



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 04, 2020

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

NOTICE OF ALL-ELECTRONIC MEETING AND OF OPPORTUNITY FOR PUBLIC
PARTICIPATION

Pursuant to Planning Commission Chairman Mickey Cochran's Proclamation dated November 4, 2020, the Orem City Planning Commission meeting on November 4, 2020 will be an all-electronic meeting. There will be no anchor location for the meeting. The City cannot ensure the recommended minimum of six feet of social distancing for meeting participants at the usual anchor location in the Orem City Council Chambers. Therefore, holding the meeting at the City Council Chambers would present a substantial risk to the health and safety of those who may be present at the meeting and may contribute to the spread of COVID-19. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically.

To view the meeting: Please go to orem.org/meetings.

To make a comment: Please submit your comment through: orem.org/comments

Comments will be accepted before and during the meeting. All comments received will be entered into the record and forwarded to each Planning Commission member for review. Comments will also be read aloud during the live meeting when required by law or when time permits. Once an item has been voted on, that item will be closed to additional comments.

Thank you for your cooperation during these challenging times.

3:30 PM PRE-MEETING – CANCELED

4:30 PM REGULAR SESSION – ELECTRONIC VIA ZOOM

1. CALL TO ORDER
2. INVOCATION BY INVITATION
3. 4:30 PM SCHEDULED ITEMS

- 3.1. **PUBLIC HEARING – Business Licensing requests the City amend Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code by changing Development Services and Administrative Services to Finance.**

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend City amend Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code.

Presenter: Cheryl Vargas

[SR-C_BL_Dept_Updates_Staff_Report_11.4.20.docx](#)

[22-14-15 BL Dept Updates.pdf](#)

- 3.2. PUBLIC HEARING – The Development Services Department requests the City amend portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone.**

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone.

Presenter: Jason Bench

[SR_J_The_HUB_Edge_zone_11.4.2020.docx](#)

[HUB District_Location Map.docx](#)

[THE_HUB_DISTRICT.pdf](#)

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[20201021_2_MailerBack.pdf](#)

[20201021_2_Labels.docx](#)

[Ordinance-HubZone Final 10-22-20.pdf](#)

4. MINUTES REVIEW AND APPROVAL

4.1. MINUTES REVIEW AND APPROVAL

Review and approve minutes from October 21, 2020.

Presenter: Jake Harding

[2020-10-21.pcmmin - DRAFT](#)

5. ADJOURN

Next meeting scheduled for Wednesday, November 18, 2020

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,

**please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)**

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

Item #: 3.1	Planning Commission November 4, 2020	
Prepared By: Cheryl Vargas		
Applicant: City of Orem - Business Licensing	PUBLIC HEARING – Business Licensing requests the City amend Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code by changing Development Services and Administrative Services to Finance.	

NOTICES:

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

SITE INFORMATION:

- General Plan Designation:

varies

- Current Zone: **varies**
- Acreage: **varies**
- Neighborhood: **varies**

ACTION:

The Planning Commission makes a recommendation to the City Council regarding this request.

REQUEST:

The applicant requests the City amend Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code by changing Development Services and Administrative Services to Finance.

BACKGROUND:

The Administrative Services Department was renamed as the Finance Department and this recommendation would update the code to the current configuration. Also, Business Licensing who issues the home occupation permits has been moved from Development Services to Administrative Services (Finance Department).

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend City amend Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code.

CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-14. Supplementary Regulations

22-14-15. Home Occupation Requirements.

- A. No home occupation shall be conducted without first obtaining a home occupation permit pursuant to this Chapter and a business license pursuant to this chapter and the Orem City Code chapter regulating businesses.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-01-0009, Amended, 2/27/2001; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0029, Amended, 9/9/2003)

- B. The ~~Development Services~~ **Finance** Director may grant a home occupation permit in the residential zones, provided the use applied for meets each and every one of the standards set forth in this Section.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-01-0009, Amended, 2/27/2001; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0029, Amended, 9/9/2003)

- C. A home occupation permit shall be obtained from the ~~Development Services~~ **Finance** Department before such home occupation is established. The permit shall have an annual fee established by resolution of the City Council.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-01-0009, Amended, 2/27/2001; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0029, Amended, 9/9/2003)

- D. **Home Occupations.** As a matter of public policy, commercial and industrial activities should be conducted in zones where such activities are specifically permitted. Except as otherwise specifically provided, it shall be unlawful to conduct a business or occupation in a residential dwelling unless a home occupation permit has been issued by the City. The Director of ~~Development Services~~ **Finance** may issue a home occupation permit to allow limited business activities to be conducted within a residential dwelling located in any zone in the City if the following requirements are met:

1. A business license has been issued for the home occupation pursuant to **CHAPTER 12** and the permitted pays an annual business license fee in an amount established by resolution of the City Council.

12-1-2 Definitions

Director shall mean the Director of the ~~Administrative Services Finance~~ Department or his designee.

(Ord. No. O-2018-0028, amended 10/9/2018)

12-3-1. Application.

- A. An applicant for a business license shall submit to the ~~Administrative Services Finance~~ Department a completed application along with all fees and any other information, including appropriate registration numbers, reasonably required by the City.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-98-0005, Amended, 01/27/1998; Ord. No. O-2012-0010, Amended 04/10/2012; Ord. No. O-2018-0028, Amended 10/9/2018)

12-4-1 Powers & Duties of Police

- B. In addition to sworn police officers, any employee of the Police Department, the Fire Department, or the ~~Administrative Services Finance~~ Department shall have the powers set forth in subparagraph (A)(1) above.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-98-0005, Amended, 01/27/98; Ord. No. O-2012-0010, Amended 04/10/2012; Ord. No. O-2017-0005, Amended 02/28/2017; Ord. No. O-2018-0028, Amended 10/9/2018)

12-5-8 Solicitors

- B. **Definitions.** For the purposes of this Section, the following definitions shall apply:
1. **Applicant** means a person that applies for a Certificate of Registration.
 2. **Application** means the form provided by the City to apply for a Certificate of Registration or the process of applying for a Certificate of Registration.
 3. **Certificate of Registration** means the written authorization to engage in commercial solicitation from the ~~Administrative Services Finance~~ Department or their designee (hereinafter the "Director").

(Ord. No. O-2018-0028, Amended 10/9/2018)

Effective on: 10/9/2018

12-7-39. Appeal procedures.

- B. Filing of an appeal must be within ten (10) days of the date of service of the notice of any denial, qualified approval, suspension, revocation, or civil fine. Upon receiving the notice of such appeal, the business licensing authority shall schedule a hearing before the ~~Administrative Services Finance~~ Department within twenty (20) days from the date of the appeal unless such time shall be extended for good cause.

(Ord. No. O-92-009, Enacted, 05/26/92; Ord. No. O-2018-0028, Amended 10/9/2018)

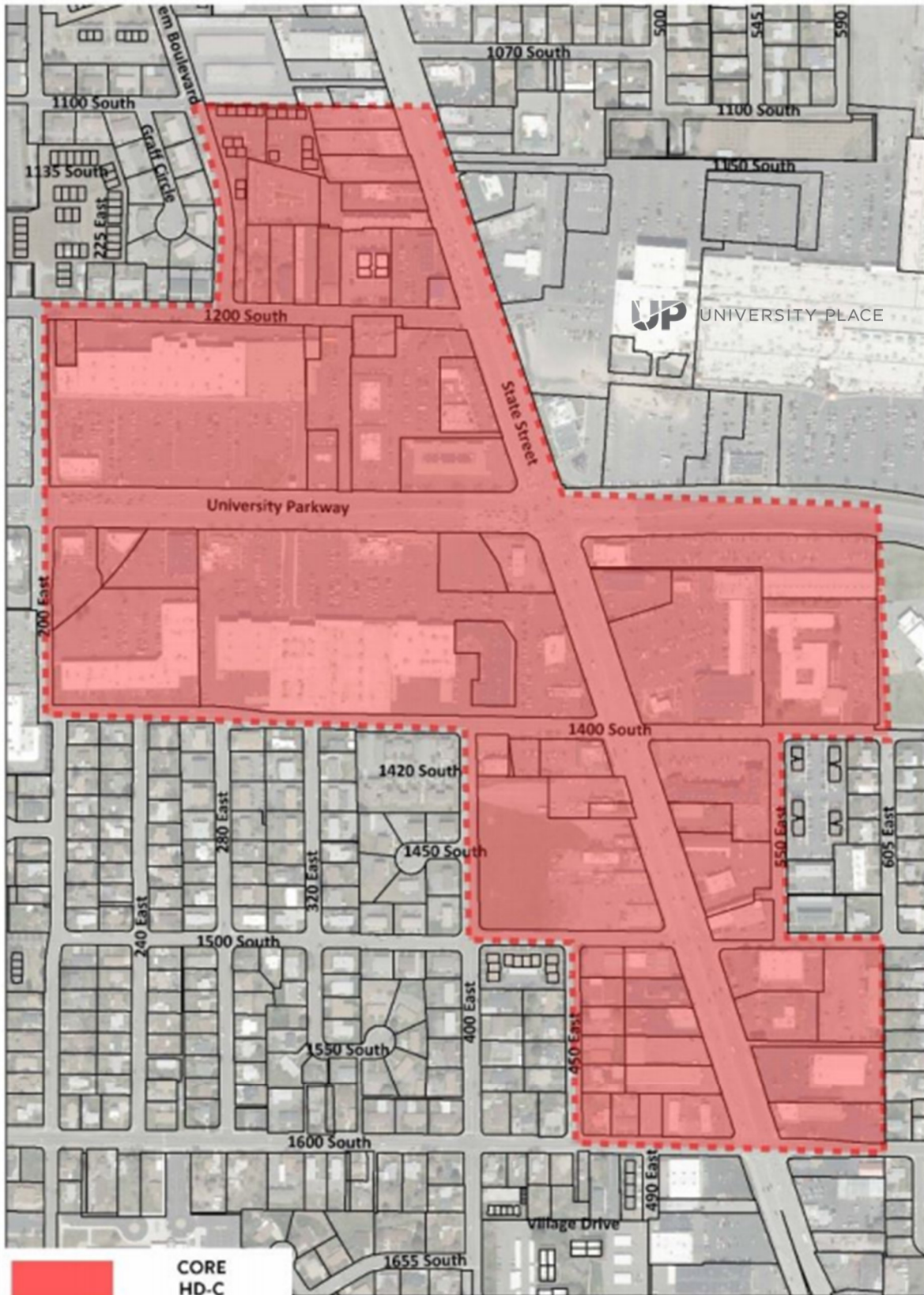
Item #: 3.2	Planning Commission November 4, 2020		
Prepared By: Jason Bench, AICP			
Applicant: Development Services Department	PUBLIC HEARING – The Development Services Department requests the City amend portions of Section 22-24-2 <i>The Hub District (HD) zones</i> of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) <i>Sidewalks and Landscaping</i> and 22-24-2(K) <i>Alternate Development Standards for the HD-E Zone</i> . In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone.		
NOTICES: • Posted in 2 public places • Posted on City webpage and City hotline • Faxed to newspapers • E-mailed to newspapers • Posted at utah.gov/pa • Mailed 284 notices to property owners within 500 feet. SITE INFORMATION: • General Plan Designation: Mixed Use Districts • Current Zone: HUB District • Acreage: N/A • Neighborhood: Cherry Hill, Lakeridge, and Hillcrest ACTION: The Planning Commission makes a recommendation to the City Council regarding this request.	REQUEST: The Development Services Department requests the City amend portions of Section 22-24-2 <i>The Hub District (HD) zones</i> of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) <i>Sidewalks and Landscaping</i> and 22-24-2(K) <i>Alternate Development Standards for the HD-E Zone</i> . In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone. BACKGROUND: The Development Services Department requests the city amend portions of Section 22-24-2 pertaining to the HUB District ordinance. One of the main purposes of the amendments is to create a new Edge zone within the HUB District. The proposed Edge zone would be in three general locations adjacent to University Parkway with a depth of 200 feet from the back of the sidewalk creating an area for retail uses with no minimum height requirement. Currently, the Core zone within the HUB District requires a minimum height of three stories for new structures. The Edge zone would allow one story structures which are limited to the retail uses outlined in the proposed ordinance. The purpose for the change is to allow property owners an opportunity to develop pad sites adjacent to University Parking while maintaining leases for tenants in the larger retail spaces that usually have restrictions in their leases that limit the height of structures located in the front of the development. The Edge zone would allow a property owner to maintain these leases while at the same time encourage additional retail development along University Parkway frontage. Additional changes include updating setback requirements for parking lots adjacent to the street. A minimum six foot (6') landscaped setback would be required from the back of the sidewalk when adjacent to parking stalls, drive isles or drive thru stacking lanes. Furthermore, enacting Sections 22-24-2(J) and 22-24-2(K) will clarify sidewalk and landscaping requirements as well as alternatives in developing in the Edge zone.		

In addition to the ordinance amendments the Development Services Department requests the city rezone the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD-C zone to the HD-Edge zone as outlined on the proposed map.

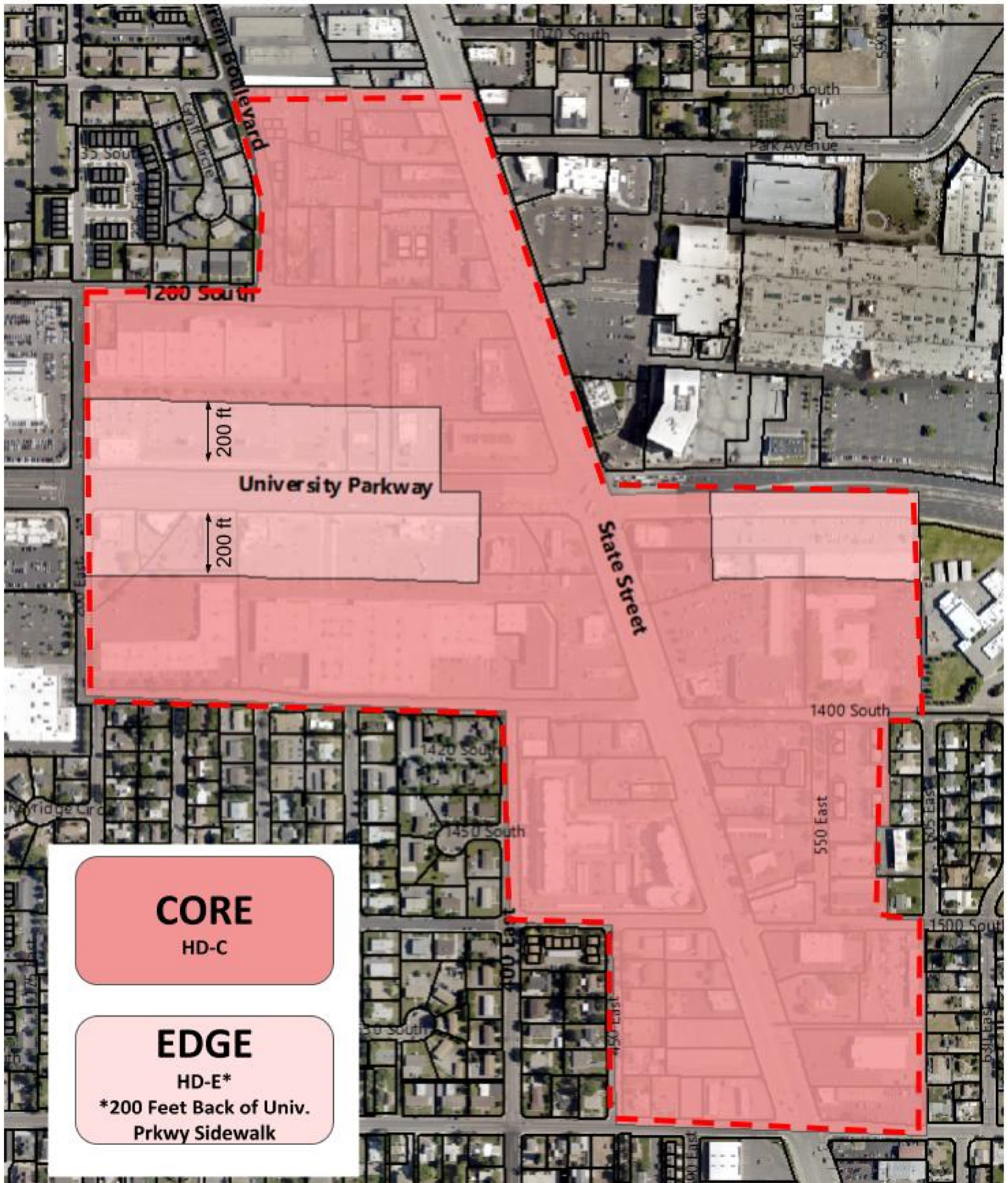
The Development Services Department held a neighborhood meeting through Zoom on October 22, 2020 at 5:50 p.m. with two individuals plus city staff in attendance. The two attendees made positive comments regarding the proposed changes. They represented property within the proposed Edge zone.

RECOMMENDATION: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend portions of Section 22-24-2 *The Hub District (HD) zones* of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) *Sidewalks and Landscaping* and 22-24-2(K) *Alternate Development Standards for the HD-E Zone*. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone.

THE HUB DISTRICT



THE HUB DISTRICT



For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Nov 10, 2020 6:00 pm	The Development Services Department requests the City amend portions of Section 22-24-2 The Hub District (HD) zones of the Orem City Code pertaining to enacting the Edge zone adjacent to University Parkway and modifications to the overall height requirement and permitted uses in the Edge zone and other amendments including enacting Sections 22-24-2(J) Sidewalks and Landscaping and 22-24-2(K) Alternate Development Standards for the HD-E Zone. In addition, amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the properties located generally at 314 East University Parkway, 212 East University Parkway and 1315 South State Street from the HD zone to the HD-Edge zone. Additional information can be viewed at Orem.org/hubdistrict
Planning Commission Wed, Nov 4, 2020 4:30 pm	HUNSAKER, JOSEPH L 750 BRADFORD TER WEST CHESTER, PA 19382

For more information, contact
Jason Bench at (801) 229-7238
or jwbench@orem.org



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Planning Commission Wed, Nov 4, 2020 4:30 pm	ELLIS INVESTMENT COMPANY LTD %INSPIRE BRANDS 3 GLENLAKE PKWY FL 5 ATLANTA, GA 30328

For more information, contact
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Planning Commission Wed, Nov 4, 2020 4:30 pm	BROOKSHIRE ESTATES PROPERTIES LLC 4307 WHITE HICKORY LN NW KENNESAW, GA 30152

For more information, contact
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or jwbench@orem.org



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Planning Commission Wed, Nov 4, 2020 4:30 pm	HE, JIA (ET AL) 1478 COLLINS DR MARTINEZ, GA 30907

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OREM HEALTH HOLDINGS LLC
%ENSIGN GROUP
PO BOX 128109
NASHVILLE, TN 37212

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 140857
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF
TRANSPORTATION
%RIGHT OF WAY FOURTH FLOOR
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SALT LAKE CITY, UT 84114

FNAMG LLC
PO BOX 183
PLEASANT GROVE, UT 84062

UTAH DEPARTMENT OF
TRANSPORTATION
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SUN DEVELOPMENT LP
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TIMPANOGOS PROPETIES LLC
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1111 OREM LLC
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RIVERTON, UT 84065

1462 SOUTH LLC
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PLEASANT GROVE, UT 84062

JEFFS JEFFS AND NAYLOR LC
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POPPLETON, ROBERT K
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ST INVESTMENTS LLC (ET AL)
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ATLANTA, GA 30328

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29 W 800 S
SALT LAKE CITY, UT 84101

3 COINS APARTMENTS LLC
41 W 530 S
OREM, UT 84058

ENVIRONMENTAL LABS INC (ET AL)
42 W 530 S
OREM, UT 84058

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

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

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

OREM CITY
57 N STATE
OREM, UT 84097

SISUI LLC
68 S 2825 E
LAYTON, UT 84040

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

GARFF PROPERTIES-OREM LLC
111 E BROADWAY STE 900
SALT LAKE CITY, UT 84111

FAMILY CENTER OREM SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
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OREM, UT 84058

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PARKINSON, SUSAN M
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GRAFF, JEFFERY V & DEBRA Y
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JEFF LAMBSON
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TOVAR, DANIEL
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WINEGAR, SETH B (ET AL)
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CARILLON SQUARE I LC
--OR CURRENT RESIDENT--
204 E 1200 SOUTH
OREM, UT 84058

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CENTER LC
--OR CURRENT RESIDENT--
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SISK, ALEXANDER & DARYL
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OREM, UT 84058

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--OR CURRENT RESIDENT--
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BHATTACHARJEE, DEBANJAN
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OREM, UT 84058

STRONG, MARK G & LINDA C
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--OR CURRENT RESIDENT--
211 E 1135 SOUTH
OREM, UT 84058

JOHNSON, GENEVIEVE ELIZABETH &
ROLLIN GROVER
212 E 1135 S
OREM, UT 84058

JEFFS JEFFS AND NAYLOR LC
--OR CURRENT RESIDENT--
212 E UNIVERSITY PKWY
OREM, UT 84058

MCGOWN, PAUL H & ALISON M
--OR CURRENT RESIDENT--
213 E 1163 SOUTH
OREM, UT 84058

FNAMG LLC
--OR CURRENT RESIDENT--
214 E 1163 SOUTH
OREM, UT 84058

HE, WEI (ET AL)
--OR CURRENT RESIDENT--
215 E 1135 SOUTH
OREM, UT 84058

XIE, YING (ET AL)
--OR CURRENT RESIDENT--
216 E 1135 SOUTH
OREM, UT 84058

LAU, WING KEUNG (ET AL)
217 E 1163 S
OREM, UT 84058

DUERDEN, JACOB (ET AL)
217 E 1200 S
OREM, UT 84058

GRAY, GENTRY
218 E 1163 S
OREM, UT 84058

ERDENEBILEG, MUNKHTUUL
219 E 1135 S
OREM, UT 84058

SMRTHCHAR VENTURES LC
219 W 1880 S
OREM, UT 84058

TIMP RETAIL PLAZA LLC
219 W ALTA VISTA DR
OREM, UT 84058

JJ TALEA LLC
--OR CURRENT RESIDENT--
220 E UNIVERSITY PKWY
OREM, UT 84058

SMITH, LINDA
--OR CURRENT RESIDENT--
221 E 1135 SOUTH
OREM, UT 84058

STRONG, JEFF & TARA
222 E 1163 S
OREM, UT 84058

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

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
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OREM, UT 84058

SOUND CORRECTIONS PLLC
261 E 1200 S
OREM, UT 84058

SOUND CORRECTIONS PLLC
--OR CURRENT RESIDENT--
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OREM, UT 84058

D C DEAN FAMILY INVESTMENTS
LTD
286 S 700 E
PROVO, UT 84606

CARILLON SQUARE I LC
--OR CURRENT RESIDENT--
287 E UNIVERSITY PKWY
OREM, UT 84058

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

BROOKS, WESLEY S (ET AL)
310 E 1400 S
OREM, UT 84058

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

SMRTHCHAR VENTURES LC
--OR CURRENT RESIDENT--
327 E 1200 SOUTH
OREM, UT 84058

BENT, SUSAN ANN & ROGER
LONGDEN
334 E 1400 S
OREM, UT 84058

LA CARRETA LLC
340 E 1200 S
OREM, UT 84058

UNIVERSITY CROSSING SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
340 E UNIVERSITY PKWY
OREM, UT 84097

WCS REAL ESTATE RESTRUCTURE
LLC
--OR CURRENT RESIDENT--
342 E 1450 SOUTH
OREM, UT 84058

R&C REAL ESTATE RESTRUCTURE
LLC
--OR CURRENT RESIDENT--
343 E 1450 SOUTH
OREM, UT 84058

MJ REAL ESTATE HOLDINGS LLC
--OR CURRENT RESIDENT--
347 E 1200 SOUTH
OREM, UT 84058

R&C PREFERRED HOLDINGS LLC
--OR CURRENT RESIDENT--
352 E 1420 SOUTH
OREM, UT 84058

WCS REAL ESTATE RESTRUCTURE
LLC
--OR CURRENT RESIDENT--
352 E 1450 SOUTH
OREM, UT 84058

DUDLEY, SUZANNE C & ROGER D
353 E 1200 S
OREM, UT 84058

R&C REAL ESTATE RESTRUCTURE
LLC
--OR CURRENT RESIDENT--
353 E 1450 SOUTH
OREM, UT 84058

DUDLEY, SUZANNE C & ROGER D
--OR CURRENT RESIDENT--
355 E 1200 SOUTH
OREM, UT 84058

MYERS REAL ESTATE HOLDINGS
LLC
357 E 1200 S
OREM, UT 84058

OREM CITY
--OR CURRENT RESIDENT--
358 E 1200 SOUTH
OREM, UT 84058

HANOVER 359 LLC
--OR CURRENT RESIDENT--
359 E 1200 SOUTH
OREM, UT 84058

NKA INVESTMENTS LLC
--OR CURRENT RESIDENT--
361 E 1200 SOUTH
OREM, UT 84058

EDGINGTON INVESTMENTS LLC
--OR CURRENT RESIDENT--
363 E 1200 SOUTH
OREM, UT 84058

DON REYNOLDS AND RYAN
DICKSON LLC
--OR CURRENT RESIDENT--
365 E 1200 SOUTH
OREM, UT 84058

DON REYNOLDS AND RYAN
DICKSON LLC
--OR CURRENT RESIDENT--
367 E 1200 SOUTH
OREM, UT 84058

R&C REAL ESTATE RESTRUCTURE
LLC
--OR CURRENT RESIDENT--
371 E 1450 SOUTH
OREM, UT 84058

UNIVERSITY CROSSING SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
372 E UNIVERSITY PKWY
OREM, UT 84058

UNIVERSITY CROSSING SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
380 E UNIVERSITY PKWY
OREM, UT 84058

YIP, WAI TAI LEONARD & KIKI KIN
CHING
403 MARBLE COVE WY
SEAL BEACH, CA 90740

SKINNER, DAVID R
--OR CURRENT RESIDENT--
414 E 1400 SOUTH
OREM, UT 84058

RINDLISBACHER, MICHAEL &
MARLAE
432 E 1200 N
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
440 E 1150 SOUTH
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
456 E 1150 SOUTH
OREM, UT 84097

WASHBURN MANAGEMENT LC
482 E 400 N
LINDON, UT 84042

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

CITY OF OREM
522 E 90 N
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
531 E UNIVERSITY PKWY
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
541 E UNIVERSITY PKWY
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
543 E UNIVERSITY PKWY
OREM, UT 84097

UPSTAR LLC
--OR CURRENT RESIDENT--
545 E UNIVERSITY PKWY
OREM, UT 84097

UPSTAR LLC
--OR CURRENT RESIDENT--
549 E UNIVERSITY PKWY
OREM, UT 84097

TAYLOR, SALLY T
--OR CURRENT RESIDENT--
552 E 1400 SOUTH
OREM, UT 84097

TAYLOR, SALLY T
--OR CURRENT RESIDENT--
554 E 1400 SOUTH
OREM, UT 84097

BRADFORD, KLINE B
555 N 550 W
OREM, UT 84057

VANEC FAMILY LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
556 E 1400 SOUTH
OREM, UT 84097

VANEC FAMILY LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
558 E 1400 SOUTH
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
559 E UNIVERSITY PKWY
OREM, UT 84097

TH PROPERTIES LLC
564 HILLSIDE CIR
ALPINE, UT 84004

HJM ENTERPRISES LLC
--OR CURRENT RESIDENT--
568 E 1400 SOUTH
OREM, UT 84097

HJM ENTERPRISES LLC
--OR CURRENT RESIDENT--
570 E 1400 SOUTH
OREM, UT 84097

L2 REAL ESTATE LLC
--OR CURRENT RESIDENT--
572 E 1400 SOUTH
OREM, UT 84097

ST INVESTMENTS LLC (ET AL)
--OR CURRENT RESIDENT--
574 E 1400 SOUTH
OREM, UT 84097

OREM HEALTH HOLDINGS LLC
--OR CURRENT RESIDENT--
575 E 1400 SOUTH
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
575 E UNIVERSITY PKWY
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
%WOODBURY CORPORATION
575 E UNIVERSITY PKWY # N-260
OREM, UT 84097

UNIVERSITY FESTIVAL LC
%UNIVERSITY MALL SHOPPING
CENTER
575 E UNIVERSITY PKWY STE N260
OREM, UT 84097

DRAGONWOOD IV LLC
612 N BELLA VISTA DR
OREM, UT 84097

BAYLESS, JAMES
635 S 1550 E
SPANISH FORK, UT 84660

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

ARGENT PARTNERS LLC - SERIES 3 -
ORCHARD HEIGHTS 1139
658 N BELLA VISTA DR
OREM, UT 84097

DIAMOND PROPERTIES GROUP UTAH
LLC
661 S 2220 W # 103
PLEASANT GROVE, UT 84062

NGUYEN, DUKE CONG
670 W 200 S
PROVO, UT 84601

D E MOSS FAMILY LLC
744 E 400 S
SALT LAKE CITY, UT 84102

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

LEGACY AT OREM LLC
%THACKERAY GARN COMPANY
748 HERITAGE PARK BLVD STE 203
LAYTON, UT 84041

HUNSAKER, JOSEPH L
750 BRADFORD TER
WEST CHESTER, PA 19382

HJM ENTERPRISES LLC
890 S 500 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

WEBER, RYAN T & REBECCA A (ET
AL)
922 E 1160 S
SALEM, UT 84653

MJ REAL ESTATE HOLDINGS LLC
996 W 800 S
PAYSON, UT 84651

ROBERTS, MELANIE R & DONALD F
1008 N 840 E
OREM, UT 84097

HAILSTONE, CYNTHIA LOUISE
BUTLER (ET AL)
%BUTLER, STEPHEN
1040 FOXBURG RD APT 217H
SEAL BEACH, CA 90740

1111 OREM LLC
--OR CURRENT RESIDENT--
1111 S OREM BLVD UNIT# A-B
OREM, UT 84058

NELSON, BRADLEY M
1120 CHIPPEWA DR NW
ROCHESTER, MN 55901

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

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

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

TETON VALLEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1132 S STATE
OREM, UT 84058

SMITH, LINDA
--OR CURRENT RESIDENT--
1133 S 225 EAST
OREM, UT 84058

ARGENT PARTNERS LLC - SERIES 3 -
ORCHARD HEIGHTS 1139
--OR CURRENT RESIDENT--
1139 S 225 EAST
OREM, UT 84058

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

DARSYL VENTURES LLC
--OR CURRENT RESIDENT--
1139 S OREM BLVD
OREM, UT 84058

NELSON, BRADLEY M
--OR CURRENT RESIDENT--
1143 S 225 EAST
OREM, UT 84058

DARSYL VENTURES LLC
--OR CURRENT RESIDENT--
1143 S OREM BLVD
OREM, UT 84058

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

ELLIS INVESTMENT COMPANY LTD
--OR CURRENT RESIDENT--
1146 S STATE ST
OREM, UT 84097

JOHNSON, DAVID
1147 S 225 E
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1150 S 150 EAST
OREM, UT 84058

IVERSON, STEVEN
--OR CURRENT RESIDENT--
1151 S 225 EAST
OREM, UT 84058

IVERSON, STEVEN
1151 S 225 E # 207
OREM, UT 84058

GREEN, JAKE & JORDYNN
1154 S 200 E
OREM, UT 84058

LINE DRIVE INVESTMENTS LLC
--OR CURRENT RESIDENT--
1155 S 225 EAST
OREM, UT 84058

L2 REAL ESTATE LLC
1155 S 800 E
OREM, UT 84097

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

DIAMOND PROPERTIES GROUP UTAH
LLC
--OR CURRENT RESIDENT--
1158 S 200 EAST
OREM, UT 84058

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

LINE DRIVE INVESTMENTS LLC
--OR CURRENT RESIDENT--
1159 S 225 EAST
OREM, UT 84058

WASHBURN MANAGEMENT LC
--OR CURRENT RESIDENT--
1163 S STATE ST
OREM, UT 84097

HAWKINS, TYLER J
1165 S 225 E
OREM, UT 84058

HE, JIA (ET AL)
--OR CURRENT RESIDENT--
1166 S 200 EAST
OREM, UT 84058

CHEUNG, WAI-FONG
1169 S 225 E
OREM, UT 84058

WAI, ELROY & LUCIA
--OR CURRENT RESIDENT--
1170 S 200 EAST
OREM, UT 84058

HOER, DAVID OWEN & PAMELA MAY
1170 S STATE ST
OREM, UT 84097

MCGOWN, PAUL H & ALISON M
1171 S 225 E
OREM, UT 84058

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

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

ZHU, YIJUN (ET AL)
1174 S 200 E
OREM, UT 84058

MCGOWN, PAUL H & ALISON M
1175 S 225 E
OREM, UT 84058

TAMIR, ALYNE & KATHERINE M
KING
1181 S 200 EST
OREM, UT 84058

TAMIR, ALYNE & KATHERINE M
KING
--OR CURRENT RESIDENT--
1181 S 200 EAST
OREM, UT 84058

TAMIR, ALYNE & KATHERINE M
KING
1185 S 200 E
OREM, UT 84058

1191 SOUTHEAST LLC
--OR CURRENT RESIDENT--
1191 S 200 EAST
OREM, UT 84058

THOMAS, BRICE
1196 S STATE ST
OREM, UT 84097

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

HALLE PROPERTIES LLC
--OR CURRENT RESIDENT--
1325 S STATE ST
OREM, UT 84097

RUCKER TAX & CONSULTING LLC
1328 S 1145 W
OREM, UT 84058

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

HANOVER 359 LLC
1362 N 430 E
OREM, UT 84097

HARMAN, CARL
1404 S 240 E
OREM, UT 84058

1405 OREM LLC
1405 S 200 E
OREM, UT 84058

ANDERTON, DOUGLAS C & BEVERLY
M (ET AL)
1405 S 240 E
OREM, UT 84058

REILLY, DREW
1411 S 280 E
OREM, UT 84058

DGSK OREM LLC
--OR CURRENT RESIDENT--
1412 S 280 EAST
OREM, UT 84058

KIRK LAW GROUP PLLC
1412 W STATE RD
PLEASANT GROVE, UT 84062

KRETSCHMER, ANTHONY
1416 S 240 E
OREM, UT 84058

NGUYEN, DUKE CONG
--OR CURRENT RESIDENT--
1417 S 200 EAST
OREM, UT 84058

WHITE, JAMES & MARIA
1417 S 240 E
OREM, UT 84058

BAYRAM, ARTHUR (ET AL)
1420 S 640 E
OREM, UT 84097

3 COINS APARTMENTS LLC
--OR CURRENT RESIDENT--
1421 S 280 EAST
OREM, UT 84058

TIMPANOGOS PROPETIES LLC
--OR CURRENT RESIDENT--
1422 S 280 EAST
OREM, UT 84058

BROOKSHIRE ESTATES PROPERTIES
LLC
--OR CURRENT RESIDENT--
1422 S 320 EAST
OREM, UT 84058

GRUNIG, MAX OSCAR & GLENNA G
1422 S 605 E
OREM, UT 84097

POPPLETON, ROBERT K
--OR CURRENT RESIDENT--
1423 S 320 EAST
OREM, UT 84058

CRUZ, JENARO & SILVIA
1423 S 605 E
OREM, UT 84097

L2 REAL ESTATE LLC
--OR CURRENT RESIDENT--
1425 S 550 EAST
OREM, UT 84097

1425 LLC
1425 S STATE ST
OREM, UT 84097

TH PROPERTIES LLC
--OR CURRENT RESIDENT--
1427 S 550 EAST
OREM, UT 84097

CHRISTENSEN, TODD LYNN &
JULENE A
1428 S 240 E
OREM, UT 84058

MULLINS, JONATHON & JASMINE
KAMEEL
1429 S 200 E
OREM, UT 84058

PREVOST, EILEEN J (ET AL)
1429 S 240 E
OREM, UT 84058

KIRK LAW GROUP PLLC
--OR CURRENT RESIDENT--
1429 S 550 EAST
OREM, UT 84097

JENSEN, REBECCA A & DANIEL M
1430 S 200 E
OREM, UT 84058

BURKE, GERTRUDE G
--OR CURRENT RESIDENT--
1431 S 280 EAST
OREM, UT 84058

KIRK LAW GROUP PLLC
--OR CURRENT RESIDENT--
1431 S 550 EAST
OREM, UT 84097

SISUI LLC
--OR CURRENT RESIDENT--
1432 S 280 EAST
OREM, UT 84058

HUNSAKER, WILLIAMS LEON &
DARLIE C
1432 S 605 E
OREM, UT 84097

HAILSTONE, CYNTHIA LOUISE
BUTLER (ET AL)
--OR CURRENT RESIDENT--
1433 S 320 EAST
OREM, UT 84058

HIRSCHE, F ELAINE
1433 S 605 E
OREM, UT 84097

NIELSEN, BLAKE & MICHELLE
1434 S 320 E
OREM, UT 84058

SPINDLER, ERIK & BRITTANY
1440 S 240 E
OREM, UT 84058

SMITH, THOMAS EDWARD & DONNA
MARIE
1441 S 200 E
OREM, UT 84058

SPARKS, CODY & JACQUELINE
1441 S 240 E
OREM, UT 84058

SCHOFIELD, ALLEN C & JANE C (ET
AL)
--OR CURRENT RESIDENT--
1441 S 280 EAST
OREM, UT 84058

TAYLOR, SALLY T
--OR CURRENT RESIDENT--
1441 S 550 EAST
OREM, UT 84097

ENVIRONMENTAL LABS INC (ET AL)
--OR CURRENT RESIDENT--
1442 S 280 EAST
OREM, UT 84058

HOLT, DEWON L
1442 S 605 E
OREM, UT 84097

WCS REAL ESTATE RESTRUCTURE
LLC
--OR CURRENT RESIDENT--
1443 S 320 EAST
OREM, UT 84058

TAYLOR, SALLY T
--OR CURRENT RESIDENT--
1443 S 550 EAST
OREM, UT 84097

MIZELL, KAREN L
1443 S 605 E
OREM, UT 84097

DARSYL VENTURES LLC
1444 TIMPANOGOS DR
PROVO, UT 84604

NIELSEN, BLAKE & MICHELLE
1444 S 320 E
OREM, UT 84058

JJ TALEA LLC
1444 S MAIN ST
OREM, UT 84058

RUCKER TAX & CONSULTING LLC
--OR CURRENT RESIDENT--
1445 S 550 EAST
OREM, UT 84097

MEYER, PHILIP
1445 S STATE ST
OREM, UT 84097

RUCKER TAX & CONSULTING LLC
--OR CURRENT RESIDENT--
1447 S 550 EAST
OREM, UT 84097

LUNA, HECOTR (ET AL)
1449 S 200 E
OREM, UT 84058

HEAD, RANDALL JAMES
1450 S 240 E
OREM, UT 84058

1462 SOUTH LLC
--OR CURRENT RESIDENT--
1450 S 605 EAST UNIT# 1-15
OREM, UT 84097

GARCIA, CESAR VALADEZ
1451 S 240 E
OREM, UT 84058

ALLRED, BRIAN VERLE & ANN
LUCINDA
1454 S 320 E
OREM, UT 84058

RINDLISBACHER, MICHAEL &
MARLAE
--OR CURRENT RESIDENT--
1455 S 280 EAST
OREM, UT 84058

PHOENIX GROUP
1455 S STATE ST # C
OREM, UT 84097

BELL, JEFFREY SCOTT
--OR CURRENT RESIDENT--
1456 S 280 EAST
OREM, UT 84058

WEBER, RYAN T & REBECCA A (ET AL)
--OR CURRENT RESIDENT--
1457 S 320 EAST
OREM, UT 84058

LEANY, KENT M & CHARLOTTE BATT
1458 S 605 E
OREM, UT 84097

TAYLOR, JERRI
1460 S 240 E
OREM, UT 84058

MAUGHAN, STACEY
1461 S 240 E
OREM, UT 84058

HUNSAKER, JOSEPH L
--OR CURRENT RESIDENT--
1464 S 320 EAST
OREM, UT 84058

BAYLESS, JAMES
--OR CURRENT RESIDENT--
1465 S 280 EAST
OREM, UT 84058

YIP, WAI TAI LEONARD & KIKI KIN CHING
--OR CURRENT RESIDENT--
1466 S 280 EAST
OREM, UT 84058

DRAGONWOOD IV LLC
--OR CURRENT RESIDENT--
1467 S 550 EAST UNIT# 1-12
OREM, UT 84097

ROBERTS, MELANIE R & DONALD F
--OR CURRENT RESIDENT--
1469 S 320 EAST
OREM, UT 84058

WAKEFIELD, JOHN HOMER
1471 S 240 E
OREM, UT 84058

BRADFORD, KLINE B
--OR CURRENT RESIDENT--
1474 S 400 EAST
OREM, UT 84058

HE, JIA (ET AL)
1478 COLLINS DR
MARTINEZ, GA 30907

PHOENIX GROUP
--OR CURRENT RESIDENT--
1481 S STATE ST
OREM, UT 84097

VANEC FAMILY LIMITED PARTNERSHIP
1515 E 1575 N
PROVO, UT 84604

EDGINGTON INVESTMENTS LLC
%EDGINGTON, BRADLEY
1535 W 1970 N
PROVO, UT 84604

RICHARD ALBERT NIMER FAMILY LLC THE
1617 N 180 E
LEHI, UT 84043

HILL, HIEN
1677 N GREAT BASIN DR
SAINT GEORGE, UT 84770

DON REYNOLDS AND RYAN DICKSON LLC
1700 BLUEBIRD RD
OREM, UT 84097

1191 SOUTHEAST LLC
1735 SUNBURST DR
TROY, MI 48098

SMB1 HOLDINGS LLC
1748 GLENDELL DR
OREM, UT 84058

GRAFF CIRCLE LLC
1760 N HEATHER DR
OREM, UT 84097

JOHNSTON, N PAUL & IRENE H
1795 S 340 E
OREM, UT 84058

TBS/303 E 1200 S LLC
1874 SKYLINE DR
OREM, UT 84097

SKINNER, DAVID R
1910 S 100 E
OREM, UT 84058

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

BRENKEN PROPERTIES LLC
1929 S 180 W
OREM, UT 84058

MCGOWN, PAUL H & ALISON M
1937 N 1450 E
PROVO, UT 84604

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

JWJ SERVICES LLC (ET AL)
2481 FAIRWAY DR
SPANISH FORK, UT 84660

SCHOFIELD, ALLEN C & JANE C (ET AL)
2727 N 550 E
PROVO, UT 84604

TETON VALLEY PROPERTIES LLC
3575 N 100 E # 100
PROVO, UT 84604

SH-CARILLON SQUARE LLC
3601 S 2700 W # 128
WEST VALLEY CITY, UT 84119

BROOKSHIRE ESTATES PROPERTIES
LLC
4307 WHITE HICKORY LN NW
KENNESAW, GA 30152

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

J&J REAL ESTATE HOLDINGS LLC
4526 N 150 W
PROVO, UT 84604

UNIVERSITY PLAZA LLC
4568 S HIGHLAND DR STE 290
SALT LAKE CITY, UT 84117

WAI, ELROY & LUCIA
5271 MANCHESTER DR
OCEANSIDE, CA 92056

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

ORCHARD HEIGHTS TOWNHOMES
LLC
8703 S SANDY PKY
SANDY, UT 84070

DGSK OREM LLC
9312 LONGHORN FALLS CT
LAS VEGAS, NV 89149

BELL, JEFFREY SCOTT
11343 N AVONDALE LN
HIGHLAND, UT 84003

XIE, YING (ET AL)
14816 89TH PL NE
SEATTLE, WA 98028

HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

SMITH, LINDA
27257 ARDEN PARK CIR
FARMINGTON HILLS, MI 48334



CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-24. State Street District Zones.

Contents:

22-24-1. City Center District (CCD) Zone.

22-24-2. The Hub District (HD) Zones.

22-24-3. Canyon Crossing District (CXD) Zones.

22-24-4. The Arts District (AD) Zones.

22-24-5. North Village District (NVD) Zones.

22-24-2. The Hub District (HD) Zones.

A. Purpose.

The Hub District (HD) zones ~~are~~ areis intended to be the center of commercial activity in Orem, filled with vibrant shopping, restaurants, and entertainment destinations.

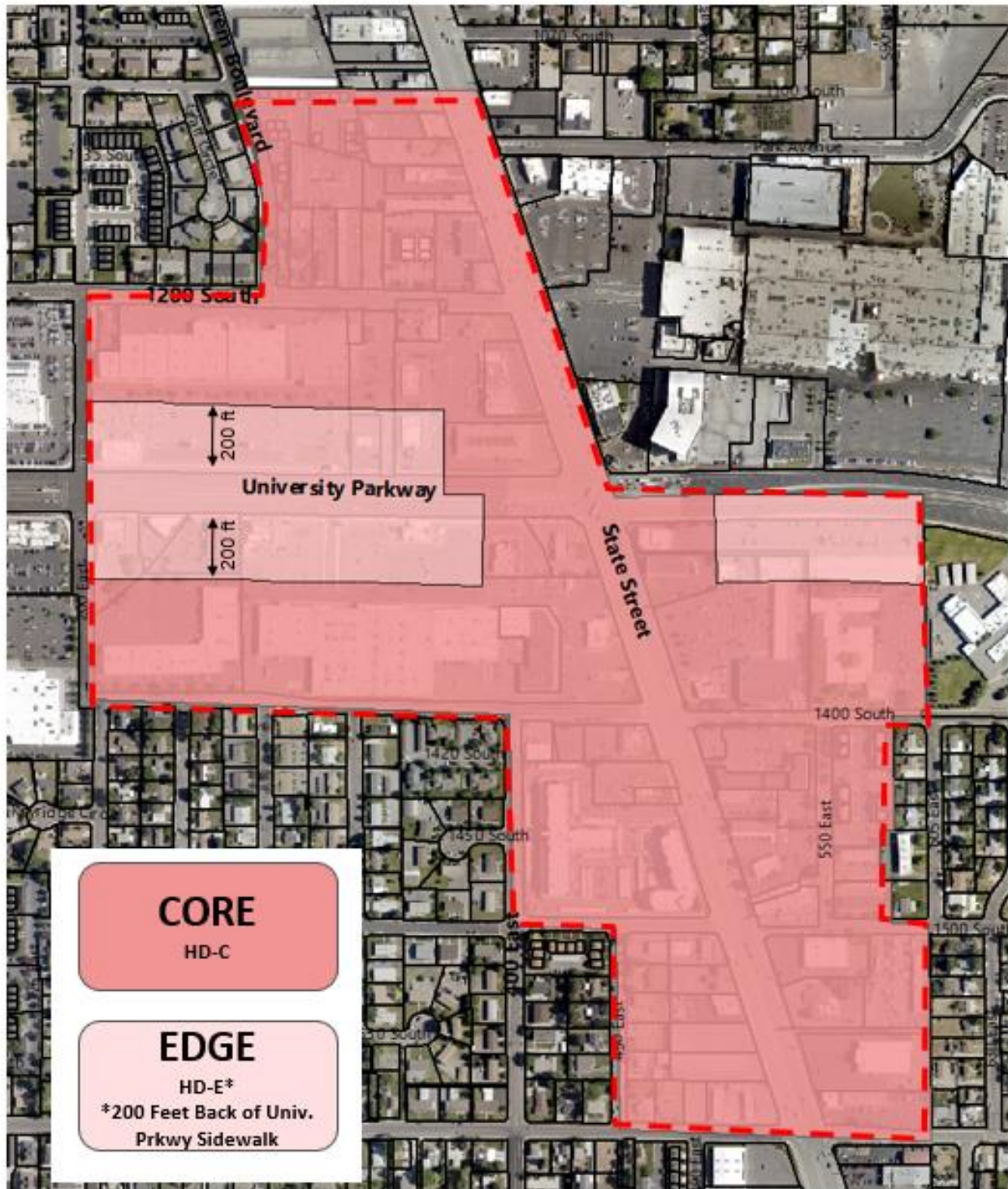
(Ord. No. O-2018-0029, Enacted 10/9/2018)

Effective on: 10/9/2018

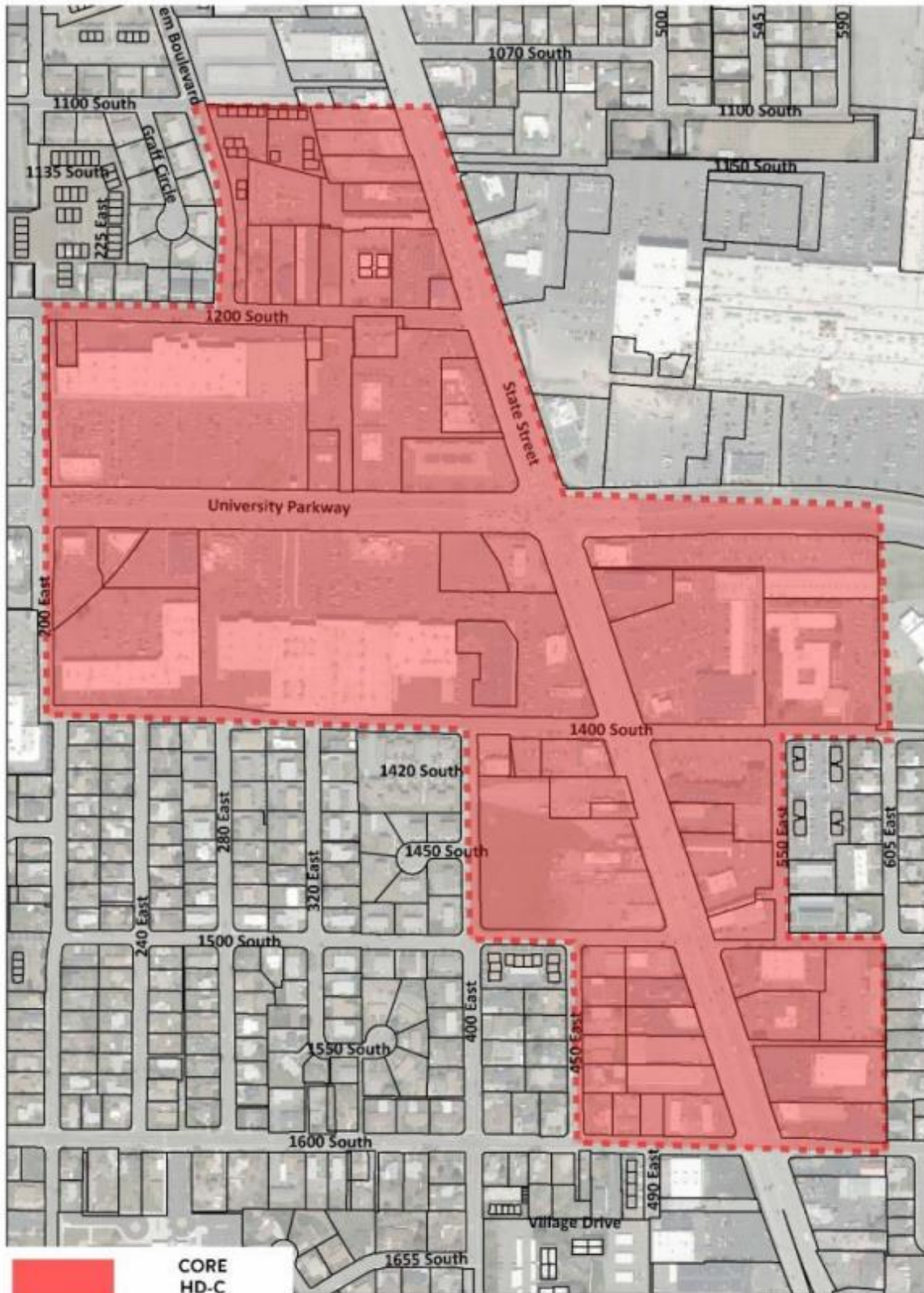
B. Boundaries of The Hub District Zones.

There is hereby established two The Hub District (HD) zones which consist of the following zones: (1) HD-C (Core), and (2) HD-E (Edge). Where used in this Section 22-24-2, the term "HD zones" refers to both of the above-referenced zones. Although the HD zones have many of the same standards in common, each HD zone is a fully independent and separate zone. Except as otherwise specified, all standards provided in this Section 22-24-2 shall apply to both the HD-C and HD-E zones. is hereby established. The boundaries of both of the HD zones ~~are~~ as shown in the map below:

THE HUB DISTRICT



THE HUB DISTRICT





(Ord. No. O-2018-0029, Enacted 10/9/2018)

Effective on: 10/9/2018

C. Use of Certain Terms.

As used in this Section 22-24-2, the terms listed below shall have the following meanings:

1. "Required Sidewalk" or "Sidewalk Adjacent to a Street" means the buffered sidewalk required by Orem City Code Section 22-8-8(B)(4) or sidewalks required by other applicable sections of the Orem City Code.
2. A "street-facing façade" is any building elevation that faces a public street and is located within one hundred feet of a required sidewalk. For purposes of this definition, a building elevation faces a public street if any part of the elevation is visible from the street at a point on a line between the building and the street that is perpendicular to the street.

(Ord. No. O-2018-0029, Enacted 10/9/2018)

Effective on: 10/9/2018

D. Default Standards.

The standards of the C2 zone (including the "Zone Development Standards for the State Street Corridor Area" where applicable) shall apply in the HD zones with respect to any regulation not otherwise specifically addressed in this Section 22-24-2.

(Ord. No. O-2018-0029, Enacted 10/9/2018)

Effective on: 10/9/2018

E. Uses.

1. **Permitted Uses.** All uses permitted in the C2 zone as well as SLU Code 1112 (Condominiums) and 1120 (Apartments) are permitted in the HD-C zone (subject to the limitation on residential uses outlined below). The following shall be permitted in the HD-E zone:

<u>Permitted Uses - HD-E zone</u>	
<u>Standard Land Use</u>	<u>Category</u>
<u>5310</u>	<u>Department Stores</u>
<u>5391</u>	<u>Dry Goods & General Merchandise</u>
<u>5393</u>	<u>Arts, Crafts & Hobbies</u>
<u>5394</u>	<u>Musical Instruments</u>
<u>5410</u>	<u>Groceries &/or Food</u>
<u>5440</u>	<u>Candy & other confectionery products</u>
<u>5600</u>	<u>Clothing, Apparel, & Accessories</u>
<u>5710</u>	<u>Furniture & home furnishings</u>
<u>5730</u>	<u>Music Supplies</u>
<u>5810</u>	<u>Restaurants</u>
<u>5811</u>	<u>Fast Food</u>
<u>5931</u>	<u>Antiques</u>
<u>5932</u>	<u>Gold & Silver</u>



<u>5941</u>	<u>Books</u>
<u>5942</u>	<u>Stationary</u>
<u>5943</u>	<u>Office Supplies</u>
<u>5946</u>	<u>Cameras & Photographic Supplies</u>
<u>5947</u>	<u>Gifts, Novelties, & Souvenirs</u>
<u>5948</u>	<u>Florists</u>
<u>5952</u>	<u>Bicycles</u>
<u>5953</u>	<u>Toys</u>
<u>5970</u>	<u>Computer Goods & Services</u>
<u>5996</u>	<u>Optical Goods</u>

2. **Prohibited Uses.** Any use that is not included as a permitted use in subsection (1) above is prohibited in the HD zones.
3. **Limitation on Residential Use.** In order to encourage the development of commercial uses in the HD zones, residential uses in any building shall not occupy more than the 80% of the Gross Leasable Floor Area (GLFA) of such building.
 - a. If at least 50% of a parcel's street frontage is occupied by buildings that meet the maximum setback requirement of subsection (F)(2) below and have pedestrian access to the street at ground level, a building on the interior of the parcel may exceed the maximum residential GLFA limit by an amount equal to the amount (in square feet) by which the residential GLFA of buildings meeting the maximum setback requirement on the same parcel is below the maximum residential GLFA allowed in such buildings. This transfer of allowable residential occupancy may only be made to interior buildings and buildings with street frontage may in no case exceed the maximum residential GLFA requirement. Any such transfer shall be recorded upon a plat and recorded at the office of the Utah County Recorder. Upon the execution of such a transfer of allowable residential occupancy, residential uses in the building that transferred a portion of its allowable residential use percentage shall not exceed the maximum percentage of GLFA allowed by the applicable zone less the amount of residential GLFA that was transferred to another building. For example, if a parcel in the HD zone has two buildings that each contain 50,000 square feet of GLFA and at least 50% of the street frontage of said parcel is occupied by a building that meets the maximum setback requirements, the interior building could be 100% occupied by residential uses provided that no more than 30,000 square feet of GLFA of the building fronting the street was occupied by residential uses and the transfer of 10,000 square feet of residential occupancy from the building with street frontage to the building on the interior of the lot was shown on a plat recorded with the Utah County Recorder. Following the transfer, residential uses in the building with street frontage could not exceed 30,000 square feet of GLFA ((80% x 50,000)-10,000 (transferred) = 30,000).
 - b. A transfer of residential occupancy as described above is permanent unless modified by the owners of both buildings by an amended plat. If a parcel on which a transfer described above has taken place is subdivided, all buildings on the new parcels shall continue to meet the requirements with respect to maximum percentage of GLFA that may be occupied by residential uses to which they were subject prior to the subdivision.

(Ord. No. O-2018-0029, Enacted 10/9/2018)

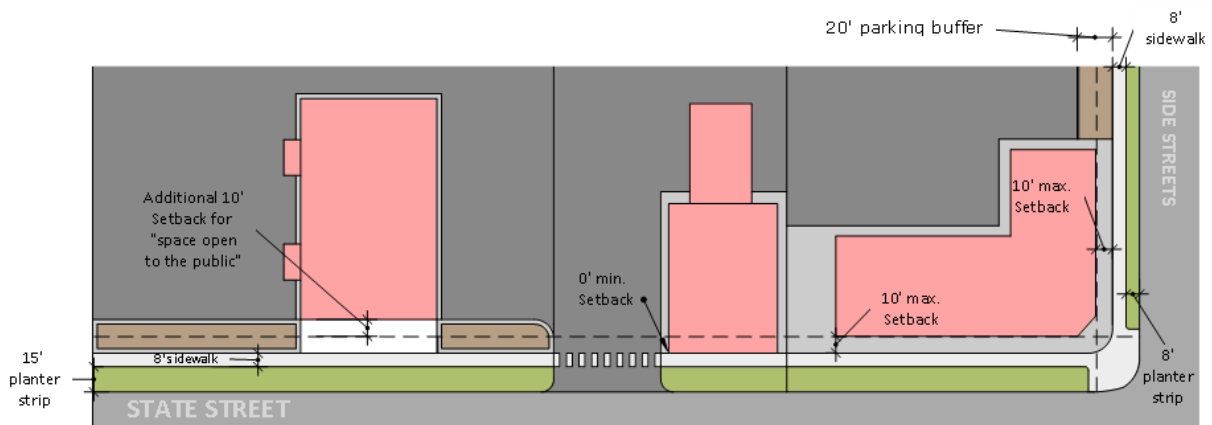
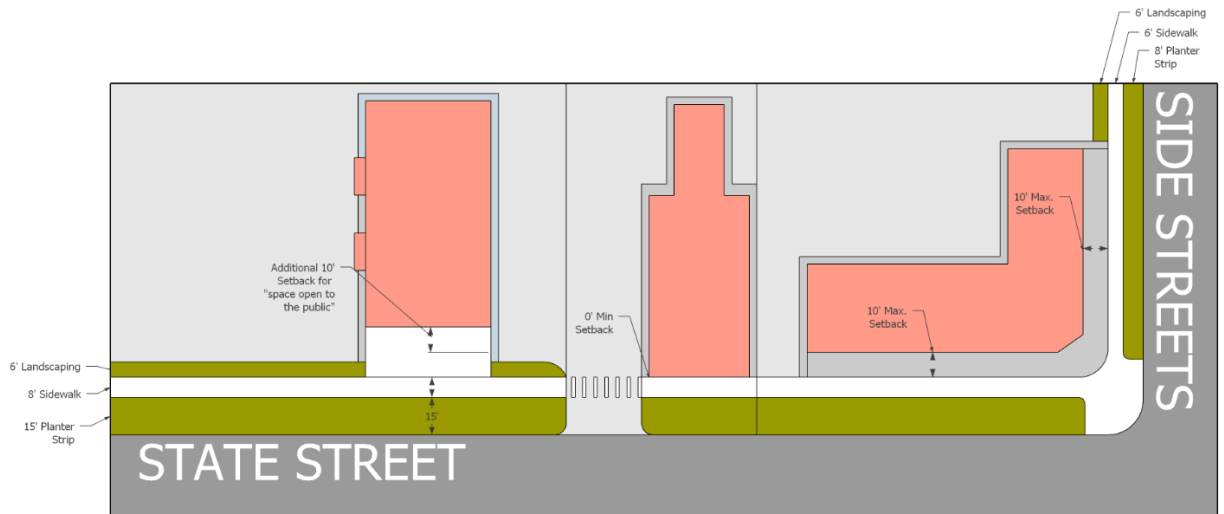
F. Design Standards.

1. **Building Height.** All buildings in the HD-C zone shall have a minimum of three (3) stories. There is no



minimum height requirement for buildings in the HD-E zone. Any building that is situated in both the HD-C and HD-E zones shall comply with the standards of the HD-C zone with respect to the entire building. Each building story above the ground story shall be designed and constructed to have at least 60% of the Gross Leasable Floor Area of the story directly below. There is no maximum height requirement for the HD zones. The ground story of every building, shall have a minimum floor to ceiling height of at least 14 feet.

2. **Setbacks.** Except as otherwise provided below, there are no minimum setbacks in the HD zones.
- a. **Maximum Setbacks.** Except as otherwise provided herein, the ground level story of all buildings in the HD zones shall be set back no more than ten feet from the back of a required sidewalk. However, buildings may be set back an additional ten feet (for a total of twenty feet) from the back of a required sidewalk if the entire additional setback area is utilized as a “space open to the public” such as a plaza or outdoor dining area that is designed to be utilized by the public on a regular basis. A “space open to the public” as described herein must meet the definition provided in Section 22-2-1. An illustration of the maximum setback as well as the additional ten foot setback for a space open to the public is provided below.



- b. **Prohibited Uses of Setback Area.** The area of any setback from a required sidewalk may not be used for parking, parking lot driveways, drive-thrus, or drive-thru stacking.
- c. **Setback From Residentially Zoned Property.** No portion of any building (including roofs and parapets) in



the HD zones may be located closer to a residentially zoned property not a part of the HD zones than the height of that portion of the building. Note: The width of adjacent public right-of-way may be included when measuring setbacks to calculate maximum permitted building heights.

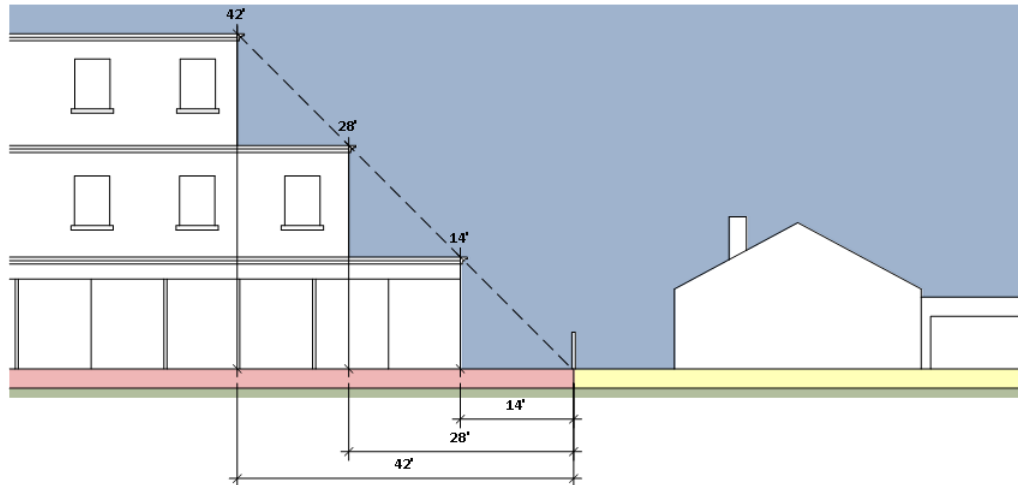
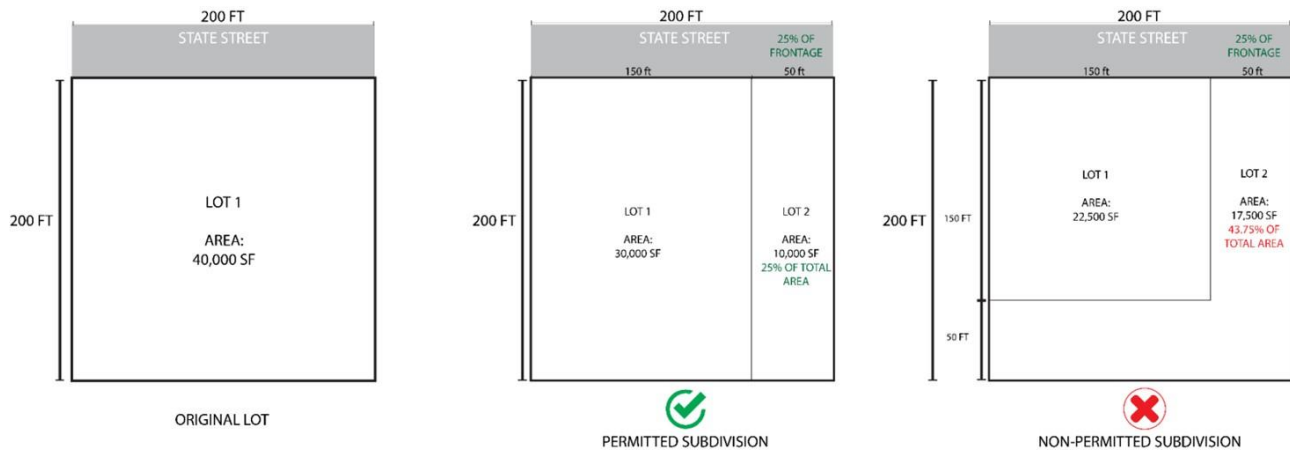


Illustration of stepping-back of building height when next to residential zones

- d. **Exception to Maximum Setback Requirement.** Except as otherwise provided herein, no building may be constructed on a lot that has frontage on a public street unless the building complies with the maximum setback requirements set forth above.
- i. Notwithstanding the above, a building that does not meet the maximum setback requirements may be constructed on a parcel if at least 50% of that parcel's street frontage is occupied by a building(s) façade that is located within twenty feet (20') of the back of required sidewalk.
 - ii. A lot where less than fifty percent (50%) of the street frontage is occupied by a building(s) facade located within twenty feet (20') of the back of required sidewalk may not be subdivided in such way that creates a new lot (1) that has no street frontage, or (2) where the percentage of the street frontage of the original lot included in the new lot is less than the percentage of the area of the original lot included in the new lot. For example, if a lot has 200 feet of street frontage and 40,000 square feet of area, a lot that is subdivided off the original lot that has 50 feet of street frontage (25% of the total frontage of the original parcel) may not have a total lot area greater than 10,000 square feet (25% x 40,000). The intent of this requirement is to prevent circumvention of the maximum setback requirement. This example is demonstrated in the following graphics:



- iii. The width of one required street access (up to a maximum of thirty feet (30') may be subtracted from the total parcel width when calculating the 50% frontage occupancy requirement.
- iv. A building that does not meet the maximum setback requirements may be constructed before the 50% frontage occupancy requirement is met provided that buildings that will bring the lot into compliance with the 50% frontage occupancy requirement are constructed concurrently with the building that does not meet the maximum setback requirement.

3. **Lot Size.** All lots within the HD zones shall be a minimum of 7,500 square feet in area.

4. **Architectural Features.** All buildings in the HD zones shall comply with the following architectural requirements.

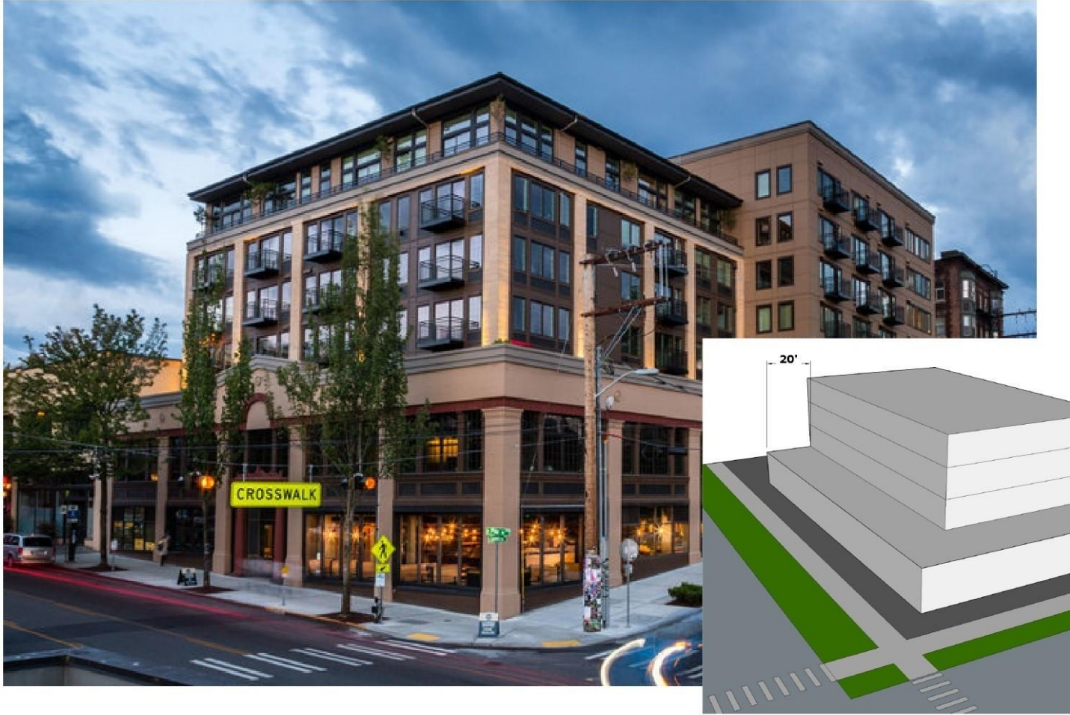
- a. **Vertical Façade Articulation.** The architecture of all street-facing facades shall have a vertical break at least every fifty feet with a minimum depth of one foot. The required vertical breaks shall extend over at least 75% of the height of the building. An illustration of this requirement is provided below:



- b. **Horizontal Expression Lines.** All street-facing facades shall incorporate horizontal expression lines in their architecture to delineate the ground story from any upper stories. Such expression lines shall include a cornice and/or a protrusion in materials with a minimum depth of six inches. An illustration of this requirement is provided below:



- c. **Stepbacks.** The façade of the second story and all stories above shall be stepped back at least 20 feet behind the façade of the first story if all of the following apply:
- The building is four stories or more in height.
 - The building is designed for residential uses above the first story.
 - The building is within 35 feet of a sidewalk adjacent to a street. Where the second story is set back at least twenty feet behind the façade of the first story as required by this subsection, at least seventy-five percent of the open roof area of the first story shall be designed for and employed as an amenity for the residential occupants of the building. An illustration of this requirement is provided below:



5. Materials.

- a. Except as otherwise provided, all buildings shall be completed on all sides with brick, split-face block, glass, stone, and wood (hereinafter referred to as “Tier 1 Materials”). Aluminum composite material panel systems, stucco, and Exterior Insulation and Finishing Systems (EIFS) (hereinafter referred to as “Tier 2 Materials”) shall only be permitted as trim on ground-level façades and shall only be allowed on up to a maximum of 20% total coverage on street-facing façades and up to a maximum of 75% of a non-street facing façade.
- b. Standing seam metal (but no other metals) may be used for awnings. Sheet metal and corrugated metal and other metal finishes are only permitted for soffits, fascia, and similar minor architectural features (less than or equal to 5% coverage on any given elevation).

**STREET-FACING FAÇADE
MATERIAL REQUIREMENTS**



**NON-STREET FACING FAÇADE
MATERIAL REQUIREMENTS**



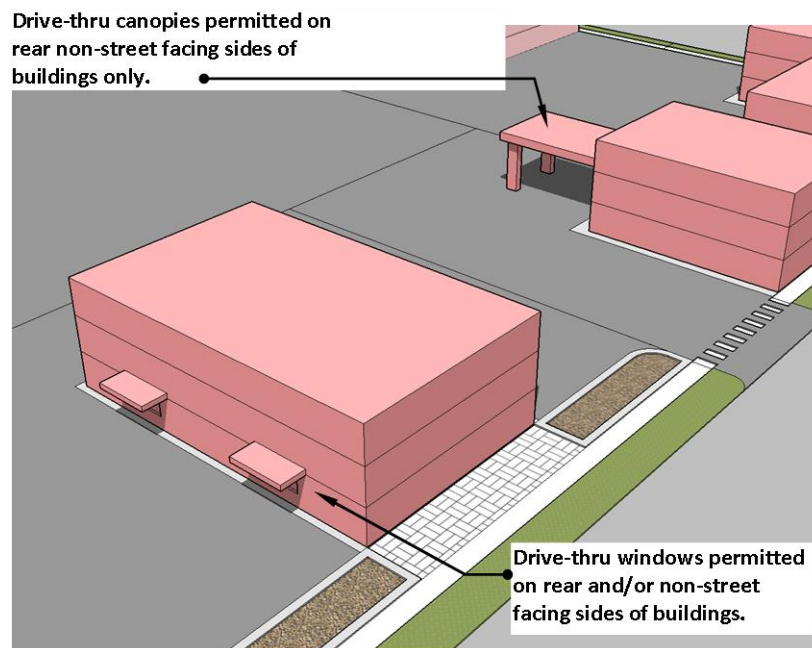
6. Entrances.

- All primary buildings in the HD zones shall have at least one entrance intended for public, daily customer, and/or resident use oriented toward a public street, public open space, or a privately-owned “space open to the public”, with first priority assigned to State Street, and second priority assigned to all other public streets.
- Lots within the HD zones with frontage on both State Street and University Parkway shall have an entrance on the corner where the two streets meet.
- Corner entrances at street intersections are encouraged throughout the HD zones. An example of a desirable corner entrance is shown in the following image:



- Windows and Awnings.** At least 70% of each street-facing, ground story façade shall consist of transparent window coverage that is readily visible to a depth of at least five feet into the building. All awnings shall be durable canvas or standing seam metal. Plastic awnings are not permitted.

8. **Balconies.** Balconies consisting of a minimum area of fifty (50) square feet shall be provided for at least fifty (50) percent of all residential units per building in the HD zone^s. Balconies may be inset into the building or may project over City sidewalk a maximum of five feet so long as fourteen (14) feet of vertical clearance is provided between the sidewalk and the balcony. Balconies that don't face a public street shall be set back at least eight feet from any adjacent property line.
9. **Drive-thru Structures.**
 - a. Drive-thru canopy structures (such as a Drive-Thru ATM canopy) shall be located only on the rear or a non-street facing façade(s) of a building.
 - b. Drive-thru windows, aisles, and vehicle stacking for drive-thrus are not permitted on any street-facing façade and/or within any street-facing setback areas.



10. **Screening.**
 - a. Trash storage containers and dumpsters shall be completely screened from public view with a masonry wall at least seven feet in height with sight-obscuring gates which must be located either behind, on a non-street facing side, or interior to a building.
 - b. All electrical, utility, and mechanical equipment (including equipment on roofs) shall be fully screened from public view with sight-obscuring materials. Such equipment must be buried (vaulted) if located within any front or side street-facing setback areas, or if located within any required planter strip areas.
11. **Lighting.**
 - a. Each site shall include a Lighting Plan that is designed to discourage crime, enhance safety, and prevent direct glare onto adjacent properties.
12. **Open Space.**



- a. All lots with a residential use component shall have a minimum twenty percent (20%) of the lot area dedicated to open space (excluding required public sidewalks and planter strips). This requirement may be fulfilled with standard “open space” or with a “space open to the public” or a combination of both. However, a minimum of 10% of the lot’s area shall be maintained as a “space open to the public” (see Section 22-2-1 for definitions of “open space” and “spaces open to the public”).
- b. Commercial lots *without* a residential use component are not required to provide any type of “open space” (apart from the required sidewalks, planter strips and other required landscaping). However, if a “space open to the public” is provided on a commercial lot without a residential use, the following bonuses shall be awarded to that parcel:

Percentage of Provided “Spaces Open to the Public” out of Total Parcel Area			
	10% or more	20% or more	30% or more
Bonuses Awarded	- Up to 10% of required parking may be “compact” stalls (measuring 7.5 ft. wide x 16 ft. deep). -5% overall parking reduction	- Up to 20% of required parking may be “compact” stalls (measuring 7.5 ft. wide x 16 ft. deep). -5% overall parking reduction -Up to 5% of parking requirement may be met from on-street parking located in a HD zone (if not previously allocated to another parcel) located within 300 feet of the parcel (but excluding State Street)	- Up to 30% of required parking may be “compact” stalls (measuring 7.5 ft. wide x 16 ft. deep). - Excluding the ground floor, up to an additional 15% of street-facing façades only may be constructed with “Tier 2” materials. - 8% overall parking reduction -Up to 5% of parking requirement may be met from on-street parking located in a HD zone (if not previously allocated to another parcel) located within 300 feet of the parcel (but excluding State Street)

Note: Percentage calculations are rounded down to the nearest 1 decimal point.

13. Fencing.

- a. A fence meeting the requirements of Section 22-14-19(E) shall be maintained along any property line between a development in any HD zone and a residential zone (that is not a part of ~~the an~~ HD zone). The fence shall be constructed and maintained by the owner of the development in the applicable HD zone.

(Ord. No. 2018-0029, Enacted 10/9/2018)

Effective on: 10/9/2018

G. Transportation.

1. **Streets.** Private streets are not permitted in the HD zones. However private pedestrian promenades, driveways, vehicular accesses, and alleyways are permitted provided proper fire access is maintained throughout the site.
2. **Driveways and Accesses.**
 - a. Vehicular accesses shall be no more than thirty feet wide unless the Planning Commission finds, based on a traffic study performed by a licensed traffic engineer and/or an analysis provided by the City Transportation Engineer, that a wider access is necessary for the site. In no event shall an access exceed forty (40) feet in width.
 - b. No more than one access shall be allowed per lot unless the Planning Commission finds, based on a traffic study performed by a licensed traffic engineer and/or an analysis provided by the City Transportation Engineer, that more than one access is needed for development on the lot.
 - c. Where a driveway crosses a public sidewalk, the driveway shall be a different stained color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area (See Figure 9 below).
 - d. All adjoining properties are required to share vehicular and pedestrian accesses to public streets and sidewalks and to provide any necessary cross-access easements to effectuate this sharing.



Fig. 9 stamped and colored asphalt.

3. **Traffic Study.**
 - a. A Traffic Impact Study (TIS) shall be required in connection with any site plan in the HD zones that is not a minor amendment as defined in Section 22-14-20(C)(3)(b). The provisions of Section 22-14-20(E)(8)(a-c) shall apply to any required TIS. The TIS shall evaluate the vehicle, bicycle, and pedestrian traffic both on site and in the general vicinity of the project. The TIS shall evaluate trip generations, turning movements to and from the property, street and roundabout geometrics, and traffic safety on and off the site. The TIS shall also address relevant items including but not limited to the following: surrounding street and intersection levels of service (LOS) before and after the project is completed, any mitigation efforts recommended to minimize project traffic impacts, proposed public and private street widths and alignments, site mobility, access management, potential traffic signal locations, street striping, signage,



etc. The traffic engineer that performs the required TIS shall meet with the City Traffic Engineer prior to beginning the TIS to discuss specific areas of focus for the TIS. Each site plan shall reflect and incorporate the recommendations of the traffic study and any other requirements that the City may deem necessary based upon the TIS. Any new development or redevelopment shall comply with all recommendations of the TIS.

(Ord. No. O-2018-0029, Enacted 10/9/2018)

Effective on: 10/9/2018

H. Parking.

1. Parking Requirements

- a. Required parking in the HD zones s may be met within a parking lot, parking structure, or a shared parking agreement approved by the City.
- b. For the HD zones s, three parking stalls shall be provided for every one-thousand (1000) square feet of gross leasable floor area of nonresidential uses. Since any residential use in this zone is required to be part of a mixed-use development, no parking stalls shall be required for residential units included within the base residential density. The base residential density is calculated by dividing the total commercial parking requirement by three (3). For each residential unit in excess of the base residential density, a minimum of 1.75 parking stalls shall be provided (of which .1 stalls per unit shall be dedicated to visitor parking).
- c. **No Charge for Use of Required Parking.** In order to ensure that tenants (including residents and employees) of a development do not have an incentive to park off-site, no fee charge, deposit or other form of compensation (other than rent) may be required of a tenant for the right to use required parking stalls (including, for purposes of this subsection, the right to exclusive use of a particular parking stall). Neither the rent, the deposit or other fees charged to tenants may differ based on whether the tenant is given the right to use required parking. No form of compensation (including but not limited to a reduction in rent or other fees or charges) may be given to a tenant in exchange for a waiver or relinquishment of the right to use required parking. No penalty of any kind may be imposed upon a tenant for parking in a required parking stall.

(Ord. No. O-2019-0032, Enacted 10/8/2019)

- d. Site plans within the HD District are not eligible for any parking modifications outlined in Section 22-15-5 and must meet the parking requirements outlined in this section.

(Ord. No. O-2019-0032, Enacted 10/8/2019)

2. Parking Lot Standards. Except as otherwise provided herein, the provisions of Article 22-15 (Off-Street Parking) shall apply to all development in the HD zones s.

- a. Buildings shall be sited to face the street with parking lots on the side or rear. Adjoining properties that have neighboring parking lots shall be connected and have cross-access easements established upon final plat approval. No Any parking lots stalls, drive aisles or drive thru stacking lanes shall be located within six feet (6') of the back of any required sidewalk on the side of a building shall be set back at least 20 feet from a sidewalk adjacent to a street. The 620 foot parking setback area shall be maintained as "open space" or a "space open to the public" and shall be maintained with shrubs or other sight-obscuring features at a minimum height of three feet to screen the parking area from the street.
- b. Parking Lot Lighting: Parking lot light poles on properties adjacent to residential zones outside of the HD zones s shall be no closer than 50 feet to the adjacent residential property line. Additionally, globes must be shielded and the lighting directed down to minimize light encroachment onto adjacent properties or into



upper level residential units in multi-story buildings. Lightproof fencing is also required when adjacent to residentially properties that are not in a HD zone.

- c. Concrete curbs shall be provided between landscaped areas and off-street parking areas. Low-profile curbs are permitted to accommodate low-impact developments (LIDs) in all landscaped areas except for within required planter strips along State Street (see also landscaping requirements in Section 22-14-13 (C)).

3. Parking Structures.

- a. The street-facing façade of a parking structure must be “wrapped” with a habitable building designed and constructed for residential or commercial uses. All other facades of a parking structure shall be wrapped with buildings and/or have an external skin (or screen) designed to improve its visual appeal. Examples include heavy gauge metal screening, precast concrete panels, laminated or safety glass, decorative solar panels, or decorative façades. The intent is for parking structures to blend into surrounding buildings and not look like a parking structure. The Planning Commission may approve other decorative materials not listed herein if the proposed materials would have an equal or better aesthetic effect than the approved materials listed herein. All readily visible areas not wrapped with buildings shall be screened. To the greatest extent possible, uneven levels in parking structures shall be screened from public view. The following images demonstrate parking structure wrapping:





- b. Elevators and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
 - c. Any signage attached to the parking structure and wayfinding signage shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.
 - d. At a minimum, all street-facing façades of all parking structures shall be wrapped with structures designed and constructed for a commercial or residential use.
 - e. Parking structures shall be designed to minimize vehicle noise and odors that emanate on to sidewalks and “spaces open to the public”. Venting and fan locations shall not be located next to “spaces open to the public” and are encouraged to be located on top of the parking structure where feasible.
- 4. Specific use parking exceptions as established in Section 22-15-4 (G) apply in the HD Zones.
 - 5. Parking modifications as established in Section 22-15-5 apply in the HD Zones.
 - 6. Bicycle parking requirements as established in Section 22-15-7 apply in the HD Zones.

(Ord. No. O-2018-0029, Enacted 10/9/2018)

Effective on: 10/9/2018

I. Signs.

- 1. Except as otherwise provided herein, all signs in the Hub District zones shall meet the standards provided in Article 14-3. All areas within the HD zones shall be designated as Sign Zone “H” (14-3-3).
- 2. Removal of Pole Signs. One of the purposes of the HD zones is to provide a more attractive environment for commercial and residential uses. The City has determined that pole signs are less aesthetically appealing than other types of signs such as monument signs. Therefore, pole signs are not permitted in the Hub District zones. Any existing pole signs shall be removed in the event that reconstruction is performed on fifteen percent (15%) or more of the footprint of an existing building on the lot upon which the pole sign(s) is located, upon the addition or expansion of a building that constitutes fifteen percent (15%) or more of the existing building footprint on the lot, or upon the construction of a new building on a lot. The removal of existing pole signs required by this section shall occur before the issuance of a certificate of occupancy for the new building or building expansion.

(Ord. No. O-2018-0029, Enacted 10/9/2018)

J. Sidewalks and Landscaping. A buffered sidewalk shall be installed and maintained along all property adjacent to State Street and State Street Connector Streets in accordance with Section 22-8-8(B)(4). A sidewalk at least six feet (6') in width and landscaping in accordance with Appendix TT shall be installed and maintained adjacent to University Parkway. A buffered sidewalk consisting of a sidewalk at least six feet (6') in width and a landscaped planter strip at least eight feet (8') in width shall be installed and maintained adjacent to all streets other than State Street, State Street Connector Streets and University Parkway.

K. Alternate Development Standards for the HD-E Zone. Each lot in the HD-E zone must be developed in conformity with the standards contained in this Section 22-24-2 pertaining to the HD-E zone. In the alternative, all of the property in a given lot in the HD-E zone may be developed according to the standards of the HD-C zone. However, in order to ensure congruity of development, all property in any given lot in the HD-E zone must be developed entirely according to the standards and requirements of the HD-E zone or must be entirely developed according to the standards and requirements of the HD-C zone.

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 21, 2020

The following items are discussed in these minutes:

- Amending Appendix A of the Orem City Code by amending Standard Land Use Code 6413 Automobile Repair to Automobile Repair (Mechanical Only) and enacting Standard Land Use Code 6414 Auto Body Repair and Paint as permitted uses in the C2, HS, M1 and M2 zones. - Positive recommendation to the City Council.
- Amending Sections 22- 14-15, 12-1-2, 12-3-1, 12-4-1, 12-5-8 and 12-7-39 of the Orem City Code by changing the approval authority from Development Services and Administrative Services to the Finance Department. - Continued to November 4, 2020
- Site plan approval of Tear Apart Auto Recycling located at 520 North Geneva Road in the M2 zone. Approved.
- Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zoning of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road. - Positive recommendation to the City Council.

STUDY SESSION

Cancelled.

REGULAR MEETING

NOTICE OF ALL-ELECTRONIC MEETING

To minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020 Executive Order, the Orem City Planning Commission meeting on October 21, 2020 will be an all-electronic meeting. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically. You can view the meeting live at orem.org/meetings. If you want to make a comment, please use: orem.org/comments or PlanningCommissionPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be read into the record during the live meeting. Once an item has been voted on, that item will be closed to additional comments. Thank you for your cooperation during these challenging times.

Place: Orem City Council Chambers - Electronic

At 4:30 p.m. Chair Cochran called the Planning Commission meeting to order and offered the invocation. After the invocation, he made the following statement: "I Mickey Cochran, as Chairman of the Orem City Planning Commission, make the following determinations: 1. Under current conditions, conducting an Orem City Planning Commission meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. 2. This determination is based on the facts that (1) COVID-19 is a worldwide pandemic threatening the health and safety of the residents of Orem; (2) the State of Utah has determined that people should maintain social distancing of at least six feet to help mitigate the spread of COVID-19."

Those present: Mickey Cochran, Planning Commission Chair; Carl Cook, Camille Jensen, Haysam Sakar, Ross Spencer, Mike Staker, Planning Commission members; Terry Peterson, City Council Liaison; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Jake Harding, Associate Planner; Brady Hale, Traffic Engineer; Sam Kelly, City Engineer; Steve Earl, Legal Counsel via zoom.

Those excused: Barry Roberts, Planning Commission member; Grant Allen and Matt Taylor, Long Range Planners; Cheryl Vargas, Associate Planner

A complete video of the meeting can be found at www.orem.org/meetings

DRAFT Planning Commission minutes for October 21, 2020

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Business Licensing for the City to amend Appendix A of the Orem City Code by amending Standard Land Use Code 6413 Automobile Repair to Automobile Repair (Mechanical Only) and enacting Standard Land Use Code 6414 Auto Body Repair and Paint as permitted uses in the C2, HS, M1 and M2 zones.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6413	Automobile Repair (Mechanical Only)	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N	N
6414	Auto Body Repair and Paint	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N	N

Staff Presentation: There is currently a Standard Land Use (SLU) Code for Automobile Repair (6413) in Appendix A of the Orem City Code which has covered all auto repair. It has recently been brought to the attention of Business Licensing that auto body work needs a special license from the State and they have special safety restrictions that are not required with mechanical auto repair. After working with several businesses who are less than cooperative with the Neighborhood Preservation Officer, it was decided that a separate SLU code was needed to help mitigate the potential issues from non-licensed paint booths to operate without proper approvals. Several businesses are doing auto painting that is getting overspray on vehicles in the area, they are not getting permits for their paint booths, they do not have the proper ventilation, they do not have the required State license and they do not have health department regulations in place. It is a nuisance to neighboring businesses and can cause property damage.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Standard Land Use Code 6413 Automobile Repair to Automobile Repair (Mechanical Only) and enact Standard Land Use Code 6414 Auto Body Repair and Paint as permitted uses in the C2, HS, M1 and M2 zones.

There was discussion on the item. Some of the key issues that were discussed were:

- How does this text amendment affect current businesses?
- The actual enforcement of the issue would be with Business Licensing.
- There are currently people who run auto shops out of their house. That is not permitted.

Planning Commission Action: Mr. Cook moved to forward a positive recommendation to the City Council to amend Standard Land Use Code 6413 Automobile Repair to Automobile Repair (Mechanical Only) and enact Standard Land Use Code 6414 Auto Body Repair and Paint as permitted uses in the C2, HS, M1 and M2 zones. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Carl Cook, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.2**:

Agenda Item 3.2 was a request by Business Licensing for the City to amend Sections 22- 14-15, 12-1-2, 12-3-1, 12-4-1, 12-5-8 and 12-7-39 of the Orem City Code by changing the approval authority from Development Services and Administrative Services to the Finance Department.

Staff Presentation: Due to noticing issues, staff requests this item be continued to November 4, 2020.

Recommendation: Staff recommends the Planning Commission continue the amendments of Sections 22- 14-15, 12-1-2, 12-3-1, 12-4-1, 12-5-8 and 12-7-39 of the Orem City Code by changing the approval authority from Development Services and Administrative Services to the Finance Department to November 4, 2020.

Planning Commission Action: Chair Cochran moved to continue the amendments of Sections 22- 14-15, 12-1-2, 12-3-1, 12-4-1, 12-5-8 and 12-7-39 of the Orem City Code by changing the approval authority from Development

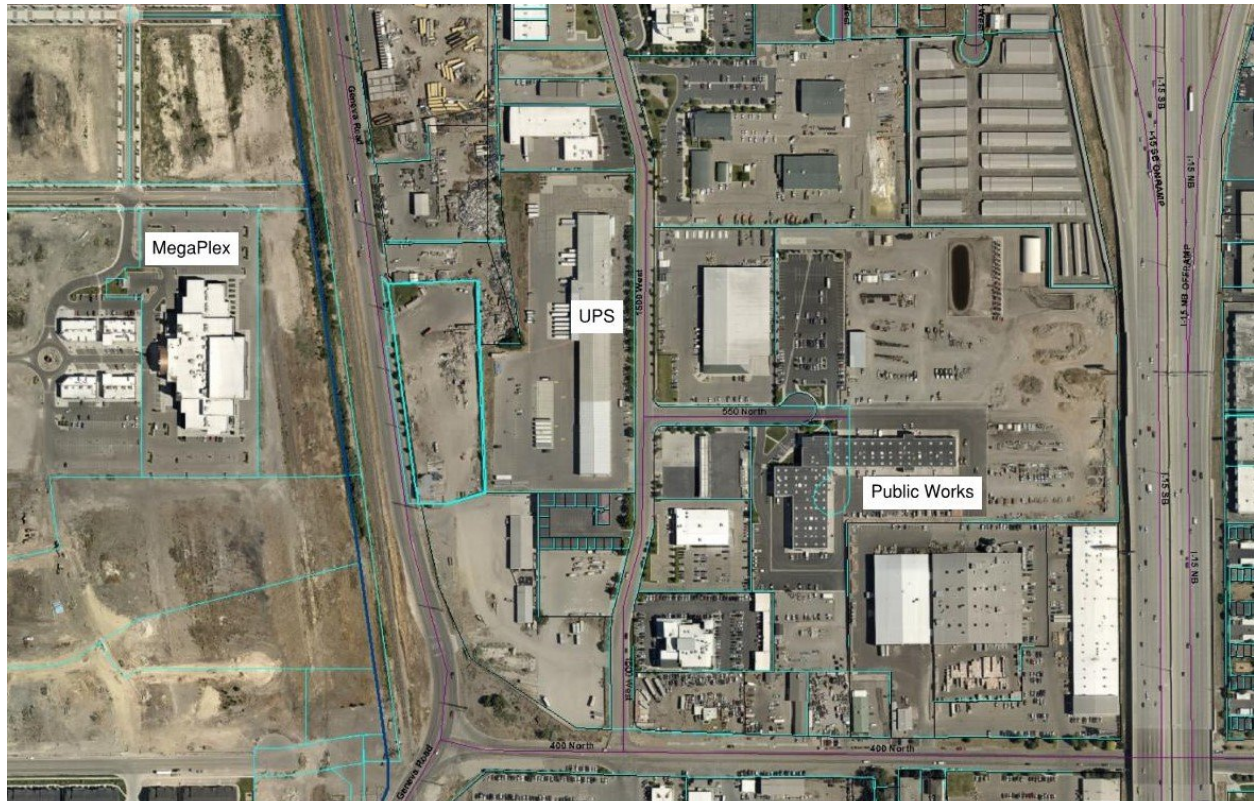
A complete video of the meeting can be found at www.orem.org/meetings

DRAFT Planning Commission minutes for October 21, 2020

Services and Administrative Services to the Finance Department to November 4, 2020. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by Tom Stuart Construction to approve the site plan of Tear Apart Auto Recycling located at 520 North Geneva Road in the M2 zone.



Staff Presentation: The applicant is proposing to build a small 1500 square foot office building and use the rest of the acreage to store autos prior to being transferred to the facility in Salt Lake City. The main facility for this business is in Salt Lake City where they specialize in buying and selling cars, as well as providing used auto parts.

At the facility in Orem they will not be selling autos or parts. This will be a short term storage facility, usually a vehicle will be on this site for only two or three days. It will then be transported to the facility in Salt Lake City.

Architecture: The proposed one-story structure will be 1,500 square feet. Materials will be corrugated metal siding, stucco and reclaimed wood. The storage area for autos will be reclaimed asphalt.

Parking: They have met all the required parking requirements. Six spaces were required (1 per 250 square feet), and they have provided nineteen parking stalls including a handicap parking stall.

Dumpster: The dumpster is to the north of the project and enclosed as required by code.

Landscaping: The overall landscape plan complies with applicable City and M2 zone codes. The existing wall and landscaping along Geneva Road will remain.

Transportation/Engineering: No Concerns.

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DRAFT Planning Commission minutes for October 21, 2020

Recommendation: Staff recommends the Planning Commission approve the site plan of Tear Apart Auto Recycling located at 520 North Geneva Road in the M2 zone.

There was discussion on the item. Some of the key issues that were discussed were:

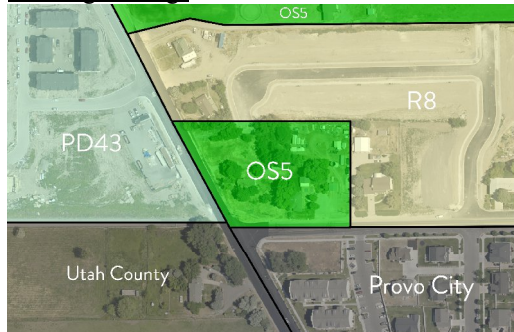
- Who would be responsible for inspecting the site regarding storm water? The State.

Planning Commission Action: Chair Cochran moved to approve the site plan of Tear Apart Auto Recycling located at 520 North Geneva Road in the M2 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, Carl Cook, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

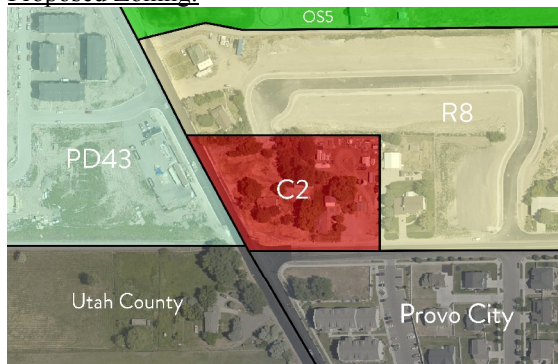
Chair Cochran asked Mr. Bench to introduce **Agenda Item 3.4**:

Agenda Item 3.4 is a request by Davies Design Build to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zoning of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.

Existing Zoning:



Proposed Zoning:



Staff Presentation: The applicant is requesting the zone change to allow for a neighborhood convenience store and gas station. The proposed gas station will be patterned after the existing gas station at approximately 1700 West Main Street in Lehi. It is proposed to have internal restaurants, a convenient store, and 6-12 gas pumps.

The properties in question were originally designated in the General Plan as LDR residential. However, a recent change was made to the South-West area in the General Plan that designates this corner as Community Commercial (CC). This change was made understanding that this applicant was interested in this rezone.

The proposed rezone sits at the corner of Geneva Road and 2000 South. The Development Review Committee requested that the applicant go through preliminary review for his curb cuts since 2000 South is a Provo street and Geneva Road is a UDOT road. Preliminary UDOT and Provo City reviews have been completed. Provo is very likely to grant the request. However, UDOT has not indicated whether or not the request will be granted. Once the applicant

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DRAFT Planning Commission minutes for October 21, 2020

applies for site plan approval, he will need to get full approval from both jurisdictions in addition to Orem City for the curb cuts. UDOT is planning on putting in a light at the intersection in the near future.

As the property was originally planned to be residential, the water and sewer infrastructure was also originally planned to go through this property to service the future residential properties to the east of this corner. In order to be able to still accommodate that plan, staff will require the applicant to continue those utilities through the property to the east when they apply for site plan approval. The applicant has been made aware of this and has updated the concept plan to reflect these utilities going through the north-east portion of the property.

The applicant was required to hold a neighborhood meeting prior to applying for the rezone. 44 residents attended the meeting. Below is a list of some prominent concerns with the applicant's response to each one.

- Why this particular location instead of elsewhere?
 - Demand for a convenience store in this area is increasing. The closest commercial to this location is at Geneva Road and University Parkway.
- What kind of fence will border the gas station?
 - An 8' stamped concrete wall.
- If approved for the zone change, what is the likelihood of something other than a gas station going into the property?
 - The cost of the land would prohibit anything other than a gas station from going in.
- How tall will the structure be?
 - 32 feet.

During the neighborhood meeting, the applicant asked for an informal vote of all in attendance as to whether they approved of the proposal or not. The vote was 42 in favor, 1 abstained, and 1 against. The general feel from the meeting was that the residents were excited about the proposal.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road.

There was discussion on the item. Some of the key issues that were discussed were:

- Traffic and access. The applicant received preliminary approval from Provo City Engineering for access on 2000 South. The applicant has not yet received such approval from UDOT for access on Geneva Road, but has had a conversation with them regarding it and anticipates receiving that approval if granted site plan approval from Orem City.
- Where was the future Lakeview Parkway going to go in relation to this site? About a third of a mile west of this corner.
- Had the applicant considered this future road in his traffic study? Yes.
- Had a market study been conducted to determine if this site was viable for a gas station? Yes. The applicant conducted a market study and determined that this site was very viable for a gas station.
- The annexation of this property in the City happened about five years ago. At that time, residential uses made sense for this corner. What changed? The Church of Jesus Christ announced a temple to be placed near this site. The City changed the general plan recently for this area to attempt to be more in harmony with that site. As part of that change, this corner was designated to be commercial.
- What did the previous general plan designate this corner to be? Low Density Residential.
- Did the buyers of the new homes to the north of this site know that a gas station was potentially going in at this corner? The applicant indicated that the realtors and contractors of many of those homes attended the neighborhood meeting back in March and were aware of the change. The developer of those homes also attended that meeting and indicated that he was afraid that this gas station might compromise the closing of the sales of those homes. Most of these homes were not built at the time that neighborhood meeting was held. There is no way of knowing for sure, but these realtors and contractors may or may not have communicated that information to the home buyers. It is evident in the many public comments these residents made that they were probably not informed.
- Public Comments included some of the following concerns:
 - Many of the neighboring Provo residents expressed strong opposition to the change.

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DRAFT Planning Commission minutes for October 21, 2020

- Many of the neighboring residents from the Peyton's Crossing Development to the north expressed opposition to the change.
- No residents from the Auburn Meadows development to the west gave any comments.
- Lighting was a significant concern. Some residents expressed concerns about potential neon signage.
- Potential smells were a concern.
- Property values were a concern.
- Many expressed that they had hoped this part of Orem would remain agricultural and residential when they initially purchased their property.
- There were a few residents who expressed a desire that this be approved as there is not another gas station nearby.
- Some residents expressed strong concern that this corner had been designated as commercial. Others were not. But most expressed concern over the proposed gas station.
- The applicant addressed as many of these concerns as he could. He said that the City does not allow neon signs and staff confirmed that. He also committed to provide only the minimum requirement of lighting. He noted that the State required him to meet certain emission standards and that the smell would not be as bad as most people think because he would be meeting State regulations from the DEQ.
- There was discussion among the Commissioners about the nature of the application only being for a rezone to commercial and not for site plan approval of a gas station. Some members of the Commission understood that this corner was designated as commercial in the general plan and expressed that their concern was not for the commercial rezone, but whether the site at this corner would fit in with the surrounding neighborhood.
- It was pointed out that this intersection would become a lighted intersection in the future and that the lighting from that change would likely be worse than the gas station.
- It was also pointed out that if this rezone was denied, another commercial rezone request would likely come forward to the Commission in future because the general plan has designated this corner as commercial.
- Mr. Earl clarified that there were not many design standards for the C-2 zone. If the rezone was granted, there would be no way to legally guarantee that the applicant would build to the concept plan he had shown to the Commission.

Planning Commission Action: Chair Cochran moved to forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 2.16 acres from the OS5 zone to the C2 zone at approximately 2000 South Geneva Road. Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Camille Jensen, and Mike Staker. Those voting nay: Carl Cook, Haysam Sakar, and Ross Spencer. The motion did not pass; no recommendation was made to the City Council.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Mr. Staker then made a motion to approve the minutes of the October 7, 2020 Planning Commission meeting. Chair Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Haysam Sakar, Ross Spencer, and Mike Staker. The motion passed unanimously.

Adjourn: Mr. Spencer moved to adjourn. Chair Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Ross Spencer, Haysam Sakar, and Mike Staker. The motion passed unanimously.

Adjourn: 6:35 p.m.

Jason Bench
Planning Commission Secretary

Approved: