



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
November 15, 2016

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

12:00 P.M. TOUR – CITY CENTERS

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

PREVIEW UPCOMING AGENDA ITEMS

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

AGENDA REVIEW

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

CITY COUNCIL - NEW BUSINESS

3. **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

4. MINUTES of City Council Meeting – October 25, 2016

MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL

5. **UPCOMING EVENTS**
6. **APPOINTMENTS TO BOARDS AND COMMISSIONS**

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

7. **PROCLAMATION – Kindness Week**
8. **REPORT – Metropolitan Water Board**
9. **REPORT – Arts Council**

PERSONAL APPEARANCES – 15 MINUTES

10. **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

11. **There are no Consent Items.**

SCHEDULED ITEMS

6:00 P.M. PUBLIC HEARING – Sober Living Homes

12. **ORDINANCE – Amending Section 22-6-9(D)(3) of the Orem City Code to increase the permitted number of residents in a sober living home (SLU 1263) from six to eight**

REQUEST: Development Services request the City amend Section 22-6-9(D)(3) of the Orem City Code to increase the permitted number of residents in a sober living home (SLU 1263) from six to eight.

PRESENTER: Steve Earl

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: The sober living home ordinance was approved by the City Council on April, 8, 2008. A sober living home is a residential dwelling that is occupied by individuals recovering from addiction to alcohol and/or drugs.

Because recovering drug and alcohol addicts are considered disabled under the Federal Fair Housing Act (FHA) as long as they are not currently using, sober living homes must be allowed in all residential zones.

Typically, occupants of a sober living home have completed some kind of treatment or rehabilitation prior to moving into the home. The sober living home is designed to provide an environment of support to the recovering addict to assist him/her in remaining sober. Many, if not most of the residents are employed.

The City recently received a request for a reasonable accommodation from one of the sober living home operators in the City. The request was for an accommodation to allow eight residents in the two homes maintained by the operator instead of the six residents currently allowed by the ordinance. The FHA requires a city to grant a reasonable accommodation if

the request is necessary in order to allow a home for disabled individuals to be either therapeutically effective or financially viable.

Instead of going through an analysis of whether allowing eight residents in these two particular homes was necessary for the homes to be therapeutically effective or financially viable, Staff thought it would be reasonable to consider whether the ordinance should be amended to allow eight residents in all sober living homes.

Since 2008, several sober living home operators have indicated that their homes are more therapeutically effective with eight residents as opposed to six. Sober living home operators indicate that there is a greater level of accountability when there are more residents to keep an eye on each other, there is a greater possibility of forging supportive relationships among residents, and having more people with whom experiences may be shared leads to a more effective sober living environment. This is not to say that sober living homes cannot be therapeutically effective with six residents, but simply that most operators claim to see some therapeutic benefit with eight residents as opposed to six.

Having eight residents instead of six would also obviously provide some financial benefit to sober living home operators. However, there may also be benefits to the residents as well. Increasing the number of residents may allow an operator to charge a lower rent for each resident thereby making a sober living environment more affordable for those who need it. It may also allow an operator to improve the level of staffing, supervision and care provided to the residents.

Allowing eight residents in sober living homes would also make the allowed number of residents the same as is currently allowed in other group homes in the City. SLU 1261 (Residential Facility for Disabled Persons), SLU 1281 (Assisted Living for Elderly Persons), SLU 1285 (Residential Facility for Elderly Persons) and SLU 1262 (Youth Transitional Home) all permit a maximum of eight residents in a residential zone.

The proposed change is as follows:

22-6-9(D)

(3) The home shall be occupied by no more than ~~six~~ **eight (8)** individuals who meet the criteria set forth below and paid, professional staff members. Occupancy by any staff member shall only be allowed if such occupancy is primarily for the purpose of serving the residents and not primarily a benefit of employment to the staff member.

RECOMMENDATION: The Planning Commission recommends the City Council amend Section 22-6-9(D)(3) of the Orem City Code to increase the permitted number of sober living home (SLU 1263) residents from six to eight. Staff supports the recommendation of the Planning Commission.

- 6:00 P.M. PUBLIC HEARING – CONTINUED ITEM – PD-4 Davies Office Building**
- 13. ORDINANCE – Amending the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial; amending Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; amending Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix “RR”, PD-4**

zone; and amending Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone

REQUEST: Danny Mason requests the City Council amend the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial; amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix “RR”, PD-4 zone; and amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Orchard Neighborhood

BACKGROUND: The owners of property at approximately 1000 East 800 North would like to develop a commercial office project on the subject property. This property is ideally suited for commercial development as it fronts on 800 North. The proposed project consists of two office buildings.

The property is currently identified in the General Plan as Medium Density Residential and is zoned R8. The first request is to change the General Plan designation to Community Commercial and to rezone the property to the PD-4 zone. The PD-4 zone currently exists on the property directly to the west which is known as the Orchard Shopping Center.

The second request is to amend the Appendix to the City Code by enacting Appendix “RR” which will include the concept plan for the PD-4 zone and which divides the PD-4 zone into an Area “A” and an Area “B.” This distinction is needed as the proposed text amendments will limit the types of uses in Area “B”. The concept plan and building elevations of Area “B” will also be included in the appendix. All new development must substantially conform to the concept plan contained in Appendix “RR”.

The last request is to amend Section 22-11-16 pertaining to development standards in the PD-4 zone as detailed below.

The first text change is to specify that only office uses (SLU 6530) are permitted in Area B. All retail services in the PD-4 zone will be located in Area A. The possibility of new retail development in the proposed Area A is minimal as the remaining square footage is needed to park the existing uses. However, redevelopment could occur if existing buildings or structures were removed.

The second proposed text change is to reduce the required setback from a street or residentially zoned property from 40 feet to 30 feet. The existing Harmon’s building is approximately 60 feet from the residential property to the south while the proposed new office buildings will be set back approximately 70 feet from the nearest residential property. The change in the setback would allow the new office buildings to be closer to 1000 East and to 800 North.

The third proposed change is to increase the maximum area of the PD-4 zone from nine acres to twelve acres to allow for the addition of the subject property to the PD-4 zone.

The fourth proposed change concerns the orientation of buildings. The PD-4 zone currently states that no building shall face south. At the time the PD-4 was originally approved, there was concern about having main entrances to a building face south toward the then-existing residential zones. The applicant would like to have the new office buildings face south and therefore proposes to amend the text to require that only retail buildings may not face south.

That final change would add 1000 East as an access point to the PD-4 zone.

A neighborhood meeting was held on June 9, 2016, with several neighbors in attendance. Overall response from those at the meeting appears to be positive. Minutes of the meeting are attached.

Staff and the developer have negotiated a development agreement to address certain issues such as access to the project and the relocation of certain power poles. At the time this agenda summary was prepared, the development agreement had not yet been fully executed by the owners, but Staff and the developer are hopeful that this will be done prior to the City Council meeting. In addition, an agreement between the Orchard Shopping Center and the property owner regarding reciprocal access between the two projects should be finalized prior to City Council consideration.

In the event that either the development agreement or the access agreement have not been finalized before the City Council meeting, Staff recommend that this item be continued until a future City Council meeting.

Transportation Issues:

A proposed rezone of the subject property in 2014 included a 32,000 square foot shopping center and a 6,000 square foot fast food restaurant with a drive-through. The total trip generation estimation for this previous rezone proposal was 3,682 trips per day. The current proposed office use has an estimated trip generation of 1,447 trips per day.

Multiple access points will be available to the property including 800 East, 800 North and a proposed access at 1000 East. The existing Harmons access to 800 North will be widened to 40 feet in width. A joint access easement has been negotiated between the owners of the Harmons property and the subject property which will allow the office building users to access the improved access onto 800 North as well as the access to 800 East through the Harmons property. This joint access easement will also allow residents in the 1000 East area to access the Harmons property without having to travel onto 800 North or maneuver circuitously through adjoining neighborhoods.

The 2015 Transportation Master Plan indicates that the intersection at 800 North 1000 East will need a traffic signal sometime in the future (with or without the proposed rezone). The development agreement between the City and the developer requires the developer to widen 1000 East along a portion of the frontage of the subject property near the intersection with 800 North so that a two-lane approach to 800 North can be accommodated. One lane will accommodate left turns onto 800 North and the other will

accommodate right turns. This widening will not only accommodate additional traffic created by the office use, but will also improve traffic circulation for existing local traffic.

RECOMMENDATION: The Planning Commission recommends the City Council amend the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial at 1000 East 800 North; amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix “RR”; and amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone. Staffs supports the recommendation of the Planning Commission.

The proposed amendments are as follows:

22-11-16. PD-4 at 800 North 800 East

B. **Permitted Uses.** The following shall be permitted uses within [Area A of](#) the PD-4 zone:

Standard Land

<u>Use Code</u>	<u>Category</u>
5330	Limited Price Variety Store
5394	Musical Instruments
5410	Groceries and/or food – retail
5440	Candy & other confectionary products
5600	Clothing, Apparel, & Accessories
5710	Furniture & home furnishings
5730	Music Supplies
5810	Restaurants
5931	Antiques
5932	Gold & Silver
5941	Books
5943	Office Supplies
5945	Newspapers / Magazines
5946	Cameras & Photographic Supplies
5949	Video rentals
5951	Sporting Goods
5952	Bicycles
5970	Computer Goods & Services
5996	Optical Goods
6120	Security and commodity brokers, dealers, and exchanges
6150	Real estate agent, broker, and associated services
6231	Beauty and barber Shops
6233	Massage Therapy
6251	Apparel repair, alterations, laundry/dry cleaning services (pick up only)
6291	Catering Services
6320	Consumer and mercantile credit reporting services; adjustment and collection services
6330	Travel arranging service
6331	Private Postal Services
6332	Blueprinting and photocopying
6334	Stenographic services and other duplicating & mailing, NEC*
6342	Locksmithing
6350	News syndicate
6392	Business and management consulting services
6510	All medical and other professional services
6514	Chiropractors & Osteopaths
6591	Engineering and architectural
6599	Interior design
7425	Gymnasiums & Athletic Clubs
7426	Health spas

The following shall be permitted uses within Area B of the PD-4 zone:

6530 Professional office

E. **Site Development Standards.**

~~1. **Building Setback.** The building setback from any dedicated street right-of-way or adjacent residential property line shall be forty-thirty feet (430') ~~except however, a portion of an irregular-shaped building may encroach into the setback area provided the following criteria are met:~~~~

~~a. The square footage of the portion of the building that encroaches into the setback area shall not exceed the total square footage of the area that is located between the forty foot setback line and those portions of the building that are set back more than forty feet from the street.~~

~~b. In no case shall any building or portion thereof be closer than thirty feet (30') to any dedicated street right-of-way or residential.~~

...
2. **Maximum Area.** The maximum area of the development site shall be nine-twelve (912) acres.

...
5. **Building Orientation.** No building containing a retail use shall face south. For buildings containing a retail use, the only building accesses permitted toward the ~~north and~~ south residential zones shall be emergency accesses only as required by the Uniform Building and Fire Codes.

...
15. **Vehicular Accesses.** Vehicular accesses to the site shall be from 800 North Street, ~~and~~ 800 East Street, and 1000 East Street. Deceleration lanes shall be provided at all entrances to the site from dedicated streets. No vehicular or pedestrian access is permitted from 700 North Street.

...
24. **Development in Area B. All development in Area B shall substantially conform to the concept plan contained in Exhibit "RR".**

COMMUNICATION ITEMS

14. **There are no Communication Items.**

CITY MANAGER INFORMATION ITEMS

15. **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

DRAFT

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
October 25, 2016

3:00 P.M. TOUR – DON A. CHRISTIANSEN REGIONAL WATER TREATMENT PLANT

CONDUCTING Mayor Richard F. Brunst

ELECTED OFFICIALS Councilmembers Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner

APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Greg Stephens, City Attorney; Bill Bell, Development Services Director; Karl Hirst, Recreation Department Director; Chris Tschirki, Public Works Director; Scott Gurney, Fire Department Director; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; Neal Winterton, Water Division Manager; Steven Downs, Assistant to the City Manager; and Donna Weaver, City Recorder

CUWCD STAFF Dave Pitcher, Dave Hardy, Casey Shaw

TOUR – DON A. CHRISTIANSEN REGIONAL WATER TREATMENT PLANT City Center District

Dave Hardy, Plant Manager, conducted a tour of the Don A. Christiansen Regional Water Treatment Plant.

DISCUSSION – Shared Water Storage Study

Mr. Winterton reviewed the Orem/CUWCD/Vineyard Storage Study.

Common Questions

- Why is Orem doing a joint study?
- What does the Orem/Vineyard agreement say about this?
- How do the Bowen Collins and Associates (BCA) and Hansen, Allen and Luce (HAL) recommendations differ? Why did we hire two consultants?
- How are we going to pay for this?
- Didn't we just build a 20 MG Tank?

2016 Water Master Plan Bowen Collins and Associates (BCA)

Recommendations:

- Construct a new 10 Million Gallon Tank
- Consider options for Future Storage Requirements

DRAFT

2016 Storage Tank Evaluation and Location Study Hansen, Allen & Luce (HAL)

- There was a deficit, 1MG of which applied to Vineyard and 9.1 MG applied to Orem.
- Vineyard had a temporary contract with CUWCD to provide 4.0 MG of storage until 2021.
- There was currently a 30.2 MG storage deficit to meet buildout conditions for both Vineyard and Orem.
- Of that deficit, 7.7 MG applied to Vineyard and the balance of 22.5 MG applied to Orem.
- All current and future storage needs are located west of the Upper General Storage Area.

Orem-Vineyard Agreement

Mr. Winterton said that in the Orem-Vineyard agreement:

- Vineyard acknowledged that Orem had no excess water storage capacity.
- Vineyard could meeting its capacity in the new Orem/CUWCD 20 million gallon storage facility and by constructing its own independent water storage facility(ies) and/or by obtaining suitable water storage capacity from other sources.
- Any recalculation of the Orem Carriage System charge would be based on Orem's actual costs.

BCA and HAL Differences

BCA	HAL
Scope – 10 year focus	Scope – Storage – Buildout
Design – 7 Feet/Second	Design – 5 Feet/Second
Funding – Fit projects into the council prescribed funding plan.	Funding – Fit projects when the conservative modeling and engineering determined it.
Unit Costs – Less than HAL	Unit Costs – More than BCA
OREM No Vineyard	Orem AND Vineyard

Mr. Winterton reviewed the BCA and HAL locations for possible storage and noted the issues of conveyance for them. He then went over an economic comparison of the alternatives. He said the 20 MG tank constructed in 2004 had been meant to be a temporary fix. If Orem or Provo used more than they originally agreed to, there would be peaking problems with supply.

Conclusions

- Scope and assumptions differed for BCA and HAL, but they both came to the same conclusions.
- The current financial plan provides for Tank Construction and Conveyance.
- Vineyard will pay their share.
- The needs (infrastructure and financial) will be evaluated in future years. The Master Plan will need to be updated.
- In 2004, Orem started out 3 Million Gallons LESS than what they wanted at the time. It is now 12 years later and we are preparing for a tank to be built in 2021, 17 years later.

Mr. Davidson stated that Vineyard had a sense of urgency to fix the problem. It would be important to make it a win-win for both communities.

DRAFT

1 Mr. Tschirki said they would forward comments to HAL, identify costs and responsibilities, and
2 bring a plan forward to the Council for future approval.

3 4 **5:15 P.M. WORK SESSION – PUBLIC SAFETY TRAINING ROOM**

5
6 CONDUCTING Mayor Richard F. Brunst

7
8 ELECTED OFFICIALS Councilmembers Debby Lauret, Sam Lentz, Tom
9 Macdonald, Mark Seastrand, David Spencer, and Brent
10 Sumner

11
12 APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant
13 City Manager; Greg Stephens, City Attorney; Bill Bell,
14 Development Services Director; Karl Hirst, Recreation
15 Department Director; Chris Tschirki, Public Works
16 Director; Scott Gurney, Fire Department Director; Gary
17 Giles, Police Department Director; Charlene Crozier,
18 Library Director; Steve Earl, Deputy City Attorney; Jason
19 Bench, Planning Division Manager; Neal Winterton, Water
20 Division Manager; Reed Price, Maintenance Division
21 Manager; Steven Downs, Assistant to the City Manager;
22 and Donna Weaver, City Recorder
23

24 DISCUSSION – Summerfest Preparations

25 Mr. Price introduced the Summerfest Advisory Committee. He reviewed the history of the
26 committee, a summary of traditional events, and some goals the committee members were
27 considering, including:

- 28 • Teaming up with Cooper’s Run to manage a community race.
 - 29 • Added children’s activities at Scera Park (Fri & Sat)
 - 30 ○ Princess party
 - 31 ○ Scales-n-Tails
 - 32 ○ Juggle Nuts
 - 33 ○ Home Depot
 - 34 • Entertainment
 - 35 ○ Headliner band at Scera Shell with appreciation dinner (sell tickets?)
 - 36 ○ Headliner band at City Park on Friday night
 - 37 • Events at University Place
 - 38 ○ Storytelling
 - 39 ○ Other?
 - 40 • Draft Schedule for 2017
 - 41 ○ Monday—Storytelling at University Place
 - 42 ○ Tuesday—Day of Prayer Event at UVU
 - 43 ○ Wednesday—Appreciation Dinner and Headline event at Scera Shell
 - 44 ○ Thursday—Family Night Carnival Kickoff
 - 45 ○ Friday—Regular events at two parks
 - 46 ○ Saturday—Regular events, at two parks ending with the parade and fireworks
- 47

DRAFT

1 Wally Harkness, committee chair, reviewed his goal for obtaining sponsors. He said he had used
2 it as a way to build the brand of Summerfest and to educate businesses about it. They recognized
3 that it could be beneficial to have a steering committee to review what the advisory committee
4 had come up with before approaching local businesses for sponsorship of the various events.

5 6 *Concerns and Challenges*

- 7 • Entertainment
 - 8 ○ Free headline entertainment vs Paid entertainment at the Scera Shell
 - 9 ○ One or the other?
 - 10 ○ Both?
- 11 • Sponsors
 - 12 ○ Maintaining current sponsorships
 - 13 ○ Finding new sponsors
- 14 • Growth
 - 15 ○ Impact on committee
 - 16 ○ Impact on staff
- 17 • Committee Membership
 - 18 ○ Finding good, dedicated members to replace our great, dedicated members.

19 20 Preview Upcoming Agenda Items

21 Staff presented a preview of upcoming agenda items.

22 23 Agenda Review

24 The City Council and staff reviewed the items on the agenda.

25 26 City Council New Business

27 There was no City Council New Business.

28
29 The Council adjourned at 5:58 p.m. to the City Council Chambers for the regular meeting.

30 31 **6:00 P.M. REGULAR SESSION – COUNCIL CHAMBERS**

32
33 CONDUCTING

Mayor Richard F. Brunst

34
35 ELECTED OFFICIALS

Councilmembers Debby Lauret, Sam Lentz, Tom
Macdonald, Mark Seastrand, David Spencer, and Brent
Sumner

36
37
38
39 APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant
City Manager; Greg Stephens, City Attorney; Richard
Manning, Administrative Services Director; Bill Bell,
Development Services Director; Karl Hirst, Recreation
Director; Chris Tschirki, Public Works Director; Scott
Gurney, Fire Department Director; Gary Giles, Police
Department Director; Charlene Crozier, Library Director;
Jason Bench, Planning Division Manager; Steve Earl,
Deputy City Attorney; Brandon Nelson, Finance Division

DRAFT

1 Manager; Steven Downs, Assistant to the City Manager;
2 Pete Wolfley, Communications Specialist; and Donna
3 Weaver, City Recorder
4

5 **INVOCATION /**

6 **INSPIRATIONAL THOUGHT** Kay Hunsaker

7 **PLEDGE OF ALLEGIANCE** James Smith
8

9 **APPROVAL OF MINUTES**

10
11 Mr. Lentz **moved** to approve the October 11, 2016, City Council Meeting minutes. Mr. Spencer
12 **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom
13 Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**
14 **unanimously**.
15

16 **MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL**

17 Upcoming Events

18 The Mayor referred the Council to the upcoming events listed in the agenda packet.
19
20

21 Appointments to Boards and Commissions

22 Mrs. Lauret **moved** to appoint Todd Hadley to the Public Works Advisory Commission. Mr.
23 Lentz **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz,
24 Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**
25 **unanimously**.
26

27 PROCLAMATION – Extra Mile Day

28 Mayor Brunst read a proclamation declaring November 1, 2016, Extra Mile Day in the City of
29 Orem.
30

31 Mr. Seastrand **moved** to accept the proclamation. Mrs. Lauret **seconded** the motion. Those
32 voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand,
33 David Spencer, and Brent Sumner. The motion **passed unanimously**.
34

35 PROCLAMATION – Type 1 Diabetes Awareness Week

36 Mayor Brunst read a proclamation declaring November 14 through November 18, 2016 Type 1
37 Diabetes Awareness Week in the City of Orem.
38

39 Mr. Macdonald **moved** to accept the proclamation. Mr. Sumner **seconded** the motion. Those
40 voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand,
41 David Spencer, and Brent Sumner. The motion **passed unanimously**.
42

43 REPORT – Library Advisory Commission

44 Mrs. Crozier invited the Library Advisory Commission members in attendance to present library
45 updates, and she noted that Chair Courtney Burns was unable to attend. A video was shown on
46 how libraries served communities. The commission members then introduced themselves at the
47 invitation of vice chair, James Jones. Those present were Kenneth Bonney, Chitrlekha

DRAFT

1 Duttagupta, Terri Potts Smith, Suzanne Stratton and Nicholas Whiting. The presentation
2 included:

3 4 Ongoing Initiatives:

- 5 • Literacy – 1,000 Books Before Kindergarten; this program was intended to promote
6 parent/child bonding through reading. One of the outcomes of the program was to have
7 children be able to read at or above kindergarten reading levels by the time they started
8 kindergarten.
- 9 • Teen – 4H Partnership, Teen Library Council, After Hours Teen Programs; each of these
10 programs promoted youth leadership in the community.
- 11 • Technology – Coder Dojo/STEM activities; Chair Jones said there continued to be heavy
12 use of the surface tablets owned by the library which were purchased through a grant.
13 The tablets were part of a club that offered coding to young library patrons.

14 15 Improvements:

- 16 • Painting – pillars in North Wing and Children’s Wedge
- 17 • New furniture in the Teen section
- 18 • Reupholstered chairs in General Reference

19 20 Statistics:

- 21 • Circulation continued to be robust, with over one million items checked out last year.
- 22 • E-book and e-audio circulation increased to over 91,000 uses during the year.

23 24 Library Auditorium:

- 25 • The need for an auditorium space at the Orem Public Library was ongoing.
- 26 • There were 951 programs last year with attendance of over 62,000 patrons
- 27 • Over the course of the last year, staff had pursued valued engineering advice and
28 professional recommendations to continue to look for ways to reduce project costs.
- 29 • The facility was included in discussions and planning about the City Center block and
30 potential redesign or remodel process of the area.
- 31 • As library and community advocates and as a Citizen Advisory Commission, they were
32 appreciative to the City Council and staff for their efforts to move the library auditorium
33 project closer toward completion. They strongly believed that such a facility would
34 benefit the community for decades to come.

35
36 Images of the new integrate library system (ILS) were presented. Forthcoming projects included
37 construction of eight study rooms on the main floor and third floors of the South Wing to allow
38 for semi-private study, tutoring, and group work. They were also developing a Makerspace with
39 equipment such as Mac computers, 3-D printers, etc.

40
41 Mayor Brunst observed that sometimes it could be hard to find a place to park close to the library
42 because it was used so much. He said that the library was often busy, which spoke to the fact that
43 the City had a vibrant library and a lot of great programs. He expressed appreciation to the
44 library staff and commission.

45
46 Mrs. Lauret commended the work of the commission members and their commitment to the
47 library.

DRAFT

PERSONAL APPEARANCES

Time was allotted for the public to express their ideas, concerns, and comments on items not on the agenda. Those wishing to speak should have signed in prior to the meeting, and comments were limited to three minutes or less.

Melodee Andersen expressed concern about the City's decision to purchase property to be used by a local car dealership. She said that while that action might have been legal it was not honest. She said it was "crony capitalism" and provided a definition for the term.

Rebecca Dailey also voiced concern about "crony capitalism." She quoted an LDS leader about subsidies and the proper role of government. She asked the Council not to vote for socialism.

Jim Fawcett expressed concern about UTOPIA's negative net assets. He also spoke about UIA's debt ratio. He said Mayor Brunst had said that when that issue came up in a subsequent discussion, members of the public would have an opportunity to address the Council on the matter.

Michael Yewlberry, Utah Valley University (UVU) Political Action Committee, said their goal was to register students and to get them civically involved on the college, local, and state levels. He mentioned that last week they had registered 273 voters in three days during PAC week. Lastly, Mr. Yewlberry announced that Governor Herbert would be at UVU on November 1, 2016.

CONSENT ITEMS

There were no Consent Items.

SCHEDULED ITEMS

6:00 P.M. PUBLIC HEARING – CONTINUED ITEM – Lakeview Annexation #2

ORDINANCE – Approval of the Lakeview Addition to Orem City #2 Annexation petition annexing 25.53 acres of property located generally at 650 West 2000 South into the City of Orem

ORDINANCE – Amending the General Plan Map and Chapter 2 of the General Plan by applying the Industrial Land Use designation to the property in the Lakeview Addition #2 to Orem City Annexation Plat; and amending Section 22-5-3(A) of the Orem City Code and the Zoning Map by applying the M1 zoning designation to the property in the Lakeview Addition #2 to Orem City Annexation Plat

Mr. Bench noted that further cleaning up of the property needed to take place and recommended the item be continued.

Mayor Brunst opened the public hearing.

Jim Fawcett said he was concerned about the property because of the illegal structures on the it that should be cleaned up before being considered for annexation.

DRAFT

1 Mayor Brunst closed the public hearing.

2
3 He noted that prior to approval of the annexation the City had already required that the owner
4 clean up the property.

5
6 Mr. Seastrand **moved**, to continue the item to December 13, 2016, at 6:00 p.m. to give the
7 property owner enough time to finish cleaning up the property. Mr. Lentz seconded the motion.
8 Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark
9 Seastrand, David Spencer, and Brent Sumner. The motion **passed unanimously**.

10
11 6:00 P.M. PUBLIC HEARING – CONTINUED ITEM – 1st Quarter Budget Amendment
12 ORDINANCE – Amending the Current Fiscal Year 2016-2017 Budget
13

14 Mr. Manning and Brandon Nelson presented the City Manager’s recommendation that the City
15 Council hold a public hearing to discuss amending the current Fiscal Year 2016-2017 Budget
16 and, by ordinance, amend Fiscal Year 2016-2017 Budget.

17
18 The Fiscal Year 2016-2017 City of Orem budget had many adjustments that occurred throughout
19 the fiscal year. These adjustments included grants and donations received from Federal, State,
20 and other governmental or private entities/organizations (including the All-Abilities Playground
21 project); additional funds received for the water reuse project; adding additional project funds
22 due to interest earnings on the Siemens energy savings improvement lease escrow account
23 unspent funds; adjusting CARE Tax accounts due to reconciling FY 2015-2016 to actual taxes
24 received; and various other smaller technical corrections or minor budget adjustments that
25 needed to be made.

26
27 In addition to the adjustments generally noted above the adjustment created a base hourly rate for
28 a police officer and Firefighter/Paramedic to be present for special events; and allowed a select
29 few Division Managers to receive a car allowance instead of being provided a City owned
30 vehicle. The recommended rate for a police officer was \$70.00 per hour. The rate per
31 Firefighter/Paramedic was \$60.00 per hour, and for Public Works \$45.00 per hour. Setting a
32 fixed rate made it easier for those hosting private events such as races or other special events to
33 know ahead of time the cost of having an officer on duty. The car allowance in lieu of providing
34 a vehicle was less costly to the City while providing more freedom to the employee.

35
36 Mr. Macdonald asked if a car allowance was more common than just paying a per diem mileage.
37 Mr. Manning said it would be for those employees who had a car that was used specifically for
38 City work. If they took their cars home and were on call for their departments, then they used
39 that vehicle. Mr. Macdonald asked if other cities did that as well, and Mr. Manning said they
40 typically provided a vehicle if they wanted employees to be on call at any time. Mayor Brunst
41 said that, from past experience, a car allowance versus a per diem was a lot easier to manage,
42 particularly during busy times.

43
44 Mayor Brunst opened the public hearing. No one came forward to speak, so he closed the public
45 hearing.
46

DRAFT

1 Mr. Sumner asked how many vehicles in the City would be impacted by the allowance change.
2 Mr. Davidson said they anticipated about eighteen people who were on vehicle allowances,
3 including the Council and executive staff. They only anticipated increasing that number by a
4 small handful; it would not be a significant increase.

5
6 Mayor Brunst said the Council had an allowance, but it was smaller than what was being
7 proposed. Mr. Bench explained that the car allowance was representative of anticipated travel
8 schedules.

9
10 Mr. Seastrand said it seemed that some of the purposes would be unique to the vehicle, and
11 asked if any of the vehicles were equipped in any particular way to respond to certain needs. Mr.
12 Davidson said the vehicles simply needed to be on site.

13
14 Mayor Brunst **moved**, by ordinance, to amend the Current Fiscal Year 2016-2017 Budget as
15 proposed. Mr. Lentz **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret,
16 Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion
17 **passed unanimously**.

18 SPECIAL PRESENTATION

19
20
21 Mark Pope, UVU Men's Basketball Coach said they were excited about what the university
22 represented to the City. They were having a home opener on November 16, 2016, and hoped to
23 have it sold out. They would have a shooting competition, and there would be food and t-shirts to
24 all attendees. He invited everyone in the City to attend the event, and said that the more people
25 there the more special it would be as an event. The cost was \$5.00 for general admission seating,
26 and people could sign up at www.UVUallinn.com. He said their goal was to have a team to be
27 proud of this year and in the years to come. Mr. Pope noted that the team was made up of a
28 diverse group of young men. A video about UVU Athletics was then presented.

29
30 Mayor Brunst noted that the team helped to build the All-Together Playground and he expressed
31 appreciation for their help.

32 33 6:00 P.M. PUBLIC HEARING – CONTINUED ITEM – Sign Zone Amendment 34 ORDINANCE – Amending Section 14-1-4 and Section 14-3-3 of the Orem City Code by 35 creating a new sign zone G and amending the sign zone map of the Orem City Code by 36 designating property generally at 56 North State and 85 North 400 East as sign zone G

37
38 Mr. Bench presented Development Services' request that the City Council amend Section 14-1-4
39 and Section 14-3-3 of the Orem City Code to create a new sign zone G and amend the sign zone
40 map of the Orem City Code by designating property located generally at 56 North State and
41 85 North 400 East as sign zone G.

42
43 The City wanted to install an electronic message center (EMC) monument sign on City property
44 located near the intersection of Center Street and 400 East. The sign would serve the Orem
45 Senior Friendship Center and the City Center.

DRAFT

1 The Senior Friendship Center and the area of the City Center Park where the EMC sign was
2 desired, was zoned R8 which did not allow an EMC sign; although, a static monument sign was
3 allowed. In order to make an EMC sign permitted in the desired location, certain amendments
4 needed to be made to Article 14 of the City Code.

5
6 The first proposed change was to amend Section 14-3-3 of the Code to create a new sign zone G.
7 The new sign zone G would permit a monument sign up to eight (8) feet high and fifty (50)
8 square feet in area and would allow electronic message signs.

9
10 The next proposed change was to amend Section 14-1-4 and the sign zone map to designate the
11 City property between Center Street and 100 North and west of 400 East as sign zone G. That
12 property was generally the City Center Park and Senior Friendship Center. The proposed
13 changes were as follows:

14 14-3-3

15 Electronic Message Center (EMC) Signs:

- 16 1. A sign permit is required for an EMC sign.
- 17 2. EMC signs shall not be flashing signs.
- 18 3. EMC signs may have motion.
- 19 4. Brightness on EMC signs shall not exceed 0.3 lumens above ambient light.
- 20 5. EMC signs are only allowed as part of a monument sign, pole sign, wall sign or legal billboard.
21 However, notwithstanding anything herein to the contrary, as provided in Section 22-14-29, EMC
22 signs are not allowed on any billboard located on the east side of I-15 and within 500 feet of I-15.
- 23 6. Except as otherwise prohibited, EMC signs are permitted in the PO, C1, C2, C3, HS, CM, M1, M2,
24 ~~and~~ commercial PD zones, and where expressly permitted in a specific sign zone.

25 Sign Zone "G"

- 26 1. Freestanding monument signs up to eight (8) feet high and fifty (50) square feet are permitted in the
27 "GF" zone.
- 28 2. Electronic message center (EMC) signs are permitted in the "GF" zone.

29
30
31
32 The Planning Commission recommended the City Council amend Section 14-1-4 and Section
33 14-3-3 of the Orem City Code to create a new sign zone G and amend the sign zone map of the
34 Orem City Code by designating property generally at 56 North State and 85 North 400 East as
35 sign zone G. Staff supported the recommendation of the Planning Commission.

36
37 Mayor Brunst opened the public hearing. No one came forward, so he closed the public hearing.

38
39 Mr. Lentz said he thought it was a good location but questioned if it was the best location. He
40 wondered if it would make more sense to have one out on State Street.

41
42 Mr. Bench said the ordinance merely allowed placement of the sign and not the location of it.
43 The location and design of the sign would be decided in the future.

44
45 Mayor Brunst said it was meant for the Senior Friendship Center to advertise their activities, and
46 asked if the zoning ordinance would limit the number of signs allowed in that location. Mr.
47 Bench said that typically in a commercial zone the limit would be one sign per building. Mayor
48 Brunst said that in theory they could have a sign out in front of the City Center and the Senior
49 Friendship Center.

DRAFT

1 Mr. Seastrand asked if it would allow electronic display. Mr. Bench answered affirmatively and
2 explained that it would be under the City's control to advertise City events.

3
4 Mr. Macdonald **moved**, by ordinance, to amend Section 14-1-4 and Section 14-3-3 of the Orem
5 City Code by creating a new sign zone G and amending the sign zone map of the Orem City
6 Code by designating property generally at 56 North State and 85 North 400 East as sign zone G.
7 Mrs. Lauret **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam
8 Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**
9 **unanimously**.

10
11 6:00 P.M. PUBLIC HEARING – Streets – Cul de sac Modification
12 ORDINANCE – Amending Section 17-7-7(D) of the Orem City Code pertaining to
13 development standards of streets
14

15 Mr. Bench presented Development Services' request that the City Council amend Section 17-7-
16 7(D) of the Orem City Code pertaining to development standards of streets.

17
18 The City Code currently provided that the maximum length of a street terminating in a cul-de-sac
19 was 650 feet in a residential zone and 1,000 feet in any other zone.

20
21 The property in the proposed Lakeview Annexation #2 located at 2000 South and west of I-15,
22 presented some unique circumstances that might warrant increasing the allowed length of a cul-
23 de-sac street in limited situations. The annexation property was situated between two railroad
24 tracks and extends for a distance of approximately 4,000 feet north of 2000 South. Because the
25 property was bounded on both sides by railroad tracks, there was no access to the property other
26 than from 2000 South. Obtaining approval for an at-grade crossing of the railroad tracks would
27 be extremely difficult, if not impossible.

28
29 Because the current ordinance only allowed a cul-de-sac street to extend a length of 1000 feet, a
30 large portion of the annexation property would be left without any street access unless the
31 ordinance was amended to allow a greater length for a cul-de-sac street.

32
33 Staff therefore proposed an amendment to the ordinance that would allow a cul-de-sac street to
34 exceed 1,000 feet in length when the property was bounded on both sides by railroad tracks or
35 Interstate 15 which made connection with another street impossible. In such a situation, circular
36 turnarounds would have to be provided at least every five hundred feet.

37
38 The text of the proposed amendment was as follows:

39 **Section 17-7-7. Streets.**

40
41 D. cul-de-sac may be permitted on local and sub-local streets only and shall be terminated by a circular
42 turnaround of not less than ninety-six feet (96') in diameter from curb face to curb face.

43 —1. The City Engineer may approve other types of turnarounds on private streets only, provided the design
44 and minimum dimensions comply with the requirements of Appendix D of the International Fire Code®. The
45 right-of-way width for ~~the~~ cul-de-sac ~~turnarounds streets may will~~ vary depending on the street type.

46 —2. A cul-de-sac shall not exceed six hundred fifty ~~(650)~~ feet ~~(650')~~ in length in a residential zone. A cul-de-
47 sac in any other zone may not exceed one thousand ~~(1,000)~~ feet ~~(1000')~~ in length, except as otherwise provided
48 herein.

DRAFT

1 3. A street ending in a cul-de-sac may exceed one thousand (1,000) feet in length where the property is
2 bounded on both sides by railroad tracks or Interstate 15 along the length of the street which makes connection
3 with another street impossible. Where such a street exceeds one thousand (1,000) feet in length, the street shall
4 be designed with a minimum street width of forty (40) feet from back of curb to back of curb and with circular
5 turnarounds of not less than ninety-six (96) feet in diameter located at least every five hundred (500) feet.

6 4. The length of a street ending in a A cul-de-sac length is measured from its intersection with another
7 street to the radius point of the cul-de-sac turn-around.
8

9 The Planning Commission recommended the City Council amend Section 17-7-7(D) of the Orem
10 City Code pertaining to development standards of streets. Staff supported the recommendation of
11 the Planning Commission.
12

13 Mr. Macdonald asked if only one roundabout would be required if the distance of a piece of
14 property was less than 1,000 feet. Mr. Bench answered affirmatively, and said that just one
15 roundabout would be required at the end of the cul-de-sac. Mr. Macdonald asked what
16 development was currently on the subject property. Mr. Bench said it used to be a zoo and that
17 there were also a few commercial buildings on the property. The property had evolved over the
18 years and had not been developed. The property had more access until FrontRunner tracks went
19 through its center. Mayor Brunst noted the property had also been used as a construction storage
20 area.
21

22 Mrs. Lauret asked about the distance and length of the UVU site. Mr. Bench said it was perhaps
23 1,000 to 1,500 feet.
24

25 Mayor Brunst opened the public hearing. No one came forward, so he closed the public hearing.
26

27 Mr. Lentz **moved**, by ordinance, to amend Section 17-7-7(D) of the Orem City Code pertaining
28 to development standards of streets. Mayor Brunst **seconded** the motion. Those voting aye:
29 Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer,
30 and Brent Sumner. The motion **passed unanimously**.
31

32 6:00 P.M. PUBLIC HEARING – PD-4 – Davies Office Building

33 ORDINANCE – Amending the Orem General Plan land use map by changing the
34 designation from Medium Density Residential to Community Commercial; amending
35 Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from
36 the R8 zone to the PD-4 zone at 1000 East 800 North; amending Section 22-19-1(A) and
37 the Appendix of the Orem City Code by enacting Appendix “RR”, PD-4 zone; and
38 amending Section 22-11-16 of the Orem City Code pertaining to development standards of
39 the PD-4 zone

40 Mr. Bench presented Danny Mason’s request that the City amend the Orem General Plan Land
41 Use Map by changing the designation from Medium Density Residential to Community
42 Commercial; amend Section 22-5-3(A) and the Zoning Map of the Orem City Code by rezoning
43 property from the R8 zone to the PD-4 zone at 1000 East 800 North; amend Section 22-19-1(A)
44 and the Appendix of the Orem City Code by enacting Appendix “RR”, PD-4 zone; and amend
45 Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone.
46

47 The owners of property at approximately 1000 East 800 North wanted to develop a commercial
48 office project on the subject property. The property was ideally suited for commercial
49 development as it fronted on 800 North. The proposed project consisted of two office buildings.

DRAFT

1 The property was currently identified in the General Plan as Medium Density Residential and
2 was zoned R8. The first request was to change the General Plan designation to Community
3 Commercial and rezone the property to the PD-4 zone. The PD-4 zone currently existed on the
4 property directly to the west which was known as the Orchard Shopping Center.
5

6 The second request was to amend the Appendix to the City Code by enacting Appendix “RR”
7 which included the concept plan for the PD-4 zone and which divided the PD-4 zone into an
8 Area “A” and an Area “B.” The distinction was needed as the proposed text amendments would
9 limit the types of uses in Area “B”. The concept plan and building elevations of Area “B” would
10 also be included in the appendix. All new development needed to substantially conform to the
11 concept plan contained in Appendix “RR”.
12

13 The last request was to amend Section 22-11-16 pertaining to development standards in the PD-4
14 zone as detailed below.
15

16 The first text change was to specify that only office uses (SLU 6530) were permitted in Area B.
17 All retail services in the PD-4 zone would be located in Area A. The possibility of new retail
18 development in the proposed Area A was minimal as the remaining square footage was needed
19 to park the existing uses. However, redevelopment could occur if existing buildings or structures
20 were removed.
21

22 The second proposed text change was to reduce the required setback from a street or residentially
23 zoned property from forty feet to thirty feet. The existing Harmons building was approximately
24 sixty feet from the residential property to the south while the proposed new office buildings
25 would be set back approximately seventy feet from the nearest residential property. The change
26 in the setback would allow the new office buildings to be closer to 1000 East and to 800 North.
27

28 The third proposed change was to increase the maximum area of the PD-4 zone from nine acres
29 to twelve acres to allow for the addition of the subject property to the PD-4 zone.
30

31 The fourth proposed change concerns the orientation of buildings. The PD-4 zone currently
32 stated that no building shall face south. At the time the PD-4 was originally approved, there was
33 concern about having main entrances to a building facing south toward the then-existing
34 residential zones. The applicant wanted to have the new office buildings face south and therefore
35 proposed to amend the text to require that only retail buildings may not face south.
36

37 That final change would add 1000 East as an access point to the PD-4 zone.
38

39 A neighborhood meeting was held on June 9, 2016, with several neighbors in attendance. The
40 overall response from those at the meeting appeared to be positive. Minutes of the meeting were
41 included in the agenda packet.
42

43 Staff and the developer negotiated a development agreement to address certain issues such as
44 access to the project and the relocation of certain power poles. At the time the agenda summary
45 was prepared, the issue regarding power pole relocation had not yet been completely resolved.
46 Staff and the developer were hopeful that the issue would be resolved prior to the City Council
47 meeting. In addition, an agreement between the Orchard Shopping Center and the property

DRAFT

1 owner regarding reciprocal access between the two projects needed to be finalized prior to City
2 Council consideration.

3
4 In the event that either the development agreement or the access agreement had not been
5 finalized before the City Council meeting, Staff recommended that the item be continued until
6 the next Council meeting on November 15, 2016.

7
8 The proposed amendments were as follows:

9
10 **22-11-16. PD-4 at 800 North 800 East**

11
12 | **B. Permitted Uses.** The following shall be permitted uses within Area A of the PD-4 zone:

13 Standard Land

14 <u>Use Code</u>	<u>Category</u>
15 5330	Limited Price Variety Store
16 5394	Musical Instruments
17 5410	Groceries and/or food – retail
18 5440	Candy & other confectionary products
19 5600	Clothing, Apparel, & Accessories
20 5710	Furniture & home furnishings
21 5730	Music Supplies
22 5810	Restaurants
23 5931	Antiques
24 5932	Gold & Silver
25 5941	Books
26 5943	Office Supplies
27 5945	Newspapers / Magazines
28 5946	Cameras & Photographic Supplies
29 5949	Video rentals
30 5951	Sporting Goods
31 5952	Bicycles
32 5970	Computer Goods & Services
33 5996	Optical Goods
34 6120	Security and commodity brokers, dealers, and exchanges
35 6150	Real estate agent, broker, and associated services
36 6231	Beauty and barber Shops
37 6233	Massage Therapy
38 6251	Apparel repair, alterations, laundry/dry cleaning services (pick up only)
39 6291	Catering Services
40 6320	Consumer and mercantile credit reporting services; adjustment and collection services
41 6330	Travel arranging service
42 6331	Private Postal Services
43 6332	Blueprinting and photocopying
44 6334	Stenographic services and other duplicating & mailing, NEC*
45 6342	Locksmithing
46 6350	News syndicate
47 6392	Business and management consulting services
48 6510	All medical and other professional services
49 6514	Chiropractors & Osteopaths
50 6591	Engineering and architectural
51 6599	Interior design
52 7425	Gymnasiums & Athletic Clubs
53 7426	Health spas

54
55 | The following shall be permitted uses within Area B of the PD-4 zone:

6530 Professional office

E. Site Development Standards.

1. ~~Building Setback.~~ The building setback from any dedicated street right-of-way or adjacent residential property line shall be ~~forty-thirty~~ feet (430') ~~except however, a portion of an irregular shaped building may encroach into the setback area provided the following criteria are met:~~

a. ~~The square footage of the portion of the building that encroaches into the setback area shall not exceed the total square footage of the area that is located between the forty foot setback line and those portions of the building that are set back more than forty feet from the street.~~

b. ~~In no case shall any building or portion thereof be closer than thirty feet (30') to any dedicated street right of way or residential.~~

2. **Maximum Area.** The maximum area of the development site shall be ~~ninetwelve~~ (912) acres.

3. **Building Orientation.** No building ~~containing a retail use~~ shall face south. ~~For buildings containing a retail use,~~ the only building accesses permitted toward the ~~north and~~ south residential zones shall be emergency accesses only as required by the Uniform Building and Fire Codes.

4. **Vehicular Accesses.** Vehicular accesses to the site shall be from 800 North Street, ~~and~~ 800 East Street, ~~and 1000 East Street~~. Deceleration lanes shall be provided at all entrances to the site from dedicated streets. No vehicular or pedestrian access is permitted from 700 North Street.

5. **Site Plan.** A new site plan shall substantially conform to the concept plat contained in Appendix "RR".

The Planning Commission recommended the City Council amend the Orem General Plan Land Use Map by changing the designation from Medium Density Residential to Community Commercial at 1000 East 800 North; amend Section 22-5-3(A) and the Zoning Map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix "RR"; and amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone. Staff supported the recommendation of the Planning Commission.

Mr. Bench said staff recommended continuing the item to the November 15, 2016 meeting in order to allow two development agreements to be finalized.

Mayor Brunst opened the public hearing.

Lauren Lovelton said he was concerned about the road being built through the parking lot. He would prefer the center parking be shifted to the south which would require traffic to go around the parking lot, thus preventing straight-through traffic. He was also concerned for the number of children who might use the road to access Harmons.

Aleta Bird expressed concern about the light from the traffic easement shining right into her home. There was also traffic from three other businesses spilling onto their street and surrounding streets. She said the traffic was becoming a nightmare, and explained that 1000 East was a narrow road designated for a residential zone and was not meant to handle business traffic. She appealed to the Council not to approve the easement request. There were already four other access points available to Davies and Harmons.

Kristin Jones said her concern was mostly with the traffic along 1000 East as it spilled onto 800 North. It was almost impossible to access 800 North from 1000 East at certain times of the

DRAFT

1 day. A lot of children also used it to get to the bus stop and to Harmons. The easement would
2 only exacerbate an already difficult situation.

3
4 Mayor Brunst closed the public hearing.

5
6 Mr. Macdonald asked if it was possible to move the building on the east to the south and have
7 the exit closer to 800 North. Mr. Bench said it would be too close to 800 North in this case. Mr.
8 Macdonald asked if the building could be moved to the west and the exit moved slightly north so
9 it would face the bank's exit instead of the neighborhood area. Mr. Bench said that was perhaps
10 possible, but he would need to talk to the traffic engineer.

11
12 Mr. Lentz expressed appreciation about earlier comments. He said that sometimes serving in
13 public office meant that things were said that may or may not be true, and he didn't want certain
14 comments made earlier in the meeting to discourage younger members of the audience from
15 getting involved in civic service. He said it was great to see people living in this neighborhood
16 care about preserving what makes their neighborhood great. He was appreciative of those who
17 had gotten involved in the public process.

18
19 Mr. Lentz then said there were about forty different retail-type uses in that Harmons space in the
20 "A" portion of the zone. Typically with those types of retail spaces cars came and went, so while
21 there wasn't a parking demand there was heavier traffic flow. For portion "B" it would only be
22 for professional office uses. Mr. Bench said staff would be prepared to address those questions
23 on November 15th.

24
25 Mayor Brunst asked if there were speed bumps on the concept drawing. Mr. Bench answered
26 that they were raised tables and would act as speed bumps. Mayor Brunst expressed concern
27 about having the road be a direct access to Harmons which could result in increased traffic. He
28 said he wanted the matter studied in order to determine whether or not there was a better
29 entrance onto the property.

30
31 Mr. Seastrand **moved** to continue to November 15, 2016, at 6:00 p.m. Mrs. Lauret **seconded** the
32 motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark
33 Seastrand, David Spencer, and Brent Sumner. The motion **passed unanimously**.

34 35 COMMUNICATION ITEMS

36
37 The monthly financial summary for September 2016 was provided to the Council.

38 39 CITY MANAGER INFORMATION ITEMS

40
41 Mr. Davidson recognized two birthdays for Mr. Sumner and Mr. Macdonald.

42 43 ADJOURNMENT

44
45 Mr. Seastrand **moved** to adjourn the meeting. Mr. Spencer **seconded** the motion. Those voting
46 aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David
47 Spencer, and Brent Sumner. The motion **passed unanimously**.

DRAFT

1
2 The meeting adjourned at 7:27 p.m.
3

PROCLAMATION

WHEREAS, any day, week or month is a good time to remind all of us of the need to remember that Respect, Dignity, Compassion and Humility are four essential ingredients in the creation and maintenance of a civilized Society.

WHEREAS, in the heart of all of us lies the idea that we hold the power of kindness within us, and;

WHEREAS, by knowing, understanding, and actually using this power we have the ability to send out a positive ripple that may travel for miles, and;

WHEREAS, no one, no matter how young or how small, is too little to make a difference in our community and our world, and;

WHEREAS, through random acts of kindness, we can promote healthy behaviors and positive dynamics within our community, and;

WHEREAS, we seek to cultivate caring, kindness and compassion within our community through our youth by teaching them to make a difference through Random Acts of Kindness.

NOW THEREFORE, I, Richard F. Brunst Jr., Mayor of the City of Orem, Utah, do hereby urge the citizens of our community to join us in establishing and observing the week of November 14 through November 21, 2016, as

KINDNESS WEEK

in the City of Orem, and encourage all citizens of our community to join us in establishing and observing a week of Kindness.

Dated this **15th** day of **November**, 2016

Richard F. Brunst Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

CITY OF OREM
CITY COUNCIL MEETING
 NOVEMBER 15, 2016



REQUEST:	6:00 P.M. PUBLIC HEARING – SOBER LIVING HOMES ORDINANCE – Amending Section 22-6-9(D)(3) of the Orem City Code to increase the permitted number of residents in a sober living home (SLU 1263) from six to eight
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**

Approve 7-0

PREPARED BY:

David Stroud, AICP
 Planner

REQUEST:

Development Services request the City amend Section 22-6-9(D)(3) of the Orem City Code to increase the permitted number of residents in a sober living home (SLU 1263) from six to eight.

BACKGROUND:

The sober living home ordinance was approved by the City Council on April, 8, 2008. A sober living home is a residential dwelling that is occupied by individuals recovering from addiction to alcohol and/or drugs.

Because recovering drug and alcohol addicts are considered disabled under the Federal Fair Housing Act (FHA) as long as they are not currently using, sober living homes must be allowed in all residential zones.

Typically, occupants of a sober living home have completed some kind of treatment or rehabilitation prior to moving into the home. The sober living home is designed to provide an environment of support to the recovering addict to assist him/her in remaining sober. Many, if not most of the residents are employed.

The City recently received a request for a reasonable accommodation from one of the sober living home operators in the City. The request was for an accommodation to allow eight residents in the two homes maintained by the operator instead of the six residents currently allowed by the ordinance. The FHA requires a city to grant a reasonable accommodation if the request is necessary in order to allow a home for disabled individuals to be either therapeutically effective or financially viable.

Instead of going through an analysis of whether allowing eight residents in these two particular homes was necessary for the homes to be therapeutically effective or financially viable, Staff thought it would be reasonable to consider whether the ordinance should be amended to allow eight residents in all sober living homes.

Since 2008, several sober living home operators have indicated that their homes are more therapeutically effective with eight residents as opposed to six. Sober living home operators indicate that there is a greater level of accountability when there are more residents to keep an eye on each other, there is a greater possibility of forging supportive relationships among

residents, and having more people with whom experiences may be shared leads to a more effective sober living environment. This is not to say that sober living homes cannot be therapeutically effective with six residents, but simply that most operators claim to see some therapeutic benefit with eight residents as opposed to six.

Having eight residents instead of six would also obviously provide some financial benefit to sober living home operators. However, there may also be benefits to the residents as well. Increasing the number of residents may allow an operator to charge a lower rent for each resident thereby making a sober living environment more affordable for those who need it. It may also allow an operator to improve the level of staffing, supervision and care provided to the residents.

Allowing eight residents in sober living homes would also make the allowed number of residents the same as is currently allowed in other group homes in the City. SLU 1261 (Residential Facility for Disabled Persons), SLU 1281 (Assisted Living for Elderly Persons), SLU 1285 (Residential Facility for Elderly Persons) and SLU 1262 (Youth Transitional Home) all permit a maximum of eight residents in a residential zone.

The proposed change is as follows:

22-6-9(D)

(3) The home shall be occupied by no more than ~~six~~ [eight \(8\)](#) individuals who meet the criteria set forth below and paid, professional staff members. Occupancy by any staff member shall only be allowed if such occupancy is primarily for the purpose of serving the residents and not primarily a benefit of employment to the staff member.

RECOMMENDATION:

The Planning Commission recommends the City Council amend Section 22-6-9(D)(3) of the Orem City Code to increase the permitted number of sober living home (SLU 1263) residents from six to eight. Staff supports the recommendation of the Planning Commission.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-6-9(D)(3) OF THE OREM CITY CODE PERTAINING TO MAXIMUM OCCUPANCY IN A SOBER LIVING HOME

WHEREAS on September 19, 2016, Development Services filed an application requesting the City amend Section 22-6-9(D)(3) of the Orem City Code pertaining to maximum occupancy in a sober living home (SLU 1263); and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on November 2, 2016, and the Planning Commission recommended approval of the request; and

WHEREAS the public hearing considering the subject application was held by the City Council on November 15, 2016; and

WHEREAS the agenda of the City Council meeting at which the request was heard was posted at the Orem Public Library, on the Orem City webpage, at the City Offices at 56 North State Street and at utah.gov/pmn; and

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

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

1. The City Council finds this request is in the best interest of the City because it will encourage sober living home operators to lower the rent charged to residents of sober living homes and/or improve the services that are provided to residents of sober living homes.

2. The City Council hereby amends Section 22-6-9(D)(3) of the Orem City Code as shown below:

22-6-9(D)

(3) The home shall be occupied by no more than eight (8) individuals who meet the criteria set forth below and paid, professional staff members. Occupancy by any staff member shall only be allowed if such occupancy is primarily for the purpose of serving the residents and not primarily a benefit of employment to the staff member.

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

DRAFT

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

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 15th day of November 2016.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"



LICENSED SOBER LIVING BUSINESSES



CITY OF OREM
CITY COUNCIL MEETING
 OCTOBER 25, 2016



REQUEST:	6:00 P.M. PUBLIC HEARING – CONTINUED ITEM – PD-4 DAVIES BUILDING ORDINANCE – Amending the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial; amending Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; amending Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix “RR”, PD-4 zone; and amending Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone
APPLICANT:	Danny Mason
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Mailed 368 notices on September 27, 2016
- Posted property on October 14, 2016

SITE INFORMATION:

General Plan Designation:
Medium Density Residential and Community Commercial
 Current Zone:
R8 and PD-4
 Acreage:
9.00/3.00
 Neighborhood:
Orchard
 Neighborhood Chair:
Brook and Danette Gardner

**PLANNING COMMISSION
 RECOMMENDATION**

Approve 7-0

PREPARED BY:

David Stroud, AICP
 Planner

REQUEST:

Danny Mason requests the City Council amend the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial; amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix “RR”, PD-4 zone; and amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone.

BACKGROUND:

The owners of property at approximately 1000 East 800 North would like to develop a commercial office project on the subject property. This property is ideally suited for commercial development as it fronts on 800 North. The proposed project consists of two office buildings.

The property is currently identified in the General Plan as Medium Density Residential and is zoned R8. The first request is to change the General Plan designation to Community Commercial and to rezone the property to the PD-4 zone. The PD-4 zone currently exists on the property directly to the west which is known as the Orchard Shopping Center.

The second request is to amend the Appendix to the City Code by enacting Appendix “RR” which will include the concept plan for the PD-4 zone and which divides the PD-4 zone into an Area “A” and an Area “B.” This distinction is needed as the proposed text amendments will limit the types of uses in Area “B”. The concept plan and building elevations of Area “B” will also be included in the appendix. All new development must substantially conform to the concept plan contained in Appendix “RR”.

The last request is to amend Section 22-11-16 pertaining to development standards in the PD-4 zone as detailed below.

The first text change is to specify that only office uses (SLU 6530) are permitted in Area B. All retail services in the PD-4 zone will be located in

Area A. The possibility of new retail development in the proposed Area A is minimal as the remaining square footage is needed to park the existing uses. However, redevelopment could occur if existing buildings or structures were removed.

The second proposed text change is to reduce the required setback from a street or residentially zoned property from 40 feet to 30 feet. The existing Harmon's building is approximately 60 feet from the residential property to the south while the proposed new office buildings will be set back approximately 70 feet from the nearest residential property. The change in the setback would allow the new office buildings to be closer to 1000 East and to 800 North.

The third proposed change is to increase the maximum area of the PD-4 zone from nine acres to twelve acres to allow for the addition of the subject property to the PD-4 zone.

The fourth proposed change concerns the orientation of buildings. The PD-4 zone currently states that no building shall face south. At the time the PD-4 was originally approved, there was concern about having main entrances to a building face south toward the then-existing residential zones. The applicant would like to have the new office buildings face south and therefore proposes to amend the text to require that only retail buildings may not face south.

That final change would add 1000 East as an access point to the PD-4 zone.

A neighborhood meeting was held on June 9, 2016, with several neighbors in attendance. Overall response from those at the meeting appears to be positive. Minutes of the meeting are attached.

Staff and the developer have negotiated a development agreement to address certain issues such as access to the project and the relocation of certain power poles. At the time this agenda summary was prepared, the development agreement had not yet been fully executed by the owners, but Staff and the developer are hopeful that this will be done prior to the City Council meeting. In addition, an agreement between the Orchard Shopping Center and the property owner regarding reciprocal access between the two projects should be finalized prior to City Council consideration.

In the event that either the development agreement or the access agreement have not been finalized before the City Council meeting, Staff recommend that this item be continued until a future City Council meeting.

Transportation Issues:

A proposed rezone of the subject property in 2014 included a 32,000 square foot shopping center and a 6,000 square foot fast food restaurant with a drive-through. The total trip generation estimation for this previous rezone proposal was 3,682 trips per day. The current proposed office use has an estimated trip generation of 1,447 trips per day.

Multiple access points will be available to the property including 800 East, 800 North and a proposed access at 1000 East. The existing Harmons access to 800 North will be widened to 40 feet in width. A joint access easement has been negotiated between the owners of the Harmons property and the subject property which will allow the office building users to access the improved access onto 800 North as well as the access to 800 East through the Harmons property. This joint access easement will also allow residents in the 1000 East area to access the Harmons property without having to travel onto 800 North or maneuver circuitously through adjoining neighborhoods.

The 2015 Transportation Master Plan indicates that the intersection at 800 North 1000 East will need a traffic signal sometime in the future (with or without the proposed rezone). The development agreement between the City and the developer requires the developer to widen 1000 East along a portion of the frontage of the subject property near the intersection with 800 North so that a two-lane approach to 800 North can be accommodated. One lane will accommodate left turns onto 800 North and the other will accommodate right turns. This widening will not only accommodate additional traffic created by the office use, but will also improve traffic circulation for existing local traffic.

Advantages:

- Will encourage the development of vacant property.
- Will provide “Class A” office space which is needed in the City.
- Will provide better access to the Harmons property for residents in the 1000 East area.
- Will improve traffic circulation in the area.

Disadvantages:

- Traffic will increase modestly on 1000 East, but this will occur with virtually any development of the subject property.

RECOMMENDATION:

The Planning Commission recommends the City Council amend the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial at 1000 East 800 North; amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix “RR”; and amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone. Staffs supports the recommendation of the Planning Commission.

The proposed amendments are as follows:

22-11-16. PD-4 at 800 North 800 East

B. Permitted Uses. The following shall be permitted uses within Area A of the PD-4 zone:

Standard Land

<u>Use Code</u>	<u>Category</u>
5330	Limited Price Variety Store
5394	Musical Instruments
5410	Groceries and/or food – retail
5440	Candy & other confectionary products
5600	Clothing, Apparel, & Accessories
5710	Furniture & home furnishings
5730	Music Supplies
5810	Restaurants
5931	Antiques
5932	Gold & Silver
5941	Books
5943	Office Supplies
5945	Newspapers / Magazines
5946	Cameras & Photographic Supplies
5949	Video rentals
5951	Sporting Goods
5952	Bicycles
5970	Computer Goods & Services
5996	Optical Goods
6120	Security and commodity brokers, dealers, and exchanges
6150	Real estate agent, broker, and associated services
6231	Beauty and barber Shops
6233	Massage Therapy
6251	Apparel repair, alterations, laundry/dry cleaning services (pick up only)
6291	Catering Services
6320	Consumer and mercantile credit reporting services; adjustment and collection services
6330	Travel arranging service
6331	Private Postal Services
6332	Blueprinting and photocopying
6334	Stenographic services and other duplicating & mailing, NEC*
6342	Locksmithing
6350	News syndicate
6392	Business and management consulting services
6510	All medical and other professional services
6514	Chiropractors & Osteopaths
6591	Engineering and architectural
6599	Interior design
7425	Gymnasiums & Athletic Clubs
7426	Health spas

The following shall be permitted uses within Area B of the PD-4 zone:

6530 Professional office

E. Site Development Standards.

1. **Building Setback.** The building setback from any dedicated street right-of-way or adjacent residential property line shall be ~~forty-thirty~~ forty feet (430') ~~except however, a portion of an irregular shaped building may encroach into the setback area provided the following criteria are met:~~

~~a. The square footage of the portion of the building that encroaches into the setback area shall not exceed the total square footage of the area that is located between the forty foot setback line and those portions of the building that are set back more than forty feet from the street.~~

~~b. In no case shall any building or portion thereof be closer than thirty feet (30') to any dedicated street right of way or residential.~~

2. **Maximum Area.** The maximum area of the development site shall be ~~nine~~ twelve (912) acres.

5. **Building Orientation.** No building containing a retail use shall face south. ~~For buildings containing a retail use, t~~he only building accesses permitted toward the ~~north and~~ south residential zones shall be emergency accesses only as required by the Uniform Building and Fire Codes.

15. **Vehicular Accesses.** Vehicular accesses to the site shall be from 800 North Street, ~~and~~ 800 East Street, ~~and~~ 1000 East Street. Deceleration lanes shall be provided at all entrances to the site from dedicated streets. No vehicular or pedestrian access is permitted from 700 North Street.

24. **Development in Area B.** All development in Area B shall substantially conform to the concept plan contained in Exhibit "RR".

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING THE OREM GENERAL PLAN LAND USE MAP BY CHANGING THE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL; AMENDING SECTION 22-5-3(A) AND THE ZONING MAP OF THE OREM CITY CODE BY REZONING PROPERTY FROM THE R8 ZONE TO THE PD-4 ZONE AT 1000 EAST 800 NORTH; AMENDING SECTION 22-19-1(A) AND THE APPENDIX OF THE OREM CITY CODE BY ENACTING APPENDIX “RR”, PD-4 ZONE; AND AMENDING SECTION 22-11-16 OF THE OREM CITY CODE PERTAINING TO DEVELOPMENT STANDARDS OF THE PD-4 ZONE

WHEREAS on July 20, 2016, Danny Mason filed an application with the City of Orem requesting the City amend the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial; amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix “RR”, PD-4 zone; and amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on October 5, 2016, and the Planning Commission recommended approval of the request; and

WHEREAS a public hearing considering the subject application were held by the City Council on October 25, 2016 and November 15, 2016; and

WHEREAS notice of the public hearing to be held before the Planning Commission and City Council on the subject application was mailed on September 26, 2016, to all residents and property owners within 1,000 feet of the subject property and the property was posted; and

WHEREAS the agenda of the City Council meeting at which the request was heard was posted at the Orem Public Library, on the Orem City webpage, at the City Offices at 56 North State Street and at utah.gov/pmn; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon adjacent properties 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:

DRAFT

1. The City Council finds this request is in the best interest of the City because the PD-4 zone is well suited to the subject property and the proposed amendments to the PD-4 zone will allow for better development on the subject property.

2. The City Council hereby amends the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial at 1000 East 800 North as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

3. The City Council hereby amends the zoning map of the Orem City Code by rezoning 3.00 acres at 1000 East 800 North from R8 to PD-4 as shown on Exhibit "B" which is attached hereto and incorporated herein by reference.

4. The City Council hereby amends Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix "RR", PD-4 zone, as shown on Exhibit "C" which is attached hereto and incorporated herein by reference.

5. The City Council hereby amends portions of Section 22-11-16 of the Orem City Code as shown on 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 other ordinances and polices in conflict herewith, either in whole or part, 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 15th day of **November** 2016.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

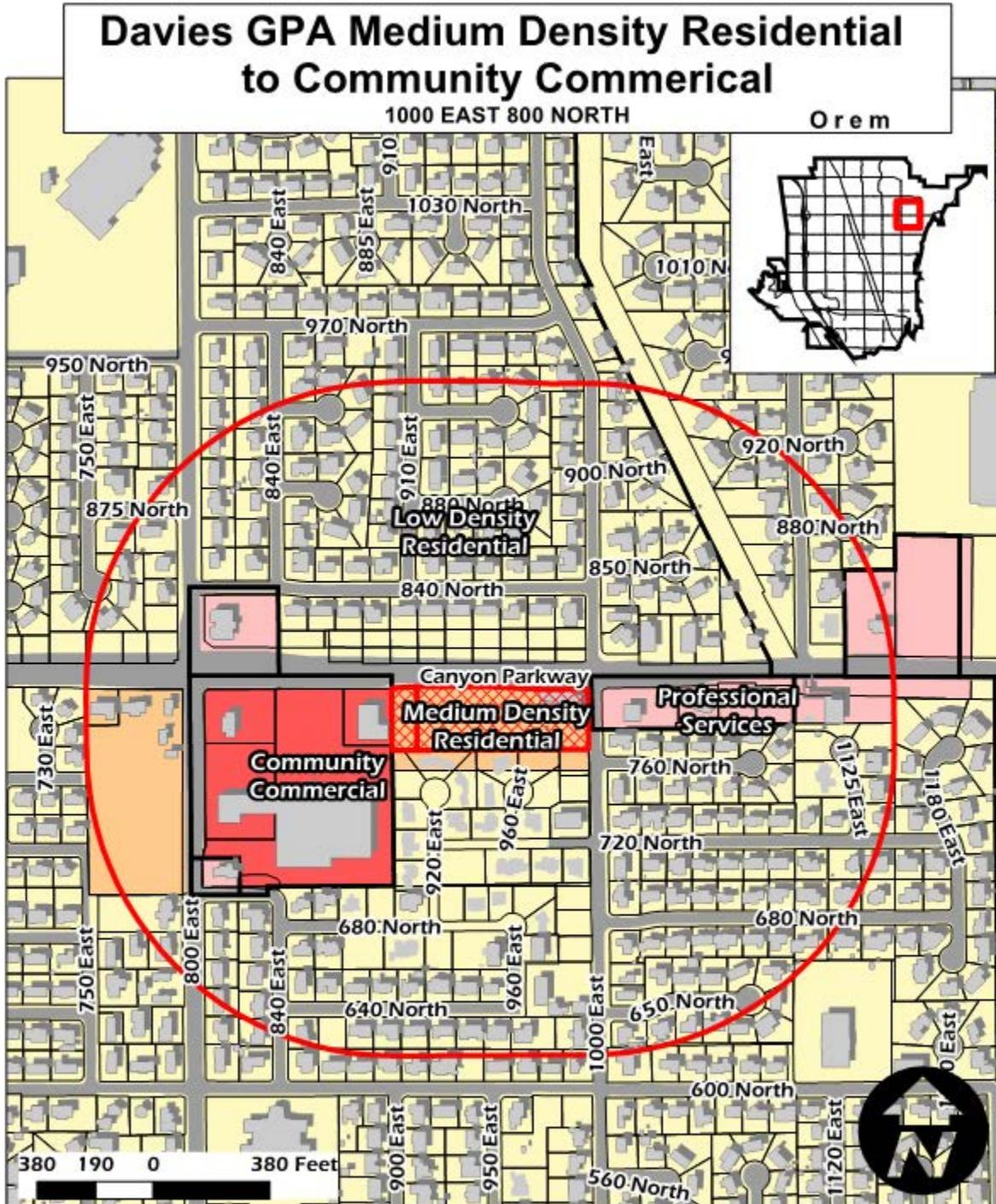
DRAFT

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

DRAFT

EXHIBIT A



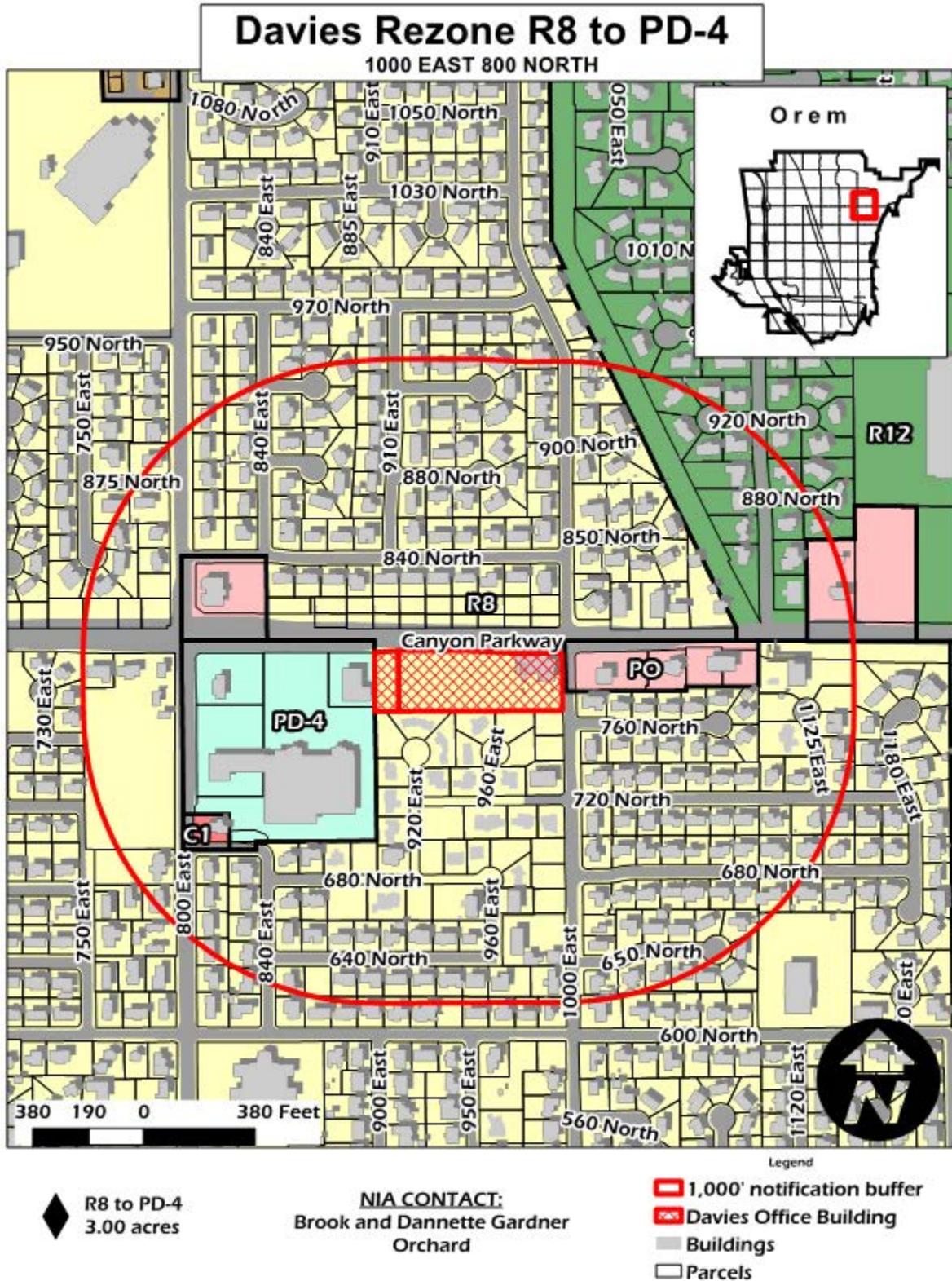
◆ R8
3.00 acres

NIA CONTACT:
Brook and Dannette Gardner
Orchard

- Legend
- 1,000' notification buffer
 - Davies Office Building
 - Buildings
 - Parcels

DRAFT

EXHIBIT B



DRAFT

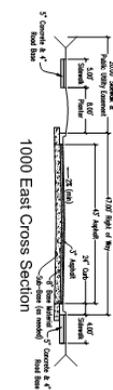
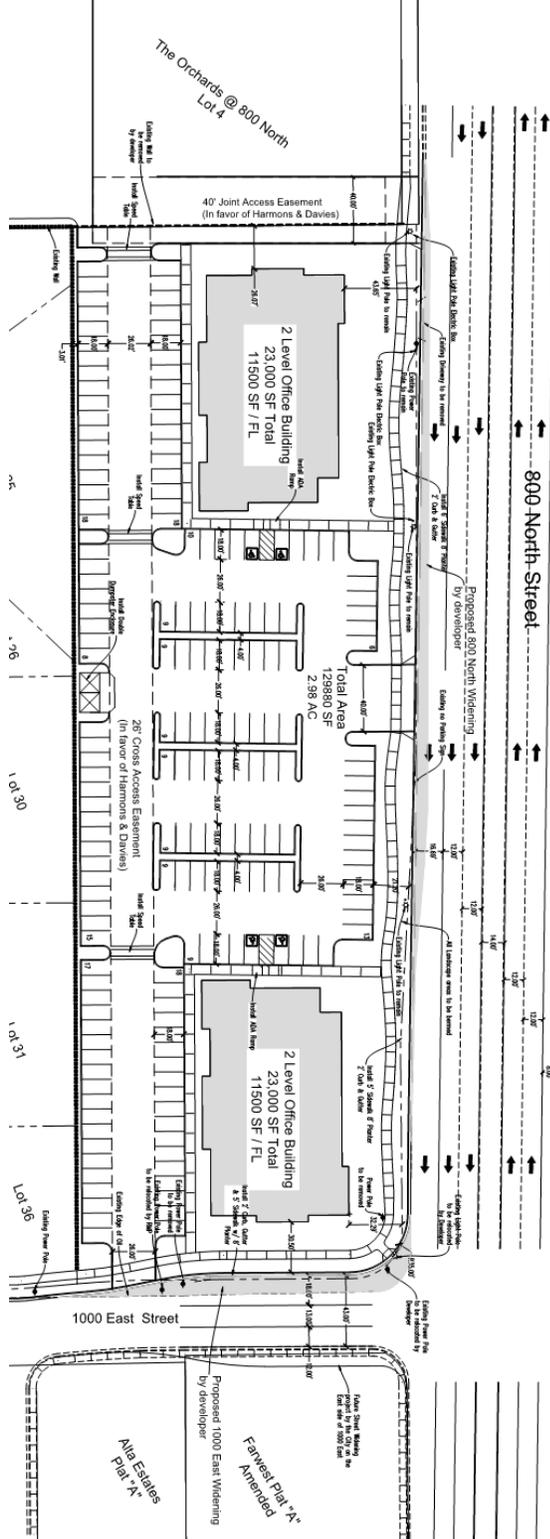
EXHIBIT C

Appendix "RR"



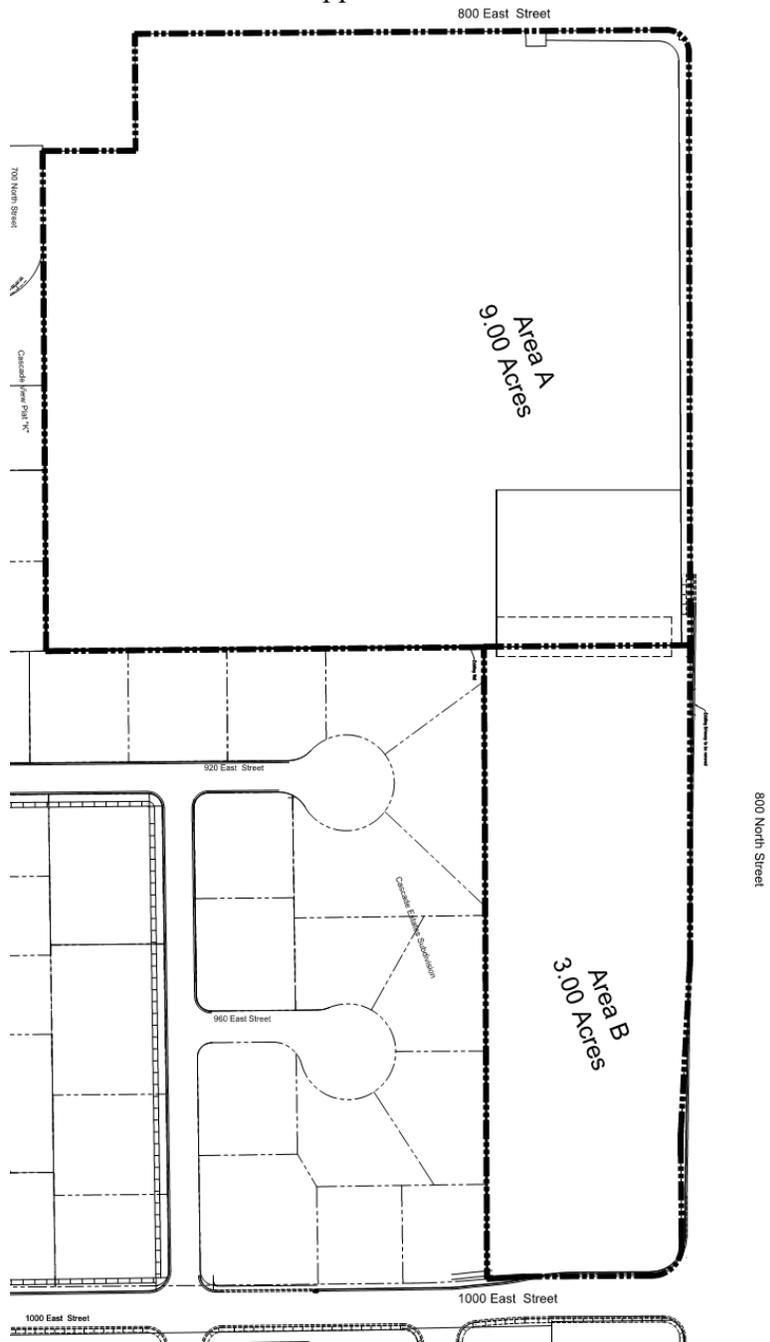
Davies Office Park

Orem
Utah



DRAFT

Appendix "RR"



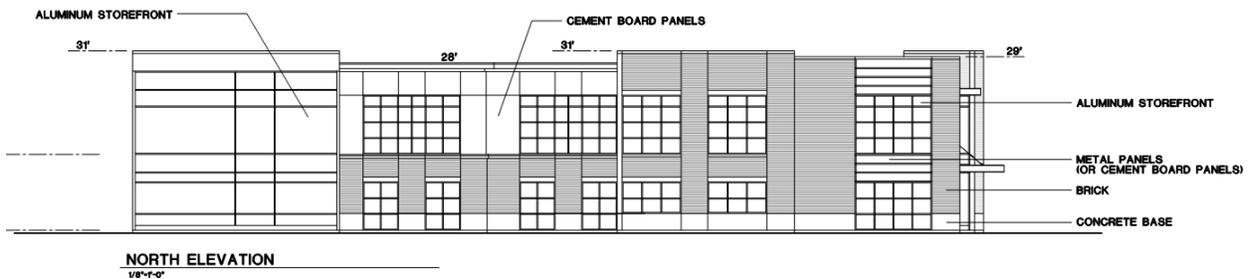
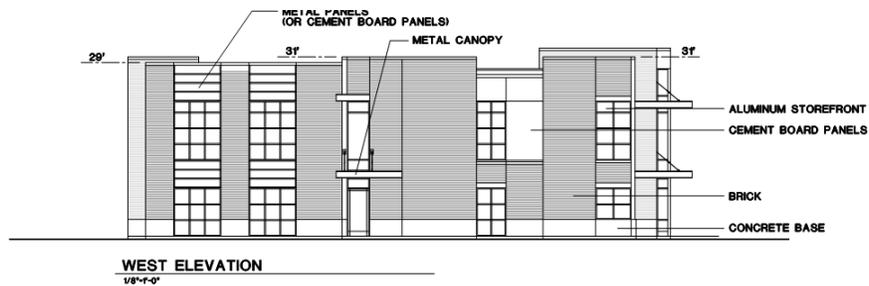
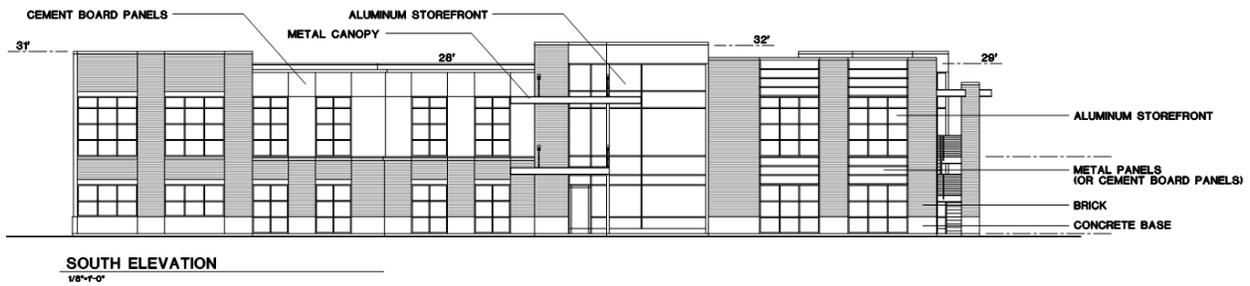
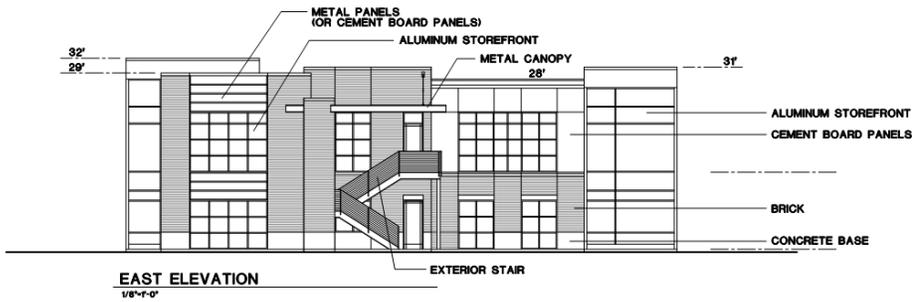
DRAFT

Appendix "RR"



DRAFT

Appendix "RR"



DRAFT

EXHIBIT D

22-11-16. PD-4 at 800 North 800 East

B. Permitted Uses. The following shall be permitted uses within Area A of the PD-4 zone:

Standard Land

<u>Use Code</u>	<u>Category</u>
5330	Limited Price Variety Store
5394	Musical Instruments
5410	Groceries and/or food – retail
5440	Candy & other confectionary products
5600	Clothing, Apparel, & Accessories
5710	Furniture & home furnishings
5730	Music Supplies
5810	Restaurants
5931	Antiques
5932	Gold & Silver
5941	Books
5943	Office Supplies
5945	Newspapers / Magazines
5946	Cameras & Photographic Supplies
5949	Video rentals
5951	Sporting Goods
5952	Bicycles
5970	Computer Goods & Services
5996	Optical Goods
6120	Security and commodity brokers, dealers, and exchanges
6150	Real estate agent, broker, and associated services
6231	Beauty and barber Shops
6233	Massage Therapy
6251	Apparel repair, alterations, laundry/dry cleaning services (pick up only)
6291	Catering Services
6320	Consumer and mercantile credit reporting services; adjustment and collection services
6330	Travel arranging service
6331	Private Postal Services
6332	Blueprinting and photocopying
6334	Stenographic services and other duplicating & mailing, NEC*
6342	Locksmithing
6350	News syndicate
6392	Business and management consulting services
6510	All medical and other professional services
6514	Chiropractors & Osteopaths
6591	Engineering and architectural
6599	Interior design
7425	Gymnasiums & Athletic Clubs
7426	Health spas

The following shall be permitted uses within Area B of the PD-4 zone:

6530 Professional office

E. Site Development Standards.

1. **Building Setback.** The building setback from any dedicated street right-of-way or adjacent residential property line shall be thirty feet (30')

2. **Maximum Area.** The maximum area of the development site shall be twelve (12) acres.

5. **Building Orientation.** No building containing a retail use shall face south. For buildings containing a retail use, the only building accesses permitted toward the south residential zone shall be emergency accesses only as required by the Uniform Building and Fire Codes.

DRAFT

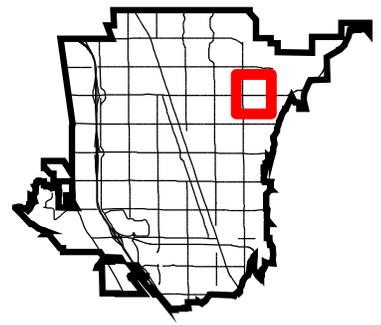
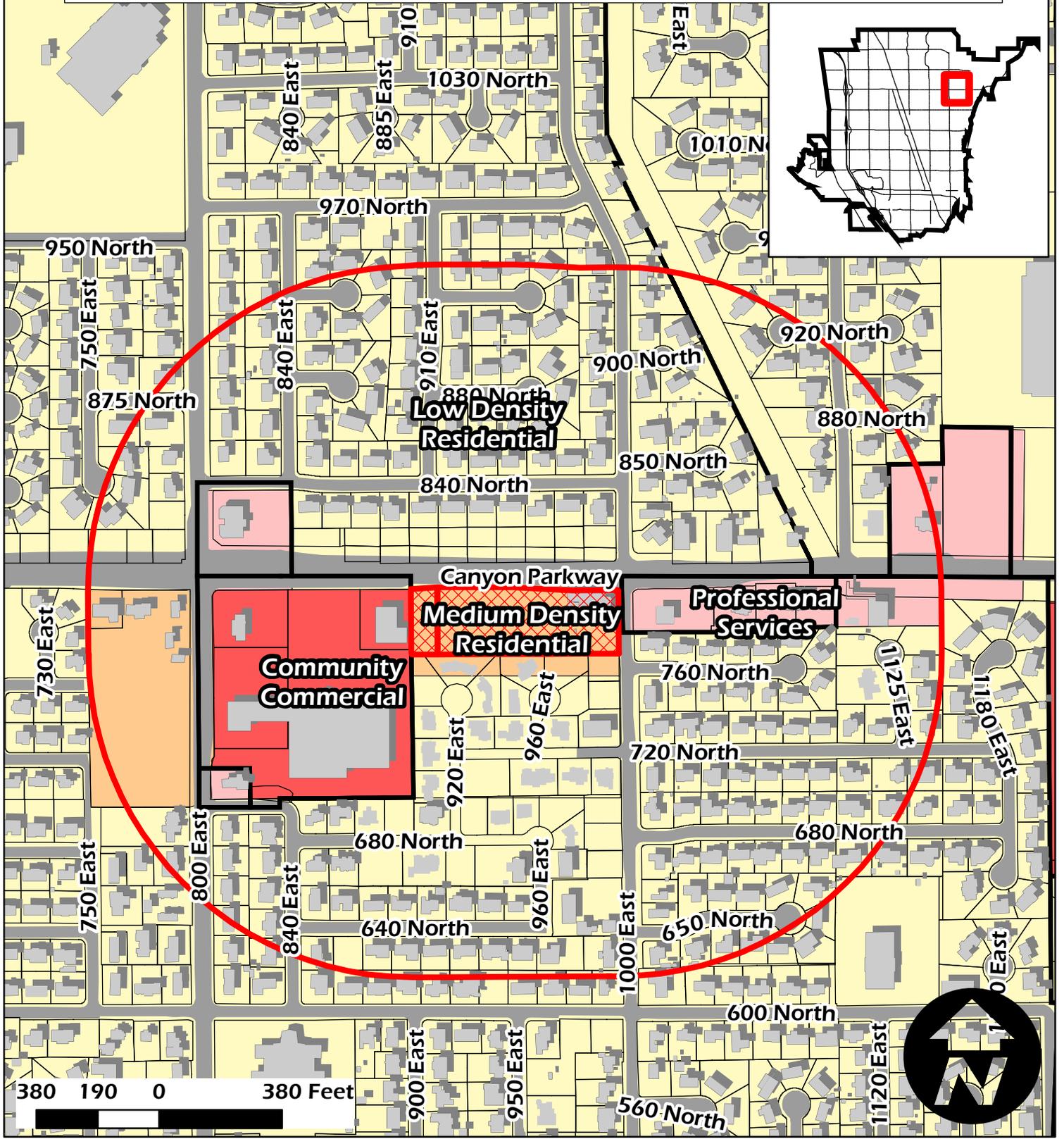
15. **Vehicular Accesses.** Vehicular accesses to the site shall be from 800 North Street, 800 East Street, and 1000 East Street. Deceleration lanes shall be provided at all entrances to the site from dedicated streets. No vehicular or pedestrian access is permitted from 700 North Street.

24. **Site Plan.** A new site plan shall substantially conform to the concept plat contained in Appendix "RR".

Davies GPA Medium Density Residential to Community Commercial

1000 EAST 800 NORTH

Orem



Legend

◆ R8
3.00 acres

NIA CONTACT:
Brook and Dannette Gardner
Orchard

- ◻ 1,000' notification buffer
- ▨ Davies Office Building
- Buildings
- Parcels



EAST ELEVATION

DAVIES OFFICE BUILDING
NORTH OREM





DAVIES OFFICE BUILDING
NORTH OREM



DAVIES OFFICE BUILDING
NORTH OREM



WEST ELEVATION

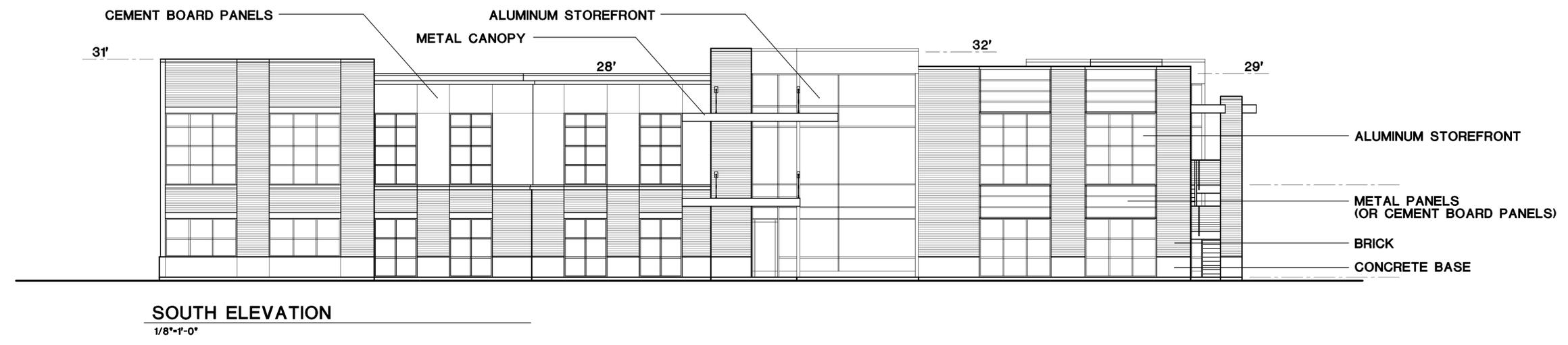
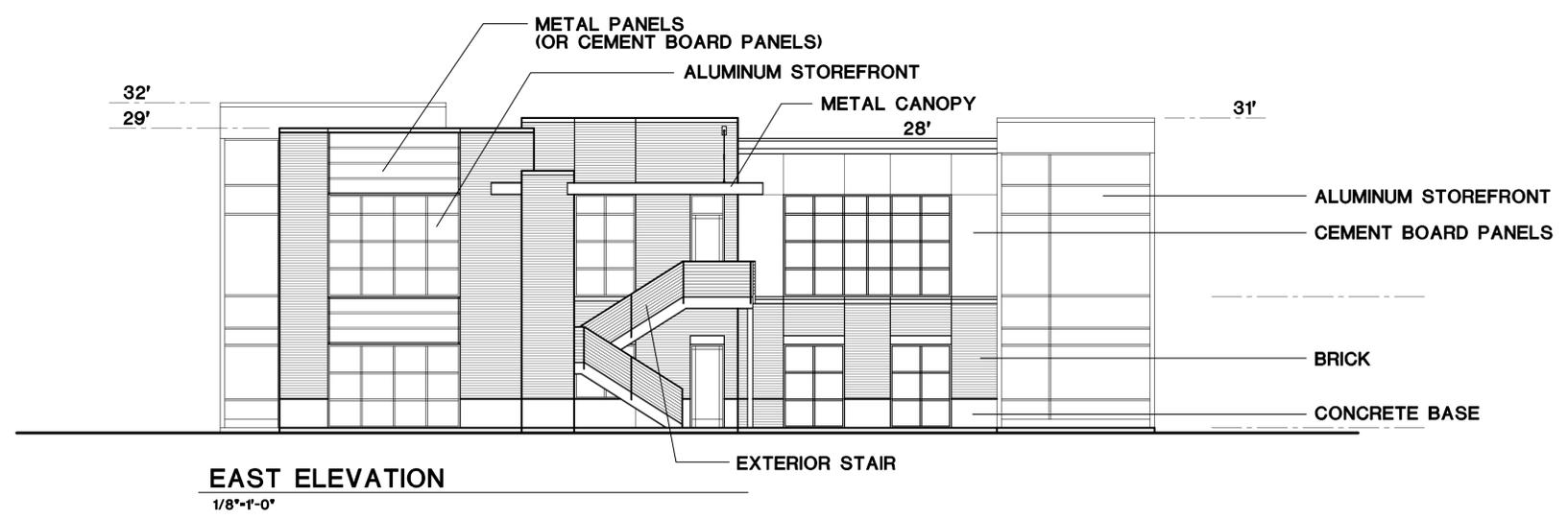
DAVIES OFFICE BUILDING
NORTH OREM



PRELIMINARY - NOT FOR CONSTRUCTION

A NEW OFFICE BUILDING IN OREM, UTAH
800 NORTH OFFICE BUILDING
EXTERIOR ELEVATIONS

HARRIS ARCHITECTURE
3620 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-5303 | WWW.HARRISARCHITECTURE.COM

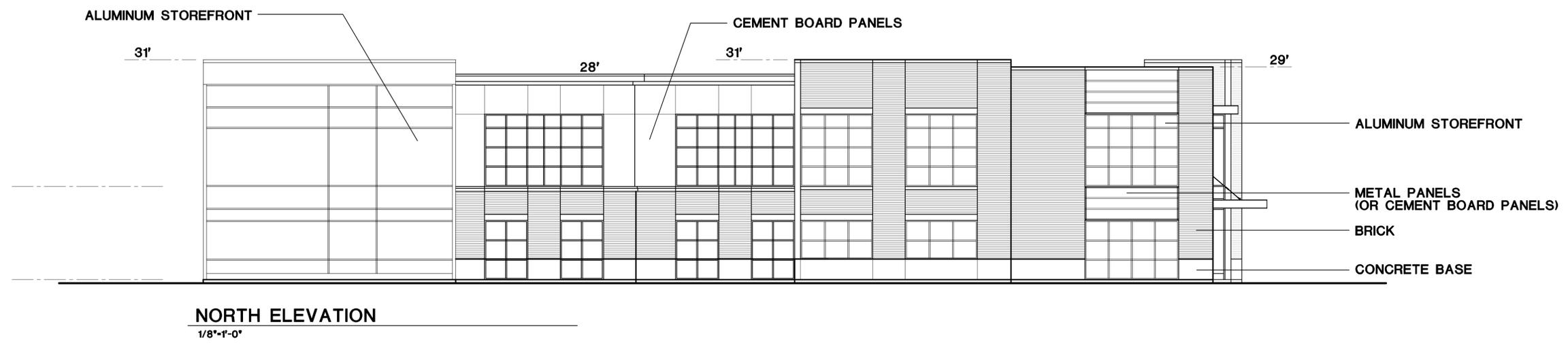
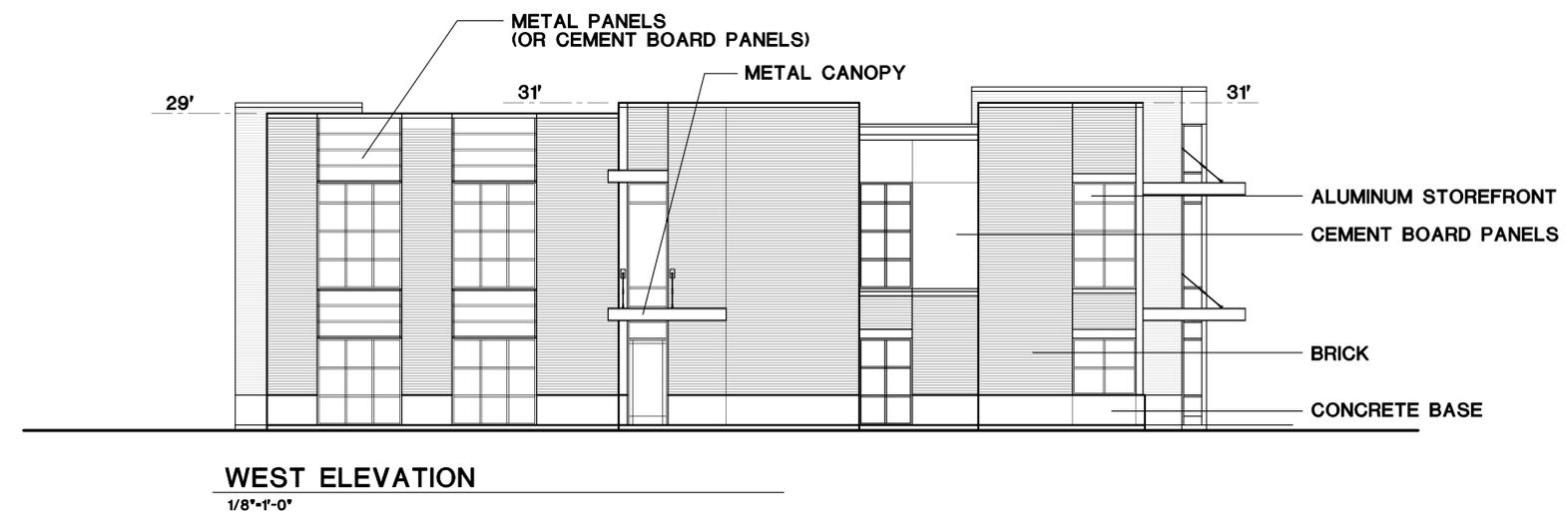


THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
PLOT DATE: 8/22/2016 Q:\ACAD\F\01\800 NORTH\WORKING\PRELIM\800_NORTH\1-8ELEV.dwg

PRELIMINARY - NOT FOR CONSTRUCTION



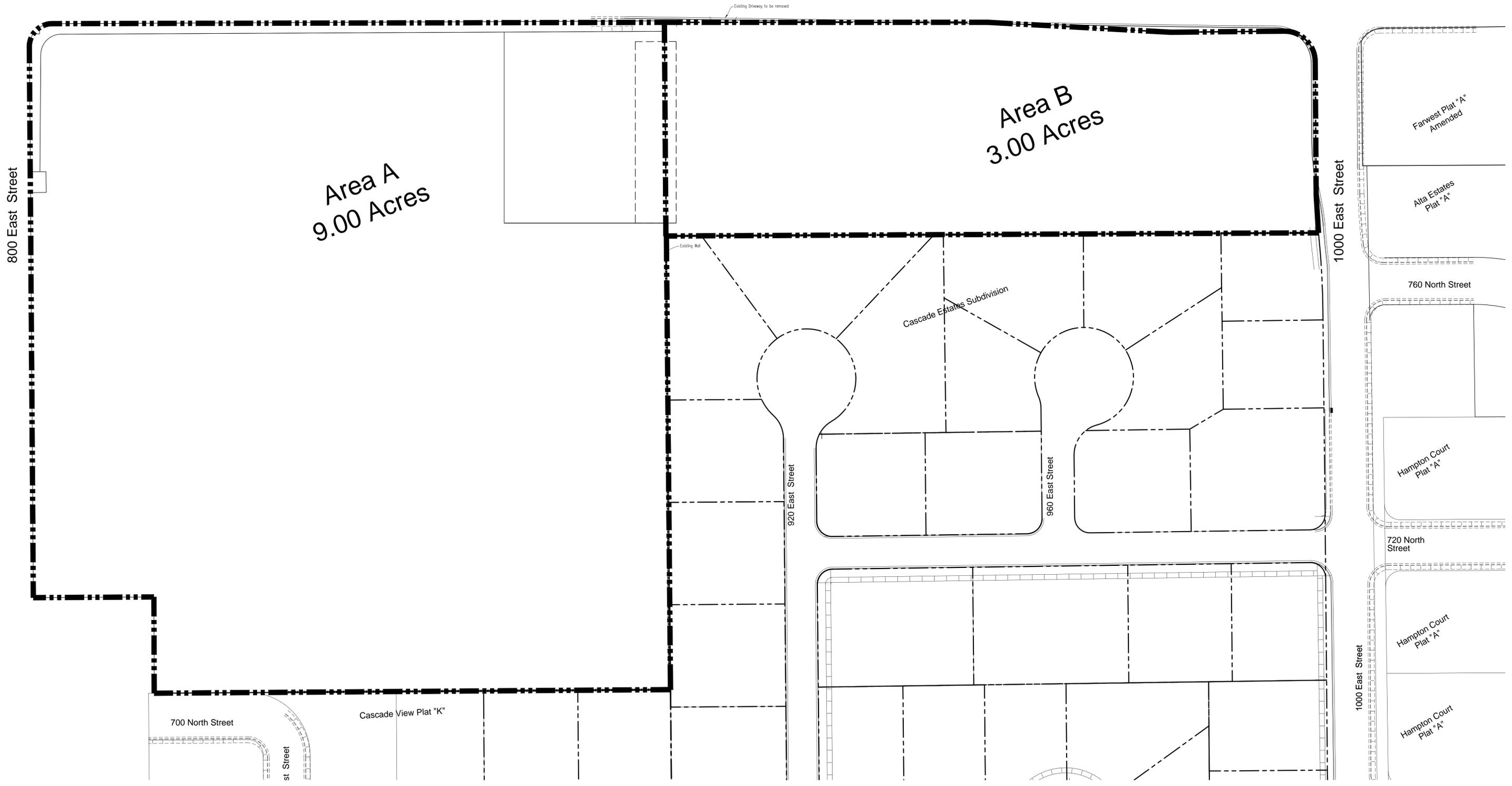
A NEW OFFICE BUILDING IN OREM, UTAH
800 NORTH OFFICE BUILDING
EXTERIOR ELEVATIONS



THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
PLOT DATE: 8/22/2016 Q:\ACAD\F\01\800 NORTH\WORKING\PRELIM\800_NORTH\16-ELEV.dwg

PD-4 Zone

800 North Street



Area A
9.00 Acres

Area B
3.00 Acres

800 East Street

1000 East Street

700 North Street

Cascade View Plat "K"

Cascade Estates Subdivision

Farwest Plat "A"
Amended

Alta Estates
Plat "A"

760 North Street

Hampton Court
Plat "A"

720 North
Street

Hampton Court
Plat "A"

Hampton Court
Plat "A"

1000 East Street

PLANNING COMMISSION MINUTES – OCTOBER 5, 2016

AGENDA ITEM 3.2 is a request by Danny Mason to (1) **AMEND THE OREM GENERAL PLAN LAND USE MAP BY CHANGING THE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL AT 1000 EAST 800 NORTH;** (2) **AMEND SECTION 22-5-3(A) AND THE ZONING MAP OF THE OREM CITY CODE BY REZONING PROPERTY FROM THE R8 ZONE TO THE PD-4 ZONE AT 1000 EAST 800 NORTH,** (3) **AMEND SECTION 22-19-1(A) AND THE APPENDIX OF THE OREM CITY CODE BY ENACTING APPENDIX “RR,”** AND (4) **AMEND SECTION 22-11-16 OF THE OREM CITY CODE PERTAINING TO DEVELOPMENT STANDARDS OF THE PD-4 ZONE.**

Staff Presentation: Mr. Stroud said that the owners of the subject property recently received subdivision approval on a portion of property they own with the remainder to potentially be developed in the future with a commercial use. This remainder property is located along 800 North which is ideally suited for commercial development. A commercial use comprised of two offices has become viable but several changes must be made before a site plan can be reviewed by the Planning Commission.



The property is currently identified in the General Plan as Medium Density Residential and zoned R8. The first request is to change the General Plan designation to Community Commercial and rezone the property to the PD-4 zone. The PD-4 zone currently exists as the Orchard Shopping Center to the west.

The second request is to amend the City Code Appendix by enacting Appendix “RR” which will identify the PD-4 with Area “A” and Area “B”. This distinction is needed as the proposed text amendments will limit the types of uses in Area “B”. The concept plan and building elevation of Area “B” will also be included in the appendix. All new site plans shall substantially conform to the concept plan as contained in Appendix “RR”.

The last request is to amend Section 22-11-16 as it pertains to development standards in the PD-4 zone. Appendix RR will also be listed as the location of the concept plan and building elevations of any PD-4 development.

The first change is to specify that only office uses (SLU 6530) are permitted in Area B. All retail services in the PD-4 zone will be located in Area A. The possibility of new retail development in the proposed Area A is minimal as the remaining square footage is needed to park the existing uses. Redevelopment can occur with the removal of an existing building or structure.

The setback to a street or residentially zoned property is proposed to be reduced from 40 feet to 30 feet. The existing Harmon’s building is approximately 60 feet to the residential property to the south while the proposed office building will be setback approximately 70 feet. The change in the setback will bring the east building closer to 1000 East and to 800 North.

The maximum area of the PD-4 zone is proposed to increase from nine acres to twelve acres to account for the addition of the subject property.

At the time of initial PD-4 approval, there was concern of main entrances to a building that may face a residential zone. The text currently prohibits the front of any building to face a residential zone. The text is proposed to be amended to still require this of a retail building but not for an office building.

That last change includes 1000 East as a location to provide access to the PD-4 zone. A neighborhood meeting was held on June 9, 2016, with several neighbors in attendance. Overall response from those at the meeting appears to be positive. Minutes of the meeting are attached. The proposed amendments are as follows:

22-11-16. PD-4 at 800 North 800 East

B. **Permitted Uses.** The following shall be permitted uses within Area A of the PD-4 zone:
Standard Land

<u>Use Code</u>	<u>Category</u>
5330	Limited Price Variety Store
5394	Musical Instruments
5410	Groceries and/or food – retail
5440	Candy & other confectionary products
5600	Clothing, Apparel, & Accessories
5710	Furniture & home furnishings
5730	Music Supplies
5810	Restaurants
5931	Antiques
5932	Gold & Silver
5941	Books
5943	Office Supplies
5945	Newspapers / Magazines
5946	Cameras & Photographic Supplies
5949	Video rentals
5951	Sporting Goods
5952	Bicycles
5970	Computer Goods & Services
5996	Optical Goods
6120	Security and commodity brokers, dealers, and exchanges
6150	Real estate agent, broker, and associated services
6231	Beauty and barber Shops
6233	Massage Therapy
6251	Apparel repair, alterations, laundry/dry cleaning services (pick up only)
6291	Catering Services
6320	Consumer and mercantile credit reporting services; adjustment and collection services
6330	Travel arranging service
6331	Private Postal Services
6332	Blueprinting and photocopying
6334	Stenographic services and other duplicating & mailing, NEC*
6342	Locksmithing
6350	News syndicate
6392	Business and management consulting services
6510	All medical and other professional services
6514	Chiropractors & Osteopaths
6591	Engineering and architectural
6599	Interior design
7425	Gymnasiums & Athletic Clubs
7426	Health spas

The following shall be permitted uses within Area B of the PD-4 zone:
6530 Professional office

E. Site Development Standards.

1. **Building Setback.** The building setback from any dedicated street right-of-way or adjacent residential property line shall be ~~forty thirty~~ feet (430') ~~except however, a portion of an irregular shaped building may encroach into the setback area provided the following criteria are met:~~
 - a. ~~The square footage of the portion of the building that encroaches into the setback area shall not exceed the total square footage of the area that is located between the forty foot setback line and those portions of the building that are set back more than forty feet from the street.~~
 - b. ~~In no case shall any building or portion thereof be closer than thirty feet (30') to any dedicated street right of way or residential.~~
2. **Maximum Area.** The maximum area of the development site shall be ~~nine twelve~~ (912) acres.

5. **Building Orientation.** No building containing a retail use shall face south. For buildings containing a retail use, ~~The only building accesses permitted toward the north and south residential zones~~ shall be emergency accesses only as required by the Uniform Building and Fire Codes.

15. **Vehicular Accesses.** Vehicular accesses to the site shall be from 800 North Street, ~~and~~ 800 East Street, and 1000 East Street. Deceleration lanes shall be provided at all entrances to the site from dedicated streets. No vehicular or pedestrian access is permitted from 700 North Street.

24. **Site Plan.** A new site plan shall substantially conform to the concept plat contained in Appendix "RR".

Recommendation: The Development Review Committee recommends the Planning Commission forward a positive recommendation to the City Council to (1) amend the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial at 1000 East 800 North; (2) amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North; (3) amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix "RR"; and (4) amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone.

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

Ms. Jeffreys asked about parking on Area B. Mr. Stroud said that Area B will park by itself. There are cross access easements into The Orchards, but the offices will have enough room for parking.

Mr. Moulton asked if the entrance from 800 North is existing by the gas pumps. Mr. Stroud said yes. It will be widened if necessary.

Vice Chair Walker asked why the maximum area of development is changing from nine to twelve acres. Mr. Stroud said the PD-4 has a maximum acreage at nine acres, which is what is currently there. This increases it three acres to include this lot.

Mr. Iglesias said this is a separate owner. He asked if the current owners agreed with this addition. Mr. Stroud said the owners of The Orchard are fine with the office use. They are providing a shared entrance. He noted there will be a development agreement between the City and the applicant that will be signed prior to this going to the City Council.

Vice Chair Walker asked if the third lane on 800 North near 1000 East will extend further out on 800 North. Mr. Goodrich said that is a right turn lane onto 1000 East. The turn lane along 800 North will be widened to accommodate the new entrances along the office building. Vice Chair Walker asked if there are any future plans from Utah Department of Transportation (UDOT) to widen 800 North any more. Mr. Goodrich said it may be 20-30 years out.

Vice Chair Walker invited the applicant to come forward. Danny Mason introduced himself.

Mr. Iglesias asked if he is alright with the agreement with the City. Mr. Mason said he is fine with the agreement overall.

Vice Chair Walker said the buildings are very nice looking. Mr. Mason said there is a need for Class "A" office buildings in Orem City.

Vice Chair Walker 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, Vice Chair Walker 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: Mr. Moulton said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then recommended the City Council (1) amend the Orem General Plan land use map by changing the designation from Medium Density Residential to Community Commercial at 1000 East 800 North; (2) amend Section 22-5-3(A) and the zoning map of the Orem City Code by

rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North, (3) amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix "RR," and (4) amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone. Mr. Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. The motion passed unanimously.

For more information, contact
David at (801) 229-7095 or
david3720@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Oct 25, 2016
6:00 pm

Planning Commission
Wed, Oct 5, 2016
5:00 pm

Danny Mason requests the City, 1) amend the Orem General Plan land use map by changing the designation from Low Density Residential to Community Commercial, 2) amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North (cross-hatching on map), 3) amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix "RR", PD-4 zone, and 4) amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone.

DEAN, CHRISTIAN J
18227 BLAKE VALLEY LN
CYPRESS, TX 77429

For more information, contact
David at (801) 229-7095 or
david3720@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Oct 25, 2016
6:00 pm

Planning Commission
Wed, Oct 5, 2016
5:00 pm

Danny Mason requests the City, 1) amend the Orem General Plan land use map by changing the designation from Low Density Residential to Community Commercial, 2) amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North (cross-hatching on map), 3) amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix "RR", PD-4 zone, and 4) amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone.

GREENE, CRAIG H & MARY JEANNE
6246 W 10050 N
HIGHLAND, UT 84003

For more information, contact
David at (801) 229-7095 or
david3720@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Oct 25, 2016
6:00 pm

Planning Commission
Wed, Oct 5, 2016
5:00 pm

Danny Mason requests the City, 1) amend the Orem General Plan land use map by changing the designation from Low Density Residential to Community Commercial, 2) amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North (cross-hatching on map), 3) amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix "RR", PD-4 zone, and 4) amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone.

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

For more information, contact
David at (801) 229-7095 or
david3720@orem.org



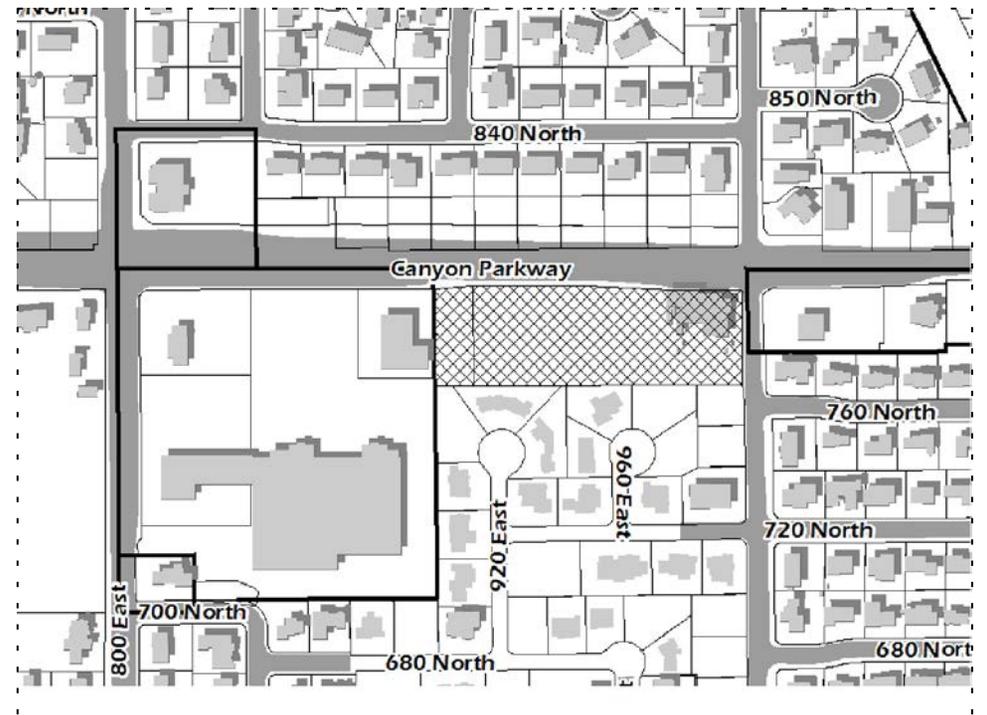
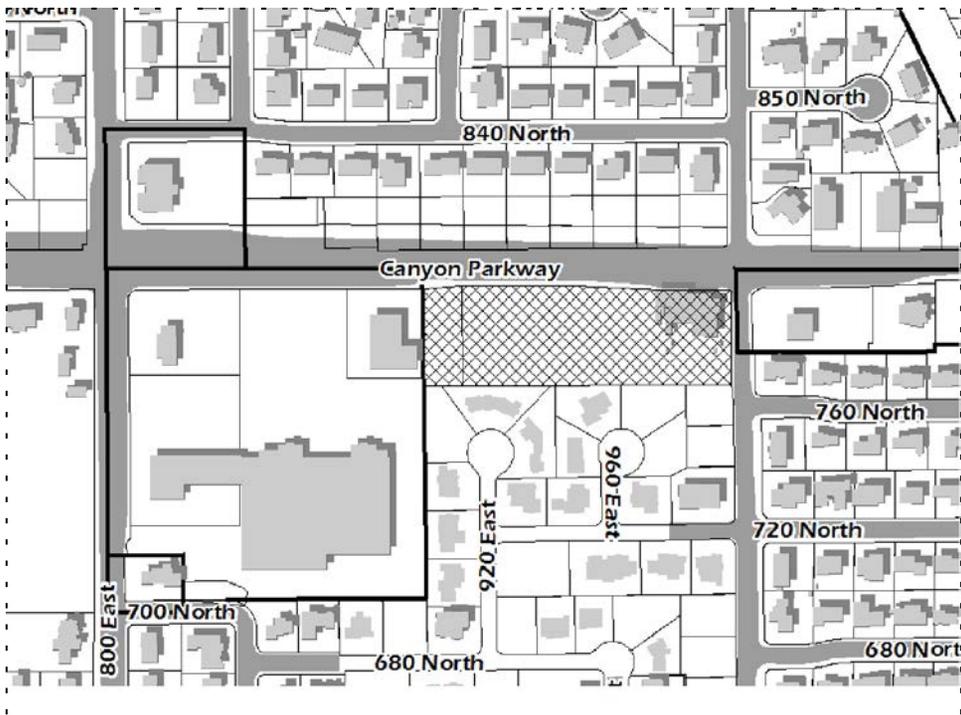
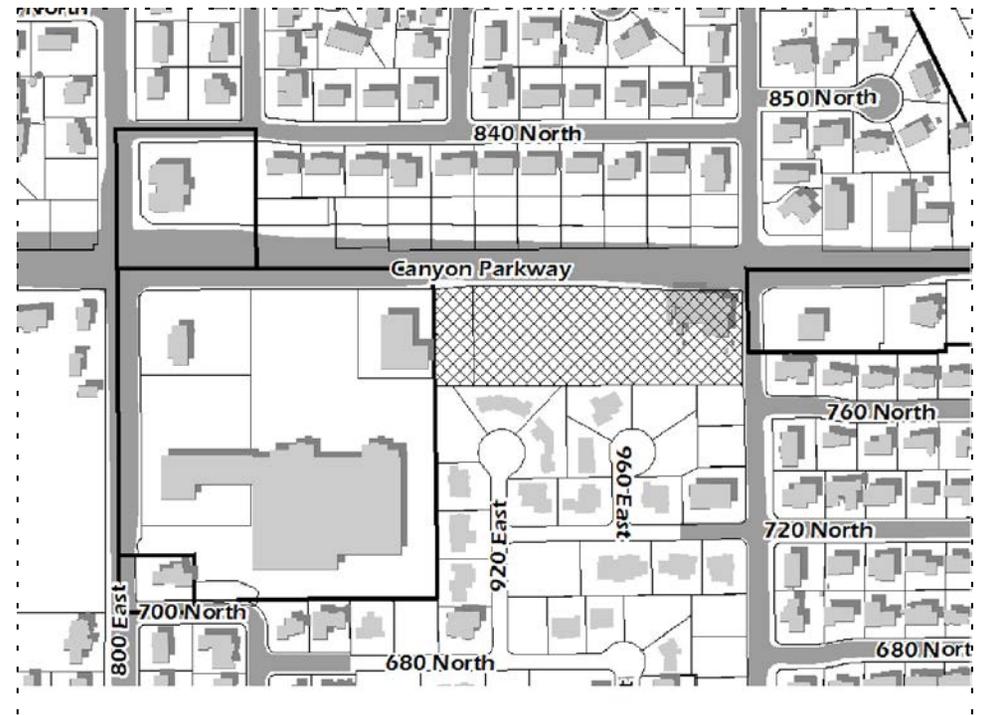
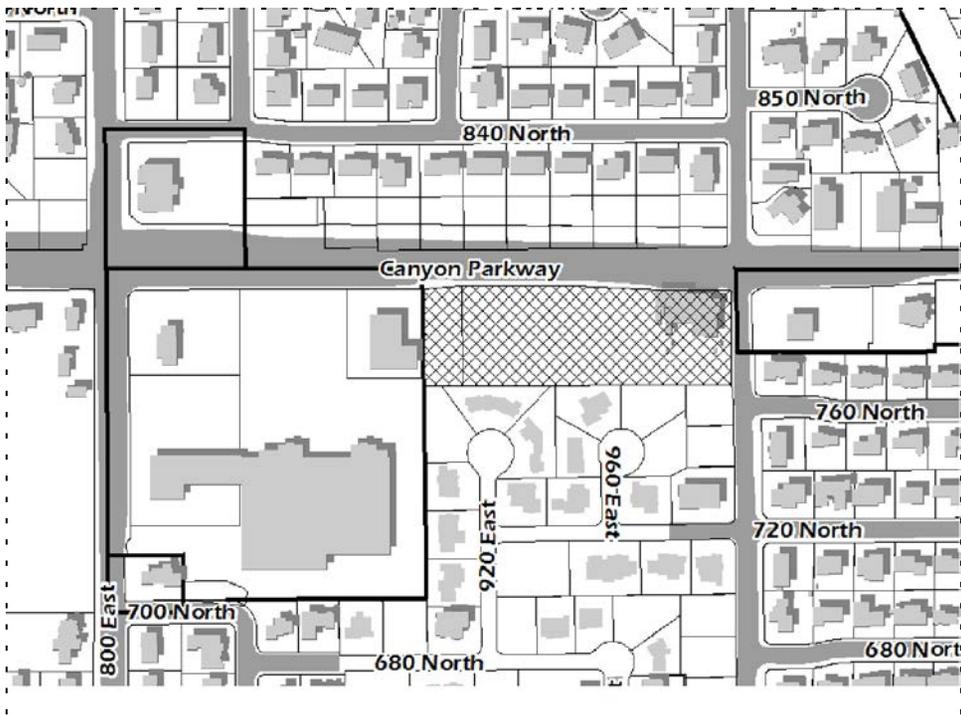
City Council Chambers, 56 N State Street

City Council
Tue, Oct 25, 2016
6:00 pm

Planning Commission
Wed, Oct 5, 2016
5:00 pm

Danny Mason requests the City, 1) amend the Orem General Plan land use map by changing the designation from Low Density Residential to Community Commercial, 2) amend Section 22-5-3(A) and the zoning map of the Orem City Code by rezoning property from the R8 zone to the PD-4 zone at 1000 East 800 North (cross-hatching on map), 3) amend Section 22-19-1(A) and the Appendix of the Orem City Code by enacting Appendix "RR", PD-4 zone, and 4) amend Section 22-11-16 of the Orem City Code pertaining to development standards of the PD-4 zone.

RIDDLE, RICHARD B JR & JAMIE L
107 S 1320 E
LINDON, UT 84042



CITY OF OREM
--OR CURRENT RESIDENT--
UNKNOWN
OREM, UT 84097

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

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 14842
SALT LAKE CITY, UT 84114

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

RUSCHE, HEINZ HERMANN & MARIA
DEL CARMEN
PO BOX 73
OREM, UT 84059

FIELDS, ANGELA
PO BOX 818
SALEM, UT 84653

S L B PROPERTIES (ET AL)
PO BOX 970310
OREM, UT 84097

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

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

CASCADE ESTATES LLC
51 W CENTER # 170
OREM, UT 84097

STRATEGIC PROPERTY GROUP LLC
51 W CENTER ST # 525
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

MOUNTAIN FUEL SUPPLY COMPANY
79 S STATE
SALT LAKE CITY, UT 84147

RATIGAN, KEVIN P (ET AL)
88 W 1600 N
OREM, UT 84057

RIDDLE, RICHARD B JR & JAMIE L
107 S 1320 E
LINDON, UT 84042

AMERICAN WEST BANK
110 S FERRALL ST
SPOKANE, WA 99202

PYNE, CHARLES R & CAROL B
131 E 350 N
OREM, UT 84057

PARCELS AT THE ORCHARDS THE
LLC
%SCHROBSDORFF, PHYLLIS
211 GOUGH ST STE 206
SAN FRANCISCO, CA 94102

DAVIS DESIGN BUILD INC
230 N 1200 E STE 204
LEHI, UT 84043

BRADLEY, MATTHEW
235 N 500 E
OREM, UT 84097

PROVO RIVER WATER USERS
ASSOCIATION
285 W 1100 N
PLEASANT GROVE, UT 84062

FINCH, LOUIS JAY & EVELYN YORK
315 W 1200 N
OREM, UT 84057

JUICE JAR PROPERTIES LLC
383 N STATE ST
OREM, UT 84057

AVERY, DANIEL F & STACI L
471 N 1120 E
OREM, UT 84097

READ, ERIC L & LORI (ET AL)
472 W 2760 N
PLEASANT GROVE, UT 84062

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ALLRED, CORBIN & DANNA
539 S 20 E
OREM, UT 84058

CASCADE ESTATES LLC
575 N 950 E
OREM, UT 84097

TOWNE, ROBERT E
615 N 1000 E
OREM, UT 84097

FARES, CHARLES A JR & HAZEL M
618 N 1000 E
OREM, UT 84097

BRADY, BRYANT LAMAR & GLADYS
BENSON
625 N 840 E
OREM, UT 84097

JOHNSON, DEAN D & BRENDA B
628 N 840 E
OREM, UT 84097

KEITH, DAVID O & PENROD W (ET
AL)
--OR CURRENT RESIDENT--
629 N 1000 EAST
OREM, UT 84097

WALLACE, JOHN FREDRICK &
CAROLYN JOYCE
639 N 840 E
OREM, UT 84097

HILL, JEREL D & VICKIE F
640 N 960 E
OREM, UT 84097

HULLINGER, ERIC & KAREN
644 N 1000 E
OREM, UT 84097

BUNKER, KIM L & DONA
646 N 800 E
OREM, UT 84097

MOORE, ALAN J & TAMRA
--OR CURRENT RESIDENT--
651 N 800 EAST
OREM, UT 84097

PYNE, CHARLES R & CAROL B
--OR CURRENT RESIDENT--
652 N 1000 EAST
OREM, UT 84097

PERRY, ALLEN J & ANN S (ET AL)
653 N 840 E
OREM, UT 84097

HILL, JEREL D & VICKIE F
--OR CURRENT RESIDENT--
654 N 840 EAST
OREM, UT 84097

SMITH, DANIEL S
658 N 750 E
OREM, UT 84097

ABBOTT, KAREN (ET AL)
%STRATTON, D CHAD
663 N 960 E
OREM, UT 84097

DURFEY, DIXIE W
664 N 800 E
OREM, UT 84097

HILL, JEREL D & VICKIE F
--OR CURRENT RESIDENT--
664 N 960 EAST
OREM, UT 84097

HILL, JEREL D & VICKIE F
--OR CURRENT RESIDENT--
665 N 1000 EAST
OREM, UT 84097

KELLEMS, RICHARD OWEN &
WENDY CORAL
666 N 1000 E
OREM, UT 84097

SOMMERFELDT, VERN & JUDITH M
667 N 840 E
OREM, UT 84097

LOCKE, JOHN JOSEPH & ELLARAYE
675 N 800 E
OREM, UT 84097

PARKER, ROBERT HUGHES III &
COURTNEY
676 N 800 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
677 N 1000 EAST
OREM, UT 84097

GROW, ELLIOT & ALEXIA
678 N 960 E
OREM, UT 84097

MARTINEZ, JULIA
681 E 1650 S
OREM, UT 84097

MAGLEBY, CHARLES D & SUE
685 N 840 E
OREM, UT 84097

BROWN, JOSEPH R & CHARLOTTE
688 N 800 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
693 N 1000 EAST
OREM, UT 84097

DAN UTLEY FAMILY LC
695 N 800 E
OREM, UT 84097

SCOTT, JESSE RAYMOND &
DOROTHY
698 N 1000 E
OREM, UT 84097

HASKINS, BRETT
--OR CURRENT RESIDENT--
703 N 920 EAST
OREM, UT 84097

MARKHAM, BONNIE KAY
706 N 1000 E
OREM, UT 84097

BARLOW, CHAD & MICHELLE
717 E 700 N
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
723 N 920 EAST
OREM, UT 84097

RC DENT CONSTRUCTION LLC
--OR CURRENT RESIDENT--
727 N 960 EAST
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
728 N 960 EAST
OREM, UT 84097

BRADFORD, LYNN E & KAREN E
--OR CURRENT RESIDENT--
730 N 920 EAST
OREM, UT 84097

BRADFORD, LYNN E & KAREN E
731 N 920 E
OREM, UT 84097

ALLRED, CORBIN & DANNA
--OR CURRENT RESIDENT--
735 N 920 EAST
OREM, UT 84097

BOWDEN, NICHOLAS T & ELISABETH
A
--OR CURRENT RESIDENT--
739 N 960 EAST
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
740 N 960 EAST
OREM, UT 84097

LUNDEEN, KYLAN D & JENNIFER
LYNNE
--OR CURRENT RESIDENT--
742 N 920 EAST
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

EDGE LAND 16 LLC
--OR CURRENT RESIDENT--
745 N 960 EAST
OREM, UT 84097

GREENE, THOMAS J & REBECCA
MCDUGAL
746 N 1125 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
747 N 920 EAST
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
749 N 1000 EAST
OREM, UT 84097

SMITH, THOMAS W & JUANITA
750 N 1000 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
752 N 960 EAST
OREM, UT 84097

MECHAM, DANIEL & KAITLYN
754 N 920 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
757 N 1000 EAST
OREM, UT 84097

CALL, ROBERT BRYAN & BONNIE JO
758 N 1125 E
OREM, UT 84097

CHOI, SUNGIL
759 N 1180 E
OREM, UT 84097

BARKER, LLOYD L & PHILYS L
764 E 800 N
OREM, UT 84097

LUKE, DAVID SAMUEL & KAREN
JOHANNA
772 E 875 N
OREM, UT 84097

FINCH, J ALAN & DIANE
--OR CURRENT RESIDENT--
772 N 1125 EAST
OREM, UT 84097

CHRISTENSEN, SUE ANN R
773 N 1180 E
OREM, UT 84097

FREESTONE, JARED & MELISSA (ET
AL)
779 N 1180 E
OREM, UT 84097

ATWATER, CATHERINE
786 E 875 N
OREM, UT 84097

BARKER, LLOYD L & PHILYS L
--OR CURRENT RESIDENT--
792 E 800 NORTH
OREM, UT 84097

WHITESIDE, NICOLE R (ET AL)
793 E 875 N
OREM, UT 84097

PARCELS AT THE ORCHARDS THE
LLC
--OR CURRENT RESIDENT--
810 E 800 NORTH
OREM, UT 84097

SALAZAR, SERVIO TULIO (ET AL)
810 N 1000 E
OREM, UT 84097

WILLIAMS, HERBERT B & KEREN
811 E 700 N
OREM, UT 84097

GREEN, DARREN
812 PENNI LN
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
813 N 100 EAST
OREM, UT 84097

ORCHARDS SHOPPING CENTER LLC
THE
--OR CURRENT RESIDENT--
820 E 800 NORTH
OREM, UT 84097

DAVIS PROPERTIES II LLC
825 E 800 N
OREM, UT 84097

PETERSEN, PAUL M & ROSALIND
827 N 1000 E
OREM, UT 84097

LOPEZ, JOSE
828 N 1000 E
OREM, UT 84097

FINCH, KIM & MARILYN H
830 N 1100 E
OREM, UT 84097

RUFFELL, FRANK
831 N 800 E
OREM, UT 84097

DUNCAN, LANCE C & MARISA
831 N 1100 E
OREM, UT 84097

CHATWIN, RICK
832 E PENNI LN
OREM, UT 84097

PECK, DAVID L
832 N 750 E
OREM, UT 84097

ANAYA, JAIME
836 N 750 E
OREM, UT 84097

RESIDENTIAL MANAGEMENT GROUP
LC
--OR CURRENT RESIDENT--
846 E 840 NORTH
OREM, UT 84097

DOAN, DUCTOAN THANH
847 N 800 E
OREM, UT 84097

MOORE, ALAN J & TAMRA
848 MEMO DR
OREM, UT 84057

BUFFINGTON, MARK J
848 N 750 E
OREM, UT 84097

DAVIDSON, KEITH ERIC &
CHRISTINA MARLENE (ET AL)
850 E 680 N
OREM, UT 84097

EGGETT, RYAN & ANGELA
851 E 680 N
OREM, UT 84097

HANSEN, TERAL & BETH ANN
851 E 930 N
OREM, UT 84097

YERITSYAN, ARTUR
851 N 840 E
OREM, UT 84097

WIMMER, JOYCE & COTA L
852 N 800 E
OREM, UT 84097

WOOD, JUSTIN G & TAWNY J
852 N 840 E
OREM, UT 84097

HANSEN, MARY ANN
852 N 910 E
OREM, UT 84097

K&M CLAYTON PROPERTIES 856 LLC
853 E 880 N
OREM, UT 84097

WILLIAMS, JOHN KENT & DEANNE R
853 N 1000 E
OREM, UT 84097

RESIDENTIAL MANAGEMENT GROUP
LC
853 S 890 E
OREM, UT 84097

K&M CLAYTON PROPERTIES 856 LLC --OR CURRENT RESIDENT-- 856 E 880 NORTH OREM, UT 84097	RUSCHE, HEINZ HERMANN & MARIA DEL CARMEN --OR CURRENT RESIDENT-- 858 E 840 NORTH OREM, UT 84097	ADAMS, STIRLING & KIF AUGUSTINE --OR CURRENT RESIDENT-- 861 N 1100 EAST OREM, UT 84097
GREENE, CRAIG H & MARY JEANNE --OR CURRENT RESIDENT-- 862 N 840 EAST OREM, UT 84097	WOOD, MAX S & JACQUELINE S 862 N 1000 E OREM, UT 84097	EDMUNDS HOMESTEAD LLC 863 E 600 N OREM, UT 84097
ALTAMIRANO, DAVID & JENNIFER MARIE 863 E 680 N OREM, UT 84097	SANCHEZ, RAUL M & JOSEFINA 863 E 840 N OREM, UT 84097	GILSON, DAVID & LAURA 863 E 930 N OREM, UT 84097
MCCABE, SHIRLEY M 863 N 910 E OREM, UT 84097	GOODRICH, PAUL & SHAWNNA K 864 E 680 N OREM, UT 84097	BLACKWELL, PHILLIP S & DONNA 864 E 930 N OREM, UT 84097
HATCH, JILL 865 E 880 N OREM, UT 84097	GILLMAN, LANCE FINN 865 S APPLGROVE LA PLEASANT GROVE, UT 84062	SMITH, ERIN K 867 E 640 N OREM, UT 84097
ROBERT, TERRY L & LANCE ROBERT 867 N 1000 E OREM, UT 84097	OKAWA, THEODORE H & SHIZUKA S 868 E 880 N OREM, UT 84097	NAU, DAVID L & DAWN E 868 N 910 E OREM, UT 84097
ORCHARDS SHOPPING CENTER LLC THE --OR CURRENT RESIDENT-- 870 E 800 NORTH OREM, UT 84097	JUDD, DAVID B & SHERRY B 870 E 840 N OREM, UT 84097	WILLIAMS, DEANNE R 875 E 600 N OREM, UT 84097
RIDDLE, JAMES L & ASHLEY 875 E 840 N OREM, UT 84097	JORGENSEN, GERALD R & PEGGY K 875 E 930 N OREM, UT 84097	ROLLINS, ALAN B & KATHERINE 875 N 910 E OREM, UT 84097
MANSFIELD, NICOLE HEATHER 876 E 930 N OREM, UT 84097	FREESTONE, JARED & MELISSA (ET AL) --OR CURRENT RESIDENT-- 877 E 680 NORTH OREM, UT 84097	SLADE, JOHN MERRILL & STEFANIE 877 E 880 N OREM, UT 84097
SPENCER, AARON T & KRISTIN T 877 N 1100 E OREM, UT 84097	RESIDENTIAL MANAGEMENT GROUP LC --OR CURRENT RESIDENT-- 878 N 800 EAST OREM, UT 84097	REID, DONNA F 879 N 840 E OREM, UT 84097

HARMON CITY INC
--OR CURRENT RESIDENT--
880 E 800 NORTH
OREM, UT 84097

PYNE, JARED R & KRISTI A
881 E 640 N
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
881 E 800 NORTH
OREM, UT 84097

HERMANSEN, CARL E & JENNIFER L
882 E 640 N
OREM, UT 84097

JACOBS, JAMES S & LINDA B
882 E 840 N
OREM, UT 84097

PHILLIPS, DOUGLAS O & REBECCA R
882 E 880 N
OREM, UT 84097

DAVIS, CAMERON & JAIME
882 N 1000 E
OREM, UT 84097

SAM LENTZ
882 W 1720 N
OREM, UT 84057

NUTTALL, COLLEEN P (ET AL)
887 E 840 N
OREM, UT 84097

FRENCH, KEITH E & MARGIE A
887 N 910 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
888 E 680 NORTH
OREM, UT 84097

TIERNEY, BLAKE & TESERA
889 N 1000 E
OREM, UT 84097

MCNEIL, ALAN G & KRISTY L
891 N 840 E
OREM, UT 84097

HANSEN, MYRTLE ALEENE &
DOUGLAS LEE
892 N 800 E
OREM, UT 84097

ELLINGSON, TEGWYN & ALISA
893 E 600 N
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
893 E 800 NORTH
OREM, UT 84097

SMEMOE, CHRISTOPHER M
893 N 1100 E
OREM, UT 84097

CHASE, KENNETH WAYNE & GLORIA
GRANT
--OR CURRENT RESIDENT--
894 E 840 NORTH
OREM, UT 84097

SMITH, BRADLEY D
895 E 640 N
OREM, UT 84097

HAMMER, RODERICK M & SHARON E
--OR CURRENT RESIDENT--
896 E 640 NORTH
OREM, UT 84097

SMITH, CHARLES RAYMOND &
DEBORAH J
896 N 910 E
OREM, UT 84097

HESS, CLARK (ET AL)
897 E 680 N
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
898 E 680 NORTH
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

RIDDLE, RICHARD B JR & JAMIE L
--OR CURRENT RESIDENT--
899 N 910 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

ROBERT, JEFFREY J & PAMELA H
901 N 1000 E
OREM, UT 84097

BARAJAS, PEDRO (ET AL)
902 N 800 E
OREM, UT 84097

SMITH, KAREN F
903 N 840 E
OREM, UT 84097

CHATWIN, RICK
--OR CURRENT RESIDENT--
905 E 680 NORTH
OREM, UT 84097

CHAFFIN, CASEY & SARAH E
907 E 600 N
OREM, UT 84097

READ, ERIC L & LORI (ET AL)
--OR CURRENT RESIDENT--
909 E 640 NORTH
OREM, UT 84097

DEAN, CHRISTIAN J
--OR CURRENT RESIDENT--
910 E 640 NORTH
OREM, UT 84097

LANEY, CLIFTON N & ILENE B
911 N 1000 E
OREM, UT 84097

ROBINSON, REID DUNCAN
912 N 800 E
OREM, UT 84097

PENDLEBURY, JOHN WILLIAM &
GLORIA A
913 N 910 E
OREM, UT 84097

FOSTER, DOROTHY L & ELIZABETH
A
915 N 840 E
OREM, UT 84097

LEAVITT, BEVERLY JEAN & GARY
LEE
916 N 1000 E
OREM, UT 84097

HALLIDAY, CYNTHIA S & PAUL E
918 N 910 E
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
919 E 800 NORTH
OREM, UT 84097

CORRIGAN, SUSAN L (ET AL)
920 E 840 N
OREM, UT 84097

K&D CLAYTON PROPERTIES LLC
--OR CURRENT RESIDENT--
920 N 840 EAST
OREM, UT 84097

RANDALL, BOYD C & SUSAN C
921 E 600 N
OREM, UT 84097

AVERY, DANIEL F & STACI L
--OR CURRENT RESIDENT--
922 E 680 NORTH
OREM, UT 84097

YOUNG, WILLIAM J & SHERRY L
923 E 640 N
OREM, UT 84097

THOMAS, ROBERT F & BARBARA J
923 N 1000 E
OREM, UT 84097

GOODRICH, PHILLIP C & MARLENE M
924 E 640 N
OREM, UT 84097

VICK, MARGO
924 N 800 E
OREM, UT 84097

GREEN, DARREN
--OR CURRENT RESIDENT--
929 E 680 NORTH
OREM, UT 84097

WILLARDSON, JOHN D & JANNICE F
929 N 840 E
OREM, UT 84097

NIELSEN, STEVAN LARS & DIANNE
LINDLEY
930 N 1000 E
OREM, UT 84097

GARDNER, JOHN D & CAROL H
931 N 910 E
OREM, UT 84097

SCOTT, KIMBERLY ILA
932 E 840 N
OREM, UT 84097

MILLER, DANNY M & BECKY
--OR CURRENT RESIDENT--
933 E 840 NORTH
OREM, UT 84097

JARVIS, BRIAN L & CATHY M
934 E 880 N
OREM, UT 84097

RANDALL, BOYD C & SUSAN C
--OR CURRENT RESIDENT--
935 E 600 NORTH
OREM, UT 84097

THURSTON, DYLAN & JESSAMYN
--OR CURRENT RESIDENT--
935 E 880 NORTH
OREM, UT 84097

HILL, SHERRON D & RUTH AFTON
(ET AL)
935 N 1000 E
OREM, UT 84097

GILLMAN, LANCE FINN
--OR CURRENT RESIDENT--
936 E 930 NORTH
OREM, UT 84097

DUNFORD, JAMES D & JEAN N
937 E 640 N
OREM, UT 84097

HOWARD, CHET J & LOUISA M
937 E 930 N
OREM, UT 84097

HAMMOND, KRISTINE
--OR CURRENT RESIDENT--
938 E 640 NORTH
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
940 E 720 NORTH
OREM, UT 84097

ANDERSON, JONATHAN C
941 E 680 N
OREM, UT 84097

DAVIS, CAMERON WILLIAM & JAIME
LYN
942 E 840 N
OREM, UT 84097

ROESCH, BEVERLY
942 N 910 E
OREM, UT 84097

BELL, KRISTI A
943 E 840 N
OREM, UT 84097

BRADFORD, J DARON & JANET B
945 N 910 E
OREM, UT 84097

STRATTON, D CHAD & J DIANNE (ET
AL)
946 E 680 N
OREM, UT 84097

RATY, BENJAMIN & AMY
946 E 880 N
OREM, UT 84097

FELLER, PAUL RICHARD & JOLENE
AGUIRRE (ET AL)
946 N 1000 E
OREM, UT 84097

GIDDINS, KEVIN J & LITA
947 E 880 N
OREM, UT 84097

ROPER, PAUL R & LINDA M
947 N 1000 E
OREM, UT 84097

SPEARS, J EDWARD & DONA E
949 E 600 N
OREM, UT 84097

JORDAN, BEN
949 E 680 N
OREM, UT 84097

EDWARDS, JARED & ERICA J
--OR CURRENT RESIDENT--
951 E 640 NORTH
OREM, UT 84097

HALVERSON, DENISE (ET AL)
952 E 640 N
OREM, UT 84097

MCEUEN, BRYCE DOUGLAS &
CHERYL H
952 E 930 N
OREM, UT 84097

JACKSON, BARBARA ELAINE
MEYEROTT & JAY TERRY
953 E 930 N
OREM, UT 84097

SMILEY, MARK R & ELAINE
954 E 840 N
OREM, UT 84097

FIELDS, ANGELA
--OR CURRENT RESIDENT--
955 E 800 NORTH
OREM, UT 84097

HAYES, PATRICK W & BARBARA B
958 E 640 N
OREM, UT 84097

GOODWIN, ROBERT A & ANNE K
958 E 880 N
OREM, UT 84097

NEILSON, PAUL E & SUSAN W
959 E 880 N
OREM, UT 84097

PERRY, ALLEN J
--OR CURRENT RESIDENT--
961 E 680 NORTH
OREM, UT 84097

CHRISTENSEN, SUE ANN R
--OR CURRENT RESIDENT--
962 E 720 NORTH
OREM, UT 84097

RICHARDS, GORDON M & TRICIA M
963 E 600 N
OREM, UT 84097

BRIMHALL, GEORGE H & BRENDA J
--OR CURRENT RESIDENT--
964 E 930 NORTH
OREM, UT 84097

WEAVER, MICHAEL S & DIANE
966 E 840 N
OREM, UT 84097

SORENSEN, STEVEN L & SUSAN T
967 E 840 N
OREM, UT 84097

MACEDONE, JAMES HENRY & CHERESE L 967 E 930 N OREM, UT 84097	UTAH DEPARTMENT OF TRANSPORTATION --OR CURRENT RESIDENT-- 969 E 800 NORTH OREM, UT 84097	ADAMS, STIRLING & KIF AUGUSTINE 969 S CARTERVILLE RD OREM, UT 84097
HANSEN, GARY W & SUSAN B 970 E 880 N OREM, UT 84097	CROWDER, BENJAMIN M & MERIDITH J 976 E 930 N OREM, UT 84097	RODRIGUEZ, JOSE RAMON 977 E 600 N OREM, UT 84097
BRADLEY, MATTHEW S & KATHERINE J --OR CURRENT RESIDENT-- 980 E 720 NORTH OREM, UT 84097	WRIGHT, JASON 987 E 720 N OREM, UT 84097	DAVIS DESIGN BUILD INC --OR CURRENT RESIDENT-- 988 E 720 NORTH OREM, UT 84097
MJ OREM PROPERTIES LLC 996 W 800 S PAYSON, UT 84651	DAVIS, LYNSEY (ET AL) 1014 E 650 N OREM, UT 84097	ADAMS, RICHARD T & PATRICIA M 1014 E 850 N OREM, UT 84097
BERGHOFF, FRANS W A & ALETTA E (ET AL) 1015 E 760 N OREM, UT 84097	RUIZ, ORLANDO & CAREY 1017 E 720 N OREM, UT 84097	AMERICAN WEST BANK --OR CURRENT RESIDENT-- 1020 E 800 NORTH OREM, UT 84097
WEBB, CARLA J --OR CURRENT RESIDENT-- 1026 E 680 NORTH OREM, UT 84097	BURG, ALAINA & AARON MATTHEW 1026 E 760 N OREM, UT 84097	MERRILL, JESSE A & LUCINDA M 1027 E 680 N OREM, UT 84097
ADAMS, BRIAN 1027 E 760 N OREM, UT 84097	BARLOW, CHAD & MICHELLE --OR CURRENT RESIDENT-- 1028 E 720 NORTH OREM, UT 84097	MOWER, KEVIN DEAN & CAROLE ADELLE 1028 E 850 N OREM, UT 84097
SUMNER, RONALD A & FRANCINE S (ET AL) 1029 E 720 N OREM, UT 84097	WOLLASTON, GEORGE G & MARLENE N 1029 E 850 N OREM, UT 84097	NELSON, BRUCE R & DEBRA J 1029 E 900 N OREM, UT 84097
JUICE JAR PROPERTIES LLC --OR CURRENT RESIDENT-- 1030 E 900 NORTH OREM, UT 84097	BAWDEN, STEVEN C & SUSAN C (ET AL) 1032 E 650 N OREM, UT 84097	EMMONS, JAMES LYLE & LOIS ANN --OR CURRENT RESIDENT-- 1033 E 650 NORTH OREM, UT 84097
THOMPSON, CHARLAINE W 1037 E 600 N OREM, UT 84097	SHIELDS, TRAVIS S & AMANDA H 1038 E 680 N OREM, UT 84097	LOWE, LORIN T & AMBERLEE H 1038 E 760 N OREM, UT 84097

SNOW, SCOTT GLENN & BRITTANY
NOEL
1039 E 680 N
OREM, UT 84097

HAMBY FAMILY PROPERTIES LLC
--OR CURRENT RESIDENT--
1039 E 760 NORTH
OREM, UT 84097

AHLANDER, REBECCA M & MICHAEL
B
--OR CURRENT RESIDENT--
1040 E 720 NORTH
OREM, UT 84097

DESERT PROPERTIES LC
--OR CURRENT RESIDENT--
1040 E 800 NORTH
OREM, UT 84097

BAILEY, GEORGE M & GAY LYNN
1040 E 900 N
OREM, UT 84097

JONES, MARK (ET AL)
1041 E 720 N
OREM, UT 84097

WILKINS, MELANY M
1042 E 850 N
OREM, UT 84097

BERGESON, SCOTT & PAULA
1043 E 850 N
OREM, UT 84097

HUNTSMAN, NORMAN L & LAREE J
1044 E 965 N
OREM, UT 84097

PUGMIRE, JON REX & TAMARA J
1046 E 650 N
OREM, UT 84097

HOGUE, RICHARD & M A KITTY
1047 E 650 N
OREM, UT 84097

GIBSON, MARC & RACHAEL
1050 E 680 N
OREM, UT 84097

WHATCOTT, SHAUNA
1050 E 760 N
OREM, UT 84097

NELSON, DAVID W & SALLY S
1051 E 680 N
OREM, UT 84097

GLOBE TROTTER LC
--OR CURRENT RESIDENT--
1051 E 760 NORTH
OREM, UT 84097

TERRY, THEODORE & MARGIL J
1052 E 720 N
OREM, UT 84097

WISE, GARY A & SYLVIA L
1053 E 720 N
OREM, UT 84097

LOUW, KEITH S & AMBER J
1055 E 850 N
OREM, UT 84097

LARSEN, LYNDA C
--OR CURRENT RESIDENT--
1056 E 850 NORTH
OREM, UT 84097

LOOMAN, MELINDA O
1058 E 920 N
OREM, UT 84097

CARTER, PERRY W & LYNN A
1059 E 920 N
OREM, UT 84097

NIELSON, CLAIR E & MARSHA B (ET
AL)
1060 E 650 N
OREM, UT 84097

LEWIS, GREGORY G & MARY LYNN
1060 E 965 N
OREM, UT 84097

CARDON, GROVER L & NOEL N
1061 E 650 N
OREM, UT 84097

GUYMON, KATHLEEN
1062 E 680 N
OREM, UT 84097

ASHBY, KRIS & KIMBERLY
1062 E 760 N
OREM, UT 84097

COX, ROSS ANDREW & LESA
--OR CURRENT RESIDENT--
1063 E 680 NORTH
OREM, UT 84097

ELY, GREGORY B
1063 E 760 N
OREM, UT 84097

CLARK, ROBERT E & LUWANA S
1064 E 720 N
OREM, UT 84097

DYMOCK, GARRY EVAN & PATSY
RUTH
1065 E 720 N
OREM, UT 84097

STRATEGIC PROPERTY GROUP LLC
--OR CURRENT RESIDENT--
1068 E 800 NORTH
OREM, UT 84097

BLACK, CHRISTOPHER MCKAY &
AMMIE SCHEETZ
1072 E 920 N
OREM, UT 84097

JPTA LC
--OR CURRENT RESIDENT--
1073 E 920 NORTH
OREM, UT 84097

WARD, SCOTT R & DESIREE M
--OR CURRENT RESIDENT--
1074 E 650 NORTH
OREM, UT 84097

CARTER, COREY K & JANETTE
1074 E 760 N
OREM, UT 84097

MCCLELLAN, CORAY W & KARA M
1075 E 650 N
OREM, UT 84097

CHANDLER, R SCOTT & CINDY P
1075 E 680 N
OREM, UT 84097

S L B PROPERTIES (ET AL)
--OR CURRENT RESIDENT--
1075 E 760 NORTH
OREM, UT 84097

TWEED, SUSAN ROWENE
1076 E 680 N
OREM, UT 84097

DAHLBERG, KENNETH E
1076 E 720 N
OREM, UT 84097

KAY, JOYCE M
1077 E 720 N
OREM, UT 84097

JPTA LC
1080 E 965 N
OREM, UT 84097

JOLLEY, JUSTIN M & DAYNA A
1084 E 920 N
OREM, UT 84097

BEASLIN, ROBERT A & TATIA F (ET
AL)
1085 E 920 N
OREM, UT 84097

BEASLIN, ROBERT A & TATIA F (ET
AL)
--OR CURRENT RESIDENT--
1085 E 936 NORTH
OREM, UT 84097

BYON, CHOON GU & HYE RYUNG
1086 E 760 N
OREM, UT 84097

HATT, JOAN W
1087 E 650 N
OREM, UT 84097

BARKDULL, LARRY & ELIZABETH
(ET AL)
1087 E 680 N
OREM, UT 84097

GONZALEZ, HECTOR R & ARCELIA
1087 E 760 N
OREM, UT 84097

EMMONS, JAMES LYLE & LOIS ANN
1088 E 650 N
OREM, UT 84097

LEWIS, JERRY & SHELLE
1088 E 680 N
OREM, UT 84097

DAHLBERG, LYNN L (ET AL)
1088 E 720 N
OREM, UT 84097

NOEL, D BRENT
1089 E 720 N
OREM, UT 84097

EMBLEY, DAVID W & ANN
1090 E 650 N
OREM, UT 84097

PULHAM, LESA & SHEILA
1093 E 800 N
OREM, UT 84097

ULRICH, DOUGLAS J & MERILYN C
1104 E 720 N
OREM, UT 84097

JOHNSON, PAUL BRYAN & ORVA A L
1107 E 680 N
OREM, UT 84097

FINCH, J ALAN & DIANE
1108 E 680 N
OREM, UT 84097

KARBAKSH, ABRAHAM & WENDI
1110 E 880 N
OREM, UT 84097

RICHINS, ARTHUR CALDERWOOD &
THELMA THEORA
1111 E 880 N
OREM, UT 84097

OLAUSON, MARGARET LOUISE &
DOUGLAS JAMES SR
1112 E 920 N
OREM, UT 84097

MEYERS, SARA & KEN (ET AL)
1119 E 720 N
OREM, UT 84097

WHITMORE, ALLISON
1122 E 720 N
OREM, UT 84097

COX, ANDY & LESA
1124 E 50 S
OREM, UT 84097

KING, CARSON R & SUSAN R
1124 E 680 N
OREM, UT 84097

WARNER, VILA J
1125 E 680 N
OREM, UT 84097

MC OMBER, MARK S & KIMBERLY P
1126 E 880 N
OREM, UT 84097

FINCH, J ALAN & DIANE
--OR CURRENT RESIDENT--
1130 E 800 NORTH
OREM, UT 84097

CORP OF PRESIDING BISHOP OF
CHURCH OF JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1135 E 600 NORTH
OREM, UT 84097

CARLILE, R NEIL & DEANNE W
1139 E 720 N
OREM, UT 84097

HUBER, J TALMAGE & LARAE
1142 E 720 N
OREM, UT 84097

AZNAR, JOHN G & MICHELLE N
1143 E 680 N
OREM, UT 84097

SLS MANAGEMENT LLC
--OR CURRENT RESIDENT--
1145 E 800 NORTH
OREM, UT 84097

THURSTON, DYLAN & JESSAMYN
1154 BIRCH LA
PROVO, UT 84604

RC DENT CONSTRUCTION LLC
1385 W 400 N
OREM, UT 84057

HASKINS, BRETT
1461 LAKESHORE DR
PROVO, UT 84601

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

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

BOWDEN, NICHOLAS T & ELISABETH
A
1969 WASHINGTON
PROVO, UT 84606

HAMMOND, KRISTINE
2147 SHADOW WOOD DR
LEHI, UT 84043

ORCHARDS AT 800 NORTH LC
2157 S HIGHLAND DR # 200
SALT LAKE CITY, UT 84106

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

KEITH, DAVID O & PENROD W (ET
AL)
2319 BONANZA CT
SOUTH JORDAN, UT 84095

DESERT PROPERTIES LC
2595 E 3300 S
SALT LAKE CITY, UT 84109

ORCHARDS SHOPPING CENTER LLC
THE
3540 S 4000 W # 430
SALT LAKE CITY, UT 84120

HARMON CITY INC
3540 S 4000 W
WEST VALLEY CITY, UT 84120

RESIDENTIAL MANAGEMENT GROUP
LC
3575 N 100 E STE 175
PROVO, UT 84604

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

AHLANDER, REBECCA M & MICHAEL
B
%JOHNSTON, ANDREA
4755 N SUNSET WY
LEHI, UT 84043

LUNDEEN, KYLAN D & JENNIFER
LYNNE
5005 EDGEWOOD DR
PROVO, UT 84604

GREENE, CRAIG H & MARY JEANNE
6246 W 10050 N
HIGHLAND, UT 84003

BRIMHALL, GEORGE H & BRENDA J
9211 N MARTINGALE RD
PARADISE VALLEY, AZ 85253

SLS MANAGEMENT LLC
9425 W 9600 N
LEHI, UT 84043

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

HIRST, KARL R & KATHY L
11032 E 720 N
OREM, UT 84097

DEAN, CHRISTIAN J
18227 BLAKE VALLEY LN
CYPRESS, TX 77429

WARD, SCOTT R & DESIREE M
25569 HYACINTH ST
CORONA, CA 92883

Neighborhood Meeting

Office Buildings on Stratton Land 1000 East 800 North, Orem

Meeting Date: June 9, 2016
Meeting Location: City Council Chambers Orem City Building
Start Time: 6:00 P.M.

Letters were sent out to all addresses furnished by Orem City to give official notice of this Neighborhood Meeting. A list of the addressees that received notice of the neighborhood meeting, as well as a copy of the letter sent is attached below.

List of people who attended and signed the attendance roll that was passed around at the meeting:

Allen Perry	
Ana Perry	
Nancy McNeil	
Cynthia Stratton	
Keith Davidson	
Mark Johnson	
Jen Lundeen	
Kylan Lundeen	
Dan Mecham	
Wayne Smith	
Aleta Berghoff	
Sherene Berghoff	
Lucille Houston McMillan	
Paul Goodrich	
Jason Dodge	
Chad Stratton	
Becky Nielsen	
Lynn Bradford	
Karen Bradford	

(approximately 10 people did not sign the attendance roll but were in attendance)

Ed Axley and Danny Mason, developers from Davies Development, presented the project to the group. They identified the two 23,000 square foot class A office buildings as well as the parking, ingress, egress, site plan, and building elevations. Each person attending was given a site plan and elevation of the proposed project on an 8.5" x 11" sheet of paper.

After the complete explanation of the proposed project to the group by the developers, the meeting was opened up for questions. The group had questions in the following areas:

Question #1 Roof height and pitch of roof. How high will these buildings be?

This project will not have a pitched roof like most of the surrounding properties and will be limited to 2 stories in height. This was planned by the developers to eliminate as much as possible the blocking of the mountain views to the North. The residents that live South of the development were very supportive of this idea and appreciated the removal of the pitched roof element.

Question #2 - Parking located behind the buildings on the South of the development. Is the South side the best side for the parking lot to create the least negative impact on the residential neighborhood?

The developer suggested that the main parking lots for the development fall on the South side of the property which will create an additional distance barrier to any site obstruction caused to the neighborhood to the South of the development by the height of the new office buildings. The parking lot on the South of the development would push the buildings further to the North and away from the closest homes. The comments from the meeting were all positive in nature because of this suggestion.

Question #3 - Parking requirements that Orem City requires and the amount of parking planned in the development. Is there enough parking?

The parking would meet or exceed any requirement from Orem City for an office development. It is estimated that the parking ratio will fall somewhere around 4.0 - 4.5 stalls per 1,000 square feet of office building. Some of the people attending were concerned about the amount of parking and wanted to make sure that there was adequate parking for such large buildings. They don't want parking along the residential streets because of lack of internal parking.

Question #4 - Placement of the office buildings on the North of the building lot instead of the South of the lot. Would it be better to put the buildings on the South of the lot?

Concern over the parking lot being adjacent to the homes vs. the buildings being adjacent to the homes. There is a trade off with noise and the parking lot and the building blocking views to the North. The group discussed the pros and cons of both and it was voiced by many that the buildings on the North, next to 800 North and the parking lot to the South, next to the homes, was the most attractive layout.

Question #5 - Concerns about additional traffic on 1000 East and 800 North from this development. Many residents are concerned about the additional traffic on streets that are already busy. Is this project a good idea?

The discussion over the development of this land and the landowner's right to develop vs. the overall impact on the surrounding areas continued. Paul Goodrich Orem City's traffic engineer was in attendance and he made it clear the he was attending the meeting as a neighbor, not as a city engineer, and lives adjacent to the new development. He indicated that this development, in his opinion, was the least intrusive type of development that could be expected. Class A office is a great alternative to retail or other higher traffic uses.

A discussion on the possibility of people cutting through this new developments parking lot to get to and from Harmons ensued. An idea was introduced by one of the neighbors that outlined the engineering of the new parking lot to be designed in such a way as to deter the through traffic by not creating a straight drive lane through the property from Harmons to 1000 East. By winding the driveway around, this would deter through traffic. The developer is open to considering this idea if Orem City agrees to the concept.

There were no additional questions.

The meeting adjourned at 6:50 pm

COPY OF THE NOTICE LETTER SENT TO ALL ADDRESSEES PROVIDED BY OREM CITY



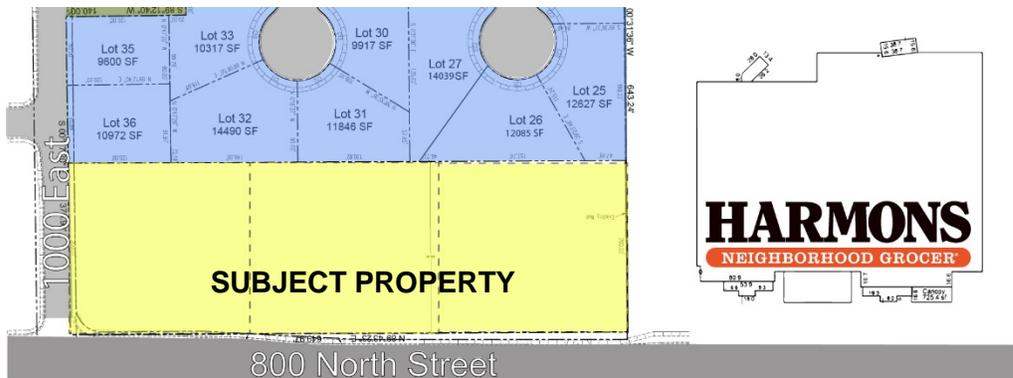
Davies Development
230 N 1200 E, Ste 204
Lehi, Utah 84043
(801) 592-6044

info@DaviesDevelopment.com

May 24, 2016

Dear Property Owner:

Please be advised that a formal application has been submitted to Orem City seeking rezone approval of 2.9941 acres of Residential land (R-8 zone) to a Commercial Office Development (PD-4 zone) for the following described property:



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. The Neighborhood Information Meeting will be held on Thursday, June 9, 2016 at 56 N State Street, Orem, Utah 84057 at 6:00 PM in the Orem City Council Chambers.

At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact us.

Sincerely,

Davies Development

Notice Letters were sent to the following addresses on May 24, 2016

CITY OF OREM
--OR CURRENT RESIDENT--
UNKNOWN
OREM, UT 84097

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

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 14842
SALT LAKE CITY, UT 84114

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

RUSCHE, HEINZ HERMANN &
MARIA DEL CARMEN
PO BOX 73
OREM, UT 84059

FIELDS, ANGELA
PO BOX 818
SALEM, UT 84653

HAMBY FAMILY PROPERTIES LLC
%BASTIAN, SUSAN
PO BOX 970310
OREM, UT 84097

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

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

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

CASCADE ESTATES LLC
51 W CENTER # 170
OREM, UT 84097

STRATEGIC PROPERTY GROU
51 W CENTER ST # 525
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

MOUNTAIN FUEL SUPPLY
COMPANY
79 S STATE
SALT LAKE CITY, UT 84147

RATIGAN, KEVIN P (ET AL)
88 W 1600 N
OREM, UT 84057

RIDDLE, RICHARD B JR & JAN
107 S 1320 E
LINDON, UT 84042

AMERICAN WEST BANK
110 S FERRALL ST
SPOKANE, WA 99202

PYNE, CHARLES R & CAROL B
131 E 350 N
OREM, UT 84057

PARCELS AT THE ORCHARDS
LLC
%SCHROBSDORFF, PHYLLIS
211 GOUGH ST STE 206
SAN FRANCISCO, CA 94102

DAVIS DESIGN BUILD INC
230 N 1200 E STE 204
LEHI, UT 84043

BRADLEY, MATTHEW S &
KATHERINE J
235 N 500 E
OREM, UT 84097

PROVO RIVER WATER USERS
ASSOCIATION
285 W 1100 N
PLEASANT GROVE, UT 84062

FINCH, LOUIS JAY & EVELYN YORK
315 W 1200 N
OREM, UT 84057

JUICE JAR PROPERTIES LLC
383 N STATE ST
OREM, UT 84057

AVERY, DANIEL F & STACI L
471 N 1120 E
OREM, UT 84097

READ, ERIC L & LORI (ET AL)
472 W 2760 N
PLEASANT GROVE, UT 84062

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

LS RENTALS LLC
532 E 1600 N
MAPLETON, UT 84664

ALLRED, CORBIN & DANNA
539 S 20 E
OREM, UT 84058

CASCADE ESTATES LLC
575 N 950 E
OREM, UT 84097

MAG
586 EAST 800 NORTH
OREM, UT 84097

TOWNE, ROBERT E
615 N 1000 E
OREM, UT 84097

FARES, CHARLES A JR & HAZEL M
618 N 1000 E
OREM, UT 84097

BRADY, BRYANT LAMAR & C
BENSON
625 N 840 E
OREM, UT 84097

JOHNSON, DEAN D & BRENDA B
628 N 840 E
OREM, UT 84097

KEITH, DAVID O & PENROD W (ET
AL)
--OR CURRENT RESIDENT--
629 N 1000 EAST
OREM, UT 84097

WALLACE, JOHN FREDRICK
CAROLYN JOYCE
639 N 840 E
OREM, UT 84097

HILL, JEREL D & VICKIE F
640 N 960 E
OREM, UT 84097

HULLINGER, ERIC & KAREN
644 N 1000 E
OREM, UT 84097

BUNKER, KIM L & DONA
646 N 800 E
OREM, UT 84097

MOORE, ALAN J & TAMRA
--OR CURRENT RESIDENT--
651 N 800 EAST
OREM, UT 84097

PYNE, CHARLES R & CAROL B
--OR CURRENT RESIDENT--
652 N 1000 EAST
OREM, UT 84097

PERRY, ALLEN J & ANN S (ET
AL)
653 N 840 E
OREM, UT 84097

HILL, JEREL D & VICKIE F
--OR CURRENT RESIDENT--
654 N 840 EAST
OREM, UT 84097

SMITH, DANIEL S
658 N 750 E
OREM, UT 84097

ABBOTT, KAREN (ET AL)
%STRATTON, D CHAD
663 N 960 E
OREM, UT 84097

DURFEY, DIXIE W
664 N 800 E
OREM, UT 84097

HILL, JEREL D & VICKIE F
--OR CURRENT RESIDENT--
664 N 960 EAST
OREM, UT 84097

HILL, JEREL D & VICKIE F
--OR CURRENT RESIDENT--
665 N 1000 EAST
OREM, UT 84097

KELLEMS, RICHARD OWEN &
WENDY CORAL
666 N 1000 E
OREM, UT 84097

SOMMERFELDT, VERN & JUDITH M
667 N 840 E
OREM, UT 84097

LOCKE, JOHN JOSEPH & ELLIOT
675 N 800 E
OREM, UT 84097

LS RENTALS LLC
--OR CURRENT RESIDENT--
676 N 800 EAST
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
677 N 1000 EAST
OREM, UT 84097

GROW, ELLIOT & ALEXIA
678 N 960 E
OREM, UT 84097

MARTINEZ, JULIA
681 E 1650 S
OREM, UT 84097

MAGLEBY, CHARLES D & SUE
685 N 840 E
OREM, UT 84097

BROWN, JOSEPH R & CHARLES
688 N 800 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
693 N 1000 EAST
OREM, UT 84097

DAN UTLEY FAMILY LC
695 N 800 E
OREM, UT 84097

SCOTT, JESSE RAYMOND &
DOROTHY
698 N 1000 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
703 N 920 EAST
OREM, UT 84097

MARKHAM, BONNIE KAY
706 N 1000 E
OREM, UT 84097

BARLOW, CHAD & MICHELLE
717 E 700 N
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
723 N 920 EAST
OREM, UT 84097

RC DENT CONSTRUCTION LLC
--OR CURRENT RESIDENT--
727 N 960 EAST
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
728 N 960 EAST
OREM, UT 84097

BRADFORD, LYNN E & KAREN E
--OR CURRENT RESIDENT--
730 N 920 EAST
OREM, UT 84097

BRADFORD, LYNN E & KAREN E
731 N 920 E
OREM, UT 84097

ALLRED, CORBIN & DANNA
--OR CURRENT RESIDENT--
735 N 920 EAST
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
739 N 960 EAST
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
740 N 960 EAST
OREM, UT 84097

LUNDEEN, KYLAN D & JENNIFER
LYNNE
--OR CURRENT RESIDENT--
742 N 920 EAST
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
745 N 960 EAST
OREM, UT 84097

GREENE, THOMAS J & REBECCA
MCDUGAL
746 N 1125 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
747 N 920 EAST
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
749 N 1000 EAST
OREM, UT 84097

SMITH, THOMAS W & JUANITA
750 N 1000 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
752 N 960 EAST
OREM, UT 84097

MECHAM, DANIEL & KAITLYN
754 N 920 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
757 N 1000 EAST
OREM, UT 84097

CALL, ROBERT BRYAN & BONNIE JO
758 N 1125 E
OREM, UT 84097

CHOI, SUNGIL
759 N 1180 E
OREM, UT 84097

BARKER, LLOYD L & PHILYSA
764 E 800 N
OREM, UT 84097

LUKE, DAVID SAMUEL & KAREN
JOHANNA
772 E 875 N
OREM, UT 84097

FINCH, J ALAN & DIANE
--OR CURRENT RESIDENT--
772 N 1125 EAST
OREM, UT 84097

CHRISTENSEN, SUE ANN R
773 N 1180 E
OREM, UT 84097

FREESTONE, JARED & MELISSA
779 N 1180 E
OREM, UT 84097

ATWATER, CATHERINE
786 E 875 N
OREM, UT 84097

BARKER, LLOYD L & PHILYSA
--OR CURRENT RESIDENT--
792 E 800 NORTH
OREM, UT 84097

WHITESIDE, NICOLE R (ET AL)
793 E 875 N
OREM, UT 84097

PARCELS AT THE ORCHARDS THE
LLC
--OR CURRENT RESIDENT--
810 E 800 NORTH
OREM, UT 84097

SALAZAR, SERVIO TULIO (ET AL)
810 N 1000 E
OREM, UT 84097

WILLIAMS, HERBERT B & KEREN
811 E 700 N
OREM, UT 84097

GREEN, DARREN
812 PENNI LN
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
813 N 100 EAST
OREM, UT 84097

ORCHARDS SHOPPING CENTER LLC
THE
--OR CURRENT RESIDENT--
820 E 800 NORTH
OREM, UT 84097

DAVIS PROPERTIES II LLC
825 E 800 N
OREM, UT 84097

PETERSEN, PAUL M & ROSALIND
827 N 1000 E
OREM, UT 84097

LOPEZ, JOSE
828 N 1000 E
OREM, UT 84097

FINCH, KIM & MARILYN H
830 N 1100 E
OREM, UT 84097

RUFFELL, FRANK
831 N 800 E
OREM, UT 84097

DUNCAN, LANCE C & MARISA
831 N 1100 E
OREM, UT 84097

CHATWIN, RICK
832 E PENNI LN
OREM, UT 84097

PECK, DAVID L
832 N 750 E
OREM, UT 84097

ANAYA, JAIME
836 N 750 E
OREM, UT 84097

RESIDENTIAL MANAGEMENT
GROUP LC
--OR CURRENT RESIDENT--
846 E 840 NORTH
OREM, UT 84097

DOAN, DUCTOAN THANH
847 N 800 E
OREM, UT 84097

MOORE, ALAN J & TAMRA
848 MEMO DR
OREM, UT 84057

BUFFINGTON, MARK J
848 N 750 E
OREM, UT 84097

DAVIDSON, KEITH ERIC &
CHRISTINA MARLENE (ET AL)
850 E 680 N
OREM, UT 84097

EGGETT, RYAN & ANGELA
851 E 680 N
OREM, UT 84097

HANSEN, TERAL & BETH ANN
851 E 930 N
OREM, UT 84097

YERITSYAN, ARTUR
851 N 840 E
OREM, UT 84097

WIMMER, JOYCE & COTA L
852 N 800 E
OREM, UT 84097

WOOD, JUSTIN G & TAWNY J
852 N 840 E
OREM, UT 84097

HANSEN, MARY ANN
852 N 910 E
OREM, UT 84097

K&M CLAYTON PROPERTIES 856
LLC
853 E 880 N
OREM, UT 84097

WILLIAMS, JOHN KENT & DEANNE R
853 N 1000 E
OREM, UT 84097

RESIDENTIAL MANAGEMENT
GROUP LC
853 S 890 E
OREM, UT 84097

K&M CLAYTON PROPERTIES 856
LLC
--OR CURRENT RESIDENT--
856 E 880 NORTH
OREM, UT 84097

RUSCHE, HEINZ HERMANN &
MARIA DEL CARMEN
--OR CURRENT RESIDENT--
858 E 840 NORTH
OREM, UT 84097

ADAMS, STIRLING & KIF
AUGUSTINE
--OR CURRENT RESIDENT--
861 N 1100 EAST
OREM, UT 84097

GREENE, CRAIG H & MARY JEANNE
--OR CURRENT RESIDENT--
862 N 840 EAST
OREM, UT 84097

WOOD, MAX S & JACQUELINE S
862 N 1000 E
OREM, UT 84097

EDMUNDS, FRANK M & KATHLEEN
O (ET AL)
863 E 600 N
OREM, UT 84097

ALTAMIRANO, DAVID & JENNIFER
MARIE
863 E 680 N
OREM, UT 84097

SANCHEZ, RAUL M & JOSEFINA
863 E 840 N
OREM, UT 84097

GILSON, DAVID & LAURA
863 E 930 N
OREM, UT 84097

MCCABE, SHIRLEY M
863 N 910 E
OREM, UT 84097

GOODRICH, PAUL & SHAWNNA K
864 E 680 N
OREM, UT 84097

BLACKWELL, PHILLIP S & D
864 E 930 N
OREM, UT 84097

HATCH, JILL
865 E 880 N
OREM, UT 84097

GILLMAN, LANCE FINN
865 S APPLGROVE LA
PLEASANT GROVE, UT 84062

SMITH, ERIN K
867 E 640 N
OREM, UT 84097

ROBERT, TERRY L & LANCE
ROBERT
867 N 1000 E
OREM, UT 84097

OKAWA, THEODORE H & SHIZUKA S
868 E 880 N
OREM, UT 84097

NAU, DAVID L & DAWN E
868 N 910 E
OREM, UT 84097

ORCHARDS SHOPPING CENTER LLC
THE
--OR CURRENT RESIDENT--
870 E 800 NORTH
OREM, UT 84097

JUDD, DAVID B & SHERRY B
870 E 840 N
OREM, UT 84097

WILLIAMS, DEANNE R
875 E 600 N
OREM, UT 84097

RIDDLE, JAMES L & ASHLEY
875 E 840 N
OREM, UT 84097

JORGENSEN, GERALD R & PEGGY K
875 E 930 N
OREM, UT 84097

ROLLINS, ALAN B & KATHER
875 N 910 E
OREM, UT 84097

MANSFIELD, NICOLE HEATHER
876 E 930 N
OREM, UT 84097

FREESTONE, JARED & MELISSA
--OR CURRENT RESIDENT--
877 E 680 NORTH
OREM, UT 84097

SLADE, JOHN MERRILL & ST
877 E 880 N
OREM, UT 84097

SPENCER, AARON T & KRISTIN T
877 N 1100 E
OREM, UT 84097

RESIDENTIAL MANAGEMENT
GROUP LC
--OR CURRENT RESIDENT--
878 N 800 EAST
OREM, UT 84097

REID, DONNA F
879 N 840 E
OREM, UT 84097

HARMON CITY INC
--OR CURRENT RESIDENT--
880 E 800 NORTH
OREM, UT 84097

PYNE, JARED R & KRISTI A
881 E 640 N
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
881 E 800 NORTH
OREM, UT 84097

HERMANSEN, CARL E & JENNIFER L
882 E 640 N
OREM, UT 84097

JACOBS, JAMES S & LINDA B
882 E 840 N
OREM, UT 84097

PHILLIPS, DOUGLAS O & REE
R
882 E 880 N
OREM, UT 84097

DAVIS, CAMERON & JAIME
882 N 1000 E
OREM, UT 84097

SAM LENTZ
882 W 1720 N
OREM, UT 84057

NUTTALL, COLLEEN P
887 E 840 N
OREM, UT 84097

FRENCH, KEITH E & MARGIE A
887 N 910 E
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
888 E 680 NORTH
OREM, UT 84097

TIERNEY, BLAKE & TESERA
889 N 1000 E
OREM, UT 84097

MCNEIL, ALAN G & KRISTY L
891 N 840 E
OREM, UT 84097

HANSEN, MYRTLE ALEENE &
DOUGLAS LEE
892 N 800 E
OREM, UT 84097

ELLINGSON, TEGWYN & ALI
893 E 600 N
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
893 E 800 NORTH
OREM, UT 84097

SMEMOE, CHRISTOPHER M
893 N 1100 E
OREM, UT 84097

CHASE, KENNETH WAYNE &
GLORIA GRANT
--OR CURRENT RESIDENT--
894 E 840 NORTH
OREM, UT 84097

SMITH, BRADLEY D
895 E 640 N
OREM, UT 84097

HAMMER, RODERICK M & SHARON
E
--OR CURRENT RESIDENT--
896 E 640 NORTH
OREM, UT 84097

SMITH, CHARLES RAYMOND
DEBORAH J
896 N 910 E
OREM, UT 84097

HESS, CLARK (ET AL)
897 E 680 N
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
898 E 680 NORTH
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

RIDDLE, RICHARD B JR & JAMIE L
--OR CURRENT RESIDENT--
899 N 910 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

ROBERT, JEFFREY J & PAMEL
901 N 1000 E
OREM, UT 84097

BARAJAS, PEDRO (ET AL)
902 N 800 E
OREM, UT 84097

SMITH, KAREN F
903 N 840 E
OREM, UT 84097

CHATWIN, RICK
--OR CURRENT RESIDENT--
905 E 680 NORTH
OREM, UT 84097

CHAFFIN, CASEY & SARAH E
907 E 600 N
OREM, UT 84097

READ, ERIC L & LORI (ET AL)
--OR CURRENT RESIDENT--
909 E 640 NORTH
OREM, UT 84097

DEAN, CHRISTIAN J
--OR CURRENT RESIDENT--
910 E 640 NORTH
OREM, UT 84097

LANEY, CLIFTON N & ILENE B
911 N 1000 E
OREM, UT 84097

ROBINSON, REID DUNCAN
912 N 800 E
OREM, UT 84097

PENDLEBURY, JOHN WILLIAM
GLORIA A
913 N 910 E
OREM, UT 84097

FOSTER, DOROTHY L & ELIZABETH
A
915 N 840 E
OREM, UT 84097

LEAVITT, BEVERLY JEAN & GARY
LEE
916 N 1000 E
OREM, UT 84097

HALLIDAY, CYNTHIA S & PAUL
918 N 910 E
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
919 E 800 NORTH
OREM, UT 84097

CORRIGAN, SUSAN L
920 E 840 N
OREM, UT 84097

K&D CLAYTON PROPERTIES
--OR CURRENT RESIDENT--
920 N 840 EAST
OREM, UT 84097

RANDALL, BOYD C & SUSAN C
921 E 600 N
OREM, UT 84097

AVERY, DANIEL F & STACILEE
--OR CURRENT RESIDENT--
922 E 680 NORTH
OREM, UT 84097

YOUNG, WILLIAM J & SHERRILL
923 E 640 N
OREM, UT 84097

THOMAS, ROBERT F & BARBARA J
923 N 1000 E
OREM, UT 84097

GOODRICH, PHILLIP C & MARLENE
M
924 E 640 N
OREM, UT 84097

VICK, MARGO
924 N 800 E
OREM, UT 84097

GREEN, DARREN
--OR CURRENT RESIDENT--
929 E 680 NORTH
OREM, UT 84097

WILLARDSON, JOHN D & JANNICE F
929 N 840 E
OREM, UT 84097

NIELSEN, STEVAN LARS & DORIS
LINDLEY
930 N 1000 E
OREM, UT 84097

GARDNER, JOHN D & CAROL H
931 N 910 E
OREM, UT 84097

SCOTT, KIMBERLY ILA
932 E 840 N
OREM, UT 84097

MILLER, DANNY M & BECKY
--OR CURRENT RESIDENT--
933 E 840 NORTH
OREM, UT 84097

JARVIS, BRIAN L & CATHY M
934 E 880 N
OREM, UT 84097

RANDALL, BOYD C & SUSAN C
--OR CURRENT RESIDENT--
935 E 600 NORTH
OREM, UT 84097

THURSTON, DYLAN & JESSICA
--OR CURRENT RESIDENT--
935 E 880 NORTH
OREM, UT 84097

HILL, SHERRON D & RUTH AFTON
(ET AL)
935 N 1000 E
OREM, UT 84097

GILLMAN, LANCE FINN
--OR CURRENT RESIDENT--
936 E 930 NORTH
OREM, UT 84097

DUNFORD, JAMES D & JEAN
937 E 640 N
OREM, UT 84097

HOWARD, CHET J & LOUISA M
937 E 930 N
OREM, UT 84097

HAMMOND, KRISTINE
--OR CURRENT RESIDENT--
938 E 640 NORTH
OREM, UT 84097

CASCADE ESTATES LLC
--OR CURRENT RESIDENT--
940 E 720 NORTH
OREM, UT 84097

ANDERSON, JONATHAN C
941 E 680 N
OREM, UT 84097

DAVIS, CAMERON WILLIAM &
JAIME LYN
942 E 840 N
OREM, UT 84097

ROESCH, BEVERLY
942 N 910 E
OREM, UT 84097

BELL, KRISTI A
943 E 840 N
OREM, UT 84097

BRADFORD, J DARON & JANET B
945 N 910 E
OREM, UT 84097

STRATTON, D CHAD & J DIAN
(AL)
946 E 680 N
OREM, UT 84097

RATY, BENJAMIN & AMY
946 E 880 N
OREM, UT 84097

FELLER, PAUL RICHARD & JOLENE
AGUIRRE (ET AL)
946 N 1000 E
OREM, UT 84097

GIDDINS, KEVIN J & LITA
947 E 880 N
OREM, UT 84097

ROPER, PAUL R & LINDA M
947 N 1000 E
OREM, UT 84097

SPEARS, J EDWARD & DONA E
949 E 600 N
OREM, UT 84097

JORDAN, BEN
949 E 680 N
OREM, UT 84097

EDWARDS, JARED & ERICA J
--OR CURRENT RESIDENT--
951 E 640 NORTH
OREM, UT 84097

HALVERSON, DENISE (ET AL)
952 E 640 N
OREM, UT 84097

MCEUEN, BRYCE DOUGLAS &
CHERYL H
952 E 930 N
OREM, UT 84097

JACKSON, BARBARA ELAINE
MEYEROTT & JAY TERRY
953 E 930 N
OREM, UT 84097

SMILEY, MARK R & ELAINE
954 E 840 N
OREM, UT 84097

FIELDS, ANGELA
--OR CURRENT RESIDENT--
955 E 800 NORTH
OREM, UT 84097

HAYES, PATRICK W & BARBARA B
958 E 640 N
OREM, UT 84097

GOODWIN, ROBERT A & ANNE K
958 E 880 N
OREM, UT 84097

NEILSON, PAUL E & SUSAN W
959 E 880 N
OREM, UT 84097

PERRY, ALLEN J
--OR CURRENT RESIDENT--
961 E 680 NORTH
OREM, UT 84097

RICHARDS, GORDON M & TRICIA M
963 E 600 N
OREM, UT 84097

BRIMHALL, GEORGE H & BR
--OR CURRENT RESIDENT--
964 E 930 NORTH
OREM, UT 84097

WEAVER, MICHAEL S & DIANE
966 E 840 N
OREM, UT 84097

SORENSEN, STEVEN L & SUSAN T
967 E 840 N
OREM, UT 84097

MACEDONE, JAMES HENRY &
CHERESE L
967 E 930 N
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
969 E 800 NORTH
OREM, UT 84097

ADAMS, STIRLING & KIF
AUGUSTINE
969 S CARTERVILLE RD
OREM, UT 84097

HANSEN, GARY W & SUSAN
970 E 880 N
OREM, UT 84097

CROWDER, BENJAMIN M &
MERIDITH J
976 E 930 N
OREM, UT 84097

RODRIGUEZ, JOSE RAMON
977 E 600 N
OREM, UT 84097

BRADLEY, MATTHEW S &
KATHERINE J
--OR CURRENT RESIDENT--
980 E 720 NORTH
OREM, UT 84097

WRIGHT, JASON
987 E 720 N
OREM, UT 84097

DAVIS DESIGN BUILD INC
--OR CURRENT RESIDENT--
988 E 720 NORTH
OREM, UT 84097

MJ OREM PROPERTIES LLC
996 W 800 S
PAYSON, UT 84651

DAVIS, LYNSEY (ET AL)
1014 E 650 N
OREM, UT 84097

ADAMS, RICHARD T & PATRICIA M
1014 E 850 N
OREM, UT 84097

BERGHOFF, FRANS W A & AL
(ET AL)
1015 E 760 N
OREM, UT 84097

RUIZ, ORLANDO & CAREY
1017 E 720 N
OREM, UT 84097

AMERICAN WEST BANK
--OR CURRENT RESIDENT--
1020 E 800 NORTH
OREM, UT 84097

WEBB, CARLA J
--OR CURRENT RESIDENT--
1026 E 680 NORTH
OREM, UT 84097

BURG, ALAINA & AARON MATTHEW
1026 E 760 N
OREM, UT 84097

MERRILL, JESSE A & LUCINDA M
1027 E 680 N
OREM, UT 84097

ADAMS, BRIAN
1027 E 760 N
OREM, UT 84097

BARLOW, CHAD & MICHELLE
--OR CURRENT RESIDENT--
1028 E 720 NORTH
OREM, UT 84097

MOWER, KEVIN DEAN & CAROLE
ADELLE
1028 E 850 N
OREM, UT 84097

SUMNER, RONALD A & FRAN
(ET AL)
1029 E 720 N
OREM, UT 84097

WOLLASTON, GEORGE G &
MARLENE N
1029 E 850 N
OREM, UT 84097

NELSON, BRUCE R & DEBRA J
1029 E 900 N
OREM, UT 84097

JUICE JAR PROPERTIES LLC
--OR CURRENT RESIDENT--
1030 E 900 NORTH
OREM, UT 84097

BAWDEN, STEVEN C & SUSAN C (ET AL)
1032 E 650 N
OREM, UT 84097

EMMONS, JAMES LYLE & LOIS ANN
--OR CURRENT RESIDENT--
1033 E 650 NORTH
OREM, UT 84097

THOMPSON, CHARLAINE W
1037 E 600 N
OREM, UT 84097

SHIELDS, TRAVIS S & AMANDA H
1038 E 680 N
OREM, UT 84097

LOWE, LORIN T & AMBERLEE H
1038 E 760 N
OREM, UT 84097

SNOW, SCOTT GLENN & BRIT
NOEL
1039 E 680 N
OREM, UT 84097

HAMBY FAMILY PROPERTIES LLC
--OR CURRENT RESIDENT--
1039 E 760 NORTH
OREM, UT 84097

AHLANDER, REBECCA M &
MICHAEL B
--OR CURRENT RESIDENT--
1040 E 720 NORTH
OREM, UT 84097

DESERT PROPERTIES LC
--OR CURRENT RESIDENT--
1040 E 800 NORTH
OREM, UT 84097

BAILEY, GEORGE M & GAY LYNN
1040 E 900 N
OREM, UT 84097

JONES, MARK (ET AL)
1041 E 720 N
OREM, UT 84097

SITAKE, TOM & REBECCA
1042 E 850 N
OREM, UT 84097

BERGESON, SCOTT & PAULA
1043 E 850 N
OREM, UT 84097

HUNTSMAN, NORMAN L & LAREE J
1044 E 965 N
OREM, UT 84097

PUGMIRE, JON REX & TAMARA
1046 E 650 N
OREM, UT 84097

HOGUE, RICHARD & M A KITTY
1047 E 650 N
OREM, UT 84097

GIBSON, MARC & RACHAEL
1050 E 680 N
OREM, UT 84097

WHATCOTT, SHAUNA
1050 E 760 N
OREM, UT 84097

NELSON, DAVID W & SALLY S
1051 E 680 N
OREM, UT 84097

GLOBE TROTTER LC
--OR CURRENT RESIDENT--
1051 E 760 NORTH
OREM, UT 84097

TERRY, THEODORE & MARGARET
1052 E 720 N
OREM, UT 84097

WISE, GARY A & SYLVIA L
1053 E 720 N
OREM, UT 84097

LOUW, KEITH S & AMBER J
1055 E 850 N
OREM, UT 84097

LARSEN, LYNDA C
--OR CURRENT RESIDENT--
1056 E 850 NORTH
OREM, UT 84097

LOOMAN, MELINDA O
1058 E 920 N
OREM, UT 84097

CARTER, PERRY W & LYNN A
1059 E 920 N
OREM, UT 84097

NIELSON, CLAIR E & MARSHALL
AL)
1060 E 650 N
OREM, UT 84097

LEWIS, GREGORY G & MARY LYNN
1060 E 965 N
OREM, UT 84097

CARDON, GROVER L & NOEL N
1061 E 650 N
OREM, UT 84097

GUYMON, KATHLEEN
1062 E 680 N
OREM, UT 84097

ASHBY, KRIS & KIMBERLY
1062 E 760 N
OREM, UT 84097

COX, ROSS ANDREW & LESA
--OR CURRENT RESIDENT--
1063 E 680 NORTH
OREM, UT 84097

ELY, GREGORY B
1063 E 760 N
OREM, UT 84097

CLARK, ROBERT E & LUWANA S
1064 E 720 N
OREM, UT 84097

DYMOCK, GARRY EVAN & PATSY
RUTH
1065 E 720 N
OREM, UT 84097

STRATEGIC PROPERTY GROU
--OR CURRENT RESIDENT--
1068 E 800 NORTH
OREM, UT 84097

BLACK, CHRISTOPHER MCKAY &
AMMIE SCHEETZ
1072 E 920 N
OREM, UT 84097

JPTA LC
--OR CURRENT RESIDENT--
1073 E 920 NORTH
OREM, UT 84097

WARD, SCOTT R & DESIREE I
--OR CURRENT RESIDENT--
1074 E 650 NORTH
OREM, UT 84097

CARTER, COREY K & JANETTE
1074 E 760 N
OREM, UT 84097

MCCLELLAN, CORAY W & KARA M
1075 E 650 N
OREM, UT 84097

CHANDLER, R SCOTT & CINDY
1075 E 680 N
OREM, UT 84097

S L B PROPERTIES (ET AL)
--OR CURRENT RESIDENT--
1075 E 760 NORTH
OREM, UT 84097

TWEED, SUSAN ROWENE
1076 E 680 N
OREM, UT 84097

DAHLBERG, KENNETH E
1076 E 720 N
OREM, UT 84097

KAY, JOYCE M
1077 E 720 N
OREM, UT 84097

JPTA LC
1080 E 965 N
OREM, UT 84097

ALLRED, MAELYN
1084 E 920 N
OREM, UT 84097

BEASLIN, TATIA F & ROBERT A
1085 E 920 N
OREM, UT 84097

BEASLIN, TATIA F & ROBERT A
--OR CURRENT RESIDENT--
1085 E 936 NORTH
OREM, UT 84097

BYON, CHOON GU & HYE RY
1086 E 760 N
OREM, UT 84097

HATT, JOAN W
1087 E 650 N
OREM, UT 84097

BARKDULL, LARRY & ELIZABETH
(ET AL)
1087 E 680 N
OREM, UT 84097

GONZALEZ, HECTOR R & AR
1087 E 760 N
OREM, UT 84097

EMMONS, JAMES LYLE & LOIS ANN
1088 E 650 N
OREM, UT 84097

LEWIS, JERRY & SHELLE
1088 E 680 N
OREM, UT 84097

DAHLBERG, LYNN L
1088 E 720 N
OREM, UT 84097

NOEL, D BRENT
1089 E 720 N
OREM, UT 84097

EMBLEY, DAVID W & ANN
1090 E 650 N
OREM, UT 84097

PULHAM, LESA & SHEILA
1093 E 800 N
OREM, UT 84097

ULRICH, DOUGLAS J & MERILYN C
1104 E 720 N
OREM, UT 84097

JOHNSON, PAUL BRYAN & ORVA A
L
1107 E 680 N
OREM, UT 84097

FINCH, J ALAN & DIANE
1108 E 680 N
OREM, UT 84097

KARBAKSH, ABRAHAM & WENDI
1110 E 880 N
OREM, UT 84097

RICHINS, ARTHUR CALDERWOOD &
THELMA THEORA
1111 E 880 N
OREM, UT 84097

OLAUSON, MARGARET LOUISE
DOUGLAS JAMES SR
1112 E 920 N
OREM, UT 84097

MEYERS, SARA & KEN (ET AL)
1119 E 720 N
OREM, UT 84097

WHITMORE, ALLISON
1122 E 720 N
OREM, UT 84097

COX, ROSS ANDREW & LESA
1124 E 50 S
OREM, UT 84097

KING, CARSON R & SUSAN R
1124 E 680 N
OREM, UT 84097

WARNER, VILA J
1125 E 680 N
OREM, UT 84097

MC OMBER, MARK S & KIMBERLY
1126 E 880 N
OREM, UT 84097

FINCH, J ALAN & DIANE
--OR CURRENT RESIDENT--
1130 E 800 NORTH
OREM, UT 84097

CORP OF PRESIDING BISHOP OF
CHURCH OF JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1135 E 600 NORTH
OREM, UT 84097

CARLILE, R NEIL & DEANNE
1139 E 720 N
OREM, UT 84097

HUBER, J TALMAGE & LARAE
1142 E 720 N
OREM, UT 84097

AZNAR, JOHN G & MICHELLE N
1143 E 680 N
OREM, UT 84097

SLS MANAGEMENT LLC
--OR CURRENT RESIDENT--
1145 E 800 NORTH
OREM, UT 84097

THURSTON, DYLAN & JESSAMYN
1154 BIRCH LA
PROVO, UT 84604

RC DENT CONSTRUCTION LLC
1385 W 400 N
OREM, UT 84057

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

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

HAMMOND, KRISTINE
2147 SHADOW WOOD DR
LEHI, UT 84043

ORCHARDS AT 800 NORTH LC
2157 S HIGHLAND DR # 200
SALT LAKE CITY, UT 84106

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

KEITH, DAVID O & PENROD V
(AL)
2319 BONANZA CT
SOUTH JORDAN, UT 84095

DESERT PROPERTIES LC
2595 E 3300 S
SALT LAKE CITY, UT 84109

ORCHARDS SHOPPING CENTER LLC
THE
3540 S 4000 W # 430
SALT LAKE CITY, UT 84120

HARMON CITY INC
3540 S 4000 W
WEST VALLEY CITY, UT 84119

RESIDENTIAL MANAGEMENT
GROUP LC
3575 N 100 E STE 175
PROVO, UT 84604

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

AHLANDER, REBECCA M &
MICHAEL B
%JOHNSTON, ANDREA
4755 N SUNSET WY
LEHI, UT 84043

LUNDEEN, KYLAN D & JENNIFER
LYNNE
5005 EDGEWOOD DR
PROVO, UT 84604

GREENE, CRAIG H & MARY JEANNE
6246 W 10050 N
HIGHLAND, UT 84003

BRIMHALL, GEORGE H & BR
9211 N MARTINGALE RD
PARADISE VALLEY, AZ 8525

SLS MANAGEMENT LLC
9425 W 9600 N
LEHI, UT 84043

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

HIRST, KARL R & KATHY L
11032 E 720 N
OREM, UT 84097

DEAN, CHRISTIAN J
18227 BLAKE VALLEY LN
CYPRESS, TX 77429

WARD, SCOTT R & DESIREE M
25569 HYACINTH ST
CORONA, CA 92883



12115

**Development Review Committee (DRC) Application
Ordinance Amendment**

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

www.orem.org

Applicant Information

Name: Davies Development	Phone: 801-400-8779
Address: 230 North 1200 East, Suite 204	Email: daniel.mason@gogungho.com
City: Lehi	State: Utah Zip: 84043

Project Information

Project Name	Davies Office Building
Project Address	800 No. 1000 E.

Request	Fees	Total
Subdivision Text	\$1,100	
<input checked="" type="checkbox"/> Zoning Text	\$1,100	\$1,100.00
Sign Text	\$1,100	
<input checked="" type="checkbox"/> Rezone	\$1,200 + \$25 sign fee	1200.00
New PD Zone Text	\$2,200 + \$25 sign fee	
<input checked="" type="checkbox"/> Land Use Map Change	\$1,000 + \$25 sign fee	1025.00
<input checked="" type="checkbox"/> General Plan Text Change	\$1,000	1000.00
Neighborhood Notice	TBD at time of submittal, if needed	213.00
Public Notice	\$100 each for PC and CC, if needed	200.00
Development Agreement UT Co. Fees	TBD at time of recordation	
Total		\$3738.00

Required Copies

Two (2) full-size copies no larger than 24" x 36", one (1) 11" x 17" and a PDF and/or Word of all applicable drawings and plans. Files can be emailed to Lori Merritt at lperritt@orem.org or submitted on disc prior to the deadline.

General Notes, Signature, and Contact Person

Planning Commission/City Council Meetings. Once the Development Review Committee determines your application is complete and complies with all applicable City ordinances, it shall be forwarded to the Planning Commission if required, and City Council, if required. The City Council is the final approving authority of 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 City Code for the following requests: General Plan amendments, Zoning Ordinance amendments, commercial development adjacent to a residential zone, all non-residential uses in a residential zone.

DRC Application. The DRC application must be complete at the time of submittal or it may not be accepted.

Filing Fee Notice. Applications filed after July 1 are subject to fee changes regardless of the fee listed on the application used at the time of submittal.

Deadline. The deadline for filing a DRC application is Monday noon for first review the following Thursday. In the case of a Monday holiday, the deadline is Tuesday at noon. Contact information to inquire about the status of an application: Jason Bench, 801-229-7238; David Stroud (south of Center Street) 801-229-7095; Clinton Spencer (north of Center Street) 801-229-7267, Brandon Stocksdale, 801-229-7054.

Applicant's Signature:

Contact Person: Danny Mason	Phone: 801-400-8779
------------------------------------	----------------------------

Office Use Only

Date Filed: 7/20/16	Fees Paid: 3738 -	Received By: f	Receipt #: 2016019716
----------------------------	--------------------------	-----------------------	------------------------------

Project Timeline

PD-4

1. DRC application on: 7/20/2016
2. Obtained Development Review Committee clearance on: 8/25/2016
3. Neighborhood meeting on: 9/13/2016
4. Newspaper notice of PC sent to City Recorder on: 9/21/2016
5. Neighborhood notice of PC/CC sent on 9/22/2016
6. Planning Commission recommended approval on: 10/5/2106
7. Newspaper notice of CC sent to City Recorder on: 10/10/2016
8. City Council approved/denied request on: 10/25/2016