CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
June 18, 2019

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

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

PRESENTATION - State Street Mobility Update (15 min)
Staff will provide an update on the State Street Mobility Project.
Presenter: Sam Kelly and Avenue Consultants

PRESENTATION - UVX Update (15 min)
UTA will provide an update regarding the UVX bus rapid transit.
Presenter: Sam Kelly and Mary DeLaMare-Schaefer, UTA Regional General Manager

UPDATE - Sales Tax Leakage (30 min)
Zions Bank Public Finance will provide an update regarding sales tax leakage in the City of Orem as found in the Orem Economic Development Strategic Plan
Presenter: Kathi Beckett and Suzy Becker, ZBPF

ANNUAL REPORT - Gang Loitering Areas (15 min)
Orem Police Department will present an annual report on gang loitering areas in the city.
Presenter: Chief Gary Giles

UPDATE - Fitness Center Project (15 min)
The City Council will discuss the proposed layout of the Fitness Center.
Presenter: Jamie Davidson and Method Studio & Big D Construction

PRESENTATION - Annual Sewer Report (15 min)
Each year the City is required to submit the Municipal Wastewater Planning Program (MWPP). The report includes information about finances, personnel certifications, capital plans, growth, facility health, and other sewer related details. The report needs to be presented to the governing body.
Presenter: Neal Winterton and Chris Tschirki
Orem mwpp 2018.pdf

1. AGENDA REVIEW
The City Council will review the items on the agenda.

2. PREVIEW UPCOMING AGENDA ITEMS

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

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.

Presenter: Tom Macdonald

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: RUHUL KUDDUS, UTAH VALLEY ISLAMIC CENTER

6. PLEDGE OF ALLEGIANCE: JIM LAURET

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1. UPCOMING EVENTS

For Review

Upcoming Events.pdf

7.2. REPORT - Senior Advisory Commission

The chair of the Senior Advisory Commission will present the annual report.

Presenter: Gena Bertelsen, Senior Center Program Coordinator and Kay Bradford, 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 - May 28, 2019

05.28.2019.ccmin DRAFT.docx

9.2. MAYOR PRO TEM - July through December, 2019

Mayor and Council will appoint a Mayor Pro Tem to serve July through December, 2019.

2010-Current -- MAYOR PRO TEM.docx

9.3. APPOINTMENTS TO BOARDS AND COMMISSIONS

Appointment to the Senior Citizen Advisory Commission - D. Craig Huish

D. Craig Huish.pdf

9.4. RESOLUTION - Authorizing the execution of an Interlocal Cooperation Agreement to authorize Orem's participation in the Utah Valley Home Consortium in the U.S. Department of Housing and Urban Development's Home Investment Program for Federal Fiscal Years 2020, 2021, and 2022

The Community Services Manager recommends that the City Council adopt the HOME Investment Partnerships Program Interlocal Cooperation Agreement, relating to the establishment and conduct of the Utah Valley HOME Consortium United States Housing and Urban Development (HUD) Program, for Federal Fiscal Years 2020, 2021, and 2022.

RES--Utah Valley Home Consortium Renewal.docx

UVHOME Consortium Agreement 2020-2022.pdf

10. SCHEDULED ITEMS

10.1. PUBLIC HEARING

ORDINANCE - Amending the Current Fiscal Year 2018-2019 Budget

The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2018-2019 Budget and, by ordinance, amend Fiscal Year 2018-2019 Budget.

Presenter: Brandon Nelson

Budget Amendments FY 2019 - Mar-June.pdf

ORD - Budget Amendments - 2019 - Mar-June.docx

10.2. PUBLIC HEARING

ORDINANCE – Vacating 590 East Street located between 1000 South and 1100 S as well as that portion of 1100 South between 590 East and the West side of 545 East Street

Development Services recommends the City Council, by ordinance, vacate approximately 0.99 acres of 590 East Street located between 1000 South and 1100 South as well as that portion of 1100 South between 590 East and the West side of 545 East Street.

Presenter: Grant Allen

Resolution-StreetVacation-590_East.doc

Agenda-StreetVacation-590_East.docx

Details -590E Street Vacation.pdf

Location Map_Street Vacation 590 East.pdf

10.3. PUBLIC HEARING

ORDINANCE – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone; and Amending Appendix KK of Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations.

The applicant is proposing to rezone the property to develop the parcel as a planned residential development with 32 single family homes which is a density of 4.03 units per acre. This density is allowed and meets the requirements of the PRD zone.

Presenter: Grant Allen

Agenda-AbbeyRoadPRD.docx
Map_Abbey Road Town Homes_2019.05.01.pdf
Vicinity Map.pdf
Concept Plan - Abbey Road Town Homes.pdf
Elevations - Abbey Road.pdf
Public meeting Strawberry Abbey.pdf
Abbey Road - Meeting Minutes - 04-30-2018.docx
Exhibit A.pdf
DS Application_ Abbey Road Town Homes_2019.06.18.pdf
20190509_1_MailerFront.pdf
20190509_1_MailerBack.pdf
20190509_1_Labels.docx
Letter to Orem City- 2019.04.24.pdf
Letter_of_Concern.pdf
Abbey Road Town Homes PRD PC Minutes 5.22 .docx
Resolution-AbbeyRoadPRD.docx
DRC Application Abbey Road.pdf

10.4. PUBLIC HEARING

ORDINANCE – Amending Appendix KK of the Orem City Code for 'Baxter Gardens' with an updated concept plan, and elevations for the property located at 195 East 1600 North in the PRD zone

The applicant is seeking to amend the concept plan from 6 units to 10 units. The PRD zone allows up to 7 units per acre, with a bonus up to 8 for removing an existing structure. The original concept plan was approved with 6 units, which is 3.65 units per acre. The amended concept plan will increase the density to 6.02 units per acre, below the maximum allowed.

Presenter: Grant Allen

Agenda-PRDConceptPlanAmendment-BaxterGardens.docx
Vicinity_Map.pdf
Concept_Plan.pdf
Map_Baxter_Gardens_2019.05.pdf
Baxter_Gardens_Elevations.pdf
Baxter_Gardens_Elevations_2.pdf
Baxter_Gardens_Elevations_3.pdf
Baxter_Gardens_Elevations_4.pdf
Baxter_Gardens_Elevations_5.pdf
Baxter_Gardens_Elevations_6.pdf
Neighborhood Concerns and New Proposal to Address Them.pdf
Scanned Minutes from Neighborhood Meeting.pdf
Scanned Sign-In Sheet from Neighborhood Meeting.pdf
Baxter Gardens PC Minutes 5.22 .docx

4

20190514_1_MailerFront.pdf
20190514_1_MailerBack.pdf
20190514_1_Labels.docx
DS_Application_Baxter Gardens_2019.06.18.pdf
Resolution-PRDConceptPlanAmendment-BaxterGardens.docx

10.5. PUBLIC HEARING

ORDINANCE – Amending Section 17-8-2(F) of the Orem City Code by removing "Section 7010 of the Uniform Building Code," and adding Chapter 18, Sections 1803 and 1804 of the International Building Codes as a reference

Development Services is updating the code referenced in the Subdivision Ordinance for Hillside Developments to match the state adopted building code. Currently, it is referencing section 7010 of the Uniform Building Code. This will update the code referenced to Chapter 18, Sections 1803 and 1804 of the International Building Code.

Presenter: Grant Allen

Agenda-17-8-2.docx
Resolution-17-8-2.docx
Article_17-8-2_F_.pdf
Section 17-8-2 Hillside Developments PC Minutes 5.22.docx
Application.pdf

10.6. RESOLUTION – Site Plan approval of Golden Pond at Sleepy Ridge, Phase 7 located generally at 1900 West Golden Pond Way in the PD-15 Zone

The applicant is seeking to develop the parcel with 8 twin home units. Units 1-6 are proposed as two-story twin homes. Units 7-8 are one story units. The Planning Commission recommends the City Council, by ordinance, approve the site plan of Golden Pond at Sleepy Ridge, Phase 7 located generally at 1900 West Golden Pond Way in the PD-15 Zone.

Presenter: Grant Allen

Agenda-GoldenPondSitePlan.docx
Resoolution-GoldenPondSitePlan.docx
Golden Pond at Sleepy Ridge Phase 7 PC Minutes 5.22 .docx
Map_Golden_Pond_at_Sleepy_Ridge_Phase_7_2019.05.pdf
Vicinity_Map_Golden_Pond_at_Sleepy_Ridge_Phase_7.pdf
Landscape_Plan_Golden_Pond_at_Sleepy_Ridge_Phase_7.pdf
Site_Plan_Golden_Pond_at_Sleepy_Ridge_Phase_7.pdf
Elevations_Golden_Pond_at_Sleepy_Ridge_Phase_7.pdf
Elevations2_Golden_Pond_at_Sleepy_Ridge_Phase_7.pdf
SLEEPY RIDGE Elevations.pdf
20190514_1_MailerBack.pdf
20190514_1_MailerFront.pdf
20190514_1_Labels (5).docx
attendance sheet neigborhood meeting.pdf
HOA_4-18-19 Minutes.pdf
Memo of agreement - Golden Pond at SR 2.14.19.pdf
Notes from Neighborhood Meeting.docx

5

Orem Golden Pond Notice 2019 05 13.docx
DS Application_Golden Pond at Sleepy Ridge Phase 7_2019.06.18.pdf

10.7. RESOLUTION – Conditional Use Permit approval for an accessory structure of 1,776 square feet located at 466 East 1500 North in the PD-14 zone

The applicant is building an accessory building containing a living room, bedroom, two car garage, guest house/pool house, and pool equipment. It is recommended that the City Council approve a conditional use permit for an accessory structure containing 1,776 square feet at 466 East 1500 North in the PD-14 zone.

Presenter: Grant Allen

Agenda-CUP-AccessoryStructure.docx
20190528_1_Labels.docx
Vicinity_Map.pdf
Map_Pincock_Accessory_Building_2019.06.pdf
Street_View_2.pdf
Street_View.pdf
Pincock_Accessory_Building_5.30.19.pdf
Pincock_Accessory_Building_5.30.19_Landscape_Plan.pdf
Pincock_Accessory_Building_Elevations1.pdf
Pincock_Neighborhood meeting notes.pdf
Pincock_Accessory_Building_Floor_Plan3.pdf
20190528_1_MailerFront.pdf
20190528_1_MailerBack.pdf
Pincock Mailing Labels.docx
Pincock_Accessory_Building_Elevations2.pdf
Pincock_Accessory_Building_Floor_Plan1.pdf
Pincock_Accessory_Building_Floor_Plan2.pdf
Pincock Residence Accessory Building PC minutes 6.5.19.docx
Resolution-AccessoryStructurePD14.docx

11. COMMUNICATION ITEMS

11.1. MONTHLY FINANCIAL SUMMARY - May 2019

For Review
Monthly Financial Summary - May 2019.pdf

12. 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.

13. ADJOURN TO A CLOSED MEETING FOR CITY MANAGER EVALUATION

The City Council moves to adjourn to a closed meeting in Room #107 to discuss "the character, professional competence, or physical or mental health of an individual", pursuant to Utah Code Section 52-4-205(1)(a).

CLOSED MEETING

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

7

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2018
OREM CITY

Thank you for filling out the reqested information. Please let DWQ know when it is approved by the Council.

Below is a summary of your responses

Download PDF

SUBMIT BY MAY 31, 2019

Are you the person responsible for completing this report for your organization?

- (●) **Yes**
- ( ) No

This is the current information recorded for your facility:

Facility Name:	OREM CITY
Contact - First Name:	Giles
Contact - Last Name:	Demke

Contact - Title	Section Manager
Contact - Phone:	801-229-7475
Contact - Email:	gedemke@orem.org

Is this information above complete and correct?

- (●) **Yes**
- ( ) No

Your wastewater system is described as Collection, Mechanical Treatment & Financial:

Classification: COLLECTION
Grade: IV

(if applicable)

Classification: TREATMENT
Grade: IV

Is this correct?
WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

- (●) **Yes**
- ( ) No

Click on a link below to view examples of sections in the survey:
(Your wastewater system is described as Collection, Mechanical Treatment & Financial)

MWPP Collection System.pdf

MWPP Discharging Lagoon.pdf
MWPP Financial Evaluation.pdf
MWPP Mechanical Plant.pdf
MWPP Non-Discharging Lagoon.pdf

Will multiple people be required to fill out this form?

- (●) **Yes**
- ( ) No

Please update the information for the person in charge of filling out each section.

	Email ex. john@email.com	Name (first and last)	Notes These notes will be sent in the invite email
Financial Evaluation	gedemke@orem.org	Giles Demke	
Collection System	rjjohnson@orem.org	Ryan Johnson	
Mechanical	nkminer@orem.org	Ned Miner	
Review, sign and submit	gedemke@orem.org	Giles Demke	

Click 'Yes' to send an email to each responsible person with the notes you've included (if any) with a link to the forms and to receive updates

- (●) **Yes, send the link to this form for the next person to fill out.**
- ( ) Continue filling out the form myself and send the link to others later.

Form completed by:

Giles Demke

What was the User Charge[16] for 2018?

312.00

Part 1: OPERATION AND MAINTENANCE

	Yes	No
Are property taxes or other assessments applied to the sewer systems[15]?	○	◉
Are sewer revenues[14] sufficient to cover operations & maintenance costs[9], and repair & replacement costs[12] (OM&R) at this time?	◉	○
Are projected sewer revenues sufficient to cover OM&R costs for the ***next five years***?	◉	○
Does the sewer system have sufficient staff to provide proper OM&R?	◉	○
Has a repair and replacement sinking fund[13] been established for the sewer system?	◉	○
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	◉	○

Part II: CAPITAL IMPROVEMENTS

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements[3] projects?	◉	○
Has a Capital Improvements Reserve Fund[4] been established to provide for anticipated capital improvement projects?	◉	○
Are projected Capital Improvements Reserve Funds sufficient for the ***next five years***?	○	◉
Are projected Capital Improvements Reserve Funds sufficient for the ***next ten years***?	○	◉
Are projected Capital Improvements Reserve Funds sufficient for the ***next twenty years***?	○	◉

Part III: GENERAL QUESTIONS

	Yes	No
Are sewer revenues maintained in a dedicated purpose enterprise/district account?	◉	○
Are you collecting 95% or more of your anticipated sewer revenue?	◉	○
Are Debt Service Reserve Fund[6] requirements being met?	◉	○

Part IV: FISCAL SUSTAINABILITY REVIEW

	Yes	No
Have you completed a Rate Study[11] within the last five years?	◉	○
Do you charge Impact fees[8]?	◉	○
Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?	◉	○
Do you maintain a Plan of Operations[10]?	◉	○
Have you updated your Capital Facility Plan[2] within the last five years?	◉	○
Do you use an Asset Management[1] system for your sewer systems?	◉	○
Do you know the total replacement cost of your sewer system capital assets?	◉	○
Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?	○	◉

Part IV: PROJECTED NEEDS

Cost of projected capital improvements

Please enter a valid numerical value.

2019	4170292.00
2020	5053328.00
2021	5831885.00
2022	

2022	6357901.00
2023	6884902.00
2024	7121196.00

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

- [x] **Yes**

This is the end of the Financial section. What would you like to do next?

- ○ This entire section is complete. Send the link to the next person in charge. *(Once you Save & Continue, you will no longer be able to use the same link to view/edit your responses).*
- ◉ **I will continue to fill out/review the next section myself.**

Collection System Section

Form completed by:

May Receive Continuing Education /units (CEUs)

Giles Demke

Part I: SYSTEM AGE

What year was your collection system first constructed (approximately)?

1940

What year was the the oldest part of your collection system constructed, replaced, or renewed?

1940

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

(a) affects more than five private structures;
(b) affects one or more public, commercial or industrial structure(s);
(c) may result in a public health risk to the general public;
(d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
(e) discharges to Waters of the state.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2018

	Number
Number of Class 1 SSOs in Calendar year	0
Number of Class 2 SSOs in Calendar year	2

Please indicate what caused the SSO(s) in the previous question.

Class 2 SSO's: Total of 2 homes flooded due to roots in the sewer main. One of these also has a high flow rate from a local business.

Please specify whether the SSOs were caused by contract or tributary community, etc.

None

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

- ○ Yes
- ◉ **No**

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

- ○ Yes
- ◉ **No**

Number of new commercial/industrial connections in the last year

17

Number of new residential sewer connections added in the last year

476

Equivalent residential connections[7] served

29502

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

9

Approximate population served

97839

State of Utah Administrative Rules requires all public system operators considered to be in Direct-Responsible-Charge (DRC) to be appropriately certified at lease at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name	Grade	Email
	First and Last Name		Please enter full email address

	First and Last Name Name	Grade	Please enter full email address Email
Chief Operator/DRC	Ryan Johnson First and Last Name	IV	rjjohnson@orem.org Please enter full email address

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS[17] Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	Joseph Jamison, Terrance Harris,

List all other Collection System operators by certification grade, separate names by commas:

	Name separate by comma
SLS[17] Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	Chad Johnson, Dylan Hanseen, Jay Connelly, Dan Shorten, Loren Willes

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

appropriate grade for this facility?

- (●) **Yes**
- ( ) No

Part V: FACILITY MAINTENANCE

	Yes	No
Have you implemented a preventative maintenance program for your collection system?	(●)	( )
Have you updated the collection system operations and maintenance manual within the past 5 years?	(●)	( )
Do you have a written emergency response plan for sewer systems?	(●)	( )
Do you have a written safety plan for sewer systems?	(●)	( )

Part VI: SSMP EVALUATION

	Yes	No
Has your system completed a Sewer System Management Plan (SSMP)?	(●)	( )
Has the SSMP been adopted by the permittee's governing body at a public meeting?	( )	(●)
Has the completed SSMP been public noticed?	( )	(●)
During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?	( )	(●)

Yes No

During 2018, was any part of the SSMP audited as part of the five year audit?

- ○ Yes
- ◉ **No**

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

- ◉ **Yes**
- ○ No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

There are approximately 300 miles of sewer pipe and over 6,400 manholes in the Orem City Sewer System. Assets are cataloged in a GIS database system. 80 percent of the pipe in the system is 8 inches in diameter. There are 7 sewer lift stations that are owned and operated by the City.

What sewerage system capital improvements[3] does the utility need to implement in the next 10 years?

1) Replace 6,850 feet of existing 10-inch line with 18-inch line in 1400 South (Chambery to Springwater). 2) Install 2,700 feet 6-inch force main parallel to existing 10-inch force main from Springwater Lift Station. 3) Replace 1,260 feet of existing 27-inch/30-inch line with 36 inch line along College Drive at 800 South. 4) Replace 820 feet of existing 12-inch pipe with 15-inch pipe along College Drive at 1200 South.

What sewerage system problems, other than plugging, have you had over the last year?

None

Is your utility currently preparing or updating its capital facility plan[2]?

- ◯ Yes
- ◉ **No**

Does the municipality/district pay for the continuing education expenses of operators?

- ◉ **100% Covered**
- ◯ Partially cover
- ◯ Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

- ◉ **Yes**
- ◯ No

Any additional comments?

This is the end of the Collection System questions

To the best of my knowledge, the Collection System section is completed and accurate.

- [x] **Yes**

This is the end of the Collection System section, what would you like to do next?

- ( ) This entire section is complete. Send the link to the next person in charge. *(Once you Save & Continue, you will no longer be able to use the same link to view/edit your responses).*
- (•) **I will continue to fill out/review out the next section myself.**

Mechanical Plant Section

Form completed by:

May Receive Continuing Education /units (CEUs)

Giles Demke

Part I: INFLUENT INFORMATION

Please provide the average <u>influent</u> flow rate and average <u>influent</u> BOD_5 and TSS loading rates listed below for your facility.

	Average Daily Flow (MGD)	Average Daily BOD_5 Load (lb/day)	Average Daily TSS Load (lb/day)
Design Basis or Rated Capacity	13.5	39404	39404
2018 Average	8.48	14428	15206

Part II: EFFLUENT INFORMATION

How many Notices of Violation (NOVs) did you receive for this facility in the review year?

0

Part III: FACILITY AGE

In what year were the following process units constructed, upgraded or renewed?

Note: If a unit process does not apply to your system enter the Evaluation Year under Construction or Upgrade Year.

	Evaluation Year	Construction or Upgrade Year	Age
Headworks	2018	2008	10

	Evaluation Year	Construction or Upgrade Year	Age
Primary Treatment	2018	2012	6
Secondary Treatment	2018	2012	6
Tertiary Treatment	2018	2018	0
Solids Handling	2018	1994	21
Disinfection	2018	2014	3

PART IV: DISCHARGES

How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows?

0

How many days in the last year was there a bypass or overflow of wastewater at the facility due to equipment failure?

0

PART V: BIOSOLIDS HANDLING

Biosolids Disposal (check all that apply)

	Yes Yes	No No
Landfill	○	◉
Land Application	◉	○
Give Away/Other Distribution	○	◉

Part VI: NEW DEVELOPMENT

Number of new commercial/industrial connections in the last year

17

Number of new residential sewer connections added in the last year

476

Equivalent residential connections[7] served

29502

Part VII: OPERATOR CERTIFICATION

How many treatment system operators do you employ?

16

State of Utah Administrative Rules requires all public system operators considered to be in Direct-Responsible-Charge (DRC) to be appropriately certified at lease at the Facility's Grade.

List the designated Chief Operator/DRC for the Wastewater Treatment System below:

	Name First and Last Name	Grade	Email Please enter full email address
Chief Operator/DRC	Giles Demke	IV	gedemke@orem.org

List all other Wastewater Treatment System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS[17] Grade I:	
Treatment Grade I:	
Treatment Grade II:	
Treatment Grade III:	
Treatment Grade IV:	Ned Miner, Norm Atkin, Dan Shorten

List all other Wastewater Treatment System operators by certification grade, separate names by commas:

	Name separate by comma
SLS[17] Grade I:	
Treatment Grade I:	
Treatment Grade II:	
Treatment Grade III:	
Treatment Grade IV:	Loren Willes

Is/are your DRC operator(s) currently certified at the appropriate grade for this facility?

- (●) **Yes**
- ( ) No

Part VIII: FACILITY MAINTENANCE

	Yes	No
Have you implemented a written preventative maintenance program for your treatment system?	(●)	( )
Have you updated the treatment system operations and maintenance manual within the past 5 years?	(●)	( )

Identify the types of treatment equipment and processes installed at your

facility.

	Yes	No
Screens	◉	○
Grit Removal	◉	○
Primary Clarifiers	◉	○
Imhoff Tanks	○	◉
Fixed Film Reactor	○	◉
Activated Sludge	◉	○
Aerobic Suspend Growth Variations	○	◉
Anaerobic Suspended Growth variations	○	◉
Physical-chemical systems for organic removal w/o secondary treatment	○	◉
Physical-chemical systems for organic removal following secondary treatment	○	◉
Membrane Filtration	○	◉
Suspended-growth Nitrification and Denitrification	○	◉
Air Stripping	○	◉
Phosphorus Removal - Chemical	○	◉
Phosphorus Removal - Biological	◉	○
Ion Exchange	○	◉
Reverse Osmosis	○	◉
Media Filtration	○	◉
Dissolved Air Flotation	◉	○
Micro Screens	○	◉

	Yes	No
Chlorine Disinfection	○	◉
UV Disinfection	◉	○

This is the end of the Mechanical Plant questions

To the best of my knowledge, the Mechanical Plant section is completed and accurate.

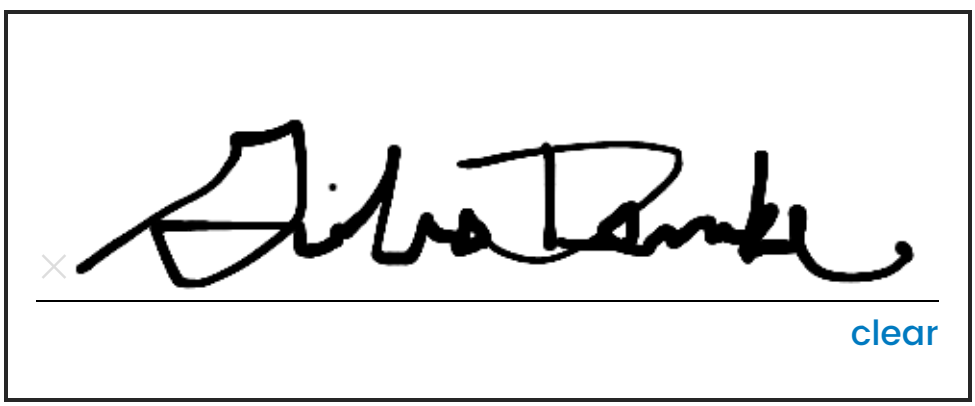
☑ **Yes**

This is the end of the Mechanical Plant section, what would you like to do next?

○ This entire section is complete. Send the link to the next person in charge. *(Once you Save & Continue, you will no longer be able to use the same link to view/edit your responses).*

◉ **I will continue to fill out/review the next section myself.**

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.



Has this been adopted by the council? If no, what date will it be presented to the council?

- ○ Yes
- ◉ **No**

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

06/18/2019

Please log in.

Email gedemke@orem.org

PIN ••••

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

Powered by Qualtrics

UPCOMING EVENTS

DATE	BUSINESS AND LOCATION	TYPE	
June 20	City of Orem Police Hillcrest Park	Hillcrest Police Picnic	5:30 pm
June 21	Canyon Park Tech Center Canyon Park Tech Center	Opening Amenity Center	11 am
June 27	City of Orem Police Community Park	Suncrest Police Picnic	5:30 pm
July 11	City of Orem Police Westmore Park	Lakeridge Police Picnic	5:30 pm

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CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
May 28, 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, David Spencer, and Brent Sumner
APPOINTED STAFF	Jamie Davidson, City Manager; Brenn Bybee, Assnt. 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; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; Kathie Beckett, Economic Development; and JoD'Ann Bates, City Recorder

TOUR – Canyon Park Teck Center Improvements

Mayor, City Council and Staff met at the Canyon Park Teck Center to tour new office suites, management offices and park amenities which is part of the revitalization of the Canyon Park Tech Center. Tour was present by Justin Farnsworth, GM of the Muller Company.

DISCUSSION – Rooftop Solar Permitting

Mr. Lentz indicated that over the last couple years he has had either homeowners or installers reach out to him regarding why the city is holding up their permit for solar panel installation due to an unrelated zoning issue. He feels solar panels are a benefit to the community as a whole and is worth taking a look at and having that discussion.

Mr. Bench stated that from 2015 to present the city have had a total of 204 solar permits withdrawn. Of those 204, only 23 have been withdrawn due to other zoning issues. The other 181 did not move forward due to issues like a change of contractor, duplicate or no reason.

Discussions continued regarding reasons those 181 would have withdrawn their permit, and the amount of permits that do get approved on average. Discussion continued regarding the city actively pursuing those that have violated the code and those homeowners that corrected or updated the issues making them compliant with the code and being able to move forward.

Mr. Bench reviewed information gathered from other cities as to how they proceed with violations and permits indicating there is no straight forward solution. Mr. Clark stated if the

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solar permit is issued without requiring them to correct a code violation, the city has no teeth to resolve the non-compliance issue. Mr. Earl stated he has looked at this issue and indicated there is some flexibility and it's up to the Council to decide which way they would prefer to go.

Further discussion ensued regarding variable scenarios and how the current process is advantagous to the city and its residents and how flexible they want to make the ordinance. The zoning laws are there for a reason and for all residents, if there was an allowance made for one there would have to be an allowance for others.

Mrs. Lauret inquired if there is an appeals process for those that are in violation. Mr. Earl stated that the Board of Adjustments can hear an appeal for anyone that feels the staff has misapplied the code, but the Board of Adjustment does not have the ability to make decisions approving or disapproving a request.

Mr. Lentz stated he has concern as to some of the issues that had been brought up. He feels that nothing has to change in order to legitimize residents getting a solar permit. He suggested they could notify the county as to the violation so there is something in place that requires them to fix the violation when they sale the home.

Mr. Macdonald stated he feels if the city gives permission to install solar panels to a non-compliant violation, it would seem the city is giving approval of the violation. Mr. Stephens stated the true consequence is the city would lose their teeth in getting the resident to bring their property into compliance.

Mayor Brunst stated he feels that residents rely on the city to enforce the code and is not in favor of pursuing this issue.

Mrs. Lauret stated she would like to see if there is a way to work with residents on this issue, but she is not sure how significate the issue is where there were only 23 applications since 2015 that pulled their permit due to a code violation.

Mr. Sumner stated he has only had one email in several years and questioned if it was a significant problem.

Mr. Seastrand stated his line of thinking is that if there is a way to accommodate the residents to obtain a solar permit while having a code violation, he is open to have some type of method to address the code violations but is not sure of that path.

Mr. Spencer stated there are codes in place and the city has them there for a reason and keeping the process as it currently is gives the city the teeth to ensure things are keep in line with the code.

Mr. McDonald stated he would like to see a way to make it happen to allow the solar permit and have a way to address the code violation separately but is not sure the process that would take.

Discussion continued regarding finding possible ways that would allow solar permits to be issued while identifying the code violation, but not endorse the violation. Ways to enforce this process versus the process the city is currently using for enforcement.

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Mr. Lentz suggested sending this issue to the Natural Resource Stewardship Committee to review and vet it out or was the Council indicating the discussion was over. Mayor Brunst stated Rocky Mountain Power handles this type of issue very often. They have a policy in place that requires a permit be issued before they move forward and suggest the city have a similar policy. He would like to hear some more detailed information from staff before they pass the information to a committee to consider.

Mrs. Laurent feels there is no harm in having the Natural Resource Stewardship Committee look at the issue. Mr. Davidson stated this is a policy decision and the decision rests with the City Council. If there is an ordinance amendment, it would go through the Planning Commission and final approval given by City Council.

Discussion continued regarding the possible notification to the county of a code violation and the barriers it would have for residents at the time they want to sale their home and issues it causes for the city.

Mayor Brunst asked Mr. Bench to look into some of the issues they had discussed and bring it back to the council for further discussion. Mr. Bench indicated he would be out of town for the June meeting and asked if it could come back to the Council on the July 16th meeting.

UPDATE – Fitness Center Project

Mr. Davidson stated he wanted to give the Council an update regarding the fitness center. They have made some good progress with Big D Construction and Method Studio in relation to putting the pieces together. Initially they went through a process to identity all the spaces they thought were things they wanted to include in the center and felt they were critical needs. Those needs ended up covering approximately ninety thousand square feet. They then went back and had to try and fit all those pieces into the existing fitness center footprint. What they found was there were a lot of empty space in the current facility and so the model was refined. They feel they were able to more efficiently fit and accommodate what they want to include and cut out the empty spaces without compromising the active space. He continued to state that at the same time they were in this process they were receiving bids back for the Library Hall project. The bids came back higher than they expected. They were hoping the bids would come in at 6.2 million and they came in at 6.5 million. They are starting to do the raw math based on the square foot price of the library project and felt the bid for the fitness center could be around 24 million when they originally budgeted for 21.5 million. He feels there is approximately a 2.5 million dollar difference they will have to bridge. During discussions of how to bridge the difference they came up with several options. Further discussion continued regarding the following options:

- Reduce the square footage and cut out spaces. Any space that would be cut out has the question of what would be given up in revenue.
- There has been 4 years of CARE Tax set aside and dedicated to this project. They could expand that out for 2 more years.
- Yearly any excess of revenue versus expenditures is put to different projects around the city. They could take that excess and put it towards the fitness center rather than other capital projects around the city.

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- They also currently have funds set aside for Capital Improvement Projects (CIP) reserves that have not been ear marked for something specific. These funds could be used, moving some capital projects to the future.

Mr. Sumner inquired as to how they mis-calculated the funds to be so far off. Mr. Davidson stated they are dealing with an aggressive construction and labor market that has had an increase in the costs of materials. Also current tariffs and future tariffs are forcing contractors to build an increase into their bids which was not an issue when this project started.

Discussion continued regarding the options for funding and the size of the fitness center.

Discussion continued regarding funds that have and will be donated over the next couple years and how things like equipment are to be funded. Donations were discussed, what ones that have been committed and to which project they will go towards and other donations that have not been specifically applied to a project or purchase of equipment.

Mr. Davidson stated the reason he is bringing this to the council is the contractors and architect feels the project is larger than the budget and they don't want to get too far down the road and so overbuild the facility. They need to look at cutting back on square footage or are there other funds that can be used for the current proposed build. As staff they believe in the best long term interest of the city, they would recommend trying to find additional funds from other revenue sources to adopt the current project keeping it at approximately 80 thousand square feet rather than cutting back the size of the facility.

Mayor Brunst stated that CARE tax is only available for recreation and cannot be used for CIP projects so he likes the idea of using the CARE tax to help with the rebuild.

Mr. Lentz stated he is comfortable using the CARE funds for 2 additional years due to this project being a flagship of a recreation project.

Discussion continued regarding the proposed and future racquetball and other gym options based on need and funding.

Mr. Lentz, Mr. Macdonald, Mrs. Lauret, Mr. Seastrand and Mayor Brunst indicated their approval to move forward with adding the 2 additional years of CARE Tax to the fitness center project. Mr. Spencer and Mr. Sumner indicated their opposition.

Agenda Review

No review was held.

Preview Upcoming Agenda Items

No preview was held.

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

No reports were given

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Debby Lauret, Sam Lentz, Mark Seastrand, David Spencer, and 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; Brandon Nelson, Accounting Division Manager; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; Kathie Beckett, Economic Development; and JoD'Ann Bates, City Recorder
EXCUSED	
INVOCATION / INSPIRATIONAL THOUGHT	Ned Hall
PLEDGE OF ALLEGIANCE	Wendy Hall

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

UPCOMING EVENTS

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

REPORT - Summerfest Committee

Ms. Lalliss, Summerfest Committee Chair presented their vision for 2019. The theme that had been chosen for 2019 is "100 Years of New Frontiers". With Orem turning 100 they wanted to incorporate it into their events. Orem began with a humble beginning and has grown to be one of the top 20 places to live in the United States. Ms. Lalliss continued to review the following:

- Summerfest Mission Statement
- The Numerous Summerfest Partners which they are grateful for their generosity
- The Summerfest Advisory Committee which she thanked for all their efforts,
- The City Staff which she stated their vision would not have happened without them.
- City Council representative Debby Lauret for putting the time, effort and caring towards their Summerfest video.

Ms. Lalliss showed the Summerfest video featuring Councilmember Debby Lauret as the spokesman and stated information could be found on the Orem City website and the Orem City Facebook page.

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Mayor Brunst thanked the Summerfest for all their hard work and indicated they look forward to a great celebration.

Mrs. Lauret thanked the committee for all they did to make Summerfest a great success and Ms. Mathews for doing an amazing job with the donors.

PERSONAL APPEARANCES

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

John Arnoldson, a Sargent of the Orem Police Department stated there is a dire situation within the Orem Police Department. He believes that the proud culture they have cultivated and excellent service they have provided to the Orem community for the last century is eroding and there is no end in sight. They have lost 19 officers in the last year, some have retired but many in an unprecedented fashion have left to go elsewhere. This exoduse, accelerating over the last server years is unprecedented and several more are slated to leave in the next month, including himself. He has every reason to stay in Orem; he was born and raised here and is raising his own family here. Orem Police Department was his dream department; he loves Orem and wishes he did not have a financial incentive to leave. Sound finance requires keeping expenses low, but it also requires managing risk and investing for the future. Orem City is doing neither well, while the majority of the patrol division has less than 3 years of experience. A newer officer is more likely to make a bad decision that will lead to the City paying out money and getting a black eye in our community. The lack of investment for the future is evident in the fact that despite great efforts to attract more officers they are losing experienced officers just as fast or faster than they are able to train up the new ones. In the last year the department has spent over $600 thousand in training new officers. This represents an investment that could have gone to retaining experience. Last year the City Council approved some increases in the hourly compensation for officers and that was greatly appreciated. A comprehensive plan that would have included Corporals, Sergeants, and Lieutenants and on up the chain of command was presented but not approved. He continued to state that when officers perceive a lack of support from their City Administration, they will naturally question if their brightest future is where they are currently or somewhere else. When the best and brightest officers see that the Sergeants and Lieutenants are the lowest paid in the area and the top half of their pay range is unattainable they can't help but question if there best future is with the Orem Police Department. For decades Orem Police Department has been a pinnacle department, hiring the best from other departments. Now they are clearly becoming a training department, where they bear the costs of training officers to a level of proficiency only for another to hire them away and reap the benefits. They are the elected officials and bear the ultimate burden of resolving this issue. He would like to raise his family under the same level of protection that has been enjoyed in Orem for decades. If something very significant isn't done the erosion will continue. Officers and other city employees need to feel like valued people not numbers who are easily replaced.

Phil Murphy a former officer of the Orem Police Department, stated from December of 1984 to June 2014 he had the honor of being a police officer for the City of Orem. He indicated he served on the Utah County Crimes Task Force, was the 2006 City of Orem Employee of the

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Year, and received the Purple Heart recognition in 2005 for being shot in the line of duty. It is currently estimation there are 500-600 vacant police officer positions throughout the State of Utah. The City is not just facing a crisis of finding qualified officers but more troubling is they are having a hard time retaining their officers. After vesting a large amount of funding to train those officers they are seeing them leave to go to different agencies. The vast majority of officers that have left the City of Orem in the past 3 years, other than for retirement reasons have done so because of salary concerns and better compensations by other agencies. There are numerous ripple effects that are now taking place. For many years one of the greatest strength of this department was depth, but that has changed. With the retirement and retention concerns he sees a significant increase in less experienced supervisors, less experienced investigators and less experienced officers. He continued to voice his concern regarding risk management and possible issues that could arise from newer officers. For several years Orem Police Department was considered the top paying agencies in the State and there were many officers that would love to come to Orem for the reputation, pay and administrative support and feels this is no longer the case. He believes there is a perception that City employees are not valued and can simply be replaced. He has heard that Orem City wages no longer need to be near the top but somewhere in the middle. In today's competitive work environment if Orem is taking this approach then they get what they pay for. He believes the attitude and philosophy changes can be attributed to the City Manager's Office. He concluded by stating that he strongly encourages the Council to look for opportunities to engage directly with City employees and actively seek information as to why Orem employees have the perception of being undervalued. Orem has to become far more aggressive in seeking and keeping employees. He has the highest level of respect for Chief Giles and his staff and appreciates all the men and women who serve as officers, dispatchers and support staff. It is time to re-evaluate many aspects of how to attract and more importantly keep employees.

Miriam Murphy, resident of Orem for over 50 years and wife of Phil Murphy. She stated she wanted to lend a voice of support for the Orem Police Department who serve and protect their community. She related their experience a year ago of speaking with the Board of Pardons and to David Burns who is the man that shot and nearly killed her husband about 15 years ago while responding to a domestic violence call. She posted a letter she had read to the Parole Board on her Facebook page and now wishes she would have posted it on Orem's page. She feels it would have given Orem residents and the Orem administration some insight into what it's like being the wife or family member of a police officer. She indicated in her letter that the reason both her husband and David Burns was alive today was due to the restraint her husband had due to his training over the years and gives credit to the older experienced officers that taught him.

Every time an officer dies in the line of duty she relives the day the officer came to her with the news of her husband being shot. She asked if the Council was willing to put a price on saving a police officer's life. She stated she has the utmost respect and admiration for Chief Giles and feels he has gone above and beyond with programs that have been implemented. She wanted to voice her appreciation for all the officer's they currently have in Orem. She concluded in saying to all those that work in law enforcement how much she honors, salutes and respects them.

CONSENT ITEMS

- Approval of May 14, 2019 City Council Meeting Minutes

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Mayor Brunst moved to approve the Consent Agenda as listed. **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.**

SCHEDULED ITEMS

ORDINANCE – Approving the Amounts to be Awarded to the CARE Grant Recipients for the 2019 CARE Granting Round

Mr. Downs stated in November 8, 2005, a majority of City of Orem voters voted in favor of enacting a local sales and use tax of 0.1% as a means of enhancing financial support for recreational and cultural facilities, and cultural organizations within the City of Orem. Known as the Cultural Arts and Recreation Enrichment tax (CARE), the Orem City Council enacted the tax by ordinance on November 22, 2005. The tax went into effect April 1, 2006, and was authorized for a period of eight years. On November 5, 2013, a majority of City of Orem voters voted to continue collecting the CARE tax for an additional 10 years. Applications for this CARE granting round were due on March 7, 2019. The City Council, along with the CARE Tax Advisory Commission, met in a series of public meetings in March and April to hear from applicants and to consider their grant requests. On May 14, 2019, the City Council met together to deliberate the CARE Tax Advisory Commission's recommendations & recommend funding for the 2019 granting round. Utah law requires that the entire amount of revenues and interest collected as a result of the imposition of the tax be distributed in a manner consistent with Utah Code Ann. 59-12-1403, which allows for granting to one or more facilities or organizations. Utah law also requires the City to provide for that distribution by ordinance.

Recreation Funding Proposal total: $1,332,648
(Includes a reallocation of $199,898 in previous recreation funding)

- City of Orem Fitness Center Rebuild
- Operational Offset for the Co-sponsored Groups
- Geneva Futsal Project
- Playground Shade
- Additional Toddler Structures
- Future Scera Park Toddler Playground

Mini and Mid-Major Grant Funding Proposals total: $69,998

- Garden Valley Pipe Band
- Wasatch Contemporary Dance
- Freedom Vehicles
- Utah Storytelling Guild
- Timpanogos Storytelling Institute
- Utah Theatre Bloggers Association
- Utahans for Culture
- The Orem Chorale
- Utah Wind Symphony
- Hear & Soul
- Utah Baroque Ensemble

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- Grassroots Shakespeare
- Colonial Heritage Foundation
- Utah Symphony & Opera
- Cantorum Chamber Choir
- Roots of Freedom Foundation
- Chauntenette's Women's Chorus

Major and Facility Proposal total: $896,000.
Organizations:

- Hale Center Foundation for the Arts and Education
- Utah Metropolitan Ballet
- SCERA

Project: ($199,939 - includes a reallocation of $33,187 in previous recreation funding)
Library Auditorium

Mr. Downs concluded that the total allocation for the 2019 CARE Tax funding is $2,533,085

Mr. Macdonald moved, by ordinance, to approve the amounts to be awarded to the CARE Grant Recipients for the 2019 CARE Granting Round as presented. **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.**

CITY MANAGER INFORMATION ITEMS

Mr. Davidson had no additional items to share.

ADJOURN TO A MEETING OF THE REDEVELOPMENT AGENCY

Mayor Brunst moved to adjourn to a meeting of the Redevelopment Agency of the City of Orem. **Mr. Lentz 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.**

The meeting adjourned at 6:40 p.m.

MAYOR PRO TEM

2010 — Current

Year	*January-June*	*July-December*
2010	Margaret Black	Karen McCandless
2011	Brent Sumner	Carl Hernandez
2012	Mary Street	Mark Seastrand
2013	Karen McCandless	Margaret Black
2014	Brent Sumner	Hans Andersen
2015	Tom Macdonald	David Spencer
2016	Mark Seastrand	Brent Sumner
2017	Debby Lauret	Sam Lentz
2018	Tom Macdonald	Mark Seastrand
2019	David Spencer	

Board, Commission & Committee Application

City of Orem

Submitted On:
April 30th, 2019 @ 2:31pm

Personal Information

Full Name	Douglas [redacted] Craig [redacted] Huish
Full Address	[redacted] [redacted] Orem UT 84057
Phone Number	[redacted]
Email	[redacted]

Boards & Commissions

What board or commission are you applying for?	Senior Citizen Advisory 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 enjoy service to "my fellow man"! I have served in volunteer positions most of my life, along with full-time employment. I am especially concerned with the "Senior Citizen" portion of our population because I believe they are "underserved". Not that there are many opportunities for them to be served, but that they are less likely to ASK for special considerations.
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 worked most of my life in the Hospitality Industry as Food Managers, Director of Food Services, Hotel Manager. I spent the last 10 years of my "working life" as a Professor/Program Coordinator of Hospitality Management Program in the Woodbury School of Business at UVU. During that time I was honored to achieve the Nation''s top Hospitality Educator Award (Lamplighter Award) for the "Outstanding Educator" of the Year. I have been an EMT certified in Idaho/Nevada/Utah as well as a volunteer Fireman. I served as Captain of Oahu Civil Defense on the North Shore of O''ahu Hawai''i for many years. I also served as Civil Defense Director of Wendover, UT and Wendover, NV serving on the Tooele County EMS Committee. I have served on many committees in Education and in the Hospitality Industry.
Please upload your resume.	https://seam.ly/JJO8bdNz

Signature Data	First Name: D. Craig Last Name: Huish Email Address: [redacted]  Signed at: 04/30/2019 02:30PM

Agenda Item No: 9.4

City Council Agenda Item Report

Meeting Date: June 18, 2019
Submitted by: Kena Mathews
Submitting Department: City Manager' s Office
Item Type: Resolution
Agenda Section:

Subject:
RESOLUTION - Authorizing the execution of an Interlocal Cooperation Agreement to authorize Orem's participation in the Utah Valley Home Consortium in the U.S. Department of Housing and Urban Development's Home Investment Program for Federal Fiscal Years 2020, 2021, and 2022

Suggested Action:
The Community Services Manager recommends that the City Council adopt the HOME Investment Partnerships Program Interlocal Cooperation Agreement, relating to the establishment and conduct of the Utah Valley HOME Consortium United States Housing and Urban Development (HUD) Program, for Federal Fiscal Years 2020, 2021, and 2022.

Presenter:

Background:
On July 1, 2017, the Cities of Provo, Orem, and Lehi together with Utah County, a HUD-designated Urban County, determined that it would mutually beneficial and in the public interest to enter into an Interlocal Cooperation Agreement to continue the Utah Valley HOME Consortium to address the affordable housing shortage in our communities for the purpose of of receiving HOME allocation and administering the HOME program.

The HOME program is authorized by the HOME Investment and Partnerships Act , Title II of the Cranston--Gonzalez National Affordable Housing Act (42 U.S.C. 12701), as amended. The Act provides for the formation of Consortia consisting of contiguous Units of General Local Government (UGLG) by entering into a cooperation agreement. The current agreement expires on June 30, 2020. To continue participation in the HOME program, the Consortium and its members must renew its qualification by entering into an Interlocal Cooperation Agreement for the new qualification period. The new Agreement, which will cover Federal Fiscal Years 2020, 2021, 2022, needs to be executed in early June 2019.

Potentially Affected Area:
Citywide

Attachments:
RES--Utah Valley Home Consortium Renewal.docx

UVHOME Consortium Agreement 2020-2022.pdf

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RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT TO AUTHORIZE OREM'S PARTICIPATION IN THE UTAH VALLEY HOME CONSORTIUM IN THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S HOME INVESTMENT PROGRAM FOR FEDERAL FISCAL YEARS 2020, 2021, AND 2022

WHEREAS the City of Orem recognizes the need to provide decent, safe, sanitary, and affordable housing for low-income families within Utah County; and

WHEREAS the Utah Interlocal Cooperation Act, authorizes any two or more public agencies, as defined in the Act, to enter into agreements with one another for joint or cooperative action, and to perform any governmental service, activity, or undertaking which each public agency entering into the agreement is authorized by law to perform; and

WHEREAS it is in public interest and welfare of the residents of the City of Orem to engage in a cooperative effort with Provo City, Lehi City, and Utah County by entering into an Interlocal Cooperation Agreement to form a consortium ("Consortium") for the purpose of qualifying for and administering a United States Housing and Urban Development HOME Investment Partnership Program (hereinafter referred as the "HOME Program") and other associated activities and projects in the County; and

WHEREAS it is proposed that Provo City should act as the lead entity for the Consortium to administer the HOME program under and pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act; and

WHEREAS after careful consideration, the Council finds (i) the Interlocal Cooperation Agreement ("Agreement") covering Federal Fiscal Years 2020, 2021, and 2022 between the participating parties including the City of Orem should be executed; (ii) such Agreement forms a consortium, states the purposes thereof, the extent of the participation by the parties, and the rights, duties, and responsibilities and obligations of the parties in the conduct and administration of the HOME Program as specified therein; (iii) execution of the Agreement reasonably furthers the health, safety and general welfare of the residents of Orem.

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

1. The Agreement, attached hereto, entitled HOME Investment Partnership Program Interlocal Cooperation Agreement relating to the conduct of the Housing and Urban Development

D R A F T

HOME Program for Federal Fiscal Years 2020, 2021, and 2022 is hereby approved, and the Mayor is authorized and directed to execute the Agreement.

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

3. All resolutions and policies in conflict herewith are hereby repealed.

4. This resolution shall take effect immediately upon passage.

PASSED and APPROVED this **18th** day of **June** 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	□	□	□

HOME INVESTMENT PARTNERSHIPS PROGRAM

INTERLOCAL COOPERATION AGREEMENT

Relating to the establishment and conduct of the Utah Valley HOME Consortium

UNITED STATES HOUSING AND URBAN DEVELOPMENT HOME PROGRAM

for **FEDERAL FISCAL YEARS 2020, 2021, AND 2022**

THE AGREEMENT is entered into and shall be effective as of July 1, 2020, by and between Provo City (hereinafter "Provo"), a municipal corporation of the State of Utah, Orem City (hereinafter "Orem"), Lehi City (hereinafter "Lehi"); and Utah County, an Urban County as defined by Section 102(a)(6) of the Housing and Community Development Act of 1974 as amended.

RECITALS:

A. On November 28, 1990, the United States Congress enacted the Cranston-Gonzalez National Affordable Housing Act (Pub. L. 101-625, title II, Sec. 211, Nov. 28, 1990, 104 Stat. 4096.) Title II of the legislation entitled the HOME Investment Partnerships Act (hereinafter the "Act" or "HOME Program"), which authorizes the Secretary of the Department of Housing and Urban Development (hereinafter "HUD") to make funds available to participating jurisdictions for investment to increase the number of families served with decent, safe, sanitary, and affordable housing and to expand the long-term supply of affordable housing in accordance with the Act.

B. The primary objective of the HOME Program include: (1) Expanding the supply of decent, affordable housing for low and very-low income families; (2) Building state and

local capacity to carry out affordable housing programs; (3) Providing for coordinated assistance to participants in the development of affordable low-income housing; and (4) Affirmatively further fair housing by promoting non-discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability); and ensure fair and equal housing opportunities for all.

C. Under the Act, a consortium of geographically contiguous units of general local government, which separately may not qualify to receive HOME funding, may, by entering into a cooperation agreement in accordance with the requirements as set forth in the regulations, join together for the purpose of receiving a HOME allocation and administering the HOME Program as a single Participating Jurisdiction (hereinafter "PJ").

D. A Metropolitan City is defined by the Community Development Block Grant Program funding (hereinafter "CDBG") statute as a city that is receiving a CDBG entitlement grant. Provo, Orem and Lehi, being designated as such, are eligible to join a HOME consortium to receive HOME funding.

E. An Urban County is defined by Section 102(a)(6) of the Housing and Community Development Act of 1974 as amended. An Urban County is a county receiving a CDBG Entitlement Grant and includes Units of General Local Government (hereinafter "UGLG") that sign an Interlocal Cooperation Agreement with the Urban County. Utah

County, being designated as such, is eligible to join a HOME consortium to receive HOME funding.

a. When a UGLG agrees to be part of an Urban County for the CDBG program, it also agrees to participate in the HOME program if the Urban County joins a consortium. Accordingly, when an Urban County joins a HOME consortium, a UGLG that is a member of the Urban County is included in the consortium through its participation in the Urban County. All UGLGs within Utah County that sign an Interlocal Cooperation Agreement to be included as a part of the Urban County for the CDBG program qualification and grant calculation purposes shall be included in the HOME Consortium, participating through Utah County.

b. An UGLG that has chosen to not join the Urban County to participate in the CDBG program may choose to join the HOME Consortium by signing the HOME Consortium Agreement. By signing the Consortium Agreement, the UGLG within the Urban County, not participating in the CDBG Urban County, becomes a member of the HOME consortium.

F. Pursuant to the Act and HOME regulations, Provo, Orem, Lehi and Utah County, an Urban County, intend to form a consortium that is eligible to receive entitlement grants as a PJ under the Act and shall direct its activities to the alleviation of housing problems within the state.

G. The Act requires UGLGs acting as a consortium to submit a Consolidated Plan (CP) that covers the entire geographic area encompassed by the consortium.

H. In accordance with section 91.402 of the Consolidated Plan Final Rule, all UGLGs that are Consortium Members are on the same program year that starts on July 1st for CDBG, and HOME Programs.

I. Pursuant to 24 CFR 92.101(a)(2)(ii), the consortium must have one member UGLG authorized to act in a representative capacity for all members for the purposes of this part, providing that the representative member assumes overall responsibility for ensuring that the consortium's HOME program is carried out in compliance with the requirements of this part; such member UGLG shall hereinafter be referred to as "Lead Entity".

J. Under general provisions of Utah law governing contracting between governmental entities and by virtue of specific authority granted in the Interlocal Cooperation Act, Utah Code Annotated, §11-13-101, *et. seq.*, 1953, as amended, any two or more agencies of the State may enter into agreements with one another for joint or cooperative action and any one or more agencies may contract with one another or with a legal or administrative entity created pursuant to that act to perform any governmental service, activity, or undertaking which each agency entering into the contract is authorized by law to perform.

K. The parties hereto have determined that it will be mutually beneficial and in the public interest to enter into this Interlocal Cooperation Agreement regarding the formation and administration of a consortium under the HOME Act.

NOW THEREFORE, in consideration of the premises and the cooperative actions contemplated hereunder, the parties agree as follows:

1. CONSORTIUM

   a. Provo, Orem, Lehi and Utah County agree to act jointly as a consortium to become a Participating Jurisdiction to be known as the **Utah Valley HOME Consortium** (hereinafter collectively "UVHC" or "Consortium"; and, individually "Consortium Members"). Provo, Orem, Lehi, and Utah County shall act jointly as the Consortium for the purposes of applying jointly for federal funding under the HOME Investment Partnerships Program and administering affordable housing programs, including undertaking or assisting in undertaking HOME eligible housing assistance activities described in Title II of the Act, the latter to include, but not be limited to, acquiring, rehabilitating, constructing affordable housing, providing down-payment assistance and tenant-based rental assistance to serve eligible, qualified beneficiaries.

   b. As provided in Section 92.101, subpart C, of the HOME Final Rule, the Consortium's status shall continue until HUD is notified that the Consortium is dissolved or HUD revokes its designation as a PJ. A fully executed copy of this Interlocal Cooperation Agreement, together with the resolutions of all parties, shall be submitted to HUD as part of the Consortium's qualification documentation.

   c. The Consortium shall be governed by a Board of Directors (hereinafter "Board") comprised of an equal representation of members from each participating entity. The Board members shall be the Mayors of Provo, Orem, and Lehi, and the Chairman of the Utah County Board of Commissioners, or their designees. Each Consortium Member may elect to appoint one (1)

alternate member. The Board shall provide leadership and have overall management responsibility to direct the Consortium activities. Further, the Board shall make appropriate policy assessments and decisions concerning issues including, but not limited to, those relating to existing and potential HOME projects, programs, activities, and its policies and procedures.

i. Each party to this Agreement shall, within thirty (30) days from the date of execution thereof, appoint an individual as its member representative as follows:

   I. The Board representative shall be a resident of the jurisdiction he or she represents, and;

   II. The Board representative shall be appointed as otherwise required by local law, and;

   III. Written notice of appointment, together with a written acceptance of appointee, shall be provided by the Clerk or Recorder of each appointing party to the Provo City Recorder.

ii. Each of the parties agrees that each member of the Board may cast one vote; and that the passage of any proposal by the Board shall require the affirmative vote of a simple majority.

iii. Alternate members shall be appointed in like manner as members representatives described above.

   I. Alternate members shall be provided one vote only in the absence of the Board member from the jurisdiction which they represent.

2. DESIGNATION OF A CONSORTIUM MEMBER REPRESENTATIVE TO HUD

   a. Provo, Orem, Lehi, and Utah County agree that the City of Provo shall serve as the Lead Entity and administer the Consortium through the staff of the Redevelopment Agency of Provo City Corporation (hereinafter "RDA"). The RDA staff shall provide effective leadership, support and management of the Consortium's required functions.

   b. Provo's HOME Program Administrator shall be appointed Executive Director of the UVHC's Board and shall function as a consultant to Board members, providing direction and guidance on HOME regulations and policies, and assisting the Board in the determination of eligible projects and activities. The Executive Director is not a voting member of the Board.

   c. Provo shall provide a recording secretary for each meeting who shall be responsible for a record of the meeting and for maintaining pertinent written and audio minutes. The secretary does not serve as an officer of the Board nor is he/she a voting member.

3. LEAD ENTITY RESPONSIBILITIES

   a. The parties hereto recognize and understand that the Lead Entity shall be the governmental entity required to execute all grant agreements received from HUD pursuant to Lead Entity's request for HOME funds. The Lead Entity shall thereby become and shall be held by HUD to be legally liable and have full responsibility for the execution of the HOME Program. The Lead Entity shall be responsible for the Consortium's Five Year Consolidated Plan with an annual

Action Plan component and annual Action Plans for the remaining four years, as required.

b. All projects and project applicants shall be reviewed and pre-screened for threshold criteria, compliance, and conformance with the relevant HOME rules, regulations, and guidelines by the Lead Entity, and only those which meet the requirements shall be eligible to be reviewed for funding recommendations by an "Advisory and Review Committee" (hereinafter, "ARC") described in Paragraphs 3(f) through 3(i) of this Agreement.

c. The Lead Entity may also develop a pre-application or technical assistance process which would provide project assessment, technical assistance, and resource coordination to lesser experienced applicants.

d. Threshold criteria developed for each funding round shall be developed by the Lead Entity. Such criteria shall be consistent with related plans from individual CDBG entitlement jurisdiction pursuant to §91.220 (hereinafter "Action Plans") and individual housing elements in each jurisdiction's master plans.

e. The Lead Entity, in collaboration with UVHC Board members, or their designated representatives, may develop a fair and appropriate system to assist in the selection of projects; such system to reflect existing policy, priorities and criteria established by the jurisdiction's comprehensive housing plans, Consolidated Plan and Action Plans. Any such system must be reviewed and adjusted to reflect current conditions prior to each funding round.

The Lead Entity, in collaboration with UVHC Board members, or their designated representatives, may develop an appeals process by which

proponents of a proposed project either not recommended for funding by the ARC or recommended for funding at a lesser amount than requested may appeal to such ARC, or ultimately to the UVHC Board of Directors, for reconsideration.

f. Provo, Orem, Lehi, and Utah County agree that an Advisory Review Committee shall be established to review project and program applications and that from those projects and programs determined eligible for funding by the Lead Entity pursuant to Paragraphs (b) through (e) above, the ARC shall recommend projects for funding to the Board.

g. Provo, Orem, Lehi, and Utah County agree that such ARC shall be comprised of no less than five (5) persons, but no more than eleven (11). Based on population data from the 2010 Census Utah County may assign up to five representatives; Provo, Orem, and Lehi may assign up to two representatives each. The assigned persons shall be appointed by each jurisdiction made up of persons knowledgeable in housing issues and who are residents of the jurisdiction he or she represent.

h. The purpose of the ARC shall be to review eligible projects for conformity to the priorities and policies included in the Consolidated Plan, Action Plans, relevant jurisdiction's comprehensive housing plans and/or specific self-directed priority project(s), and criteria established by the UVHC Board, including threshold criteria concerning periods of affordability, which may be more strict than those required by HOME regulations, as defined in §92.252.e. The ARC

shall prioritize projects based on the evaluation described in this paragraph and make funding recommendations as constrained by the availability of funds.

i. Provo, Orem, Lehi, and Utah County agree that the recommendations made by the ARC shall be reviewed for final approval by the UVHC's Board subject to Paragraph 7 of this Agreement and other terms contained in this paragraph. All projects selected by the UVHC Board must conform to the jurisdictions' comprehensive housing plan, Consolidated Plan, related Action Plans, minimum criteria established and self-directed priority projects.

j. The Lead Entity's program, supervisory and administrative obligations to Consortium Members shall be limited to the performance of the administrative and program tasks necessary to make HOME funds available to them and to provide at least annual monitoring for the performance of their various projects funded with HOME funds throughout the corresponding period of affordability to ensure compliance with applicable Federal laws and regulations. The Lead Entity shall be responsible for determining eligibility and confirming the compliance of the HOME projects with applicable Federal laws and regulations.

k. The Lead Entity shall make all of its financial records related to the administration of the HOME funds available for inspection to all persons, including representatives from corporations and governments, in accordance with its own policies and regulations and with State law.

l. The Lead Entity will act to protect the Consortium's interest in enforcing and reviewing contracts, agreements, memorandums, and or any other legal instruments entered into in the process of administering the HOME Program

and utilizing legal counsel to represent the Consortium while protecting these interests. Orem, Lehi and Utah County agree to have Provo City Legal Department staff act as head counsel in these matters.

4. GENERAL ADMINISTRATION

   a. Provo, as the designated Lead Entity of the Consortium, has the ultimate and overall responsibility under the Act for ensuring that the HOME Program is carried out as required in 24 CFR, Part 92, including the submission and approval of a Comprehensive Housing Affordability Strategy for the use of HOME funds as set forth in Paragraph 5 below, which has been mutually agreed upon by all Consortium Members, and for providing all assurances or certifications as required under 24 CFR, Part 92. Therefore, Provo requires Orem, Lehi, and Utah County, and Orem, Lehi, and Utah County require Provo, to agree to strict adherence to the Program description as approved and to all assurances and certifications provided, including agreeing to take all actions necessary to assure compliance with Provo's certification under the Fair Housing Act; Executive Order11063 (Equal Opportunity in Housing) and Title VI of the Civil Rights Act of 1964, the Uniform Relocation Assistance, Real Property Acquisition Policy Act of 1970, and the Davis Bacon Act at 40 USC 276a, *et.seq.* Provo shall not provide HOME funds for activities, or support any cooperating jurisdiction that does not affirmatively further fair housing within its own jurisdiction or activities that impede Provo's action to comply with Fair Housing certification. In addition, the Lead Entity is responsible for taking all required actions to comply with provisions of the National Environmental

Policy Act of 1969. Orem, Lehi, and Utah County shall readily support the Lead Entity as requested to meet these requirements.

b. Annual allocation of HOME funds to Consortium Members for self-directed projects shall be based upon information listed by HUD's "HOME Consortia Participating Members Percentage Report" posted annually in HUD's HOME Consortia website for the corresponding Fiscal Year. Alternatively, shall HUD delay a timely posting of such Report, the allocation may be based upon an approximation estimated from the previous Fiscal Year allocation. The funds so dedicated to the PJ may be from any HOME funds, including program income, available to the Consortium. Consortium Members can self-direct funds by notifying the ARC of their jurisdictional funding self-direction recommendations **thirty (30) business days** prior to the ARC's final public hearing to develop recommendations for funding. Any of the available self-directed funds not allocated by the individual Consortium Members will no longer be dedicated to self-direction and will be made available for allocation by the ARC. If funds are allocated to a jurisdiction, but not used timely by that jurisdiction, the Board shall have the right to re-allocate those funds to other member jurisdictions in whole or in part.

c. Disputes arising between Consortium Members regarding direction, policy, or procedure shall be resolved by the Board. Should the Board be unable to agree upon the resolution, it should be referred to the Legislative bodies of the Consortium Members for resolution. If no resolution is forthcoming, the parties may terminate this Agreement in accordance with Paragraph 6 below.

d. Each Consortium Member shall be responsible for providing its own pro rata share of matching non-federal funds required by the Act for any HOME funds allocated and accepted for use by that Member.

e. Consortium Members shall use their own jurisdiction's general funding for expenditures of HOME projects, and subsequently request reimbursement of HOME funds from the Lead Entity. The Lead Entity shall review expenditure documentation prior to drawing down HOME funds from the U.S. Treasury and releasing those funds to the Consortium Member.

f. *Program Income*, as defined at 24 CFR 92.2, generated by any HOME project will be held by the Lead Entity. Program Income shall be used first before any HOME funds are drawn or requested from HUD by the Lead Entity.

g. *Recaptured Funds.* Recaptured funds received from any of the Consortium's homebuyer programs during the period of affordability shall be held by the Lead Entity and shall be used for eligible activities and in accordance with HOME requirements.

h. *Monitoring.* The Lead Entity shall be responsible for reviewing the performance of each Subrecipient at least annually, and shall continue to monitor projects and activities assisted with HOME funds during the corresponding period of affordability.

i. Consortium Members shall provide the Lead Entity with a semi-annual HOME Program activity report of all HOME funded projects. Consortium Members shall provide the Lead Entity with semi-annual reports that capture and identify Program Income derived from the funded activities.

j. Consortium Members shall prepare and submit to Lead Entity for consolidation into one report the following reports, if applicable, for submission to HUD according to applicable deadlines: Impediments to Fair Housing, Citizen Participation Plan, Minority Business Enterprise/Women's Business Enterprise reports, Federal Cash Transaction reports, and annual HOME Consolidated Action Plan Evaluation Report(s) (CAPER) as well as preparing and submitting any other reports that are required by HUD.

k. *Repayments.* Any HOME funds invested in housing that does not meet the affordability requirements, is terminated before completion, or is determined to be ineligible must be repaid to HUD by the Consortium. Each Consortium Member assumes full responsibility for repayment of HOME expenditures made within its jurisdiction that are disallowed by HUD.

5. AFFIRMATIVELY FURTHERING FAIR HOUSING

Each Consortium Member agrees to affirmatively further fair housing. The City of Provo, as Lead Entity for the Consortium, will conduct an assessment of fair housing within the jurisdiction. Each Consortium Member will consider appropriate actions to overcome the effects of any impediments identified through that assessment, and maintain records reflecting that assessment and actions in this regard.

6. EFFECTIVE DATE, DURATION AND TERMINATION

a. This Agreement shall go into effect July 1, 2020, and shall continue in full force and effect for the consecutive three Federal Fiscal Years 2020, 2021 and 2022 (hereinafter, "Qualification Period") during which the Consortium qualifies to

receive HOME funds and which will end on June 30, 2023, unless HUD revokes the Consortium's designation as a PJ, or Utah County fails to re-qualify as an Urban County for a Fiscal Year included in the Consortium's Qualification Period, or the Consortium fails to receive a HOME allocation for the first Federal Fiscal year of the Consortium's Qualification Period and does not request to be considered to receive a HOME allocation in each of the subsequent two years. The terms of this Agreement cover the period necessary to carry out all activities that will be funded from funds awarded during the indicated qualification period. This Agreement remains in effect until the HOME funds from each of the Federal Fiscal Years of the Qualification Period are closed pursuant to 24 CFR 92.507

b. Pursuant to 24 CFR 92.101(e), during the Qualification Period additional UGLGs may join the Consortium, but no Consortium Members may withdraw from the Consortium or terminate this Agreement until its expiration.

   i. New members may be added to the Consortium upon consent of a simple majority of the Consortium Board of Directors. When a new member is added, the Agreement will be amended accordingly; and the parties agree to execute such further instruments as may be reasonably required to effect such amendment. The Agreement will be amended in the Federal Fiscal Year before the year in which the new member is to be added.

c. The Lead Entity shall, by June 1, 2022, notify UVHC members in writing of their right not to participate in the subsequent Qualification Period.

7. INTERLOCAL COOPERATION ACT.

These following provisions are included in this Agreement to comply with the requirements of the Interlocal Cooperation Act:

a. Financing and Budget. The Provision for the financing of the cooperative actions contemplated by this Interlocal Cooperation Agreement and the budget thereof are found in Paragraph 4(b) hereof.

b. Filing. The Parties shall each file a copy of this Agreement with the keeper of records of each of the parties hereto.

c. Authorizing Resolutions. The respective Legislative bodies of the parties shall adopt resolutions authorizing this Agreement.

d. Legal Opinion. Each of the parties has submitted this Agreement to its legal counsel for review as to proper form and compliance with applicable law.

8. INDEMNIFICATION.

All parties to this Agreement are governmental entities under the Utah Government Immunity Act as set forth in Title 63G, Chapter 7, Utah Code Ann., 1953 as amended. Consistent with the terms of that Act, it is mutually agreed that each party hereto shall be responsible and liable for its own wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. None of the parties hereto waive any defenses otherwise available under the Utah Governmental Immunity Act.

9. LAWFUL AGREEMENT.

The parties represent each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation.

10. UTAH LAW.

This Agreement shall be interpreted pursuant to the laws of the State of Utah.

11. INTERPRETATION OF AGREEMENT.

The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number and vice versa, and the use of any gender shall include any other and all genders. The paragraph and section headings in the Agreement are for convenience only and do not constitute a part of the provisions hereof.

12. AMENDMENTS.

No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written Agreement signed by all UVHC members. The Agreement may be amended to add automatic renewal provisions or for other reasons upon written approval from the Denver HUD Field Office.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly authorized and executed by each jurisdiction on the date specified on the respective signature pages,

PROVO CITY

Approved this _____ day of _____, 2019

By: _____

Michelle G. Kaufusi, Mayor

ATTEST:_____

Amanda Ercanbrack, City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Provo City, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with Utah Code 11-13-202. The terms and provisions of the Agreement are fully authorized under state and local law and the Agreement provides full legal authority for the Consortium to undertake or assist in undertaking housing assistance activities for the HOME Investment Partnerships Program.

Dated this _____ day of _____, 2019

By: _____

Legal Counsel for Provo City

SIGNATURE PAGE FOR **OREM CITY**
TO
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2020, 2021, AND 2022

Approved this _____ day of _____, 2019

By: _____

Richard Brunst, Mayor

ATTEST:_____

Orem City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Orem City, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2019

By: _____

Legal Counsel for Orem City

SIGNATURE PAGE FOR **LEHI CITY**
TO
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2020, 2021, AND 2022

Approved this _____ day of _____, 2019

By: _____

Mark Johnson, Mayor

ATTEST:_____

Lehi City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Lehi City, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2019

By: _____

Legal Counsel for Lehi City

SIGNATURE PAGE FOR **UTAH COUNTY**
TO
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2020, 2021, AND 2022

Approved this _____ day of _____, 2019

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: _____

William Christensen Lee, Chair

ATTEST:_____

Utah County Clerk/Auditor

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Utah County, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2019

By: _____

Utah County Attorney

Agenda Item No: 10.1

City Council Agenda Item Report

Meeting Date: June 18, 2019
Submitted by: Brandon Nelson
Submitting Department: Administrative Services
Item Type: Ordinance
Agenda Section:

Subject:
PUBLIC HEARING
ORDINANCE - Amending the Current Fiscal Year 2018-2019 Budget

Suggested Action:
The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2018-2019 Budget and, by ordinance, amend Fiscal Year 2018-2019 Budget.

Presenter:
Brandon Nelson

Background:
The Fiscal Year 2018-2019 City of Orem budget has many adjustments that occur throughout the fiscal year. These adjustments include grants received from Federal, State, other governmental or private entities/organizations; appropriating reserves in the General Fund and transferring them to the Capital Projects Fund in order to meet state legal compliance requirements regarding maximum General Fund fund balance as well as providing various project funding; additional funds received for the water reuse project; and transferring funds from the Friends of the Orem Public Library fund to the Capital Projects fund for the new Library Hall.

Potentially Affected Area:
Citywide

Attachments:
Budget Amendments FY 2019 - Mar-June.pdf

ORD - Budget Amendments - 2019 - Mar-June.docx

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2018-2019

REVENUES

Account Number	Note	Description	Previous Budget	Current Budget
		GENERAL FUND		
10-3319	1	VOCA Grant	$ -	$ 7,170.42
10-3698	1	Library - Donations	-	1,800.00
10-3995-013	1	Cont. From - Fund 73 - Orem Foundation	2,171.00	8,423.00
Total			$ 2,171.00	$ 17,393.42
Net Fund Increase				$ 15,222.42
		MAJOR CRIMES TASK FORCE (MCTF)		
25-3424-004-002	1	MCTF - Forfeitures Revenues - Federal (Treasury)	$ 87,428.72	$ 97,428.72
25-3424-005	1	MCTF - Restitution/Seizure Revenues	66,060.00	84,060.00
25-3424-009	1	MCTF - Evidence Revenues	8,343.24	20,151.24
Total			$ 161,831.96	$ 201,639.96
Net Fund Increase				$ 39,808.00
		CAPITAL IMPROVEMENT PROJECT FUND		
45-3698	1	Donations - Geneva Park	$ -	$ 3,000.00
45-3995-001	4	Cont. From - Fund 10 - CIP	-	4,600,000.00
45-3995-030	3	Cont. From - Fund 72 - Friends of the Library	-	579,000.00
Total			$ -	$ 5,182,000.00
Net Fund Increase				$ 5,182,000.00
		WATER FUND		
51-3690-004	2	Misc Revenues - Metro Water - Water Reuse Project	$ -	$ 1,000,000.00
Total			$ -	$ 1,000,000.00
Net Fund Increase				$ 1,000,000.00
		FLEET MAINTENANCE FUND		
61-3690		Miscellaneous Revenues	$ -	$ 1,500.00
Total			$ -	$ 1,500.00
Net Fund Increase				$ 1,500.00
		FRIENDS OF THE OREM PUBLIC LIBRARY FUND		
72-3997-004	3	App. Surp - Operations	$ -	$ 579,000.00
Total			$ -	$ 579,000.00
Net Fund Increase				$ 579,000.00
		OREM FOUNDATION TRUST FUND		
73-3910-004	1	Donations - Orem City	$ 6,100.00	$ 12,352.00
Total			$ 6,100.00	$ 12,352.00
Net Fund Increase				$ 6,252.00
		SENIOR CITIZENS FUND		
76-3997-004		App. Surp - Operations - Sound System Upgrade	$ -	$ 4,000.00
Total			$ -	$ 4,000.00
Net Fund Increase				$ 4,000.00
Total City Funds			$ 170,102.96	$ 6,997,885.38
Net City Funds Increase				$ 6,827,782.42

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2018-2019

EXPENDITURES

Account Number	Note	Description	Previous Budget	Current Budget
		GENERAL FUND		
Community Promotion				
10-4012-600-030	1	Centennial Committee 2019	$ 160,000.00	$ 160,897.00
Planning				
10-6020-600-001	1	Miscellaneous Expenses - Housing Summit	-	500.00
Victims Advocates				
10-6532-250-019	1	Equipment - VOCA Grant	-	7,170.42
Support Services				
10-6550-250-012	1	Equipment - VIPS	3,500.00	8,355.00
Patron Services				
10-8530-310	1	Professional & Technical Services	8,915.00	10,715.00
Total			$ 172,415.00	$ 187,637.42
Net Fund Increase				$ 15,222.42
		MAJOR CRIMES TASK FORCE (MCTF)		
25-6531-240	1	Supplies	$ -	$ 2,000.00
25-6531-250	1	Equipment	24,511.27	41,511.27
25-6531-270	1	Utilities	-	1,000.00
25-6531-280	1	Telephone & Communications	100,000.00	105,000.00
25-6531-280-005	1	Telephone & Comm. - Forfeitures (Treasury)	20,000.00	30,000.00
25-6531-290	1	Maintenance & Repairs	7,723.14	8,723.14
25-6531-310	1	Professional & Technical Services	-	1,000.00
25-6531-623	1	Equip/Facility Lease/Rent	1,903.24	4,711.24
Total			$ 154,137.65	$ 193,945.65
Net Fund Increase				$ 39,808.00
		CAPITAL IMPROVEMENT PROJECT FUND		
45-6034-720-445	3	Library Hall	$ 100,509.68	$ 679,509.68
45-6034-731-230	4	Future Projects	-	4,600,000.00
45-6034-732-442	1	Geneva Park Renovation Project	5,000.00	8,000.00
Total			$ 105,509.68	$ 5,287,509.68
Net Fund Increase				$ 5,182,000.00
		WATER FUND		
51-7573-733-284	2	Water Reuse Project	$ 1,304,000.00	$ 2,304,000.00
Total			$ 1,304,000.00	$ 2,304,000.00
Net Fund Increase				$ 1,000,000.00
		FLEET MAINTENANCE FUND		
61-7542-250		Equipment	$ 14,000.00	$ 15,500.00
Total			$ 14,000.00	$ 15,500.00
Net Fund Increase				$ 1,500.00
		FRIENDS OF THE OREM PUBLIC LIBRARY FUND		
72-8598-920-030	3	Cont. To - Fund 45 - CIP - Library Hall	$ -	$ 579,000.00
Total			$ -	$ 579,000.00
Net Fund Increase				$ 579,000.00
		OREM FOUNDATION TRUST FUND		
73-8591-920-004	1	Cont. To - Fund 10 - Orem City	$ 1,100.00	$ 7,352.00
Total			$ 1,100.00	$ 7,352.00
Net Fund Increase				$ 6,252.00
		SENIOR CITIZENS FUND		
76-8097-730-103		Sound System Upgrade	$ -	$ 4,000.00
Total			$ -	$ 4,000.00
Net Fund Increase				$ 4,000.00
Total City Funds			$ 1,751,162.33	$ 8,578,944.75
Net City Funds Increase				$ 6,827,782.42

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2018-2019

NOTES

These notes are attached to the budget amendments summary to describe the amendments to the Fiscal Year 2018-2019 City of Orem Budget that have been necessitated to this point in the fiscal year. Please contact Brandon Nelson, Accounting Division Manager, at 801-229-7010, if you have any questions or concerns.

1) The City receives grant or donation funds during the year to aid many different operations such as the Police Department (Major Crimes Task Force Grants), Public Works (Geneva Park), and Library Services (Library Hall). The funds are received from Federal, State, and other governmental (or private) entities. These entries represent the adjustments necessary to adjust the appropriate budgets in order to spend these grant funds.

2) The City received a $1,000,000 payment from the Metropolitan Water District of Orem for use on the Water Reuse project.

3) Most of the remaining funds in the Friends of the Orem Public Library fund will be transferred into the Capital Projects fund to help fund the construction of the new Library Hall.

4) After completing the Fiscal Year 2017-2018 Comprehensive Annual Financial Report (CAFR) and calculating the State of Utah's maximum allowable General Fund fund balance, the City exceeded the maximum allowable amount. Therefore, the City is required to either spend or transfer $4,600,000 by the end of the current fiscal year. City staff has identified a number of projects that could be funded by these excess funds. However, these projects would not be able to be completed by fiscal year end and thus, the funds need to be transferred to the Capital Projects Fund so that the funds will be available when the specific projects are identified and receive approval to proceed. By making this transfer, the General Fund fund balance would fall below the State of Utah's fund balance maximum and the City would then be in compliance.

D R A F T

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, AMENDING THE FISCAL YEAR 2018-2019 BUDGET.

WHEREAS On May 22, 2018, the City Council adopted a final budget following State law; and

WHEREAS the City Council held a public hearing on June 18, 2019, to receive input from the public regarding proposed amendments to the Fiscal Year 2018-2019 budget; and

WHEREAS the budget has been revised as deemed appropriate to accommodate unexpected revenues and expenses.

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

1. The Council hereby amends the Fiscal Year 2018-2019 Budget as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.

2. The City Manager is directed to implement these budget amendments in accordance with State laws and appropriate City procedures.

3. This ordinance shall take effect immediately upon publication.

PASSED AND APPROVED this **18th** day of **June 2019**.

CITY OF OREM, by
Richard F. Brunst, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

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

Agenda Item No: 10.2

City Council Agenda Item Report

Meeting Date: June 18, 2019
Submitted by: Jason Bench
Submitting Department: Development Services
Item Type: Ordinance
Agenda Section:

Subject:
PUBLIC HEARING
ORDINANCE – Vacating 590 East Street located between 1000 South and 1100 S as well as that portion of 1100 South between 590 East and the West side of 545 East Street

Suggested Action:
Development Services recommends the City Council, by ordinance, vacate approximately 0.99 acres of 590 East Street located between 1000 South and 1100 South as well as that portion of 1100 South between 590 East and the West side of 545 East Street.

Presenter:
Grant Allen

Background:
Currently, 590 East is a through street with a connection to 1100 South and 1000 South. 1100 South connects to 545 East and 590 East. The existing homes on the West side of 590 East and both sides of 1100 South have been purchased by University Mall Shopping Center, LC. University Mall Shopping Center, LC is planning to re-develop this area.

University Mall Shopping Center, LC now request that the City vacate 590 East Street located between 1000 South and 1100 South as well as that portion of 1100 South between 590 East and the West side of 545 East Street. Typically, upon the vacation of a public street, half the street area reverts to the property on one side and the other half reverts to the property on the other side. In the case of 590 East, the street area will revert to the only lots that abut the street which are those lots along the west side of the street.

University Mall Shopping Center LC proposes to use the vacated street area for future development in the PD-34 zone.

The City Council may vacate 590 East Street located between 1000 South and 1100 S as well as that portion of 1100 South between 590 East and the West side of 545 East Street if it finds (1) there is good cause for the vacation, and (2) the vacation will not be detrimental to the public interest. The applicants should be required to record a subdivision plat that combines the area of the vacated street with the rest of their property and includes public utility easements in portions of the vacated street.

Potentially Affected Area:
Hillcrest

Attachments:
Resolution-StreetVacation-590_East.doc

Agenda-StreetVacation-590_East.docx

Details -590E Street Vacation.pdf

Location Map_Street Vacation 590 East.pdf

ORDINANCE NO. ___

AN ORDINANCE VACATING 590 EAST STREET BETWEEN 1000 SOUTH AND 1100 SOUTH AND VACATING THAT PORTION OF 1100 SOUTH BETWEEN 590 EAST AND 545 EAST.

WHEREAS University Mall Shopping Center LC has filed a petition requesting that the City Council vacate 590 East Street between 1000 South and 1100 South and vacate that portion of 1100 South between 590 East and the West side of 545 East Street; and

WHEREAS 590 East and 1100 South were originally acquired by the City by dedication; and

WHEREAS University Mall Shopping Center LC currently owns the land on both sides of that portion of 590 East and 1100 South that is proposed to be vacated; and

WHEREAS University Mall Shopping Center LC desires to include the vacated portion of 590 East and 1100 South as part of new development in the PD-34 zone; and

WHEREAS, the City Council held a public hearing on June 18, 2019 to consider the proposed vacation; and

WHEREAS, the City Council finds that there is good cause for the vacation of 590 East Street located between 1000 South and 1100 South Streets and 1100 South between 590 East and the west side of 545 East Street which area is shown and more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference; and

WHEREAS the City Council finds that the vacation will not be detrimental to the public interest; and

WHEREAS the City Council has determined that it is in the best interest of the City to vacate the described portion of 590 East Street located between 1000 South and 1100 South as well as that portion of 1100 South between 590 East and the west side of 545 East Street.

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

1. The City Council hereby finds that there is good cause for the proposed vacation because the subject streets are no longer needed for public traffic circulation and the proposed vacation will not be detrimental to the public interest.

2. The City Council hereby vacates that portion of 590 East Street located between 1000 South and 1100 South as well as that portion of 1100 South Street between 590 East and the west side of 545

East Street which area is shown and more particularly described in Exhibit "A" and subject to the following conditions and reservations:

A. The City reserves and retains an easement over, under, across and through the area that is within ten feet (10') on either side of culinary water, sanitary sewer, storm sewer, and irrigation mains, and five feet (5') on either side of any other public utility which is located within the street vacation area, for the purposes of reasonably upgrading, constructing, maintaining, operating, repairing, inspecting, and protecting said utilities. The City also reserves and retains all other existing easements in the vacated streets all of which shall be shown in the subdivision plat described below.

B. University Mall Shopping Center LC or the successor owner(s) of the property located at approximately 1057 South 590 East shall create and record a new subdivision plat that combines the vacated street area with the property located along the vacated 590 East Street located between 1000 South and 1100 S as well as that portion of 1100 South between 590 East and the west side of 545 East Street.

3. The City Manager is authorized to execute all documents related to vacating the described portion of 590 East Street and 1100 South Street and to carry out the intent of this resolution.

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

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 **18th** day of **June** 2019.

_____
Richard F. Brunst, Mayor

ATTEST:

_____
JoD'Ann Bates City, Recorder

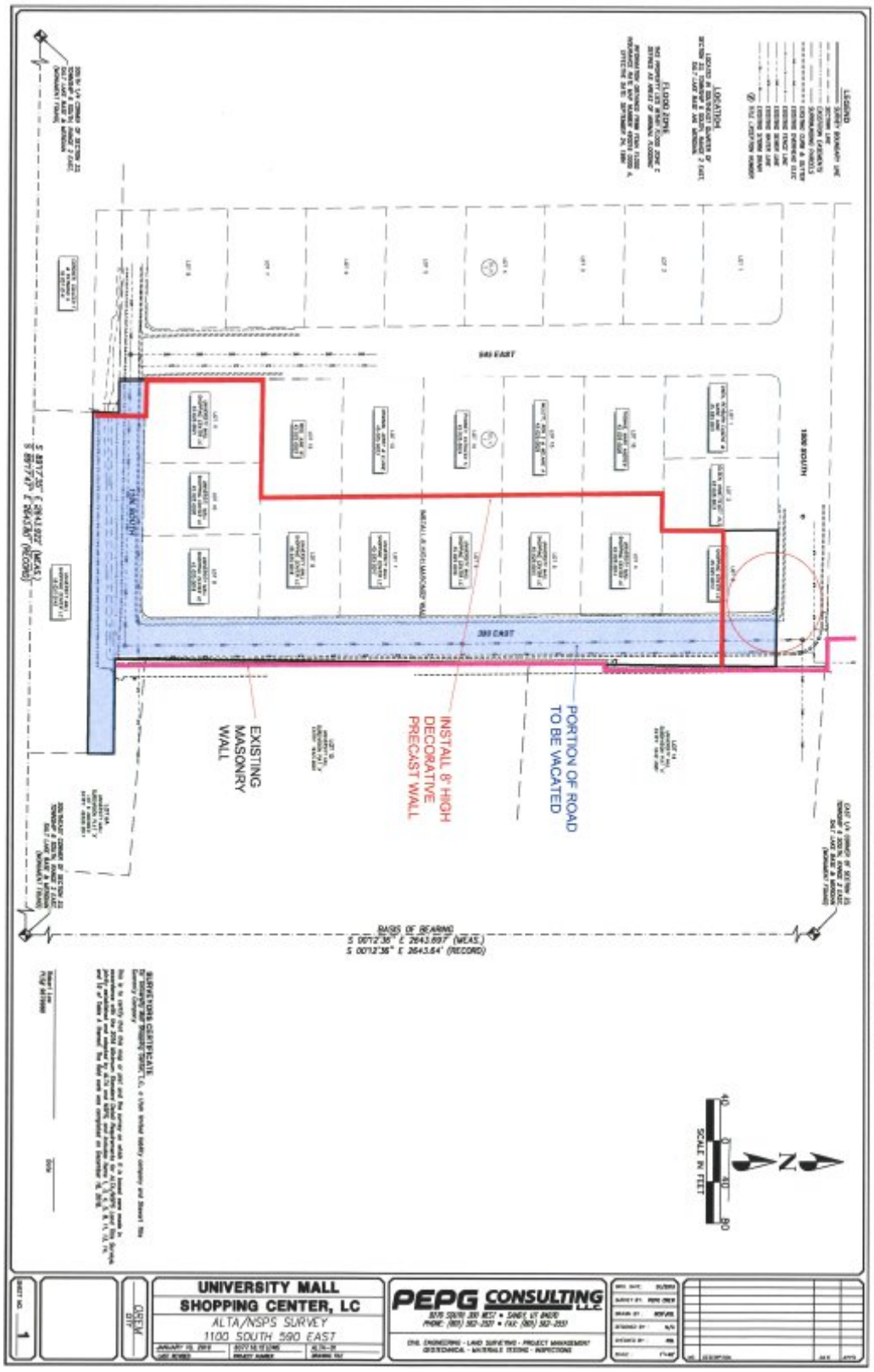
EXHIBIT A

La Mesa Sub PD-34 Zone ROW Vacation Preliminary Description

All of the remaining right of way along 590 East and 1100 South Street adjacent to Lots 3-11 Block 4 of the La Mesa Subdivision Plat A not including areas already re-platted, amended or vacated as part of the University Mall Plat A Subdivision more particularly described as follows:

Beginning at a point which is South 89°17'35" East, along the section line, 1323.72 feet and North 00°42’25” East, 634.99 feet from the South Quarter Corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; (Basis of Bearing is South 00°12'36" East, along the section line from said Southeast Corner of Section 23 to the East Quarter Corner of Section 23); and running thence North 89°17’35” West, 330.83 feet; thence North 02°09’05” East, 25.01 feet; thence North 89°17’35” West, 30.94 feet; thence North 00°39’05” West, 34.77 feet to a point on a non-tangent 10.00 foot radius curve to the left; thence 15.47 feet along said survey through a central angle of 88°38’30” (chord bears South 44°58’20” East, 13.97 feet; thence South 89°17’35” East, 210.06 feet to a point on a 10.00 foot radius curve to the left; thence 15.95 feet along said curve through a central angle of 91°21’30” (chord bears North 45°01’40” East, 14.31 feet); thence North 00°39’05” West, 595.67 feet to a point on a 10.00 foot radius curve to the left; thence 15.47 feet along said curve through a central angle of 88°38’30” (chord bears North 44°58’20” West, 13.97 feet); thence South 89°17’35” East, 62.04 feet; thence South 00°32’25” West, 640.48 feet; thence South 89°25’00” East, 92.13 feet; thence South 00°42’25” West, 25.22 feet to the point of beginning.




ROAD VACATION - PORTIONS OF 590E AND 1100 SOUTH
590 EAST
1100 SOUTH
380 EAST
EXISTING MASONRY WALL
INSTALL 8' HIGH DECORATIVE PRECAST WALL
PORTION OF ROAD TO BE VACATED
BASIS OF BEARING
S 00°12'36" E 2643.69' (MEAS.)
S 00°12'36" E 2643.64' (RECORD)
SCALE IN FEET
UNIVERSITY MALL
SHOPPING CENTER, LC
ALTA/NSPS SURVEY
1100 SOUTH 590 EAST
PEPG CONSULTING LLC

CITY OF OREM

CITY COUNCIL MEETING

JUNE 5, 2019

REQUEST:	**6:00 P.M. PUBLIC HEARING** **ORDINANCE – STREET VACATION** – Vacating 590 East Street between 1000 South and 1100 South and vacating that portion of 1100 South Street between 590 East and the west side of 545 East Street.
APPLICANT:	University Mall Shopping Center LC
FISCAL IMPACT:	None

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on City hotline
-Faxed to newspapers
-Emailed to newspapers
-Posted on State's notification website.

SITE INFORMATION:

- General Plan
  Regional Commercial
- Current Zone
  PD-34
- Acreage
  0.99 Acres
- Neighborhood
  Hillcrest

PREPARED BY:
Cliff Peterson
Private Development Engineer

APPROVED BY:

PLANNING COMMISSION RECOMMENDATION:
N/A

REQUEST:
University Mall Shopping Center LC requests that the City Council vacate 590 East Street between 1000 South and 1100 South and vacate that portion of 1100 South between 590 East and the west side of 545 East.

BACKGROUND:
Currently, 590 East is a through street with a connection to 1100 South and 1000 South. 1100 South connects to 545 East and 590 East. The existing homes on the west side of 590 East and both sides of 1100 South have been purchased by University Mall Shopping Center, LC. University Mall Shopping Center, LC is planning to re-develop this area.

University Mall Shopping Center, LC now requests that the City vacate 590 East Street between 1000 South and 1100 South as well as that portion of 1100 South Street between 590 East and the west side of 545 East Street. Typically, upon the vacation of a public street, half the street area reverts to the property on one side and the other half reverts to the property on the other side. In the case of 590 East, the street area will revert to the only lots that abut the street which are those lots along the west side of the street.

University Mall Shopping Center LC proposes to use the vacated street area for future development in the PD-34 zone.

The City Council may vacate the street areas described above if it finds (1) there is good cause for the vacation, and (2) the vacation will not be detrimental to the public interest. Staff recommends that the street vacation be made subject to a reservation of easements for existing public utilities located in the proposed street vacation area. The applicants should also be required to record a subdivision plat that combines the area of the vacated street with the rest of the applicant's property.

RECOMMENDATION:
Development Services recommends the City Council, by ordinance, vacate approximately 590 East Street located between 1000 South and 1100 South as well as that portion of 1100 South between 590 East and the West side of 545 East Street.

PERMANENT CUL-DE-SAC LOCATION SPRING 2021

Proctor House under contract, move out occurs 1/1/2021.
Permanent cul-de- sac to be located on this parcel spring 2021



NEW 8' DECORATIVE
PRECAST PANEL WALL

TEMPORARY CUL-DE-SAC LOCATION
SUMMER 2019 - SPRING 2021



ROAD VACATION - PORTIONS OF 590E AND 1100 SOUTH

LEGEND

- SURVEY BOUNDARY LINE
- SECTION LINE
- EXCEPTION EASEMENTS
- SURROUNDING PARCELS
- EXISTING CURB & GUTTER
- EXISTING OVERHEAD ELEC
- EXISTING FENCE LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- TITLE EXCEPTION NUMBER

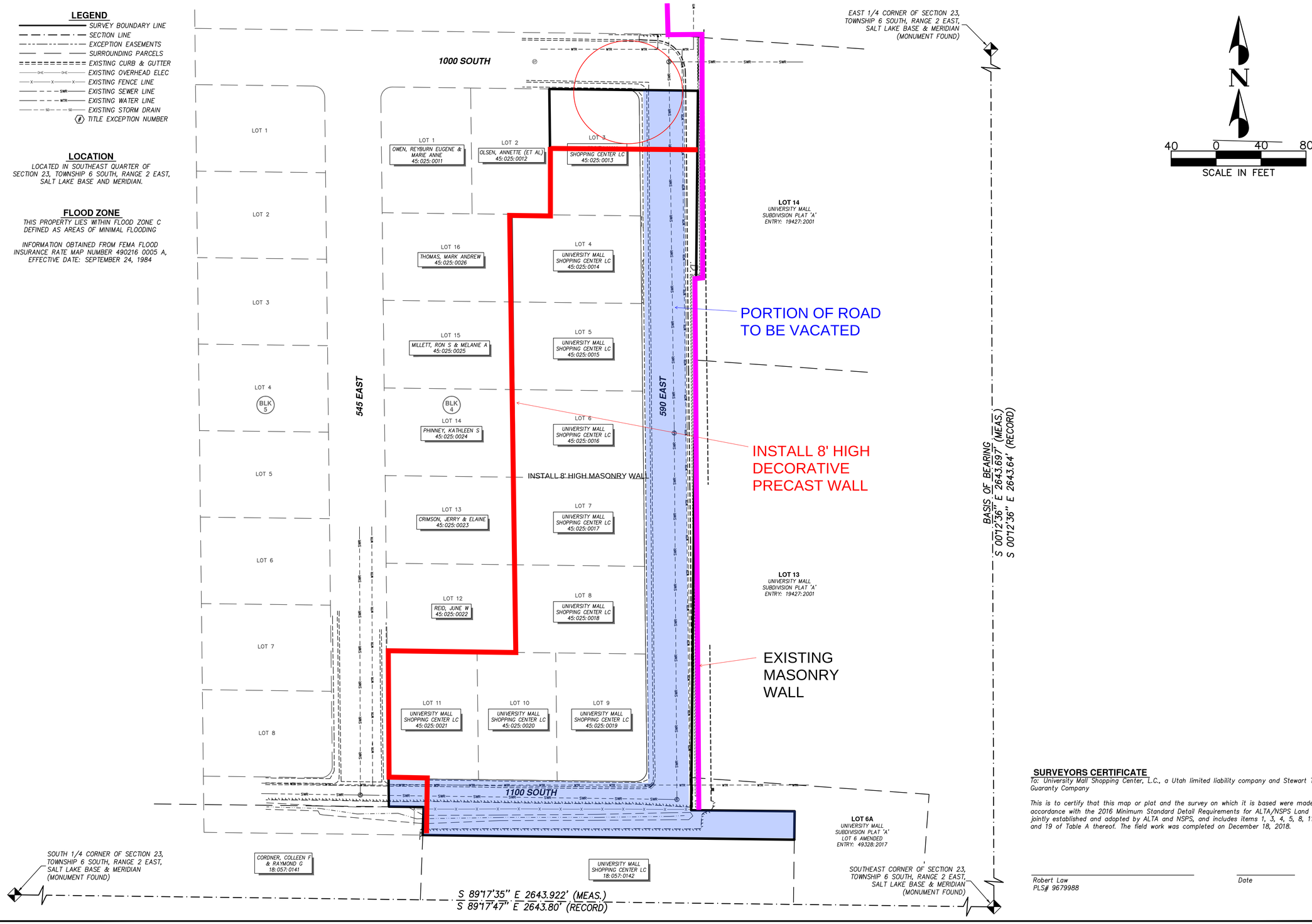
LOCATION

LOCATED IN SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

FLOOD ZONE

THIS PROPERTY LIES WITHIN FLOOD ZONE C DEFINED AS AREAS OF MINIMAL FLOODING

INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 490216 0005 A, EFFECTIVE DATE: SEPTEMBER 24, 1984



SURVEYORS CERTIFICATE

To: University Mall Shopping Center, L.C., a Utah limited liability company and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11, 13, 14, and 19 of Table A thereof. The field work was completed on December 18, 2018.

Robert Law
PLS# 9679988

Date

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 01/2019
SURVEY BY: PEPG CREW
DRAWN BY: BGB\KRSL
DESIGNED BY: N/A
CHECKED BY: PSL
SCALE: 1"=40'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2321 • FAX: (801) 562-2551
CIVIL ENGINEERING · LAND SURVEYING · PROJECT MANAGEMENT
GEOTECHNICAL · MATERIALS TESTING · INSPECTIONS

UNIVERSITY MALL
SHOPPING CENTER, LC
ALTA/NSPS SURVEY
1100 SOUTH 590 EAST
JANUARY 10, 2019 — LAST REVISED
6077.18.15.DWG — PROJECT NUMBER
ALTA-01 — DRAWING FILE

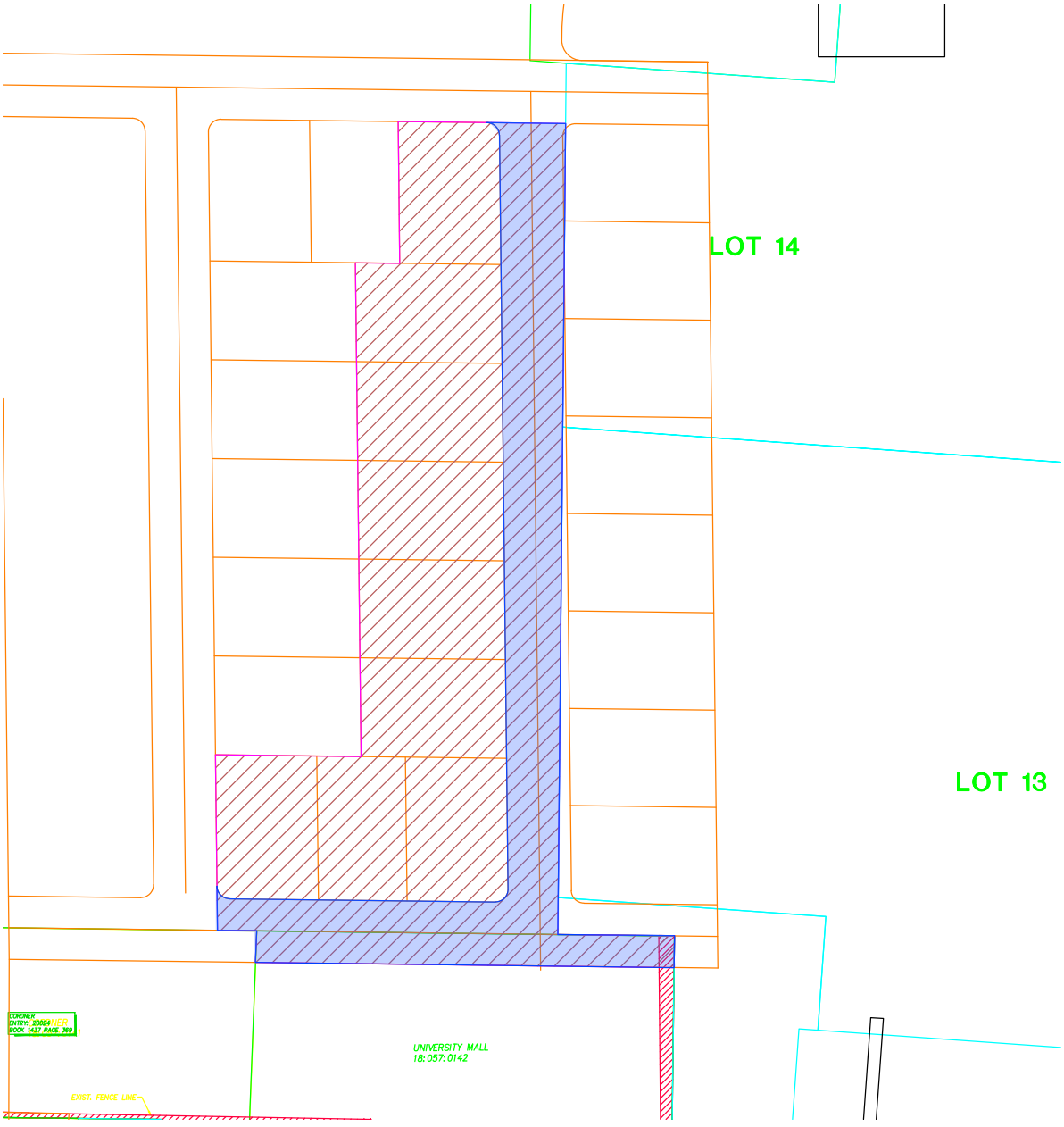
OREM
CITY

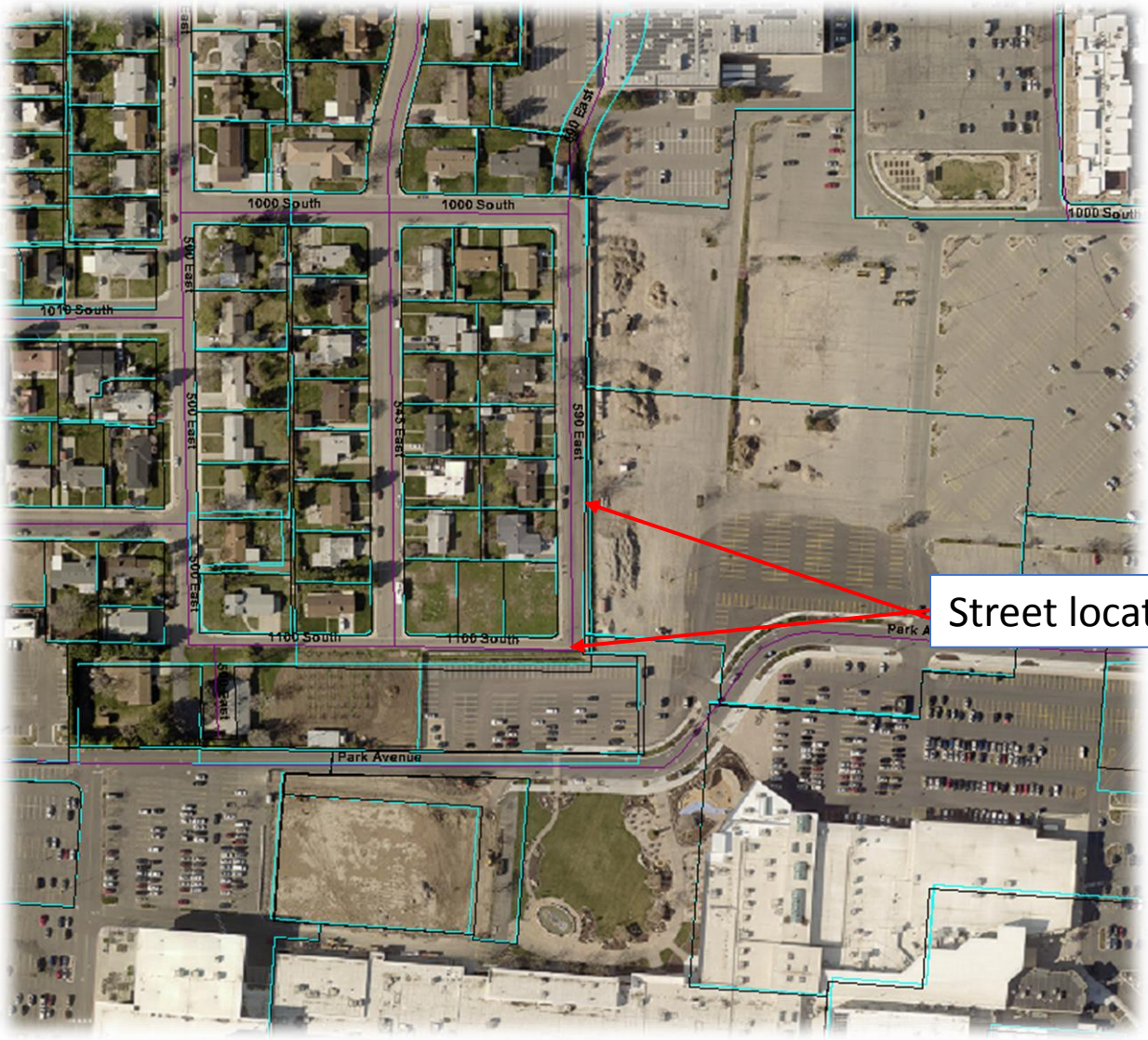
SHEET NO. 1

La Mesa Sub PD-34 Zone ROW Vacation Preliminary Description

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1000 South
1000 South
590 East
500 East
1010 South
500 East
545 East
590 East
500 East
1100 South
1100 South
Park Avenue
Street locations

Agenda Item No: 10.3

City Council Agenda Item Report

Meeting Date: June 18, 2019
Submitted by: Grant Allen
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 zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone; and Amending Appendix KK of Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations.

Suggested Action:
The applicant is proposing to rezone the property to develop the parcel as a planned residential development with 32 single family homes which is a density of 4.03 units per acre. This density is allowed and meets the requirements of the PRD zone.

Presenter:
Grant Allen

Background:
The Planning Commission recommends the City Council, by ordinance, to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone; and Amending Appendix KK of Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations.

The applicant is proposing to rezone the property to develop the parcel as a planned residential development with 32 single family homes which is a density of 4.03 units per acre. This density is allowed and meets the requirements of the PRD zone.

The homes will have stucco, brick, cement board and architectural shingles on the roof. They will be one story, with approximately 1900 square feet on the main level and 2400 square feet in basements. The height will be 24 feet 11.5 inches from grade. The materials and height meet the standards of the PRD zone.

A Development Agreement will be signed prior to City Council approval to address parking lot reconfiguration with the adjacent property to the west (Canyon Park Owner II, LLC). The developer will submit a bond to cover the requirements of the development agreement.

Potentially Affected Area:

Windsor

Attachments:
Agenda-AbbeyRoadPRD.docx

Map_Abbey Road Town Homes_2019.05.01.pdf

Vicinity Map.pdf

Concept Plan - Abbey Road Town Homes.pdf

Elevations - Abbey Road.pdf

Public meeting Strawberry Abbey.pdf

Abbey Road - Meeting Minutes - 04-30-2018.docx

Exhibit A.pdf

DS Application_ Abbey Road Town Homes_2019.06.18.pdf

20190509_1_MailerFront.pdf

20190509_1_MailerBack.pdf

20190509_1_Labels.docx

Letter to Orem City- 2019.04.24.pdf

Letter_of_Concern.pdf

Abbey Road Town Homes PRD PC Minutes 5.22 .docx

Resolution-AbbeyRoadPRD.docx

DRC Application Abbey Road.pdf

CITY OF OREM CITY COUNCIL MEETING JUNE 18, 2019	
REQUEST:	**ORDINANCE** – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone; and amending Appendix KK of Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations.
APPLICANT:	Scott McQuarrie - Agent
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
- Noticed 114 property owners within 500ft of the properties

SITE INFORMATION:

General Plan Designation:
Low Density Residential

Current Zone(s):
PD6

Acreage:
7.89

Neighborhoods:
Windsor

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY:
Grant Allen Orem City Planner

REQUEST: The applicant requests the City Council rezone approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone; and amend Appendix KK of the Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations.

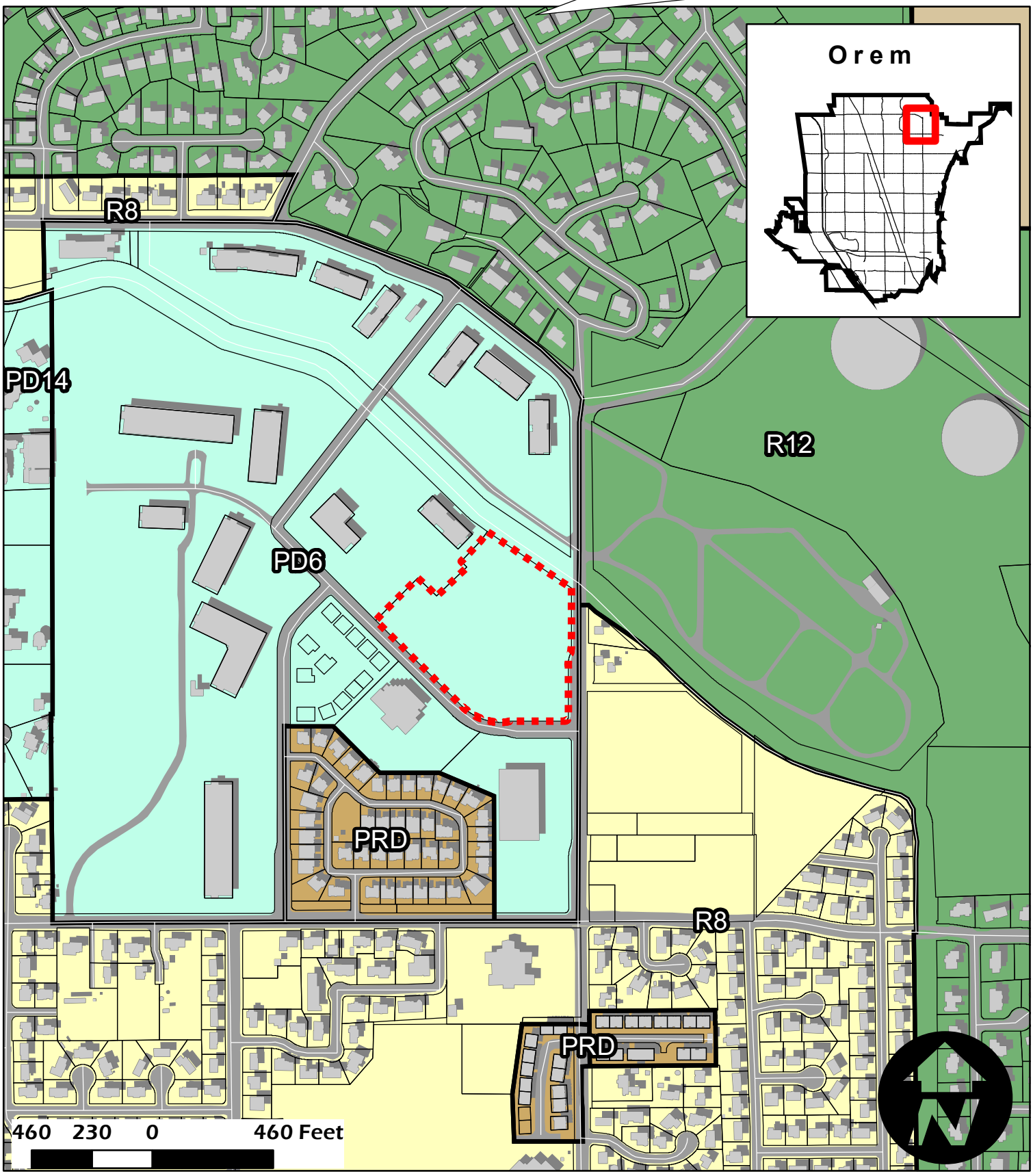
BACKGROUND: The applicant proposes to rezone the subject property to PRD to allow the development of a planned residential development. The proposed development would have 32 single family homes which results in a density of 4.03 units per acre. This is significantly less than the maximum density of seven units per acre currently allowed in the PRD zone.

The homes in the proposed PRD will have exterior finishes consisting of stucco, brick, cement board and will have architectural shingles on the roof. The units will be one story with approximately 1900 square feet on the main level and 2400 square feet in the basement. The height of the units will be 24 feet 11.5 inches above grade. The proposed materials and height both meet the standards of the PRD zone.

Staff has been working with the applicant regarding a development agreement to address the creation of a landscape buffer zone between the subject property and the adjacent property to the northwest (Canyon Park Owner II, LLC). However, as of the date this agenda summary was prepared, the development agreement had not yet been signed by the owners of the subject property.

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 zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone; and amend Appendix KK of the Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations. Staff supports the Planning Commission recommendation.

Abbey Road Town Homes



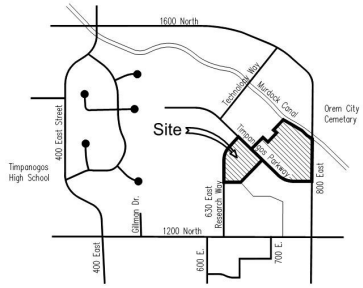
Abbey Road Town Homes
PD6 Zone
7.89 Acres

NEIGHBORHOOD
Windsor

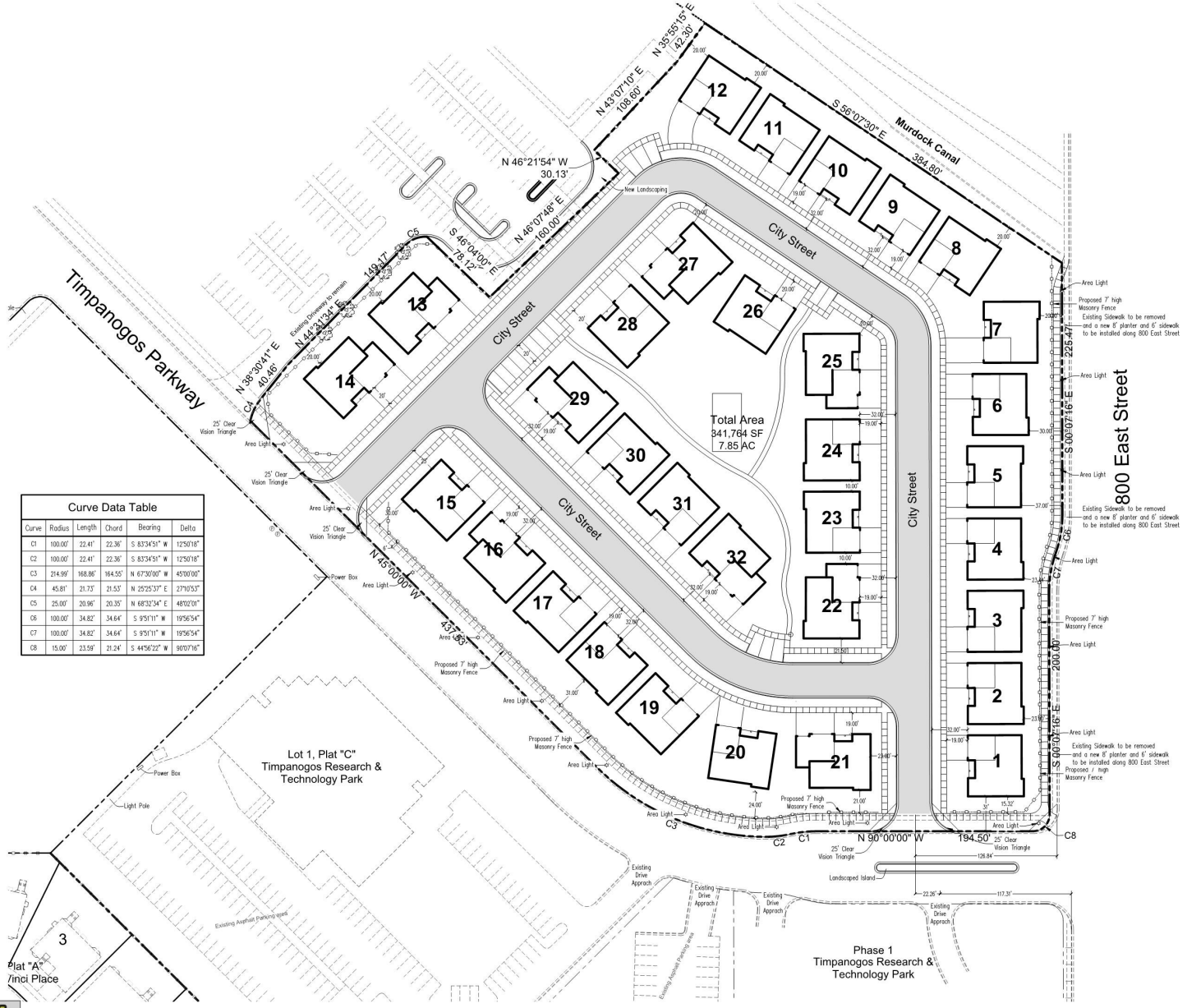
Legend
Parcels selection
Parcels
Buildings



Abbey Road
Planned Residential Development



Vicinity Map



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	100.00'	22.41'	22.36'	S 83°34'51" W	12°50'18"
C2	100.00'	22.41'	22.36'	S 83°34'51" W	12°50'18"
C3	214.99'	168.86'	164.55'	N 67°30'00" W	45°00'00"
C4	45.81'	21.73'	21.53'	N 25°25'37" E	27°10'53"
C5	25.00'	20.96'	20.35'	N 68°32'34" E	48°02'01"
C6	100.00'	34.82'	34.64'	S 9°51'11" W	19°56'54"
C7	100.00'	34.82'	34.64'	S 9°51'11" W	19°56'54"
C8	15.00'	23.59'	21.24'	S 44°56'22" W	90°07'16"

Owner/Developer:

OBM/SCOTT LTD
2750 North University Ave Suite #100
Provo, Utah 84064
801-
scott@rsmcq.com

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Phase 2 Site Data:

Zone = PRD
Total Area = 345,316 sq. ft. 7.93 Acres

Total number of Lots = 32
Density = 4.03 Units/Acre

Notes:

The westerly parking lot demolition and re-construction plans will addressed and reviewed during the Site Plan process.

There is an existing water meter that serves existing landscaping that will be addressed during the Site Plan process.

All intersection sight triangles and fencing details will be reviewed and approved in the site plan approval process.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

hat's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

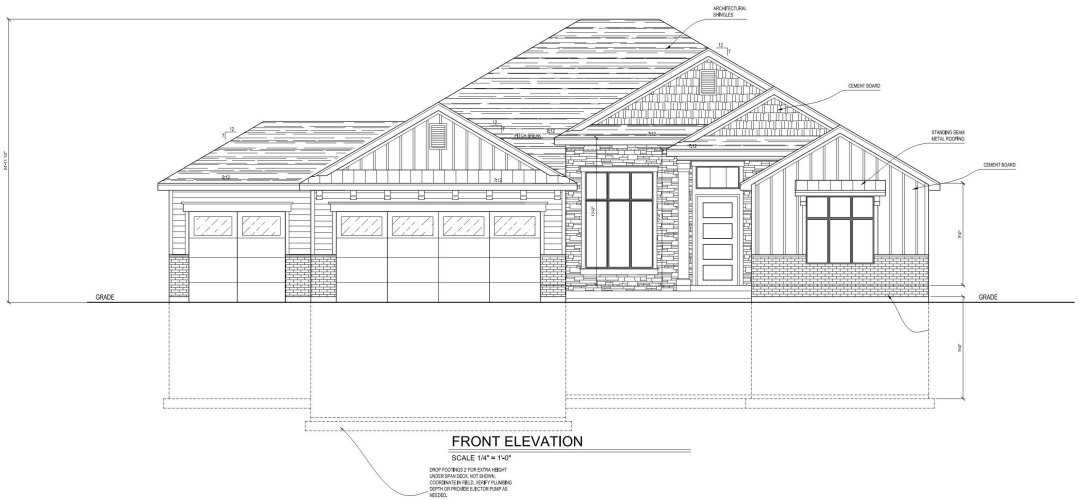
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

DUDLEY AND ASSOCIATES

Abbey Road

Revisions

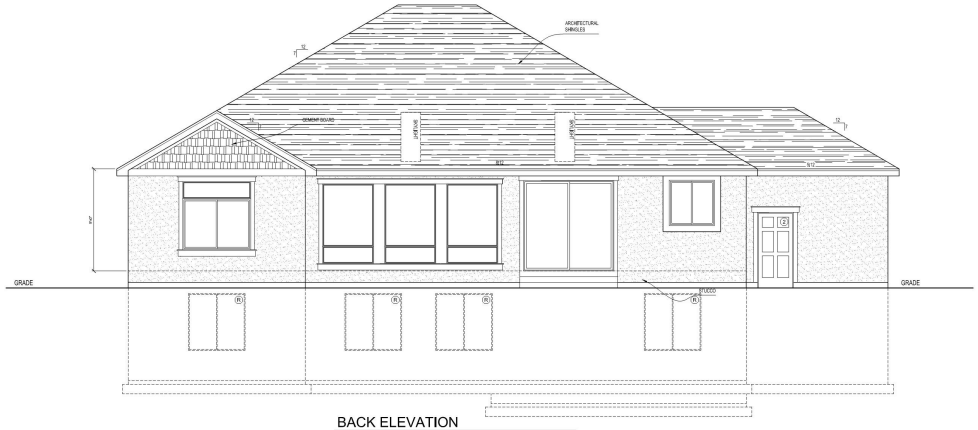
Date
3-20-2
Scale
1" = 5
By
TD
Tracin
L -



FRONT ELEVATION

SCALE 1/4" = 1'-0"

DROP FOOTINGS 2' FOR EXTRA HEIGHT UNDER SPAN DECK, NOT SHOWN. COORDINATE IN FIELD. VERIFY PLUMBING DEPTH OR PROVIDE EJECTOR PUMP AS NEEDED.



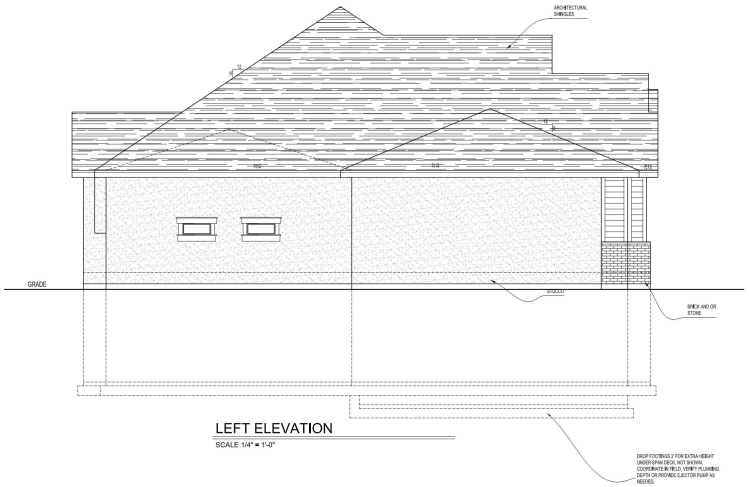
BACK ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

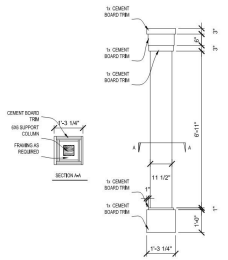
SCALE 1/4" = 1'-0"

DROP FOOTINGS 2' FOR EXTRA HEIGHT UNDER SPAN DECK, NOT SHOWN. COORDINATE IN FIELD. VERIFY PLUMBING DEPTH OR PROVIDE EJECTOR PUMP AS NEEDED.

ATTIC VENTING			
4388	/ 150	=	29.12
SOFFIT VENTING			
4388	/ 300	=	14.56

TURTLE BACK VENTS NOT SHOWN ON PLAN

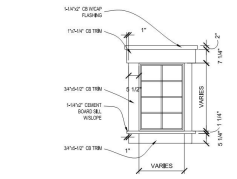
STRUCTURAL DESIGN CRITERIA	
GOVERNING CODE	2015 IRC & IBC
SOIL BEARING PRESSURE (Assumed - Field Verify)	1,500 PSF
WIND IBC GUST EXPOSURE RISK CATEGORY	115 MPH 3 SEC C II
SEISMIC DESIGN CATEGORY IMPORTANCE FACTOR	D 1.0
ROOF LOADS DEAD SNOW	20 PSF 30 PSF
FLOOR LOADS DEAD LIVE	20 PSF 40 PSF



PORCH COLUMN DETAIL

A / 1

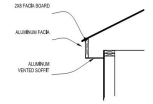
Scale: 1/2" = 1'-0"



WINDOW AND DOOR TRIM DETAIL

B / 1

Scale: 1/2" = 1'-0"



FASCIA AND SOFFIT DETAIL

C / 1

Scale: 1/2" = 1'-0"

PAGE DRAFTING & DESIGN
CUSTOM HOME DESIGN & DRAFTING
EAGLE MOUNTAIN, UTAH 84005
EDWIN@PAGEDRAFTING.COM

VERSION INFORMATION:

2016
BONNEVILLE 3
BASEMENT

TOTAL SQUARE FEET:	4500
FINISHED:	4500
UNFINISHED:	0

ELE 93 IS

STAMP: Kevin Walker, Licensed Professional Engineer, 8164615-5202, Residential, Assembly, 09/14/2018

VERSION: V1.0

DATE: 9-13-18

COMMENTS OR VERSION:

LOT#

PAGE# 1 OF 4

Strawberry Fields Publice Meeting and Abbey Road

4-30-2018
6:10 Pm

CHATWIN HOMES

Table 1

Signature	Print Name and Phone Number	Address
Rachel C Ashworth	Rachel C Ashworth	683 E 1280 N - 801 225-6339
J & Stastny	John Shelby Stastny 801 669-8174	652 E 1220 N
M & Stastny	Mary Ellen Stastny 801 669 8174	652 E 1220 N
L Hayward	LaNell Hayward 801 426-853	707 E 1220 N
Swalker	JOSEPH WALKER 801-310-0940	677 E 1220 N
Marleen Walker	Marleen Walker 801-717-7934	677 E 1220 N
Beth Dillenbeck	Beth Dillenbeck 801-225-7641	713 E. 1280 N.
Vern Dillenbeck	VERN Dillenbeck (801) 225-7641	713 E 1280 N.
David Hunt Dayl a. Hunt	David Hunt 801-696-1535	693 E 1280 N.
Shirley Myers SJ Myers	Shirley Myers	737 E 1280 N 801 943-0395
Don Hawley	Don Hawley	663 E 128 N 801 443-4842
Jan Noble	Jan Noble 801-607-1646	683 E 1220 N
Ann Barlow	Ann Barlow 801-412-3385	702 E 1220 N
Bob Barlow	Bob Barlow 801-597-3700	702 E 1220 N
Richard & Carol Lynn Allen	Richard + Carol Lynn Allen	705 E 1280 N
Cheryl Page	Cheryl Page 801 376 1718	636 E. 1280 N.
Dockendorf	THOMAS DOCKENDORF 801-367-9412	624 E 1280 N
Carl Candland	Calvin Candland 801 691 0559	665 E 1220 N Orem
Dave Noble	683 E. 1220 N. Orem 801-607-1646	

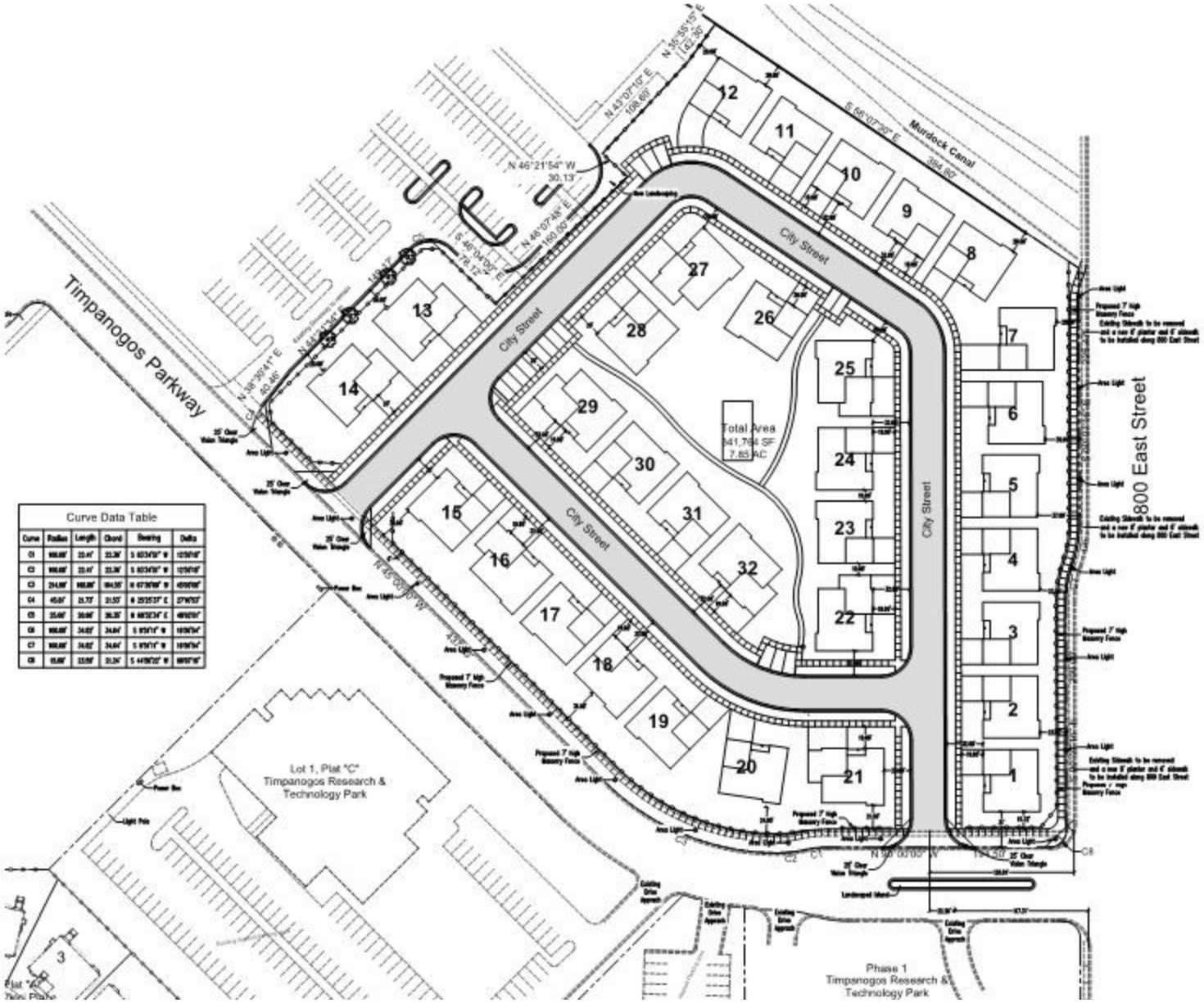
Minutes of the Meeting Regarding the Abbey Road Parcel dated 04-30-2018

These are the minutes from the meeting which was held on April 30th, 2018 in accordance with the requirements of our submittal to the city for the Abbey Road subdivision, formerly known in part as Strawberry Fields.

The meeting was led by the developers of Abbey Road, which include Scott McQuarrie, Mark Horne, and Rick Chatwin. The discussion began by reviewing various development options for the property which included office condos, retail, mixed-use, medium to high density residential, or a single and twin home residential. We presented various site plans based on the different land uses. The attendees voted on the various options and they made their preference clear by voting 100% in favor of the single family and Twin FUD layout, and they would happily come to any city meetings and talk to any city officials expressing that support. They also expressed their intent to sign against any of the other proposed uses.

With the clear direction expressed by the neighbors, which was also a direction acceptable to the developers, the balance of the meeting was focused on design and amenities associated with the layout. The neighbors suggested that in addition to the central common grass park area, that we include one or two pickle ball courts. They were also in favor of only having sidewalk on one side of the street if it would allow the park area to be enlarged and if there was an access sidewalk that went from the street, through the park, accessing the street in at least two locations, if not more.

Abbey Road
Planned Residential Development



12483

OREM

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: Scott McQuarrie		**Phone:** 801-318-3012	
Address: 2750 North University Ave Suite 100		**Email:**	
City: Provo		**State:** Utah	**Zip:** 84604

Project Information	
Project Name	Abbey Road Town homes
Project Address	800 East Timpanogos Parkway

	Request	Fees	Total
	Subdivision Text	$1,200	
	Zoning Text	$1,200	
	Sign Text	$1,100	
X	Rezone	$1,200 + $25 sign fee	1,225.00
	New PD Zone Text	$2,200 + $25 sign fee	
	Land Use Map Change	$1,000 + $25 sign fee	
	General Plan Text Change	$1,000 + $25 sign fee	
	Neighborhood Notice	TBD at time of submittal, if needed	
	Public Notice	$100 each for PC and CC, if needed	
	Development Agreement UT Co. Fees	TBD at time of recordation	
	Total		1225.00

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 lpmerritt@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: Jason Bench, 801-229-7238; David Stroud, 801-229-7095; 801-229-7267, Christian Kirkham, 801-229-7267.

Applicant's Signature: Agent

Contact Person: Scott McQuarrie **Phone:** 801-318-3012

Office Use Only

Date Filed:	Fees Paid:	Received By:	Receipt #:

7 Nov 2016

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, May 22, 2019
5:00 pm

UPDATED MEETING TIMES - The applicant requests the City rezone poperty located generally at
759 East Timpanogos Parkway from the PD6 zone to the PRD zone.

Additional information can be viewed at
orem.org/planning under
the "Curren Planning (Public Hearing Notices)" tab.

MOUNTAIN STATES TELEPHONE AND
TELEGRAPH CO THE
1801 CALIFORNIA MBC # 3130
DENVER, CO 80202

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

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Additional information can be viewed at
orem.org/planning under
the "Curren Planning (Public Hearing Notices)" tab.

RICHARDSON, KARY D & DANA
219 W 170 N
OREM, UT 84057

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
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Additional information can be viewed at
orem.org/planning under
the "Curren Planning (Public Hearing Notices)" tab.

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

City Council Chambers, 56 N State Street

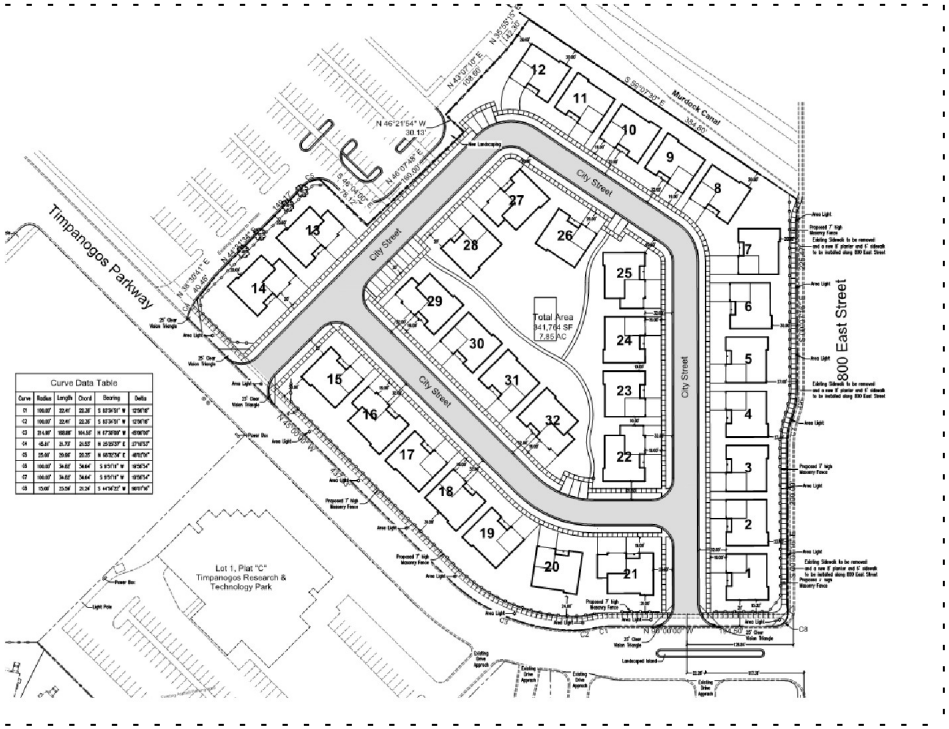
City Council
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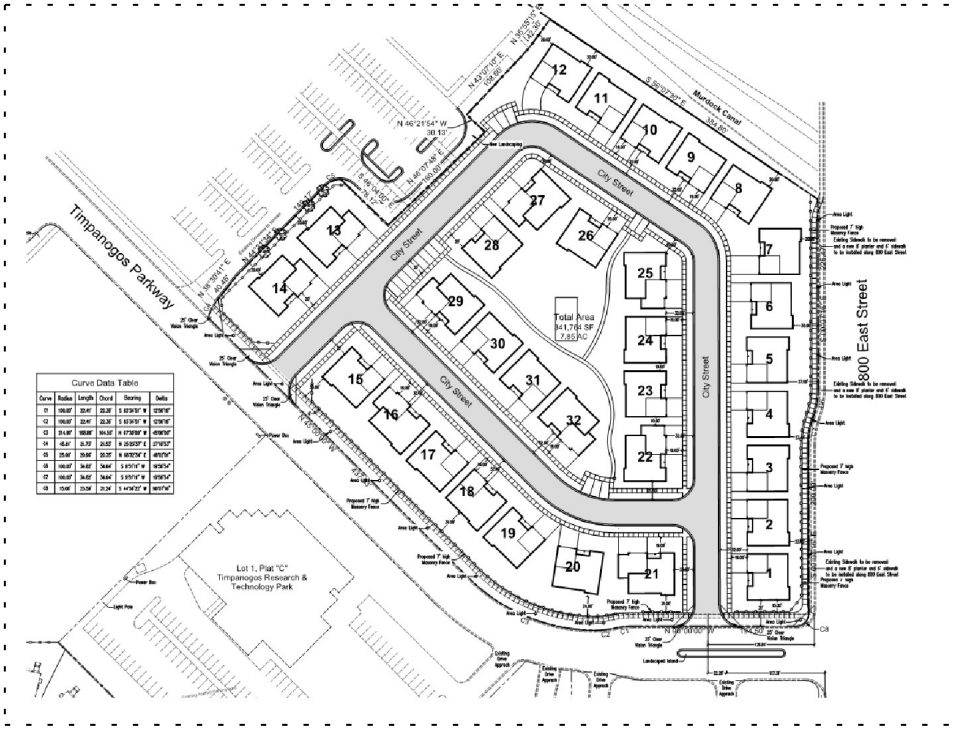
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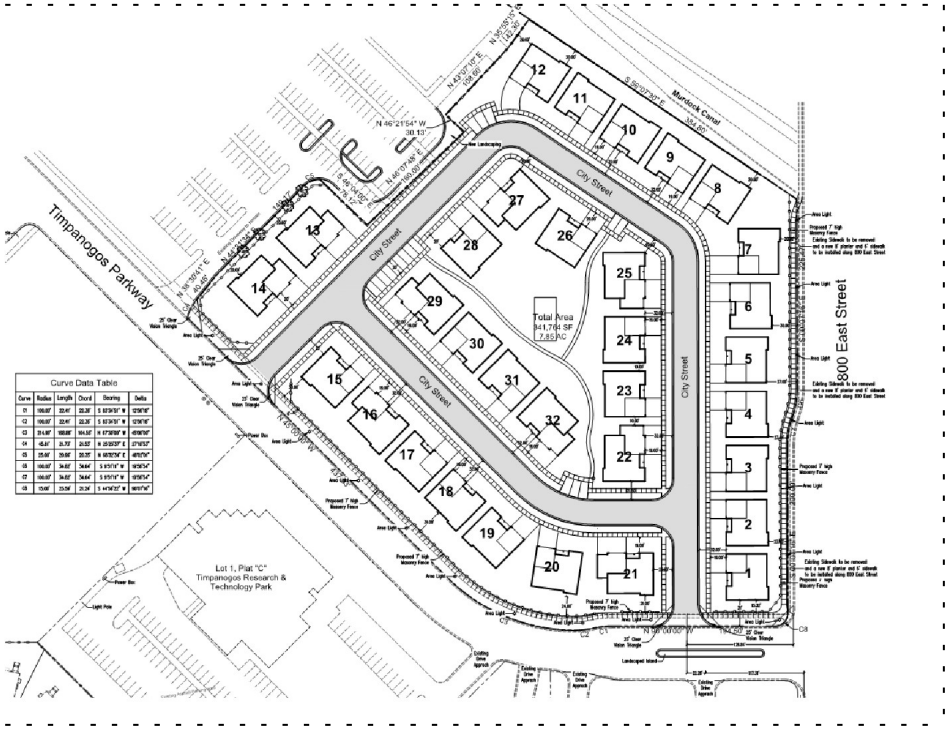
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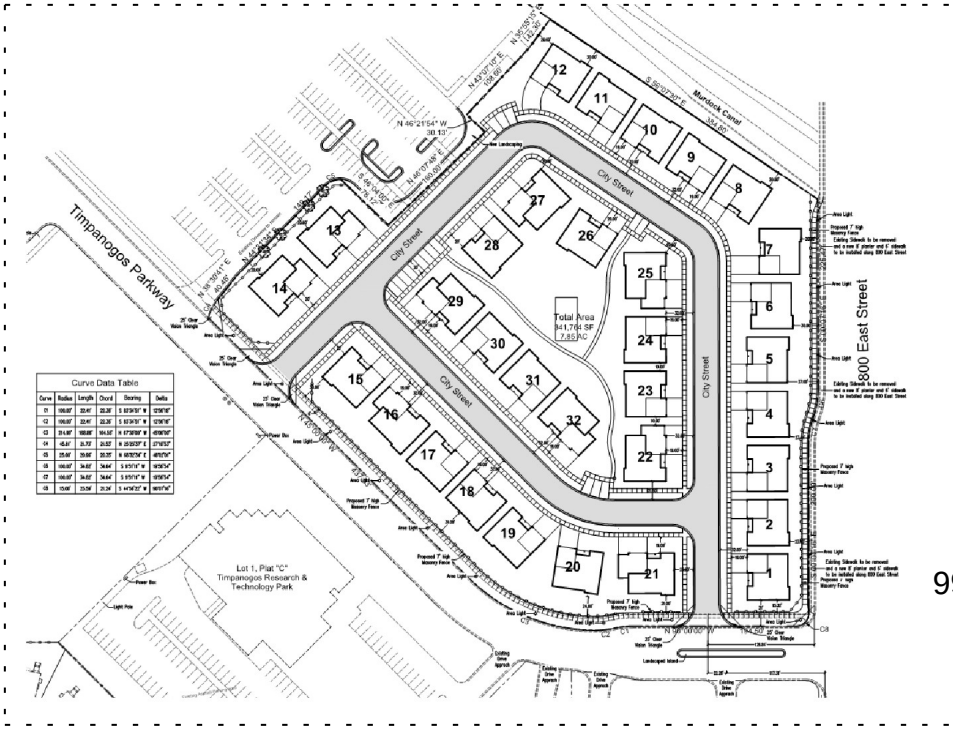
Additional information can be viewed at
orem.org/planning under
the "Curren Planning (Public Hearing Notices)" tab.

JAMANACO LLC
1686 N 250 E
OREM, UT 84057


Timpanogos Parkway
800 East Street
City Street
City Street
City Street
Murdock Canal
Total Area
841,764 SF
7.85 AC
Lot 1, Plat "C"
Timpanogos Research &
Technology Park
Curve Data Table


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City Street
City Street
City Street
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Timpanogos Research &
Technology Park
Curve Data Table

OREM CITY COREPORATION
--OR CURRENT RESIDENT--
MURDOCK CANAL
OREM, UT 84097

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

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

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

COMMON AREA
100 E CENTER
PROVO, UT 84606

COMMON AREA
100 E CENTER ST
PROVO, UT 84604

HALLMARK BROKERAGE INC (ET AL)
190 W 800 N
PROVO, UT 84601

RICHARDSON, KARY D & DANA
219 W 170 N
OREM, UT 84057

CENTRAL UTAH WATER CONSERVANCY DISTRICT
335 W 1300 S
OREM, UT 84058

WILSON, CONNIE W
464 E 1320 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
500 E TIMPANOGOS CIR
OREM, UT 84097

CANYON PARK BUILDING S TRS LLC
--OR CURRENT RESIDENT--
500 E TIMPANOGOS PKWY
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
600 E TIMPANOGOS CIR
OREM, UT 84097

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
601 E TIMPANOGOS PKWY
OREM, UT 84097

STUBBS, MARK & JAN
621 E 1280 N
OREM, UT 84097

DENNETT, SUSAN M & LARRY D
628 E 1280 N
OREM, UT 84097

DOCKENDORF, THOMAS A & NANCY
629 E 1280 N
OREM, UT 84097

PUGMIRE, DONALD & JOLENE
633 E 1280 N
OREM, UT 84097

PAGE, CHERIE M
636 E 1280 N
OREM, UT 84097

BILLS, V ANNETTE (ET AL)
%V ANNETTE BILLS TRUST
649 E 1280 N
OREM, UT 84097

GRAY, LAWRENCE H & LOIS (ET AL)
650 E 1200 N
OREM, UT 84097

STASTNY, JOHN SHELBY & MARY ELLEN
652 E 1220 N
OREM, UT 84097

GRAY, LAWRENCE H & LOIS (ET AL)
--OR CURRENT RESIDENT--
660 E 1200 NORTH
OREM, UT 84097

HAWLEY, DON B
663 E 1280 N
OREM, UT 84097

ANDERSEN, FERRON L & STENNA T
664 E 1220 N
OREM, UT 84097

CANDLAND, CALVIN T & LUANN T (ET AL)
665 E 1220 N
OREM, UT 84097

WALKER, JOSEPH A (ET AL)
677 E 1220 N
OREM, UT 84097

QUESADA, MARIO J & LUCIA J
680 E 1200 N
OREM, UT 84097

WILSON, CONNIE W
--OR CURRENT RESIDENT--
680 E 1280 NORTH
OREM, UT 84097

SMITH, BYRON L & RHONDA R
--OR CURRENT RESIDENT--
682 E 1160 NORTH
OREM, UT 84097

CAPENER, CHRISTOPHER LYNN & LYNNE M (ET AL)
--OR CURRENT RESIDENT--
682 E 1220 NORTH
OREM, UT 84097

NOBLE, DAVID A & JANYCE L
683 E 1220 N
OREM, UT 84097

ASHWORTH, RACHEL C
683 E 1280 N
OREM, UT 84097

CHATTERLEY, JIMMIE LE ROY & PATRICIA JEAN
684 E 1200 N
OREM, UT 84097

BARE, JOHN A
684 E 1280 N
OREM, UT 84097

SMITH, BYRON L & RHONDA R
685 E 1160 N
OREM, UT 84097

YOUNGQUIST, KEITH A & ANN C (ET AL)
686 E 1220 N
OREM, UT 84097

MORRISON, DOUGLAS W & SUSAN B (ET AL)
687 E 1220 N
OREM, UT 84097

BURRELL, LETHA GRACE
687 E 1280 N
OREM, UT 84097

ROWE, LYNN B & KAREN C (ET AL)
688 E 1280 N
OREM, UT 84097

REYNEKE, GREGORY & SUSANNAH MAE (ET AL)
690 E 1200 N
OREM, UT 84097

SMITH, PHILIP C & RUTH ANN H
692 E 1220 N
OREM, UT 84097

HUNT, DAVID A & SHARON M (ET AL)
693 E 1280 N
OREM, UT 84097

SMITH, SANDRA E
694 E 1280 N
OREM, UT 84097

HANSEN, QUADE P & LEARAE
695 E 1220 N
OREM, UT 84097

CLARK, ALBERT B & ELAINE N
696 E 1220 N
OREM, UT 84097

GRENNY, GUY W & JOHANNA
697 E 1280 N
OREM, UT 84097

CHRISTENSEN, JAMES E & STACI D
699 E 1160 N
OREM, UT 84097

699 ASSOCIATES LLC
--OR CURRENT RESIDENT--
699 E 1220 NORTH
OREM, UT 84097

NEWSOME, MICHAEL B & LINDA M (ET AL)
700 E 1280 N
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
700 E TECHNOLOGY AVE
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
701 E TIMPANOGOS PKWY
OREM, UT 84097

BARLOW FAMILY REVOCABLE TRUST 09-27-2012 (ET AL)
702 E 1220 N
OREM, UT 84097

MOORE, ROY (ET AL)
705 E 1280 N
OREM, UT 84097

HAYWARD, LANELL B
707 E 1220 N
OREM, UT 84097

ALBRECHT, STERLING J & NANCY B
710 E 1280 N
OREM, UT 84097

DA VINCI 18 LLC
712 E 1220 N
OREM, UT 84097

DILLENBECK, VERNON R & BETH W
713 E 1280 N
OREM, UT 84097

STRATTON K&L FAMILY FARMS LC
--OR CURRENT RESIDENT--
714 E 1160 NORTH
OREM, UT 84097

JAMANACO LLC
--OR CURRENT RESIDENT--
720 E TIMPANOGOS PKWY
OREM, UT 84097

WILKINSON, RON D
--OR CURRENT RESIDENT--
735 E 1600 NORTH
OREM, UT 84097

UVTF OREM LLC (ET AL)
--OR CURRENT RESIDENT--
742 E TIMPANOGOS PKY
OREM, UT 84097

STRATTON K&L FAMILY FARMS LC
754 W 700 S
PLEASANT GROVE, UT 84062

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
762 E 1200 NORTH
OREM, UT 84097

QUESADA, MARIO J & LUCIA J
781 E BOWL DR
OREM, UT 84097

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PARKWAY MAIL STOP 109
OREM, UT 84058

MCMUTREY, JENNIFER R & RICHARD J
859 E 1170 N
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

BARHOUM, LISA & DAVID
1114 DALEY PL
EDMONDS, WA 98020

BATES, ANNA M
724 E 1220 N
OREM, UT 84097

MYERS, SHIRLEY JOAN
737 E 1280 N
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SHURTLIFF, MARK ALAN & TANNA LARKELL
755 E 1600 N
OREM, UT 84097

BECKMAN, LINDA
765 BOWL DR
OREM, UT 84097

PARK, NITA B & LARRY R (ET AL)
797 E BOWL DR
OREM, UT 84097

PRICE, ALAN T & LEEANNE B
814 E 1200 N
OREM, UT 84097

CHAMBERLAIN, DANIEL & MICHELLE
867 E 1170 N
OREM, UT 84097

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

DEAVER, MAX P & GUINEVERE J H
1175 N 840 E
OREM, UT 84097

WILKINSON, RON D
%WILKINSON, DARLA
734 BOWL DR
OREM, UT 84097

PARK, JERRY (ET AL)
740 E BOWL DR
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
750 E TECHNOLOGY AVE
OREM, UT 84097

UVTF OREM LLC (ET AL)
--OR CURRENT RESIDENT--
759 E TIMPANOGOS PKY
OREM, UT 84097

BECKMAN, LINDA
--OR CURRENT RESIDENT--
765 E 1600 NORTH
OREM, UT 84097

MUNICIPAL BUILDING AUTHORITY OF THE CITY OF OREM (ET AL)
--OR CURRENT RESIDENT--
800 E 1200 NORTH
OREM, UT 84097

RINGER, GREGORY & CHRISTA
842 E 1170 N
OREM, UT 84097

SAM LENTZ
882 W 1720 N
OREM, UT 84057

HIGHAM, MERRILL F & CAROL E
1035 ALAMEDA DE LAS PULGAS
BELMONT, CA 94002

SOSA, ANDRES E & SANDRA M
1184 N 840 E
OREM, UT 84097

ANDLER PROPERTIES LLC
1185 N 910 E
OREM, UT 84097

JACOBS, JOEL D & HOLLY P
1186 N 800 E
OREM, UT 84097

BARHOUM, LISA & DAVID
--OR CURRENT RESIDENT--
1189 N 840 EAST
OREM, UT 84097

CANYON PARK BUILDING W TRS LLC
--OR CURRENT RESIDENT--
1201 N 800 EAST
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1201 N RESEARCH WAY
OREM, UT 84097

HOLT, IVAN KARL & LENORE C (ET AL)
1227 N 650 E
OREM, UT 84097

MURPHY, BLAKE
1228 N 740 E
OREM, UT 84097

HIGHAM, MERRILL F & CAROL E
--OR CURRENT RESIDENT--
1235 N 650 EAST
OREM, UT 84097

NAVIDI, SHIRINE
1242 N 740 E
OREM, UT 84097

STONE, SHARI M (ET AL)
1243 N 650 E
OREM, UT 84097

HAYWARD, LANELL B
--OR CURRENT RESIDENT--
1243 N 740 EAST
OREM, UT 84097

HOBSON, ROBERT L & DELOIS C
1251 N 650 E
OREM, UT 84097

OREM CITY OF MUNICIPAL BUILDING AUTHORTIY
--OR CURRENT RESIDENT--
1254 N 800 EAST
OREM, UT 84097

MAY, RUTH
1258 N 740 E
OREM, UT 84097

MC CARTHY, ALBERTINE GORDON
1261 N 650 E
OREM, UT 84097

OREM CITY OF MUNICIPAL BUILDING AUTHORITY OF THE (ET AL)
--OR CURRENT RESIDENT--
1266 N 800 EAST
OREM, UT 84097

TAYLOR, JOSEPH C & LORENA C
1270 N 740 E
OREM, UT 84097

OREM CITY MUNICIPAL BUILDING AUTHORITY OF THE
--OR CURRENT RESIDENT--
1288 N 800 EAST
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1301 N RESEARCH WAY
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1303 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1306 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1310 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1314 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1320 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1326 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1329 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1330 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1334 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1338 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1342 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1343 N STRAWBERRY LN
OREM, UT 84097

STRAWBERRY FIELDS
DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1346 N STRAWBERRY LN
OREM, UT 84097

OREM CITY OF MUNICIPAL
BUILDING AUTHORITY
--OR CURRENT RESIDENT--
1354 N 800 EAST
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1401 N RESEARCH WY
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1500 N TECHNOLOGY WAY
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1501 N TECHNOLOGY WAY
OREM, UT 84097

PARK, JERRY (ET AL)
--OR CURRENT RESIDENT--
1566 N BOWL DR
OREM, UT 84097

RICHARDSON, KARY D & DANA
--OR CURRENT RESIDENT--
1575 N 800 EAST
OREM, UT 84097

BRADFORD, MARK J & JANIS
1578 N MOUNTAIN OAKS DR
OREM, UT 84097

MERRELL, PETER JAMES & TAUNI
LOU
1581 N MOUNTAIN OAKS DR
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1600 N 1000 WEST
OREM, UT 84097

JAMANACO LLC
1686 N 250 E
OREM, UT 84057

MOUNTAIN STATES TELEPHONE
AND TELEGRAPH CO THE
1801 CALIFORNIA MBC # 3130
DENVER, CO 80202

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

STRAWBERRY FIELDS
DEVELOPMENT LLC
2474 N UNIVERSITY AV
PROVO, UT 84604

UVTF OREM LLC (ET AL)
2750 N UNIVERSITY AV # 100
PROVO, UT 84604

699 ASSOCIATES LLC
%LISONBEE, DAVID
4485 STAFFORD CT
PROVO, UT 84604

CAPENER, CHRISTOPHER LYNN &
LYNNE M (ET AL)
10186 MANN DR
CUPERTINO, CA 95014

CANYON PARK BUILDING S TRS LLC
18881 VON KARMAN AVE
IRVINE, CA 92612

CANYON PARK OWNER II LLC
18881 VON KARMAN AV STE 400
IRVINE, CA 92612

April 24, 2019

Via email

Ryan L. Clark
Development Services Director
Orem City Planning and Zoning
56 North State Street
Orem, Utah 84057
rclark@orem.org

Re: Notification from Adjacent Property Owner regarding the Abbey Road Town Home Development located at 800 E. Timpanogos Parkway

To Whom it May Concern:

Be it known that Canyon Park Owner II, LLC is the recorded owner of the adjacent parcel to the proposed development referenced as Abbey Road Town Homes located at 800 E. Timpanogos Parkway. As the owner of the adjacent property it is important that Orem City understands that the impacts to our property are still being reviewed and discussed. Such impacts include but are not limited to: ingress and egress with existing access points from Timpanogos Parkway, loss of use of parking, and aesthetic concerns with the impact of any reconfiguration. We are working with the developer of this project to come to an agreement, but no such agreement has been reached at this time. As such, we are sending this notification as intention to reserve our right to oppose any improvements that may negatively impact our property. Please do not hesitate to reach out if any additional information is required.

Sincerely,

Justin Farnsworth
General Manager
The Muller Company

Grant R. Allen

From: RJ McMurtrey <richard.mcmurtrey@gmail.com>
Sent: Wednesday, May 01, 2019 4:48 PM
To: Richard F. Brunst Jr.; Grant R. Allen; Mark E. Seastrand; Jason W. Bench
Subject: Orem Planning Commission Input

To the Orem Planning Commission,

We are writing regarding the Orem notice we received regarding a rezoning application at 759-764 East Timpanogos Parkway from PD6/PS to a PRD subdivision (medium density housing). This area lies less than a block from our home and an adjacent elementary school, and we oppose this zoning change primarily due to safety of the numerous school children who must cross these streets each day to Orchard Elementary school (which is less than a block from the proposed development). The location of this dense housing would substantially increase traffic directly at the most vulnerable sites for school children getting hit, as well as for the many people who run and play in the paths around the Orem cemetery field, and as such, cramming small dense housing into this already busy pedestrian space seems unwise and imprudent, particularly along streets that have already seen substantial increases in traffic over the last few years. Furthermore, placing dense housing in the middle of commercially-zoned businesses creates congestion and confusion and an unaesthetic appeal that does not live up to the fine standards of Orem city.

I apologize that my wife and I are unable to attend tonight's planning commission meeting in person.

We would welcome any more information that you could send us regarding this development. Thank you for your time.

Regards,

Richard J. McMurtrey, MD, MSc
Jenny R. McMurtrey, DDS
859 E 1170 N
Orem, UT 84097

Agenda Item 4.1 is a request by Scott McQuarrie, Agent, to request the City rezone approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone; and Amending Appendix KK of Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations.



Staff Presentation: The applicant is proposing to rezone the property to develop the parcel as a planned residential development with 32 twin homes which is a density of 4.03 units per acre. This density is allowed and meets the requirements of the PRD zone.

The twin homes will have stucco, brick, cement board and architectural shingles on the roof. The twin homes will be one story, with approximately 1900 square feet on the main level and 2400 square feet in basements. The height of the twin homes will be 24 feet 11.5 inches from grade. The materials and height meet the standards of the PRD zone.

A Development Agreement will be provided by the applicant to address parking lot reconfiguration with the adjacent property to the west (Canyon Park Owner II, LLC). The developer will submit a bond to cover the requirements of the development agreement.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone; and Amending Appendix KK of Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations.

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

Chair Spencer invited the applicant to come forward. Paul Washburn introduced himself. He said this item came before the Commission for a master plan change seven to eight months ago. It has a tremendous amount of neighborhood support. He is now following up with zoning change. These will all be single family homes similar to the Ivory Homes to the east and will sell in the $550,000 plus price range.

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

Jim Chatterly. His recommendation to the owner and the City is that the zoning would allow for solar or other electrical generation on ground mounted facilities consistent with the current residential zoning. In the event people want solar and their roof top is not oriented correctly, this would accommodate that.

Mr. Staker said the name of the subdivision is Abbey Road Townhomes. He asked if they are town homes or single-family homes. Mr. Washburn said they may need to rethink the name, but they are single family homes. Mr. Staker asked if there is further progress on the agreement with the commercial lot next door. Mr. Washburn said the property is owned by the developers of this property. The City was concerned that the parking lot that is left over can be adequately developed. They have come up with a plan with how it can be developed and that is to enter into a development agreement and pay a bond that will reconstitute that parking lot in the future. He cannot push those owners faster than they want. Mr. Staker asked, if from the City's standpoint, they can move forward and then the commercial property owner can make an agreement to make improvements. Mr. Earl said that agreement will be in place before this item goes to City Council. Mr. Staker asked what affect the owner of the commercial property has on this project. Mr. Earl said if they do not allow them to make the improvements then they cannot do it, but it is in the interest of the adjoining property owner to allow the improvements. Mr. Washburn said they are putting up 120% of the cost of making those improvements. Mr. Clark said the City has reached out to Canyon Park and asked them to step up the negotiations and get something worked out.

Chair Spencer 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. Cochran moved to forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Developments) zone; and Amending Appendix KK of Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING SECTION 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONING ON APPROXIMATELY 7.89 ACRES OF PROPERTY LOCATED GENERALLY AT 759 EAST TIMPANOGOS PARKWAY FROM THE PD-6 (TIMPANOGOS RESEARCH & DEVELOPMENT PARK) ZONE TO THE PRD (PLANNED RESIDENTIAL DEVELOPMENT) ZONE; AND AMENDING APPENDIX KK OF THE OREM CITY CODE BY ADDING ABBEY ROAD TOWN HOMES PRD CONCEPT PLAN AND ELEVATIONS.

WHEREAS on April 30, 2018, Scott McQuarrie filed an application with the City of Orem requesting the City amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Development) zone; and amending Appendix KK of Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on May 22, 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 June 18, 2019; and

WHEREAS the agenda of the Planning Commission Meeting and 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 the 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 that this request is in the best interest of the City because it will allow for the development of attractive and desirable housing units in the City and will not create any significant negative impacts.

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 changing the zoning on approximately 7.89 acres of property located generally at 759 East Timpanogos Parkway from the PD-6 (Timpanogos Research & Development Park) zone to the PRD (Planned Residential Development) zone; and amends Appendix KK of the Orem City Code by adding Abbey Road Town Homes PRD concept plan and elevations as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

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

PASSED, APPROVED and ordered PUBLISHED this 18th day of June 2019.

_____

Richard F. Brunst, Mayor

ATTEST:

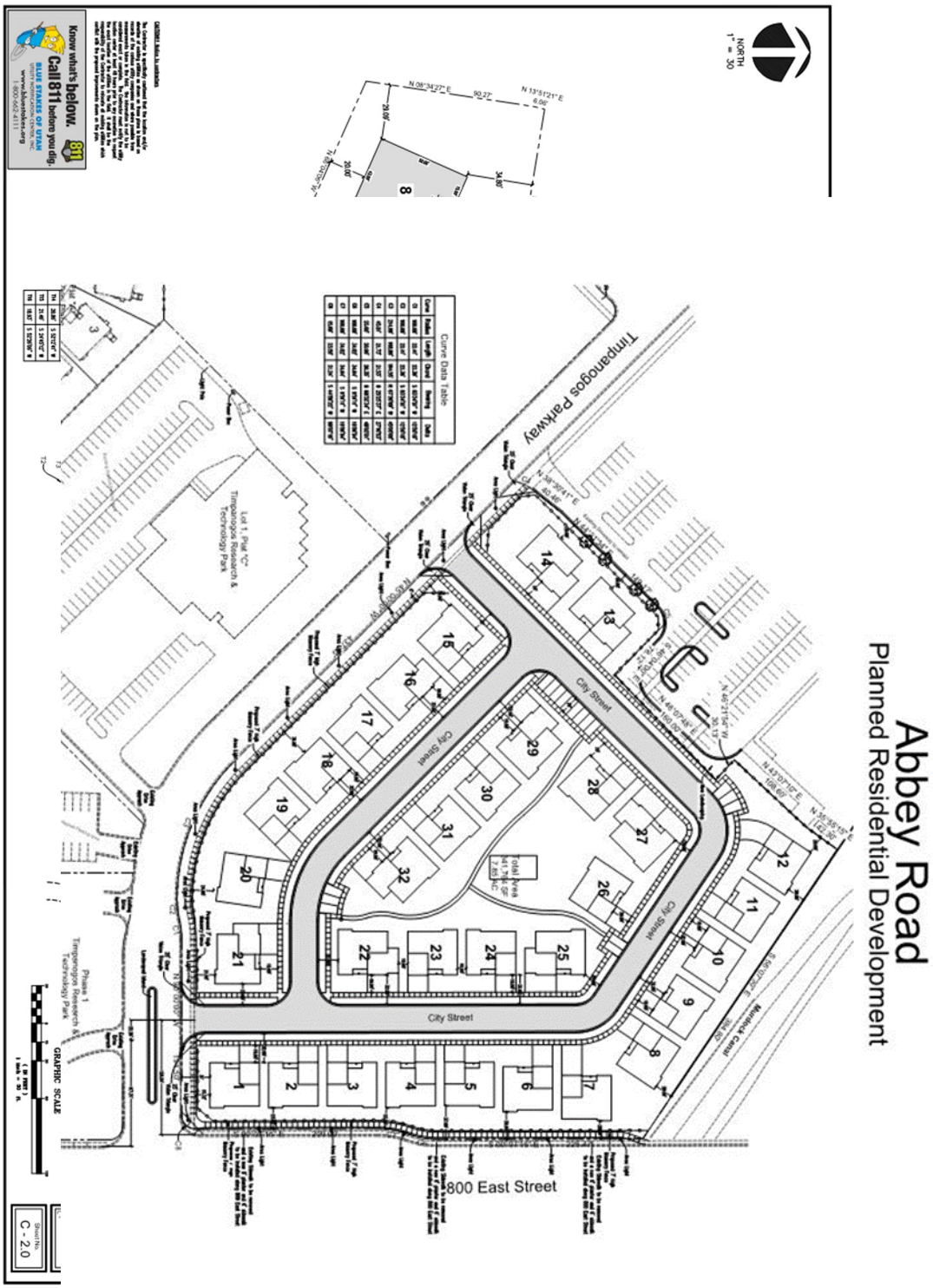
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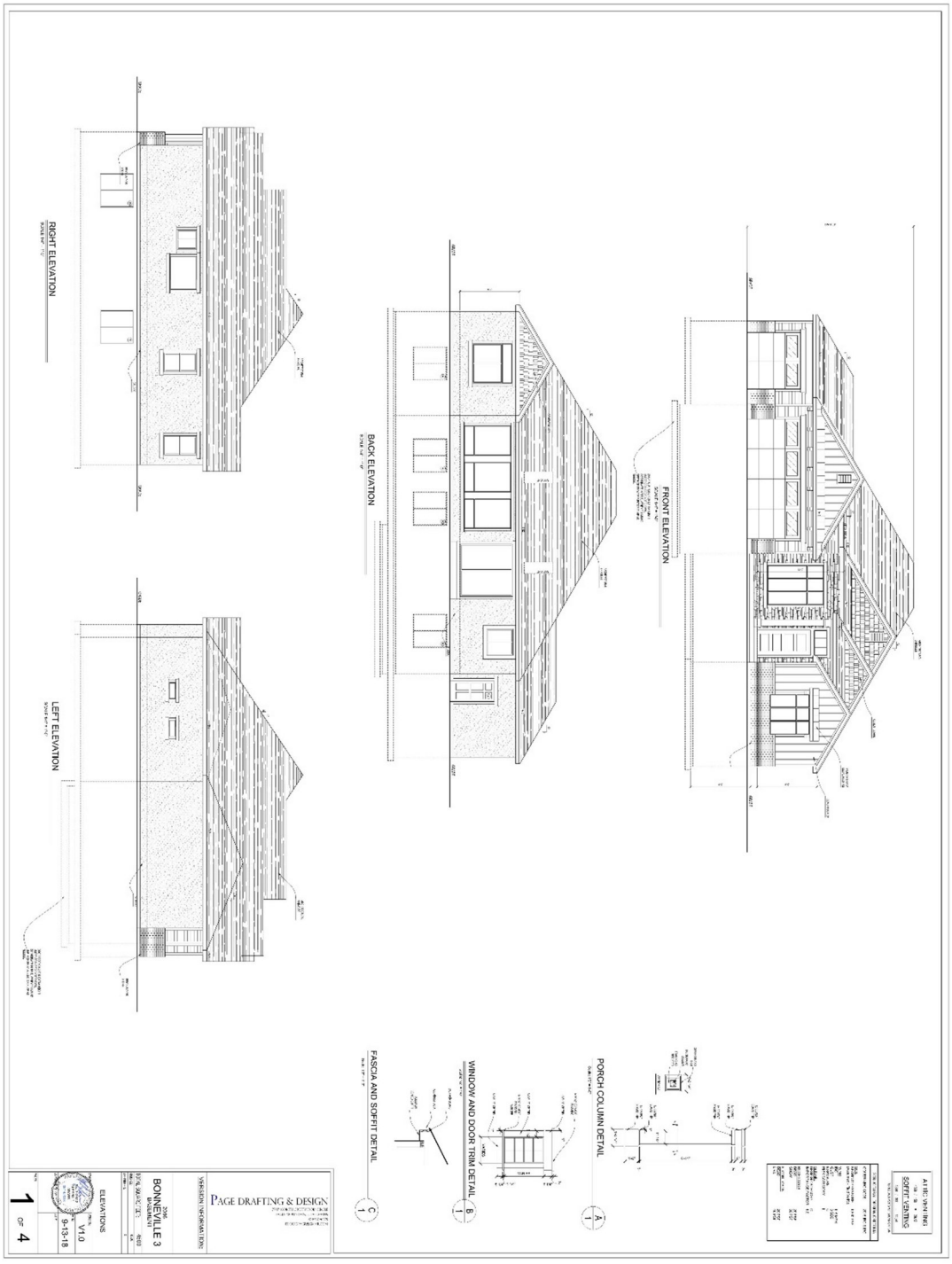
Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE" COUNCIL MEMBERS VOTING "NAY"

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Exhibit “A”


Abbey Road
Planned Residential Development
Timpanogos Parkway
800 East Street
City Street
Curve Data Table
GRAPHIC SCALE
C - 2.0


RIGHT ELEVATION
BACK ELEVATION
FRONT ELEVATION
LEFT ELEVATION
FASCIA AND SOFFIT DETAIL
WINDOW AND DOOR TRIM DETAIL
PORCH COLUMN DETAIL
PAGE DRAFTING & DESIGN
BONNEVILLE 3
ELEVATIONS
V1.0
9-13-18
1 OF 4

12483

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: Scott McQuarrie		**Phone:** 801-318-3012	
Address: 2750 North University Ave suite 100		**Email:**	
City: Provo		**State:** Utah	**Zip:** 84604

Project Information	
Project Name	Abbey Road Town homes
Project Address	800 East Timpanogos Parkway

	Request	Fees	Total
	Subdivision Text	$1,200	
	Zoning Text	$1,200	
	Sign Text	$1,100	
X	Rezone	$1,200 + $25 sign fee	1,225.00
	New PD Zone Text	$2,200 + $25 sign fee	
	Land Use Map Change	$1,000 + $25 sign fee	
	General Plan Text Change	$1,000 + $25 sign fee	
	Neighborhood Notice	TBD at time of submittal, if needed	
	Public Notice	$100 each for PC and CC, if needed	
	Development Agreement UT Co. Fees	TBD at time of recordation	
	Total		1,225.00

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 lpmerritt@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: Jason Bench, 801-229-7238; David Stroud, 801-229-7095; 801-229-7267, Christian Kirkham, 801-229-7267.

Applicant's Signature: Agent

Contact Person: Scott McQuarrie **Phone:** 801-318-3012

Office Use Only

Date Filed: 4/30/18	Fees Paid: 1225.00	Received By: W	Receipt #: 2018-296080

7 Nov 2016

Agenda Item No: 10.4

City Council Agenda Item Report

Meeting Date: June 18, 2019
Submitted by: Grant Allen
Submitting Department: Development Services
Item Type: Public Hearing
Agenda Section:

Subject:
PUBLIC HEARING
ORDINANCE – Amending Appendix KK of the Orem City Code for 'Baxter Gardens' with an updated concept plan, and elevations for the property located at 195 East 1600 North in the PRD zone

Suggested Action:
The applicant is seeking to amend the concept plan from 6 units to 10 units. The PRD zone allows up to 7 units per acre, with a bonus up to 8 for removing an existing structure. The original concept plan was approved with 6 units, which is 3.65 units per acre. The amended concept plan will increase the density to 6.02 units per acre, below the maximum allowed.

Presenter:
Grant Allen

Background:
In June of 2018, the applicant applied to rezone the property to PRD and for concept plan approval for 6 units. This was approved at City Council on August 28, 2018.

The applicant is seeking to amend the concept plan from 6 units to 10 units. The PRD zone allows up to 7 units per acre, with a bonus up to 8 for removing an existing structure. The original concept plan was approved with 6 units, which is 3.65 units per acre. The amended concept plan will increase the density to 6.02 units per acre, below the maximum allowed.

The Baxter Family trust initially sought to amend the concept plan with 13 units. However, after meeting with the neighbors, they compromised with 10 one-story units with heights 26 feet, 28 feet and 24 feet for the 3 different floor plan variations.

The PRD ordinance was recently updated in February 2019, allowing the City Council discretion in approving modifications to an already approved concept plan. According to Section 22-7-5 the City Council shall not be obligated to approve an amended Concept Plan even if a proposed amended Concept Plan otherwise complies with all requirements of the PRD zone."

The Planning Commission recommends the City Council, by ordinance, amend Appendix KK of the Orem City Code for 'Baxter Gardens' with an updated concept plan, and elevations for the property located at 195 East 1600 North in the PRD zone.

Potentially Affected Area:

Northridge

Attachments:
Agenda-PRDConceptPlanAmendment-BaxterGardens.docx

Vicinity_Map.pdf

Concept_Plan.pdf

Map_Baxter_Gardens_2019.05.pdf

Baxter_Gardens_Elevations.pdf

Baxter_Gardens_Elevations_2.pdf

Baxter_Gardens_Elevations_3.pdf

Baxter_Gardens_Elevations_4.pdf

Baxter_Gardens_Elevations_5.pdf

Baxter_Gardens_Elevations_6.pdf

Neighborhood Concerns and New Proposal to Address Them.pdf

Scanned Minutes from Neighborhood Meeting.pdf

Scanned Sign-In Sheet from Neighborhood Meeting.pdf

Baxter Gardens PC Minutes 5.22 .docx

20190514_1_MailerFront.pdf

20190514_1_MailerBack.pdf

20190514_1_Labels.docx

DS_Application_Baxter Gardens_2019.06.18.pdf

Resolution-PRDConceptPlanAmendment-BaxterGardens.docx

CITY OF OREM CITY COUNCIL MEETING JUNE 18, 2019	
REQUEST:	**ORDINANCE**–Amending Appendix KK of the Orem City Code to amend the concept plan and elevations for 'Baxter Gardens' located at 195 East 1600 North in the PRD zone.
APPLICANT:	Baxter Family Trust
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
- Noticed 268 property owners within 1000ft of the property.

SITE INFORMATION:

General Plan Designation:
Low Density Residential

Current Zone(s):
PRD

Acreage:
1.66

Neighborhoods:
Northridge

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY:
Grant Allen Orem City Planner

REQUEST: The applicant requests the City Council amend Appendix KK of the Orem City Code to amend the concept plan and elevations for 'Baxter Gardens' located at 195 East 1600 North in the PRD zone.

BACKGROUND: On August 28, 2018, the City Council approved a request to rezone the property at 195 East 1600 North to the PRD zone. As part of that approval, the Council also approved a concept plan that showed a total of six units on the subject property.

The applicant would like to amend the concept plan to allow for the construction of ten units on the property instead of the previously appvoved six units. The PRD zone allows up to seven units per acre with a bonus for up to eight units when an existing structure is removed. The density under the original concept plan is 3.65 units per acre. If ten units are approved, the density on the property would increase to 6.02 units per acre.

The Baxter Family trust initially sought to amend the concept plan to allow 13 units. However, after meeting with the neighbors, they compromised and now propose ten one-story units with heights of 26 feet, 28 feet and 24 feet for the three different floor plan variations.

The PRD ordinance was updated in February 2019, to provide the City Council discretion in approving modifications to a previously approved concept plan. According to Section 22-7-5, the City Council is not obligated to approve an amended concept plan even if a proposed amended concept plan otherwise complies with all requirements of the PRD zone.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Appendix KK of the Orem City Code for 'Baxter Gardens' to amend the concept plan and elevations for the property located at 195 East 1600 North in the PRD zone. Staff supports the Planning Commission recommendation.

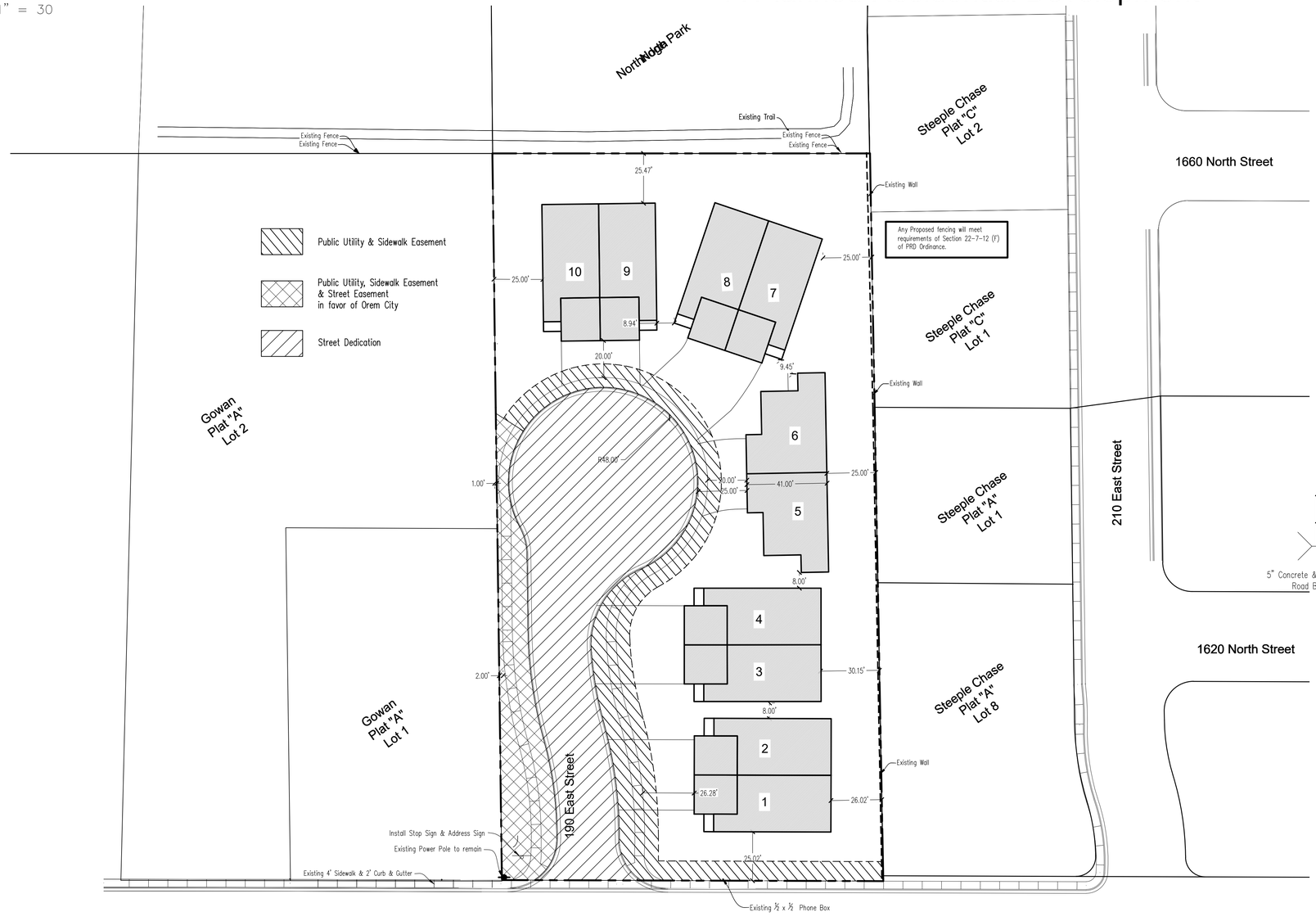

1660 N
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1655 N
145 E
195 E
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107 E
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1612 N
238 E
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196 E

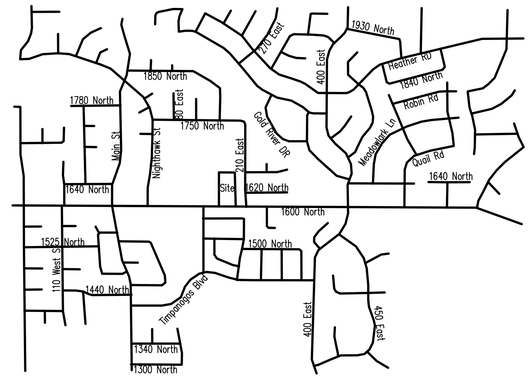
Baxter Gardens

Orem Utah

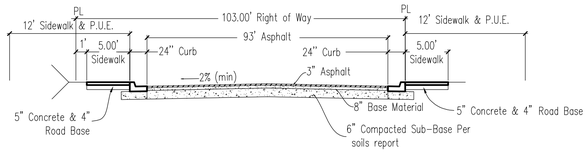
A Planned Residential Development

NORTH
1" = 30

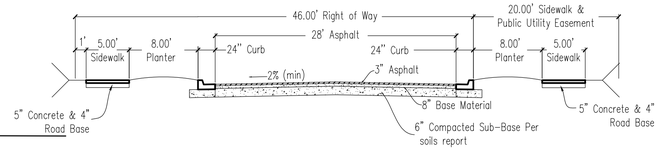




Vicinity Map



Culdesac
Cross Section



Sub-local Street
Cross Section

Developer:

Lon Lewis
696 South Mohican Lane
Pleasant Grove Utah
801 372-5656
lonolewis@gmail.com

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = PRD
Total Area = 1.66 Acres
Total number of Units = 10

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Baxter Gardens

Concept Plan

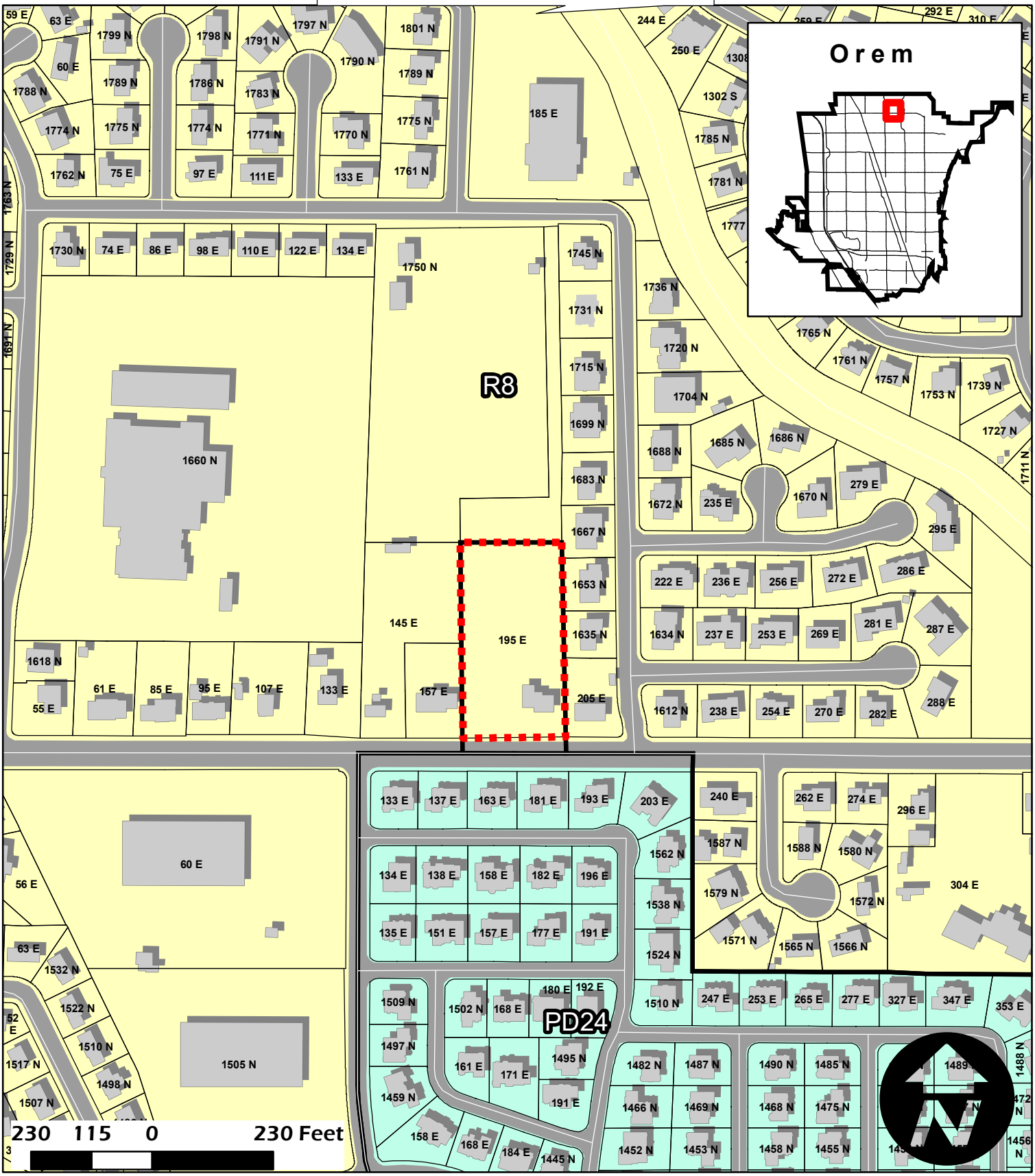
Orem City Utah

Revisions

Date
3-11-2019
Scale
1"=30'
By
BHT
Tracing No.
L - 14389

Sheet No.
C - 2

Baxter Gardens



Baxter Gardens
PRD
1.66 Acres

NEIGHBORHOOD
Northridge

Legend
Parcels selection
Parcels
Buildings



2 Left Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

Legacy Drafting and Design
GREGORY D. BROWN, OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
1223 GILLMAN OREM, UT 84097 E-MAIL: greg@LegacyHomeDesign.com WEBSITE: LegacyHomeDesign.com

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***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc, on site prior to construction or the ordering of any materials.

Baxter Gardens
190 East 1600 North
Orem, UT 84057

SQUARE FOOTAGE

Main Level	1525
Basement	1525
Total	3050
Garage	440
Cold Str.	38

ENGINEER STAMP

REVISIONS:

1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:
A-4
2/11/2019



2 Right Elevation
1/4" = 1'-0"



1 Back Elevation
1/4" = 1'-0"

Legacy Drafting and Design
GREGORY D. BROWN, OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
1223 GILLMAN CREEK, UT 84097 E-MAIL: greg@LegacyHomeDesign.com WEBSITE: LegacyHomeDesign.com

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Orem, UT 84057

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ENGINEER STAMP

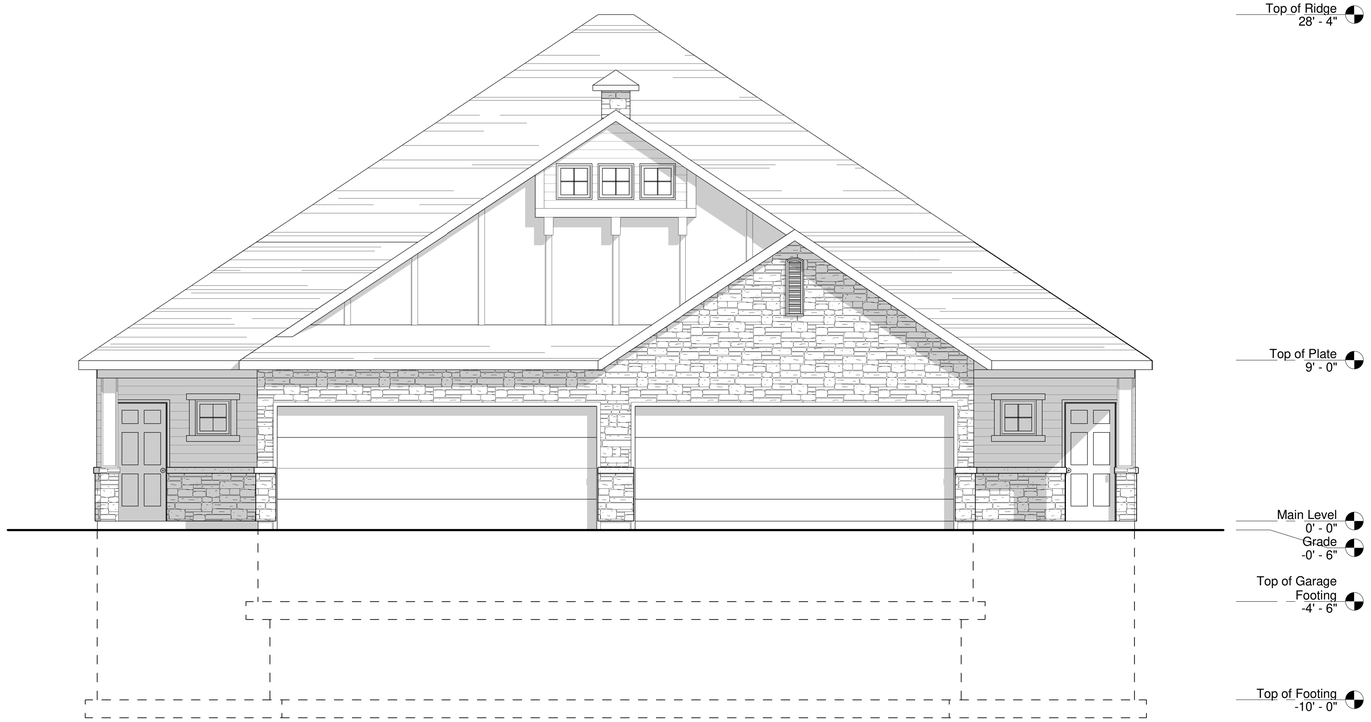
REVISIONS:

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3	00-00-00

SHEET NUMBER:
A-5
2/11/2019



2 Left Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

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Baxter Gardens
190 East 1600 North
Orem, UT 84057

SQUARE FOOTAGE

Main Level	1500
Basement	1500
Total	3000
Garage	440
Cold Str.	22

ENGINEER STAMP

REVISIONS:

1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:
A-4
2/11/2019

1223
2019 3:40:25 PM



② Right Elevation
1/4" = 1'-0"



① Back Elevation
1/4" = 1'-0"

Legacy
Drafting and Design
GREGORY D. BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
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Orem, UT 84057

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Main Level	1500
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Garage	440
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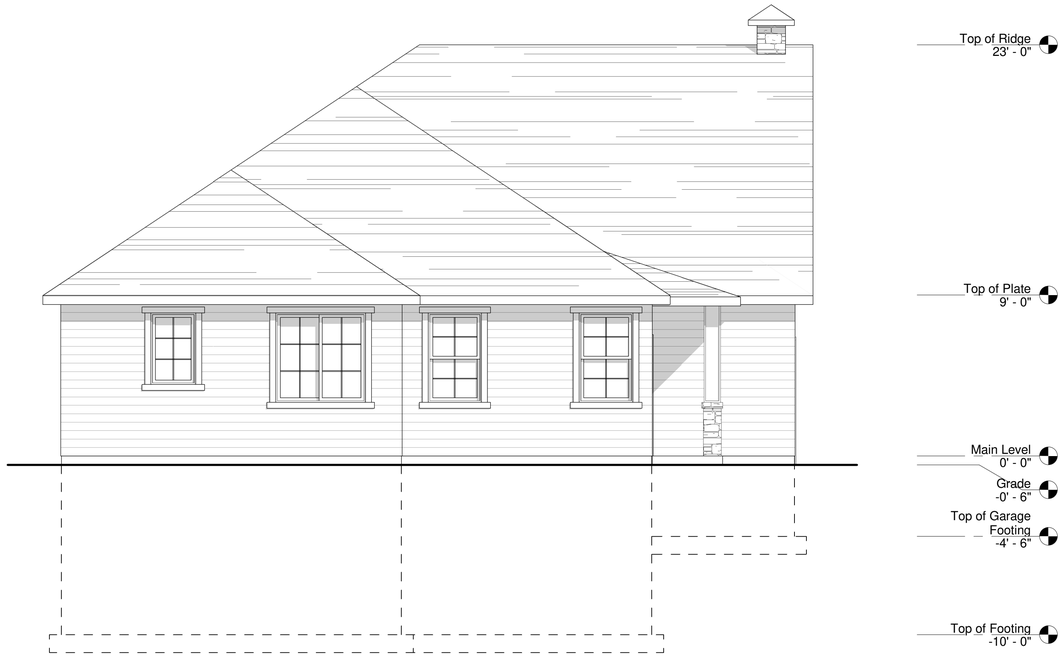
ENGINEER STAMP

REVISIONS:

1	00-00-00
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3	00-00-00

SHEET NUMBER:
A-5
2/11/2019

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Left Elevation

SCALE 1/4" = 1'-0"



Front Elevation

SCALE 1/4" = 1'-0"

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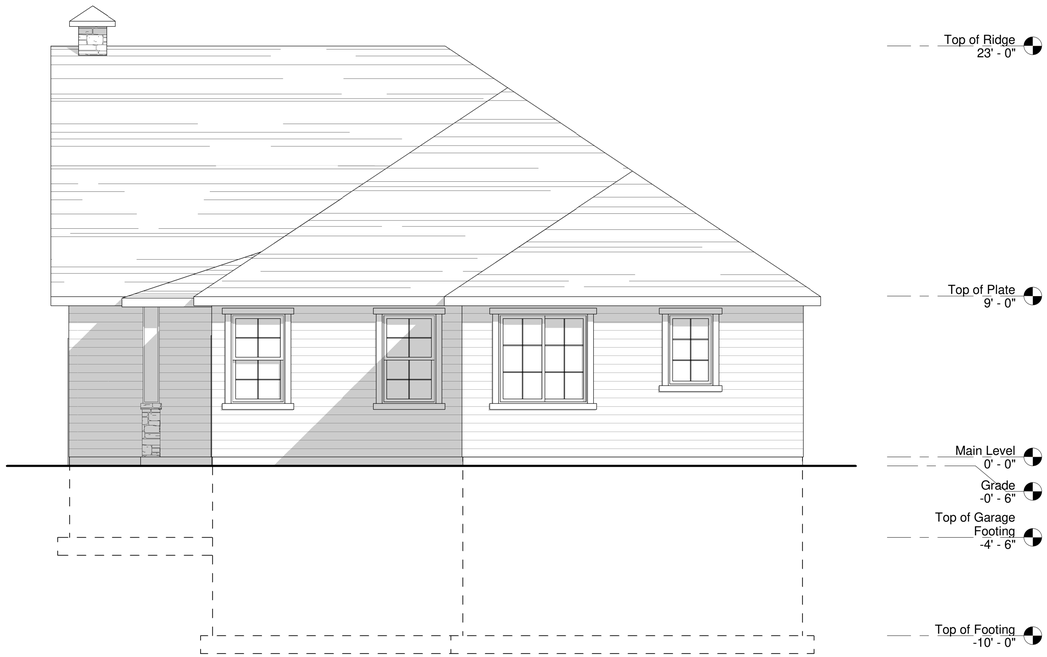
SQUARE FOOTAGE
Per Unit

Basement	1308 SF
Main Level	1301 SF
	2609 SF
Garage	416 SF

ENGINEER STAMP

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
A-4
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Right Elevation

SCALE 1/4" = 1'-0"



Back Elevation

SCALE 1/4" = 1'-0"

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2/11/2019

This is a list of neighborhood concerns for Baxter Meadows from the Neighborhood Meeting held on 1/5/2019 and how we've done our best to compromise and find solutions to those concerns. It should first be noted that the original proposal with the 13 townhome units did meet all of the city's criterial for a PRD zoned project and it included no requests for variances to the zoning ordinance. However, upon hearing the concerns of the neighbors, we really wanted to at least try to come up with an alternative plan that might feel like a better fit for what they envision this addition to their neighborhood to be like.

We sincerely hope that these adjustments are well received by the neighborhood and that they understand that a lot of effort has been put into coming up with solutions that can work for both the developer and the people who reside in the surrounding areas.

List of Concerns:

The majority of the concerns fell into three main subjects. They'll be discussed below. Following will be the complete list of written concerns that were written down at the neighborhood meeting.

Concern Group #1) The number one concern that seemed to keep coming up again and again had to do with the price point of the townhomes we were proposing. There were actually quite a range of concerns that really seemed to have their root at the price point. These included:

*Fear that affordable townhomes would bring property values down in the area.

*Concerns that townhomes would be purchased and used as rentals. They want owner occupied units.

*Concerns with the "younger generation" or "undesirable demographic" occupying the units.

*Concerns that the occupants of the townhomes wouldn't be long-term families, but 2-3 year occupants instead.

*Concerns that the high turn-around of occupants would ultimately create an HOA that would fail and leave an unkept subdivision.

*Twinhomes preferable over townhomes

*Penni Lane is a nice subdivision of expensive twinhomes, but we don't want a subdivision of affordable townhomes.

Response to Concern #1: Our new proposal would have 10 Twinhomes that would be about 3000 sf each and be priced between $400,000-$450,000. The previous proposal had 13 townhomes that would have been about 1750 sf in size and be priced between $280,000-300,000. The twinhomes are significantly larger and will cost significantly more to construct, but in our research, the market appears to be able to support the higher price point. With 10 units, this seems to be a possible approach.

A higher price point should naturally resolve all of the aforementioned concerns that the neighborhood had with the lower price-point of the townhome concept, even though we don't have the direct ability to control many of the concerns. (Ie: Who purchases a home, how long they live there, etc)

It will help maintain/increase home values. The higher price-point makes them less attractive as rental units. To be in compliance with Equal Housing laws, we have zero desire or intention to discriminate against who purchases the homes. However, the higher price-point should naturally attract longer term occupants who intend to put down roots rather than occupants that would view their purchase as more of a temporary thing that they'd upgrade in a few years. Longer term occupants are also more likely to take more interest in maintaining their HOA and in turn their subdivision.

Concern Group #2) One of the next most common concerns had to do with the proposed access to the park at the end of the cul-de-sac. This was something that was proposed on the original plan that we didn't have anything to do with, and we were initially under the impression that this was a desirable thing. The more we

heard from the neighborhood, we realized this did create some potential concerns to consider. Concerns included:

*Fear that children would have easy access to 1600 North and get injured.

*Concern that parents may start using the new cul-de-sac and entrance as a daily pick-up spot for students at the elementary.

*Concern about increased park usage due to another public access.

*Concern about the safety for women joggers because of additional public access.

*Concern that it was proposed as a public opening that anyone could use and not a gated access with a code for just the subdivision.

Response to Concern Group #2: The new proposal has a shortened road so that there can be a twinhome at the end of the cul-de-sac. This creates a natural barrier to the street access to the park visually and will help maintain the privacy that the park currently has. We would propose that the gate be a coded private access gate for the new community like the private gates that many of the surrounding residents have, rather than a public one. This should resolve all of the concerns that people had concerning the access.

Concern #3: The next most common concern had to do with the number of units that all had the backs of the homes facing east into the backs of the neighboring homes. All of the PRD setbacks, height requirements and other architectural requirements were met, but the neighbors were unhappy with the longer strings of townhome units that we had proposed. Concerns included:

*Concern about having 13 homes worth of people looking into neighbor backyards.

*Concerns about the density. Would like to see it reduced to 8-10 units.

*Concern about the limited common fenced backyards for each unit being too small and unwanted by the occupants.

*Concern about the height of the 2 story townhomes blocking the view of the neighboring homes.

*Concern about so many townhomes being attached.

*Neighborhood would rather have twinhomes than townhomes.

Response to Concern Group #3: The new proposal has a reduced number of units. The 2 story townhome concept was replaced by 1 story twinhomes. By shortening the length of the cul-de-sac and placing twinhomes at the end of it, that lessened the number of units directly facing east from 13 all the way down to 6. Rather than doing limited common backyards for each home, we're now proposing all common open space.

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Neighborhood Meeting for Baxter Gardens

1/5/2019

Minutes (TAKEN BY GREG BROWN)

* CONCERN WITH UNITS DECREASING HOME VALUES
* RENTAL CONCERNS - HOA/CCRS
* CONCERN WITH NOT BEING APPEALING TO 50+
* DON'T WANT DEVELOPMENT
* TWINHOMES PREFERRABLE
* CONCERNS WITH YOUNGER GENERATION LIVING THERE
* COMPROMISE 8-10 UNITS - 8 PREFERRED
* $400K+ PRICE POINT ($450K+)
* 55+ PROJECT?
* CONCERNS ABOUT MORE PARK USAGE
* ADD SOMETHING TO THE PARK
* WOULD LIKE TO SEE HOWARD PROPERTY DEVELOPED
* SCHOOL PICK-UP IN CUL-DE-SAC
* DON'T LIKE GATE (KEYED)
* DON'T WANT SO MANY UNITS FACING EAST
* HEIGHT OF TWO STORY TOWNHOMES WILL BLOCK VIEWS
* PARK SAFETY, CURRENTLY PRIVATE/SECLUDED, WOULD BE TOO OPEN WITH ROAD/GATE
* PARK WON'T BE SAFE FOR FEMALE JOGGERS

Legacy Drafting and Design

Neighborhood Meeting for Baxter Gardens

1/5/2019

Minutes (TAKEN BY LON LEWIS)

HOME VALUES 600K
COUNSEL REFERENCED PERRY LANE @ 1ST APPROVAL.
50 OR OLDER AND AAA MARKET.
TURN INTO RENTAL PROPERTY HOA. OWNER OCCUPY
ROADWAY APPROVED VS FULL IMPROVEMENT (CUL-DE-SAC)
TWIN HOME CAMEL HOSE IN DOOR FOR OTHERS DEVELOPMENT
OPENING IN FENCE.
PRIVATE BACK YARD
DENSITY - 9 VS. 13 CAN YOU WORK SOMETHING OUT.
SAFETY TRAFFIC OFF OF 1600 N.
MULTIPLE FAMILIES PER UNIT.
HEAVY USAGE & BANK GIVE CONCESSION TO PARK.
ROUND ABOUT TO DROP OFF STUDENTS

Legacy
Drafting and Design

Neighborhood Meeting for Baxter Gardens

1/5/2019

Sign-In Sheet

Name	Address and Phone	Comments
Nate + Bonnie Sanderson	203 E. 1570 N.	Single family homes
Irene Nelsen	85 E. 1600 N.	Single family / or twin Hms
Shelley Watkins	235E. 1660 N. 801-735-9505	Dont change what was agreed upon earlier
Jellynn Sanderson	95 E 1600 N	
Fred Gowans		— Dont Change
Jessica Ferrin	205. E 1600 N	— Don't change agreement!
Vickie Fawson	1775 N. 80 E	- Dont change
[illegible]	1670 N 250 E	
LYNN FAWSON	1775 N. 80 E.	Dont change
Joyce & Craig Leishman	1641 N 50 E Orem joyceleishman@gmail.com	Twin homes 55 yrs plus controlled access gate to park

Legacy Drafting and Design

Neighborhood Meeting for Baxter Gardens

1/5/2019

Sign-In Sheet

Name	Address and Phone	Comments
Eric Shipp	1761 N 165 E (415) 794-0989	No More than 8 units!
John Hoen	1798 N 80 E (801) 224-3116	
Jared Wilks	1683 N 210 E (801) 369-6643	JLWILKSCPA@HOTMAIL.COM
Wyborn Akin	1850 N 123 E (801) 420-5784	
Christina Zarate	1850 N 137 E (801) 420 7303	
Patti Judd	1653 N 210 E (801) 830-4397	
Sami Wright	1635 N 210 E (801) 368-6406	
Norma Shipp	176 N 165 E 415 864 7468	
Luanna Rowe	179 E. 1660 N. (801) 223-9629	
Echo Baxter Hall		
Shawn R. Baxter		
Ryan Bott	1699 N. 210 E	(801) 836-5511
David Filer	1672 N. 210 E	801-358-2895
Shanna Bott	1699 N. 210 E	801-400-8239
Rosalin Bott	1699 N. 210 E	801-400-8239
Randy Bott	1699 N 210 E	801-836-7490
Kevin Jessop	1736 N 210 E	801.227.7389 KJESSOP2@GMAIL.
Alex Jessop	1736 N 210 E	801-357-8999

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Neighborhood Meeting for Baxter Gardens

1/5/2019

Sign-In Sheet

Name	Address and Phone	Comments
[illegible]	107 E 1600 N	—
Fred + Joni Gowans	133 E 1600 N	
JB Ostlund	1667 N. 210 E	NO
Tyler Ostlund	1667 N 210 E	
Jacob Thomas	256 E 1660 N	I'm Don't change original agreement Too long.
Phyllis Farr	1720 N. 210 E	
Julene R. Hansen	30 E a 1700 N.	No
Nancy Jefferies nancy.jefferies@comcast.net	1691 N. 50 E.	We want single family homes in here.
Steve Wood	1786 N 80 E	NO
Earl + Geri Williams	91 E 1750 No	No
Martin + Cyndi Wright	1635 N 210 E	Not yet.
Robert Jay Farr	1720 N. 210 E 801-224-8582	Stick to what was presented to the Planning commission + City council
Shawn S. Call	801-434-7008	Single family homes only.
Jeanne Call	"	family single homes only
Dallene Jessop	1736 N. 210 E	No - single family only

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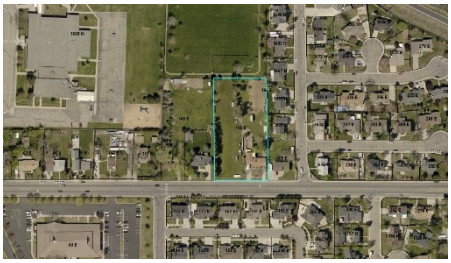
Neighborhood Meeting for Baxter Gardens

1/5/2019

Sign-In Sheet

Name	Address and Phone	Comments
Tim Walker	122 E. 1750 N. 801 473-0714	I don't agree with building at more than 4 homes on this plot of land. What you propose is 10X density. NO!
John Watkins	235 E. 1660 N. 801-369-3568	
Kelly Sanderson	95 East 1600 North 801-225-4268	

Agenda Item 4.2 is a request by the Baxter Family Trust to request the City amend Appendix KK of the Orem City Code, for 'Baxter Gardens' with an updated concept plan, and elevations for the property located at 195 East 1600 North in the PRD zone.



Staff Presentation: The applicant is amending the concept plan from 6 units to 10 units. The PRD zone allows up to 7 units per acre, with a bonus up to 8 for removing an existing structure. The original concept plan was approved with 6 units, which is 3.65 units per acre. The amended concept plan will increase the density to 6.02 units per acre, below the maximum allowed.

The units are 1 story units with heights 26 feet, 28 feet and 24 feet for the 3 different floor plan variations.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Appendix KK of the Orem City Code for 'Baxter Gardens' with an updated concept plan, and elevations for the property located at 195 East 1600 North in the PRD zone.

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

Chair Spencer invited the applicant to come forward. Lon Lewis introduced himself. He would ask that a positive recommendation be sent to the City Council. What is being presented here is what Roger Dudley and he have worked out and it meets the ordinances.

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

Floyd Gowans. He said first they wanted to buy his property and then they did not want to buy his property. His brother has the property immediately north of him. If this project is built, his brother's property will become landlocked and become useless. He would like an interpretation of what is taking place. Mr. Dudley said this was previously and is presently zoned PRD. This is a new concept plan and a change from what was proposed before. The Gowans' property to the west has been subdivided into two lots. There was previously a concept plan that would move the cul-de-sac to the west, but the Gowans' did not want to do that. This new plan has moved the cul-de-sac entirely onto the Baxter property. The area between the road and the Gowans property will be owned by Orem City to prevent the back property becoming landlocked and to provide access. This will be a dedicated City street. They have moved the road to the east to go around a major power pole on the corner. The intent is to have it be a win-win for everyone. He thinks it is a good use for the land and thinks the neighborhood is agreeable with it.

Martin Wright. He would like to say thank you for changing the City Code if they wanted to change the concept plan. He would still like to see the City Code changed a little. They are allowed a little more because they are tearing down an existing house. If the Planning Commission could look at that in the future to be changed where they are trying to put so many houses in one spot. The developer has listened to what they have to say, he is all for this project.

Jared Wilks. This developer has been empathic to the community. They originally proposed a thirteen-unit development and after listening at the neighborhood meeting, it is now ten units. There are thirteen homes adjacent to the park and this will now increase by ten. He thinks this is an experienced builder and he is pleased to have an experienced developer come in. They have verbalized an amenity to the park. There is nothing in writing but he still appreciates it.

Mr. Lewis said the park amenity would have to be dealt with by the Park Department and not the neighborhood. Mr. Goodrich said the cul-de-sac still gives the Gowans an access easement along the western side of the road, so they can access from that cul-de-sac.

Robert Ferrin. He would like to see what the long-term plan is. If the Gowans decide to sell their property, what will happen. There is no multi-unit housing along 1600 North or east towards the research park. He is worried this site will become an example for future development and set a precedence where they will build multi-unit projects. If there are eight units, they could build single family homes and keep the spirit of the community intact. He would ask the City to not pass this on and let the City stay with what was already approved.

Mr. Spencer asked why there are ten units instead of the original six. Mr. Lewis said because ten is allowed in the development code. Mr. Earl said the PRD zone was originally designed to disperse these types of developments throughout the city in the residential zones.

Mr. Dudley said this product is similar to Strawberry Fields that Rick Chatwin is building on 800 East. It is very popular in terms of the product especially for those selling their homes and moving into twin homes. It has been a very successful living condition. This gives a little bit of variety. Mr. Goodrich discussed the differences between the original concept and the current plan.

Chair Spencer 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. Cook moved to forward a positive recommendation to the City Council to amend Appendix KK of the Orem City Code for 'Baxter Gardens' with an updated concept plan, and elevations for the property located at 195 East 1600 North in the PRD zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, May 22, 2019
5:00 pm

The applicant (L&R Properties) requests the City amend Appendix KK, for 'Baxter Gardens' with an updated concept plan, and elevations for the property located at 195 East 1600 North in the PRD zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

OB-OK LLC
230 N ST
DANVERS, MA 01923

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

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City Council
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6:00 pm

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HALES, CHAD B & BETH E
%MEYER, PAUL H
910 N ETHERIDGE PL
BOISE, ID 83704

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

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PLATT, RICHARD B & CHRISTA
2610 STONYBROOK DR
PROSPER, TX 75078

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

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BOARD OF EDUCATION OF ALPINE DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

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

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6:00 pm

Planning Commission
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5:00 pm

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BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT THE
50 N CENTER
AMERICAN FORK, UT 84003

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

City Council Chambers, 56 N State Street

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PANIN, ALEXANDER M & MARINA P
370 N PFEIFFERHORN DR
ALPINE, UT 84004

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

City Council Chambers, 56 N State Street

City Council
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HUNDLEY, B GREGORY
PO BOX 1322
AMERICAN FORK, UT 84003

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

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LEGACY WEST INVESTMENTS LLC
2996 VISTA CIR
BOUNTIFUL, UT 84010

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, May 22, 2019
5:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BROWN, BRIAN
187 W MAIN
LEHI, UT 84043

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

City Council Chambers, 56 N State Street

City Council
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WEAVER, BRANDON J
1621 N 50 E
OREM, UT 84057

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

City Council Chambers, 56 N State Street

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BOOTH, DANIEL & TINA
1618 N 50 E
OREM, UT 84057

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

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JESSEE, MARK & BETH ANN
1631 N 50 E
OREM, UT 84057

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

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LEISHMAN, CRAIG DEAN & JOYCE P
1641 N 50 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT THE
--OR CURRENT RESIDENT--
1660 N 50 EAST
OREM, UT 84057

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

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WINKLER, ALBERT LYNN & LORNA MILES
1651 N 50 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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THURNAU, CLAYTON JAMES & LORI LEE
1661 N 50 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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MITCHELL, RONALD MATTHEW & WENDY SUE
1671 N 50 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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JEFFERIES, KENT A & NANCY C (ET AL)
1691 N 50 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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HULL, ROYCE & TAMERA
1681 N 50 E
OREM, UT 84057

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LARSEN, ZINA HEPWORTH (ET AL)
1729 N 50 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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STEPHENSON, THOMAS A & BERNIECE T
--OR CURRENT RESIDENT--
1730 N 50 EAST
OREM, UT 84057

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

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KRUM, GARY & CHERYL
--OR CURRENT RESIDENT--
1466 N 75 EAST
OREM, UT 84057

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Grant at (801) 229-7095 or
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HARVEY, B ADAM & COURTNEY
1762 N 50 E
OREM, UT 84057

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BRUNGER, TOMMY L & MARY B
1474 N 75 E
OREM, UT 84057

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HECKERT, BRIAN C & JULIE A (ET AL)
1486 N 75 E
OREM, UT 84057

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HIVELY, ADELE A
1510 N 75 E
OREM, UT 84057

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grallen@orem.org

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HOLLINGSHEAD, KEVIN A & SARAH S
1498 N 75 E
OREM, UT 84057

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grallen@orem.org

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HUNDLEY, B GREGORY
--OR CURRENT RESIDENT--
1517 N 75 EAST
OREM, UT 84057

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Grant at (801) 229-7095 or
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GUARDADO, AMALIA
--OR CURRENT RESIDENT--
1522 N 75 EAST
OREM, UT 84057

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PLATT, RICHARD B & CHRISTA
--OR CURRENT RESIDENT--
1774 N 80 EAST
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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NESS, CINDY PARRISH & ROBERT WINSTON
1532 N 75 E
OREM, UT 84057

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FAWSON, TERRY LYNN & VICKI
1775 N 80 E
OREM, UT 84057

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grallen@orem.org

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WOOD, STEVEN G & LORRAINE W
1786 N 80 E
OREM, UT 84057

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WALDRON, F GLEN & CONNIE LA RAE
1770 N 120 E
OREM, UT 84057

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

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DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

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KEENER, HOPE G
1771 N 120 E
OREM, UT 84057

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

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REESE, JOHN W JR & PATRICIA C
1783 N 120 E
OREM, UT 84057

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

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CATES, REX G & KAY R
1791 N 120 E
OREM, UT 84057

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GERMANE, GEOFF J & SYDNEY L
1790 N 120 E
OREM, UT 84057

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grallen@orem.org

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LUCK, WAYNE ROBERT & THERESA HAUZEN
(ET AL)
1797 N 120 E
OREM, UT 84057

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Grant at (801) 229-7095 or
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WASATCH INVESTMENTS LLC
%PARSON, ROBERT
1459 N 150 E
OREM, UT 84057

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

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FANG, YI (ET AL)
1502 N 150 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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DALLIN, NATHAN S & LISA ANDERSON
1497 N 150 E
OREM, UT 84057

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BROWN, RODNEY J & SANDRA C
1509 N 150 E
OREM, UT 84057

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Grant at (801) 229-7095 or
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SHIPP, NORMA STANGER (ET AL)
1761 N 165 E
OREM, UT 84057

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

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AYDELOTTE, MICHAEL F & NANETTE K
1789 N 165 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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BONYATA, JOSEPH P & BARBARA
1775 N 165 E
OREM, UT 84057

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KRUGER, PAUL L & JENNIFER ANN
1801 N 165 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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DANIELS, DOUG & STACY
1438 N 200 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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BOARD OF EDUCATION OF ALPINE DISTRICT
--OR CURRENT RESIDENT--
1450 N 200 EAST
OREM, UT 84057

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SCHROEPPEL, MARK D & JACKIE A
1445 N 200 E
OREM, UT 84057

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FLANAGAN, J KELLY & LINDA M
1452 N 200 E
OREM, UT 84057

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MOFFITT, GERALD KEVIN & CHARLOTTE K
1466 N 200 E
OREM, UT 84057

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, May 22, 2019
5:00 pm

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POWELL, DALLAS H & PATRICIA
1495 N 200 E
OREM, UT 84057

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

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CARILLO-MORALES, GUSTAVO (ET AL)
1482 N 200 E
OREM, UT 84057

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

City Council Chambers, 56 N State Street

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PETERSEN, MARK EUGENE & KYLEE
1510 N 200 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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METCALF, LYMAN RICK & JULIANA
1524 N 200 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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DOWNEY, CHAD DOUGLAS & SONJA
1562 N 200 E
OREM, UT 84057

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

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ALVORD, TYLER S (ET AL)
--OR CURRENT RESIDENT--
1538 N 200 EAST
OREM, UT 84057

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

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CRANDALL, VERNON L
1612 N 210 E
OREM, UT 84057

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

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ROSE, JOHN & SHERRI
1634 N 210 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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ERICKSEN, LANCE
1653 N 210 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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WRIGHT, MARTIN C & LUCINDA
1635 N 210 E
OREM, UT 84057

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

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OSTLUND, JAMES BUTTERS & BARBARA C
1667 N 210 E
OREM, UT 84057

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

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THOMAS, JEAN
--OR CURRENT RESIDENT--
1672 N 210 EAST
OREM, UT 84057

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

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LOVELESS, SHAUNA COLLETTE DAWSON (ET AL)
--OR CURRENT RESIDENT--
1688 N 210 EAST
OREM, UT 84057

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

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WILKS, JARED L & KELLY
1683 N 210 E
OREM, UT 84057

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

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BOTT, RANDY L & VICKIE (ET AL)
1699 N 210 E
OREM, UT 84057

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

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POULSON, ANNETTE E
1704 N 210 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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FARR, PHYLLIS C (ET AL)
1720 N 210 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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D&T HOMESTEAD LLC
1715 N 210 E
OREM, UT 84057

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

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BERRETT, NATHAN M & AIMEE K
1731 N 210 E
OREM, UT 84057

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

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JESSOP, KEVIN PAUL & DALLIENE BUTLER
1736 N 210 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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WARNER, DANIEL K & CAITLIN J
1442 N 250 E
OREM, UT 84057

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

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RYTTING, BRYCE & LYSA
1745 N 210 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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LANGSTON, HOLLY
1445 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
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ANDERSON, JAN R & KRISTIN K
--OR CURRENT RESIDENT--
1453 N 250 EAST
OREM, UT 84057

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

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DODSON, RANDALL & TONIA L
1468 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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ALSTON, RODNEY & AMY
1458 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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MARCH, KENNETH M & GLENDA J
1469 N 250 E
OREM, UT 84057

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

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ATKINSON, KAREN ELIZABETH
1490 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
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DEGROFF, ROSS DEAN & MARY KAY
1566 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
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ADAMS, DOUGLAS J & PATSY J
1565 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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STRATFORD, EDWARD PAUL & CANDICE TAYLOR
1571 N 250 E
OREM, UT 84057

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

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CLUFF, ROBERT D & JILL M
1572 N 250 E
OREM, UT 84057

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

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BUDGE, DAPHNE S & TIERRY R
1580 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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SCHWEN, VON
--OR CURRENT RESIDENT--
1579 N 250 EAST
OREM, UT 84057

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

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OGDEN, ROBERT E & DIANE L
1587 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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FLINDERS, NEIL J & JOAN D
1588 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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MUIRHEAD, DONALD M & BARBARA N
1685 N 250 E
OREM, UT 84057

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

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SWENSON, LAVELL & MARY JO
1670 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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ALTAMIRANDA, ENRIQUE I
1686 N 250 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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H & M PROPERTIES LC
1572 N 275 W
OREM, UT 84057

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

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JARVIS, PAUL D & KATHRYN D
1454 N 300 E
OREM, UT 84057

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

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HANSEN, SCOTT M & LINDA S
1441 N 300 E
OREM, UT 84057

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Grant at (801) 229-7095 or
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CORBETT, TODD R & CHERYL A
1455 N 300 E
OREM, UT 84057

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HOWARD, HOLLY ANNE (ET AL)
--OR CURRENT RESIDENT--
1470 N 300 EAST
OREM, UT 84057

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

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KWOK, KAM W (ET AL)
1482 N 300 E
OREM, UT 84057

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, May 22, 2019
5:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

FU, SHUQIN
--OR CURRENT RESIDENT--
1475 N 300 EAST
OREM, UT 84057

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

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NATE, RANDALL L & AMY ANISSA
1485 N 300 E
OREM, UT 84057

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

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SKOUSEN, NEIL D & JANET H
--OR CURRENT RESIDENT--
1477 N 350 EAST
OREM, UT 84057

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

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NYMAN, MICHAEL S & LINDSAY A
1527 N 375 E
OREM, UT 84057

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

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PREATOR, BRENT R & STACEY M
1489 N 350 E
OREM, UT 84057

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

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CAMPBELL, MOLLY
1557 N 375 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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HOLCOMBE, WESLEY & STACEY
1565 N 375 E
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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JOHNSTON, HOLLY JO (ET AL)
158 E 1460 N
OREM, UT 84057

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

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CHEN, HSIU-CHIN (ET AL)
1912 N 460 W
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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LAPRAY, SETH & DEBORAH
161 E 1460 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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WALKER, KALLIE & REAGAN
168 E 1460 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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SMITH, BONNIE LYN & ERIC CHARLES
184 E 1460 N
OREM, UT 84057

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

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DICKSON, THOMAS
--OR CURRENT RESIDENT--
171 E 1460 NORTH
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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EARL, JUSTIN D & ANGELIQUE C
191 E 1460 N
OREM, UT 84057

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Grant at (801) 229-7095 or
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WASATCH INVESTMENTS LLC
--OR CURRENT RESIDENT--
250 E 1487 NORTH
OREM, UT 84057

For more information, contact
Grant at (801) 229-7095 or
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NUTTALL, EMILIE REVOE & TODD MICHAEL (ET AL)
253 E 1500 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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FREESTONE, J PHILLIP & ELIZABETH
247 E 1500 N
OREM, UT 84057

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CHEN, HSIU-CHIN (ET AL)
--OR CURRENT RESIDENT--
265 E 1500 NORTH
OREM, UT 84057

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NATE, RANDALL L & AMY ANISSA
--OR CURRENT RESIDENT--
270 E 1500 NORTH
OREM, UT 84057

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DEWITT, ROBERT B & MONIQUE H
327 E 1500 N
OREM, UT 84057

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GARCIA, JASON & NATALIE A
277 E 1500 N
OREM, UT 84057

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ANDERSON, TERESA B & BRADLEY W
347 E 1500 N
OREM, UT 84057

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Grant at (801) 229-7095 or
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THOMAS, NICHOLAS & LEAH
353 E 1500 N
OREM, UT 84057

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WIDMER, MARK A & SUZANNE
151 E 1520 N
OREM, UT 84057

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

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LIVINGSTON, JOHN SPENCER & JOANIE
135 E 1520 N
OREM, UT 84057

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

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MC GEE, DONALD C & DEBORAH C
157 E 1520 N
OREM, UT 84057

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

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BRADY, SCOTT B & MICHELLE P
168 E 1520 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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SONG, JAE K & MIA KANG
180 E 1520 N
OREM, UT 84057

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

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BRIMHALL, GRANT & SONYA
177 E 1520 N
OREM, UT 84057

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Grant at (801) 229-7095 or
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POPE, GLEN (ET AL)
191 E 1520 N
OREM, UT 84057

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Grant at (801) 229-7095 or
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ADAMS, SHARLYN
192 E 1520 N
OREM, UT 84057

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TURNER, CHAD & JILL
52 E 1535 N
OREM, UT 84057

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

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HALES, CHAD B & BETH E
--OR CURRENT RESIDENT--
49 E 1535 NORTH
OREM, UT 84057

For more information, contact
Grant at (801) 229-7095 or
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LEMON, GERRARD KARL & COURTNEY ESTHER
63 E 1535 N
OREM, UT 84057

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Grant at (801) 229-7095 or
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PAULSEN, DICK RAY & STACY W
133 E 1570 N
OREM, UT 84057

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

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FREEZE, CRAIG & EMILY
137 E 1570 N
OREM, UT 84057

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HUNTER, WILLIAM R & MELANIE J (ET AL)
134 E 1570 N
OREM, UT 84057

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Grant at (801) 229-7095 or
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MAC FARLANE, LARRY & CATHERINE
138 E 1570 N
OREM, UT 84057

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TERRY, RICHARD E & VICKI L (ET AL)
158 E 1570 N
OREM, UT 84057

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CHOQUE, AURELIA E
181 E 1570 N
OREM, UT 84057

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LAM, SHING MING (ET AL)
--OR CURRENT RESIDENT--
163 E 1570 NORTH
OREM, UT 84057

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Grant at (801) 229-7095 or
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CHRISTENSEN, DAVID & SHEA
182 E 1570 N
OREM, UT 84057

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Grant at (801) 229-7095 or
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SORENSEN, AARON C & SAVANNA L
193 E 1570 N
OREM, UT 84057

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

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GUNDERSON, BONNIE E & NATHAN G
203 E 1570 N
OREM, UT 84057

For more information, contact
Grant at (801) 229-7095 or
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WANG, YUAN QUAN (ET AL)
196 E 1570 N
OREM, UT 84057

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, May 22, 2019
5:00 pm

The applicant (L&R Properties) requests the City amend Appendix KK, for 'Baxter Gardens' with an updated concept plan, and elevations for the property located at 195 East 1600 North in the PRD zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

LAWRENCE, MARYDALENE & JARED
45 E 1575 N
OREM, UT 84057

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SILLS, REBECCA LYNN & KYLE D
48 E 1575 N
OREM, UT 84057

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

City Council Chambers, 56 N State Street

City Council
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SHOELL, LELAND J & DONNA MAE
56 E 1575 N
OREM, UT 84057

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

City Council Chambers, 56 N State Street

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JONES, MICHAEL & ANGELA (ET AL)
55 E 1575 N
OREM, UT 84057

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

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SWENSON, ERMA JARMAN
8 E 1600 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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SWENSON, GARN J & FLORA L
25 E 1600 N
OREM, UT 84057

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

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LEGACY WEST INVESTMENTS LLC
--OR CURRENT RESIDENT--
55 E 1600 NORTH
OREM, UT 84057

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

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FOSTER, KENNETH M JR & DANETTE E
33 E 1600 N
OREM, UT 84057

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

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LOZA, EFRAIN OROZCO (ET AL)
61 E 1600 N
OREM, UT 84057

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

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NIELSEN, GEORGE ERIC & IRENE P
85 E 1600 N
OREM, UT 84057

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

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EARL, JERALD
107 E 1600 N
OREM, UT 84057

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

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SANDERSON, MCKELL H & JELYNN W
95 E 1600 N
OREM, UT 84057

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

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GOWANS, FRED R & GLORIA
133 E 1600 N
OREM, UT 84057

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

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GOWANS, FRED R & GLORIA
--OR CURRENT RESIDENT--
145 E 1600 NORTH
OREM, UT 84057

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

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BAXTER, DAVID W
--OR CURRENT RESIDENT--
195 E 1600 NORTH
OREM, UT 84057

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

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GOWANS, FLOYD H & SHANNON H
157 E 1600 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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FERRIN, LEONARD (ET AL)
205 E 1600 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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WARNICK, SEAN C & ANNETTE M
240 E 1600 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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LAFLEUR, TRAVIS PAUL & SHARON
274 E 1600 N
OREM, UT 84057

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Grant at (801) 229-7095 or
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LILINO, LESLIE & LAYNE P
262 E 1600 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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296 ASSOCIATES LLC
--OR CURRENT RESIDENT--
296 E 1600 NORTH
OREM, UT 84057

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

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MCCLEARY, MATTHEW (ET AL)
--OR CURRENT RESIDENT--
304 E 1600 NORTH
OREM, UT 84057

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

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SWENSON, ERMA JARMAN
8 W 1600 N
OREM, UT 84057

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

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312 ASSOCIATES LLC
--OR CURRENT RESIDENT--
312 E 1600 NORTH
OREM, UT 84057

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

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SHOELL, LELAND J & DONNA MAE
37 W 1600 N
OREM, UT 84057

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

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UNITED RESOURCES INC
273 W 1600 N
OREM, UT 84057

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

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WILLIAMS, RUSSELL W
238 E 1620 N
OREM, UT 84057

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

City Council Chambers, 56 N State Street

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JESSOP, H LYNN & ALICE A
237 E 1620 N
OREM, UT 84057

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

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EULALA DARLENE BUTTERS OSTLUND TRUST
04-12-2018 THE (ET AL)
253 E 1620 N
OREM, UT 84057

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

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OLSEN, ROSEMARY PEARCE
254 E 1620 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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HEATH, DALE H & KRISTINE S
270 E 1620 N
OREM, UT 84057

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

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SWEETEN, BLAKE A & JULIE O
269 E 1620 N
OREM, UT 84057

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grallen@orem.org

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PETERSTON, DENNIS E & SONJA W (ET AL)
281 E 1620 N
OREM, UT 84057

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

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MORROW, PATRICK S & TERI L
282 E 1620 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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THORUP, JAMES & ANGELA
--OR CURRENT RESIDENT--
288 E 1620 NORTH
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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PERRY, DOUGLAS T & JOLYNN (ET AL)
287 E 1620 N
OREM, UT 84057

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Grant at (801) 229-7095 or
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NAY, ROBERT BARRY & SUSAN KELLEY (ET AL)
222 E 1660 N
OREM, UT 84057

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

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WATKINS, JOHN L & SHELLEY S
235 E 1660 N
OREM, UT 84057

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

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THOMAS, JACOB S & NOEL J
256 E 1660 N
OREM, UT 84057

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

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MACBEAN, STANLEY F & CORINNE C
236 E 1660 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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STINSON, JERRY L & DELOIS G
272 E 1660 N
OREM, UT 84057

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

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ROWE, M ROBERT & LUANNA W
279 E 1660 N
OREM, UT 84057

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

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MADSEN, ROBERT C & MICHELLE T
295 E 1660 N
OREM, UT 84057

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

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BYBEE, ROYCE D & PAMELA R
286 E 1660 N
OREM, UT 84057

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HANSGEN, FREDERICK THEODORE & JULENE R
30 E 1700 N
OREM, UT 84057

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, May 22, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SAM LENTZ
882 W 1720 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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PLUMMER, KENNETH J & CECILIA M (ET AL)
75 E 1750 N
OREM, UT 84057

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

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PRATT, THOMAS JOSHUA & MONIQUE FRENCH
74 E 1750 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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HADLEY, TOD W & HEATHER H
86 E 1750 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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WILLIAMS, EARL CORLESS & GERALDINE L
97 E 1750 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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BLACK, SAMUEL JACOB & MARIANN J
110 E 1750 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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MUNRO, TROY & MICHAELENE
--OR CURRENT RESIDENT--
98 E 1750 NORTH
OREM, UT 84057

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Grant at (801) 229-7095 or
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LOWREY, WILLIAM A & DIANNE
--OR CURRENT RESIDENT--
111 E 1750 NORTH
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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WALKER, TIM
122 E 1750 N
OREM, UT 84057

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CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
185 E 1750 NORTH
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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PLUMMER, KENNETH J & CECILIA M (ET AL)
--OR CURRENT RESIDENT--
134 E 1750 NORTH
OREM, UT 84057

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MUNRO, TROY & MICHAELENE
980 E 1750 N
OREM, UT 84057

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BAKER, ERIC MICHAEL & DARLA MARIE
284 E 1770 N
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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DONAKEY, EDGIE E & JEAN H
279 GOLD RIVER CIR
OREM, UT 84057

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Grant at (801) 229-7095 or
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RAMOS, RAUL E & LEYLA D
273 GOLD RIVER CIR
OREM, UT 84057

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PURSER, TODD R & MYRNA
282 GOLD RIVER CIR
OREM, UT 84057

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LIU, LIT K & TRACY ANNE
288 GOLD RIVER CIR
OREM, UT 84057

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TIDWELL, PAUL R & COLLEEN L (ET AL)
285 E GOLD RIVER CIR
OREM, UT 84057

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ROBERTS, ASHLEY & KAELYN
274 E GOLD RIVER CIR
OREM, UT 84057

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MONNEY, TROY L & TRACY LEE
1757 GOLD RIVER DR
OREM, UT 84057

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HARRIS, DAVID BRANCH & TONI MICHELE
1765 GOLD RIVER DR
OREM, UT 84057

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HOUGAARD, DARREN T & JULIE A
1773 GOLD RIVER DR
OREM, UT 84057

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CHRISTIANSEN, DAVID M & MARGARET A
1769 GOLD RIVER DR
OREM, UT 84057

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Grant at (801) 229-7095 or
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HUEBNER, TROY & BROOKE
1777 GOLD RIVER DR
OREM, UT 84057

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WAGSTAFF, NATHAN B & SANDRA A
1781 GOLD RIVER DR
OREM, UT 84057

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PECORELLI, MICHAEL G & LOUANN
1792 GOLD RIVER DR
OREM, UT 84057

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JENSEN, CHRISTOPHER L & JAMIE L (ET AL)
1785 GOLD RIVER DR
OREM, UT 84057

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PANIN, ALEXANDER M & MARINA P
--OR CURRENT RESIDENT--
1753 N GOLD RIVER DR
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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TAKAHASHI, KUNIMICHI M & LEEANN
1756 N GOLD RIVER DR
OREM, UT 84057

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Grant at (801) 229-7095 or
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SNOW, MICHAEL S & RABILIN
1774 N GOLD RIVER DR
OREM, UT 84057

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ELLSWORTH, LUKE & ELIZABETH (ET AL)
1761 N GOLD RIVER DR
OREM, UT 84057

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Grant at (801) 229-7095 or
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FAJARDO, DENNIS
--OR CURRENT RESIDENT--
1782 N GOLD RIVER DR
OREM, UT 84057

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Grant at (801) 229-7095 or
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BREWER, LACI & GAVIN
1789 N GOLD RIVER DR
OREM, UT 84057

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

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Grant at (801) 229-7095 or
grallen@orem.org

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MCCONNER, ANNA A (ET AL)
1652 N MAIN ST
OREM, UT 84057

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Grant at (801) 229-7095 or
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RUTTER, MICHAEL N & SHARI W
1683 MOOR LA
OREM, UT 84057

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Grant at (801) 229-7095 or
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MC GINN, DAVID B & LORI M
1697 MOOR LA
OREM, UT 84057

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Grant at (801) 229-7095 or
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KING, JANICE D
1728 MOOR LA
OREM, UT 84057

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FOX, BRENT RUSSELL & AMY JEANNE
1727 MOOR LA
OREM, UT 84057

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MILLER, TODD K & JENNY L
1744 MOOR LA
OREM, UT 84057

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Grant at (801) 229-7095 or
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MELDRUM, TIM T & CAROL L
1765 MOOR LA
OREM, UT 84057

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STAPLETON, JASON (ET AL)
1762 N MOOR LA
OREM, UT 84057

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SLOAT, RANDOLPH H
--OR CURRENT RESIDENT--
1739 N MOOR LA
OREM, UT 84057

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FJERSTAD, ROGER LEON & CHARLENE MARIE (ET AL)
--OR CURRENT RESIDENT--
1763 N MOOR LA
OREM, UT 84057

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ATKIN, DAVID BRENT & WENDY LU SEBA (ET AL)
1711 MOOR LN
OREM, UT 84057

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

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
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THOMAS, JOHN E & KAY L
244 RIDGE RD
OREM, UT 84057

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

City Council Chambers, 56 N State Street

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SALIBY, NICHOLAS & JULIE
1759 N MOOR LN
OREM, UT 84057

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

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ZOBELL, RALPH R & JANET N
256 RIDGE RD
OREM, UT 84057

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

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HARTSHORN, MARK & ANN
276 RIDGE RD
OREM, UT 84057

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

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BAKER, ERIC MICHAEL & DARLA MARIE
--OR CURRENT RESIDENT--
284 E RIDGE RD
OREM, UT 84057

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

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NIELSEN, CHYLEEN C
--OR CURRENT RESIDENT--
250 E RIDGE RD
OREM, UT 84057

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

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SMILEY, JUSTIN DANIEL & TERESA BEATREZ
306 E RIDGE RD
OREM, UT 84057

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Grant at (801) 229-7095 or
grallen@orem.org

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KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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

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BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

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

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OREM CITY CORPORATION
--OR CURRENT RESIDENT--
STREET 1600 N 350 E
OREM, UT 84057

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

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MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

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

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DICKSON, THOMAS
1206 S 1680 W
OREM, UT 84058

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Grant at (801) 229-7095 or
grallen@orem.org

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SKOUSEN, NEIL D & JANET H
PO BOX 1771
OREM, UT 84059

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

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LOVELESS, SHAUNA COLLETTE DAWSON (ET AL)
688 CHERRY DR
OREM, UT 84058

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

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CAMPBELL AND SONS INVESTMENT CORPORATION (ET AL)
PO BOX 2001
OREM, UT 84059

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

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LAM, SHING MING (ET AL)
38 E SIENA DR
PLEASANT GROVE, UT 84062

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

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

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

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DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

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THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

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

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UTAH MUNICIPAL FINANCE COOPERATIVE (MFA)
50 S 600 E STE 150
SALT LAKE CITY, UT 84102

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

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

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

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BOARD OF EDUCATION OF ALPINE DISTRICT (ET AL)
60 E SOUTH TEMPLE # 1800
SALT LAKE CITY, UT 84111

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grallen@orem.org

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BAXTER, DAVID W
3781 S 5100 W
HOOPER, UT 84315

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

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NIELSEN, CHYLEEN C
110 S 500 W # 206
PROVO, UT 84601

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

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312 ASSOCIATES LLC
%LISONBEE, DAVID
4485 STAFFORD CT
PROVO, UT 84604

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

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SCHWEN, VON
2313 N 920 W
PROVO, UT 84604

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

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SLOAT, RANDOLPH H
3214 N UNIVERSITY AV # 604
PROVO, UT 84604

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

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FJERSTAD, ROGER LEON & CHARLENE MARIE
(ET AL)
342 W 400 N
MANTI, UT 84642

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

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STEPHENSON, THOMAS A & BERNIECE T
%SILL, S
491 SPANISH VIEW LA
LAS VEGAS, NV 89110

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

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KRUM, GARY & CHERYL
1685 E 400 S
SPRINGVILLE, UT 84663

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

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BARR, MICHAEL ROBERT & BONNIE PAYNE
1916 THAYER AV
LOS ANGELES, CA 90025

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

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FU, SHUQIN
9626 NORBROOK DR
RANCHO CUCAMONGA, CA 91737

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Grant at (801) 229-7095 or
grallen@orem.org

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THOMAS, JEAN
%THOMAS, KARL
PO BOX 864
CAYUCOS, CA 93430

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

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GUARDADO, AMALIA
8363 BERMUDA CT
FONTANA, CA 92335

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

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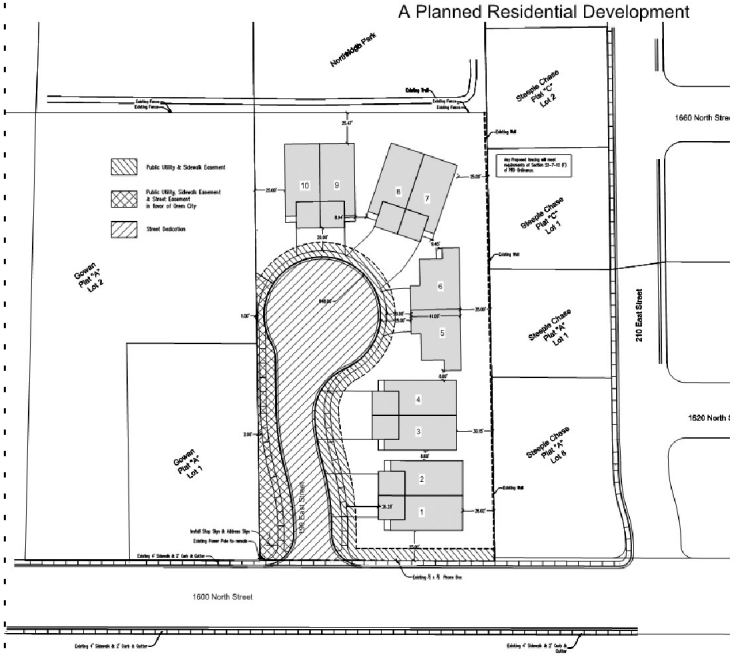
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

LOWREY, WILLIAM A & DIANNE
17405 RINGEL DR
MORGAN HILL, CA 95037

Baxter Gardens

Orem Utah

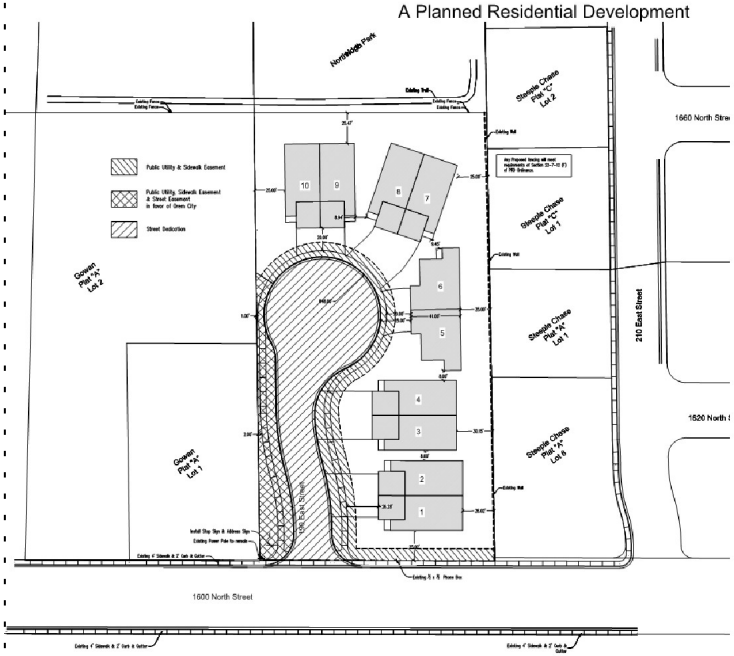
A Planned Residential Development



Baxter Gardens

Orem Utah

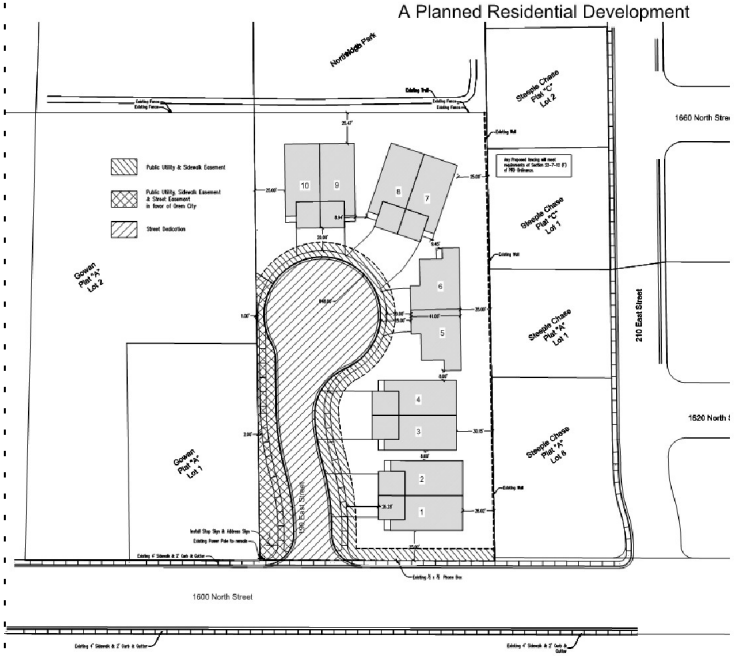
A Planned Residential Development



Baxter Gardens

Orem Utah

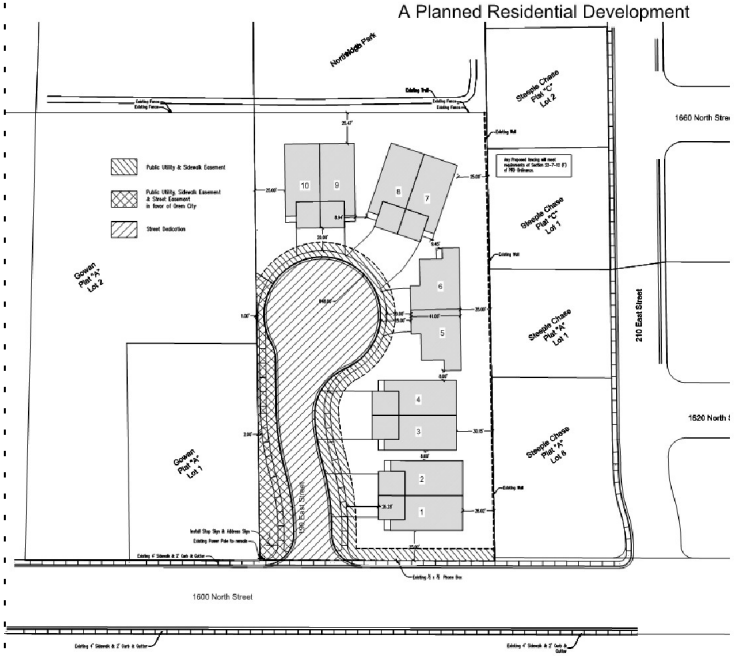
A Planned Residential Development



Baxter Gardens

Orem Utah

A Planned Residential Development



HUNDLEY, B GREGORY
PO BOX 1322
AMERICAN FORK, UT 84003

SKOUSEN, NEIL D & JANET H
PO BOX 1771
OREM, UT 84059

CAMPBELL AND SONS INVESTMENT CORPORATION (ET AL)
PO BOX 2001
OREM, UT 84059

THOMAS, JEAN
%THOMAS, KARL
PO BOX 864
CAYUCOS, CA 93430

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
STREET 1600 N 350 E
OREM, UT 84057

SWENSON, ERMA JARMAN
8 E 1600 N
OREM, UT 84057

SWENSON, ERMA JARMAN
8 W 1600 N
OREM, UT 84057

SWENSON, GARN J & FLORA L
25 E 1600 N
OREM, UT 84057

HANSGEN, FREDERICK THEODORE & JULENE R
30 E 1700 N
OREM, UT 84057

FOSTER, KENNETH M JR & DANETTE E
33 E 1600 N
OREM, UT 84057

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

SHOELL, LELAND J & DONNA MAE
37 W 1600 N
OREM, UT 84057

LAM, SHING MING (ET AL)
38 E SIENA DR
PLEASANT GROVE, UT 84062

LAWRENCE, MARYDALENE & JARED
45 E 1575 N
OREM, UT 84057

SILLS, REBECCA LYNN & KYLE D
48 E 1575 N
OREM, UT 84057

HALES, CHAD B & BETH E
--OR CURRENT RESIDENT--
49 E 1535 NORTH
OREM, UT 84057

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

BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT THE
50 N CENTER
AMERICAN FORK, UT 84003

UTAH MUNICIPAL FINANCE COOPERATIVE (MFA)
50 S 600 E STE 150
SALT LAKE CITY, UT 84102

TURNER, CHAD & JILL
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OREM, UT 84057

JONES, MICHAEL & ANGELA (ET AL)
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OREM, UT 84057

LEGACY WEST INVESTMENTS LLC
--OR CURRENT RESIDENT--
55 E 1600 NORTH
OREM, UT 84057

SHOELL, LELAND J & DONNA MAE
56 E 1575 N
OREM, UT 84057

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

BOARD OF EDUCATION OF ALPINE DISTRICT (ET AL)
60 E SOUTH TEMPLE # 1800
SALT LAKE CITY, UT 84111

LOZA, EFRAIN OROZCO (ET AL)
61 E 1600 N
OREM, UT 84057

LEMON, GERRARD KARL & COURTNEY ESTHER
63 E 1535 N
OREM, UT 84057

PRATT, THOMAS JOSHUA & MONIQUE FRENCH
74 E 1750 N
OREM, UT 84057

PLUMMER, KENNETH J & CECILIA M (ET AL)
75 E 1750 N
OREM, UT 84057

NIELSEN, GEORGE ERIC & IRENE P
85 E 1600 N
OREM, UT 84057

HADLEY, TOD W & HEATHER H
86 E 1750 N
OREM, UT 84057

MUNRO, TROY & MICHAELENE
--OR CURRENT RESIDENT--
98 E 1750 NORTH
OREM, UT 84057

NIELSEN, CHYLEEN C
110 S 500 W # 206
PROVO, UT 84601

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138 E 1570 N
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158 E 1570 N
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168 E 1460 N
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177 E 1520 N
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DANVERS, MA 01923

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HEATH, DALE H & KRISTINE S
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272 E 1660 N
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273 GOLD RIVER CIR
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UNITED RESOURCES INC
273 W 1600 N
OREM, UT 84057

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274 E 1600 N
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274 E GOLD RIVER CIR
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HARTSHORN, MARK & ANN
276 RIDGE RD
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279 GOLD RIVER CIR
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MORGAN HILL, CA 95037

#12525

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: L&R Properties LLC (Lon Lewis Mgr)		**Phone:** 801-372-5656	
Address: 696 South Mohican Lane		**Email:** lonlewis@gmail.com	
City: Pleasant Grove		**State:** UT	**Zip:** 84062

Project Information	
Project Name	Baxter Gardens
Project Address	190 East 1600 North

	Request	Fees	Total
	Subdivision Text	$1,160	
X	Zoning Text	$1,160	1160
	Sign Text Amendment	$1,160	
	Rezone	$1,228 + $689 sign fee	
	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	164.00
	Public Notice	$100 each for PC and CC, if needed	100
	Development Agreement UT Co. Fees	TBD at time of recordation	
	Total		1424.00

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 Cheryl Vargas at chvargas@orem.org or submitted on disc/flash drive 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: 801.229.7183

Applicant's Signature:	Lon Lewis mgr		
Contact Person:	Lon D. Lewis	**Phone:**	801-372-5656

Office Use Only			
Date Filed: 2-11-19	**Fees Paid:** 1424.00	**Received By:** TB	**Receipt #:** 2019-219039

7 February 2019

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING APPENDIX KK OF THE OREM CITY CODE TO AMEND THE CONCEPT PLAN AND ELEVATIONS FOR 'BAXTER GARDENS' LOCATED AT 195 EAST 1600 NORTH IN THE PRD ZONE.

WHEREAS on February 11, 2019, the Baxter Family Trust filed an application with the City of Orem requesting the City Council amend Appendix KK of the Orem City Code to amend the concept plan and elevations for 'Baxter Gardens' located at 195 East 1600 North in the PRD zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on May 22, 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 June 18, 2019; and

WHEREAS the agenda of the Planning Commission meeting and the City Council meeting 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 the 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 that this request is in the best interest of the City because it will allow for an attractive and high quality development that will not have any negative impacts on neighboring properties.

2. The City Council hereby amends Appendix KK of the Orem City Code to amend the concept plan and elevations for 'Baxter Gardens' located at 195 East 1600 North in the PRD zone as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

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

PASSED, APPROVED and ordered PUBLISHED this 18th day of June 2019.

_____

Richard F. Brunst, Mayor

ATTEST:

_____

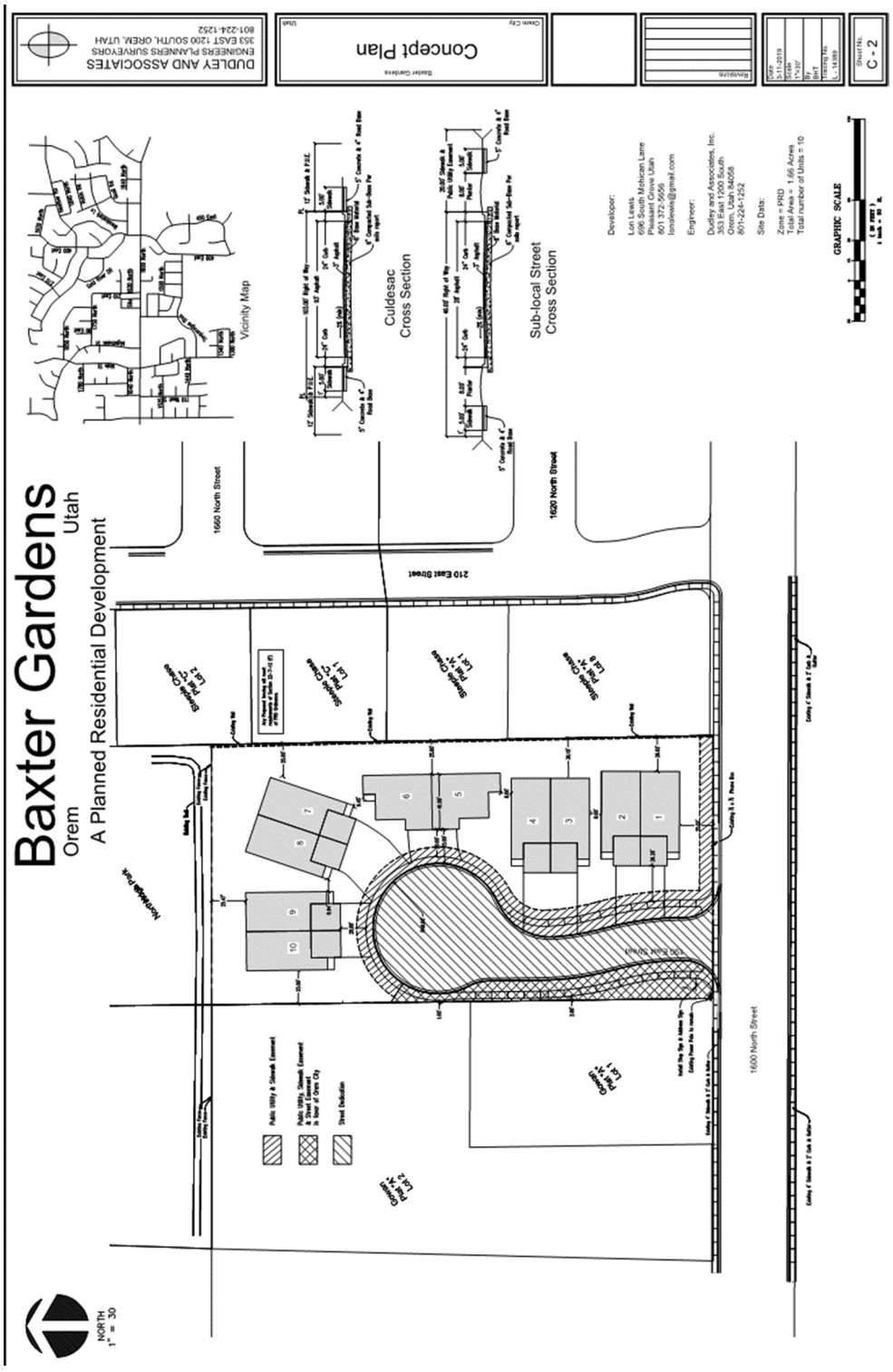
Jody Bates, City Recorder

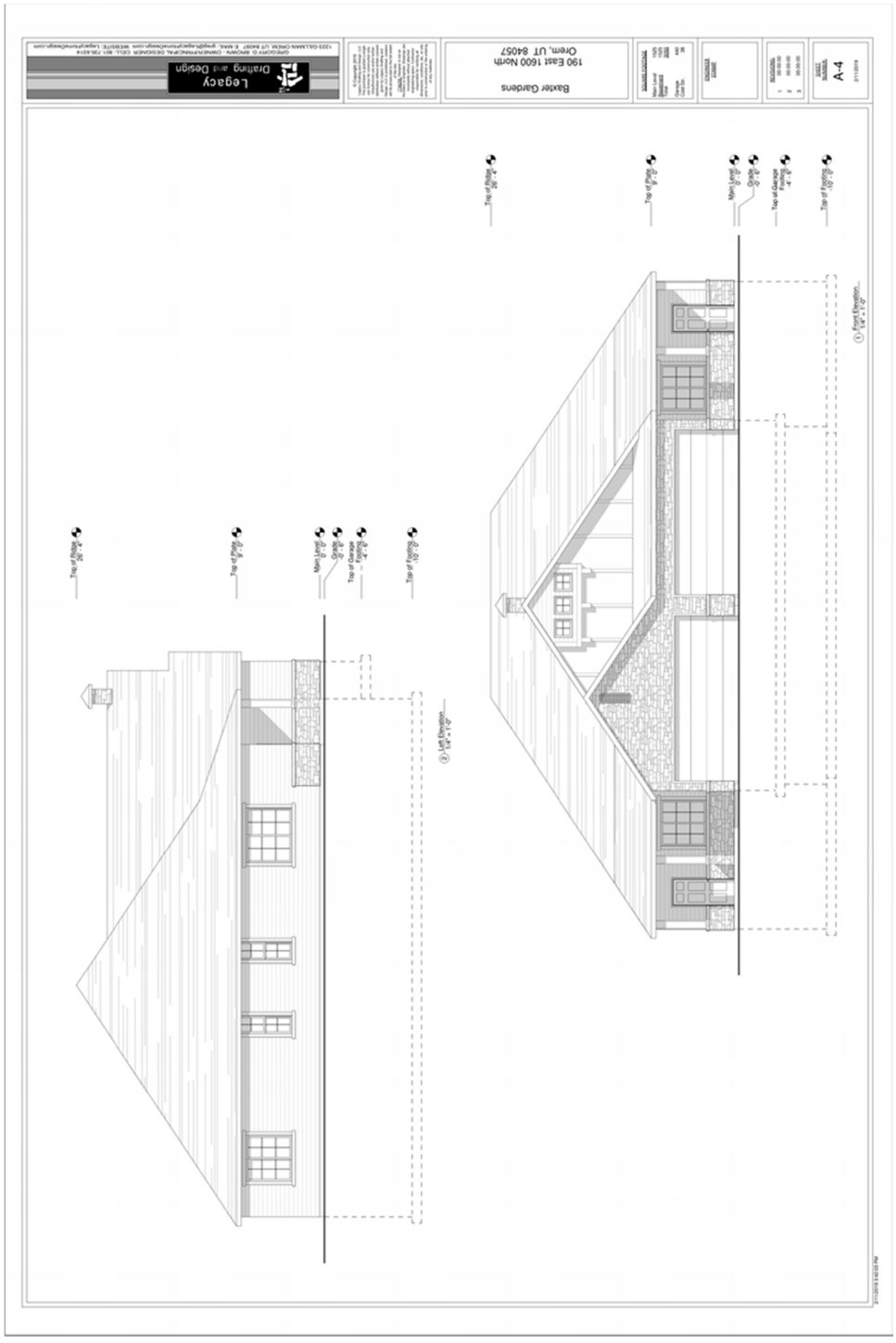
COUNCIL MEMBERS VOTING "AYE"	COUNCIL MEMBERS VOTING "NAY"
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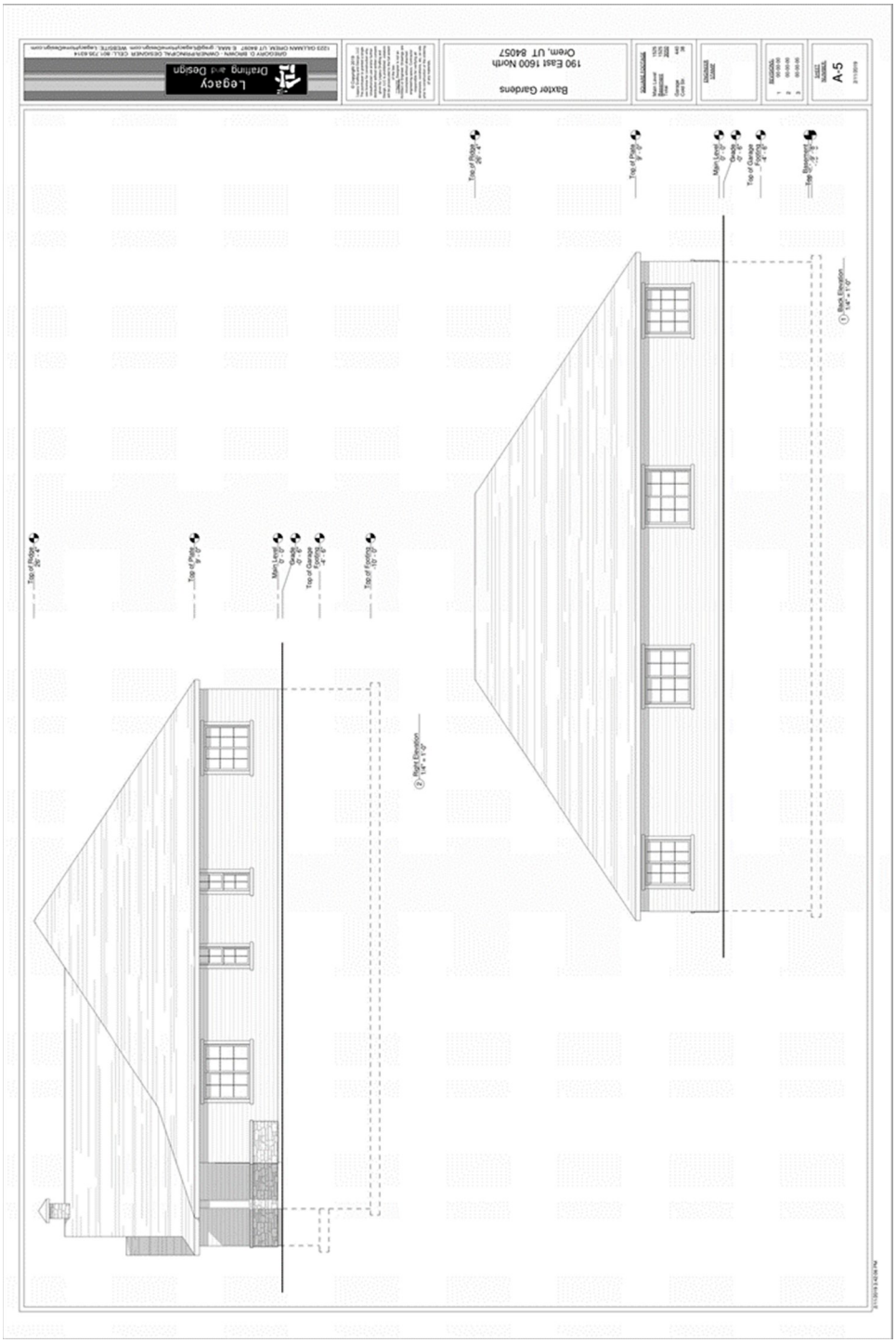
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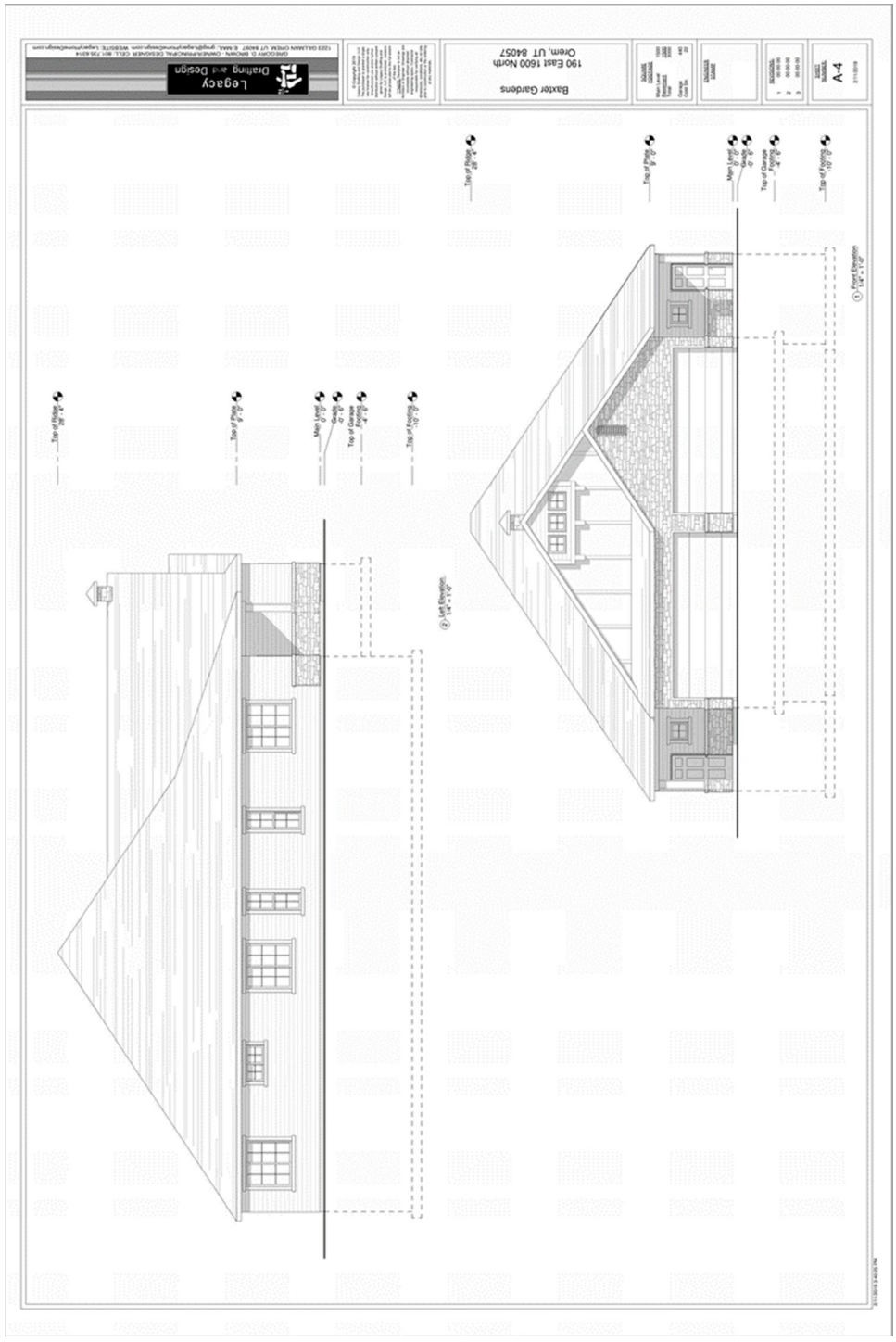
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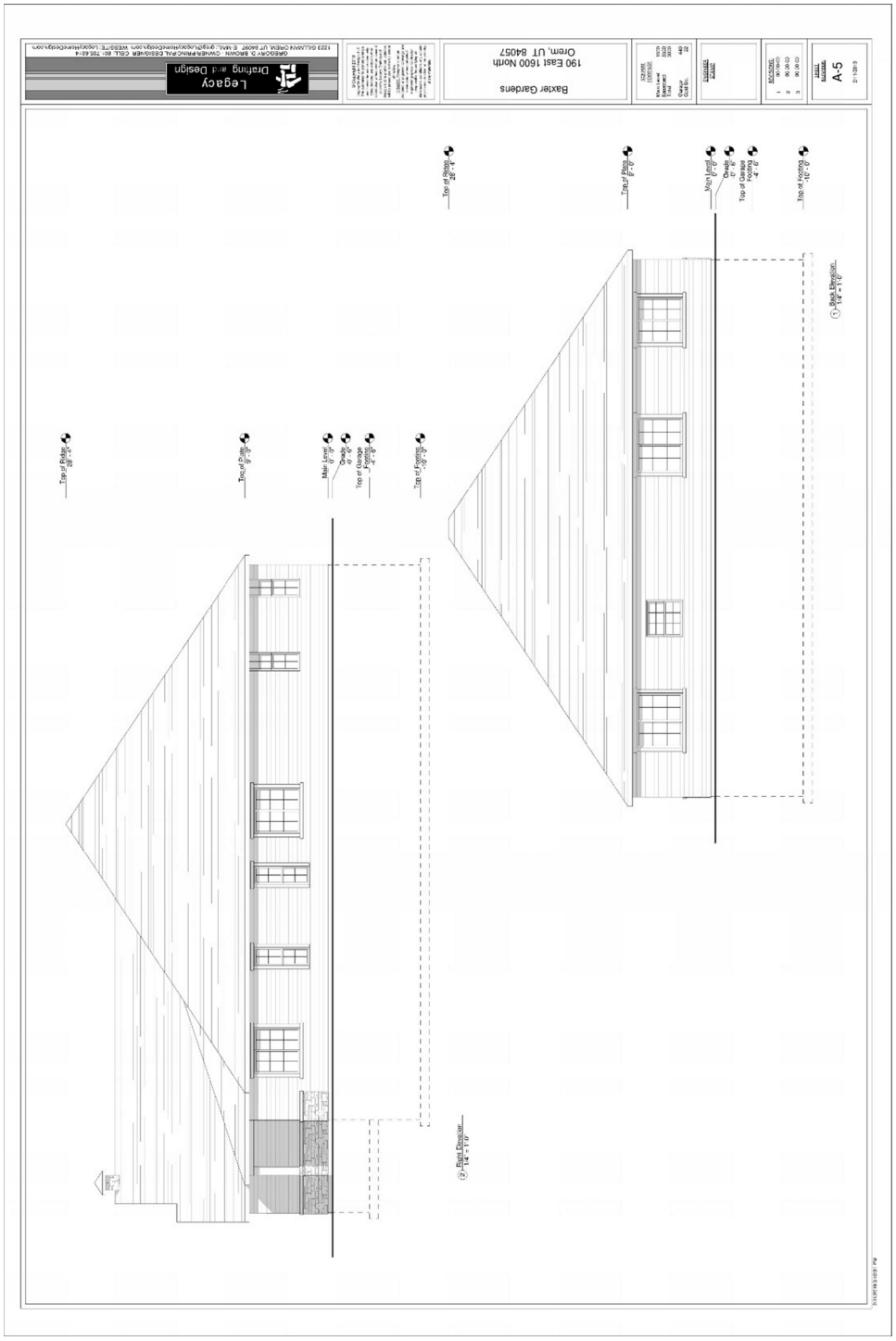
Exhibit “A”

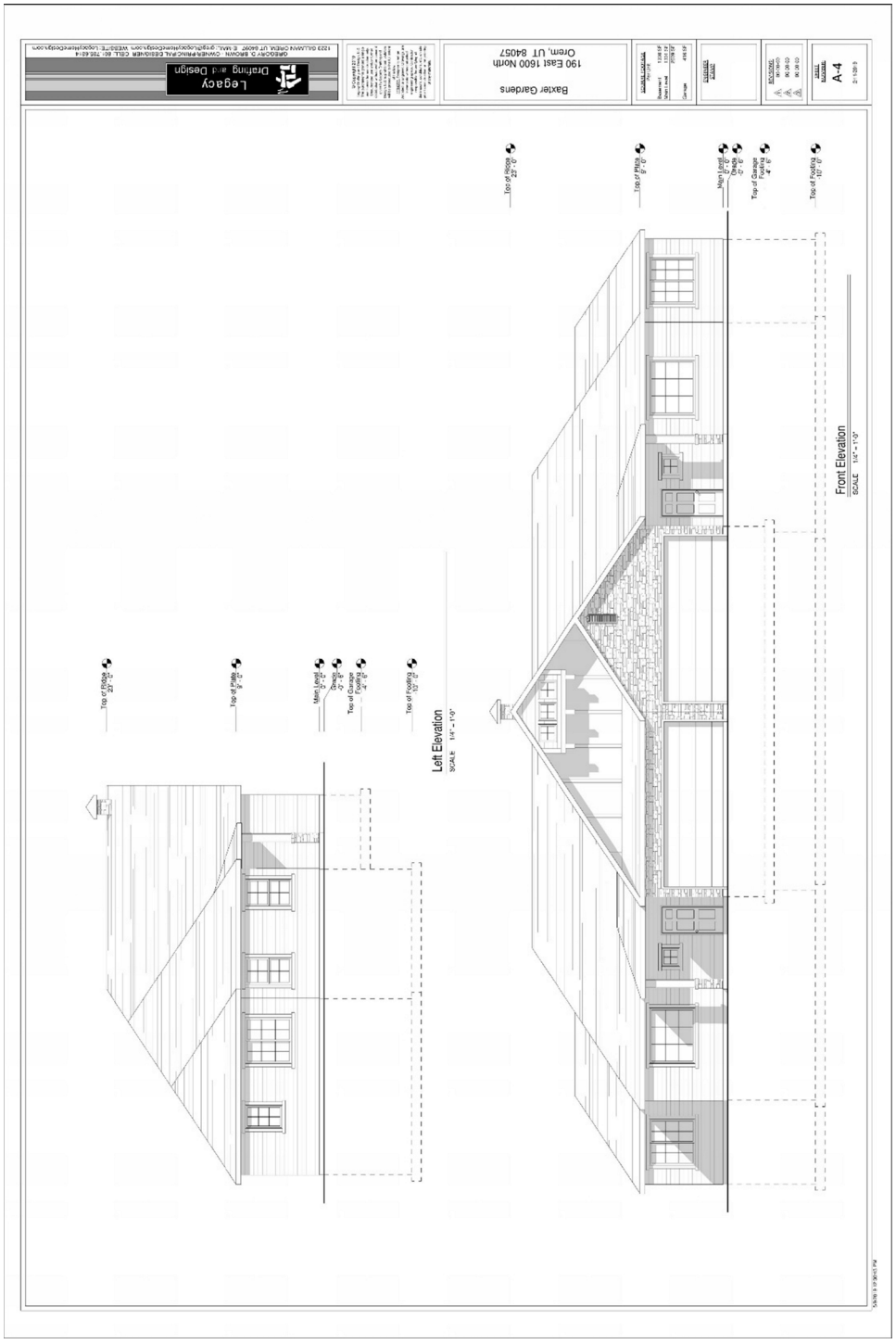

Baxter Gardens
Orem
Utah
A Planned Residential Development
Concept Plan
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252
Vicinity Map
Culdesac
Cross Section
Sub-local Street
Cross Section
1660 North Street
1620 North Street
210 East Street
1600 North Street
Developer:
Lon Lewis
696 South Mohican Lane
Pleasant Grove Utah
801-372-3566
lonlewis@gmail.com
Engineer:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Site Data:
Zone = PRD
Total Area = 1.66 Acres
Total Number of Units = 10
GRAPHIC SCALE
NORTH
1" = 30
Sheet No.
C - 2

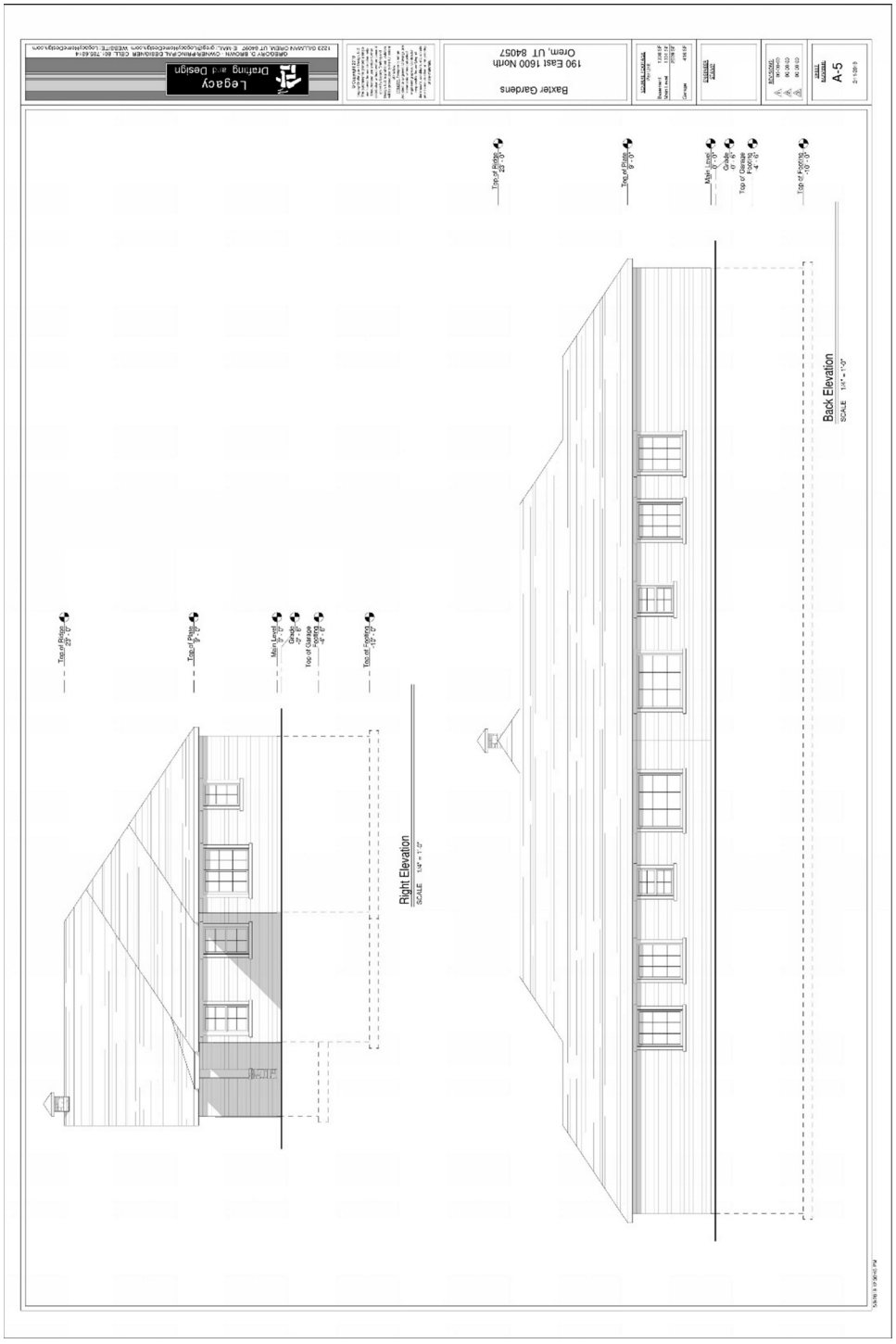

Baxter Gardens
190 East 1600 North
Orem, UT 84057
A-4
Legacy Drafting and Design
Top of Ridge
Top of Plate
Main Level
Grade
Top of Garage Footing
Top of Footing
Left Elevation
Front Elevation


Legacy Drafting and Design
Baxter Gardens
190 East 1600 North
Orem, UT 84057
A-5
Top of Ridge
Top of Plate
Main Level
Grade
Top of Garage
Footing
Top of Footing
Bsmt Level
Right Elevation
1/4" = 1'-0"
Rear Elevation
1/4" = 1'-0"


Baxter Gardens
190 East 1600 North
Orem, UT 84057
A-4
Legacy
Drafting and Design
Top of Ridge
Top of Plate
Main Level
Grade
Top of Garage
Footing
Top of Footing
1 Front Elevation
2 Left Elevation


Legacy
Drafting and Design
Baxter Gardens
190 East 1600 North
Orem, UT 84057
A-5
Top of Ridge
28' - 4"
Top of Plate
9' - 0"
Main Level
0' - 0"
Grade
0' - 0"
Top of Garage
Footing
-1' - 6"
Top of Footing
-10' - 0"
Top of Plate
9' - 0"
Main Level
0' - 0"
Grade
-1' - 6"
Top of Garage
Footing
-4' - 6"
Top of Footing
-10' - 0"
1 Back Elevation
1/4" = 1'-0"
2 Right Elevation
1/4" = 1'-0"


Legacy
Drafting and Design
Baxter Gardens
190 East 1600 North
Orem, UT 84057
A-4
Front Elevation
SCALE 1/4" = 1'-0"
Left Elevation
SCALE 1/4" = 1'-0"
Top of Ridge
23' - 0"
Top of Plate
9' - 0"
Main Level
0' - 0"
Garage
0' - 0"
Top of Garage Footing
-4' - 6"
Top of Footing
-10' - 0"


Legacy
Drafting and Design
Baxter Gardens
190 East 1600 North
Orem, UT 84057
A-5
Back Elevation
SCALE 1/4" = 1'-0"
Right Elevation
SCALE 1/4" = 1'-0"
Top of Ridge 23' -0"
Top of Plate 9' -0"
Main Level 0' -0"
Gable 11' -8"
Top of Gable Points 4' -0"
Top of Footing -10' -0"
Top of Garage Slab -8' -0"

Agenda Item No: 10.5

City Council Agenda Item Report

Meeting Date: June 18, 2019
Submitted by: Grant Allen
Submitting Department: Development Services
Item Type: Public Hearing
Agenda Section:

Subject:
PUBLIC HEARING
ORDINANCE – Amending Section 17-8-2(F) of the Orem City Code by removing "Section 7010 of the Uniform Building Code," and adding Chapter 18, Sections 1803 and 1804 of the International Building Codes as a reference

Suggested Action:
Development Services is updating the code referenced in the Subdivision Ordinance for Hillside Developments to match the state adopted building code. Currently, it is referencing section 7010 of the Uniform Building Code. This will update the code referenced to Chapter 18, Sections 1803 and 1804 of the International Building Code.

Presenter:
Grant Allen

Background:
The Planning Commission recommends the City Council, by ordinance, amend Section 17-8-2(F) of the Orem City Code by removing "Section 7010 of the Uniform Building Code," and adding Chapter 18, Sections 1803 and 1804 of the International Building Codes as a reference.

Potentially Affected Area:

Attachments:
Agenda-17-8-2.docx

Resolution-17-8-2.docx

Article_17-8-2_F_.pdf

Section 17-8-2 Hillside Developments PC Minutes 5.22.docx

Application.pdf

CITY OF OREM CITY COUNCIL MEETING JUNE 18, 2019	
REQUEST:	**ORDINANCE**--Amending Section 17-8-2(F) of the Orem City Code by deleting the wording "Section 7010 of the Uniform Building Code," and replacing it with "Chapter 18, Sections 1803 and 1804 of the International Building Code".
APPLICANT:	Orem City Development Services
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:
N/A

Current Zone(s):
City-wide

Acreage:
N/A

Neighborhoods:
All

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY:
Grant Allen Orem City Planner

REQUEST: The Department of Development Services requests the City Council amend Section 17-8-2(F) of the Orem City Code by deleting the wording "Section 7010 of the Uniform Building Code," and replacing it with "Chapter 18, Sections 1803 and 1804 of the International Building Code".

BACKGROUND: Development Services is updating certain sections of the City Code pertaining to hillside developments to match the state adopted building code. Currently, Section 17-8-2(F) of the City Code references section 7010 of the Uniform Building Code. This needs to be updated to reference Chapter 18, Sections 1803 and 1804 of the International Building Code.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Section 17-8-2(F) of the Orem City Code by removing the wording "Section 7010 of the Uniform Building Code," and replacing it with "Chapter 18, Sections 1803 and 1804 of the International Building Code". Staff supports the Planning Commission recommendation.

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING SECTION 17-8-2(F) OF THE OREM CITY CODE.

WHEREAS on March 25, 2019, the Orem City Development Services Department filed an application to amend Section 17-8-2(F) of the Orem City Code by removing the wording "Section 7010 of the Uniform Building Code," and replacing it with "Chapter 18, Sections 1803 and 1804 of the International Building Code"; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on May 22, 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 June 18, 2019; and

WHEREAS the agenda of the Planning Commission meeting and 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;; and the special conditions applicable to the request.

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

1. The City Council finds that this request is in the best interest of the City because it will provide a needed update to the City Code.

2. The City Council hereby amends Section 17-8-2(F) of the Orem City Code by removing the wording "Section 7010 of the Uniform Building Code," and replacing it with "Chapter 18, Sections 1803 and 1804 of the International Building Code" as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

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.

PASSED, APPROVED and ordered PUBLISHED this 18th day of June 2019.

_____

Richard F. Brunst, Mayor

ATTEST:

_____

Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE"	COUNCIL MEMBERS VOTING "NAY"
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Exhibit “A”

Article 17-8. Supplementary Design Standards

17-8-2. Hillside Developments.

F. Any fill material shall be prepared and compacted as specified in Chapter 18, Sections 1803 and 1804 of the International Building Code.

CHAPTER 17. SUBDIVISION ORDINANCE

Article 17-8. Supplementary Design Standards

17-8-2. Hillside Developments.

F. Any fill material shall be prepared and compacted as specified in ~~Section 7010 of the Uniform Building Code.~~ Chapter 18, Sections 1803 and 1804 of the International Building Code.

Agenda Item 3.1 is a request by Development Services to request the City amend Section 17-8-2(F) of the Orem City Code by removing "Section 7010 of the Uniform Building Code," and adding Chapter 18, Sections 1803 and 1804 of the International Building Code.

Staff Presentation: Development Services is updating the code referenced in the Subdivision Ordinance for Hillside Developments. Currently, it is referencing section 7010 of the Uniform Building Code. This will update the code referenced to Chapter 18, Sections 1803 and 1804 of the International Building Code.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to City Council to amend Section 17-8-2(F) of the Orem City Code by removing "Section 7010 of the Uniform Building Code," and adding Chapter 18, Sections 1803 and 1804 of the International Building Code.

CHAPTER 17. SUBDIVISION ORDINANCE

Article 17-8. Supplementary Design Standards

17-8-2. Hillside Developments.

F. Any fill material shall be prepared and compacted as specified in ~~Section 7010 of the Uniform Building Code.~~ Chapter 18, Sections 1803 and 1804 of the International Building Code.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen. Mr. Spencer asked how have the standards changed by doing this. Mr. Allen said the new language is more specific to fill material for hillside developments and more specific in terms of what is required. Mr. Staker said it is updating the City's code.

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

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

Planning Commission Action: Mr. Cochran moved to forward a positive recommendation to City Council to amend Section 17-8-2(F) of the Orem City Code by removing "Section 7010 of the Uniform Building Code," and adding Chapter 18, Sections 1803 and 1804 of the International Building Code. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

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: Development Services		**Phone:** 801.229.7238	
Address: 56 N. State Street		**Email:** jwbench@orem.org	
City: Orem		**State:** UT	**Zip:** 84057

Project Information	
Project Name	Article 17-8-2(4) Hillside Developments
Project Address	city-wide

	Request	Fees	Total
	Subdivision Text	$1,160	
X	Zoning Text	$1,160	
	Sign Text Amendment	$1,160	
	Rezone	$1,228 + $689 sign fee	
	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	
	Public Notice	$100 each for PC and CC, if needed	
	Development Agreement UT Co. Fees	TBD at time of recordation	
	Total		

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/flash drive 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: 801.229.7183

Applicant's Signature:	Jason Bench		
Contact Person:	Jason Bench	**Phone:**	801.229.7238

Office Use Only			
Date Filed:	**Fees Paid:**	**Received By:**	**Receipt #:**

7 February 2019

CITY OF OREM CITY COUNCIL MEETING JUNE 18, 2019	
REQUEST:	**SITE PLAN** – Site Plan approval of Golden Pond at Sleepy Ridge, Phase 7 located generally at 1900 West Golden Pond Way in the PD-15 Zone.
APPLICANT:	Boyd Brown
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
- Noticed 369 property owners within 1000ft of the property.

SITE INFORMATION:

General Plan Designation:
Medium Density Residential

Current Zone(s):
PD15

Acreage:
1.82

Neighborhoods:
Sunset Heights West

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY:
Grant Allen
Orem City Planner

REQUEST: The applicant requests the City Council approve the site plan of Golden Pond at Sleepy Ridge, Phase 7 located generally at 1900 West Golden Pond Way in the PD15 zone.

BACKGROUND: The applicant is seeking to develop the subject parcel with 8 twin home units. This request comes to the City Council because the PD-15 zone requires City Council approval for site plans.

Units 1-6 are proposed as two-story twin homes. Units 7-8 are one story units. Total building area for the site is 11,650 square feet. The zone requires 2.5 stalls per unit for a total parking requirement of 20 stalls. The site is providing 28 stalls with one accessible stall.

Units 1-6 are 30 feet tall, with brick and siding. Units 7-8 are 1 story units with siding and stucco stone finish. The proposed landscaping and overall plan comply with the requirements of the PD-15 zone.

The proposed site plan complies with all requirements of the PD-15 zone.

The Home Owners Association (HOA) of Golden Pond at Sleepy Ridge has approved the proposed addition as part of the existing HOA. Documentation is part of the agenda summary outlining the approval.

A neighborhood meeting was held on May 20, 2019. The applicant has held additional meetings with HOA with the proposed plan, in addition to including the proposed site plan on the HOA website for members to view.

RECOMMENDATION: The Planning Commission recommends the City Council, by resolution, approve the site plan of Golden Pond at Sleepy Ridge Phase 7 located generally at 1900 West Golden Pond Way in the PD-15 zone. Staff supports the Planning Commission recommendation.

RESOLUTION NO. _____

A RESOLUTION OF THE OREM CITY COUNCIL APPROVING THE SITE PLAN FOR GOLDEN POND AT SLEEPY RIDGE PHASE 7 LOCATED GENERALLY AT 1900 WEST GOLDEN POND WAY IN THE PD-15 ZONE.

WHEREAS on August 28, 2018, Boyd Brown filed an application with the City of Orem requesting the City approve the site plan of Golden Pond at Sleepy Ridge Phase 7 located generally at 1900 West Golden Pond Way in the PD-15 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on May 22, 2019, and the Planning Commission recommended approval of the request; and

WHEREAS a public meeting considering the subject application was held by the City Council on June 18, 2019; and

WHEREAS the agenda of the Planning Commission meeting and 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 the surrounding neighborhoods; and the special conditions applicable to the request.

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

1. The City Council finds that proposed site plan complies with all requirements of the PD-15 zone.
2. The City Council hereby approves the site plan for Golden Pond at Sleepy Ridge Phase 7 located generally at 1900 West Golden Pond Way in the PD-15 zone as shown on Exhibit “A” which is attached and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

PASSED, APPROVED and ordered PUBLISHED this 18th day of June 2019.

_____

Richard F. Brunst, Mayor

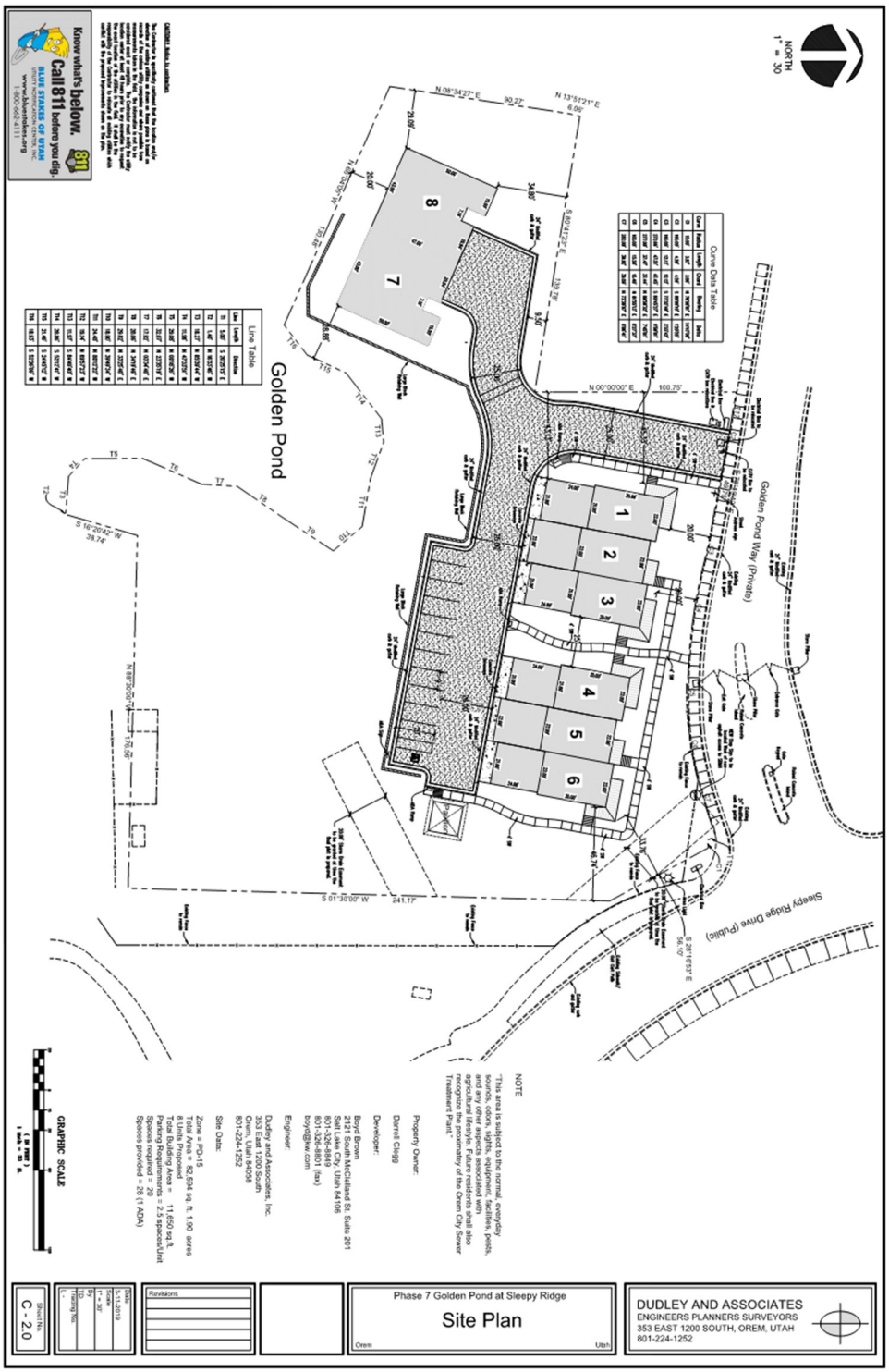
ATTEST:

_____

Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE"	COUNCIL MEMBERS VOTING "NAY"
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Exhibit “A”


Phase 7 Golden Pond at Sleepy Ridge
Site Plan
Orem
Utah
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252
Golden Pond
Golden Pond Way (Private)
Sleepy Ridge Drive (Public)
NOTE
Property Owner:
Derrel Clegg
Developer:
Boyd Brown
Site Data:
Engineer:
GRAPHIC SCALE
NORTH
1" = 30
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
Sheet No.
C - 2.0

LANDSCAPE PLAN
PLANT SCHEDULE
CITY SUBMITTAL - NOT FOR CONSTRUCTION
LP101
Phase 7 Golden Pond at Sleepy Ridge
OREM, UTAH
northland

ROOF PEAK 30'6"
TOP PLATE 20'10"
TOP PLATE 11'8"
TOP OF FOUNDATION 1'0"
FINAL GRADE 0'0"
TOTAL WINDOW & DOORS: 250 SQFT
TOTAL BRICK: 700 SQFT
TOTAL HARDI SIDING/TRIM: 1030 SQFT
TOTAL AREA: 1980 SQFT
FRONT ELEVATION
TOTAL WINDOW & DOORS: 156 SQFT
TOTAL BRICK: 1050 SQFT
TOTAL HARDI SIDING/TRIM: 564 SQFT
TOTAL AREA: 1770 SQFT
STREET ELEVATION


5-D
5-C

LEFT ELEVATION
FRONT ELEVATION
4
ELEVATIONS
SLEEPY RIDGE
concepthomes

5 SCALE 1/4" = 1'-0"

ELEVATIONS

SLEEPY RIDGE

concordhomes

Agenda Item 3.5 is a request by Boyd Brown to request the City approve the site plan of Golden Pond at Sleepy Ridge Phase 7 located generally at 1900 West Golden Pond Way in the PD15 Zone.

Staff Presentation: The applicant is seeking to develop the parcel with 8 twin home units. Units 1-6 are proposed as two-story twin homes. Units 7-8 are one story units. Total building area for the site is 11,650 square feet. The zone requires 2.5 stalls per unit for a total parking requirement of 20 stalls. The site is providing 28 stalls with one accessible stall.

Units 1-6 are 30 feet tall, with brick and siding. Units 7-8 are one story units with siding and stucco stone finish. The proposed landscaping and overall plan comply with the requirements of the PD15 zone.

The Home Owners Association (HOA) of Golden Pond at Sleepy Ridge has approved the proposed addition as part of the existing HOA. Documentation is part of the staff report outlining the approval.

A neighborhood meeting was held on May 20, 2019. Information from the neighborhood meeting was provided to the Planning Commission prior to the meeting.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the site plan of Golden Pond at Sleepy Ridge Phase 7 located generally at 1900 West Golden Pond Way in the PD-15 Zone.

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

Chair Spencer invited the applicant to come forward. Roger Dudley, Dudley & Associates, Inc., introduced himself. Mr. Spencer asked where the water drained. Mr. Dudley said the storm water is proposed to go into the pond similar to what the other projects have done. The property where this project is being built belonged to Mr. Clegg and the pond belongs to Golden Clegg, LC. All storm water is required to be pretreated before draining into the pond, and that requirement has been met. Golden Pond Way which is the access to this project is a private street that was developed for the near-by condos. Permission has been given by the HOA for access to the new project.

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

Keith Vincent. He was invited to a meeting by the developer that was held Monday night. He is a past HOA board member. The last meeting he attended over a year ago, the board was adamantly opposed to this development and tried to do all they could to stop it. None of the neighbors knew about this until they received a notice late last week.

Fred Cook. He did not know of this meeting until last week. He has done his best to try to slow this project down or make changes. There are some issues that have not been addressed. Where units 7 and 8 are to be built has been designated as a bird sanctuary and Clegg Memorial Park. Adjacent to this parcel there is a tall tree that has a nesting area for a bald eagle. A number of individuals come there to fish. He has lived there eight years and it is a park. There are a number of children that come in from the community to play there. The concern is, that this is a park area. Mr. Clegg did not want that developed. It was his intention that it remain a park. When he passed away, his children decided not to keep it that way. In the street in front of the home that is adjacent to this property, there was a 6' x 6' section that just collapsed. When it was open, and you could look in there and it looked like a cave. It looked like there was a lot of water erosion and the concern is that it will continue. If other homes are built there, he can see that can be a problem. He knows this is not a public hearing, but he is trying to get the word out to City staff that he feels it is necessary to address it so more study can be done. Another concern is on the far east area of the pond, there are coy fish and that part is to be filled in. It has been attractive for families to come see the fish. When he purchased his property, he was told there would be no building going on there. He feels more study needs to be done on the birds, eagle, water flow and erosion. There is a lot of traffic on this street.

Boyd Brown, developer. He has been working on this with Mr. Cook and his neighbors and the HOA for a little over a year now. He understands that they felt it was part of the HOA, but it is private property. When he first met with the

HOA about the bird sanctuary or park, he did a lot of research and there is no evidence of that. None of the documents state that it is a park, open space or bird sanctuary. Mr. Cook's home is next to it and he will be next to the new homes rather than open space. Mr. Brown has really tried to be a good neighbor. He has had two soils reports done and worked with staff. He has been in at least seven meetings with the HOA since starting this. He is sympathetic that they would like it to remain open space. It was not feasible for the HOA to purchase this property over a year ago. Mr. Clark said the area to the south is common area for the HOA.

Jan Malinka. She had an event last summer where her sewer pipe collapsed. The professionals said there was severe erosion around the sewer pipe. A neighbor had a similar situation. Two days ago, the lawn behind her town home felt like she was walking on a trampoline the ground was so spongy. She is concerned about drainage. Near the golf course, there are marshes and they historically drain into the pond. The proposed units 7 and 8 will be about twelve feet from the pond. Across the street is a holding pond and it periodically floods. She is concerned that there needs to be a better look taken at what is underlying these town homes and what the requirements and provisions for draining are. Edge Homes residents now use the road and the gates are always open. Traffic has increased so dramatically that it is hazardous for children riding their bikes. This development is planning on using the private road as well. She thinks at the very least, units 7 and 8 should be reconsidered and the egress for the other units should be considered to go to the public road.

John Malinka. He had five questions: (1) What is the nature of pretreatment and what is the extent of the pretreatment. Does the pond connect outside the park and influence the quality of the water beyond the pond. Mr. Dudley said the City has standards by which they pretreat. It is typically done by a snout that goes inside the manholes. The water is not really treated, there are no filters. None of the City's storm drainage is treating the storm water and it is not required. A Long-Term Storm Water Maintenance Plan is recorded with the property so long-term maintenance of these facilities can be taken care of. Water goes straight into the pond.

(2) City Code 23.1.1(B). The City's existing storm water system does not adequately handle the storm water runoff generated in the City. Is that an issue in this area? Mr. Earl said this statement was a rationale for when the City adopted a storm water fee to construct storm water improvements throughout the City. The ordinance was adopted at the time the storm water facilities were not sufficient. They are now. Mr. Kelly said there is a detention facility to the east of this project and the City needs to upsize some pipe. The City storm water does not go into the pond. It skirts around the west side of the treatment plant and empties into the Powell Slough Waterfowl Area.

(3) Is there any concern of the high-water content in the soil and the potential instability affecting the structures that will be built there. Mr. Dudley said there are two geotechnical reports that have been prepared and submitted to staff. They will be building on the same material and conditions that the rest of the development has been built on.

(4) Is the hydraulic gradient known, is it stable or variable. He understands there were a lot of pipes put in to conduct water away from the area. Mr. Kelly said there are pipes around each of the homes that drain the water away from the homes. This sub-drain allows for basements in the area. The City requires this for all of this type of development in this area. There were some bores that were done to take soil samples where these clusters of units will be built. It is no different from the rest of the area.

(5) Unit 7 is only twelve and a half feet away from the pond. There has been a lot of significant slumping into the pond in the last few weeks. He agrees with Mr. Brown on this project, but many have not heard anything about this. He would like to ask for a postponement. Mr. Kelly said according to the plan, Unit 7 is twenty-nine feet from the pond.

Judy Cook. She is concerned about the bird sanctuary. It is part of the Powell Slough Waterfowl Area. There are thirty-five resident ducks and geese. It is a regular lay-over for the Canadian geese. And the bald eagle is a concern. Mr. Kelly said he was not aware that this area is a part of the Powell Waterfowl Slough. If that were the case it would have been found in the title search. Mr. Staker asked if there were any record in the original agreement that this is part of a park. Mr. Goodrich said the concept plan was approved more that fifteen years ago and it would have been found at that time. PD15 would show where the roads were to be and where area could be developed, where the outline of the pond would be and the where the open space would be.

Keith Vincent. He said those documents are very conflicting. As a HOA board, they do have an attorney on retention. He said they do have some rights according to one document and not on another document. He would like to point out one other item that has not been talked about the ingress/egress on Golden Pond Way. There is a cut out on Sleepy Ridge, but he was told by Mr. Brown that the City said that could not be used. Mr. Cook said the agreement was signed by the HOA February 11, 2019 giving access. Mr. Vincent said he would like to request the Planning Commission delay their recommendation for thirty days.

Mr. Earl said regarding the question of the park and if it is recorded. Any verbal or oral representations or promises would not be legally binding. Given the level of concern and opposition, he would have to believe that if there were anything out there it would have been brought to light. He is sure Mr. Brown would not be proceeding if there were a park easement or conservation easement on the property.

Mr. Brown said he has researched all of this and spent thousands of dollars on legal advice. He has researched, researched and researched the title and had legal opinions, there is nothing that says that is anything but private property. There is a map of the expandable area as part of the original PD zone this whole project has continued to go through as they have added phases. This is Phase 7. The area that Edge Homes just built has 124 units. This area has continued to develop as private property. Open space is nice to look at with geese and ducks, but the eight new units will not have that big an affect. The neighbors that are here tonight are the neighbors that are most impacted. He would have designed something if he could have access off Sleepy Ridge Drive, but he was advised he could not proceed with that.

Jan Malinka. She asked what kind of governance is there about the water quality in the pond, the water smells. She also asked if there were any constraint on development that would prevent someone from depriving another resident from the enjoyment of their property.

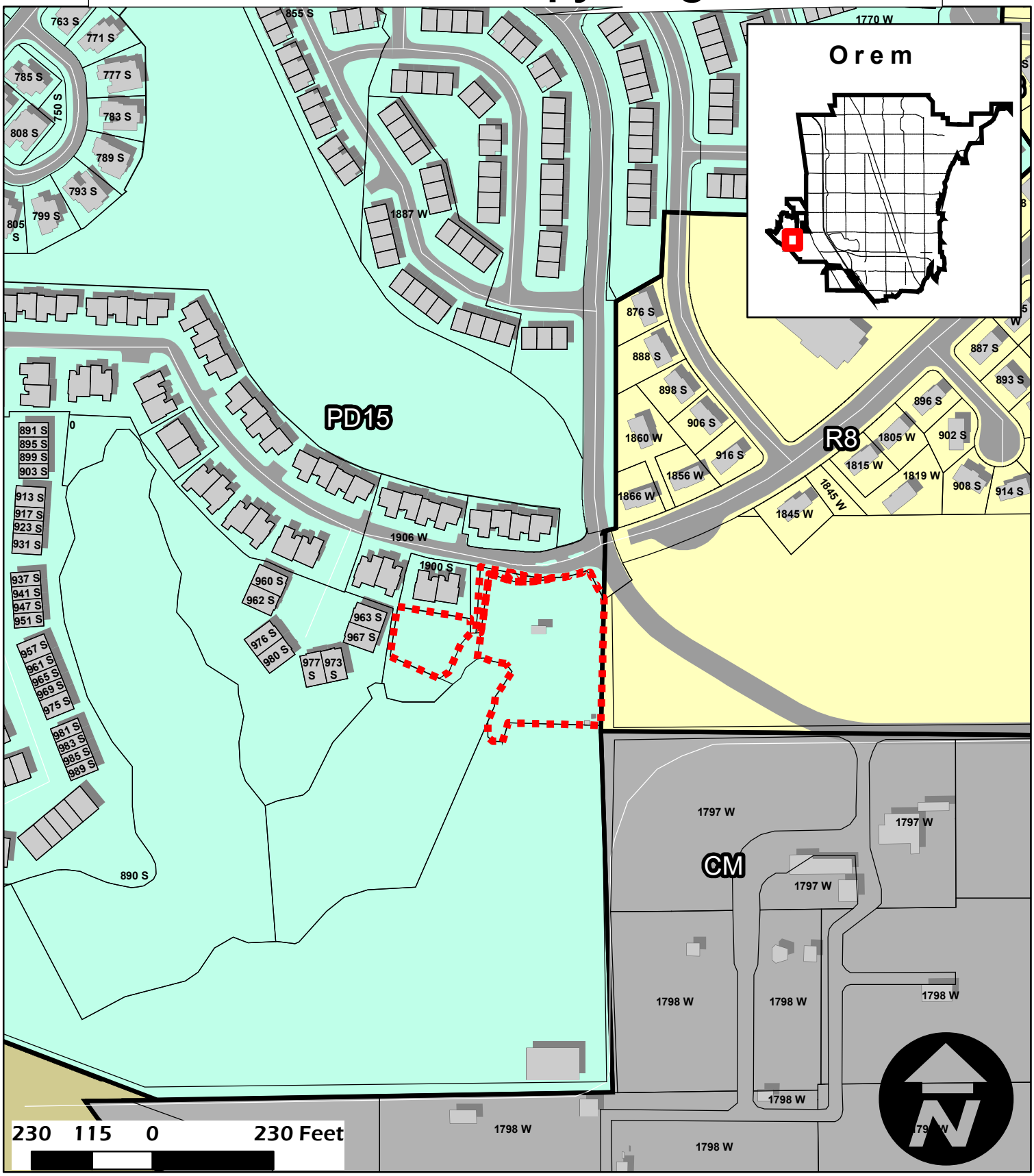
Mr. Earl said regarding the quality of the water in the pond, the City does not have any requirements in maintaining a certain water quality. The City is mainly concerned with the runoff. If the pond itself is a nuisance it would fall under the State's jurisdiction. The City does not have any jurisdiction or regulation regarding that. Mr. Clark said the map does not show this area is part of the Powell Slough.

Mr. Earl said the Planning Commission's discretion is quite limited by Utah state law which says it has to be approved. If the application complies with zoning and other regulations, it has to be approved per law and the developer is entitled to approval.

Chair Spencer closed the public meeting 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. Spencer moved to forward a positive recommendation to the City Council to approve the site plan of Golden Pond at Sleepy Ridge Phase 7 located generally at 1900 West Golden Pond Way in the PD-15 Zone. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

Golden Pond at Sleepy Ridge Phase 7

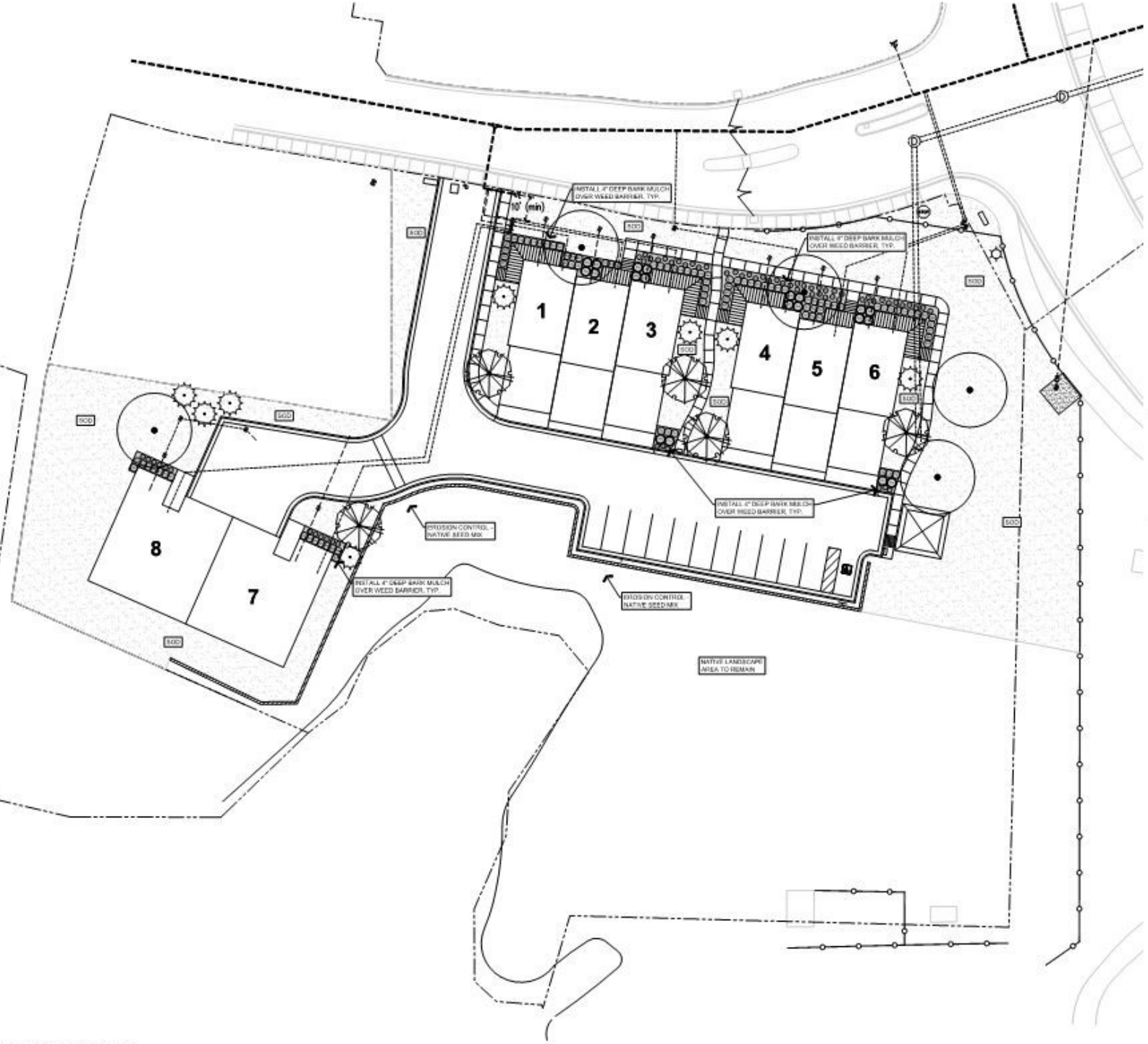


Golden Pond at Sleepy Ridge Phase 7
PD15
1.82 Acres

NEIGHBORHOOD
Sunset Heights West

Legend
Parcels selection
Parcels
Buildings


249



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	3	Cercis canadensis	Eastern Redbud	B & B
	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	6	Pinus nigra 'Oregon Green'	Oregon Green Pine	B & B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE
Bm	49	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	5 gal
Pm	30	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal

ANNUAL/SPC/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE
Ls	17	Leucanthemum x superbum 'Becky'	Shasta Daisy	1 gal
Sn	49	Salvia nemorosa 'May Night'	May Night Sage	1 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE
Ca	47	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal

GENERAL LANDSCAPE NOTES:

1. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED W... A MINIMUM FOUR INCH LAYER OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH, AND MODERATE S... TEMPERATURE. NONPOROUS MATERIAL SHALL NOT BE PLACED UNDER MULCH.
2. SOIL PREPARATION: SOIL PREPARATION WILL BE SUITABLE TO PROVIDE HEALTHY GROWING CONDITION... FOR THE PLANTS AND TO ENCOURAGE WATER INFILTRATION AND PENETRATION. SOIL PREPARATION SH... INCLUDE SCARIFYING THE SOIL TO A MINIMUM DEPTH OF SIX INCHES AND AMENDING THE SOIL WITH ... ORGANIC MATERIAL AS PER SPECIFIC RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT BASED ON S... CONDITIONS.
3. TURF GRASS: PLAN SHALL DELINEATE TURF GRASS AREAS AND BE ON A SEPARATE IRRIGATION ZONE F... OTHER LANDSCAPE ZONES.
4. CONTRACTOR TO INSTALL PERMANENT UNDERGROUND IRRIGATION SYSTEM FOR LANDSCAPE PLANTIN... PLAN. CONTRACTOR SHALL PREPARE AN IRRIGATION PLAN TO BE SUBMITTED TO LANDSCAPE ARCHITE... FOR APPROVAL PRIOR TO INSTALLING IRRIGATION SYSTEM.
5. EROSION CONTROL NATIVE SEED MIX - REVEGETATE CONSTRUCTION AREAS IDENTIFIED ON PLAN WITH ... NATIVE SEED MIX. CONTACT GRANITE SEED TO PROVIDE A SPECIFIC BLEND AND EROSION CONTROL PL... FOR EXISTING NATIVE AREAS ON SITE.

LANDSCAPE DATA:
TOTAL TREES: 18

DECIDUOUS TREES REQUIRED: 4
DECIDUOUS TREES PROVIDED: 10

EVERGREEN TREES REQUIRED: 4
EVERGREEN TREES PROVIDED: 6

EVERGREEN SHRUBS REQUIRED: 64
EVERGREEN SHRUBS PROVIDED: 68

TURF (SOD) AREA:	23,831 SF
NON TURF AREA:	1,794 SF
TOTAL LANDSCAPE AREA:	25,625 SF

ANDSCAPE PLAN

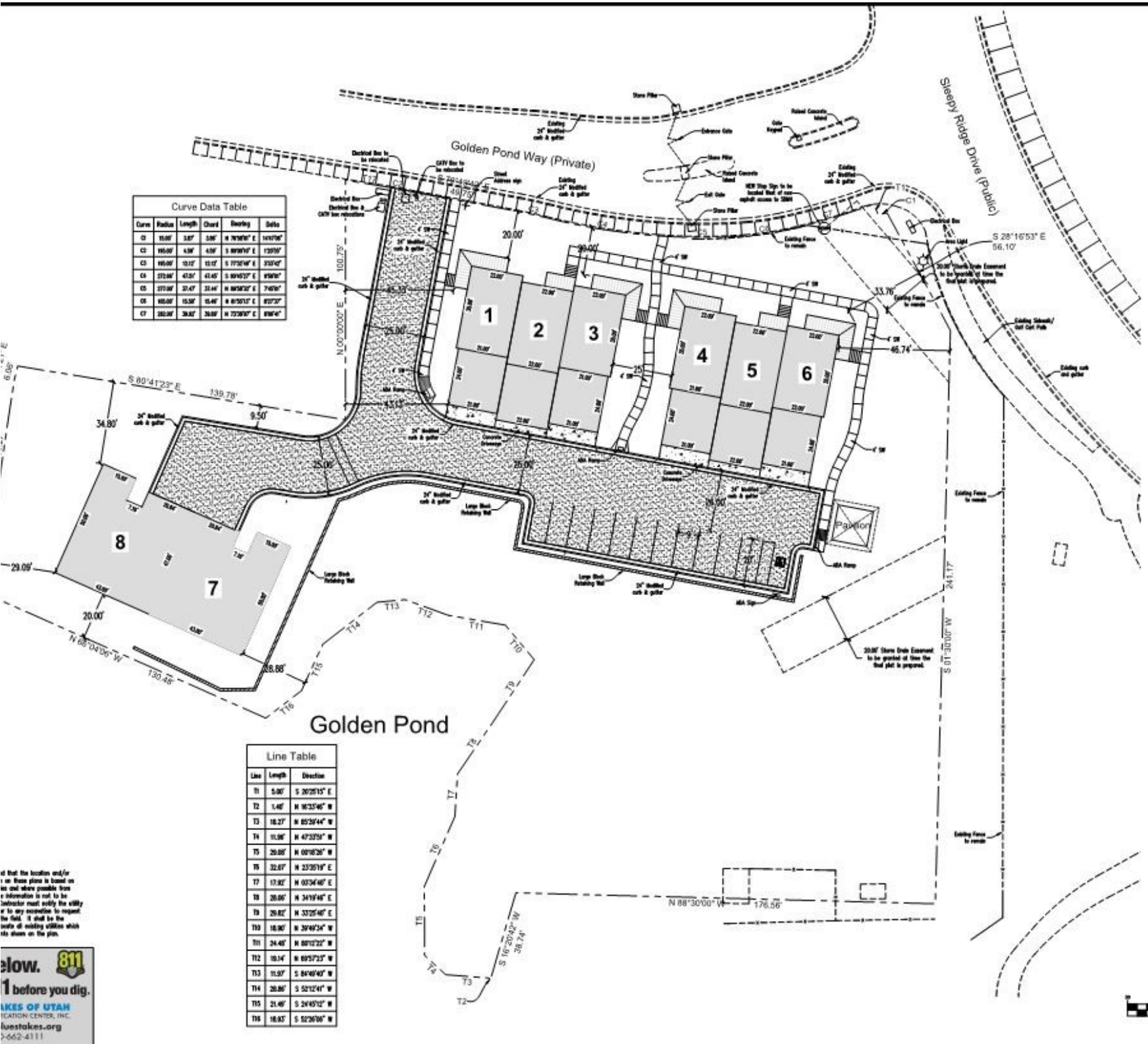
ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if any) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTANT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION, IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

0' 20' 40' 80'

SCALE: 1" = 20' - 0" on 36" x 24" Sheet

NORTH


Golden Pond Way (Private)
Sleepy Ridge Drive (Public)
Golden Pond
Curve Data Table
Line Table
NOTE
"This area is subject to the normal, everyday sounds, odors, sights, equipment, facilities, pests, and any other aspects associated with agricultural lifestyle. Future residents shall also recognize the proximatey of the Orem City Sewer Treatment Plant."
Property Owner:
Darrell Clegg
Developer:
Boyd Brown
2121 South McClelland St. Suite 201
Salt Lake City, Utah 84106
801-326-8849
801-326-8801 (fax)
boyd@kw.com
Engineer:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Site Data:
Zone = PD-15
Total Area = 82,594 sq. ft. 1.90 acres
8 Units Proposed
Total Building Area = 11,650 sq.ft.
Parking Requirements = 2.5 spaces/Unit
Spaces required = 20
Spaces provided = 28 (1 ADA)
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



TOTAL WINDOW & DOORS: 250 SQ
TOTAL BRICK: 700 SQ
TOTAL HARDI SIDING/TRIM: 1030 S
TOTAL AREA: 1980

FRONT ELEVATION



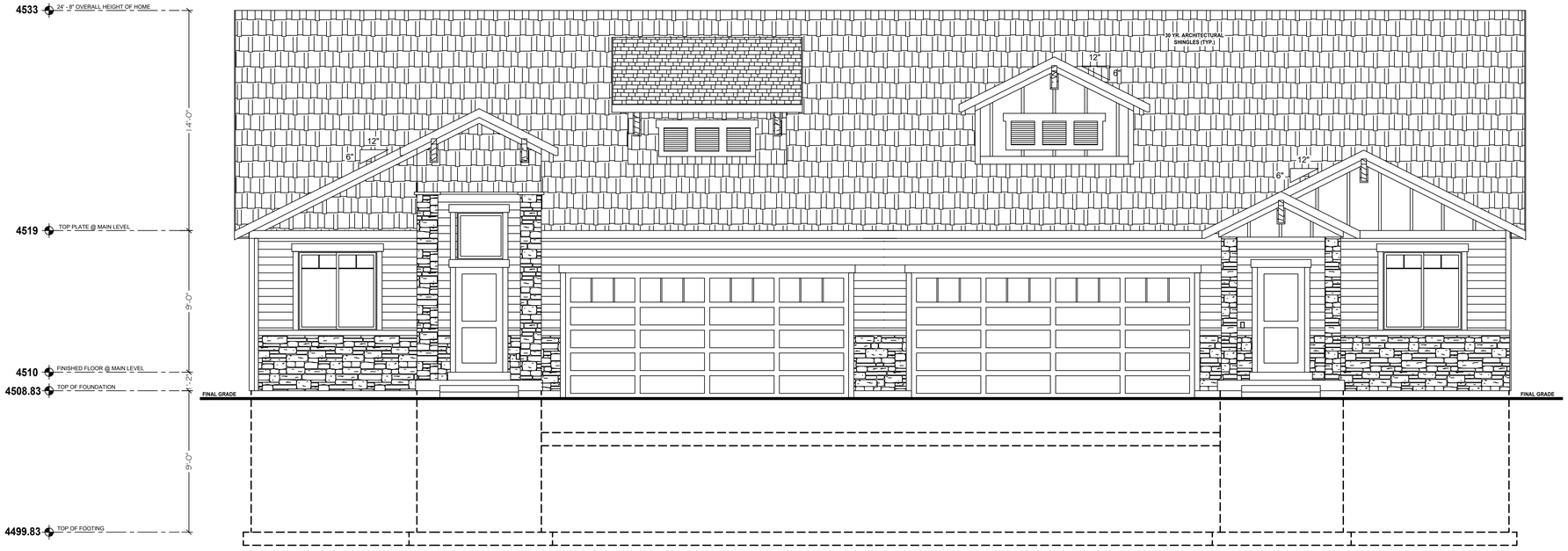
TOTAL WINDOW & DOORS: 156 SQFT
TOTAL BRICK: 1050 SQFT
TOTAL HARDI SIDING/TRIM: 564 SQFT
TOTAL AREA: 1770 SQFT

STREET ELEVATION

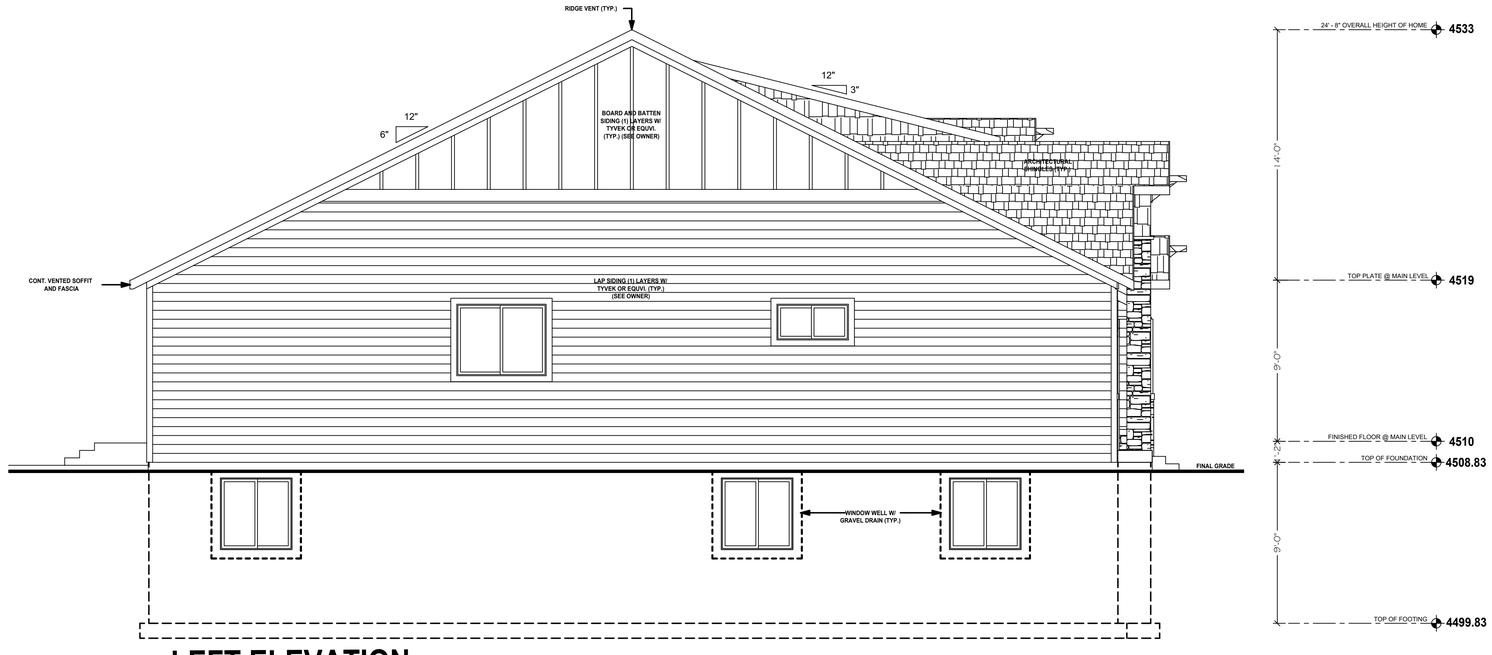

5-D
5-C

concordhomes

SLEEPY RIDGE



FRONT ELEVATION



LEFT ELEVATION

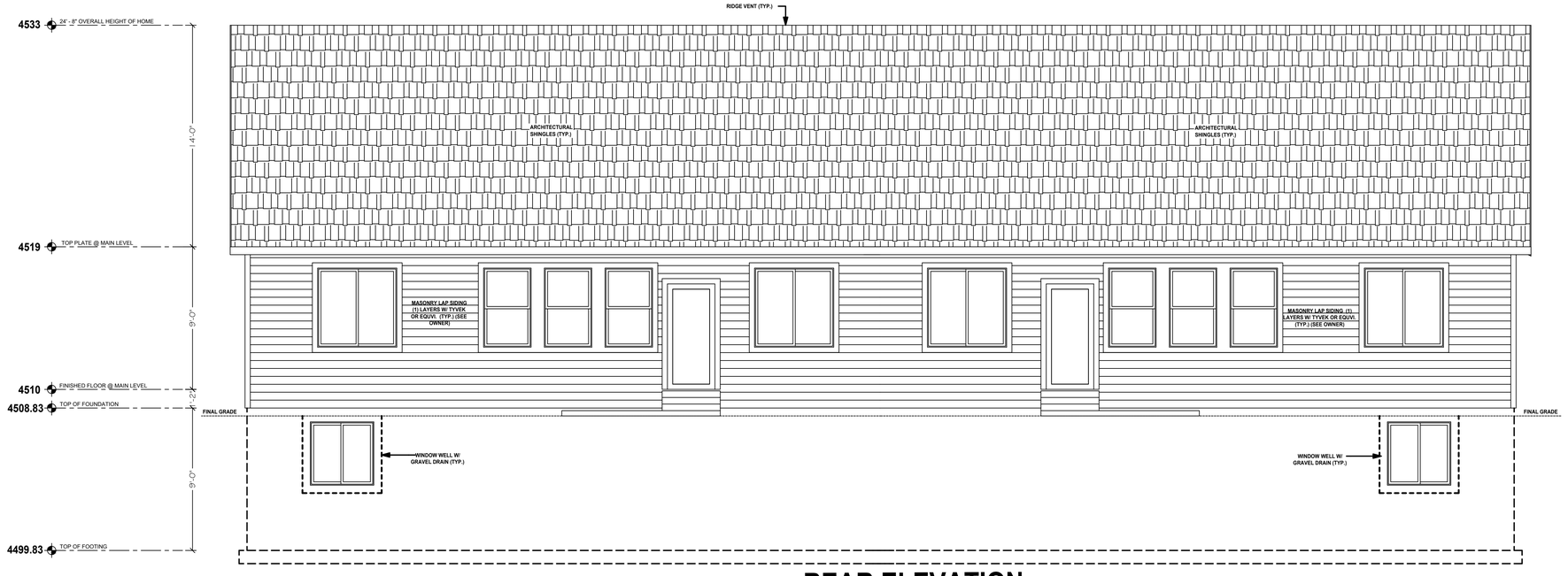
ELEVATIONS

SCALE 1/4" = 1'-0"

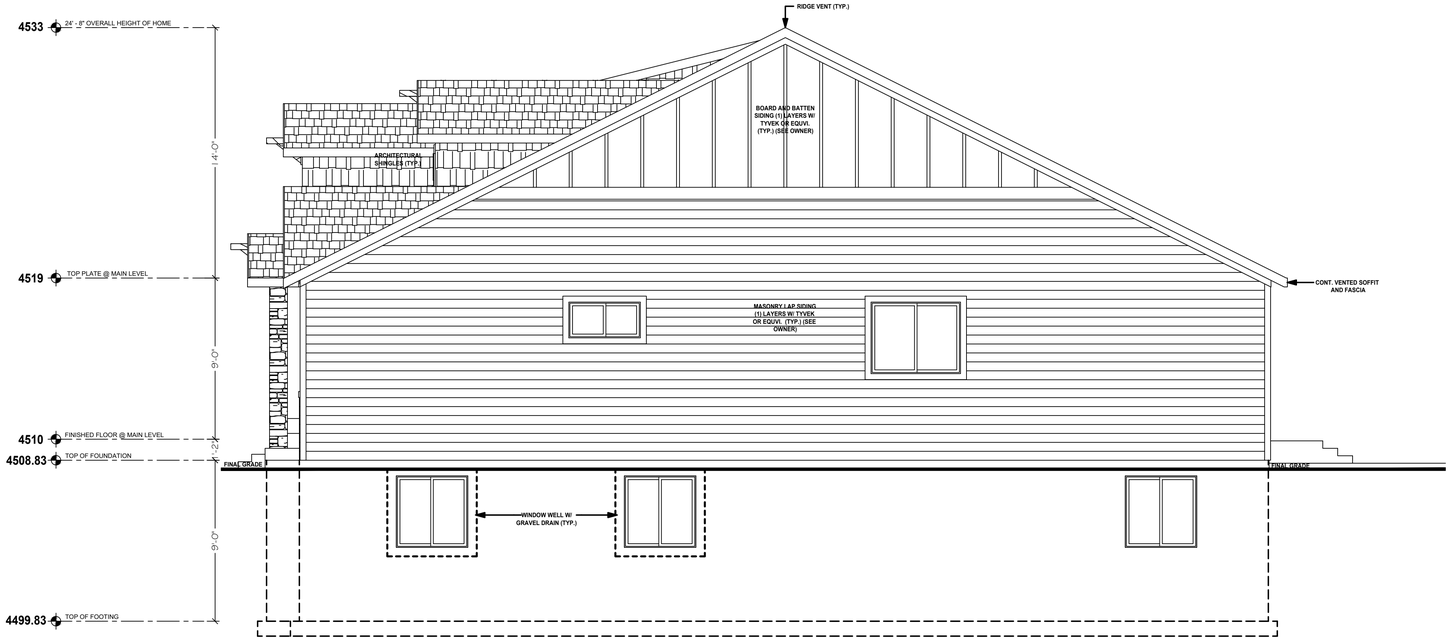
4

concordhomes

SLEEPY RIDGE



REAR ELEVATION

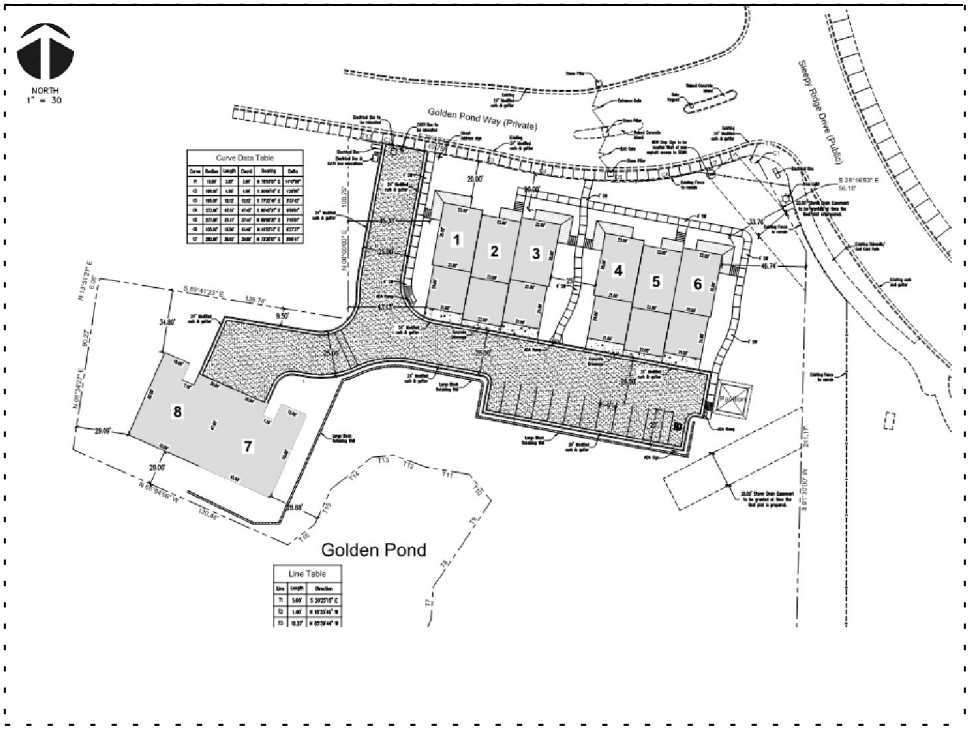


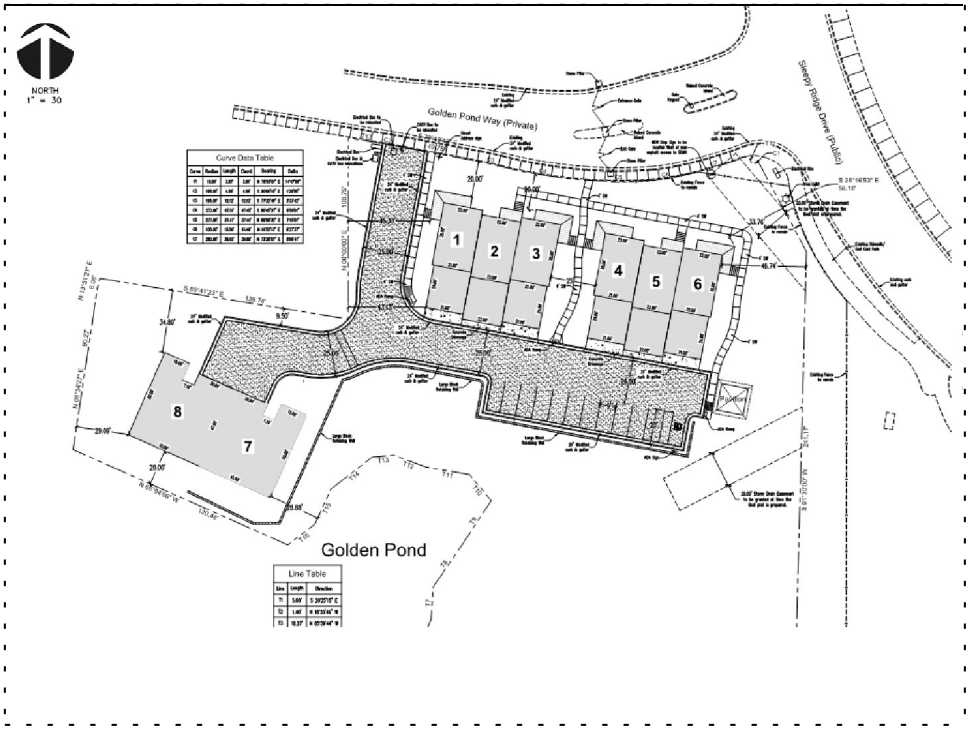
RIGHT ELEVATION

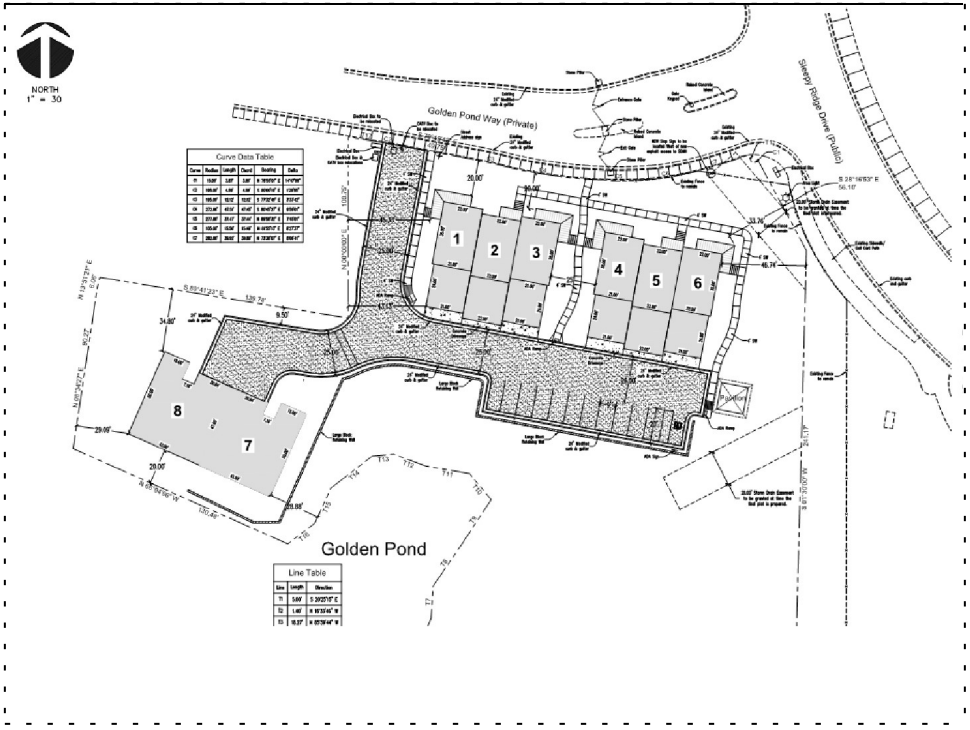
ELEVATIONS

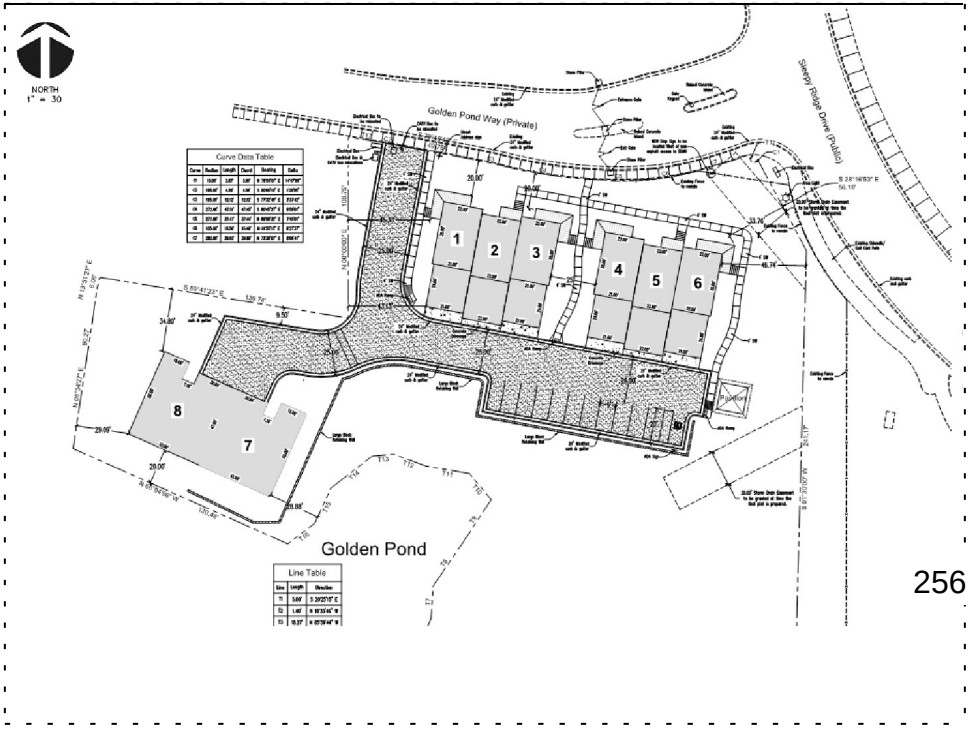
SCALE 1/4" = 1'-0"

5


NORTH
1" = 30'
Golden Pond Way (Private)
Sleepy Ridge Drive (Public)
Golden Pond
Curve Data Table
Line Table


NORTH
1" = 30'
Golden Pond Way (Private)
Sleepy Ridge Drive (Public)
Golden Pond
Curve Data Table
Line Table


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Golden Pond Way (Private)
Sleepy Ridge Drive (Public)
Golden Pond
Curve Data Table
Line Table

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, May 22, 2019
4:30 pm

The applicant (Boyd Brown) requests the City approve the site plan for Phase 7 Golden Pond at Sleepy Ridge generally located at 1900 West Golden Pond Way in the PD-15 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

FARNER, MICHAEL
59 VILLAGE LN
HANOVER, MA 02339

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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NSG INVESTMENT LIMITED LIABILITY COMPANY
218 N RESERVOIR ST
LANCASTER, PA 17602

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Grant Allen at (801) 229-7095
or grallen@orem.org

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ALBALOUL, YACOUB H
182-21 150ST AVE KWI 1612
SPRINGFIELD GARDENS, NY 11413

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Grant Allen at (801) 229-7095
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NING, CARY & LAUREN ASHLEY KILLIAN
10655 WEYMOUTH ST # 101
BETHESDA, MD 20814

ALBALOUL, YACOUB H
182-21 150ST AVE KWI 1612
SPRINGFIELD GARDENS, NY 11413

NELSON, BILL & SHAUNA
PO BOX 168
DELTA, UT 84624

HENRIE FAMILY TRUST 04-06-1989
THE
%HENRIE, KIM
PO BOX 4181
PARK CITY, UT 84060

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

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

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

FARNER, MICHAEL
59 VILLAGE LN
HANOVER, MA 02339

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

CLARK, CARL & RONDA
111 STILWATER LN
KALISPELL, MT 59901

CARROLL, MICHAEL & COLLIN L (ET AL)
120 BELLACREE RD
JOHNS CREEK, GA 30097

HAIR, ALMA K & ROSELLE M
176 W CENTER ST
OREM, UT 84057

BEZZANT, JANA
206 W 1780 N
OREM, UT 84058

NORD, KEVIN J & CHERYL A
216 FIELDCREST CT
DANVILLE, CA 94506

NSG INVESTMENT LIMITED
LIABILITY COMPANY
218 N RESERVOIR ST
LANCASTER, PA 17602

BONNER, JULIE G
283 S ALPINE DR
ALPINE, UT 84004

KIM, YOUNG S & SEUNG (ET AL)
300 S 5600 E
HEBER CITY, UT 84032

CHADWICK, CLAYTON J & CRYSTAL M (ET AL)
321 W 500 S
OREM, UT 84058

HUBER, BRADEN R
355 W 1945 N
OREM, UT 84057

WARNER, TREY S
411 S 2060 W
OREM, UT 84058

MURRAY, BRADLEY J & MARY BETH
421 S 1400 E
FRUIT HEIGHTS, UT 84037

HARPER, ERIC & LACI
446 S 2020 W
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

HARRIS, BLAIR & SUNHEE
497 HARVEST MOON DR
PLEASANT GROVE, UT 84062

BACH, BLYTHE POWELL
527 S GARDNER DR
ORANGE, CA 92866

LEFTWICH PROPERTIES LLC
%KELLY, SHELLEY LEFTWICH
539 S LAKE VIEW DR
VINEYARD, UT 84058

EASTERN LANDS LLC
558 LAKESHORE DR
PROVO, UT 84601

TOOMBS, HAROLD C
620 N 500 E
LINDON, UT 84042

BECKSTROM, BROCK & KRISTIE K
623 PHEASANT HAVEN CT
DRAPER, UT 84020

WYZ PROPERTIES LLC
637 S 700 E
OREM, UT 84097

FRYER, CREIG VAN & MARY LUE
676 N LOCUST AV
LINDON, UT 84042

CLEGG GOLD LC
730 S SLEEPY RIDGE DR
VINEYARD, UT 84058

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

KIM, YOUNG S & SEUNG (ET AL)
--OR CURRENT RESIDENT--
789 S FAIRWAY CT
OREM, UT 84058

DOWNEY, GARY & BECKY R
793 S FAIRWAY CT
OREM, UT 84058

MC KINNEY, SCOTT H & SARA J
799 S FAIRWAY CT
OREM, UT 84058

BOOKS, STEVEN
805 S FAIRWAY CT
OREM, UT 84058

POWELL, GRANT & BRITTANY
810 S 1840 W
OREM, UT 84058

GARCIA, SALOMON
814 S 1840 W
OREM, UT 84058

ELLINGFORD, TARA MARIE
817 S PHEASANT RUN
OREM, UT 84058

THOMPSON, JED KEVIN
818 S 1840 W
OREM, UT 84058

BREBBERMAN, MARK A & KATIA R
821 N 700 W
AMERICAN FORK, UT 84003

HAIR, ALMA K & ROSELLE M
--OR CURRENT RESIDENT--
821 S PHEASANT RUN
OREM, UT 84058

WHIPPLE, SHARON
--OR CURRENT RESIDENT--
822 S 1810 WEST
OREM, UT 84058

BREBBERMAN, MARK A & KATIA R
--OR CURRENT RESIDENT--
822 S 1840 WEST
OREM, UT 84058

RICKS, MICAH & CAMERON
825 S PHEASANT RUN
OREM, UT 84058

FLORES, JACQUELINE Z & JORGE G
826 S 1840 W
OREM, UT 84058

LIN, CHI-CHUAU
826 S FOXTAIL LN
OREM, UT 84058

CHANDRASHEKHAR, KAVYA (ET AL)
829 S 1840 W
OREM, UT 84058

LEFTWICH PROPERTIES LLC
--OR CURRENT RESIDENT--
829 S PHEASANT RUN
OREM, UT 84058

MURRAY, BROOKE
--OR CURRENT RESIDENT--
830 S 1810 WEST
OREM, UT 84058

LOW PROPERTIES LLC
--OR CURRENT RESIDENT--
831 S 1840 WEST
OREM, UT 84058

RIGBY, BRADLEY D & DIXIE S
833 S PHEASANT RUN
OREM, UT 84058

HUNSAKER, KELLIE DANIELLE &
ZACHARY AUSTIN
--OR CURRENT RESIDENT--
835 S 1840 WEST
OREM, UT 84058

BEVELL, TYRANI M
835 S FOX TRAIL LN
OREM, UT 84058

COOPER, MEKENZIE
836 S PHEASANT RUN DR
OREM, UT 84058

GOULDING, SHAY
--OR CURRENT RESIDENT--
837 S 1840 WEST
OREM, UT 84058

BACH, BLYTHE POWELL
--OR CURRENT RESIDENT--
837 S PHEASANT RUN
OREM, UT 84058

WILLIAMS, ZACHARY
--OR CURRENT RESIDENT--
838 S 1810 WEST
OREM, UT 84058

MATSUMORI, JESSICA (ET AL)
839 MARSH RD
MENLO PARK, CA 94025

BONNER, JULIE G
--OR CURRENT RESIDENT--
839 S FOX TRAIL LA
OREM, UT 84058

MILAM, EVRHET & JAICY
--OR CURRENT RESIDENT--
840 S 1840 WEST
OREM, UT 84058

MORGAN, SUSAN L
840 S PHEASANT RUN
OREM, UT 84058

SHAW, JOHN A
841 S 1840 W
OREM, UT 84058

HERRING, TAYLOR M (ET AL)
841 S PHEASANT RUN
OREM, UT 84058

HYTE, DAVID W
842 S 1810 W
OREM, UT 84058

OSTLER AND OSTLER LLC
842 S FOX TRAIL LA
OREM, UT 84058

RAMIREZ, ERNESTO & MARIA PATRICIA
843 S FOX TRAIL LN
OREM, UT 84058

BURCH, BRANDA LEE
844 S 1840 W
OREM, UT 84058

HARRIS, CONNIE F (ET AL)
845 S 1840 W
OREM, UT 84058

KUNZ, DEAN M & JANICE
845 S PHEASANT RUN
OREM, UT 84058

COOK, AMBER
846 S 1810 W
OREM, UT 84058

HOLLEY, TIMOTHY
846 S FOX TRAIL LN
OREM, UT 84058

GIBSON, KIMBERLY (ET AL)
846 S PHEASANT RUN
OREM, UT 84058

ZDBJ PROPERTIES LLC
--OR CURRENT RESIDENT--
847 S FOX TRAIL LA
OREM, UT 84058

ANCHOR & HOPE LLC
--OR CURRENT RESIDENT--
848 S 1840 WEST
OREM, UT 84058

TURETZKY, DARREN & ADRIA
--OR CURRENT RESIDENT--
849 S PHEASANT RUN
OREM, UT 84058

BROACH, DAVID S & LORI J
--OR CURRENT RESIDENT--
850 S ARTESIAN RD
OREM, UT 84058

PHILLIPS, BRYAN T & DIANNA K
850 S FOXTRAIL LN
OREM, UT 84058

SHUMWAY, JAMES G & JILL
850 S PHEASANT RUN
OREM, UT 84058

ESTRADA, MAURICIO (ET AL)
851 S FOX TRAIL LA
OREM, UT 84058

STOCKTON, PHILIP L
852 S 1840 W
OREM, UT 84058

BLOHM, JASON
853 S PHEASANT RUN
OREM, UT 84058

SBRI PROPERTIES LLC
%VOWLES, MCKAY
853 W AUTUMN HILLS BLVD
LEHI, UT 84043

CANNON, KLARK Q
--OR CURRENT RESIDENT--
854 S 1840 WEST
OREM, UT 84058

WRIGHT, MICHAEL JAMES & STEPHANIE
--OR CURRENT RESIDENT--
854 S ARTESIAN RD
OREM, UT 84058

ZDBJ PROPERTIES LLC
--OR CURRENT RESIDENT--
854 S PHEASANT RUN
OREM, UT 84058

MORENO, CARLOS A & REBECCA A
855 S FOX TRAIL LA
OREM, UT 84058

ADAMS, KENNETH H & ALISON
856 S 1840 W
OREM, UT 84058

SCHIED, LEVI A
857 S PHEASANT RUN
OREM, UT 84058

FRANKLIN, ANGELA R
858 ARTESIAN RD
OREM, UT 84058

HAMILTON, ANDREW
858 S 1840 W
OREM, UT 84058

BERMUDEZ, ERIC
858 S PHEASANT RUN
OREM, UT 84058

SHURTLEFF, JOSEPH CLYDE MARTINEZ (ET AL)
859 S FOX TRAIL LN
OREM, UT 84058

MCCLELLAN, DEENA (ET AL)
860 S 1840 W
OREM, UT 84058

MEHR HOLDINGS LLC
--OR CURRENT RESIDENT--
860 S FOX TRAIL LN
OREM, UT 84058

WELLS REAL ESTATE INVESTMENTS LLC
--OR CURRENT RESIDENT--
861 S PHEASANT RUN
OREM, UT 84058

TAFT, LAUREN
862 S PHEASANT RUN DR
OREM, UT 84058

MILLER, M LOGAN & BERKLEE
864 S FOX TRL
OREM, UT 84058

BROUSSET, EVA
865 S PHEASANT RUN
OREM, UT 84058

JOHNSON, ROGER D & VENUS M
--OR CURRENT RESIDENT--
866 S PHEASANT RUN
OREM, UT 84058

MILLER, GERALD O (ET AL)
--OR CURRENT RESIDENT--
868 S FOX TRAIL LN
OREM, UT 84058

BARNES, RALF P & SUSAN K (ET AL)
--OR CURRENT RESIDENT--
871 S PHEASANT RUN
OREM, UT 84058

MEHR HOLDINGS LLC
--OR CURRENT RESIDENT--
872 S FOX TRAIL LN
OREM, UT 84058

MCKELL, JAKE & SARA
875 S PHEASANT RUN
OREM, UT 84058

PIERPONT, WARREN R & MARGARET V
876 S 1840 W
OREM, UT 84058

THOMAN, LORI K
--OR CURRENT RESIDENT--
876 S ARTESIAN RD
OREM, UT 84058

LUX, RACHEL A
879 S 2040 W
OREM, UT 84058

ZUNDEL, SHAUNTE RUIZ & ZACHARY A
879 S PHEASANT RUN
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

WANG, YONG JUN & ZHE
--OR CURRENT RESIDENT--
883 S 2040 WEST
OREM, UT 84058

SHIRTS, MICHAEL K
888 S 1840 W
OREM, UT 84058

PORTER, CURTIS BEN
891 S 2040 W
OREM, UT 84058

CARROLL, MICHAEL & COLLIN L (ET AL)
--OR CURRENT RESIDENT--
892 S 2040 WEST
OREM, UT 84058

ROSE, THOMAS E
--OR CURRENT RESIDENT--
893 S 1780 WEST
OREM, UT 84058

COY, JENNY
893 S 2100 W
OREM, UT 84058

DAVIS, RYAN & GUISSELA
894 ARTESIAN RD
OREM, UT 84058

STODDARD, LEANN
895 S 2040 W
OREM, UT 84058

TENORIO, ALDO & SUMMER
--OR CURRENT RESIDENT--
896 S 1780 WEST
OREM, UT 84058

ANDRUS, CAITLYN
897 S 2100 W
OREM, UT 84058

NITTA, DEVON S & MCKINZIE A
898 S 1840 W
OREM, UT 84058

GUSTAVSON, JONATHAN & DEBORA
898 S 2040 W
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

RICHINS, REBECCA
899 S 2040 W
OREM, UT 84058

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

MERCADO, IVAN (ET AL)
901 S 1780 W
OREM, UT 84058

DURAN, SEBASTIAN
--OR CURRENT RESIDENT--
901 S 2100 WEST
OREM, UT 84058

KLEYH, DAVID A & KARI L
902 S 1780 W
OREM, UT 84058

NING, CARY & LAUREN ASHLEY KILLIAN
--OR CURRENT RESIDENT--
903 S 2040 WEST
OREM, UT 84058

MATSUMORI, JESSICA (ET AL)
--OR CURRENT RESIDENT--
904 S 2040 WEST
OREM, UT 84058

VOGELSBERG, JARED
905 S 2100 W
OREM, UT 84058

WILDE, SPENCER ALAN & ASHLEY ANN
906 S 1840 W
OREM, UT 84058

DESPAIN, RUSSELL W & TERESA C
908 S 1780 W
OREM, UT 84058

FLYNN, BARBARA & MICHAEL
909 S 2100 W
OREM, UT 84058

LI, MICHAEL
910 S 2040 W
OREM, UT 84058

LAWYER, STEPHEN S & MURIEL E
911 S 1780 W
OREM, UT 84058

CELIS, RODRIGO & KATIE M
912 ARTESIAN RD
OREM, UT 84058

NING, ANDY & LILLIAN
--OR CURRENT RESIDENT--
913 S 2040 WEST
OREM, UT 84058

NING, ANDY & LILLIAN
913 S 2040 W
VINEYARD, UT 84059

YLINEN, MARY ALICE
914 S 1780 W
OREM, UT 84058

OREM 914 LLC
--OR CURRENT RESIDENT--
914 S 2040 WEST
OREM, UT 84058

FRYER, CREIG VAN & MARY LUE
--OR CURRENT RESIDENT--
917 S 2040 WEST
OREM, UT 84058

BJORNSSON, EIRIKUR S
919 S 2100 W
OREM, UT 84058

OTT, MILO F & ALICIA S
920 S 2040 W
OREM, UT 84058

HENRIE FAMILY TRUST 04-06-1989 THE
--OR CURRENT RESIDENT--
923 S 2040 WEST
OREM, UT 84058

KNUDSEN, EMMA
925 S 2100 W
OREM, UT 84058

MEREDITH, STACEY
926 S 2040 W
OREM, UT 84058

JAMISON, KRISTI
929 S 2100 W
OREM, UT 84058

GARDNER, JULIE A
930 S 2040 W
OREM, UT 84058

XIAN, ZIXIAN (ET AL)
931 S 2040 W
OREM, UT 84058

SHEPHERD, OLIVIA K
933 S 2100 W
OREM, UT 84058

GREEN, RONALD
936 S 2040 W
OREM, UT 84058

SEOLAS, ROBERT K
937 S 2040 W
OREM, UT 84058

JWJ SERVICES LLC
--OR CURRENT RESIDENT--
938 S 2040 WEST
OREM, UT 84058

PENFOLD, AUBRIE & RYAN
939 S 2100 W
OREM, UT 84058

NOBLE, KIARRA & ALESSANDRO
940 S 2040 W
OREM, UT 84058

DIMAS, THEODORE P & KJERSTINE M (ET AL)
--OR CURRENT RESIDENT--
941 S 2040 WEST
OREM, UT 84058

CHILDS, AMMON
945 S 2100 W
OREM, UT 84058

MIRANDA, MANUEL GERARDO
946 S 2040 W
OREM, UT 84058

LOW PROPERTIES LLC
--OR CURRENT RESIDENT--
947 S 2040 WEST
OREM, UT 84058

ALLRED, WILLIAM TYLER
948 S 2040 W
OREM, UT 84058

BEZZANT, JANA
--OR CURRENT RESIDENT--
949 S 2100 WEST
OREM, UT 84058

YANG, DAVID
--OR CURRENT RESIDENT--
951 S 2040 WEST
OREM, UT 84058

BECKSTROM, BROCK & KRISTIE K
--OR CURRENT RESIDENT--
952 S 2040 WEST
OREM, UT 84058

YOUNG, CODIE (ET AL)
953 S 2100 W
OREM, UT 84058

SPARKS, MEGAN & DAVID
--OR CURRENT RESIDENT--
954 S 2040 WEST
OREM, UT 84058

WELLS, RYAN
956 S 2040 W
OREM, UT 84058

LARSON, RALPH VERNON & GERLADINE CHATWIN
--OR CURRENT RESIDENT--
957 S 2040 WEST
OREM, UT 84058

SIMON, HARRISON D (ET AL)
--OR CURRENT RESIDENT--
959 S 2100 WEST
OREM, UT 84058

SCHEID, JOHN S & ALEXIS H
960 S 1925 W
OREM, UT 84058

LEVIN, WYATT
960 S 2040 W
OREM, UT 84058

HOLMOE, DANIEL & CARLEE
961 S 2040 W
OREM, UT 84058

HEAGANY, RAYMOND JOSEPH III & ARLEIGH MAUREEN
962 S 1925 W
OREM, UT 84058

WATCH, DAVID B & PHYLLIS C
963 S 1925 W
OREM, UT 84058

EASTERN LANDS LLC
--OR CURRENT RESIDENT--
963 S 2100 WEST
OREM, UT 84058

JOHNSON, BENJAMIN
964 S 2040 W
OREM, UT 84058

BURNINGHAM, DAVID ROSS & DIANE
965 KEY DR
BOULDER CITY, NV 89005

BOYCE, EMILY & NATALIE
965 S 2040 W
OREM, UT 84058

DAVIES, DANIEL & LAURA
--OR CURRENT RESIDENT--
966 S 2040 WEST
OREM, UT 84058

COOK, FREDERICK & JUDITH
967 S 1925 W
OREM, UT 84058

LOPEZ, EVELYN (ET AL)
967 S 2100 W
OREM, UT 84058

COMER, RYAN DAVID & BRINLEY M
969 S 2040 W
OREM, UT 84058

ZHONG, HUI
970 S 2040 W
OREM, UT 84058

OMICRON INVESTMENTS LLC
--OR CURRENT RESIDENT--
971 S 2100 WEST
OREM, UT 84058

PETERSON, JOHN LEE & SANDRA SUE
--OR CURRENT RESIDENT--
973 S 1925 WEST
OREM, UT 84058

OREM 974S LLC
--OR CURRENT RESIDENT--
974 S 2040 WEST
OREM, UT 84058

CHOE, DENNIS
--OR CURRENT RESIDENT--
975 S 2040 WEST
OREM, UT 84058

STEPHENS, JEFFREY W (ET AL)
976 S 1925 W
OREM, UT 84058

FENNELL, SHELLIE M & DEON
977 S 1925 W
OREM, UT 84058

TSAI, CHIEN KUO (ET AL)
978 S 2040 W
OREM, UT 84058

ALBALOUL, YACOUB H
--OR CURRENT RESIDENT--
980 S 1925 WEST
OREM, UT 84058

OAKS, RYAN & EMILY
981 S 2040 W
OREM, UT 84058

GARRETT, MICHAEL
983 S 2040 W
OREM, UT 84058

LANERI, DANIEL JAMES
985 S 2040 W
OREM, UT 84058

PROBERT, MARK & PAIGE
989 S 2040 W
OREM, UT 84058

OREM 974S LLC
1022 CINNAMON RIDGE LN
PROVO, UT 84606

ADAMS, TONI & OLIVIA
1115 DEANNA DR
MENLO PARK, CA 94025

ANCHOR & HOPE LLC
1192 DRAPER PKY STE 613
DRAPER, UT 84020

LARSON, RALPH VERNON & GERLADINE CHATWIN
1232 S 490 W
OREM, UT 84058

2001 W A SERIES OF NLD PROPERTIES LLC
1497 N 150 E
OREM, UT 84057

BAKER, LUCAS
1535 E 300 S
PLEASANT GROVE, UT 84062

STATE OF UTAH THE (ET AL)
1594 W NORTH TEMPLE STE 3520
SALT LAKE CITY, UT 84114

OMICRON INVESTMENTS LLC
1704 N 210 E
OREM, UT 84057

WATSON, SETH & BRITTANY
1764 SPRINGWATER DR
OREM, UT 84058

BROACH, DAVID S & LORI J
1765 SPRINGWATER DR
OREM, UT 84058

WILLIAMS, LEXIS E
1769 W 850 S
OREM, UT 84058

BANGERTER, WIL STEVEN & LAKYN LECHELE
1771 W 850 S
OREM, UT 84058

BINGHAM, MATTHEW & KIMBERLY
1772 W SPRINGWATER DR
OREM, UT 84058

BRIGGS, REESE & KYLIE
1773 W 850 S
OREM, UT 84058

VIRAMONTES, MARIO MORONI HIDALGO
1775 W 850 S
OREM, UT 84058

BLACKBURN, GLENNA
1775 W SPRINGWATER DR
OREM, UT 84058

ZDBJ PROPERTIES LLC
1776 E PERUVIAN CIR
SANDY, UT 84093

HUNTINGTON, BRETT R & EMILY R
1777 W 850 S
OREM, UT 84058

HAMILTON-SELLERS, VIRGINIA JENNA ELIZABETH
1779 W 850 S
OREM, UT 84058

LOW PROPERTIES LLC
--OR CURRENT RESIDENT--
1780 W 850 SOUTH
OREM, UT 84058

COMMON AREA
--OR CURRENT RESIDENT--
1782 W 815 SOUTH
OREM, UT 84058

DOOLIN, ADAM (ET AL)
1784 W 850 S
OREM, UT 84058

GARFIELD, ASHLEY
1786 W 850 S
OREM, UT 84058

NELSON, ALEXANDER
1788 W 850 S
OREM, UT 84058

ROTHE, LAURA L
1790 W 850 S
OREM, UT 84058

MARTINEZ, CRISTIAN A & KILEE P
1791 W 850 S
OREM, UT 84058

HUTCHINGS, BRIAN & MARLO
1792 S 570 W
PROVO, UT 84601

ISRAELSEN, BRIGETTE FAGGIOLI (ET AL)
1793 W 850 S
OREM, UT 84058

TENORIO, ALDO & SUMMER
1795 SPRINGWATER DR
OREM, UT 84058

CRAWLEY, JOHN LINTON
--OR CURRENT RESIDENT--
1795 W 850 SOUTH
OREM, UT 84058

CRAWLEY, JOHN LINTON
--OR CURRENT RESIDENT--
1797 W 850 SOUTH
OREM, UT 84058

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
1798 W 980 SOUTH
OREM, UT 84058

GUILLEN, JACOB
1801 W 850 S
OREM, UT 84058

GONZALEZ, ARMANDO MORALES
1803 W 850 S
OREM, UT 84058

HENDRICKS, LORI ANN
1805 SPRINGWATER DR
OREM, UT 84058

CORP PRES BISHOP LDS CHURCH
--OR CURRENT RESIDENT--
1810 W SPRINGWATER
OREM, UT 84058

ROJAS, MARCELA
--OR CURRENT RESIDENT--
1811 W 850 SOUTH
OREM, UT 84058

BAKER, LUCAS
--OR CURRENT RESIDENT--
1815 W 850 SOUTH
OREM, UT 84058

MELETICHE, PEDRO & ANDREA
1815 W SPRINGWATER DR
OREM, UT 84058

MILAM, EVRHET & JAICY
1816 REMEMBRANCE HILL ST
LAS VEGAS, NV 89144

MEMMOTT, TRAVIS & ANGELA
1819 SPRINGWATER DR
OREM, UT 84058

SANTOS, CELSO DOS
1819 W 850 S
OREM, UT 84058

BERGLUND, COLBY JUSTIN & HEATHER DIANE
--OR CURRENT RESIDENT--
1823 W 850 SOUTH
OREM, UT 84058

BEZDJIAN, RAFFIE S
--OR CURRENT RESIDENT--
1827 W 850 SOUTH
OREM, UT 84058

SNOW, ARIEL D
--OR CURRENT RESIDENT--
1831 W 850 SOUTH
OREM, UT 84058

PETERSON, JOHN LEE & SANDRA SUE
1842 MAIN ST
HUNTINGTON BEACH, CA 92648

VINCI, GIUSEPPE & JACQUELYN
1843 W SPRINGWATER DR
OREM, UT 84058

BUNTON, STACIE
1846 W SPRINGWATER DR
OREM, UT 84058

BROWN, CLAUDIA SLADE
1856 SPRINGWATER DR
OREM, UT 84058

RICHARDS, TERESA
1860 SPRINGWATER DR
OREM, UT 84058

TURNER, WILLIAM D & VESTA L
1866 SPRINGWATER DR
OREM, UT 84058

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

LEFTWICH PROPERTIES LLC
--OR CURRENT RESIDENT--
1877 W FOX TRAIL LA
OREM, UT 84058

SCOTT, BRIAN & JADA
--OR CURRENT RESIDENT--
1880 W GOLDEN POND WAY
OREM, UT 84058

VAN HOFF, JOHN G & JANA S (ET AL)
--OR CURRENT RESIDENT--
1881 W FOX TRAIL LA
OREM, UT 84058

LARSON, SELMA
1884 W GOLDEN POND WY
OREM, UT 84058

BUSHNELL, BRONSON & TALIA
1885 W FOX TRAIL LN
OREM, UT 84058

DA SILVA, LEOMAR REZENDE &
MIRIAM G REZENDE (ET AL)
1888 W GOLDEN POND WY
OREM, UT 84058

PETERSON, JOHN LEE & SANDRA
SUE
--OR CURRENT RESIDENT--
1889 W FOX TRAIL LN
OREM, UT 84058

BURNINGHAM, DAVID ROSS &
DIANE
--OR CURRENT RESIDENT--
1893 W FOX TRAIL LN
OREM, UT 84058

HAINSWORTH, ANNA MARY
1894 W GOLDEN POND WY
OREM, UT 84058

BLACK, RICHARD CHARLES
1897 W FOX TRAIL LN
OREM, UT 84058

BURNINGHAM, DAVID ROSS &
DIANE
--OR CURRENT RESIDENT--
1899 W PHEASANT RUN
OREM, UT 84058

CARTER, EMILY & MICHAEL JAMES
1901 W FOX TRAIL LN
OREM, UT 84058

ZDBJ PROPERTIES LLC
--OR CURRENT RESIDENT--
1903 W PHEASANT RUN
OREM, UT 84058

AVERETT, ZACHARY C (ET AL)
1904 W FOX TRL
OREM, UT 84058

WILLIAMS, CAMERON J
1905 W FOX TRAIL LN
OREM, UT 84058

BERGAU, RUTH & MOSES (ET AL)
1905 W GOLDEN POND WAY
OREM, UT 84058

ADAMS, TONI & OLIVIA
--OR CURRENT RESIDENT--
1906 W GOLDEN POND WY
OREM, UT 84058

ZDBJ PROPERTIES LLC
--OR CURRENT RESIDENT--
1907 W PHEASANT RUN
OREM, UT 84058

RUIZ, MIRIAM (ET AL)
1908 W FOX TRAIL LA
OREM, UT 84058

MARTZEN, GEOFFREY
1909 W FOX TRAIL LN
OREM, UT 84058

YOUNG, TODD JAY & KELLI ANN
1909 W GOLDEN POND WY
OREM, UT 84058

GLAUSER, MICHAEL S
--OR CURRENT RESIDENT--
1910 W GOLDEN POND WY
OREM, UT 84058

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

HARPER, ERIC & LACI
--OR CURRENT RESIDENT--
1911 W PHEASANT RUN
OREM, UT 84058

HAIR, JOHN W & JENNIFER W
--OR CURRENT RESIDENT--
1912 W FOX TRAIL LA
OREM, UT 84058

BEARDALL, TAMARA H
1916 W FOX TRAIL LA
OREM, UT 84058

VINCENT, KEITH M & LINDA S (ET AL)
1920 W GOLDEN POND WY
OREM, UT 84058

HUBER, BRADEN R
--OR CURRENT RESIDENT--
1926 W GOLDEN POND WY
OREM, UT 84058

WALL, CHET J & KRISTY GARDNER
--OR CURRENT RESIDENT--
1930 W GOLDEN POND WY
OREM, UT 84058

ARNDT, JEREMY
1937 W GOLDEN POND WY
OREM, UT 84058

SINEMA, JULIE KAY
1944 W GOLDEN POND WY
OREM, UT 84058

JAUREGUI, JOSE ARMANDO
1949 W GOLDEN POND WY
OREM, UT 84058

TILL, EUGENE P JR & AMY
--OR CURRENT RESIDENT--
1956 W GOLDEN POND WY
OREM, UT 84058

WANG, QIZHONG
--OR CURRENT RESIDENT--
1960 W GOLDEN POND WY
OREM, UT 84058

MEHR HOLDINGS LLC
--OR CURRENT RESIDENT--
1913 W FOX TRAIL LN
OREM, UT 84058

MEHR HOLDINGS LLC
--OR CURRENT RESIDENT--
1917 W FOX TRAIL LN
OREM, UT 84058

DASTRUP, DAVID MAX & CLAUDIA HOLDAWAY (ET AL)
1923 W GOLDEN POND WY
OREM, UT 84058

ZTC PROPERTIES LLC
1928 E COBBLESTONE
SPRINGVILLE, UT 84663

PIRIR, MANUEL J
1934 W GOLDEN POND WY
OREM, UT 84058

JENSEN, SPENCER Q
1938 W GOLDEN POND WY
OREM, UT 84058

MALINKA, JOHN & JANETTE
--OR CURRENT RESIDENT--
1945 W GOLDEN POND WY
OREM, UT 84058

KOHL, MATTHIEU CHARLES (ET AL)
1952 W GOLDEN POND WY
OREM, UT 84058

ITRI, DANIEL & NICHOLAS (ET AL)
1957 W GOLDEN POND WY
OREM, UT 84058

MOSS, ERIC D & KATHERINE L
--OR CURRENT RESIDENT--
1963 W GOLDEN POND WY
OREM, UT 84058

YOUNG, PATRISHA
1914 W GOLDEN POND WY
OREM, UT 84058

CLARK, CARL & RONDA
--OR CURRENT RESIDENT--
1917 W GOLDEN POND WY
OREM, UT 84058

WALL, CHET J & KRISTY GARDNER
1925 S COBALT DR
SAINT GEORGE, UT 84790

WARNER, TREY S
--OR CURRENT RESIDENT--
1929 W GOLDEN POND WY
OREM, UT 84058

HAYWARD, GERALD & LOIS A
1935 W GOLDEN POND WY
OREM, UT 84058

RH ACQUISITION LLC
--OR CURRENT RESIDENT--
1939 W GOLDEN POND WAY
OREM, UT 84058

HARRIS, BLAIR & SUNHEE
--OR CURRENT RESIDENT--
1948 W GOLDEN POND WY
OREM, UT 84058

KILLIAN, GLEN H & BARBARA
--OR CURRENT RESIDENT--
1953 W GOLDEN POND WY
OREM, UT 84058

GREEN, BENNETT
1959 W GOLDEN POND WY
OREM, UT 84058

LINDSAY, JEFF & SHELLE
1964 W GOLDEN POND WY
OREM, UT 84058

WYZ PROPERTIES LLC
--OR CURRENT RESIDENT--
1968 W GOLDEN POND WY
OREM, UT 84058

WEEKES, MICHAEL B
1972 W GOLDEN POND WY
OREM, UT 84058

HILL, RONALD B
1990 W GOLDEN POND WY
OREM, UT 84058

CAVALCANTE, RAIMUNDO ROBERTO & LANA KAREM ALMADA
1994 W GOLDEN POND WY
OREM, UT 84058

MURRAY, BRADLEY J & MARY BETH
--OR CURRENT RESIDENT--
1998 W GOLDEN POND WY
OREM, UT 84058

2001 W A SERIES OF NLD PROPERTIES LLC
--OR CURRENT RESIDENT--
2001 W GOLDEN POND WY
OREM, UT 84058

CUTHBERT, RODNEY BLAIR & PATRICIA JANE
2002 W GOLDEN POND WY
OREM, UT 84058

LARSON, BYRON & KATIE
2009 W GOLDEN POND WY
OREM, UT 84058

NELSON, BILL & SHAUNA
--OR CURRENT RESIDENT--
2024 W GOLDEN POND WY
OREM, UT 84058

ROBINS, DAVID CLARENCE (ET AL)
2028 W GOLDEN POND WY
OREM, UT 84058

RUIZ, ORLANDO & CAREY
2032 W GOLDEN POND WY
OREM, UT 84058

CASTOR, DOUGLAS & RACHELLE
2035 W FAIRWAY LN
OREM, UT 84058

BARKINS, ROSE MARIE
2036 W GOLDEN POND WY
OREM, UT 84058

FRYER FAMILY TRUST 12-22-1994 THE (ET AL)
--OR CURRENT RESIDENT--
2039 W FAIRWAY LN
OREM, UT 84058

NORD, KEVIN J & CHERYL A
--OR CURRENT RESIDENT--
2041 W FAIRWAY LN
OREM, UT 84058

CHARLES AND TAWNY MATHERNE LIVING TRUST 11-07-2018 (ET AL)
2042 W FAIRWAY LN
OREM, UT 84058

PETERSON, JOHN L & SANDRA S
--OR CURRENT RESIDENT--
2043 W FAIRWAY LN
OREM, UT 84058

SORENSEN, SCOTT
--OR CURRENT RESIDENT--
2045 W FAIRWAY LN
OREM, UT 84058

SORENSEN, SCOTT
2045 W FAIRWAY LN UNIT 226
OREM, UT 84058

GILBERT, KURT & MCKALE (ET AL)
2046 W FAIRWAY LN
OREM, UT 84058

JASKOWICK, EDWARD J & ELIZABETH A
2047 W FAIRWAY LN
OREM, UT 84058

LOGAN, KENNA P
--OR CURRENT RESIDENT--
2048 W 885 SOUTH
OREM, UT 84058

FRYER, CREIG VAN & MARY LUE
--OR CURRENT RESIDENT--
2049 W FAIRWAY LN
OREM, UT 84058

LEVIN, WYATT
2050 W FAIRWAY LN
OREM, UT 84058

CHENG, CONG
--OR CURRENT RESIDENT--
2051 W FAIRWAY LN
OREM, UT 84058

WOLFERT, DREW
2052 W FAIRWAY LN
OREM, UT 84058

CHEN, YIRU
--OR CURRENT RESIDENT--
2053 W FAIRWAY LN
OREM, UT 84058

COOPER, AIMEE
--OR CURRENT RESIDENT--
2055 W FAIRWAY LN
OREM, UT 84058

COOPER, AIMEE
2055 W FAIRWAY LN # 231
OREM, UT 84058

BENNING, ASHLEY
2056 W FAIRWAY LN
OREM, UT 84058

OTTESEN, DANIEL
2057 W FAIRWAY LN
OREM, UT 84058

FARNER, MICHAEL
--OR CURRENT RESIDENT--
2058 W 885 SOUTH
OREM, UT 84058

KNIGHT, PAMELA B (ET AL)
2059 W FAIRWAY LN
OREM, UT 84058

WININGER, TODD (ET AL)
2060 W FAIRWAY LN
OREM, UT 84058

EVANS, RYAN (ET AL)
2063 W FAIRWAY LN
OREM, UT 84058

CHADWICK, CLAYTON J & CRYSTAL M (ET AL)
--OR CURRENT RESIDENT--
2064 W FAIRWAY LN
OREM, UT 84058

MC DERMOTT, BECKY & RICHARD
2068 W FAIRWAY LN
OREM, UT 84058

OMICRON INVESTMENTS LLC
--OR CURRENT RESIDENT--
2072 W FAIRWAY LN
OREM, UT 84058

PORTER, WESLEY & TYMBER
2073 W FAIRWAY LN
OREM, UT 84058

GYGI, DIANA K
2076 W FAIRWAY LN
OREM, UT 84058

CANNON, KLARK Q
2077 N 1100 E
LEHI, UT 84043

SBRI PROPERTIES LLC
--OR CURRENT RESIDENT--
2078 W FAIRWAY LN
OREM, UT 84058

LEITE, LEONARDO & YANTING
--OR CURRENT RESIDENT--
2084 W FAIRWAY LN
OREM, UT 84058

NSG INVESTMENT LIMITED LIABILITY COMPANY
--OR CURRENT RESIDENT--
2100 W 980 SOUTH
OREM, UT 84058

MALINKA, JOHN & JANETTE
2132 W CHUB LAKE RD
CARLTON, MN 55718

GLAUSER, MICHAEL S
2266 S WASATCH DR
SALT LAKE CITY, UT 84109

WANG, QIZHONG
2481 FAIRWAY DR
SPANISH FORK, UT 84660

SCOTT, BRIAN & JADA
2482 W 1390 N
PROVO, UT 84601

CRAWLEY, JOHN LINTON
2544 N 530 E
PROVO, UT 84604

WRIGHT, MICHAEL JAMES & STEPHANIE
2613 E MOUNT JORDAN RD
SANDY, UT 84092

JOHNSON, ROGER D & VENUS M
3149 CRAIG DR
SALT LAKE CITY, UT 84109

CHOE, DENNIS
3209 MONTROSE WY
EL DORADO HILLS, CA 95762

BEZDJIAN, RAFFIE S
3320 OAKWOOD ST
SALT LAKE CITY, UT 84109

MILLER, GERALD O (ET AL)
3883 S VERBENA AV
GILBERT, AZ 85297

SPARKS, MEGAN & DAVID
4113 MACALDUS DR
COLUMBUS, OH 43219

LOW PROPERTIES LLC
4772 SOUMMERWOOD DR
BOUNTIFUL, UT 84010

LOW PROPERTIES LLC
4772 SUMMERWOOD DR
BOUNTIFUL, UT 84010

CLEGG, DARREL L
%K PAUL MACARTHUR, TRUSTEE
4844 N 300 W STE 300
PROVO, UT 84604

GOULDING, SHAY
6259 E CALEY DR
CENTENNIAL, CO 80111

MOSS, ERIC D & KATHERINE L
7040 137TH AV NW
RAMSEY, MN 55303

LEITE, LEONARDO & YANTING
7801 POINT MEADOWS DR # 6410
MIAMI, FL 33256

NING, CARY & LAUREN ASHLEY KILLIAN
10655 WEYMOUTH ST # 101
BETHESDA, MD 20814

DIMAS, THEODORE P & KJERSTINE M (ET AL)
11118 TALL PINES WY
SANDY, UT 84092

MEHR HOLDINGS LLC
11122 YARROW CIR
HIGHLAND, UT 84003

TURETZKY, DARREN & ADRIA
11400 W PARMER LA UNIT 118
CEDAR PARK, TX 78613

KILLIAN, GLEN H & BARBARA
11448 FUERTE FARMS RD
EL CAJON, CA 92020

WELLS REAL ESTATE INVESTMENTS LLC
11453 CAMDEN PARK LA
DRAPER, UT 84020

VAN HOFF, JOHN G & JANA S (ET AL)
12941 HUNTER HOLLOW WY
DRAPER, UT 84020

YANG, DAVID
14882 S ECHO CANYON LN
BLUFFDALE, UT 84065

Selma Larson	1884 Golden Pond	whereselma22@gmail.com
John Malinka	1945 W Golden P.W	jgmalinka@gmail.com
Gerald Hayward	1935 Golden Pond Way	hayward.gerald@gmail.com
Keith + Linda Vincent	1920 W GPW	Keith@keithvcpa.com
Fred + Judy Cook	967 & 1925 W	Fredscook@gmail.com
Ruth + Moses Bergan	1905 W Golden Pond	ruthmosesbergan@gmail.com
Leah Malagamaalii	"	lmalagamaalii@outlook.com
		lmalagamaalii

Sleepy Ridge HOA Board Meeting MINUTES
April 18, 2019

Open Meeting

1. Call meeting to order: 7:30pm
2. Roll Call
    a. Trish Swanson, TJ Young, John Malinka
3. Proof of Notice
    a. Posted to Calendar on community website
4. Approval of Previous Minutes
    a. Approved unanimously.
5. Homeowner Presentation
    a. Discussion Item 1: New Community: owners present brought up concerns about the non-HOA owned property on the south side of Golden Pond Way and behind the first few homes that is being developed. Board discussed our work with the developer of property to reduce impact on HOA.
    b. Discussion Item 2: Reserve Funds: owners discussed current reserves. Board discussed current reserve projects, like the scheduled road maintenance. The HOA's Reserve Study is available on the community website.
6. Management and Committee Reports
    a. Financials
        i. Previous Month Financials
            1. March's financials reviewed
        ii. Reserve Studies and Contribution
            1. Discussed 2019 reserve contribution and projects.
    b. Landscaping Discussion
        i. Madison Landscape is new vendor. Service day should be either Wednesday or Thursday.
        ii. Owner made request for landscaping items to be on calendar, when possible.
    c. Maintenance Repairs Action Items
        i. Future Lights

Office Phone: 877-844-4227 Website: www.acs-hoa.com Email: info@acs-hoa.com

1. Board reviewed pricing on fixing electrical or changing to solar. Bids will be pursued for solar replacement on broken lamp posts.

ii. Road Work
    1. Pot Hole
        a. Big Red Asphalt's bid approved for exploring pot hole and patching.
    2. Approved Bid Scheduling.
        a. Waiting on schedule for Big Red Asphalt's for previously approved asphalt work.

iii. Boyd Brown Property
    1. Board ratified previous decision made by Board to provide Boyd Brown a letter to the city regarding access to property. Approved Unanimously.

Executive Session

7. AR Report
8. Lawsuit
9. Joint-Use Agreement- Letter Sent
10. Adjourn Meeting

dotloop signature verification: dtlp.us/N7i3-FUUr-b2zs

February 6, 2019

Memo of Understanding Related to Boyd Browns approval to have the "Clegg" property join the HOA

Thank you for your continued time and dialogue related to the development of this vacant property on Golden Pond Way. Below are the critical items that we have agreed to related to this project. I look forward to getting this project back on track with the City and being able to build some nice homes that will be a positive contribution to your community.

1. Board agrees to expand their HOA and include the "Clegg" property which will likely be phase 7 of the sub-division. This to be for up to 8 units shown on the preliminary plat drawings.
2. Brown agrees to pay a one-time fee to the HOA of $750 per unit upon approval of the sub-division.
3. Brown will Record a Supplemental Declaration annexing this Phase into the HOA and subjecting all lots to the HOA's governing documents, including the CCRs, Bylaws, Articles, Rules and Regulations, etc. The Board shall first approve the content of the Supplemental Declaration before it is recorded.
4. Brown agrees to be subject to the architectural standards set forth by the HOA for the initial development of this Phase and further agrees to subject the properties to the Association's architectural guidelines/standards as part of the "governing documents" of the Association. .
5. HOA agrees that the 6 units fronting Golden Pond wil be rear loaded units.
6. Brown agrees to modify the site plan to provide no less than 12 off street parking stalls.
7. Twin Home Lots (Shown as lots 7 and 8)
    a. Brown agrees to install fencing along the north boundary line of the "twin home" lot. This is to provide safety and privacy to the existing homes that we will be building behind. The type of fence to be approved by the existing home owners to the north. The HOA will maintain the fence once final construction is complete.
    b. Brown agrees to have his engineer show alternative layouts to the homes on this lot. Particularly rotating the home to face East. If this a feasible option and can stay within compliance with Orem City codes, the homeowners to the north can select their preference of the various layouts. Not having a home on that lot is not one of the options.
8. Brown agrees to pay for or be responsible for the creation of legal documents related to formalizing the expansion of the HOA to include his property.
9. This agreement expresses intent to allow access to this project through the HOA streets and all other benefits of membership in the HOA.

Agreed to:

Boyd Brown dotloop verified 02/12/19 12:08 PM MST IXON-ICMH-YWPM-3S4H

Boyd Brown Date:
Developer

Todd Young 11 Feb 2019
Golden Pond at Sleepy Ridge HOA

May 20, 2019
Neighborhood Meeting for Phase 7 Sleepy Ridge
Boyd Brown Developer

We noticed and held a meeting on Monday evening at the KW Orem office and here are the notes from this meeting:

Items we discussed and major concerns:
Some of the neighbors wanted to know if I was buying the Clegg Pond. They were concerned about future access to it and what would happen if someone else bought. They also seemed concerned about the liability of the Pond as it relates to the HOA.
I let them know that I was NOT buying the Pond and really had no information on the status of that, the liability or future of the pond. It does not seem that this project affects the current status of that in any way.

One of the residents wanted to know how close to the shoreline I would be building.
We showed our site plan as well as pulled up the Utah County parcel map to show the parcel boundaries…

There was some frustration as members of the HOA that they didn't feel like the board had communicated with them very well on the negotiations and ultimate decision to approve the expansion of the HOA to include phase 7.
One of the residents had just recently move in so that made sense. The others, I was surprised at this since I have been in discussion with the Board for well over a year. Including several meetings where I presented to the board, literally dozens of phone calls and emails with their board, the management company and the law firm that represents them. There were at least 2 former members of the board in attendance and one current. It is my belief that at the very least those guys had been involved in several meetings and discussions related to the access agreement etc…The "new" board member has been on for 60 days and I guess it is possible that he just missed all of the discussions…I believe that board had posted on their website for feedback on multiple occasions on this topic.

Many of the immediate neighbors asked questions about construction schedule and the nuisances of trucks and crews:
I estimated that depending on availability of contractors and how long it takes to gain final plat approval form the City we anticipate breaking ground sometime late summer or early fall and that the excavation part of work would likely take 60 days and the vertical construction of the units could start after that and take up to 9 months. Likely a full year from start to finish.

There were several questions about the style and size of the buildings.
We had the elevations available to review and explained the two different types of homes, their sizes and estimates of values.

They asked why I didn't 'petition" the City to have my access off of Sleepy Ridge Drive instead of their Road.
I expressed that since we did not own the land between our property and Sleepy Ridge Drive we didn't see that as a valid option. There is a park and parts of the golf course that we would have to access across. One attendee in particular really wanted to know if I would change the project to use this access if the City would allow it…

There were questions related to the existing trees, gazebo, coy pond and "open space".
I tried to address these as best we could by reviewing the site plan and letting them know the existing structure and some of the trees would be removed to allow for the construction.

They wanted to know the details of the agreement with the HOA.
I shared it with them

The immediate neighbors inquired about the choice of fencing that would separate them from the "twin home" lots 7 and 8.
The HOA agreement states that the fence type is left up to the immediate neighbors to choose based on their preference. Either pre-cast, vinyl or rod iron style made of aluminum.

They spent a lot of time discussing some of the challenges with being part of an HOA…

Not sure me being a part of this changes how they perceive this.

I believe this captures the essence of the meeting and concerns. Overall the tone was friendly and they seem to like the product type and style. Clearly some would prefer

5/13/2019

Dear Resident,

This notice is to inform you of a neighborhood meeting concerning the development of 6 Townhomes and 2 Patio Homes located at 1900 W Golden Pond Way Orem, Utah. This development will be part of the Sleepy Ridge HOA. 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.

If you have any additional questions or concerns about the project, you are invited to attend the informational meeting detailed below.

Date:

Monday, May 20, 2019

Time:

5:30 – 6:30 pm

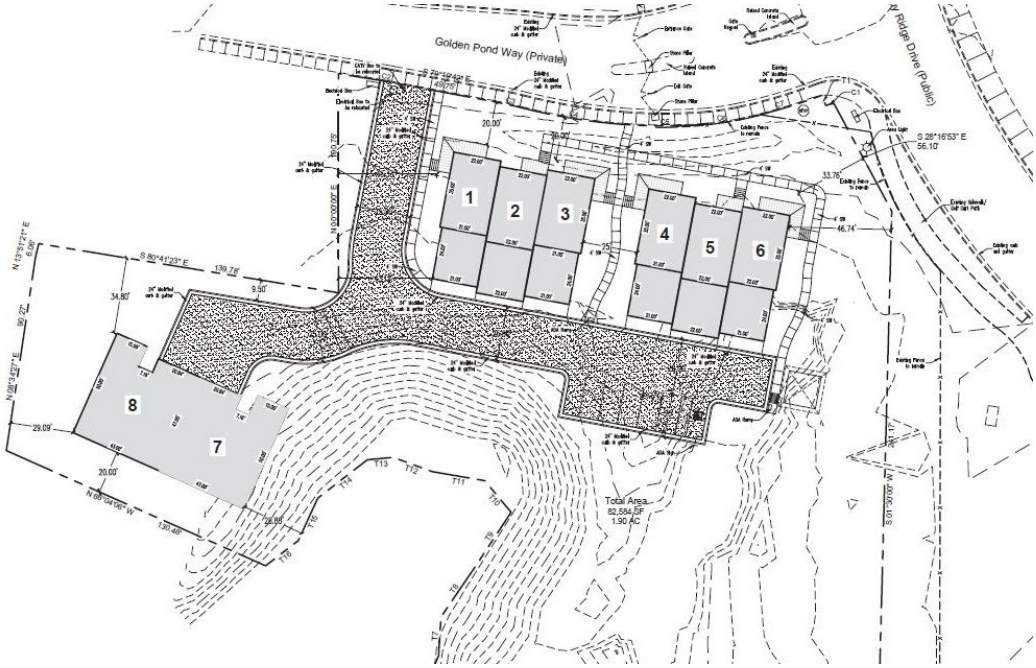
Location:

998 N 1200 W
Orem, UT 84057

A site plan and building renderings are included on the reverse of this notice for your convenience. If you have any further questions we look forward to hearing from you on May 20th, or you may reach us at boyd@kw.com or at 801-326-8886.

Best regards,

Boyd Brown





TOWN HOMES

1-6 UNITS

-FRONT ELEVATION

-SIDE ELEVATION

PATIO HOMES

- Two Patio Homes
- # 7-8 on Site Plan



dotloop signature verification: www.dotloop.com/my/verification/DL-3844796S1-2-2KTQ

12576

Orem City Development Review Committee (DRC) Application
Subdivision/Site Plan

Development Services Department 56 North State Street, Orem, Utah (801) 229-7183
www.orem.org

Applicant Information			
Name: Boyd Brown		**Phone:** 801-326-8886	
Address: 2121 S. McClelland St., #201		**Email:** boyd@kw.com	
City: SLC		**State:** UT	**Zip:** 84106

Project Information	
Project Name	Golden Pond at Sleepy Ridge Phase 7
Project Address	1900 W. Golden Pond Way

	Request	Fees	Total
✓	Site Plan	$1,934+$689 in PD 1, 4, 5,15 ,16, 21 or adjacent residential zone	2623.-
	Site Plan, Administrative	$644	
	Preliminary Plat	$1388 + $143 lot/unit	
	Final Plat	$943+ $122 lot/unit + recording fees	
	Preliminary PRD	$1873 + 193 lot/unit	
	Final Plat PRD	$917 + $162 lot/unit + recording fees	
	Vacation/Amendment	$856 + $206 lot/unit + recording fees	
	Lot Line Adjustment	$856 + $206 lot/unit	
	Conversion to Condominium	$1032 + $86/unit, $689 sign fee, $30/unit inspection	
	Neighborhood Notice	TBD at time of submittal, if needed 500'	72.00
	Public Notice	$100 each for PC and CC, if needed	
	Resubmittal Fee	$542 after three reviews	
	Total		2695.-

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, 801-229-7055; Christian Kirkham, 801-229-7267.

Applicant's Signature Boyd Brown dotloop verified 08/28/18 2:28PM MDT MUUF-XSDJ-TVPO-2KDB

Contact Person: Boyd Brown **Phone:** 801-598-5838

Office Use Only

Date Filed: 8/28 **Fees Paid:** 2695.- **Received By:** W **Receipt #** 20906272

1 July 2018

Agenda Item No: 10.7

City Council Agenda Item Report

Meeting Date: June 18, 2019
Submitted by: Grant Allen
Submitting Department: Development Services
Item Type: Resolution
Agenda Section:

Subject:
RESOLUTION – Conditional Use Permit approval for an accessory structure of 1,776 square feet located at 466 East 1500 North in the PD-14 zone

Suggested Action:
The applicant is building an accessory building containing a living room, bedroom, two car garage, guest house/pool house, and pool equipment. It is recommended that the City Council approve a conditional use permit for an accessory structure containing 1,776 square feet at 466 East 1500 North in the PD-14 zone.

Presenter:
Grant Allen

Background:
The applicant is building an accessory building containing a living room, bedroom, two car garage, guest house/pool house, and pool equipment. The lot contains a total area of 41,468 square feet (sf) or .95 acres. The accessory building contains a total building area of 1,776 sf on two levels.

The ordinance requires a conditional use permit for accessory structures in the PD14 zone 1,000 square feet or greater. Accessory structures cannot be more than 33% of the area of the parcel; this structure is 4 % of the lot at 1,776 sf. The structure is 22 feet high, well below the maximum height of 43 feet allowed.

The proposed elevations consist of stucco and wood siding. The proposed landscaping and overall plan comply with the requirements of the PD-14 zone.

Potentially Affected Area:
Windsor

Attachments:
Agenda-CUP-AccessoryStructure.docx

20190528_1_Labels.docx

Vicinity_Map.pdf

Map_Pincock_Accessory_Building_2019.06.pdf

Street_View_2.pdf

Street_View.pdf

Pincock_Accessory_Building_5.30.19.pdf

Pincock_Accessory_Building_5.30.19_Landscape_Plan.pdf

Pincock_Accessory_Building_Elevations1.pdf

Pincock_Neighborhood meeting notes.pdf

Pincock_Accessory_Building_Floor_Plan3.pdf

20190528_1_MailerFront.pdf

20190528_1_MailerBack.pdf

Pincock Mailing Labels.docx

Pincock_Accessory_Building_Elevations2.pdf

Pincock_Accessory_Building_Floor_Plan1.pdf

Pincock_Accessory_Building_Floor_Plan2.pdf

Pincock Residence Accessory Building PC minutes 6.5.19.docx

Resolution-AccessoryStructurePD14.docx

CITY OF OREM CITY COUNCIL MEETING JUNE 18, 2019	
REQUEST:	**CONDITIONAL USE PERMIT** – Conditional Use Permit request for an accessory structure of 1,776 square feet located at 466 East 1500 North in the PD-14 zone.
APPLICANT:	Andrew Pincock
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
- Noticed 40 property owners within 500ft of the properties

SITE INFORMATION:

General Plan Designation:
Low Density Residential

Current Zone(s):
PD14

Acreage:
0.95

Neighborhoods:
Windsor

PLANNING COMMISSION RECOMMENDATION
Vote: 6-0 for approval

PREPARED BY:
Grant Allen
Orem City Planner

REQUEST: The applicant requests the City Council approve a conditional use permit for an accessory structure containing 1,776 square feet located at 466 East 1500 North in the PD-14 zone.

BACKGROUND: The applicant would like to build an accessory building on his property containing a living room, bedroom, two car garage, guest house/pool house, and pool equipment. The lot contains a total area of 41,468 square feet (sf) or .95 acres. The accessory building contains a 1,776 square feet on two levels.

The PD-14 zone requires a conditional use permit for accessory structures of 1,000 square feet or greater. The area of all accessory structures cannot exceed 33% of the area of the parcel. With 1,776 square feet, the proposed structure would cover 4 % of the lot. The proposed height of the structure is 22 feet which is well below the maximum height of 43 feet.

The proposed elevations consist of stucco and wood siding. The proposed landscaping and overall plan comply with the requirements of the PD-14 zone.

RECOMMENDATION: The Planning Commission recommends the City Council, by resolution, approve a conditional use permit for an accessory structure containing 1,776 square feet at 466 East 1500 North in the PD-14 zone. Staff supports the Planning Commission recommendation.

OREM CITY COREPORATION
--OR CURRENT RESIDENT--
MURDOCK CANAL
OREM, UT 84097

BASTIAN, BRUCE W
PO BOX 755
OREM, UT 84059

COLE, CLAUDIA A
31 N 250 W
LINDON, UT 84042

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

BROUGH, GREGORY K & ELIZA J
412 E 1550 N
OREM, UT 84097

DOWLING, CHRISTOPHER D & SHERYL A
415 E 1550 N
OREM, UT 84097

PETERSON, WILLARD E & MARIETA B
418 E 1550 N
OREM, UT 84097

TUTTLE, MARY JANE HANSON & BYRON LYNN
422 E 1450 N
OREM, UT 84097

BROWN, RAYETTA L & DAVID J (ET AL)
422 E 1600 N
OREM, UT 84097

PHILLIPS, GARN G & MARIAM P
425 E 1200 N
OREM, UT 84097

ENGLE, ESTOL J & VIRGINIA M (ET AL)
%ENGLE, ESTOL
425 S 900 W
OREM, UT 84058

SIEVERS, A KENT & DEBRA C
432 E 1450 N
OREM, UT 84097

KEELE, M ELLEN
--OR CURRENT RESIDENT--
436 E 1600 NORTH
OREM, UT 84097

BOYLE, DAVID CHRISTOPHER
437 E 1450 N
OREM, UT 84097

NYMAN, MICHAEL S & LINDSAY ANN
445 E 1450 N
OREM, UT 84097

HENDERSON, CINDY O & JEFFREY B (ET AL)
463 E 1450 N
OREM, UT 84097

PINCOCK, ANDREW (ET AL)
466 E 1500 N
OREM, UT 84097

DICKSON, THOMAS D
--OR CURRENT RESIDENT--
479 E 1450 NORTH
OREM, UT 84097

BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
480 E 1450 NORTH
OREM, UT 84097

HUGHES, BONITA & STEWART
--OR CURRENT RESIDENT--
482 E 1500 NORTH
OREM, UT 84097

CHURCH, TRACI LYN (ET AL)
485 E 1500 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SAM LENTZ
882 W 1720 N
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

DICKSON, THOMAS D
1206 S 1680 W
OREM, UT 84058

TEMKIN, CIMBRIA S & CIMBRIA S
1384 N 430 E
OREM, UT 84097

BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
1384 N 450 EAST
OREM, UT 84097

CHAI, MAUI & KARA
1415 N 450 E
OREM, UT 84097

KREUTZKAMP, CHARLES ALLEN & CAROLINE
1435 N 450 E
OREM, UT 84097

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
1436 N 450 EAST
OREM, UT 84097

SEOW, ANTHONY S & JUEL L
1459 N 430 E
OREM, UT 84097

COLLINGS, ROBERT P & ANA
1480 N 430 E
OREM, UT 84097

O'BRIEN, DENNIS & ROCHELLE
1481 N 430 E
OREM, UT 84097

JACKMAN, BRADLEY JAY & VICKI LYNN (ET AL)
1495 N 450 E
OREM, UT 84097

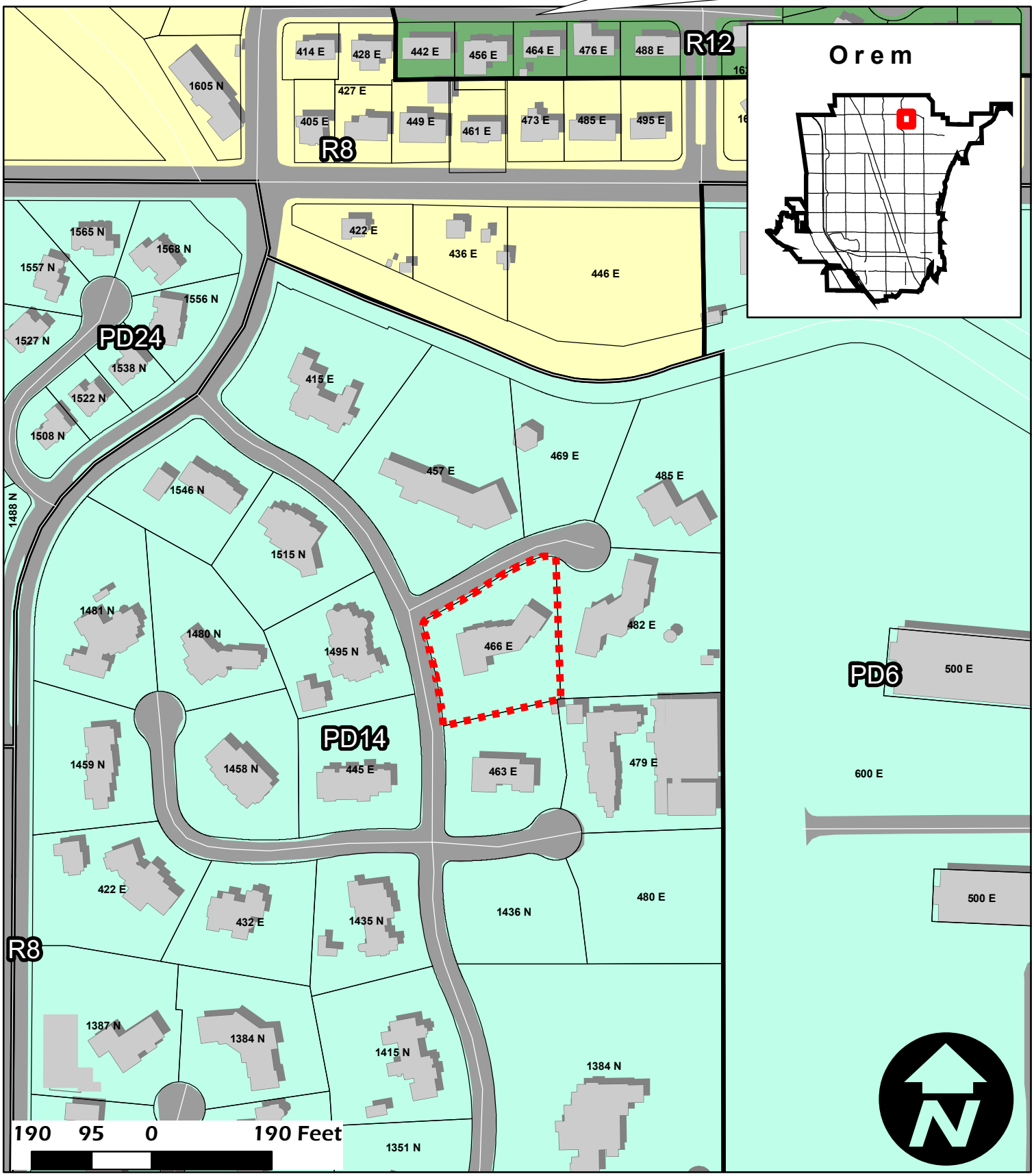
DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

KEELE, M ELLEN
14462 VANTAGE CR
BLUFFDALE, UT 84065


1515 N
1495 N
1458 N
466 E
463 E
479 E

Pincock Accessory Building



Pincock Accessory Building
PD14
0.95 Acres

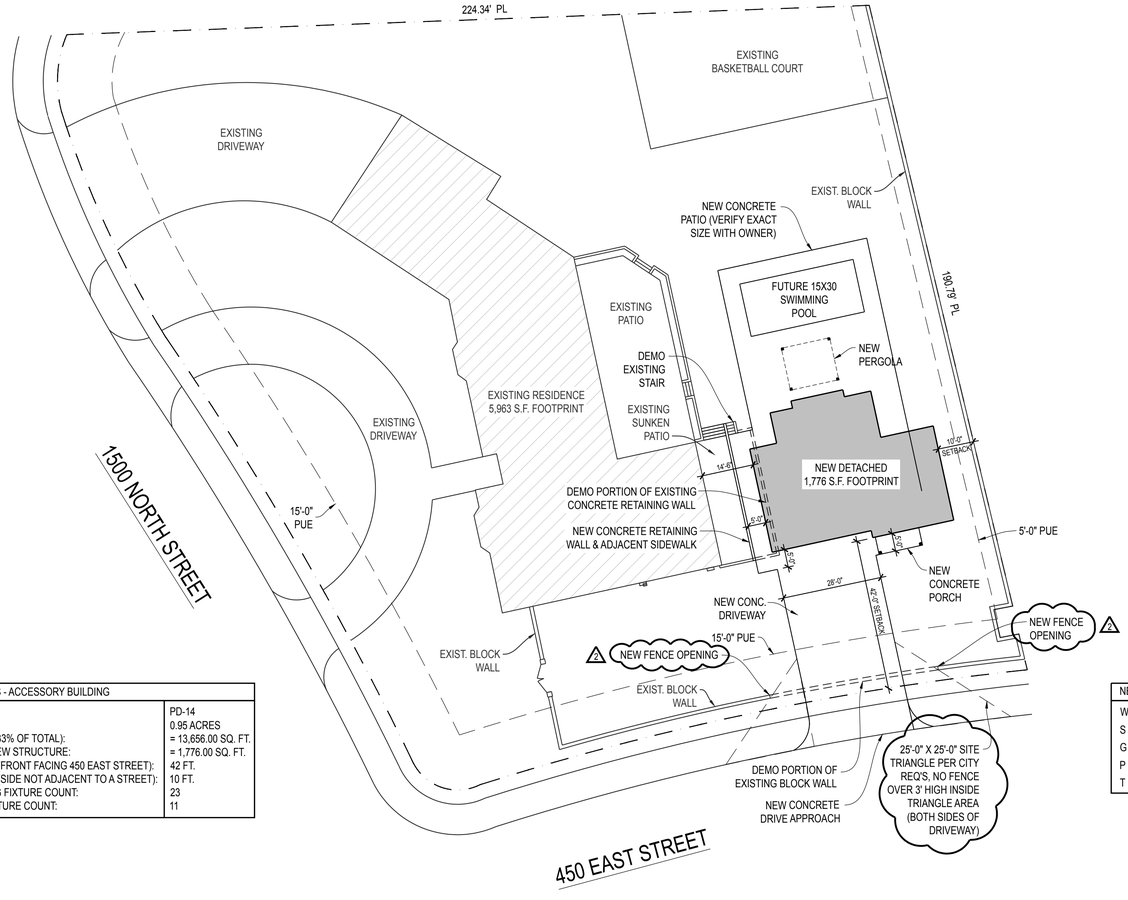
NEIGHBORHOOD
Windsor

Legend
Parcels selection
Parcels
Buildings


N 450 E
287
Google


288
Google

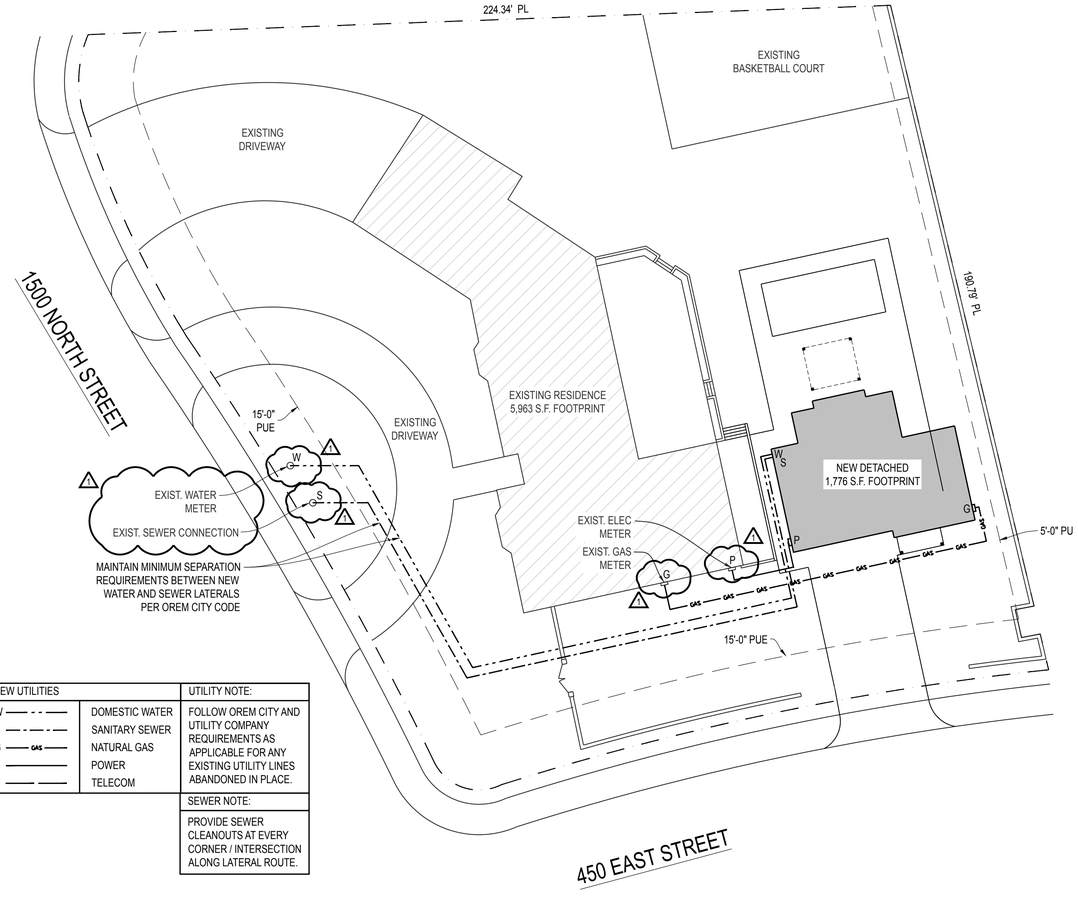
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SITE CALCULATIONS - ACCESSORY BUILDING	
EXISTING ZONING:	PD-14
EXISTING AREA:	0.95 ACRES
ALLOWABLE AREA (33% OF TOTAL):	= 13,656.00 SQ. FT.
ACTUAL AREA OF NEW STRUCTURE:	= 1,776.00 SQ. FT.
MINIMUM SETBACK (FRONT FACING 450 EAST STREET):	42 FT.
MINIMUM SETBACK (SIDE NOT ADJACENT TO A STREET):	10 FT.
EXISTING PLUMBING FIXTURE COUNT:	23
NEW PLUMBING FIXTURE COUNT:	11

N

A1 / AS101 SITE PLAN
SCALE: 1" = 20'-0"



NEW UTILITIES	
W	DOMESTIC WATER
S	SANITARY SEWER
G — GAS —	NATURAL GAS
P	POWER
T	TELECOM

UTILITY NOTE:
FOLLOW OREM CITY AND UTILITY COMPANY REQUIREMENTS AS APPLICABLE FOR ANY EXISTING UTILITY LINES ABANDONED IN PLACE.
SEWER NOTE:
PROVIDE SEWER CLEANOUTS AT EVERY CORNER / INTERSECTION ALONG LATERAL ROUTE.

N

A4 / AS101 UTILITY PLAN
SCALE: 1" = 20'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE
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#	REV. DESCRIPTION	REV. DATE
1	UTILITY REVISIONS	04.29.19
2	CITY REVISIONS	05.27.19

PINCOCK RESIDENCE ACCESSORY BUILDING

466 EAST 1500 NORTH, OREM, UTAH 84097

JSH DESIGNS

T 801 722 9021

3029 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER

PERMIT SET
04.10.19

SITE PLAN

DRAWING NUMBER
AS101

NOTES

* CHECK ALL REQS/CODES BEFORE CONSTRUCTION.
* ALL ELEVATIONS ARE APPROX ONLY. FIELD VERIFY BEFORE CONSTRUCTION.
* ALL RETAINING WALLS AS PER ENGINEERING AS REQ!

LEGEND

EX — EXISTING TREES / SHRUBS TO REMAIN

— EVERGREEN TREE SYMBOL

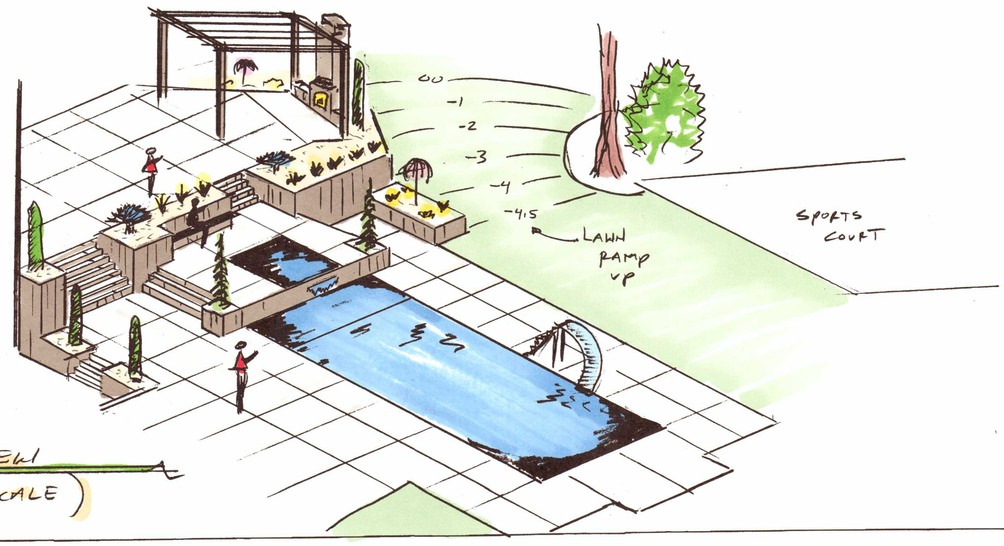
— DECIDUOUS TREE SYMBOL

— SHRUB SYMBOL

— PROPOSED CONCRETE RETAINING WALLS AS REQ!

6' TALL FENCE
EXISTING TREES (EX)
EXISTING SPORTS COURT
EXIST STAIRS
FENCE
GATE
PROPOSED BOULDER RETAINING TO LEVEL YARD AS REQ
EXISTING TREE (EX)
2' TALL WALLS
LAWN
SWING OF BENCH
LAWN
STEP STONE PATH
GATE
LAWN
SLIDE
20X40' POOL
WATER FEATURE
-3.5
POOL EQ.
14'X14' PERGOLA AS REQ.
DETATCHED GARAGE
DRIVEWAY
CONCRETE PATIO
4.5 TALL WALL - 4.5
STEPS
8'X8' HOT TUB
BENCH
STEPS UP -4.5
EXISTING WALLS
NEW CONC. WALL AND HAND RAIL AS REQUIRED
GATE
FENCE
IN GROUND TRAMP
LAWN RAMP DOWN
EXISTING CONCRETE
STEP UP
PROPOSED CONCRETE WALK
12'X16' PERGOLA AND FIRE PLACE (ADDITIONAL CONCRETE UNDER PERGOLA)
LAWN
EDGER
EXISTING FENCE
GATE
-4.5
-4
-3
-2
-1
0.0
0.0.
0.0.

BIRD'S EYE VIEW (CONCEPT NO SCALE)



PLANT LIST

asterix in ZN (*) are sustainable in upper valleys

SYM	SIZE	#	ZN	COMMON NAME / botanical name
A			*	ASTER / aster
AB			*	ABBOTSWOOD POTENTILLA / potentilla fruticosa
AP			*	AUTUMN PURPLE ASH / fraxinus a. 'junglinger'
B	5 gal	14	*	FINE LINE BUCKHORN / rhamnus - fineline
BB	5 gal	5	*	DWARF BURNING BUSH / euonymus alatus compactus
BE			*	BABY BLUE EYES SPRUCE / picea pungens
BH			*	BLEEDING HEARTS / dicentra
BJ			*	BLUECHIP JUNIPER / juniperus horizontalis
BK			*	BAKERII SPRUCE / picea pungens
BM			*	BLUE MIST SPIREA / caryopteris x clandonensis
BP			*	BOSNIAN PINE / pinus leucodermis 'sleli fastigiata'
BS			*	COLUMNAR BLUE SPRUCE / picea pungens
BT			*	BIG TOOTH MAPLE / acer grandidentatum
BX	5 gal	149	*	WINTERGREEN BOXWOOD / buxus microphylla asiatic
C			*	BELLFLOWER / campanula
CA			*	CANADA RED CHOKECHERRY / prunus v. 'canada
CB			*	CRIMSON PYGMY BARBERRY / barberis t. crimson
CE			*	COLUMNAR ENGLISH OAK / quercus robur 'fastigiata'
CF			*	WHITE FIR / abies concolor
CH			*	COMMON HACKBERRY / celtis occidentalis
CLE			*	CLEMATIS / clematis
CM			*	CREEPING MAHONIA / mahonia repens
CN			*	COLUMNAR NORWAY MAPLE / acer plantanoides
CO			*	COLUMBINE / aquilegia
CP			*	CISTENA PLUM / prunus x cistena
CR			*	COMPACT CRANBERRY BUSH / viburnum trilobum
CS				CRIMSON SENTRY MAPLE / acer pl. 'crimson sentry'
D			*	DELPHINIUM / larkspur
DN			*	DIABLO NINEBARK / physocarpus opulifolius
DR			*	DEER RUN SPRUCE / picea orientalis 'deer run'
DY			*	DAYLILY / hemerocallis
EL				DWARF ENGLISH LAURAL / prunus laurocerasus
ES			*	BLACK EYED SUSAN / rudbeckia fulgida
F			*	GOLDFLAME SPIRAEA / spiraea x b. goldflame
FA				FLOWERING ALMOND / prunus glandulosa
FC				CONTORTED SNOW FOUNTAIN CHERRY / prunus x.
FN				FERNS / ferns
FP			*	CHANTICLEER PEAR / pyrus calleryana, 'glen's form'
FT				FRUIT TREES
GB	2.5"	&	*	GLOBOSA SPRUCE / picea pungens globosa
GG			*	GRAY GLEAM JUNIPER / juniperus scopulorum
GJ			*	GOLD JUNIPER / juniperus chinensis 'old gold'
GL			*	GREENSPIRE LINDEN / tilia cordata
GN			*	DARTS GOLD NINEBARK / physocarpus opulifolius
H			*	HOSTA / hosta
HB	1½"	10		PYRAMIDAL HORNBEAM / carpinus b. 'pyramidal'
HJ			*	HILLSPIRE JUNIPER / juniperus cupressifolia
HK	5 gal	114	*	HICKS TEA / taxodia
HL			*	IMPERIAL HONEYLOCUST / gleditsia t. 'impcat'
HP				RED HOT POKER / kniphofia
HS			*	HOOPSI SPRUCE / picea pungens
HY			*	HORIZONTAL TEA / t. baccata repandens
JB				JAPANESE MAPLE BLOODGOOD / acer palmatum
JC				JAPANESE MAPLE RED CUTLEAF / acer p. atropur
KD			*	KELSEY DOGWOOD / cornus sericea kelseyi
KG	5 gal	7	*	CARL FOERSTER REED GRASS / calamagrostis
KL			*	MISS KIM LILAC / syringa patula
L			*	LODENSE PRIVET / ligustrum vulgar lodense
LP			*	LUPINE / lupinus
LS			*	GRO-LOW SUMAC / rhus aromatica l
LT				LIATRIS / Gayfeather
LV				LAVANDER / lavandula angustifolia
LX	5 gal	15		HAMELN DWARF FOUNTAIN GRASS
M			*	DWARF MUGO PINE / pinus mugo 'pumila'
MA			*	MARSHALL SEEDLESS ASH / fraxinus p. seedless
ME				MOONSHADOW ELEONTYUS / euonymus fortunei
MS			*	SLOWMOUND MUGO PINE / pinus mugo 'slowmound'
N			*	NEST SPRUCE / picea abies nidiformis
NM			*	FAIRVIEW MAPLE / acer platanoides
OJ			*	BUFFALO JUNIPER / juniperus sabina buffalo
OL				OTTO LUYKEN LAURAL / prunus l.
OPP			*	ORIENTAL POPPY / papaver orientale
OS				OAKBRUSH SUMAC / rhus trilobata
P			*	GOLD DROP POTENTILLA / potentilla fruticosa
PC				PURPLE CONE FLOWER / Echinacea
PE	1 gal	3	*	PEONY / paeonia
PF				PURPLE FOUNTAIN BEECH / fagus 'purpurea pend.'
PH				FRASER'S PHOTINIA / photinia x fraseri
PK			*	PEKING COTONEASTER / cotoneaster acutifolius
PM			*	PARKWAY MAPLE / acer platanoides
PN			*	PENSTEMON / penstemon
PSH			*	PACIFIC SUNSET MAPLE / acer trunca 'warrenred'
QA			*	QUAKING ASPEN / populus tremuloides
R				ROSES
RB			*	EASTERN REDBUD / cercis canadensis
RC				ROCK COTONEASTER / cotoneaster horizontalis
RL			*	REDMOND LINDEN / tilia americana
RR				RIVERSIDE SPRUCE / picea omorika
RS				ROSE OF SHARON / hibiscus syriacus
RT				ROSE OF SHARON / tree form
S			*	SHASTA DAISY / leucanthemum 'snow lady'
SA			*	SWEDISH ASPEN / populus tremula 'erecta'
SC			*	SPRING SNOW CRABAPPLE / malus 'spring snow'
SF	5 Tall			SNOWFOUNTAIN CHERRY / prunus x 'snofozam'
SH			*	PAUL'S SCARLET HAWTHORN / crataegus l.
SL			*	STERLING SILVER LINDEN / tilia tomentosa
SM			*	SNOWMOUND SPIRAEA / spiraea nipponica t.
SN			*	SUTHER KINE NINEBARK / physocarpus opulifolius
SP			*	ARNOLD SENTINEL PINE / pinus nigra
SS			*	SMOOTH SUMAC / rhus glabra
ST			*	STAGHORN SUMAC / rhus typhina
SV			*	SALVIA / salvia
SW				SWEET WILLIAM / dianthus barbatus
T			*	TALL HEDGE BUCKTHORN / rhamnus f. columnaris
TB			*	TRUMPET VINE / campsis
TR				TRI-COLOR BEECH / fagus s. roseo marginata
V			*	VARIEGATED REDTWIG DOGWOOD / cornus alba
VC				PERIWINKLE / vinca
VI			*	VARIEGATED IRIS / iris variegata
VR			*	SPEEDWELL / veronica spicata
W	5 gal	5	*	ANTHONY WATERER SPIRAEA / spiraea x b. water
WN			*	WEEPING NORWAY SPRUCE / picea abies 'pendula'
WS	7'	6	*	WELLSPIRE SPRUCE / picea mariana f
WT			*	WISTERIA / wisteria
WW	6-7	2	*	WEEPING WHITE SPRUCE / picea glauca 'pendula'
WX	5 Tall			TWISTED LAVANDER / TWISTED
Y			*	GOLD SWORD YUCCA / yucca filamentosa
Z				ZELKOVA SERRATA /

AGGRESSIVE ROCK WALL PERENNIALS (SUN)
PURPLE ROCK CRESS/ aubrieta cultorum, SEA THRIFT/ armeria maritime,
CREEPING BABIES BREATH/ gypsophila repens,
SOAPWORT/ saponaria ocymoides, CREEPING PHLOX/ phlox subulata,
ICE PLANT/ delosperma, PUSSEY TOES/ antennaria dioica,
BELLFLOWER/ campanula, SEDUM/ sedum, CRANESBILL/ geranium,
MAIDENPINKS/ dianthus zing rose, CREEPING ASTER/ aster violet carpet,
CANDYTUFT/ iberis, BASKET OF GOLD/ alyssum, BLANKET FLOWER/ gaillardia

10' 5' NORTH
Scale: 1" = 10'

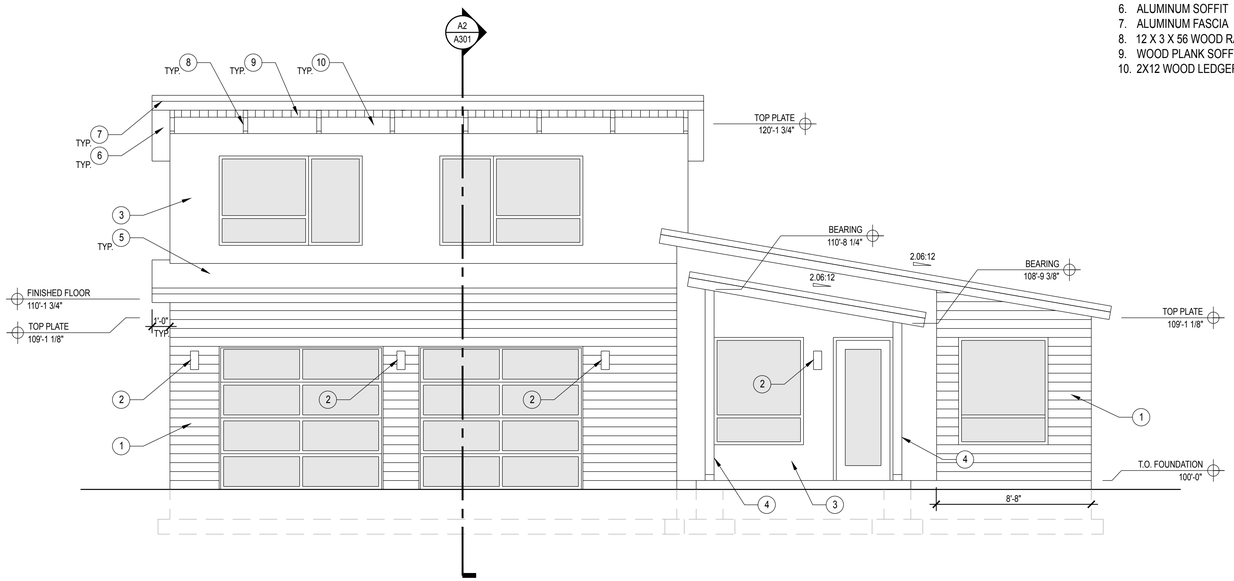
CLIENT: THE PINCOCK
ADDRESS: 4166 E 1500 N OREM, UTAH
LANDSCAPE DESIGN

thrive NURSERY
ENVISION LAND DESIGN
DARREN@ENVISIONLANDDESIGN.com
801-791-9079
DRAWN BY: DARREN BURNETT
LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT NO. 5409901 DARREN F. BURNETT STATE OF UTAH

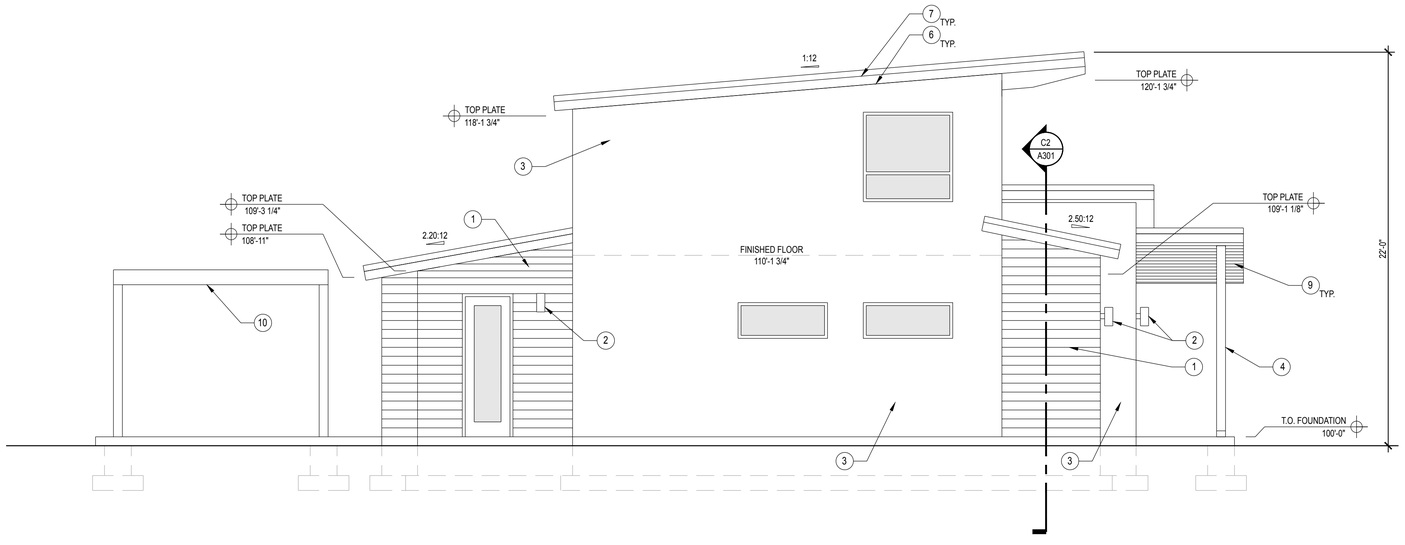
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ELEVATION KEY NOTES: ⟨#⟩

1. WOOD SIDING
2. SCONCE LIGHT FIXTURE
3. STUCCO
4. 4X4 WOOD POST
5. ROOFING
6. ALUMINUM SOFFIT
7. ALUMINUM FASCIA
8. 12 X 3 X 56 WOOD RAFTER TAILS (X8)
9. WOOD PLANK SOFFIT (1X6)
10. 2X12 WOOD LEDGER



C3 / A201 WEST ELEVATION
SCALE: 1/4" = 1'-0"



A3 / A201 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
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PINCOCK RESIDENCE
ACCESSORY BUILDING

466 EAST 1500 NORTH, OREM, UTAH 84097

JSH
DESIGNS

T 801 722 9021

3029 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER

PERMIT SET
04.10.19

ELEVATIONS

DRAWING NUMBER
A201

Pincock Meeting Notes

opening -

SWPPP - tracking dirt

Design + use -

Bryan Clark 801 226 0329
b78clark@comcast.net

- Fences - how high, what type,

- Sharing contacts -

Landscaper - what Jobs have he done

- Pool surface Material - Plaster + Hydrozeo -
- Type of Concrete around the edges of the Pool
-
- Pool Kings - Pool design
- lighting - LED
- Bubbler - ends of pool
- ADD steel + Rebar to Concrete to prevent cracking -
- Concrete sealing -
- Pool Maintence - What type of system -
-

Neighborhood Meeting Regarding Detached Garage Structure

466 E 1500 N Orem, UT 84097

Wednesay April 24, 2019

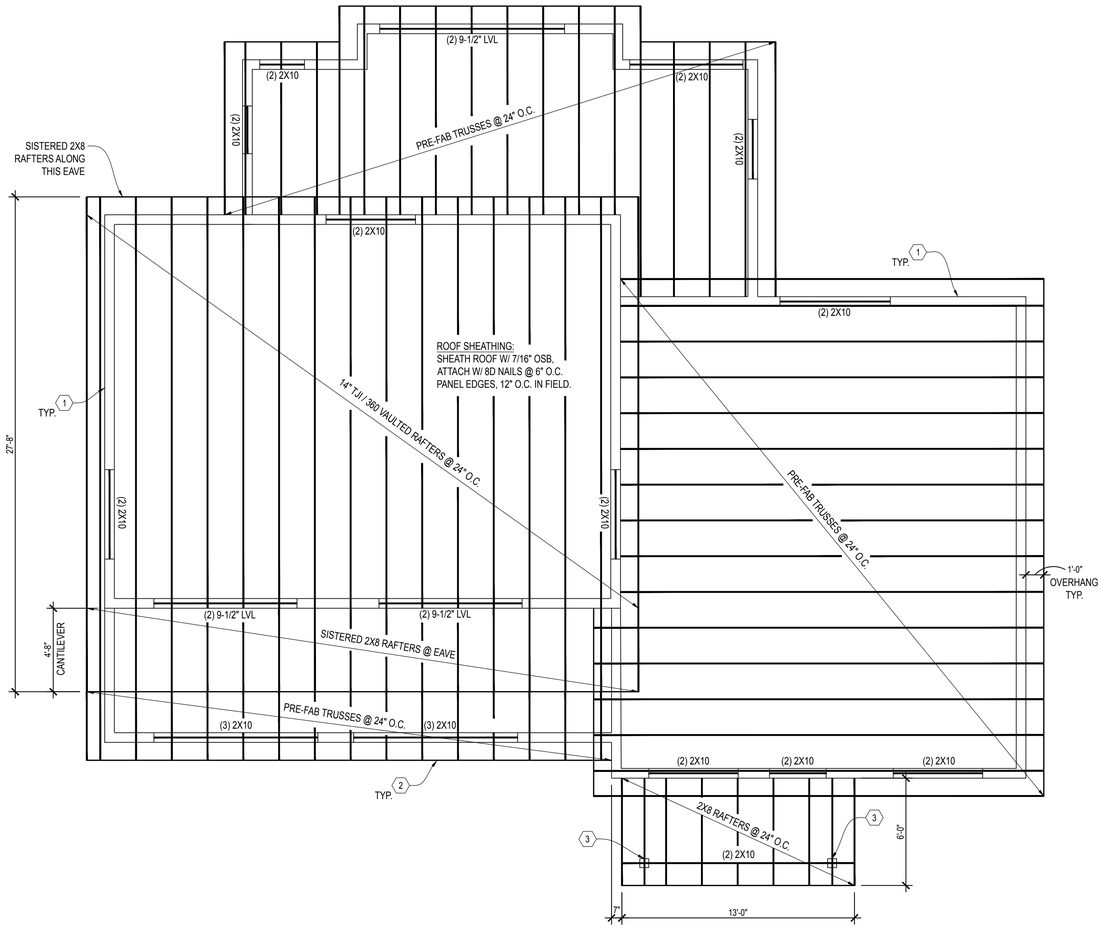
Name:

Bryan Clark	(801) 226-0329
Jeff Henderson	801-319-9599
Braden Hansen	801 420 2431
Wesley Holcombe	801-520-2358
Alexis Harding	376-7676
Kristi Mellstrup	571 723 1121

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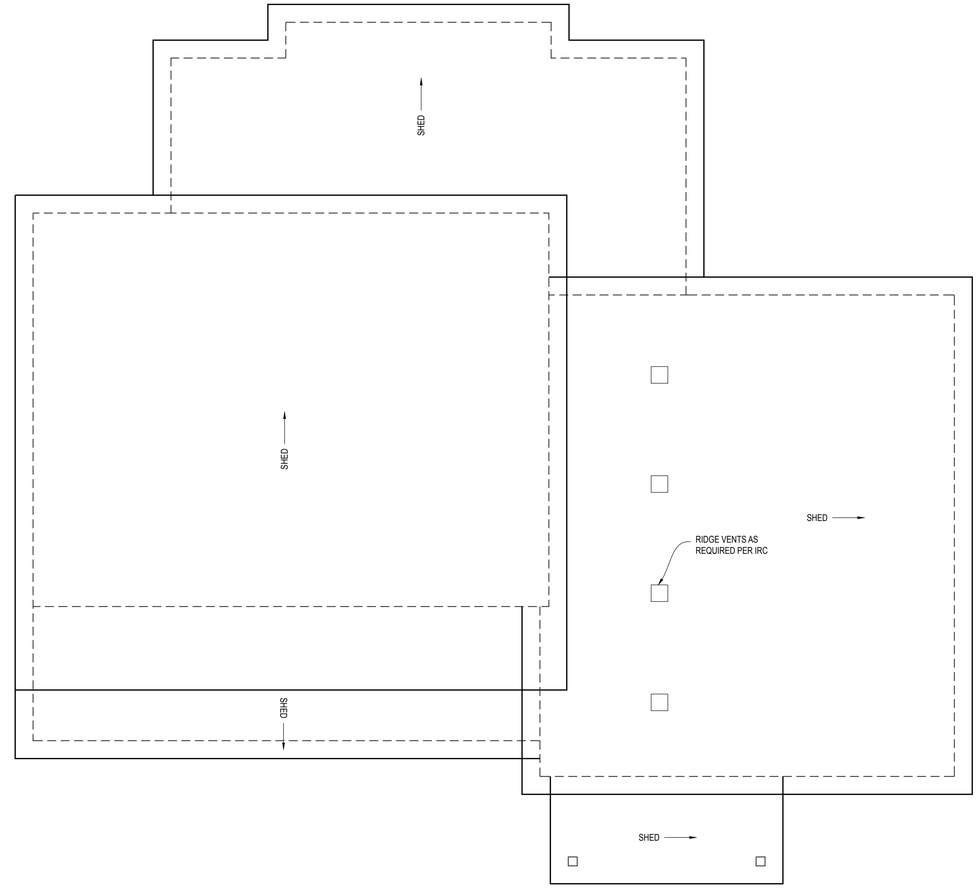
ROOF PLAN GENERAL NOTES:

1. 12" EAVES, TYP. (UNLESS NOTED OTHERWISE)
2. PROVIDE ATTIC VENTING PER IRC @ AREA / 150 SQ. FT.
3. PROVIDE SOFFIT VENTING PER IRC @ AREA / 300 SQ. FT.



N

A1 / A103 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



N

A4 / A103 ROOF PLAN
SCALE: 1/4" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE
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#	REV. DESCRIPTION	REV. DATE

PINCOCK RESIDENCE ACCESSORY BUILDING

466 EAST 1500 NORTH, OREM, UTAH 84097

PROFESSIONAL STRUCTURAL ENGINEER
NO. 190917
JAY D. ADAMS
STATE OF UTAH
2/12/19

JSH DESIGNS

T 801 722 9021

3029 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER

PERMIT SET
04.10.19

ROOF & FRAMING PLAN

DRAWING NUMBER
A103

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, Jun 5, 2019
4:30 pm

Applicant requests the City Council approve a conditional use permit for an accessory structure containing 1,776 square feet located at 466 East 1500 North in the PD14 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

COLE, CLAUDIA A
31 N 250 W
LINDON, UT 84042

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, Jun 5, 2019
4:30 pm

Applicant requests the City Council approve a conditional use permit for an accessory structure containing 1,776 square feet located at 466 East 1500 North in the PD14 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SAM LENTZ
882 W 1720 N
OREM, UT 84057

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, Jun 5, 2019
4:30 pm

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DEBBY LAURET
1869 N 80 E
OREM, UT 84057

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

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4:30 pm

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

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
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6:00 pm

Planning Commission
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4:30 pm

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KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ENGLE, ESTOL J & VIRGINIA M (ET AL)
%ENGLE, ESTOL
425 S 900 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, Jun 5, 2019
4:30 pm

Applicant requests the City Council approve a conditional use permit for an accessory structure containing 1,776 square feet located at 466 East 1500 North in the PD14 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, Jun 5, 2019
4:30 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Jun 18, 2019
6:00 pm

Planning Commission
Wed, Jun 5, 2019
4:30 pm

Applicant requests the City Council approve a conditional use permit for an accessory structure containing 1,776 square feet located at 466 East 1500 North in the PD14 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

DICKSON, THOMAS D
1206 S 1680 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
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6:00 pm

Planning Commission
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4:30 pm

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KEELE, M ELLEN
14462 VANTAGE CR
BLUFFDALE, UT 84065

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

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BASTIAN, BRUCE W
PO BOX 755
OREM, UT 84059

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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TEMKIN, CIMBRIA S & CIMBRIA S
1384 N 430 E
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SEOW, ANTHONY S & JUEL L
1459 N 430 E
OREM, UT 84097

For more information, contact
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O'BRIEN, DENNIS & ROCHELLE
1481 N 430 E
OREM, UT 84097

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

COLLINGS, ROBERT P & ANA
1480 N 430 E
OREM, UT 84097

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Grant Allen at (801) 229-7095
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BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
1384 N 450 EAST
OREM, UT 84097

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CHAI, MAUI & KARA
1415 N 450 E
OREM, UT 84097

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MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
1436 N 450 EAST
OREM, UT 84097

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Grant Allen at (801) 229-7095
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KREUTZKAMP, CHARLES ALLEN & CAROLINE
1435 N 450 E
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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JACKMAN, BRADLEY JAY & VICKI LYNN (ET AL)
1495 N 450 E
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
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DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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TUTTLE, MARY JANE HANSON & BYRON LYNN
422 E 1450 N
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
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PHILLIPS, GARN G & MARIAM P
425 E 1200 N
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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SIEVERS, A KENT & DEBRA C
432 E 1450 N
OREM, UT 84097

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Grant Allen at (801) 229-7095
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BOYLE, DAVID CHRISTOPHER
437 E 1450 N
OREM, UT 84097

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Grant Allen at (801) 229-7095
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HENDERSON, CINDY O & JEFFREY B (ET AL)
463 E 1450 N
OREM, UT 84097

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NYMAN, MICHAEL S & LINDSAY ANN
445 E 1450 N
OREM, UT 84097

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DICKSON, THOMAS D
--OR CURRENT RESIDENT--
479 E 1450 NORTH
OREM, UT 84097

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Grant Allen at (801) 229-7095
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BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
480 E 1450 NORTH
OREM, UT 84097

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HUGHES, BONITA & STEWART
--OR CURRENT RESIDENT--
482 E 1500 NORTH
OREM, UT 84097

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PINCOCK, ANDREW (ET AL)
466 E 1500 N
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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CHURCH, TRACI LYN (ET AL)
485 E 1500 N
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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BROUGH, GREGORY K & ELIZA J
412 E 1550 N
OREM, UT 84097

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Grant Allen at (801) 229-7095
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PETERSON, WILLARD E & MARIETA B
418 E 1550 N
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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DOWLING, CHRISTOPHER D & SHERYL A
415 E 1550 N
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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BROWN, RAYETTA L & DAVID J (ET AL)
422 E 1600 N
OREM, UT 84097

For more information, contact
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KEELE, M ELLEN
--OR CURRENT RESIDENT--
436 E 1600 NORTH
OREM, UT 84097

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Grant Allen at (801) 229-7095
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OREM CITY COREPORATION
--OR CURRENT RESIDENT--
MURDOCK CANAL
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

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

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

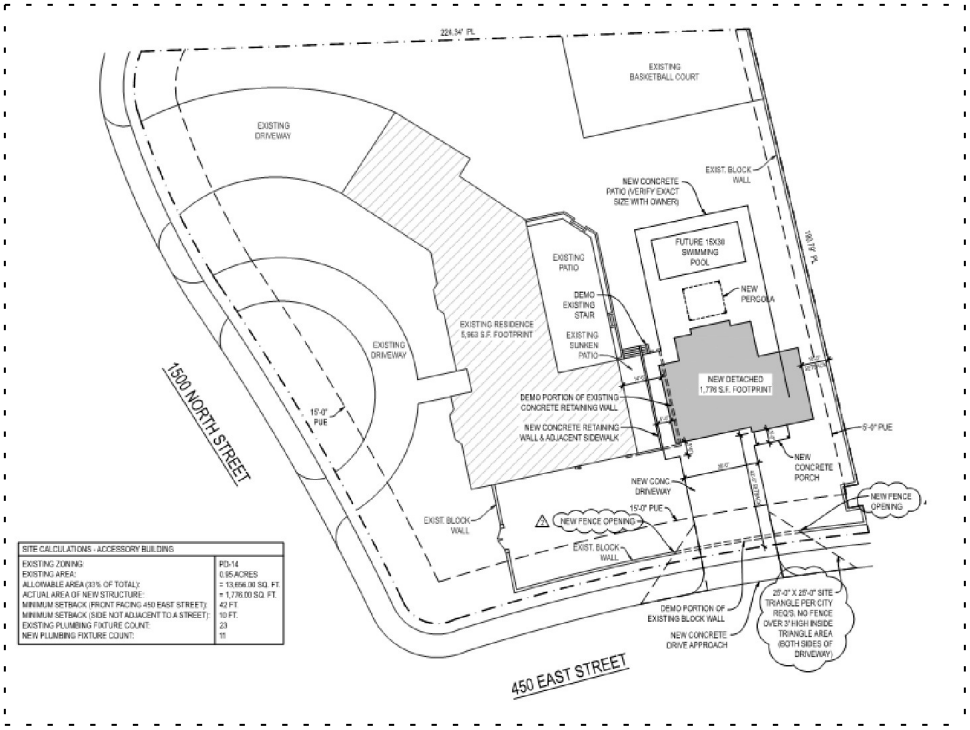
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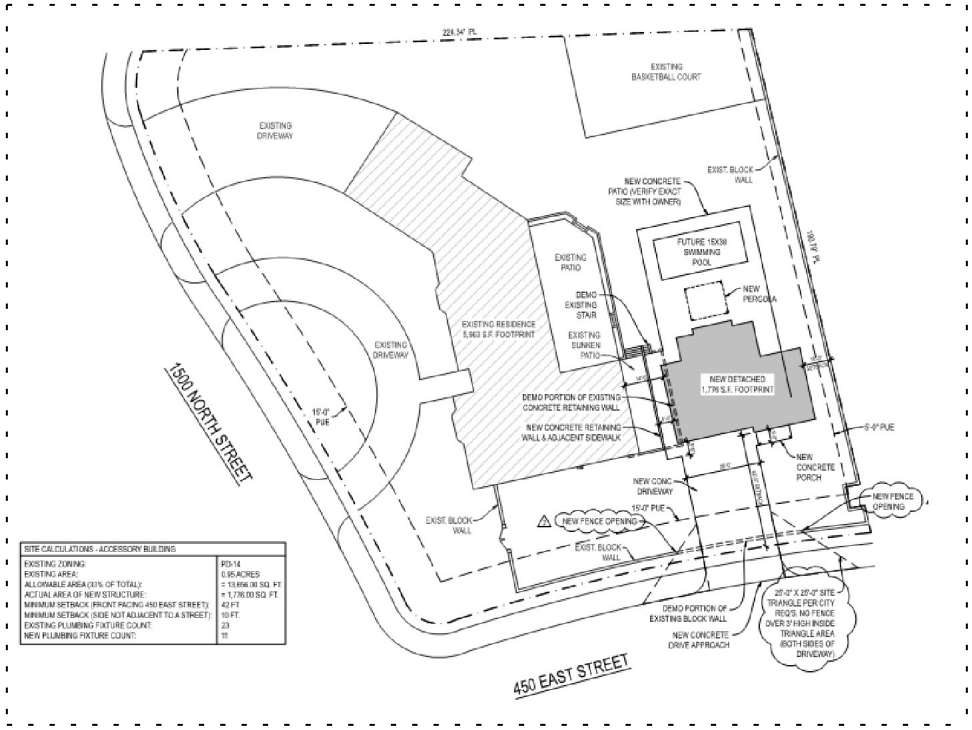
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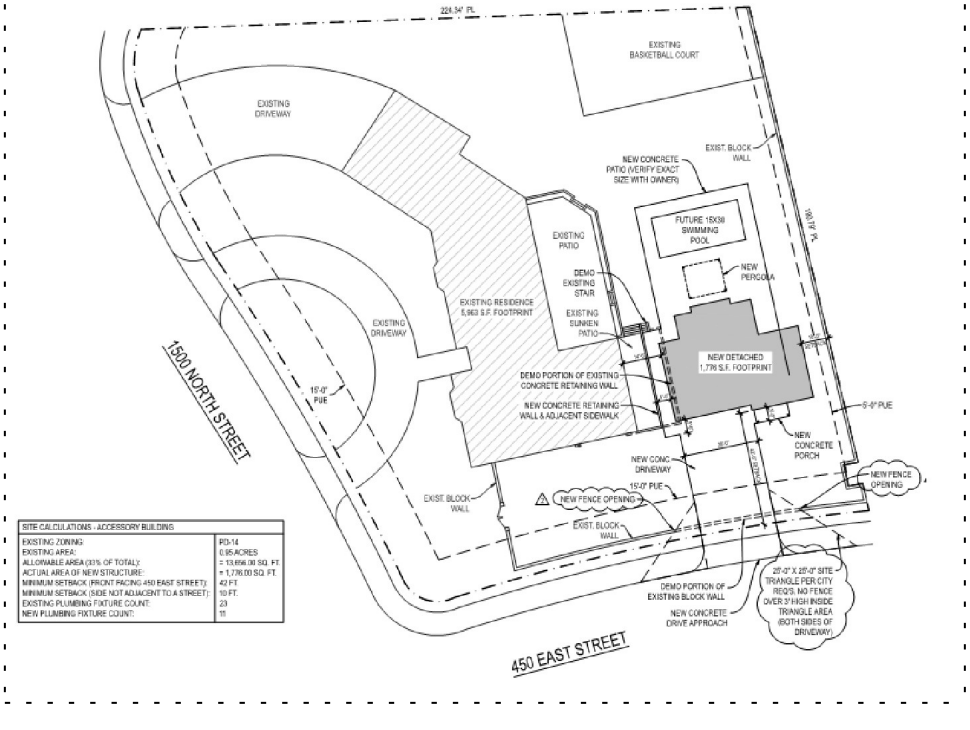
THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097



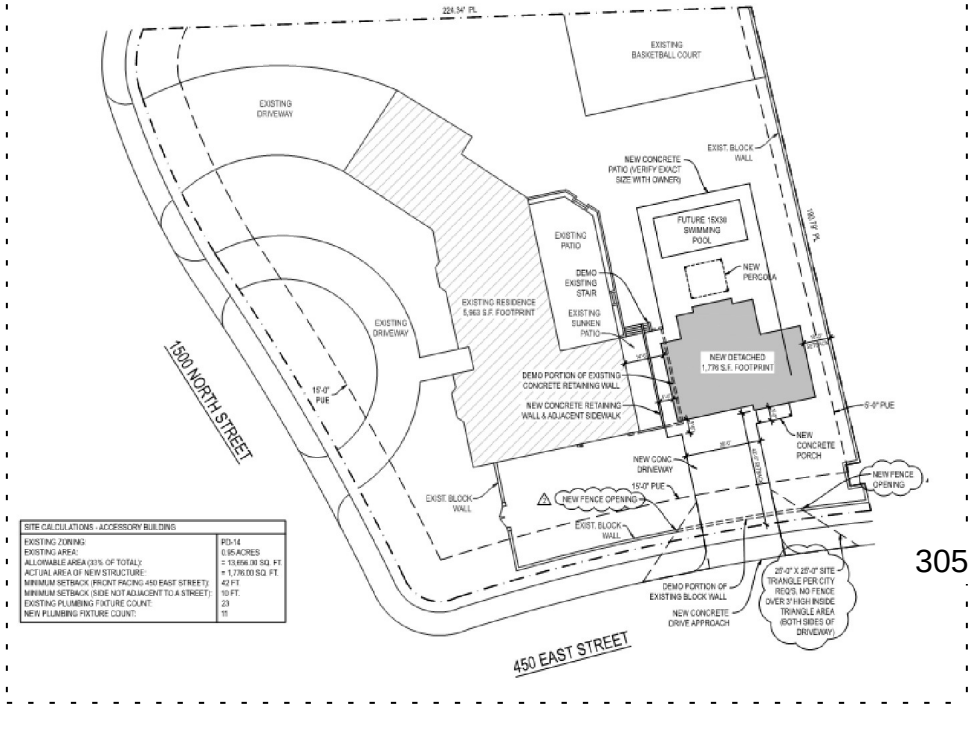
SITE CALCULATIONS - ACCESSORY BUILDING	
EXISTING ZONING:	RD-14
EXISTING AREA:	0.95 ACRES
ALLOWABLE AREA (33% OF TOTAL):	= 13,656.00 SQ. FT.
ACTUAL AREA OF NEW STRUCTURE:	= 1,776.00 SQ. FT.
MINIMUM SETBACK (FRONT FACING 450 EAST STREET):	42 FT.
MINIMUM SETBACK (SIDE NOT ADJACENT TO A STREET):	10 FT.
EXISTING PLUMBING FIXTURE COUNT:	23
NEW PLUMBING FIXTURE COUNT:	11



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OREM CITY COREPORATION
--OR CURRENT RESIDENT--
MURDOCK CANAL
OREM, UT 84097

BASTIAN, BRUCE W
PO BOX 755
OREM, UT 84059

COLE, CLAUDIA A
31 N 250 W
LINDON, UT 84042

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

BROUGH, GREGORY K & ELIZA J
412 E 1550 N
OREM, UT 84097

DOWLING, CHRISTOPHER D & SHERYL A
415 E 1550 N
OREM, UT 84097

PETERSON, WILLARD E & MARIETA B
418 E 1550 N
OREM, UT 84097

TUTTLE, MARY JANE HANSON & BYRON LYNN
422 E 1450 N
OREM, UT 84097

BROWN, RAYETTA L & DAVID J (ET AL)
422 E 1600 N
OREM, UT 84097

PHILLIPS, GARN G & MARIAM P
425 E 1200 N
OREM, UT 84097

ENGLE, ESTOL J & VIRGINIA M (ET AL)
%ENGLE, ESTOL
425 S 900 W
OREM, UT 84058

SIEVERS, A KENT & DEBRA C
432 E 1450 N
OREM, UT 84097

KEELE, M ELLEN
--OR CURRENT RESIDENT--
436 E 1600 NORTH
OREM, UT 84097

BOYLE, DAVID CHRISTOPHER
437 E 1450 N
OREM, UT 84097

NYMAN, MICHAEL S & LINDSAY ANN
445 E 1450 N
OREM, UT 84097

HENDERSON, CINDY O & JEFFREY B (ET AL)
463 E 1450 N
OREM, UT 84097

PINCOCK, ANDREW (ET AL)
466 E 1500 N
OREM, UT 84097

DICKSON, THOMAS D
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OREM, UT 84097

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--OR CURRENT RESIDENT--
480 E 1450 NORTH
OREM, UT 84097

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--OR CURRENT RESIDENT--
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CHURCH, TRACI LYN (ET AL)
485 E 1500 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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900 E HIGH COUNTRY DRIVE
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DICKSON, THOMAS D
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OREM, UT 84058

TEMKIN, CIMBRIA S & CIMBRIA S
1384 N 430 E
OREM, UT 84097

BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
1384 N 450 EAST
OREM, UT 84097

CHAI, MAUI & KARA
1415 N 450 E
OREM, UT 84097

KREUTZKAMP, CHARLES ALLEN & CAROLINE
1435 N 450 E
OREM, UT 84097

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
1436 N 450 EAST
OREM, UT 84097

SEOW, ANTHONY S & JUEL L
1459 N 430 E
OREM, UT 84097

COLLINGS, ROBERT P & ANA
1480 N 430 E
OREM, UT 84097

O'BRIEN, DENNIS & ROCHELLE
1481 N 430 E
OREM, UT 84097

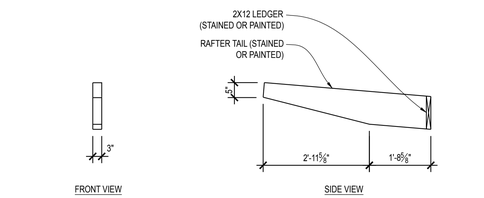
JACKMAN, BRADLEY JAY & VICKI LYNN (ET AL)
1495 N 450 E
OREM, UT 84097

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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

KEELE, M ELLEN
14462 VANTAGE CR
BLUFFDALE, UT 84065

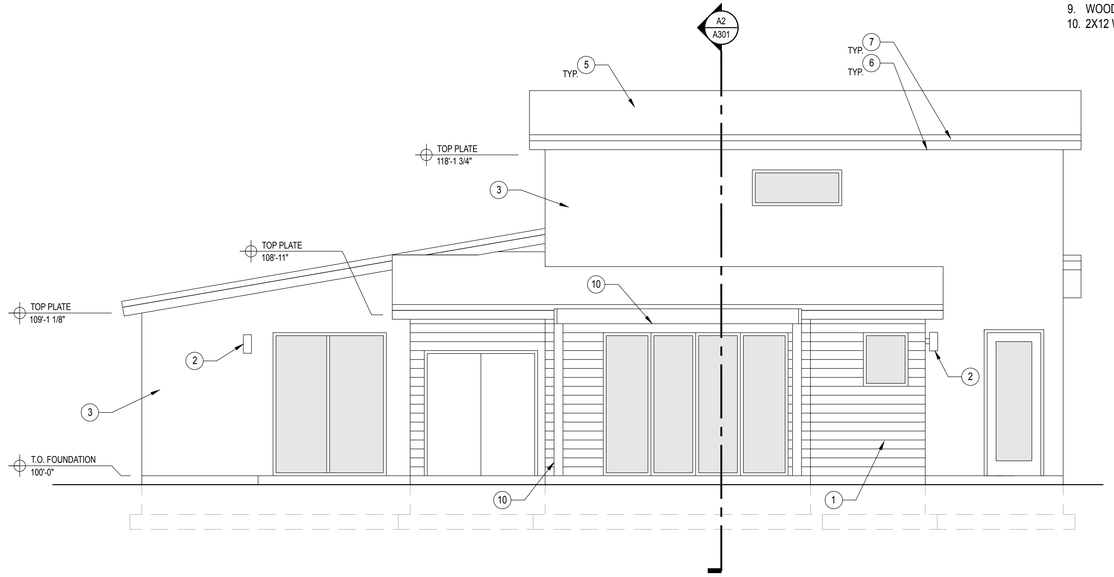
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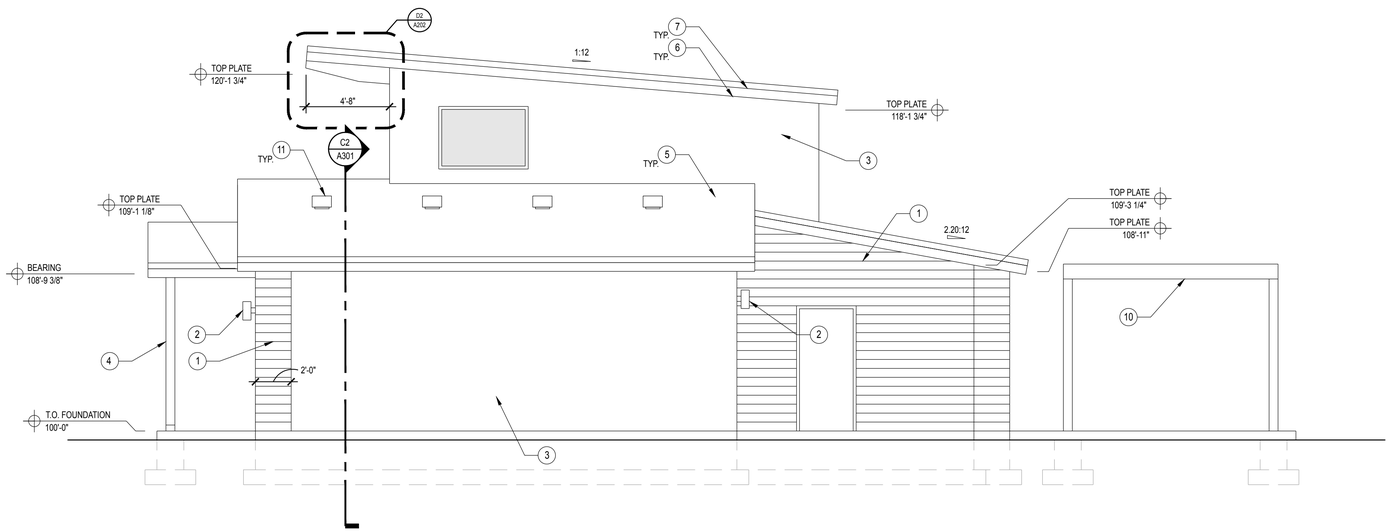
D2 / A202 RAFTER TAIL
SCALE: 1/2" = 1'-0"

ELEVATION KEY NOTES:

1. WOOD SIDING
2. SCONCE LIGHT FIXTURE
3. STUCCO
4. 4X4 WOOD POST
5. ROOFING
6. ALUMINUM SOFFIT
7. ALUMINUM FASCIA
8. 12 X 3 X 56 WOOD RAFTER TAILS (X8)
9. WOOD PLANK SOFFIT (1X6)
10. 2X12 WOOD LEDGER



C3 / A202 EAST ELEVATION
SCALE: 1/4" = 1'-0"



A3 / A202 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
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PINCOCK RESIDENCE
ACCESSORY BUILDING
466 EAST 1500 NORTH, OREM, UTAH 84097

JSH DESIGNS
T 801 722 9021
3029 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

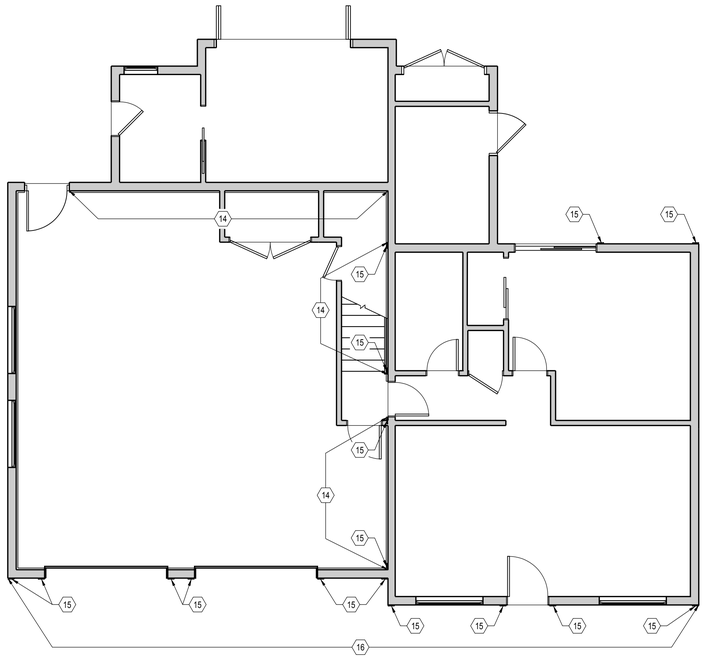
PROJECT NUMBER

PERMIT SET
04.10.19

ELEVATIONS

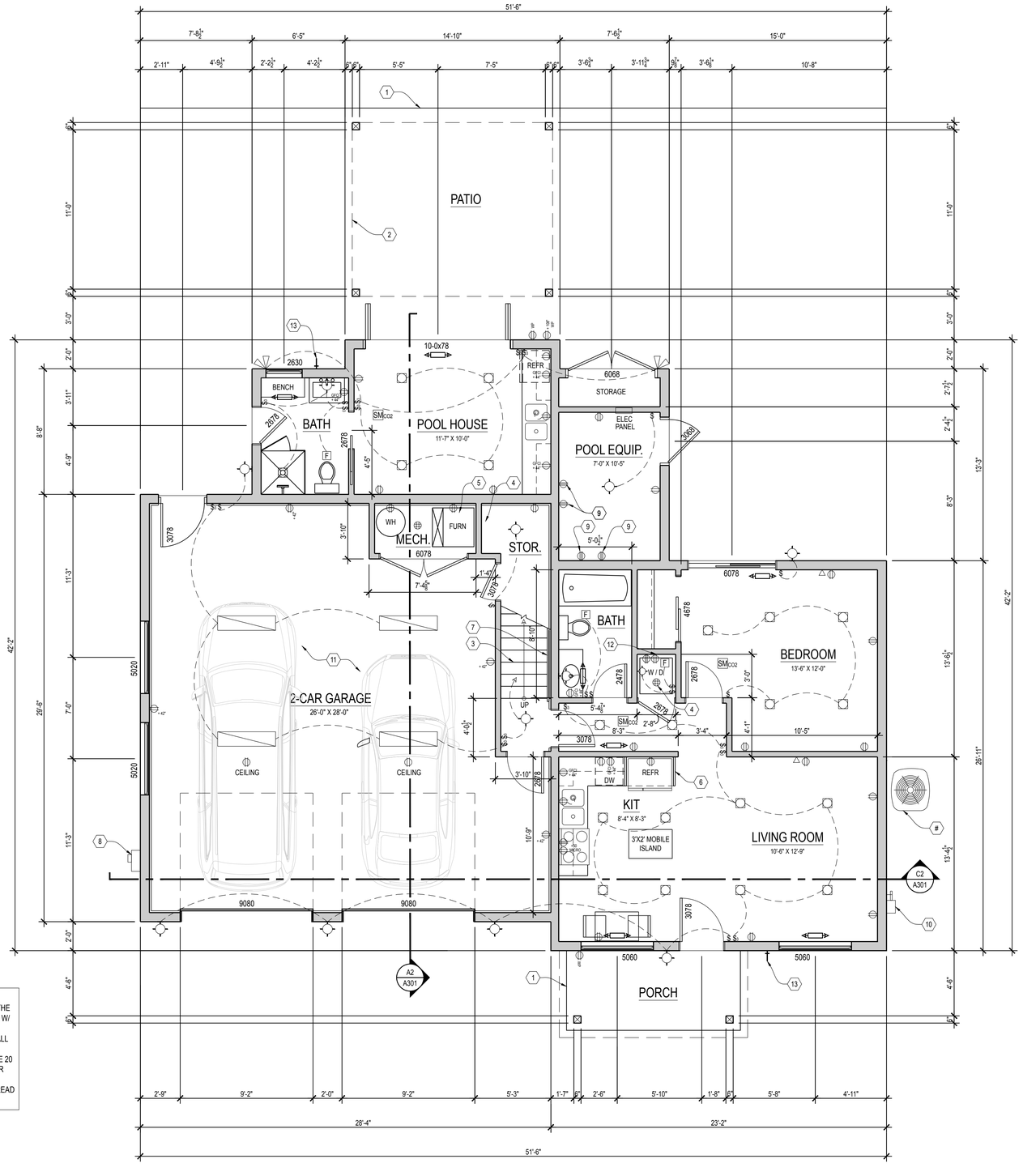
DRAWING NUMBER
A202

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N

B1 / A101 SHEATHING PLAN
SCALE: 3/16" = 1'-0"



N

A2 / A301 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRE SEPARATION REQUIREMENTS (PER I.R.C.):

1. ALL INTERIOR WALLS SEPARATING THE GARAGE FROM THE HOUSE SHALL BE 1/2" GYP. BD. SEAL ALL PENETRATIONS W/ MATERIAL THAT MEETS ASTM E 136.
2. GARAGE CEILING SHALL BE 5/8" TYPE 'X' GYP. BD. SEAL ALL PENETRATIONS W/ MATERIAL THAT MEETS ASTM E 136.
3. DOOR SEPARATING GARAGE FROM MUD ROOM SHALL BE 20 MIN. FIRE-RATED W/ A SELF-CLOSING DEVICE & WEATHER STRIPPING/SEALS ON ALL 4 SIDES.
4. ALL WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200.

FLOOR PLAN GENERAL NOTES:

A. SEE GENERAL NOTES ON SHEET G002 FOR ADDITIONAL REQUIREMENTS
B. DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF DRYWALL
C. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE (U.N.O.)
D. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF FOUNDATION WALL
E. COORDINATE ALL WINDOW HEIGHTS & SIZES WITH ELEVATIONS AND FLOOR PLAN
F. INSTALL BACK FLOW PREVENTERS ON ALL HOSE BIBS
G. WATER RESISTANT GYP. BOARD TO BE USED IN ALL WET LOCATIONS
H. EXHAUST FANS TO VENTILATE BATHROOMS TO EXTERIOR
I. PROVIDE FLOOR DRAINS FOR LAUNDRY AND UTILITY ROOMS
J. ALL GLAZING IN INGRESS & EGRESS DOORS & ENCLOSURES SHALL BE IMPACT RESISTANT
K. ALL GLAZING IN DOORS & ENCLOSURES FOR BATHTUBS, SHOWERS, & STAIRWAYS SHALL BE IMPACT RESISTANT
L. FLOOR SURFACE OF THE GARAGE TO BE NON-COMBUSTIBLE MATERIAL AND SLOPE TOWARD VEHICLE DOOR. R309.3
M. AUTOMATIC GARAGE DOOR OPENERS TO COMPLY WITH UL325. R309.6

FLOOR PLAN KEY NOTES: (#)

1. CONCRETE PORCH
2. PRE-FABRICATED PERGOLA
3. STAIR CALCULATION: 17 RISERS @ 7.50" EACH. FRAME STAIRS WITH (3) 2X12 D.F. #2 STRINGERS. STAIR SYSTEM TO HAVE 10" MIN TREAD & 7 3/4" MAX. RISER PER I.R.C.
4. FLOOR DRAIN
5. SEISMIC STRAPS FOR WATER HEATER AS REQUIRED. STRAPS SIZED AS PER IRC P2801.2
6. CABINET & COUNTERTOP FINISHES BY OWNER
7. HANDRAIL PER I.R.C. REQUIREMENTS
8. PROPOSED ELECTRICAL METER LOCATION
9. 240V OUTLETS FOR POOL EQUIPMENT
10. PROPOSED GAS METER LOCATION
11. SLOPE GARAGE FLOOR TO FRONT OF HOUSE @ 2% MIN.
12. PROVIDE VENTILATION FOR DRYER PER IRC.
13. NO-FREEZE HOSE BIB
14. SHEATH INTERIOR WALLS INDICATED W/ 7/16" OSB SHEATHING NAILED SAME AS PERIMETER.
15. SIMPSON STHD14 HOLDOWN.
16. EXTERIOR OSB SHEATHING ALONG WEST SIDE TO BE ATTACHED W/ 8D NAILS @ 3" O.C. EDGES, 12" O.C. FIELD.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED)
WP	WEATHER PROTECTED GFCI DUPLEX OUTLET
+18"	DUPLEX OUTLET 18" OFF FLOOR
+42"	DUPLEX OUTLET 42" OFF FLOOR
GFCI	GROUND FAULT CIRCUIT INTERUPTER
AFCI	ARC FAULT CIRCUIT INTERUPTER
	220 v OUTLET
J	JUNCTION BOX FOR JETTED TUB
F	FAN
SMCO2	SMOKE DETECTOR WIRED IN SERIES W/ CO2 DETECTOR
$	SWITCH
$3	3 WAY SWITCH
$4	4 WAY SWITCH
	RECESSED LIGHT
	CEILING FIXTURE
	WALL MOUNTED FIXTURE
	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
	PULL CHORD INCADESCENT

- OWNER TO DETERMINE ALL LOCATION OF OUTLETS AND SWITCHES
- FINISH MATERIAL PER OWNER
- ALL ELECTRICAL ON THIS SHEET IS SCHEMATIC FOR PERMIT PURPOSES, ACTUAL LOCATIONS AND AMOUNT PER OWNER
- ALL ELECTRICAL WORK IS DESIGN-BUILD AND IS TO MEET ALL CURRENT CODE REQUIREMENTS

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

PINCOCK RESIDENCE
ACCESSORY BUILDING
466 EAST 1500 NORTH, OREM, UTAH 84097

PROFESSIONAL STRUCTURAL ENGINEER
NO. 190917
JAY D. ADAMS
STATE OF UTAH
4/12/19

JSH DESIGNS
T 801 722 9021
3029 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER

PERMIT SET
04.10.19

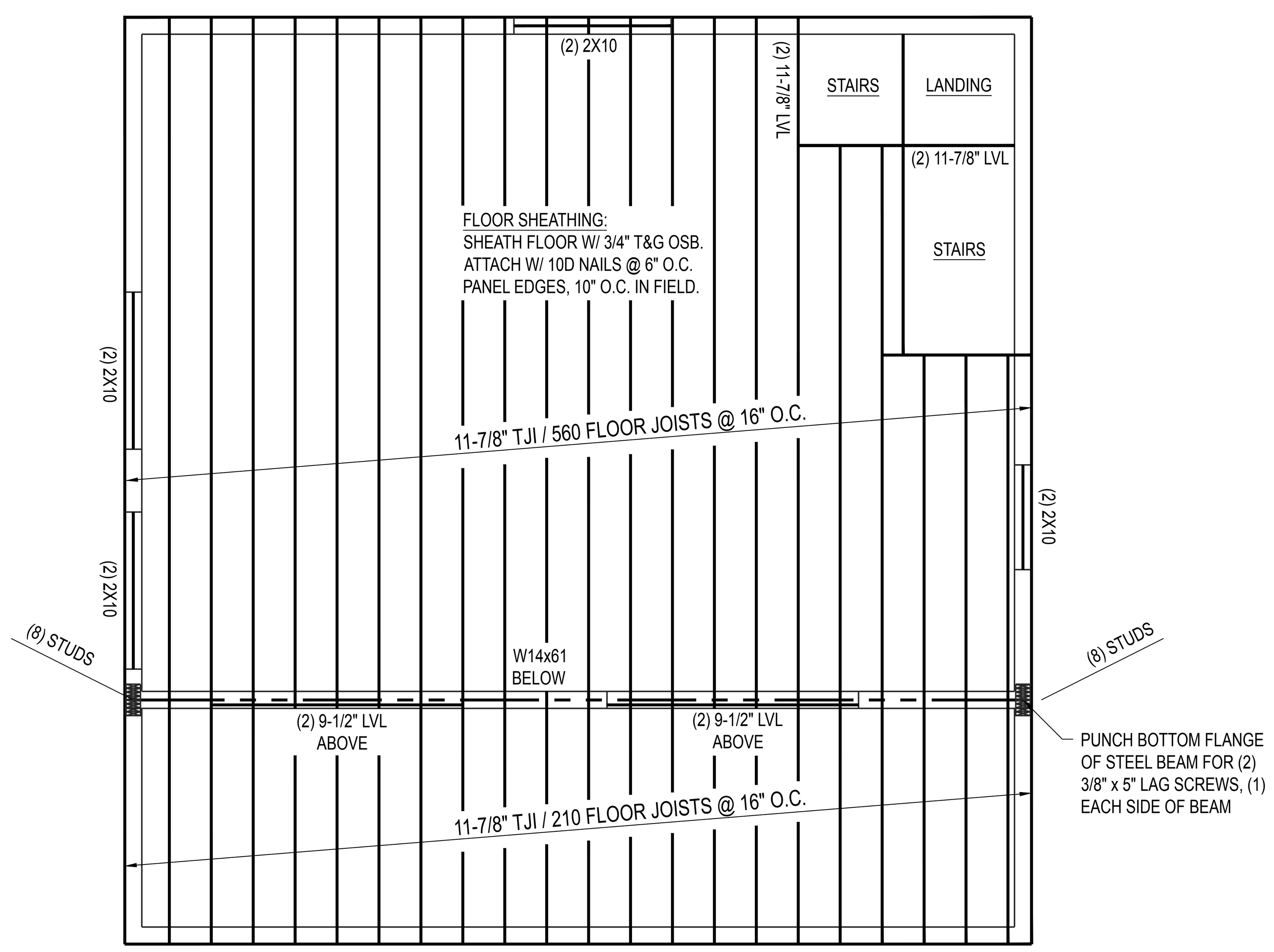
MAIN LEVEL FLOOR PLAN

DRAWING NUMBER
A101

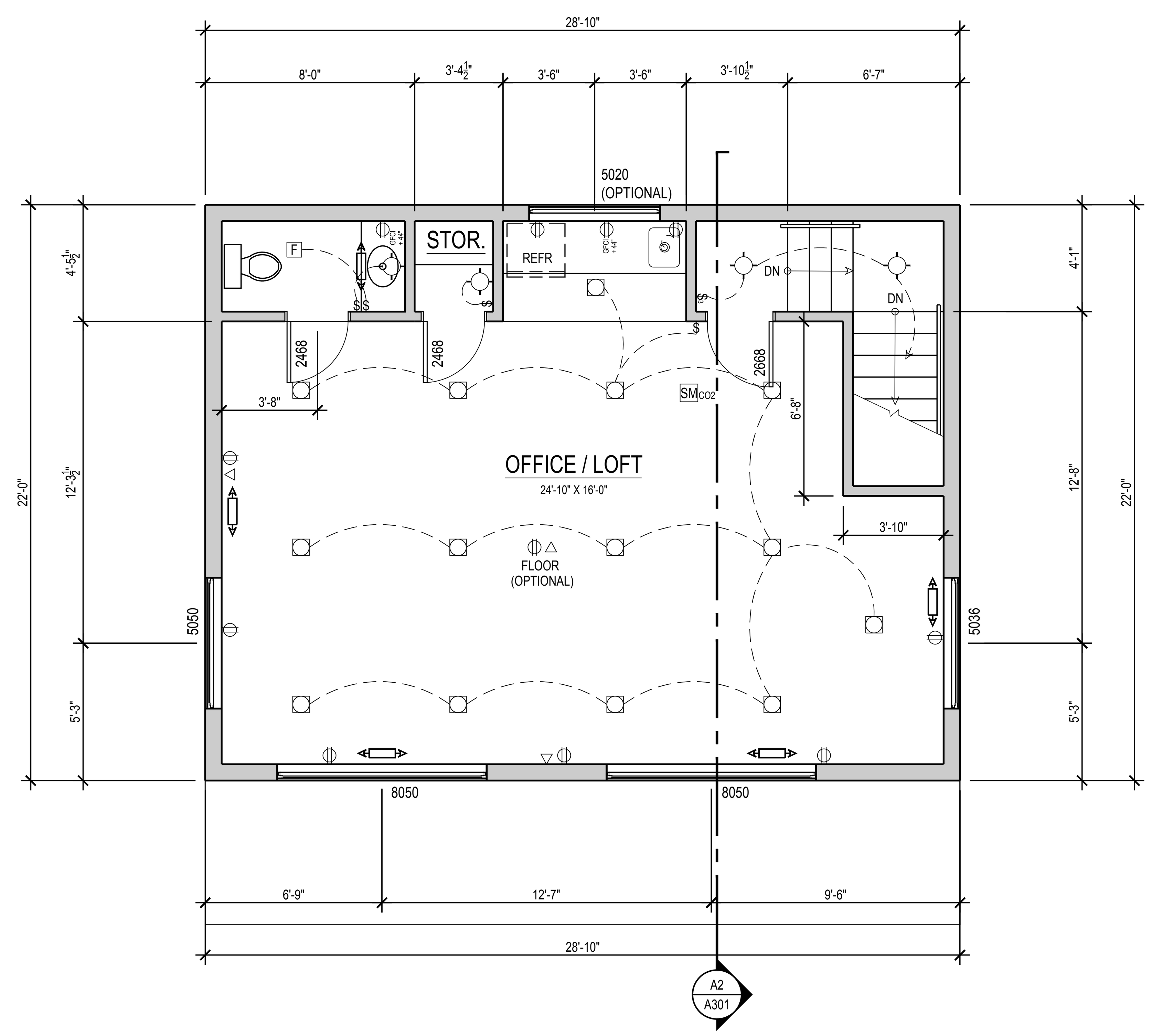
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M. AUTOMATIC GARAGE DOOR OPENERS TO COMPLY WITH UL325. R309.6



A1 / A102 SECOND LEVEL FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



A4 / A102 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

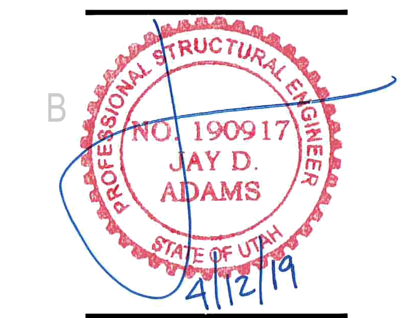
SYMBOL	DESCRIPTION
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AFCI	ARC FAULT CIRCUIT INTERUPTER
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F	FAN
SMCO2	SMOKE DETECTOR WIRED IN SERIES W/ CO2 DETECTOR
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	WALL MOUNTED FIXTURE
	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
PC	PULL CHORD INCADESCENT

- OWNER TO DETERMINE ALL LOCATION OF OUTLETS AND SWITCHES
- FINISH MATERIAL PER OWNER
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MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
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PINCOCK RESIDENCE ACCESSORY BUILDING

466 EAST 1500 NORTH, OREM, UTAH 84097



JSH DESIGNS

T 801 722 9021

3029 N. MEADOW VIEW DRIVE
LEHI, UTAH 84043

PROJECT NUMBER

PERMIT SET
04.10.19

SECOND LEVEL FLOOR & FRAMING PLAN

DRAWING NUMBER

A102

Agenda Item 3.1 is a request by Andrew Pincock to request the Planning Commission recommend the City Council approve a conditional use permit for an accessory structure containing 1,776 square feet located at 466 East 1500 North in the PD-14 zone.



Staff Presentation: The applicant is building an accessory building containing a living room, bedroom, two car garage, guest house/pool house, and pool equipment. The lot contains a total area of 41,468 square feet (sf) or .95 acres. The accessory building contains a total building area of 1,776 sf on two levels.

The ordinance requires a conditional use permit for accessory structures in the PD14 zone 1,000 sf feet or greater. Accessory structures cannot be more than 33% of the area of the parcel; this structure is 4 % of the lot at 1,776 sf. The structure is 22 feet high, well below the maximum height of 43 feet allowed.

The proposed elevations consist of stucco and wood siding. The proposed landscaping and overall plan comply with the requirements of the PD14 zone.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve a conditional use permit for an accessory structure containing 1,776 square feet at 466 East 1500 North in the PD-14 zone.

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

Chair Spencer invited the applicant to come forward. Andrew Pincock introduced himself but had nothing to add to Mr. Allen's presentation.

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

When no one came forward, Chair Spencer closed the public meeting 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. Cochran moved to approve a conditional use permit for an accessory structure containing 1,776 square feet located at 466 East 1500 North in the PD-14 zone. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

RESOLUTION NO. _____

A RESOLUTION OF THE OREM CITY COUNCIL APPROVING A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE OF 1,776 SQUARE FEET LOCATED AT 466 EAST 1500 NORTH IN THE PD-14 ZONE.

WHEREAS on April 15, 2019, Andrew Pincock filed an application with the City of Orem requesting the City approve a conditional use permit for an accessory structure of 1,776 square feet located at 466 East 1500 North in the PD-14 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on May 22, 2019, and the Planning Commission recommended approval of the request; and

WHEREAS a public meeting considering the subject application was held by the City Council on June 18, 2019; and

WHEREAS notice of the public meeting to be held by the City Council on the subject application was mailed to 40 residents and property owners within 500 feet of the subject property; and

WHEREAS the agenda of the Planning Commission meeting and 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 the surrounding neighborhoods; and the special conditions applicable to the request.

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

1. The City Council finds this request is in the best interest of the City because there are no negative impacts that have been identified related to the proposed accessory structure.

2. The City Council hereby approves a conditional use permit for an accessory

structure of 1,776 square feet located at 466 East 1500 North in the PD-14 zone as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

3. This resolution shall take effect immediately upon passage.

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

PASSED, APPROVED and ordered PUBLISHED this 18th day of June 2019.

_____

Richard F. Brunst, Mayor

ATTEST:

_____

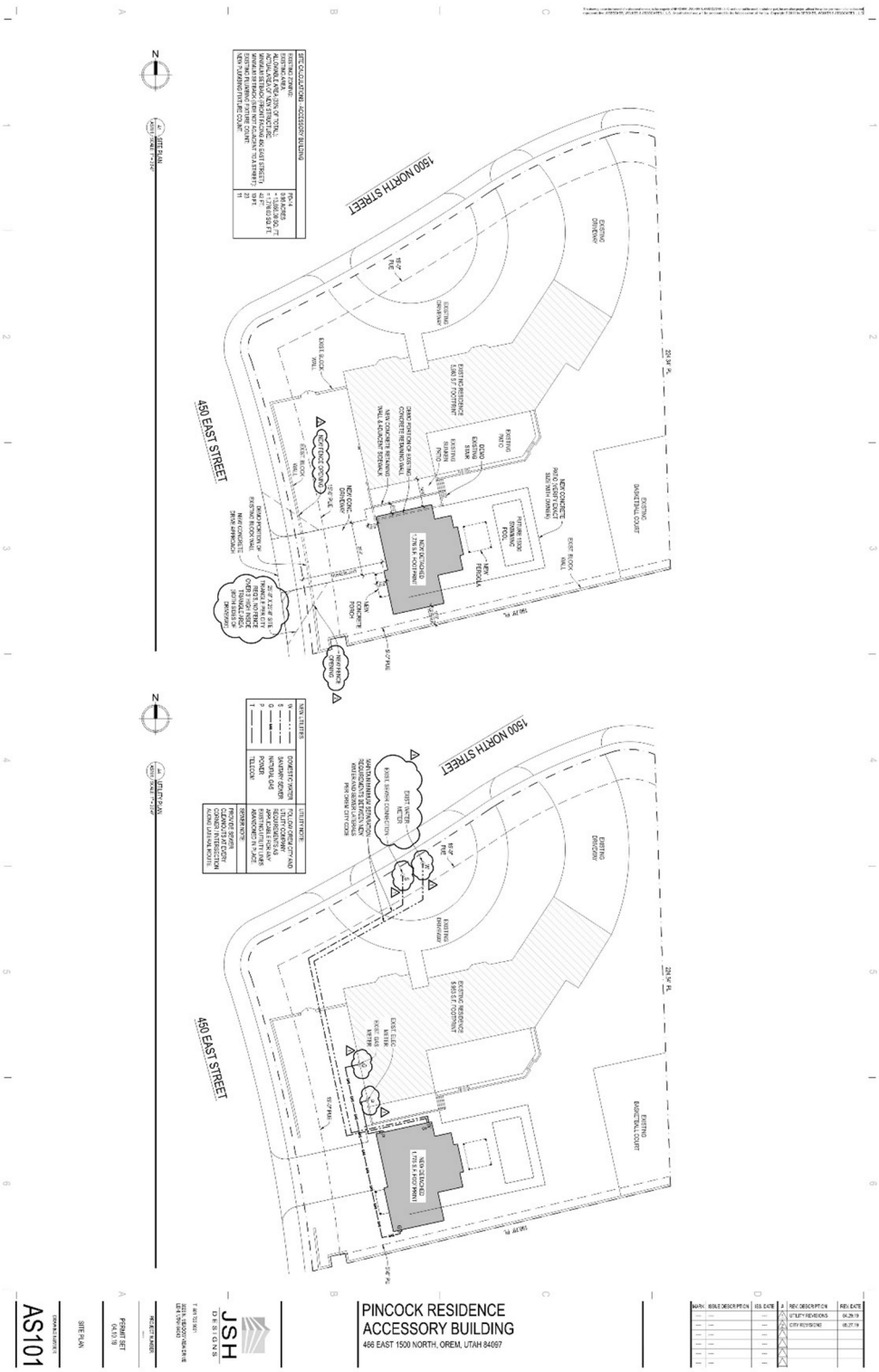
Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE"	COUNCIL MEMBERS VOTING "NAY"
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

_____ _____

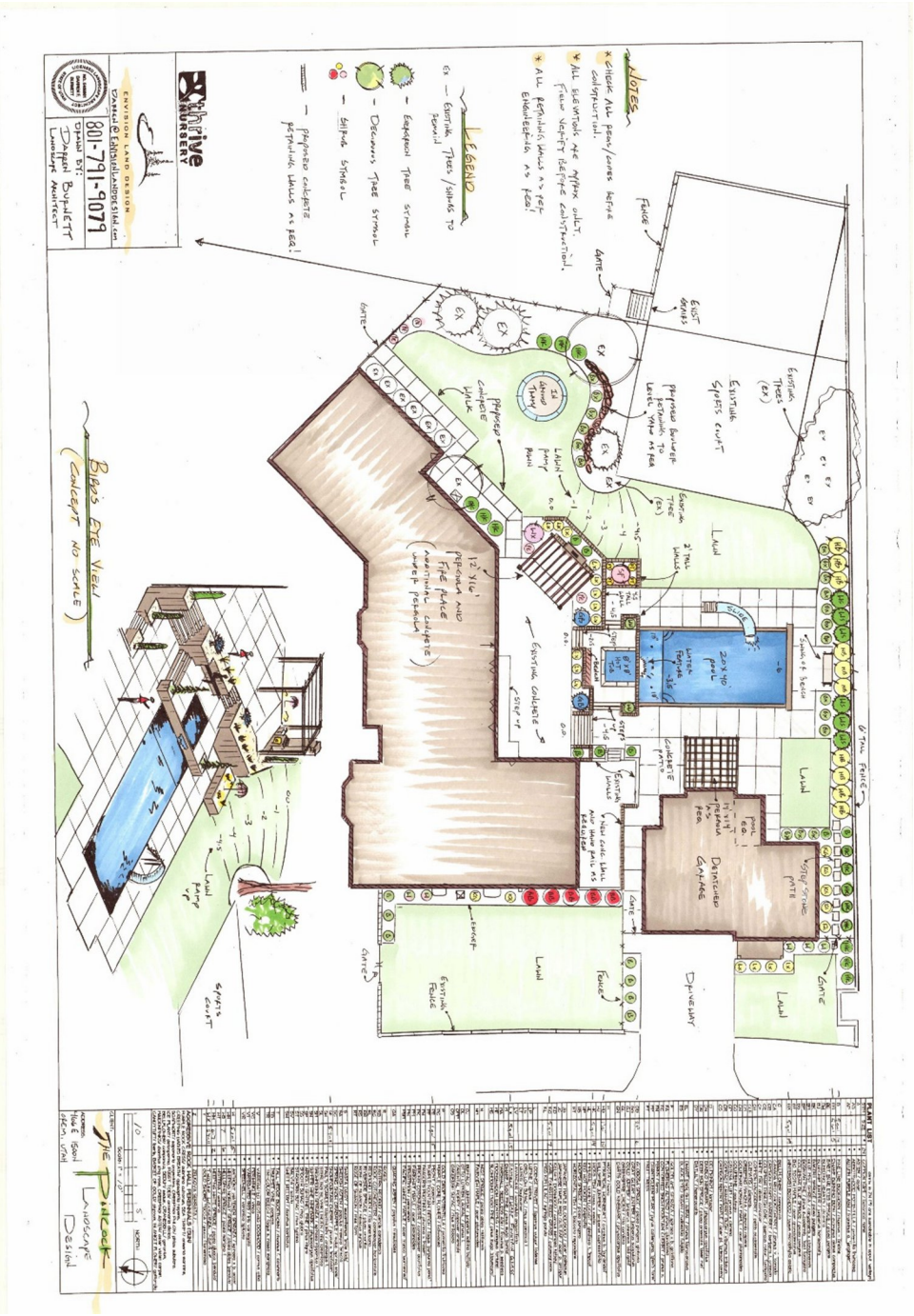
_____ _____

Exhibit “A”


1500 NORTH STREET
450 EAST STREET
SITE PLAN
UTILITY PLAN
PINCOCK RESIDENCE
ACCESSORY BUILDING
466 EAST 1500 NORTH, OREM, UTAH 84097
JSH
AS101
SITE PLAN
PERMIT SET

ELEVATION KEY NOTES:
PINCOCK RESIDENCE
ACCESSORY BUILDING
466 EAST 1500 NORTH, OREM, UTAH 84097
JSH
A201
ELEVATIONS

ELEVATION KEY NOTES:
PINCOCK RESIDENCE
ACCESSORY BUILDING
466 EAST 1500 NORTH, OREM, UTAH 84097
JSH
BUILDING
A202


NOTES
LEGEND
BIRDS EYE VIEW
(CONCEPT NO SCALE)
Thrive
NURSERY
ENVISION LAND DESIGN
801-791-9079
Daniel Bushell
Landscape Architect
The Pollock
Landscape
Design

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MAY 2019

Percent of Year Expired: 92%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2019	% To Date FY 2018	Notes
10 GENERAL FUND								
Revenues	52,677,850	4,031,496	46,630,388			89%		
Appr. Surplus - Prior Year	3,293,798		3,293,798			100%		
Std. Interfund Transactions	5,275,308		5,275,308			100%		
Total Resources	61,246,956	4,031,496	55,199,494		6,047,462	90%	88%	
Expenditures	61,246,956	3,274,212	49,692,405	1,025,130	10,529,421	83%	83%	
20 ROAD FUND								
Revenues	3,130,000	535,529	2,749,309			88%		
Appr. Surplus - Current	424,000		424,000			100%		
Appr. Surplus - Prior Year	1,862,049		1,862,049			100%		
Total Resources	5,416,049	535,529	5,035,358		380,691	93%	90%	
Expenditures	5,416,049	85,451	3,106,164	933,153	1,376,732	75%	62%	1
21 CARE TAX FUND								
Revenues	2,075,000	201,206	1,738,993			84%		
Appr. Surplus - Current	100,000		100,000			100%		
Appr. Surplus - Prior Year	3,002,456		3,002,456			100%		
Total Resources	5,177,456	201,206	4,841,449		336,007	94%	90%	
Expenditures	5,177,456	-19,028	1,199,192	1,954	3,976,310	23%	25%	
30 DEBT SERVICE FUND								
Revenues	5,706,412	86,750	5,135,720			90%		
Appr. Surplus - Prior Year	6,603		6,603			100%		
Total Resources	5,713,015	86,750	5,142,323		570,692	90%	89%	
Expenditures	5,713,015	134,682	2,492,717		3,220,298	44%	56%	
45 CIP FUND								
Revenues	958,019	590,000	1,093,946			114%		
Appr. Surplus - Prior Year	11,591,434		11,591,434			100%		
Total Resources	12,549,453	590,000	12,685,380		-135,927	101%	102%	
Expenditures	12,549,453	160,471	1,447,265	2,354,167	8,748,021	30%	30%	
51 WATER FUND								
Revenues	19,581,062	1,430,787	17,810,869			91%		
Appr. Surplus - Current Year	1,000,000		1,000,000			100%		
Appr. Surplus - Prior Year	10,973,466		10,973,466			100%		
Total Resources	31,554,528	1,430,787	29,784,335		1,770,193	94%	99%	
Expenditures	31,554,528	804,791	13,377,947	1,272,347	16,904,234	46%	43%	
52 WATER RECLAMATION FUND								
Revenues	10,603,694	999,989	11,071,813			104%		
Appr. Surplus - Current Year	1,005,000		1,005,000			100%		
Appr. Surplus - Prior Year	4,121,693		4,121,693			100%		
Total Resources	15,730,387	999,989	16,198,506		-468,119	103%	97%	
Expenditures	15,730,387	431,961	5,988,985	931,122	8,810,280	44%	57%	2
55 STORM WATER FUND								
Revenues	4,638,195	417,654	4,597,884			99%		
Appr. Surplus - Current Year	629,988		629,988			100%		
Appr. Surplus - Prior Year	3,010,281		3,010,281			100%		
Total Resources	8,278,464	417,654	8,238,153		40,311	100%	97%	
Expenditures	8,278,464	86,083	3,888,701	66,768	4,322,995	48%	44%	
56 RECREATION FUND								
Revenues	2,064,500	137,078	1,778,925			86%		
Appr. Surplus - Prior Year	2,061		2,061			100%		
Total Resources	2,066,561	137,078	1,780,986		285,575	86%	98%	
Expenditures	2,066,561	129,632	1,773,549	102,717	190,295	91%	90%	
57 SOLID WASTE FUND								
Revenues	3,794,980	331,892	3,527,523			93%		
Appr. Surplus - Prior Year	248,577		248,577			100%		
Total Resources	4,043,557	331,892	3,776,100		267,457	93%	93%	
Expenditures	4,043,557	324,225	3,208,996	393	834,168	79%	76%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MAY 2019

Percent of Year Expired: 92%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2019	% To Date FY 2018	Notes
58 STREET LIGHTING FUND								
Revenues	1,733,000	78,593	1,663,444			96%		
Appr. Surplus - Prior Year	108,170		108,170			100%		
Total Resources	1,841,170	78,593	1,771,614		69,556	96%	97%	
Expenditures	1,841,170	109,627	649,822	229,754	961,594	48%	73%	3
61 FLEET MAINTENANCE FUND								
Revenues	1,500	1,500	2,723			100%		
Appr. Surplus - Prior Year	1,421		1,421			100%		
Std. Interfund Transactions	784,000		784,000			100%		
Total Resources	786,921	1,500	788,144		-1,223	100%	100%	
Expenditures	786,921	50,093	684,406	1,518	100,997	87%	85%	
62 PURCHASING/WAREHOUSING FUND								
Revenues		15	165			100%		
Appr. Surplus - Prior Year	227		227			100%		
Std. Interfund Transactions	375,000		375,000			100%		
Total Resources	375,227	15	375,392		-165	100%	100%	
Expenditures	375,227	27,581	362,956	3,685	8,586	98%	96%	
63 SELF INSURANCE FUND								
Revenues	555,000	45,284	545,495			98%		
Std. Interfund Transactions	1,235,000		1,235,000			100%		
Total Resources	1,790,000	45,284	1,780,495		9,505	99%	99%	
Expenditures	1,790,000	37,619	1,815,826	403	-26,229	101%	104%	
64 INFORMATION TECH FUND								
Revenues		678	8,658			100%		
Appr. Surplus - Prior Year	253,755		253,755			100%		
Std. Interfund Transactions	2,380,000		2,380,000			100%		
Total Resources	2,633,755	678	2,642,413		-8,658	100%	100%	
Expenditures	2,633,755	166,264	2,075,648	167,019	391,088	85%	75%	
74 CDBG FUND								
Revenues	1,157,917	34,799	449,748			39%		
Appr. Surplus - Prior Year	55,321		55,321			100%		
Total Resources	1,213,238	34,799	505,069			42%	86%	4
Expenditures	1,213,238	19,626	398,467	2,045	812,726	33%	81%	4
CITY TOTAL RESOURCES	155,941,812	8,843,979	146,131,184		9,102,459	94%	93%	
CITY TOTAL EXPENDITURES	155,941,812	5,547,399	89,437,576	6,695,402	59,808,834	62%	64%	

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED MAY 2019:

1) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($933,153) being significantly higher than in the prior fiscal year ($443,690) at this date in time.

2) The current year expenditures are lower in comparison to the prior year due to current year capital projects ($1,043,917) being significantly less than in the prior fiscal year ($690,929) at this date in time. A pipe liner project was the primary reason for the variance as more of the project was completed in the prior year.

3) The current year expenditures are lower in comparison to the prior year due to the purchase of a large number of new matching street lights to replace the lights in the old expiring street light districts which occurred in March of the previous fiscal year.

4) The City received $217,650 in HUD grant drawdowns in the previous fiscal year which is higher due primarily to lower reimbursement related to our NPU officers in this fiscal year. The Senior Center HVAC project spent $57,785 in the previous year by the end of May but no such project has been done so far this fiscal year.

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