CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
April 13, 2021

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

NOTICE OF ALL-ELECTRONIC MEETING & OPPORTUNITY FOR PUBLIC PARTICIPATION

Pursuant to Mayor Richard F. Brunst's Proclamation dated March 29, 2021, the Orem City Council meeting on April 13, 2021 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

Written comments will be accepted before and during the meeting. All written comments received will be entered into the record and forwarded to each City Council member for review. Written comments will also be read aloud during the live meeting when required by law or when time permits. As technology permits, the City Council may also accept oral comments. Once an item has been voted on, that item will be closed to additional comments.

Thank you for your cooperation during these challenging times.

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

UPDATE - Park Master Plan & Hillcrest Park Public Input (45 min)
Review and Discussion
Presenter: Brenn Bybee, Assistant City Manager, Lisa Benson of Landmark Designs and Kyrene Gibb of Y2 Analytics

DISCUSSION - Budget FY 2021-2022 for Operations, Fleet, and IT (45 min)
Discussion
Presenter: Brandon Nelson, Reed Price & Ernesto Lazalde

DISCUSSION - University Parkway Market Study Overview (20 min)

Discussion Only
Presenter: Matt Proser, Economic & Planning Systems, Inc.

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

2. 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

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: TERRY PETERSON

5. PLEDGE OF ALLEGIANCE: SHERRY PETERSON

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7. 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.)

8. CONSENT ITEMS

8.1. APPROVAL OF MEETING MINUTES
Minutes of City Council Meeting
- March 23, 2021
03.23.2021 ccmin--DRAFT.docx

9. SCHEDULED ITEMS

9.1. PUBLIC HEARING - The City will receive public comment on the Community Development Block Grant (CDBG) Projected Use of Funds for Fiscal Year 2021-2022.
The Community Services Manager recommends that the City Council hold the first of two public hearings to receive public comment on the projected uses of the funds for the 2021-2022 Community Development Block Grant and review the recommendations of the CDBG Advisory Commission.
Presenter: Ken Ransom, CDBG Advisory Commission Chairperson, and Kena Mathews, Community Services Manager

9.2. PUBLIC HEARING / RESOLUTION - The City will receive Public Comment on the Community Development Block Grant (CDBG) Projected Use of Funds for CARES ACT CDBG-CV funding and consider approval of a resolution for a substantial amendment to the 2019-2020 Annual Action Plan.

The Community Services Manager recommends that the City Council hold a public hearing to receive public comment on the projected uses of the funds for the CARES ACT CDBG-CV funding, adopt the recommendations of the CDBG Advisory Commission, and approve a resolution for a substantial amendment to the 2019-2020 Annual Action Plan.

Presenter: Ken Ransom, CDBG Commission Chairperson, and Kena Mathews, Community Services Chairperson

RES.CDBG-CV #8.docx

9.3. PUBLIC HEARING / ORDINANCE – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West.

The Planning Commission recommends the City Council, by ordinance, amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West.

Presenter: Jason Bench, Planning Division Manager

AS.JH_NVD-Res-B_Rezone.docx
Vicinity Image 1.1.pdf
Vicinity Image 2.1.pdf
Existing Zoning.pdf
Proposed Zoning.pdf
Street View 1.pdf
Street View 2.pdf
Street View 3.pdf
Aerial Image.pdf
NVD Rezone PC Minutes 3.17.2021.docx
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20210308_1_MailerBack.pdf
20210308_1_Labels.docx
Ordinance-Enacting-Rezone-ResBtoR8.docx

9.4. PUBLIC HEARING / ORDINANCE - Amending Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shack; and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

The Planning Commission recommends the City Council, by ordinance, amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shacks; and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

Presenter: Jason Bench, Planning Division Manager

Agenda-ShaveIceSLU.docx
Map.pdf
Vicinity Map.pdf
Existing Zoning.pdf
Proposed Zoning.pdf
SLU Codes.pdf
C1 Zone - Existing Locations.pdf
PC Minutes 3.3.2021.docx
Neighborhood Meeting Notes.pdf
Street View.pdf
Mailer Front (1 page).pdf
20210224_1_MailerBack.pdf
20210224_1_Mailing Labels.docx
Ordinance-Enacting-ShaveIce.docx

9.5. ORDINANCE – Amending Section(s) 22-11-35(L)(2)(e), of the Orem City Code pertaining to roofing materials on buildings in the PD22 zone.

The Planning Commission recommends the City Council, by ordinance, amend Section(s) 22-11-35(L)(2)(e), of the Orem City Code pertaining to roofing materials on buildings in the PD22 zone.

Presenter: Jason Bench, Planning Division Manager

Agenda-PD22-RoofingMaterials.docx
Vicinity Map.pdf
Map.pdf
Proposed Ordinance 22-11-35(2)(e).docx
Elevations.pdf
20210330_1_MailerFront2.pdf
20210330_1_MailerBack.pdf
20210330_1_Labels.docx
Ordinance-Enacting-PD22-RoofingMaterials.docx

10. COMMUNICATION ITEMS

11. CITY MANAGER INFORMATION ITEMS

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

12. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)

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

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CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
March 23, 2021

This meeting was held electronically
to allow Councilmembers and Staff to participate.

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner.
APPOINTED STAFF	Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Department Manager; Brandon Nelson, Finance Department Manager; Karl Hirst, Recreation Department Manager; Jason Bench, Planning Division Manager; and JoD'Ann Bates, City Recorder

NOTE: The referenced report and presentation documents for each discussion may be viewed at orem.org/meetings under "City Council Presentations"

PRESENTATION – Citygate Associates, LLC.

Mr. Elliott of Citygate proceeded to give some background and a mention of thanks to all those that helped in gathering the information. He continued to review the Police Department Operations assessment as follows:

- City Crime Data:
  - Violent Crimes
  - Property Crimes
- Organizational Review:
  - Agency Data
    - Agency Turnover Analysis
    - Key Finding and Recommendations
- Demands for Service:
  - CAD Incident Analysis
  - Temporal Analysis – Public Generated Calls for Service 2017-2020
  - 2019 Staffing Analysis – All calls, Minimum Staffing
  - Summary

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General discussion ensued regarding the types of calls during various times.

Mr. Elliott continued to review:

- Patrol Response Times:
  - Methodology
  - Data (Elements of Response Time)
  - Priority Total Response Time 90th Percentile

Mr. Elliott continued with presenting patrol key findings and recommendations.

General discussion continued regarding the Police Department strategic plan in conjunction to the presented recommendations and how far they are into the implementations of that plan.

Mr. Elliott continued to review:

- General Investigations Key Findings
- Investigation Key Recommendations
- Support Serves Workload Analysis
  - Communications Statistics
  - Professional Standards
  - Use of Force
- Support Key Findings and Recommendations
  - Crime Analyst
- Support Services Key Findings and Recommendations

Mr. Elliot concluded by reviewing some of the suggested recommendations by priority.

Chief Adams stated they have started implementing some of the recommendations and will need to amend the strategic plan. He stated one of the biggest issues right now is with the younger officers and their experience and they will need to work with them. He stated they are happy with the outcome of the assessment received by Citygate and will look presently and in the future what they need to do to address long term strategies. General discussion continued regarding training of new staff and focus on curriculum that mirrors the pay structure and provide more mental health training.

Mr. Gary introduced the Fire/EMS Operations assessment and reviewed the following:

- Fire Service Delivery Policy Choices
- Setting Service Level Goals
- Risk Assessment
  - Overall risk rating by hazard
- Daily Minimum Staffing Plan
- Service Demand
  - Service Demand by Year and Incident Type,
  - Service Demand by Station,
  - Service Demand by Hour of the Day by Year
  - Simultaneous Incident Activity
  - Single Station Simultaneous Incidents by Station area.
  - Unit Utilization Per Hour – engines and ladders.
  - Unit Utilization Per Hour- ambulances.
- Response Performance

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- Current Deployment Goals
- Response Performance – 90% Fire/EMS
- Travel Time by Minute
- Call to Arrival Total Response Time

- Deployment Maps

Mr. Gary continued to explain and discussion travel times, hot spot calls and station spacing as shown on a map of the city. He continued to review the following:

- Deployment Recommendations
- Headquarters Program Review
  - Headquarters Services Assessment Summary
  - Headquarters Key Findings and Recommendations
- Next Steps
  - Suggested Recommendation Priorities

Chief Sanderson stated he thinks there have been a number of things they have recommended that they have just be scratching the surface on and with the recommendations he feels they will have more of a direction to go and looks forward to getting starting.

Mr. Davidson stated he appreciated working with Citygate and is encouraged since they have received the preliminary report that both Chief Adams and Chief Sanderson has adjusted their department to address staffing and data concerns. He wants to reassure the City Council that both departments have been actively making changes in the direction of the recommendations and the direction they want to take their prospective departments. He feels the city can incrementally grow and make changes to the programs to meet the expectations of the report.

General discussion continued regarding the location of some of the fire stations and the need to continue to make improvements and adjustments and the need to work with the location best they can due to the recommendations. Further discussion continued regarding the need for these reports and why they felt it was needed.

Mr. Gary concluded by stating some of the recommendations are within immediate reach and others are to be done over time with some more complex changes.

DISCUSSION – FY 2022 Budget – Revenues and Compensation

Mr. Nelson discussed the overview of the revenue and operations for the 2021 budget and the upcoming 2022 budget. He reviewed the following information:

- Fiscal Year 2021 Budget:
  - Major General Fund Revenues to date
  - 2021 Budget Major General Fund Revenues
  - Other Sale Tax Revenue information by category
  - Other Major Revenues to date
- Fiscal Year 2022 Revenue and Compensation:
  - Major General Fund Revenues
  - Other Major Revenues Budget

General discussion ensued regarding B&C Road and Transportation revenues and the possible sustainability of the numbers and how the numbers have conservatively been reached.

Mr. Nelson turned the discussion over to Mrs. Rugg to present and discuss the 2022 fiscal year compensation and benefits.

Mrs. Rugg stated some of the changes include the following:

- A third-party market competitiveness study
- The public safety hybrid step program for police and fire departments
- Merit based/pay for performance for all employees who are not a part of the public safety hybrid step program

She continued to review the following employee information:

- Employee turnover – all full-time benefited employees
  - Orem turnover rate vs. Utah Unemployment Rate
  - Turnover by reason
  - Turnover by department
  - Turnover rates: Key Departments
    - Police, Fire, Public Works and all other Departments
- FY22 Compensation and Benefits:
  - Total compensation (pay, benefits and retirement)
- Other items of consideration.

Mayor Brunst thanked Mr. Nelson and Mrs. Rugg for their work and information.

DISCUSSION – State Legislative Update/Orem Specific Outcomes

Mrs. Schriever stated she has put together a video regarding all the changes and will provide that to the Council. She will try and hit the high points that will affect the City of Orem at this time which included:

- HB433: Amendments related to infrastructure funding -- Land Use & Transportation
- HB128: Local accumulated funds balance amendment – General Governance
- HB162: Peace officer training amendments – Public Safety

Mrs. Schriever continued to review some of the bills that did not pass and voiced her thanks for the help received from the council in regard to some of the hotter topic bills.

Mr. Davidson stated that Mrs. Schriever's role up at the legislature has been invaluable to not only us as a community but even broader with the Utah League of Cities and Towns. She had spent almost every day engaged in some legislative matter and feels she is worthy of recognition and appreciation. He also voiced his appreciation for Mr. Bybee and his efforts as related to the legislature. This was a difficult session and they did a fantastic job and is appreciative of their work.

Mayor Brunst expressed his appreciation to those involved with the recent legislative session which would also include Senator Bramble and Representative Val Peterson who were champions of the road projects.

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Agenda Review & Preview of Upcoming Agenda Items

The City Council reviewed the evening's agenda. Discussion ensued regarding the scheduled items that would be considered.

City Council Reports & City Manager Information Items

Mr. Davidson reviewed some informational items for the Council which included the following:

- The barricades around the north side of the Public Safety Building is due to a fuel line disconnection that leaked diesel fuel into the ground. The ground will be pulled out and taken to a place for contaminated ground. There are some lines that will need further review and inspection. There may be some additional work after testing is done.
- We have seen growth in our sales tax but there is some flexibility in those numbers due to the unknown. Most recent numbers are actually down 2% from last year.
- Community Park and the Water Tank Project has been continuing, they are still exploring locations with several proposals that are being evaluated and some of the original proposals being revisited. Mr. Farley has represented there may be some negotiation in the purchase price if the city sees to move in that direction. Whatever they do there could be a substantial cost with any of the options and will continue to evaluate what is best for the neighborhood and the costs perspectives.
- In addition to the tank discussion there is also a well and pump station associated with the project. They are becoming increasingly confident that it will not be necessary for the city to purchase the home they currently have earnest money down on to assist with the construction of the pump house and the well project. This will come back to the council for further review in the future.
- They are also putting together preliminary steps to construct well #11. This is a well that is considered necessary to help offset some of the demand that comes from the northeast section of the city and one of the properties or the primary property that they are looking at right now is a property that is just due east of the Wiggy Wash along 1600 north that the city purchased a number of years ago. He felt it could be a good use of the property for various reasons.
- Governor Cox allowed Utah County to move toward the moderate index of the Covid pandemic. That then puts the city in a situation where they can relax on some of the requirements related to activities. For example, the SCERA and Hale Center Theatre, providing people wear masks can now fill their seats. This also comes back to when the council would feel comfortable in transitioning back to convening in person.

Discussion ensued regarding mask recommendations or mandates and the ability the city has to mandate mask requirements within the city if the State removes the mandate.

Mr. Davidson concluded by extending his thanks and appreciation to the Recreation Staff and City Staff for their wiliness to help over the last week and weekend in showing and getting the Fitness Center open and welcoming for the residents of Orem. He feels they really need to give a lot of thanks to Method Studio and Big D Construction, the Library Hall and Fitness Center are two

beautiful buildings. He appreciates everyone's support in celebrating the new Fitness Center and Library Hall.

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner
APPOINTED STAFF	Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Department Manager; Brandon Nelson, Finance Department Manager; Karl Hirst, Recreation Department Manager; Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; and JoD'Ann Bates, City Recorder.

CALL TO ORDER

Mayor Brunst read the following to begin the meeting:
"Pursuant to Mayor Richard F. Brunst's Proclamation dated April 26, 2021, the Orem City Council meeting on March 23, 2021 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.

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INVOCATION / INSPIRATIONAL THOUGHT Brent Sumner

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PLEDGE OF ALLEGIANCE Brenn Bybee

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

PRESENTATION: Natural Resources Stewardship Committee

Mr. Hawkins introduced those residents that are on the Natural Resources Stewardship Committee (NRSC) with Jeff Lambson as their Council representative. He continued to by reviewing the NRSC projects which included the following:

- 2020 - A year of learning:
  - Smart water meters
  - Farmland preservation
  - Provo River Delta
  - Bike path
  - Brownfields plan
  - Meeting with Council members individually
- A year of Community Building:
  - Orem City Green Team
  - Earth Day Youth Art Context
  - Social Media Outreach
  - Orem Outside
- A year of Progress and Discussion:
  - Progress was highlighted by the Mayor in the December Newsletter to include:
    - 30% reduction in water use per person
    - 64% reduction in air pollution emissions
    - More mass transit
    - Tier 3 Gas
- 2021 Priorities:
  - Recognizing community business leader is stewardship
  - Agricultural land preservation
  - Promoting wise water use on social media
  - Bike plan
  - Brownfields
  - Library Education Station
  - Outdoor recreation opportunities: Timp playground, Hillcrest Park
  - Fall Farm Festival
  - Orem City Green Team.

Mayor Brunst shared some information for the committee regarding looking into specific grants and funding for some of their projects.

Mrs. Lauret and Mr. Lambson thanked them for their hard work and stated how much they enjoyed being involved with their committee.

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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 make a comment provided staff with written comments.

Public comments were made by the following:

- Lachelle Thompson
- Barbara Pulley
- Jim Condie

Written public comments submitted were read into the record. Written comments that were submitted are attached to the end of the minutes in their entirety.

CONSENT ITEMS

- APPROVAL OF MEETING MINUTES
  - Minutes of City Council Meeting – March 9, 2021
- RESOLUTION – Interlocal Cooperation Agreement between Utah County and Orem City for the Administration of the 2021 Municipal Elections

Mayor Brunst moved to approve the Consent Agenda as listed. **Mr. Lambson seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner. The motion **passed.**

SCHEDULES ITEMS

PUBLIC HEARING / RESOLUTION
The City will receive Public Comment on the and consider approval of a resolution for a substantial amendment to the 2019-2020 Annual Action Plan.

Mr. Ransom stated that due to the Coronavirus Pandemic (COVID-19), the U.S. Department of Housing and Urban Development Community Development Block Grant provided the City of Orem with a second CDBG allocation of $287,940 to be used to prevent, prepare for, and respond to COVID-19. Based on the recommendations from the CDBG Advisory Commission, the City of Orem would like to allocate funds from the previously allocated $258,049.16 in CDBG-CV funding for public service projects to the following projects: $24,000 to City of Orem Victim Services to pay a portion of the salary of one advocate to better help address increasing domestic violence rates, $5,000 to City of Orem Police Department's Mental Health Response Team to help provide small resources to homeless and low to moderate mental health residents to better address growing homeless and mental health issues in the community, $1,650 to Sharon Park Elementary to pay for a bi-level water bottle filling station to help them prevent COVID and mitigate its impacts, $3,300 to Orem Junior High School to pay for two bi-level water bottle filling stations to help them prevent COVID and mitigate its impacts, and $30,000

($27,000 in direct assistance, $3,000 for program operation costs) to Community Action Services and Food Bank for mortgage assistance for low to moderate homeowners living in the City of Orem struggling to help make mortgage payments due to the direct impact of COVID-19.

Mayor Brunst opened the public hearing at 6:28 p.m. Hearing not comments he closed the public hearing and brought the item back to the Council for further discussion.

Mayor Brunst moved, to approve by Resolution for a substantial amendment to the 2019-2020 Annual Action Plan for the Community Development Block Grant (CDBG) Projected Use of Funds for CARES ACT CDBG-CV funding **Mr. Spencer seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner. The motion **passed.**

RESOLUTION/FENCE MODIFICATION
Applicant requests approval for a six foot SimTek fence between their commercial property and two residential properties to the east of Sun River Gardens located at 312 West 1200 North in the C2 zone

Mr. Bench stated that the Sun River Gardens recently received site plan approval to build a new storage building on the property at 312 West 1200 North. One of the requirements of this approval was that a seven foot high masonry wall be built to separate their commercial property from the residential properties that are adjacent to their property. The resident at 298 West 1200 North, which is directly to the east of Sun River Gardens, recently installed a SimTek fence between their property and Sun River Gardens. This SimTek fence is six feet high. It matches the fence on the other side of their property and they do not want to have it replaced. The other property owner who borders Sun River Gardens on the northeast part of the lot, currently has a chain link fence which separates their property from Sun River Gardens. They are in favor of Sun River Gardens matching the six foot high SimTek fencing that currently exists along the southern property line. Both of the neighbors who border Sun River Gardens prefer the current six foot SimTek fence to be the divider between the commercial property and their residential properties. They do not want a seven foot masonry fence. The applicant requests the fence requirement be modified to leave the six foot SimTek fence in place and extend it to the north. Pursuant to Section 22-14-19(F) of the City Code, the City Council may modify the fence requirement if it finds that:

1. The proposed fence provides an adequate buffer for the adjoining residential zone.
2. The appearance of the fence will not detract from uses in the residential zone.
3. The proposed fence will shield the residential use from noise, storage, traffic or any other characteristic of commercial or professional office uses that are incompatible with residential uses.

The adjoining residential property owners have indicated in writing that they support the proposed modification and their letters are included with this agenda summary. He conclude that staff has reviewed the proposed fence modification and believes the request meets all of the requirements listed above.

Discussion ensued regarding a concern of setting a precedence in future requests, and how it is built into the ordinance that allows an application to be made and the need to appear before the council for each approval.

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Mayor Brunst moved, to approve by Resolution for a six foot SimTek fence between their commercial property and two residential properties to the east of Sun River Gardens located at 312 West 1200 North in the C2 zone. **Mr. Macdonald seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer and Brent Sumner. The motion **passed.**

COMMUNICATION ITEMS

There were no additional communication items

CITY MANAGER INFORMATION ITEMS

The City Manager had no additional Information Items to share.

ADJOURNMENT TO A MEETING OF THE OREM REDEVELOPMENT AGENCY (RDA)

Mayor Brunst moved to adjourn to a meeting of the Orem Redevelopment Agency (RDA)**. Mr. Spenser seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner. The motion **passed.**

The meeting adjourned at 6:27 p.m.

PUBLIC COMMENTS – March 23, 2021

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7. PERSONAL APPEARANCES

Lachelle Thompson

I have some concerns about the large developments proposed on 1600 W. and 400 N. 1. 1600 N is already very narrow and crowded as you go East to access 1-15. I'm concerned that we are adding more residents to an area that isn't equipped to handle the current traffic needs. I request that the 1600 N access to I-15 be widen with more lanes before we add more residents. 2. I'm concerned about the increase of traffic in residential neighborhoods. I request parking lot access to these developments be off State Street or where 1600 N is business zoned, not in residential neighborhoods like 400 N or west 1600 N. 3. I'm concerned about the proposed 6 story height of these developments so close to residential neighborhoods and by businesses that are single or two story structures. I request setbacks of 75 feet from residential homes and structure height lower as it approaches existing homes.

Barbara Pulley

We moved to Orem in 1969. To put that into perspective we moved here before they had a traffic signal light at the intersection of 1600 North and State Street. We have lived on 1600 North this entire time. We have watched a quiet country road turn into an extremely busy city street. We built our home on property that my Grandfather owned and farmed until his death, so it is meaningful to me, and is the main reason why we have stayed in Orem. When we wanted to build our home we were only able to do so, if we put in the sidewalk, curb and gutter along our property, and it had to be done at our expense. Later on the City put in the sidewalk, curb and gutter all along 1600 North at the Cities expense (our taxes) for all those who didn't have it. Then the street became so busy that the City had to come in on our frontage to widen the road, and they tore up my sidewalk without any consideration. That's not the end of the story! A second time they widened the road and again came in on our frontage. This time we were left without a pull over in front of our house. Our newspaper delivery person told us it was to dangerous for him to deliver the paper to us , and we would need to move our paper box. So after 50 years we stopped taking the newspaper. And now we have the City figuring to allow a development that will further frustrate the people who live in our area with even busier streets! There are certain times of the day when we can't get out of our driveway as it is! Sadly this is only one of the problematic issues we will be dealing with. Orem City, we have put up with a lot over the years since we have been here, but this one is just asking to much!

Jim Condie

I want to thank the city planning folks for making this recommendation. I am happy that the council passed the 75' setback. The residential rezone adds an additional setback to the height that will help preserve our privacy and somewhat of a neighborhood feel. The developer has rights to develop his property, and he purchased bottlenecked property with no real access to State street. Development should be pushed toward state street. He needs realistic plans for the property he purchased. Thank You!

9.1 PUBLIC HEARING / RESOLUTION - The City will receive Public Comment on the Community Development Block Grant (CDBG) Projected Use of Funds for CARES

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ACT CDBG-CV funding and consider approval of a resolution for a substantial amendment to the 2019-2020 Annual Action Plan.

None

Agenda Item No: 9.1

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted by: Kena Mathews
Submitting Department: City Manager' s Office
Item Type: Public Hearing
Agenda Section:

Subject:
PUBLIC HEARING - The City will receive public comment on the Community Development Block Grant (CDBG) Projected Use of Funds for Fiscal Year 2021-2022.

Suggested Action:
The Community Services Manager recommends that the City Council hold the first of two public hearings to receive public comment on the projected uses of the funds for the 2021-2022 Community Development Block Grant and review the recommendations of the CDBG Advisory Commission.

Presenter:
Ken Ransom, CDBG Advisory Commission Chairperson, and Kena Mathews, Community Services Manager

Background:
The Orem CDBG Advisory Commission reviewed and heard funding proposals from community organizations and others who wish to receive CDBG funding for Fiscal Year 2021-2022. The Commission will present its recommendations to the City Council then the public hearing will be opened for comment on the proposed uses of funds. The public hearing will be the first of two opportunities for the public comment on the recommendations before the City Council officially adopts the Final Statement of Projected Uses of Funds for Orem's 2021-2022 Community Development Block Grant. Following the second public hearing to be held May 11, 2021, the City Council will adopt a resolution approving the CDBG Final Statement of Projected Uses of Funds for 2021-2022. The recommendations are as follows: PERC $6,000, TURN Community Services $33,000, Kids on the Move $10,000, Centro Hispano $55,000, Mountainland Community Health Center $2,481,City of Orem CDBG Administration $134,960, City of Orem Section 108 Loan Repayment $91,000, City of Orem Code Enforcement $125,000, City of Orem Critical Home Repair and Home Rehabilitation $110,000, City of Orem Neighborhood Preservation $5,043, and
City of Orem Sharon Park New Playground $186,323.

Potentially Affected Area:
Citywide

Attachments:

Agenda Item No: 9.2

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted by: Kena Mathews
Submitting Department: City Manager' s Office
Item Type: Public Hearing
Agenda Section:

Subject:
PUBLIC HEARING / RESOLUTION - The City will receive Public Comment on the Community Development Block Grant (CDBG) Projected Use of Funds for CARES ACT CDBG-CV funding and consider approval of a resolution for a substantial amendment to the 2019-2020 Annual Action Plan.

Suggested Action:
The Community Services Manager recommends that the City Council hold a public hearing to receive public comment on the projected uses of the funds for the CARES ACT CDBG-CV funding, adopt the recommendations of the CDBG Advisory Commission, and approve a resolution for a substantial amendment to the 2019-2020 Annual Action Plan.

Presenter:
Ken Ransom, CDBG Commission Chairperson, and Kena Mathews, Community Services Chairperson

Background:
In response to the Coronavirus Pandemic (COVID-19), the U.S. Department of Housing and Urban Development Community Development Block Grant provided the City of Orem with a second CDBG allocation of $287,940 to be used to prevent, prepare for, and respond to COVID-19. Based on the recommendations from the CDBG Advisory Commission, the City of Orem would like to allocate funds from the previously allocated $258,049.16 in CDBG-CV funding for public service projects to the following projects: $15,000 to the House of Hope for central air conditioning units for three residential units to help prevent COVID-19 and $25,000 to Community Action Services and Food Bank for approximately 130 metal food storage cages help them store the increased amount of the food they have been receiving to help mitigate the impacts of COVID-19.

Potentially Affected Area:
Citywide

Attachments:
RES.CDBG-CV #8.docx

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A PROJECT AND A SUBSTANTIAL AMENDMENT TO THE CITY OF OREM ANNUAL ACTION PLAN FOR FISCAL YEAR 2019-2020

WHEREAS, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), signed in March 2020 authorized Community Development Block Grant Coronavirus (CDBG-CV) Funds made available from the United States Department of Housing and Urban Development (HUD) to be allocated to prevent, prepare for, and respond to the COVID-19 Pandemic; and

WHEREAS the City of Orem, a CDBG entitlement, has been allocated a second round of CDBG-CV funding in the amount of $287,940; and

WHEREAS, the City of Orem Community Services Manager proposed and the Orem City Council approved a Substantial Amendment to the City of Orem's Annual Action Plan and budget for FY 2019-2020 on January 12, 2021, Resolution No. 2021-0002; and

WHEREAS, the approved amendment allocated $258,049.16 of CDBG-CV Funds to public service projects; and

WHEREAS, the City of Orem Community Services Manager seeks approval to allocate $25,000 of the public services amount to Community Action Services and Food Bank to purchase 130 metal storage cages to store increased food donations.

WHEREAS, the City of Orem Community Services Manager also seeks approval to transfer $15,000 of the approved public services funding to a capital project for the House of Hope, who will be installing central air conditioning in three residential units.

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

1. That the City Council will authorize the use of CDBG-CV funds described above by adopting this Resolution and will approve the proposed Substantial Amendment to the City of Orem's Annual Action Plan.

2. This Resolution shall take effect immediately upon passage.

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

PASSED AND APPROVED this **13th** day of **April** 2021.

_____

_____

Richard F. Brunst, Jr., Mayor

ATTEST:

_____

JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	□	□	□
Jeff Lambson	□	□	□
Debby Lauret	□	□	□
Tom Macdonald	□	□	□
Terry Peterson	□	□	□
David Spencer	□	□	□
Brent Sumner	□	□	□

Agenda Item No: 9.3

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted by: Jason Bench
Submitting Department: Development Services
Item Type: Ordinance
Agenda Section:

Subject:
PUBLIC HEARING / ORDINANCE – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West.

Suggested Action:
The Planning Commission recommends the City Council, by ordinance, amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West.

Presenter:
Jason Bench, Planning Division Manager

Background:

Potentially Affected Area:
Northridge

Attachments:
AS.JH_NVD-Res-B_Rezone.docx

Vicinity Image 1.1.pdf

Vicinity Image 2.1.pdf

Existing Zoning.pdf

Proposed Zoning.pdf

Street View 1.pdf

Street View 2.pdf

Street View 3.pdf

Aerial Image.pdf

NVD Rezone PC Minutes 3.17.2021.docx

20210308_1_MailerFront.pdf

20210308_1_MailerBack.pdf

20210308_1_Labels.docx

Ordinance-Enacting-Rezone-ResBtoR8.docx

CITY OF OREM

CITY COUNCIL MEETING

APRIL 13, 2021

REQUEST:	**PUBLIC HEARING** – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West.
APPLICANT:	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
- Mailed 149 notices within 500 feet of the property.
- Posted at utah.gov/pmn

Site Information	
GENERAL PLAN	LDR
CURRENT ZONE	NVD-RES-B
PROPOSED ZONE	R8
ACREAGE	4.00
NEIGHBOR-HOOD	N. RIGDE

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY:
Jake Harding,
Associate Planner

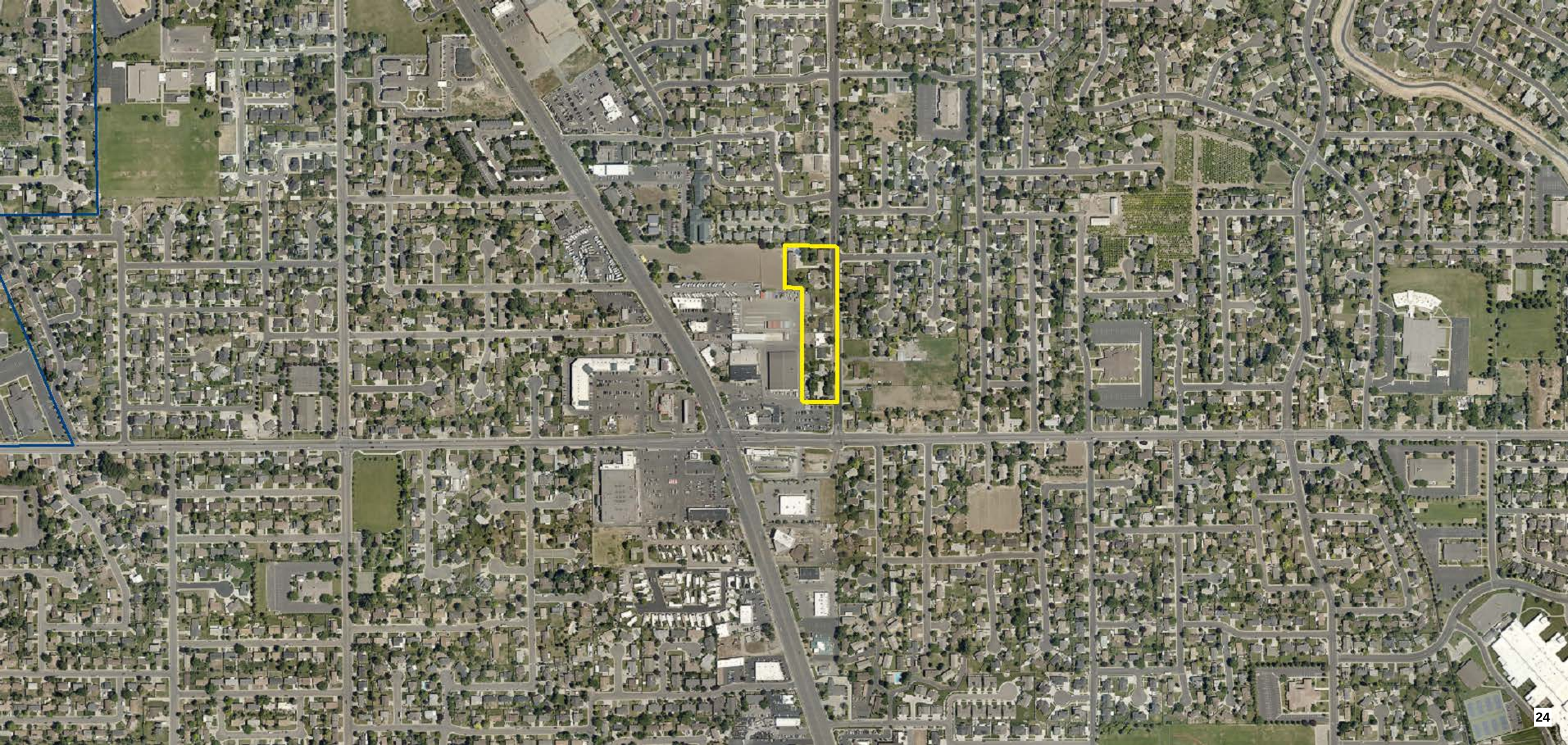
REQUEST:
Development Services requests the City amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West.

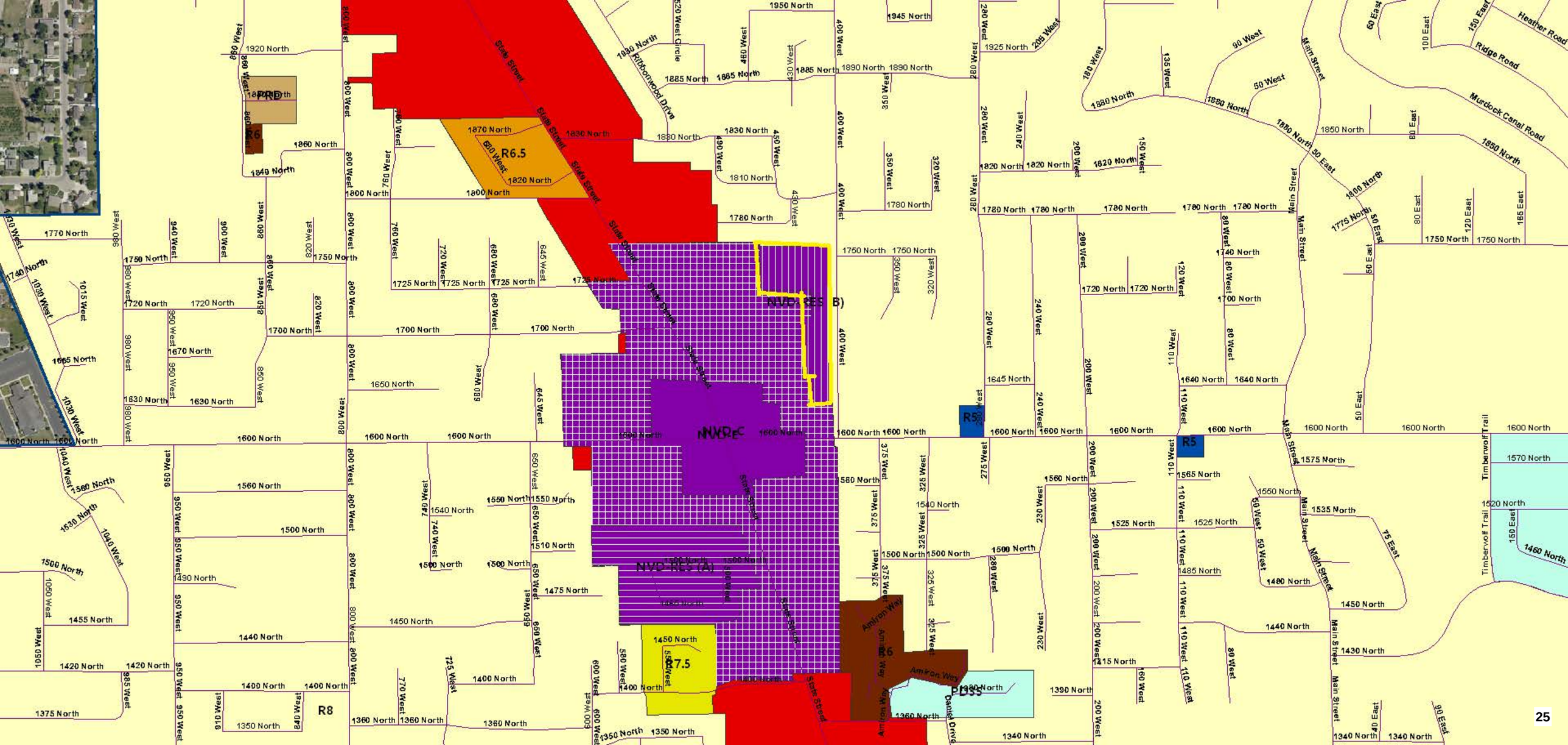
BACKGROUND:
The residents of the homes along the west side of 400 West from 1657 North to 1753 North have requested that the City rezone their properties from the NVD-Res-B zone to the R8 zone. This would be a reversal of the zoning that took place approximately three years ago.

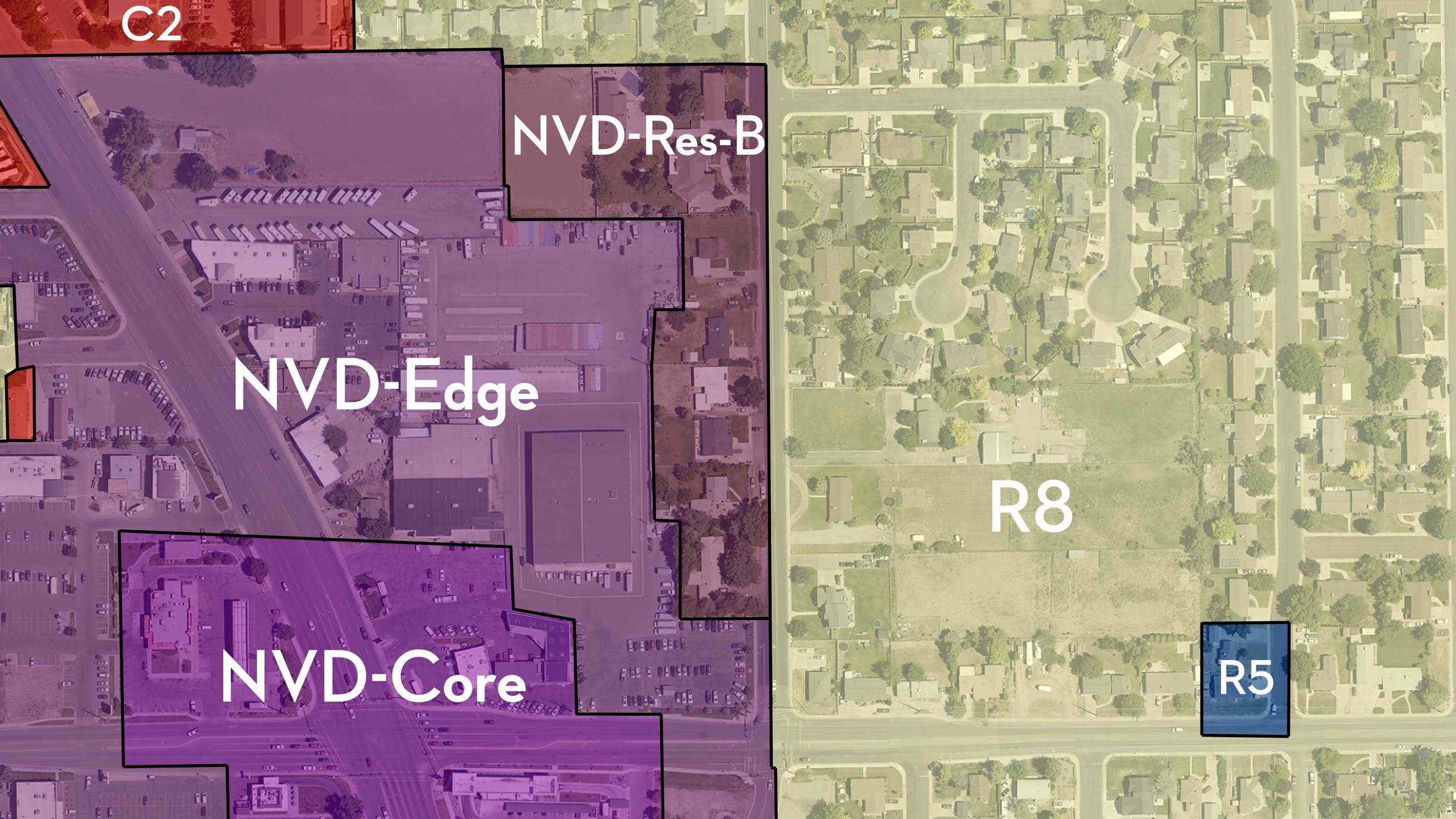
Each property owner except one has provided a signed letter requesting the rezone. The one who did not provide a letter is the southernmost property included in this rezone request. It is owned by the same owner of the commercial properties to the south and west.

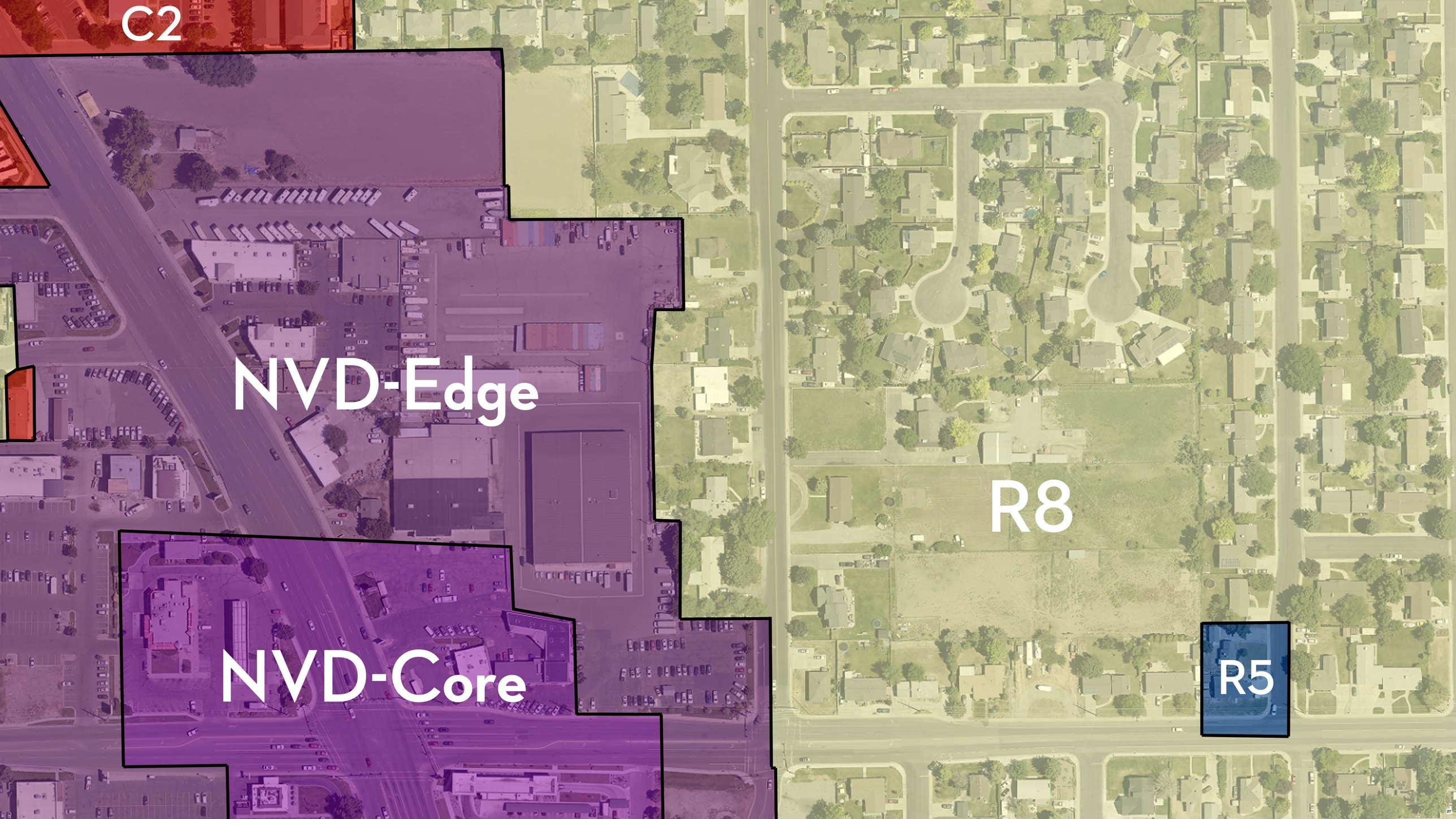
Staff held a zoom neighborhood meeting on February 9, 2021. There were about 30 residents in attendance. The neighborhood was in favor of the proposed rezone.

RECOMMENDATION:
The Planning Commission recommends the City Council, by ordinance, amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West.




State Street
Main Street
Ridge Road
Murdock Canal Road
Heather Road
Timberwolf Trail
Ribbonwood Drive
Amiron Way
Daniel Drive
R6.5
R7.5
R8
R6
R5
R5
PRD
PUBS
NVDREC
NVDRES (A)
NVDRES (B)
1950 North
1945 North
1930 North
1925 North
1920 North
1900 North
1890 North
1885 North
1880 North
1870 North
1850 North
1840 North
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120 West
110 West
100 West
90 West
80 West
75 East
60 East
50 West
50 East
80 East
90 East
120 East
150 East
165 East
1460 North


C2
NVD-Res-B
NVD-Edge
NVD-Core
R8
R5


C2
NVD-Edge
NVD-Core
R8
R5


1733 N 400 W
Orem, Utah
Google
Street View
N 400 W
Utah State
17 Orem
1733 N
Orem, U
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28
Image capture: May 2016 © 2021 Google United States Terms Report a problem


1684 N 400 W
Orem, Utah
Google
Street View
N 400 W
Utah State
17 Orem
1733 N
Orem, U
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Quick Quac
Google
Image capture: May 2019
© 2021 Google
United States
Terms
Report a problem


1637 N 400 W
Orem, Utah
Google
Street View
400 W
Utah State
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1733 N
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Image capture: May 2019
© 2021 Google
United States
Terms
Report a problem



Agenda Item 3.5 is a request by Development Services for the Planning Commission to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West.



Staff Presentation: The residents of the homes along the west side of 400 West from 1657 North to 1753 North have requested that the City rezone their properties from the NVD-Res-B zone to the R8 zone. This would be a reversal of the zoning that took place approximately three years ago.

Each property owner except one has provided a signed letter requesting the rezone. The one who did not provide a letter is the southernmost property included in this rezone request. It is owned by the same owner of the commercial properties to the south and west.

Staff held a zoom neighborhood meeting on February 9, 2021. There were about 30 residents in attendance. The neighborhood was in favor of the proposed rezone.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. Ms. Bentley said the Abrahams house is not one of these applicants, can his neighbors have his house rezoned. Mr. Harding said the City has the right to rezone any property as long as they go through the right procedure. Mr. Cochran asked if changing this area back to the R8 zone creates additional hardship for adjacent properties. Mr. Bench said there are now two standards for setbacks that developers will have to meet. It will either be seventy-five feet back with the thirty-five height cap or the height of the building, not both added together.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via chat. Six comments were received and read aloud (see attached).

Chair Cochran 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 amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Mr. Roberts seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts. The motion passed unanimously.

Public Comment for Planning Commission Meetings

City of Orem

Submitted On:
March 3, 2021 11:41am
America/Denver

Full Name	Josh Lowe
City of Residence	Orem
Email	Lowe.joshuap@gmail.com
Your Comment	To: Orem City Planning Commission, Development and Planning Offices, and City Council Members We want to thank the Commis s ion and Council for cons idering the impact of commercial and high-dens ity development on res idential areas . On February 1, 2021, homeowners living in the North Village Dis trict met with Council members , City planner, and the Development manager to convey our concerns regarding the pos s ibility of future high-dens ity hous ing and commercial development plans encroaching upon our homes located adjacent to the North Village Dis trict. During this meeting, as homeowners , we expres s ed our s trong des ire and urgency to rezone our homes back to res idential. The homes in ques tion are located on the wes t s ide of 400 W., north of 1600 N., from 1637 N. to 1753 N.; directly eas t of the North Village Dis trict development area, and currently zoned as NVD-RES-B (mixed-us e res idential). This zoning is contrary to the wis hes of thos e homeowners in residence along with an overwhelming majority of the remaining homeowners along 400 W. between 1600 N. and 2000 N., as well as others in the s urrounding neighborhoods. We respectfully ask that you grant our request to rezone the NVD-RES-B homes (from 1637 N. to 1753 N.) to R-8 (Low Dens ityRes idential) to protect our homes from urban encroachment and ens ure adequate s etbacks and buffer zones regarding allowable building heights from our properties ' rear and s ides . As the North Village Dis trict continues to develop we feel thes e meas ures will help prohibit the cons truction of exces s ively tall buildings adjacent to our properties; protecting our privacy and safety. With respect, we formally ask you to support and approve our request to rezone our homes from NVD-RES-B back to their previous R-8 des ignation as Low-Dens ity Res idential, for the protection of our homes and pres ervation of our neighborhood community. Respectfully, Jos h & Annya Lowe (1657 N. 400 W) Jim and Krystie Condie (1669 N 400 W) Lucas & Katie Wild (1683 N 400 W) Alisha and Jason Hagey (1717 N 400 W) Jonathan & Sara Slater (1733 N 400 W) Darryl Christens en (1741 N 400 W) & (1753 N 400 W)

Public Comment for Planning Commission Meetings

City of Orem

Submitted On:
March 9, 2021 7:08am
America/Denver

Full Name	Rick Anderton
City of Residence	Orem
Email	rick@lendutah.com
Your Comment	Orem city should not allow an apartment over 3 stories on 400 w and 1600 n. As a neighbor there, traffic will be worse in an already overcrowded intersection. I plan to vote out all the orem officials if this goes through. Orem needs to consider density in overcrowded areas this close to residential areas. It sounds like they are not listening to the community.

Public Comment for Planning Commission Meetings

City of Orem

Submitted On:
March 9, 2021 12:29pm
America/Denver

Full Name	GL Page
City of Residence	Orem/Provo
Email	gaye.lee.page@gmail.com
Your Comment	I see no place to access this "proposed" monstrosity. Plus, it will dwarf all the buildings around it, and you'll have another eyesore like the one on State Street at 350 South, with the silly name. It really doesn't seem to accomplish the 'Welcome to Orem' atmosphere you're going for. Jeff Lambs on jlambson@orem.org Brent Sumner bsumner@orem.org Debby Lauret dlauret@orem.org David Spencer dmspencer@orem.org Terry Peterson tdpeterson@orem.org

Public Comment for Planning Commission Meetings

City of Orem

Submitted On:
March 17, 2021 3:52pm
America/Denver

Full Name	Annya Becerra
City of Residence	Orem
Email	annyaj@gmail.com
Your Comment	Comment submitted on behalf of property owners Josh & Annya Lowe (1657 N. 400 W) Jim and Krystie Condie (1669 N 400 W) Lucas & Katie Wild (1683 N 400 W) Alisha and Jason Hagey (1717 N 400 W) Jonathan & Sara Slater (1733 N 400 W) Darryl Christensen (1741 N 400 W) & (1753 N 400 W) To: Orem City Planning Commission, Development and Planning Offices, and City Council Members We want to thank the Commission and Council for considering the impact of commercial and high-density development on residential areas. On February 1, 2021, homeowners living in the North Village District met with Council members, City planner, and the Development manager to convey our concerns regarding the possibility of future high-density housing and commercial development plans encroaching upon our homes located adjacent to the North Village District. During this meeting, as homeowners, we expressed our strong desire and urgency to rezone our homes back to residential. The homes in question are located on the west side of 400 W., north of 1600 N., from 1637 N. to 1753 N.; directly east of the North Village District development area, and currently zoned as NVD-RES-B (mixed-use residential). This zoning is contrary to the overwhelming wishes of homeowners along 400 W. between 1600 N. and 2000 N., as well as others in the surrounding neighborhoods. We respectfully ask that you grant our request to rezone the NVD-RES-B homes (from 1637 N. to 1753 N.) to R-8 (Low Density Residential) to protect our homes from urban encroachment and ensure adequate setbacks and buffer zones regarding allowable building heights from our properties' rear and sides. As the North Village District continues to develop we feel these measures will help prohibit the construction of excessively tall buildings adjacent to our properties; protecting our privacy and safety. With respect, we formally ask you to support and approve our request to rezone our homes from NVD-RES-B back to their previous R-8 designation as Low-Density Residential, for the protection of our homes and preservation of our neighborhood community. Respectfully, Josh & Annya Lowe (1657 N. 400 W) Jim and Krystie Condie (1669 N 400 W) Lucas & Katie Wild (1683 N 400 W) Alisha and Jason Hagey (1717 N 400 W) Jonathan & Sara Slater (1733 N 400 W) Darryl Christensen (1741 N 400 W) Darryl Christensen(1753 N 400 W)

Public Comment for Planning Commission Meetings

City of Orem

Submitted On:
March 17, 2021 4:02pm
America/Denver

Full Name	Jann Goodsell
City of Residence	Orem
Email	bravejann@comcast.net
Your Comment	Comment submitted on behalf of 75 homeowners along 400 West We, the residents of the neighborhood along 400 West adjoining the State Street, North Village District, wish to convey our concerns about future proposed North Village District zone changes. We believe the houses that are currently located in the North Village District that are zoned as NVD-Res (B) and the other homes located along 400 West should be more protected from encroaching developments. It would be prudent to change these homes out of the North Village District and back to their original R-zone status to protect the neighborhood from the encroaching businesses and large multi-family developments. We fear that, as developments begin to build in this area, the quiet, safe neighborhood we love is in jeopardy. Many families have resided in these neighborhoods for decades and include multi-generations from aged parents to small children, for which we have special concerns. Therefore, we are asking that our concerns be considered. David and Jann Goodsell (329 West 1750 North, Orem) Kevin and Heather Johnson (460 W 1810 N, Orem) George and Amanda Ballew (361 W 1780N) Angela and Gregory Welling (1751 N 240 W) Glen and Laurie Alder (1958 W 520 W) Jill and John Barrick (365W1750 N) Jason Hunter (1735 N 280 W) Leon and Stephanie Visnaw (399 W 1560 N) Kathryn Christensen (426 W 1800 N) Jim and Christy Giles (324 W 1600 N) Emily and David Frogley (24 E 1430 N) Tonia Perl (1420 N. Amiron Way, Unit B) Rebecca and Kyle Sills (48 E 1575 N) Andrea Merriman (1788 N 320 W) Alisha and Jason Hagey (1717 N 400 W) Steven and Sherry Heaps (1630 N 400 W) Jim and Krystie Condie (1669 N 400 W) Roy Bickel (328 W 1750 N) Josh and Annya Lowe (1657 N 400 W) Richard and Kherna Shipp (2W @ 1480) Jeff and Melissa Kingsolver) 1744 N 350 W) Steve Lesser (23 W 1440 N) Lisa Lesser (23 W 1440 N) Paul and Janene Judd Alex and Hillary Quintero (260 W 1340 N) Jennifer and Jacob Boyer (1600 N 400 W) Lori Searle (69 E 1430 N) Jenny and Scot Scribner (1697 N 320 W) Rose Marie Harolds (1748 N 240 W)

Public Comment for Planning Commission Meetings

City of Orem

Submitted On:
March 17, 2021 4:51pm
America/Denver

Full Name	Stephanie Visnaw
City of Residence	OREM
Email	visnaw@gmail.com
Your Comment	I support the rezoning of the homes on the west side of 400 W from NVD-ResB to R8 - maintaining the residential nature of the area.

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

OK-OB LLC
%CSG INC
230 N ST STE 1
DANVERS, MA 01923

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

6 COCO LLC
5513 W 11000 N # 315
HIGHLAND, UT 84003

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

WHITELEY, DENNIS O & ADELE W
239 E 600 N
ALPINE, UT 84004

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

WRIGHT, MATTHEW J & CANDACE A
698 E 175 N
LINDON, UT 84042

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

LO RUSSO, JULIE ANN
307 E 680 N
LINDON, UT 84042

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

INTERMOUNTAIN FIREPLACE STORE LLC
271 S 240 W
LINDON, UT 84042

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

DKC ESTATES LLC
270 S 1060 W
LINDON, UT 84042

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BENTLEY, MARISA C
1887 N 240 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

SCRIBNER, SCOTT H & JENNY W
1697 N 320 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

GILLMAN, MURPHY G & HARLEY M
1572 N 275 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

MURRAY, KARALIE P
1705 N 320 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

SIMMONS, KEVIN B & LILLIAN
1717 N 320 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

LI, KENNETH KAI CHI & STELLA (ET AL)
1791 N 320 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

GOLIGHTLY, SCOTT J & MIKI T
1733 N 320 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

FARR, ROBERT JORDAN & LORI J
1694 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

MICHAELIS, BRETT J & NICOLE T
1695 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

DELORA, JESSICA & JARED
1707 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

HAMILTON, RANDY M & BETH G (ET AL)
--OR CURRENT RESIDENT--
1704 N 350 WEST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

HADERLIE, JEFFERY C & KIERSTEN A
1714 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

RAY, RICHARD C & ALBERTA
1715 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

EGGETT, DENNIS LEE & LORETTA HUFFAKER
1735 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
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4:30 pm

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

CARPENTER, MICHAEL J & JOLYNN
1734 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

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

KINGSOLVER, MELISSA RAYE JENSEN &
JEFFERY DON
1744 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

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

SGAMBATI, RALPH G & DARLENE J
1804 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

GREENE, TIFFANY & SEAN
1817 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

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

VANCE, RICHARD & JULIENNE B (ET AL)
1805 N 350 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

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

STEWART, DANIEL J & JACQUELINE A
1573 N 375 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

HERBERT, DANIEL & ANGELA
1574 N 375 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

OB-OK UTAH LLC
--OR CURRENT RESIDENT--
1637 N 400 WEST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

HEAPS, STEVEN R & SHERRY S (ET AL)
1630 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CULLIMORE, CRAIG L & CLEO FAYE
1650 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BECERRA, ANNYA
1657 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

WILD, LUCAS & KATIE
1683 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CONDIE, JAMES EARL & KRYSTI LOUISE
1669 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

JACOBSON, CRAIG M & DEANNE C
1684 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

GONZALEZ, SANTIAGO & RAMON
1698 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
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4:30 pm

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

HAGEY, ALISHA LYNN & JASON ALAN
1717 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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.

RIGGS, JOHN DAVID & FAYE COLLEEN (ET AL)
1710 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

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

SLATER, JONATHAN A & SARA J
1733 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HAYES, NATALIE & NATHAN DARRELL
1736 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CHRISTENSEN, L
1753 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

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

CHRISTENSEN, DARRYL K
1741 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

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

WRIGHT, MATTHEW J & CANDACE A
--OR CURRENT RESIDENT--
1756 N 400 WEST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

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Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BARRUS, SPENCER & LAUREN
1765 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

LOVELAND, BRANDON JEFFERY
1795 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

PASSEY, ALEXANDER J SR & CORAZON C
1770 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CHRISTENSEN, L
--OR CURRENT RESIDENT--
1815 N 400 WEST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

LAUDIE, KIM K & BETTY LEE
1826 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BISHOP, ALENE B
--OR CURRENT RESIDENT--
1840 N 400 WEST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BLEYL, WILLIAM SCOTT & KATRINA
1835 N 400 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

SMITH, JORDAN & RACHEL
1788 N 430 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BAUER, CHRIS & CHRISTY (ET AL)
1818 N 450 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

ANDERTON, RICHARD
1826 N 450 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

POPE, CALEB & CASSI
1825 N 450 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

PIERCE, JASON & SHELLEY
1819 N 490 W
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

VISNAW, LEON J & STEPHANIE L
399 W 1560 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

MUTCH, CHRISTINA M
398 W 1560 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

JEFFERY, ARTHUR A & E LORRAINE
411 W 1560 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

UNITED RESOURCES INC
273 W 1600 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

TYACKE, STAYTON
--OR CURRENT RESIDENT--
356 W 1600 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

PULLEY, LYNN R & BARBARA M (ET AL)
345 W 1600 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

LANDON, DUSTIN
361 W 1600 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CITY OF OREM THE
370 W 1600 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

PORTILLO, JORGE LUIS BELTRAN
391 W 1600 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CITY OF OREM THE
382 W 1600 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BOOTH, OLIVER ALEXANDER
396 W 1600 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CITY OF OREM THE
407 W 1600 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

OK-OB LLC
--OR CURRENT RESIDENT--
460 W 1600 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CITY OF OREM
--OR CURRENT RESIDENT--
411 W 1600 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BICKEL, ROY A & ERICA M
328 W 1750 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

GOODSELL, DAVID R & JANN W
329 W 1750 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BARNEY, DYLAN J & CAITLYN T
346 W 1750 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BRERETON, SCOTT R & KAREN B
336 W 1750 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

ORTON, ZACKERY D & DEVRI L
360 W 1750 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BARRICK, JOHN A JR & JILL J
365 W 1750 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

MASON, TRAVIS B & STEPHANIE M
385 W 1750 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

HOOD, THOMAS E & PAIGE S
376 W 1750 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

MESSENGER, IRA W & KAREN L
323 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BENTLEY, MARISA C
--OR CURRENT RESIDENT--
335 W 1780 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

KAY, RICHARD S
347 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

ROLLINS, RICHARD N
346 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BALLEW, GEORGE & AMANDA
361 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

JONES, STEVEN R & LUCILE N
368 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

ASHBY, QUINN K & LAURIE L
386 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

WOOD, PETE E & JACQUELINE J
377 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

PETERSON, DENNIS W & PAMELA M
431 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

LO RUSSO, JULIE ANN
--OR CURRENT RESIDENT--
433 W 1780 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
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PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

PIRIR, LUIS R
443 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

POOLE, BRIAN D & AMY
442 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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.

WASAHBURN, BRIAN J (ET AL)
454 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ROBINSON, GORDON & LYNETTE
455 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

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

AMH 2015-2 BORROWER LLC
--OR CURRENT RESIDENT--
465 W 1780 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

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

KAUFFMAN, PATRICIA J
464 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

G&L PROPERTIES #476 LLC
--OR CURRENT RESIDENT--
476 W 1780 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

STEWART, TIMOTHY A & EVAN T
477 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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.

AMERICAN HOMES 4 RENT PROPERTIES FIVE LLC
--OR CURRENT RESIDENT--
487 W 1780 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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FORD, NIKKI & ALEX
486 W 1780 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

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

DKC ESTATES LLC
--OR CURRENT RESIDENT--
426 W 1800 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

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

LIU, QINGYUAN (ET AL)
459 W 1810 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CORTEZ, RITA E
467 W 1810 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

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City Council
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JOHNSON, KEVIN JOHN & HEATHER RANDS (ET AL)
460 W 1810 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

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

SMITH, KEITH R & CAMILLE L
470 W 1810 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

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

PITT, WILLIAM G & STACEE R
479 W 1810 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
487 W 1810 NORTH
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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GUYMON, CONRAD & MICHELLE
482 W 1810 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

WIMMER, ELMER J & DEBRA C
471 W 1830 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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.

HERIFORD, JESSICA
481 W 1830 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

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

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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.

SUMNER, JACK C & ERIS Y
11 W 1880 N
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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.

ENGFELT ENTERPRISES LC
--OR CURRENT RESIDENT--
1666 N STATE
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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.

D J PROPERTIES GROUP LLC
--OR CURRENT RESIDENT--
1682 N STATE
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

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

TBF PROPERTIES LLC
--OR CURRENT RESIDENT--
1694 N STATE
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

UTAH STATE BUILDING OWNERSHIP
AUTHORITY
--OR CURRENT RESIDENT--
1688 N STATE
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ABA PROPERTIES LC
--OR CURRENT RESIDENT--
1778 N STATE
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

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

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1790 N STATE
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

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

QQ UTAH COUNTY 2 LLC
--OR CURRENT RESIDENT--
1588 N STATE ST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

6 COCO LLC
--OR CURRENT RESIDENT--
1562 N STATE ST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

QCSIF SIX LLC
--OR CURRENT RESIDENT--
1620 N STATE ST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
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OSMOND DESIGNS OREM LLC
1660 N STATE ST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

NEALS RV CENTER INC
--OR CURRENT RESIDENT--
1700 N STATE ST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

INTERMOUNTAIN FIREPLACE STORE LLC
--OR CURRENT RESIDENT--
1678 N STATE ST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CHRISTENSEN, L
--OR CURRENT RESIDENT--
1748 N STATE ST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

NEALS RV CENTER INC
1755 N STATE ST
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

ABA PROPERTIES LC
1776 N STATE ST # 200
OREM, UT 84057

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

SCHOFIELD, LAMONT E (ET AL)
1511 S GENEVA RD
OREM, UT 84058

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CITY OF OREM THE
115 W WESTVIEW DR
OREM, UT 84058

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

TBF PROPERTIES LLC
215 S OREM BLVD
OREM, UT 84058

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

TOWNE & COUNTRY INVESTMENTS LLC
PO BOX 992
OREM, UT 84059

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

CITY OF OREM
1843 W 4000 S
ROY, UT 84067

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

RICHINS, ARTHUR C & THELMA M (ET AL)
1039 S 750 E
OREM, UT 84097

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

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

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

UTAH STATE BUILDING OWNERSHIP
AUTHORITY
STATE OFFICE BUILDING SUITE 4110
SALT LAKE CITY, UT 84114

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

G&L PROPERTIES #476 LLC
4012 N 60 E
PROVO, UT 84604

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

D J PROPERTIES GROUP LLC
2763 S STATE ST
SALT LAKE CITY, UT 84115

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

HAMILTON, RANDY M & BETH G (ET AL)
72 NORH 720 E
SALEM, UT 84653

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

BISHOP, ALENE B
465 S TOWERS DR
SALEM, UT 84653

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

AMH 2015-2 BORROWER LLC
%PROPERTY TAX DEPARTMENT
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

TYACKE, STAYTON
2648 S HIDDEN CANYON DR
MAPLETON, UT 84664

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

QCSIF SIX LLC
%THE KRAUSZ COMPANIES INC
44 MONTGOMERY ST STE 2388
SAN FRANCISCO, CA 94104

For more information, contact
Jake Harding at (801) 229-7239
or jrharding@orem.org

Electronic, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Mar 17, 2021
4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres from the NVD-Res-B zone to the R8 zone located generally at 1637 North to 1753 North along 400 West. Effective April 1st, electronic meeting location subject to change.

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

QQ UTAH COUNTY 2 LLC
1380 LEAD HILL BLVD STE 260
ROSEVILLE, CA 95661

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

The Orem City Planning Commission meeting on March 17, 2021 and the City Council meeting on April 13, 2021 will be all electronic meetings (electronic meeting subject to change after April 1, 2021). There will be no anchor location for the meetings. 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 meetings 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 COVlD- 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 orcrn.org/meetings.

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

Comments will be accepted before and during the meeting. All comments received will be entered into the record and forwarded to cash Planning Commission/City Council 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.

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

The Orem City Planning Commission meeting on March 17, 2021 and the City Council meeting on April 13, 2021 will be all electronic meetings (electronic meeting subject to change after April 1, 2021). There will be no anchor location for the meetings. 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 meetings 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 COVlD- 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 orcrn.org/meetings.

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Thank you for your cooperation during these challenging times.

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

The Orem City Planning Commission meeting on March 17, 2021 and the City Council meeting on April 13, 2021 will be all electronic meetings (electronic meeting subject to change after April 1, 2021). There will be no anchor location for the meetings. 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 meetings 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 COVlD- 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.

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Thank you for your cooperation during these challenging times.

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

The Orem City Planning Commission meeting on March 17, 2021 and the City Council meeting on April 13, 2021 will be all electronic meetings (electronic meeting subject to change after April 1, 2021). There will be no anchor location for the meetings. 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 meetings 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 COVlD- 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 orcrn.org/meetings.

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

Comments will be accepted before and during the meeting. All comments received will be entered into the record and forwarded to cash Planning Commission/City Council 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.

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

TOWNE & COUNTRY INVESTMENTS LLC
PO BOX 992
OREM, UT 84059

UTAH STATE BUILDING OWNERSHIP AUTHORITY
STATE OFFICE BUILDING SUITE 4110
SALT LAKE CITY, UT 84114

SUMNER, JACK C & ERIS Y
11 W 1880 N
OREM, UT 84057

QCSIF SIX LLC
%THE KRAUSZ COMPANIES INC
44 MONTGOMERY ST STE 2388
SAN FRANCISCO, CA 94104

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

HAMILTON, RANDY M & BETH G (ET AL)
72 NORH 720 E
SALEM, UT 84653

CITY OF OREM THE
115 W WESTVIEW DR
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

TBF PROPERTIES LLC
215 S OREM BLVD
OREM, UT 84058

OK-OB LLC
%CSG INC
230 N ST STE 1
DANVERS, MA 01923

WHITELEY, DENNIS O & ADELE W
239 E 600 N
ALPINE, UT 84004

DKC ESTATES LLC
270 S 1060 W
LINDON, UT 84042

INTERMOUNTAIN FIREPLACE STORE LLC
271 S 240 W
LINDON, UT 84042

UNITED RESOURCES INC
273 W 1600 N
OREM, UT 84057

LO RUSSO, JULIE ANN
307 E 680 N
LINDON, UT 84042

MESSENGER, IRA W & KAREN L
323 W 1780 N
OREM, UT 84057

BICKEL, ROY A & ERICA M
328 W 1750 N
OREM, UT 84057

GOODSELL, DAVID R & JANN W
329 W 1750 N
OREM, UT 84057

BENTLEY, MARISA C
--OR CURRENT RESIDENT--
335 W 1780 NORTH
OREM, UT 84057

BRERETON, SCOTT R & KAREN B
336 W 1750 N
OREM, UT 84057

PULLEY, LYNN R & BARBARA M (ET AL)
345 W 1600 N
OREM, UT 84057

BARNEY, DYLAN J & CAITLYN T
346 W 1750 N
OREM, UT 84057

ROLLINS, RICHARD N
346 W 1780 N
OREM, UT 84057

KAY, RICHARD S
347 W 1780 N
OREM, UT 84057

TYACKE, STAYTON
--OR CURRENT RESIDENT--
356 W 1600 NORTH
OREM, UT 84057

ORTON, ZACKERY D & DEVRI L
360 W 1750 N
OREM, UT 84057

LANDON, DUSTIN
361 W 1600 N
OREM, UT 84057

BALLEW, GEORGE & AMANDA
361 W 1780 N
OREM, UT 84057

BARRICK, JOHN A JR & JILL J
365 W 1750 N
OREM, UT 84057

JONES, STEVEN R & LUCILE N
368 W 1780 N
OREM, UT 84057

CITY OF OREM THE
370 W 1600 N
OREM, UT 84057

HOOD, THOMAS E & PAIGE S
376 W 1750 N
OREM, UT 84057

WOOD, PETE E & JACQUELINE J
377 W 1780 N
OREM, UT 84057

CITY OF OREM THE
382 W 1600 N
OREM, UT 84057

MASON, TRAVIS B & STEPHANIE M
385 W 1750 N
OREM, UT 84057

ASHBY, QUINN K & LAURIE L
386 W 1780 N
OREM, UT 84057

PORTILLO, JORGE LUIS BELTRAN
391 W 1600 N
OREM, UT 84057

BOOTH, OLIVER ALEXANDER
396 W 1600 N
OREM, UT 84057

MUTCH, CHRISTINA M
398 W 1560 N
OREM, UT 84057

VISNAW, LEON J & STEPHANIE L
399 W 1560 N
OREM, UT 84057

CITY OF OREM THE
407 W 1600 N
OREM, UT 84057

JEFFERY, ARTHUR A & E LORRAINE
411 W 1560 N
OREM, UT 84057

CITY OF OREM
--OR CURRENT RESIDENT--
411 W 1600 NORTH
OREM, UT 84057

DKC ESTATES LLC
--OR CURRENT RESIDENT--
426 W 1800 NORTH
OREM, UT 84057

PETERSON, DENNIS W & PAMELA M
431 W 1780 N
OREM, UT 84057

LO RUSSO, JULIE ANN
--OR CURRENT RESIDENT--
433 W 1780 NORTH
OREM, UT 84057

POOLE, BRIAN D & AMY
442 W 1780 N
OREM, UT 84057

PIRIR, LUIS R
443 W 1780 N
OREM, UT 84057

WASAHBURN, BRIAN J (ET AL)
454 W 1780 N
OREM, UT 84057

ROBINSON, GORDON & LYNETTE
455 W 1780 N
OREM, UT 84057

LIU, QINGYUAN (ET AL)
459 W 1810 N
OREM, UT 84057

OK-OB LLC
--OR CURRENT RESIDENT--
460 W 1600 NORTH
OREM, UT 84057

JOHNSON, KEVIN JOHN & HEATHER RANDS (ET AL)
460 W 1810 N
OREM, UT 84057

KAUFFMAN, PATRICIA J
464 W 1780 N
OREM, UT 84057

BISHOP, ALENE B
465 S TOWERS DR
SALEM, UT 84653

AMH 2015-2 BORROWER LLC
--OR CURRENT RESIDENT--
465 W 1780 NORTH
OREM, UT 84057

CORTEZ, RITA E
467 W 1810 N
OREM, UT 84057

SMITH, KEITH R & CAMILLE L
470 W 1810 N
OREM, UT 84057

WIMMER, ELMER J & DEBRA C
471 W 1830 N
OREM, UT 84057

G&L PROPERTIES #476 LLC
--OR CURRENT RESIDENT--
476 W 1780 NORTH
OREM, UT 84057

STEWART, TIMOTHY A & EVAN T
477 W 1780 N
OREM, UT 84057

PITT, WILLIAM G & STACEE R
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OREM, UT 84057

HERIFORD, JESSICA
481 W 1830 N
OREM, UT 84057

GUYMON, CONRAD & MICHELLE
482 W 1810 N
OREM, UT 84057

FORD, NIKKI & ALEX
486 W 1780 N
OREM, UT 84057

AMERICAN HOMES 4 RENT
PROPERTIES FIVE LLC
--OR CURRENT RESIDENT--
487 W 1780 NORTH
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
487 W 1810 NORTH
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

WRIGHT, MATTHEW J & CANDACE A
698 E 175 N
LINDON, UT 84042

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

RICHINS, ARTHUR C & THELMA M
(ET AL)
1039 S 750 E
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

QQ UTAH COUNTY 2 LLC
1380 LEAD HILL BLVD STE 260
ROSEVILLE, CA 95661

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

SCHOFIELD, LAMONT E (ET AL)
1511 S GENEVA RD
OREM, UT 84058

6 COCO LLC
--OR CURRENT RESIDENT--
1562 N STATE ST
OREM, UT 84057

GILLMAN, MURPHY G & HARLEY M
1572 N 275 W
OREM, UT 84057

STEWART, DANIEL J & JACQUELINE
A
1573 N 375 W
OREM, UT 84057

HERBERT, DANIEL & ANGELA
1574 N 375 W
OREM, UT 84057

QQ UTAH COUNTY 2 LLC
--OR CURRENT RESIDENT--
1588 N STATE ST
OREM, UT 84057

QCSIF SIX LLC
--OR CURRENT RESIDENT--
1620 N STATE ST
OREM, UT 84057

HEAPS, STEVEN R & SHERRY S (ET
AL)
1630 N 400 W
OREM, UT 84057

OB-OK UTAH LLC
--OR CURRENT RESIDENT--
1637 N 400 WEST
OREM, UT 84057

CULLIMORE, CRAIG L & CLEO FAYE
1650 N 400 W
OREM, UT 84057

BECERRA, ANNYA
1657 N 400 W
OREM, UT 84057

OSMOND DESIGNS OREM LLC
1660 N STATE ST
OREM, UT 84057

ENGFELT ENTERPRISES LC
--OR CURRENT RESIDENT--
1666 N STATE
OREM, UT 84057

D J PROPERTIES GROUP LLC
--OR CURRENT RESIDENT--
1682 N STATE
OREM, UT 84057

UTAH STATE BUILDING OWNERSHIP AUTHORITY
--OR CURRENT RESIDENT--
1688 N STATE
OREM, UT 84057

MICHAELIS, BRETT J & NICOLE T
1695 N 350 W
OREM, UT 84057

NEALS RV CENTER INC
--OR CURRENT RESIDENT--
1700 N STATE ST
OREM, UT 84057

DELORA, JESSICA & JARED
1707 N 350 W
OREM, UT 84057

RAY, RICHARD C & ALBERTA
1715 N 350 W
OREM, UT 84057

GOLIGHTLY, SCOTT J & MIKI T
1733 N 320 W
OREM, UT 84057

EGGETT, DENNIS LEE & LORETTA HUFFAKER
1735 N 350 W
OREM, UT 84057

KINGSOLVER, MELISSA RAYE JENSEN & JEFFERY DON
1744 N 350 W
OREM, UT 84057

CONDIE, JAMES EARL & KRYSTI LOUISE
1669 N 400 W
OREM, UT 84057

WILD, LUCAS & KATIE
1683 N 400 W
OREM, UT 84057

FARR, ROBERT JORDAN & LORI J
1694 N 350 W
OREM, UT 84057

SCRIBNER, SCOTT H & JENNY W
1697 N 320 W
OREM, UT 84057

HAMILTON, RANDY M & BETH G (ET AL)
--OR CURRENT RESIDENT--
1704 N 350 WEST
OREM, UT 84057

RIGGS, JOHN DAVID & FAYE COLLEEN (ET AL)
1710 N 400 W
OREM, UT 84057

SIMMONS, KEVIN B & LILLIAN
1717 N 320 W
OREM, UT 84057

SLATER, JONATHAN A & SARA J
1733 N 400 W
OREM, UT 84057

HAYES, NATALIE & NATHAN DARRELL
1736 N 400 W
OREM, UT 84057

CHRISTENSEN, L
--OR CURRENT RESIDENT--
1748 N STATE ST
OREM, UT 84057

INTERMOUNTAIN FIREPLACE STORE LLC
--OR CURRENT RESIDENT--
1678 N STATE ST
OREM, UT 84057

JACOBSON, CRAIG M & DEANNE C
1684 N 400 W
OREM, UT 84057

TBF PROPERTIES LLC
--OR CURRENT RESIDENT--
1694 N STATE
OREM, UT 84057

GONZALEZ, SANTIAGO & RAMON
1698 N 400 W
OREM, UT 84057

MURRAY, KARALIE P
1705 N 320 W
OREM, UT 84057

HADERLIE, JEFFERY C & KIERSTEN A
1714 N 350 W
OREM, UT 84057

HAGEY, ALISHA LYNN & JASON ALAN
1717 N 400 W
OREM, UT 84057

CARPENTER, MICHAEL J & JOLYNN
1734 N 350 W
OREM, UT 84057

CHRISTENSEN, DARRYL K
1741 N 400 W
OREM, UT 84057

CHRISTENSEN, L
1753 N 400 W
OREM, UT 84057

NEALS RV CENTER INC
1755 N STATE ST
OREM, UT 84057

WRIGHT, MATTHEW J & CANDACE A
--OR CURRENT RESIDENT--
1756 N 400 WEST
OREM, UT 84057

BARRUS, SPENCER & LAUREN
1765 N 400 W
OREM, UT 84057

PASSEY, ALEXANDER J SR &
CORAZON C
1770 N 400 W
OREM, UT 84057

ABA PROPERTIES LC
1776 N STATE ST # 200
OREM, UT 84057

ABA PROPERTIES LC
--OR CURRENT RESIDENT--
1778 N STATE
OREM, UT 84057

SMITH, JORDAN & RACHEL
1788 N 430 W
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1790 N STATE
OREM, UT 84057

LI, KENNETH KAI CHI & STELLA (ET
AL)
1791 N 320 W
OREM, UT 84057

LOVELAND, BRANDON JEFFERY
1795 N 400 W
OREM, UT 84057

SGAMBATI, RALPH G & DARLENE J
1804 N 350 W
OREM, UT 84057

VANCE, RICHARD & JULIENNE B (ET
AL)
1805 N 350 W
OREM, UT 84057

CHRISTENSEN, L
--OR CURRENT RESIDENT--
1815 N 400 WEST
OREM, UT 84057

GREENE, TIFFANY & SEAN
1817 N 350 W
OREM, UT 84057

BAUER, CHRIS & CHRISTY (ET AL)
1818 N 450 W
OREM, UT 84057

PIERCE, JASON & SHELLEY
1819 N 490 W
OREM, UT 84057

POPE, CALEB & CASSI
1825 N 450 W
OREM, UT 84057

LAUDIE, KIM K & BETTY LEE
1826 N 400 W
OREM, UT 84057

ANDERTON, RICHARD
1826 N 450 W
OREM, UT 84057

BLEYL, WILLIAM SCOTT & KATRINA
1835 N 400 W
OREM, UT 84057

BISHOP, ALENE B
--OR CURRENT RESIDENT--
1840 N 400 WEST
OREM, UT 84057

CITY OF OREM
1843 W 4000 S
ROY, UT 84067

BENTLEY, MARISA C
1887 N 240 W
OREM, UT 84057

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

TYACKE, STAYTON
2648 S HIDDEN CANYON DR
MAPLETON, UT 84664

D J PROPERTIES GROUP LLC
2763 S STATE ST
SALT LAKE CITY, UT 84115

G&L PROPERTIES #476 LLC
4012 N 60 E
PROVO, UT 84604

6 COCO LLC
5513 W 11000 N # 315
HIGHLAND, UT 84003

AMH 2015-2 BORROWER LLC
%PROPERTY TAX DEPARTMENT
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE OF APPROXIMATELY 4.00 ACRES LOCATED GENERALLY ALONG 400 WEST BETWEEN 1637 NORTH AND 1753 NORTH FROM THE NVD-RES-B ZONE TO THE R8 ZONE

WHEREAS on February 2, 2021, the Department of Development Services filed an application to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres located generally along 400 West between 1637 North and 1753 North from the NVD-Res-B zone to the R8 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 17, 2021; and

WHEREAS a public hearing considering the subject application was held by the City Council on April 13, 2021; and

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

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

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

1. The City Council finds this request is in the best interest of the City because it is consistent with the current use of the subject properties, is consistent with the desire of the vast majority of the owners of the properties being rezoned and because it will provide a buffer between the North Village District (NVD) zone and the residential properties to the east.

2. The City Council hereby amends Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 4.00 acres located generally along 400 West between 1637 North and 1753 North from the NVD-Res-B zone to the R8 zone as shown in

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 of Orem.

PASSED and APPROVED and ORDERED PUBLISHED this 13th day of April 2021.

_____
Richard F. Brunst, Jr., Mayor

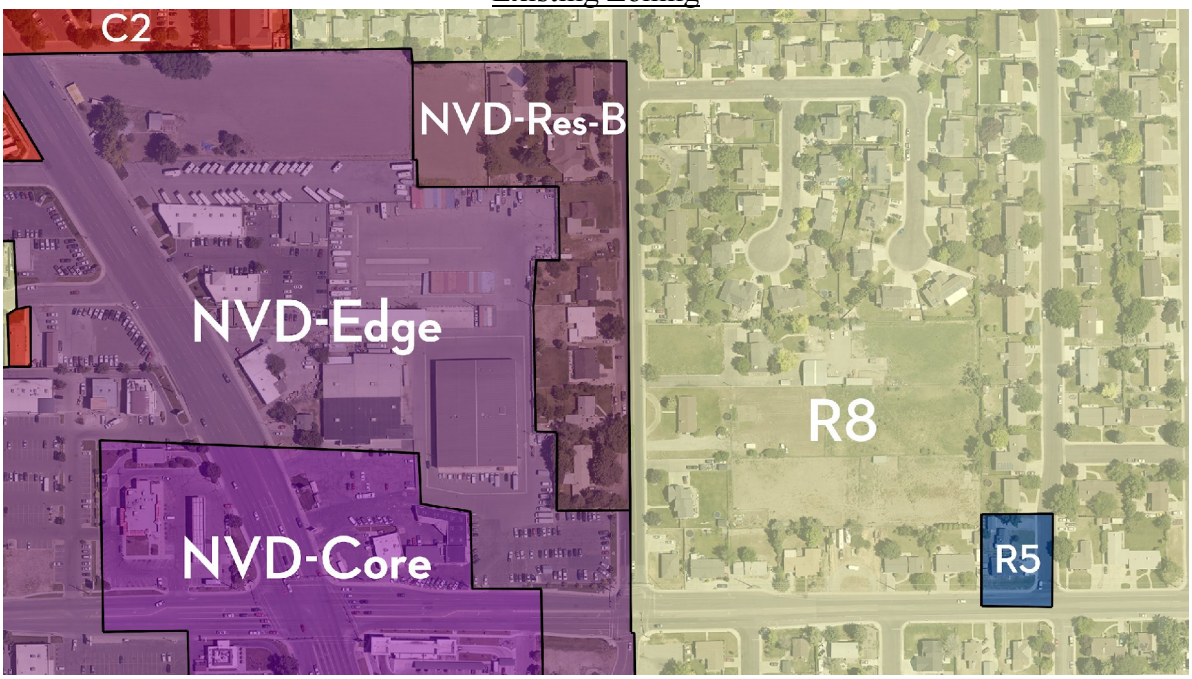
ATTEST:

_____
JoD'Ann Bates, City Recorder

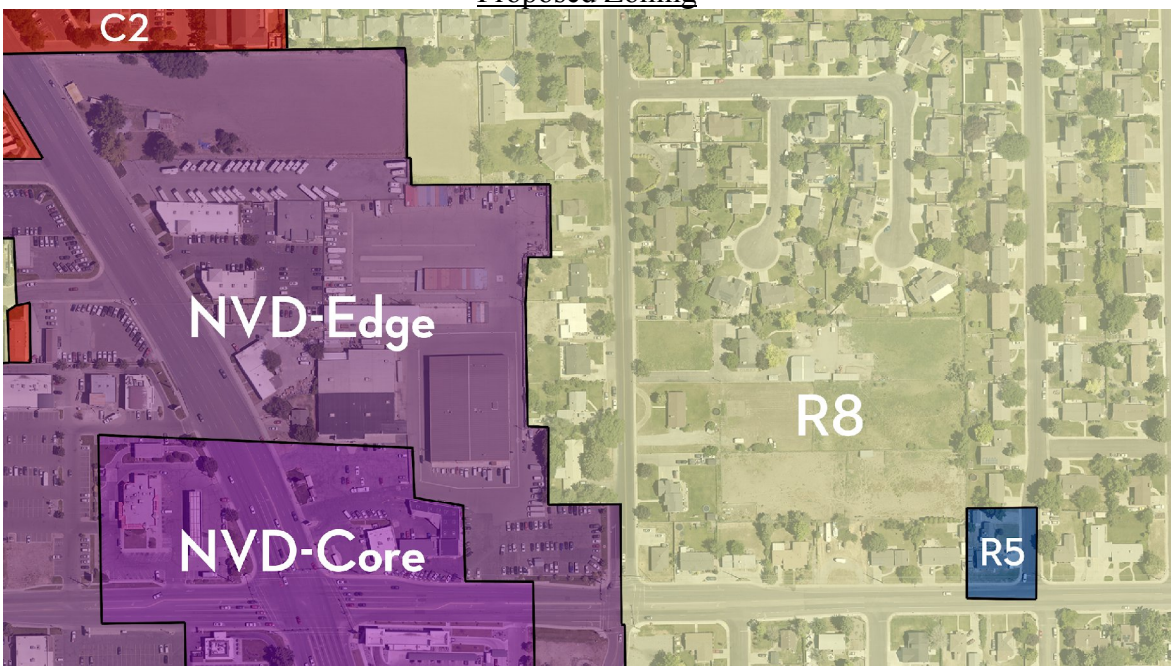
COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	□	□	□
Jeff Lambson	□	□	□
Debby Lauret	□	□	□
Tom Macdonald	□	□	□
Terry Peterson	□	□	□
David Spencer	□	□	□
Brent Sumner	□	□	□

Exhibit “A”

Existing Zoning



Proposed Zoning



Agenda Item No: 9.4

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted by: Jake Harding
Submitting Department: Development Services
Item Type: Zoning Map Amendment
Agenda Section:

Subject:
PUBLIC HEARING / ORDINANCE - Amending Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shack; and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

Suggested Action:
The Planning Commission recommends the City Council, by ordinance, amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shacks; and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

Presenter:
Jason Bench, Planning Division Manager

Background:

Potentially Affected Area:
Canyon View

Attachments:
Agenda-ShaveIceSLU.docx

Map.pdf

Vicinity Map.pdf

Existing Zoning.pdf

Proposed Zoning.pdf

SLU Codes.pdf

C1 Zone - Existing Locations.pdf

PC Minutes 3.3.2021.docx

Neighborhood Meeting Notes.pdf

Street View.pdf

Mailer Front (1 page).pdf

20210224_1_MailerBack.pdf

20210224_1_Mailing Labels.docx

Ordinance-Enacting-ShaveIce.docx

CITY OF OREM

CITY COUNCIL MEETING

APRIL 13, 2021

REQUEST:	**PUBLIC HEARING** - Amending Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 (*Shave Ice Shack)* and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.
APPLICANT:	Adam Larson
FISCAL IMPACT:	None

NOTICES:
- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Mailed 38 notices within 500 feet of the property.
- Posted at utah.gov/pa

Site Information	
General Plan	CC
Current Zone	R12
Proposed Zone	C1
Acreage	0.84
Neighbor-hood	Canyon View

PLANNING COMMISSION RECOMMENDATION
Vote: 6-0; positive recommendation

PREPARED BY:
Jake Harding
Associate Planner

REQUEST:
The applicant requests the City Council enact Standard Land Use Code 0303 for Shave Ice Shacks in Appendix A of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

BACKGROUND:
The applicant is proposing this rezone and text amendment in order to locate a shave ice shack at the mini golf course located generally at 1323 East 800 North. The applicant applied for a temporary site plan in early 2020 and was denied because the proposed commercial use was not allowed in the R12 zone. The existing mini golf course is a legal non-conforming use in the R12 zone, but the applicant's business could not be added to the mini golf course since a legal non-conforming use cannot be expanded. Both staff and the applicant agree that the proposed rezone and text amendment would be the best solution to allow the proposed business at this location.

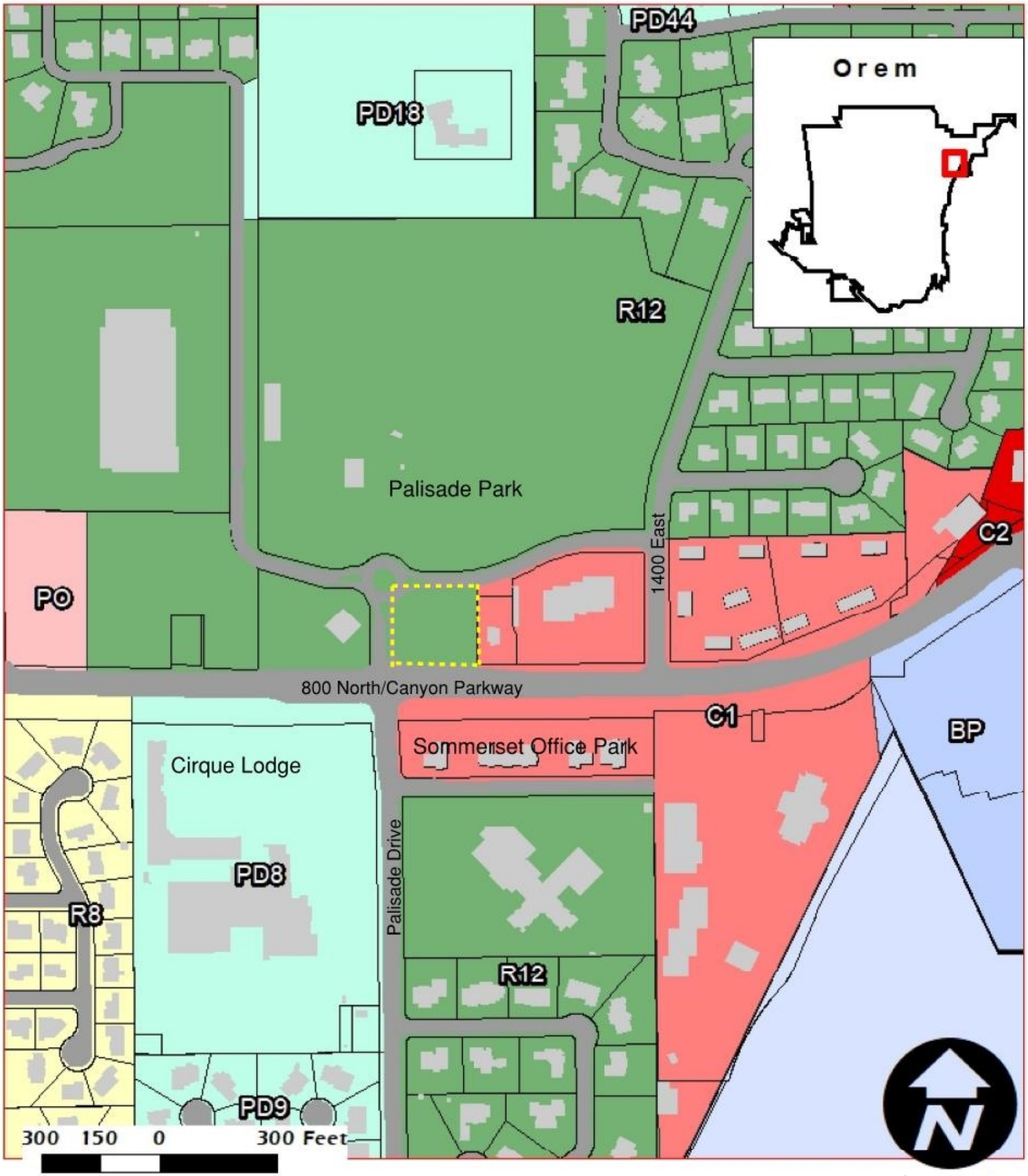
The C1 zone allows light commercial uses, including financial uses, office uses, and medical uses which staff believes would be appropriate for the subject property. The applicant originally hoped to rezone the property to C2, but while a shave ice shack might make sense in that location, other C2 uses probably wouldn't. There is also an adjacent property that is zoned C1 which further supports the rezone of the subject property to C1.

Enactment of the proposed new SLU for shave ice shacks would allow shave ice shacks to go in all C1 zones as well as in C2 zones where they are already permitted. There are three general areas within the City that are zoned C1. The first is the area where the applicant's property is located near the mouth of Provo Canyon. The second is located generally along Center Street between I-15 and 300 West. The third is located near the University Mall.

RECOMMENDATION:
The Planning Commission recommends the City Council, by ordinance, amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 *Shave Ice Shacks* and amend Article 22-5-3(A) and the zoning map of the City of

	Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

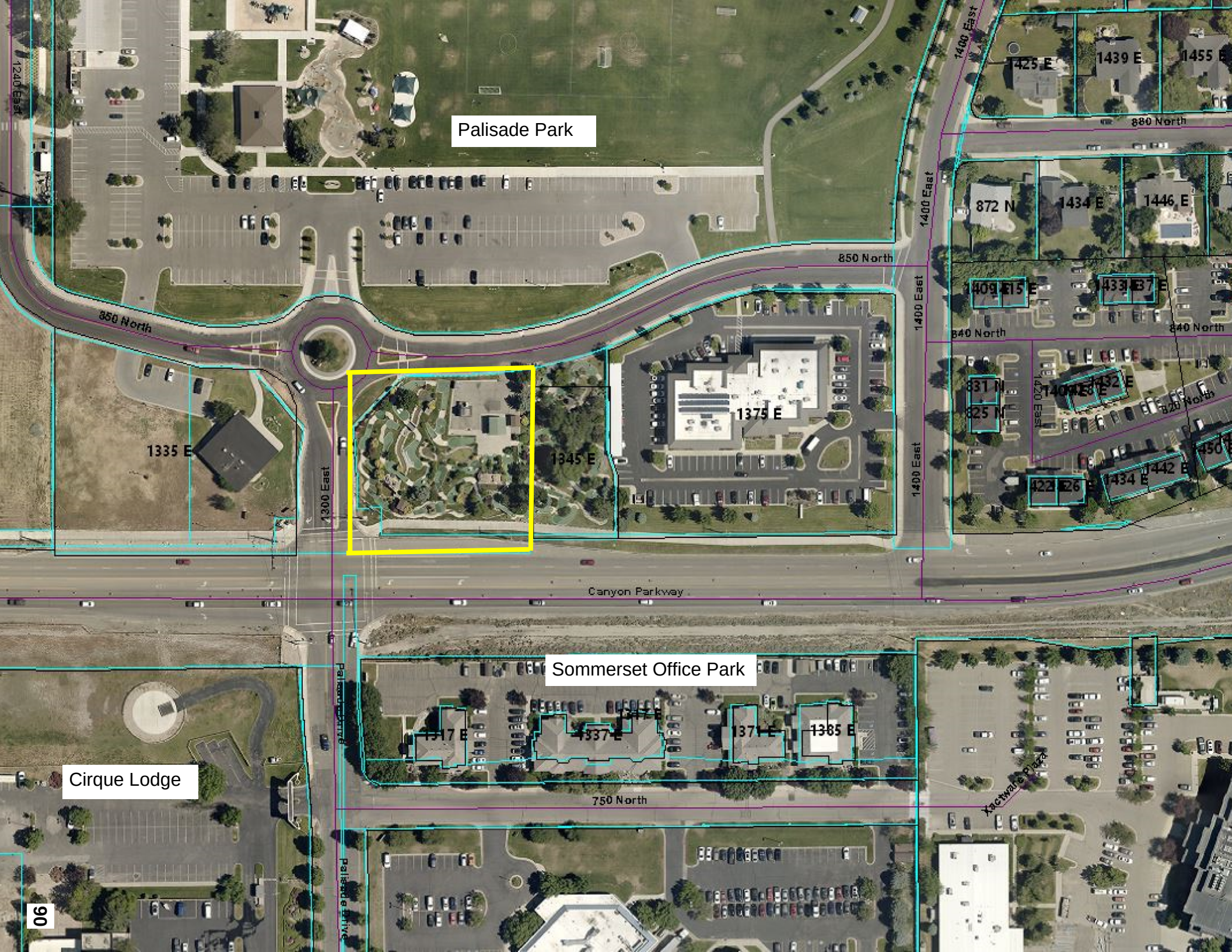
Orem Summer Sno

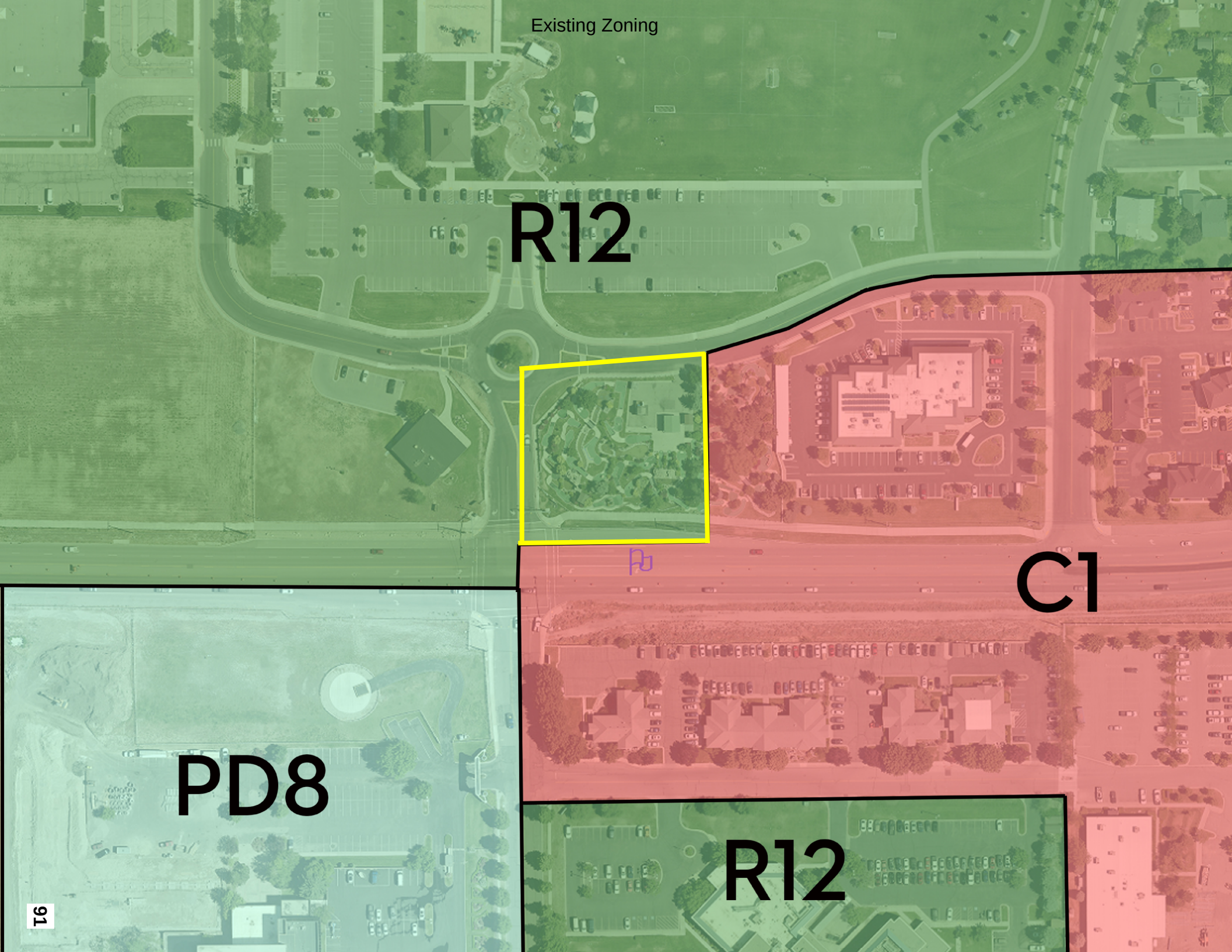


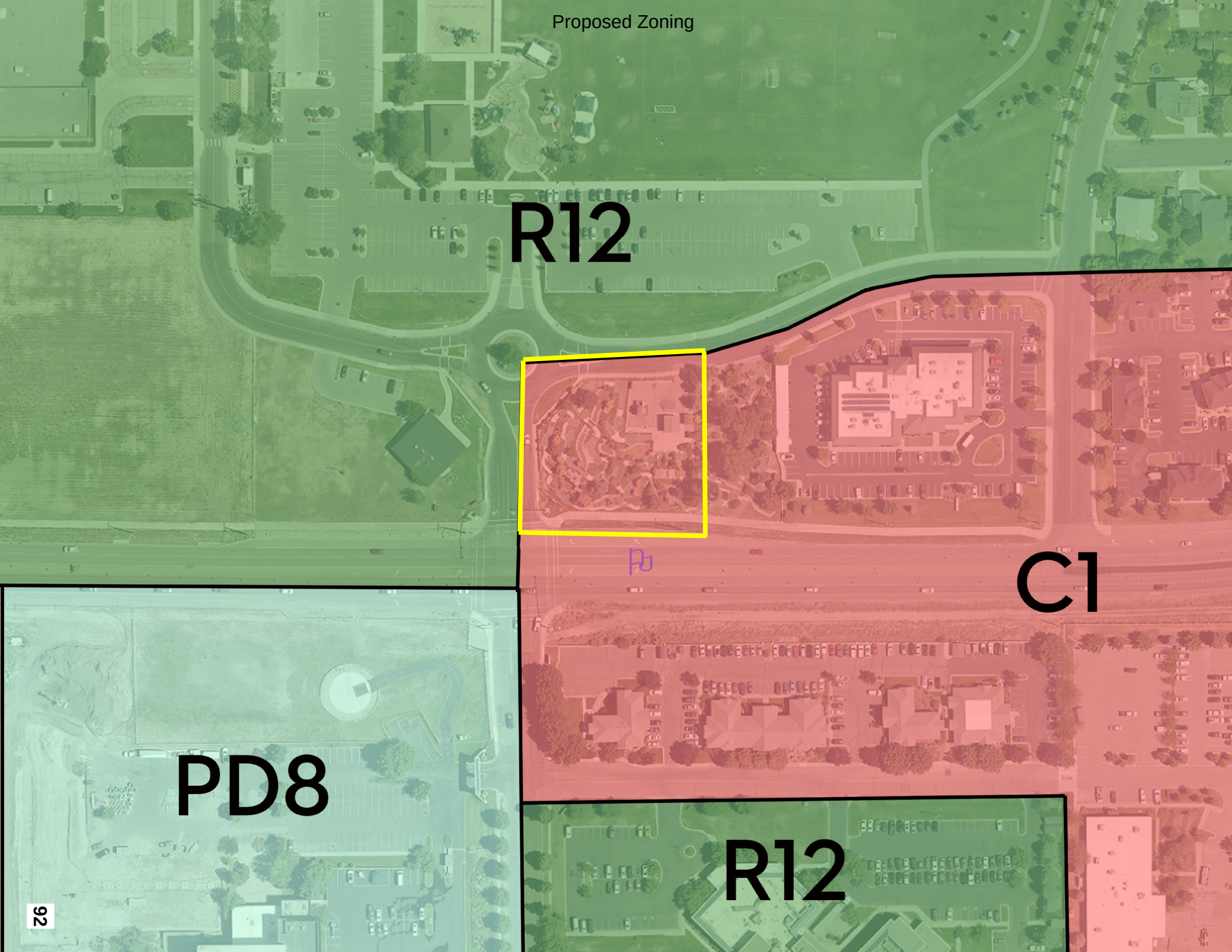
Rezone
R12
0.84 Acres

NEIGHBORHOOD
Canyon View

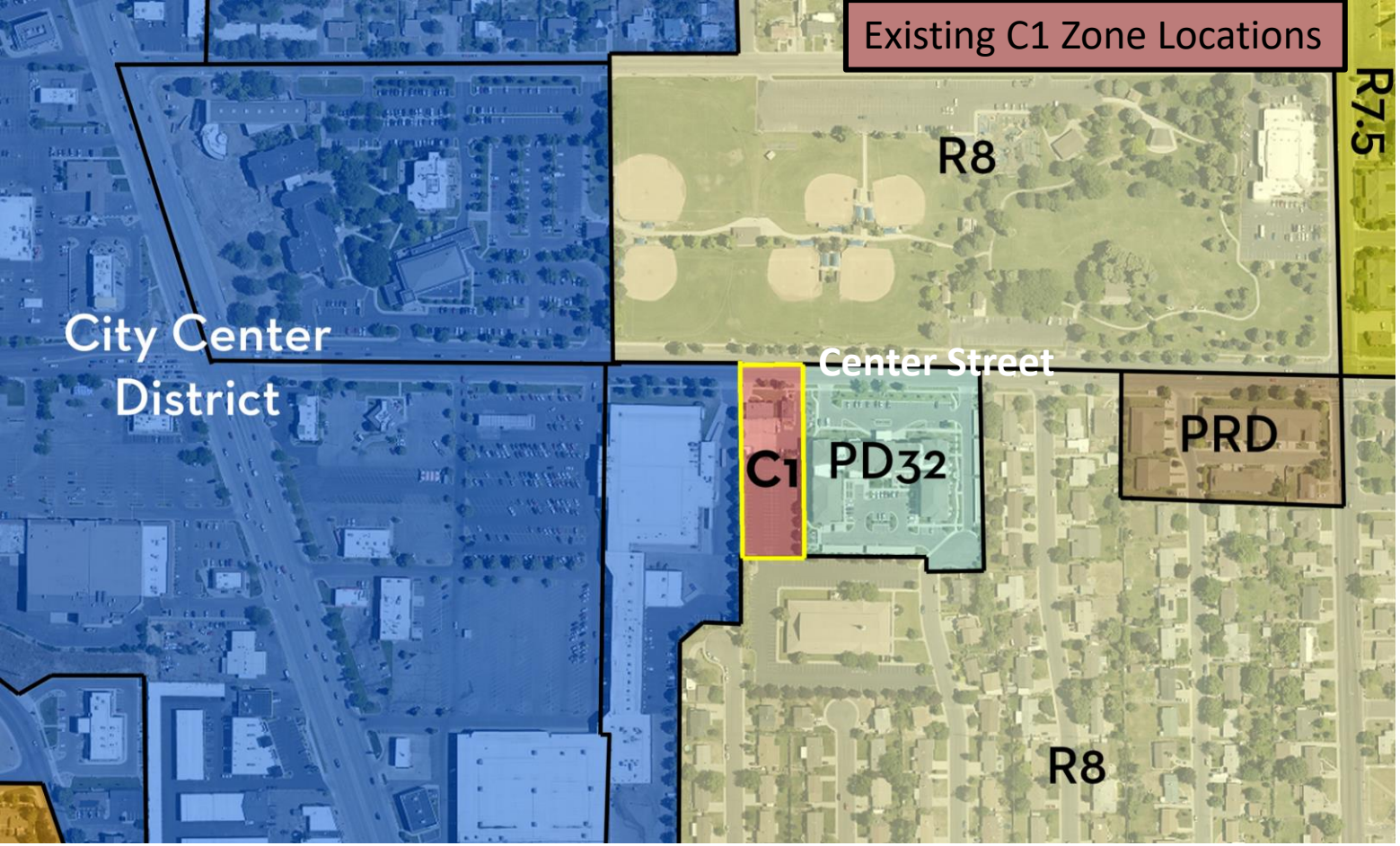
Legend
1323 E 800 North
Buildings
Parcels

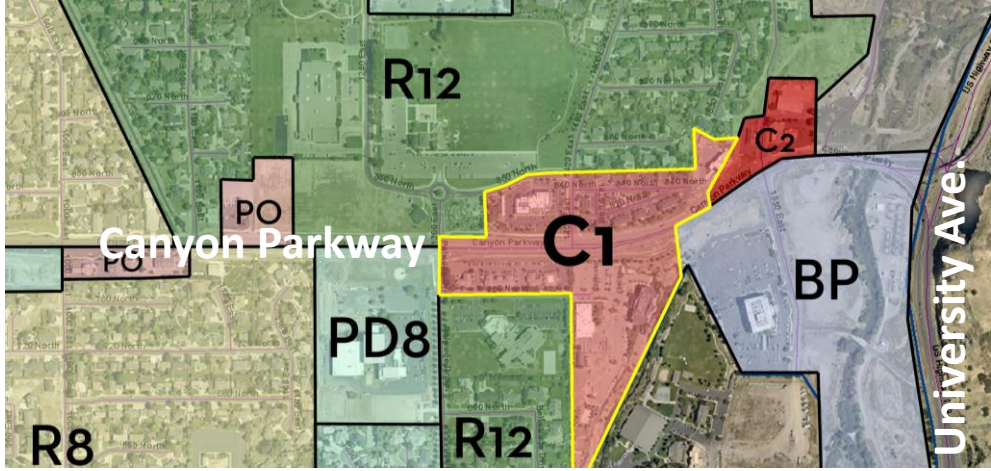

Palisade Park
Sommerset Office Park
Cirque Lodge
Canyon Parkway
850 North
880 North
840 North
820 North
750 North
1400 East
1300 East
1240 East
1420 East
1335 E
1345 E
1375 E
1425 E
1439 E
1455 E
872 N
1434 E
1446 E
831 N
825 N
1432 E
1442 E
1317 E
1337 E
1371 E
1385 E
Palisade Park Drive
Xactware Plaza
90

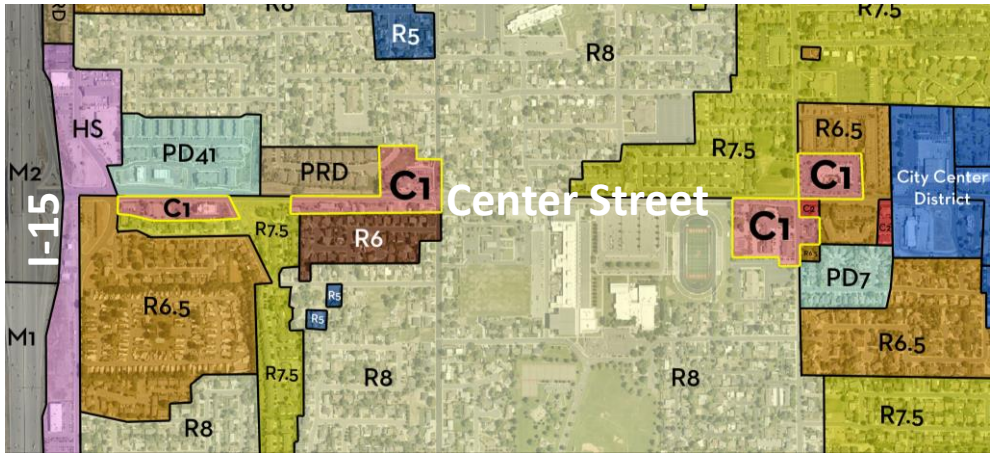

Existing Zoning
R12
C1
PD8
R12

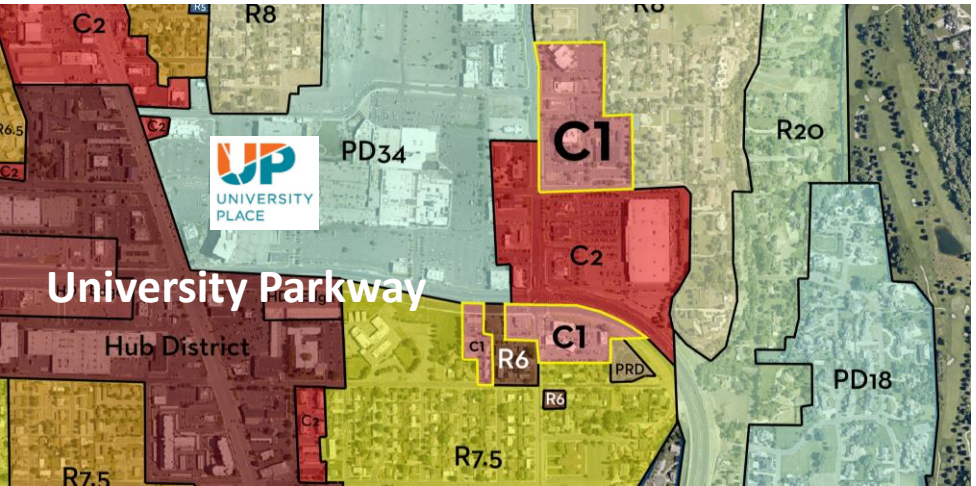

Proposed Zoning
R12
C1
PD8
R12
92

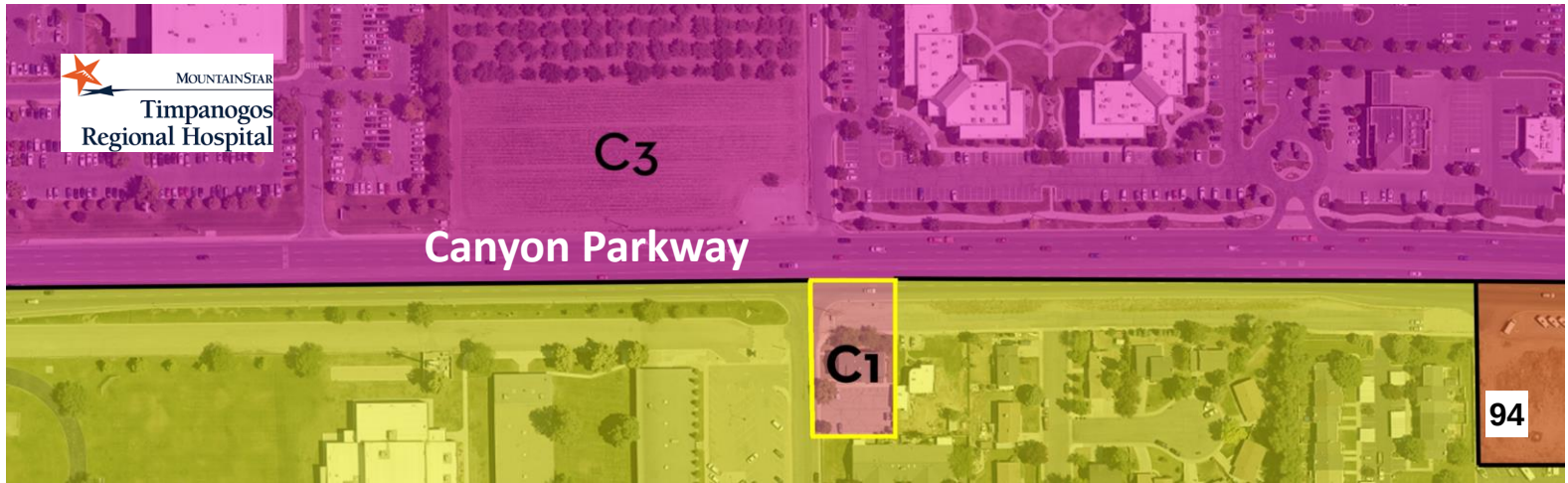
SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
0303	Shave Ice Stands	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N


Existing C1 Zone Locations
City Center District
R8
R7.5
Center Street
C1
PD32
PRD
R8


R12
C2
PO
Canyon Parkway
C1
BP
University Ave.
PD8
R8
R12


R5
R8
R7.5
HS
PD41
PRD
C1
R6.5
C1
Center Street
C1
City Center District
I-15
M2
R7.5
R6
R6.5
PD7
M1
R5
R5
R6.5
R7.5
R8
R8
R8
R7.5


C2
R8
R6.5
C2
C2
PD34
UNIVERSITY PLACE
C1
R20
C2
University Parkway
Hub District
C1
R6
C1
PRD
R6
PD18
R7.5
R7.5


MOUNTAINSTAR
Timpanogos Regional Hospital
C3
Canyon Parkway
C1
94

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
March 3, 2021

The following items are discussed in these minutes:

- Amending Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shack; and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North. – Positive Recommendation to City Council.

STUDY SESSION

Canceled.

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 March 3, 2021 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.

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 **4:31 p.m.** Chair Cochran called the Planning Commission meeting to order and asked Mr. Cook to offer 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, Barry Roberts, Haysam Sakar, Ross Spencer, Marisa Bentley, Planning Commission members; Terry Peterson, City Council Liaison; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Jake Harding and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Long Range Planners; David Lund, Staff Engineer; Steve Earl, Legal Counsel; Talia Adams, Planning Intern; Roger Dudley; Adam Larson; via zoom.

Those excused: Camille Jensen, Planning Commission member.

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by Adam Larson to amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shack; and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

Staff Presentation: The applicant is proposing this rezone and text amendment so his business can be accommodated at the mini golf course located generally at 1323 East 800 North. He applied for a temporary site plan in early 2020 and was denied because businesses are not allowed in residential zones. The existing mini golf course is a legal nonconforming use in the R12 zone. His business could not be absorbed into the mini golf course business because that would expand its non-conforming use, which is not allowed. After working with the staff for a few months to come up with a solution that would permit his business in that location, the applicant is now ready to propose this rezone and text amendment.

The applicant originally hoped to rezone the property to C2, but staff informed him that even though the general plan designation of CC (Community Commercial) would allow for a C2 rezone, staff pointed out that while a shave ice shack might make sense in that location, other C2 uses probably wouldn't. We expressed that a C1 rezone would probably make more sense for this parcel as there is a C1 zone adjacent to this property.

The applicant is proposing first to create a new SLU code for shave ice shacks. Currently, there is no SLU code specifically for these businesses; they fall under fast food restaurants 5811 which are not allowed in C1 zones. This new SLU code would allow shave ice shacks in all zones that fast food restaurants are permitted and would also allow them in the C1 zone.

The applicant is proposing to rezone the property from R12 to C1. The R12 zone is a residential zone that provides single-family-detached housing with a minimum lot size of 12,000 square feet. The existing mini golf course is a legal, non-conforming use in this zone which dates back to the Cascade Golf Course that has since been removed. The C1 zone provides light commercial uses, including financial uses, office uses, and medical uses. Currently, no restaurant or other related land uses are permitted in the C1 zone.

This proposed text amendment would allow shave ice shacks in all C1 zones within the City. Currently, there are three general areas within the City that host C1 zones. The first is this area the applicant is proposing the amendment at, near the mouth of Provo Canyon along Canyon Parkway. The second is located generally along Center Street between I-15 and 300 West. The third is located near the University Mall at the edges of commercial development in that area before coming to residential land uses. It is evident from the locations of each of these C1 zones that the purposes of the C1 zone are currently being fulfilled as outlined in the Orem City Code 22-8-3, "The C1 zone is established to promote non-retail commercial uses, such as offices and financial institutions, as the primary use and to encourage development in such a manner so as to be compatible with adjacent residential uses."

Each of the C1 zones borders at least one residential zone and serves to buffer these areas from more intense commercial land uses. If this request were granted, it would allow shave ice shacks to be much closer to residential zones. As all C1 zones host only office, medical, or financial uses. Typically shave ice shacks are temporary in nature, however, could be permanent provided they meet all applicable ordinance requirements.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shacks; and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

Mr. Spencer asked if the City anticipated that the ski shop site to the west of this site would be eventually included in the C1 zone?

Ms. Vargas said that the City has not heard anything from the ski shop.

Chair Cochran asked if it would cause any heart burn if shave ice shops were allowed in all C1 zones?

Mr. Sakar did not think so. He indicated his family lived in the area and would not be opposed to the change.

Chair Cochran asked if this change would detract from the business aspect of the C1 zone. He invited the applicant to speak.

Mr. Larson indicated that he did not think his business would. He also noted that he had had recent conversations with the owner of the ski shop. He had expressed to Mr. Larson the possibility of doing a restaurant eventually in the far future but had no intentions to do so now.

Chair Cochran opened the public hearing. There was no public comment. Chair Cochran closed the public hearing.

Planning Commission Action: Ms. Bentley moved to forward a positive recommendation to the City Council to amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shack; and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North. Chair Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer, and Marisa Bentley. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Mr. Spencer then made a motion to approve the minutes of the February 17, 2021 Planning Commission meeting. Ms. Bentley seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer, and Marisa Bentley. The motion passed unanimously.

Adjourn: Chair Cochran moved to adjourn. Barry Roberts seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Barry Roberts, Haysam Sakar, Ross Spencer, and Marisa Bentley. The motion passed unanimously.

Adjourn: 5:01 p.m.

_____

_____
Jason Bench
Planning Commission Secretary

Approved:

Property Zone Change Narrative
Parcel ID: 17:056:0168
Parcel Address: 1323 E 800 N, Orem, UT 84097

Requesting Party: Adam Larson (owner of Orem Summer Sno)
Phone: (925) 640-2528
Email: adam@oremsummersno.com

On behalf of Todd Petersen, Cascade Mini Golf, and Cascade SEDDIE LLC, I am making the request to re-zone the above referenced property from R12 to C1.

The property includes an overlapping parcel (17:056:0147) that is already in the C1 zoned and marked as “Cascade Mini Golf” – and likely should have been zoned C1 when the surrounding property zone was changed.

The current purpose of the zone change is to allow the operation of Orem Summer Sno legally on the property as a seasonal shave ice shack.

Although this will impact the potential future uses of the property, there are no changes to the property proposed at this time – it will remain as a Mini Golf Course, owned and operated in the same fashion it has up to this point.

In addition to the zone change requested above, the applicant is proposing a Standard Land Use Code change for the C1 zone to allow the operations of Shave Ice Shacks on the property.

Orem Summer Sno Shaved Ice
1323 E 800 N, Orem, UT 84058
(801) 432-0469
adam@oremsummersno.com

Letter for Notification of Neighborhood Meeting
for proposed Rezone

January 28, 2021

Dear Property Owner:

Please be advised that a formal application has been submitted to Orem City seeking approval for the re-zoning of the following described property:

Address: 1323 E 800 N, Orem, UT 84097
Parcel ID: 17:056:0168
Current Use: Cascade Mini Golf Course

The petitioner, along with permission of the property owner, is asking Orem City to approve this application to allow the transition of the above referenced property from residential (R12) to light commercial (C1).

The Cascade Mini Golf course will continue to function in its current form and format, with no anticipated or planned changes to the property. The purpose of the zone change request is to allow the existing Orem Summer Sno shaved ice shack to remain on the property and will have no impact on the Cascade Mini Golf Course.

In compliance with the Orem City Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our rezoning intentions and to give you an opportunity to ask any questions or provide any feedback. Due to the COVID pandemic, the neighborhood meeting will be held virtually using ZOOM. The meeting information is as follows:

Date / Time : **Tuesday, Feb 9th, 2021 at 6:00 PM (MST)**
Registration Link : **https://bit.ly/oremrezone**

Please go to this URL and register for the meeting if you are planning to attend. At this meeting the petitioner will make every effort to illustrate how the property will be impacted and to answer any questions. Should you have questions prior to the meeting, please contact me at the email address below.

Sincerely,

Adam Larson
Owner, Orem Summer Sno
adam@oremsummersno.com

RECEIVED 2/1/21

Property Zone Change – **Neighborhood Meeting Roster and Minutes**
Parcel ID: 17:056:0168
Parcel Address: 1323 E 800 N, Orem, UT 84097

Requesting Party: Adam Larson (owner of Orem Summer Sno)
Phone: (925) 640-2528
Email: adam@oremsummersno.com

MEETING NOTIFICATIONS (list of those who were sent notifications)

RECIPIENT	ADDRESS	CITY	STATE	ZIP
UHS OF PROVO CANYON INC	6200 UTSA BLVD # 2	SAN ANTONIO	TX	78249
SOMMERSET PARK LLC	964 S 950 E	ALBION	ID	83311
DAVIS, RYAN B	236 N COUNTRY MANOR LA	ALPINE	UT	84004
SOMMERSET PARK HOLDINGS LLC	2064 GRAYSTONE LA	DRAPER	UT	84020
1313 EAST 800 NORTH OREM LLC	124 E 2200 N	LEHI	UT	84043
JASON BENCH	1911 N MAIN STREET	OREM	UT	84057-2101
PANDA BEAR HOMES INC	PO BOX 1132	OREM	UT	84057
KRISTIE SNYDER	56 N STATE STREET	OREM	UT	84057
STRATTON, KEVEN J	754 W 700 S	PLEASANT GROVE	UT	84062
RYAN CLARK	1405 N. 1430 WEST	PLEASANT GROVE	UT	84062
CASCADE SEDDIE LLC	PO BOX 95330	SOUTH JORDAN	UT	84095
STANLEY L GUBLER LTD (ET AL)	1317 E 750 NORTH	OREM	UT	84097
SOMMERSET PARK LLC	1337 E 750 NORTH	OREM	UT	84097
UHS OF PROVO CANYON INC	1350 E 750 NORTH	OREM	UT	84097
SOMMERSET PARK HOLDINGS LLC	1371 E 750 NORTH	OREM	UT	84097
K&S JENSON PROPERTIES LLC	1385 E 750 N	OREM	UT	84097
CENTRAL UTAH WATER CONSERVANCY DISTRICT	1426 E 750 N STE 400	OREM	UT	84097
CASCADE PROFESSIONAL PLAZA LLC	1375 E 800 NORTH	OREM	UT	84097
BLUE 42 LLC	1422 E 820 N	OREM	UT	84097
LIBERTY PIONEER ENERGY LLC	1409 E 840 NORTH	OREM	UT	84097
DAVIS, RYAN B	1415 E 840 NORTH	OREM	UT	84097
B&J MINER PROPERTIES LLC	1524 E 1110 N	OREM	UT	84097
B&J MINER PROPERTIES LLC	825 N 1420 EAST	OREM	UT	84097
B&J MINER PROPERTIES LLC	831 N 1420 EAST	OREM	UT	84097
WOLSEY, NICK J & AIMEE A	872 N CANYON HILLS DR	OREM	UT	84097
MAYOR RICHARD F. BRUNST, JR.	900 E HIGH COUNTRY DRIVE	OREM	UT	84097-2389
CENTRAL UTAH WATER CONSERVANCY DISTRICT	1 XACTWARE PLAZA	OREM	UT	84097
STANLEY L GUBLER LTD (ET AL)	5030 S REGENCY ST	SALT LAKE CITY	UT	84117
LIBERTY PIONEER ENERGY LLC	3319 N UNIVERSITY AVE STE 200	PROVO	UT	84604
CASCADE PROFESSIONAL PLAZA LLC	2230 N UNIVERSITY PKWY STE 2F	PROVO	UT	84604
R S LOSEE STUDIO LC	RR 3 BOX A10	SUNDANCE	UT	84604
COMMON AREA	100 E CENTER ST	PROVO	UT	84606

A neighborhood meeting was held via ZOOM to consider this request on the 9th day of February, 2021. The attendees and minutes from the meeting are included below:

MEETING ATTENDEES (2)

Adam Larson - Meeting Host

Scott Nyman (sbnyman@gmail.com)- Owner of Nyman Ski Shop, neighbor of subject property.

MEETING MINUTES

The meeting begin at 6:00 PM on February 9th, 2021. In attendance was Adam Larson, the host of the meeting.

At 6:00 PM, Scott Nyman joined the meeting. Adam greeted Scott and let him know we would wait for other attendees.

In order to ensure all attendees were able to join the meeting, the meeting waited for 10 minutes after the scheduled start time to begin. No other parties either registered for the meeting, or joined the meeting.

The two attendees were introduced, and gave a brief history of their involvement in the area.

This proposal was presented in it's entirety - with a description of both the plan and purpose intended. This included the zone change from R12 to C1, as well as the Standard Land Use Code change to include Shave Ice Shacks in C1 zones.

A discussion ensued regarding the zone classifications, and what would be allowed in a C1 zone compared to the current R12 and as opposed to a C2 zone (which is not being proposed).

Scott Nyman expressed his complete support for the zone change, with no further questions.

The meeting was adjourned at 6:30 PM.

Orem Summer Sno Shaved Ice
1323 E 800 N, Orem, UT 84058
(801) 432-0469
adam@oremsummersno.com

Letter for Notification of Neighborhood Meeting
for proposed Rezone

January 25, 2021
Dear Property Owner:

Please be advised that a formal application has been submitted to Orem City seeking approval for the re-zoning of the following described property:

Address: 1323 E 800 N, Orem, UT 84097
Parcel ID: 17:056:0168
Current Use: Cascade Mini Golf Course

The petitioner, along with permission of the property owner, is asking Orem City to approve this application to allow the transition of the above referenced property from residential (R12) to light commercial (C1).

The Cascade Mini Golf course will continue to function in its current form and format, with no anticipated or planned changes to the property. The purpose of the zone change request is to allow the existing Orem Summer Sno shaved ice shack to remain on the property and will have no impact on the Cascade Mini Golf Course.

In compliance with the Orem City Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our rezoning intentions and to give you an opportunity to ask any questions or provide any feedback. Pursuant to Orem City Code Section 22-1-5(G), 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. Due to the COVID pandemic, the neighborhood meeting will be held virtually using ZOOM. The meeting information is as follows:

Date / Time : **Tuesday, Feb 9th, 2021 at 6:00 PM (MST)**
Registration Link **: https://bit.ly/oremrezone**

Please go to this URL and register for the meeting if you are planning to attend. At this meeting the petitioner will make every effort to illustrate how the property will be impacted and to answer any questions. Should you have questions prior to the meeting, please contact me at the email address below.

Sincerely,

Adam Larson
Owner, Orem Summer Sno
adam@oremsummersno.com



Street View



For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

Electronic, 56 N State Street

City Council
Tue, Mar 23, 2021
6:00 pm

Planning Commission
Wed, Mar 3, 2021
4:30 pm

The applicant requests the City amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shacks; and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

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

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

Electronic, 56 N State Street

City Council
Tue, Mar 23, 2021
6:00 pm

Planning Commission
Wed, Mar 3, 2021
4:30 pm

The applicant requests the City amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shacks; and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

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

DAVIS, RYAN B
236 N COUNTRY MANOR LA
ALPINE, UT 84004

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

Electronic, 56 N State Street

City Council
Tue, Mar 23, 2021
6:00 pm

Planning Commission
Wed, Mar 3, 2021
4:30 pm

The applicant requests the City amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shacks; and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

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

SOMMERSET PARK LLC
964 S 950 E
ALBION, ID 83311

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

Electronic, 56 N State Street

City Council
Tue, Mar 23, 2021
6:00 pm

Planning Commission
Wed, Mar 3, 2021
4:30 pm

The applicant requests the City amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 Shave Ice Shacks; and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North.

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

SOMMERSET PARK HOLDINGS LLC
2064 GRAYSTONE LA
DRAPER, UT 84020

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

The Orem City Planning Commission meeting on March 3, 2021 and the City Council meeting on March 23, 2021 will be all-electronic meetings. There will be no anchor location for the meetings. 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 meetings at the City Council Chambers would present a substantial risk to the health and safety of those who may be present at the meetings 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 meetings 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 meetings. All comments received will be entered into the record and forwarded to each Planning Commission/City Council 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.

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Thank you for your cooperation during these challenging times.

PANDA BEAR HOMES INC
PO BOX 1132
OREM, UT 84057

CASCADE SEDDIE LLC
PO BOX 95330
SOUTH JORDAN, UT 84095

R S LOSEE STUDIO LC
RR 3 BOX A10
SUNDANCE, UT 84604

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1 XACTWARE PLAZA
OREM, UT 84097

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

1313 EAST 800 NORTH OREM LLC
124 E 2200 N
LEHI, UT 84043

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVIS, RYAN B
236 N COUNTRY MANOR LA
ALPINE, UT 84004

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

STRATTON, KEVEN J
754 W 700 S
PLEASANT GROVE, UT 84062

B&J MINER PROPERTIES LLC
--OR CURRENT RESIDENT--
825 N 1420 EAST
OREM, UT 84097

B&J MINER PROPERTIES LLC
--OR CURRENT RESIDENT--
831 N 1420 EAST
OREM, UT 84097

WOLSEY, NICK J & AIMEE A
872 N CANYON HILLS DR
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

SOMMERSET PARK LLC
964 S 950 E
ALBION, ID 83311

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

STANLEY L GUBLER LTD (ET AL)
--OR CURRENT RESIDENT--
1317 E 750 NORTH
OREM, UT 84097

SOMMERSET PARK LLC
--OR CURRENT RESIDENT--
1337 E 750 NORTH
OREM, UT 84097

UHS OF PROVO CANYON INC
--OR CURRENT RESIDENT--
1350 E 750 NORTH
OREM, UT 84097

SOMMERSET PARK HOLDINGS LLC
--OR CURRENT RESIDENT--
1371 E 750 NORTH
OREM, UT 84097

CASCADE PROFESSIONAL PLAZA
LLC
--OR CURRENT RESIDENT--
1375 E 800 NORTH
OREM, UT 84097

K&S JENSON PROPERTIES LLC
1385 E 750 N
OREM, UT 84097

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

LIBERTY PIONEER ENERGY LLC
--OR CURRENT RESIDENT--
1409 E 840 NORTH
OREM, UT 84097

DAVIS, RYAN B
--OR CURRENT RESIDENT--
1415 E 840 NORTH
OREM, UT 84097

BLUE 42 LLC
1422 E 820 N
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

B&J MINER PROPERTIES LLC
1524 E 1110 N
OREM, UT 84097

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

SOMMERSET PARK HOLDINGS LLC
2064 GRAYSTONE LA
DRAPER, UT 84020

CASCADE PROFESSIONAL PLAZA
LLC
%WYNGATE PROPERTY
MANAGEMENT
2230 N UNIVERSITY PKWY STE 2F
PROVO, UT 84604

LIBERTY PIONEER ENERGY LLC
3319 N UNIVERSITY AVE STE 200
PROVO, UT 84604

STANLEY L GUBLER LTD (ET AL)
%GUBLER, BRENT
5030 S REGENCY ST
SALT LAKE CITY, UT 84117

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

D R A F T

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING APPENDIX A OF THE OREM CITY CODE BY ENACTING STANDARD LAND USE CODE 0303 *SHAVE ICE SHACKS* AND AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE OF APPROXIMATELY 0.84 ACRES FROM THE R12 ZONE TO THE C1 ZONE AT APPROXIMATELY 1323 EAST 800 NORTH.

WHEREAS on February 16, 2021, Adam Larson filed an application to amend Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 (*Shave Ice Shacks)* and to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 3, 2021, and the Planning Commission made a positive recommendation to the City Council regarding this application; and

WHEREAS a public hearing considering the subject application was held by the City Council on April 13, 2021; and

WHEREAS the agenda of the Planning Commission meeting and the City Council meeting at which the application was considered were posted in the Orem Public Library, the Orem City webpage, and the City offices at 56 N State Street; and

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

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

1. The City Council finds this request is in the best interest of the City because the C1 zone is an appropriate zone for the subject property and shave ice shacks are an appropriate use in the C1 zone.

2. The City Council hereby amends Appendix A of the Orem City Code by enacting Standard Land Use Code 0303 (*Shave Ice Shacks)* and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 0.84 acres from the R12 zone to the C1 zone at approximately 1323 East 800 North, as shown in Exhibit "A" attached hereto and incorporated herein by reference.

DRAFT

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

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

PASSED, APPROVED and ORDERED PUBLISHED this **13th** day of **April** 2021.

Richard F. Brunst, Jr., Mayor

ATTEST:

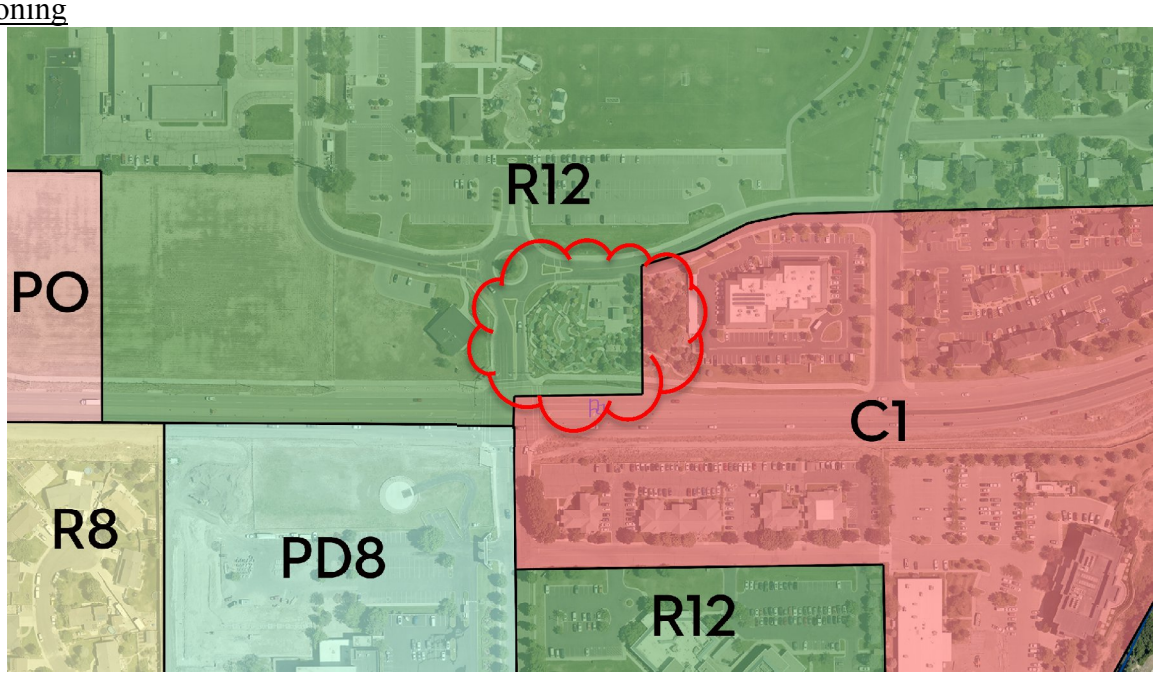
JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	□	□	□
Jeff Lambson	□	□	□
Debby Lauret	□	□	□
Tom Macdonald	□	□	□
Terry Peterson	□	□	□
David Spencer	□	□	□
Brent Sumner	□	□	□

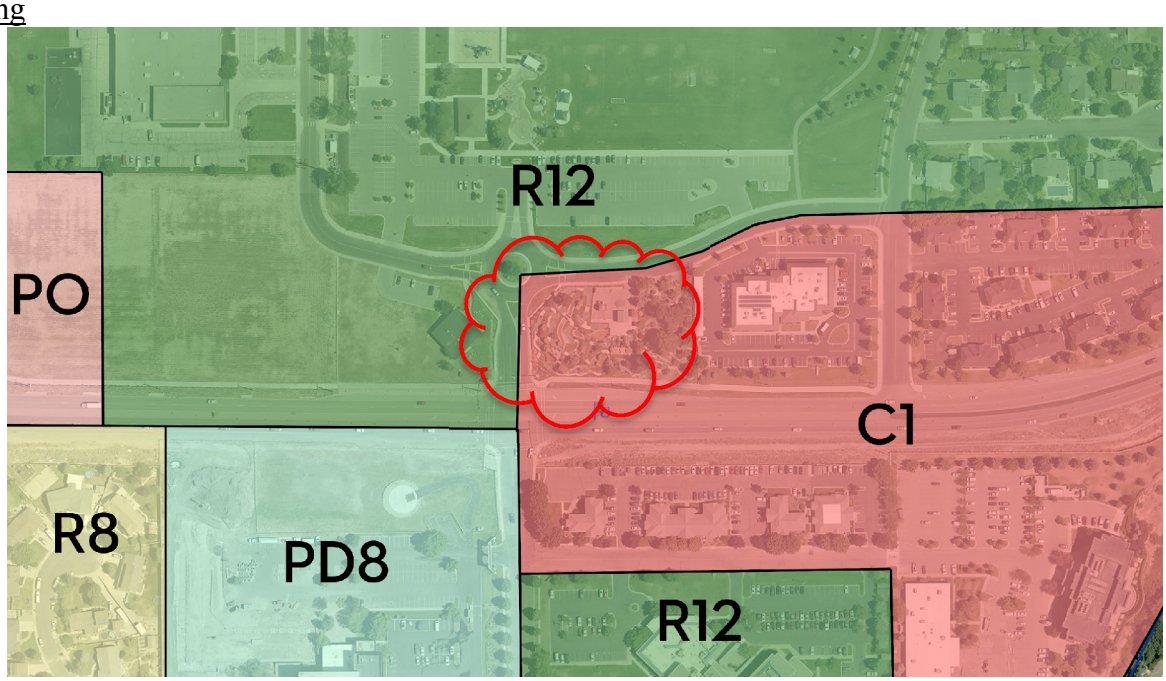
DRAFT

EXHIBIT A

Existing Zoning



New Zoning



DRAFT

New SLU Code:

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
0303	Shave Ice Stands	N	N	N	N	N	N	N	N	N	**P**	P	P	P	P	P	P	N

Agenda Item No: 9.5

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted by: Cheryl Vargas
Submitting Department: Development Services
Item Type: Ordinance
Agenda Section:

Subject:
ORDINANCE – Amending Section(s) 22-11-35(L)(2)(e), of the Orem City Code pertaining to roofing materials on buildings in the PD22 zone.

Suggested Action:
The Planning Commission recommends the City Council, by ordinance, amend Section(s) 22-11-35(L)(2)(e), of the Orem City Code pertaining to roofing materials on buildings in the PD22 zone.

Presenter:
Jason Bench, Planning Division Manager

Background:

Potentially Affected Area:
Timpview

Attachments:
Agenda-PD22-RoofingMaterials.docx

Vicinity Map.pdf

Map.pdf

Proposed Ordinance 22-11-35(2)(e).docx

Elevations.pdf

20210330_1_MailerFront2.pdf

20210330_1_MailerBack.pdf

20210330_1_Labels.docx

Ordinance-Enacting-PD22-RoofingMaterials.docx

CITY OF OREM CITY COUNCIL MEETING APRIL 13, 2021	
REQUEST:	**6:00 P.M. SCHEDULED ITEM** **ORDINANCE** – Amending Section 22-11-35(L)(2)(e) of the Orem City Code pertaining to roofing materials in the PD22 zone.
APPLICANT:	Bruce Dickerson
FISCAL IMPACT:	None

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on the State noticing website
-Faxed to newspapers
- Noticed 197 property owners within 500 ft of the property.

SITE INFORMATION:
General Plan Designation: **Regional Commercial**
Current Zone: **PD22**
Acreage: **3.24**
Neighborhood: **Timpview**

PLANNING COMMISSION RECOMMENDATION
7-0 for Approval

PREPARED BY:
Cheryl Vargas
Associate Planner

REQUEST: The applicant requests the City Council amend Section 22-11-35(L)(2)(e) of the Orem City Code pertaining to roofing materials in the PD22 zone.

BACKGROUND: The PD22 zone provides that "Flat, three tab cut asphalt and rolled roofing shall not be permitted on any roof that has a slope of 3/12 or greater."

The applicant is developing a moderate income housing project in the PD22 zone and believes that tile shingles are too expensive for the project. He would like to amend the ordinance to allow asphalt shingles in certain situations.

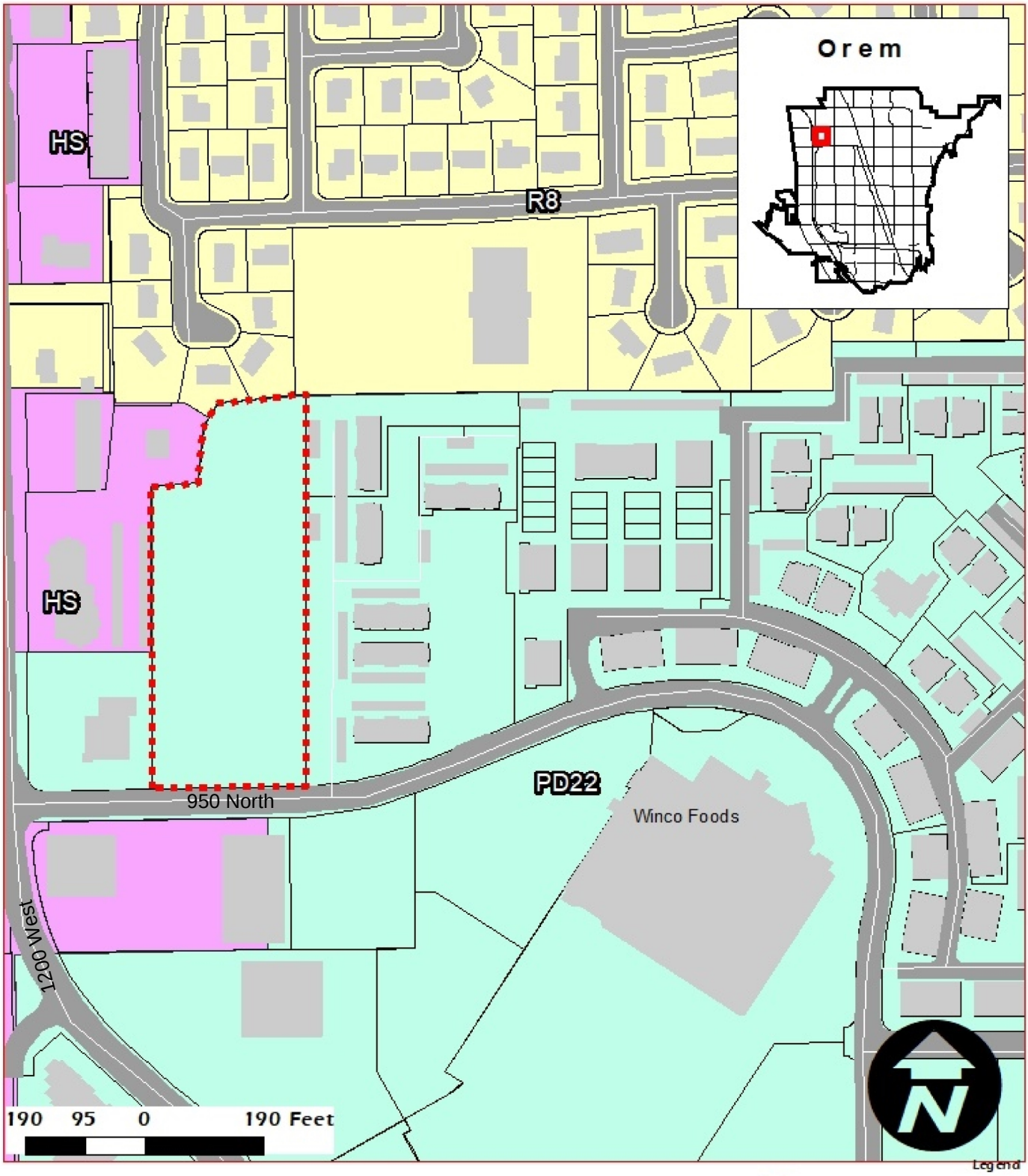
The language of Section 22-11-35(L)(2)(e), as proposed by the applicant, would read as follows:

e. Architectural Style. The architectural style and design of all buildings and structures (including parking structures and pad sites) in the PD-22 zone shall be consistent with the architectural style shown in Appendix Q
   1. Roof shapes shall be consistent with the overall architectural style of the development as outlined in Appendix Q Appropriate use of both flat and pitched roofs is encouraged. Flat, three tab cut asphalt and rolled roofing shall not be permitted on any roof that has a slope of 3/12 or greater. Notwithstanding the above, three tab architectural-style asphalt shingles may be used on a building with a minimum of four stories and a roof slope no greater than 4/12.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Section(s) 22-11-35(L)(2)(e) of the Orem City Code pertaining to roofing materials in the PD22 zone.


WinCo FOODS
1200 North
1170 North
1140 North
1130 North
1100 North
1055 North
1033 North
1030 North
993 North
960 North
950 North
930 North
920 North
890 North
880 North
870 North
830 North
800 North
780 North
760 North
750 North
740 North
1000 North
1050 North
1230 North
1240 North
1260 North
1430 West
1370 West
1300 West
1250 West
1200 West
1160 West
1150 West
1125 West
1100 West
1050 West
1045 West
1030 West
1000 West
980 West
960 West
950 West
940 West
930 West
920 West
900 West
880 West
850 West
840 West
800 West
1500 West
I-15 SB
I-15 NB
I-15 SB OFFRAMP
I-15 NB ONRAMP
I-15 SB ONRAMP
I-15 NB OFFRAMP
Industrial Park Road
Canyon Parkway
Gortland Ridge

Villa D'Este II



22-11-35(2)(e):

e. Architectural Style. The architectural style and design of all buildings and structures (including parking structures and pad sites) in the PD-22 zone shall be consistent with the architectural style shown in Appendix Q
   1. All buildings and structures shall be constructed with materials and architectural features that create an attractive development as shown in Appendix Q The sides of all structures shall be constructed by using a variety of colors, facade depth, and roofline heights with changes occurring in these areas at least every sixty-six (66) linear feet. This requirement may be expanded to one hundred (100) linear feet if necessary, to avoid unreasonable architectural difficulties.
   2. Balconies up to eight (8) feet in depth are required on at least fifty (50) percent of all residential units that face a street or plaza and on at least fifty (50) percent of all residential units shown on a site plan. Canopies and/or covered entrances up to twenty (20) feet in depth are required on at least fifty (50) percent of all ground floor nonresidential units that face a street or plaza.
   3. Windows shall be required on the sides of all commercial and residential units adjacent to a street, sidewalk, or plaza. Windows shall not be required on the ground floor sides of buildings adjacent to alleys. However, features such as benches, landscaping, signage, etc., may be placed in alleys to enhance their visual appeal.
   4. Roof shapes shall be consistent with the overall architectural style of the development as outlined in Appendix Q Appropriate use of both flat and pitched roofs is encouraged. Flat, three tab cut asphalt and rolled roofing shall not be permitted on any roof that has a slope of 3/12 or greater. Notwithstanding the above, three tab architectural-style asphalt shingles may be used on a building with a minimum of four stories and a roof slope no greater than 4/12.



FRONT ELEVATION

1/16" SCALE 11X17– 1/8" SCALE 24X36



FRONT ELEVATION

1/16" SCALE 11X17= 1/8" SCALE 24X36



RIGHT SIDE ELEVATION

1/16" SCALE 11X17= 1/8" SCALE 24X36



LEFT SIDE ELEVATION

1/16" SCALE 11X17= 1/8" SCALE 24X36



REAR ELEVATION

1/16" SCALE 11X17= 1/8" SCALE 24X36

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

Electronically, 56 N State Street

City Council
Tue, Apr 13, 2021
6:00 pm

Planning Commission
Wed, Apr 7, 2021
4:30 pm

PUBLIC HEARING – The applicant requests the City amend Section(s) 22-11-35(L)(2)(e), of the Orem City Code pertaining to roofing materials on buildings in the PD22 zone.

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

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

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

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

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

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

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TJ HOMES LLC
%GAMACHE, JULIET
1859 GRIFFIN DR
BRIGHTON, CO 80601

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

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

NOTICE OF ALL ELECTRONIC MEETING AND OF OPPORTCINITY FOR PUBLIC PARTICIPATION

The Orem City Planning Commission meeting on April 7, 2021 and the City Council meeting on April 13, 2021 will be all electronic meetings. There will be no anchor location for the meetings. 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 meetings 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 meetings 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/City Council 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.

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

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

AND7 LLC
PO BOX 1633
PROVO, UT 84603

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

WINCO FOODS LLC
%TAX DEPARTMENT
PO BOX 5756
BOISE, ID 83705

SMITH, ERIC C & BONNIE L
%FIVE POINT FUNDING
PO BOX 9593
SALT LAKE CITY, UT 84109

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

CORP OF THE PRES BISHOP CHURCH OF JESUS CHRIST OF L D S
50 E NORTH TEMPLE # 22
SALT LAKE CITY, UT 84150

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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

HALL, ROBERT J & KATHERINE
85 N 1200 E
OREM, UT 84057

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

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

TURTLE HALL LLC
113 S 300 W
SALEM, UT 84653

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

K C WEST DEVELOPMENT LC (ET AL)
168 N 1200 E
OREM, UT 84097

HAUB, DEVIN N & JULIANNE J
174 S 400 W
OREM, UT 84058

WILLIAMSON RENTALS LC (ET AL)
195 S GENEVA RD
LINDON, UT 84042

METWORKS INC
225 N 900 E
AMERICAN FORK, UT 84003

SOELBERG PROPERTIES LLC
248 MOUNTAIN WAY DR
OREM, UT 84058

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

ANDERSEN, CORY W
270 E 930 S
OREM, UT 84058

MONTY, TROY
320 S WESTFIELD CIR
ALPINE, UT 84004

OREM CITY
351 W CENTER
PROVO, UT 84601

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

MILLER 1200 LLC
380 S TECHNILOGY CT STE 100
LINDON, UT 84042

SUELDO, JORGE
446 W 165 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

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

MORLEY, JANA
544 W 1100 N
MAPLETON, UT 84664

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

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

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

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

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

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

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

WILLIAMSON, KIRK D
968 N 1030 W
OREM, UT 84057

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

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

RG DEVELOPMENT LC
569 S 700 W
MAPLETON, UT 84664

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

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

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

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

STUBALZABUL LLC
935 N 1200 W
OREM, UT 84057

WILLIAMSON, CHASE D & JORDYN N
955 N 1030 W
OREM, UT 84057

JBR INVESTMENTS LLC
968 N 1200 W
OREM, UT 84057

WILLIAMSON, KIRK D
974 N 1030 W ST
OREM, UT 84057

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

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

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

WINKLER, LIUDMILA
806 S FOX TRAIL LN
OREM, UT 84059

WINCO FOODS LLC
--OR CURRENT RESIDENT--
895 N 980 WEST
OREM, UT 84057

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

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

WILLIAMSON, JORDYN & CHASE D
957 N 1030 W
OREM, UT 84057

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

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

WILLIAMSON, KIRK D
986 N 1030 W
OREM, UT 84057

RED AND BROWN OREM LLC
986 N 1200 W
OREM, UT 84057

HAMMOND, SUZANNE STRATFORD (ET AL)
--OR CURRENT RESIDENT--
1001 N 1200 WEST
OREM, UT 84057

SMILES REAL ESTATE LLC
1002 S 300 W
LEHI, UT 84043

OJEDA, JACQUELINE PILAR (ET AL)
1004 N 1090 WEST 404
OREM, UT 84057

HART, FRANK
1004 N 1090 W # 101
OREM, UT 84057

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

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

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

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

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

EGGETT, MAKAELA BREANN
1004 N 1090 W # 203
OREM, UT 84057

WEBER, DEREK L (ET AL)
1004 N 1090 W # 204
OREM, UT 84057

RIEBEN, BRAEDON
1004 N 1090 W # 301
OREM, UT 84057

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

WINKLER, LIUDMILA
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 303
OREM, UT 84057

MCKEAN, CASSIDY
1004 N 1090 W UNIT 304
OREM, UT 84057

GORDON, CHASE RUSSELL & KIERSTEN
1004 N 1090 W # 401
OREM, UT 84057

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

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

OJEDA, JACQUELINE PILAR (ET AL)
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 404
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1005 N 1030 WEST
OREM, UT 84057

HAMMOND, SUZANNE STRATFORD (ET AL)
--OR CURRENT RESIDENT--
1005 N 1200 WEST
OREM, UT 84057

MCCANN, MARC & JESSICA
1006 N 1030 W
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1007 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1009 N 1030 WEST
OREM, UT 84057

MCCANN, DANIEL MARCUS REESE & JESSICA
1012 N 1030 W ST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1013 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1015 N 1030 WEST
OREM, UT 84057

MCCANN, DANIEL MARCUS REESE & JESSICA
1016 N 1030 W ST
OREM, UT 84057

HALL, ROBERT J & KATHERINE
--OR CURRENT RESIDENT--
1016 W 950 NORTH
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1017 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1021 N 1030 WEST
OREM, UT 84057

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

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

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

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

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

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

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

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

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

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1025 N 1030 WEST
OREM, UT 84057

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

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

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

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

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

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

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

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1029 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1019 N 1030 WEST
OREM, UT 84057

LARSEN, JAMES GREGORY
1026 N 1200 W
OREM, UT 84057

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

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

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

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

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

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

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1027 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1031 N 1030 WEST
OREM, UT 84057

POWELL, KAYLYNN & KEITH
1049 W 1100 N
OREM, UT 84057

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

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

YU, CHUNG H (ET AL)
1055 W 1033 N APT 103
OREM, UT 84057

WATSON, KALIMA & HANNAH
1055 W 1033 N # 105
OREM, UT 84057

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

CARLSON, DANIELLE
1055 W 1033 N UNIT 204
OREM, UT 84057

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

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

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

SCHAEFERMEYER, BRADY & ANYA
1064 N 1160 W
OREM, UT 84057

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BAKER, NEAL & HEATHER
1079 W 965 N UNIT 204
OREM, UT 84057

TAUATI, JAVEN
1079 W 965 N # 205
OREM, UT 84057

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

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

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

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

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

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

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

BRENNER, SETH
1079 W 965 N # 403
OREM, UT 84057

HAROLDSEN, CLARISSA E
1079 W 965 N # 404
OREM, UT 84057

METEKINGI, JULIET E & TAPUA
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 405
OREM, UT 84057

FOWLER, VALIAN (ET AL)
1080 W 965 N # 102
OREM, UT 84057

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

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

NAGDASEVA, ALEXANDRA
1080 W 965 N # 204
OREM, UT 84057

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

CHRISTOFFERSON, TYLER
1080 W 965 N # 301
OREM, UT 84057

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

BAASANBYAMBA, ARIUNSANAA
1080 W 965 N # 402
OREM, UT 84057

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

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

BALLARD, BRYAN
1081 W 993 N UNIT 102
OREM, UT 84057

DUBE, EDWARD T & EDWARD
1081 W 993 N # 105
OREM, UT 84057

ARCE, VIOLETA
1081 W 993 N # 201
OREM, UT 84057

BALLARD, BRYAN
1081 W 993 N # 202
OREM, UT 84057

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

RUBIO, MARGIE DANIELA CASALLAS (ET AL)
1081 W 993 N # 301
OREM, UT 84057

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

ENAMORADO-DUBON, LAURA L
1081 W 993 N # 305
OREM, UT 84057

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

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

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

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

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

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

MURRAY, DEWARD NEIL & JILENE (ET AL)
1088 W 1100 N
OREM, UT 84057

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

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

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

D & C WHATCOTT FAMILY TRUST 10-23-2018 (ET AL)
1103 W 1130 N
OREM, UT 84057

MARTINEZ, ELIANA
1105 S 1420 E
PROVO, UT 84606

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

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

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

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

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

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

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

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

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

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

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

ELDER FAMILY HOLDINGS LLC
1132 N 1450 E
OREM, UT 84097

DAGOSTINI, DANTE K
1135 W 1100 N
OREM, UT 84057

VILLA D'ESTE II LLC
--OR CURRENT RESIDENT--
1140 W 950 NORTH
OREM, UT 84057

CANO, JAVIER
1146 W 1100 N
OREM, UT 84057

MDG COMPANIES LLC
1191 N CHIMNEY ROCK RD
HEBER CITY, UT 84032

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

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

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

TREE PROPERTIES LLC
1407 N MANILA CT
PLEASANT GROVE, UT 84062

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

JWR SERVICES LLC
1491 W 13200 S
RIVERTON, UT 84065

GAMMELL, BRANDI
1662 E SPRING CREEK DR
SPRINGVILLE, UT 84663

TJ HOMES LLC
%GAMACHE, JULIET
1859 GRIFFIN DR
BRIGHTON, CO 80601

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

BS2 INVESTMENTS LLC
2370 W 780 S
LEHI, UT 84043

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

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

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

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

EB WEBB LLC
2150 N CENTER ST
LEHI, UT 84043

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

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

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

SPANISH FORK INVESTMENT PROPERTIES LLC
%JONES, JERRY
1999 W 475 S
OREM, UT 84059

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

HAMMOND, SUZANNE STRATFORD (ET AL)
%HAMMOND, SUZANNE STRATFORD TRUSTEE
4898 W CHILLY PEAK DR
RIVERTON, UT 84096

MAASS, ERIC & SHERLE
16678 W WOODLANDS AVE
AVONDALE-GOODYEAR, AZ 85338

D R A F T

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-11-35(L)(2)(E) OF THE OREM CITY CODE PERTAINING TO ROOFING MATERIALS IN THE PD22 ZONE

WHEREAS on February 17, 2021, Bruce Dickerson filed an application with the City of Orem requesting the City amend Section 22-11-35(L)(2)(e) of the Orem City Code pertaining to roofing materials in the PD22 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on April 7, 2021, and the Planning Commission recommended the City Council approve the application; and

WHEREAS a public hearing considering the subject application was held by the City Council on April 13, 2021; and

WHEREAS notice of the public hearing to be held by City Council on the subject application was mailed to all 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 subject application was heard were posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

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

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

1. The City Council finds this request is in the best interest of the City because it will allow a less expensive roofing option for buildings that are four stories or higher on which the roofing materials are typically less visible.
2. The City Council hereby amends Section 22-11-35(L)(2)(e) of the Orem City Code pertaining to roofing materials in the PD22 zone as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.
3. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
4. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

D R A F T

PASSED, APPROVED and ORDERED PUBLISHED this **13th** day of **April 2021**.

_____
Richard F. Brunst, Jr., Mayor

ATTEST:

_____
JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	□	□	□
Jeff Lambson	□	□	□
Debby Lauret	□	□	□
Tom Macdonald	□	□	□
Terry Peterson	□	□	□
David Spencer	□	□	□
Brent Sumner	□	□	□

D R A F T

EXHIBIT A

22-11-35(L)(2)(e):

e. Architectural Style. The architectural style and design of all buildings and structures (including parking structures and pad sites) in the PD-22 zone shall be consistent with the architectural style shown in Appendix Q
   1. All buildings and structures shall be constructed with materials and architectural features that create an attractive development as shown in Appendix Q The sides of all structures shall be constructed by using a variety of colors, facade depth, and roofline heights with changes occurring in these areas at least every sixty-six (66) linear feet. This requirement may be expanded to one hundred (100) linear feet if necessary, to avoid unreasonable architectural difficulties.
   2. Balconies up to eight (8) feet in depth are required on at least fifty (50) percent of all residential units that face a street or plaza and on at least fifty (50) percent of all residential units shown on a site plan. Canopies and/or covered entrances up to twenty (20) feet in depth are required on at least fifty (50) percent of all ground floor nonresidential units that face a street or plaza.
   3. Windows shall be required on the sides of all commercial and residential units adjacent to a street, sidewalk, or plaza. Windows shall not be required on the ground floor sides of buildings adjacent to alleys. However, features such as benches, landscaping, signage, etc., may be placed in alleys to enhance their visual appeal.
   4. Roof shapes shall be consistent with the overall architectural style of the development as outlined in Appendix Q Appropriate use of both flat and pitched roofs is encouraged. Flat, three tab cut asphalt and rolled roofing shall not be permitted on any roof that has a slope of 3/12 or greater. Notwithstanding the above, three tab architectural-style asphalt shingles may be used on a building with a minimum of four stories and a roof slope no greater than 4/12.