific Uses

- (7) No more than ~~four~~ two (4~~2~~) climate-controlled storage buildings may be located in the C2 zone. ~~A site plan application for a climate controlled storage building may not be approved if the cumulative total of (1) existing climate controlled storage buildings, (2) approved and currently valid site plans for climate controlled storage buildings, and (3) valid site plan applications for climate controlled storage buildings filed before the proposed application, in the C2 zone, is four or greater. A site plan application for a climate controlled storage building that has not been placed on a Planning Commission agenda within six months after it is accepted by the City shall be null and void.~~

Advantages

- Preserves the number of locations for retail uses in the C2 zone.
- Indoor climate controlled storage may still be located in the M1, M2, and CM zones.
- Two climate controlled storage locations would still be allowed in the C2 zone.

Disadvantages

- May limit development opportunities for some property owners.

RECOMMENDATION:

The Planning Commission recommends the City Council amend Section 22-8-17(7) pertaining to climate controlled storage units in the C2 zone. The planning staff supports the Planning Commission's recommendation.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-8-17(7) OF THE OREM CITY CODE PERTAINING TO CLIMATE CONTROLLED STORAGE UNITS IN THE C2 ZONE

WHEREAS on March 31, 2015, Development Services filed an application with the City of Orem requesting the City amend Section 22-8-17(7) of the Orem City Code pertaining to climate controlled storage units in the C2 zone; and

WHEREAS the proposed amendment limits the total number of climate controlled storage units to two (2) in the C2 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on June 17, 2015, and the Planning Commission recommended approval of the proposed amendment; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, on the Orem City Webpage, utah.gov/pmn, and at the City Offices at 56 North State Street; and

WHEREAS a public hearing considering the subject application was held by the City Council on July 28, 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; and the special conditions applicable to the request.

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

1. The City Council finds that this request is in the best interest of the City because limiting the number of climate controlled storage unit locations to two in the C2 zone will help to preserve additional C2 zone locations for commercial/retail businesses.

2. The City Council hereby amends Article 22-8-17(7) of the Orem City Code to read as follows:

22-8-17 Additional Provision for Specific Uses

(7) No more than two (2) climate-controlled storage buildings may be located in the C2 zone

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

4. All ordinances or policies in conflict herewith are hereby repealed.

DRAFT

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

PASSED, APPROVED and ORDERED PUBLISHED this 28th day of July 2015.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

PLANNING COMMISSION MINUTES – JUNE 17, 2015

AGENDA ITEM 3.1 is a request by Development Services to **AMEND SECTION 22-8-17(7) OF THE OREM CITY CODE AS IT PERTAINS TO CLIMATE CONTROLLED STORAGE UNITS.**

Staff Presentation: Mr. Stroud said the current City Code permits up to four (4) climate controlled storage unit facilities in the C2 zone. A non-climate controlled storage unit development, the typical style that is constructed, is not permitted in the C2 zone. At the present time, two (2) locations have been approved for climate controlled storage units with one having construction completed. OBOK Storage at 450 West 1600 North was approved in 2012 and received final building approval in 2013. The second is Superior Storage at 1030 North State Street which received site plan approval in April 2015. The applicant is currently working toward submitted for building permit approval. Site plan approval of a commercial development is valid for two years. This text change does not affect Superior Storage.

Personal storage units have not been permitted in the C2 zone for many years. However, the Code was amended in 2010 to allow indoor climate controlled storage units in the C2 zone. The current language of the Code states that no more than four (4) locations in the C2 zone may be used to locate climate controlled storage units.

The C2 zone is “*established to promote commercial and service users for general community shopping.*” Permitting climate controlled storage units in the C2 zone takes away potential retail locations. The C2 zone is designed for uses that capture the traveling public, which storage units do not fulfill. Customers don’t usually drive by a storage unit business and decide to stop as is often done with retail or restaurant uses. Storage units are best suited to manufacturing or industrial zoned locations. The proposed amendment is as follows:

22-8-17 Additional Provisions for Specific Uses

(7) No more than ~~four~~ two (42) climate-controlled storage buildings may be located in the C2 zone. ~~A site plan application for a climate controlled storage building may not be approved if the cumulative total of (1) existing climate controlled storage buildings, (2) approved and currently valid site plans for climate controlled storage buildings, and (3) valid site plan applications for climate controlled storage buildings filed before the proposed application, in the C2 zone, is four or greater. A site plan application for a climate controlled storage building that has not been placed on a Planning Commission agenda within six months after it is accepted by the City shall be null and void.~~

Advantages

- Increases potential locations of retail uses
- Indoor climate controlled storage may still be located in the M1, M2, and CM zones

Disadvantages

- None determined.

Recommendation: The Development Review Committee recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-8-17(7) as it pertains to climate controlled storage units in the C2 zone.

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

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

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

Planning Commission Action: Ms. Jeffreys said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to recommend the City Council amend Section 22-8-17(7) pertaining to climate controlled storage units in the C2 zone. Vice Chair Iglesias seconded the motion.

Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

CITY OF OREM
CITY COUNCIL MEETING
JULY 28, 2015



REQUEST:	6:00 P.M. PUBLIC HEARING – PD-46 ZONE ORDINANCE – Enacting Section 22-11-59 and Appendix NN (PD-46 zone) and amending Section 22-5-1 and Section 22-5-3(A) and the zoning map of the City of Orem to change the zone on property located generally at 200 East 1200 South from the R6.5 zone to the PD-46 zone
APPLICANT:	Harold Irving
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Mailed 207 notices on June 16, 2015
- Posted property one June 26, 2015

SITE INFORMATION:

General Plan Designation:
Medium Density Residential

Current Zone:
R6.5

Acreage: **3.52**

Neighborhood: **Lakeridge**

Neighborhood Chair: **Harold and Dana Rogers**

**PLANNING COMMISSION
RECOMMENDATION**

5-0 for approval

PREPARED BY:

David Stroud, AICP
Planner

REQUEST:

Harold Irving requests the City enact Section 22-11-59 and Appendix NN (PD-46 zone) and amend Section 22-5-1 and Section 22-5-3(A) and the zoning map of Orem City to change the zone on property located generally at 200 East 1200 South from the R6.5 zone to the PD-46 zone.

BACKGROUND:

The applicant proposes to create the PD-46 zone to allow the development of a townhouse project on approximately 3.52 acres located at 200 East 1200 South.

The applicant recently constructed a townhouse development known as the Pheasant Meadows project in the PD-15 zone (Sleepy Ridge golf course area) and would like to construct the same type of townhouse units on vacant property located between 1100 South and 1200 South at 200 East. The property is adjacent to an LDS church building and existing multi-family units. There are three single-family homes that also border the proposed development.

The proposed PD-46 zone would have the following development standards:

Density – Up to 12 units per acre which is in line with other residential PD zones that have recently been approved.

Height – A maximum building height of 30 feet. Buildings in the surrounding zones may be built to a height of 35 feet.

Setbacks – Buildings must be set back at least 25 feet from 200 East and 1200 South and 18 feet from the back of the curb or back of sidewalk on interior private streets. Setbacks from the exterior boundary of the zone are 15 or 20 feet depending on the location and as shown in the concept plan.

Exterior Finishing Materials – Brick, stone, stucco, and cement fiber board siding are permitted materials. Wood and vinyl siding is prohibited except for trim or soffits.

Parking – At least 2.25 parking stalls per unit are required, one of which must

be covered.

Landscaping – At least 35% of the net area of the development must be landscaping which may include open space areas and a tot lot.

Amenities –The proposed PD-46 zone concept plan shows several areas of open space and a tot lot area.

As part of the development, the developer will be required to complete that section of 200 East that runs through the subject property. A portion of 200 East just south of 1100 South was installed several years ago, but has not been dedicated as a public right-of-way. The road currently serves as an access which is owned by the LDS Church. The developer will be required to obtain the dedication of this northern section of 200 East and to make any additional off-site improvements to ensure the completion of 200 East between 1200 South and 1100 South.

Neighborhood Meeting – A neighborhood meeting was held on April 18, 2015, with five neighborhood residents in attendance. There were no negative comments concerning the proposal.

Advantages

- The proposed development fits in with surrounding land uses;
- The development provides an appropriate in-fill use;
- The property is best suited as higher density instead of single-family; and
- 200 East street will be completed between 1100 South and 1200 South as part of this project

Disadvantages

- None identified

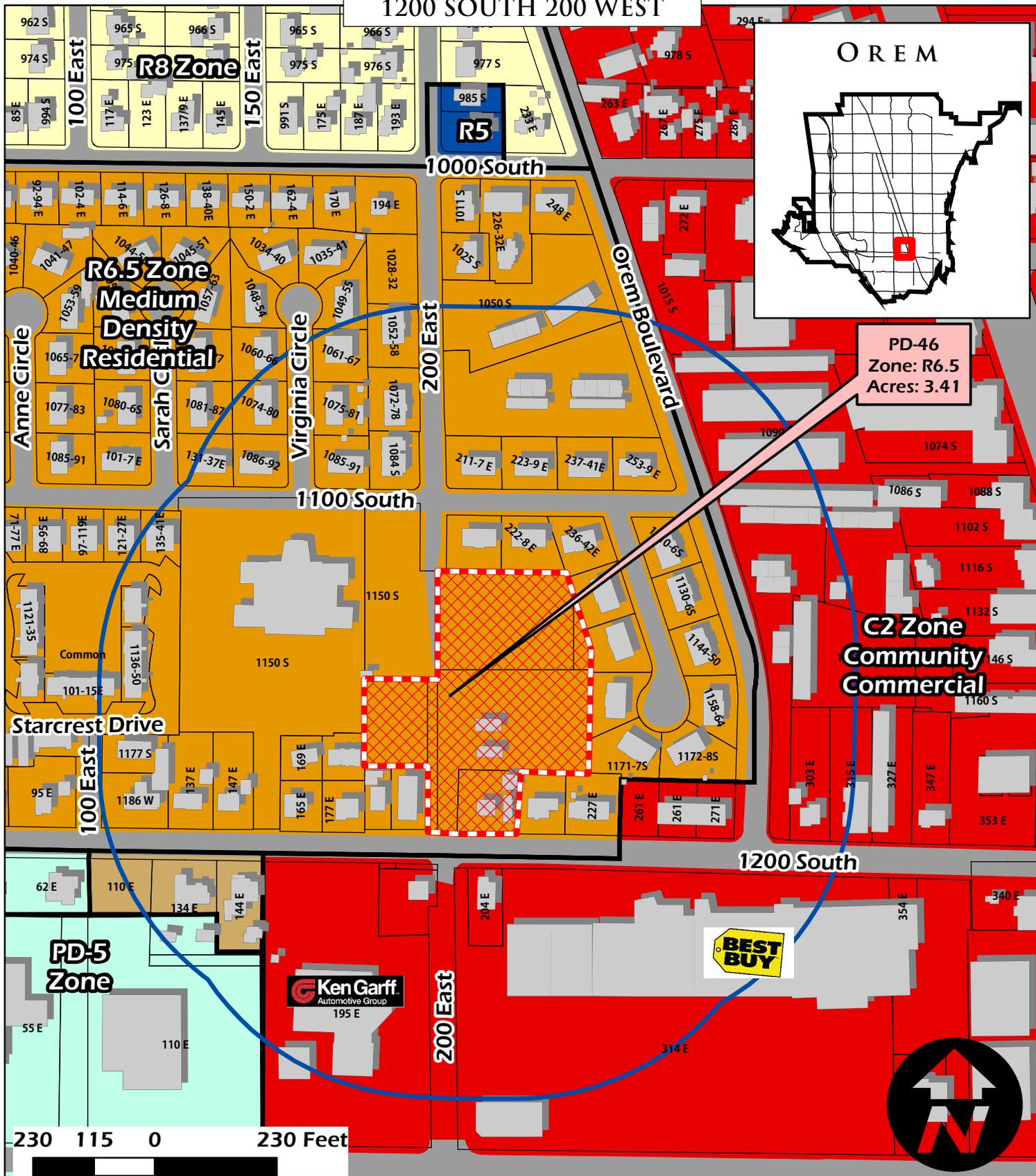
RECOMMENDATION:

The Planning Commission recommends the City Council enact Section 22-11-59 and Appendix NN (PD-46 zone), and amend Section 22-5-1 and Section 22-5-3(A) and the zoning map of the City of Orem to apply the PD-46 zone to 3.52 acres located generally at 200 East 1200 South. The planning staff supports the Planning Commission's recommendation.



PD-46 ZONE

1200 SOUTH 200 WEST



PD-46
Zone: R6.5
Acres: 3.41

C2 Zone
Community
Commercial

PD-5
Zone

R6.5 Zone
Medium
Density
Residential

R8 Zone

R5

◆ PD-46 Zone;
R6.5 Zone; 3.41 Acres.

NIA CONTACT:
Lakeridge Neighborhood
Harold and Dana Rogers

Legend
■ Notification Boundary
■ Buildings
■ Parcels

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL ENACTING SECTION 22-11-59 AND APPENDIX NN (PD-46 ZONE), AND AMENDING SECTION 22-5-1 AND SECTION 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM TO CHANGE THE ZONE ON 3.52 ACRES LOCATED GENERALLY AT 200 EAST 1200 SOUTH FROM THE R6.5 ZONE TO THE PD-46 ZONE

WHEREAS on April 24, 2015, Harold Irving filed an application with the City of Orem requesting the City enact Section 22-11-59 and Appendix NN (PD-46 zone), and amend Section 22-5-1 and Section 22-5-3(A) and the zoning map of Orem City to change the zone on 3.52 acres located generally at 200 East 1200 South from the R6.5 zone to the PD-46 zone; and

WHEREAS the proposed PD-46 zone permits up to twelve units per acre of townhome units; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on July 1, 2015, and the Planning Commission recommended approval of the request; and

WHEREAS notices of the public hearing to be held before the City Council on the subject application were mailed to all residents and property owners within 500 feet of the proposed PD-46 zone; and

WHEREAS the agenda of the City Council meeting at which the public hearing on the subject application was heard was posted at the Orem Public Library, on the Orem City webpage and at the City Offices at 56 North State Street; and

WHEREAS a public hearing considering the subject application was held by the City Council on July 28, 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; and the special conditions applicable to the request.

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

1. The City Council finds that this request is in the best interest of the City because it will allow the development of vacant property with the most appropriate residential use.
2. The City Council hereby enacts Section 22-11-59 (PD-46 zone) as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.

DRAFT

3. The City Council hereby amends Article 22-5-1 to add the PD-46 zone to the approved list of PD zones in the City of Orem as shown in Exhibit "B" which is attached hereto and incorporated herein by reference.

4. The City Council hereby amends Article 22-5-3(A) and the zoning map of Orem City by changing the zone on property located generally at 200 East 1200 South from the R6.5 zone to the PD-46 zone as shown in Exhibit "C" which is attached hereto and incorporated herein by reference.

5. The City Council hereby amends the Appendix of the Orem City Code by enacting Appendix "NN" as shown in Exhibit "D" which is attached hereto and incorporated herein by reference.

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

7. All ordinances or policies in conflict herewith are hereby repealed.

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

PASSED, APPROVED and ORDERED PUBLISHED this 28th day of July 2015.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

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EXHIBIT A

22-5-1 Establishment.

The City of Orem is hereby divided into zones and districts as follows:

...

PD ZONES

- PD-1 Foxmoor Subdivision.
- PD-2 800 North between 200 East and 400 East.
- PD-3 800 North between 100 West and 200 East - Repealed.
- PD-4 Southeast Corner of 800 North 800 East.
- PD-5 1300 South between 200 East and Main Street.
- PD-6 Timpanogos Research & Technology Park.
- PD-7 The Retreat, 100 South 400 West.
- PD-8 Palisades Drive between 600 North and 800 North.
- PD-9 Palisades Drive between 500 North and 600 North.
- PD-10 Northwest Corner of 800 North and 800 East.
- PD-11 Cascade Technology Park.
- PD-12 Southwest Corner of 1300 South and Main Street.
- PD-13 Southwest Corner of 400 North and Orem Boulevard.
- PD-14 Residential Estate Zone.
- PD-15 2000 West Springwater Park Drive.
- PD-16 400 South 1800 West.
- PD-17 1200 South Between 50 East and 150 East.
- PD-18 Residential Estate Zone, The Berkshires, 1300 South Carterville Road.
- PD-19 South Rim PRD, 1755 South 750 East.
- PD-20 Jameson Point PRD, 1559 South 850 East.
- PD-21 Student Housing Village Zone, 1200 South Geneva Road.
- PD-22 Urban Village
- PD-23 Midtown Village, 320 South State
- PD-24 Carrara Estates, 1300 North 400 East and 1600 North 400 East
- PD-25 Verona, 600 South 800 East
- PD-26 Tanglewood, 1600 North 1200 West
- PD-27 Blackhorse Run II, 700 South Geneva Road
- PD-28 North Pointe Plaza, 1600 North 1030 West.
- PD-29 Siena Villas at Columbia Lane.
- PD-30 Centennial Plaza.
- PD-31 Intermodal Center - 1350 West 1000 South.
- PD-32 MBARQ Senior Independent Living Facility – 256 East Center.
- PD-33 Transit Oriented Development - 800 South Geneva Road.
- PD-34 University Place - 1300 South State Street.
- PD-35 Windsor Court, 320 West 1360 North.
- PD-36 Orem Falls Business Park, 1200 North Geneva Road.
- PD-37 Legacy at Orem - 1450 South State Street.
- PD-38 Summit Ridge Apartments - 1697 South 400 East.
- PD-39 Cascade Village, 920 North and State Street.
- PD-40 460 South State Street.
- PD-41 1200 West Center Street
- PD-42
- PD-43
- PD-44
- PD-45
- PD-46 200 East 1200 South

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EXHIBIT B

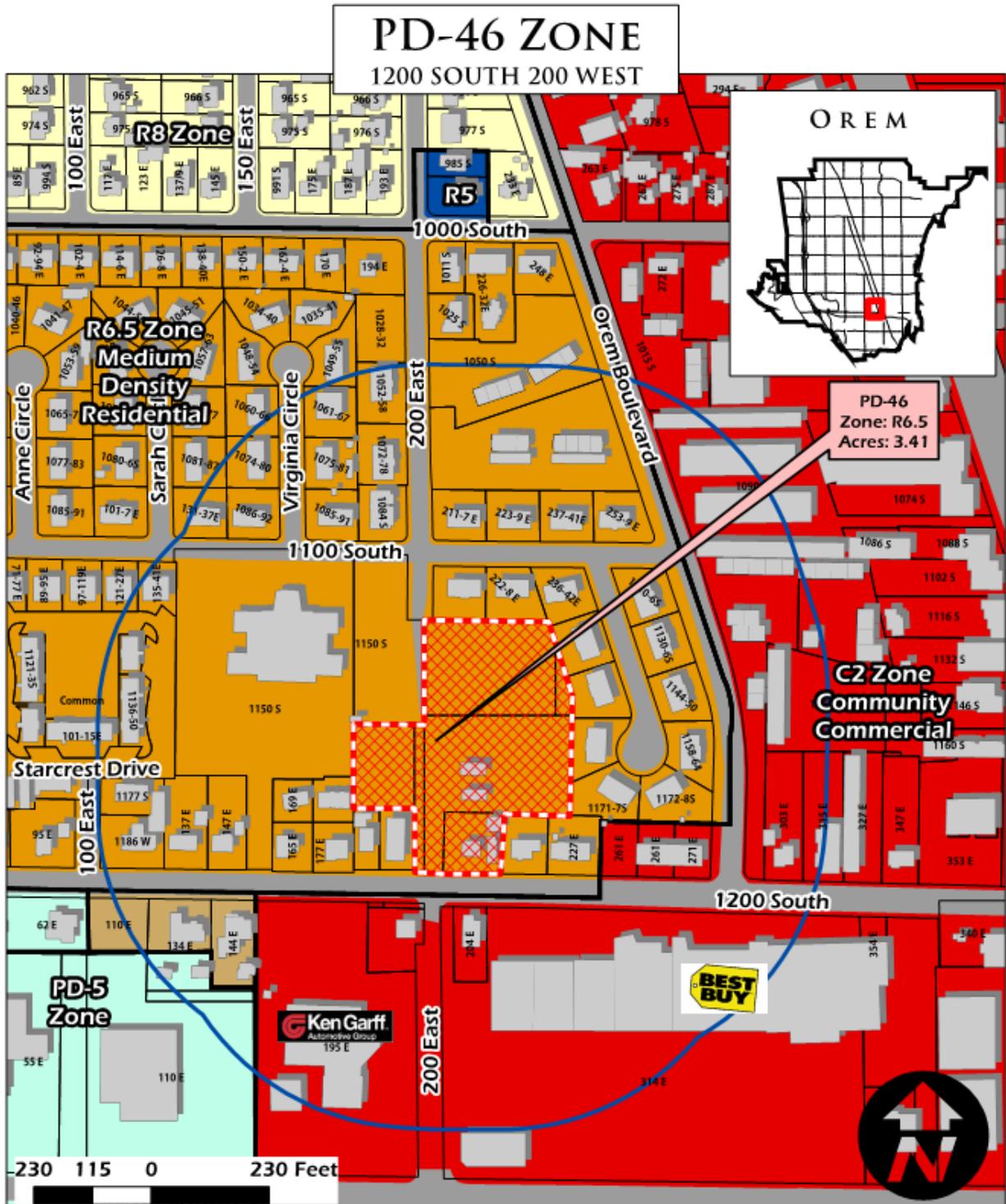
22-11-59

PD-46 Zone, 1200 South 200 East

- A. **Purpose.** The purpose of the PD-46 zone is to allow a planned development of attached residential dwelling units on property located at 1200 South 200 East.
- B. **Development Standards.** The standards and provisions set forth in Article 22-7 of the Orem City Code shall apply to the PD-46 zone, except as expressly modified as follows:
1. **Density.** The maximum density in the PD-46 zone shall be 12 units per acre.
 2. **Height.** The maximum height for all primary structures shall be 30 feet with no restriction as to second story square footage or basement square footage.
 3. **Setbacks.** All setbacks shall be as shown in the concept plan included as Appendix “NN” of the Orem City Code. All structures shall be set back at least the following distances:
 - (a) twenty-five feet (25’) from 1200 South;
 - (b) twenty-five feet (25’) from 200 East measured from back of curb;
 - (c) eighteen feet (18’) from the back of curb or back of sidewalk, whichever applies, when adjacent to a private street or private drive;
 - (d) except as otherwise provided herein, fifteen feet (15’) from the southern boundary of the PD-46 zone and twenty feet (20’) from all other boundaries of the PD-46 zone; and
 - (e) ten feet (10’) from another primary structure in the PD-46 zone.Notwithstanding the foregoing, covered patios may encroach up to seven feet into the setback required from an exterior property line.
 4. **Fencing.** A six (6) foot high vinyl fence shall be installed on the perimeter of the PD-46 zone except that a fence is not required along a public right-of-way. Fences shall not violate the provisions of the “clear vision area” of Section 22-14-19 of the Orem City Code.
 5. **Exterior Finishing Materials.** All exterior finishing materials shall consist of brick, stone, stucco, or cement fiber board siding. Wood and vinyl siding is prohibited except for trim or soffits.
 6. **Parking.** At least 2.25 parking stalls shall be provided for each dwelling unit, at least one of which must be covered.
 7. **Streets.** 200 East Street shall be extended through the PD-46 zone as part of the development of the PD-46 zone. 200 East Street shall be a public street and shall have a buffered sidewalk on the east side and dimensions as shown in the concept plan and a 6-foot combination curb, gutter, sidewalk on the west side. The minimum street width of 200 East shall be thirty-eight (38) feet from back of curb to back of curb. The developer of property in the PD-46 zone shall be required to bond for all of the 200 East Street improvements located in the PD-46 zone in accordance with Article 17-6 of the Orem City Code before any building permit is issued for development in the PD-46 zone. The interior street accessing units from 200 East shall be private and shall have a minimum asphalt width of 24 feet.
 8. **Conformance with Preliminary Development Plan.** Property in the PD-46 zone shall be developed in substantial compliance conformance with the concept plan included as Appendix “NN” of the Orem City Code.
 9. **No Stacked Units.** No stacked units shall be allowed in the PD-46 zone.
 10. **No Fronting on 1200 South Street.** No units shall front on 1200 South Street.
 11. **Landscaping:** At least 35% of the net acreage (area of the development less public and private streets) of the entire development shall remain permanently landscaped. At least two (2) deciduous tree at least two (2) inch caliper measured four feet (4’) above the ground, and sixteen (16) evergreen shrubs at least one (1) gallon in size are required for every two dwellings. Landscaping rocks on top of weed barrier may be used at driveways and against buildings in planting areas or between buildings where sunlight may be restricted

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EXHIBIT C



◆ PD-46 Zone;
R6.5 Zone; 3.41 Acres.

NIA CONTACT:
Lakeridge Neighborhood
Harold and Dana Rogers

- Legend**
- Notification Boundary
 - Buildings
 - Parcels

DRAFT

EXHIBIT D



DRAFT



1 **DRAFT PLANNING COMMISSION MINUTES – JULY 1, 2015**

2 **AGENDA ITEM 4.1** is a request by Harold Irving to **AMEND SECTION 22-5-1, ESTABLISHMENT, AMENDING SECTION**
3 **22—3(A) AND THE ZONING MAP OF OREM CITY, AND ENACT SECTION 22-11-59 AND APPENDIX NN, PD-46 ZONE,**
4 **ON 3.52 ACRES GENERALLY AT 200 EAST 1200 SOUTH.**

5
6 **Staff Presentation:** Mr. Stroud said the applicant has developed townhome units in Orem City previously as
7 Pheasant Meadows in the PD-21 zone. He desires to construct the same type of unit on vacant property located
8 between 1200 South and 100 South at 200 East. The property is adjacent to an LDS church building and existing
9 multi-family units. There are three single-family homes that also border the proposed development.

10 Since a PD zone is specific to a location, adoption of zoning text is required to outline development standards and
11 requirements. The following are the major requirements of the proposed PD text:

12
13
14 Density – Up to 12 units per acre, which is in-line with other PD zones developed or approved for high density
15 residential.

16
17 Height – Residential structure may be constructed up to a height of 30 feet. The maximum height of surrounding
18 zones is 35 feet.



19
20 Setbacks – The applicant is proposing fifteen (15) foot side setback from
21 public roads and adjacent to the property line. The PRD ordinance requires
22 twenty-five (25) foot setbacks from public streets and any property not part of
23 the PRD. Staff recommends that a side yard setback of at least twenty-five
24 (25) feet should be required from 1200 South as well as a twenty (20) foot
25 setback from the southern boundary of the PD-46 zone.

26
27 Exterior Finishing Materials – Brick, stone, stucco, and cement fiber board
28 siding are permitted materials. Wood and vinyl siding is prohibited except for
29 trim or soffits.

30
31 Parking – At least 2.25 parking stalls per unit, one of which must be covered.

32
33 Amenities – Some PD zones are specific as to what amenities will be provided. The proposed PD-46 zone concept
34 plant does show several areas of open space and includes a tot lot area.

35
36 Neighborhood Meeting – A meeting was held on April 18 with five neighborhood residents in attendance. There
37 were no negative comments concerning the proposal.

38
39 Traffic Impacts – Based on a review by Paul Goodrich, Orem City Transportation Engineer, the traffic impacts
40 created by the proposed development are minimal - assuming that they can get access to 1100 South at 200
41 East. The LDS Church currently owns 200 East Street on the north end. The TIS assumed that 200 East was a public
42 dedicated roadway and that access to 1100 South would not be an issue.

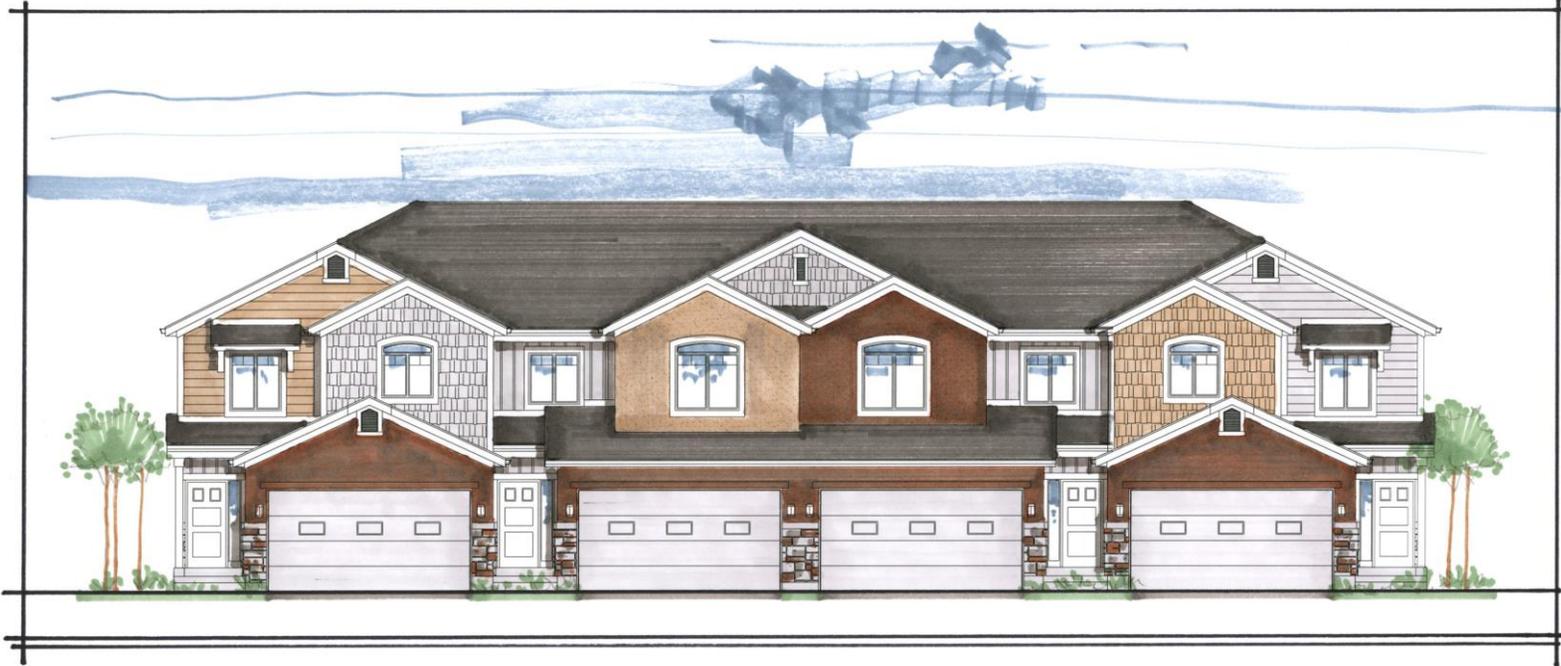
43
44 It is recommended that the 200 East dedication be obtained from the LDS Church prior to approving the rezone
45 request or that a development agreement be signed by the owner that limits the number of units that can be
46 constructed to the same number of single family homes that could currently be built in the R8 zone until the street
47 dedication is obtained. The installation of necessary public utilities in 200 East, as well as the developer milling and
48 resurfacing 200 East will also be a part of the development agreement. Fire code requires that all roads longer than
49 500 feet be at least twenty-six (26) feet wide. The private drive that accesses 200 East is very close to that length and
50 is currently shown at twenty-four (24) feet. If it is determined that the road is 500 feet or longer the road will be
51 required to be widened to twenty-six feet.

52
53 **Advantages**

- 54 • This proposal fits in with surrounding land uses
- 55 • The development provides an appropriate in-fill use
- 56 • The property is best suited as high density instead of single-family

57
58 Disadvantages
59 • Setbacks are less than that of the PRD ordinance
60
61 **Recommendation:** The Project Coordinator recommends the Planning Commission recommend approval to amend
62 Section 22-5-1, Establishment, amend Section 22-5-3(A) and the zoning map of Orem City, and enact Section 22-
63 11-59 and Appendix NN, PD-46 zone, on 3.52 acres generally at 200 East 1200 South
64
65 Vice Chair Iglesias recused himself.
66
67 Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.
68
69 Ms. Jeffreys said she likes that these are not high-rise. Mr. Stroud said from a land use perspective and based on the
70 surrounding properties, this is a good development.
71
72 Mr. Walker asked if the applicant will need an agreement with the LDS church for the road. Mr. Stroud said the City
73 owns some property to the east of the road, and whether they need an agreement will depend on how the property is
74 secured. It can be part of the development agreement.
75
76 Mr. Walker asked if the 2.25 parking stalls is a requirement. Mr. Stroud said the applicant is putting in that
77 requirement.
78
79 Chair Moulton asked if the motion should address the development agreement. Mr. Earl said it is not necessary it is
80 an information item for the Planning Commission.
81
82 Ms. Larsen asked about the sidewalk from 1100 South to 1200 South. Mr. Stroud said that section will need to be a
83 combination curb, gutter and sidewalk. This layout requires the developer to purchase private property; however, the
84 City wants the curb, gutter and sidewalk to be redesigned so as to not have the developer purchase private property.
85 When it comes in for development, 200 East will be a public street.
86
87 Ms. Larsen asked if there would be stop signs on 1200 South and 1100 South. Mr. Goodrich said that will be worked
88 out with the Traffic Operations Engineer. He guessed that it would not have stop signs. He noted that it is Utah law
89 that when a road “T’s” cars will yield or stop. Ms. Larsen said her concern is that 200 East does not exactly meet up
90 and drivers may not stop.
91
92 Ms. Larsen then asked if a vinyl fence is allowed, rather than requiring masonry. Mr. Stroud said a masonry fence
93 has never been required in a PRD. The developer wanted to do a chain link, but staff suggested upgrading to a vinyl
94 fence.
95
96 Mr. Walker indicated he thinks this is a great use of the property
97
98 Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to
99 come forward to the microphone.
100
101 When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had
102 any more questions for the applicant or staff. When none did, he called for a motion on this item.
103
104 **Planning Commission Action:** Mr. Walker said he is satisfied that the Planning Commission has found this request
105 complies with all applicable City codes. He then moved to recommend the City Council amend Section 22-5-1,
106 Establishment, Amending Section 22-5-3(A) and the zoning map of Orem City, and enacting 22-11-59 and
107 Appendix NN, PD-46 zone on 3.52 acres generally located at 200 East 1200 South. Ms. Jeffreys seconded the
108 motion. Those voting aye: Karen Jeffreys, Lynnette Larsen, David Moulton, Michael Walker and Derek Whetten.
109 Those recusing: Carlos Iglesias. The motion passed unanimously.
110
111

Elevation 1



BUILDING DYNAMICS

 HARRIS ARCHITECTURE

Elevation 2



BUILDING DYNAMICS

 HARRIS ARCHITECTURE

Elevation 3



BUILDING DYNAMICS

 HARRIS ARCHITECTURE

April 9, 2015

To Whom It May Concern:

We have recently gone under contract to purchase the Graff land located at 1200 S. and 205 E. The current zoning classification is r-6 and we would propose to change this to a PD zone. We are proposing to construct a 35 unit townhome project.

“Pursuant to Orem City Code Section 22-1-5(F), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.” Please plan to join us on Saturday April 18th at 10:00 a.m. at the previously mentioned address to discuss this future development. We look forward to meeting with you.

We have included a copy of the concept plan as well as the proposed elevation of the buildings for your consideration.

Best regards,

Dave Irving
Building Dynamics Inc.
801.598.8183
dave@buildingdynamics.com

Community Meeting-Graff Property

2015 East 1200 South

April 18, 2015

Welcome: 10:00 am

There were 6 in attendance-5 from the community and 2 from Building Dynamics.

David Irving from Building Dynamics started off the meeting describing the parameters of the project. There were three display boards- One site plan, one floor plan, and one elevation of a four plex. David pointed out how the units would be laid out on the site, the number of parking stalls, open space and tot lot. He described that a six foot vinyl fence would be installed around the perimeter not including the fronts nor the sides of the buildings. There would be a 12' long by 6' high privacy vinyl fence between units.

Steve Fanelli asked about pricing. David explained that the units would likely be in the \$210-220,000 range. Steve said he would be interested in discussing a possible purchase.

Jeff Graff said that he had had a discussion with the ditch master and walked us over to the weir to discuss relocation to the sidewalk. Harold Irving explained that the engineer and City would get together to plan the ditch location and weir.

Gary Jensen asked if the units would be available for sale (he came late). David said they would be for sale and available in a few weeks.

David mentioned that the units would be of similar quality as the Pheasant Meadow townhomes at Sleepy Ridge. He described the exteriors, and gave those interested the address if they wanted to visit.

David mentioned that the units would have basements. Everyone was excited to hear that and also mentioned how nice it was to have 2 car garages.

Dean Wilding asked what the timing might be for the start of work and how long the project would be. Harold Irving mentioned that we hoped to start by August and have the project built out in one year.

There was a question about a stop sign at the corner of 200 East and 1200 South. Harold said that there will be a traffic study done to determine just what would be required at that intersection. Steve asked if there would be a H.O.A. and how much would it cost. David said

there would be and that the approximate cost would be \$50.00 per month. There was a discussion about materials on site and the removal of the existing buildings. Harold said that all of it would be removed. Jeff said some of the items were already spoken for and would be removed prior to start of construction.

There were no negative comments about the project. Everyone seemed pleased with the proposed project.

The meeting ended at 10:40 am.



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

RYCHLAK, LENORA S
12974 ABRAHAM RUN
CARMEL, IN 46033



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

TIME SQUARE 16 LLC
%MULLER, MARK
PO BOX 2294
JACKSON, WY 83001



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

FAIRBANKS, JARED O M
%INDUSTRY CONSULTING GROUP INC
PO BOX 8265
WICHITA FALLS, TX 76307



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

NEATH, GREGORY & TERESA
746 E 830 N
AMERICAN FORK, UT 84003



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

G & S OFFICE LEASING LC
10160 N 5890 W
AMERICAN FORK, UT 84003



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

ALPINE SCHOOL DISTRICT
ATTN: SUPERINTENDENT
575 NORTH 100 EAST
AMERICAN FORK, UT 84003



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BELLISTON, AIMEE & BRADLEY T
10307 N 6630 W
AMERICAN FORK, UT 84003



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

RJPROBSTCO LLC
9615 N 5650 W
HIGHLAND, UT 84003



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LK FOX LC
4582 DUNDEE CIR
HIGHLAND, UT 84003



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

STROM PROPERTIES LLC
11529 N BULL RIVER CIR
HIGHLAND, UT 84003



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JEWELL, JOHN E & ROBERT W
1427 THOMAS DR
KAYSVILLE, UT 84037



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LRS ONE LLC
454 E 270 N
LINDON, UT 84042



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LINDON CITY
PLANNING DEPARTMENT
100 NORTH STATE STREET
LINDON, UT 84042



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

CHILDS, RANDALL L & SHELLEY R
490 N 400 E
LINDON, UT 84042



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JENSEN, GILBERT M & ADELE J
287 E 100 N
OREM, UT 84057



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

MAGISTRO LLC
472 W 600 N
OREM, UT 84057



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BOUTSUNNY UT LLC
1422 N 230 W
OREM, UT 84057



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

DONOHOO, ERIK M (ET AL)
1060 S OREM BLVD # 18
OREM, UT 84057



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
UNKNOWN
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LEE H SMOOT PROPERTIES #3 LC
--OR CURRENT RESIDENT--
1171 S 100 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

CHRISTENSEN, DENNIS C & LILA M
--OR CURRENT RESIDENT--
1049 S 160 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

CLINGER FAMILY PARTNERSHIP
--OR CURRENT RESIDENT--
1081 S 120 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

HALL, DANIEL JOHN & LISA B
--OR CURRENT RESIDENT--
1060 S 160 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BLACK WALNUT LLC
--OR CURRENT RESIDENT--
1061 S 160 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

CLINGER FAMILY PARTNERSHIP
--OR CURRENT RESIDENT--
1074 S 160 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LI, DU (ET AL)
--OR CURRENT RESIDENT--
1073 S 160 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

1052 PROPERTIES LLC
--OR CURRENT RESIDENT--
1052 S 200 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

1072 PROPERTIES LLC
--OR CURRENT RESIDENT--
1072 S 200 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LI, DU (ET AL)
1136 S 220 W
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

1100 PROPERTIES LLC
--OR CURRENT RESIDENT--
1084 S 200 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1110 S 260 EAST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

HAROLD & DANA ROGERS
LAKERIDGE NEIGHBORHOOD CHAIR
829 S 325 WEST
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JENKINS, DAVID D & MARILYN A (ET AL)
440 W 530 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

TIME SQUARE #41 LLC
1040 S 400 W
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

1100 PROPERTIES LLC
680 W 925 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

STONE, DONALD J & VIRGINIA C
--OR CURRENT RESIDENT--
131 E 1100 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

PETERSON, JOHN LEE & SANDY
--OR CURRENT RESIDENT--
171 E 1100 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BOUTSUNNY UT LLC
--OR CURRENT RESIDENT--
143 E 1100 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

NEATH, GREGORY & TERESA
--OR CURRENT RESIDENT--
210 E 1100 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

IMV PROPERTY MANAGEMENT LLC
--OR CURRENT RESIDENT--
211 E 1100 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

COX, ANN RICHARDS (ET AL)
--OR CURRENT RESIDENT--
223 E 1100 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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special assistance, or to
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David Stroud at
801-229-7095 or
drstroud@orem.org

JAMES, NORMAN WHITNEY & CHERYL JOYCE
--OR CURRENT RESIDENT--
222 E 1100 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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COX, ANN RICHARDS (ET AL)
225 E 1100 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

ZEN PROPERTIES LLC
--OR CURRENT RESIDENT--
236 E 1100 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
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David Stroud at
801-229-7095 or
drstroud@orem.org

RYCHLAK, LENORA S
--OR CURRENT RESIDENT--
237 E 1100 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

MERRELL, C BURDELL & NYAL A
105 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
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drstroud@orem.org

GRAFF, V DORAL & AFTON F
--OR CURRENT RESIDENT--
110 E 1200 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

ARAGON, MARIA LUCIA
137 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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GRAFF, V DORAL & VANCE DORAL (ET AL)
134 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

PARKINSON, SUSAN M
144 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

GRAFF, JEFFERY V & DEBRA Y
147 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

MILLER, MATTHEW L & MICHELLE
165 E 1200 SSOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

MILLER, MATTHEW L & MICHELLE
--OR CURRENT RESIDENT--
165 E 1200 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

GONZALEZ, PEDRO (ET AL)
169 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
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David Stroud at
801-229-7095 or
drstroud@orem.org

ANDERSON, DAVID & MICHELLE
173 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JENSEN, GARY L
185 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LARGEY, ZACHARY L & SHARLEE L
177 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

GRAFF, V DORAL & VANCE DORAL (ET AL)
--OR CURRENT RESIDENT--
195 E 1200 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

GAPPMAYER, WILLIAM L (ET AL)
%FANELI, DORA
204 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

APPLE VILLA LLC
--OR CURRENT RESIDENT--
217 E 1200 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

GRAFF, VANCE DORAL & AFTON F (ET AL)
--OR CURRENT RESIDENT--
205 E 1200 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

GRAFF, MONTEL B
225 E 1200 S
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LRS ONE LLC
--OR CURRENT RESIDENT--
261 E 1200 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LRS ONE LLC
--OR CURRENT RESIDENT--
271 E 1200 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

G-W AUTOMOTIVE LLC
--OR CURRENT RESIDENT--
125 E 1300 SOUTH
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

D C DEAN FAMILY INVESTMENTS LTD
--OR CURRENT RESIDENT--
1123 S GRAFF CIR
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

CLINGER FAMILY PARTNERSHIP
1511 S GENEVA RD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
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David Stroud at
801-229-7095 or
drstroud@orem.org

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1130 S GRAFF CIR
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

D C DEAN FAMILY INVESTMENTS LTD
--OR CURRENT RESIDENT--
1139 S GRAFF CIR
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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D C DEAN FAMILY INVESTMENTS LTD
--OR CURRENT RESIDENT--
1157 S GRAFF CIR
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1144 S GRAFF CIR
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1158 S GRAFF CIR
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

D C DEAN FAMILY INVESTMENTS LTD
--OR CURRENT RESIDENT--
1171 S GRAFF CIR
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

KELNER, DEBRA S
--OR CURRENT RESIDENT--
1030 S OREM BLVD UNIT#23
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1172 S GRAFF CIR
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

CHILDS, RANDALL L & SHELLEY
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#13
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BEATTY, MATTHEW L & KENNETH L
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#14
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

TIME SQUARE 16 LLC
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#16
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

SARGENT, PAUL ELVIN & JAYNE JENSEN (ET
AL)
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#15
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

FURR, PAIGE M & COREY R
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#17
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

BELLISTON, AIMEE & BRADLEY T
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#19
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

CONDIT, CASSITY
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#21
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

MORTENSEN, QUINN ALLEN
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#20
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

KEETON, KENNARD JAMES & MARLYSE
1070 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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STEED, RYAN & JAYNA
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#1
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

R & M CONDIE LC
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#4
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

PRESTON, GREGORY L & ANA M
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#3
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

WESSMAN, JASON E & CRAIG J
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#5
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
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David Stroud at
801-229-7095 or
drstroud@orem.org

GARDNER, DANIEL P
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#6
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

DIAMOND, JANEEN K
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#8
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

WRIGHT, ROSEMARY
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#7
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
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David Stroud at
801-229-7095 or
drstroud@orem.org

NEILSON, MICHAEL & KATIE
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#9
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

KEETON, KENNARD JAMES & MARLYSE
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#10
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

HOUCK, JOHN D & CAROL K
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#12
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

RJPROBSTCO LLC
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#11
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BLUERIDGE CONST INC
--OR CURRENT RESIDENT--
1095 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JOHNSON, DAVID
--OR CURRENT RESIDENT--
1097 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

WILKINSON, RONALD D
--OR CURRENT RESIDENT--
1101 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

MAGISTRO LLC
--OR CURRENT RESIDENT--
1099 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BLACK, STEVEN S & KAREN H
--OR CURRENT RESIDENT--
1103 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

ELEMENT COMMERCIAL HOLDINGS LLC
--OR CURRENT RESIDENT--
1105 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BLATTER, GARY L
--OR CURRENT RESIDENT--
1117 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BLATTER, GARY L
1113 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
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drstroud@orem.org

ORTON, DOUGLAS W & HELEN M
--OR CURRENT RESIDENT--
1119 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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801-229-7095 or
drstroud@orem.org

FIRSTWEST BENEFIT SOLUTIONS
INVESTMENTS LLC
--OR CURRENT RESIDENT--
1121 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BLUE RIDGE PARK OFFICE CONDOMINIUM
OWNER'S ASSOCIATION
1139 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

FIRSTWEST BENEFIT SOLUTIONS
INVESTMENTS LLC
--OR CURRENT RESIDENT--
1123 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

G & S OFFICE LEASING LC
--OR CURRENT RESIDENT--
1143 S OREM BLVD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BEATTY, MATTHEW L & KENNETH L
1060 S OREM BLVD # 14
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

FURR, PAIGE M & COREY R
1060 S OREM BLVD APT 17
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

MORTENSEN, QUINN ALLEN
1060 S OREM BLVD # 20
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

WARBY, WESTON K & ELIZABETH A
1070 S OREM BLVD APT 2
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

CONDIT, CASSITY
1060 S OREM BLVD APT 21
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JENSEN, DON & JANE
1030 S OREM BLVD APT 31
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

WATABE, JAYSON M & MASAHISA (ET AL)
1030 S OREM BLVD APT 29
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

SOBOTKA, TYLER & BONNIE ASHLEY
1050 S OREM BLVD APT 38
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org


MORTENSEN, BRENT JACE & KIRSTIE (ET AL)
1050 S OREM BLVD APT 40
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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801-229-7095 or
drstroud@orem.org


WESSMAN, JASON E & CRAIG J
1070 S OREM BLVD APT 5
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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801-229-7095 or
drstroud@orem.org


GARDNER, DANIEL P
1070 S OREM BLVD APT 6
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org


WRIGHT, ROSEMARY
1070 S OREM BLVD APT 7
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
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David Stroud at
801-229-7095 or
drstroud@orem.org

DIAMOND, JANEEN K
1070 S OREM BLVD APT 8
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

WARBY, WESTON K & ELIZABETH A
--OR CURRENT RESIDENT--
1070 S OREM BLVE UNIT#2
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

NEILSON, MICHAEL & KATIE
1070 S OREM BLVD APT 9
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

DONOHOO, ERIK M (ET AL)
--OR CURRENT RESIDENT--
1060 S OREM BLVE 18
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BRODERICK, CASEY
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#24
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

KRM INVESTMENTS LLC
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#27
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
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David Stroud at
801-229-7095 or
drstroud@orem.org

FAIRBANKS, JARED O M
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#25
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org

TORRE, MARCELO (ET AL)
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#28
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org



WATABE, JAYSON M & MASAHISA (ET AL)
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#29
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org



JENSEN, DON & JANE
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#31
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org



CHILDS, RANDALL L & SHELLEY R
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#32
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org



DGB RENTALS LLC
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#33
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

SALISBURY, JIAHUI X
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LK FOX LC
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#35
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LISTON, D LAYNE & SHERRIL V
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#34
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

DC DEAN FAMILY INVESTMENTS LTD
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#36
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JENSEN, GILBERT M & ADELE J
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#37
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LOVINGIER, DANNY KAY & DIANE (ET AL)
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#39
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

SOBOTKA, TYLER & BONNIE ASHLEY
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#38
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

MORTENSEN, BRENT JACE & KIRSTIE (ET AL)
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#40
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

TIME SQUARE #41 LLC
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#41
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JENKINS, DAVID D & MARILYN A (ET AL)
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#44
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

DGB RENTALS LLC
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#43
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JEWELL, JOHN E & ROBERT W
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#45
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org



FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
117 E STARCREST DR
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org



FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
133 E STARCREST DR
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org



FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
141 E STARCREST DR
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org



FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
149 E STARCREST DR
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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David Stroud at
801-229-7095 or
drstroud@orem.org



FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
101 E STARCREST LN
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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special assistance, or to
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David Stroud at
801-229-7095 or
drstroud@orem.org



WILKINSON, RONALD D
898 S STATE
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org



SISKIN INVESTMENT COMPANY LLC
--OR CURRENT RESIDENT--
1080 S STATE
OREM, UT 84058

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org



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

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

GARFF WADE PROPERTIES LLC
--OR CURRENT RESIDENT--
165 E UNIVERSITY PKWY
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

TOWN OF VINEYARD
240 E. GAMMON ROAD
VINEYARD, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

HALL, DANIEL JOHN & LISA B
1060 S VIRGINIA CIR
OREM, UT 84058



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

ORTON, DOUGLAS W & HELEN M
PO BOX 1200
OREM, UT 84059



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

KRM INVESTMENTS LLC
9087 RENAISSANCE RD
CEDAR HILLS, UT 84062



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

TORRE, MARCELO (ET AL)
1269 W SPENCER RD
PLEASANT GROVE, UT 84062



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JOHNSON, DAVID
8506 JARDIM WY
SANDY, UT 84093



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

KELNER, DEBRA S
963 E 400 S
OREM, UT 84097



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LISTON, D LAYNE & SHERRIL V
909 E 900 S
OREM, UT 84097



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LAZY TA RANCH LLC
735 S 500 E
OREM, UT 84097



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

IMV PROPERTY MANAGEMENT LLC
285 N 1050 E
OREM, UT 84097



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

MAG
586 EAST 800 NORTH
OREM, UT 84097



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

ZEN PROPERTIES LLC
1455 S STATE ST # C
OREM, UT 84097



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

TBS/303 E 1200 S LLC
1874 SKYLINE DR
OREM, UT 84097



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

GARFF WADE PROPERTIES LLC
405 S MAIN ST # 1200
SALT LAKE CITY, UT 84111



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

STARCREST HOMEOWNERS ASSOCIATION
THE
%FAGERGREN, WILLIAM C
3898 E THOUSAND OAKS CIR
SALT LAKE CITY, UT 84124



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

STEED, RYAN & JAYNA
2462 W 300 N
PROVO, UT 84601



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LEE H SMOOT PROPERTIES #3 LC
PO BOX 15
PROVO, UT 84603



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

MCVEA, ELEANOR L & COLEMAN L JR (ET AL)
2815 N 840 E
PROVO, UT 84604



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

PROVO CITY COMM. DEV.
PO BOX 1849
PROVO, UT 84603



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BLACK, STEVEN S & KAREN H
1862 N 1120 W
PROVO, UT 84604



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

SALISBURY, JIAHUI X
152 WOODSIDE DR
PROVO, UT 84604



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

APPLE VILLA LLC
3240 SHADOWBROOK DR
PROVO, UT 84604



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

STONE, DONALD J & VIRGINIA C
1329 E 700 S
PROVO, UT 84606



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

D C DEAN FAMILY INVESTMENTS LTD
286 S 700 E
PROVO, UT 84606



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BLACK WALNUT LLC
1338 E 720 N
PROVO, UT 84606



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

HOUSING AUTHORITY UTAH COUNTY
LYNELL SMITH
240 EAST CENTER
PROVO, UT 84606



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

CHRISTENSEN, DENNIS C & LILA M
169 E OAKRIDGE DR
ELK RIDGE, UT 84651



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

DGB RENTALS LLC
3652 W 7550 S
SPANISH FORK, UT 84660



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

HOUCK, JOHN D & CAROL K
136 W COVE DR
PAYSON, UT 84651



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

LOVINGIER, DANNY KAY & DIANE (ET AL)
1069 S RIVER SIDE LA
SPANISH FORK, UT 84660



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

R & M CONDIE LC
485 S MAIN ST
SPRINGVILLE, UT 84663



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

BRODERICK, CASEY
1851 RIVER BOTTOM RD
SPRINGVILLE, UT 84663



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

PRESTON, GREGORY L & ANA M
1646 LEISURE WORLD
MESA, AZ 85205



Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org


SARGENT, PAUL ELVIN & JAYNE JENSEN (ET
AL)
1935 E KENTUCKY AV
TEMPE, AZ 85284

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org


JAMES, NORMAN WHITNEY & CHERYL JOYCE
PO BOX 2872
KIRTLAND, NM 87417

Planning Commission
Wed, Jul 1, 2015
5:00 pm

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

Harold Irving requests the City amend the zone map and adopt the PD-46 zone to develop property generally at 200 East 1200 South. The purpose of the PD zone is to construct townhome units. The proposed concept plan is on the reverse of this notice. The Planning Commission and City Council will each hold a public hearing concerning this request.

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org


PETERSON, JOHN LEE & SANDY
1842 MAIN ST
HUNTINGTON BEACH, CA 92648

RYCHLAK, LENORA S
12974 ABRAHAM RUN
CARMEL, IN 46033

FAIRBANKS, JARED O M
%INDUSTRY CONSULTING GROUP
PO BOX 8265
WICHITA FALLS, TX 76307

TIME SQUARE 16 LLC
%MULLER, MARK
PO BOX 2294
JACKSON, WY 83001

NEATH, GREGORY & TERESA
746 E 830 N
AMERICAN FORK, UT 84003

G & S OFFICE LEASING LC
10160 N 5890 W
AMERICAN FORK, UT 84003

BELLISTON, AIMEE & BRADLEY T
10307 N 6630 W
AMERICAN FORK, UT 84003

ALPINE SCHOOL DISTRICT
ATTN: SUPERINTENDENT
575 NORTH 100 EAST
AMERICAN FORK, UT 84003

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

RJPROBSTCO LLC
9615 N 5650 W
HIGHLAND, UT 84003

STROM PROPERTIES LLC
11529 N BULL RIVER CIR
HIGHLAND, UT 84003

LK FOX LC
4582 DUNDEE CIR
HIGHLAND, UT 84003

JEWELL, JOHN E & ROBERT W
1427 THOMAS DR
KAYSVILLE, UT 84037

LRS ONE LLC
454 E 270 N
LINDON, UT 84042

CHILDS, RANDALL L & SHELLEY R
490 N 400 E
LINDON, UT 84042

LINDON CITY
PLANNING DEPARTMENT
100 NORTH STATE STREET
LINDON, UT 84042

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

JENSEN, GILBERT M & ADELE J
287 E 100 N
OREM, UT 84057

BOUTSUNNY UT LLC
1422 N 230 W
OREM, UT 84057

MAGISTRO LLC
472 W 600 N
OREM, UT 84057

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

DONOHOO, ERIK M (ET AL)
1060 S OREM BLVD # 18
OREM, UT 84057

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

FAGERGREN FAMILY LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
UNKNOWN
OREM, UT 84058

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

LEE H SMOOT PROPERTIES #3 LC
--OR CURRENT RESIDENT--
1171 S 100 EAST
OREM, UT 84058

CLINGER FAMILY PARTNERSHIP
--OR CURRENT RESIDENT--
1081 S 120 EAST
OREM, UT 84058

CHRISTENSEN, DENNIS C & LILA M
--OR CURRENT RESIDENT--
1049 S 160 EAST
OREM, UT 84058

HALL, DANIEL JOHN & LISA B
--OR CURRENT RESIDENT--
1060 S 160 EAST
OREM, UT 84058

BLACK WALNUT LLC
--OR CURRENT RESIDENT--
1061 S 160 EAST
OREM, UT 84058

LI, DU (ET AL)
--OR CURRENT RESIDENT--
1073 S 160 EAST
OREM, UT 84058

CLINGER FAMILY PARTNERSHIP
--OR CURRENT RESIDENT--
1074 S 160 EAST
OREM, UT 84058

1052 PROPERTIES LLC
--OR CURRENT RESIDENT--
1052 S 200 EAST
OREM, UT 84058

1072 PROPERTIES LLC
--OR CURRENT RESIDENT--
1072 S 200 EAST
OREM, UT 84058

1100 PROPERTIES LLC
--OR CURRENT RESIDENT--
1084 S 200 EAST
OREM, UT 84058

LI, DU (ET AL)
1136 S 220 W
OREM, UT 84058

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1110 S 260 EAST
OREM, UT 84058

HAROLD & DANA ROGERS
LAKERIDGE NEIGHBORHOOD CHAIR
829 S 325 WEST
OREM, UT 84058

TIME SQUARE #41 LLC
1040 S 400 W
OREM, UT 84058

JENKINS, DAVID D & MARILYN A (ET AL)
440 W 530 S
OREM, UT 84058

1100 PROPERTIES LLC
680 W 925 S
OREM, UT 84058

STONE, DONALD J & VIRGINIA C
--OR CURRENT RESIDENT--
131 E 1100 SOUTH
OREM, UT 84058

BOUTSUNNY UT LLC
--OR CURRENT RESIDENT--
143 E 1100 SOUTH
OREM, UT 84058

PETERSON, JOHN LEE & SANDY
--OR CURRENT RESIDENT--
171 E 1100 SOUTH
OREM, UT 84058

NEATH, GREGORY & TERESA
--OR CURRENT RESIDENT--
210 E 1100 SOUTH
OREM, UT 84058

IMV PROPERTY MANAGEMENT LLC
--OR CURRENT RESIDENT--
211 E 1100 SOUTH
OREM, UT 84058

JAMES, NORMAN WHITNEY &
CHERYL JOYCE
--OR CURRENT RESIDENT--
222 E 1100 SOUTH
OREM, UT 84058

COX, ANN RICHARDS (ET AL)
--OR CURRENT RESIDENT--
223 E 1100 SOUTH
OREM, UT 84058

COX, ANN RICHARDS (ET AL)
225 E 1100 S
OREM, UT 84058

ZEN PROPERTIES LLC
--OR CURRENT RESIDENT--
236 E 1100 SOUTH
OREM, UT 84058

RYCHLAK, LENORA S
--OR CURRENT RESIDENT--
237 E 1100 SOUTH
OREM, UT 84058

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

MERRELL, C BURDELL & NYAL A
105 E 1200 S
OREM, UT 84058

GRAFF, V DORAL & AFTON F
--OR CURRENT RESIDENT--
110 E 1200 SOUTH
OREM, UT 84058

GRAFF, V DORAL & VANCE DORAL
(ET AL)
134 E 1200 S
OREM, UT 84058

ARAGON, MARIA LUCIA
137 E 1200 S
OREM, UT 84058

PARKINSON, SUSAN M
144 E 1200 S
OREM, UT 84058

GRAFF, JEFFERY V & DEBRA Y
147 E 1200 S
OREM, UT 84058

MILLER, MATTHEW L & MICHELLE
--OR CURRENT RESIDENT--
165 E 1200 SOUTH
OREM, UT 84058

MILLER, MATTHEW L & MICHELLE
165 E 1200 SSOUTH
OREM, UT 84058

GONZALEZ, PEDRO (ET AL)
169 E 1200 S
OREM, UT 84058

ANDERSON, DAVID & MICHELLE
173 E 1200 S
OREM, UT 84058

LARGEY, ZACHARY L & SHARLEE L
177 E 1200 S
OREM, UT 84058

JENSEN, GARY L
185 E 1200 S
OREM, UT 84058

GRAFF, V DORAL & VANCE DORAL
(ET AL)
--OR CURRENT RESIDENT--
195 E 1200 SOUTH
OREM, UT 84058

GAPPMAYER, WILLIAM L (ET AL)
%FANELI, DORA
204 E 1200 S
OREM, UT 84058

GRAFF, VANCE DORAL & AFTON F
(ET AL)
--OR CURRENT RESIDENT--
205 E 1200 SOUTH
OREM, UT 84058

APPLE VILLA LLC
--OR CURRENT RESIDENT--
217 E 1200 SOUTH
OREM, UT 84058

GRAFF, MONTEL B
225 E 1200 S
OREM, UT 84058

LRS ONE LLC
--OR CURRENT RESIDENT--
261 E 1200 SOUTH
OREM, UT 84058

LRS ONE LLC
--OR CURRENT RESIDENT--
271 E 1200 SOUTH
OREM, UT 84058

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

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

G-W AUTOMOTIVE LLC
--OR CURRENT RESIDENT--
125 E 1300 SOUTH
OREM, UT 84058

CLINGER FAMILY PARTNERSHIP
1511 S GENEVA RD
OREM, UT 84058

D C DEAN FAMILY INVESTMENTS
LTD
--OR CURRENT RESIDENT--
1123 S GRAFF CIR
OREM, UT 84058

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1130 S GRAFF CIR
OREM, UT 84058

D C DEAN FAMILY INVESTMENTS
LTD
--OR CURRENT RESIDENT--
1139 S GRAFF CIR
OREM, UT 84058

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1144 S GRAFF CIR
OREM, UT 84058

D C DEAN FAMILY INVESTMENTS
LTD
--OR CURRENT RESIDENT--
1157 S GRAFF CIR
OREM, UT 84058

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1158 S GRAFF CIR
OREM, UT 84058

D C DEAN FAMILY INVESTMENTS
LTD
--OR CURRENT RESIDENT--
1171 S GRAFF CIR
OREM, UT 84058

STROM PROPERTIES LLC
--OR CURRENT RESIDENT--
1172 S GRAFF CIR
OREM, UT 84058

KELNER, DEBRA S
--OR CURRENT RESIDENT--
1030 S OREM BLVD UNIT#23
OREM, UT 84058

CHILDS, RANDALL L & SHELLEY
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#13
OREM, UT 84058

BEATTY, MATTHEW L & KENNETH L
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#14
OREM, UT 84058

SARGENT, PAUL ELVIN & JAYNE
JENSEN (ET AL)
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#15
OREM, UT 84058

TIME SQUARE 16 LLC
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#16
OREM, UT 84058

FURR, PAIGE M & COREY R
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#17
OREM, UT 84058

BELLISTON, AIMEE & BRADLEY T
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#19
OREM, UT 84058

MORTENSEN, QUINN ALLEN
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#20
OREM, UT 84058

CONDIT, CASSITY
--OR CURRENT RESIDENT--
1060 S OREM BLVD UNIT#21
OREM, UT 84058

KEETON, KENNARD JAMES &
MARLYSE
1070 S OREM BLVD
OREM, UT 84058

STEED, RYAN & JAYNA
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#1
OREM, UT 84058

PRESTON, GREGORY L & ANA M
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#3
OREM, UT 84058

R & M CONDIE LC
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#4
OREM, UT 84058

WESSMAN, JASON E & CRAIG J
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#5
OREM, UT 84058

GARDNER, DANIEL P
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#6
OREM, UT 84058

WRIGHT, ROSEMARY
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#7
OREM, UT 84058

DIAMOND, JANEEN K
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#8
OREM, UT 84058

NEILSON, MICHAEL & KATIE
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#9
OREM, UT 84058

KEETON, KENNARD JAMES &
MARLYSE
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#10
OREM, UT 84058

RJPROBSTCO LLC
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#11
OREM, UT 84058

HOUCK, JOHN D & CAROL K
--OR CURRENT RESIDENT--
1070 S OREM BLVD UNIT#12
OREM, UT 84058

BLUERIDGE CONST INC
--OR CURRENT RESIDENT--
1095 S OREM BLVD
OREM, UT 84058

JOHNSON, DAVID
--OR CURRENT RESIDENT--
1097 S OREM BLVD
OREM, UT 84058

MAGISTRO LLC
--OR CURRENT RESIDENT--
1099 S OREM BLVD
OREM, UT 84058

WILKINSON, RONALD D
--OR CURRENT RESIDENT--
1101 S OREM BLVD
OREM, UT 84058

BLACK, STEVEN S & KAREN H
--OR CURRENT RESIDENT--
1103 S OREM BLVD
OREM, UT 84058

ELEMENT COMMERCIAL HOLDINGS
LLC
--OR CURRENT RESIDENT--
1105 S OREM BLVD
OREM, UT 84058

BLATTER, GARY L
1113 S OREM BLVD
OREM, UT 84058

BLATTER, GARY L
--OR CURRENT RESIDENT--
1117 S OREM BLVD
OREM, UT 84058

ORTON, DOUGLAS W & HELEN M
--OR CURRENT RESIDENT--
1119 S OREM BLVD
OREM, UT 84058

FIRSTWEST BENEFIT SOLUTIONS
INVESTMENTS LLC
--OR CURRENT RESIDENT--
1121 S OREM BLVD
OREM, UT 84058

FIRSTWEST BENEFIT SOLUTIONS
INVESTMENTS LLC
--OR CURRENT RESIDENT--
1123 S OREM BLVD
OREM, UT 84058

BLUE RIDGE PARK OFFICE
CONDOMINIUM OWNER'S
ASSOCIATION
1139 S OREM BLVD
OREM, UT 84058

G & S OFFICE LEASING LC
--OR CURRENT RESIDENT--
1143 S OREM BLVD
OREM, UT 84058

BEATTY, MATTHEW L & KENNETH L
1060 S OREM BLVD # 14
OREM, UT 84058

MORTENSEN, QUINN ALLEN
1060 S OREM BLVD # 20
OREM, UT 84058

FURR, PAIGE M & COREY R
1060 S OREM BLVD APT 17
OREM, UT 84058

WARBY, WESTON K & ELIZABETH A
1070 S OREM BLVD APT 2
OREM, UT 84058

CONDIT, CASSITY
1060 S OREM BLVD APT 21
OREM, UT 84058

WATABE, JAYSON M & MASAHISA
(ET AL)
1030 S OREM BLVD APT 29
OREM, UT 84058

JENSEN, DON & JANE
1030 S OREM BLVD APT 31
OREM, UT 84058

SOBOTKA, TYLER & BONNIE
ASHLEY
1050 S OREM BLVD APT 38
OREM, UT 84058

MORTENSEN, BRENT JACE & KIRSTIE
(ET AL)
1050 S OREM BLVD APT 40
OREM, UT 84058

WESSMAN, JASON E & CRAIG J
1070 S OREM BLVD APT 5
OREM, UT 84058

GARDNER, DANIEL P
1070 S OREM BLVD APT 6
OREM, UT 84058

WRIGHT, ROSEMARY
1070 S OREM BLVD APT 7
OREM, UT 84058

DIAMOND, JANEEN K
1070 S OREM BLVD APT 8
OREM, UT 84058

NEILSON, MICHAEL & KATIE
1070 S OREM BLVD APT 9
OREM, UT 84058

WARBY, WESTON K & ELIZABETH A
--OR CURRENT RESIDENT--
1070 S OREM BLVE UNIT#2
OREM, UT 84058

DONOHOO, ERIK M (ET AL)
--OR CURRENT RESIDENT--
1060 S OREM BLVE 18
OREM, UT 84058

BRODERICK, CASEY
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#24
OREM, UT 84058

FAIRBANKS, JARED O M
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#25
OREM, UT 84058

KRM INVESTMENTS LLC
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#27
OREM, UT 84058

TORRE, MARCELO (ET AL)
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#28
OREM, UT 84058

WATABE, JAYSON M & MASAHISA
(ET AL)
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#29
OREM, UT 84058

JENSEN, DON & JANE
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#31
OREM, UT 84058

CHILDS, RANDALL L & SHELLEY R
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#32
OREM, UT 84058

DGB RENTALS LLC
--OR CURRENT RESIDENT--
1030 S OREM BOULEVARD UNIT#33
OREM, UT 84058

SALISBURY, JIAHUI X
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD
OREM, UT 84058

LISTON, D LAYNE & SHERRIL V
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#34
OREM, UT 84058

LK FOX LC
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#35
OREM, UT 84058

DC DEAN FAMILY INVESTMENTS
LTD
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#36
OREM, UT 84058

JENSEN, GILBERT M & ADELE J
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#37
OREM, UT 84058

SOBOTKA, TYLER & BONNIE
ASHLEY
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#38
OREM, UT 84058

LOVINGIER, DANNY KAY & DIANE
(ET AL)
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#39
OREM, UT 84058

MORTENSEN, BRENT JACE & KIRSTIE
(ET AL)
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#40
OREM, UT 84058

TIME SQUARE #41 LLC
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#41
OREM, UT 84058

DGB RENTALS LLC
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#43
OREM, UT 84058

JENKINS, DAVID D & MARILYN A (ET AL)
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#44
OREM, UT 84058

FAGERGREN FAMILY LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
133 E STARCREST DR
OREM, UT 84058

FAGERGREN FAMILY LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
101 E STARCREST LN
OREM, UT 84058

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

TOWN OF VINEYARD
240 E. GAMMON ROAD
VINEYARD, UT 84058

TORRE, MARCELO (ET AL)
1269 W SPENCER RD
PLEASANT GROVE, UT 84062

KELNER, DEBRA S
963 E 400 S
OREM, UT 84097

IMV PROPERTY MANAGEMENT LLC
285 N 1050 E
OREM, UT 84097

ZEN PROPERTIES LLC
1455 S STATE ST # C
OREM, UT 84097

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

JEWELL, JOHN E & ROBERT W
--OR CURRENT RESIDENT--
1050 S OREM BOULEVARD UNIT#45
OREM, UT 84058

FAGERGREN FAMILY LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
141 E STARCREST DR
OREM, UT 84058

WILKINSON, RONALD D
898 S STATE
OREM, UT 84058

GARFF WADE PROPERTIES LLC
--OR CURRENT RESIDENT--
165 E UNIVERSITY PKWY
OREM, UT 84058

ORTON, DOUGLAS W & HELEN M
PO BOX 1200
OREM, UT 84059

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

LAZY TA RANCH LLC
735 S 500 E
OREM, UT 84097

MAG
586 EAST 800 NORTH
OREM, UT 84097

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

GARFF WADE PROPERTIES LLC
405 S MAIN ST # 1200
SALT LAKE CITY, UT 84111

FAGERGREN FAMILY LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
117 E STARCREST DR
OREM, UT 84058

FAGERGREN FAMILY LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
149 E STARCREST DR
OREM, UT 84058

SISKIN INVESTMENT COMPANY LLC
--OR CURRENT RESIDENT--
1080 S STATE
OREM, UT 84058

HALL, DANIEL JOHN & LISA B
1060 S VIRGINIA CIR
OREM, UT 84058

KRM INVESTMENTS LLC
9087 RENAISSANCE RD
CEDAR HILLS, UT 84062

JOHNSON, DAVID
8506 JARDIM WY
SANDY, UT 84093

LISTON, D LAYNE & SHERRIL V
909 E 900 S
OREM, UT 84097

TBS/303 E 1200 S LLC
1874 SKYLINE DR
OREM, UT 84097

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

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

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

STARCREST HOMEOWNERS
ASSOCIATION THE
%FAGERGREN, WILLIAM C
3898 E THOUSAND OAKS CIR
SALT LAKE CITY, UT 84124

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

STEED, RYAN & JAYNA
2462 W 300 N
PROVO, UT 84601

LEE H SMOOT PROPERTIES #3 LC
PO BOX 15
PROVO, UT 84603

PROVO CITY COMM. DEV.
PO BOX 1849
PROVO, UT 84603

MCVEA, ELEANOR L & COLEMAN L
JR (ET AL)
2815 N 840 E
PROVO, UT 84604

BLACK, STEVEN S & KAREN H
1862 N 1120 W
PROVO, UT 84604

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

APPLE VILLA LLC
3240 SHADOWBROOK DR
PROVO, UT 84604

SALISBURY, JIAHUI X
152 WOODSIDE DR
PROVO, UT 84604

STONE, DONALD J & VIRGINIA C
1329 E 700 S
PROVO, UT 84606

D C DEAN FAMILY INVESTMENTS
LTD
286 S 700 E
PROVO, UT 84606

BLACK WALNUT LLC
1338 E 720 N
PROVO, UT 84606

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606

HOUSING AUTHORITY UTAH
COUNTY
LYNELL SMITH
240 EAST CENTER
PROVO, UT 84606

CHRISTENSEN, DENNIS C & LILA M
169 E OAKRIDGE DR
ELK RIDGE, UT 84651

HOUCK, JOHN D & CAROL K
136 W COVE DR
PAYSON, UT 84651

DGB RENTALS LLC
3652 W 7550 S
SPANISH FORK, UT 84660

LOVINGIER, DANNY KAY & DIANE
(ET AL)
1069 S RIVER SIDE LA
SPANISH FORK, UT 84660

R & M CONDIE LC
485 S MAIN ST
SPRINGVILLE, UT 84663

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

BRODERICK, CASEY
1851 RIVER BOTTOM RD
SPRINGVILLE, UT 84663

PRESTON, GREGORY L & ANA M
1646 LEISURE WORLD
MESA, AZ 85205

SARGENT, PAUL ELVIN & JAYNE
JENSEN (ET AL)
1935 E KENTUCKY AV
TEMPE, AZ 85284

JAMES, NORMAN WHITNEY &
CHERYL JOYCE
PO BOX 2872
KIRTLAND, NM 87417

PETERSON, JOHN LEE & SANDY
1842 MAIN ST
HUNTINGTON BEACH, CA 92648



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: HAROLD IRVING Building Dynamics Phone: (801) 301.1549
 Address: 8703 S. Sandy Parkway FAX: 801 254 5035
 City: Sandy State: UT Zip: 84070 e-mail: harold@buildingdynamics.com

PROJECT INFORMATION

Project Name: TBD PD40
 Project Address: 1200 S. 199 E. 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 type="checkbox"/> Zoning, Text \$900 <input checked="" type="checkbox"/> New PD Zone, Text \$2000 +25 sign fee for PD zone <input checked="" type="checkbox"/> Rezone \$1200 + \$25 sign fee <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 checked="" type="checkbox"/> MAILINGS <input checked="" type="checkbox"/> Neighborhood Notice \$ <u>81.13</u> ***** <input checked="" type="checkbox"/> PUBLIC NOTICES Newspaper notices \$100 for PC meeting \$100 for CC meeting <input checked="" type="checkbox"/> PUBLIC NOTICE 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"/> Preschool/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 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.

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: Harold Irving Phone: 801 301 1549

OFFICE USE ONLY

Date Filed: 4-24-15 Fees Paid: \$3250.00 + 281.13 Received By: TR

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 Stocksdale, 801-229-7054.

Project Timeline

Irving PD-46

1. DRC application date: 4/24/2015
2. Obtained Development Review Committee clearance on: 4/30/2015
3. Neighborhood notice of PC/CC sent on: 6/18/2015
4. Newspaper notice to City Recorder on 6/18/2015
5. Planning Commission notice sent on 6/18/2015
6. Planning Commission recommended approval on: 7/1/2015
7. Newspaper notice to City Recorder on July 16, 2015
8. City Council approved/denied request on: 7/28/2015

CITY OF OREM
CITY COUNCIL MEETING
JULY 28, 2015



REQUEST:	RESOLUTION – Amending the conditional use permit of Verizon Wireless at 1545 South State Street in the C2 zone
APPLICANT:	Pete Simmons
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Mailed 110 notices on July 13, 2015

SITE INFORMATION:

General Plan Designation:
Community Commercial
Current Zone:
C2
Acreage:
0.88
Neighborhood:
Hillcrest
Neighborhood Chair:
Dewon Holt

**PLANNING COMMISSION
RECOMMENDATION**

6-0 for approval

PREPARED BY:

David Stroud, AICP
Planner

REQUEST:

Pete Simmons requests the City amend the conditional use permit of Verizon wireless at 1545 South State Street in the C2 zone.

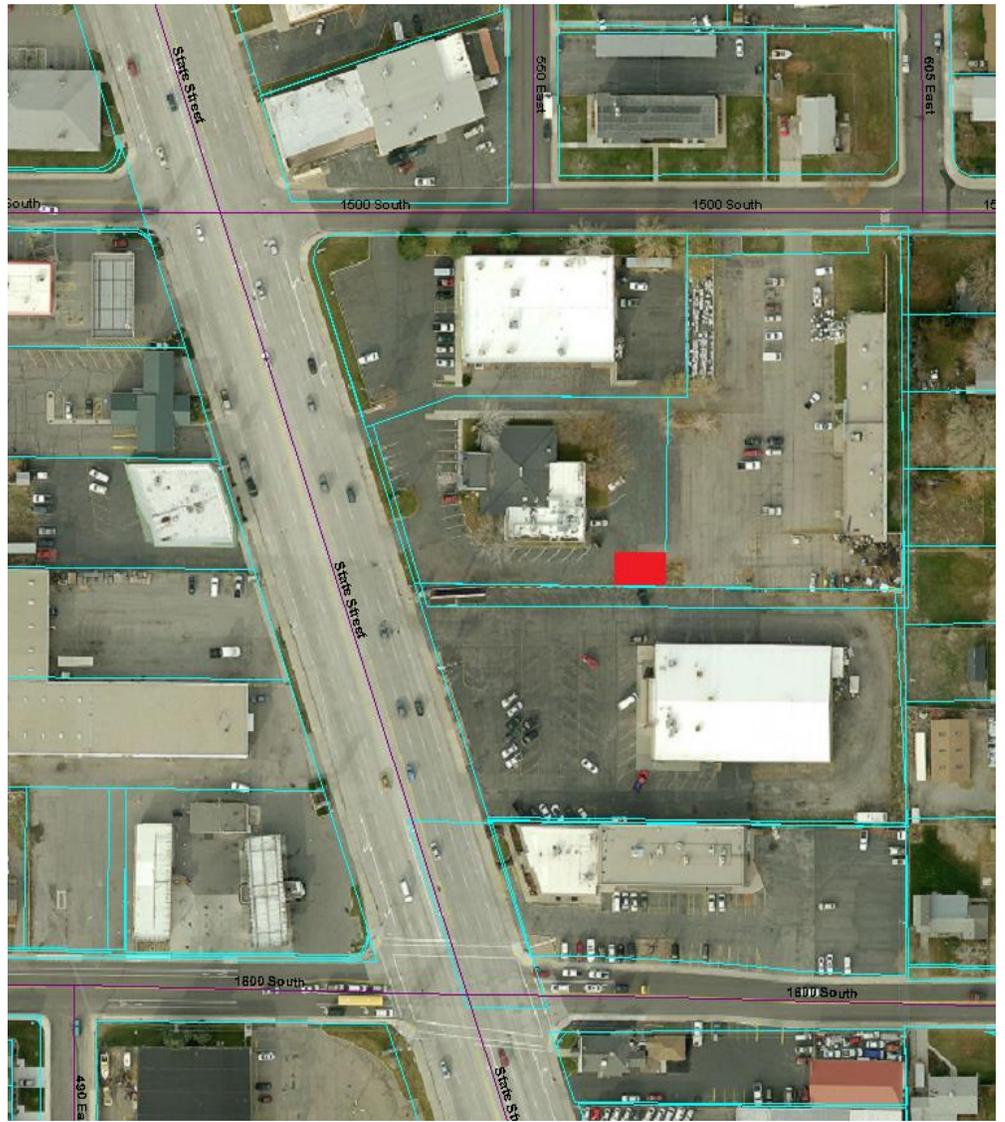
BACKGROUND:

The City Council approved a conditional use permit in September 2014 that allowed Verizon Wireless to locate a cell tower and equipment shelter at 1545 South State Street. The shelter approved with the conditional use permit resembles a small garage or residential storage shed.

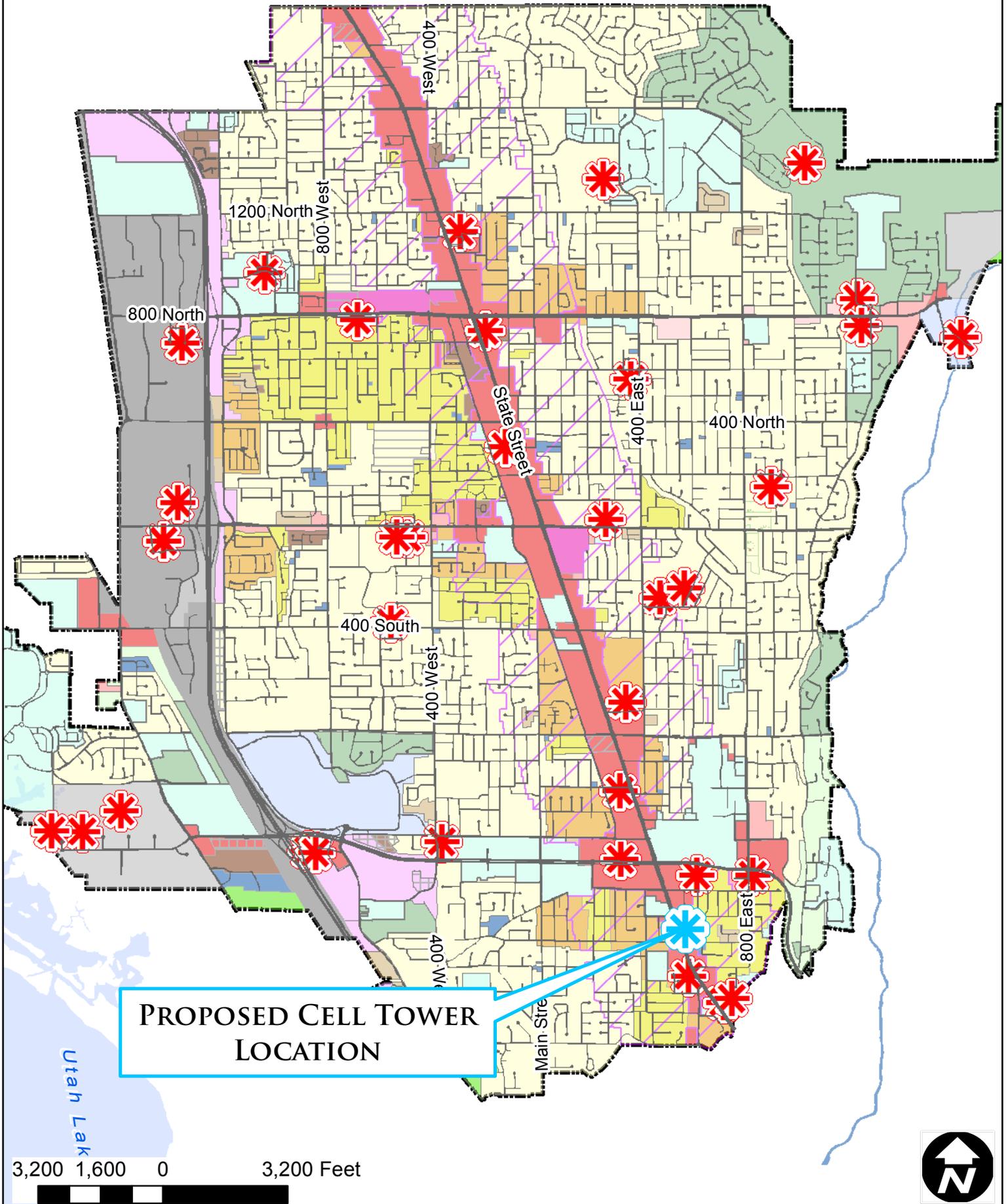
Verizon would now like to use a platform structure instead of the previously approved shelter to protect its equipment. The proposed platform would protect the equipment from above, but the sides would not be enclosed. This is the only requested change to the site. The nearest residential structure is over 300 feet to the east.

RECOMMENDATION:

The Planning Commission recommends the City Council approve, by resolution, the amended conditional use permit of Verizon Wireless at 1545 South State Street in the C2 zone. The planning staff supports the Planning Commission recommendation.



WIRELESS LOCATIONS



DRAFT

RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL APPROVING AN AMENDED CONDITIONAL USE PERMIT AND SITE PLAN FOR VERIZON WIRELESS AT 1545 SOUTH STATE STREET IN THE C2 ZONE

WHEREAS on June 1, 2015, Pete Simmons filed an application with the City of Orem requesting the City approve an amended conditional use permit and site plan on behalf of Verizon Wireless at 1545 South State Street in the C2 zone; and

WHEREAS the proposed amended site plan replaces the enclosed ground equipment structure with a platform structure; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on June 17, 2015, and the Planning Commission recommended approval of the request; and

WHEREAS a public meeting considering the subject application was held by the City Council on July 28, 2015; and

WHEREAS notices of the City Council meeting to consider the request were sent to all residents and property owners within 500 feet of the subject property; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; 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 that the proposed amendment to the conditional use permit is appropriate and that the proposed platform structure that will replace the previously approved shelter is compatible with the surrounding uses.
2. The City Council hereby approves an amended conditional use permit and site plan for Verizon Wireless that replaces the previously approved enclosed ground equipment structure with a platform structure at 1545 South State Street in the C2 zone 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 or policies in conflict herewith are hereby repealed.
5. This resolution shall take effect immediately upon passage.

DRAFT

PASSED AND APPROVED this 28th day of July 2015.

Richard F. Brunst, Jr., Mayor

ATTEST:

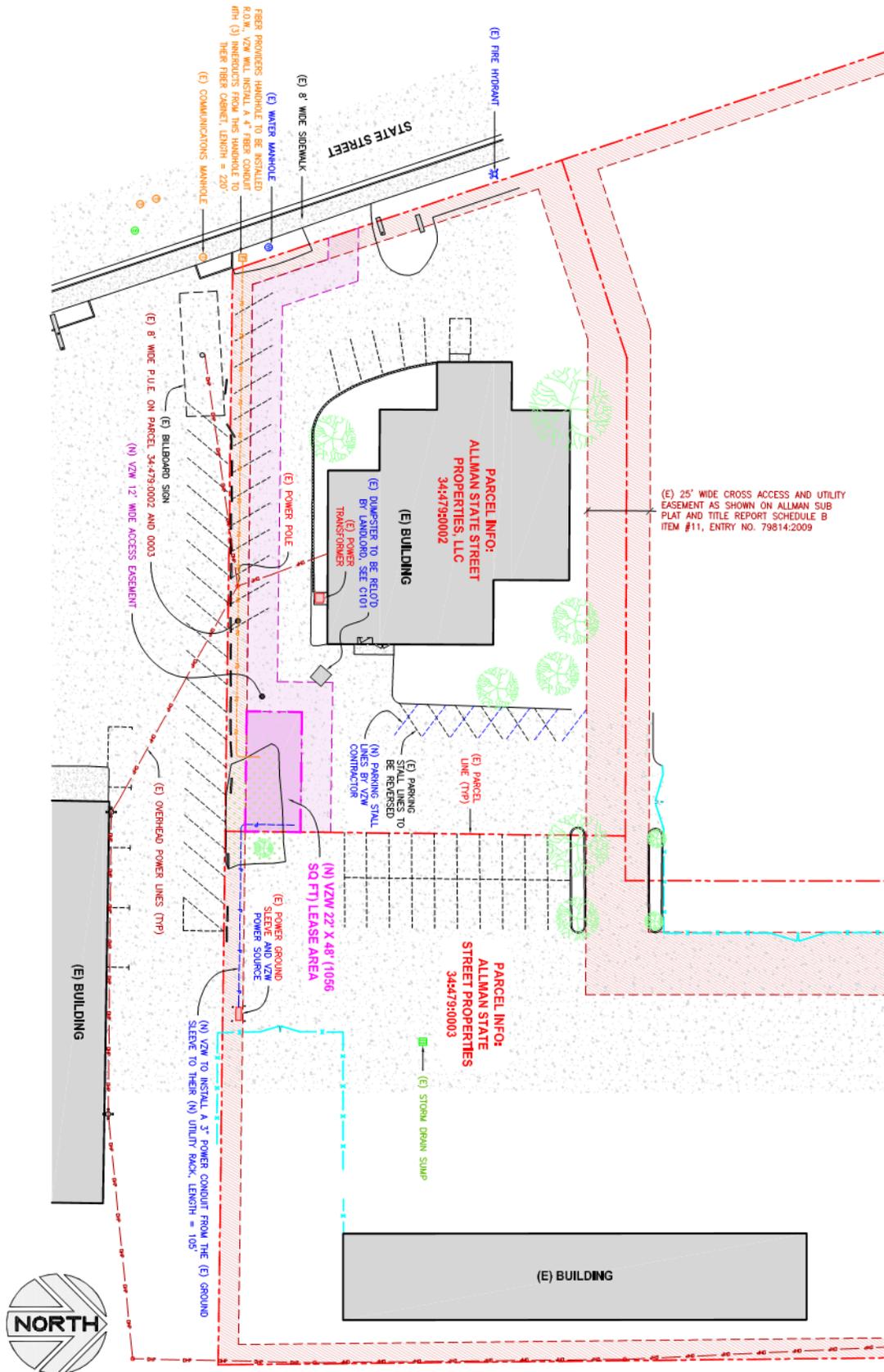
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

DRAFT

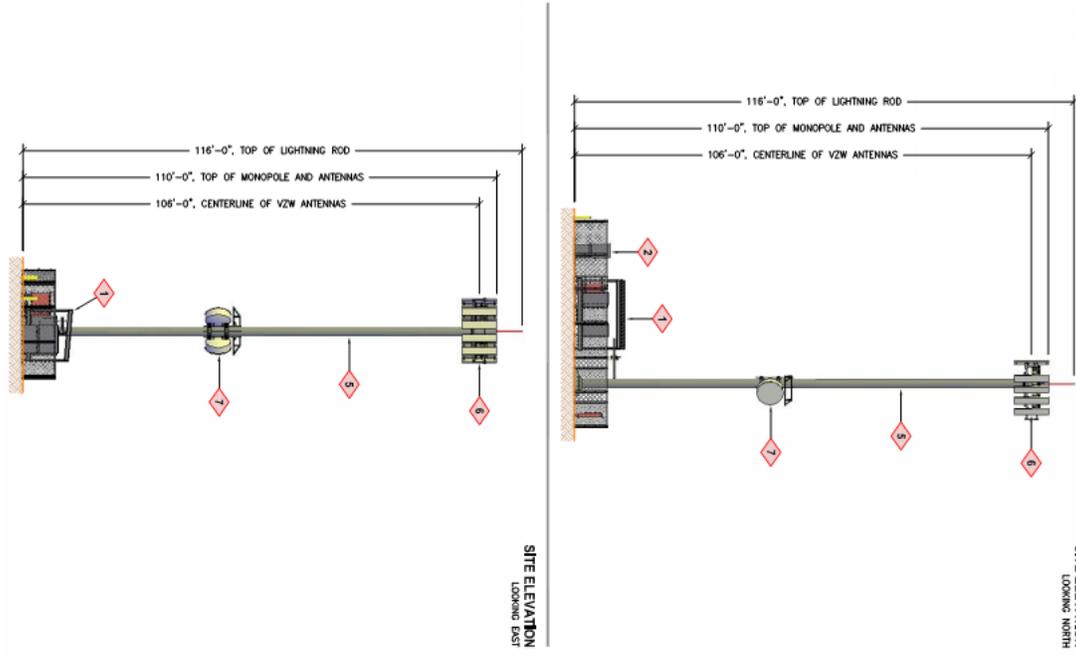
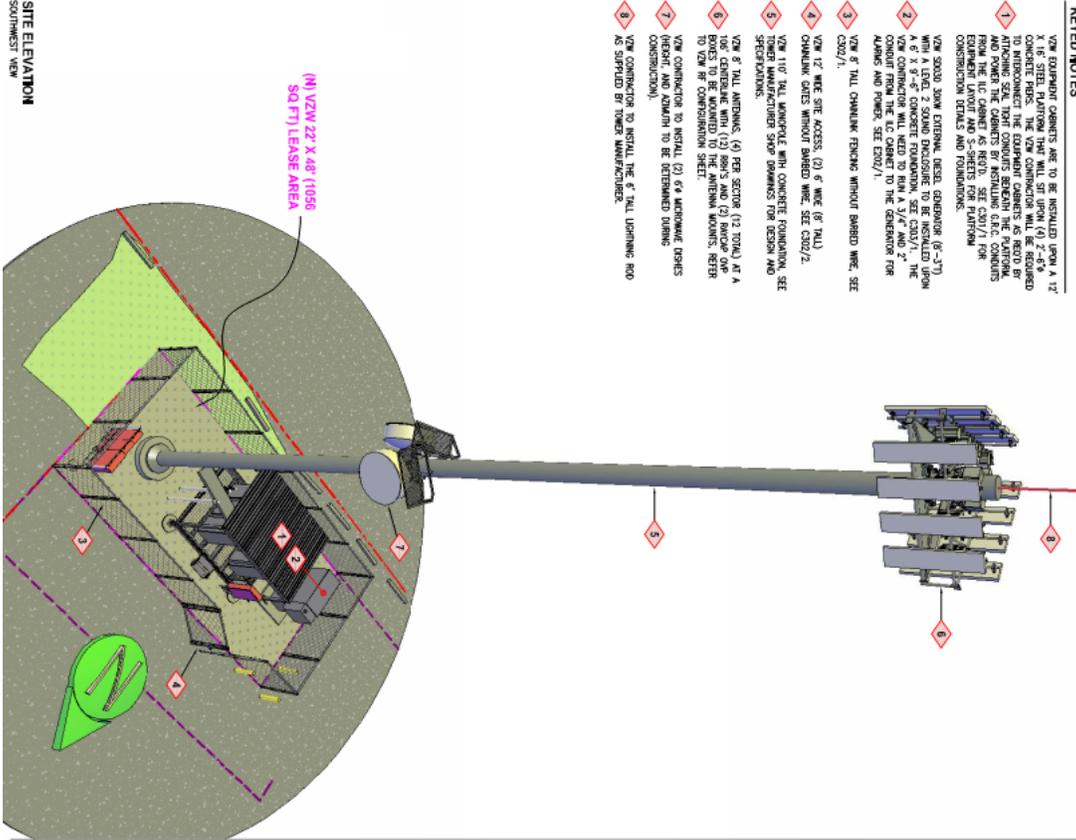
EXHIBIT A



DRAFT

KEYED NOTES

1. VZV EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12" O.D. STEEL PLATFORM. THE 12" O.D. STEEL PLATFORM IS TO BE WELDED TO THE CONCRETE FOUNDATION. THE EQUIPMENT CABINETS AS NOTED BY THE ARCHITECT TO BE MOUNTED TO THE 12" O.D. STEEL PLATFORM. THE EQUIPMENT CABINETS ARE TO BE MOUNTED TO THE 12" O.D. STEEL PLATFORM. THE EQUIPMENT CABINETS ARE TO BE MOUNTED TO THE 12" O.D. STEEL PLATFORM. THE EQUIPMENT CABINETS ARE TO BE MOUNTED TO THE 12" O.D. STEEL PLATFORM.
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PLANNING COMMISSION MINUTES – JUNE 17, 2015

AGENDA ITEM 3.2 is a request by Pete Simmons to amend conditional use permit approval of **VERIZON WIRELESS** at 1545 South State Street in the C2 zone.

Staff Presentation: Mr. Stroud said the City Council approved a conditional use permit in September 2014 to locate a Verizon wireless facility at 1545 South State Street. The approved site consisted of a new tower and an equipment shelter. The City Council approved the use with the condition that Verizon provide at least two additionally commercially viable co-location spots on the pole structure.



The approved shelter resembles a small garage or residential storage shed. Instead of the shelter, Verizon now requests a platform structure to protect the equipment. The platform will protect the equipment from above but the sides will expose the equipment as there are no walls with the platform. The nearest residential structure is over 300 feet to the east. This is the only requested change on the site.

Recommendation: The Development Review Committee recommends the Planning Commission forward a positive recommendation to the City Council concerning the amended conditional use permit of Verizon at 1545 South State Street in the C2 zone.

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

Mr. Walker asked about the fencing. Mr. Stroud said there is no specific requirement on the type of fence. This is a seven-foot chain link.

Chair Moulton invited the applicant to come forward. Pete Simmons introduced himself.

Ms. Buxton asked why the change. Mr. Simmons says that Verizon is implementing this change in all their facilities throughout the United States. They are finding that the shelter manufacturers have not been able to keep up with the demand of shelters. The best thing is doing the platforms. Ms. Jeffreys asked if this will be a disadvantage. Mr. Simmons said it is different, but as time goes on and equipment changes, using outdoor equipment saves money and time. The outdoor equipment is more weather resistant. Ms. Buxton asked if there is a problem with vandalism. Mr. Simmons said he has not seen much vandalism in his eight years. Most of the other carriers do outdoor equipment and some cities require that.

Vice Chair Iglesias asked if a child/teenager were to hop the fence, is there anything that would electrocute them. Mr. Simmons said no. Vice Chair Iglesias asked if there is any heat from the units. Mr. Simmons said there is no heat from the equipment.

Mr. Walker asked if they are required to have a fence. Mr. Simmons said that most cities require fencing and they support that.

Mr. Earl asked if putting slats in the fence would increase security. Mr. Simmons said slats would create a closed environment and police departments in most cities do not want closed areas for safety reasons.

Ms. Larsen said because this is visible from State Street, she wondered if requiring a building in order to hide the equipment and give a better look from the street. Mr. Earl said the applicant could put in a hedge. Ms. Larsen said that she hoped that there will be new buildings in the future which could cover up the structure. Ms. Buxton said the platform is smaller than the building.

Ms. Jeffreys noted that in the past she had never noticed the poles until she was given a map of where they were located. Ms. Larsen said that in conjunction with the redevelopment of State Street, she wanted something that was pleasing to look at.

Ms. Larsen asked how long it takes to get a shelter. Mr. Simmons said he was unaware of the time. He said that Verizon has been doing outdoor equipment for a while.

Mr. Walker asked if there is another carrier on the tower. Mr. Simmons said that other carriers will not come aboard until the pole is up.

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

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

Planning Commission Action: Chair Moulton said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council amend the conditional use permit of Verizon Wireless at 1545 South State Street. Mr. Walker seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. Those voting nay: Lynnette Larsen. The motion passed.

1500 SOUTH STREET

(E) FIRE HYDRANT

verizon
wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

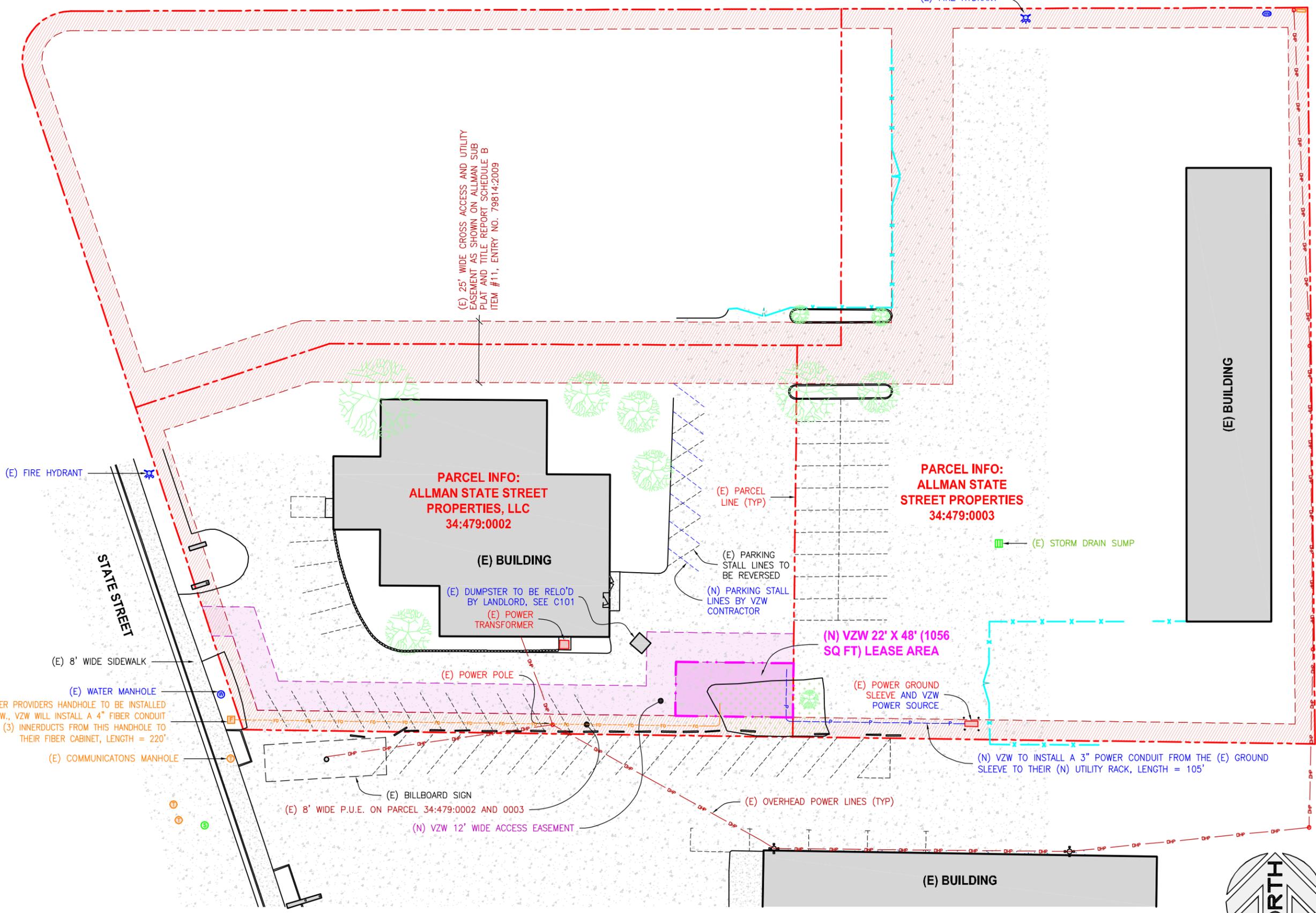
DRAWN BY: JAY C
CHECKED BY: PETE S

REV	DATE	DESCRIPTION
2	05.14.2015	OUTDOOR EQUIPMENT
1	08.07.2014	REVISIONS PER CITY
0	01.03.2014	ZONING DRAWINGS

PRO - REPAIR SHOP
NE SEC 26, T6S, R2E
1545 SOUTH STATE ST
OREM, UTAH 84097
-- RAWLAND SITE --

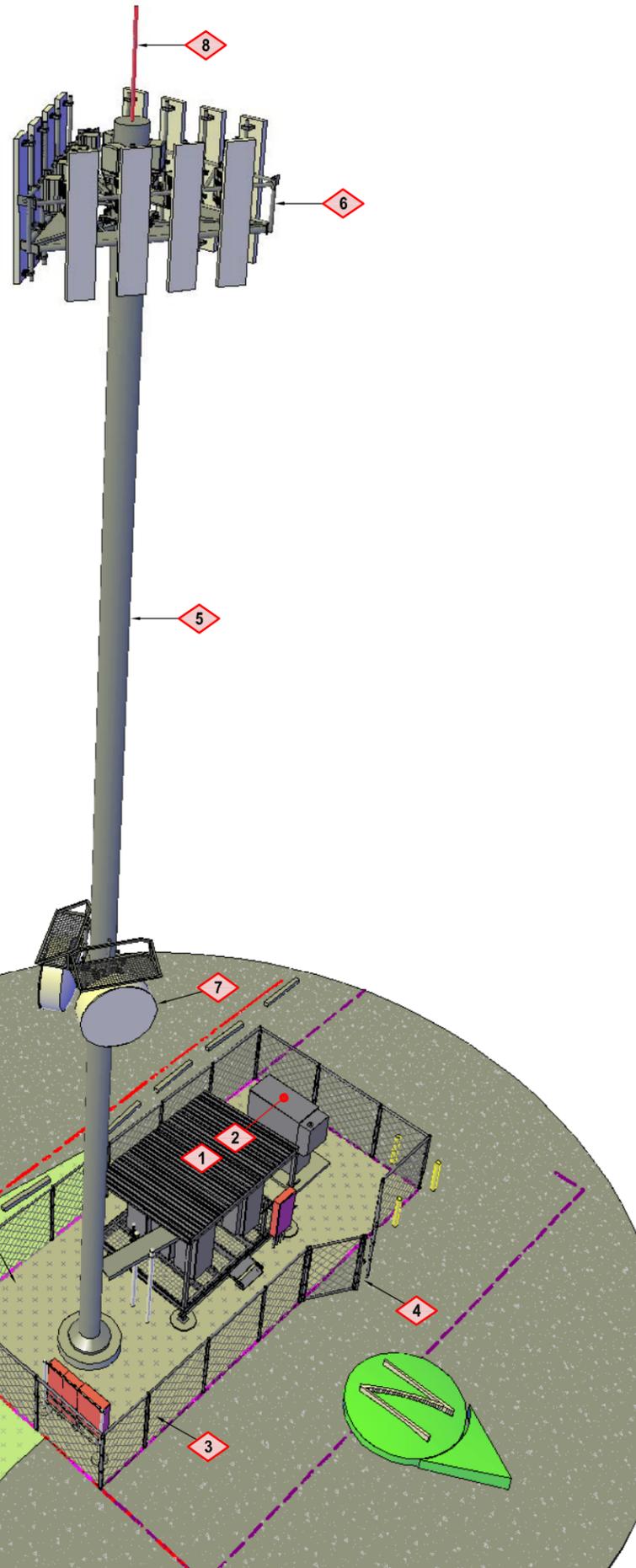
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100

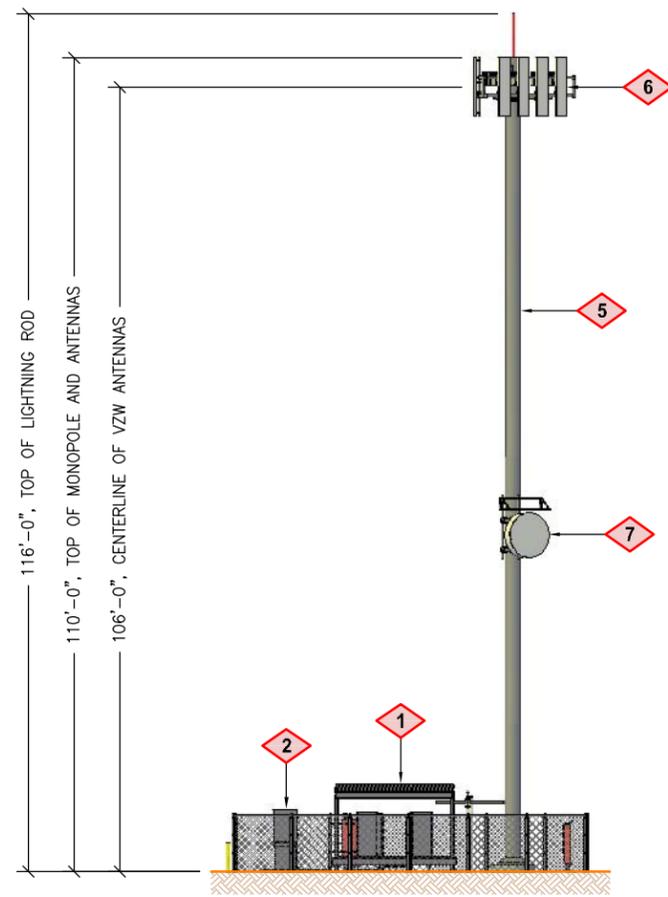


KEYED NOTES

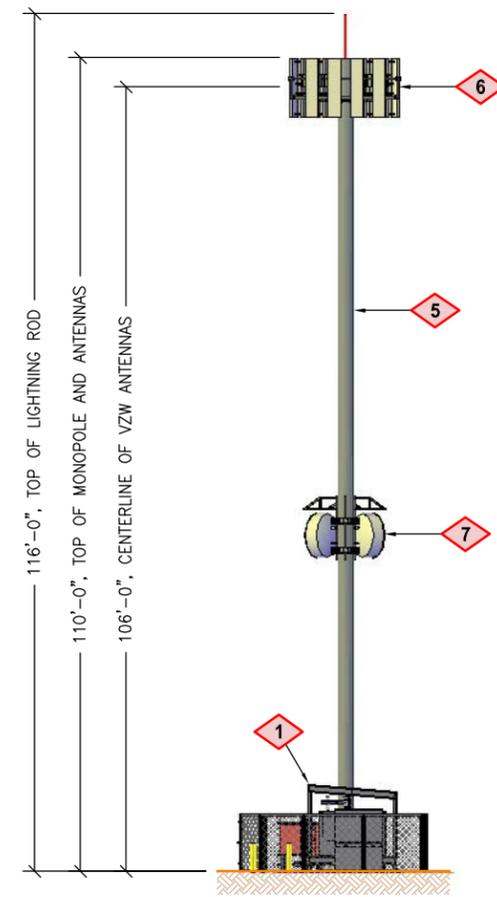
- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12' X 16' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"Ø CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
- 2 VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE TO BE INSTALLED UPON A 6' X 9'-6" CONCRETE FOUNDATION, SEE C303/1. THE VZW CONTRACTOR WILL NEED TO RUN A 3/4" AND 2" CONDUIT FROM THE ILC CABINET TO THE GENERATOR FOR ALARMS AND POWER, SEE E202/1.
- 3 VZW 8' TALL CHAINLINK FENCING WITHOUT BARBED WIRE, SEE C302/1.
- 4 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE (8' TALL) CHAINLINK GATES WITHOUT BARBED WIRE, SEE C302/2.
- 5 VZW 110' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 6 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 106' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 7 VZW CONTRACTOR TO INSTALL (2) 6'Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 8 VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
SOUTHWEST VIEW



SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING EAST



VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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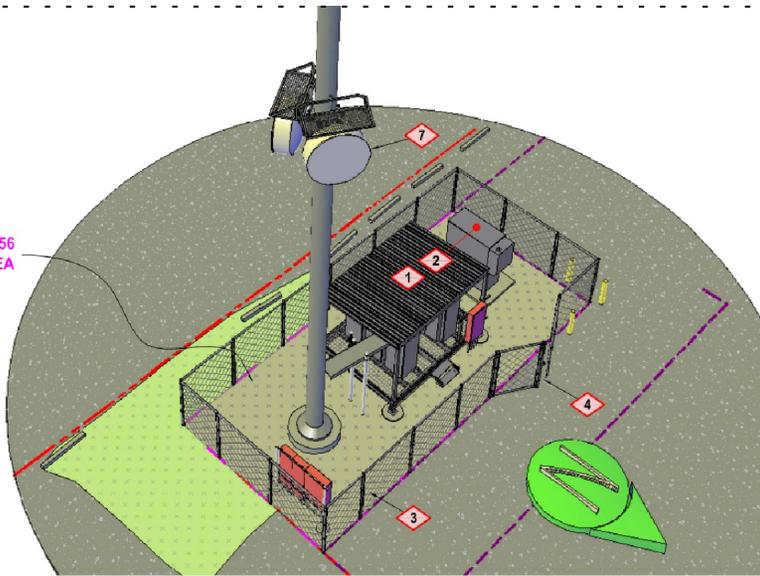
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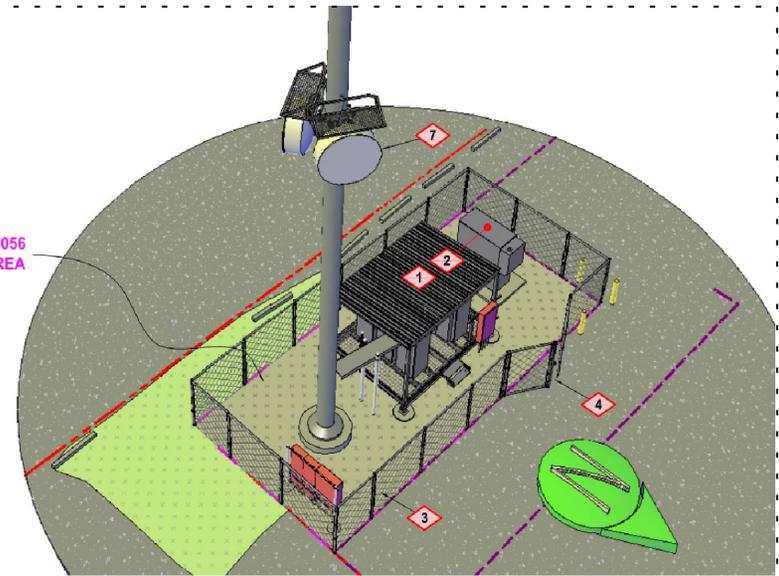
SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

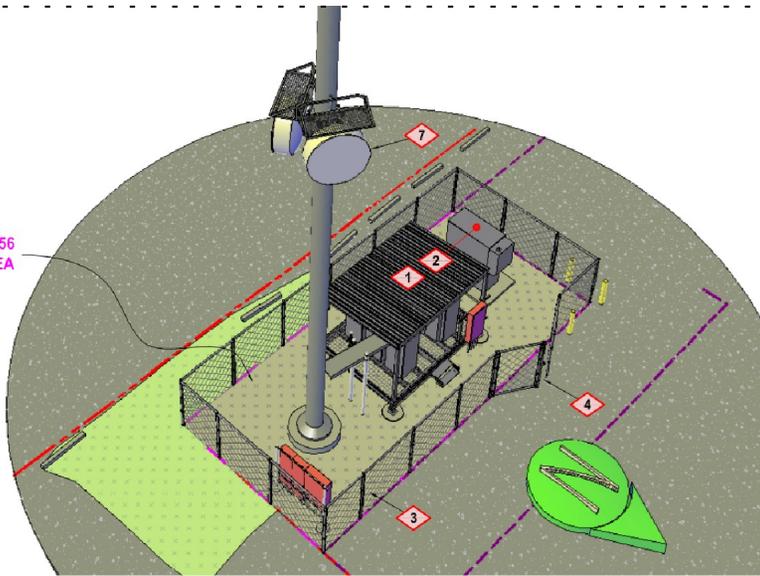
(N) VZW 22' X 48' (1056 SQ FT) LEASE AREA



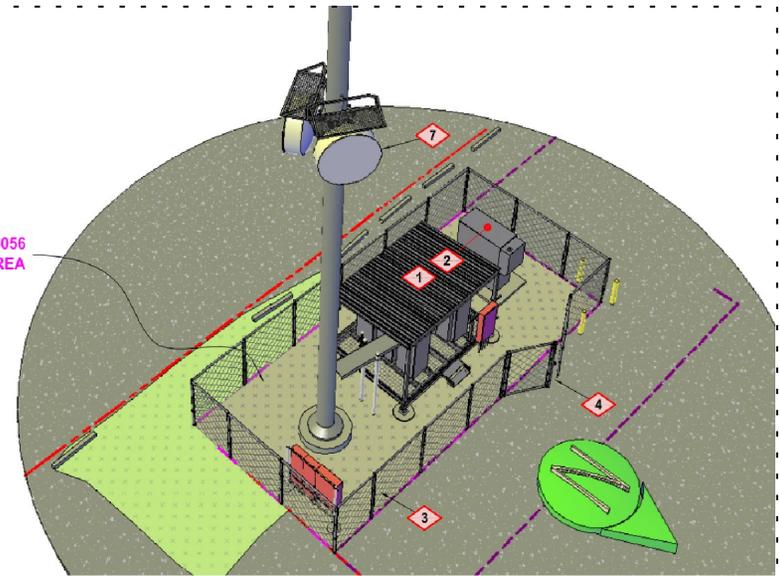
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(N) VZW 22' X 48' (1056 SQ FT) LEASE AREA



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

PROVO CITY COMM. DEV.
PO BOX 1849
PROVO, UT 84603



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

DUFFIN, DORAN L
PO BOX 24098
SAN JOSE, CA 95154



City Council
Tue, Jul 28, 2015
6:00 pm

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801-229-7095 or
drstroud@orem.org

UTAH DEPARTMENT OF TRANSPORTATION
PO BOX 215
OREM, UT 84059



City Council
Tue, Jul 28, 2015
6:00 pm

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801-229-7095 or
drstroud@orem.org

JC CAPITAL LP
%PETROLEUM WHOL LP
PO BOX 4456
HOUSTON, TX 77210



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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801-229-7095 or
drstroud@orem.org

LIANG, ZHEN (ET AL)
PO BOX 864
OREM, UT 84059



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

SIRGUSA, KAREN (ET AL)
35 S 1300 W
PLEASANT GROVE, UT 84062



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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801-229-7095 or
drstroud@orem.org

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



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

5 PEAKS APARTMENTS LLC
41 W 530 S
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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801-229-7095 or
drstroud@orem.org

R&T INVESTMENTS LC
51 W CENTER ST # 604
OREM, UT 84057



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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



City Council
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6:00 pm

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801-229-7095 or
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KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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LINDON CITY
PLANNING DEPARTMENT
100 NORTH STATE STREET
LINDON, UT 84042



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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AMERICAN WEST BANK
110 S FERRALL ST
SPOKANE, WA 99202



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

COMMON AREA
100 E CENTER ST
PROVO, UT 84606



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

TAYLOR, DAVID A
148 W 1560 S
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org



GBR OREM ONE LIMITED LIABILITY COMPANY
150 WHITE PLAINS RD
TARRYTOWN, NY 10591

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org



HOUSING AUTHORITY UTAH COUNTY
LYNELL SMITH
240 EAST CENTER
PROVO, UT 84606

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
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drstroud@orem.org



TOWN OF VINEYARD
240 E. GAMMON ROAD
VINEYARD, UT 84058

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org



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

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

BOTAC IX LEASING
400 N 700 W
NORTH SALT LAKE, UT 84054



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

GREENWOOD, DAVID EARL & TIFFANY
GROTEGUT
465 E 1600 S
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

PETER MENDENHALL VAN ORMAN LLC
448 E 90 N
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

DE GRUSSA, BRIAN (ET AL)
473 E 1600 S
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org


BOTAC IX LEASING
--OR CURRENT RESIDENT--
479 E 1600 SOUTH
OREM, UT 84058

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org


ALLMAN STATE STREET PROPERTIES LLC
515 W 100 S
LINDON, UT 84042

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org


DRAGONWOOD II LLC
--OR CURRENT RESIDENT--
555 E 1500 SOUTH UNIT# 12
OREM, UT 84097

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org


ALPINE SCHOOL DISTRICT
ATTN: SUPERINTENDENT
575 NORTH 100 EAST
AMERICAN FORK, UT 84003

City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

YOUNG, PHILLIP H & KATHLEEN W
581 W 760 N
OREM, UT 84057



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

MAG
586 EAST 800 NORTH
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

STRASBURG, KIM & FLOYD C
589 E 1500 S
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

MANGINI, RAUL
590 E 1600 S
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

HFB&S 611 EAST LLC
--OR CURRENT RESIDENT--
611 E 1600 SOUTH
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

BEGAYE, GLADYS K
614 E 1600 S
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

DRAGONWOOD II LLC
612 N BELLA VISTA DR
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

GOODRICH, ARLEN RAY & EDNA DAVIS
627 E 1600 S
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

SIRGUSA, KAREN (ET AL)
--OR CURRENT RESIDENT--
641 E 1600 SOUTH
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

LEGACY AT OREM LLC
%THACKERAY GARN COMPANY
748 W HERITAGE PARK BLVD STE 203
LAYTON, UT 84041



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

BARNES, KEITH & NINA RAYNOR
661 S SAINT JAMES PL
CEDAR CITY, UT 84720



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

MONTANINO, GENNARO J & SANDRA
849 N 2770 W
PROVO, UT 84601



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

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



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

L2 REAL ESTATE LLC
1155 S 800 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

ANDERSON, DANIEL I
925 W 675 N
OREM, UT 84057



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

1405 STATE STREET INVESTORS LLC
--OR CURRENT RESIDENT--
1405 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

L2 REAL ESTATE LLC
--OR CURRENT RESIDENT--
1425 S 550 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

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



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

550 EAST SERIES OF JLH COMMUNITY
PROPERTY LLC
--OR CURRENT RESIDENT--
1429 S 550 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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801-229-7095 or
drstroud@orem.org

BARNES, KEITH & NINA RAYNOR
--OR CURRENT RESIDENT--
1450 S 605 EAST UNIT# 1-15
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

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David Stroud at
801-229-7095 or
drstroud@orem.org

PHOENIX GROUP
1455 S STATE ST # C
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

ADAMS, MARGO J
1461 S 605 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
801-229-7095 or
drstroud@orem.org

LEANY, KENT M & CHARLOTTE BATT
1458 S 605 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

DRAGONWOOD IV LLC
--OR CURRENT RESIDENT--
1467 S 550 EAST UNIT# 1-12
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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801-229-7095 or
drstroud@orem.org

HATCH, SCOTT & JENNIFER
1470 S 640 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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drstroud@orem.org

ASTON, ESTELLA
1478 S 800 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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YUAN, FANG (ET AL)
--OR CURRENT RESIDENT--
1473 S 605 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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

TAYLOR, DAVID A
--OR CURRENT RESIDENT--
1481 S STATE ST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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JO-LEE 1485 LLC
--OR CURRENT RESIDENT--
1483 S 605 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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ASTON, ESTELLA
--OR CURRENT RESIDENT--
1490 S 640 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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HU, XIN
1485 S 640 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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SHOELL, JEFFERY D & JENNIFER ANN (ET AL)
1507 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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DUFFIN, DORAN L
--OR CURRENT RESIDENT--
1510 S 630 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
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MUIR, DANIEL J
--OR CURRENT RESIDENT--
1515 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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HUFF, BETTY J
1514 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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MUIR, DANIEL J
1515 S STATE ST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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5AB LLC
--OR CURRENT RESIDENT--
1520 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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MIRELES, FERNANDO
1523 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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5AB LLC
--OR CURRENT RESIDENT--
1520 S STATE ST
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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MINER, LYNN A & RUTH E (ET AL)
1526 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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YOUNG, PHILLIP H & KATHLEEN W
--OR CURRENT RESIDENT--
1531 S 450 EAST
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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ALLMAN STATE STREET PROPERTIES LLC
--OR CURRENT RESIDENT--
1533 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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KIGGINS, REX D & DOROTHY A
1533 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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AMERICAN WEST BANK
--OR CURRENT RESIDENT--
1534 S STATE
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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ANDERSON, DANIEL I
--OR CURRENT RESIDENT--
1536 S 630 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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J& DE HOLDINGS LTD
--OR CURRENT RESIDENT--
1544 S STATE
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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FIEBER, ADAM L & JAMIE D
1543 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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J& DE HOLDINGS LTD
1544 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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LIANG, ZHEN (ET AL)
--OR CURRENT RESIDENT--
1545 S 450 EAST
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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ALLMAN STATE STREET PROPERTIES LLC
--OR CURRENT RESIDENT--
1545 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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GARRETT, STEVEN PAUL & CINDY LEE
1545 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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SMITH, ROSCO J & LAUREL ANN HILTON
1552 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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MAXSON, MATT
1555 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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CISNEROS, PEDRO (ET AL)
1564 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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5 PEAKS APARTMENTS LLC
--OR CURRENT RESIDENT--
1561 S 450 EAST
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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FENLEY, JOHN & MARY DAGMAR
--OR CURRENT RESIDENT--
1565 S 630 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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MONTANINO, GENNARO J & SANDRA
--OR CURRENT RESIDENT--
1575 S 450 EAST
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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R&T INVESTMENTS LC
--OR CURRENT RESIDENT--
1578 S 630 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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JIMENEZ, HUGO CARLOS
1575 S 630 E
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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BOTAC IX LEASING
--OR CURRENT RESIDENT--
1580 S STATE ST
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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PETER MENDENHALL VAN ORMAN LLC
--OR CURRENT RESIDENT--
1582 S 630 EAST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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David Stroud at
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CHRISWOOD LLC
1585 S STATE ST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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CHRISWOOD LLC
--OR CURRENT RESIDENT--
1585 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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MARTIN, DOUGLAS W & DOUGLAS W
--OR CURRENT RESIDENT--
1591 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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JC CAPITAL LP
--OR CURRENT RESIDENT--
1594 S STATE
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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MARTIN, DOUGLAS W & DOUGLAS W
1595 S STATE ST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

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UTAH DEPARTMENT OF TRANSPORTATION
--OR CURRENT RESIDENT--
1595 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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GBR OREM ONE LIMITED LIABILITY COMPANY
--OR CURRENT RESIDENT--
1616 S STATE ST
OREM, UT 84058



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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For more information,
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LITEFOOT INVESTMENTS LLC
--OR CURRENT RESIDENT--
1635 S STATE
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

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LITEFOOT INVESTMENTS LLC
1635 S STATE ST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

HARMAN, DAVID R
1643 S STATE ST
OREM, UT 84097



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

YUAN, FANG (ET AL)
1714 LEEWARD DR
SAN JOSE, CA 95122



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

FENLEY, JOHN & MARY DAGMAR
1985 N 360 E
PROVO, UT 84604



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

HFB& S 611 EAST LLC
2038 E 9060 S
SANDY, UT 84093



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

JO-LEE 1485 LLC
2525 W 620 N
PROVO, UT 84601



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

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



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

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special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

5AB LLC
12437 S HURON RD
RIVERTON, UT 84096



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

For more information,
special assistance, or to
submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

550 EAST SERIES OF JLH COMMUNITY
PROPERTY LLC
10814 S COUNTRY CREEK COVE
SOUTH JORDAN, UT 84095



City Council
Tue, Jul 28, 2015
6:00 pm

City Council Chambers, 56 North State Street

REVISED City Council date. Verizon Wireless requests amended conditional use permit approval of a wireless facility at 1545 South State Street in the C2 zone. The change proposed replaces the equipment shelter with a platform shelter. This item was originally scheduled to be heard by the City Council on July 14 but has been rescheduled to July 28. The only change is the shelter of the ground equipment.

For more information,
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submit comments, contact
David Stroud at
801-229-7095 or
drstroud@orem.org

1405 STATE STREET INVESTORS LLC
%BRAD MANAGEMENT
22800 LYONS AV STE 100
SANTA CLARITA, CA 91321



PROVO CITY COMM. DEV.
PO BOX 1849
PROVO, UT 84603

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 215
OREM, UT 84059

DUFFIN, DORAN L
PO BOX 24098
SAN JOSE, CA 95154

JC CAPITAL LP
%PETROLEUM WHOL LP
PO BOX 4456
HOUSTON, TX 77210

LIANG, ZHEN (ET AL)
PO BOX 864
OREM, UT 84059

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

SIRGUSA, KAREN (ET AL)
35 S 1300 W
PLEASANT GROVE, UT 84062

5 PEAKS APARTMENTS LLC
41 W 530 S
OREM, UT 84058

R&T INVESTMENTS LC
51 W CENTER ST # 604
OREM, UT 84057

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606

LINDON CITY
PLANNING DEPARTMENT
100 NORTH STATE STREET
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

AMERICAN WEST BANK
110 S FERRALL ST
SPOKANE, WA 99202

TAYLOR, DAVID A
148 W 1560 S
OREM, UT 84058

GBR OREM ONE LIMITED LIABILITY
COMPANY
150 WHITE PLAINS RD
TARRYTOWN, NY 10591

TOWN OF VINEYARD
240 E. GAMMON ROAD
VINEYARD, UT 84058

HOUSING AUTHORITY UTAH
COUNTY
LYNELL SMITH
240 EAST CENTER
PROVO, UT 84606

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

BOTAC IX LEASING
400 N 700 W
NORTH SALT LAKE, UT 84054

PETER MENDENHALL VAN ORMAN
LLC
448 E 90 N
OREM, UT 84097

GREENWOOD, DAVID EARL &
TIFFANY GROTEGUT
465 E 1600 S
OREM, UT 84058

DE GRUSSA, BRIAN (ET AL)
473 E 1600 S
OREM, UT 84058

BOTAC IX LEASING
--OR CURRENT RESIDENT--
479 E 1600 SOUTH
OREM, UT 84058

ALLMAN STATE STREET
PROPERTIES LLC
515 W 100 S
LINDON, UT 84042

DRAGONWOOD II LLC
--OR CURRENT RESIDENT--
555 E 1500 SOUTH UNIT# 12
OREM, UT 84097

ALPINE SCHOOL DISTRICT
ATTN: SUPERINTENDENT
575 NORTH 100 EAST
AMERICAN FORK, UT 84003

YOUNG, PHILLIP H & KATHLEEN W
581 W 760 N
OREM, UT 84057

MAG
586 EAST 800 NORTH
OREM, UT 84097

STRASBURG, KIM & FLOYD C
589 E 1500 S
OREM, UT 84097

MANGINI, RAUL
590 E 1600 S
OREM, UT 84097

HFB&S 611 EAST LLC
--OR CURRENT RESIDENT--
611 E 1600 SOUTH
OREM, UT 84097

DRAGONWOOD II LLC
612 N BELLA VISTA DR
OREM, UT 84097

BEGAYE, GLADYS K
614 E 1600 S
OREM, UT 84097

GOODRICH, ARLEN RAY & EDNA
DAVIS
627 E 1600 S
OREM, UT 84097

SIRGUSA, KAREN (ET AL)
--OR CURRENT RESIDENT--
641 E 1600 SOUTH
OREM, UT 84097

BARNES, KEITH & NINA RAYNOR
661 S SAINT JAMES PL
CEDAR CITY, UT 84720

LEGACY AT OREM LLC
%THACKERAY GARN COMPANY
748 W HERITAGE PARK BLVD STE 203
LAYTON, UT 84041

MONTANINO, GENNARO J & SANDRA
849 N 2770 W
PROVO, UT 84601

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

ANDERSON, DANIEL I
925 W 675 N
OREM, UT 84057

L2 REAL ESTATE LLC
1155 S 800 E
OREM, UT 84097

1405 STATE STREET INVESTORS LLC
--OR CURRENT RESIDENT--
1405 S STATE
OREM, UT 84097

L2 REAL ESTATE LLC
--OR CURRENT RESIDENT--
1425 S 550 EAST
OREM, UT 84097

550 EAST SERIES OF JLH
COMMUNITY PROPERTY LLC
--OR CURRENT RESIDENT--
1429 S 550 EAST
OREM, UT 84097

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

BARNES, KEITH & NINA RAYNOR
--OR CURRENT RESIDENT--
1450 S 605 EAST UNIT# 1-15
OREM, UT 84097

PHOENIX GROUP
1455 S STATE ST # C
OREM, UT 84097

LEANY, KENT M & CHARLOTTE
BATT
1458 S 605 E
OREM, UT 84097

ADAMS, MARGO J
1461 S 605 E
OREM, UT 84097

DRAGONWOOD IV LLC
--OR CURRENT RESIDENT--
1467 S 550 EAST UNIT# 1-12
OREM, UT 84097

HATCH, SCOTT & JENNIFER
1470 S 640 E
OREM, UT 84097

YUAN, FANG (ET AL)
--OR CURRENT RESIDENT--
1473 S 605 EAST
OREM, UT 84097

ASTON, ESTELLA
1478 S 800 E
OREM, UT 84097

TAYLOR, DAVID A
--OR CURRENT RESIDENT--
1481 S STATE ST
OREM, UT 84097

JO-LEE 1485 LLC
--OR CURRENT RESIDENT--
1483 S 605 EAST
OREM, UT 84097

HU, XIN
1485 S 640 E
OREM, UT 84097

ASTON, ESTELLA
--OR CURRENT RESIDENT--
1490 S 640 EAST
OREM, UT 84097

SHOELL, JEFFERY D & JENNIFER
ANN (ET AL)
1507 S 630 E
OREM, UT 84097

DUFFIN, DORAN L
--OR CURRENT RESIDENT--
1510 S 630 EAST
OREM, UT 84097

HUFF, BETTY J
1514 S 630 E
OREM, UT 84097

MUIR, DANIEL J
--OR CURRENT RESIDENT--
1515 S STATE
OREM, UT 84097

MUIR, DANIEL J
1515 S STATE ST
OREM, UT 84097

5AB LLC
--OR CURRENT RESIDENT--
1520 S STATE
OREM, UT 84097

5AB LLC
--OR CURRENT RESIDENT--
1520 S STATE ST
OREM, UT 84058

MIRELES, FERNANDO
1523 S 630 E
OREM, UT 84097

MINER, LYNN A & RUTH E (ET AL)
1526 S 630 E
OREM, UT 84097

YOUNG, PHILLIP H & KATHLEEN W
--OR CURRENT RESIDENT--
1531 S 450 EAST
OREM, UT 84058

KIGGINS, REX D & DOROTHY A
1533 S 630 E
OREM, UT 84097

ALLMAN STATE STREET
PROPERTIES LLC
--OR CURRENT RESIDENT--
1533 S STATE
OREM, UT 84097

AMERICAN WEST BANK
--OR CURRENT RESIDENT--
1534 S STATE
OREM, UT 84058

ANDERSON, DANIEL I
--OR CURRENT RESIDENT--
1536 S 630 EAST
OREM, UT 84097

FIEBER, ADAM L & JAMIE D
1543 S 630 E
OREM, UT 84097

J&DE HOLDINGS LTD
--OR CURRENT RESIDENT--
1544 S STATE
OREM, UT 84058

J&DE HOLDINGS LTD
1544 S STATE
OREM, UT 84097

LIANG, ZHEN (ET AL)
--OR CURRENT RESIDENT--
1545 S 450 EAST
OREM, UT 84058

GARRETT, STEVEN PAUL & CINDY
LEE
1545 S 630 E
OREM, UT 84097

ALLMAN STATE STREET
PROPERTIES LLC
--OR CURRENT RESIDENT--
1545 S STATE
OREM, UT 84097

SMITH, ROSCO J & LAUREL ANN
HILTON
1552 S 630 E
OREM, UT 84097

MAXSON, MATT
1555 S 630 E
OREM, UT 84097

5 PEAKS APARTMENTS LLC
--OR CURRENT RESIDENT--
1561 S 450 EAST
OREM, UT 84058

CISNEROS, PEDRO (ET AL)
1564 S 630 E
OREM, UT 84097

FENLEY, JOHN & MARY DAGMAR
--OR CURRENT RESIDENT--
1565 S 630 EAST
OREM, UT 84097

MONTANINO, GENNARO J & SANDRA
--OR CURRENT RESIDENT--
1575 S 450 EAST
OREM, UT 84058

JIMENEZ, HUGO CARLOS
1575 S 630 E
OREM, UT 84097

R&T INVESTMENTS LC
--OR CURRENT RESIDENT--
1578 S 630 EAST
OREM, UT 84097

BOTAC IX LEASING
--OR CURRENT RESIDENT--
1580 S STATE ST
OREM, UT 84058

PETER MENDENHALL VAN ORMAN
LLC
--OR CURRENT RESIDENT--
1582 S 630 EAST
OREM, UT 84097

CHRISWOOD LLC
--OR CURRENT RESIDENT--
1585 S STATE
OREM, UT 84097

CHRISWOOD LLC
1585 S STATE ST
OREM, UT 84097

MARTIN, DOUGLAS W & DOUGLAS W
--OR CURRENT RESIDENT--
1591 S STATE
OREM, UT 84097

JC CAPITAL LP
--OR CURRENT RESIDENT--
1594 S STATE
OREM, UT 84058

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
1595 S STATE
OREM, UT 84097

MARTIN, DOUGLAS W & DOUGLAS W
1595 S STATE ST
OREM, UT 84097

GBR OREM ONE LIMITED LIABILITY
COMPANY
--OR CURRENT RESIDENT--
1616 S STATE ST
OREM, UT 84058

LITEFOOT INVESTMENTS LLC
--OR CURRENT RESIDENT--
1635 S STATE
OREM, UT 84097

LITEFOOT INVESTMENTS LLC
1635 S STATE ST
OREM, UT 84097

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

HARMAN, DAVID R
1643 S STATE ST
OREM, UT 84097

YUAN, FANG (ET AL)
1714 LEEWARD DR
SAN JOSE, CA 95122

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

FENLEY, JOHN & MARY DAGMAR
1985 N 360 E
PROVO, UT 84604

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

HFB&S 611 EAST LLC
2038 E 9060 S
SANDY, UT 84093

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

JO-LEE 1485 LLC
2525 W 620 N
PROVO, UT 84601

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

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

550 EAST SERIES OF JLH
COMMUNITY PROPERTY LLC
10814 S COUNTRY CREEK COVE
SOUTH JORDAN, UT 84095

5AB LLC
12437 S HURON RD
RIVERTON, UT 84096

1405 STATE STREET INVESTORS LLC
%BRAD MANAGEMENT
22800 LYONS AV STE 100
SANTA CLARITA, CA 91321

11767

APPLICANT INFORMATION				FORM EXPIRES: 06-30-2015
Name:	Pete Simmons	Phone:	(801) 518-7098	
Address:	5710 South Green Street	FAX:		
City:	Salt Lake	State:	UT	Zip: 84123
		e-mail:	pete.simmons@taec.net	

PROJECT INFORMATION	
Project Name:	Pro Repair Shop
Project Address:	1545 South State Street

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 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 \$ <u>86.00</u>	<input 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	***** <input type="checkbox"/> PUBLIC NOTICE Newspaper notice \$ _____	<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"/> prior to PC meeting \$ _____	<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"/> prior to CC meeting \$ _____	<input checked="" 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 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 lperritt@orem.org.**

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

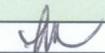
PLANNING COMMISSION/CITY COUNCIL MEETINGS: Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council 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: Pete Simmons Phone: (801) 518-7098
--	--

OFFICE USE ONLY		
Date Filed: <u>6/28/15</u>	Fees Paid: <u>805-</u>	Received By: 

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.

Notations \$86.00 pd 6/17/15 TB

Project Timeline

Verizon Amended Conditional Use Permit

1. DRC application date: 6/1/2015
2. Obtained Development Review Committee clearance on: 6/4/2015
3. Neighborhood notice of PC sent on: 6/4/2015
4. Planning Commission recommended approval on: 6/17/2015
5. Neighborhood notice of CC sent on: 7/13/2015
6. City Council approved/denied request on: 7/28/2015