



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
February 26, 2019

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

4:00 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

DISCUSSION - Water Quality (30 min)

Discussion of the Donald A. Christiansen Water Treatment Plant's disinfection process

Presenter: Chris Tschirki and Gerard Yates

DISCUSSION - BUDGET -- Revenue & Compensation (45 min)

Discussion on 2019-2020 Fiscal Year Budget

Presenter: Richard Manning

1. PREVIEW UPCOMING AGENDA ITEMS

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

2. AGENDA REVIEW

The City Council will review the items on the agenda.

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

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

6. PLEDGE OF ALLEGIANCE: BY INVITATION

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1. UPCOMING EVENTS

For Review

[Upcoming Events.pdf](#)

7.2. REPORT - Beautification Advisory Commission

The Beautification Advisory Commission will report on their accomplishments in 2018 and their

goals for 2019.

Presenter: Aaron Orullian, Commission Chair

8. PERSONAL APPEARANCES – 15 MINUTES

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

9. CONSENT ITEMS

9.1. **APPROVAL OF MEETING MINUTES**

Minutes of City Council Meeting - January 8, 2019

[02.12.2019.ccmin DRAFT.pdf](#)

9.2. **CITY MANAGER'S APPOINTMENTS**

Mr. Davidson asks for the Council's advice and consent on his appointment of Barry Roberts to serve on the Planning Commission.

[Barry Roberts.pdf](#)

9.3. **ORDINANCE - Amendment of Orem City Election Code 2-3-3 and 2-3-4 (15 min)**

Staff recommends approving an Ordinance to amend Orem City Code 2-3-3; Candidate for Elective Office and 2-3-4; Campaign Finance Disclosure.

[ORD.Election Code.docx](#)

[Election Code Update.docx](#)

10. SCHEDULED ITEMS

10.1. **PUBLIC HEARING**

ORDINANCE – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.

The applicant recently acquired the subject properties that are currently zoned as PD-45. Having no plans to develop an office building according to the PD-45 development standards and concept plan, the applicant is requesting the site be rezoned to the Highway Services (HS) zone. The property was zoned HS prior to the creation of the PD-45 zone. The Planning Commission recommends approval of the amendment.

Presenter: Jason Bench

[Agenda-Rezone-PD45toHS.docx](#)

[ORD--Rezone PD-45 to HS.docx](#)

[Rezone 1200 W_Map_HS_Rezone_current.pdf](#)

[Rezone 1200 W_Map_HS_Rezone_proposed.pdf](#)

[Rezone 1200 W_PC Minutes-2019-0008.pdf](#)

[Rezone 1200 W_DRC App_Concept Plan.pdf](#)
[Rezone 1200 W_MailerFront.pdf](#)
[Rezone 1200 W_MailerBack.pdf](#)
[Rezone 1200 W_Labels_Mailer.docx](#)

11. CITY MANAGER INFORMATION ITEMS

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

12. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

**If you need a special accommodation to participate in the City Council Meetings and Study Sessions,
please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)**

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



Agenda Item No:

City Council Agenda Item Report

Meeting Date: February 26, 2019

Submitted by: Jody Bates

Submitting Department: Public Works

Item Type: Discussion Item

Agenda Section:

Subject:

DISCUSSION - Water Quality (30 min)

Suggested Action:

Discussion of the Donald A. Christiansen Water Treatment Plant's disinfection process

Presenter:

Chris Tschirki and Gerard Yates

Background:

Potentially Affected Area:

Attachments:

UPCOMING EVENTS

DATE	BUSINESS AND LOCATION	TYPE	
March 7	City of Orem..... Geneva Park	Futsal Court Kickoff	3pm
March 7	UVU Men's Basketball	Orem City Night	6:45pm
March 7	City of Orem..... Orem High School	Dr. Kristy Kane Unplug & Connect	7pm
March 9	SCERA Center for the Arts..... SCERA Center for the Arts	14 th Annual Benefit Arts Gala	5:30pm
March 14	Hillcrest Elementary School..... Hillcrest Elementary School	Celebrating 65 Years	6-8pm
March 15	Hillcrest Elementary School..... Orem High School	Gala	6-8:30pm
March 19	The Utah Valley Chamber of Commerce	Pillar of the Valley	7pm
	Utah Valley Convention Center		
March 25	UVU Noorda Center for Performing Arts..... Noorda Center Atrium (SE of Gunther Trades Building)	Ribbon Cutting	1pm
April 20	Sunset Heights East Neighborhood	Picnic	11:30am
	Community Park		
April 24-26.....	Utah League of Cities and Towns	2019 Midyear Conference	
	Dixie Center, St. George		
April 25	NPU	Spanish Resource Night	6:30pm
	St. Francis Catholic Church		
May 4	City of Orem.....	Centennial Birthday Party	5pm to Dusk
	The Orchard, University Place		
May 11	Miss Orem Organization	Scholarship Pageant	7pm
	SCERA Center for the Arts		

DRAFT

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
February 12, 2019

3:00 P.M. WORK SESSION – CITY COUNCIL CONFERENCE ROOM

CONDUCTING Mayor Richard F. Brunst

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

EXCUSED Councilmember Brent Sumner

APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Karl Hirst, Recreation Department Director; Richard Manning, Administrative Services Director; Ryan Clark, Development Services Director; Gary Giles, Police Chief; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Jason Bench, Planning Division Manager; Kena Mathews, Community Services Manager; JoD'Ann Bates, City Recorder; and Jackie Lambert, Deputy City Recorder

DISCUSSION – NIA 2.0

Mr. Downs said the City Council asked that staff review the current Neighborhoods in Action (NIA) program and design a program that meets the needs and desires of Orem residents in 2019 and beyond. He and Ms. Mathews discussed some of the initiatives staff planned to pursue based on the conversations/feedback from City Council members.

Mr. Downs shared a brief history of the origins of the neighborhood program. The original structure of the program had neighborhoods split primarily by the boundaries of stakes (congregations) in the Church of Jesus Christ of Latter-day Saints, and each neighborhood was to elect a chair as the neighborhood's representative to the City. He said since the program was launched in 1998, only a handful of neighborhoods had active chairs; they had difficulty filling and maintaining those positions. Mr. Downs shared the new mission statement for what they were calling the Neighborhood Partnership Initiative, an update to the original 1998 NIA model. A few of the updates included more and varying means of electronic communication, branching beyond ecclesiastical networks to include schools and other community organizations, and the City's 311 Help Center contact options.

Ms. Mathews said the proposal was to consolidate the neighborhoods from 22 into nine following the pattern established in the Neighborhood Plans. The hope was that neighborhood meetings would be more a collaboration between the City and the residents to resolve issues,

rather than “complaint” meetings. She spoke of tools the Neighborhood Preservation Unit (NPU) and other offices could utilize. Programs like the spring clean-up and neighborhood barbeques would continue. Ms. Mathews assured the City Council this was not an attempt to get rid of NIA, but an opportunity to improve how residents communicated with the City. She said they were working with interfaith groups as well as the LDS church, Alpine School District and school administrators, and NPU. Ms. Mathews acknowledged Sgt. Paraskeva with NPU and said officers had started visiting elementary school classrooms to read to the students. Sgt. Paraskeva said this was a program he created so children could interact with police officers and remove some of the fear or anxiety kids may have regarding law enforcement; the first schools they had visited were in lower income areas, where that apprehension was more pronounced. He said they read to the students because literacy and reading levels had a direct correlation with graduation rates.

Mr. Downs added that NPU was funded in part by CDBG funds which also went to important programs that helped fight poverty, abuse, addressed mental health and public safety issues, and other community concerns. Some concerns that were bigger than any one neighborhood or organization, and the new Neighborhood Partnership Initiative would be an instrument for communication and collaboration.

Mr. Davidson said in the past the success of the NIA program would rise and fall with whomever was serving as the neighborhood chair. This shift to the Neighborhood Partnership Initiative would not rely heavily on one or two individuals to ensure communication and neighborhood cohesion, but be more of a group effort.

There was continued discussion about grant matching through CDBG, the spring neighborhood clean-up program, the consolidation and possible renaming of Orem neighborhood groups, and electronic information distribution. Mr. Lentz said he felt this was a good way to modernize the program. He recommended reaching out to existing neighborhood chairs and inviting them to apply to serve on City boards and commissions. Mr. Seastrand asked about liaison assignments to the neighborhoods, and Mayor Brunst said they would need to coordinate those assignments with the new neighborhood boundaries.

DISCUSSION – Amendment of Orem City Election Code 2-3-3 and 2-3-4

Mr. Down asked Mrs. Bates to share information regarding the City’s Election Code. She said each year in which a municipal election is held, it is the responsibility of the Recorder to ensure the City Code is up to date and consistent with the State Code regarding elections regulations. The proposed amendments would bring the City Code up to date.

Mrs. Bates said that over the years the City of Orem had grown, with a current population close to 100,000 residents. With that growth, the election of dedicated Mayoral and City Council candidates was more imperative than ever. The proposed candidate filing fee increase would place Orem more in line with other cities of similar size and would help to ensure candidates were committed and willing to work for the residents of Orem. She shared data regarding filling fees from other cities.

Comparable Cities and Fees:

1 Salt Lake.....\$352 for Mayor and \$84 for Council
 2 Provo City.....\$150 for Mayor and \$75 for Council
 3 Taylorsville.....\$100 for both Mayor and Council
 4 Riverton.....\$50 for both Mayor and Council
 5 Cedar Hills.....\$35 for both Mayor and Council
 6

7 Mrs. Bates said it was proposed that the candidate filing fee increase to \$75 for both Mayor and
 8 City Council candidates. She explained that another indirect benefit of increasing the fee would
 9 be to narrow the field of applicants to those genuinely interested in serving as an elected
 10 officials. For example, Orem was uniquely positioned near two universities and had had students
 11 file to run in the past as a school project, but never intended to serve.
 12

13 Mayor Brunst said he was in favor of raising the fee, and agreed that there were times candidates
 14 filed to run to “fill out” the ballot but did not actively campaign or participate in the process. Mr.
 15 Davidson added that if a less serious candidate were to file triggering a primary election when
 16 one would otherwise not be needed, it would cost the candidate only \$35 while costing the City
 17 thousands of dollars.
 18

19 There were questions regarding the proposed code changes. Mr. Seastrand asked about financial
 20 disclosure, and if the proposed changes altered the requirements set by the state. Mrs. Bates said
 21 it would not be altered; the code would still reflect state code requirements. Mr. Stephens added
 22 that financial reporting was done on the honor system and up to the candidate to assume the
 23 responsibility of integrity.
 24

25 Mayor Brunst asked about the removal of language specifying that a candidate needed to be a
 26 citizen of the United States of America. Mrs. Bates clarified that there was redundancy in the
 27 code as it was, because candidates would need to be registered voters in the municipality and
 28 they could not meet that qualification without being a U.S. citizen. Mayor Brunst thought it
 29 could be misinterpreted and asked that the more specific language be kept; the general consensus
 30 among the Council was to keep the language.
 31

32 Mr. Macdonald suggested that a filing fee of \$75 for Mayor or Council position was still
 33 relatively low. Mayor Brunst agreed, and recommended the fee change to \$150 for Mayoral
 34 candidates and \$75 for City Council candidates. Mrs. Bates said she would make the changes
 35 requested and bring the item as part of the Consent Agenda on February 26, 2019.
 36

37 DISCUSSION – Street Lighting Fee

38
 39 Mr. Tschirki provided an update to the City Council regarding the street lighting fee. He said
 40 they held a public open house on February 6, 2019, to discuss the proposed changes.
 41 Approximately 100,000 residents, land owners, and business owners were invited, with over
 42 33,000 addresses receiving direct invitations. They put a lot of effort into public outreach to
 43 ensure that everyone had a chance to attend an open house and ask questions; eight residents
 44 were actually in attendance. Mr. Tschirki said the few that were present were asked to fill out
 45 comment cards, which he shared with the Council. He continued, providing a history of the
 46 creation of the Street Lighting Special Service District in 1999, and the increase of the Franchise
 47 Tax from 5.36% to 6.00% in February 2000. The 0.64% increase was used to help pay for the

operations and maintenance of the street lighting system. Upon recommendations of street lighting professionals, a monthly street lighting fee was also adopted to pay for the associated capital debt obligation. In April 2019, this debt obligation would begin to be eliminated, and the franchise tax and street lighting fee would need to be modified.

Mr. Tschirki said it was recommended that the franchise tax revenue be retained in the General Fund and the street lighting fee be reduced over a four-year period as the debt was totally eliminated. The Street Lighting Fund would then function independently of the General Fund altogether. He also addressed the associated details, adjustments, and recommendations for the Council's consideration.

Mr. Macdonald asked about the comments made at the open house, and the issue of fairness. Mr. Tschirki said this was much like the discussion they had in the recent past regarding the sewer base rate and the issues of fairness was addressed by asking the fee to be paid per Equivalent Lighting Unit (ELU). Frontage was a key factor in determining ELU for commercial accounts. He believed the proposal was equitable and fair. Mr. Tschirki shared information about the replacement of cobra lights with Washington lights, and said Orem had been one of the early cities to form districts for street lighting. In response to Mayor Brunst's question, Chief Giles said street lighting had a direct correlation with neighborhood safety.

Mr. Seastrand asked about areas that did not have street lights, but were paying the fee for them. Mr. Manning said while a very few small individual areas may not have street lights, once they left their immediate neighborhood they were into lighted areas.

Mr. Tschirki said the existing street lights had been updated to LED lights, which afforded a savings of about \$430,000 a year. He said if street lights were out, it was likely to do with a fuse, a light sensor, a vehicular accident, etc. rather than the bulb having gone out. He said they hoped to implement the new fee structure in the coming budget. Mr. Davidson said the suggestion was for a certain section rolling off at the end of March to have an effective date of April 1, 2019, mainly to avoid confusion about fees disappearing and reappearing on utility bills. Mr. Tschirki said they would bring the proposed fee change to the Council as part of the next budget amendment in March.

Preview Upcoming Agenda Items

The City Council briefly reviewed items that would be coming before the Council in future meetings. Mr. Bench shared information related to upcoming zoning items.

Agenda Review

The City Council and staff reviewed the items on the evening's agenda. The Mayor reviewed the upcoming events as listed in the agenda.

City Council Reports (Boards and Commissions, New Business, Etc.)

Mayor Brunst gave an update from a Mountainland Association of Governments (MAG) meeting regarding transportation and the preservation of state roads. He mentioned the future project of

widening 1600 South to allow better traffic flow to the freeway interchange that would require the purchase of land and MAG funds. Mayor Brunst also shared that he attended the ribbon cutting for The Green on Campus Drive (formerly known as the Palos Verdes development), and said the CEO of R&O Construction, the contractor building the project, was present.

Mr. Lentz gave an update regarding UTOPIA, saying they were going proceed with a build out of the network in Morgan City. He said it was a good opportunity to “test the waters” with bringing a smaller city onto the network; the UTOPIA Board was in agreement that builds like this would not impact existing UTOPIA cities. Mr. Lentz said they had a plan to build out the remainder of the network in the next three and half to four years, and the information regarding future plans could be found on UTOPIA’s website.

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

CONDUCTING Mayor Richard F. Brunst

ELECTED OFFICIALS Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner (participated electronically)

APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Karl Hirst, Recreation Department Director; Richard Manning, Administrative Services Director; Ryan Clark, Development Services Director; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Jason Bench, Planning Division Manager; Brandon Nelson, Finance Division Manager; Pete Wolfley, Communications Specialist; and Jackie Lambert, Deputy City Recorder

INVOCATION /
INSPIRATIONAL THOUGHT Marion Baxter
PLEDGE OF ALLEGIANCE Vernon Stout

MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL

UPCOMING EVENTS

Mayor Brunst reviewed the upcoming events, as listed in the agenda packet.

CITY MANAGER’S APPOINTMENTS – Department of Development Services Director

Mr. Davidson asked for the City Council’s advice and consent on his appointment of Ryan L. Clark as the Director of the City’s Department of Development Services.

1
2 **Mayor Brunst moved** to approve the appointment of Ryan Clark as the Director of
3 Development Services. **Mr. Seastrand seconded** the motion. Those voting aye: Richard F.
4 Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent
5 Sumner. The motion **passed**.

6
7 Ms. Lambert, Deputy Recorder, administered the Oath of Office for Mr. Clark.

8 9 **PERSONAL APPEARANCES**

10
11 Time was allotted for the public to express their ideas, concerns, and comments on items not
12 scheduled as public hearings on the agenda. Those wishing to speak should have signed in prior
13 to the meeting, and comments were limited to three minutes or less.

14
15 Lon Bowen, resident, shared concerns that the City's Historic Preservation Advisory
16 Commission (HPAC) was not an active advisory board. He assumed it was made all but defunct
17 due to budget constraints. He said Nielson's Grove would not be a city park if not for the HPAC,
18 and the informational pamphlet originally made by the commission was nearly out of print. It
19 needed to be updated and reprinted. He felt the HPAC needed to be revived now, in the City's
20 centennial year. He invited his associate Cory (no last name provided) to share information about
21 historic preservation.

22
23 Cory said he was an Orem resident and an employee of the state. Many years ago he served as
24 the Chair of the HPAC, and during that time they surveyed the city for buildings that met the 50
25 year requirement to be nominated for historic status. He said while not all buildings over 50
26 years in age were historic, they were enough that would qualify. He believed there was state
27 money to be requested for this. Mr. Bowen added that the grant could cover the reprinting of the
28 pamphlet, and both he and Cory felt the HPAC could be up and running in no time.

29 30 31 **CONSENT ITEMS**

- 32
33
 - Approval of January 16, 2019 Joint City Council/Alpine School District Meeting
34 Minutes
 - Approval of January 22, 2019 City Council Meeting Minutes35
36

37 **Mr. Macdonald moved** to approve the Consent Agenda as listed. **Mrs. Lauret seconded** the
38 motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark
39 Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

40 41 42 **SCHEDULED ITEMS**

43 44 PUBLIC HEARNG

45 ORDINANCE – Amending Section 22-5-3(A) of the Orem City Code, rezoning
46 approximately 2.6 acres of property located generally at 575 East University Parkway from

R8 and C2 zones to PD-34 (University Place) zone, amending portions of Appendix BB of the Orem City Code, and amending appendix A and B of the Orem City General Plan

Mr. Bench said the owners of the University Mall had acquired property they desired to include in the PD-34 zone. The proposed uses on these properties included a theater and a hotel. These uses were already approved uses in the PD-34 zone, but the applicant desired additional land on which to build these structures and their required parking and landscaping.

As part of this rezone, portions of Appendix BB of the Orem City Code would need to be updated as well as appendix A and B of the Orem City General Plan.

- Portions of Appendix BB to be amended included the concept plan for the PD-34 zone, which was updated to provide details on where and how the theater and hotel will be constructed. The concept plan would also be updated to include the most recent transportation improvements for the Mall.
- Appendix A of the Orem General Plan was amended to show the revised Land Use Map. The property located at 1145 South 800 East was already designated as Regional Commercial on the Land Use Map. The residential properties along 590 East and 1100 South needed to be changed from Low Density Residential to Regional Commercial.
- Appendix B of the General Plan needed to be amended because it contained a copy of the Zoning Map.

A neighborhood meeting was held by the applicant on January 3, 2018. Notes from the meeting were provided in the online agenda packet.

Mr. Bench invited Kathy Olson and Rick Woodbury, representing the applicant, to come forward. Ms. Olson said the neighborhood meeting had gone well with mostly positive comments. The major concern residents had was ensuring there was no vehicular connection through, and that the eight foot fence would be built to the right height and specifications. They intended to install the fence with no pedestrian access.

In response to Council questions, Ms. Olson said Woodbury Corp. already owned the land. Mr. Woodbury said they had a franchise for a Marriot Courtyard on the piece to the east, and UTA had a right to stay where they were for a time. They intended to build the hotel once UTA vacated. The other piece was the proposed site for the new Hale Center Theater.

Mayor Brunst opened the public hearing at 6:21 p.m.

Bryce Barrett, resident, indicated that he attended the neighborhood meeting and was pleased that the concerns he and some of his neighbors had had were being addressed. They did not want the access through, and felt the neighborhood was otherwise happy with the development.

Mayor Brunst closed the public hearing at 6:22 p.m.

Mayor Brunst moved, by ordinance, to amend Section 22-5-3(A) of the Orem City Code, rezoning approximately 2.6 acres of property located generally at 575 East University Parkway from R8 and C2 zones to PD-34 (University Place) zone, amend portions of Appendix BB of the

Orem City Code, and amend appendix A and B of the Orem City General Plan. **Mr. Spencer seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

PUBLIC HEARING

ORDINANCE – Amending Sections 22-7-12 and 22-7-5 of the Orem City Code pertaining to planned residential development requirements

Mr. Bench said the existing PRD (planned residential development) ordinance required that a concept plan shall be submitted with every application to apply the PRD zone to a parcel of property. Once a property was zoned PRD, it must adhere to the concept plan. The proposed amendments to Sections 22-7-12 and 22-7-5 would clarify the existing ordinance and give more discretion to the City Council on whether to approve or deny a concept plan if a property was already zoned PRD and a property owner desired to submit a new concept plan. Mr. Bench said the Planning Commissions recommended that this amendment be approved.

Mrs. Lauret said she thought this was a good amendment, because it kept developers from coming in and pulling a “bait and switch” when it came to development projects. Mr. Bench said the City Council could require that a developer stick to the original concept plan for a give project or parcel.

Mr. Macdonald addressed the many Boy Scout groups and high school students in the audience, telling them that information for agenda items was shared days, weeks, even months in advance of appearing on the City Council agenda. The City Council had time to consider, study out, and discuss each issue prior to the regular meetings, so these were not snap decisions being made.

Mayor Brunst opened the public hearing at 6:26 p.m.

Martin Wright, resident, said he appreciated this change. He said there was going to be a “bait and switch” issue with a development near his home, and was encouraged that the Planning Commission recommended this change. He felt this would be the best way to protect a neighborhood in the future.

Mayor Brunst closed the public hearing at 6:27 p.m.

Mr. Lentz moved, by ordinance, to amend Sections 22-7-12 and 22-7-5 of the Orem City Code pertaining to planned residential development requirements. **Mr. Seastrand seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

PUBLIC HEARING

ORDINANCE – Amending Fiscal Year 2018-2019 Budget

The Fiscal Year 2018-2019 City of Orem budget had many adjustments that occurred throughout the fiscal year. These adjustments include grants received from Federal, State, other

governmental or private entities/organizations; public safety funds received from various sources to fund fencing at the City's gun range; and to properly account for the portion of impact fees received in the prior fiscal year related to the Southwest Area.

Mr. Nelson said this was a standard budget amendment, and said the funds needed to be included in the FY 2018-2019 budget in order to be spent. Mayor Brunst asked about the funds allocated to HIDTA for the Major Crimes Task Force. Mr. Nelson said it was a federal grant going to the High Intensity Drug Trafficking Areas program. He continued through the notes, and clarified that the impact fees in the southwest area were specific to the area that was annexed in 2015, not the whole southwest quadrant of the city. Mr. Nelson also pointed out the donation from the Sorenson Legacy Foundation, which was for the Library Hall project.

Mr. Sumner asked for clarification on the gun range. Mr. Nelson specified that it was not the indoor gun range at the Orem Fitness Center, but the outdoor police shooting range.

Mayor Brunst opened the public hearing at 6:33 p.m.

Leon (unintelligible) asked where the “future voters” that Mr. Macdonald addressed earlier could see more information on agenda items. Mayor Brunst said city information and agendas were available at orem.org/meetings or through the main page search function.

Mayor Brunst closed the public hearing at 6:35 p.m.

Mayor Brunst moved, by ordinance, to amend the Fiscal Year 2018-2019 Budget. **Mr. Macdonald seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

COMMUNICATION ITEMS

The Monthly Financial Summary for December 2018 was included in the packets distributed to the Council.

CITY MANAGER INFORMATION ITEMS

Mr. Davidson shared information regarding the current Utah State Legislative Session. He mentioned specific proposed bills that would impact municipalities, and said the City was working with the Utah League of Cities and Towns (ULCT) to track those bills and address concerns. He encouraged the Council to continue to monitor the session and keep the lines of communication open.

ADJOURN

DRAFT

1 **Mayor Brunst moved** to adjourn the meeting. **Mr. Macdonald seconded** the motion. Those
2 voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand,
3 David Spencer, and Brent Sumner. The motion **passed**.

4

5

6 The meeting adjourned at 6:52 p.m.



Board, Commission & Committee Application

City of Orem

Submitted On:

February 14th, 2019 @ 9:15am

Personal Information

Full Name	Barry Roberts
Full Address	[REDACTED] Orem UT [REDACTED]
Phone Number	[REDACTED]
Email	[REDACTED]

Boards & Commissions

What board or commission are you applying for?	Planning Commission
If a position on your preferred board or commission isn't available, would you like to be considered for openings on other boards or commissions?	Yes
Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.	I'm interested in being more involved in local government for my own education. I have been personally affected by zoning changes (and lack of) in my 22 years living in Orem. It is a fascinating process that I would like to learn more about. I've been looking for a way to get more involved for several years, and when this opportunity came up, it felt like the right thing for me to do for my own betterment and to serve my community.
Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.	I have lived in Orem for over 20 years. I was a small business co-owner before starting at Xactware 23 years ago. My time as an 11 Year-old Scout leader piqued my interest in City Government. Taking scouts to Council meetings a couple of times a year introduced me to the sometimes passionate public debate on local issues. It pains me to cast an uneducated ballot, and I've always found local elections the most difficult to decide. Visiting the Council meetings sparked the idea that being more involved in local government would help me be a more informed voter. And while I'm not suited or qualified to be an attorney, I find the law very interesting. One of my volunteer open source projects is an application that extracts firearms related state statutes into a compact, online or offline reference for concealed carriers (https://gitlab.com/manithree/utfastatutes).
Please upload your resume.	https://seam.ly/tdxPdPQq

Signature Data

First Name: Barry

Last Name: Roberts

Email Address: [REDACTED]

A handwritten signature in black ink, appearing to read 'Barry Roberts'. The signature is fluid and cursive, with a large loop for the 'B' and a long horizontal stroke for the 'R'.

Signed at: 02/14/2019 09:15AM



City Council Agenda Item Report

Meeting Date: February 26, 2019

Submitted by: Jody Bates

Submitting Department: City Manager' s Office

Item Type: Action Item

Agenda Section:

Subject:

ORDINANCE - Amendment of Orem City Election Code 2-3-3 and 2-3-4 (15 min)

Suggested Action:

Staff recommends approving an Ordinance to amend Orem City Code 2-3-3; Candidate for Elective Office and 2-3-4; Campaign Finance Disclosure.

Presenter:

Background:

Each year in which a municipal election is held, it is the responsibility of the Recorder to ensure the City Code is up to date and consistent with the State Code regarding elections regulations. The proposed amendments will bring the City Code up to date.

Over the years the City of Orem has grown with a current population close to 100,000 residents. With the growth of the city the election of dedicated Mayoral and City Council candidates is more imperative than ever. The proposed candidate filing fee increase places Orem more in line with other cities of similar size and will help to ensure candidates are committed and willing to work for the residents of Orem.

Comparable Cities and Fees:

Salt Lake.....	\$352 for Mayor and \$84 for Council
Provo City.....	\$150 for Mayor and \$75 for Council
Taylorsville.....	\$100 for both Mayor and Council
Riverton.....	\$50 for both Mayor and Council
Cedar Hills.....	\$35 for both Mayor and Council

It is proposed that the candidate filing fee increase to \$75 for both Mayor and City Council candidates.

Potentially Affected Area:

Citywide

Attachments:

[ORD.Election Code.docx](#)

[Election Code Update.docx](#)

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING
SECTION 2-3-3 and 2-3-4 OF THE OREM CITY CODE PERTAINING
TO CANDIDATES FOR ELECTIVE OFFICE AND CAMPAIGN
FINANCE DISCLOSURE

WHEREAS the City of Orem candidates for Municipal Elections must meet specific qualifications: and

WHEREAS the City of Orem candidates for a Municipal Elections are required to file campaign
finance disclosures; and

WHEREAS it is in the best interest of the public to know the financial supporters of municipal
candidates; and

WHEREAS the proposed amendment will bring the City of Orem in line with Utah State election
requirements.

NOW, THEREFORE, The City Council hereby amends Section 2-3-3 and 2-3-4 of the City of
Orem City Code as shown in Exhibit "A" attached hereto and incorporated herein by reference.

PASSED, APPROVED, and ORDERED PUBLISHED this 26th day of February 2019.

Richard F. Brunst, Jr., Mayor

ATTEST:

JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Debby Lauret	☐	☐	☐
Sam Lentz	☐	☐	☐
Tom Macdonald	☐	☐	☐
Mark Seastrand	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐

EXHIBIT "A"

2-3-3. Candidates for Elective Office.

A. **Qualifications.** Candidate for any municipal office shall meet the following qualifications:

1. Candidates shall be registered voters in the municipality.
2. Candidates shall be a U.S. Citizen at the time of filing.
3. Candidates shall be residents of the City of Orem. Residency ~~can~~ **shall** be established by:
 - a. Residing in the City of Orem for the twelve (12) consecutive months immediately before the date of the election; or
 - b. If the candidate resides in an area recently annexed into the City of Orem, the candidate must have resided in the annexed area or the City for twelve (12) months.
4. Pursuant to Utah Constitution Article IV, Section 6, any mentally incompetent person, any person convicted of a felony, or any person convicted of treason or a crime against the elective franchise may not hold office in this state until the right to vote or hold elective office is restored as provided by statute.
5. Candidates employed by the City shall terminate their City employment before being sworn in, if elected.

B. **Filing for Elective Office and Filing Fees.**

1. Declaration of Candidacy. Each person seeking to become a candidate for a municipal office shall **pay a fee at the time of filing their** ~~file a~~ Declaration of Candidacy in person with the City Recorder **as follows:**
 - a. **For each person seeking to become a candidate for Mayor, the filing fee shall be one hundred fifty dollars (\$150.00); and**
 - b. **For each person seeking to become a candidate for Council Member the filing fee shall be seventy-five dollars (\$75.00).** ~~and pay a \$35 filing fee~~
 - c. **Filing of Candidacy and Fees shall be filed with the City Records Office** during office hours and not later than 5:00 p.m., **on the dates established by Utah State Code** ~~between July 1 and July 15~~ of any odd-numbered year.
2. Nominating Petition. Any resident of a municipality may nominate a candidate for a municipal office by filing a Nomination Petition **and paying the filing fee** with the City Recorder ~~and by paying a \$35 filing fee~~ during office hours, but not later than 5:00p.m. **on the dates established by Utah State Code** ~~between July 1 and July 15~~ of any odd-numbered year.
3. ~~**Exception for Deadline.** When July 15 is a Saturday, Sunday, or holiday, the filing period shall be extended until 5:00 p.m. on the following regular business day.~~
4. **Write-In Candidate.** Any person wishing to become a valid write-in candidate shall file a Declaration of Candidacy **and pay the filing fee** with the City Recorder's Office ~~and by paying a \$35 filing fee~~ not later than **5:00 pm** ~~thirty (30) sixty (60) days before the Municipal General Election~~ **on the dates established by Utah State Code.**

2-3-4. Campaign Finance Disclosure.

A. **Purpose and intent.** The purpose of this section is to ~~comply with Section 10-3-208 of the Utah Code Annotated and to~~ establish campaign financial disclosure requirements for candidates for elective office in the City of Orem. **This section does not include all state law requirements. Candidates should carefully review Sections 10-3-208 and 10-3-209 of the Utah State Code.**

B. Definitions.

1. **Contribution** is defined in Utah State Code Section 10-3-208. ~~means the receiving of money and nonmonetary contributions such as in-kind contributions and contributions of tangible things for a political purpose.~~
2. **Expenditure** is defined in Utah State Code Section 10-3-209. ~~means the spending or paying of money or nonmonetary items such as tangible things and in-kind payments for a political purpose made during the campaign period.~~
3. **Municipal Primary Election** means the election held in municipalities on the second Tuesday after the first Monday in ~~the September~~ **August** before the Municipal General Election.
4. **Municipal General Election** means the election held in municipalities on the **first** Tuesday after the first Monday in November of each odd-numbered year.

C. Reporting.

1. The City Recorder shall, at the time the candidate for municipal office files a declaration of candidacy and again fourteen (14) days before each municipal general election, notify the candidate in writing of:
 - a. the provisions of this ordinance governing the disclosure of campaign contributions and expenditures;
 - b. the dates when the candidate's campaign finance statement is required to be filed; and
 - c. the penalties that apply for failure to file a timely campaign statement, including the statutory provision that requires removal of the candidate's name from the ballot for failure to file the required campaign finance statement when required.
2. A report is considered filed if it is received in the City Recorder's office no later than 5 p.m. on the date that it is due.
3. Each candidate for elected municipal office shall file a signed campaign financial statement with the City Recorder containing itemized and total campaign contributions and expenditures as ~~outlined below~~ **required by Utah State Code**.
 - a. Candidates in the Municipal Primary Election. Candidates in the municipal primary election shall file a first campaign financial statement **no later than** seven (7) days before the municipal primary election. ~~The first campaign financial statement shall include contributions received and expenditures made up through and including ten (10) days before the municipal primary election.~~
 - b. Candidates Eliminated at the Municipal Primary Election. Candidates who are eliminated at the municipal primary election shall file a campaign financial statement within the thirty (30) days after the municipal primary election. ~~The post-primary election campaign financial statement shall include contributions received and expenditures made from nine (9) days before the municipal primary election (all contributions received and expenditures made after the cutoff date for the first campaign financial statement filing period) until the date the candidate files the post-primary election financial statement.~~
 - c. Candidates in the Municipal General Election. Candidates in the municipal general election shall file the following campaign financial statements:
 - i. A second campaign financial statement shall be filed **no later than** seven (7) days before the municipal general election. ~~The second campaign financial statement shall include contributions received and expenditures made up through and including ten (10) days before the municipal general election.~~
 - ii. A third campaign financial statement shall be filed ~~within the~~ **no later than** thirty (30) days following the municipal general election. ~~The third campaign financial statement shall include contributions received and expenditures made from nine (9) days before the~~

~~municipal general election (all contributions received and expenditures made after the cutoff date for the second campaign financial statement filing period) until the date the candidate files the third campaign financial statement.~~

iii. If the candidate receives contributions or makes expenditures after the date the candidate files the third campaign financial statement, the candidate shall file an additional campaign financial statement(s) within thirty (30) days of receiving the contribution or making the expenditure.

iv. **All campaign finance statements shall include contributions and expenditures up to and including five (5) days before the campaign finance statement is due.**

4. Contents of Statement. The campaign financial statement must include ~~the following~~ **information as required by Utah State Code.**

a. ~~For each contribution of more than \$50.00, the name of the donor of the contribution and the amount of the contribution.~~

b. ~~An aggregate total of all contributions of \$50.00 or less received by the candidate.~~

c. ~~For each expenditure for a political purpose made during the campaign period, the name of the recipient and the amount of the expenditure.~~

D. **Classification.** The signed campaign financial statement received by the City Recorder pursuant to this section shall be classified as a public record.

E. Penalty.

1. Any person who fails to comply with this Section is guilty of an infraction and upon conviction thereof shall be punished by a fine of not more than seven hundred fifty dollars (\$750.00). Each and every failure to file the required campaign financial statement shall constitute a separate offense.

2. In addition to the penalty imposed in E(1), if a candidate fails to file a campaign finance statement before a municipal primary or general election by the deadlines specified above, the candidate's name shall be removed from the ballot pursuant to State law.

Information taken from UCA 10-3-208, **10-3-2019** & UCA 20A



City Council Agenda Item Report

Meeting Date: February 26, 2019

Submitted by: Jason Bench

Submitting Department: Development Services

Item Type: Public Hearing

Agenda Section:

Subject:

PUBLIC HEARING

ORDINANCE – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.

Suggested Action:

The applicant recently acquired the subject properties that are currently zoned as PD-45. Having no plans to develop an office building according to the PD-45 development standards and concept plan, the applicant is requesting the site be rezoned to the Highway Services (HS) zone. The property was zoned HS prior to the creation of the PD-45 zone. The Planning Commission recommends approval of the amendment.

Presenter:

Jason Bench

Background:

The applicant recently acquired the subject properties that are currently zoned as PD-45. Having no plans to develop an office building according to the PD-45 development standards and concept plan, the applicant is requesting the site be rezoned to the Highway Services (HS) zone. The property was zoned HS prior to the creation of the PD-45 zone.

Potentially Affected Area:

Timpview

Attachments:

[Agenda-Rezone-PD45toHS.docx](#)

[ORD--Rezone PD-45 to HS.docx](#)

[Rezone 1200 W_Map_HS_Rezone_current.pdf](#)

[Rezone 1200 W_Map_HS_Rezone_proposed.pdf](#)

[Rezone 1200 W_PC Minutes-2019-0008.pdf](#)

[Rezone 1200 W_DRC App_Concept Plan.pdf](#)

[Rezone 1200 W_MailerFront.pdf](#)

[Rezone 1200 W_MailerBack.pdf](#)

[Rezone 1200 W_Labels_Mailer.docx](#)

CITY OF OREM
CITY COUNCIL MEETING
FEBRUARY 26, 2019



REQUEST:	ORDINANCE – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 6.2 acres of property located generally at 1187 North 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.
APPLICANT:	Orem City Development Services Department
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

General Plan Designation:
Regional Commercial

Current Zone(s):
PD45

Acreage:
6.2

Neighborhoods:
Timpview

PLANNING COMMISSION RECOMMENDATION
Vote: 6-0 for approval

PREPARED BY: Kirby Snideman Orem City Planner
--

REQUEST: The applicant requests the city rezone approximately 6.2 acres of property located generally at 1187 North 1200 West from the PD-45 (Jive) zone to the Highway Services (HS) zone.

BACKGROUND: The applicant recently acquired the subject properties that are currently zoned as PD-45 (Jive). Having no plans to develop an office building according to the PD-45 zone development standards and concept plan, the applicant is requesting the site be rezoned to the Highway Services (HS) zone. The property was zoned HS prior to the creation of the PD-45 zone.

The applicant has provided a concept plan for the near future. The southern portion of the property will be used as an RV sales lot. The RV lot would be paved and have a mobile sales office trailer. In addition, the applicant has recently rehabilitated the existing building on the northern portion of the property and has leased the building as a retail market and event center.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone on approximately 6.2 acres of property located generally at 1187 North 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING
SECTION 22-5-3(A) OF THE OREM CITY CODE AND THE ZONING
MAP OF THE CITY OF OREM BY REZONING APPROXIMATELY
6.2 ACRES OF PROPERTY LOCATED GENERALLY AT 1187
NORTH 1200 WEST FROM THE PD-45 ZONE TO THE HIGHWAY
SERVICES (HS) ZONE

WHEREAS on January 3, 2019, 1200 Miller LLC filed an application with the City of Orem requesting the City amend Section 22-5-3(A) of the Orem City Code and the Zoning Map of the City of Orem by rezoning approximately 6.2 acres of property located generally at 1187 North 1200 West from the PD-45 zone to the Highway Services (HS) zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on February 6, 2019, and the Planning Commission recommended approval of the request; and

WHEREAS a public hearing considering the subject application was held by the City Council on February 26, 2019; and

WHEREAS the agenda of the Planning Commission and City Council meetings at which the request was heard were 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 surrounding neighborhoods; and the special conditions applicable to the request.

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

1. The City Council finds this request is in the best interest of the City because the new owner of the subject property is unable to develop it in accordance with the requirements of the PD-45 zone and the proposed HS zone is an appropriate zoning classification for the property.
2. The City Council hereby amends Section 22-5-3(A) of the Orem City Code and the Zoning Map of the City of Orem by rezoning approximately 6.2 acres of property located generally at 1187 North 1200 West from the PD-45 (Jive) zone to the Highway Services (HS) zone as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

DRAFT

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

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

PASSED, APPROVED and ORDERED PUBLISHED this **26th** day of **February** 2019.

Richard F. Brunst, Jr., Mayor

ATTEST:

JoD'Ann Bates, City Recorder

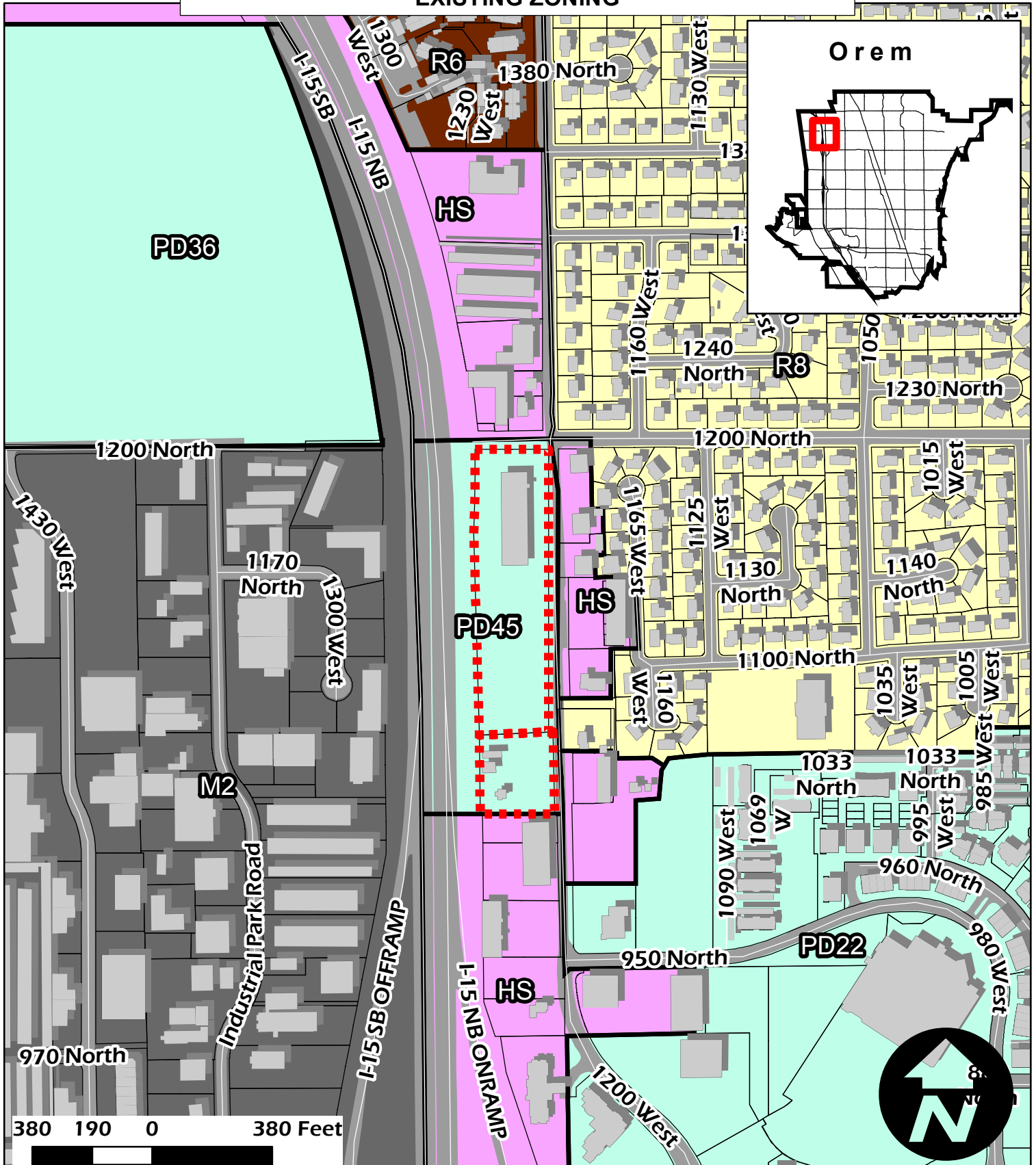
COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Debby Lauret	☐	☐	☐
Sam Lentz	☐	☐	☐
Tom Macdonald	☐	☐	☐
Mark Seastrand	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐

EXHIBIT A



1187 N 1200 West HS Rezone

EXISTING ZONING



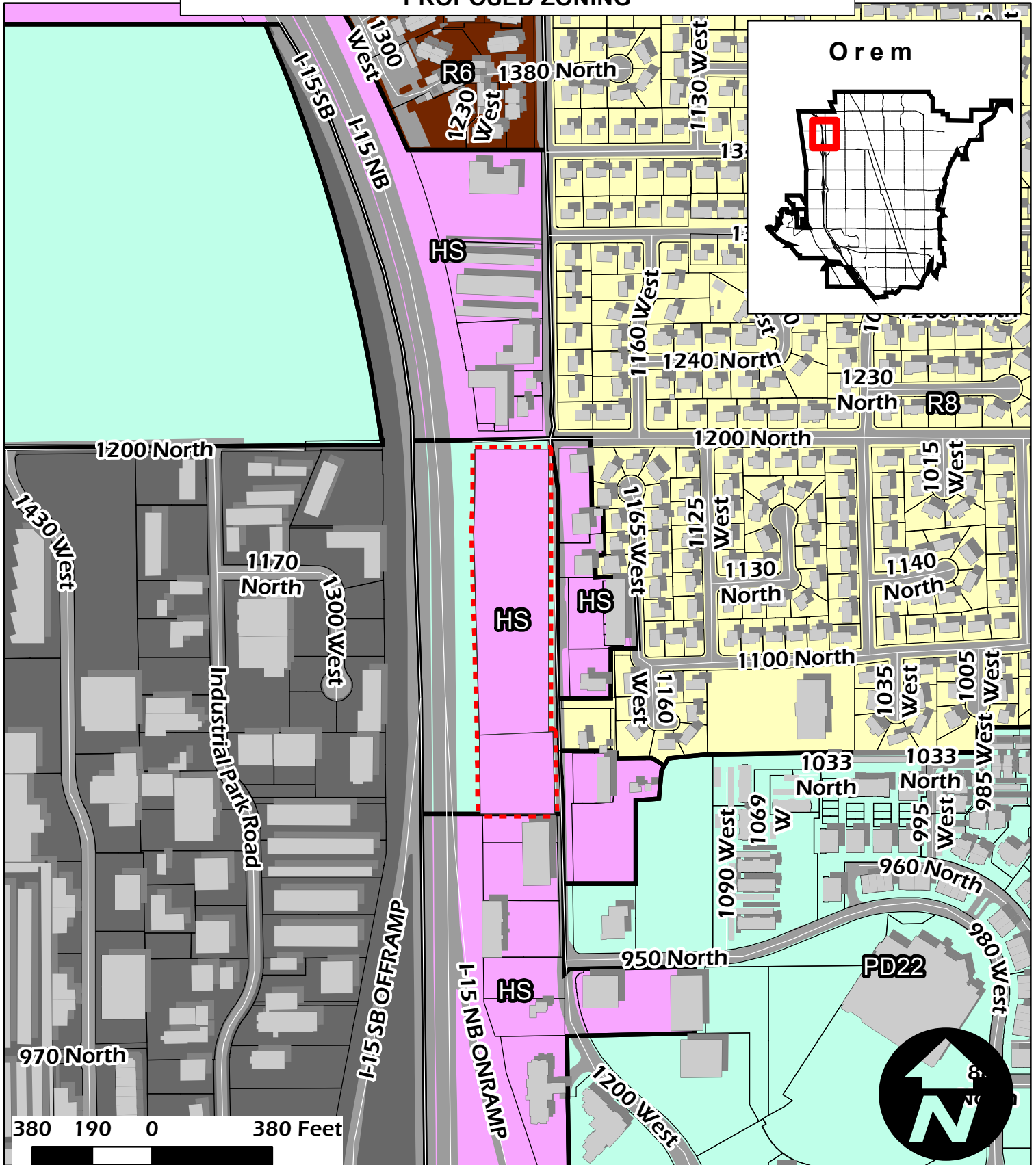
◆ Parcels at 1187 N 1200 West
PD45 Zone
6.2 Acres

NIA CONTACT
Timpview
Brian & Lisa Kelly

Legend
 Parcels selection
 Buildings
 Parcels

1187 N 1200 West HS Rezone

PROPOSED ZONING



◆ Parcels at 1187 N 1200 West
PD45 Zone
6.2 Acres

NIA CONTACT
Timpview
Brian & Lisa Kelly

Legend
 Buildings
 Parcels
 Parcels selection

RESOLUTION NO. PC-2019-0008

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL AMEND SECTION 22-5-3(A) OF THE OREM CITY CODE BY REZONEING APPROXIMATELY 6.2 ACRES OF PROPERTY LOCATED GENERALLY AT 1187 NORTH 1200 WEST FROM THE PD-45 ZONE TO THE HIGHWAY SERVICES (HS) ZONE.

WHEREAS on January 3, 2019, 1200 Miller LLC filed an application with the City of Orem requesting the City amend Section 22-5-3(A) of the Orem City Code by rezoning approximately 6.2 acres of property located generally at 1187 North 1200 West from the PD-45 zone to the Highway Services (HS) zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on February 6, 2019; and

WHEREAS notice of the public hearing to be held by the Planning Commission on the subject application was mailed to all residents and property owners within 1000 feet of the subject properties; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was heard was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the Planning Commission 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 the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby recommends the City Council amend Section 22-5-3(A) Orem City Code by rezoning approximately 6.2 acres of property located generally at 1187 North 1200 West from the PD-45 zone to the Highway Services (HS) zone as shown on Exhibit

“A” which is attached hereto and incorporated herein by reference.

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

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

PASSED and APPROVED this 6th day of February 2019



CITY OF OREM, by
Ross Spencer, Chairman

ATTEST:



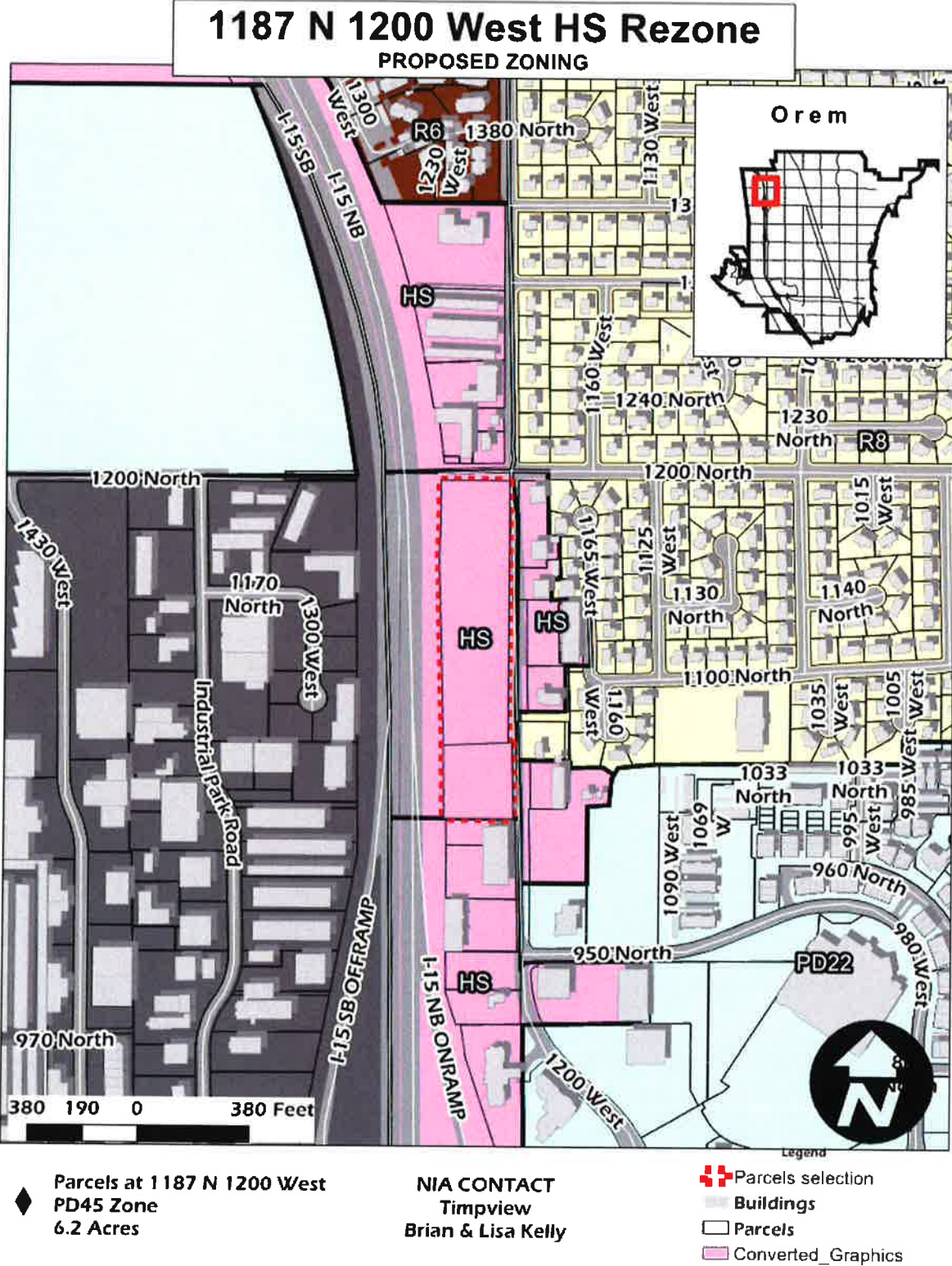
Jason Bench, Planning Division Manager

COMMISSION MEMBERS VOTING ‘AYE’

COMMISSION MEMBERS VOTING ‘NAY’

Carl L Cook
Mickey Cochran
Camille Jensen
David Moulton
Mike Staker
Ross Spencer

Exhibit "A"





12635

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: 1200 Miller LLC	Phone: (801) 857-9081
Address: 380 South Technology Court	Email: mblackburn@nudge.com
City: Lindon	State: Utah Zip: 84042

Project Information

Project Name	1200 Miller
Project Address	1187 North 1200 West (3 parcels - 17:032:0104, 17:032:0195, 17:032:0023)

Request	Fees	Total
Subdivision Text	\$1,160	
Zoning Text	\$1,160	
Sign Text Amendment	\$1,160	
✓ Rezone	\$1,228 + \$689 sign fee	2017.00
New PD Zone Text	\$3,685 + \$689 sign fee	
Land Use Map Change	\$1,057 + \$689 sign fee	
General Plan Text Change	\$1,057 + \$689 sign fee	
✓ Neighborhood Notice	TBD at time of submittal, if needed	244.50
✓ Public Notice	\$100 each for PC and CC, if needed	200.00
Development Agreement UT Co. Fees	TBD at time of recordation	
Total		2461.50

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 Cheryl Vargas at chvargas@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 developments 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: Kristina Haycock, 801-229-7095; Jason Bench, 801-229-7238; Kirby Snideman, 801-229-7267; Christian Kirkham, 801-229-7267.

Applicant's Signature:

Contact Person: Matthew Blackburn	Phone: (801) 857-9081
-----------------------------------	-----------------------

Office Use Only

Date Filed: 1/3/19	Fees Paid: 2017.00	Received By:	Receipt #: 2019181172
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1/3/19

444.50

1 July 2018
2019181351

MEETING SIGN-IN SHEET			
Project:	PD-45 proposed rezone to HS	Meeting Date:	December 19 th 2018
Facilitator:	Matthew Blackburn (801)-857-9081	Location:	1187 N 1200 W, Orem UT

Meeting Date: December 19th 2018

Location:	1187 N 1200 W, Orem UT
------------------	------------------------

[illegible]

Neighborhood Meeting

Application to Rezone Properties

Meeting Minutes December 19th 2018

1200 Miller LLC conducted a neighborhood meeting on December 19th to advise on their intent to apply for rezone of three parcels (17:032:0104, 17:032:0105, 17:032:0023) along 1200 West in Orem Utah. The parcels are currently zoned PD-45 and the application is to have the parcels zoned as HS (Highway Services).

A sign in sheet was provided to log the people in the surrounding area who attended. See attached.

Matthew Blackburn attended as the Owner's representative. The meeting started at 7pm. Matthew provided a brief history of the three parcels currently zoned as PD-45, that the parcels have since been sold to new owners, the new owners do not have any intent to develop the property as previously zoned and the new owner's intent to have the three parcels zoning revert back to the HS zoning.

A concept layout of the two southern most parcels, where an RV sales lot is proposed was presented to all who attended. It was noted by Matthew that at this time there are no long-term plans for any new permanent structures to be built. The RV lot would have a mobile sales office trailer on the property.

Matthew also noted to the attendees the work that has progressed over the past several months to rehabilitate the existing building on the northern most property for lease to a user as a Latin American market/event center.

There were several questions from attendees about the previous Jive planned development and the common sentiment expressed was relief that this project would not be proceeding.

The community members who attended had no opposition to the RV sales lot or the Latin American market/event center. The members who attended are pleased to see these lots cleaned up and maintained in the short term while a long term plan by the new owners is developed. There were some concerns expressed by the community members regarding noise from the event center late at night. The owner of the Latin American market/event center was present and time was turned over to him to address these concerns. He gave all the community members his phone number and asked them to call him with any concerns in the future.

The meeting adjourned by 7:30

PUBLIC NOTICE

Notice of Application to Rezone Properties

Notice Date December 7th 2018

1200 Miller LC is conducting a neighborhood meeting to advise on their intent to apply for rezone of three parcels (17:032:0104, 17:032:0105, 17:032:0023) along 1200 West in Orem Utah. The parcels are currently zoned PD-45 and the application is to have the parcels zoned as HS (Highway Services).



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.

This neighborhood meeting will be held Wednesday December 19th, 2018 at 7:00 pm. The location is 1187 North 1200 West, Orem UT 84057.

For any questions or comments regarding this application for rezone please contact Matthew Blackburn via phone (801) 857-9081 or e-mail at mblackburn@nudge.com

For more information, contact
Christian at (801) 229-7267 or
ckirkham@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Feb 26, 2019 6:00 pm
Planning Commission Wed, Feb 6, 2019 4:30 pm

The City of Orem will hold two Public Hearings regarding the proposed rezone of three properties located at 1187 N. 1200 W. from the PD-45 (Jive) zone to the HS (Highway Services) zone. The public is invited to attend all public hearings. If you have any questions regarding the proposed zone change or amendments, contact the Development Services Department at 801-229-7058.

MAYO, DAVID (ET AL)
6630 CASTLE DR
BLOOMFIELD HILLS, MI 48301

For more information, contact
Christian at (801) 229-7267 or
ckirkham@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Feb 26, 2019 6:00 pm
Planning Commission Wed, Feb 6, 2019 4:30 pm

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MAGNUSON, KIM S TEE & MARK D TEE (ET AL)
2090 1/2 HODESHA CT
GRAND JUNCTION, CO 81507

For more information, contact
Christian at (801) 229-7267 or
ckirkham@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Feb 26, 2019 6:00 pm
Planning Commission Wed, Feb 6, 2019 4:30 pm

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ROCK, DAVID E & MARTA J
12618 BEXHILL DR
HOUSTON, TX 77065

For more information, contact
Christian at (801) 229-7267 or
ckirkham@orem.org

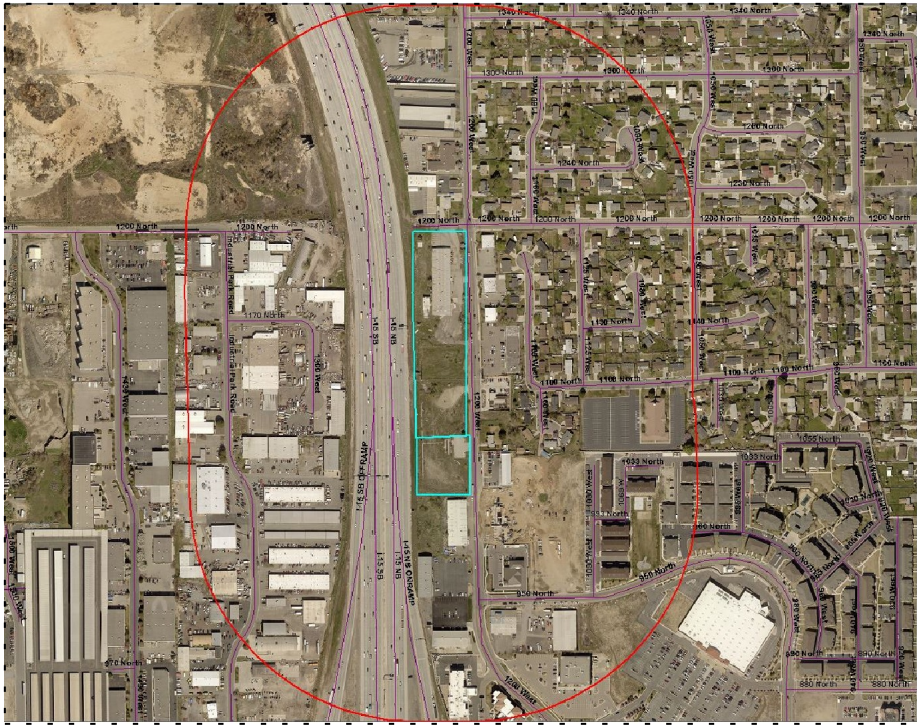
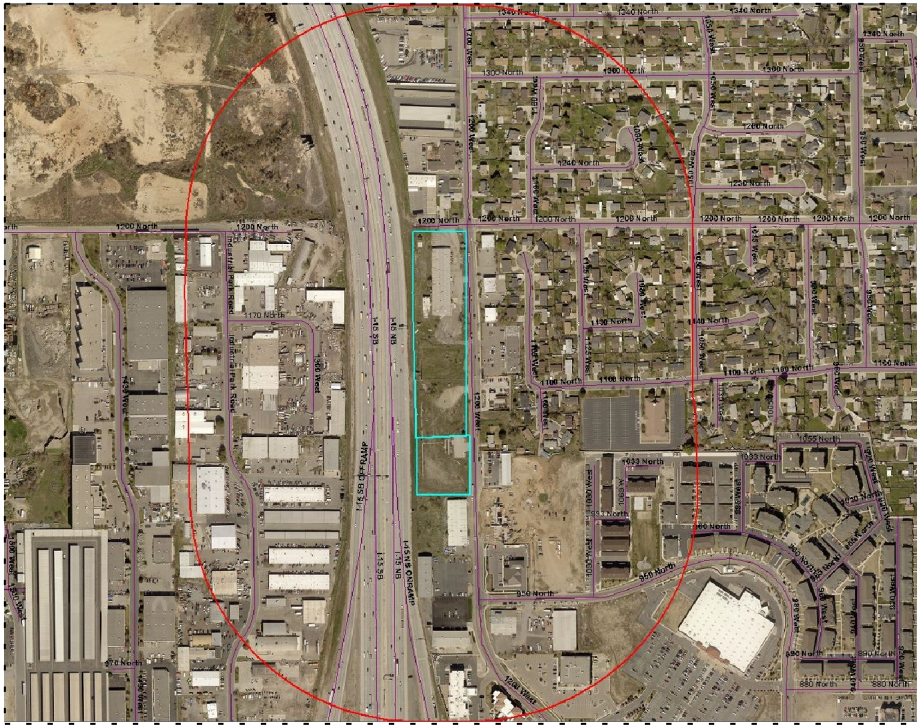


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ABBY, GERTRUID SCHNEIDER
PO BOX 2614
SUN VALLEY, ID 83353



FAIRBANKS, WILLIAM M (ET AL)
PO BOX 1239
OREM, UT 84059

NORTHGATE HOTEL LLC
%URRUTIA, SHARON
PO BOX 1327
EAGLE, ID 83616

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

ANDERSON, JERRY R & SHANNON K
(ET AL)
PO BOX 1633
PROVO, UT 84603

MARSH VALLEY INVESTMENTS LLC
PO BOX 1754
OREM, UT 84059

ABBY, GERTRUID SCHNEIDER
PO BOX 2614
SUN VALLEY, ID 83353

LLEWELLYN, ROBERT BLAKE &
GAYLEN
PO BOX 354
SALEM, UT 84653

BRODERICK, GARY R & CHAD S (ET
AL)
PO BOX 422
OREM, UT 84059

EUROPEAN COMPANY INC
PO BOX 494
SPANISH FORK, UT 84660

RNB INVESTMENTS LC
PO BOX 525
PRICE, UT 84501

ERCANBRACK, BENJAMIN &
BENJAMIN
PO BOX 536
OREM, UT 84059

HAAS, THOMAS J & LINDA A
PO BOX 542
PLEASANT GROVE, UT 84062

KAM INDUSTRIES LLC
PO BOX 655
SPRINGVILLE, UT 84663

ANDREW INVESTMENTS 1 LC
PO BOX 921
SPANISH FORK, UT 84660

WINKELMAN, ARTHUR JAY & LINDA
SUE (ET AL)
27 N 420 E
OREM, UT 84097

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

ALAMO BUSINESS CENTER LLC
44 RED PINE DR
ALPINE, UT 84004

STANCO LLC
49 N 1330 W
OREM, UT 84057

CORP OF THE PRES BISHOP CHURCH
OF JESUS CHRIST OF L D S
50 E N TEMPLE
SALT LAKE CITY, UT 84150

MORTON, MELISSA (ET AL)
51 W CENTER ST # 356
OREM, UT 84057

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

LLEWELLYN, ROBERT BLAKE &
GAYLEN
70 W CENTER ST
SALEM, UT 84653

HAGLER, LEWIS GRANT & SARAH E
96 MARRCREST S
PROVO, UT 84604

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

TURTLE HALL LLC
113 S 300 W
SALEM, UT 84653

PANDA BEAR HOMES INC
135 E 800 N
OREM, UT 84057

GLAZIER, MAXINE
152 W 640 N
AMERICAN FORK, UT 84003

HUNSAKER, BONNIE & GARY
161 SHELLY MARIE CIR
ANCHORAGE, AK 99515

URRY, BRIAN (ET AL)
168 N 1200 E
OREM, UT 84097

PALETTA, JUSTIN & NICOLE (ET AL)
170 S 1600 W
MAPLETON, UT 84664

WILLIAMSON RENTALS LC
%URRY, BRIAN
195 S GENEVA RD
LINDON, UT 84042

KIOSK Z BANANAMI LLC
223 W 1230 N # 533
PROVO, UT 84604

METWORKS INC
225 N 900 E
AMERICAN FORK, UT 84003

CPH HOLDINGS LLC
244 N 900 E
SALEM, UT 84653

SOELBERG PROPERTIES LLC
248 MOUNTAIN WAY DR
OREM, UT 84058

HALLADAY, DOUGLAS DAVID (ET
AL)
248 N 500 E
OREM, UT 84097

DICKERSON FAMILY LLC
270 E 930 S
OREM, UT 84058

FUSION HOLDINGS LLC
292 N 450 E
OREM, UT 84097

OREM CITY
351 W CENTER
PROVO, UT 84601

WHIPPLE, KRISTIE
352 SUNSHINE CIR
MOAB, UT 84532

1200 MILLER LC
%LEWIS, MATT
380 S TECHNOLOGY CT STE 100
LINDON, UT 84042

SUELDO, JORGE
446 W 165 S
OREM, UT 84058

JCLAN ENTERPRISES LLC
448 W 1680 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

OLSEN, JACK D & GAE H
538 N 80 W
LINDON, UT 84042

C & L LYMAN PROPERTIES LLC
553 S 70 E
OREM, UT 84057

MORLEY, DAVID S & JANA
562 E 720 N
OREM, UT 84097

RG DEVELOPMENT LC
569 S 700 W
MAPLETON, UT 84664

WHITE HAWK PROPERTIES LLC
573 S 600 W
MAPLETON, UT 84664

GENEVA HOLDINGS LLC
%SKINNER, BRENT
595 S RIVERWOODS PKY
LOGAN, UT 84321

WINN, DEBORAH S
611 W 1510 N
OREM, UT 84057

PLANNED PARENTHOOD
ASSOCIATION OF UTAH
654 S 900 E
SALT LAKE CITY, UT 84102

ARGENT PARTNERS LLC - SERIES 2 -
TUSCAN 1018
658 N BELLA VISTA DR
OREM, UT 84097

THEOBALD SOUTH LLC
665 W 925 S
OREM, UT 84058

HAUB, DEVIN N & JULIANNE J
669 W PARKVIEW DR
LEHI, UT 84043

BLACK, IRENE & IRENE BLACK (ET
AL)
682 E 250 N
AMERICAN FORK, UT 84003

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

PRESTON, WILLIAM D & MAXINE (ET
AL)
767 S 65 W
OREM, UT 84058

HOLMSTEAD, BYRON D & JAN B
809 156TH ST NE
ARLINGTON, WA 98223

STEINAGEL, JACK LEE & SHIRLEY
IRENE
833 W 1000 N
OREM, UT 84057

STANCO LLC
--OR CURRENT RESIDENT--
872 N INDUSTRIAL PARK RD
OREM, UT 84057

NORTHGATE HOTEL LLC
--OR CURRENT RESIDENT--
873 N 1200 WEST
OREM, UT 84057

SAM LENTZ
882 W 1720 N
OREM, UT 84057

STANCO LLC
--OR CURRENT RESIDENT--
890 N INDUSTRIAL PARK RD
OREM, UT 84057

BONHAM, RALPH & JOSEPH DAVID
893 W 1500 N
OREM, UT 84057

CLEMENTS, CAMERON A
895 W 1490 N
OREM, UT 84057

VINEYARD FLAGSHIP 87 LLC
--OR CURRENT RESIDENT--
898 N 1200 WEST UNIT# 101-210
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

NGHII JT LLC (ET AL)
--OR CURRENT RESIDENT--
901 N 1200 WEST
OREM, UT 84057

JACOB LAND DEVELOPMENT LLC
923 N 290 E
AMERICAN FORK, UT 84003

STUBALZABUL LLC
935 N 1200 W
OREM, UT 84057

1159 NORTH PROPERTIES LLC
936 E 430 N
PLEASANT GROVE, UT 84062

THEOBALD SOUTH LLC
--OR CURRENT RESIDENT--
936 N INDUSTRIAL PARK RD
OREM, UT 84057

5 STAR BUILDING PRODUCTS LLC
944 N 1200 W
OREM, UT 84057

THEOBALD NORTHEAST LLC
--OR CURRENT RESIDENT--
946 N INDUSTRIAL PARK RD
OREM, UT 84057

BILBY PROPERTIES LLC
--OR CURRENT RESIDENT--
950 N INDUSTRIAL PARK RD
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
953 N 1030 WEST
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
955 N 1030 WEST
OREM, UT 84057

PAWL-A1 LLC
955 N 1300 W # 10
ST. GEORGE, UT 84770

WILLIAMSON, CHASE D & JORDYN
--OR CURRENT RESIDENT--
957 N 1030 WEST
OREM, UT 84057

ALAMO BUSINESS CENTER LLC
--OR CURRENT RESIDENT--
960 N INDUSTRIAL PARK RD
OREM, UT 84057

ADAMS D F PROPERTIES LC
--OR CURRENT RESIDENT--
961 N INDUSTRIAL PARK DR
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
968 N 1030 WEST
OREM, UT 84057

JBR INVESTMENTS LLC
968 N 1200 W
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
969 N 1030 WEST
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
971 N 1030 WEST
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
974 N 1030 WEST
OREM, UT 84057

TOUR ICE OF CENTRAL UTAH INC
981 INDUSTRIAL PARK DR
OREM, UT 84057

RM LAND LLC (ET AL)
--OR CURRENT RESIDENT--
981 N 1200 WEST
OREM, UT 84057

TOUR ICE OF CENTRAL UTAH INC
--OR CURRENT RESIDENT--
981 N INDUSTRIAL PARK RD
OREM, UT 84057

DAN'S TOWING INC (ET AL)
984 W 1340 N
OREM, UT 84057

SMITH, CASEY J & AMANDA M
--OR CURRENT RESIDENT--
985 N 1030 WEST
OREM, UT 84057

JAMES GANG 985 LLC
--OR CURRENT RESIDENT--
985 N INDUSTRIAL PARK RD
OREM, UT 84057

SMITH, CASEY J & AMANDA M
985 N 1030 W # 6
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
986 N 1030 WEST
OREM, UT 84057

ALAMO BUSINESS CENTER LLC
--OR CURRENT RESIDENT--
986 N INDUSTRIAL PARK RD
OREM, UT 84057

JAMES GANG 1049 LLC
993 INDUSTRIAL PARK RD
OREM, UT 84057

JAMES GANG 981 LLC
993 N INDUSTRIAL DR
OREM, UT 84057

JAMES GANG ENTERPRISES LC
993 N INDUSTRIAL PARK DR
OREM, UT 84057

BILBY PROPERTIES LLC
993 N INDUSTRIAL PK RD
OREM, UT 84057

THE HAMMOND COMPANY
--OR CURRENT RESIDENT--
1001 N 1200 WEST
OREM, UT 84057

CASTANEDA, JUAN GABRIEL
1004 N 1090 W # 101
OREM, UT 84057

C & L LYMAN PROPERTIES LLC
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 102
OREM, UT 84057

TREJO, MANUELA
1004 N 1090 W # 103
OREM, UT 84057

PETERSON, BRANDON & HENRY
1004 N 1090 W # 104
OREM, UT 84057

TURTLE HALL LLC
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 201
OREM, UT 84057

FELL, BARRY J & BRITTANY A
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 202
OREM, UT 84057

GUTIERREZ, LEONCIO (ET AL)
1004 N 1090 W # 203
OREM, UT 84057

PALETTA, JUSTIN & NICOLE (ET AL)
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 204
OREM, UT 84057

ABEDI, KERIST (ET AL)
1004 N 1090 W # 301
OREM, UT 84057

MORLEY, DAVID S & JANA
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 302
OREM, UT 84057

WINKLER, LIUDMILA
1004 N 1090 W # 303
OREM, UT 84057

CASTRO, JONATHAN (ET AL)
1004 N 1090 W UNIT 304
OREM, UT 84057

HUNSAKER, SHAYNE & LINSY
1004 N 1090 W # 401
OREM, UT 84057

HALLADAY, DOUGLAS DAVID (ET AL)
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 402
OREM, UT 84057

WHITE HAWK PROPERTIES LLC
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 403
OREM, UT 84057

MORTON, MELISSA (ET AL)
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 404
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1005 N 1030 WEST
OREM, UT 84057

THE HAMMOND COMPANY
--OR CURRENT RESIDENT--
1005 N 1200 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1006 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1007 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1012 N 1030 WEST
OREM, UT 84057

ALAMO BUSINESS CENTER LLC
--OR CURRENT RESIDENT--
1012 N INDUSTRIAL PARK RD
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1016 N 1030 WEST
OREM, UT 84057

ARGENT PARTNERS LLC - SERIES 2 -
TUSCAN 1018
--OR CURRENT RESIDENT--
1018 W 950 NORTH
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1019 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1021 N 1030 WEST
OREM, UT 84057

LARSEN, JAMES & JAMES G
1026 N 1200 W
OREM, UT 84057

LUNDELL, MARGUERITE ANNE
1026 N 1090 W # 101
OREM, UT 84057

HAGLER, LEWIS GRANT & SARAH E
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 102
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA
SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 103
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA
SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 104
OREM, UT 84057

METWORKS INC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 105
OREM, UT 84057

RG DEVELOPMENT LC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 201
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA
SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 202
OREM, UT 84057

SOELBERG PROPERTIES LLC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 203
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA
SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 204
OREM, UT 84057

BLACK, IRENE & IRENE BLACK (ET
AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 205
OREM, UT 84057

HOLMSTEAD, BYRON D & JAN B
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 301
OREM, UT 84057

BRADBURY, STEVEN M & TIFFANY
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 302
OREM, UT 84057

WRIGHT, GARHET
1026 N 1090 W # 303
OREM, UT 84057

RG DEVELOPMENT LC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 304
OREM, UT 84057

RICHARDS, BRYCE HUNTER (ET AL)
1026 N 1090 W # 305
OREM, UT 84057

BRADBURY, STEVEN M & TIFFANY
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 401
OREM, UT 84057

MAASS, ERIC & SHERLE
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 402
OREM, UT 84057

TURTLE HALL LLC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 403
OREM, UT 84057

WALTON, GENTRY
1026 N 1090 W # 404
OREM, UT 84057

ELDER FAMILY HOLDINGS LLC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 405
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1027 N 1030 WEST
OREM, UT 84057

K C WEST DEVELOPMENT LC (ET AL)
--OR CURRENT RESIDENT--
1027 W 1033 NORTH
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1029 N 1030 WEST
OREM, UT 84057

TRUONG, LY MINH
1032 N 50 W
OREM, UT 84057

ALAMO BUSINESS CENTER LLC
--OR CURRENT RESIDENT--
1038 N INDUSTRIAL PARK RD
OREM, UT 84057

WHITAKER, ADAM S & KENICE
1049 W 1100 N
OREM, UT 84057

JAMES GANG ENTERPRISES LC
--OR CURRENT RESIDENT--
1051 N INDUSTRIAL PARK DR
OREM, UT 84057

JAMES GANG 1049 LLC
--OR CURRENT RESIDENT--
1051 N INDUSTRIAL PARK RD
OREM, UT 84057

LAMOREAUX, THOMAS C
1052 GRAND CIR
PROVO, UT 84604

LARSEN, JAMES GREGORY
1054 N 1200 W
OREM, UT 84057

JOHNSON, DEVIN & JAMIE
1055 W 1033 N
OREM, UT 84057

HANSEN, TAYLOR & CRYSTAL
1055 W 1033 N # 105
OREM, UT 84057

CHICHIA, CARLOS
1055 W 1033 N # 203
OREM, UT 84057

WATERS, JEREMY & STEPHANIE
1055 W 1033 N UNIT 204
OREM, UT 84057

ANDERSON, DALTON R & ALEXIS
1055 W 1033 N UNIT 301
OREM, UT 84057

SACREN, JEAN
1055 W 1033 N # 403
OREM, UT 84057

HAAS, THOMAS J & LINDA A
--OR CURRENT RESIDENT--
1057 W 1200 NORTH
OREM, UT 84057

JWR SERVICES LLC
--OR CURRENT RESIDENT--
1058 W 1100 NORTH
OREM, UT 84057

EKINS, JOHN D & CHRISTIE
1061 N 1035 W
OREM, UT 84057

MCKEETH, CORBIN P & HANNAH L
1064 N 1160 W
OREM, UT 84057

HARRIS, GENE R & MARTINA
1064 W 1200 N
OREM, UT 84057

SMITH, KELLY D & MARY ANNE
1068 N 1160 W
OREM, UT 84057

ARMENTA, JOSE RAMIRO (ET AL)
1069 N 1035 W
OREM, UT 84057

LONG, MARK D
1069 N 1160 W
OREM, UT 84057

SENDSATIONS INC
1074 N INDUSTRIAL PARK DR
OREM, UT 84057

CORP OF THE PRES BISHOP CHURCH
OF JESUS CHRIST OF L D S
--OR CURRENT RESIDENT--
1075 W 1100 NORTH
OREM, UT 84057

PEREZ, NORBERTO (ET AL)
1076 N 1160 W
OREM, UT 84057

MCDANIEL, DOUGLAS WAYNE &
KRISTINE
1077 N 1160 W
OREM, UT 84057

MARTIN, BENJAMIN D
1077 W 1130 N
OREM, UT 84057

ABILDSKOV, TRACY JOHN & CAROL
MARIE
1077 W 1200 N
OREM, UT 84057

JIMENEZ, MIGUEL A & ROSANA
1078 W 1100 N
OREM, UT 84057

ELIES, RICHARD M & KRISTY
1078 W 1200 N
OREM, UT 84057

MAYO, DAVID (ET AL)
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 101
OREM, UT 84057

SMITH, ERIC C & BONNIE L
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 102
OREM, UT 84057

LESTARI, FARLEY
1079 W 965 N # 103
OREM, UT 84057

BLACK, R JAY & IRENE (ET AL)
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 104
OREM, UT 84057

SUELDO, JORGE
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 105
OREM, UT 84057

JACKMAN, TRAVIS S & JENNALEE R
1079 W 965 N # 110
OREM, UT 84057

GAMMELL, BRANDI
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 201
OREM, UT 84057

CALDWELL, BRADLEY R & REBECCA
L
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 202
OREM, UT 84057

SOELBERG PROPERTIES INC
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 203
OREM, UT 84057

RNB INVESTMENTS LC
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 204
OREM, UT 84057

JACKMAN, TRAVIS S & JENNALEE R
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 205
OREM, UT 84057

MORLEY, RYAN
1079 W 965 N # 301
OREM, UT 84057

FRANKS, JEFFREY & MARISOL
1079 W 965 N # 302
OREM, UT 84057

DE LA CRUZ, GLORIA
1079 W 965 N # 303
OREM, UT 84057

FRY, PETER M
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 304
OREM, UT 84057

POZO, GABY & MICHAEL ERIK
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 305
OREM, UT 84057

CUTLER, PRESTON (ET AL)
1079 W 965 N # 401
OREM, UT 84057

BACCUS, LINDSAY
1079 W 965 N # 402
OREM, UT 84057

MITCHELL, LANE ROBISON
1079 W 965 N # 403
OREM, UT 84057

MILLS, KELSEY RAE
1079 W 965 N # 404
OREM, UT 84057

HAWS, KAELEY JO (ET AL)
1079 W 965 N # 405
OREM, UT 84057

SHEPHERD, CASEY
1080 965 N # 403
OREM, UT 84057

KAM INDUSTRIES LLC
--OR CURRENT RESIDENT--
1080 N INDUSTRIAL PARK DR
OREM, UT 84057

FOWLER, VALIAN & JOHN M
1080 W 965 N # 102
OREM, UT 84097

JARROW, ZACHARY O & YOANI
1080 W 965 N # 104
OREM, UT 84057

MACK, CODY V
1080 W 965 N # 201
OREM, UT 84057

MOORE, SARA L
1080 W 965 N # 204
OREM, UT 84057

PEACOCK, COLTER
1080 W 965 N # 205
OREM, UT 84057

BEATTIE, BAYLEE & MATTHEW
1080 W 965 N # 301
OREM, UT 84057

MENDENHALL, KAIA
1080 W 965 N UNIT 305
OREM, UT 84057

HUNTER, BLAKE I & ASHLEY N
1080 W 965 N # 402
OREM, UT 84057

ALLEN, DALLAS C
1081 W 993 N # 101
OREM, UT 84057

BENTLEY, AMELIA
1081 W 993 # 102
OREM, UT 84057

WILLIAMS, CHRISTIAN A & WARLA E
1081 W 993 N # 105
OREM, UT 84057

BRODEUR, GARY L & SUSAN J
1081 W 993 N # 201
OREM, UT 84057

WESTOVER, JACOB & JADEN H (ET
AL)
1081 W 993 N # 202
OREM, UT 84057

JACKSON, JILLIAN
1081 W 993 N # 205
OREM, UT 84057

KUNZLER, KORY & SARAH
1081 W 993 N # 301
OREM, UT 84057

GREEN, TAYLOR
1081 W 993 N # 304
OREM, UT 84057

HOOPER, ALBA MARINA
1081 W 993 N # 305
OREM, UT 84057

RIVERA, DAVID E MORALES
1081 W 993 N # 402
OREM, UT 84057

DURFEE, SIERRA D (ET AL)
1081 W 993 N # 403
OREM, UT 84057

RHODES, SKYLAR
1081 W 993 N # 404
OREM, UT 84059

SOELBERG, SAMANTHA & CHRISTIE
1081 W 993 N # 405
OREM, UT 84057

KIOSK Z BANANAMI LLC
--OR CURRENT RESIDENT--
1083 W 1240 NORTH
OREM, UT 84057

PLANNED PARENTHOOD
ASSOCIATION OF UTAH
--OR CURRENT RESIDENT--
1086 N 1200 WEST
OREM, UT 84057

CHATWIN, WESLEY T & MYSTIE D
1087 N 1160 W
OREM, UT 84057

ABBY, GERTRUD SCHNEIDER
--OR CURRENT RESIDENT--
1087 N INDUSTRIAL PARK RD
OREM, UT 84057

MARTINEZ, KEN & ELAINE
1087 W 1300 N
OREM, UT 84057

ASAY, MARK FOSTER & MARILYN
KAY
1088 N 1160 W
OREM, UT 84057

MURRAY, DEWARD N & JILENE W
1088 W 1100 N
OREM, UT 84057

UHARRIET, ANDREW THOMAS
1089 W 100 N
PROVO, UT 84601

CARROLL, GREGORY M & JANICE W
1089 W 1200 N
OREM, UT 84057

DILLEY, LESLIE R & ANGELA F
1091 W 1130 N
OREM, UT 84057

PHCD LLC (ET AL)
--OR CURRENT RESIDENT--
1092 N INDUSTRIAL PARK DR
OREM, UT 84057

PRESTON, WILLIAM D & MAXINE (ET
AL)
--OR CURRENT RESIDENT--
1092 W 1200 NORTH
OREM, UT 84057

CPH HOLDINGS LLC
--OR CURRENT RESIDENT--
1094 N 1300 WEST
OREM, UT 84057

WILEY, JOAN (ET AL)
1095 W 1240 N
OREM, UT 84057

SPENCER, SUSAN K & SCOTT M
1098 W 1100 N
OREM, UT 84057

HILL, JOHN F & PAULINE S
1099 W 1300 N
OREM, UT 84057

BOWLDEN, KIM W & DONNA L
1101 W 1200 N
OREM, UT 84057

KCJ INC
--OR CURRENT RESIDENT--
1102 N 1200 WEST
OREM, UT 84057

WHATCOTT, DIRK ALLEN & CHERYL
ANN
1103 W 1130 N
OREM, UT 84057

MARTINEZ, ELIANA
1105 S 1420 E
PROVO, UT 84606

KCJ INC
--OR CURRENT RESIDENT--
1106 N 1200 WEST
OREM, UT 84057

ROUNDY, NATHAN GLEN & BRENDA
HOWLETT
1106 W 1200 N
OREM, UT 84057

ROUNDY, MICHAEL T
1108 W 1240 N
OREM, UT 84057

CHANTRY, BRIAN N & JENNIFER C
1109 N 1125 W
OREM, UT 84057

TAGGART, SAMUEL
--OR CURRENT RESIDENT--
1109 W 1240 NORTH
OREM, UT 84057

KCJ INC
--OR CURRENT RESIDENT--
1110 N 1200 WEST
OREM, UT 84057

ORTIZ, SALVADOR C & AMADA S
--OR CURRENT RESIDENT--
1110 W 1100 NORTH
OREM, UT 84057

MARSH, RYAN TAYLOR & ALYSSA
BROOKE
1110 W 1300 N
OREM, UT 84057

SMITH, WESLEY EVAN & JOAN B
1111 W 1300 N
OREM, UT 84057

GASSMAN, JEFFREY & TAUNI
1112 N 1165 W
OREM, UT 84057

ABBY, GERTRUD SCHNEIDER
--OR CURRENT RESIDENT--
1113 N INDUSTRIAL PARK RD
OREM, UT 84057

LESTER, MAGGIE KAY
1113 W 1340 N
OREM, UT 84057

HALE, DAVID B & JANELLE
1115 W 1130 N
OREM, UT 84057

ERCANBRACK, BENJAMIN &
BENJAMIN
--OR CURRENT RESIDENT--
1116 N 1300 WEST
OREM, UT 84057

DIAZ, RODOLFO A (ET AL)
--OR CURRENT RESIDENT--
1116 W 1130 NORTH
OREM, UT 84057

JOHNSON, WILLIAM R & ROSEMARY
1117 N 1125 W
OREM, UT 84057

LEDEZMA, FILIBERTO S
1118 N 1165 W
OREM, UT 84057

S A B B LLC
1118 N 1200 W
OREM, UT 84057

NGHII JT LLC (ET AL)
%URRUTIA, SHARON
1119 E STATE ST STE 220
EAGLE, ID 83616

JONES, CRAIG R & SUSAN M
--OR CURRENT RESIDENT--
1119 N 1300 WEST
OREM, UT 84057

CANNON, TRESSA J & TODD R
1120 W 1100 N
OREM, UT 84057

HOWLETT, DANIEL & KATHY J
1120 W 1200 N
OREM, UT 84057

DE BOKETON PROPERTIES LLC
--OR CURRENT RESIDENT--
1122 N 1200 WEST
OREM, UT 84057

LAMB, JAMES THATCHER (ET AL)
1122 W 1300 N
OREM, UT 84057

FACKRELL, KENNETH & JOAN K
1123 W 1240 N
OREM, UT 84057

BAXTER, JEFFREY B & IRINA 1123 W 1300 N OREM, UT 84057	ERCANBRACK, BENJAMIN & BENJAMIN --OR CURRENT RESIDENT-- 1124 N 1300 WEST OREM, UT 84057	CARSON, TREVOR & ELIZABETH 1124 W 1240 N OREM, UT 84057
WRIGHT, ANDREW D & NATALIE P 1125 N 1050 W OREM, UT 84057	JOHNSON, JEFFREY D & JENNIFER 1125 W 1340 N OREM, UT 84057	DE BOKETON PROPERTIES LLC 1126 N 1200 W OREM, UT 84057
GROW, VON 1128 N 1165 W OREM, UT 84057	BLOCKER, STEVEN K & BRENDA 1129 N 1125 W OREM, UT 84057	ELDER FAMILY HOLDINGS LLC 1132 N 1450 E OREM, UT 84097
RODRIGUEZ, JUAN L & MARIA A 1134 N 1080 W OREM, UT 84057	FLETCHER, WILLIAM JAY & DEBRA M 1134 W 1200 N OREM, UT 84057	MASON, J D & NATALEE AN 1134 W 1300 N OREM, UT 84057
DAGOSTINI, DANTE K 1135 W 1100 N OREM, UT 84057	SALAS, MIGUEL 1135 W 1300 N OREM, UT 84057	THILL, JOSHUA MICHAEL & COURTNEY MARIE 1137 N 1050 W OREM, UT 84057
DELGADO, CHRISTIAN A (ET AL) 1137 W 1240 N OREM, UT 84057	TORRES, NOE (ET AL) 1138 N 1165 W OREM, UT 84057	GUYMON, GARTH KENT & JANET B 1138 W 1240 N OREM, UT 84057
CHIPMAN, MICHAEL 1139 N 1080 W OREM, UT 84057	GORDON, KEVIN RULON & KATHLEEN D (ET AL) 1139 N 1165 W OREM, UT 84057	ABBY, GERTRUID SCHNEIDER --OR CURRENT RESIDENT-- 1139 N INDUSTRIAL PARK RD OREM, UT 84057
DGJAYS LLC 1140 N 1200 W OREM, UT 84057	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS --OR CURRENT RESIDENT-- 1140 W 950 NORTH OREM, UT 84057	PEREZ-AQUINO, P LEONARDO (ET AL) 1141 N 1125 W OREM, UT 84057
TERRY, FRANKIE M 1141 W 1340 N OREM, UT 84057	MILLER, DAVID L & ANGELA 1142 N 1080 W OREM, UT 84057	MC ALLISTER, DEAN K 1142 W 1300 N OREM, UT 84057
JOHNSON, MICHAEL LOUIS JR & JOLENE FAYE 1143 N 1050 W OREM, UT 84057	BAKKER, SHANE (ET AL) 1143 W 1300 N OREM, UT 84057	CANO, JAVIER 1146 W 1100 N OREM, UT 84057

SIMMONS, ROBYN J
1149 N 1080 W
OREM, UT 84057

MAYA, MARCELINO
1149 W 1240 N
OREM, UT 84057

PEREZ, ROSABLA
1150 N 1165 W
OREM, UT 84057

KANAKIS, GINA N
1150 W 1240 N
OREM, UT 84057

BENTLEY, ALLISON
1151 N 1165 W
OREM, UT 84057

OKAMURA, ISAO
1152 W 1300 N
OREM, UT 84057

PAINTER, KATHRYN
1153 N 1125 W
OREM, UT 84057

NERDIN, JOSEPH H & PAMELA J
1153 W 1340 N
OREM, UT 84057

COX, JAMES D & MARY B
1154 N 1080 W
OREM, UT 84057

WINN, DEBORAH S
--OR CURRENT RESIDENT--
1154 N 1125 WEST
OREM, UT 84057

HOWLETT, BRADLEY D & MELEA
1155 N 1050 W
OREM, UT 84057

TAYLOR, PAULA
--OR CURRENT RESIDENT--
1155 N INDUSTRIAL PARK RD
OREM, UT 84057

1159 NORTH PROPERTIES LLC
--OR CURRENT RESIDENT--
1159 N 1165 WEST
OREM, UT 84057

MILLER 1200 LLC
1159 N 1200 W
OREM, UT 84057

SOLIS, JORGE
1160 N 1165 W
OREM, UT 84057

PREMIER FUNERAL HOLDINGS LLC
--OR CURRENT RESIDENT--
1160 N 1200 WEST
OREM, UT 84057

HURST, DEAN W & TENA
1163 N 1080 W
OREM, UT 84057

CROFTS, CHARLEEN M
1163 N 1125 W
OREM, UT 84057

SCHLIEWE, GARY GENE
1164 N 1080 W
OREM, UT 84057

LARSEN, FRED L & JACQULYN
1164 W 1300 N
OREM, UT 84057

HARDING, TED E & CYNTHIA
1165 W 1340 N
OREM, UT 84057

MORTENSEN, DEEVERE FUNK &
ROSEMARY HARRISON
1166 N 1125 W
OREM, UT 84057

SANCHEZ, KEVIN (ET AL)
1166 W 1340 N
OREM, UT 84057

BAXTER, KEVIN K & MARTHA S
1167 N 1050 W
OREM, UT 84057

MARSH VALLEY INVESTMENTS LLC
--OR CURRENT RESIDENT--
1167 N INDUSTRIAL PARK RD
OREM, UT 84057

WILSON, GREGORY L & KATHLEEN R
%WILSON, MATT
1170 INDUSTRIAL PARK RD
OREM, UT 84057

BELL, LOREN A & SHELLIE D
1172 N 1080 W
OREM, UT 84057

ROCK, DAVID E & MARTA J
--OR CURRENT RESIDENT--
1172 N 1165 WEST
OREM, UT 84057

STEINAGEL, JACK LEE & SHIRLEY
IRENE
--OR CURRENT RESIDENT--
1173 N 1080 WEST
OREM, UT 84057

JCLAN ENTERPRISES LLC
--OR CURRENT RESIDENT--
1173 N 1165 WEST
OREM, UT 84057

FARNSWORTH, TYLER (ET AL)
1173 W 1300 N
OREM, UT 84057

TAYLOR, RAYMOND G
1174 W 1200 N
OREM, UT 84057

NORDLUND, NATALIE & ISAAC T
1175 N 1125 W
OREM, UT 84057

SMITH, CARL E & DONETTE
1176 W 1300 N
OREM, UT 84057

MARTINEZ, RENATO A & ALTAMIRA
1177 W 1340 N
OREM, UT 84057

RODEN, SAM & JAICEE
1178 N 1125 W
OREM, UT 84057

ZURITA, MIGUEL & MARIA
1178 W 1340 N
OREM, UT 84057

MUNSON, ROBERT S & MELODY H
1179 N 1050 W
OREM, UT 84057

HELSTEN, LANCE FINN & BRENDA L
1180 N 1165 W
OREM, UT 84057

PRICE, CORY N & STEFANIE
1181 N 1165 W
OREM, UT 84057

EWELL, MERRILL R
--OR CURRENT RESIDENT--
1183 N INDUSTRIAL PARK RD
OREM, UT 84057

WMS PROPERTIES LLC
1184 INDUSTRIAL PARK RD
OREM, UT 84057

CHAVEZ, SAUL SERGIO & JENNIFER
RUTH
1186 N 1165 W
OREM, UT 84057

GUNNELL, BRANDON D
1186 W 1200 N
OREM, UT 84057

JENKINS, BENJAMIN J & BETHANY
1187 N 1125 W
OREM, UT 84057

MILLER 1200 LLC
1187 N 1200 W
OREM, UT 84057

GREEN, RICHARD BRUCE & MARSHA
S
1188 W 1300 N
OREM, UT 84057

KELLY, LOVELEE H
1189 W 1340 N
OREM, UT 84057

YATES, KURT D & MELISSA N
1190 N 1125 W
OREM, UT 84057

JACKMAN, JERRY R & CAROLE M
1190 N 1200 W
OREM, UT 84057

FOSTER, DAVID H
1190 W 1340 N
OREM, UT 84057

BRODERICK, GARY R & CHAD S (ET
AL)
--OR CURRENT RESIDENT--
1191 N INDUSTRIAL PARK RD
OREM, UT 84057

WILLIAMSON, CHRIS & CAROLYN A
1212 W 1200 N
OREM, UT 84057

CANNELL, ALEX M
1214 N 1160 W
OREM, UT 84057

SPOTTEN, RON (ET AL)
--OR CURRENT RESIDENT--
1214 W 1200 NORTH
OREM, UT 84057

SPROAT, R TERRY (ET AL)
1223 N 1160 W
OREM, UT 84057

BAUTISTA-RIOS, ELIGIO (ET AL)
1224 N 1200 W
OREM, UT 84057

RONALD GROUP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1225 N 1200 WEST
OREM, UT 84057

NOLASCO, MIGUEL A & MARIA
1231 N 1050 W
OREM, UT 84057

HILTON, BENJAMIN R
1235 N 1160 W
OREM, UT 84057

HUTSON, DEREK P
1236 N 1200 W
OREM, UT 84057

MERRELL, ANNETTE M & BARRY M
1241 N 1050 W
OREM, UT 84057

HOWLETT, MICHAEL P & CAMIE
1247 N 1160 W
OREM, UT 84057

PENA, JESUS
1248 N 1200 W
OREM, UT 84057

VINEYARD FLAGSHIP 87 LLC
1250 E 200 S STE 1D
LEHI, UT 84043

EUROPEAN COMPANY INC
--OR CURRENT RESIDENT--
1250 N 1090 WEST
OREM, UT 84057

BRODERICK, TRACY & SEAN
1251 N 1050 W
OREM, UT 84057

UTAH VALLEY FAMILY SUPPORT
CENTER
1255 N 1200 W
OREM, UT 84057

COOK, JARED E
1259 N 1160 W
OREM, UT 84057

TRUONG, LY MINH
--OR CURRENT RESIDENT--
1260 N 1200 WEST
OREM, UT 84057

WONG, JEFF Y & BOBBI M
1261 N 1050 W
OREM, UT 84057

BOOTHE, RAE LYN & BRYAN M
1262 N 1090 W
OREM, UT 84057

JIRON, CARLOS N & RANDI J
1263 N 1090 W
OREM, UT 84057

SIZEMORE, SHAWN D
1264 N 1160 W
OREM, UT 84057

FUENTES, JUAN C
1271 N 1160 W
OREM, UT 84057

UHARRIET, ANDREW THOMAS
--OR CURRENT RESIDENT--
1272 N 1200 WEST
OREM, UT 84057

JEPPERSON, TAIZHA (ET AL)
1274 N 1090 W
OREM, UT 84057

MASTIN, CARL JR & NICOLE
--OR CURRENT RESIDENT--
1275 N 1030 WEST
OREM, UT 84057

MASTIN, CARL JR & NICOLE
1275 N 1090 W
OREM, UT 84057

PAWL-A1 LLC
--OR CURRENT RESIDENT--
1275 N 1200 WEST
OREM, UT 84057

HOLDAWAY, JESSICA K & BRIAN J
1276 N 1160 W
OREM, UT 84057

ARCEGA, CARLOS
1286 N 1200 W
OREM, UT 84057

SHIMANEK, JACOB D & CECILIA
1287 N 1160 W
OREM, UT 84057

GAMMELL, BRANDI
1294 N 1000 W
MAPLETON, UT 84664

JACOB LAND DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1304 W 1170 NORTH
OREM, UT 84057

PRE LLC
--OR CURRENT RESIDENT--
1305 N 1200 WEST
OREM, UT 84057

ALLEN, BRIAN D (ET AL)
--OR CURRENT RESIDENT--
1307 W 1170 NORTH
OREM, UT 84057

GLAZIER, MAXINE
--OR CURRENT RESIDENT--
1332 N 1230 WEST
OREM, UT 84057

FUSION HOLDINGS LLC
--OR CURRENT RESIDENT--
1334 N 1230 WEST
OREM, UT 84057

MORRIS, TIMOTHY J
1340 N 1230 W
OREM, UT 84057

CLEMENTS, CAMERON A
--OR CURRENT RESIDENT--
1342 N 1230 WEST
OREM, UT 84057

STANLEY, BRANDON R & MADISON P
1348 N 1230 W
OREM, UT 84057

POPE, COURTNEY LEE
1350 N 1230 W
OREM, UT 84057

BETHERS, LARRY & VERNETTA
1370 W 1460 N
PROVO, UT 84604

SPOTTEN, RON (ET AL)
1436 E 1630 S
SPANISH FORK, UT 84660

CALDWELL, BRADLEY R & REBECCA
L
1445 S 100 W
OREM, UT 84058

EWELL, MERRILL R
1475 W 1100 N
PLEASANT GROVE, UT 84062

JWR SERVICES LLC
1491 W 13200 S
RIVERTON, UT 84065

BLUPROPERTIES LLC
1747 N 1500 W
PROVO, UT 84604

ORTIZ, SALVADOR C & AMADA S
1751 N 980 W
OREM, UT 84057

RONALD GROUP INVESTMENTS LLC
1755 OAK LN
PROVO, UT 84604

DIAZ, RODOLFO A (ET AL)
1799 N 950 W APT 3
PROVO, UT 84604

CUTLER, CHARLEEN (ET AL)
1805 COBBLESTONE DR
PROVO, UT 84604

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

SMITH, ERIC C & BONNIE L
%C/O FIVE POINT FUNDING
2039 E BELL TOWER LN
SALT LAKE CITY, UT 84123

MAGNUSON, KIM S TEE & MARK D
TEE (ET AL)
2090 1/2 HODESHA CT
GRAND JUNCTION, CO 81507

EB WEBB LLC
2150 N CENTER ST
LEHI, UT 84043

PHCD LLC (ET AL)
%COOK, PAUL H
2171 W 470 S
PROVO, UT 84601

STONEBROOK LC
2230 N UNIVERSITY PKY # 7B
PROVO, UT 84604

KCJ INC
%CHORNIK, HAZEL
2310 SKYLINE MOUNTAIN RESORT
FAIRVIEW, UT 84629

BS2 INVESTMENTS LLC
2370 W 780 S
LEHI, UT 84043

PRE LLC
2516 ORCHARD DR
BOUNTIFUL, UT 84010

FELL, BARRY J & BRITTANY A
2623 W 1210 N
PROVO, UT 84601

TAGGART, SAMUEL
2803 W SHADY HOLLOW LN
LEHI, UT 84043

TAYLOR, PAULA
3027 CHEROKEE LN
PROVO, UT 84604

MAASS, ERIC & SHERLE
3403 N HARTFORD ST
CHANDLER, AZ 85225

ANDERSON, JERRY R & SHANNON K
(ET AL)
3529 N 160 W
PROVO, UT 84604

THE HAMMOND COMPANY
3664 FOOTHILL DR
PROVO, UT 84604

ADAMS D F PROPERTIES LC
3889 GRINDSTONE DR
SPRINGVILLE, UT 84663

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

ALLEN, BRIAN D (ET AL)
5159 OLD POST RD
OGDEN, UT 84403

MAYO, DAVID (ET AL)
6630 CASTLE DR
BLOOMFIELD HILLS, MI 48301

PREMIER FUNERAL HOLDINGS LLC
7043 S COMMERCE PARK DR
MIDVALE, UT 84047

PROTEAN PROPERTIES INC (ET AL)
9544 WILLOW TRAIL WY
SOUTH JORDAN, UT 84095

POZO, GABY & MICHAEL ERIK
12523 VARENNA ST
HERRIMAN, UT 84096

ROCK, DAVID E & MARTA J
12618 BEXHILL DR
HOUSTON, TX 77065

BRADBURY, STEVEN M & TIFFANY
33578 ROSEWOOD CIR
TEMECULA, CA 92592

JONES, CRAIG R & SUSAN M
38401 N 7TH AV
PHOENIX, AZ 85086