



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
May 18, 2022

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56  
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
  - 3.1 **SITE PLAN – Approving the site plan of Quench-It located at 692 East 800 South in the PD34 zone.**
  - 3.2 **PUBLIC HEARING – Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 9.2 acres from the R12 zone to the PRD zone at approximately 1600 South 400 West and amending Appendix KK of the Orem City Code by adding the concept plan and elevations.**
4. MINUTES REVIEW AND APPROVAL
  - 4.1 **Review and approve minutes from May 4, 2022**
5. ADJOURN
  - 5.1 **Next meeting scheduled for Wednesday, June 1, 2022**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.  
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,  
please call the Development Services Office at least 3 working days prior to the meeting.  
(Voice 801-229-7183)**

**This agenda is also available on the City's webpage at [orem.org](http://orem.org)**

Item #: 3.1

Prepared By:  
Cheryl Vargas

Applicant: Rand Eardley

## Planning Commission

May 18, 2022



**SITE PLAN** – Approving the site plan of Quench-It located at 692 East 800 South in the PD34 zone.

### NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at [utah.gov/pan](http://utah.gov/pan)

### SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **PD34**
- Acreage: .77
- Neighborhood: **Hillcrest**

### ACTION:

The Planning Commission is the final approving authority regarding the plat amendment request.

**REQUEST:** The applicant requests the Planning Commission approve the site plan of Quench-It located at 692 East 800 South in the PD34 zone.

### BACKGROUND:

The applicant is proposing to construct a fast food type soda shop with a drive-thru off of 800 South within the University Place on an existing pad location. This is located on the northeast area of the University Place property. Access to this project will be from 700 East off of 800 South. There will be no direct access to 800 South from this location.

*Architecture:* The exterior of the building will be metal wall panels that are white for the walls with black accents. The roof will be black standing seam metal. This meets the building materials requirements outlined in Section 22-11-47(H)(7). Here is the link to the [PD34 zone](#):

**Building Materials.** All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, cultured stone, fluted block, colored textured block, EIFS, glass, stucco, **metal**, cementitious fiberboard, wood and other materials of comparable quality. However, sheet metal, corrugated metal, PVC and vinyl siding shall be prohibited except for trim, soffits, facia, mansards and similar architectural features.

*Drive-thru:* Vehicles will enter the drive-thru from the south end of the property. They will then go north all the way around the building and then order and stop at the drive-thru window heading south again. Stacking will be all around the building and, if necessary, into the parking lot. There will be no stacking on 800 South.

*Parking:* For office and other nonretail commercial spaces, two and four tenths (2.4) parking stalls are required for every one thousand (1,000) square feet of nonretail commercial space. This building is one thousand two hundred thirty-three (1,233) square feet and requires three (3) parking spaces (3 spaces is rounded up from the actual 2.96 spaces required). They are providing nine (9) parking spaces ([22-11-47\(N\)\(1\)\(b\)](#)):

**Office and other nonretail commercial space.** Two and four tenths (2.4) parking stalls shall be provided for every one thousand (1000) square feet of gross leasable floor area of office space and other nonretail commercial space.

*Traffic:* This study analyzes the land use addition of the proposed Quench-It which consists of 4,700 square feet of soda shop and two drive-through lanes. Hourly ticket sales from the highest-grossing existing Quench-It location in Q1 of 2021 were gathered to determine trip generation, equating one ticket sale to one trip. The

highest grossing store averages 555 daily ticket sales and the AM, PM, and midday peak hour average sales were 25, 39, and 52, respectively.

Fehr & Peers analyzed the background and plus project traffic conditions for June 2021. The results indicate that under both existing background and plus project conditions, no additional intersections operate below acceptable levels of service from the original University Place TIS submitted in February 2022, thus no further mitigations beyond the original University Place TIS are recommended. It should be noted that the northbound left-turn queue at the intersection of 700 East & 800 South exceeds capacity in existing Saturday peak hour conditions. Extending this turn bay to 220' will accommodate existing and plus project queue lengths.

No further mitigations are recommended.

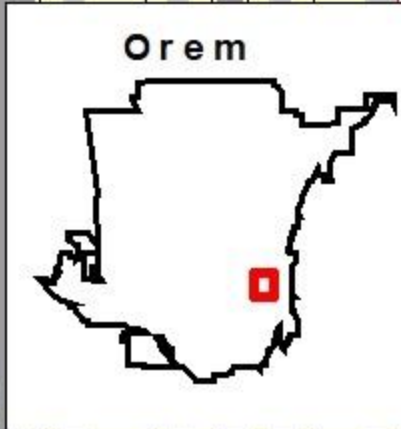
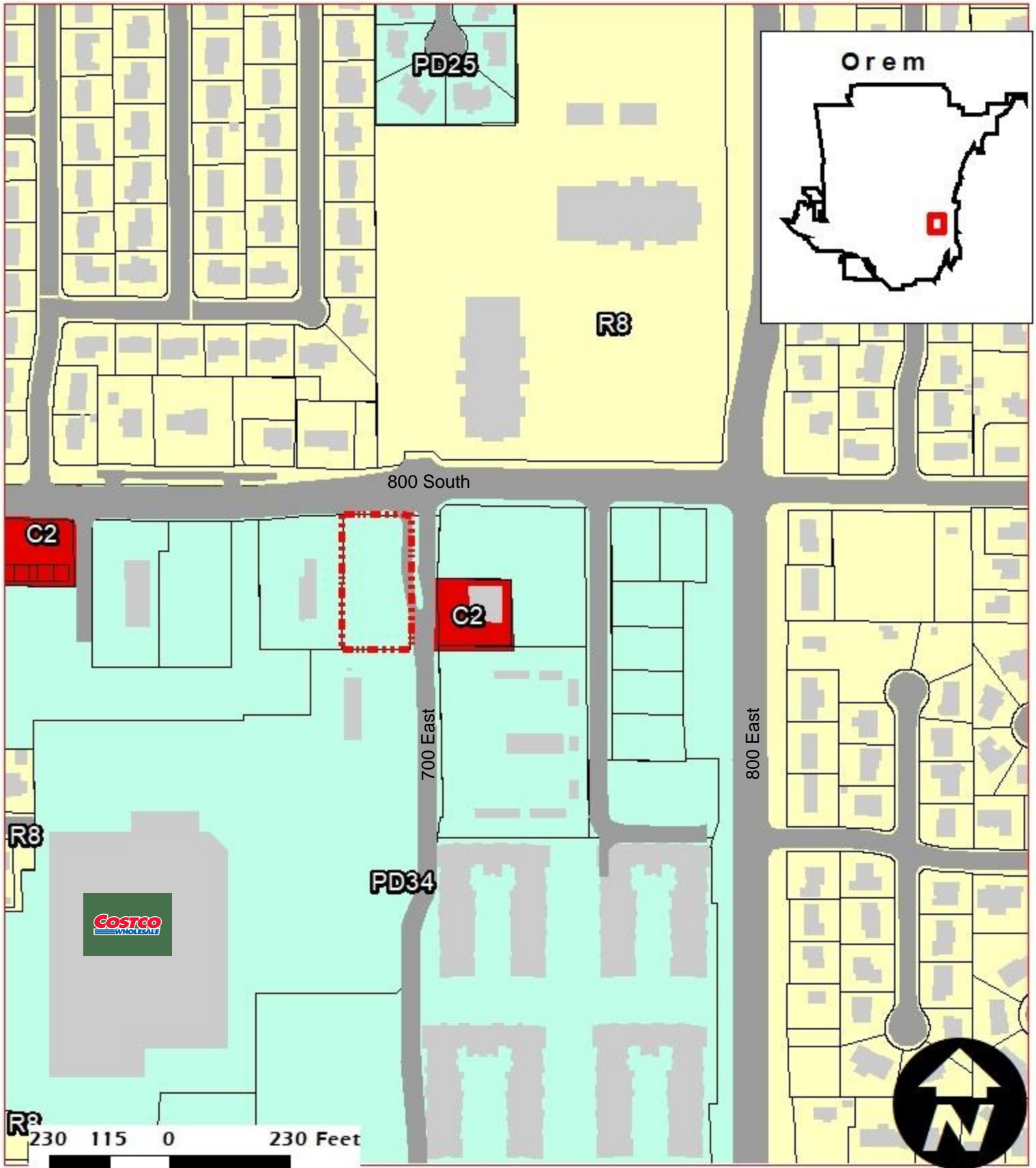
**RECOMMENDATION:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Quench-It located at 692 East 800 South in the PD34 zone.



Location



# Quench-It



Orem

230 115 0 230 Feet

Legend

◆ Site Plan  
PD34  
.77 Acres

NEIGHBORHOOD  
Hillcrest

- 692 E 800 South
- Buildings
- Parcels

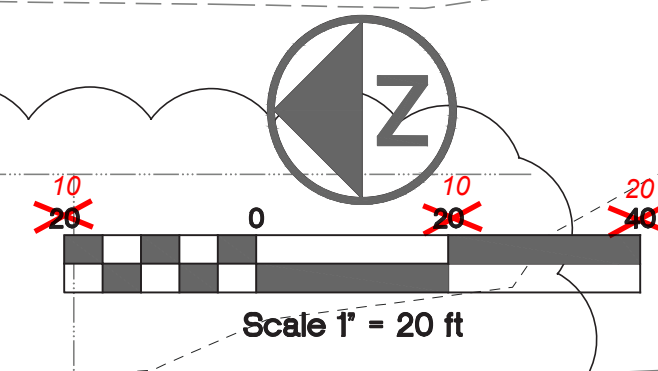


**WILDING**  
ENGINEERING

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. DATE OF FIELD SURVEY: DECEMBER 20, 2021
2. THIS DRAWING ONLY REPRESENTS THE EXISTING CONDITIONS AND TOPOGRAPHY ON THE SUBJECT SITE. THE PROPERTY BOUNDARY SHOWN IS DRAFTED FROM THE UNIVERSITY MALL PLAT A - LOT 251-205 SUBDIVISION PLAT AND HAS NOT BEEN FIELD VERIFIED. THIS DRAWING DOES NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY.



LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')



G:\DATA\21395 EA\_Quench It\dwg\21395-Quench It\_Orem.dwg  
PLOT DATE: Apr 26, 2022

NO.	REVISION	DATE
5	OREM CITY COMMENT	4/28/22
4	700 EAST TURN LANE	4/22/22
3	OREM CITY COMMENT	4/12/22
2	OREM CITY COMMENT	3/31/22
1	OREM CITY COMMENT	3/21/22

PROJECT INFORMATION

**QUENCH IT**









EXISTING CONDITIONS / DEMO PLAN

692 EAST 800 SOUTH  
OREM, UTAH

DRAWN <b>MEC</b>	CHECKED	PROJECT # <b>21395</b>
		DATE <b>2/15/22</b>
		SCALE <b>1" = 10'</b>
		SHEET <b>C201</b>

- DRAWING NOTES:
- DATE OF FIELD SURVEY: DECEMBER 20, 2021
  - THIS DRAWING ONLY REPRESENTS THE EXISTING CONDITIONS AND TOPOGRAPHY ON THE SUBJECT SITE. THE PROPERTY BOUNDARY SHOWN IS DRAFTED FROM THE UNIVERSITY MALL PLAT A - LOT 251-205 SUBDIVISION PLAT AND HAS NOT BEEN FIELD VERIFIED. THIS DRAWING DOES NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY.
  - BUILDING DOWNSPOUTS SHALL DISCHARGE TO LANDSCAPED AREAS NEXT TO THE BUILDING.

**LEGEND**

-  EXISTING INDEX CONTOUR (5')
-  EXISTING CONTOUR (1')
-  PROPOSED CONTOUR (1')
-  SURFACE DRAINAGE FLOW DIRECTION
-  TOP OF CONCRETE/ASPHALT
-  TOP BACK OF CURB
-  2' HIGHBACK CATCH CURB
-  2' HIGHBACK SPILL CURB



NO.	REVISION	DATE
5	OREM CITY COMMENT	4/28/22
4	700 EAST TURN LANE	4/22/22
3	OREM CITY COMMENT	4/12/22
2	OREM CITY COMMENT	3/31/22
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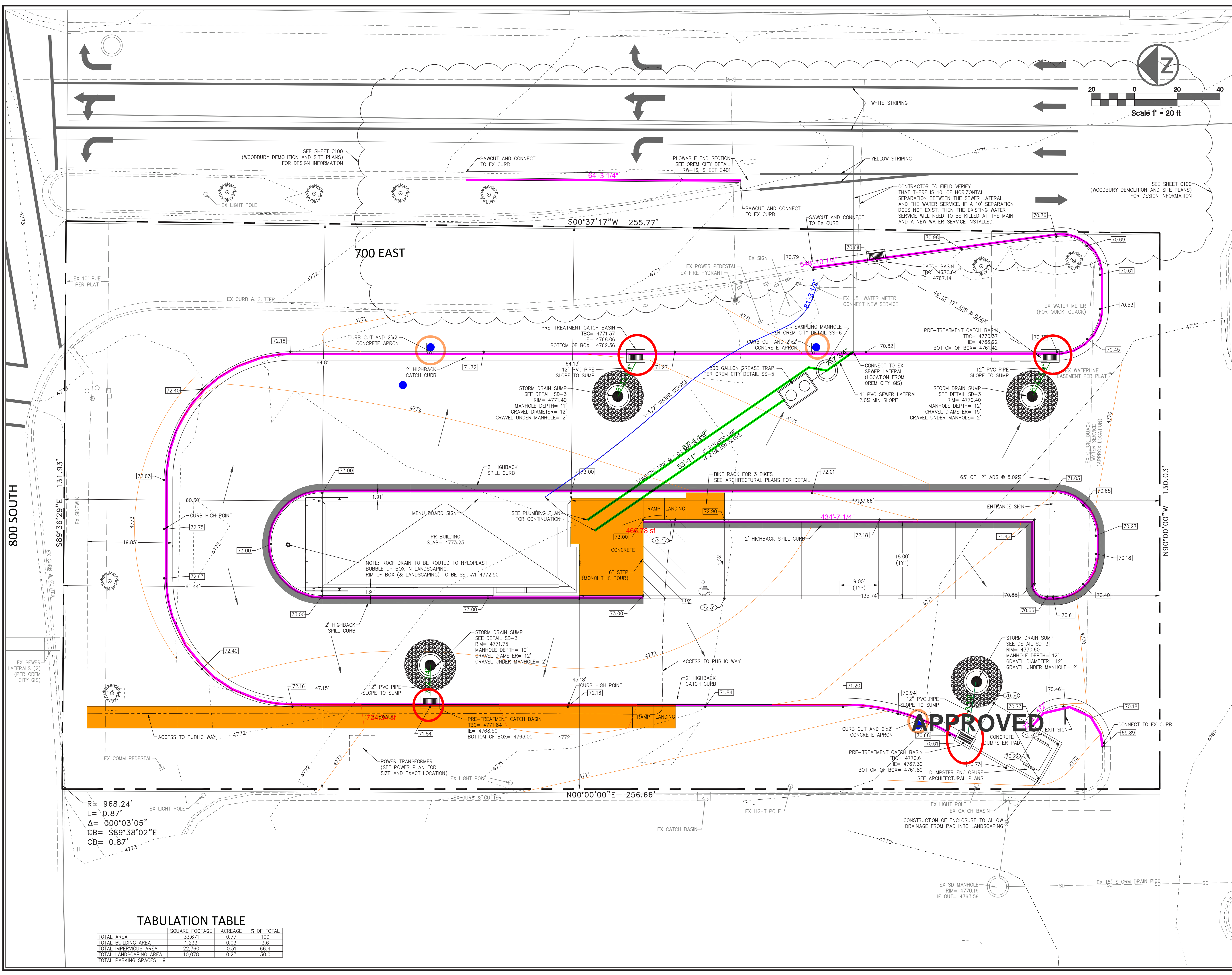
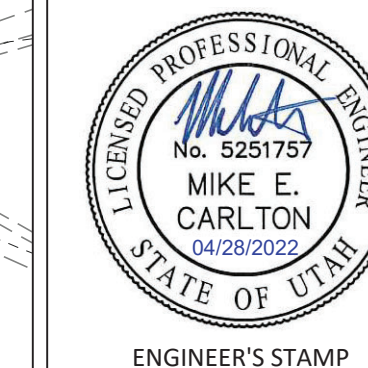
**PROJECT INFORMATION**

**QUENCH IT**

SITE / UTILITY / GRADING PLAN

692 EAST 800 SOUTH  
OREM, UTAH

DRAWN	CHECKED	PROJECT #
MEC		21395
DATE		2/15/22
SCALE		1" = 10'
SHEET		C202

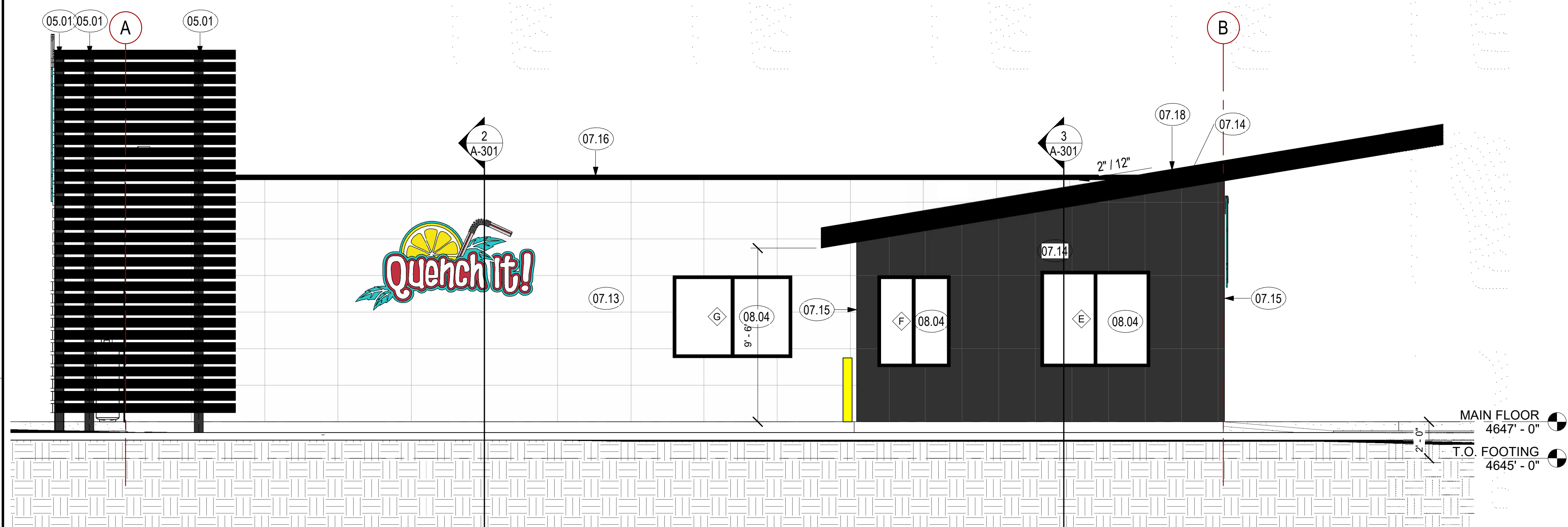


R= 968.24'  
L= 0.87'  
Δ= 000°03'05"  
CB= S89°38'02"E  
CD= 0.87'

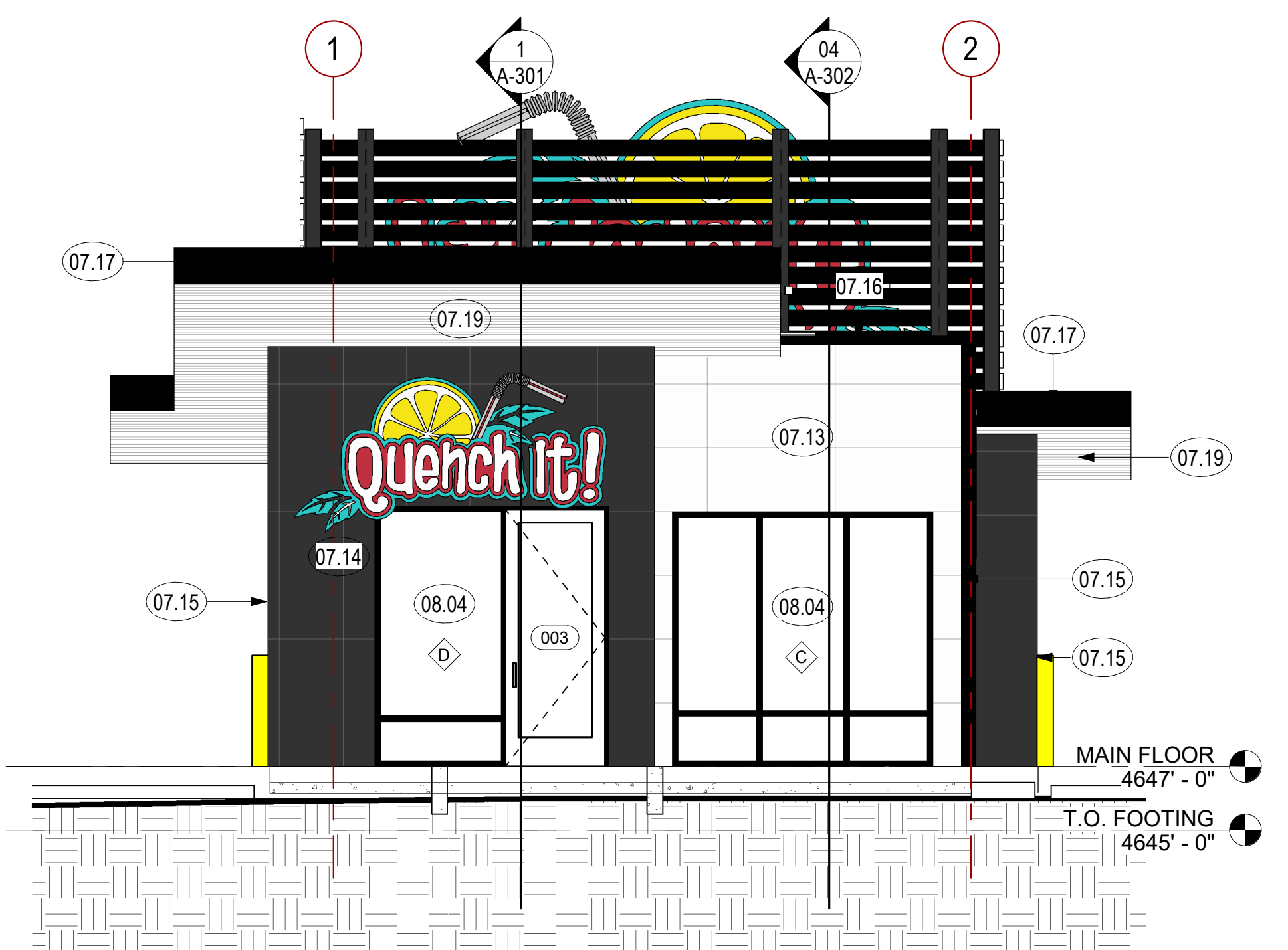
**TABULATION TABLE**

	SQUARE FOOTAGE	ACREAGE	% OF TOTAL
TOTAL AREA	33,871	0.77	100
TOTAL BUILDING AREA	1,233	0.03	3.6
TOTAL IMPERVIOUS AREA	22,360	0.51	66.4
TOTAL LANDSCAPING AREA	10,078	0.23	30.0
TOTAL PARKING SPACES =9			

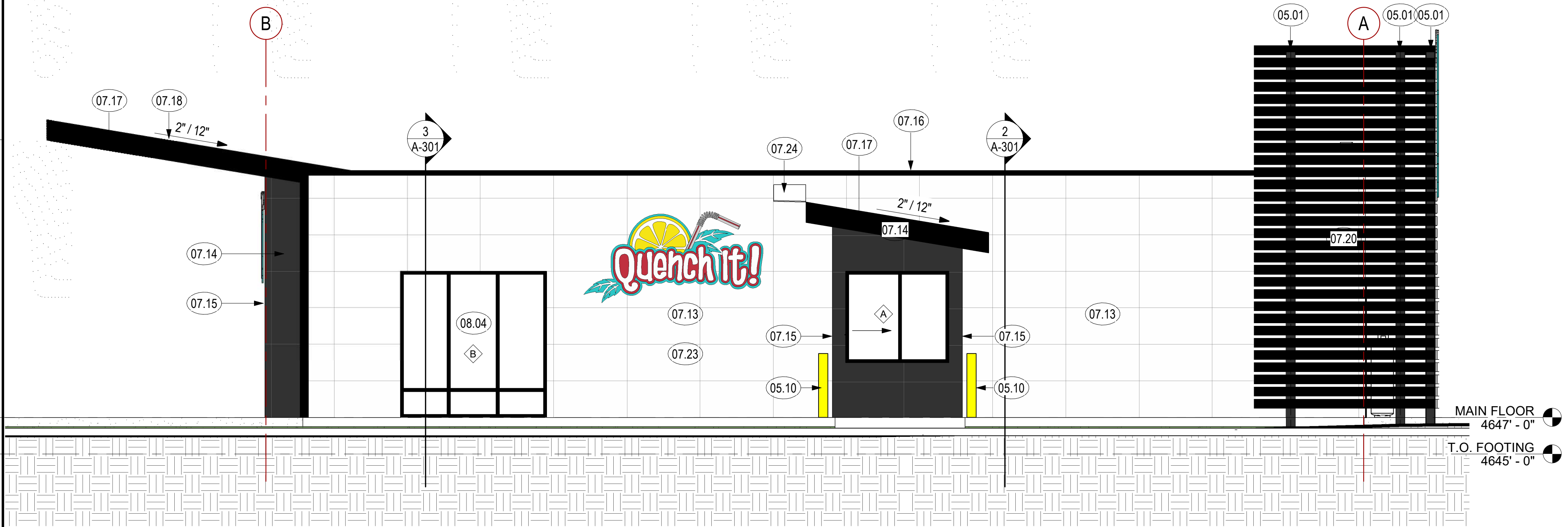
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PLOT DATE: Apr. 26, 2022



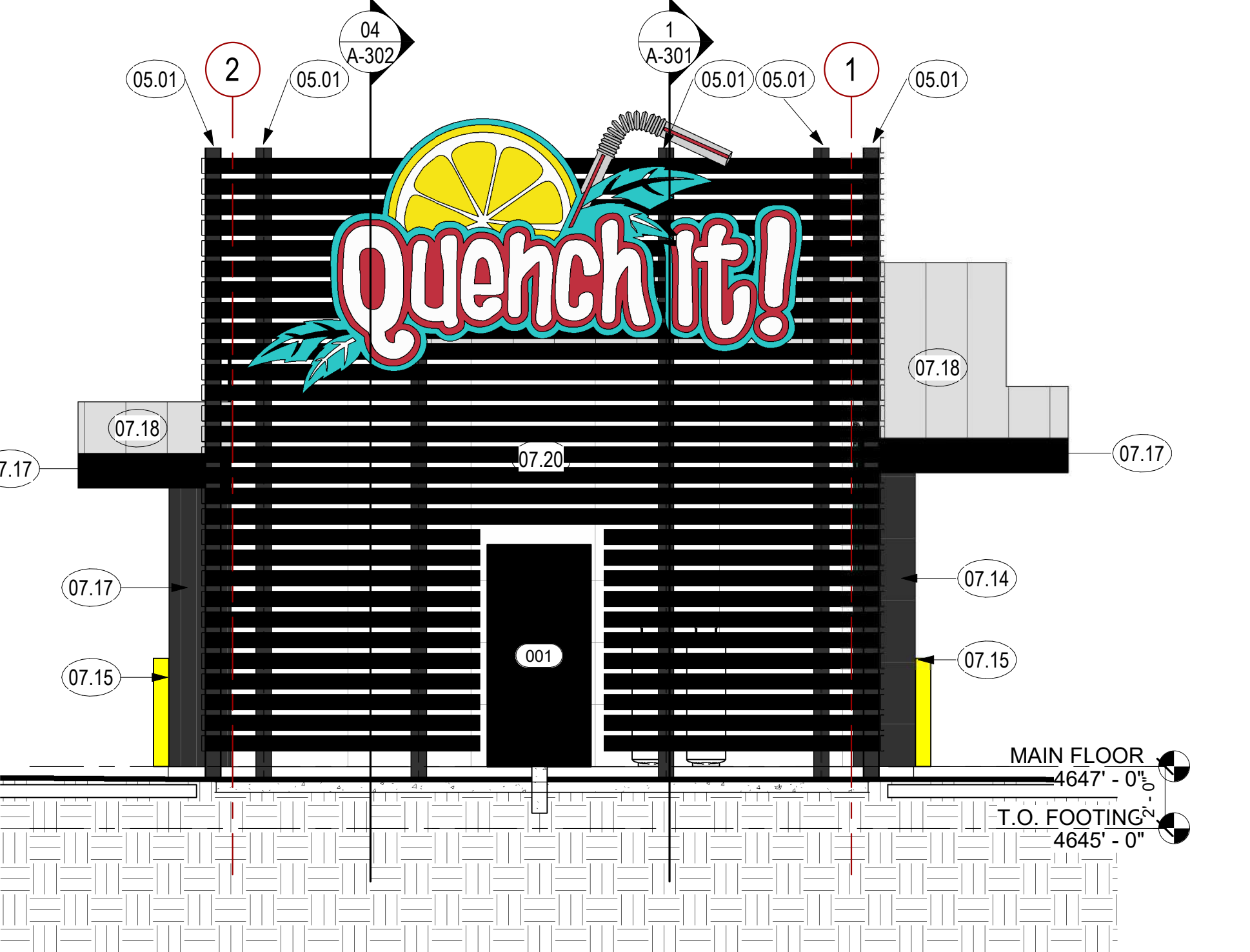
**2 WEST ELEVATION**  
1/4" = 1'-0"



**1 SOUTH ELEVATION**  
1/4" = 1'-0"



**4 EAST ELEVATION**  
1/4" = 1'-0"



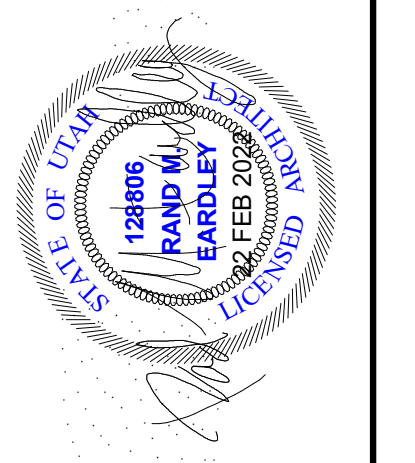
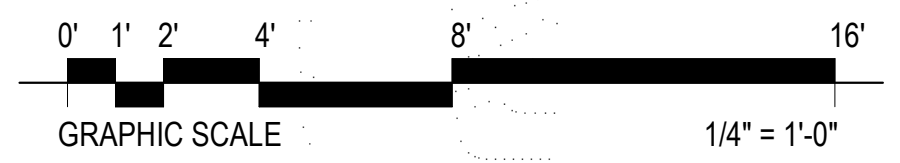
**3 NORTH ELEVATION**  
1/4" = 1'-0"

**KEYED NOTES**

- 05.01 STEEL WIDE FLANGE SCREEN WALL SUPPORTS. SEE STRUCTURAL DRAWINGS FOR SIZES, POWERED COATED TO MATCH MBCI "COAL BLACK" TYPICAL OF 8
- 05.10 6" DIAMETER, 42" HIGH STEEL PIPE BOLLARD FILLED WITH CONCRETE WITH SAFETY YELLOW, PLASTIC BOLLARD COVER
- 07.13 METAL WALL PANEL - MBCI "CF ARCHITECTURAL - HORIZONTAL" OR APPROVED EQUIVALENT, PANEL SIZE = 24" VERTICAL x 48" HORIZONTAL x 2" THICK WITH 1/2" REVEALS, COLOR = MBCI "SOLAR WHITE", INSTALL OVER "TYVEK" OR EQUIVALENT, SEE KEYED NOTE 07.23
- 07.14 METAL WALL PANEL - MBCI "CF ARCHITECTURAL - HORIZONTAL" OR APPROVED EQUIVALENT, PANEL SIZE = 24" VERTICAL x 48" HORIZONTAL x 2" THICK WITH 1/2" REVEALS, COLOR = MBCI "COAL BLACK", INSTALL OVER "TYVEK" OR EQUIVALENT, SEE KEYED NOTE 07.23
- 07.15 SHEETMETAL CORNER TRIM, MBCI "COAL BLACK"
- 07.16 SHEETMETAL PARAPET CAP, MBCI "COAL BLACK"
- 07.17 SHEETMETAL FASCIA, MBCI "COAL BLACK"
- 07.18 STANDING SEAM METAL ROOFING, MBCI "COAL BLACK" OVER 30lb ROOFING FELTS
- 07.19 SHEETMETAL SOFFIT, MBCI FW-120 PANELS, MBCI "COAL BLACK"
- 07.20 HORIZONTAL SCREEN WALL SLATS @ 8" O.C. - LIGHT GAUGE STEEL JOISTS 600S200-68, POWDER COATED TO MATCH MBCI "COAL BLACK"

**KEYED NOTES**

- 07.23 CONTINUOUS WEATHER BARRIER - "TYVEK" OR EQUIVALENT, INSTALL WEATHER BARRIER OVER EXTERIOR FACE OF EXTERIOR WALL SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INSTALL WEATHER BARRIER PRIOR TO INSTALLATION OF WINDOWS AND DOORS. SILL PLATE INTERFACE - EXTEND LOWER EDGE OF WEATHER BARRIER OVER SILL PLATE INTERFACE 3-6 INCHES. SECURE TO FOUNDATION WITH ELASTOMERIC SEALANT. WINDOW AND DOOR OPENINGS - EXTEND WEATHER BARRIER COMPLETELY OVER OPENINGS, FINISH AND FLASH OPENINGS. OVERLAP WEATHER BARRIER AT EXTERIOR CORNERS - MINIMUM 12 INCHES, SEAMS - MINIMUM 6 INCHES. ATTACH WEATHER BARRIER TO STUDS THROUGH EXTERIOR SHEATHING. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACE 12-18 INCHES VERTICALLY ON CENTER ALONG STUD LINE, AND 24 INCH ON CENTER, MAXIMUM HORIZONTALLY AND/OR ATTACH WEATHER BARRIER TO MASONRY. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACED 12-18 INCHES VERTICALLY ON CENTER AND 24 INCHES MAXIMUM HORIZONTALLY. WEATHER BARRIER MAY BE TEMPORARILY ATTACHED TO MASONRY USING RECOMMENDED ADHESIVE, PLACED IN VERTICAL STRIPS SPACED 24 INCHES ON CENTER, WHEN COORDINATED ON THE PROJECT SITE. SEAL SEAMS OF WEATHER BARRIER WITH SEAM TAPE AT ALL VERTICAL AND HORIZONTAL OVERLAPPING SEAMS, SEAL ANY TEARS OR CUTS AS RECOMMENDED BY WEATHER BARRIER MANUFACTURER. FLASH AND SEAL ALL THROUGH-WALL PENETRATIONS.
- 07.24 OVERFLOW SCUPPER, FLOW LINE OF OVERFLOW SCUPPER TO BE 2" MAXIMUM ABOVE FLOW LINE OF ROOF DRAIN, SEE DETAIL
- 08.04 WINDOW SYSTEM (FRAMES TO BE ANODIZED ALUMINUM COLOR TO MATCH MBCI "COAL BLACK"- SEE WINDOW SCHEDULE, FLOOR PLANS AND EXTERIOR ELEVATIONS)

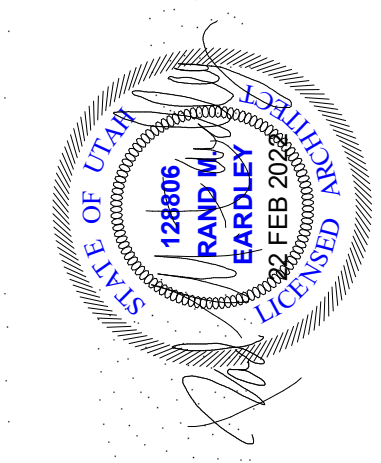


**EA SOLUTIONS**  
1284 S. State Street, Suite 444  
Salt Lake City, UT 84111  
www.easolutions.us  
385-549-8800

Rev.	Description	Date	Appr.
3	MODIFICATIONS TO EXT. FINISH MATERIALS	03/16/2022	

**QUENCH-IT**  
**UNIVERSITY MALL - PLAT A, LOT 203**  
**OREM, UTAH**  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A-201**



**EASOLUTIONS**  
 324 S. Side Street, Suite 444  
 Salt Lake City, UT 84111  
 www.easolutions.us  
 385-549-8800

Rev.	Description	Date	Appr.

Designed by:	Submitted:	REV:
Designer	22 FEB 2022	
Drawn by:	File:	
Author		
Reviewed by:	Scale:	
Checker		
Submitted by:	Project Number:	
Approver	Project Number	

**QUENCH-IT**  
**UNIVERSITY MALL - PLAT A, LOT 203**  
**OREM, UTAH**  
 3D REPRESENTATIONS

SHEET NUMBER  
**A-901**



**EA SOLUTIONS**  
 324 S. Side Street, Suite 444  
 Salt Lake City, UT 84111  
 www.easolutions.us  
 385-549-8800

REV.	Submitted:	Designed by:	Drawn by:	Reviewed by:	Submitted by:	Project Number:	Project Number:	Rev.	Description	Date	Appr.
	22 FEB 2022										

**QUENCH-IT**  
**UNIVERSITY MALL - PLAT A, LOT 203**  
**OREM, UTAH**  
 3D REPRESENTATIONS

SHEET NUMBER  
**A-902**

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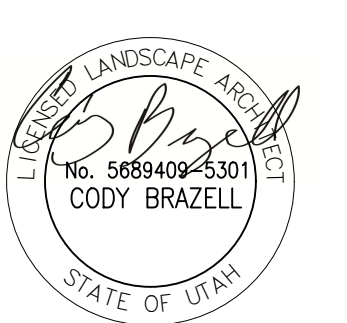
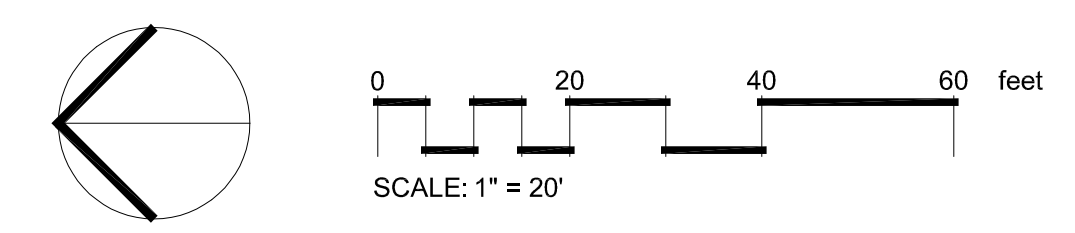
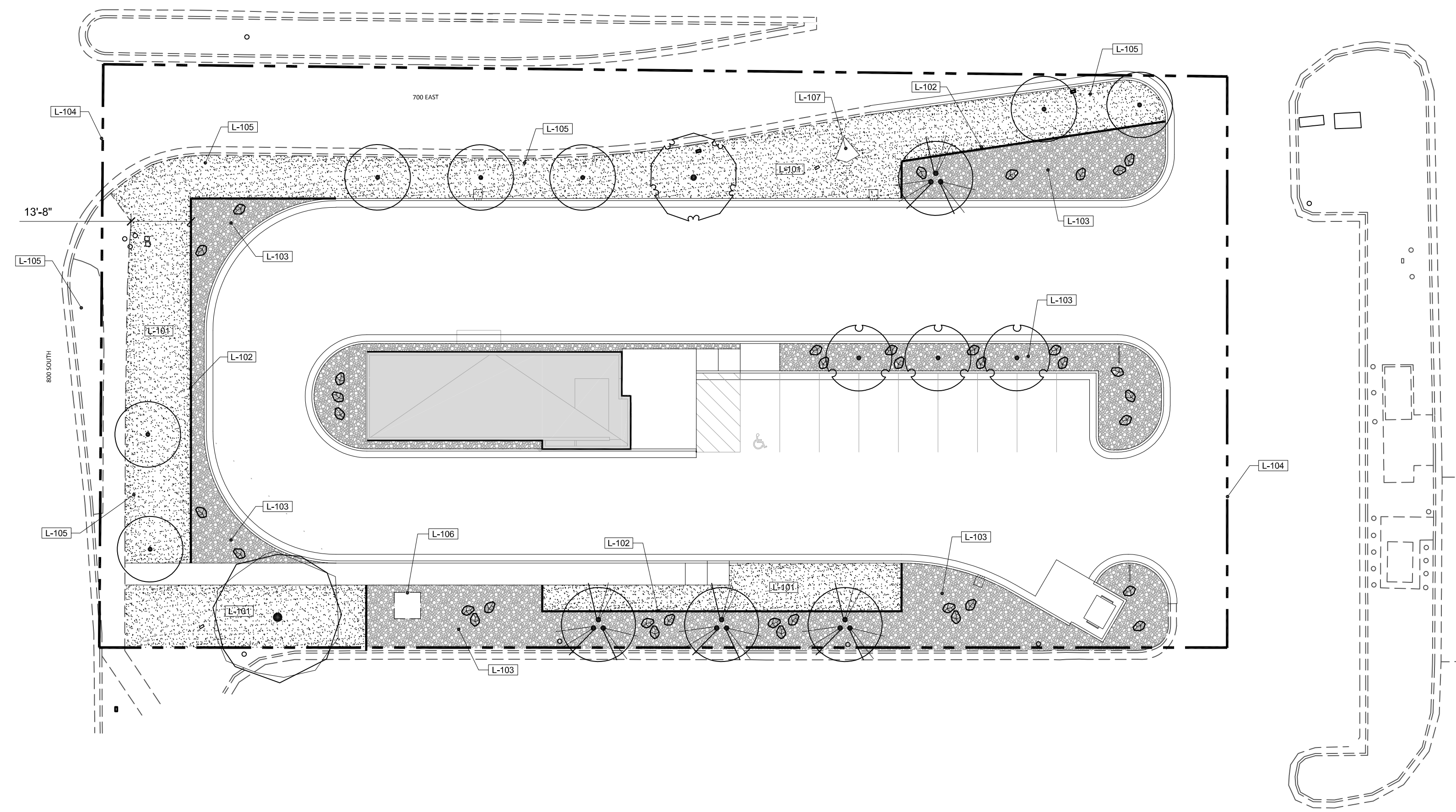
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**PLANT SCHEDULE**

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	ACER PLATANOIDES 'CRIMSON KING' / CRIMSON KING NORWAY MAPLE	B & B	2" CAL	8' MIN.	1
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL	8' MIN.	4
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM	B & B	2" CAL	8' MIN.	3
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2" CAL	8' MIN.	1
EXISTING TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	EXISTING TREE - PROTECT-IN-PLACE	EX			7
SOD/SEED	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	POA PRATENSIS / KENTUCKY BLUEGRASS CONTRACTOR TO PATCH AND REPAIR EXISTING TURF FOR A SEAMLESS TRANSITION TO NEW TURF	SOD			5,331 SF

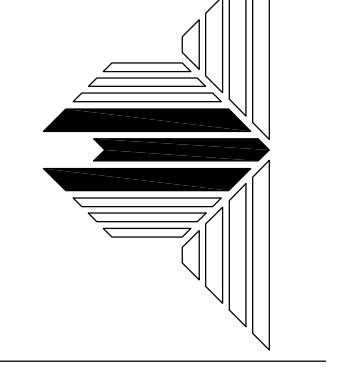
**REFERENCE NOTES SCHEDULE**

SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
	TURF AREA (TYP.)		
	6" MOWCURB - PLAIN GREY CONCRETE		
	PLANTING AREA (TYP.)		
	PROPERTY LINE (TYP.)		
	EXISTING TURF SOD - PROTECT-IN-PLACE - CONTRACTOR TO PATCH AND REPAIR EXISTING TURF AS NEEDED		
	TRANSFORMER - PER CIVIL PLANS		
	EXISTING SIGNAGE - PROTECT-IN-PLACE		
SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
	BROWNS CANYON BOULDERS 2' - 4' DIAMETER; 1/3 @ 2' DIAMETER, 1/3 @ 3' DIAMETER AND 1/3 @ 4' DIAMETER	37	
SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
	1'- 2" NEPHI SANDSTONE LANDSCAPE ROCK - 3" DEPTH MIN.	4,663 SF	



04/12/2022

**WOODBURY CORPORATION**  
2733 EAST PARLEYS WAY, SUITE 300  
SALT LAKE CITY, UTAH 84109 (801) 486-7770



DATE	#	REVISION DESCRIPTION

**GROUNDCOVER PLAN**  
**UMALL - QUENCH IT - PLAT A, LOT 203**  
682 EAST 800 SOUTH  
OREM, UTAH

GROUNDCOVER PLAN  
PROJECT #: 1048  
DATE: 02/22/2022  
DRAWN BY: JW  
SCALE: AS NOTED

**L101**

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

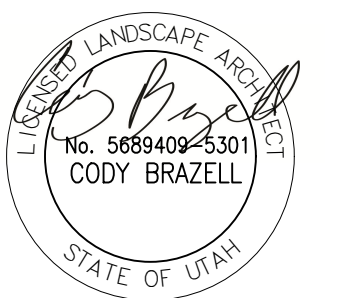
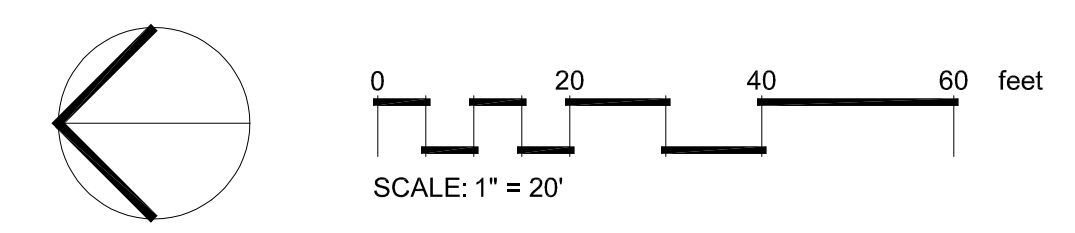
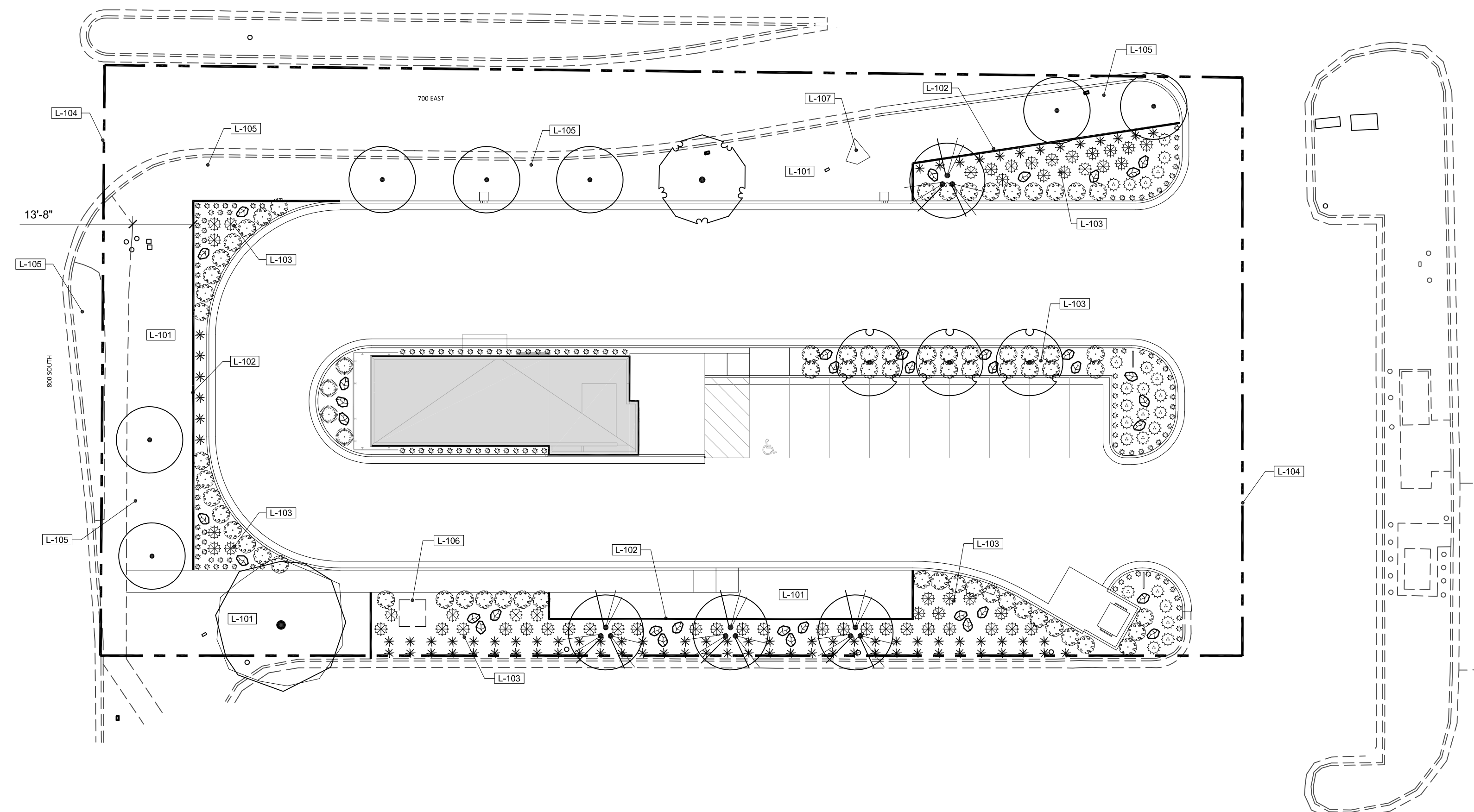
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**PLANT SCHEDULE**

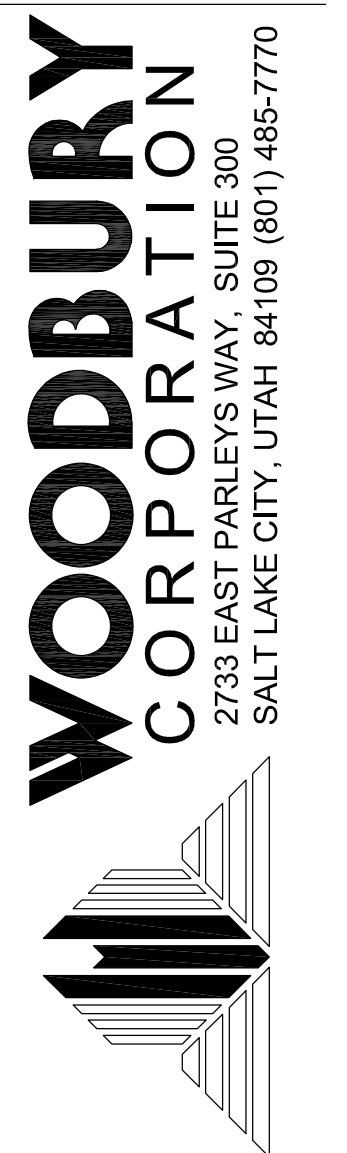
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
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	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™ / SHADEMASTER LOCUST	B & B	2" CAL	8' MIN.	1
EXISTING TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	EXISTING TREE - PROTECT-IN-PLACE	EX			7
SHRUBS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL			56
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			68
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL			132
GRASSES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL			82
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL			25
	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	1 GAL			4

**REFERENCE NOTES SCHEDULE**

SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
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	TRANSFORMER - PER CIVIL PLANS		
	EXISTING SIGNAGE - PROTECT-IN-PLACE		
SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
	BROWNS CANYON BOULDERS 2' - 4' DIAMETER; 1/3 @ 2' DIAMETER, 1/3 @ 3' DIAMETER AND 1/3 @ 4' DIAMETER	37	



04/12/2022



**WOODBURY CORPORATION**  
2733 EAST PARLEYS WAY, SUITE 300  
SALT LAKE CITY, UTAH 84109 (801) 486-7770

DATE

# REVISION DESCRIPTION

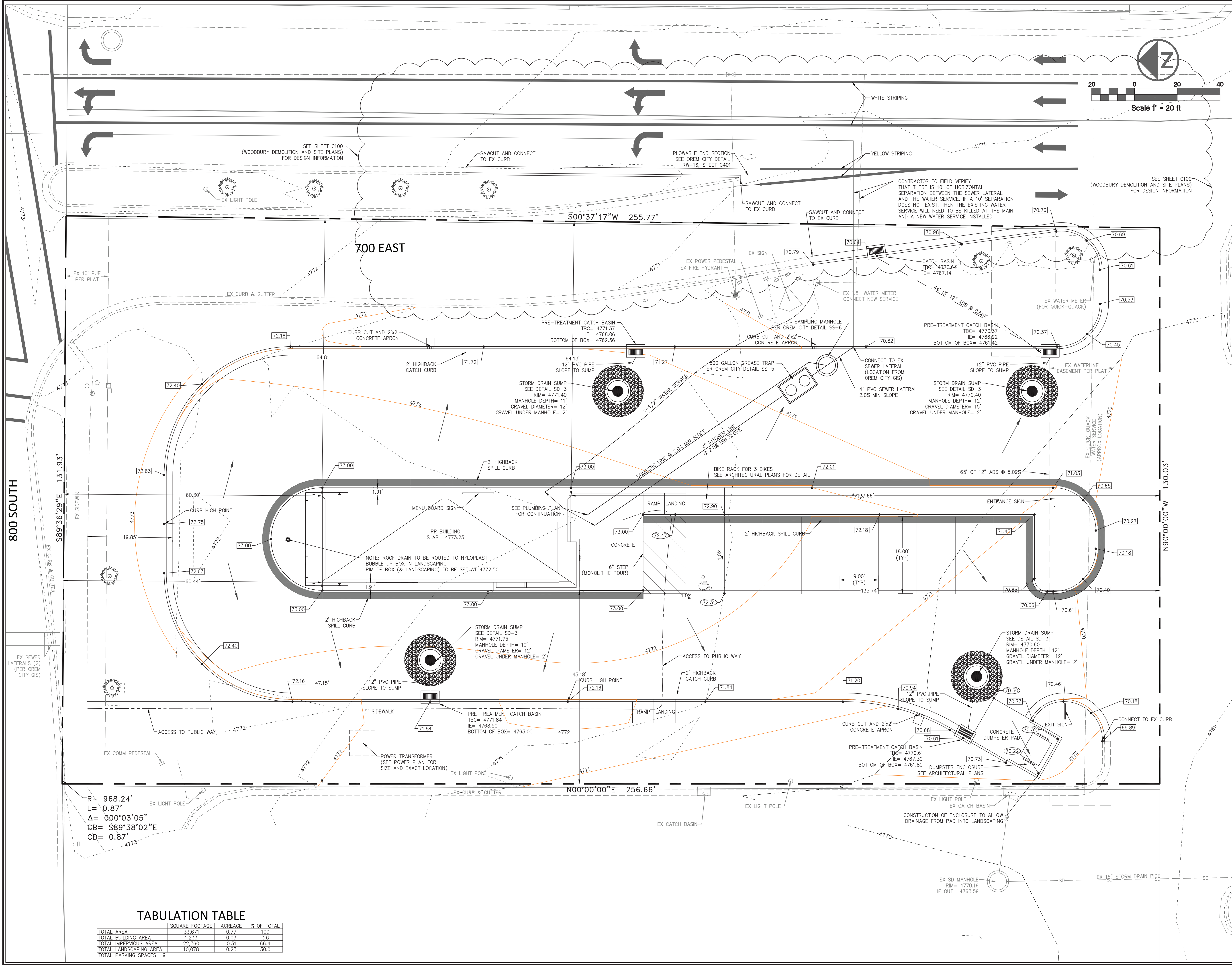
**PLANTING PLAN**  
**UMALL - QUENCH IT - PLAT A, LOT 203**  
682 EAST 800 SOUTH  
OREM, UTAH

PLANTING PLAN  
PROJECT #: 1048  
DATE: 04/12/2022  
DRAWN BY: JW  
SCALE: AS NOTED

**L102**

DRAWING NOTES:

- DATE OF FIELD SURVEY: DECEMBER 20, 2021
- THIS DRAWING ONLY REPRESENTS THE EXISTING CONDITIONS AND TOPOGRAPHY ON THE SUBJECT SITE. THE PROPERTY BOUNDARY SHOWN IS DRAFTED FROM THE UNIVERSITY MALL PLAT A - LOT 251-205 SUBDIVISION PLAT AND HAS NOT BEEN FIELD VERIFIED. THIS DRAWING DOES NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY.
- BUILDING DOWNSPOUTS SHALL DISCHARGE TO LANDSCAPED AREAS NEXT TO THE BUILDING.



**LEGEND**

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (1')
- SURFACE DRAINAGE FLOW DIRECTION
- TOP OF CONCRETE/ASPHALT
- TOP BACK OF CURB
- 2' HIGHBACK CATCH CURB
- 2' HIGHBACK SPILL CURB




NO.	REVISION	DATE
5	OREM CITY COMMENT	4/28/22
4	700 EAST TURN LANE	4/22/22
3	OREM CITY COMMENT	4/12/22
2	OREM CITY COMMENT	3/31/22
1	OREM CITY COMMENT	3/21/22

**PROJECT INFORMATION**

**QUENCH IT**

SITE / UTILITY / GRADING PLAN

692 EAST 800 SOUTH  
OREM, UTAH

DRAWN <b>MEC</b>	CHECKED	PROJECT # <b>21395</b>
		DATE <b>2/15/22</b>
		SCALE <b>1" = 10'</b>
		SHEET <b>C202</b>

R= 968.24'  
L= 0.87'  
Δ= 000°03'05"  
CB= S89°38'02"E  
CD= 0.87'

**TABULATION TABLE**

	SQUARE FOOTAGE	ACREAGE	% OF TOTAL
TOTAL AREA	33,871	0.77	100
TOTAL BUILDING AREA	1,233	0.03	3.6
TOTAL IMPERVIOUS AREA	22,360	0.51	66.4
TOTAL LANDSCAPING AREA	10,078	0.23	30.0
TOTAL PARKING SPACES	=9		

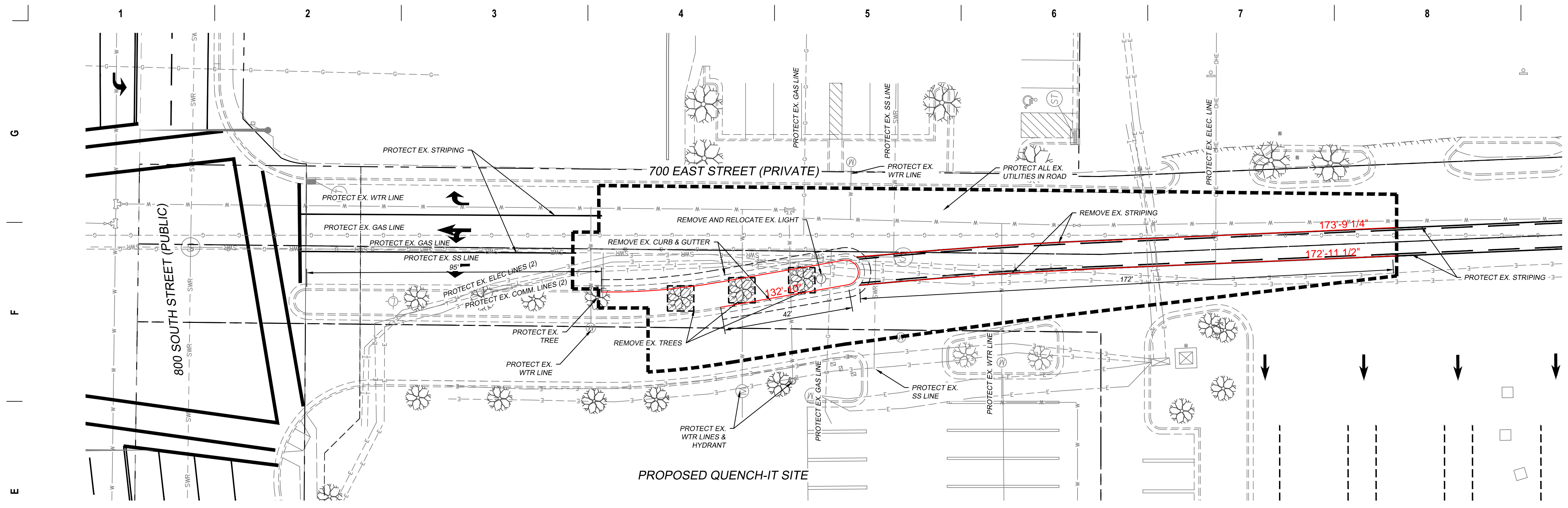
G:\DATA\21395 EA - Quench It.dwg - Quench It - Orem.dwg  
PLOT DATE: Apr. 26, 2022

4/28/2022 1:50 PM

PLOTTED BY: REBECCA CROSMAN

E

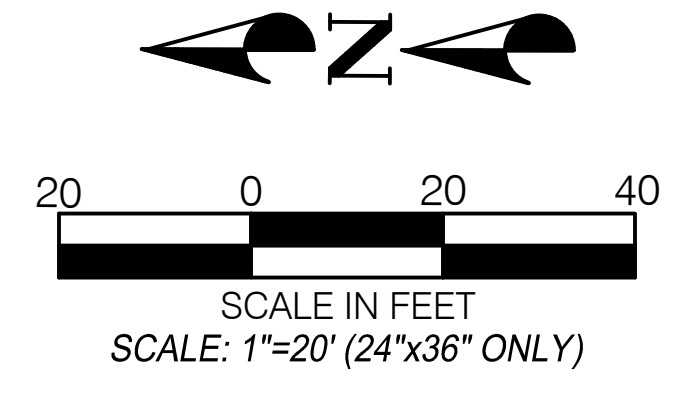
P:\UNIVERSITY MALL (NON MALL) NM BUILDINGS - 1048NM-6 (QUENCH IT)\QUENCH-IT\2XXX - CIVIL\200 SITE PLAN 1048.DWG



### DEMOLITION PLAN

#### DEMOLITION NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
- ALL EXISTING UTILITIES TO REMAIN IN PLACE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO FIELD VERIFY EXISTING IRRIGATION SYSTEM. REMOVE IRRIGATION PIPE SERVING DEMOLISHED LANDSCAPING AND CAP REMAINING PIPE.
- REMOVE ALL EXISTING STRIPING WITHIN THE CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED.



#### LEGEND

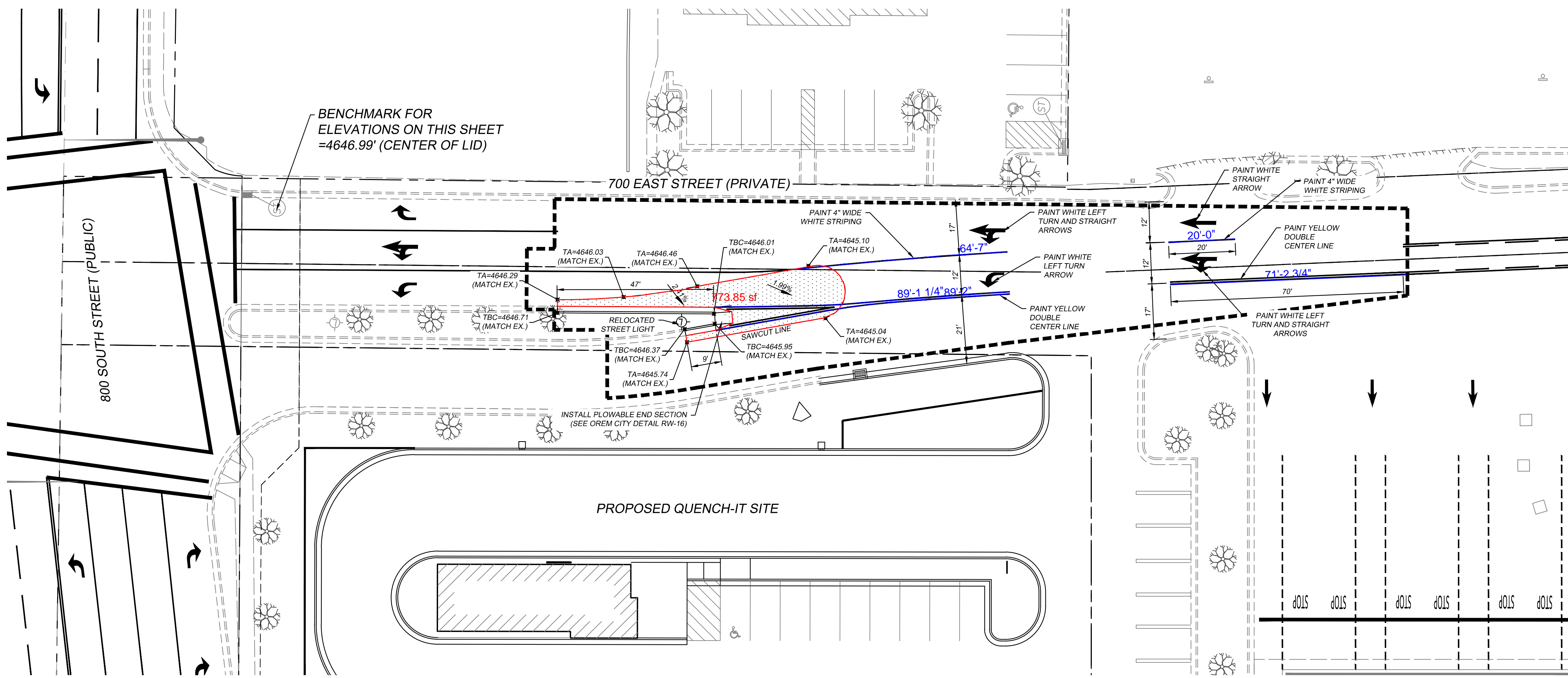
- EXIST. PARCEL LINES
- LIMITS OF CONSTRUCTION
- EXIST. EDGE OF PAVEMENT
- EXIST. CURB & GUTTER
- EXIST. FENCE LINE
- EXIST. GAS LINE
- EXIST. ELEC. LINE
- EXIST. COMM. LINE
- EXIST. STORM DRAIN
- EXIST. WATER LINE
- EXIST. SEWER LINE
- PROP. SAWCUT LINE
- PROP. CURB & GUTTER
- PROP. HEAVY DUTY ASPHALT PAVEMENT
- EXIST. TREES TO BE REMOVED

#### BENCHMARK:

SEE SITE PLAN CALLOUT ON MANHOLE FOR BENCHMARK LOCATION AND ELEVATION.

#### GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE OREM CITY DESIGN AND CONSTRUCTION STANDARDS.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- STRIPING TO BE INSTALLED PER MUTCD.
- CONTRACTOR SHALL ENSURE PROPER SIGNAGE TO INFORM VEHICULAR & PEDESTRIAN TRAFFIC OF DETOURS & HAZARDS.
- MAINTAIN TRAFFIC MOBILITY AND ACCESSIBILITY THROUGHOUT CONSTRUCTION. TRAFFIC CONTROL PLAN REQD.
- FIELD VERIFY EXISTING ELEVATIONS. ENSURE NEW PAVEMENT SLOPES WILL BE SUFFICIENT TO PROVIDE DRAINAGE. ADJUST NEW PAVEMENT SLOPES AND CONSULT WITH ENGINEER AS NEEDED.
- CONTRACTOR TO REPAIR EXISTING IRRIGATION EQUIPMENT TO ENSURE ADEQUATE WATERING TO REMAINING LANDSCAPING.
- CONTRACTOR TO PROTECT ALL EXISTING SUMPS AND CURB INLETS FROM SEDIMENT DURING CONSTRUCTION BY USING WATTLES, SILT SACK, OR ANY OTHER APPROVED EROSION CONTROL DEVICES.
- ROADS MUST BE SWEEPED AND CLEANED AS NEEDED.



### SITE PLAN



**WOODBURY CORPORATION**  
 2733 EAST PARLEYS WAY, SUITE 300  
 SALT LAKE CITY, UTAH 84109 (801) 485-7770

DATE \_\_\_\_\_  
 # REVISION DESCRIPTION \_\_\_\_\_

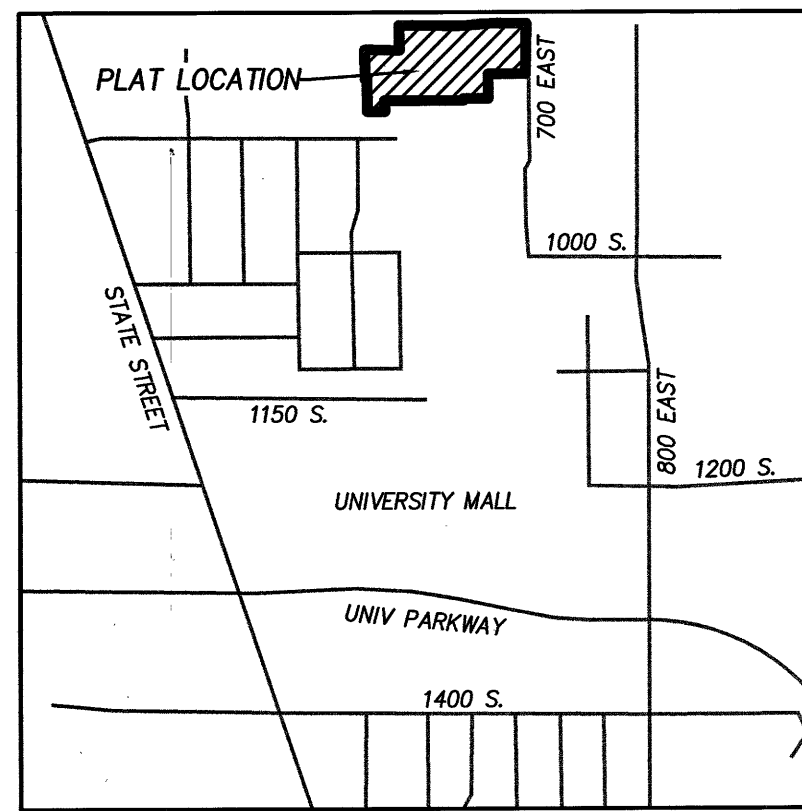
**DEMOLITION & SITE PLAN**  
**QUENCH-IT TRAFFIC IMPROVEMENTS**  
 700 EAST 800 SOUTH  
 OREM, UT

DEMO & SITE PLAN  
 PROJECT #: 1048  
 DATE: 04/22/2022  
 DRAWN BY: RC  
 SCALE: 1"=20'

**C100**

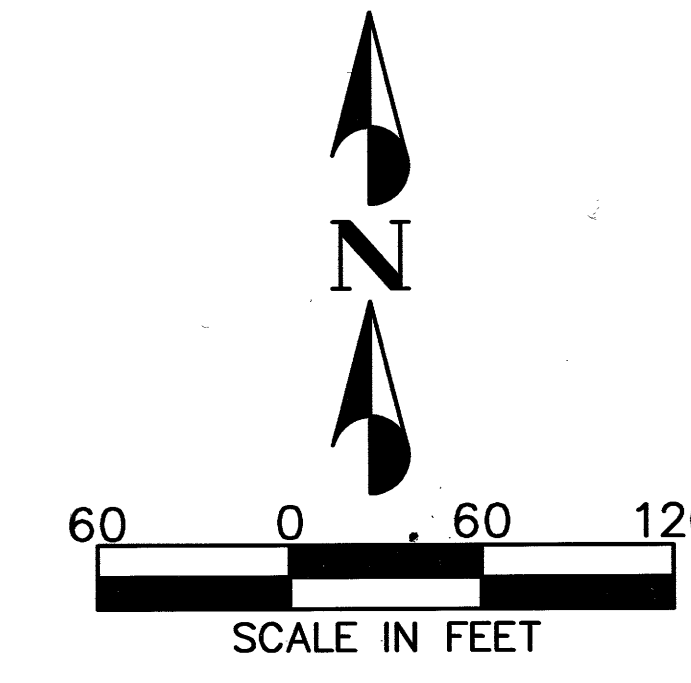
# UNIVERSITY MALL PLAT A - LOT 201-205 SUBDIVISION

INCLUDING A VACATION OF UNIVERSITY MALL PLAT A LOT 201-203 SUBDIVISION

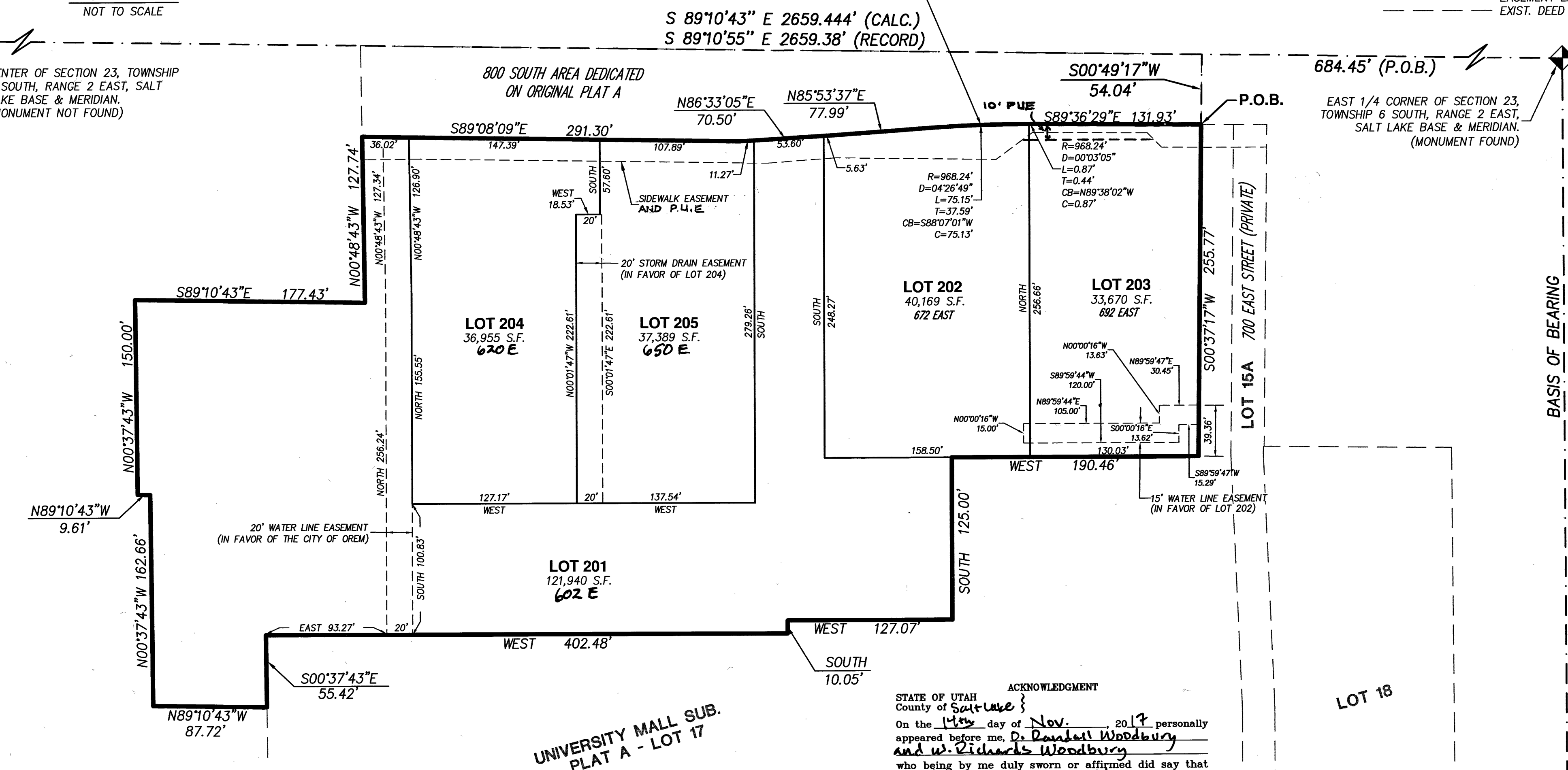


CENTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN (MONUMENT NOT FOUND)

R=968.24'  
D=04°29'54"  
L=76.02'  
T=38.03'  
CB=N88°08'34"E  
C=76.00'



**LEGEND**  
 - - - - - BOUNDARY LINE  
 - - - - - SECTION LINE  
 - - - - - LOT LINE  
 - - - - - EASEMENT LINE  
 - - - - - EXIST. DEED LINE



**SURVEYOR'S CERTIFICATE**  
 I, ROBERT LAW, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 9679988, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as UNIVERSITY MALL PLAT A - LOT 201-205 SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**  
 All of Lot 201-203 of the University Mall Plat A Subdivision (Entry 43635:2016) more particularly described as follows:  
 Beginning at a point which is North 89°10'43" West, along the section line 684.45 feet and South 00°49'17" West, 54.04 feet from the East Quarter Corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; (Basis of Bearing is South 00°12'36" East, along the section line from said Southeast Corner of Section 23 to the East Quarter Corner of Section 23); and running thence South 00°37'17" West, 255.77 feet; thence West, 190.46 feet; thence South, 125.00 feet; thence West, 127.07 feet; thence South 10.05 feet; thence West, 402.48 feet; thence South 00°37'43" East, 55.42 feet; thence North 89°10'43" West, 87.72 feet; thence North 00°37'43" West, 162.66 feet; thence North 89°10'43" West, 9.61 feet; thence North 00°37'43" West, 150.00 feet; thence South 89°10'43" East, 177.43 feet; thence North 00°48'43" West, 127.74 feet; thence South 89°08'09" East, 291.30; thence North 86°33'05" East, 70.50 feet; thence North 85°33'37" East, 77.99 feet to a point on a 968.24 foot radius curve to the right; thence 76.02 feet along said curve through a central angle of 04°29'54" (chord bears North 88°08'34" East, 76.00 feet); thence South 89°36'29" East, 131.93 feet to the point of beginning.

Contains: 270,123 S.F. or 6.20 Acres more or less (5 Lots)  
 Date: 11/3/17  
 ROBERT LAW (See Seal Below)

**OWNERS DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP DO HEREBY VACATE LOTS 1 AND 19 OF UNIVERSITY MALL SUBDIVISION PLAT 'A' AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.  
 OWNER HEREBY DEDICATES AN EASEMENT IN FAVOR OF CITY OF OREM AND UTILITIES FRANCHISED BY OR AUTHORIZED BY THE CITY OF OREM WITHIN 10 FEET ON EITHER SIDE OF SANITARY SEWER AND WATER UTILITIES AND 5 FEET EITHER SIDE OF ANY OTHER PUBLIC UTILITY WHICH IS LOCATED WITHIN THE SUBJECT SUBDIVISION, FOR THE LIMITED PURPOSES OF REASONABLY UPGRADING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, INSPECTING, AND PROTECTING THE PUBLIC UTILITIES LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION, TO HAVE AND TO HOLD SO LONG AS SAID PUBLIC UTILITIES SHALL BE LOCATED WITHIN THE SUBDIVISION.  
 IN THE WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14th DAY OF NOV. A.D. 2017.

UNIVERSITY MALL SHOPPING CENTER, L.C.  
 a Utah limited liability company  
 By: Woodbury Management Company, L.C.  
 a Utah limited liability company, its Manager  
 O. Randall Woodbury, Manager  
 W. Richards Woodbury, Manager

**ACCEPTANCE BY THE CITY OF OREM**  
 THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 21st DAY OF NOV. A.D. 2017.

APPROVED: Jim P. Kelly CITY ENGINEER (SEE SEAL BELOW)  
 ATTEST: Donna R. Weaver CITY RECORDER (SEE SEAL BELOW)

**OCCUPANCY RESTRICTION NOTICE**  
 THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

**UNIVERSITY MALL PLAT A**  
**LOT 201-205 SUBDIVISION**  
 INCLUDING A VACATION OF UNIVERSITY MALL PLAT A SUBDIVISION  
 LOT 201-203

OREM CITY      1" = 60' FEET      UTAH COUNTY, UTAH

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**NOTES:**  
 1. PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO A DEVELOPMENT AGREEMENT WITH OREM CITY, DATED 9-17-99. OREM CITY RECORDS NO. A-99-0149.  
 2. ALL SITE PLANS ASSOCIATED WITH THESE LOTS MUST CONFORM TO ALL CURRENT STANDARDS, INCLUDING STORM WATER REQUIREMENTS.  
 3. LOTS 201, 202, 203, 204, AND 205 EACH HAVE A CROSS ACCESS EASEMENT ACROSS THE EXISTING DRIVE ACCESSES ON EACH OF THE OTHER LOTS IN THE SUBDIVISION.

**PLAT VACATION NOTICE:**  
 THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 201-203, UNIVERSITY MALL PLAT A SUBDIVISION AND THAT THERE IS GOOD REASON FOR THE VACATION. LOTS 201-203, UNIVERSITY MALL PLAT A SUBDIVISION, ARE HEREBY VACATED.

**ACKNOWLEDGMENT**  
 STATE OF UTAH  
 County of Salt Lake }  
 On the 14th day of Nov. 2017 personally appeared before me, D. Randall Woodbury and W. Richards Woodbury who being by me duly sworn or affirmed did say that they are the Managers of Managers and that the within owner's dedication was signed in behalf of said Manager by authority of Deputing Agreement and the said Managers acknowledged to me that said Manager executed the same  
 MY COMMISSION EXPIRES 3/9/18  
 Tiffany Steele  
 Notary Public  
 Residing in Salt Lake County

15792

**AMENDMENT NARRATIVE**  
 THIS PLAT AMENDMENT INCLUDES A VACATION AND RE-SUBDIVISION OF UNIVERSITY MALL PLAT A LOT 201-203 SUBDIVISION, ENTRY 43635:2016 MAP 15051

APPROVED THIS 14th DAY OF November A.D. 2017, BY WELLS FARGO BANK, NATIONAL ASSOCIATION  
Erik W. Bengtzen  
 ERIC W. BENG TZEN, VICE PRESIDENT

MY COMMISSION NUMBER 674925  
 SIGNED Tiffany Steele NOTARY PUBLIC COMMISSIONED IN UTAH  
 MY COMMISSION EXPIRES 3/9/18  
 PRINT NAME OF NOTARY

APPROVED THIS 21st DAY OF November A.D. 2017, APPROVAL AS TO FORM  
Stuart C. Eal  
 OREM CITY ATTORNEY

OREM CITY PLANNING COMMISSION APPROVAL  
 APPROVED THIS 10th DAY OF Oct. A.D. 2017, BY OREM CITY PLANNING COMMISSION.  
Carly Reed CHAIRMAN      John Burt DIRECTOR/SECRETARY

PEPG CONSULTING LLC

9270 SOUTH 300 WEST • SANDY, UT 84070  
 PHONE: (801) 562-2521 • FAX: (801) 562-2551

SEC 23-T6S-R2E-T400D LOTS 201-203 UNIVERSITY MALL PLAT A LOTS 201-205





# CODE OF ORDINANCES

## CHAPTER 22. ZONING

### Article 22-11. PD Zone

#### 22-11-47. PD-34 zone (University Place – 1300 South State Street)

A. **Purpose.** The purpose of the PD-34 zone is to allow development of a regional shopping center and mixed use development. The PD-34 zone is designed to be applied only to a parcel of property located at approximately 1300 South State Street as shown in [Appendix BB](#). The PD-34 zone may only be applied to areas of 100 acres or more.

(Ord. No. O-2013-0033, Enacted 12/11/2013)

B. **Concept Plan.** Property in the PD-34 zone shall be developed in conformance with [Appendix BB](#) of the Orem City Code which is incorporated herein by reference and made a part hereof. The owner/developer shall have flexibility as to the size and location of buildings provided that the requirements of this Section 22-11-47 are met.

(Ord. No. O-2013-0033, Enacted 12/11/2013)

C. **Permitted Uses.** The following shall be permitted uses in the PD-34 zone:

Permitted Uses - PD-34 zone	
Standard Land Use Code	Category
0302	Christmas Tree Sales
0600	Trailers/Containers for Recyclable Materials
1112	Condominiums
1113	Townhouses
1120	Apartments
1150	Live-Work Units (defined as a structure designed to have both work space and living space)
1231	Rooming & Boarding Houses
1282	Assisted Living Facilities
1290	Senior Independent Living Facility
1510	Hotels, Tourist Courts & Motels
2124	Ice Cream and Frozen Desserts
2160	Candy & Other Confectionery Products
2430	Handmade cabinetry, furniture and fixture manufacturing
2435	Craftsman industrial arts



Permitted Uses - PD-34 zone

Standard Land Use Code	Category
3199	Handmade stone, clay & glass products
4110	Intermodal
4211	Bus Passenger Terminals
4291	Taxicab Transportation
4600	All Auto Parking Facilities, NEC
4601	Surface Parking Lots
4602	Parking Structures
4741	Television Broadcasting Studios (Only)
4751	Radio & Television Broadcasting Studios, Only (Combo Systems)
5132	Apparel & Accessories
5194	Tobacco & Tobacco Products
5197	Furniture & Home Furnishings
5220	Building Materials, Equipment Supplies & Hardware (Indoor Only)
5260	Home Improvement Centers
5310	Department Stores
5320	Mail Order Houses
5330	Limited Price Variety Stores
5340	Merchandise Vending Machine Operators
5350	Direct Selling Organizations
5391	Dry Goods & General Merchandise
5393	Arts, Crafts & Hobbies
5394	Musical Instruments
5410	Groceries &/or Food
5420	Farmers Market
5440	Candy & Other Confectionery Products
5520	Tires, Batteries & Accessories
5530	Gasoline Service Station With or Without Store
5591	Marine Craft & Accessories
5600	Clothing, Apparel, & Accessories
5730	Music Supplies
5810	Restaurants
5811	Fast Food
5812	Mobile Food Vendors
5820	Drinking Places-Bars and Taverns shall be at least 500 feet from any church, school, sexually oriented business, or other alcoholic drinking place
5830	Drinking Places-Nonalcoholic
5850	Mobile Vendor (other than food)
5910	Drugs & related drug dispensing
5931	Antiques
5932	Gold & Silver



Permitted Uses - PD-34 zone

Standard Land Use Code	Category
5933	Secondhand Merchants
5935	Jewelry
5941	Books
5942	Stationery
5943	Office Supplies
5945	Newspapers/Magazines
5946	Cameras & Photographic Supplies
5947	Gifts, Novelties, & Souvenirs
5948	Florists
5949	Video Rentals
5951	Sporting Goods
5952	Bicycles
5953	Toys
5960	Farm & Garden Supplies
5963	Nursery-Plants
5970	Computer Goods & Services
5996	Optical Goods
6110	Banking & Credit Services
6111	Check Cashing & Other Credit Services
6120	Security & Commodity Brokers, Dealers & Exchanges
6130	Insurance Agents, Brokers & Related Services
6150	Real Estate Agents, Brokers and Related Services
6152	Title Abstracting
6154	Combination Real Estate, Insurance Loan, & Law
6211	Laundering, Dry Cleaning, & Dyeing Services (Except Rugs)
6212	Custom Tailoring
6216	House Cleaning
6218	Window Cleaning
6220	Photographic Services-Including Commercial
6231	Beauty & Barber Shops
6233	Massage Therapy
6251	Apparel repair, alterations, laundry/dry cleaning services (pick-up only)
6261	Commercial Child Day Care/Preschool Facility
6262	Commercial Adult Day Care Facility
6263	Home Day Care Services-Child & Adult
6291	Catering Services
6292	Wedding Reception Centers
6310	Advertising Services (General)
6312	Outdoor Advertising



Permitted Uses - PD-34 zone

Standard Land Use Code	Category
6313	Direct Mail Advertising
6320	Consumer & Mercantile Credit Reporting Services-Adjustment & Collection Services
6330	Travel Arranging Services
6331	Private Postal Services
6332	Blueprinting & Photocopying
6334	Stenographic Services, Duplicating & Mailing, NEC
6342	Locksmithing
6360	Employment Services
6371	Climate Controlled Storage Units (See Section 22-8-17(A))
6381	Internet Services
6391	Research, Development, & Testing Services
6392	Business & Management Consulting
6395	Automobile & Truck Rental
6396	Photofinishing
6411	Automobile Wash
6412	Auto Lube & Tune-up
6493	Watch, Clock, & Jewelry Repair
6494	Re-upholstery & Furniture Repair
6510	Medical, Dental & Health Services
6513	Medical Clinics-Outpatient
6514	Chiropractic & Osteopaths Services
6515	Veterinarian Services and Small Animal Hospitals
6517	Animal Kennels and Runs
6520	Legal Services
6530	Professional Office
6591	Engineering & Architectural
6592	Educational & Scientific Research
6593	Accounting, Auditing & Bookkeeping
6599	Interior Design
6710	City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
6711	Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
6814	Charter Schools
6821	Universities & Colleges
6823	Professional & Vocational Schools
6832	Martial Arts Studios
6834	Art & Music Schools
6835	Dancing Schools
6837	Correspondence Schools
6911	Churches, Synagogues & Temples



Permitted Uses - PD-34 zone	
Standard Land Use Code	Category
7100	All Cultural Activities & Nature Exhibitions, NEC
7111	Libraries
7112	Museums
7113	Art Galleries
7121	Planetaria, Aquariums, Botanical Gardens & Arboretums
7211	Amphitheaters
7212	Motion Picture Theaters
7214	Legitimate Theater
7200	All Assemblies, NEC
7415	Ice Skating Rink (outdoor)
7417	Bowling
7231	Auditoriums & Exhibit Halls
7321	Ropes Course/Climbing Walls (indoor only)
7391	Arcades & Miniature Golf
7410	Ski, Snowboard and Snowshoe Rental
7421	Playgrounds, Play Lots, & Tot Lots
7425	Gymnasium & Athletic Clubs
7426	Health Spas
7610	Parks-General Recreation
8120	Community Gardens

(Ord. No. O-2013-0033, Enacted 12/11/2013)

D. **Conditional Uses.** The following shall be conditional uses in the PD-34 zone:

Conditional Uses - PD-34 zone	
Standard Land Use Code	Category
7215	Public Dancing

(Ord. No. O-2013-0033, Enacted 12/11/2013)

E. **Restriction on Uses in Limited Zone.** Notwithstanding the above, the uses permitted in the area designated as “Limited Zone” in [Appendix BB](#) shall be limited to uses permitted in the R8 zone and the following uses:

Restriction on Uses in Limited Zone	
Standard Land Use Code	Category
1112	Condominiums
1113	Townhouses



Restriction on Uses in Limited Zone	
Standard Land Use Code	Category
1120	Apartments
1282	Assisted Living Facilities
1290	Senior Independent Living Facility
4601	Surface Parking Lots
7421	Playgrounds, Play Lots, & Tot Lots
7425	Gymnasium & Athletic Clubs
7610	Parks-General Recreation
6261	Commercial Child Day Care/Preschool Facility

(Ord. No. O-2013-0033, Enacted 12/11/2013)

F. **Prohibited uses.** Any use not specifically permitted above shall be prohibited.

(Ord. No. O-2013-0033, Enacted 12/11/2013)

G. **Final Plat and Site Plan.**

1. **Final Plat.** A final plat that conforms to all development standards and requirements of [CHAPTER 17](#) (except for those requirements that conflict with the provisions of this Section 22-11-47) must be approved and recorded by the City prior to any development in the PD-34 zone.

- a. **Easements.** A public utility easement (PUE) ten feet (10') in width shall be provided on each side of any new utility line. A public utility easement shall be provided on all private streets in the PD-34 zone. A public utility easement five feet (5') in width shall be provided on each side of any through street. A public utility easement ten feet (10') in width shall be provided along all exterior boundaries of the PD-34 zone. Except as otherwise provided herein, PUEs shall not be required along the rear or side property lines of any lot. The City Engineer may reduce the size of the required PUE if he/she finds that a smaller PUE would be adequate based on the type, size, and number of utilities that are in or anticipated to go in the PUE.
- b. **Site Plans.** All development standards and site plan requirements of Section [22-14-20](#) shall apply to any new development request in the PD-34 zone except as otherwise provided in this Section 22-11-47. However, new site plans in the PD-34 zone shall not be required to comply with subsection J (Dedication of Land). In addition, an approved site plan in the PD-34 zone shall be valid for a period of five (5) years instead of the two years provided for in subsection N (Time Period of Site Plan Approval). The provisions of subsection O (Completion of Improvements) shall apply except that the public improvements shall be completed within three years of the date of issuance of a building permit. The provisions of subsection Q (Bonds) shall apply except that the bonds will guarantee completion of the required improvements within three years.
  - i. **Phasing.** Development in the PD-34 zone may be constructed in phases. A developer of a particular phase shall only be required to bond for the required improvements contained in or necessary for the occupancy of that phase of development.
  - ii. **Sidewalks.** The requirements of [22-11-47\(H\)\(10\)\(Streetscapes\)](#) shall govern the size and location of required sidewalks in the PD-34 zone.



- iii. Location of Utility Lines in Underground Parking. Utility lines 18” and smaller may be located inside an underground parking structure provided that adequate space is maintained to allow for maintenance and repairs. Utility lines larger than 18” may be located underneath an underground parking structure if they are encased in a sleeve.
- iv. Above-Ground Utility Structures. Above-ground utility structures may not be located in any required setback from a public street, but may be located in any other location in the PD-34 zone.

(Ord. No. O-2013-0033, Enacted 12/11/2013)

H. **Development Standards and Requirements.** The following development standards and requirements shall apply to all development in the PD-34 zone:

1. **Height.**

- a. Limited Zone. The maximum height of buildings in the area designated in [Appendix BB](#) as “Limited Zone” shall be forty-five feet (45’) where adjacent to 800 East and 800 South and thirty-five feet (35’) in all other Limited Zone areas.
- b. Area North of 900 South. The maximum height of buildings in the area north of 900 South (other than Limited Zone areas) shall be eighty feet (80’).
- c. Other Areas. The maximum height of buildings in the area south of 900 South and not in the Limited Zone shall be one hundred eighty feet (180’).
- d. Items Not Included in Building Height. Parapets, architectural features, roof features, screening walls and mechanical equipment shall not count toward the maximum height of a building.

2. **Setbacks.** Setbacks for all structures in the PD-34 zone shall be as shown in Exhibit “BB” and as set forth below. Except as otherwise provided, all setbacks are from the nearest back of curb adjacent to the referenced street.

- a. All structures shall be set back at least twenty feet (20’) from State Street, University Parkway, 800 East and 800 South Street. However, the setback from 800 East shall be forty feet (40’) between 900 South and 1000 South. Setbacks from University Parkway shall be from the proposed Bus Rapid Transit (BRT) curb alignment.
- b. Surface parking lots shall be set back at least twelve feet (12’) from the back of curb adjacent to any public street.
- c. Residential structures that front on 590 East Street or are located adjacent to 1100 South Street west of 590 East shall be set back at least twenty feet (20’) from said streets. Residential structures that do not front on 590 East Street or are not located adjacent to 1100 South Street west of 590 East and nonresidential structures (including parking structures) shall be set back at least twenty feet (20’) from 590 East Street and 1100 South Street west of 590 East.
- d. All structures shall be set back a minimum of twenty feet (20’) from all residentially zoned property not a part of the PD-34 zone other than 590 East Street or 1100 South Street west of 590 East (which are addressed above). There is no minimum setback requirement from any nonresidentially zoned property not a part of the PD-34 zone.
- e. Any building in excess of sixty feet (60’) in height shall be set back at least forty feet (40’) from 800 South, that portion of 800 East located north of 1000 South and all residentially zoned lots located north of 1000 South and not a part of the PD-34 zone.
- f. No structure shall be located within the area of any traffic clear vision sight triangle. Sight triangles will generally be required to be maintained at the intersection of streets and access drives. The location



and size of sight triangles shall be determined by the City Engineer in accordance with the standards established by the American Association of State Highway and Transportation Officials (AASHTO).

3. **Masonry Wall.** A masonry wall at least eight feet (8') in height shall be maintained along the west boundary of the PD-34 zone where it adjoins existing residential development and where the PD-34 zone adjoins 1100 South Street. However, no masonry wall shall be required where residential development in the PD-34 zone fronts on an adjoining residential street such as 590 East or 1100 South.
4. **Landscaping.** Landscaping shall be provided and maintained as generally shown in [Appendix BB](#). A landscaping plan shall be submitted to the City for approval as a part of any site plan. Landscaping in the PD-34 zone shall include the following elements:
  - a. A "Major Park" consisting of at least thirty-five thousand (35,000) square feet with landscaping, trees, fountain, sculpture, benches walking paths, and other features shall be provided and maintained. At least twenty thousand (20,000) square feet of the Major Park shall be constructed concurrently with the first residential or office building that fronts on the location of the Major Park as shown in [Appendix BB](#). The developer shall have flexibility to relocate or reconfigure the Major Park as market forces may require provided that the area of the Major Park is not reduced.
  - b. A landscaped strip at least eight feet in width shall be maintained adjacent to the residential property west of the PD-34 zone from approximately 850 South to 1100 South and where the PD-34 zone adjoins 1100 South. The landscaped strip shall be maintained on the PD-34 side of the required masonry wall except that such landscaped strip shall be maintained on the west side of the wall for the two lots located directly to the north and south of the 900 South hammerhead. That portion of the landscaped strip located adjacent to the 900 South hammerhead is only required to be three feet (3') in width. The landscaped strip shall be maintained with lawn, shrubs and trees with trees spaced no further than 30 feet apart. However, this landscaped strip shall not be required in locations where residential dwellings in the PD-34 zone front on 590 East or 1100 South.
  - c. All other land within the PD-34 zone not covered by buildings, driveways, sidewalks, parking areas, playgrounds, plazas, hardscape or other Amenities shall be landscaped.
  - d. All landscaping shall be maintained in accordance with good landscaping practices. An underground sprinkling system shall be installed and maintained for all landscaped areas.
  - e. Trees shall be maintained in the landscaped areas along 800 South. The trees required under this subsection shall be spaced no more than forty feet apart and shall consist of English Oak, Norway Maple, Littleleaf Linden or comparable trees approved by the City Urban Forester. The required trees shall be at least two inches (2") in caliper measured four feet (4') above the ground.
  - f. Notwithstanding anything herein to the contrary, landscaping for the areas shown in [Appendix TT](#) of the Orem City Code along the University Parkway frontage shall be provided and maintained as shown in [Appendix TT](#). The owner of each property in the PD-34 zone shall be responsible for the maintenance of all landscaping located between the back of street curb and the lot line and for the removal of snow, ice, weeds, dirt and debris from any public sidewalk located on the property or between the back of street curb and the property line.
5. **Residential Development Fronting on 590 East or 1100 South.** The following standards shall apply to any residential development in the PD-34 zone that fronts on 590 East or 1100 South:
  - a. A sidewalk at least five feet (5') in width and a landscaped strip at least fifteen feet (15') in width shall be maintained behind the back of curb.
  - b. No individual garages or driveways shall be allowed with access from 590 East.
  - c. Parking for all units fronting on 590 East or 1100 South shall be provided within the PD-34 zone.



6. **Architectural Style.** Development in the PD-34 zone shall incorporate a unique and aesthetically pleasing architectural and design theme that conforms to the style and quality shown in [Appendix BB](#). Development in the PD-34 zone shall incorporate diversity of detail and materials among individual buildings while maintaining enough uniformity to create a sense of place. Residential, retail, and office buildings as well as building liners shall all conform to the architectural design and quality illustrated in the examples of each type of building shown in [Appendix BB](#).
7. **Building Materials.** All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, cultured stone, fluted block, colored textured block, EIFS, glass, stucco, metal, cementitious fiberboard, wood and other materials of comparable quality. However, sheet metal, corrugated metal, PVC and vinyl siding shall be prohibited except for trim, soffits, facia, mansards and similar architectural features.
8. **Streets and Traffic.**
  - a. A traffic study shall be provided by the owner/developer to ensure that traffic circulation will function appropriately on internal streets as well as public streets and intersections located adjacent to the PD-34 zone. The initial traffic study shall be completed prior to the application for any new site plan or site plan amendment in the PD-34 zone. An updated traffic study shall also be provided with every new site plan for development in the PD-34 zone. However, the City Engineer may waive the requirement for an updated traffic study if he/she determines that the existing traffic information is adequate. The traffic study shall include recommendations for any new improvements that may be reasonably necessary to mitigate any negative impacts on public streets or intersections resulting from development in the PD-34 zone. The traffic study shall also make recommendations as to when any such improvements should be installed including, but not limited to, a new traffic signal at the intersection of 800 East 1100 South, the relocation of the existing traffic signal at 1200 South State Street and improvements to the intersection of 900 South 800 East and 1100 South 800 East. The owner/developer of land in the PD-34 zone shall follow all recommendations of the traffic study including the installation of any recommended off-site improvements.
  - b. All streets within the interior of a development in the PD-34 zone shall be private. Streets shall be designed and built according to the standards and design shown in [Appendix BB](#).
  - c. All vehicular access to the PD-34 zone shall be from State Street, University Parkway, 800 East and 800 South. No vehicular access to the PD-34 zone (including access to any parking structure) shall be allowed from any other street including streets in the residential neighborhoods located to the west and north of the PD-34 zone. Pedestrian access to the PD-34 zone from the adjoining residential zones is permitted.
9. **Lighting Plan.** Any development in the PD-34 zone shall include a lighting plan. Illumination shall generally be within the parameters recommended by the Illumination Engineering Society of North America (IESNA). There shall be no direct glare from parking lot lights in the PD-34 zone onto adjacent properties. Any spillover light shall be limited to one (1) foot-candle at the property line where adjacent to any residentially zoned property. The lighting plan shall be designed to:
  - a. discourage crime;
  - b. enhance the safety of the pedestrians and guests of the PD-34 development; and
  - c. enhance the appearance and design of the project.
10. **Streetscapes.** Sidewalks, landscaping and planter trees shall be provided and maintained adjacent to public and private streets in accordance with [Appendix BB](#). All streetscapes that are included in a development phase shall be installed by the developer concurrent with the development of that phase.



11. **Off-site Improvements.** Off-site curb, gutter, sidewalk, and/or other improvements may be required by the City if development on the site contributes to a need for such off-site facilities and the improvements required are roughly proportional to the amount of the off-site impact caused by development in the PD-34 zone
12. **Utilities.** All structures shall be served by the public sewer system and public water supply. All utilities shall be placed underground. Utility lines 18" and smaller may be located inside an underground parking structure provided that adequate space is maintained to allow for maintenance and repairs. Utility lines larger than 18" may be located underneath parking structure provided they are encased in a sleeve.
13. **Storage Areas and Solid Waste Receptacles.** Dumpsters and compactors may be located within a building or parking structure provided that they are located within a one hour fire rated enclosure. All outside storage areas and solid waste receptacles which are not located within a building or incorporated into a parking structure shall be enclosed on three sides with the same materials as used on the exterior of the main structures within the development and shall have sight-obscuring gates.
14. **Storm Water Runoff Plan.** The current storm water runoff rate for the entire area within the PD-34 zone is approximately 201 cubic feet per second (cfs) (1.77 cfs/acre). A storm water runoff plan shall be provided with each new site plan for development in the PD-34 zone that is designed to ensure that any new development does not increase the total level of storm water runoff of 201 cfs currently generated by the entire property in the PD-34 zone.

(Ord. No. O-2013-0033, Enacted 12/11/2013; Ord. No. 2017-0015, Amended 05/23/2017; Ord. No. O-2019-0013, Amended 5/14/2019)

- I. **Limit on Number of Residential Units.** In order to ensure that the PD-34 zone remains primarily a retail development, the number of residential dwelling units allowed in the PD-34 zone shall not exceed the ratio of 1.5 residential units for every 1,000 square feet of retail development. For purposes of this section, retail development shall be defined as a use, the majority of sales or revenues of which, are subject to Utah state sales tax.

(Ord. No. O-2013-0033, Enacted 12/11/2013)

- J. **Signs--Purpose and Intent.** Due to the size and nature of the PD-34 zone, the purposes and objectives pertaining to signage in the PD-34 zone are significantly different from those of any other area in the City. Therefore, the regulations applicable to signage in the PD-34 zone shall also differ significantly from the regulations applicable to signage in other areas of the City. Signage in the PD-34 zone shall be subject to more exacting/stringent requirements as to architectural style and aesthetics and shall also have more liberal treatment as to off-premise signage than other areas in the City. The more stringent requirements (as to aesthetics) and the more liberal treatment (as to off-premise signage) are justified by the following:

1. Development in the PD-34 zone (both existing and future) is the most intensive area of commercial activity in the City both in terms of size (acreage) and commercial activity (based on retail sales) as compared to any other development in the City. The area of the PD-34 zone is effectively the commercial hub of the City. It is anticipated that with the adoption of the PD-34 zone, commercial activity will become even more intense with the addition of new retail buildings, office buildings and parking structures. Off-premise signs are consistent and compatible with a development of this size, scale and intensity of use while they are not appropriate in most other commercial areas of the City. Off-premise signage is allowed in other large commercial and mixed use developments throughout the country that are similar to development in the PD-34 zone (both existing and future) and the City has determined that off-premise signage will also be compatible in the PD-34 zone.



2. The signage allowed in the PD-34 zone, including off-premise signage, will enhance the aesthetic quality of the PD-34 zone. Unlike any other zone or area in the City, signage in the PD-34 zone will be required to conform to strict standards of architectural style and aesthetic quality. Signage in the PD-34 zone is considered a critical component of development in the zone, not just for the messages they contain, but also for the aesthetic appeal of the signs themselves. In addition to their architectural quality, different types of signs, including allowable off-premise signs, are intended to enhance the aesthetic quality of the development in several ways, including, but not limited to the following:
  - a. Mitigating and improving the appearance of normally unsightly parking structures by covering unattractive structure facades with attractive and aesthetically appealing signage.
  - b. Enhancing the appearance of bare walls of buildings.
  - c. Improving the appearance and adding interest to streetscapes, parking areas, sidewalks.
  - d. Creating an aesthetically pleasing “grand entrance” or “gateway” effect through the placement of signage at entryways into the development.
3. The overall signage scheme in the PD-34 zone, with its variety in types of signs combined with the unique architecture, style, light, color and electronic display is designed to create a visual experience and a sense of excitement, energy and vibrancy that cannot be achieved or replicated on smaller, individual parcels. This will enhance the quality of the PD-34 zone as a “destination” and gathering place for consumers in the city, county and state.
4. Signage in the PD-34 zone, including off-premise signage, will be part of a controlled and coordinated whole that is designed to enhance and be harmonious with its surroundings as opposed to an uncontrolled and uncoordinated scheme of individual sign approvals. This will dramatically reduce the risk of a proliferation of unattractive signage by numerous and disparate private parties.

(Ord. No. O-2013-0033, Enacted 12/11/2013)

K. **Signs-Regulations.** The provisions of [CHAPTER 14](#) of the City Code shall not apply to the PD 34 zone except as provided below. For purposes of determining allowable signage, the PD-34 zone is divided into the following three sign zones: the perimeter sign zone, the internal sign zone, and the limited sign zone. The area of each of these sign zones is shown in [Appendix BB](#). On-premise advertising is allowed on all signs. Off-premise advertising shall be allowed as described below. However, notwithstanding any other provision to the contrary, the total number of signs displaying off-premise advertising that is visible from a public street shall not exceed fourteen (14). The signs that are permitted in each of the sign zones are limited to the following:

1. Perimeter sign zone. Allowable signage in the perimeter zone is limited to the following:
  - a. **Large entry signs.**
    - (1) Definition and Requirements. Large entry signs are signs that are located at an entrance to the PD-34 zone. Large entry signs shall not exceed a height of forty feet (40’) and shall have a maximum of three hundred (300) square feet of electronic signage and two hundred square feet of static signage per sign face. A large entry sign may have up to four sign faces. Large entry signs may include an electronic screen on all or part of the sign faces.
    - (2) Allowable Use. A total of seven (7) large entry signs are permitted, but are restricted to the following locations:
      - (i) the entrance at 1150 South State Street
      - (ii) the entrance at approximately 1200 South State Street
      - (iii) both entrances to the PD-34 zone from University Parkway



- (iv) the entrance at 1200 South 800 East
  - (v) the entrance at 1100 South 800 East
- (3) Architectural Standards. Large entry signs must conform to the architectural and aesthetic quality illustrated for such signs in [Appendix BB](#). In addition, sign supports shall be veneered with materials such as brick or stone, or shall be covered with other materials that are consistent with other signs within the PD-34 zone.
- (4) Off-premise Advertising. Off-premise advertising is allowed on all large entry signs.
- b. Medium entry signs.**
- (1) Definition and Requirements. Medium entry signs are signs that are located at an entrance to the PD-34 zone. Medium entry signs shall not exceed a height of thirty feet (30') and shall have a maximum of two hundred (200) square feet per sign face. A medium entry sign may have up to four sign faces. Medium entry signs may include an electronic screen as all or part of the sign faces.
- (2) Allowable Use. A total of twelve (12) medium entry signs are permitted, but are restricted to the following locations:
- (i) both entrances from State Street
  - (ii) both entrances from University Parkway
  - (III) all four entrances from 800 East
  - (iv) the entrance at approximately 700 East 800 South
- (3) Architectural Standards. Medium entry signs must conform to the architectural and aesthetic quality illustrated for such signs in [Appendix BB](#).
- (4) Off-premise Advertising. Off-premise advertising is allowed on medium entry signs that are located adjacent to State Street, University Parkway and at the entrances at 800 East 1100 South and 800 East 1200 South.
- c. Small entry signs.**
- (1) Definition and Requirements. Small entry signs are signs that are located at an entrance to the PD-34 zone. Small entry signs shall not exceed a height of twenty feet (20') and shall have a maximum of fifty (50) square feet per sign face. A small entry sign may have up to four sign faces, but the total area of all sign faces shall not exceed one hundred fifty (150) square feet. Small entry signs may include an electronic screen as all or part of the sign faces.
- (2) Allowable Use. A total of four (4) small entry signs are permitted, but are restricted to the following locations:
- (i) the entrance at 1200 South 800 East
  - (ii) the proposed new entrance at approximately 850 South 800 East (two signs permitted at this location)
  - (III) the entrance at approximately 650 East 800 South
- (3) Architectural Standards. Small entry signs must conform to the architectural and aesthetic quality illustrated for such signs in [Appendix BB](#).
- (4) Off-premise Advertising. Off-premise advertising is allowed on small entry signs that are located adjacent to State Street, University Parkway and at the entrances at 800 East 1100 South and 800 East 1200 South.
- d. State Street and University Avenue Corner Sign.**



- (1) Definition and Requirements. The State Street and University Avenue Corner Sign (the “Corner Sign”) is a sign that is located at the corner of State Street and University Avenue. The Corner Sign shall not exceed a height of forty feet (40’) and shall have a maximum of three hundred (300) square feet per sign face and no more than fifty (50) square feet of additional static advertising space per sign face. The Corner Sign may have up to three sign faces. The Corner Sign may include an electronic screen as all or part of the sign faces. Sign supports shall be veneered with materials such as brick or stone, or shall be covered with other materials that are consistent with other signs within the PD-34 zone.
- (2) Allowable Use. Only one Corner Sign is permitted.
- (3) Off-premise Advertising. Off-premise advertising is allowed on the Corner Sign.

**e. Synchronized combination signs.**

- (1) Definition and Requirements. A synchronized combination sign is a sign that consists of multiple separate structures that are closely spaced apart and generally in line with each other. The message or display portrayed on such sign is designed to move from one structure to the next to create a combined synchronized effect that displays a unified message or theme. Each structure that forms a part of the synchronized combination sign shall not exceed seventeen feet (17’) in height and shall have a maximum sign face area of sixty (60) square feet. A synchronized combination sign shall be set back at least ten feet (10’) from any public right-of-way.
- (2) Allowable Use. A total of four synchronized combination signs are permitted but may only be located adjacent to State Street, University Avenue and on that part of 800 East located south of 1000 South.
- (3) Architectural Standards. Synchronized combination signs must conform to the architectural and aesthetic quality illustrated for such signs in [Appendix BB](#).
- (4) Off-premise Advertising. Off-premise advertising is allowed on all synchronized combination signs.

**f. Screen signs.**

- (1) Definition and Requirements. A screen sign is a sign that consists of a screen like material that is attached to a wall or parking deck and is capable of displaying electronic messages.
- (2) Allowable Use. A total of three screen signs are permitted in the perimeter sign zone, but may only be located along the frontage of University Parkway, State Street or facing inward toward the interior of the PD-34 zone.
- (3) Architectural Standards. Screen signs must conform to the architectural and aesthetic quality illustrated for such signs in [Appendix BB](#).
- (4) Off-premise Advertising. Off-premise advertising is allowed on all permitted screen signs.

**g. Kiosk signs.**

- (1) Definition and Requirements. Kiosk signs are round, triangular or other shaped signs that have a maximum height of seventeen feet (17’).
- (2) Allowable Use. One kiosk sign shall be allowed in the perimeter sign zone for every three hundred feet (300’) of street frontage.
- (3) Architectural Standards. Kiosk signs must conform to the architectural and aesthetic quality illustrated for such signs in [Appendix BB](#).
- (4) Off-premise Advertising. Off-premise advertising is allowed on all kiosk signs except for kiosk signs located adjacent to 800 South or on 800 East north of 1000 South.





10. **Additional Regulations for Electronic Signs.** Electronic signs or Electronic Message Centers (EMCs)(as defined in Section 14-3-2) shall be subject to the following requirements:
- An EMC shall not be a flashing sign (as defined in Section 14-3-2);
  - An EMC may have motion;
  - The interval between message changes on an EMC sign shall not be more frequent than eight seconds and the actual message rotation process must be accomplished in three seconds or less; and
  - Brightness on an EMC sign shall not exceed 0.3 lumens above ambient light.
11. **Definitions.** The definition of off-premise advertising as used in this Section 22-11-47 shall be the same as the definition of off-premise sign in Section 14-3-2. The definition of on-premise advertising shall be the same as the definition of on-premise sign in Section 14-3-2. The definitions contained in Section 14-3-2 for the following terms shall apply to such terms as used in this Section 22-11-47:
- Abandoned sign
  - Canopy sign
  - Clear vision area
  - Flag pole sign
  - Interior sign
  - Portable sign
  - Roof sign
  - Signs
  - Sign face
  - Window sign
12. **Additional Provisions.** The provisions of Sections 14-1-5 (Interpretation), 14-1-6 (Appeals), 14-1-7 (Penalties), 14-2-1 (Permits), 14-2-2 (Maintenance), 14-2-5 (Prohibited Sign Locations), 14-2-7 (Abandoned Signs) and 14-2-8 (Unsafe or Dangerous Signs) shall apply to signs in the PD-34 zone. In addition, the regulations contained in CHAPTER 14 pertaining to canopy signs, flag pole signs and portable signs shall apply to the PD-34 zone.

(Ord. No. O-2013-0033, Enacted 12/11/2013)

- L. **Occupancy of Residential Units.** Notwithstanding any other provision in the Orem City Code to the contrary, a residential unit in the PD-34 zone may be occupied by one single family as defined in Section 22-2-2 or by up to, but no more than two persons per bedroom.

(Ord. No. O-2013-0033, Enacted 12/11/2013)

- M. **Home Occupations.** Because of the mixed-use nature of the PD-34 zone and because none of the residential units in the PD-34 zone will be directly accessed by public streets, the provisions of Orem City Code Section 22-14-15 (as amended) pertaining to home occupations, shall not apply to the PD-34 zone. However, any person or entity that operates a business from a residential unit in the PD-34 zone shall be required to obtain a business license in accordance with CHAPTER 12 of the Orem City Code.

(Ord. No. O-2013-0033, Enacted 12/11/2013)

- N. **Parking. Parking shall be provided and maintained as required below.** The provisions of Article 22-15 of the City Code shall not apply to the PD-34 zone except as otherwise provided herein. The parking standards set



forth below are less than normally required because development in the PD-34 zone will consist of a mix of uses with shared parking.

1. **Parking Standard.** The following standards are the minimum amount of parking that is required in the PD-34 zone:
  - a. **Retail space.** Three and six tenths (3.6) parking stalls shall be provided for every one thousand (1000) square feet of gross leaseable area (as defined in Section 22-15-2) of retail space.
  - b. **Office and other nonretail commercial space.** Two and four tenths (2.4) parking stalls shall be provided for every one thousand (1000) square feet of gross leaseable floor area of office space and other nonretail commercial space.
  - c. **Residential.** One and forty-nine hundredths (1.49) parking stalls shall be provided for each residential dwelling unit.
  - d. **Hotels and Houses of Worship.** Notwithstanding anything herein to the contrary, one stall per room shall be required for hotels and one stall shall be required for every four fixed seats for a house of worship (churches, synagogues, mosques, etc.).
  - e. **Senior Independent Living Facility.** One parking stall shall be provided per dwelling unit.
2. **Parking for Each Phase.** The parking requirements shall be met for each phase of construction.
3. **Paving.** All parking spaces, parking areas and driveways shall be paved with asphalt and/or concrete and shall be designed to allow for proper drainage.
4. **Parking Access.** No parking stall shall directly access a dedicated street, but shall access the street from a drive aisle.
5. **Parking Design Standards.** The parking design standards set forth in subsection 22-15-3(E) of the Orem City Code shall apply to the PD-34 zone.
6. **Pedestrian Access.** At least one pedestrian pathway extending from the public right-of-way across any required landscaping to the parking lot or sidewalk shall be installed for every six hundred feet of street frontage and from any mass transit stop.
7. **Bicycle Parking.** At least thirty (30) bicycle parking stalls shall be provided for the main (largest) building in the PD-34 zone. For all other buildings, bicycle parking stalls shall be provided with each site plan at a rate of at least two percent (2%) of the number of required automobile parking spaces required. However, the number of bicycle parking spaces required shall not be less than three (3) or more than ten (10) spaces per building (other than the main building). The Director of Development Services may reduce or waive the bicycle parking requirement for developments that, in the opinion of the Director of Development Services, are not likely to attract bicycle traffic because of the nature, location or other circumstances associated with the development. Developments that are not likely to attract bicycle traffic include, but are not limited to, a car wash and personal storage units.
8. **Bicycle Parking Facilities.** Bicycle facilities, including either lockers or racks, shall be provided in all areas in which required bicycle parking spaces are provided. Required bicycle facilities shall:
  - a. Provide for storage and locking of bicycles, either in lockers, medium-security racks or equivalent facilities in which the user may lock both the bicycle frame and the wheels;
  - b. Be located on a raised island no less than six inches (6") in height, or within an area sufficiently protected from vehicular traffic;
  - c. Be designed so as not to cause damage to the bicycle;
  - d. Facilitate easy locking without interference from or to adjacent bicycles;



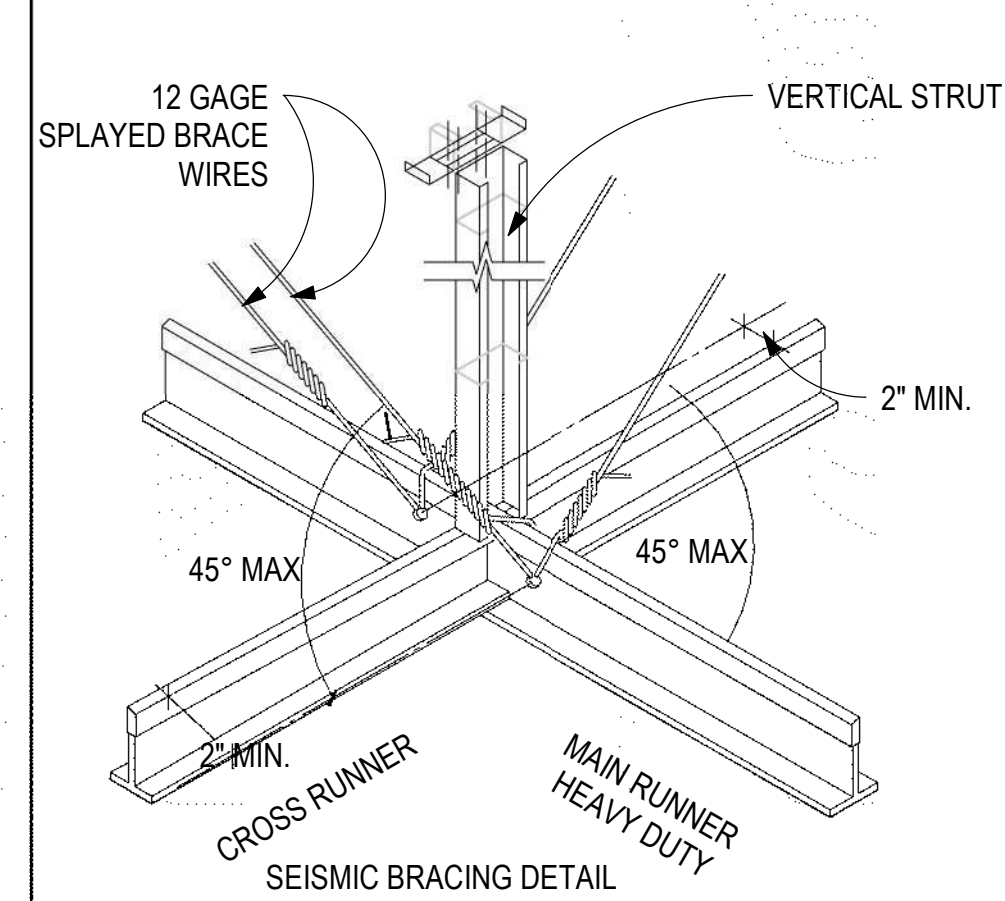
- e. Consist of racks or lockers anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws;
  - f. Be consistent with their environment in color and design and be incorporated whenever possible into building or street furniture design; and
  - g. Be located in convenient, highly visible, active, well-lighted areas, but not interfere with pedestrian movements.
9. **Aesthetic Enhancement of Parking Structures.** In order to improve the aesthetic appearance of parking structures that are most visible from public streets, the side of any parking structure that faces a public street shall be enhanced by using one or more of the following techniques or practices: building liners, screen signs, artistic facades, trees and landscaping, and other methods illustrated in [Appendix BB](#).

(Ord. No. O-2013-0033, Enacted 12/11/2013)

- O. **Occupancy of Residential Units.** Because the PD-34 zone contains a mix of uses with commercial and residential uses located in proximity to each other, it is expected that individuals who choose to live in the PD-34 zone will have a higher tolerance for the noises, sights, and smells that are traditionally associated with commercial uses than individuals who live in traditional residential zones. Therefore, notwithstanding any other provision in City ordinances to the contrary, any noise, sight or smell that is clearly incidental to and customarily associated with a permitted use in the PD-34 zone (including but not limited to noise emanating from the operation of refrigerated truck units at any time of day or night) shall not be considered a violation of the City's disturbing the peace ordinance (Section [9-2-9](#)) or a violation of the City's nuisance ordinances ([Article 11-1](#)) as they may affect residents who live in the PD-34 zone. However, nothing herein shall be construed to affect the applicability of the City's disturbing the peace ordinance or nuisance ordinances as to noises, sights and smells emanating from the PD-34 zone that affect individuals who do not live within the PD-34 zone.

(Ord. No. O-2014-0043, Enacted 12/09/2014)

Effective on: 5/14/2019



**D3 SUSPENDED CEILING DETAIL**  
1/2" = 1'-0"

**LATERAL FORCE BRACING**

- LATERAL FORCE BRACING IS THE USE OF VERTICAL STRUTS (COMPRESSION POSTS) AND SPLAY WIRES.
- LATERAL FORCE BRACING IS REQUIRED FOR CEILINGS OVER 1,000 SQUARE FEET AND NOT REQUIRED FOR CEILINGS LESS THAN 1,000 SQUARE FEET PROVIDED THEY ARE SURROUNDED BY FOUR WALLS AND BRACED TO STRUCTURE.
- LATERAL FORCE BRACING AND VERTICAL STRUT SHALL BE 1/2" O.C. (MAX) AND BEGIN NO FARTHER THAN 6 FEET FROM WALLS.
- SPLAY WIRES ARE TO BE FOUR 12 GAGE WIRES ATTACHED TO THE MAIN BEAM. WIRES ARE ARRANGED 90° FROM EACH OTHER AND AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING.
- SPLAY WIRES ARE TO BE WITHIN 2" OF THE CONNECTION OF THE VERTICAL STRUT TO SUSPENDED CEILING.
- RIGID BRACING MAY BE USED IN LIEU OF SPLAY WIRES
- CEILING WITH PLENUMS LESS THAN 12" TO STRUCTURE ARE NOT REQUIRED TO HAVE LATERAL FORCE BRACING.
- VERTICAL STRUTS MUST BE POSITIVELY ATTACHED TO THE SUSPENSION SYSTEM AND THE STRUCTURE ABOVE.
- THE VERTICAL STRUT MAY BE EMT CONDUIT, METAL STUDS OR A PROPRIETARY COMPRESSION POST.

**MAXIMUM RECOMMENDED LENGTHS FOR VERTICAL STRUTS**

**EMT CONDUIT**

1/2" EMT CONDUIT	UP TO 6'-0"
3/4" EMT CONDUIT	UP TO 8'-6"
1" EMT CONDUIT	UP TO 10'-0"

**1 METAL STUD**

1 5/8" METAL STUD (25 GAGE)	UP TO 6'-2"
2 1/2" METAL STUD (25 GAGE)	UP TO 10'-6"

**KEYED NOTES**

03.02 4" CONCRETE FLOOR SLAB (UNHEATED SPACES) OVER A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2-INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. (R506.2.2 BASE)

03.12 CONCRETE TRASH ENCLOSURE CURB WALL - 6" THICK x 42" TALL (12" ABOVE GRADE, 30" BELOW GRADE) WITH #4 BARS BOTH WAYS @ 16" O.C.

03.13 ENCASE TRASH ENCLOSURE STEEL SCREEN WALL SUPPORTS IN CONCRETE - 20" DIAMETER BY 36" DEEP

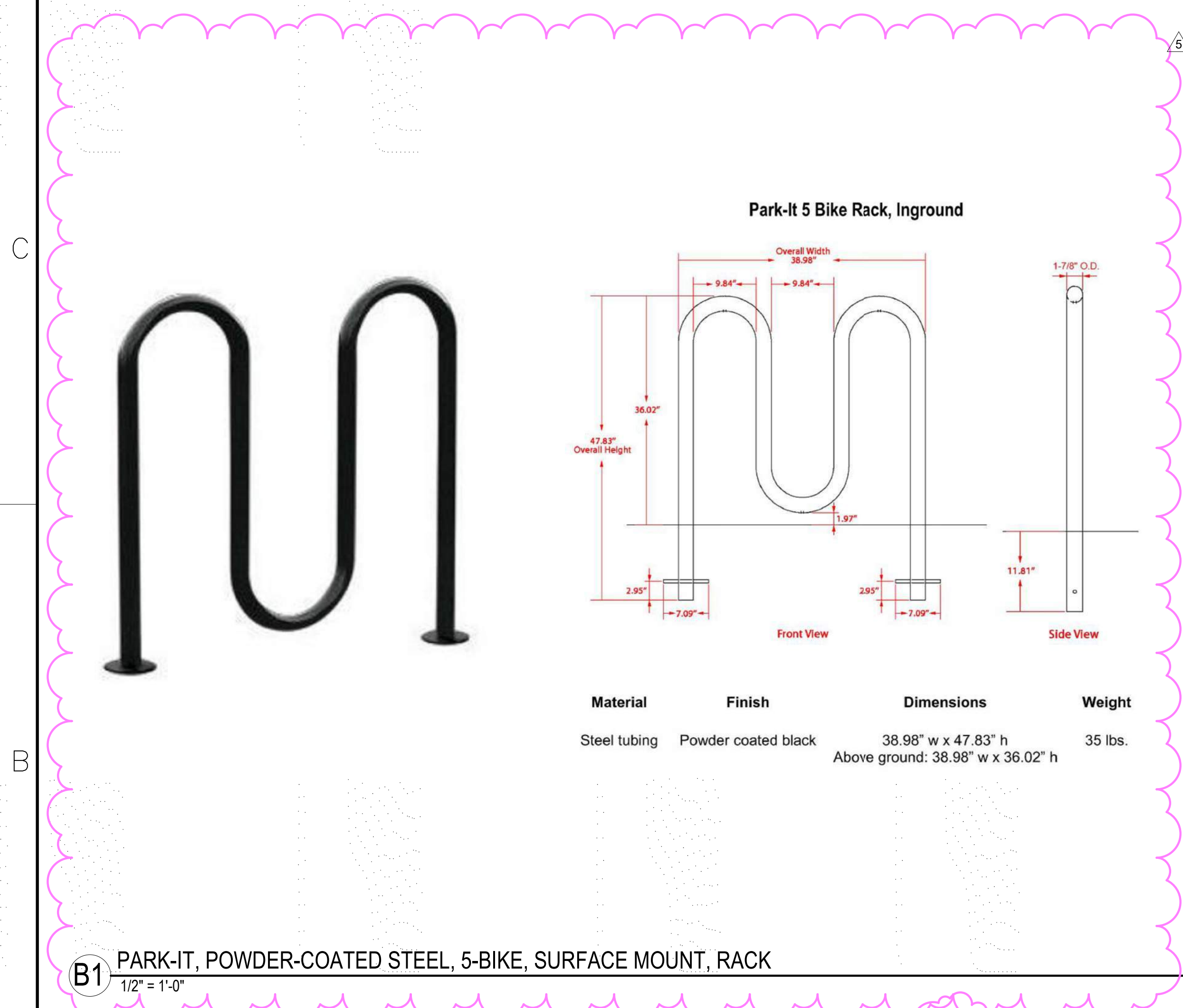
03.14 SLOPE TRASH ENCLOSURE PAD TO THE REAR OF THE ENCLOSURE, PROVIDE NOTCH IN CURB WALL SO THAT TRASH ENCLOSURE PAD SURFACE DRAINS TO LANDSCAPING BEHIND THE TRASH ENCLOSURE

05.11 NEW W6 x 25, STEEL, WIDE-FLANGE TRASH ENCLOSURE SCREEN WALL SUPPORTS x 129" TALL (99" ABOVE GRADE, 30" BELOW GRADE), POWDER COATED TO MATCH MBCI "COAL BLACK", TYPICAL OF 6

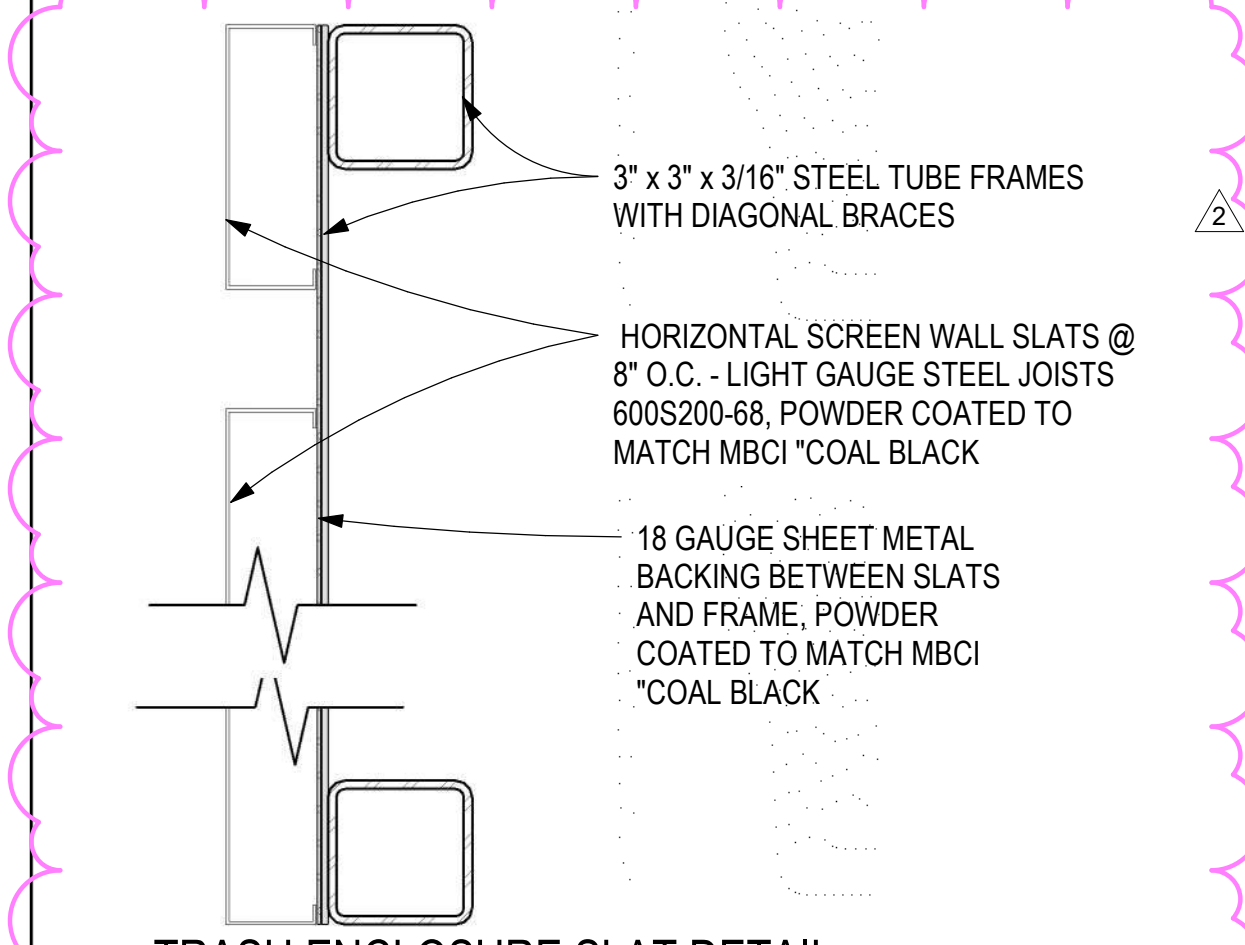
05.12 TRASH ENCLOSURE GATE (PAIR OF GATES) - 3' x 3' x 3/16" STEEL TUBE FRAMES WITH DIAGONAL BRACES (SHOW DASHED ON TRASH ENCLOSURE - NORTH ELEVATION) WITH HEAVY DUTY HINGES AND LATCH, POWDER COATED TO MATCH MBCI "COAL BLACK, WITH HORIZONTAL SCREEN WALL SLATS @ 8" O.C. - LIGHT GAUGE STEEL JOISTS 600S200-68, POWDER COATED TO MATCH MBCI "COAL BLACK

07.20 HORIZONTAL SCREEN WALL SLATS @ 8" O.C. - LIGHT GAUGE STEEL JOISTS 600S200-68, POWDER COATED TO MATCH MBCI "COAL BLACK

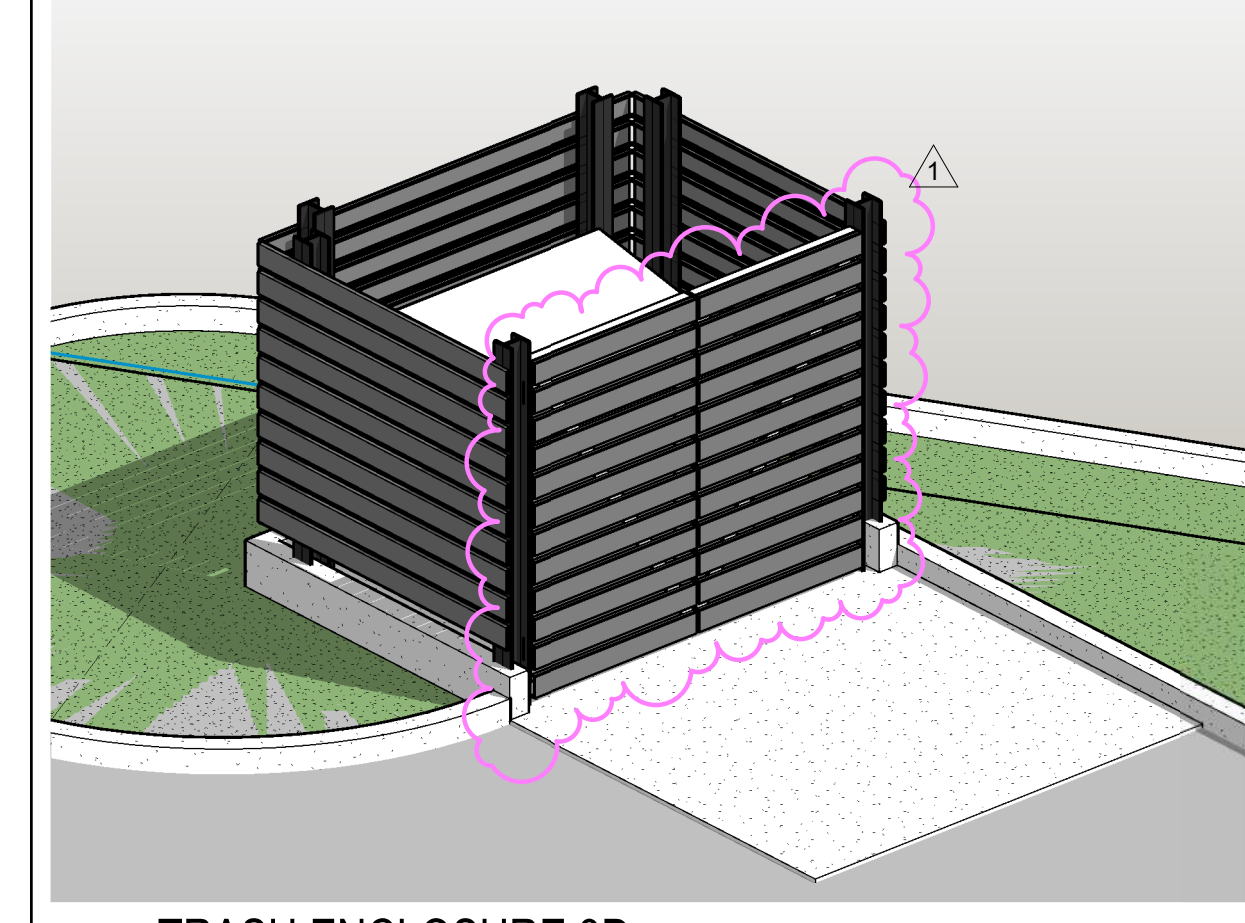
32.03 NEW CONCRETE CURB, SEE CIVIL DRAWINGS



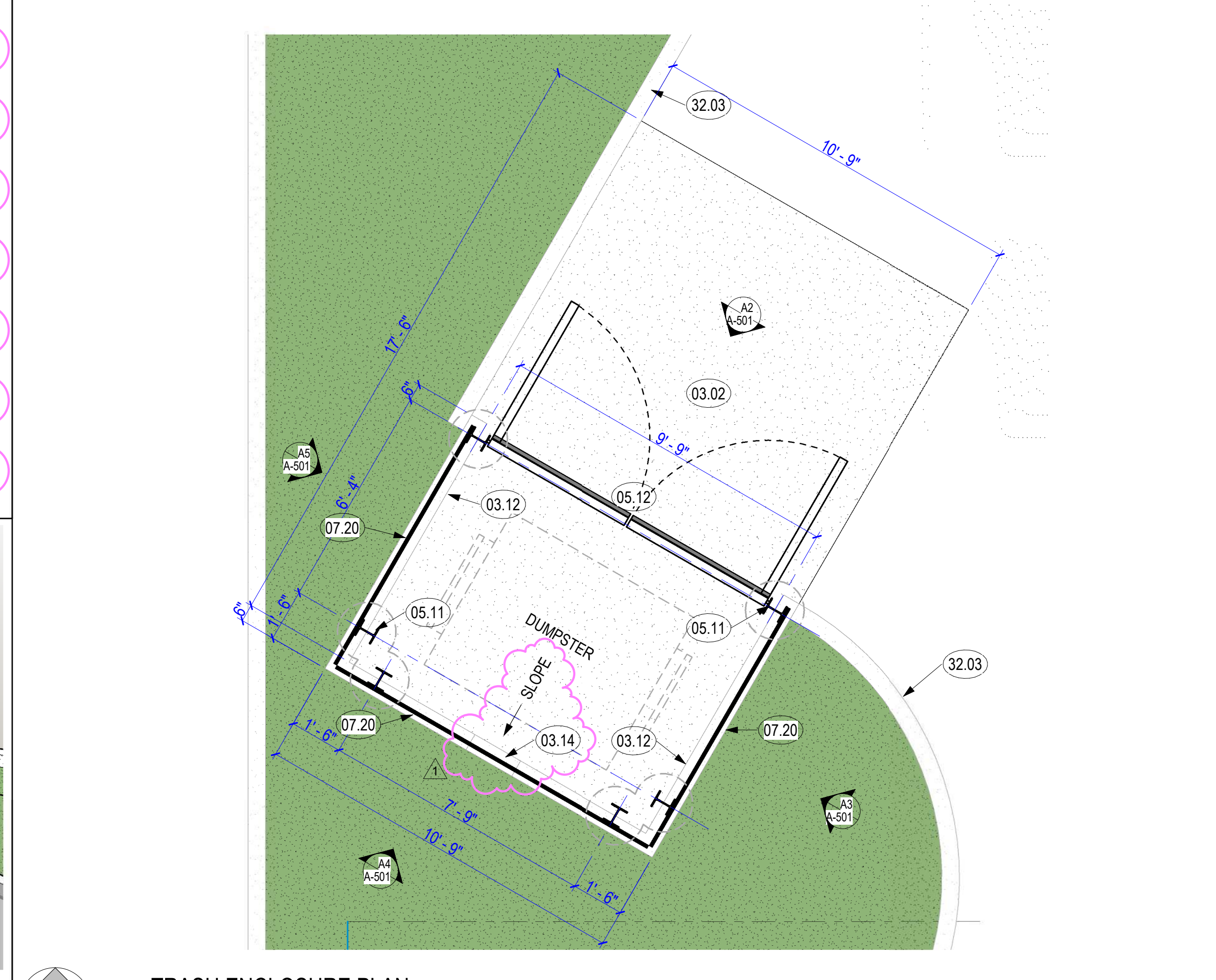
**B1 PARK-IT, POWDER-COATED STEEL, 5-BIKE, SURFACE MOUNT, RACK**  
1/2" = 1'-0"



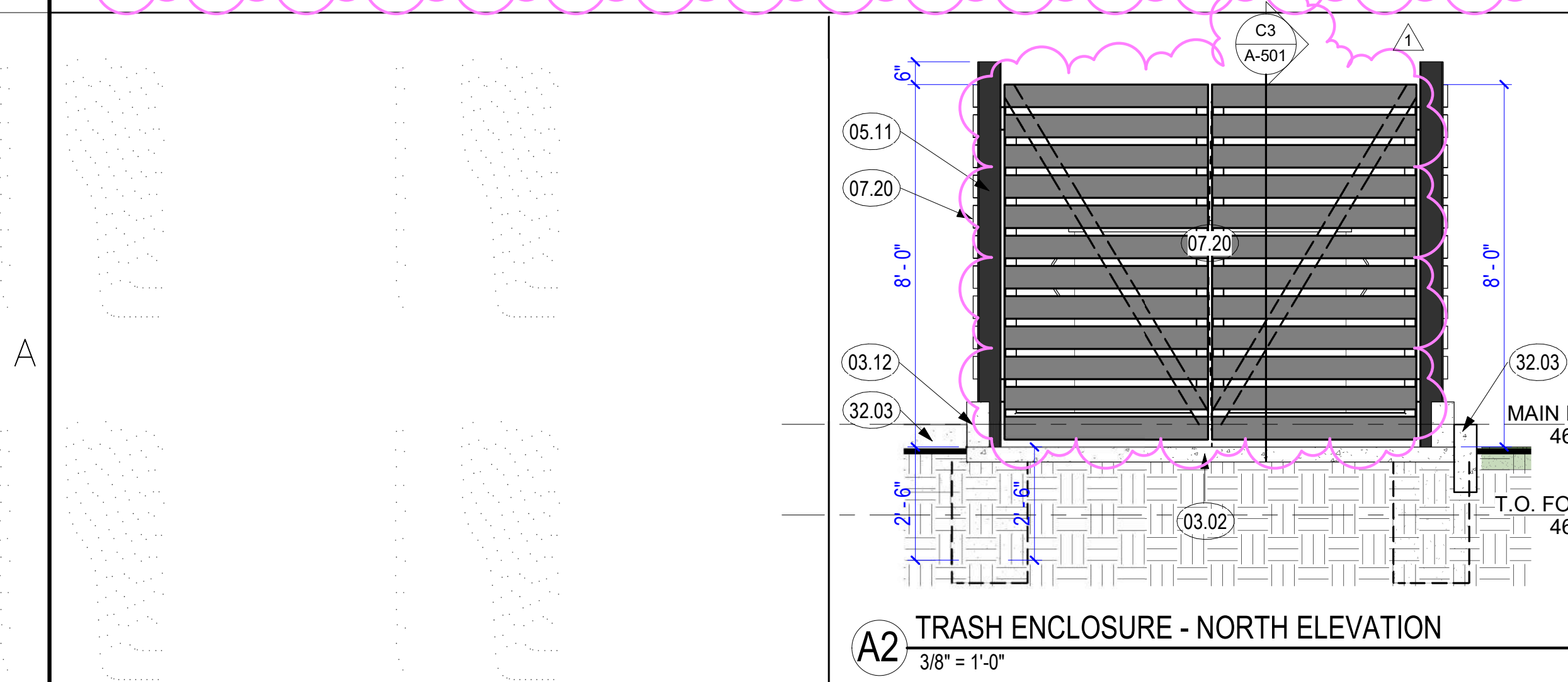
**C3 TRASH ENCLOSURE SLAT DETAIL**  
3" = 1'-0"



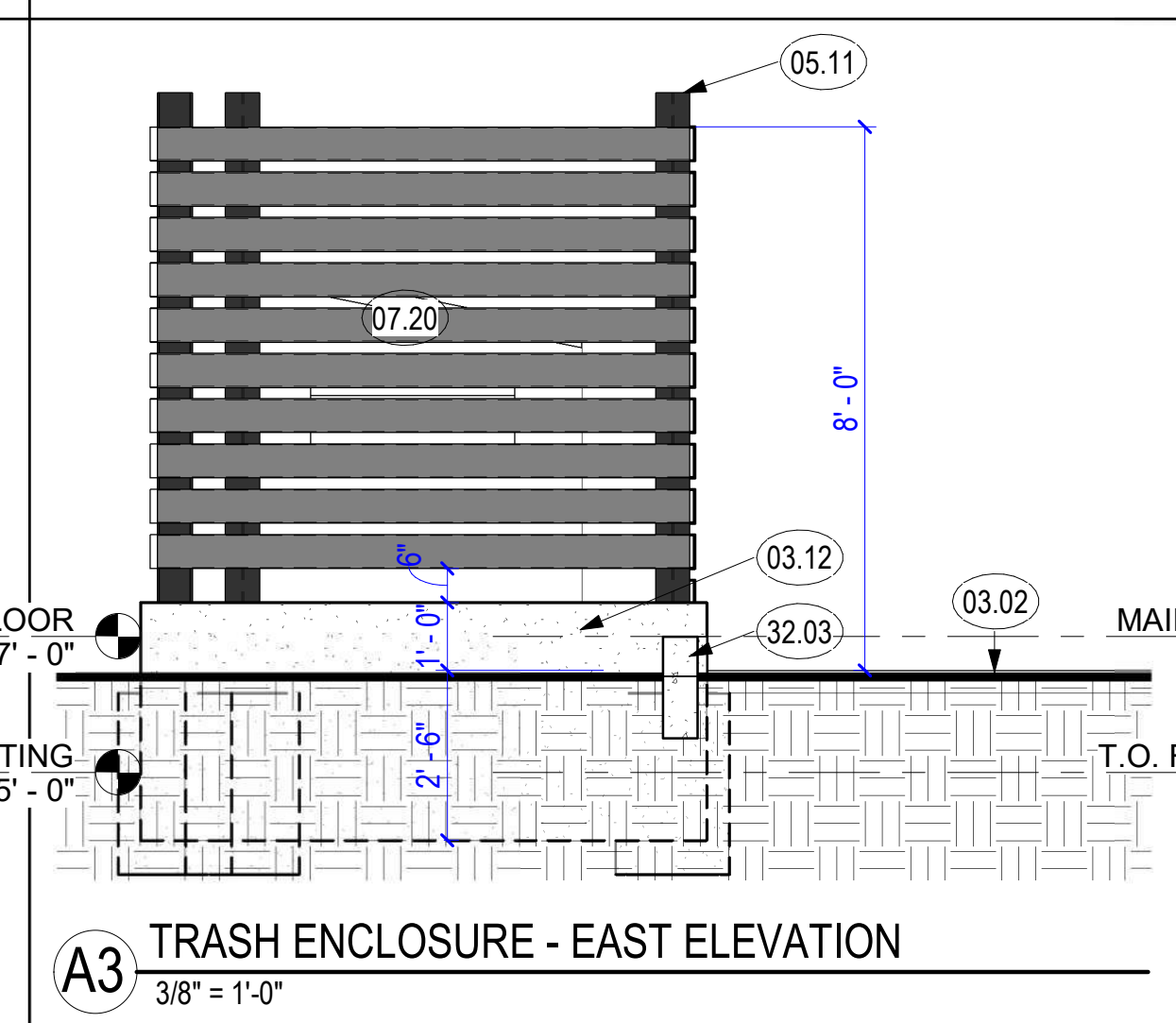
**B3 TRASH ENCLOSURE 3D**



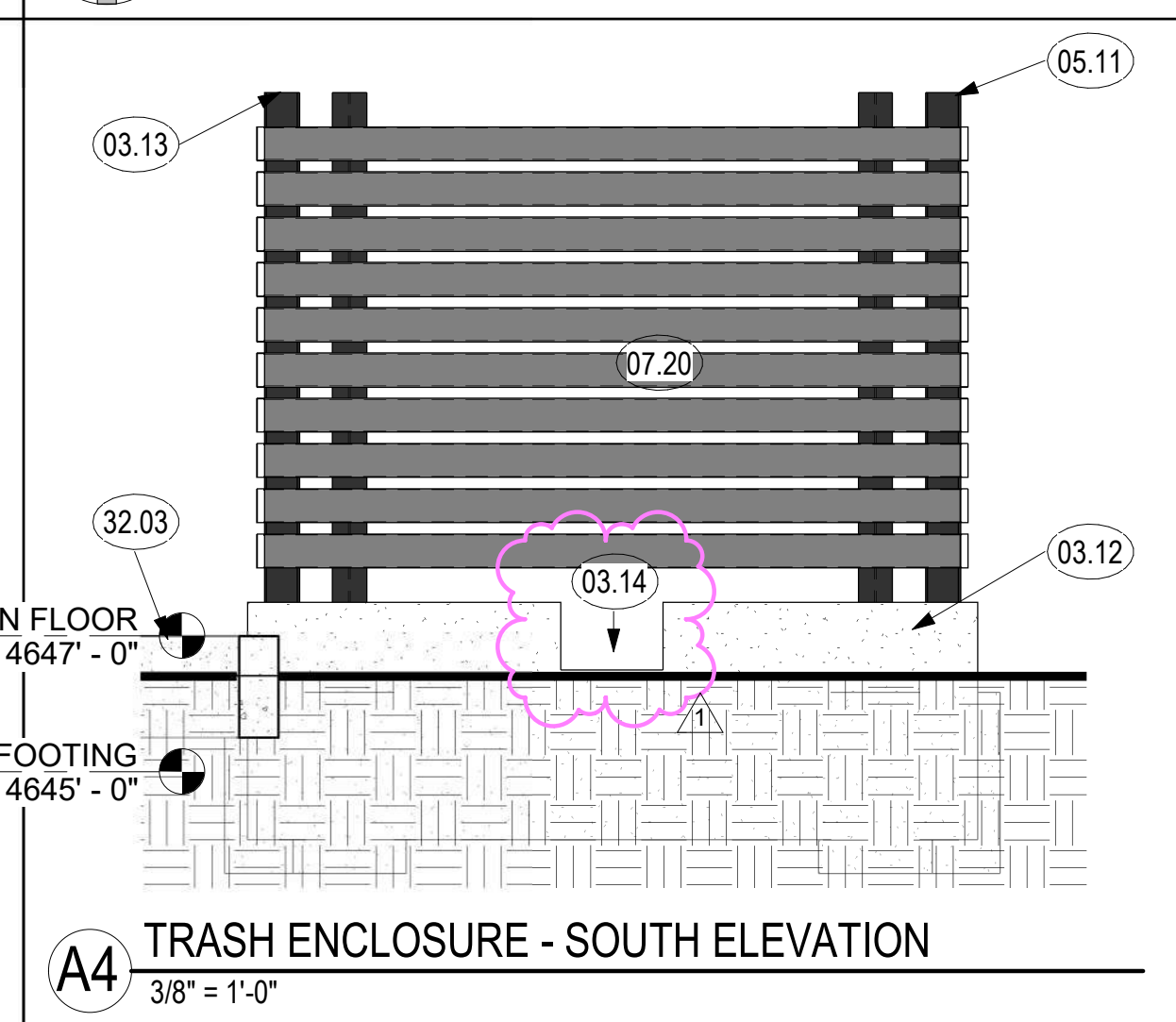
**B4 TRASH ENCLOSURE PLAN**  
3/8" = 1'-0"



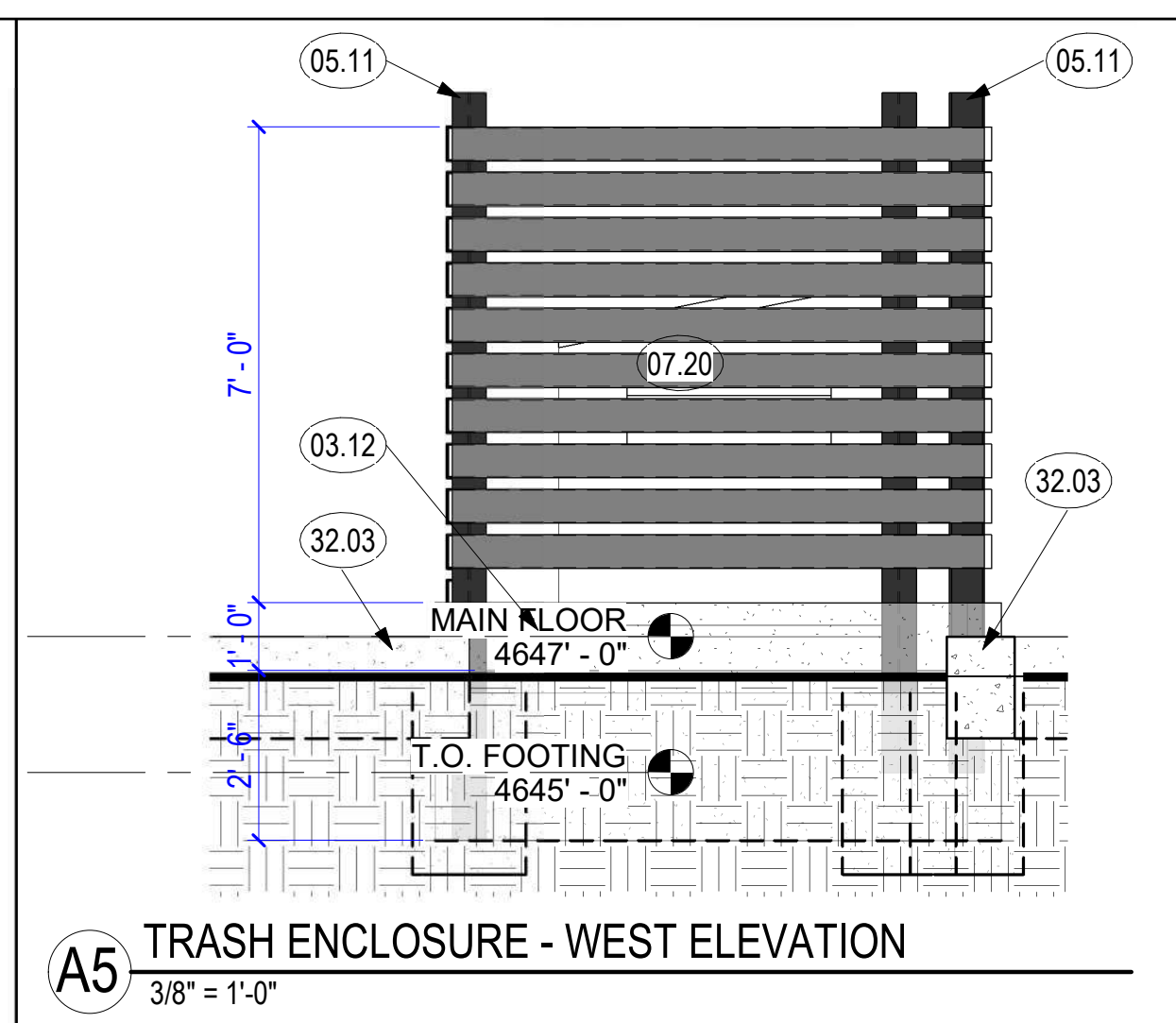
**A2 TRASH ENCLOSURE - NORTH ELEVATION**  
3/8" = 1'-0"



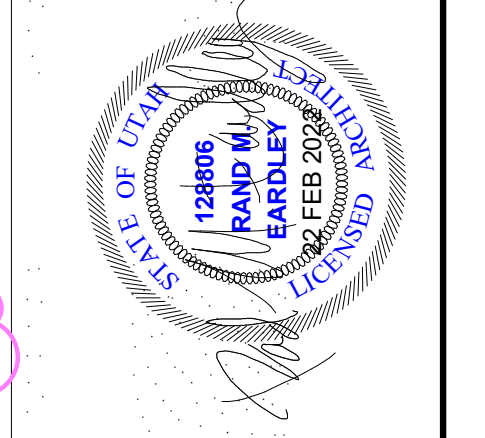
**A3 TRASH ENCLOSURE - EAST ELEVATION**  
3/8" = 1'-0"



**A4 TRASH ENCLOSURE - SOUTH ELEVATION**  
3/8" = 1'-0"



**A5 TRASH ENCLOSURE - WEST ELEVATION**  
3/8" = 1'-0"



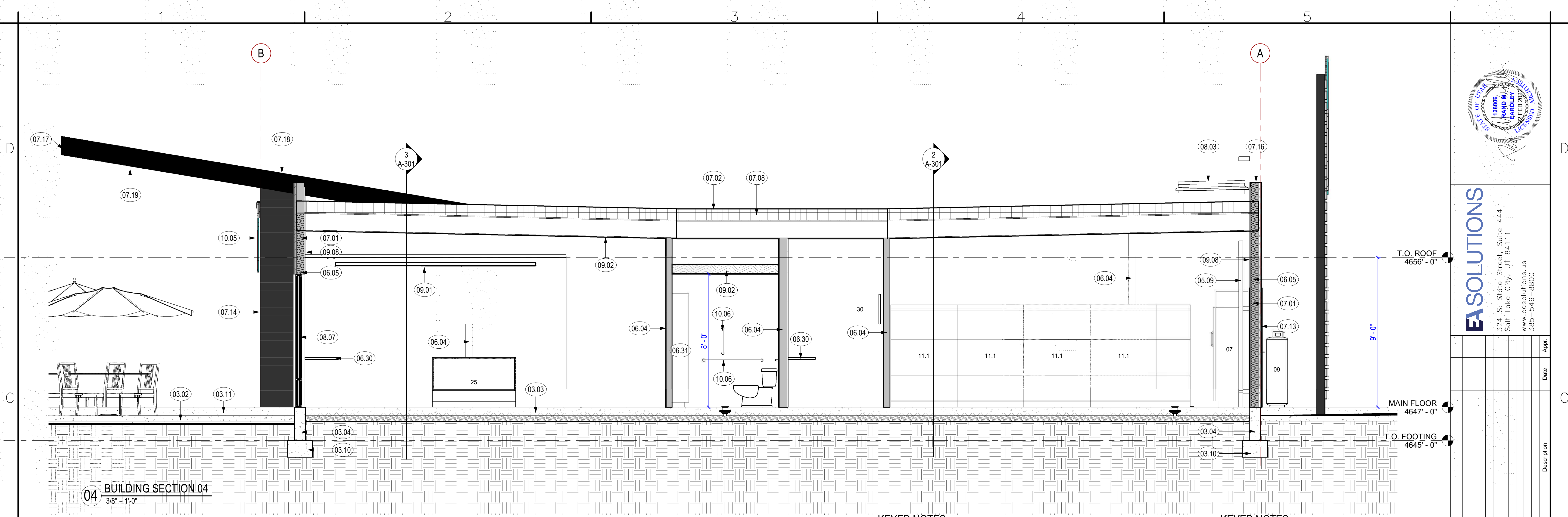
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Rev.	Description	Date	Appr.
1	TRASH ENCLOSURE PLANS AND DETAILS	02/23/2022	
2	MODIFICATIONS TO TRASH ENCLOSURE	03/16/2022	
5	BIKE RACK ADDED	03/16/2022	

Designed by:	Submitted:	REV:	5
Designer:	22 FEB 2022	File:	
Drawn by:		Scale:	As indicated
Author:		Project Number:	
Reviewed by:		Project Number:	
Checker:		Project Number:	
Submitted by:		Project Number:	
Approver:		Project Number:	

**QUENCH-IT**  
**UNIVERSITY MALL - PLAT A, LOT 203**  
**OREM, UTAH**  
**ARCHITECTURAL & TRASH ENCLOSURE DETAILS**

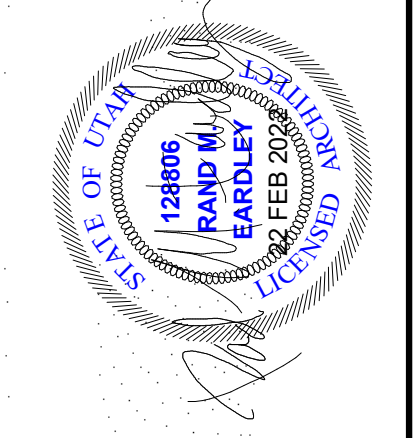
SHEET NUMBER  
**A-501**



**04 BUILDING SECTION 04**  
3/8" = 1'-0"

**KEYED NOTES**

- 03.02 4" CONCRETE FLOOR SLAB (UNHEATED SPACES) OVER A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2-INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. (R506.2.2 BASE)
- 03.03 4" CONCRETE FLOOR SLAB (INTERIOR, CONDITIONED SPACES) OVER 2" RIGID INSULATION A 6-MIL (0.006 INCH; 152 μM) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS (R506.2.3) OVER A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2-INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. (R506.2.2 BASE)
- 03.04 8" CONCRETE FOUNDATION WALL WITH (3) #4 BARS HORIZONTAL - TOP, MIDDLE AND BOTTOM OF WALL (R404.1.2.2 AND TABLE R404.1.2(3)), TOP OF WALL 6" ABOVE GRADE MINIMUM
- 03.10 CONCRETE FOOTING, SEE FOOTING SCHEDULE. NOTE: ASSURE ALL FOOTINGS ARE ESTABLISHED ON UN-DISTURBED NATIVE SOIL CONDITIONS
- 03.11 CONCRETE RAMP 1/12 SLOPE MAXIMUM
- 05.09 ROOF ACCESS LADDER
- 06.04 2 x 4 STUD WALL @ 16" O.C.
- 06.05 2 x 6 STUD WALL @ 16" O.C.
- 06.30 COUNTERTOP - BASE BID = FORMICA, ALTERNATE No. 1 = QUARTZ, ALTERNATE No. 2 = STAINLESS STEEL
- 06.31 BUILT IN CABINET
- 07.01 BATT WALL INSULATION, R-19 IN 2 x 6 WALLS
- 07.02 CONTINUOUS R-50 RIGID ROOF INSULATION ON TOP ROOF SHEATHING
- 07.08 60 MIL. REINFORCED EPDM ROOF MEMBRANE (CLASS C), COLOR = WHITE
- 07.13 VERTICAL CORRUGATED METAL SIDING - MBCI ShadowRib™ "SNOW WHITE" OVER "TYVEK" BUILDING WRAP OR EQUIVALENT
- 07.14 HORIZONTAL CORRUGATED METAL SIDING - MBCI MasterLine 16® "COAL BLACK" OVER "TYVEK" BUILDING WRAP OR EQUIVALENT
- 07.16 SHEETMETAL PARAPET CAP, MBCI "COAL BLACK"
- 07.17 SHEETMETAL FASCIA, MBCI "COAL BLACK"
- 07.18 STANDING SEAM METAL ROOFING, MBCI "COAL BLACK" OVER 30lb ROOFING FELTS
- 07.19 SHEETMETAL SOFFIT, MBCI FW-120 PANELS, MBCI "COAL BLACK"
- 08.03 ROOF HATCH
- 08.07 STOREFRONT SYSTEM, SEE ELEVATIONS'
- 09.01 2' x 2' SUSPENDED, ACOUSTICAL CEILING CLOUD - ARMSTRONG KITCHEN ZONE™ SQUARE LAY-IN, SMOOTH TEXTURE, SEE DETAIL ON SHEET A-501
- 09.02 5/8" PAINTED, GYPSUM BOARD CEILING ATTACHED TO UNDERSIDE OF ROOF FRAMING
- 09.08 5/8" GYPSUM BOARD
- 10.05 GUENCH IT LOGO SIGN
- 10.06 GRAB BARS - GRAB BARS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1 1/4 INCH MINIMUM TO 2 INCHES MAXIMUM; THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES; THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12 INCHES MINIMUM; GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE; GRAB BARS, AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS, SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS; EDGES SHALL BE ROUNDED; GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS; GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE LOCATIONS SPECIFIED IN THIS STANDARD AND DOES NOT OBSTRUCT THE CLEAR FLOOR SPACE. HORIZONTAL AND VERTICAL GRAB BARS SHALL BE PERMITTED TO BE SEPARATE BARS, A SINGLE PIECE BAR, OR COMBINATION THEREOF; ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE, OR SUP-PORTING STRUCTURE; PROVIDE BLOCKING IN WALL FRAMING AS REQUIRED.
- 23.01 ROOF TOP AIR HANDLER, SEE MECHANICAL DRAWINGS



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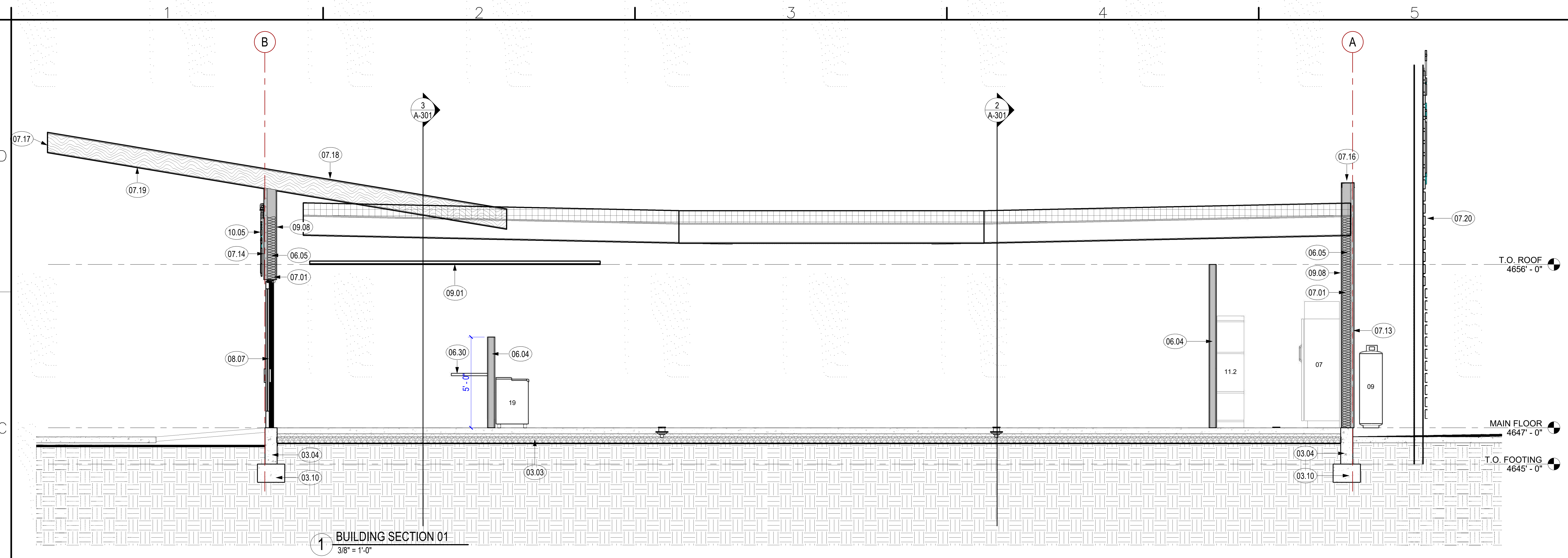
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 Designer: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Author: \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_  
 Checker: \_\_\_\_\_  
 Submitted by: \_\_\_\_\_  
 Approver: \_\_\_\_\_

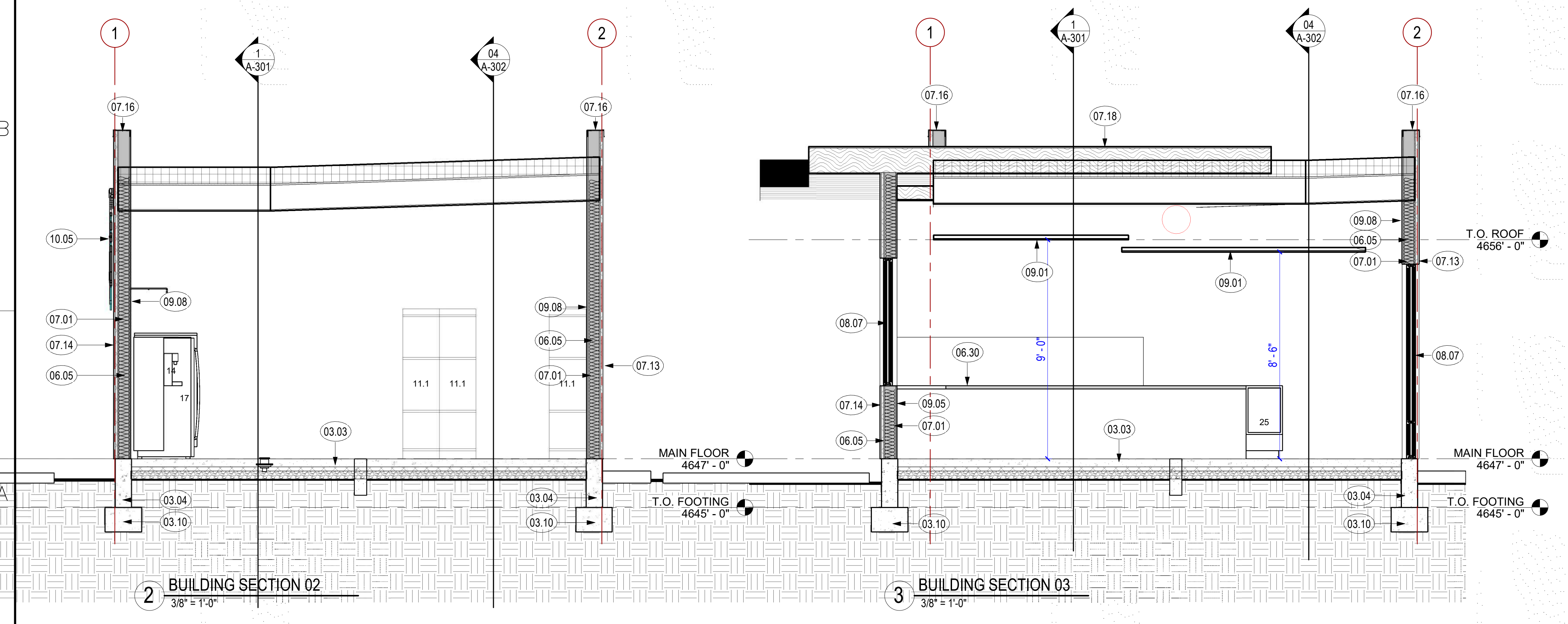
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 Submitted: 22 FEB 2022  
 File: \_\_\_\_\_  
 Scale: 3/8" = 1'-0"  
 Project Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_

QUENCH-IT  
UNIVERSITY MALL - PLAT A, LOT 203  
OREM, UTAH  
BUILDING & WALL SECTIONS

SHEET NUMBER  
**A-302**



**1** BUILDING SECTION 01  
3/8" = 1'-0"

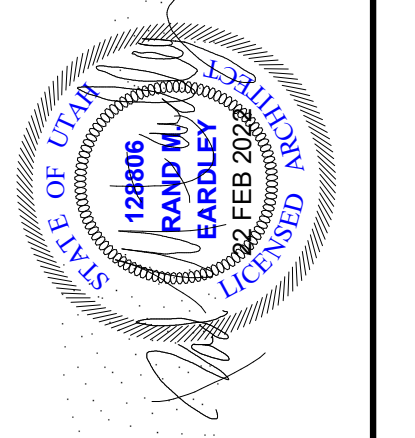
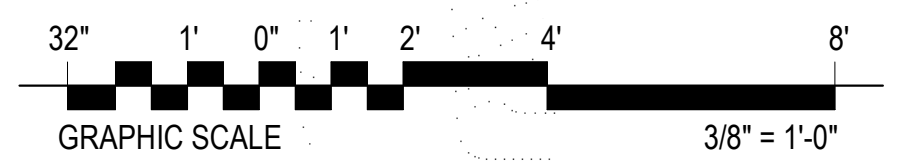


**2** BUILDING SECTION 02  
3/8" = 1'-0"

**3** BUILDING SECTION 03  
3/8" = 1'-0"

**KEYED NOTES**

- 03.03 4" CONCRETE FLOOR SLAB (INTERIOR, CONDITIONED SPACES) OVER 2" RIGID INSULATION A 6-MIL (0.006 INCH; 152 μM) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS (R506.2.3) OVER A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2-INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. (R506.2.2 BASE)
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- 06.04 2 x 4 STUD WALL @ 16" O.C.
- 06.05 2 x 6 STUD WALL @ 16" O.C.
- 06.30 COUNTERTOP - BASE BID = FORMICA, ALTERNATE No. 1 = QUARTZ, ALTERNATE No. 2 = STAINLESS STEEL
- 07.01 BATT WALL INSULATION, R-19 IN 2 x 6 WALLS
- 07.13 METAL WALL PANEL - MBCI "CF ARCHITECTURAL - HORIZONTAL" OR APPROVED EQUIVALENT, PANEL SIZE = 24" VERTICAL x 48" HORIZONTAL x 2" THICK WITH 1/2" REVEALS, COLOR = MBCI "SOLAR WHITE", INSTALL OVER "TYVEK" OR EQUIVALENT, SEE KEYED NOTE 07.23
- 07.14 METAL WALL PANEL - MBCI "CF ARCHITECTURAL - HORIZONTAL" OR APPROVED EQUIVALENT, PANEL SIZE = 24" VERTICAL x 48" HORIZONTAL x 2" THICK WITH 1/2" REVEALS, COLOR = MBCI "COAL BLACK", INSTALL OVER "TYVEK" OR EQUIVALENT, SEE KEYED NOTE 07.23
- 07.16 SHEETMETAL PARAPET CAP, MBCI "COAL BLACK"
- 07.17 SHEETMETAL FASCIA, MBCI "COAL BLACK"
- 07.18 STANDING SEAM METAL ROOFING, MBCI "COAL BLACK" OVER 30lb ROOFING FELTS
- 07.19 SHEETMETAL SOFFIT, MBCI FW-120 PANELS, MBCI "COAL BLACK"
- 07.20 HORIZONTAL SCREEN WALL SLATS @ 8" O.C. - LIGHT GAUGE STEEL JOISTS 600S200-68, POWDER COATED TO MATCH MBCI "COAL BLACK"
- 08.07 STOREFRONT SYSTEM, SEE ELEVATIONS
- 09.01 2' x 2' SUSPENDED, ACOUSTICAL CEILING CLOUD - ARMSTRONG KITCHEN ZONE™ SQUARE LAY-IN, SMOOTH TEXTURE, SEE DETAIL ON SHEET A-501
- 09.05 5/8" PAINTED, GYPSUM BOARD CEILING ON 2 x 6 CEILING JOISTS
- 09.08 5/8" GYPSUM BOARD
- 10.05 GUENCH IT LOGO SIGN



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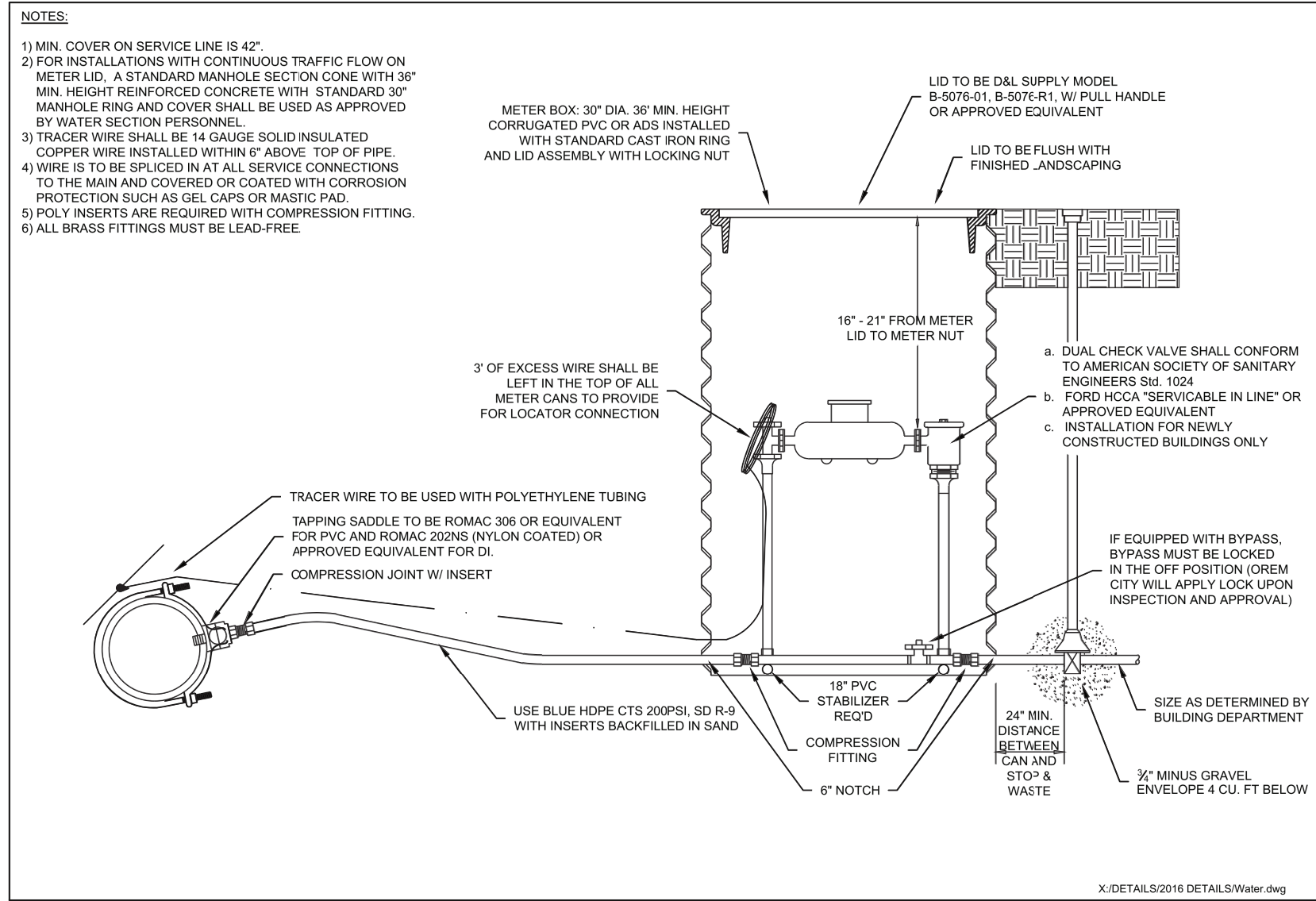
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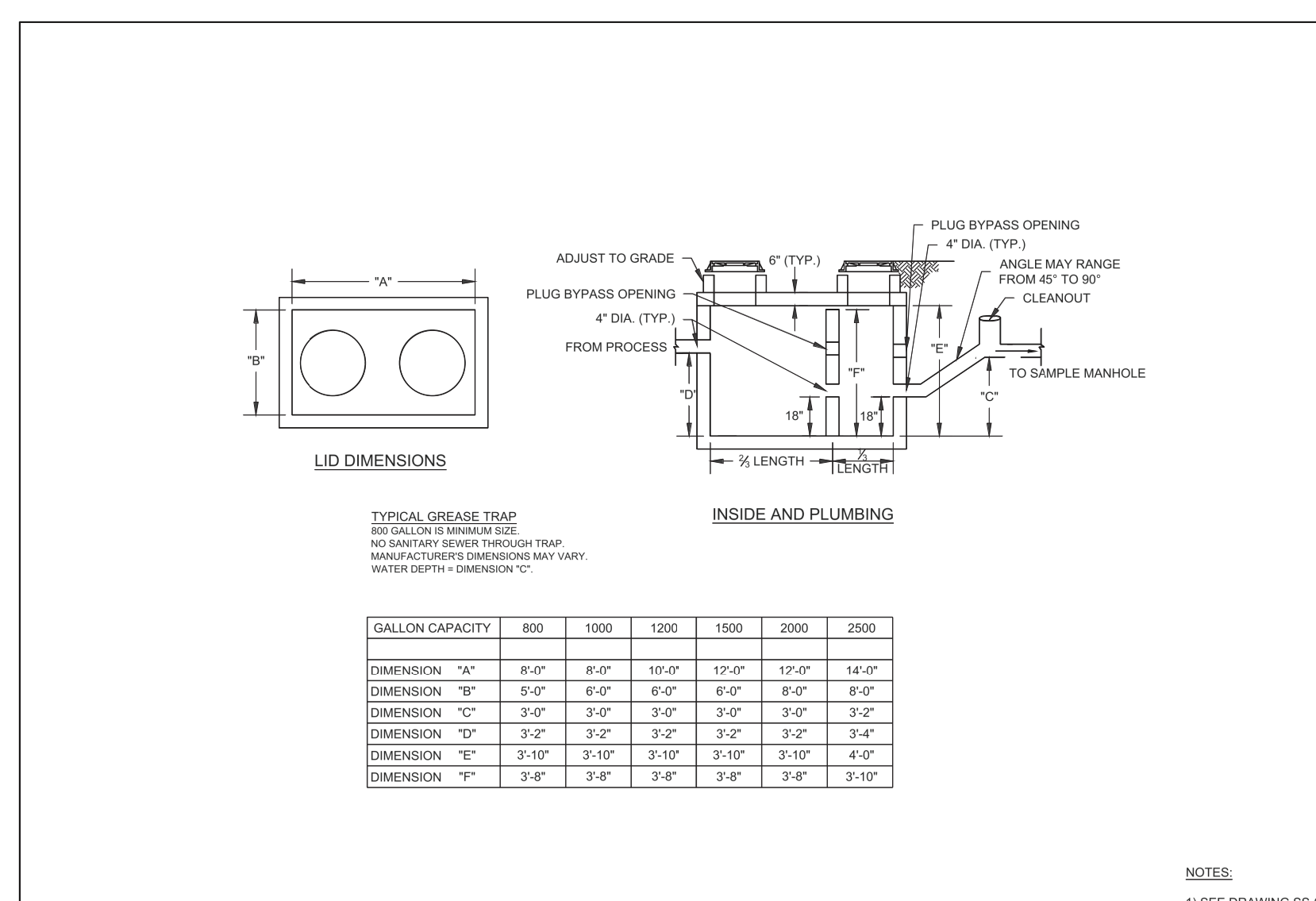
REV:	Submitted:	22 FEB 2022
Designed by:	Designer:	
Drawn by:	Author:	
Reviewed by:	Checker:	
Submitted by:	Approver:	

**QUENCH-IT**  
**UNIVERSITY MALL - PLAT A, LOT 203**  
**OREM, UTAH**  
**BUILDING SECTIONS**

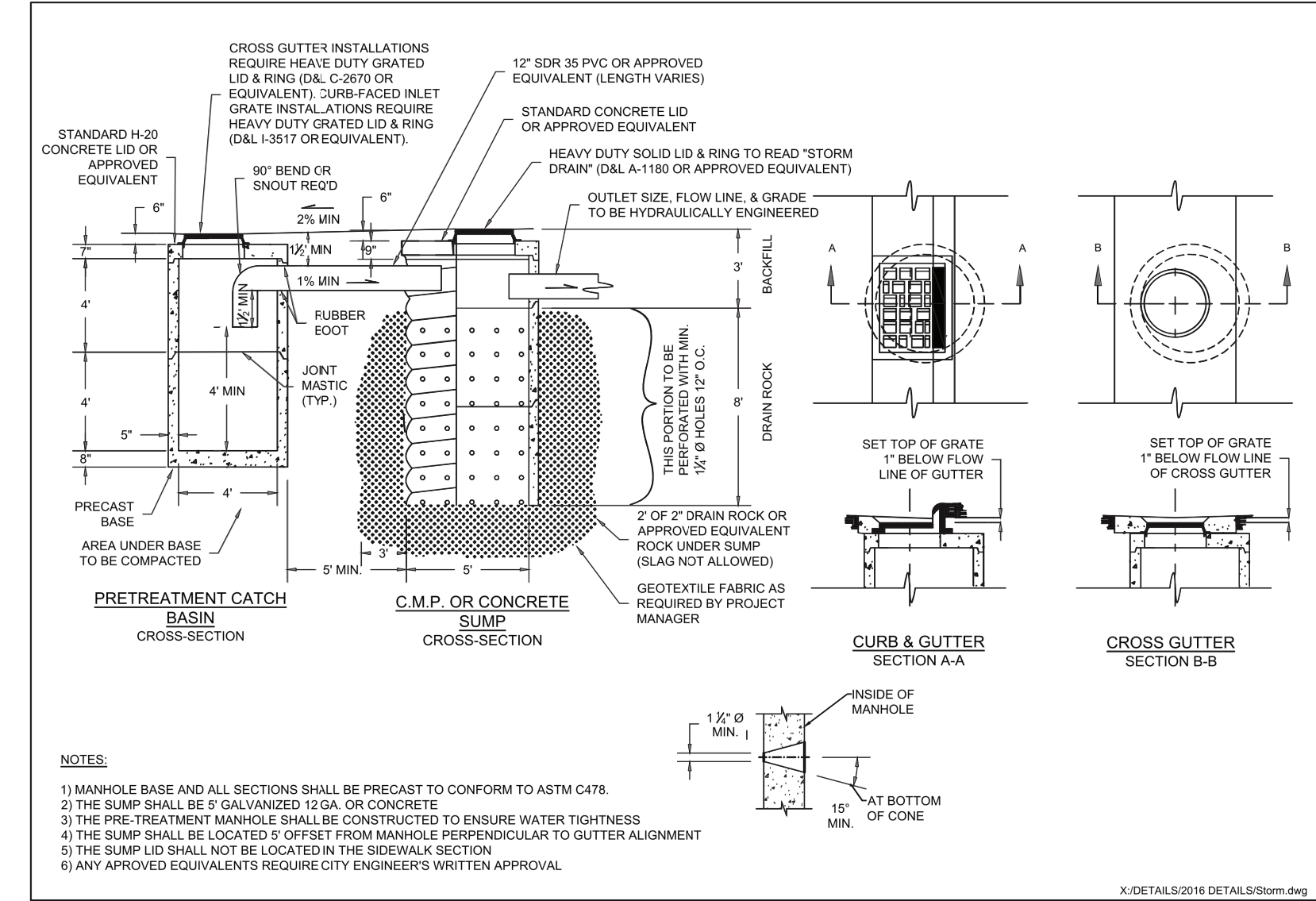
SHEET NUMBER  
**A-301**



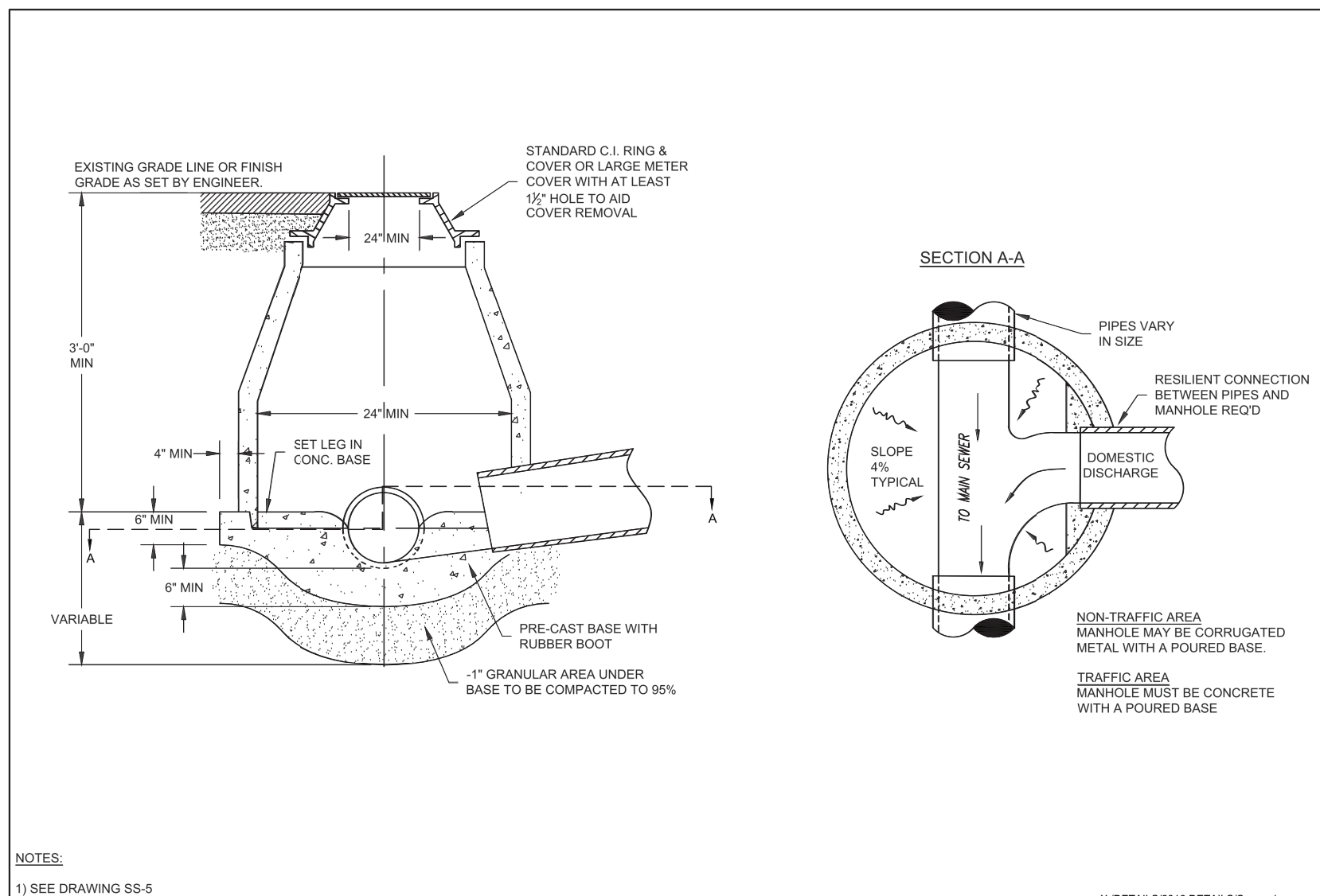
CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY OF OREM 1.5" & 2" SERVICE LINE INSTALLATION REV. 10/2017 W-21



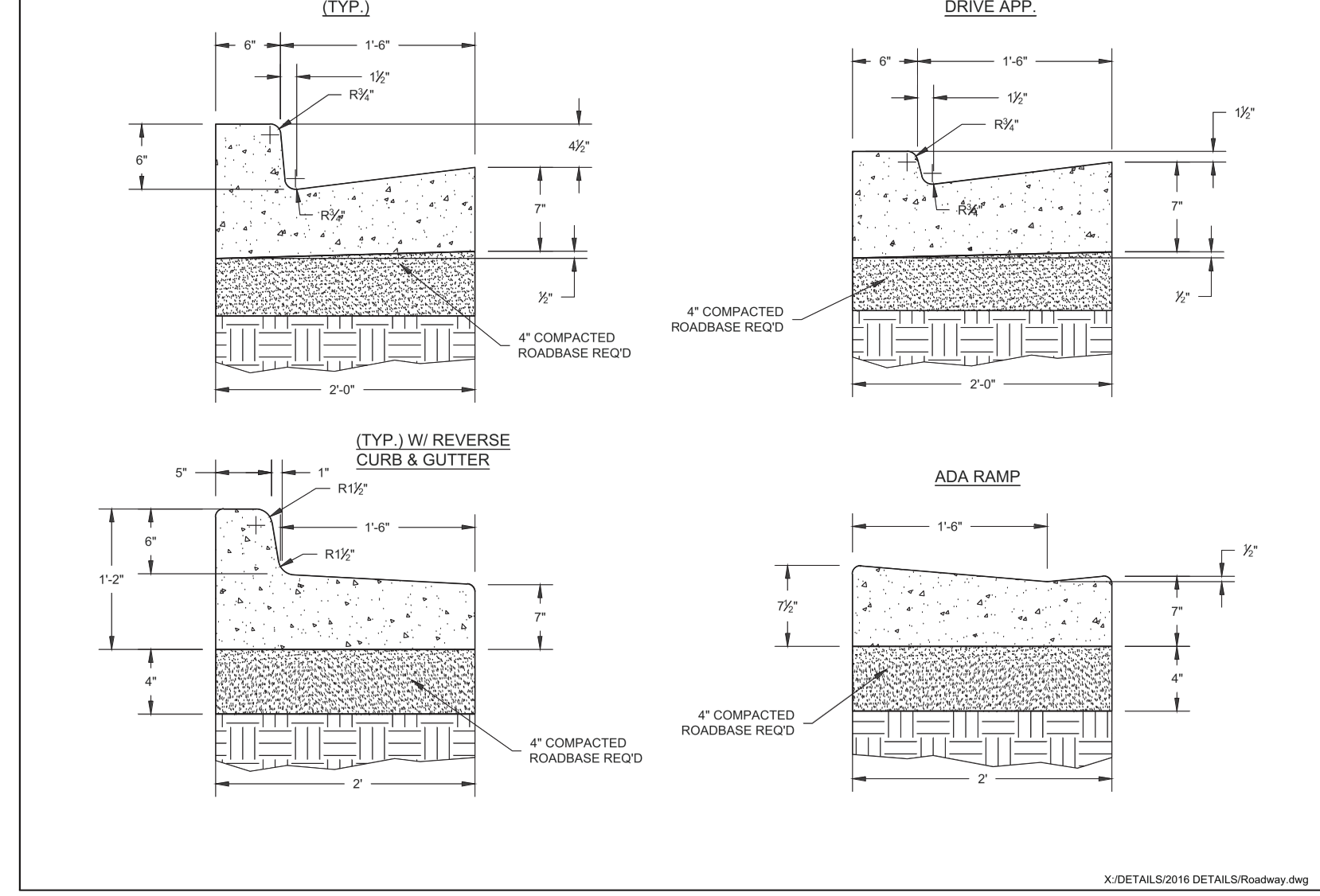
CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY OF OREM GREASE TRAP REV. 1/2016 SS-5



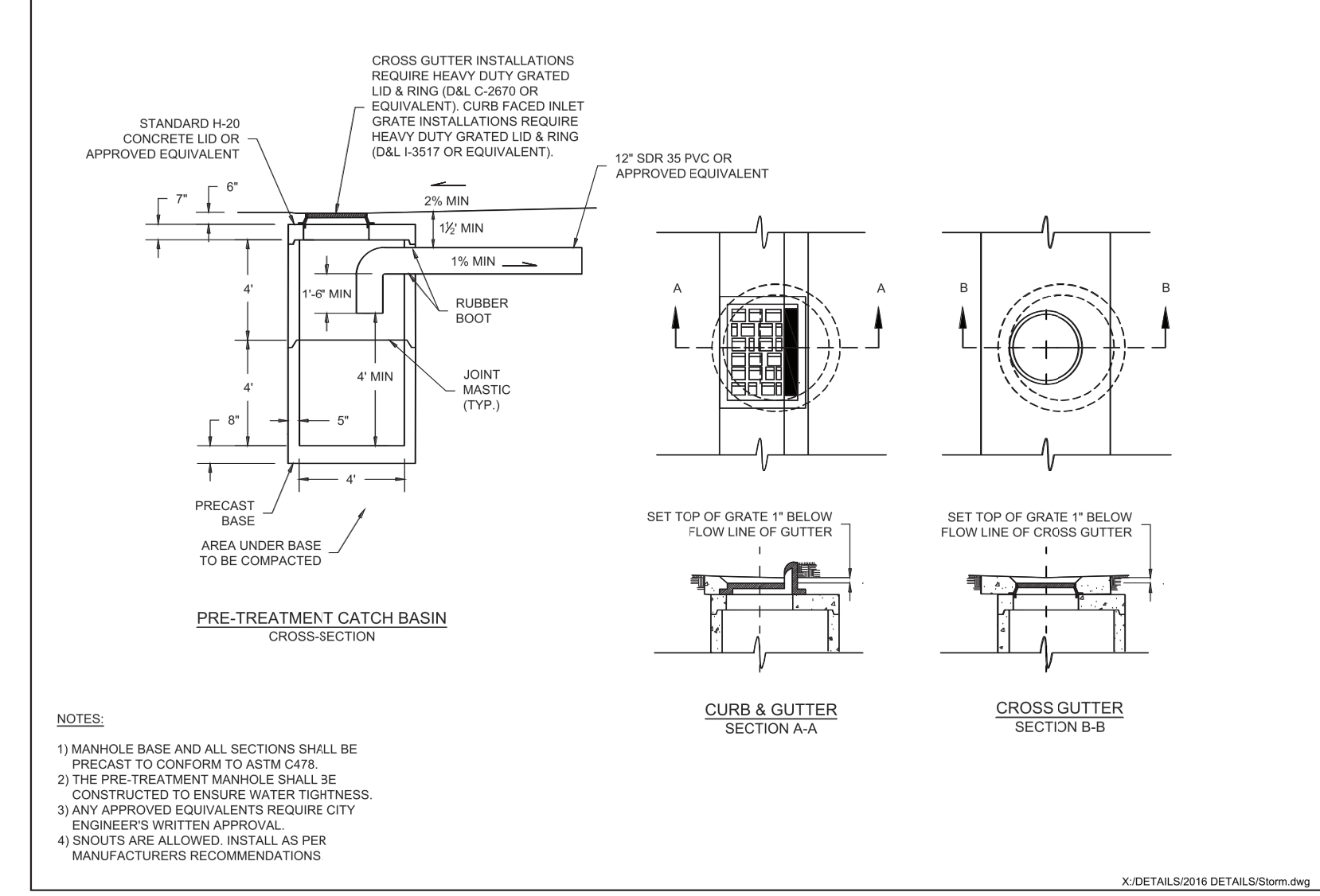
CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY OF OREM PRE-TREATMENT CATCH BASIN & SUMP REV. 8/2016 SD-3



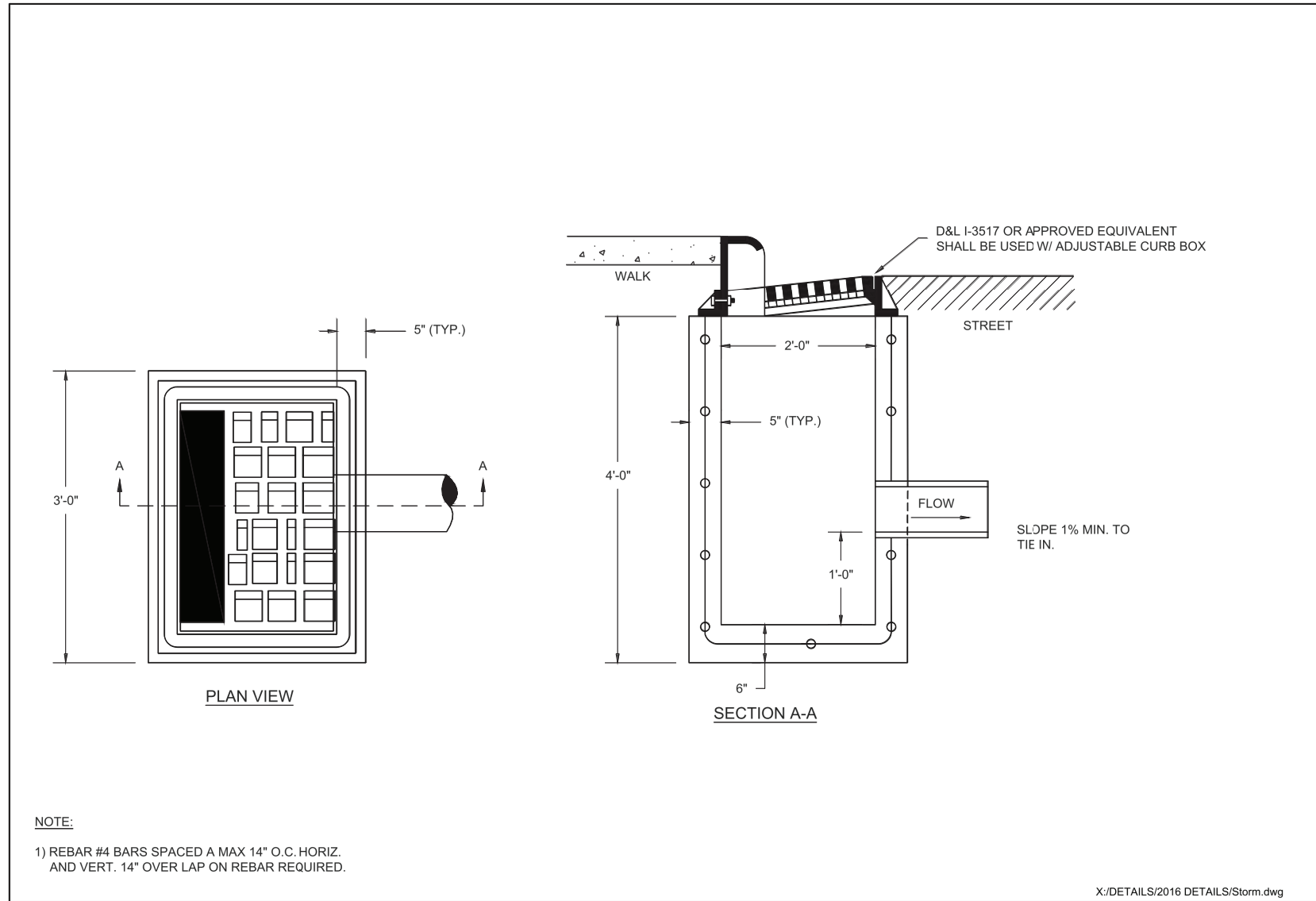
CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY OF OREM GREASE TRAP SAMPLING MANHOLE REV. 1/2016 SS-6



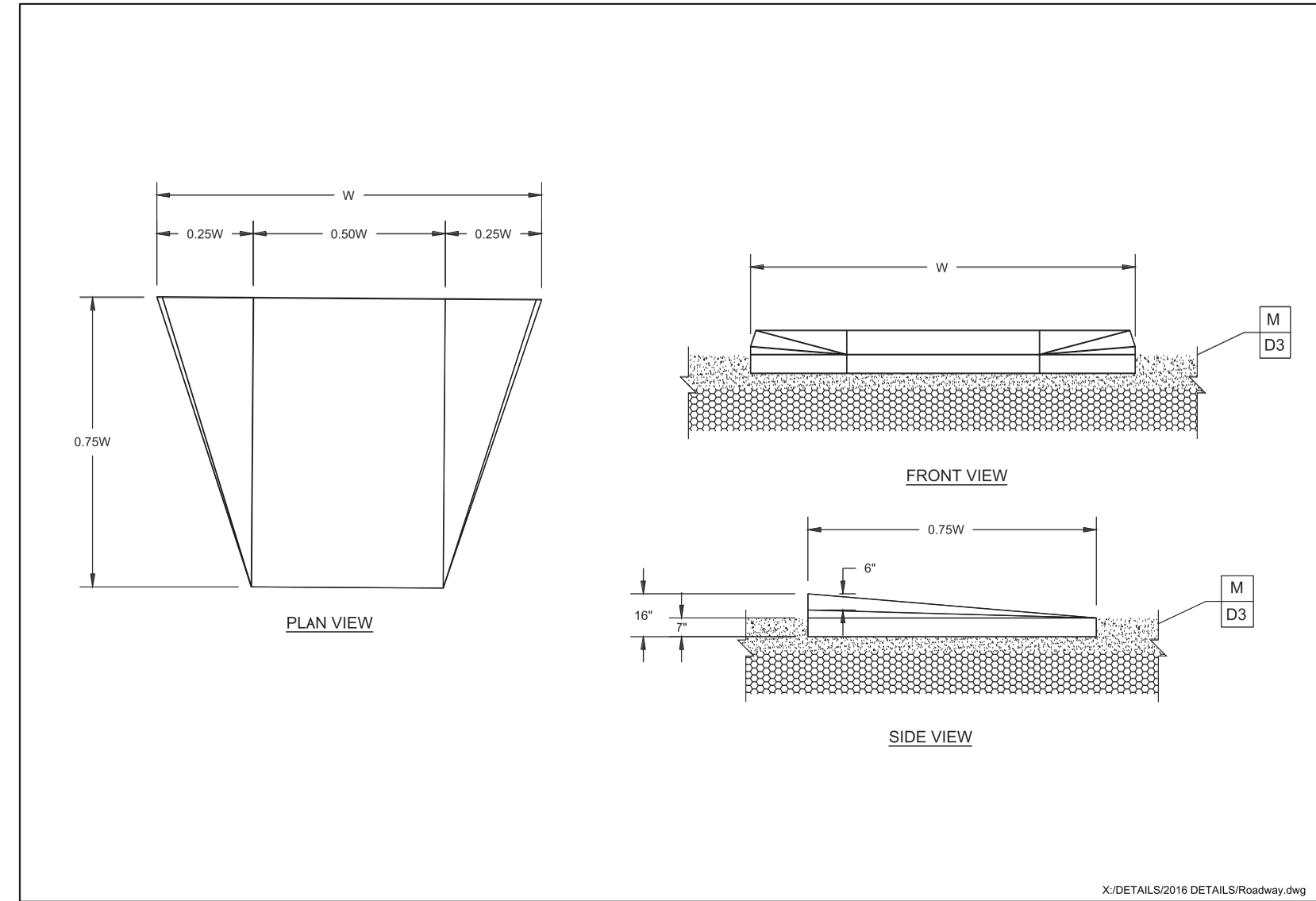
CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY OF OREM 2" CURB & GUTTER REV. 1/2016 RW-1



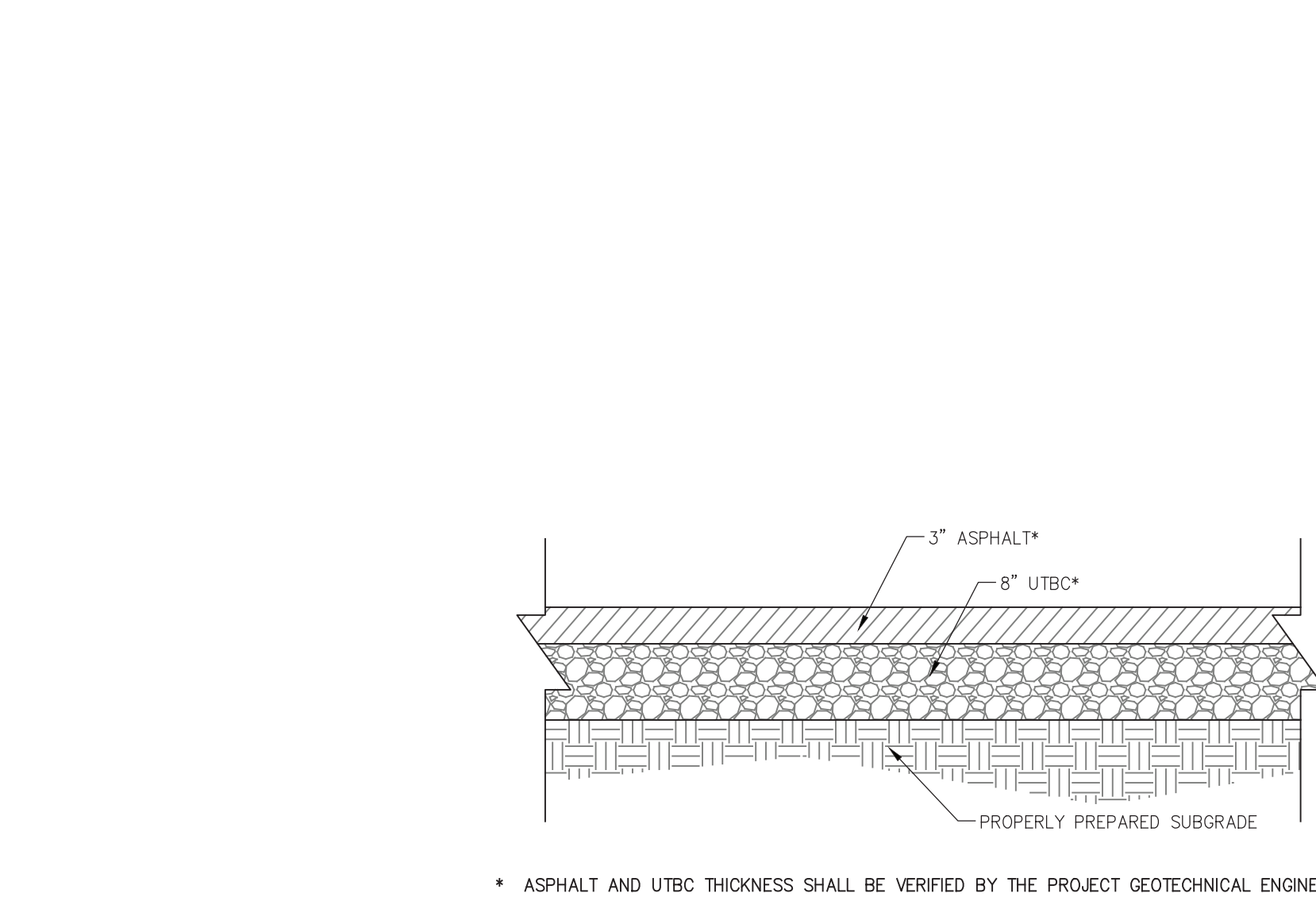
CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY OF OREM PRE-TREATMENT CATCH BASIN REV. 1/2016 SD-2



CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY OF OREM STANDARD CATCH BASIN REV. 1/2016 SD-4



CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY OF OREM PLOWABLE END SECTION REV. 1/2016 RW-16



CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY OF OREM PARKING LOT ASPHALT SECTION NOT TO SCALE REV. 1/2016 RW-17



DRAWING NOTES:



NO.	REVISION	DATE
5	OREM CITY COMMENT	4/28/22
4	700 EAST TURN LANE	4/22/22
3	OREM CITY COMMENT	4/12/22
2	OREM CITY COMMENT	3/31/22
1	OREM CITY COMMENT	3/21/22

PROJECT INFORMATION  
**QUENCH IT**  
 CONSTRUCTION DETAILS  
 692 EAST 800 SOUTH  
 OREM, UTAH

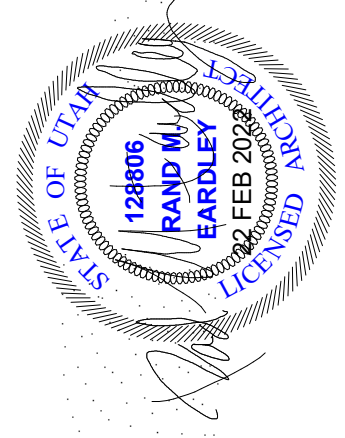
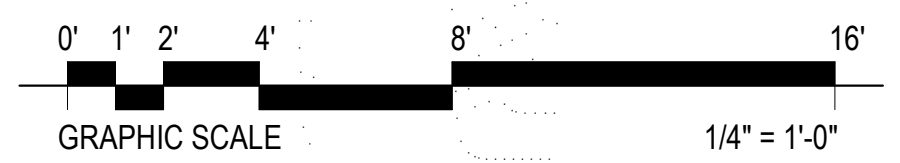
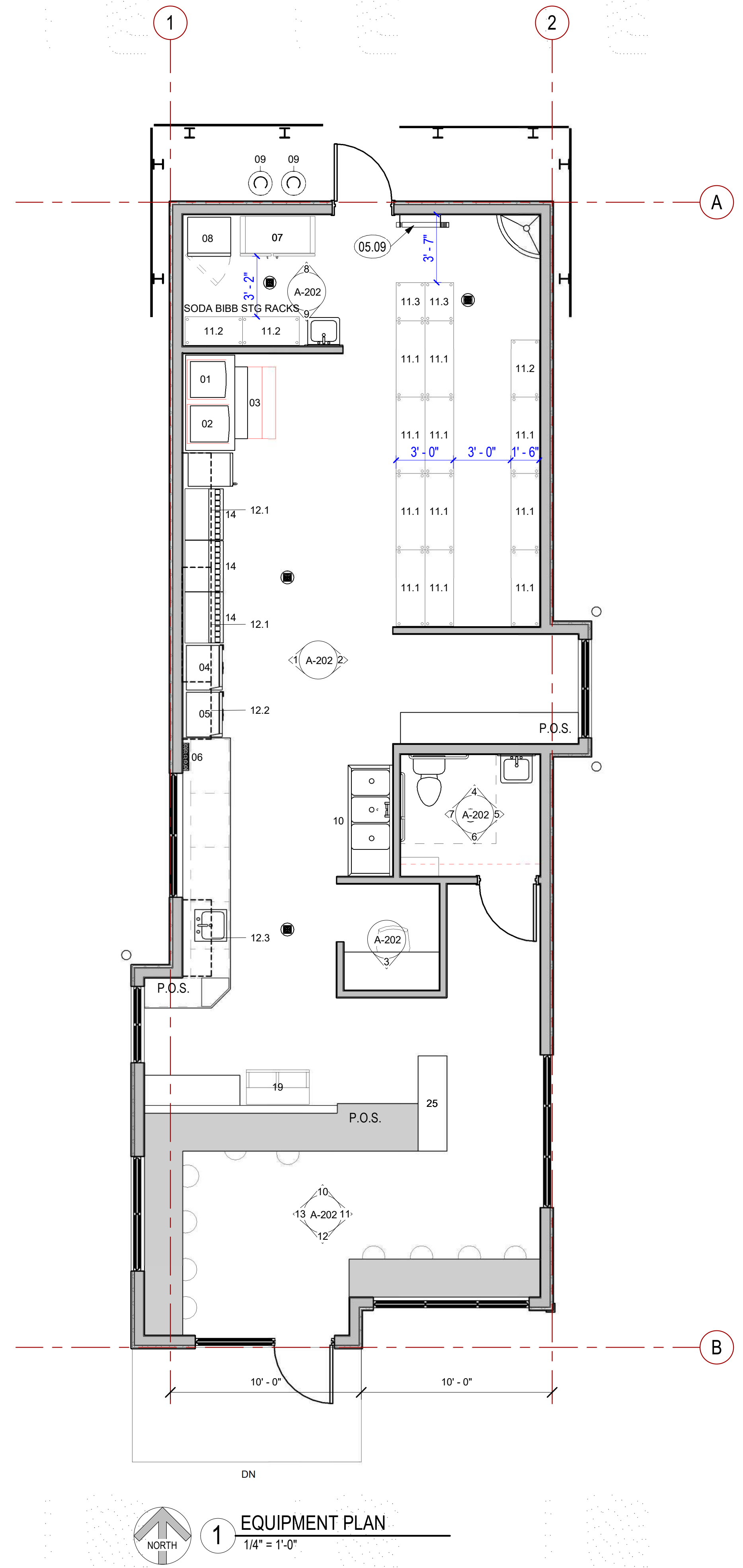
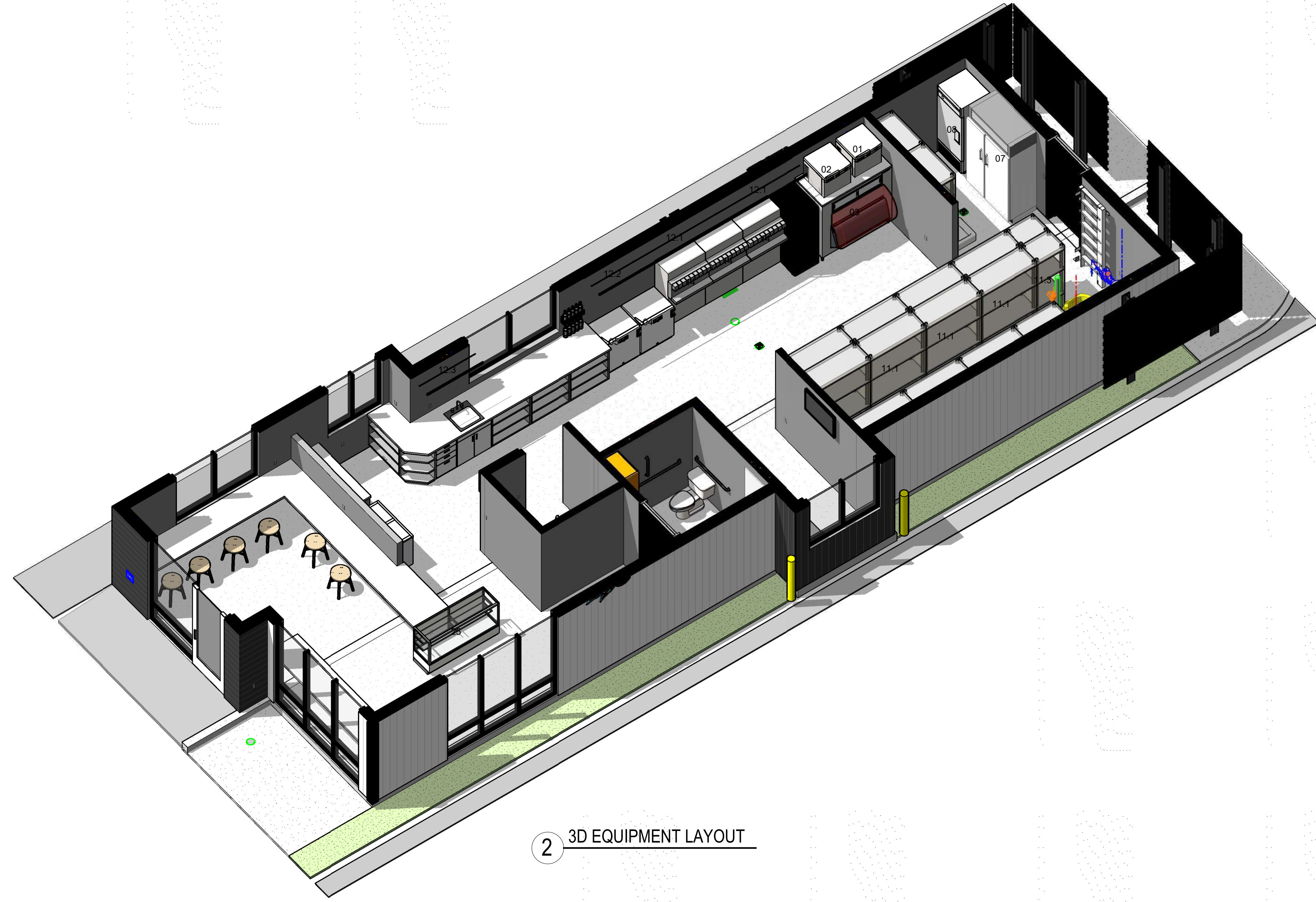
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MEC		21395
DATE	2/15/22	
SCALE	AS NOTED	
SHEET	C203	



S:\DATA\21395 EA - Quench It.dwg 2/15/22 - Quench It - Orem.dwg  
 PLOT DATE: Apr. 26, 2022

EQUIPMENT SCHEDULE							
MARK	QUAN.	DESCRIPTION	MANUFACTURER	MODEL No.	UTILITIES	DIMENSIONS	COMMENTS
01	1	ICE MACHINE	FOLLETT	HCD1010RBT			
02	1	ICE MACHINE	FOLLETT	HCD1410RBT			
03	1	ICE BIN	Follett Corporation	SG1475S-60			
04	1	WORKTOP REFRIGERATOR	TRUE MFG.				
05	1	WORKTOP FREEZER	TRUE MFG.				
06	1	Syrup Bottle Rack	JANAMEX			17.2" x 4" x 5.7"	WALL-MOUNTED, WIRE BASKET
07	1	REACH-IN FREEZER	TURBO AIR				
08	1	REACH-IN REFRIGERATOR	TURBO AIR	T-19			SINGLE DOOR
09	2	CARBONATION TANK					
10	1	3 COMPARTMENT SINK					
11.1	11	WIRE SHELVING, FLOOR STANDING 18" x 60"			01-H-H		
11.2	3	WIRE SHELVING, FLOOR STANDING 18" x 36"			01-H-H-H		
11.3	2	WIRE SHELVING, FLOOR STANDING 18" x 24"			01-H-H		
12.1	2	WIRE SHELVING 72" x 18"	METRO	1872NC		72" x 18"	
12.2	1	WIRE SHELVING 36" x 18"	METRO	1836NC		36" x 18"	
12.3	1	WIRE SHELVING 48" x 16"	METRO	1848NC		48" x 18"	
14	3	8 VALVE SODA MACHINE					
17	1	MONSTER FRIDGE					
19	1	COOL BEADS FREEZER					
25	1	DISPLAY CASE					
30	2	36" TV					BY OWNER

05.09 ROOF ACCESS LADDER  
KEYED NOTES



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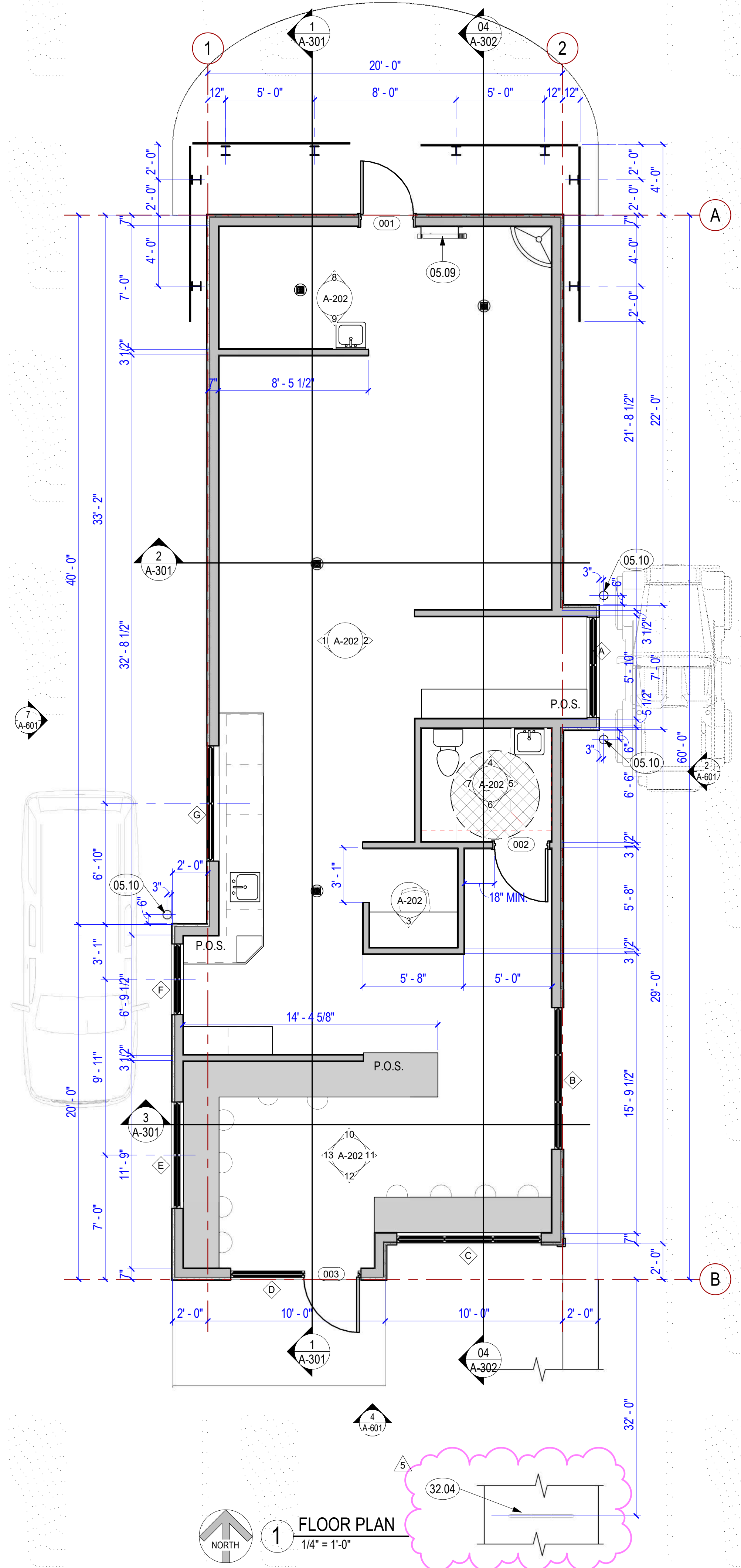
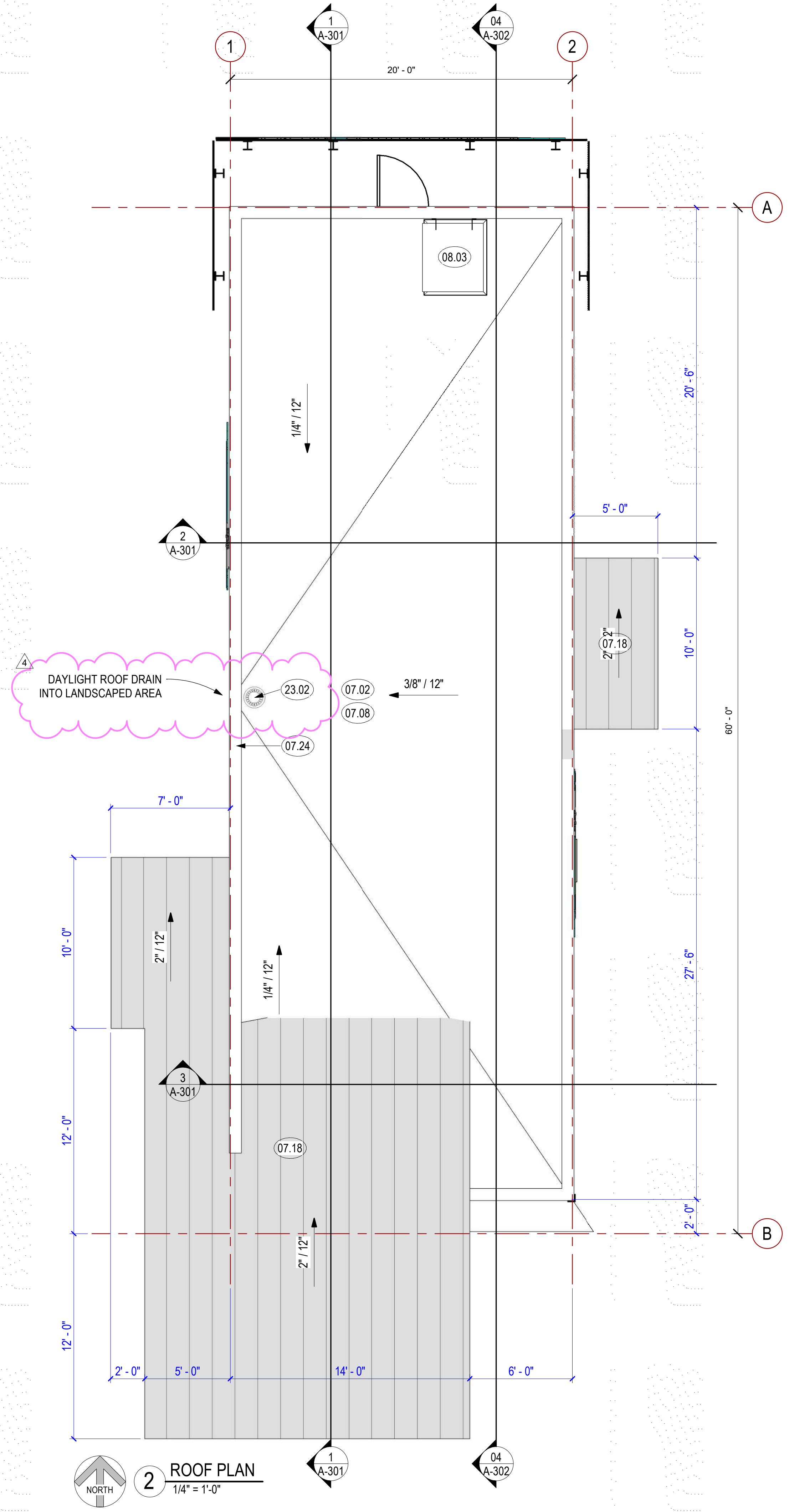
REV.	Date	Description

DESIGNED BY: [Name]  
DRAWN BY: [Name]  
AUTHOR: [Name]  
REVIEWED BY: [Name]  
CHECKER: [Name]  
SUBMITTED BY: [Name]  
APPROVER: [Name]

Submitted: 22 FEB 2022  
File: [Name]  
Scale: 1/4" = 1'-0"  
Project Number: [Number]  
Project Number: [Number]

QUENCH-IT  
UNIVERSITY MALL - PLAT A, LOT 203  
OREM, UTAH  
EQUIPMENT PLAN

SHEET NUMBER  
**A-801**



- KEYED NOTES**
- 05.09 ROOF ACCESS LADDER
  - 05.10 6" DIAMETER, 42" HIGH STEEL PIPE BOLLARD FILLED WITH CONCRETE WITH SAFETY YELLOW, PLASTIC BOLLARD COVER
  - 07.02 CONTINUOUS R-50 RIGID ROOF INSULATION ON TOP ROOF SHEATHING
  - 07.08 60 MIL. REINFORCED EPDM ROOF MEMBRANE (CLASS C), COLOR = WHITE
  - 07.18 STANDING SEAM METAL ROOFING, MBCI "COAL BLACK" OVER 30lb ROOFING FELTS
  - 07.24 OVERFLOW SCUPPER, FLOW LINE OF OVERFLOW SCUPPER TO BE 2" MAXIMUM ABOVE FLOW LINE OF ROOF DRAIN, SEE DETAIL
  - 08.03 ROOF HATCH
  - 23.02 PRIMARY ROOF DRAIN, SEE PLUMBING DRAWINGS
  - 32.04 "PARK-IT, POWDER-COATED STEEL, 5-BIKE, SURFACE MOUNT, RACK", MODEL No. 7ZT7041 by TreeTop Products, 222 State St. Batavia, IL 60510, 1-866-511-5642, www.treetopproducts.com; SEE DETAIL B1/A-501

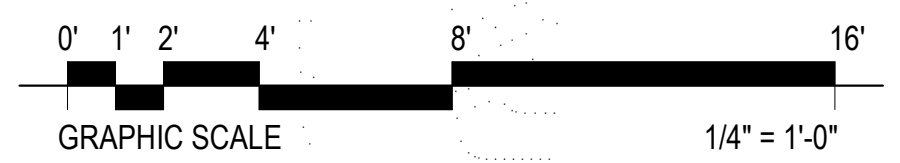


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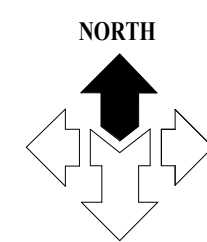
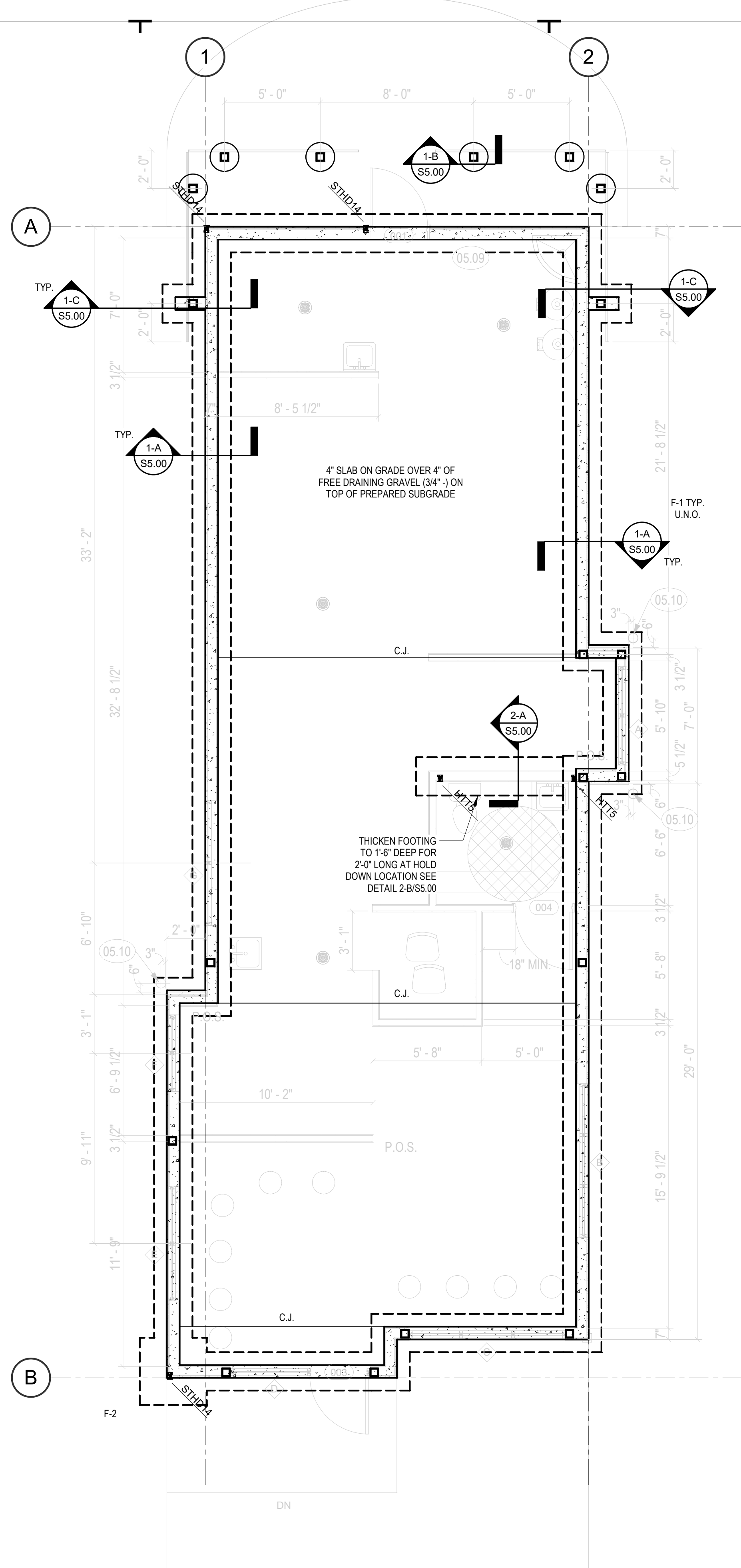
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5	22 FEB 2022										BIKE RACK ADDED	03/16/2022	
										4	ROOF DRAIN MOVED TO WEST SIDE	03/16/2022	

**QUENCH-IT**  
**UNIVERSITY MALL - PLAT A, LOT 203**  
**OREM, UTAH**  
**FLOOR AND ROOF PLANS**

SHEET NUMBER  
**A-101**



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**FOOTING AND FOUNDATION PLAN**

1/4" = 1'-0"



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING	
F-1	2'-0"	CONT	12"	-	-	-	-	3	#4	CONT	EQ	CONTINUOUS FOOTING
F-2	3'-6"	3'-6"	12"	4	#5	3'-0"	18"	4	#5	3'-0"	18"	SPOT FOOTING

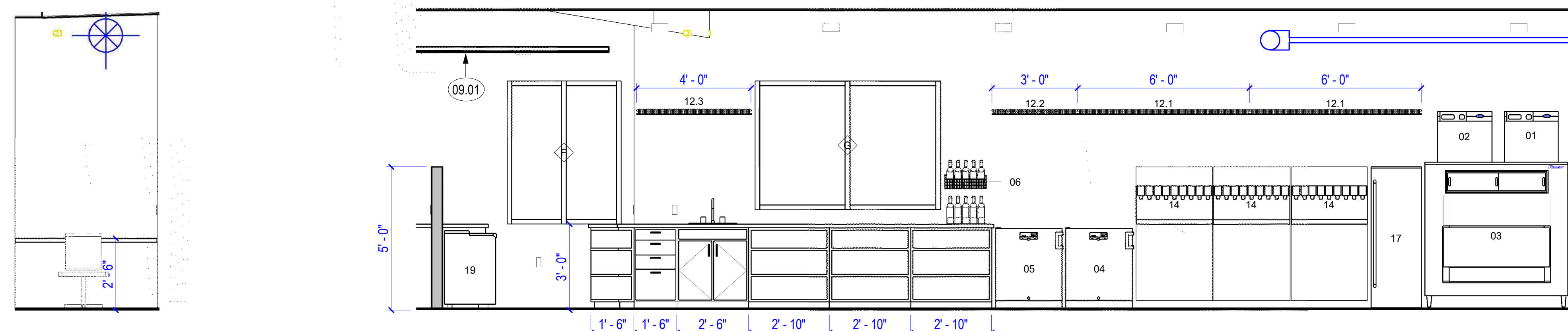
- NOTES:**
- ALL FOOTINGS ADJACENT TO AREAS EXPOSED TO FREEZING TEMPT SHALL BE A MINIMUM OF 40" BELOW FINISH GRADE. SEE ARCHITECTURAL FOOTING AND FOUNDATION PLAN FOR TOF AND TOW ELEVATIONS
  - PROVIDE 1/2" A.B. FOR 2X OR 3X SILL PLATE WITH 7" MIN EMBEDMENT @ 32" O.C. WITH APPROVED 3"x3"x1/4" SQUARE PLATE WASHER AT ALL SHEAR WALL OR EXTERIOR WALL LOCATIONS (UNLESS NOTED OTHERWISE. SEE FOUNDATION PLAN, SHEAR WALL PLAN AND SHEATHING PLAN). SIMPSON TITEN ANCHOR BOLTS MAY BE SUBSTITUTED 1 FOR 1 FOR CAST IN PLACE BOLTS WITH 4-3/4" MIN. EMBEDMENT.
  - SEE 2-C/SS.00 FOR STRAP TIE HOLD DOWN DETAIL
  - HOLDDOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS. AND HOLDDOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
  - ALL BOLT HOLES SHALL BE DRILLED 1/2" TO 3/8" OVERSIZED
  - ALL WASHERS TO BE APPROVED PLATE WASHERS
  - DIMENSIONS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS WITH ARCH PLANS
  - SEE 1-D/SS.00 FOR HSS COLUMN BASES
  - DO NOT SCALE PLANS. REFERENCE ARCH PLANS FOR ALL DIMENSIONS

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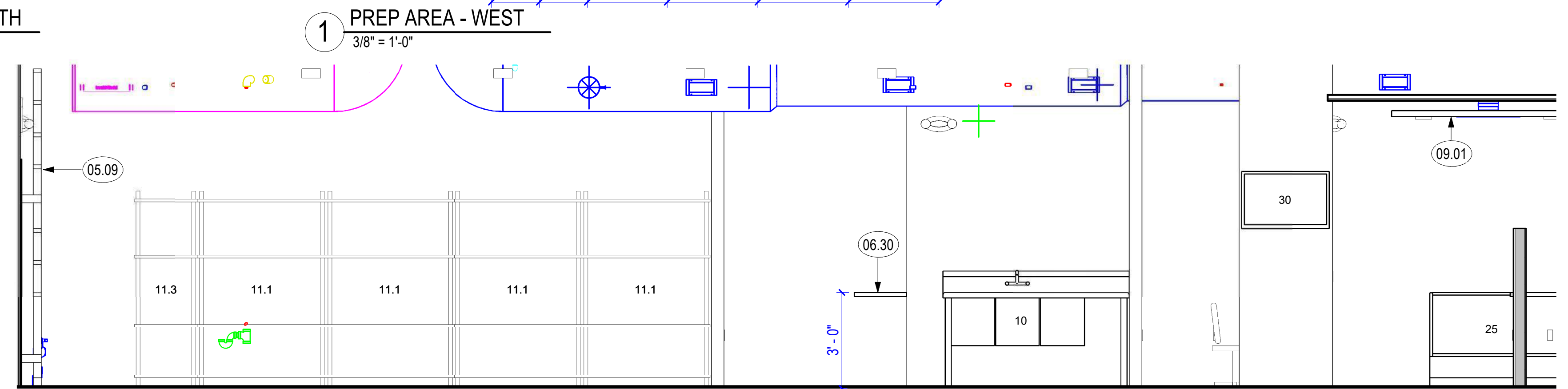
**QUENCH-IT**  
 UNIVERSITY MALL - PLAT A, LOT 203  
 OREM, UTAH

REV	DATE	DESCRIPTION

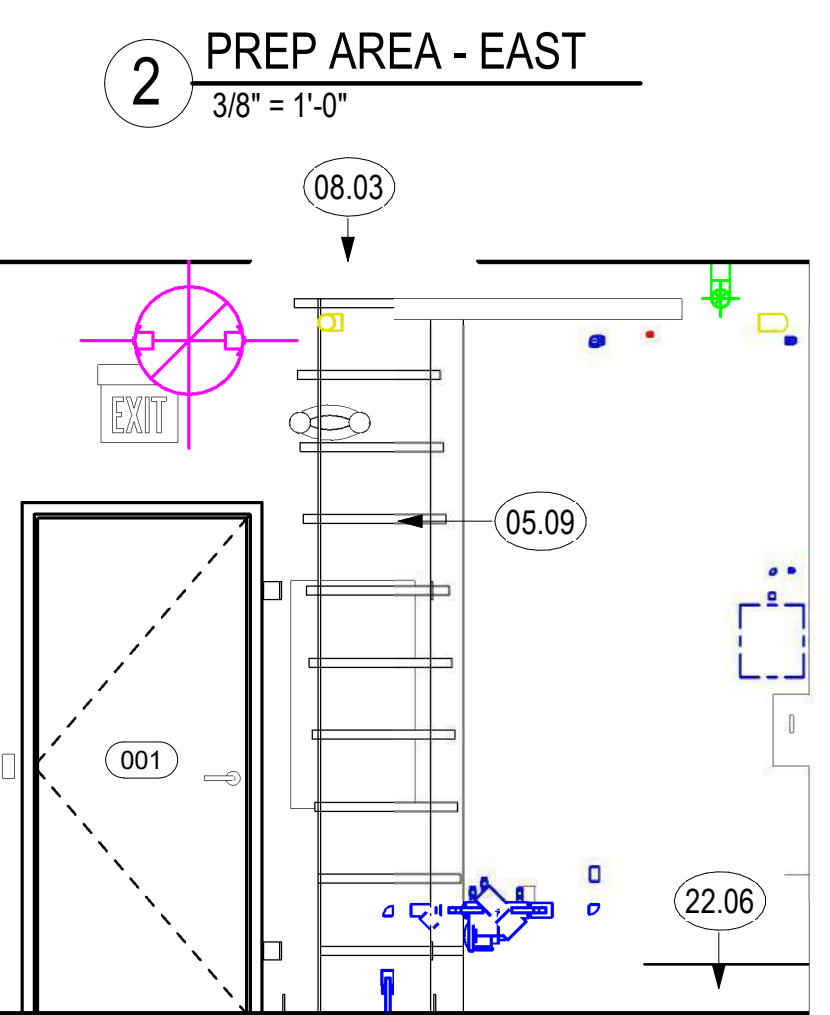
PROJECT NO: 21802  
 DRAWN BY: MSB  
 CHECKED BY: MR  
 DATE: 01/25/2022  
 SHEET: APPROVED #08  
**FOOTING & FOUNDATION PLAN**  
**S1.00**



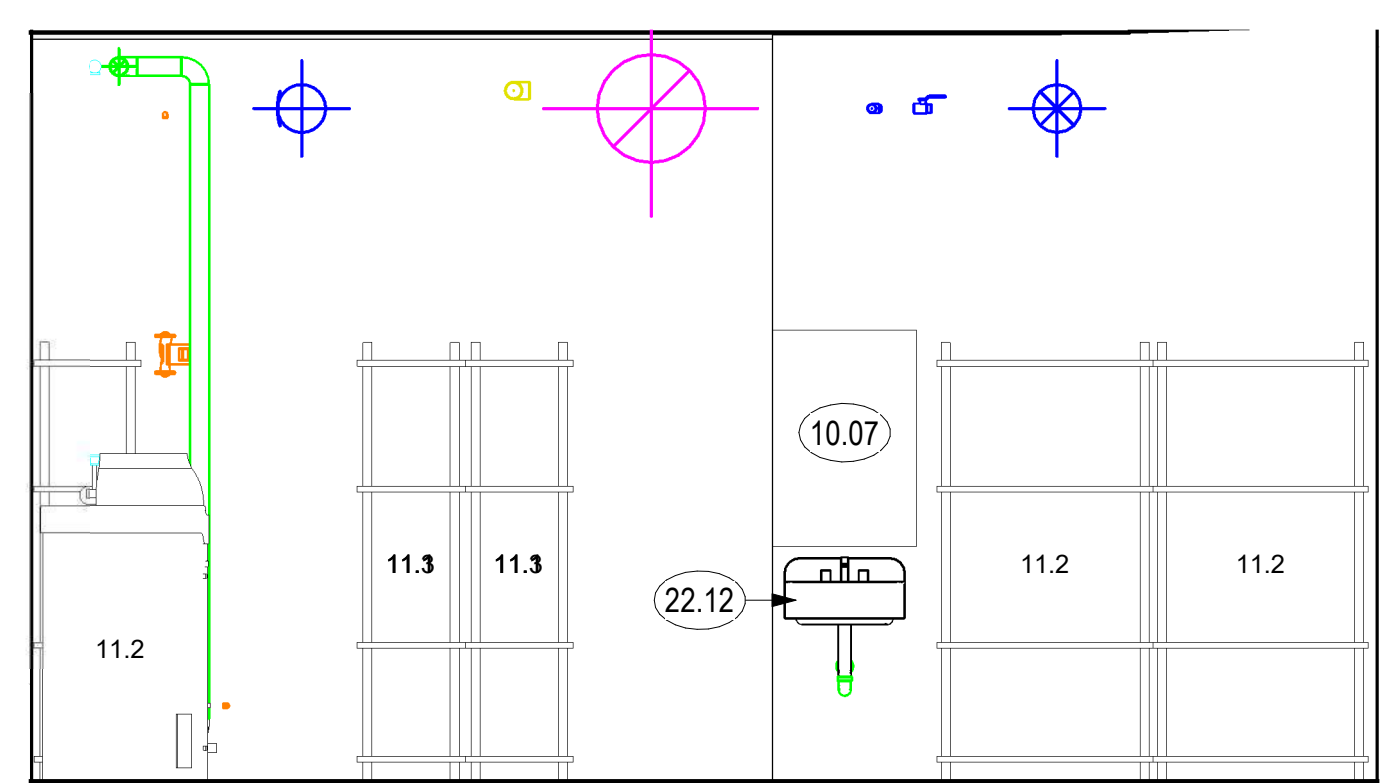
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3/8" = 1'-0"



1 PREP AREA - WEST  
3/8" = 1'-0"

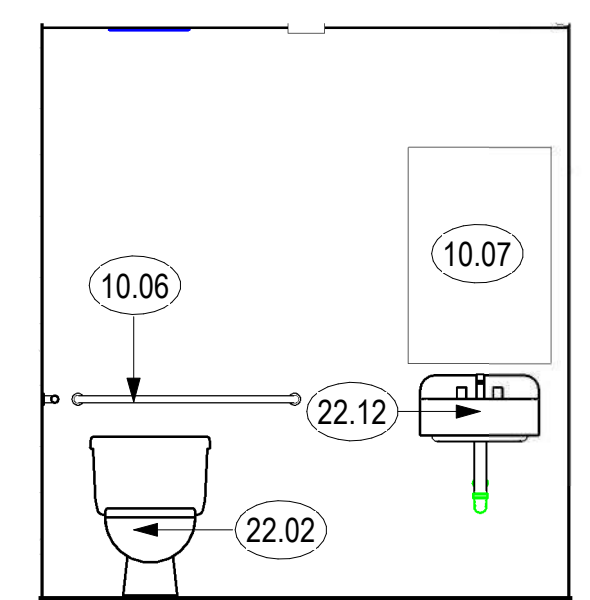


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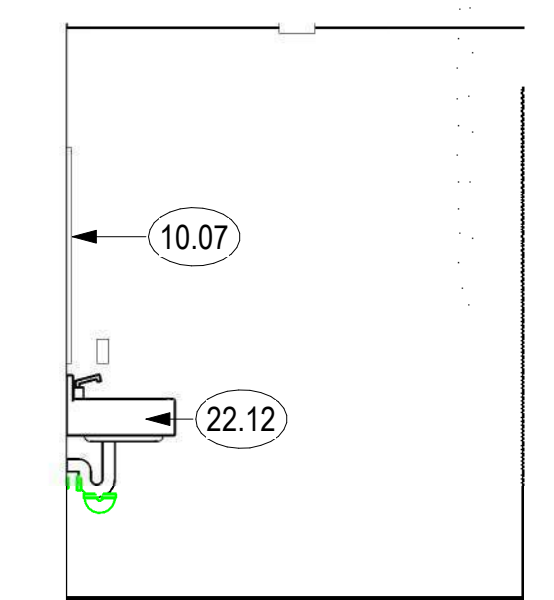


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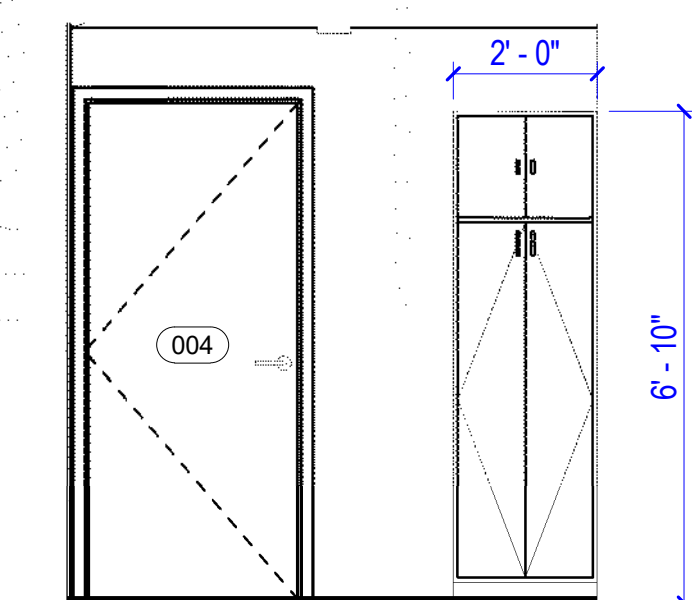
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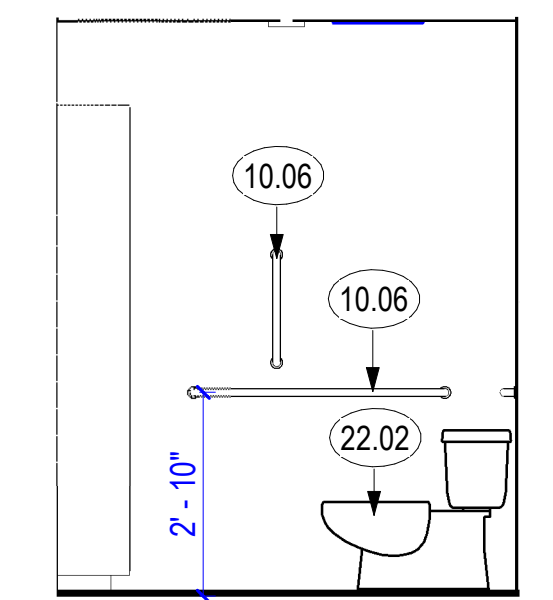
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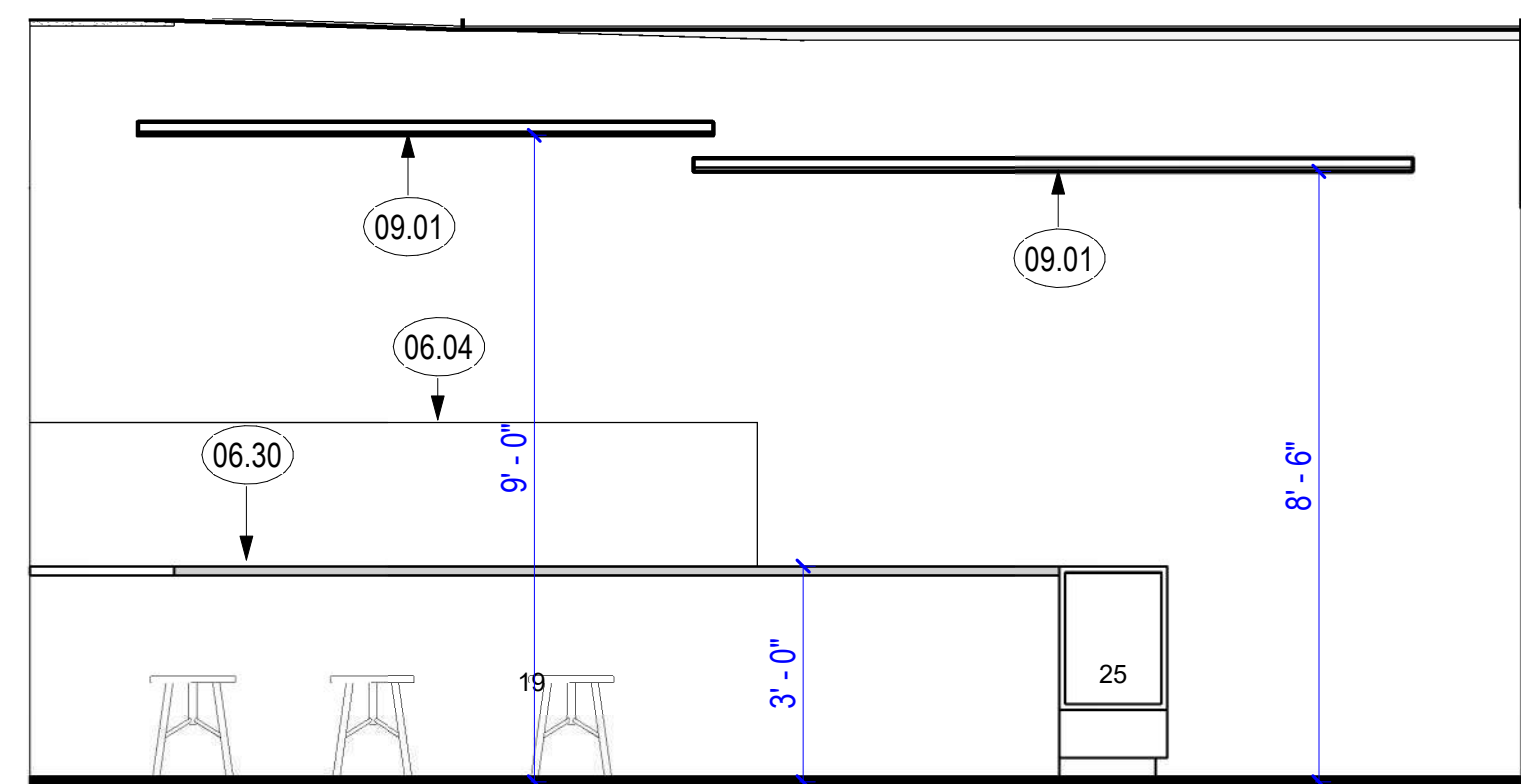
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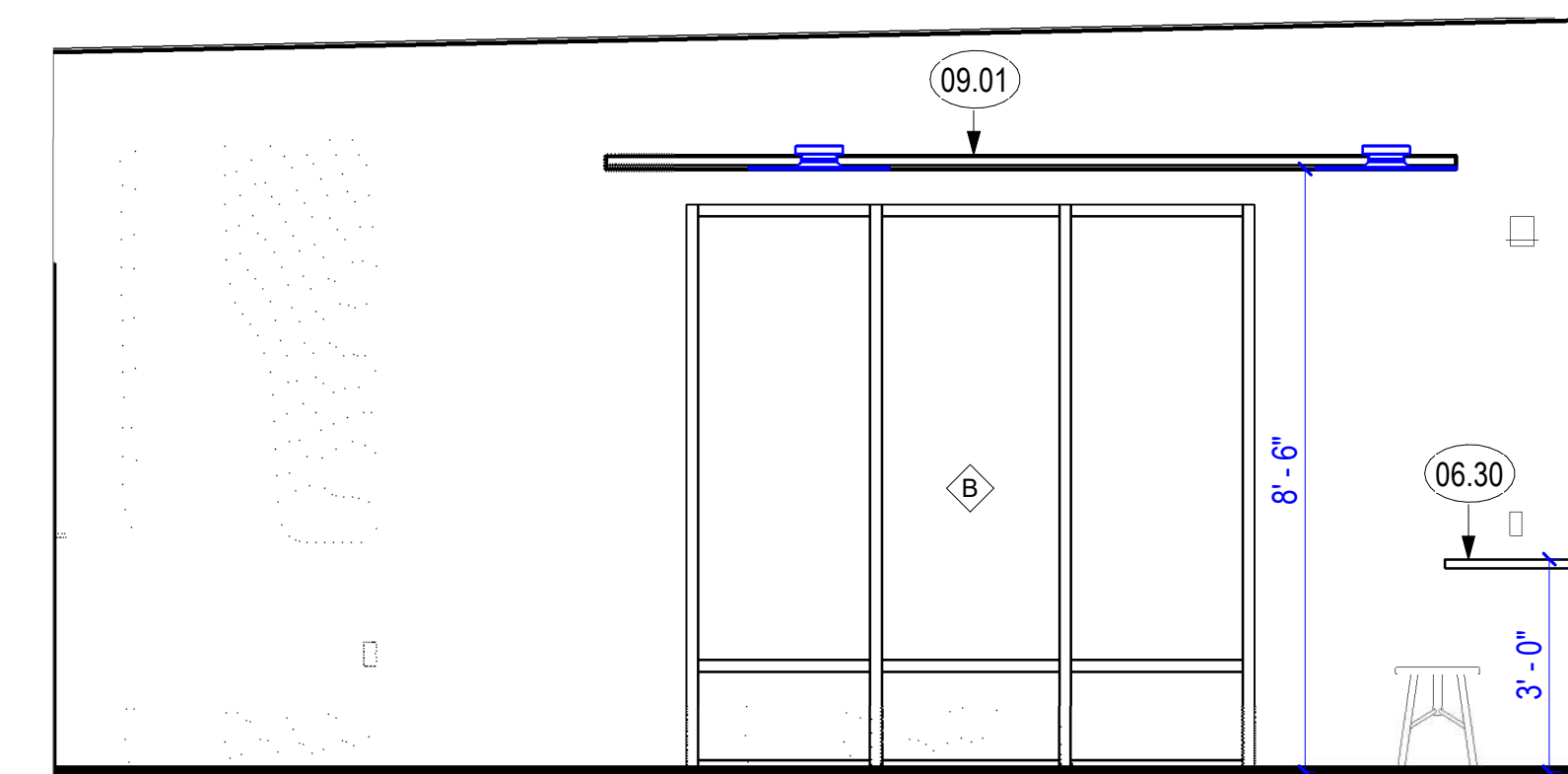
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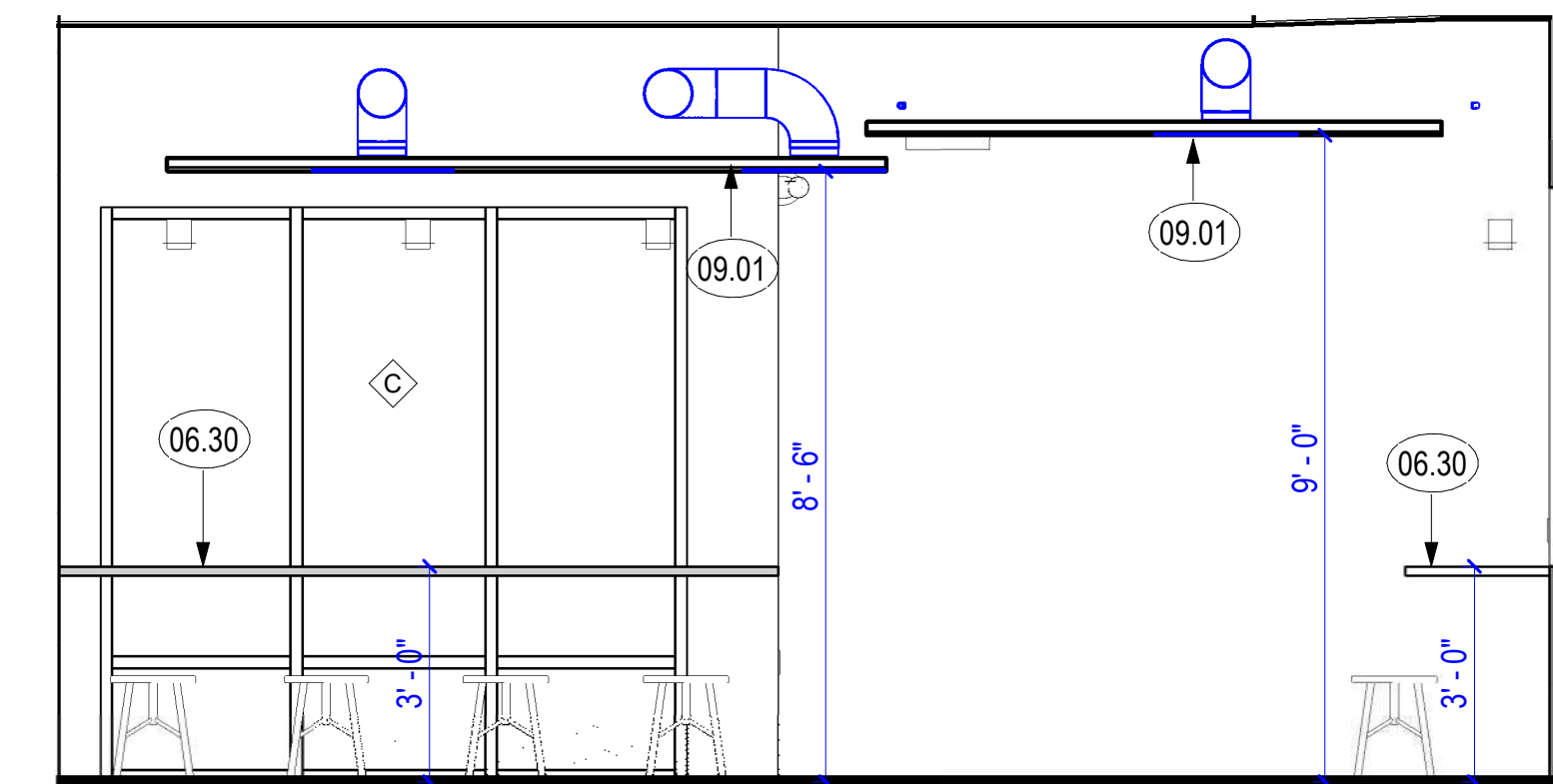
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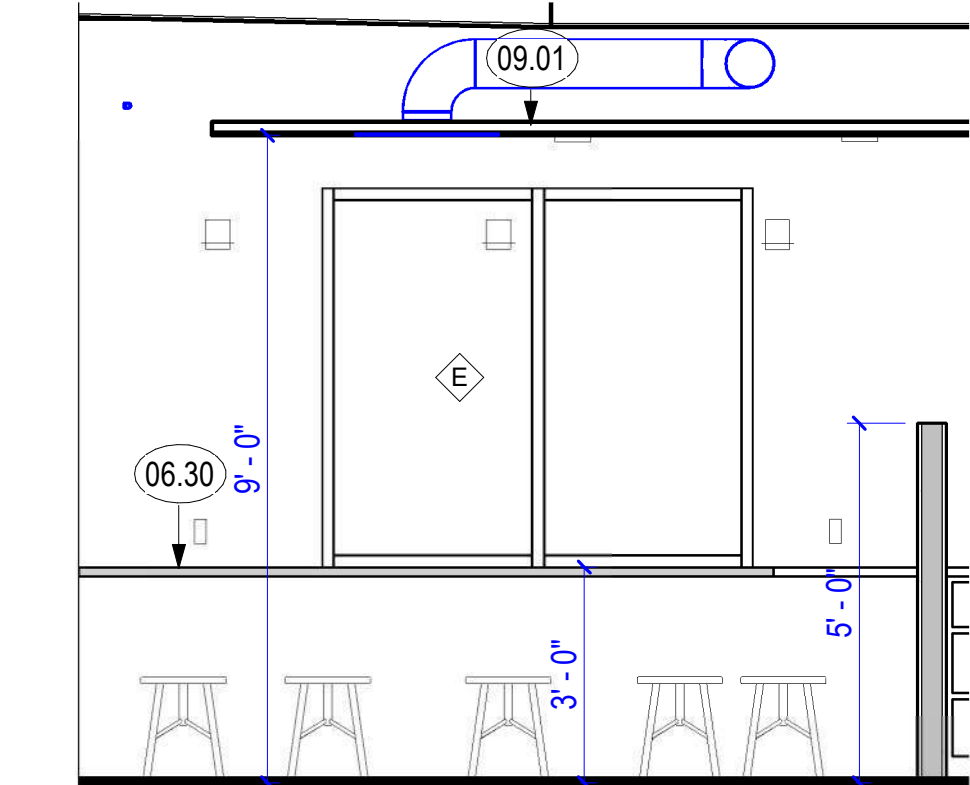
10 CUSTOMER AREA - NORTH  
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3/8" = 1'-0"



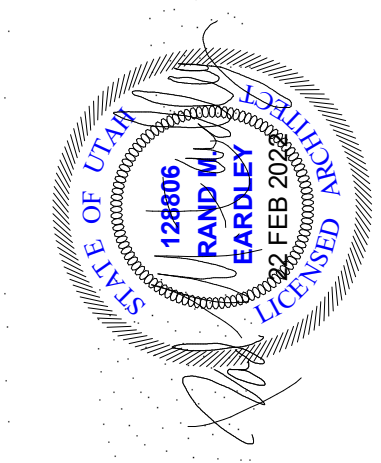
12 CUSTOMER AREA - SOUTH  
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13 CUSTOMER AREA - WEST  
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KEYED NOTES

- 05.09 ROOF ACCESS LADDER
- 06.04 2 x 4 STUD WALL @ 16" O.C.
- 06.30 COUNTERTOP - BASE BID = FORMICA, ALTERNATE No. 1 = QUARTZ, ALTERNATE No. 2 = STAINLESS STEEL
- 08.03 ROOF HATCH
- 09.01 2' x 2' SUSPENDED, ACOUSTICAL CEILING CLOUD - ARMSTRONG KITCHEN ZONE™ SQUARE LAY-IN, SMOOTH TEXTURE, SEE DETAIL ON SHEET A-501
- 10.06 GRAB BARS - GRAB BARS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1 1/4 INCH MINIMUM TO 2 INCHES MAXIMUM; THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES; THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12 INCHES MINIMUM; GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE; GRAB BARS, AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS, SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS; EDGES SHALL BE ROUNDED; GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS; GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE LOCATIONS SPECIFIED IN THIS STANDARD AND DOES NOT OBSTRUCT THE CLEAR FLOOR SPACE. HORIZONTAL AND VERTICAL GRAB BARS SHALL BE PERMITTED TO BE SEPARATE BARS, A SINGLE PIECE BAR, OR COMBINATION THEREOF; ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE; PROVIDE BLOCKING IN WALL FRAMING AS REQUIRED.
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- 22.06 MOP SINK
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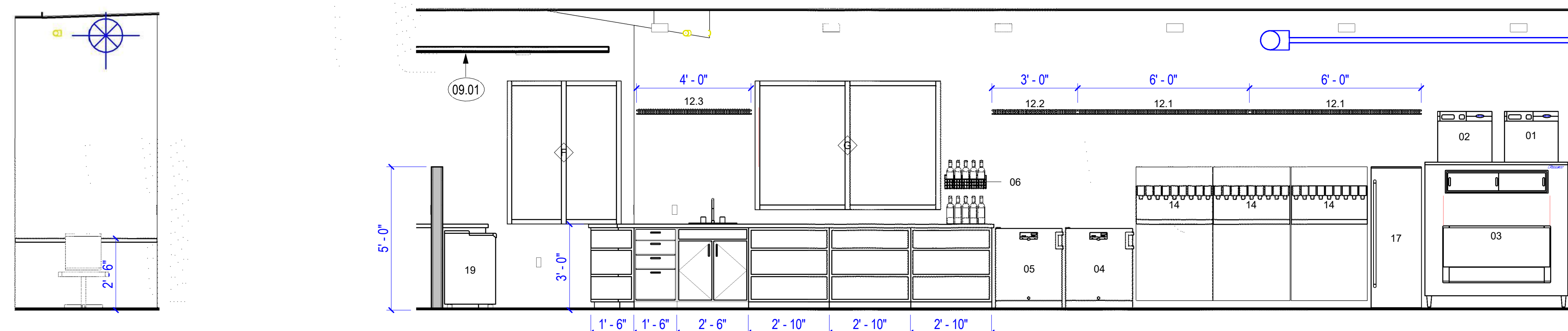
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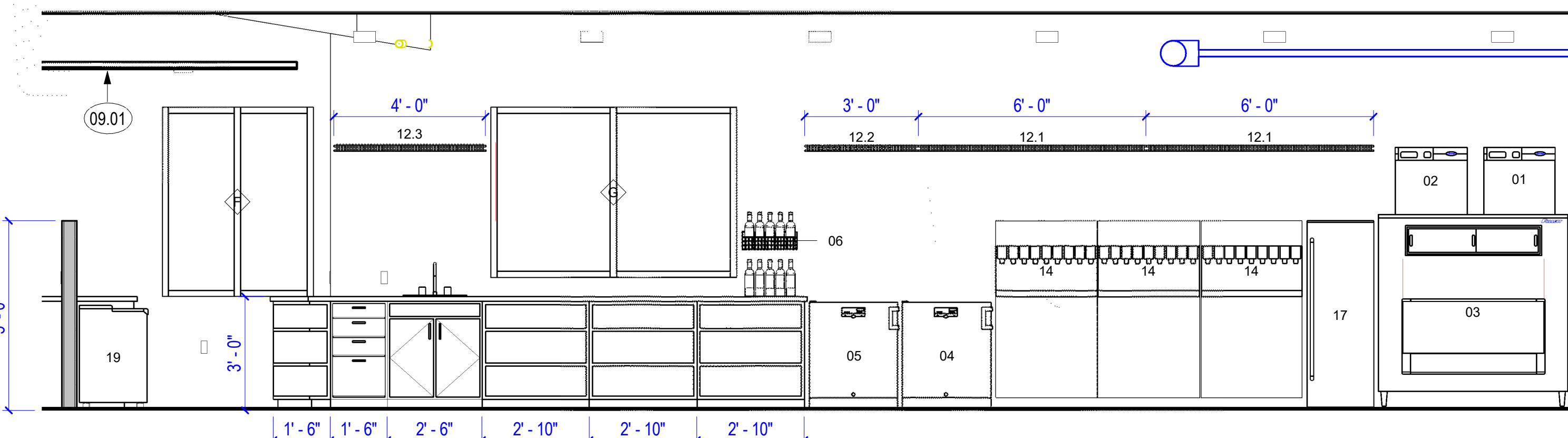
QUENCH-IT  
 UNIVERSITY MALL - PLAT A, LOT 203  
 OREM, UTAH  
 INTERIOR ELEVATIONS

SHEET NUMBER  
**A-202**

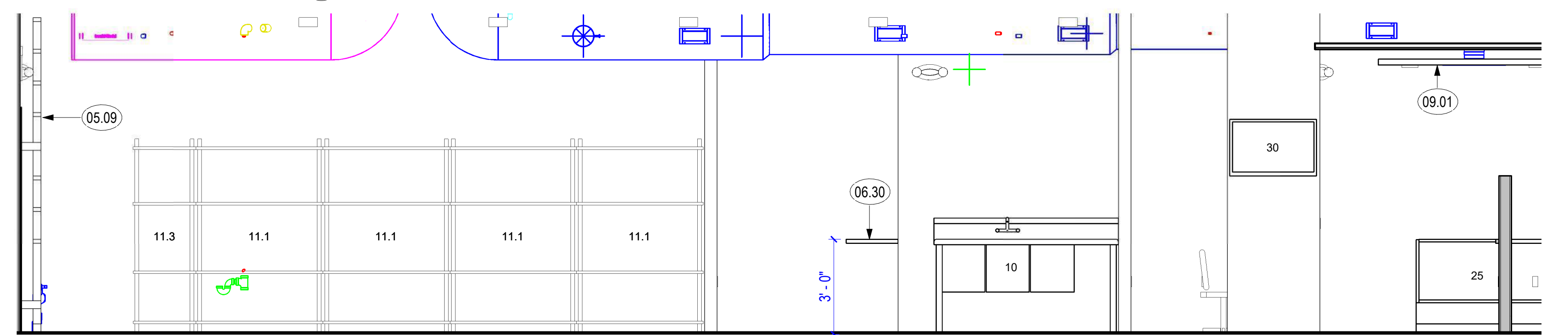




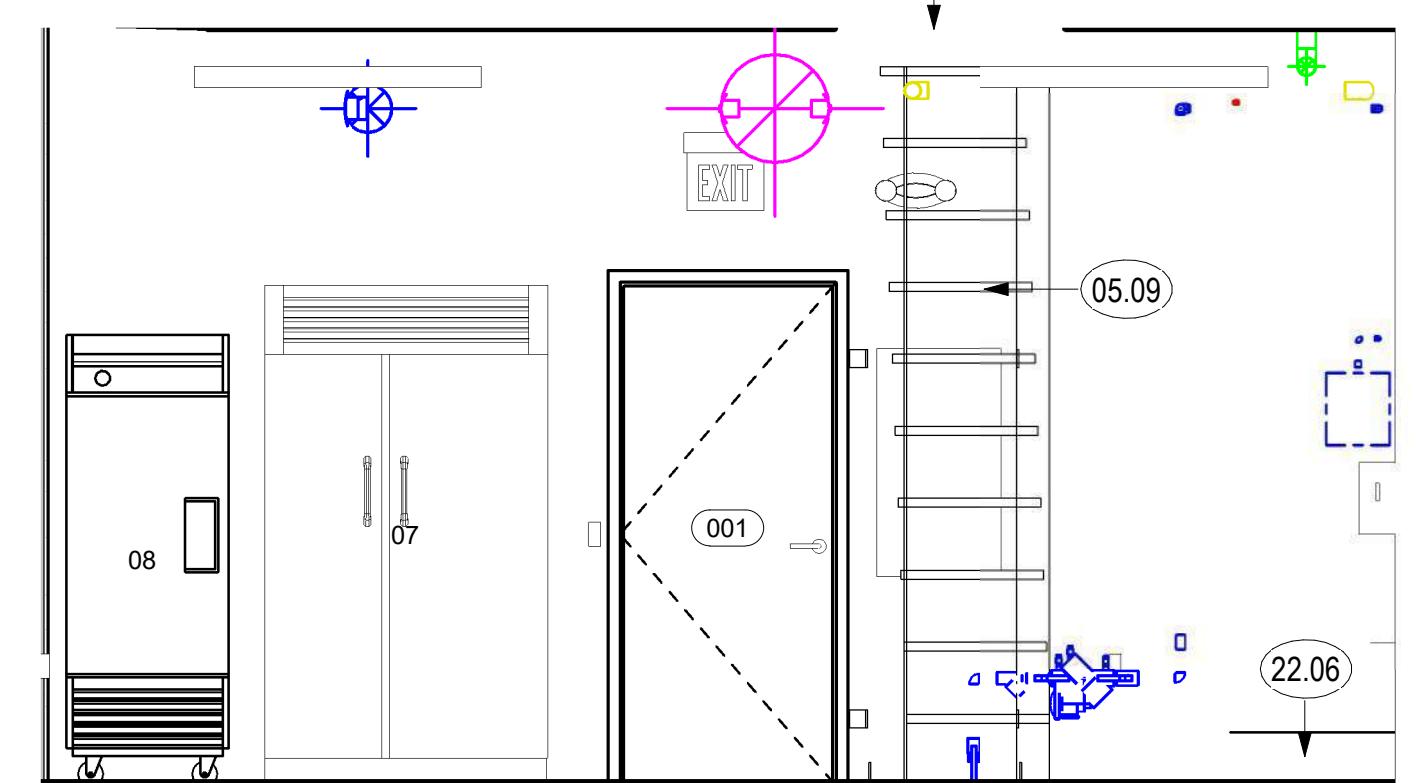
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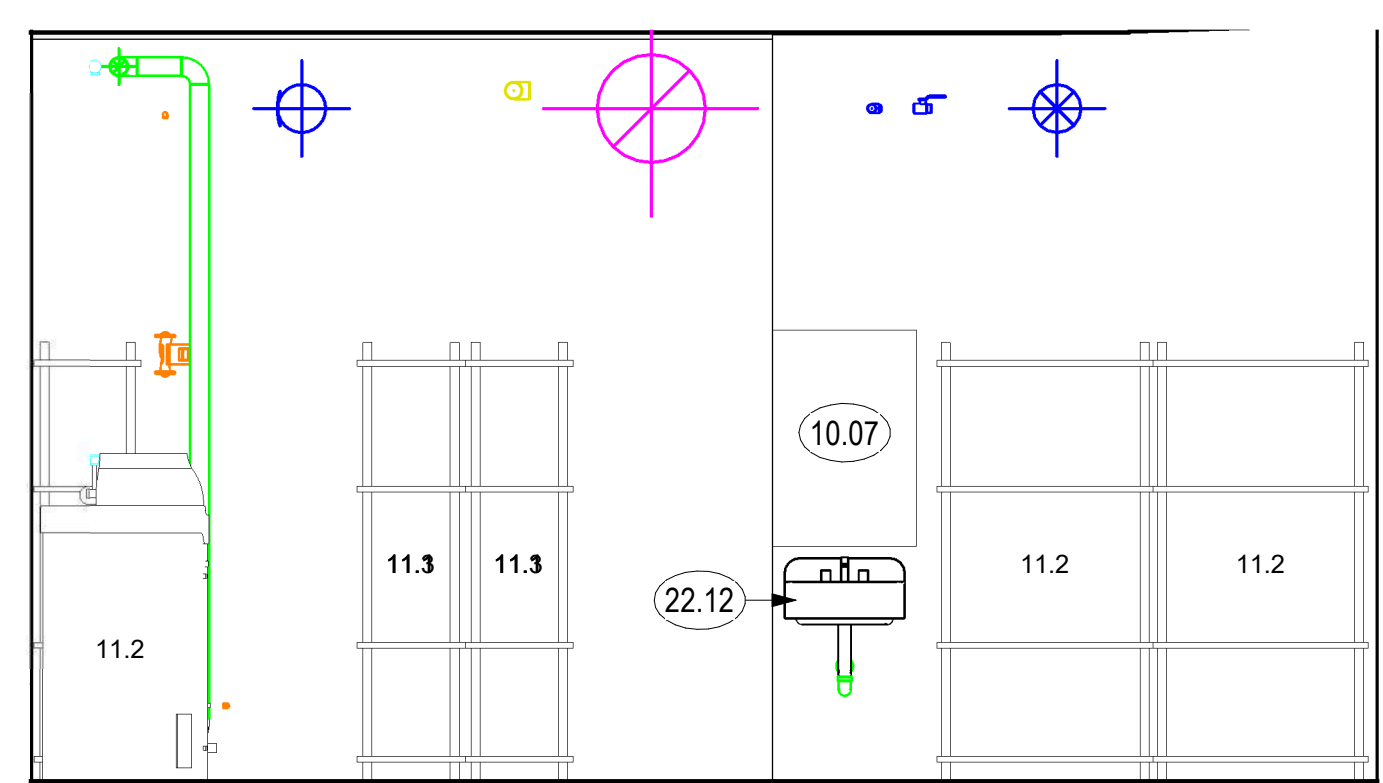
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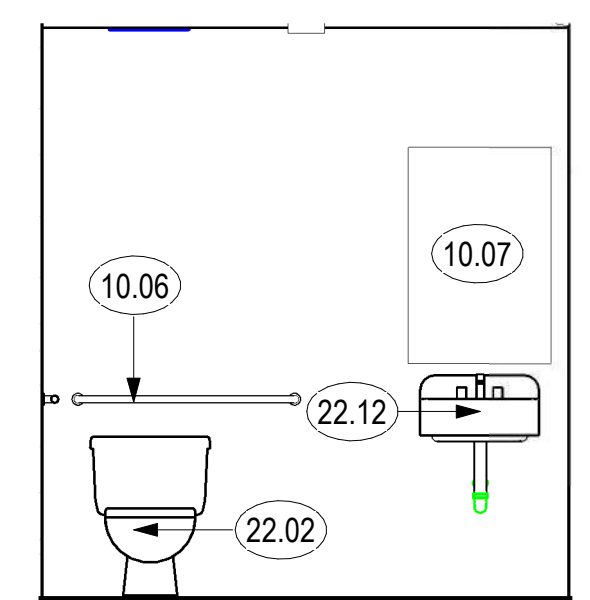
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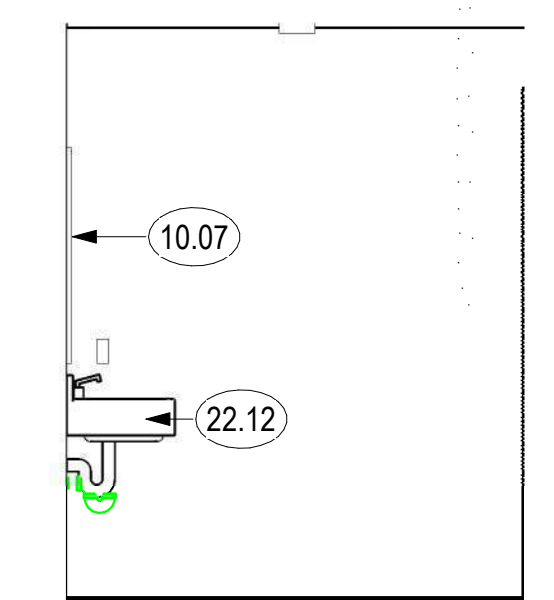
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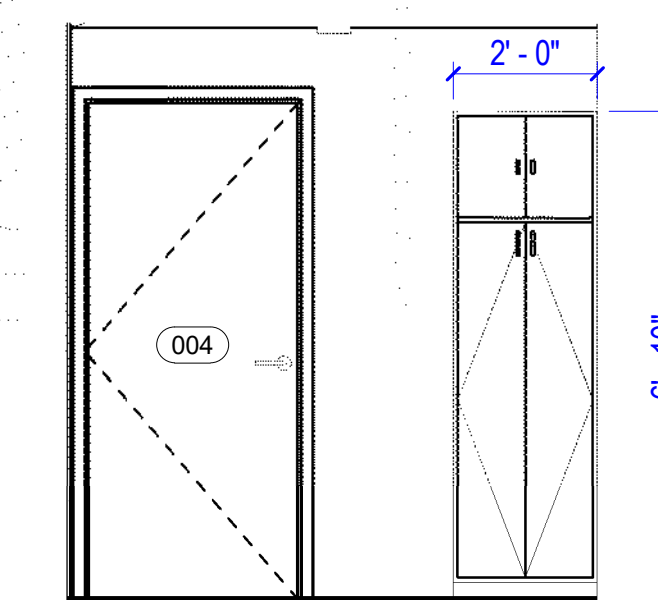
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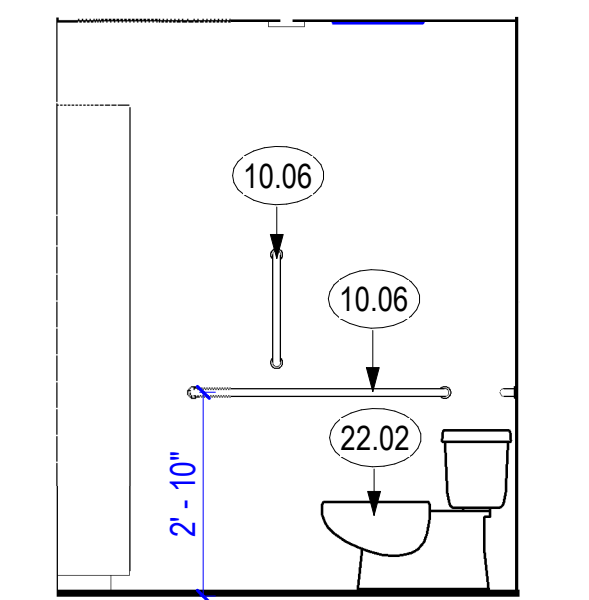
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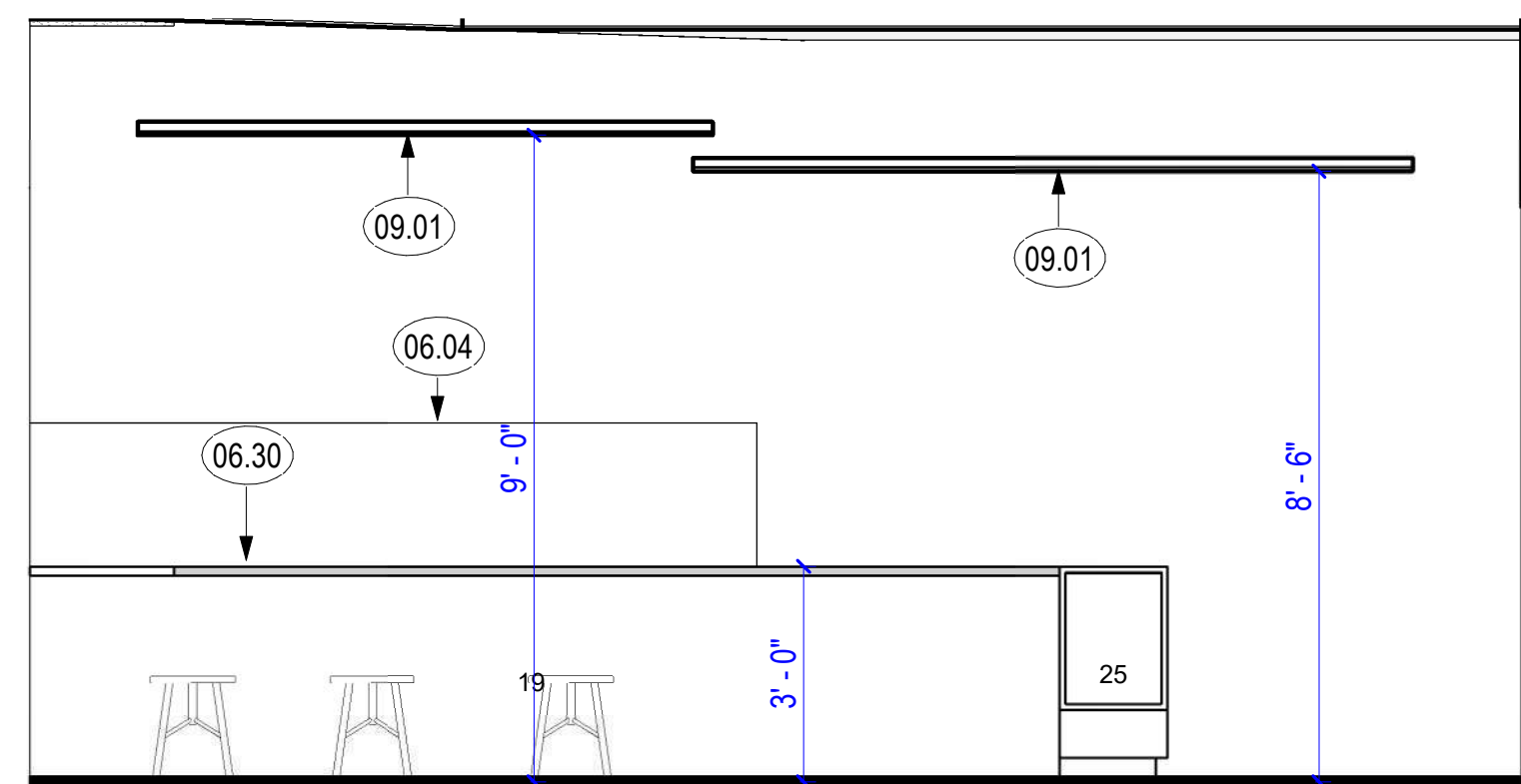
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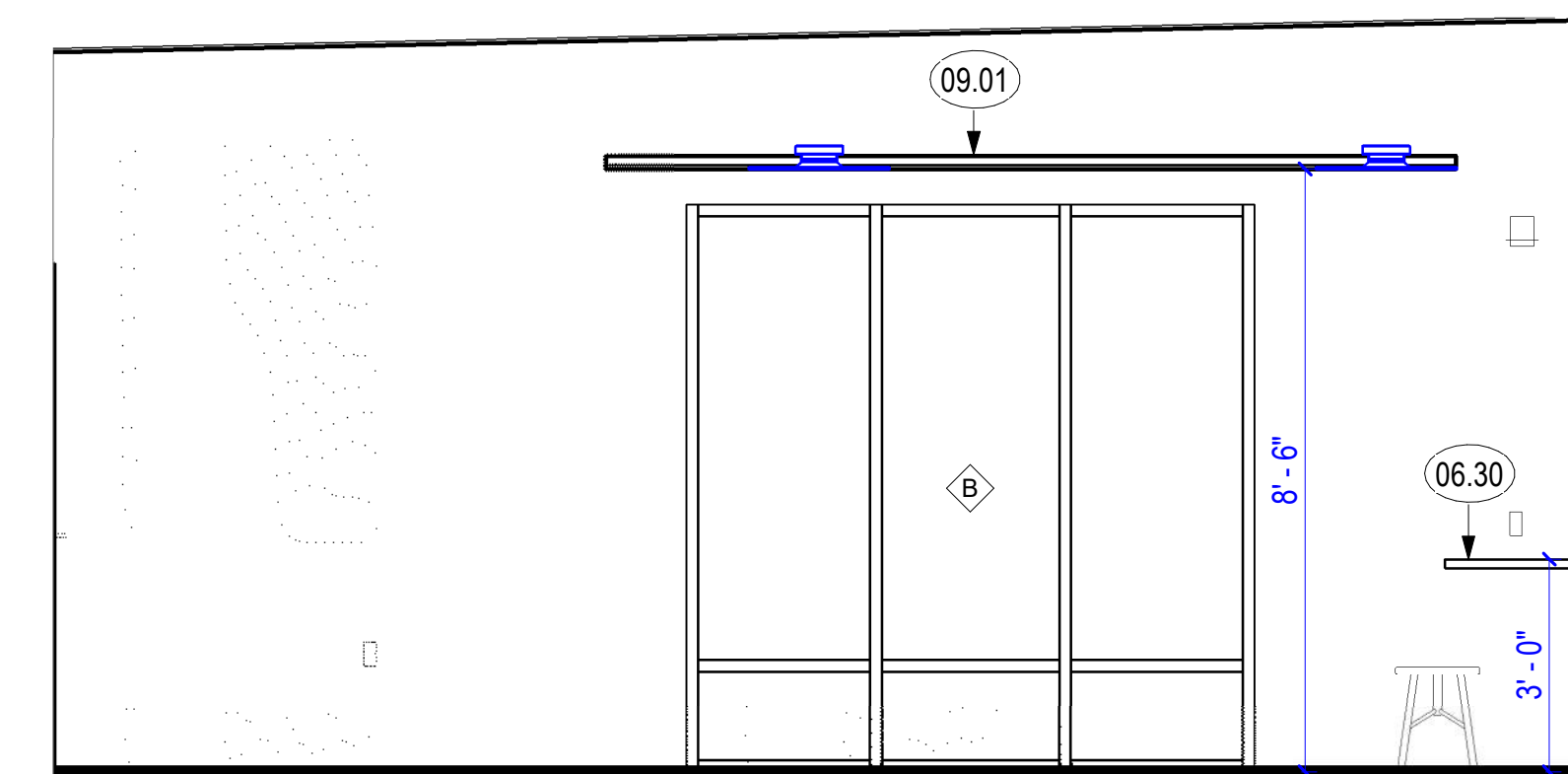
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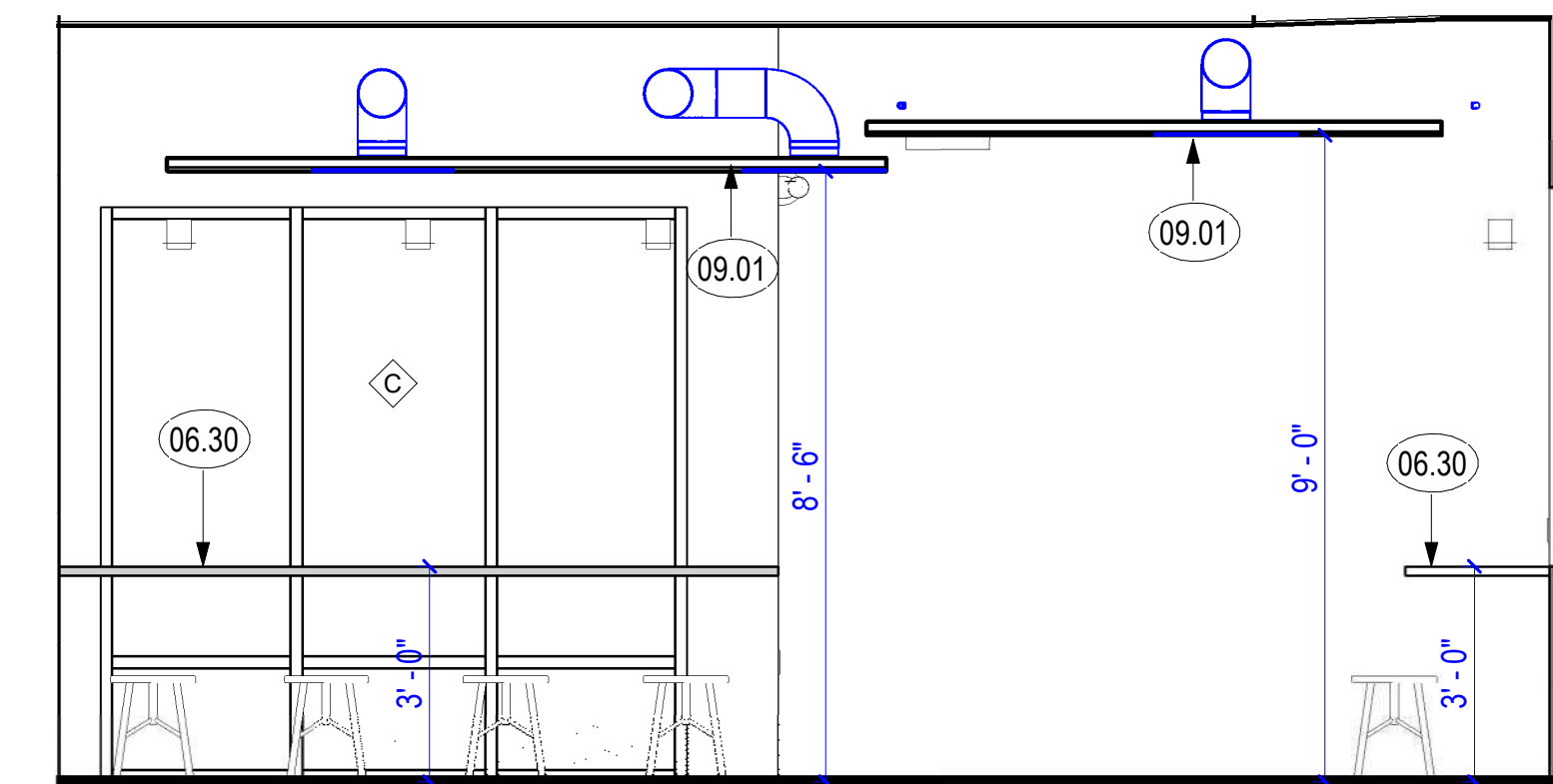
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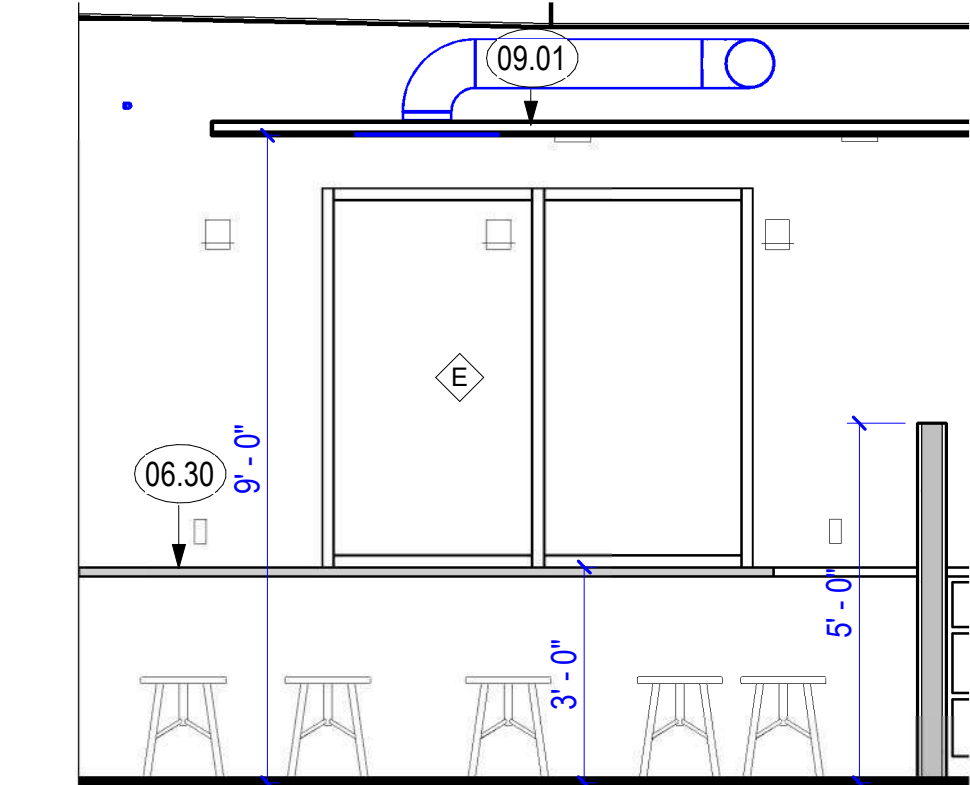
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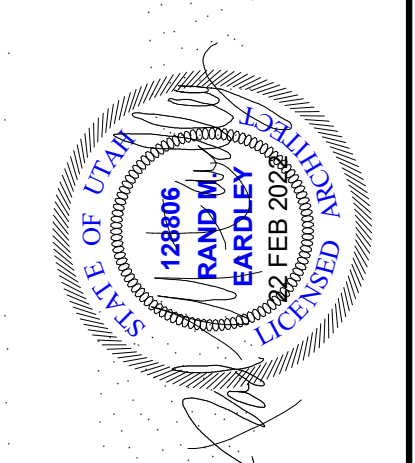
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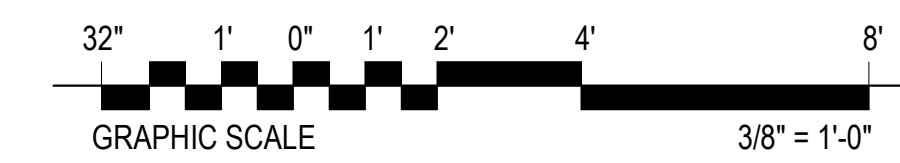


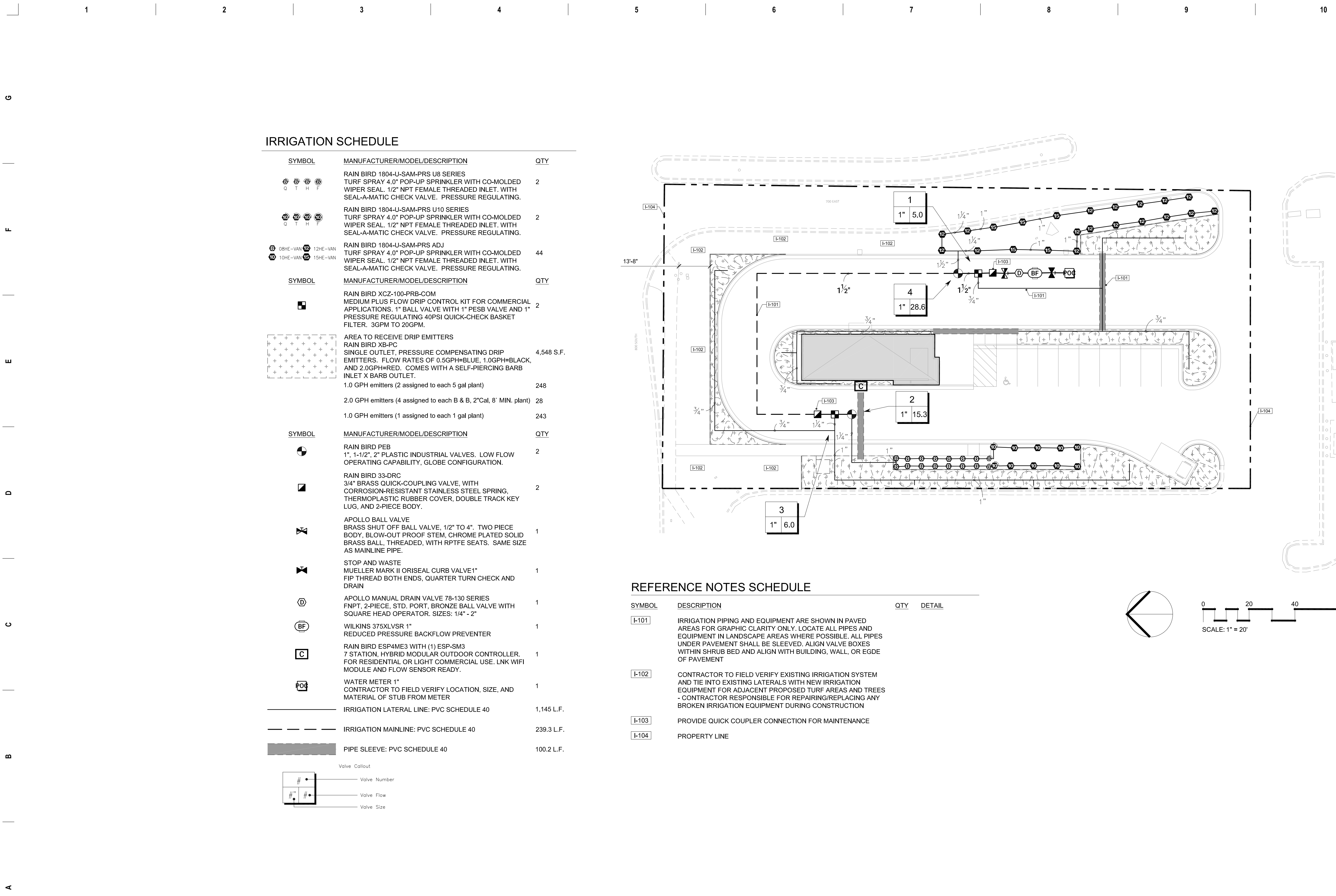
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	22 FEB 2022									3/8" = 1'-0"			

QUENCH-IT  
 UNIVERSITY MALL - PLAT A, LOT 203  
 OREM, UTAH  
 INTERIOR ELEVATIONS

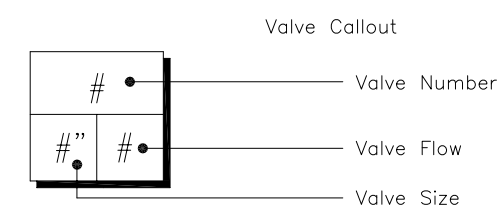
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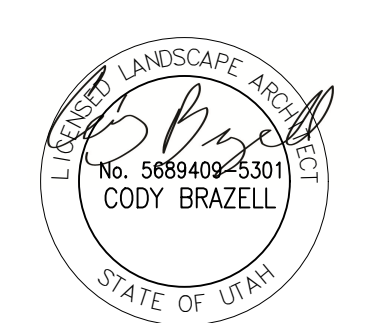
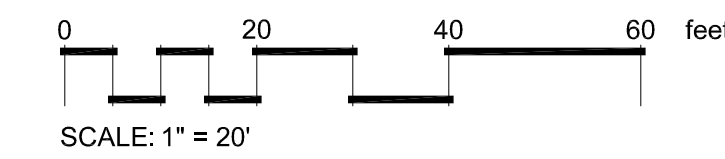
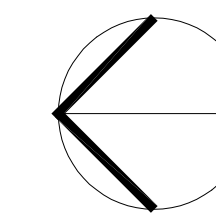
**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Ⓟ Ⓠ Ⓡ Ⓢ	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	2
Ⓣ Ⓤ Ⓟ Ⓠ	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	2
Ⓡ ⓈHE-VAN Ⓣ 12HE-VAN Ⓤ ⓅHE-VAN Ⓠ 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	44
■	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 3GPM TO 20GPM.	2
+	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET. PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. 1.0 GPH emitters (2 assigned to each 5 gal plant) 248 2.0 GPH emitters (4 assigned to each B & B, 2" Cal, 8' MIN. plant) 28 1.0 GPH emitters (1 assigned to each 1 gal plant) 243	4,548 S.F.
●	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2
■	RAIN BIRD 33-DRC 3/4" BRASS QUICK-COUPLING VALVE. WITH CORROSION-RESISTANT STAINLESS STEEL SPRING. THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	2
⊘	APOLLO BALL VALVE BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY. BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL. THREADED, WITH RPTFE SEATS. SAME SIZE AS MAINLINE PIPE.	1
⊘	STOP AND WASTE MUELLER MARK II ORISEAL CURB VALVE 1" FIP THREAD BOTH ENDS. QUARTER TURN CHECK AND DRAIN	1
Ⓧ	APOLLO MANUAL DRAIN VALVE 78-130 SERIES FNPT, 2-PIECE, STD. PORT, BRONZE BALL VALVE WITH SQUARE HEAD OPERATOR. SIZES: 1/4" - 2"	1
Ⓡ	WILKINS 375XLVSR 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
Ⓢ	RAIN BIRD ESP4ME3 WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
Ⓣ	WATER METER 1" CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND MATERIAL OF STUB FROM METER	1
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,145 L.F.
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	239.3 L.F.
---	PIPE SLEEVE: PVC SCHEDULE 40	100.2 L.F.

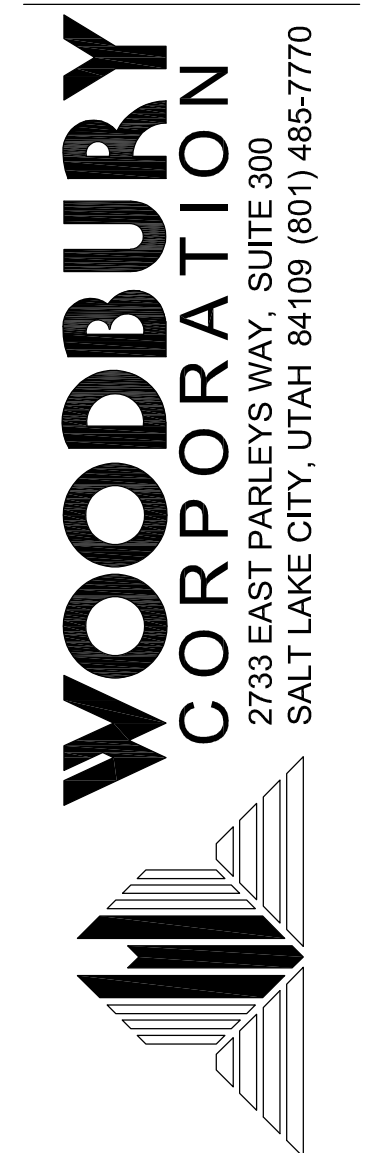


**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY	DETAIL
L-101	IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED. ALIGN VALVE BOXES WITHIN SHRUB BED AND ALIGN WITH BUILDING, WALL, OR EDGE OF PAVEMENT		
L-102	CONTRACTOR TO FIELD VERIFY EXISTING IRRIGATION SYSTEM AND TIE INTO EXISTING LATERALS WITH NEW IRRIGATION EQUIPMENT FOR ADJACENT PROPOSED TURF AREAS AND TREES - CONTRACTOR RESPONSIBLE FOR REPAIRING/REPLACING ANY BROKEN IRRIGATION EQUIPMENT DURING CONSTRUCTION		
L-103	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE		
L-104	PROPERTY LINE		



04/12/2022



DATE  
# REVISION DESCRIPTION

IRRIGATION PLAN  
UMALL - QUENCH IT - PLAT A, LOT 203  
682 EAST 800 SOUTH  
OREM, UTAH

IRRIGATION PLAN  
PROJECT #: 1048  
DATE: 04/12/2022  
DRAWN BY: JW  
SCALE: AS NOTED

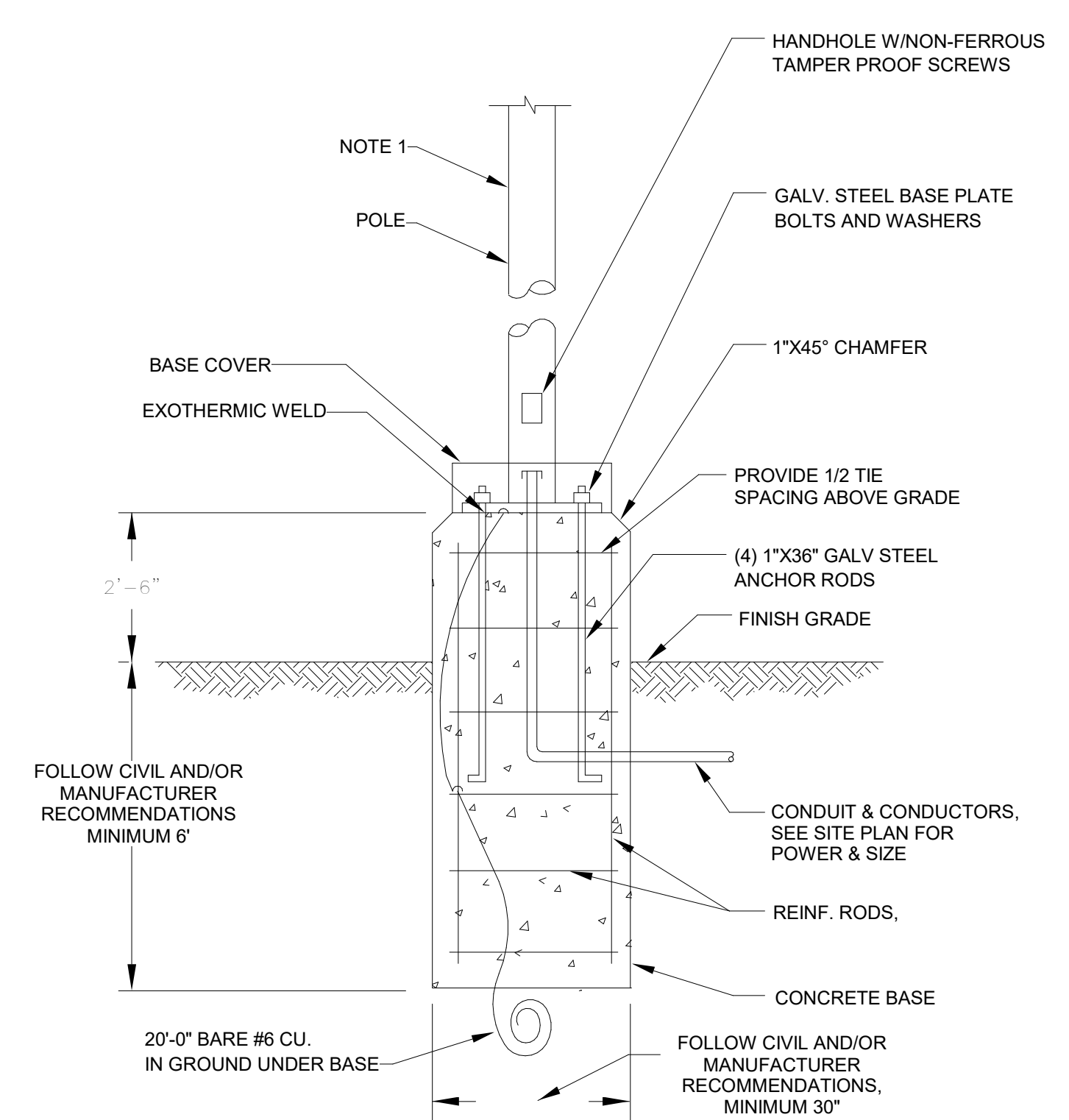
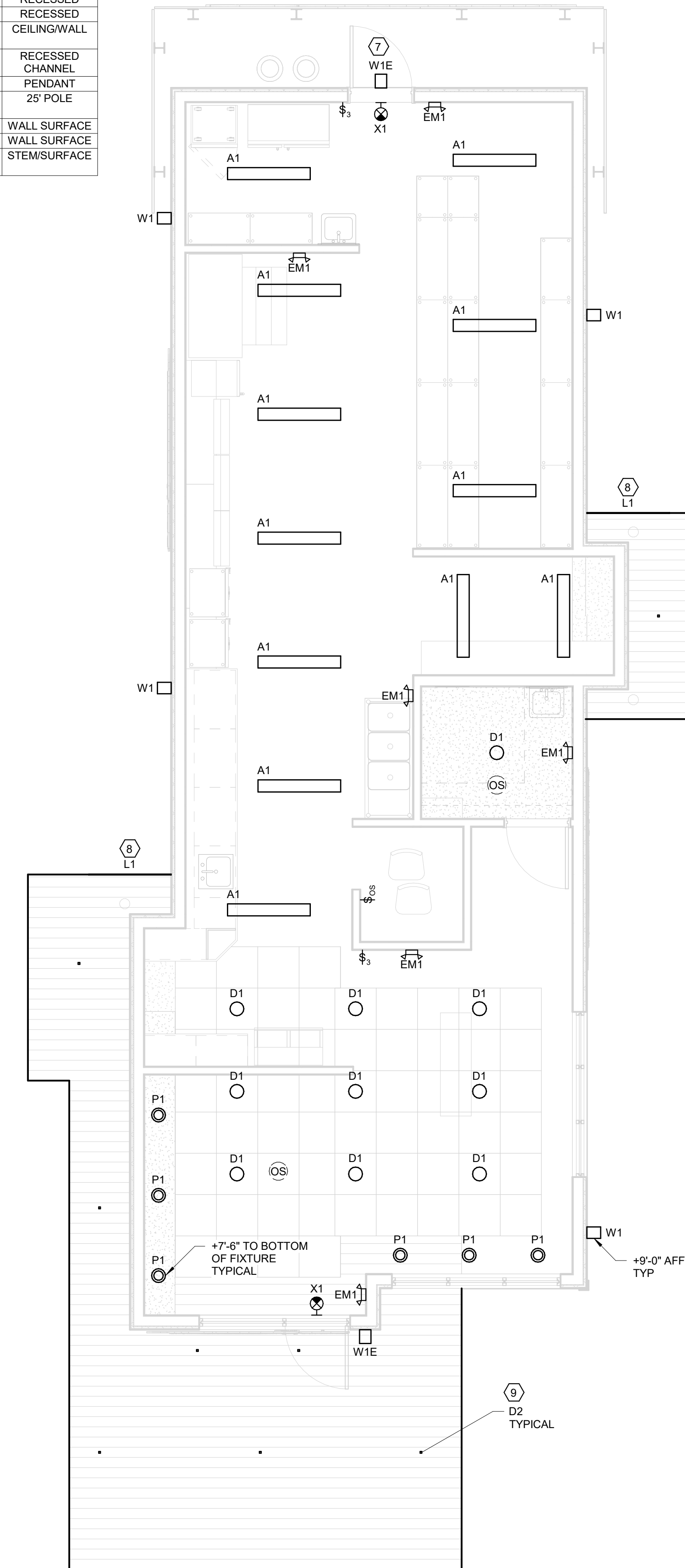
**L101**

LIGHTING FIXTURE SCHEDULE										
FIXTURE TYPE	DESCRIPTION	MANUFACTURER	MODEL	LOAD	VOLTAGE	COLOR TEMPERATURE	FURNISHED BY	LAMP TYPE	LUMENS	MOUNTING TYPE
A1	4" LINEAR WRAP	COOPER METALUX	LW SERIES	39 VA	120/277V	4000K	CONTRACTOR	LED 0-10V DIMMING	4351	SURFACE
D1	6" LED DOWNLIGHT	COOPER HALO	HC6-10-D010-HM6-12-840-61-WD	10 VA	120/277V	4000K	CONTRACTOR	LED 0-10V DIMMING	1000	RECESSED
D2	1.25" ROUND ADJUSTABLE LED DOWNLIGHT	USAI LIGHTING	LITTLE ONES MICRO M1RA SERIES	7 VA	120/277V	4000K 90+ CRI	CONTRACTOR	LED 0-10V DIMMING	600	RECESSED
EM1	LED EMERGENCY LIGHT, DAMP LOCATION LISTED	COOPER LIGHTING	SEL25	2 VA	120/277V		CONTRACTOR	LED		CEILING/WALL
L1	FLEXIBLE RGBW LIGHTING SYSTEM	KELVIX	SIGNWAVE SW5 SERIES	1 VA	120/277V	N/A	CONTRACTOR	LED 0-10V DIMMING	TBD	RECESSED CHANNEL
P1	LED PENDANT FIXTURE	TBD	TBD	1 VA	120/277V	4000K	CONTRACTOR	INTEGRAL LED	2000	PENDANT
PL1	LED AREA LITE - POLE MOUNTED	COOPER MCGRAW-EDISON	GLEON-SA3-C-740-U-T4FT-HSS	166 VA	120/277V	4000K	CONTRACTOR	LED	21725	25' POLE
W1	LED WALL FIXTURE - EXTERIOR	BARRON TRACE LITE	WLZ2 SERIES	25 VA	120/277V	4000K	CONTRACTOR	LED	4269	WALL SURFACE
W1E	LED WALL FIXTURE - EXTERIOR - EMERGENCY	BARRON TRACE LITE	WLZ2 SERIES	25 VA	120/277V	4000K	CONTRACTOR	LED	7981	WALL SURFACE
X1	EXIT SIGN, EDGE-LIT, SELF-DIAGNOSTIC, RED LETTERS, EMERGENCY	COOPER SURE-LITES	EUX - SURE-LITES	2 VA	120/277V	NA	CONTRACTOR	LED	NA	STEM/SURFACE

KEYNOTES	
7	CONTROL CIRCUIT VIA ASTRONOMICAL TIMELOCK / CONTACTOR. REFER TO LIGHTING CONTRACTOR DETAIL.
8	FIXTURE L1 SHALL BE RECESS MOUNTED AT THE PERIMETER OF THE CANOPY.
9	FIXTURE D2 SHALL BE RECESS MOUNTED IN CANOPY. LOCATE REMOTE DRIVERS INTERIOR AT AN ACCESSIBLE AND CONCEALED LOCATION. FOLLOW MANUFACTURER'S REQUIREMENTS FOR DRIVER TO FIXTURE DISTANCE.

14 JAN 2022

**EA SOLUTIONS**  
 324 S. State Street, Suite 444  
 Salt Lake City, UT 84111  
 www.easolutions.us  
 385-549-8800



NOTE 1: FOR TOTAL HEIGHT OF POLE FROM GROUND REFER TO LIGHTING PLAN.

**2 LIGHT POLE BASE DETAIL**  
 NTS

**1 LIGHTING PLAN**  
 1/4" = 1'-0"

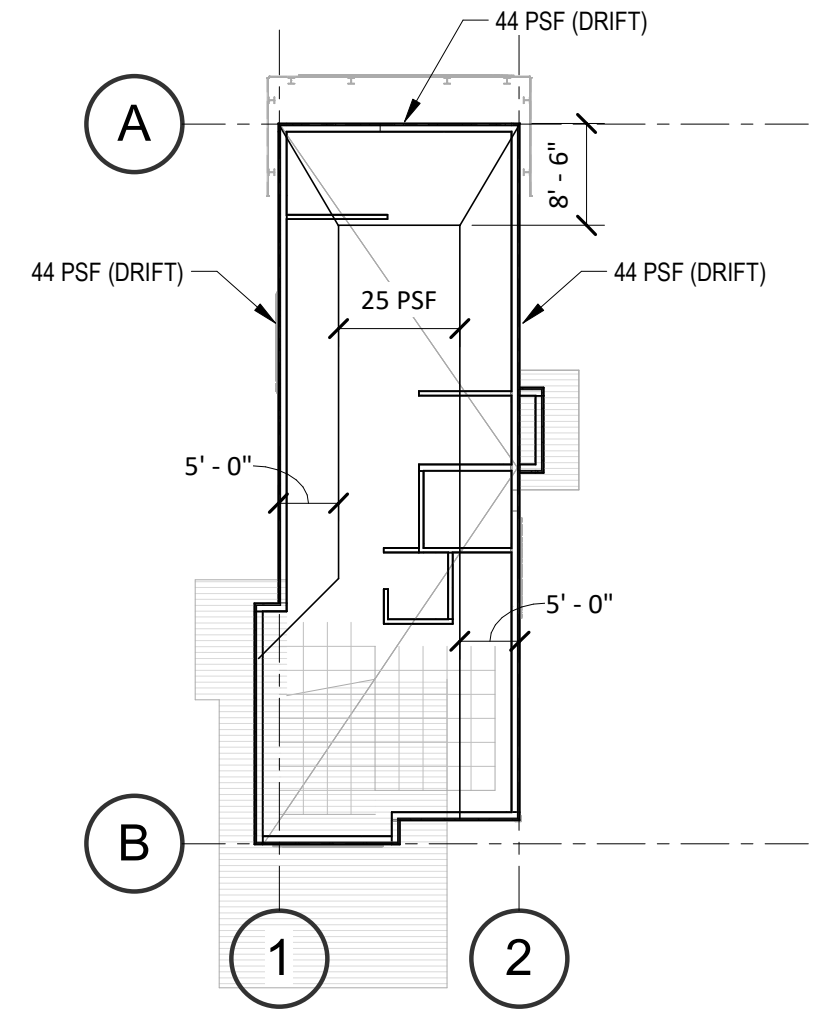
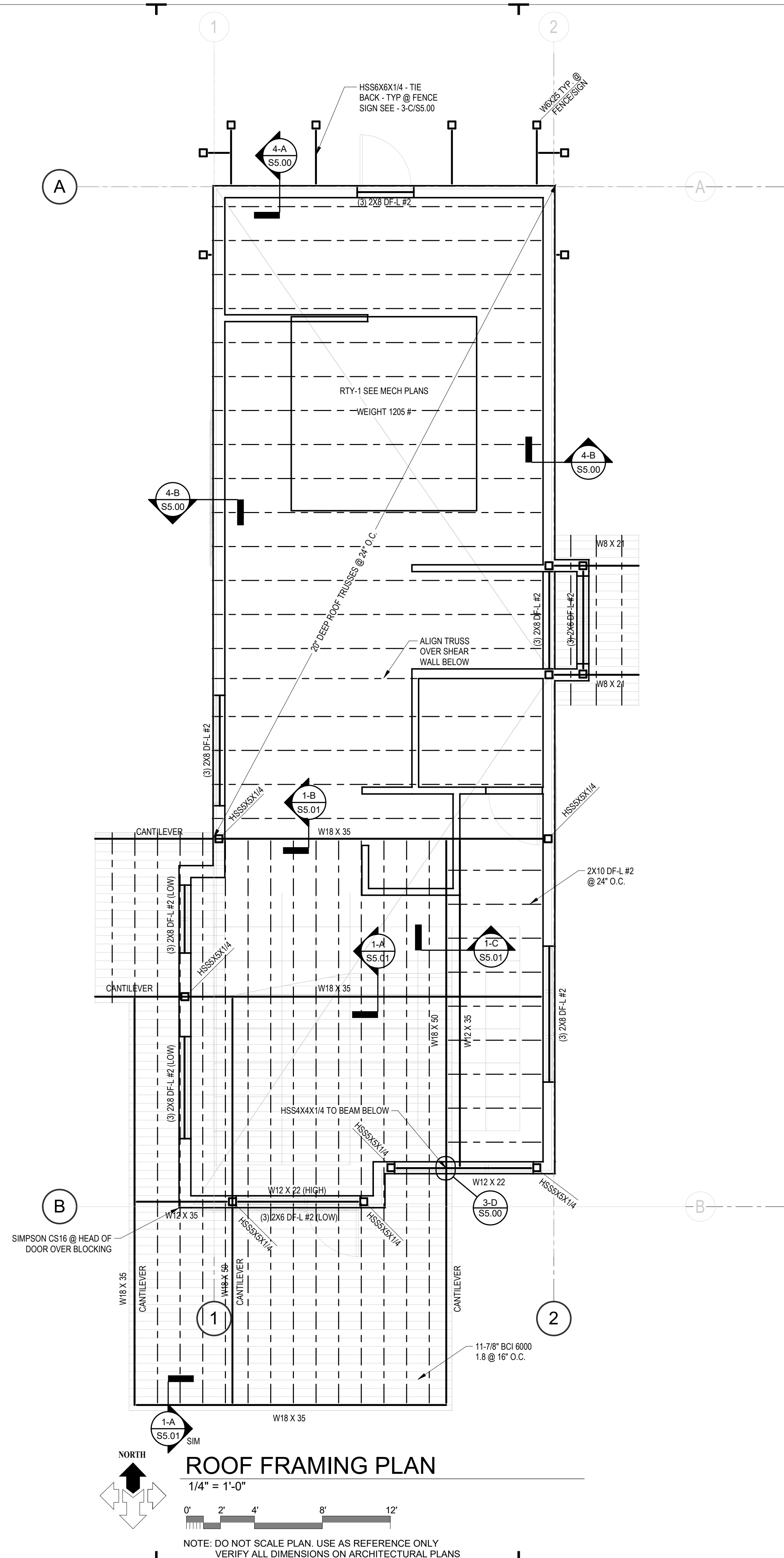
Rev.	Description	Date	Appr.

Designed by:	Submitted:	REV:
Drawn by:	14 JAN 2022	14 JAN 2022
Reviewed by:	File:	
Submitted by:	Scale:	
	As indicated	
	Project Number:	
	21137	

QUENCH-IT  
 UNIVERSITY MALL - PLAT A, LOT 203  
 OREM, UTAH

LIGHTING PLAN

SHEET NUMBER  
**E-201**



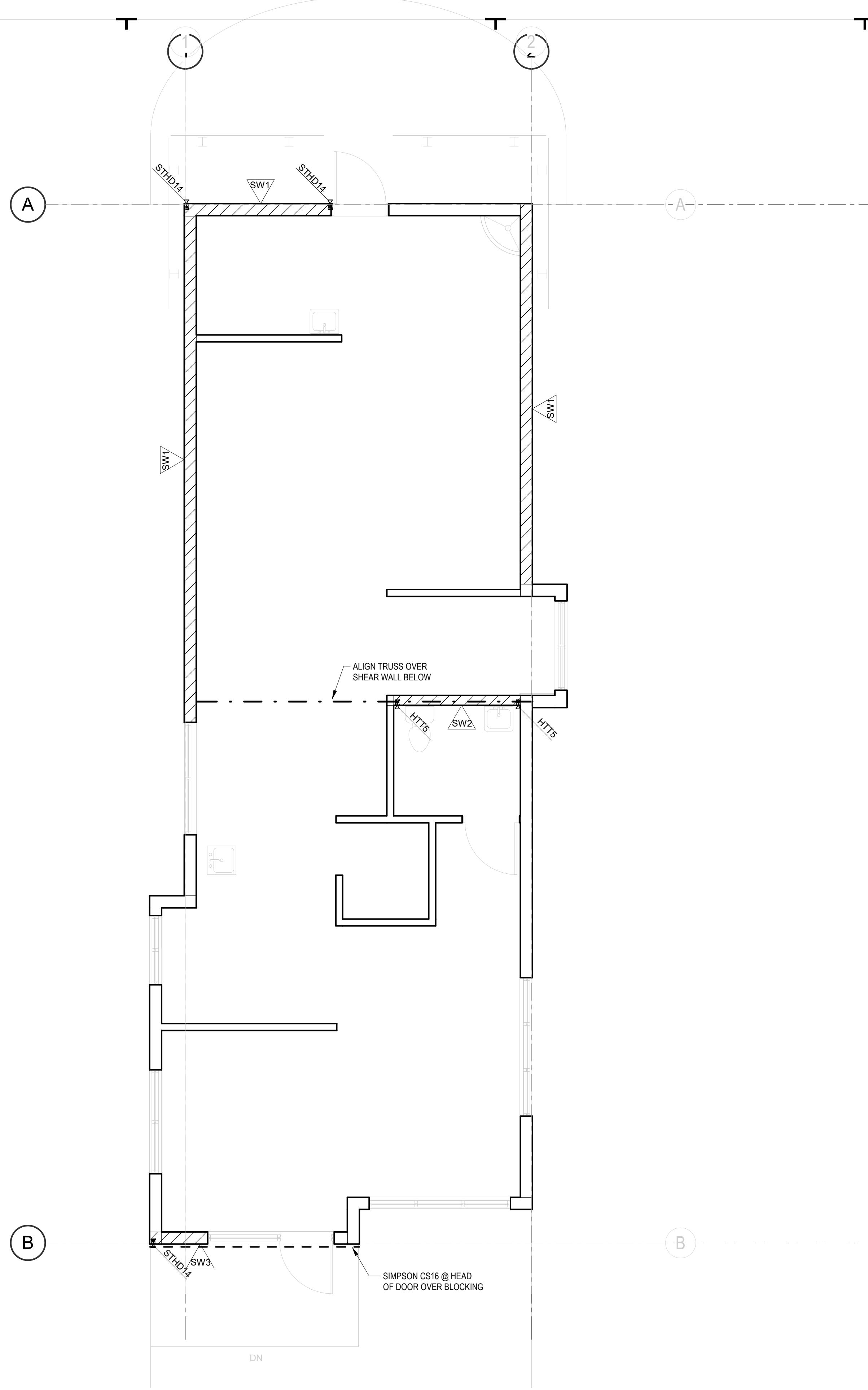
**ROOF SNOW LOAD (DRIFT) DIAGRAM**  
1/16" = 1'-0"

REV	DATE	DESCRIPTION

PROJECT NO: 21802  
DRAWN BY: Author  
CHECKED BY: Checker  
DATE: 01/25/2022  
SHEET: 05 OF 08

**ROOF FRAMING PLAN**  
**S1.01**

D:\Mcneil Projects\Ongoing Files\REVIT FILES - OUT\21802-00\1\21802 (01-26-22)-out\1\21802 - Quench-IT\_STRUCT(01-26-22)R21.rvt



### FOOTING AND FOUNDATION PLAN

1/4" = 1'-0"



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

REV	DATE	DESCRIPTION
<<<	<<<	<<<
<<<	<<<	<<<
<<<	<<<	<<<
<<<	<<<	<<<
<<<	<<<	<<<

PROJECT NO: 21802  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 DATE: 01/25/2022  
 SHEET: 06 OF 08

### SHEAR WALL PLAN

# S1.02

Item #: 3.2

Prepared By:  
Cheryl Vargas

## Planning Commission

May 18, 2022



**Applicant:** Bach Land & Development, LLC/ Shaun Athey

**PUBLIC HEARING** – Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 9.2 acres from the R12 zone to the PRD zone at approximately 1600 South 400 West and amending Appendix KK of the Orem City Code by adding the concept plan and elevations.

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pan
- mailed notices to 836 residents within 1,000 feet of the property

**SITE INFORMATION:**

- General Plan: **High Density Residential**
- Current Zone: **R12**
- Acreage: 9.2
- Neighborhood: **Lakeview**

**ACTION:**

The Planning Commission shall forward a recommendation to the City Council regarding the zoning text amendment request.

**REQUEST:** The applicant requests the City amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 9.2 acres from the R12 zone to the PRD zone at approximately 1600 South 400 West and amend Appendix KK of the Orem City Code by adding the concept plan and elevations.

**BACKGROUND:**

The applicant is proposing this rezone and map amendment from the R12 zone to the PRD zone to develop a forty-three (43) single family lot subdivision with approximately 4.7 lots per acre. Per the Planned Residential Development (PRD) code of the City Code, seven (7) units per acre are allowed in a PRD (22-7-12(A)). A new street connection to 400 West will continue from 1600 South and connect to 1430 South on the north end of the subdivision. There will also be a stubbed street for future access to the property to the west for future development and connect to the public street. Link to [Rezoning code](#):

The purpose of a PRD is “to create diverse and quality housing in the City of Orem.” This is accomplished by 1) Allowing densities higher than a typical residential development; 2) Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and 3) Requiring standards that enable PRDs to fit into the surrounding neighborhoods.” This proposed PRD appears to meet the intent of a PRD. Link to [PRD code](#):

The developer has provided eight (8) elevations for the homes that will be built there. There are four (4) 3-car garage elevations and four (4) 2-car garage elevations. The larger lots to the south will blend well with the R8 zone homes on 1600 South. Moving north, the lot sizes decrease which blends with the condominiums on the north end of the subdivision (22-7-6(B)(19)).

The smaller lots will be between three thousand eight hundred (3,800) and five thousand six hundred thirty-two (5,632) square feet in size They will have a minimum of thirty-eight (38) feet of street frontage. The larger lots will be between seven thousand six hundred (7,600) and ten thousand two hundred twenty-four (10,224) square feet with seventy-six (76) feet of street frontage. The frontage numbers change if they are on a corner or a curve.

The concept plan and elevations, will be made a part of Appendix KK of the Orem City Code (22-7-5(A)).

Parking required on the site is a minimum of two (2) parking spaces for each dwelling, one (1) of which must be covered. There is a minimum of one half (1/2) parking space for each dwelling for guest parking within the development. With forty three (43) units, twenty-two (22) guest parking spaces would be required. They are providing twenty-five (25) guest parking spaces which is more than required (22-7-12(J)).

A traffic study was completed as part of this project. Generally, the proposed concept meets transportation and traffic requirements. The proposed plan shows a public street of an adequate cross-section that connects 1430 South to 400 West. This is a requirement that is identified in the Street Connection Master Plan. The plan also seems to show 1430 South built to match its current width, with 400 West extending through the proposed concept plan at its existing width. There are some issues with the traffic impact study (TIS) that will be addressed during the preliminary plat approval process. Some of those items include:

- providing dimensions for the roadway and striping on 1430 South to show the continued center turn lane, travel lanes, and shoulders.
- calibrating the synchro model (electronic traffic model) of the proposed development with existing conditions to include
  - correct residential trip generation
  - agreement to estimated cut through traffic
  - sight and safety considerations due to horizontal and vertical curve of 1430 South
- expanding the scope of the TIS to include impact of completing a grid network
- provide the correct street cross-section (local street – sixty-four feet (64') right of way with thirty-four (34') of asphalt)
  - limitations of on-street parking (driveways are too close together)
- Right turn deceleration lane.
- relocation of the stub road to the west to be located further south to provide better development opportunity to the vacant parcel to the west.

The City understands that there may be more items to address, but after discussions with the developer, the Engineering staff feel confident the City and developer can work through these items through the preliminary and final plat approval processes.

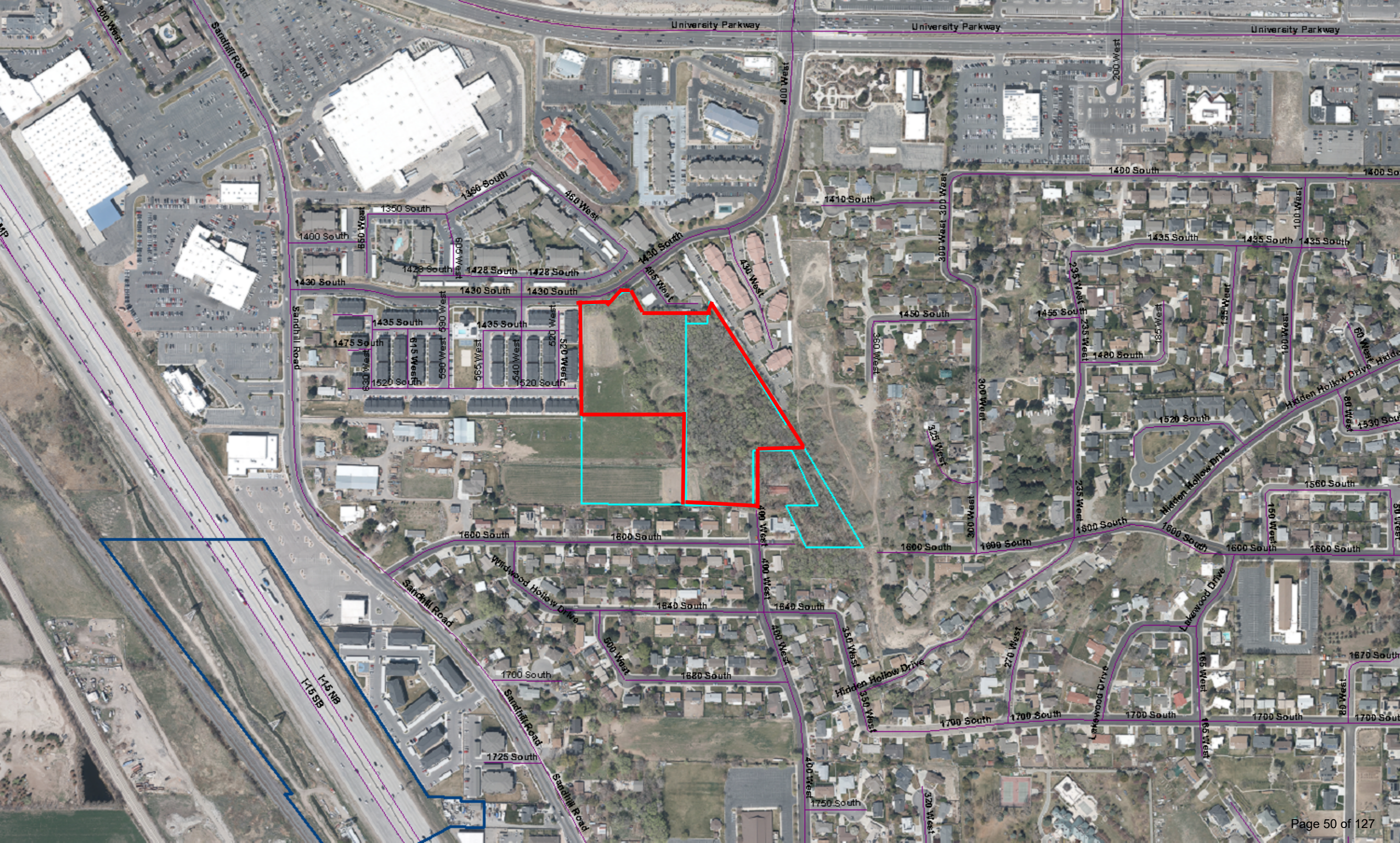
On January 19, 2022 Bach Homes presented a concept plan at a neighborhood meeting that consisted of fifty-three (53) single family homes with a lot size average of 3,800 square feet and a density of 5.8 units per acre. After listening to the concerns from the neighborhood meeting they adjusted their plans to move the smaller lots to the north and the larger lots to the south lowering the number of proposed units to forty-four (44) to provide a better blend between the two connecting areas.

On April 13, 2022, a second neighborhood meeting was held because they needed to expand the noticing area from a five hundred square foot radius to a one thousand square foot radius around the property.

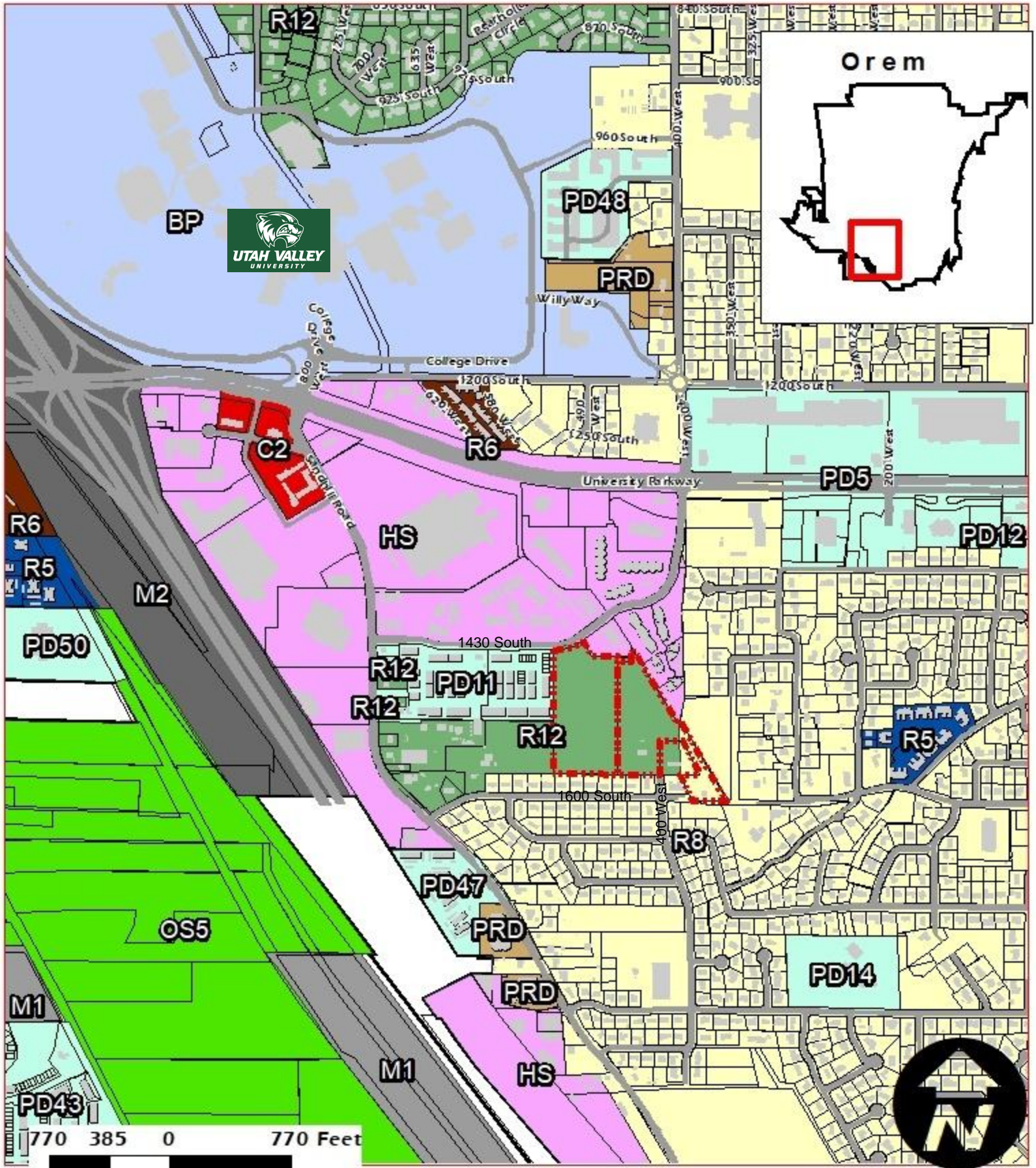
Due to going through the process of approval with the City staff and the neighborhood meetings, the total number of units has been reduced to forty-three (43) units. They will also move the stubbed road south that will connect the property to the west and move Lot 4 north, to provide a better possibility for development on that

west property. That change is not reflected in the plan going before the Planning Commission, but will be corrected before going to City Council. There is some additional engineering due to a retaining wall and it will take more time to engineer it properly.

**RECOMMENDATION:** Staff recommends the Planning Commission forward a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 9.2 acres from the R12 zone to the PRD zone at approximately 1600 South 400 West and amend Appendix KK of the Orem City Code by adding the concept plan and elevations with the condition that Lot 4 and the stubbed street going west will be switched.



# Bach Homes Peterson Farm

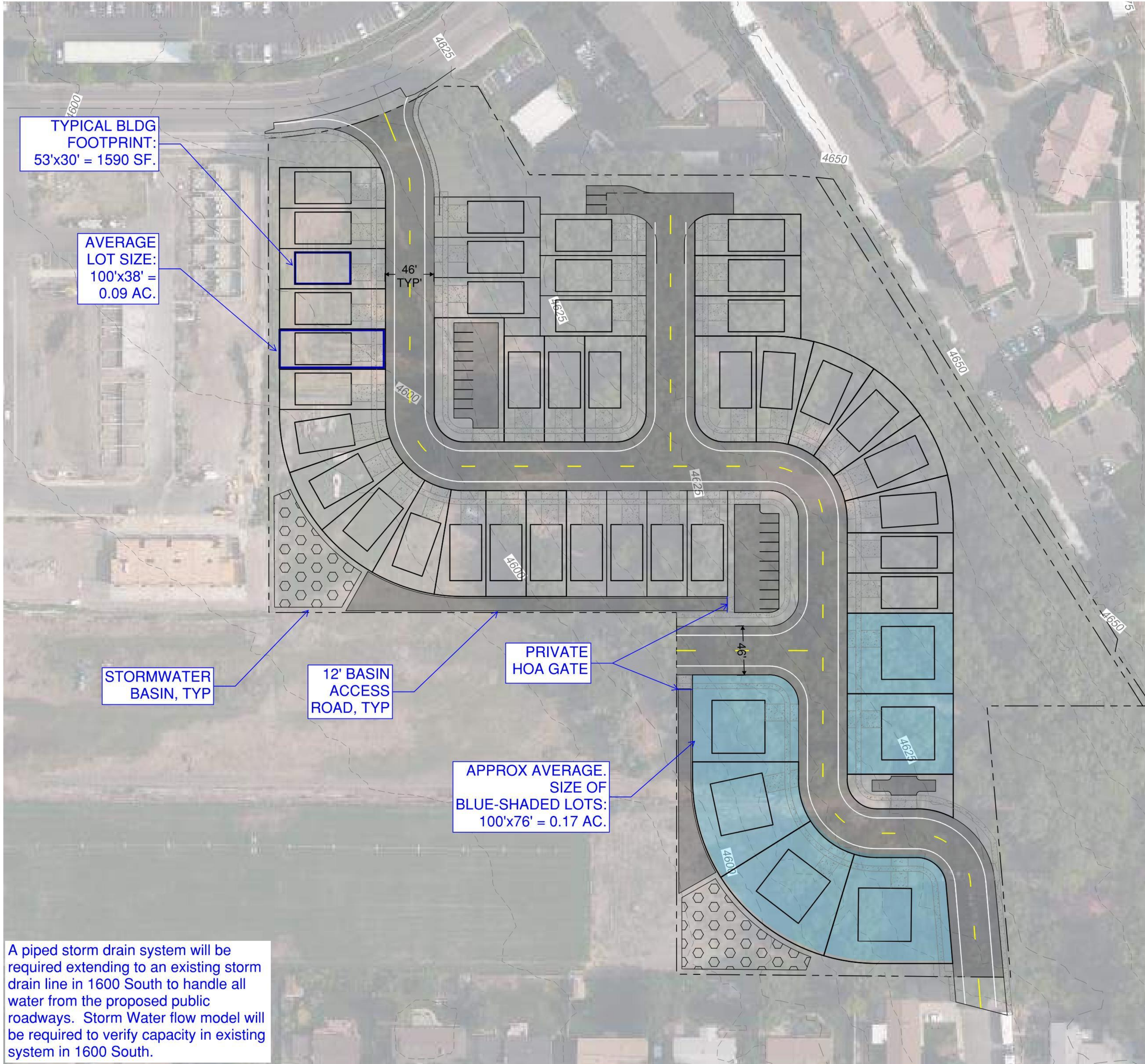


◆ Rezone  
R12 to PRD  
13.4 Acres

**NEIGHBORHOOD**  
Lakeview

▨ 1600 S 400 West  
■ Buildings  
□ Parcels

Legend



TYPICAL BLDG  
FOOTPRINT:  
53'x30' = 1590 SF.

AVERAGE  
LOT SIZE:  
100'x38' =  
0.09 AC.

STORMWATER  
BASIN, TYP

12' BASIN  
ACCESS  
ROAD, TYP

PRIVATE  
HOA GATE

APPROX AVERAGE  
SIZE OF  
BLUE-SHADED LOTS:  
100'x76' = 0.17 AC.

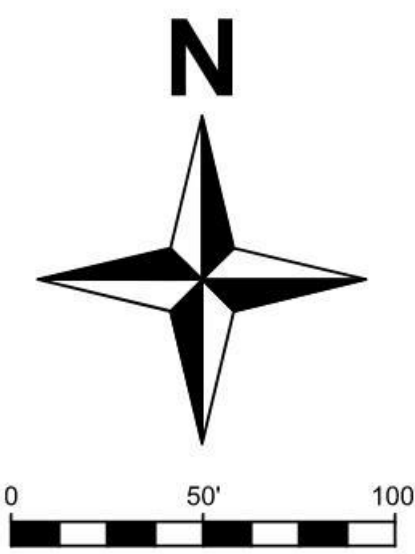
A piped storm drain system will be required extending to an existing storm drain line in 1600 South to handle all water from the proposed public roadways. Storm Water flow model will be required to verify capacity in existing system in 1600 South.

**BASIS OF DESIGN:**

- FROM OREM CITY CODE:
1. ALL PRIMARY DRIVES IN THE PRD SHALL BE PUBLIC ROADS (SEE NOTE 3 FOR SUBLOCAL ACCESS ROAD).
  2. PUBLIC ROAD RIGHT-OF-WAY WIDTH SHALL BE 46 FT FROM BACK-OF-CURB TO BACK-OF-CURB.
  3. ACCESS ROAD TO ADJACENT SW PROPERTY TO BE 28-FT SUB LOCAL ROAD PER OREM CITY STANDARD PLAN M-10.
  4. SETBACKS:
    - FRONT: 32 FT (PUBLIC ROAD)
    - BACK: 15 FT
    - SIDE: 4 FT (FROM ADJ. LOT)
    - SIDE: 24 FT (FROM ADJ. STREET)
    - PRD BNDY: 25 FT
  5. FRONT SETBACK FROM PUBLIC STREET INCLUDES AN 8-FT LANDSCAPE BUFFER AND 5-FT SIDEWALK. SIDEWALK AND BUFFER ARE REQUIRED ON BOTH SIDES OF ALL PUBLIC STREETS.
  6. GUEST PARKING PROVIDED AT 1/2 STALL PER UNIT WITH STALLS NO FURTHER THAN 150 FT FROM UNITS SERVED.
  7. MAXIMUM BUILDING HEIGHT = 30 FT

**AREA SUMMARY:**

<b>DENSITY:</b>		<b>OPEN SPACE*:</b>	
PROP. AREA:	9.2 ac.	NET AREA :	7.3 ac.
LOTS:	43	LANDSCAPE:	2.9 ac.
LOTS/ACRE:	4.7	LS/NET:	0.40
<b>PARKING:</b>		*SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPE AREAS.	
STALLS:	25		
STALLS/LOT:	0.58		



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

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MARK:	DATE:	DESCRIPTION:

PROJECT #: 21-327  
DRAWN BY: JSB  
PROJECT MANAGER: JSB  
ISSUED: 4/4/2022



University Parkway

Orem



HS

1430 South

PD11

R12

1600 South

400 West

R8

HS

University Parkway

Orem



HS

1430 South

PD11

PRD

R12

1600 South

400 West

R8

HS



















## **Neighborhood Meeting Notice:**

### **Meeting Location:**

1443 West 800 North, Orem, Utah 84057, Suite 201

### **Date and Time:**

January 19<sup>th</sup> at 6:00 PM

### **Project Explanation:**

Bach Homes will be applying to develop a portion of land in the local vicinity. The project being proposed is a Single-Family Planned Residential Development (PRD). This proposal includes a change to the current zoning of R12, to a Planned Residential Development (PRD). The project includes a large portion of parcel 19:026:0178. The address of the properties is listed below.

(North of W. 1600 S. and S. 400 W.)

### **Notice:**

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.

For any other questions please contact Shaun Athey,

**Phone: (801) 727-9500**

**Email: [Shaun.a@bachhomes.com](mailto:Shaun.a@bachhomes.com)**

**Address: 11650 State St #300, Draper, UT 84020**



# Neighborhood Meeting Sign in Sheet

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1443 West 800 North, Orem, Utah 84057, Suite 201

## Date and Time:

January 19<sup>th</sup> at 6:00 PM

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The project includes a large portion of parcel 19:026:0178.

Adam Brown

1661 S 400 W

Name (Print)	Address	Phone Number	Signature
Jeffery Kunz	15909 N. 11050 E. Mt. Pleasant	801-380-9858	<i>[Signature]</i>
Jay Liechly	345 W 1600 S	801-592-0706	<i>[Signature]</i>
Cliff McAntonia	326 W 1450 S	801-224-4189	<i>[Signature]</i>
Jay's Strong	1586 S 235 W	801-319-3141	<i>[Signature]</i>
Scott Strong ab 1455 S 300 W	1586 S 235 W	801-362-0539	<i>[Signature]</i>
Eric & Joan Cluff	1652 S 400 W	801-226-8624	<i>[Signature]</i>
Todd Bowen	870 W 480 S Orem	801-362-2351	<i>[Signature]</i>
Kristine Bowen Christanson	1438 N. 580 W Orem	801-367-4762	<i>[Signature]</i>
Karla Coltharp	383 W Carriage Cir	801-319-6681	<i>[Signature]</i>
Traci Grenny	230 W. 1600 S.	801-722-8638	<i>[Signature]</i>
David Jacobs	305 W. 1600 S	801-224-1661	<i>[Signature]</i>
EDUARDO CANEDO	1656 S. 500 W.	801-735-5456	<i>[Signature]</i>
STEVEN STRONG	1664 S. 500 W	801-685-4820	<i>[Signature]</i>
Matt Whitaker	39 W. 1410 S. Orem	801-362-2892	<i>[Signature]</i>
David Spencer	899 N 550 E Orem	801-319-0217	<i>[Signature]</i>
Abe Peterson		801-623-0917	
Robert Oscanyan	325 W 1450 S Orem	801-361-8001	
Tana Oscanyan	325 W 1450 S Orem	801-471-7711	<i>[Signature]</i>
Larry & Colleen Peterson	588 W 1600 S.	801-368-9668	<i>[Signature]</i>
Dave & Kerilyn Cindrich	424 W 1600 S	801-735-4491	<i>[Signature]</i>
	450 W 1600 S	801-224-4242	<i>[Signature]</i>
DOUG VIETTEL			
Shelbe Nelson	472 W 1680 S	435-225-3336	<i>[Signature]</i>



## Shaun Athey

---

**From:** Brandon Ames  
**Sent:** Tuesday, January 18, 2022 12:53 PM  
**To:** jwbench@orem.org; dayoung@orem.org; jlambson@orem.org; dlauret@orem.org; twmacdonald@orem.org; lmillett@orem.org; tdpeterson@orem.org; dmspencer@orem.org; chvargas@orem.org  
**Cc:** Shaun Athey  
**Subject:** Bach Homes - Orem property proposal  
**Attachments:** Orem - Peterson Site.jpg; 2022 0110 Bach Orem Concept 2022-01-10.pdf; IMG\_6606.JPG; IMG\_6602.JPG; IMG\_6612.JPG; 2022 0111 Neighborhood Meeting Notice.docx

Dear Orem City Council Members,

It has come to our attention that some of you, if not all, did not receive the neighborhood meeting invitation we mailed to the property owners surrounding our potential development. We apologize for that and wanted to reach out via email as the meeting is scheduled for tomorrow. We are happy to hold a second meeting if needed to include those who were missed.

We are proposing to rezone the property from R-12 to PRD. R-12 zoning would allow approximately 4 units/acre. We are proposing 5.8 units/acre in our concept plan. Here are some highlights explaining our reasoning for the rezone:

- Topography. There is roughly 50 ft of elevation change across the property. This made large individual lots a difficult design that is also very expensive to construct. PRD zoning allows us to utilize open space and create lot sizes that allow room for the construction of retaining walls, detention ponds, and open space.
- Adjacent developments. The property is bordered by the Lexington Townhomes (west), Canyon View Apartments (northwest), Ventana Student Housing (north), LakeRidge Condominiums (East), and five residential homes (south). While townhomes and higher density is attractive financially, we felt like single family homes would be a good transition with less than 6 units per acres would be a good transition.
- Market conditions. R-12 lots would necessitate the construction of larger homes to make the project work financially. Larger homes would sell for approximately \$900,000 - \$1.5 million. It is difficult to sell an entire subdivision of \$1.0 million dollar homes in this location, and also is very risky. The market is seeking a high quality mid-sized home.
- Here is a link to a subdivision we are currently building similar homes  
<https://bachhomes.com/communities/new-park/>

Again, we apologize for any of you we missed with the mailer and appreciate your consideration in our efforts to create a good project that fits the area well,



Brandon Ames, P.E.  
Director of Land Development  
[Brandon.A@BachHomes.com](mailto:Brandon.A@BachHomes.com)  
C: (435) 272-3958  
O: (801) 727-9581



## **Neighborhood Meeting Notice:**

### **Meeting Location:**

Orem High School, Band Room  
175 S 400 E, Orem, UT 84097

### **Date and Time:**

April 13, 2022, 6:00 PM – 6:50 PM

### **Project Explanation:**

Bach Homes will be applying to develop a portion of land in the local vicinity. The project being proposed is a Single-Family Planned Residential Development (PRD). This proposal includes a change to the current zoning of R12, to a Planned Residential Development (PRD). The project includes a large portion of parcel 19:026:0178. The address of the properties is listed below.  
(North of the W. 1600 S. and S. 400 W. intersection)

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For any other questions please contact Shaun Athey,

**Phone: (801) 727-9500**  
**Email: [Shaun.a@bachhomes.com](mailto:Shaun.a@bachhomes.com)**  
**Address: 11650 State St #300, Draper, UT 84020**





# Neighborhood Meeting Sign in Sheet

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Orem High School, Band Room  
175 S 400 E, Orem, UT 84097

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The project includes a large portion of parcel 19:026:0178.

Name (Print)	Address	Phone Number	Signature
Yoshiko Edgel	1582 S 400 W	801-910-3338	<i>Yoshiko Edgel</i>
STEVIE STRENG	1664 S, 500 W.	801-885-4020	<i>Stevie Streng</i>
Braiden Wiggan	669 W 1430 S	801-550-4478	<i>Braiden Wiggan</i>
Ross H. D. Pittman	2638 E 9060 S	801-943-2047	<i>Ross H. D. Pittman</i>
Linke Bloomfield = Dan	1616 S. 400 W	801-471-8544	<i>Linke Bloomfield</i>
DOUGLAS OERTEL	450 W 1600 S	801-224-4242	<i>Douglas Oertel</i>
Melissa Fukutaka	386 W. 1600 S	801-319-2527	<i>Melissa Fukutaka</i>
Christy Martense	139 W Hiddenthal Cir.	801-836-4871	<i>Christy Martense</i>
JOHN MASSAGLIA	1552 S 300 W	801-226-6722	<i>John Massaglia</i>



# Neighborhood Meeting Sign in Sheet

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Orem High School, Band Room  
175 S 400 E, Orem, UT 84097

## Date and Time:

April 13, 2022, 6:00 PM – 6:50 PM

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Name (Print)	Address	Phone Number	Signature
Scott Strong	1586 S. 235 W	801-362-0539	<i>Scott Strong</i>
Chuck McCarthy	326 W 1400 S	801-224-4128	<i>Chuck McCarthy</i>
Jay Lively	345 W 1600 S	801-592-0780	<i>Jay Lively</i>
JOHN + DIANE KIMBER	423 W 1600 S	801-787-5502	<i>John Kimber</i>
Karla Coltharp	383 W Carray Cir	801-319-6681	<i>K. Coltharp</i>
Eric & Joan Cluff	1652 S 400 W	801-226-8024	<i>Eric Cluff</i>
ROBERT JOHNSON	326 W 1700 S		<i>Robert Johnson</i>
JOHN HENDRICKS	305 W. 1700 S	801-668-6201	<i>John Hendricks</i>
Bowen Martin	515 W. 1520 S	801-808-0646	<i>Bowen Martin</i>
JEFF LAMBSON	156 E 1060 N	801-787-4306	<i>Jeff Lambson</i>
Larry Peterson	588 W 1600 S	801-368-8720	<i>Larry Peterson</i>
Colleen Peterson	588 W 1600 S	801-368-9068	<i>Colleen Peterson</i>
DJ Maughan	1075 S 400 W		<i>DJ Maughan</i>
Wendy Boyd	386 N 1600 S OKM	435-870-0401	<i>Wendy Boyd</i>
Kathy Sinkis	356 W 1400 S	801-358-8419	<i>Kathy Sinkis</i>
CINDRICH	424 W 1600 S	801-369-5588	<i>Cindrigh</i>



# Neighborhood Meeting Minutes Synopsis:

## Meeting Location:

Orem High School – Room 1008 (Band Room)

## Date and Time:

April 13th at 6:00 PM

### Synopsis:

Brandon Ames discussed the changes that we had made to the plans based off comments from last neighborhood meeting. Specifically, changing lot sizes in the southern portion of the property to be larger lots, decreasing the overall density, the change in the access road to the property to the east, open space and parking.

The Audio file for this meeting has also been included in our submittal. The major points of concern that we heard and discussed were:

- Larry was concerned about having access to his property.
- Worried about the through traffic that this new subdivision will create on the roads to the south. We discussed that a Traffic Impact Study has been conducted and is being reviewed by the city.
- Concerned about people parking on streets in their neighborhood.
- Concerned these will become student housing/rentals.
- Would prefer that this area stays larger lots with bigger houses.
- What will be the cost of houses?
- How long will this project take to develop?
- Concerned about infrastructure in the community specifically water lines.
- Concerns about how Lexington was developed, and that they went higher density than they originally got approval for.
- Questions about PRD code.
- Questions regarding storm water pond.
- Questions about fencing around property

## Orem Neighborhood Meeting – April 13<sup>th</sup>, 2022

**Time:** 6:00pm – 6:50pm

**Location:** Orem High School – Room 1008 (Band Room).

**Bach Homes Representative:** Brandon Amess

**Description:** The text contained in this paper contains the main topics of what was discussed in the neighborhood meeting. Summarized responses are also included.

### **Introduction:**

We have to get started because we have to stop this at 6:50pm so we can put all the chairs and everything away for the school so thank you for coming. For those of you who were there last time we've made some changes to the layout of the subdivision. Some of those have been problems with the city but the major changes that we made were of the requests that we got from you at our last meeting. We changed Larry's stub street. We added green space. We widened the roads, and we made the southern most lots larger to be a buffer between your neighborhood and this one.

**Larry Peterson:** How would you like if you owned the property where the stub street went into my property? Would you like that if you were going to develop my property?

**Brandon:** I believe this street is appropriately sized for future use if you were to develop your property.

**Resident:** You are building a subdivision the is higher dense than my neighborhood. This will damage the feeling of the preexisting neighborhood. This will ruin the R-8 feel. We don't want higher density.

**Brandon:** That would be a great thing to bring up at City Council.

**Residents:** What are the benefits of this development to our community?

**Brandon:** We have a lot of green space. About 2.9 acres of it.

**Resident:** Would a developer change the zoning if you sold this?

**Brandon Amess:** Yes, it would most likely change if we sold this. This is why we are the best developers to keep this from zoning it different. We develop land and then build homes. We have no intentions of changing what we are planning on doing with this. We are also very restricted on what we can build with a PRD. Once we submit this plan to the planning commission, we cannot change the density. I can only answer what we are doing and what our intentions are.

**Resident:** Where can we find the PRD Code?

**Shaun Athey:** You can find it by searching PRD Code Orem. It will come up.

**Resident:** Let me tell you about a you about Lexington. This developer decided to change the zone and rezoned it for us. Then this developer turned around and made a profit off of this and made it possible for us not to make a difference.

**Brandon:** We cannot change the zone once it has been rezoned without going through this whole process again and having another neighborhood meeting. PRD (Planned Residential

Community) minimizes and limits the developers on what we can do. We cannot say what the next developer would do if this land ever got sold.

**Brandon:** We will only speak about our project and what our intentions are. Not Lexington or any other project. Just ours.

**Resident:** What type of homes are these are single family homes?

**Brandon:** These are single family homes.

**Resident:** Will this cause any problems with traffic in the city?

**Brandon:** The Traffic Study is now being reviewed by the city as we speak.

**Resident 1:** Will there be an issue with parking in this neighborhood?

**Brandon:** We do not have the power to control the parking.

**Resident 2:** The city can require permits to park in the neighborhood.

**Resident 1:** Would you like to be required to have a permit to park on your street?

**Resident 2:** I wouldn't mind it. My neighborhood already has parking being enforced.

**Resident:** Are these city roads or private?

**Brandon:** These roads will be public, and the green spaces will be maintained by an HOA.

**Resident:** Why can't you build and develop more high-end homes? You will make more money!

**Brandon:** Thank you.

**Resident:** These tighter homes will turn out to be rental homes.

**Resident:** Usually there is not enough parking. This is the main problem and concern. All the visitors will park in the designated parking.

**Resident:** What type of fence will you be putting up around the neighborhood?

**Brandon Ames:** We will have to put a fence around the majority of the property.

**Shaun Athey:** I cannot remember exactly what type of fence we are required per state code to install. I think its either vinyl or precast fencing.

**Resident:** Can you talk to the storm drainage retention ponds?

**Brandon:** Yes, I can. We are designing these to withstand the 1-3 hours storm. When a detention pond is engineered, they all follow the same state standard. They take the average rainfall over the last 100 years and design the pond to withstand that amount. These detention ponds are designed to make it work. They will not flood the adjacent homes because they are lower in elevation than the homes in the preexisting neighborhoods.

**Resident:** How do we handle our old pipe in our neighborhood? How will this work with our new pipe? Will this lower our Water Pressure?

**Brandon:** Most cities have water models that allow them to test how a new subdivision will affect the public utilities. Once we get further along in the process, they will begin to analyze

the affects of our neighborhood on your water pressure as well. They will engineer it to maintain or improve your water pressure.

**Brandon:** We want to thank all of your for coming. We appreciated your input and suggestions here today. We will need to begin cleaning up and putting up the chairs so we can be out of here by 7:00pm. Thank you!

For more information, contact Cheryl Vargas at (801) 229-7183 or chvargas@ orem.org



City Council Chambers, 56 N State Street

**\*\*\* IMPORTANT DEVELOPMENT NOTICE \*\*\***

City Council Tue, Jun 14, 2022 6:00 pm
Planning Commission Wed, May 18, 2022 4:30 pm

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located at approximately 1600 South 400 West (approximately 9.2 acres) from the R12 zone to a PRD zone. The new development will contain forty-three single family home lots.

There will be 43 lots on the 9.2 acres with 4.7 lots per acre. There will also be 25 visitor parking stalls provided. The main street will wind through the development connecting the existing stub of 400 West and 1600 South to 1430 South. There will also be a stub for a future street connecting to the property to the west for future development.

The developer has provided eight elevations for the homes that will be built there. There are four 3-car garage elevations and four 2-car garage elevations (a representation of each has been included with this notice). See back side of post card for QRL and path to more information.

EVENSON, SPENCER M  
9 TERRILL DR  
CALIFON, NJ 07830

For more information, contact Cheryl Vargas at (801) 229-7183 or chvargas@ orem.org



City Council Chambers, 56 N State Street

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HATRICK, EDWARD & LOURDES VILLANUEVA  
87-05 253 STREET  
BELLEROSE, NY 11426



[orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab



[orem.org/planning](http://orem.org/planning) under "Current Planning (Public Hearing Notices)" tab

HARTRICK, EDWARD & LOURDES  
VILLANUEVA  
87-05 253 STREET  
BELLEROSE, NY 11426

NICHOLS, LINDA M  
--OR CURRENT RESIDENT--  
HIDDEN HOLLOW DRIVE  
OREM, UT 84058

UTAH DEPARTMENT OF  
TRANSPORTATION  
%RIGHT OF WAY FOURTH FLOOR  
PO BOX 148420  
SALT LAKE CITY, UT 84114

LI, EVELYN  
PO BOX 14858  
FREMONT, CA 94539

AND7 LLC  
PO BOX 1633  
PROVO, UT 84603

WOFFINDEN, GEORGE J & OPAL R  
PO BOX 168  
COVINA, CA 91723

SMITH, STAFFORD  
PO BOX 1896  
IDAHO FALLS, ID 83403

JENSEN, DERRIN & ALLYSON  
PO BOX 246  
CIRCLEVILLE, UT 84723

GEVORGIAN, ALEXIS M & ODET  
PO BOX 260770  
ENCINO, CA 91436

UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 30810  
SALT LAKE CITY, UT 84130

SHERWOOD HAVEN LLC  
PO BOX 51155  
PROVO, UT 84605

RNB INVESTMENTS LC  
PO BOX 525  
PRICE, UT 84501

RETAIL TRUST III  
%PROP TAX DEPT MS 0555  
PO BOX 8050  
BENTONVILLE, AR 72712

MAC ENTERPRISES III LLC  
PO BOX 95196  
SOUTH JORDAN, UT 84095

JORDAN, RICHARD W & LORI R  
RR 3 BOX C4  
PROVO, UT 84604

GRIFFIN, GORDON D  
7 RAMSKIN CT  
SAVANNAH, GA 31411

EVENSON, SPENCER M  
9 TERRILL DR  
CALIFON, NJ 07830

JANICE TAYLOR DAP TRUST 11-23-  
2020  
%BLACK, W MICHAEL  
9 E EXCHANGE PL STE 600  
SALT LAKE CITY, UT 84111

HALES, DANIEL C  
19 AMADOR  
NEWPORT BEACH, CA 92657

TORREY PINES LLC (ET AL)  
%WINEGAR, VIRGINIA  
30 LONE HOLW  
SANDY, UT 84092

VALASAD LLC  
39 PRESTON DR  
ALPINE, UT 84004

MURRIETA PROPERTIES-OREM LLC  
43 S 1000 E  
SPRINGVILLE, UT 84663

HANNANT, MARK ROBERT  
49 N 920 E  
OREM, UT 84097

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

BEAR CLAW RUNNING HORSE 204  
LLC  
51 W CENTER ST # 218  
OREM, UT 84058

KRISTIE SNYDER  
56 N STATE STREET  
OREM, UT 84057

UGALE, JULIETA S (ET AL)  
60 PARADISE LN  
PLEASANT HILL, CA 94523

BRIDGES, MICHAEL & LEIONNIE  
62 W 450 N  
LINDON, UT 84042

DAZA, MIRNA  
63 S DRUPE LN  
VINEYARD, UT 84059

CENTRAL BANK CUSTODIAN (ET AL)  
75 N UNIVERSITY AVE  
PROVO, UT 84601

TAI, KWOK YUEN & HUI HUA (ET AL)  
82 W SYCAMORE LN  
VINEYARD, UT 84059

COMMON AREA  
100 E CENTER  
PROVO, UT 84601

COMMON AREA  
100 E CENTER ST  
PROVO, UT 84606

WIAP INVESTMENTS LLC  
112 ALI LOOP  
KALISPELL, MT 59901

HUTCHISON, JAMES D & MELISSA A  
114 N 1200 E  
LINDON, UT 84042

ATWOOD, MICHAEL R & MARILYN M  
(ET AL)  
122 N 550 E  
SALEM, UT 84653

LUNT, RANDALL K & JOAN  
129 W 1800 S  
OREM, UT 84058

ANDREW, MARK EDWARD & NICOLE  
RUTH  
131 SMARTVIEW LN  
ABINGDON, VA 24210

JEFF LAMBSON  
156 E 1060 N  
OREM, UT 84057

WILSON, CLIFTON LYNN &  
CHRISTINE (ET AL)  
161 E 300 N  
DELTA, UT 84624

DAVE YOUNG  
173 S COUNTRYSIDE LANE  
OREM, UT 84058

MCCOARD, PAUL  
173 S LAKESHORE DR  
PROVO, UT 84601

SLOAT, RANDOLPH H  
185 S 180 W  
OREM, UT 84058

GRENNY, TRACI  
230 W 1600 S  
OREM, UT 84058

CARTER, WILLIAM DAVID & AMY  
230 W 1700 S  
OREM, UT 84058

HABEL, DAREN L & ANGELIQUE  
231 W HIDDEN HOLLOW DR  
OREM, UT 84058

UTAH VALLEY UNIVERSITY  
--OR CURRENT RESIDENT--  
240 W 1800 SOUTH  
OREM, UT 84058

PALATIAL LIVING LLC  
241 N VINE ST # 1007W  
SALT LAKE CITY, UT 84103

NELSON, JAY  
--OR CURRENT RESIDENT--  
241 W HIDDEN HOLLOW DR  
OREM, UT 84058

VOGEL, JOLYNNE  
243 W 1455 S  
OREM, UT 84058

LILJENQUIST, RICHARD LYN &  
LORINE KATHRYN (ET AL)  
244 W 1455 S  
OREM, UT 84058

JELLEN, ERIC NATHAN & PETRICIA  
M  
244 W 1700 S  
OREM, UT 84058

CHALLIS, BENTON S & JULIA R (ET  
AL)  
251 N 240 E  
VINEYARD, UT 84059

WELTON, BOYD DAVID & SALLY  
BURTON (ET AL)  
--OR CURRENT RESIDENT--  
255 W 1700 SOUTH  
OREM, UT 84058

FRETTE, PATRICK & CARRIANNE  
257 W HIDDEN HOLLOW DR  
OREM, UT 84058

LEACH, ERIC B & JODI L  
261 W HIDDEN HOLLOW DR  
OREM, UT 84058

ASHTON REAL ESTATE HOLDINGS  
LLC  
267 W 4020 N  
PROVO, UT 84604

BROOKS, MICHAEL P & JENNY B  
268 W HIDDEN HOLLOW DR  
OREM, UT 84058

GIROT, JASON & RACHEL HART  
269 W 1700 S  
OREM, UT 84058

HARRIS, NATHAN D & TRINA L  
272 W HIDDEN HOLLOW DR  
OREM, UT 84058

SANDHILL STUDENT RENTALS LTD  
275 ROYAL ANN CIR  
OREM, UT 84058

DE LEEUW PROPERTIES LC  
276 W 130 S  
LINDON, UT 84042

OWENS, STUART L  
280 E CALIFORNIA BLVD # 206  
PASADENA, CA 91106

LEARY, DEAN WHITNEY & HEATHER  
M  
--OR CURRENT RESIDENT--  
280 W 1700 SOUTH  
OREM, UT 84058

LEKIC, MARK S & JULIE A  
281 W 1700 S  
OREM, UT 84058

PETERSON, JEREMY & HEATHER  
ELAINE  
287 W HIDDEN HOLLOW DR  
OREM, UT 84058

LANAE MILLETT  
288 W 1500 N  
OREM, UT 84057

PETERSON, JEREMY & HEATHER  
289 W HIDDEN HOLLOW DR  
OREM, UT 84058

BRALEY, KORDEL THOMAS &  
HEATHER CHRISTIANSON  
290 E 1100 N  
LEHI, UT 84043

MC CONOCHIE, ZONA M  
292 W 1700 S  
OREM, UT 84058

CHAPMAN, JUSTIN M & JULIANA M  
293 W 1700 S  
OREM, UT 84058

JACKSON, LOIS J (ET AL)  
300 N MAIN ST  
LINDON, UT 84042

RWP COMPANY INC  
301 S 1200 E UNIT 85  
SAINT GEORGE, UT 84790

HIRSCHI, WILLARD MORGAN &  
BARBARA JO  
302 W 1700 S  
OREM, UT 84058

NICHOLS, LINDA M  
302 W HIDDEN HOLLOW DR  
OREM, UT 84058

MAYFIELD, KIMBERLY T  
305 E 330 N  
VINEYARD, UT 84059

JACOBS, DAVID K & GAIL W  
305 W 1600 S  
OREM, UT 84058

HENDRICKS, JOHN H & ROSEANNE S  
305 W 1700 S  
OREM, UT 84058

KITCHEN, HELEN  
314 W 1450 S  
OREM, UT 84058

WEAVER, KEITH W & RAE LYNN  
314 W 1700 S  
OREM, UT 84058

GALINDO, EVER FERNANDO  
MENDOZA  
316 W 1600 S  
OREM, UT 84058

MARTINEZ-OLVERA, RICARDO (ET  
AL)  
318 W 1410 S  
OREM, UT 84058

WHITAKER, MATTHEW MILTON &  
NICIA  
319 W 1410 S  
OREM, UT 84058

CHRISTENSEN, H JARED & KAMI  
KRISTINE  
321 N CHERRY LN  
SANTAQUIN, UT 84655

MC CARTNEY, CHARLES A &  
CAROLYN T  
--OR CURRENT RESIDENT--  
324 W 1450 SOUTH  
OREM, UT 84058

MHF INC  
325 E 1300 S  
OREM, UT 84097

OSCANYAN, ROBERT & TANA  
DALEY  
325 W 1450 S  
OREM, UT 84058

BAXTER, LEE G & MARION R  
--OR CURRENT RESIDENT--  
325 W 1600 SOUTH  
OREM, UT 84058

CROFT, TYSON & QUINTIN  
325 W HIDDEN HOLLOW DR  
OREM, UT 84058

MC CARTNEY, CHARLES A &  
CAROLYN T  
326 W 1450 S  
OREM, UT 84058

JOHNSON, DAVID ROBERT &  
DEANNE R  
326 W 1700 S  
OREM, UT 84058

ELDRIDGE, JACK B & LORI ANNE  
328 W HIDDEN HOLLOW DR  
OREM, UT 84058

CASTLE, RAYMOND NORMAN &  
LEAH RAE (ET AL)  
331 W 1700 S  
OREM, UT 84058

LIBBY, TODD S  
333 W HIDDEN HOLLOW DR  
OREM, UT 84058

LAKEVIEW HOSPITALITY GROUP  
LLC  
%PATEL, GARY  
333 W 2230 N STE 225  
PROVO, UT 84604

ANDREW, MARK EDWARD & NICOLE  
RUTH  
--OR CURRENT RESIDENT--  
334 W 1410 SOUTH  
OREM, UT 84058

ELLEDGE, BRIAN EUGENE  
335 W 1410 S  
OREM, UT 84058

YARN, JARED CLIFTON & KAILYN  
HARRIS  
338 CEDAR WOOD DR  
OREM, UT 84057

338 SOUTH PROPERTIES LLC  
--OR CURRENT RESIDENT--  
338 W 1450 SOUTH  
OREM, UT 84058

DEAN, ROBERT MICHAEL  
339 W 1450 S  
OREM, UT 84058

JA LIECHTY PROPERTIES 340 W  
OREM LLC  
--OR CURRENT RESIDENT--  
340 W 1600 SOUTH  
OREM, UT 84058

NIELSON, BRUCE L & JULENE F  
342 W HIDDEN HOLLOW DR  
OREM, UT 84058

JOLLEY, AMY O  
343 W 1700 S  
OREM, UT 84058

JA LIECHTY PROPERTIES 340 W  
OREM LLC  
345 W 1600 S  
OREM, UT 84058

PERFECT GREEN HOME BUILDING  
SERVICE LLC  
%YUK BUN WILLIAM NG  
347 S 800 E  
OREM, UT 84097

GLENN, DAVID J & JANAY A  
347 W HIDDEN HOLLOW DR  
OREM, UT 84058

ROBERTS, ROBERT A & FLORENE G  
348 W 1410 S  
OREM, UT 84058

OAKS, JOSEPH (ET AL)  
349 W 1410 S  
OREM, UT 84058

350 WEST PROPERTIES LLC  
--OR CURRENT RESIDENT--  
350 W 1450 SOUTH  
OREM, UT 84058

MAGALEI, MELODY S  
351 W 1450 S  
OREM, UT 84058

SCHROEPPPEL, GREGG K  
--OR CURRENT RESIDENT--  
355 W 1700 SOUTH  
OREM, UT 84058

338 SOUTH PROPERTIES LLC  
356 W 1450 S  
OREM, UT 84058

OREM CITY CORPORATION  
--OR CURRENT RESIDENT--  
360 W 1600 SOUTH  
OREM, UT 84058

OTTESON, W GREGORY & CAROL A  
362 W 1410 S  
OREM, UT 84058

STODDARD, BART DEE & DEBORAH  
BARRUS  
362 W 1640 S  
OREM, UT 84058

HARRELL, CHARLES R & YVONNE  
363 W 1410 S  
OREM, UT 84058

HALL, JAMES JASON  
366 W 3900 N  
PROVO, UT 84604

KENNARD, LEE G & LAURA L  
--OR CURRENT RESIDENT--  
367 W 1750 SOUTH  
OREM, UT 84058

KENNARD, LEE G & LAURA L  
367 W CARRIAGE CR  
OREM, UT 84058

HERRERA, JOSE & MARIA  
374 W 1640 S  
OREM, UT 84058

DUNN, MICHAEL R & BEVERLY S  
375 W 1640 S  
OREM, UT 84058

RUECKERT, DEAN M & INGER M  
376 W 1410 S  
OREM, UT 84058

THURGOOD, STEVEN K & KATHLEEN  
E (ET AL)  
--OR CURRENT RESIDENT--  
376 W 1750 SOUTH  
OREM, UT 84058

THURGOOD, STEVEN K & KATHLEEN  
E (ET AL)  
376 W CARRIAGE CIR  
OREM, UT 84058

SIMKINS, KATHY R  
--OR CURRENT RESIDENT--  
377 W 1410 SOUTH  
OREM, UT 84058

JENSEN, LARRY F & NADINE H  
384 W 1750 S  
OREM, UT 84058

LINDSAY, VAL D & SHARRON A (ET  
AL)  
385 W 1410 S  
OREM, UT 84058

COPLEN, WENDY  
--OR CURRENT RESIDENT--  
386 W 1410 SOUTH  
OREM, UT 84058

LLOYD, NORA L  
386 W 1600 S  
OREM, UT 84058

FAMBROUGH, FONITA D  
386 W 1640 S  
OREM, UT 84058

WONG, WAI LIN  
387 W 1800 S  
OREM, UT 84058

FOGT, CHRIS & WILLIAM  
389 W 1640 S  
OREM, UT 84058

MARTIN, DENISE C  
390 S 700 E  
OREM, UT 84097

JUDD, SCOTT OKERLUND & EMILY  
GOODWIN (ET AL)  
391 MILLCREEK RD  
PLEASANT GROVE, UT 84062

HUGH RODE AND CHRIS RODE  
LIVING TRUST 03-24-2017 THE (ET  
AL)  
--OR CURRENT RESIDENT--  
392 W 1750 SOUTH  
OREM, UT 84058

HUGH RODE AND CHRIS RODE  
LIVING TRUST 03-24-2017 THE (ET  
AL)  
392 W CARRIAGE CIR  
OREM, UT 84058

GREEN, ALAN J  
396 E 1130 S  
PROVO, UT 84606

EDGEL, YOSHIKO NAKAMURA &  
GARY GRANT  
--OR CURRENT RESIDENT--  
412 W 1600 SOUTH  
OREM, UT 84058

ANDERSON, LINDSEY  
412 W 1680 S  
OREM, UT 84058

WALKER, CHRISTOPHER J & LAURA  
P  
413 W 1680 S  
OREM, UT 84058

BAHR, HOWARD M & KATHLEEN S  
420 W 1640 S  
OREM, UT 84058

KIMBER, JOHN HOWARD & DIANE  
BETH (ET AL)  
423 W 1600 S  
OREM, UT 84058

CHUNG, JACOB & SARAH (ET AL)  
423 W 1640 S  
OREM, UT 84058

CINDRICH, DAVE W  
424 W 1600 S  
OREM, UT 84058

LYNN, JUSTIN  
424 W 1680 S  
OREM, UT 84058

CAHOON, KENNETH D & CAROL  
JOAN  
425 W 1680 S  
OREM, UT 84058

LAKEVIEW HOSPITALITY GROUP  
LLC  
--OR CURRENT RESIDENT--  
427 W 1300 SOUTH  
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
--OR CURRENT RESIDENT--  
430 W 1800 SOUTH  
OREM, UT 84058

REAL, RON & DOROTHY  
432 W 1640 S  
OREM, UT 84058

JENSEN, S KIRK & DENISE D  
435 W 1600 S  
OREM, UT 84058

LARSEN, TIMOTHY R (ET AL)  
435 W 1640 S  
OREM, UT 84058

HERD, JOEL A & CHRISTINA M  
436 W 1600 S  
OREM, UT 84058

BUTLER, RONALD B (ET AL)  
--OR CURRENT RESIDENT--  
436 W 1680 SOUTH  
OREM, UT 84058

TOLMAN, CYNTHIA KAY  
437 W 1680 S  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#112  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#113  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#114  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#211  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#212  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#213  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#214  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#215  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#216  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#311  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#312  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#313  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#314  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#315  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#316  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#411  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#412  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#413  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#414  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#415  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#416  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#511  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#512  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#513  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#514  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#515  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
438 W 1430 SOUTH UNIT#516  
OREM, UT 84058

HATT, DAVID L & JOAN W  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#117  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#118  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#119  
OREM, UT 84058

BUSBY, ELIZABETH A (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#120  
OREM, UT 84058

BUSBY, ELIZABETH A (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#121  
OREM, UT 84058

SLOAT, RANDOLPH H  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#122  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#123  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#124  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#125  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#126  
OREM, UT 84058

SANDHILL STUDENT RENTALS LTD  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#217  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#218  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#219  
OREM, UT 84058

BUSBY, ELIZABETH A (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#220  
OREM, UT 84058

BUSBY, ELIZABETH A (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#221  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#222  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#223  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#224  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#225  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#226  
OREM, UT 84058

HATT, DAVID L & JOAN W  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#317  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#318  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#319  
OREM, UT 84058

BUSBY, HOWARD A (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#320  
OREM, UT 84058

BUSBY, HOWARD A (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#321  
OREM, UT 84058

SLOAT, RANDOLPH H  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#322  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#323  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#324  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#325  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#326  
OREM, UT 84058

HATT, DAVID L & JOAN W  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#417  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#418  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#419  
OREM, UT 84058

ALLRED, DANNA A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#420  
OREM, UT 84058

WRIGHT, BENJAMIN  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#421  
OREM, UT 84058

HALES, DANIEL C  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#422  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#423  
OREM, UT 84058

BUSBY, HOWARD A  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#424  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#425  
OREM, UT 84058

RW AND KM MILLER LLC (ET AL)  
--OR CURRENT RESIDENT--  
442 W 1430 SOUTH UNIT#426  
OREM, UT 84058

LICKEY, NOLAN & ANN  
444 W 1640 S  
OREM, UT 84058

CHIEF HOLDINGS LLC  
445 S 360 W  
OREM, UT 84058

JACKSON, KRISTY ANN & JAMES  
EDWARD  
447 W 1640 S  
OREM, UT 84058

CLOWARD, BERNELL R & KAREN C  
(ET AL)  
448 W 1680 S  
OREM, UT 84058

PACE, MARTIN J & DARBIE L  
449 W 1600 S  
OREM, UT 84058

EVANS, JACOB B & LARISSA  
449 W 1680 S  
OREM, UT 84058

VIERTEL, DOUGLAS C & LINDA S  
450 W 1600 S  
OREM, UT 84058

TERRY, DAVID J & PATRICIA  
458 W 1640 S  
OREM, UT 84058

FOX, TAYLOR & KALEIGH  
459 W 1640 S  
OREM, UT 84058

HANNANT, MARK ROBERT  
--OR CURRENT RESIDENT--  
460 W 1680 SOUTH  
OREM, UT 84058

ROBERTS, DAMON & TIFFANY  
461 W 1680 S  
OREM, UT 84058

RASMUSSEN, WADE MICHAEL &  
AUBREE LEE  
463 W 1600 S  
OREM, UT 84058

WARNER, KEVIN RICHARD & DENISE  
SHELLEY (ET AL)  
464 E 330 N  
OREM, UT 84097

TREWARTHA, APRIL S & JORDAN R  
464 W 1600 S  
OREM, UT 84058

HEATH, MICHAEL WILLIAM  
466 W 1640 S  
OREM, UT 84058

ESTEVEZ, JOSE S & NEYLIS M  
--OR CURRENT RESIDENT--  
467 W 1640 SOUTH  
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S  
469 SUNLAND SPRINGS CT  
HENDERSON, NV 89011

GRIFFETH, KENT G  
472 E 1700 S  
BOUNTIFUL, UT 84010

NELSON, MARC & SHELBE  
472 W 1680 S  
OREM, UT 84058

WELLER, LYNN DANIEL III & NANCY  
NORMAN  
473 W 1680 S  
OREM, UT 84058

SISSON, JASON A & MARLENE  
476 W 1640 S  
OREM, UT 84058

HUTCHISON, JAMES D & MELISSA A  
--OR CURRENT RESIDENT--  
477 W 1600 SOUTH  
OREM, UT 84058

ANDERSON, NEIL J & KATHLEEN  
478 W 1600 S  
OREM, UT 84058

TENNEY, CORBIN  
485 W 1680 S  
OREM, UT 84058

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

TWELFTH GREEN LLC  
495 W 1300 S  
OREM, UT 84058

SILVEIRA, MARCIO L  
500 W 1640 S  
OREM, UT 84058

WRIDE, MATTHEW D (ET AL)  
501 W 1600 S  
OREM, UT 84058

CHRISTENSEN, JAMES L & MARILYN  
J  
502 W 1600 S  
OREM, UT 84058

RDLO STAS LLC  
--OR CURRENT RESIDENT--  
513 W 1520 SOUTH  
OREM, UT 84058

RODGERS, GREGORY M & KAREN A  
514 W 1640 S  
OREM, UT 84058

MARTIN OREM TOWNHOUSE LLC  
--OR CURRENT RESIDENT--  
515 W 1520 SOUTH  
OREM, UT 84058

MATTHEWS, TIMOTHY (ET AL)  
--OR CURRENT RESIDENT--  
515 W 1600 SOUTH  
OREM, UT 84058

WILSON, TODD L & BROOKE M  
516 W 1600 S  
OREM, UT 84058

KJO RESIDENTIAL PROPERTIES LLC  
--OR CURRENT RESIDENT--  
519 W 1520 SOUTH  
OREM, UT 84058

MOORE, RACHAEL LYNN  
521 W 1430 S  
OREM, UT 84058

KA OREM HOTEL LLC  
--OR CURRENT RESIDENT--  
521 W UNIVERSITY PKWY  
OREM, UT 84058

NUTTALL, SANDRA  
522 W 40 N  
OREM, UT 84057

BANTS LLC  
%FARRER, SCOTT & MICHELLE  
523 W 1520 S  
OREM, UT 84058

MOORE, ROBIN D & CARRIE L  
525 W 1430 S  
OREM, UT 84058

GREEN, ALAN J  
--OR CURRENT RESIDENT--  
527 W 1520 SOUTH  
OREM, UT 84058

EDWARDS, SEAN (ET AL)  
529 W 1430 S  
OREM, UT 84058

BRIDGES, MICHAEL & LEIONNIE  
--OR CURRENT RESIDENT--  
529 W 1600 SOUTH  
OREM, UT 84058

WOOD, GABE  
530 W 1600 S  
OREM, UT 84058

MINNOCH, JOHN B  
531 W 1520 S  
OREM, UT 84058

PODHURCAK, ANDREW M &  
PATRICIA  
--OR CURRENT RESIDENT--  
533 W 1430 SOUTH  
OREM, UT 84058

STORY FAMILY INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
535 W 1520 SOUTH  
OREM, UT 84058

PALMER, ALICE W L  
537 W 1430 S  
OREM, UT 84058

BANTS LLC  
--OR CURRENT RESIDENT--  
539 W 1520 SOUTH  
OREM, UT 84058

LAKETOP PROPERTIES LLC  
539 W UNIVERSITY PKWY  
OREM, UT 84058

MEINZER, ALYSSA & RICK  
541 W 1430 S  
OREM, UT 84058

BENSON, LAWRENCE A & REBECCA  
542 W 1600 S  
OREM, UT 84058

REYES-ZAVALA, SEGUNDO L (ET  
AL)  
542 W 1700 S  
OREM, UT 84058

BANTS LLC  
--OR CURRENT RESIDENT--  
543 W 1520 SOUTH  
OREM, UT 84058

CARD, ARIEN MICHAEL & EMILY  
RUTH  
545 W 1430 S  
OREM, UT 84058

VALASAD LLC  
--OR CURRENT RESIDENT--  
546 W 1700 SOUTH  
OREM, UT 84058

PETERSEN, MICHAEL  
--OR CURRENT RESIDENT--  
547 W 1520 SOUTH  
OREM, UT 84058

JUDD, SCOTT OKERLUND & EMILY  
GOODWIN (ET AL)  
--OR CURRENT RESIDENT--  
549 W 1430 SOUTH  
OREM, UT 84058

EVANS UVU RENTAL LLC  
--OR CURRENT RESIDENT--  
551 W 1520 SOUTH  
OREM, UT 84058

WEST, S JAY & JUDENE C  
--OR CURRENT RESIDENT--  
553 W 1520 SOUTH  
OREM, UT 84058

JAKEMAN, GEORGE LESLIE & JANE  
HANCOCK (ET AL)  
554 W 1600 S  
OREM, UT 84058

GARDNER, SPENCER A & NATALEE  
555 W 1430 S  
OREM, UT 84058

P & B MANAGEMENT LLC  
556 N 680 W  
AMERICAN FORK, UT 84003

WADE, MICHAEL  
557 W 1520 S  
OREM, UT 84058

PETERSON, JEFF M & BRITA  
%PETERSON, LARRY  
558 W 1600 S  
OREM, UT 84058

MATTSSON, SO MEI & TROY  
--OR CURRENT RESIDENT--  
558 W 1700 SOUTH  
OREM, UT 84058

WORTHINGTON, SHELDON C  
559 W 1430 S  
OREM, UT 84058

MA, YUK LING  
563 W 1430 S  
OREM, UT 84058

DAZA, MIRNA  
--OR CURRENT RESIDENT--  
564 W 1700 SOUTH  
OREM, UT 84058

WEST, JAY & JUDENE C (ET AL)  
--OR CURRENT RESIDENT--  
567 W 1520 SOUTH  
OREM, UT 84058

JARRETT, MATTHEW Y & DEBRA (ET  
AL)  
571 N 1420 E  
LOGAN, UT 84321

OWENS, STUART L  
--OR CURRENT RESIDENT--  
571 W 1520 SOUTH  
OREM, UT 84058

CORDOVA, EDGAR R  
--OR CURRENT RESIDENT--  
575 W 1520 SOUTH  
OREM, UT 84058

CORDOVA, EDGAR R  
575 W 1520 S # 3110  
OREM, UT 84058

PITTARD, LAURA  
--OR CURRENT RESIDENT--  
576 W 1600 SOUTH  
OREM, UT 84058

PETERSON, LARRY & RO MELL  
588 W 1600 S  
OREM, UT 84058

MAYFIELD, KIMBERLY  
--OR CURRENT RESIDENT--  
591 W 1430 SOUTH  
OREM, UT 84058

HERZOGG PROPERTIES LLC  
--OR CURRENT RESIDENT--  
593 W 1520 SOUTH  
OREM, UT 84058

HOFFMAN, LAURA E  
--OR CURRENT RESIDENT--  
595 W 1430 SOUTH  
OREM, UT 84058

BARNES, CLINT K & JULIA E  
597 W 1520 S  
OREM, UT 84058

NINA BLUE LLC  
--OR CURRENT RESIDENT--  
599 W 1430 SOUTH  
OREM, UT 84058

TN HOLDINGS LLC  
601 W 1520 S  
OREM, UT 84058

SMITH, BRYAN J & JEFFERY M  
603 W 1430 S  
OREM, UT 84058

TN HOLDINGS LLC  
605 W 1520 S  
OREM, UT 84058

MILLHEIM, JUSTIN K  
605 W 1600 S  
OREM, UT 84058

WEST DESERT INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
606 W 1600 SOUTH  
OREM, UT 84058

KIM, GAYUN (ET AL)  
609 W 1520 S  
OREM, UT 84058

MARTIN, BOYD A & KRISTINA N  
--OR CURRENT RESIDENT--  
611 W 1430 SOUTH  
OREM, UT 84058

RILEY, M BRANDON & ALLISON D  
613 W 1520 S  
OREM, UT 84058

CHAN, WING YEE  
--OR CURRENT RESIDENT--  
617 W 1430 SOUTH  
OREM, UT 84058

PERKINSON, JOHN  
617 W 1600 S  
OREM, UT 84058

NEVES, CHAD  
619 W 1520 S  
OREM, UT 84058

QUADRAPLEX LLC  
%MILLS, NATHANIEL  
621 S 2340 W  
MAPLETON, UT 84664

CUPELLO, TANNER  
621 W 1430 S  
OREM, UT 84058

BANTS LLC  
%FARRER, MICHELE & SCOTT W  
623 W 20 S  
LINDON, UT 84042

MAYFIELD, KIMBERLY T  
--OR CURRENT RESIDENT--  
623 W 1520 SOUTH  
OREM, UT 84058

GODFREY, TRICIA OTT & DARREN  
JAY (ET AL)  
--OR CURRENT RESIDENT--  
625 W 1430 SOUTH  
OREM, UT 84058

NELSON BROTHERS PROPERTIES  
LLC  
--OR CURRENT RESIDENT--  
627 W 1520 SOUTH  
OREM, UT 84058

GODFREY, JOSHUA DARREN  
--OR CURRENT RESIDENT--  
629 W 1430 SOUTH  
OREM, UT 84058

GODFREY, JOSHUA DARREN  
629 W 1435 S  
OREM, UT 84058

AMMON3 LLC  
631 W 1520 S  
OREM, UT 84058

NJ2 TOUZI YI LLC  
--OR CURRENT RESIDENT--  
633 W 1430 SOUTH  
OREM, UT 84058

JENSEN, KIB O & LISA ANNE ABBOTT  
(ET AL)  
--OR CURRENT RESIDENT--  
637 W 1520 SOUTH  
OREM, UT 84058

MAGLEBY, ETHAN & TRACI  
639 W 1520 S  
OREM, UT 84058

JOHNSON, GARY  
--OR CURRENT RESIDENT--  
640 W 1520 SOUTH  
OREM, UT 84058

DEBBY LAURET  
641 S 1920 W  
OREM, UT 84059

BOBBY W JOHNSON & L LORRAINE  
JOHNSON REVOCABLE LIVING  
TRUST 09-24-1994 (ET AL)  
--OR CURRENT RESIDENT--  
641 W 1475 SOUTH  
OREM, UT 84058

OSTLER PROPERTY LLC  
642 W 1475 S  
OREM, UT 84058

ANDERSEN, CORY W  
644 S MAIN # D  
SPRINGVILLE, UT 84663

JACKSON PROPERTY HOLDINGS LLC  
--OR CURRENT RESIDENT--  
644 W 1520 SOUTH  
OREM, UT 84058

BRENCHLEY, DAVID R & REBECCA  
--OR CURRENT RESIDENT--  
645 W 1475 SOUTH  
OREM, UT 84058

AITKEN, TREVOR J & ANNE G  
646 W 1475 S  
OREM, UT 84058

BLANCHARD, VIRGINIA  
648 W 1520 S  
OREM, UT 84058

GILL, TANNER & MADELINE  
649 W 1475 S  
OREM, UT 84058

JOYNER, CHRISTOPHER & CHRISTAL  
%NEAL, CHRISTOPHER  
650 W 1475 S  
OREM, UT 84058

DELGADILLO, ARTURO  
651 W 1430 S  
OREM, UT 84058

GIBSON, BRIAN N (ET AL)  
--OR CURRENT RESIDENT--  
653 W 1435 SOUTH  
OREM, UT 84058

STUFFLEBEAM, STEVEN E  
655 W 1430 S  
OREM, UT 84058

GIBSON, BRIAN N (ET AL)  
--OR CURRENT RESIDENT--  
657 W 1435 SOUTH  
OREM, UT 84058

MAC ENTERPRISES III LLC  
--OR CURRENT RESIDENT--  
659 W 1430 SOUTH  
OREM, UT 84058

BUTLER, RONALD B (ET AL)  
660 E CENTER ST  
PLEASANT GROVE, UT 84062

HOUSE, MILES C & ANGELA P  
661 W 1435 S  
OREM, UT 84058

RYMER, BRADEN  
665 W 1430 S  
OREM, UT 84058

PETERSON, REED A & KENDALL A  
--OR CURRENT RESIDENT--  
667 W 1435 SOUTH  
OREM, UT 84058

TORREY PINES LLC (ET AL)  
--OR CURRENT RESIDENT--  
669 W 1430 SOUTH  
OREM, UT 84058

LI, YUANFEI  
--OR CURRENT RESIDENT--  
671 W 1435 SOUTH  
OREM, UT 84058

WONG, YUK-WAI  
696 RIVERBIRCH CIR  
AMERICAN FORK, UT 84003

EAST MOUNTAIN PROPERTIES LLC  
698 S RIDGE LN  
ALPINE, UT 84004

WONG, HON MING (ET AL)  
732 S 450 W  
AMERICAN FORK, UT 84003

UTAH VALLEY UNIVERSITY  
800 W UNIVERSITY PKWY  
OREM, UT 84058

1472 S LLC  
803 BLACKHAWK  
PAYSON, UT 84651

BOBBY W JOHNSON & L LORRAINE  
JOHNSON REVOCABLE LIVING  
TRUST 09-24-1994 (ET AL)  
815 E 80 S  
AMERICAN FORK, UT 84003

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

LEARY, DEAN WHITNEY & HEATHER  
M  
940 S 5TH W # 1201  
REXBURG, ID 83440

ISOM, CHARLES TODD & SANDRA  
953 E 300 N  
LINDON, UT 84042

MANGUM, WILLIAM ANTHONY &  
CAROLYN ANN (ET AL)  
965 E 180 N  
LINDON, UT 84042

JACKSON, GREGORY RICHARD &  
TERI SUE  
965 N 790 E  
LEHI, UT 84043

GODFREY, TRICIA OTT & DARREN  
JAY (ET AL)  
968 FENCE POST RD  
FRUIT HEIGHTS, UT 84037

WRIGHT, BENJAMIN  
997 E 350 N CIR  
AMERICAN FORK, UT 84003

EVANS UVU RENTAL LLC  
1025 W 2200 N  
PLEASANT GROVE, UT 84062

JENSEN, KIB O & LISA ANNE ABBOTT  
(ET AL)  
1027 E 20 N  
OREM, UT 84097

BLACKWOOD PROPERTIES LLC  
1049 N 700 W CIR  
AMERICAN FORK, UT 84003

BRADY, LARRY H & DEBRA S  
%DIAZ, APRIL  
1057 N STARCREST DR  
SALT LAKE CITY, UT 84116

LEE, BRYSEN F  
1076 W WEST MAPLE ST  
MAPLETON, UT 84664

LEE, BRYSEN & JENNIFER  
1076 W MAPLE ST  
MAPLETON, UT 84664

HATT, DAVID L & JOAN W  
1087 E 650 N  
OREM, UT 84097

RONEY, RICK & KIMBERLY  
1103 LYNNWOOD DR  
OREM, UT 84097

CORLESS DIVERSIFIED  
CORPORATION  
%CORLESS, COSETTE  
1118 N STATE ROAD 198  
SALEM, UT 84653

ECKMAN, MCKAY D & KIM L  
1121 TEAL WAY  
OCEANSIDE, CA 92057

TERRY PETERSON  
1125 LYNNWOOD DRIVE  
OREM, UT 84097

JACKSON PROPERTY HOLDINGS LLC  
1127 N 1350 W  
PROVO, UT 84604

SANTA CLARITA LAND JME LLC  
%MARKLEY, JOHN  
1133 CAMELBACK ST # 12678  
NEWPORT BEACH, CA 92658

JOHNSON, EVELYN  
1146 E 965 N  
OREM, UT 84097

BEN LOMOND INVESTMENTS LLC  
1147 N 1230 W  
CLINTON, UT 84015

BEVERLY BAY LLC  
1177 E ASPEN RIDGE LN  
PROVO, UT 84604

WDG OREM UNIVERSITY  
BOULEVARD LLC  
1178 LEGACY CROSSING BLVD STE  
100  
CENTERVILLE, UT 84014

MEYER, MARILYN S (ET AL)  
1196 E 1130 N  
OREM, UT 84097

LEVINGSTON, STEVE BRADY  
1198 W 1500 S  
SPRINGVILLE, UT 84663

WFH OREM LEXINGTON LLC  
1215 N 1450 E  
PROVO, UT 84604

BUSBY, HOWARD A (ET AL)  
1232 VIA MIL CUMBERS  
SOLANA BEACH, CA 92075

BUSBY, HOWARD A  
1232 VIA MIL CUMBRES  
SOLANA BEACH, CA 92075

AJAC-3 LLC  
1236 GOLDSMITH DR  
LITTLETON, CO 80126

PALMER, ALICE W L  
1293 N 3250 W  
PROVO, UT 84601

FRANK, LOUIS J & DONNA J (ET AL)  
1330 EL ENCANTO DR  
BREA, CA 92621

BENSON, RACHEL & MARK ALAN  
1331 GRAND AVE  
PROVO, UT 84604

MANNA INVESTMENT LLC  
1340 N 239 W  
OREM, UT 84057

RETAIL TRUST III  
--OR CURRENT RESIDENT--  
1355 S SANDHILL RD  
OREM, UT 84058

LI, YUANFEI  
1365 W 810 S  
PROVO, UT 84601



B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#401  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#402  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#403  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#404  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#405  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#406  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#407  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#408  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#409  
OREM, UT 84058

B&G80 LLC  
--OR CURRENT RESIDENT--  
1380 S 400 WEST UNIT#410  
OREM, UT 84058

SANTA CLARITA LAND JME LLC  
--OR CURRENT RESIDENT--  
1401 S SANDHILL RD  
OREM, UT 84058

RYAN CLARK  
1405 N. 1430 WEST  
PLEASANT GROVE, UT 84062

PODHURCAK, ANDREW M &  
PATRICIA  
1406 S 590 E  
SALEM, UT 84653

JEWEL HOLDINGS LLC  
%MCLAIN, JULIE A  
1408 SUMMIT WAY  
MECHANICSBURG, PA 17050

SANTA CLARITA LAND JME LLC  
--OR CURRENT RESIDENT--  
1413 S 465 WEST  
OREM, UT 84058

PETERSON, KENNETH L & HOLLY L  
1415 S 300 W  
OREM, UT 84058

KENDELL, CAMERON & MELISSA  
1420 S 300 W  
OREM, UT 84058

PRITCHARD, JOSEPH & MEGAN  
1425 S 300 W  
OREM, UT 84058

HANCOCK, DAVID & KRISTINA  
1429 S 300 W  
OREM, UT 84058

ASHBY, KLAY & JENNIFER  
1430 S 300 W  
OREM, UT 84058

CORLESS DIVERSIFIED  
CORPORATION  
--OR CURRENT RESIDENT--  
1432 S 430 WEST  
OREM, UT 84058

POLGAR, EDGAR  
1433 S 430 W  
OREM, UT 84058

JOHNSON, EVELYN  
--OR CURRENT RESIDENT--  
1434 S 430 WEST  
OREM, UT 84058

WOFFINDEN, GEORGE J & OPAL R  
--OR CURRENT RESIDENT--  
1435 S 300 WEST  
OREM, UT 84058

JENSEN, DERRIN & ALLYSON  
--OR CURRENT RESIDENT--  
1435 S 430 WEST  
OREM, UT 84058

FRAZIER, PAUL EUGENE (ET AL)  
--OR CURRENT RESIDENT--  
1436 S 430 WEST  
OREM, UT 84058

PALATIAL LIVING LLC  
--OR CURRENT RESIDENT--  
1436 S 590 WEST  
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S  
--OR CURRENT RESIDENT--  
1437 S 430 WEST  
OREM, UT 84058

NEVES, CHAD  
1437 S 520 W  
OREM, UT 84058

CHRISTENSEN, H JARED & KAMI  
KRISTINE  
--OR CURRENT RESIDENT--  
1438 S 430 WEST  
OREM, UT 84058

LU, KENING (ET AL)  
1438 S 590 W  
OREM, UT 84058

SANDHILL PROPERTY LLC  
--OR CURRENT RESIDENT--  
1439 SANDHILL RD  
OREM, UT 84058

ASHTON REAL ESTATE HOLDINGS  
LLC  
--OR CURRENT RESIDENT--  
1439 S 430 WEST  
OREM, UT 84058

JOHNSON, BRIANNA S & J MARK (ET  
AL)  
1439 S 540 W  
OREM, UT 84058

JACKSON, GREGORY RICHARD &  
TERI SUE  
--OR CURRENT RESIDENT--  
1440 S 430 WEST  
OREM, UT 84058

PENA, ROSARIO M  
1440 S 540 W  
OREM, UT 84058

JONES, JENNIFER  
--OR CURRENT RESIDENT--  
1441 SANDHILL RD  
OREM, UT 84058

MEYER, MARILYN S (ET AL)  
--OR CURRENT RESIDENT--  
1441 S 430 WEST  
OREM, UT 84058

CHIEF HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1441 S 540 WEST  
OREM, UT 84058

SANDHILL STUDENT RENTALS LTD  
--OR CURRENT RESIDENT--  
1442 S 430 WEST  
OREM, UT 84058

DAYTON, JARED L & PATRICIA L  
1442 S 540 W  
OREM, UT 84058

DE LEEUW PROPERTIES LC  
--OR CURRENT RESIDENT--  
1443 S 430 WEST  
OREM, UT 84058

MACFARLANE, MEGAN ELIZABETH  
(ET AL)  
--OR CURRENT RESIDENT--  
1443 S 540 WEST  
OREM, UT 84058

MURRIETA PROPERTIES-OREM LLC  
--OR CURRENT RESIDENT--  
1444 S 430 WEST  
OREM, UT 84058

HUANG, YI-JU  
1444 S 540 W  
OREM, UT 84058

WIAP INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
1445 S 430 WEST  
OREM, UT 84058

RIDGESTONE INVESTMENT  
PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1445 S 630 WEST  
OREM, UT 84058

DANELL, JOHN ERIC  
1446 S 430 W  
OREM, UT 84058

HUANG, YI-JU  
--OR CURRENT RESIDENT--  
1446 S 540 WEST  
OREM, UT 84058

BARONESS DRIEXLER PROPERTIES  
LLC  
--OR CURRENT RESIDENT--  
1446 S 590 WEST  
OREM, UT 84058

SMITH, STAFFORD  
--OR CURRENT RESIDENT--  
1447 S 430 WEST  
OREM, UT 84058

PALMER, ALICE W L  
--OR CURRENT RESIDENT--  
1447 S 540 WEST  
OREM, UT 84058

SIMPSON, SPENSER  
--OR CURRENT RESIDENT--  
1448 S 430 WEST  
OREM, UT 84058

JOHNSON, DAVID H  
1448 S 540 W  
OREM, UT 84058

SIMPSON, SPENSER  
1448 S 430 W # 8  
OREM, UT 84058

Y&H GROUPS LLC  
--OR CURRENT RESIDENT--  
1449 S 430 WEST  
OREM, UT 84058

LAI, TAK MING (ET AL)  
--OR CURRENT RESIDENT--  
1449 S 565 WEST  
OREM, UT 84058

CREER, EDWARD NIELSEN &  
DIANNA (ET AL)  
1450 S 360 W  
OREM, UT 84058

ESTRADA, SARA ALICIA &  
DAGOBERTO ENRIQUE  
1450 S 430 W  
OREM, UT 84058

WONG, YUK-WAI  
--OR CURRENT RESIDENT--  
1451 S 430 WEST  
OREM, UT 84058

LUNT, RANDALL K & JOAN  
--OR CURRENT RESIDENT--  
1452 S 430 WEST  
OREM, UT 84058

CHENG, SAU L  
--OR CURRENT RESIDENT--  
1452 S 590 WEST  
OREM, UT 84058

HAMMOND, JORDAN KURT  
1452 S 615 W  
OREM, UT 84058

SANDHILL STUDENT RENTALS LTD  
--OR CURRENT RESIDENT--  
1453 S 430 WEST  
OREM, UT 84058

AUCLAIR, ROBERT  
1453 S 615 W  
OREM, UT 84058

HATT, JOAN W & DAVID L (ET AL)  
--OR CURRENT RESIDENT--  
1454 S 430 WEST  
OREM, UT 84058

MANNA INVESTMENT LLC  
--OR CURRENT RESIDENT--  
1454 S 520 WEST  
OREM, UT 84058

STRONG, SCOTT R & JANET A  
--OR CURRENT RESIDENT--  
1455 S 300 WEST  
OREM, UT 84058

GAO, SIQI  
1455 S 430 W  
OREM, UT 84058

HOLMES, RONALD & CRYSTAL  
1455 S 565 W  
OREM, UT 84058

ALLEN, JACOB MORGAN & BRIANNA  
NICOLE  
1456 S 430 W  
OREM, UT 84058

MCCOARD, PAUL  
--OR CURRENT RESIDENT--  
1456 S 615 WEST  
OREM, UT 84058

RICHARDS, BRADEN D & DUANE W  
1457 S 430 W  
OREM, UT 84058

ELEVEN 11 ENTERPRISES LLC  
1457 S 615 W  
OREM, UT 84058

ROTHE, DAVID D & JANET I  
--OR CURRENT RESIDENT--  
1458 S 430 WEST  
OREM, UT 84058

BIDDLE, MCCALL K  
1458 S 520 W  
OREM, UT 84058

JDMT NO 3 LLC  
--OR CURRENT RESIDENT--  
1459 S 430 WEST  
OREM, UT 84058

BEVERLY BAY LLC  
--OR CURRENT RESIDENT--  
1459 S 615 WEST  
OREM, UT 84058

CREER, EDWARD NIELSEN &  
DIANNA (ET AL)  
--OR CURRENT RESIDENT--  
1460 S 400 WEST  
OREM, UT 84058

RONEY, RICK & KIMBERLY  
--OR CURRENT RESIDENT--  
1460 S 430 WEST  
OREM, UT 84058

FORBUSH, M DON (ET AL)  
--OR CURRENT RESIDENT--  
1460 S 615 WEST  
OREM, UT 84058

HAMNER, LANCE D & LANCE D  
--OR CURRENT RESIDENT--  
1461 S 430 WEST  
OREM, UT 84058

CARDENAS, ANGELICA GARRIDO  
1461 S 520 W  
OREM, UT 84058

BRENNAN, EVAN A & MEGAN C  
1461 S 565 W  
OREM, UT 84058

HAMNER, LANCE D & LANCE D  
1461 S 430 W # 50  
OREM, UT 84058

S&L CLARK 1142 WEST LC  
1462 S 300 W  
OREM, UT 84058

WONG, HON CHEUNG & YIM KIN YIU  
1462 S 430 W  
OREM, UT 84058

BUXTON, AUSTIN & ALEXIS  
1462 S 520 W  
OREM, UT 84058

TANNER, WAYNE G  
--OR CURRENT RESIDENT--  
1463 S 430 WEST  
OREM, UT 84058

LIVINGSTON, GORDON WILLIAM &  
AMBER T (ET AL)  
1463 S 615 W  
OREM, UT 84058

BRADFORD, WILLIAM  
1463 S 630 W  
OREM, UT 84058

PENG, YUYONG E  
1464 S 430 W  
OREM, UT 84058

FORBUSH, M DON (ET AL)  
--OR CURRENT RESIDENT--  
1464 S 615 WEST  
OREM, UT 84058

MEYER, MARILYN S (ET AL)  
--OR CURRENT RESIDENT--  
1465 S 430 WEST  
OREM, UT 84058

WONG, HON MING (ET AL)  
--OR CURRENT RESIDENT--  
1465 S 565 WEST  
OREM, UT 84058

BRADY, LARRY H & DEBRA S  
--OR CURRENT RESIDENT--  
1466 S 430 WEST  
OREM, UT 84058

JEWEL HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1466 S 520 WEST  
OREM, UT 84058

JOHNSON, EVELYN  
--OR CURRENT RESIDENT--  
1467 S 430 WEST  
OREM, UT 84058

MOON, LAUREN E  
--OR CURRENT RESIDENT--  
1467 S 520 WEST  
OREM, UT 84058

MOON, LAUREN E  
1467 S 520 W # 3091  
OREM, UT 84058

SANCHEZ, JORGE D  
1468 S 430 W  
OREM, UT 84058

MORGAN, SUJITRA  
1469 S 430 W  
OREM, UT 84058

HOCKER, KOREY & BROOKLYN  
1470 S 360 W  
OREM, UT 84058

LOI-ON, JOSEPH-ASIATA (ET AL)  
--OR CURRENT RESIDENT--  
1470 S 430 WEST  
OREM, UT 84058

LOI-ON, JOSEPH-ASIATA (ET AL)  
1470 S 430 W UNIT 22  
OREM, UT 84058

WEBB, STEPHEN R & ERIN A  
--OR CURRENT RESIDENT--  
1471 S 430 WEST  
OREM, UT 84058

WEBB, STEPHEN R & ERIN A  
1471 S 430 W # 58  
OREM, UT 84058

1472 S LLC  
--OR CURRENT RESIDENT--  
1472 S 430 WEST  
OREM, UT 84058

SECRIST, BAILEY  
1472 S 520 W  
OREM, UT 84058

KOPLIN, MICHAEL DEE & MARY  
SUSAN  
--OR CURRENT RESIDENT--  
1473 S 430 WEST  
OREM, UT 84058

ANDERSON, RANDALL R & TRACI H  
1473 S 520 W  
OREM, UT 84058

LIZARD LOG LLC  
--OR CURRENT RESIDENT--  
1473 S 630 WEST  
OREM, UT 84058

BRIGHT LIFE HOLDINGS LLC  
%WILKINS, ERYN S & HSU, MING-  
HUAN  
1473 W 80 S  
PLEASANT GROVE, UT 84062

LUCAS, BLAIR K & DENA L (ET AL)  
--OR CURRENT RESIDENT--  
1474 S 430 WEST  
OREM, UT 84058

ATWOOD, MICHAEL R & MARILYN M  
(ET AL)  
--OR CURRENT RESIDENT--  
1475 S 430 WEST  
OREM, UT 84058

LEE, EUN SOOK  
1475 S 540 W  
OREM, UT 84058

CAZANAVE, REBECCA E & MICHAEL  
A  
1476 S 430 W  
OREM, UT 84058

HERNANDEZ, PEDRO CRESPIN (ET  
AL)  
1476 S 540 W  
OREM, UT 84058

BARROW, TRISTAN M  
1477 S 430 W  
OREM, UT 84058

PARRISH, JOANNE (ET AL)  
1478 S 360 W  
OREM, UT 84058

EVENSON, SPENCER M  
--OR CURRENT RESIDENT--  
1478 S 430 WEST  
OREM, UT 84058

BRIGHT LIFE HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1478 S 520 WEST  
OREM, UT 84058

SALMON, STEVE & STEPHANIE  
1479 S 360 W  
OREM, UT 84058

ATWOOD, MICHAEL R & MARILYN M  
(ET AL)  
--OR CURRENT RESIDENT--  
1479 S 430 WEST  
OREM, UT 84058

JEWEL HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1479 S 520 WEST  
OREM, UT 84058

ROSAS, PEDRO RODRIGUEZ (ET AL)  
1480 S 430 W  
OREM, UT 84058

KJO RESIDENTIAL PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1480 S 540 WEST  
OREM, UT 84058

ROTHE, DAVID D & JANET I  
1481 S 185 W  
OREM, UT 84058

FERRIN, TRUDIE & REED  
1481 S 540 W  
OREM, UT 84058

LINDHORST, MICHAEL W & KRISTA  
LYNN  
1481 S 630 W  
OREM, UT 84058

WINWARD, NED R & MARJORIE O  
1482 S 235 W  
OREM, UT 84058

ROTHE, DAVID D & JANET I  
--OR CURRENT RESIDENT--  
1482 S 430 WEST  
OREM, UT 84058

YANG, RUI (ET AL)  
--OR CURRENT RESIDENT--  
1482 S 520 WEST  
OREM, UT 84058

WEST DESERT INVESTMENTS LLC  
1483 SPRINGDELL DR  
PROVO, UT 84604

CONDIE, ADAM C & DIANA M (ET AL)  
--OR CURRENT RESIDENT--  
1483 S 540 WEST  
OREM, UT 84058

GRIFFETH, KENT G  
--OR CURRENT RESIDENT--  
1484 S 430 WEST  
OREM, UT 84058

BLACKWOOD PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1484 S 540 WEST  
OREM, UT 84058

NUTTALL, SANDRA  
--OR CURRENT RESIDENT--  
1485 SANDHILL RD  
OREM, UT 84058

WFH OREM LEXINGTON LLC  
--OR CURRENT RESIDENT--  
1485 S 520 WEST  
OREM, UT 84058

MANGUM, WILLIAM ANTHONY &  
CAROLYN ANN (ET AL)  
--OR CURRENT RESIDENT--  
1486 S 430 WEST  
OREM, UT 84058

MURPHY, SHANE R & SADIE SMOOT  
1486 S 590 W  
OREM, UT 84058

WANG, PING  
1487 S 540 W  
OREM, UT 84058

AJAC-3 LLC  
--OR CURRENT RESIDENT--  
1488 S 430 WEST  
OREM, UT 84058

GORDON, KENNETH  
1488 S 540 W  
OREM, UT 84058

LAKE RIDGE 1490 A SERIES OF  
CYESCOO LLC  
--OR CURRENT RESIDENT--  
1490 S 430 WEST  
OREM, UT 84058

CRITCHLEY, BRENDAN & MICHAEL  
(ET AL)  
1490 S 520 W  
OREM, UT 84058

MDG HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1491 S 565 WEST  
OREM, UT 84058

OSBORN, BRENT & ROSEMARY  
1492 S 430 W  
OREM, UT 84058

LIANG, HONG MEI  
1493 S 565 W  
OREM, UT 84058

GARRISON, JASON & BARBARA  
1494 S 430 W  
OREM, UT 84058

MAYFIELD, KIMBERLY T  
--OR CURRENT RESIDENT--  
1494 S 590 WEST  
OREM, UT 84058

ANDERSON, GRANT & BARBARA  
--OR CURRENT RESIDENT--  
1496 S 430 WEST  
OREM, UT 84058

HALL, JAZMYN  
1497 S 565 W  
OREM, UT 84058

CARDWELL, JACQUELINE  
1498 S 430 W  
OREM, UT 84058

WILSON, CLIFTON LYNN &  
CHRISTINE (ET AL)  
--OR CURRENT RESIDENT--  
1500 S 430 WEST  
OREM, UT 84058

PROVIDENT TRUST GROUP LLC (ET  
AL)  
--OR CURRENT RESIDENT--  
1500 S 615 WEST  
OREM, UT 84058

CHIEF HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1501 S 565 WEST  
OREM, UT 84058

BENNIE, JEFFRY & MEREDITH E  
1502 S 430 W  
OREM, UT 84058

GARCIA, NANCY JIMENEZ  
1502 S 590 W  
OREM, UT 84058

CHAN, WING YEE  
1503 S 150 W  
LEHI, UT 84043

FISHER, GILBERT EARL &  
SANGSOON  
1504 S 430 W  
OREM, UT 84058

SWANEY, SKYLER (ET AL)  
1505 S 430 W  
OREM, UT 84058

WONG, WAI LIN  
--OR CURRENT RESIDENT--  
1505 S 630 WEST  
OREM, UT 84058

STRONG FAMILY TRUST 04-13-2007  
THE (ET AL)  
1506 S 235 W  
OREM, UT 84058

GRAVES, MARSHALL & JORDAN N  
--OR CURRENT RESIDENT--  
1506 S 430 WEST  
OREM, UT 84058

HEO, SUNGWOON & CHRIS  
JUNGYOON (ET AL)  
--OR CURRENT RESIDENT--  
1506 S 615 WEST  
OREM, UT 84058

HEO, SUNGWOON & CHRIS  
JUNGYOON (ET AL)  
1506 S 615 W # 3043  
OREM, UT 84058

LUBBEN, DANIEL & MINDA (ET AL)  
1507 S 430 W  
OREM, UT 84058

MCCONVILLE, JOHN  
1507 S 615 W  
OREM, UT 84058

BELLISTON-FOWKES, DUSTIN J (ET  
AL)  
1508 S 430 W  
OREM, UT 84058

LEVINGSTON, STEVE BRADY  
--OR CURRENT RESIDENT--  
1509 S 430 WEST  
OREM, UT 84058

SCHMITZ, RICHARD CANTWELL &  
CLAUDIA LEE (ET AL)  
--OR CURRENT RESIDENT--  
1509 S 630 WEST  
OREM, UT 84058

LAGLO ENTERPRISES LC  
--OR CURRENT RESIDENT--  
1509 S SANDHILL RD  
OREM, UT 84058

SMITH, SAMUEL TANNER & KACEY  
LEE  
1510 S 430 W  
OREM, UT 84058

CHALLIS, BENTON S & JULIA R (ET  
AL)  
--OR CURRENT RESIDENT--  
1510 S 590 WEST  
OREM, UT 84058

STRONG, SCOTT R & JANET A (ET AL)  
--OR CURRENT RESIDENT--  
1511 S 300 WEST  
OREM, UT 84058

PERFECT GREEN HOME BUILDING  
SERVICE LLC  
--OR CURRENT RESIDENT--  
1511 S 430 WEST  
OREM, UT 84058

TAI, KWOK YUEN & HUI HUA (ET AL)  
--OR CURRENT RESIDENT--  
1511 S 615 WEST  
OREM, UT 84058

SAAVEDRA, ALFREDO & MARIA  
ANDREA (ET AL)  
1512 S 430 W  
OREM, UT 84058

VAN DYKE, LARELL C & MARGARET  
A  
1513 S 430 W  
OREM, UT 84058

LAMB, KEVIN (ET AL)  
1514 S 630 W  
OREM, UT 84058

CHRISTIE, JOSEPH W (ET AL)  
--OR CURRENT RESIDENT--  
1514 S 430 WEST  
OREM, UT 84058

MACFARLANE, MEGAN ELIZABETH  
(ET AL)  
--OR CURRENT RESIDENT--  
1514 S 615 WEST  
OREM, UT 84058

CHRISTIE, JOSEPH W (ET AL)  
1514 S 430 W # 65  
OREM, UT 84058

MOULTON, TYLER R & HEATHER D  
(ET AL)  
1515 S 430 W  
OREM, UT 84058

BENSON, RACHEL & MARK ALAN  
--OR CURRENT RESIDENT--  
1516 S 430 WEST  
OREM, UT 84058

MORALES, DIEGO ALFREDO  
MORALES  
1517 S 430 W  
OREM, UT 84058

MOON, LAUREN  
1517 S 615 W  
OREM, UT 84058

ANDERSON, PAUL C & ANGELA  
1517 S 630 W  
OREM, UT 84058

HARTRICK, EDWARD & LOURDES  
VILLANUEVA  
--OR CURRENT RESIDENT--  
1518 S 430 WEST  
OREM, UT 84058

CHIPMAN, JORDAN DEAN  
1518 S 615 W  
OREM, UT 84058

JORDAN, RICHARD W & LORI R  
--OR CURRENT RESIDENT--  
1519 S 430 WEST  
OREM, UT 84058

REYES, NICHOLAS & GABRIEL  
1519 S 615 W  
OREM, UT 84058

S & L CLARK PROPERTIES #3 LC  
1520 S 300 W  
OREM, UT 84058

LI, EVELYN  
--OR CURRENT RESIDENT--  
1520 S 430 WEST  
OREM, UT 84058

HALL, JAMES JASON  
--OR CURRENT RESIDENT--  
1521 S 300 WEST  
OREM, UT 84058

WRIGHT, CALEB D  
1521 S 430 W  
OREM, UT 84058

EAST MOUNTAIN PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1522 S 430 WEST  
OREM, UT 84058

LOUW, LESLIE ANN (ET AL)  
1523 S 235 W  
OREM, UT 84058

JI, YANHUI  
1523 S 430 W  
OREM, UT 84058

UGALE, JULIETA S (ET AL)  
--OR CURRENT RESIDENT--  
1524 S 430 WEST  
OREM, UT 84058

TURNER, JEFFREY C  
1525 S 430 W  
OREM, UT 84058

BOAZ, WILLIAM A  
1526 S 430 W  
OREM, UT 84058

HATCH, BENJAMIN T & MICHAEL T  
(ET AL)  
--OR CURRENT RESIDENT--  
1527 S 430 WEST  
OREM, UT 84058

HATCH, BENJAMIN T & MICHAEL T  
(ET AL)  
1527 S 430 W # 81  
OREM, UT 84058

LEWIS, BRANDON  
--OR CURRENT RESIDENT--  
1528 S 430 WEST  
OREM, UT 84058

LEWIS, BRANDON  
1528 S 430 W # 88  
OREM, UT 84058

FOWKES, DUSTIN  
--OR CURRENT RESIDENT--  
1530 S 430 WEST  
OREM, UT 84058

FOWKES, DUSTIN  
1530 S 430 W UNIT 94  
OREM, UT 84058

CLEMENTE, VINCENTE & CHERILYN  
--OR CURRENT RESIDENT--  
1532 S 430 WEST  
OREM, UT 84058

LESA, ISABELLA  
1534 S 430 W  
OREM, UT 84058

ISOM, CHARLES TODD & SANDRA  
--OR CURRENT RESIDENT--  
1536 S 430 WEST  
OREM, UT 84058

HACK, MIKAELEE H  
1538 S 430 W  
OREM, UT 84058

CLOWARD, JEFFERY  
1539 S 235 W  
OREM, UT 84058

HILLS, HY R & SHEILA M  
1540 S 300 W  
OREM, UT 84058

P & B MANAGEMENT LLC  
--OR CURRENT RESIDENT--  
1540 S 430 WEST  
OREM, UT 84058

STRONG, KIMBALL MILES & KATHI  
SNELL (ET AL)  
1541 S 300 W  
OREM, UT 84058

DE LEEUW PROPERTIES LC  
--OR CURRENT RESIDENT--  
1542 S 430 WEST  
OREM, UT 84058

SKOUSEN, DANIEL  
1544 S 325 W  
OREM, UT 84058

BAILEY, TYSON L (ET AL)  
1544 S 430 W  
OREM, UT 84058

JENNINGS, W COLIN (ET AL)  
1546 S 430 W  
OREM, UT 84058

BURR, JEFFREY & AIMEE  
1548 S 300 W  
OREM, UT 84058

JOHNSON, EVELYN & RAND LEE (ET  
AL)  
--OR CURRENT RESIDENT--  
1548 S 430 WEST  
OREM, UT 84058

CENTERPOINT CHURCH  
1550 SANDHILL RD  
OREM, UT 84058

EDDINGTON, SALLI K & SEAN L  
1550 S 430 W  
OREM, UT 84058

S & J STRONG 1551S LLC  
--OR CURRENT RESIDENT--  
1551 S 300 WEST  
OREM, UT 84058

MASSAGLIA, JOHN & REBECCA  
1552 S 300 W  
OREM, UT 84058

BRIMHALL, VERL (ET AL)  
1554 S 325 W  
OREM, UT 84058

PETERSON, GLORIA & LARRY  
--OR CURRENT RESIDENT--  
1555 S SANDHILL RD  
OREM, UT 84058

BALLARD, MARK  
1564 S 300 W  
OREM, UT 84058

STRONG, DAVID LEE & TROY DAVID  
(ET AL)  
1565 S 300 W  
OREM, UT 84058

ABEGG, RAINBOW  
1574 S 300 W  
OREM, UT 84058

EDGEL, YOSHIKO NAKAMURA &  
GARY GRANT  
1582 S 400 W  
OREM, UT 84058

WEST DESERT INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
1585 S SANDHILL RD  
OREM, UT 84058

S & J STRONG 1551S LLC  
1586 S 235 W  
OREM, UT 84058

HARRINGTON, JACOB A (ET AL)  
1605 SANDHILL RD  
OREM, UT 84058

RE COMPANY INC (ET AL)  
1605 W INDIANA AV  
SALT LAKE CITY, UT 84104

EXCELERATION BUILDING LLC  
1608 S SANDHILL RD  
OREM, UT 84058

WITT, ALVIN W  
1611 SANDHILL RD  
OREM, UT 84058

WALL, KEATON L  
1614 S WILDWOOD HOLLOW DR  
OREM, UT 84058

SCO PROPERTIES LLC  
1615 S 400 W  
OREM, UT 84058

BLOOMFIELD, DANIEL K & LINDA  
MIRIAM  
1616 S 400 W  
OREM, UT 84058

WATSON, KENNETH  
--OR CURRENT RESIDENT--  
1617 S WILDWOOD HOLLOW DR  
OREM, UT 84058

WATSON, KENNETH  
1617 S WILDWOOD HOLLOW DR  
OREM, UT 84058

MONSON, LUZMARINA & CASEY D  
1627 S 400 W  
OREM, UT 84058

COPE, REID EVANS SR & NANCY  
1628 WILDWOOD HOLW  
OREM, UT 84058

BAHR, HOWARD M & KATHLEEN S  
--OR CURRENT RESIDENT--  
1628 S 400 WEST  
OREM, UT 84058

COPE, REID EVANS SR & NANCY  
--OR CURRENT RESIDENT--  
1628 S WILDWOOD HOLLOW DR  
OREM, UT 84058

ANDERSON, GRANT & BARBARA  
1636 E ROLLING GREEN DR  
DRAPER, UT 84020

PINO, DEREK J & DEREK J (ET AL)  
1640 WILDWOOD HOLLOW DR  
OREM, UT 84058

MASOUD, BAHA  
1641 S 350 W  
OREM, UT 84058

BEN LOMOND INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
1641 S SANDHILL RD  
OREM, UT 84058

LIVINGSTONE, JOHN P & LINDA J (ET  
AL)  
1646 S LAKEWOOD DR  
OREM, UT 84058

DUDOVICH, TIMOTHY J  
1647 S WILDWOOD HOLLOW  
OREM, UT 84058

ROTZ, ELAINE & CHRISTOPHER A SR  
1648 S 270 W  
OREM, UT 84058

ANDERSON, KEVIN & MONICA  
1649 S 270 W  
OREM, UT 84058

FOGT, CHRIS & WILLIAM  
--OR CURRENT RESIDENT--  
1649 S 400 WEST  
OREM, UT 84058

CLUFF, ERIC R & JOAN M  
1652 S 400 W  
OREM, UT 84058

DARAIS, NORMAN A & JUDY B  
1652 S 550 W  
OREM, UT 84058

DESPAIN, RODNEY HANS &  
DOLORES JEAN SANDERS  
1652 S LAKEWOOD DR  
OREM, UT 84058

DARAIS, NORMAN A & JUDY B  
--OR CURRENT RESIDENT--  
1652 S WILDWOOD HOLLOW DR  
OREM, UT 84058

SEIPEL, MICHAEL M & VERLA P  
1653 S 350 W  
OREM, UT 84058

HILL, BRANDON T & JENAE A (ET AL)  
1655 S 500 W  
OREM, UT 84058

CANEDO, EDUARDO J & SILVIA  
1656 S 500 W  
OREM, UT 84058

SANDHILL HOUSE LLC  
--OR CURRENT RESIDENT--  
1659 S SANDHILL RD  
OREM, UT 84058

BUXTON, MICHAEL S & DEBRA L  
1660 S 270 W  
OREM, UT 84058

BESSELIEVRE, DOUGLAS K &  
BONNIE F  
1661 S 270 W  
OREM, UT 84058

BROWN, ADAM R & JANELLE K  
1661 S 400 W  
OREM, UT 84058

COX, DAVID O & JUDY L  
1662 S 350 W  
OREM, UT 84058

WALLACE, LULU (ET AL)  
1664 LAKEWOOD DR  
OREM, UT 84058

STRONG, STEVEN A & SHELBY K  
1664 S 500 W  
OREM, UT 84058

OCHOA, RAFAEL (ET AL)  
1664 S WILDWOOD DR  
OREM, UT 84058

OCHOA, RAFAEL (ET AL)  
--OR CURRENT RESIDENT--  
1664 S WILDWOOD HOLLOW DR  
OREM, UT 84058

KONISHI, HARUHISA & PRISCILA  
1665 S 350 W  
OREM, UT 84058

FAWSON, SHANNON BOWEN & ERIC  
CLAYTON  
1671 S 500 W  
OREM, UT 84058

SANDHILL HOUSE LLC  
--OR CURRENT RESIDENT--  
1671 S SANDHILL RD  
OREM, UT 84058

WOODHOUSE, DULANE  
1672 S 270 W  
OREM, UT 84058

DURFEE, DALLIN S & MEMORIE K  
1673 S 270 W  
OREM, UT 84058

MAUGHAN, PETER JEFFERY  
1675 S 400 W  
OREM, UT 84058

OLSON, BRANDON & JOLYNN  
1676 S 350 W  
OREM, UT 84058

SWAPP, KATHY (ET AL)  
1676 S LAKEWOOD  
OREM, UT 84058

VELASQUEZ, MAXIMO A (ET AL)  
1677 S 350 W  
OREM, UT 84058

ROUNDY, TENA J  
1678 S 500 W  
OREM, UT 84058

VEATER, CHRISTIAN  
1681 S 350 W  
OREM, UT 84058

HATCH, SHANE ALLPHIN & BRENDA  
1685 S 270 W  
OREM, UT 84058

LACERDA, JORGE L  
1686 S 350 W  
OREM, UT 84058

WOODS, KYLE R & CHRISTINA K  
1688 S 350 W  
OREM, UT 84058

RODRIGUEZ, EFRAIN N JR (ET AL)  
1690 S 500 W  
OREM, UT 84058

LUKOWSKI, STEFAN & MIROSLAWA  
1693 S 400 W  
OREM, UT 84058

ENRIQUEZ, JOSE E & JAYMILYN  
BONNETT  
1695 S 400 W  
OREM, UT 84058

GALLOWAY, CORY & LEISA  
1695 S SANDHILL RD  
OREM, UT 84058

MC DANIEL, DAVID & SHARI  
1698 S 400 W  
OREM, UT 84058

JONES, ALEXANDER & MARY  
1700 SANDHILL RD B201  
OREM, UT 84058

HUGHES, RICHARD D & RACHEL  
1700 SANDHILL RD B202  
OREM, UT 84058

EARNSHAW, MCKALL C  
1700 SANDHILL ROAD A105  
OREM, UT 84058

CUTHBERT, KENDALL R  
1700 SANDHILL ROAD A305  
OREM, UT 84058

SORENSEN, EVAN  
1700 SANDHILL ROAD D103  
OREM, UT 84058

HAPAIRAI, HIRAMA & VERA  
DANIELA  
1700 SANDHILL ROAD D104  
OREM, UT 84058

BINGHAM, PARKER MATTHEW &  
TARIN J (ET AL)  
1700 SANDHILL ROAD D202  
OREM, UT 84058

BEARD, MARCIE JEAN  
1700 SANDHILL ROAD D304  
OREM, UT 84058

HARDY, MARIAH K  
1700 SANDHILL ROAD E201  
OREM, UT 84058

LAGUNAS, ADOLFO  
1700 SANDHILL ROAD E301  
OREM, UT 84058

MCGEE, CHARLOTTE & RYAN (ET  
AL)  
1700 SANDHILL ROAD F304  
OREM, UT 84058

SMITH, KADEN K & SHERIDAN (ET  
AL)  
1700 SANDHILL ROAD F404  
OREM, UT 84058

REAL, KEVIN  
1700 SANDHILL RD UNIT A103  
OREM, UT 84058

RIOS, MARCO SALAS (ET AL)  
1700 SANDHILL RD # B104  
OREM, UT 84058

HARDMAN, JENNIFER  
1700 SANDHILL RD UNIT B205  
OREM, UT 84058

OHMAN, MITCHEL (ET AL)  
1700 SANDHILL RD UNIT B303  
OREM, UT 84058

ALLINGER, LUKE & HANNAH  
1700 SANDHILL RD # D102  
OREM, UT 84058

CRAWFORD, ABIGAIL & JONATHAN  
1700 SANDHILL RD UNIT D403  
OREM, UT 84058

SALAZAR, EDUARDO JOSEPH (ET AL)  
1700 SANDHILL RD # F305  
OREM, UT 84058

WHITE, MADELEINE JULIA (ET AL)  
1700 S SANDHILL RD  
OREM, UT 84058

BROWN, HANK  
1700 S SANDHILL RD A101  
OREM, UT 84058

LARSON, MELISSA & GREGORY  
1700 S SANDHILL ROAD A301  
OREM, UT 84058

CHOMO, EDUARDO V  
1700 S SANDHILL ROAD C205  
OREM, UT 84058

HOLLIMAN, STONE  
1700 S SANDHILL ROAD D-203  
OREM, UT 84058

FABIAN, JUAN A  
1700 S SANDHILL ROAD F205  
OREM, UT 84058

NELSON, CHASE & AMY  
1700 S SANDHILL RD # 402  
OREM, UT 84058

CASPER, AARON  
1700 S SANDHILL RD # A102  
OREM, UT 84058

MALEKI, HAMID (ET AL)  
1700 S SANDHILL RD UNIT A104  
OREM, UT 84058

LUND, GARY EUGENE & ASHLEY  
DAWN  
1700 S SANDHILL RD UNIT A201  
OREM, UT 84058

RHOTON, JACOB W & DEVIN E (ET  
AL)  
1700 S SANDHILL RD UNIT A202  
OREM, UT 84058

EDWARDS, BRYSON M & TESSA M  
1700 S SANDHILL RD UNIT B304  
OREM, UT 84058

VAZQUEZ, MARTHA  
1700 S SANDHILL RD # C105  
OREM, UT 84058

AND7 LLC  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D101  
OREM, UT 84058

SORENSEN, EVAN  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D103  
OREM, UT 84058

HAPAIRAI, HIRAMA & VERA  
DANIELA  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D104  
OREM, UT 84058

SNT SANDHILL 2 LLC  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D201  
OREM, UT 84058

BINGHAM, PARKER MATTHEW &  
TARIN J (ET AL)  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D202  
OREM, UT 84058

HOLLIMAN, STONE  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D203  
OREM, UT 84058

HARKER, JACEN & EMILY  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D204  
OREM, UT 84058

MNT SANDHILL 3 LLC  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D301  
OREM, UT 84058

RDQCSS LLC  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D302  
OREM, UT 84058

KENNARD, RYAN J & KEHAULANI M  
1700 S SANDHILL RD # D303  
OREM, UT 84058

BEARD, MARCIE JEAN  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D304  
OREM, UT 84058

ANDERSEN, CORY W  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D401  
OREM, UT 84058

NELSON, CHASE & AMY  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D402  
OREM, UT 84058

ANDERSEN, CORY W  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# D404  
OREM, UT 84058

ANDERSEN, CORY W  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# E101  
OREM, UT 84058

HARDY, MARIAH K  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# E201  
OREM, UT 84058

LAGUNAS, ADOLFO  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# E301  
OREM, UT 84058

DENYS ENTERPRISES LLC  
--OR CURRENT RESIDENT--  
1700 S SANDHILL RD UNIT# E401  
OREM, UT 84058

PAUL, PATRICK A & MARGIE B  
1705 S SANDHILL RD  
OREM, UT 84058

CRAIG, JOSEPH & MARIAH  
1707 S 400 W  
OREM, UT 84058

PAUL, MARGIE BRIDGES & PATRICK  
ANDREW  
--OR CURRENT RESIDENT--  
1711 S SANDHILL RD  
OREM, UT 84058

PAUL, MARGIE BRIDGES & PATRICK  
ANDREW  
1711 S SANDILL RD  
OREM, UT 84058

JENNINGS, GARY (ET AL)  
1719 S 400 W  
OREM, UT 84058

SEVEN SPRUCES LLC  
--OR CURRENT RESIDENT--  
1721 S SANDHILL RD  
OREM, UT 84058

LEE, BRYSEN & JENNIFER  
--OR CURRENT RESIDENT--  
1723 S SANDHILL RD  
OREM, UT 84058

HIRSCHI, WILLARD MORGAN &  
BARBARA JO  
--OR CURRENT RESIDENT--  
1726 S SANDHILL  
OREM, UT 84058

HORROCKS, STACI & BENJAMIN  
1727 S SANDHILL RD  
OREM, UT 84058

B & C JARRETT PROPERTIES LLC  
1731 S 400 W  
OREM, UT 84058

MILLER, SANDRA & ERIC M  
1735 S 320 W  
OREM, UT 84058

RIGBY, DON M & TERRI  
1736 S 320 W  
OREM, UT 84058

ELMCREST ENTERPRISES LLC  
1738 S GENEVA RD  
OREM, UT 84058

DAVIS, DELMAR BOYD & MARIE R  
1748 S 320 W  
OREM, UT 84058

Y&H GROUPS LLC  
1867 E 1050 S  
SPANISH FORK, UT 84660

WEEKS, KAREN F & PHILIP B  
1869 N 1420 W  
PROVO, UT 84604

LAKE RIDGE 1490 A SERIES OF  
CYESCOO LLC  
1893 TUSCANY WY  
PLEASANT GROVE, UT 84062

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

MACFARLANE, MEGAN ELIZABETH  
(ET AL)  
1918 N 1350 W  
PROVO, UT 84604

SANDHILL PROPERTY LLC  
1999 W 475 S  
OREM, UT 84058

RDLO STAS LLC  
2038 E 9060 S  
SANDY, UT 84093

FRAZIER, PAUL EUGENE (ET AL)  
2151 W 300 N  
PROVO, UT 84601

OFFERPAD (SPVBORROW15) LLC  
2212 E WILLIAMS FIELD RD BLDG 11  
STE 225  
GILBERT, AZ 85295

MATTSSON, SO MEI & TROY  
2212 N 390 E  
PROVO, UT 84604

RIDGESTONE INVESTMENT  
PROPERTIES LLC  
2344 W 560 S  
PROVO, UT 84601

KOPLIN, MICHAEL DEE & MARY  
SUSAN  
2451 STONE HAVEN LOOP  
LEHI, UT 84043

GRAVES, MARSHALL & JORDAN N  
2501 W 300 N  
PROVO, UT 84601

RDQCSS LLC  
2605 W CARRIAGE OAK CT  
SOUTH JORDAN, UT 84095

JDMT NO 3 LLC  
2844 E OLD WELLINGTON RD  
PRICE, UT 84051

NELSON BROTHERS PROPERTIES  
LLC  
3128 W ROANNY RD  
SOUTH JORDAN, UT 84095

KAUFER, DONALD B & BONNIE J  
3158 E HACKAMORE ST  
MESA, AZ 85213

PETERSEN, MICHAEL  
3200 E LAKE CREEK RD  
HEBER CITY, UT 84032

B&G80 LLC  
%HIXSON, BRAD  
3215 INDAIN MILLS LN  
JAMUL, CA 91935

B&G80 LLC  
%HIXSON, BRAD  
3215 INDIAN MILLS LN  
JAMUL, CA 91935

SANDHILL 2 LLC  
3355 N RESEDA # 1  
MESA, AZ 85215

GIBSON, BRIAN N (ET AL)  
3577 N FOOTHILL DR  
PROVO, UT 84604

WEST, S JAY & JUDENE C  
3687 W 12125 S  
RIVERTON, UT 84065

O'BRIEN, SEAN M & MICHELLE S (ET  
AL)  
3728 19TH ST  
SACRAMENTO, CA 95818

LAI, TAK MING (ET AL)  
3899 E CLUBHOUSE LN  
EAGLE MOUNTAIN, UT 84005

SUGAR MAGNOLIA LLC  
4375 STONE CREEK LN  
PROVO, UT 84604

ALLRED, DANNA A  
4487 VINTAGE DR  
PROVO, UT 84604

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
SALT LAKE CITY, UT 84114

PROVIDENT TRUST GROUP LLC (ET  
AL)  
5160 VIRGINIATOWN RD  
NEWCASTLE, CA 95658

SCHMITZ, RICHARD CANTWELL &  
CLAUDIA LEE (ET AL)  
5392 VIA VINCENTE  
YORBA LINDA, CA 92887

W K S PROPCO I LLC  
5856 CORPORATE AVE STE 200  
CYPRESS, CA 90630

BRENCHLEY, DAVID R & REBECCA  
5892 W 10620 N  
HIGHLAND, UT 84003

SCHEXNAYDER, SAUNIE  
5959 HEAVY CLOUD CIR  
HERRIMAN, UT 84096

DENYS ENTERPRISES LLC  
6021 DRY CRK  
HIGHLAND, UT 84003

SANDHILL HOUSE LLC  
6066 W VALLEY VIEW DR  
HIGHLAND, UT 84003

EVANS, DAVID C & COLLEEN  
6171 MILLWOOD DR  
WARRENTON, VA 20187

NJ2 TOUZI YI LLC  
6182 W 10760 N  
HIGHLAND, UT 84003

KA OREM HOTEL LLC  
6318 S LAKE FORK CIR  
TAYLORSVILLE, UT 84129

BUSBY, ELIZABETH A (ET AL)  
6361 RANCHO PARK DR  
SAN DIEGO, CA 92120

MARTIN, BOYD A & KRISTINA N  
6378 W 10670 N  
HIGHLAND, UT 84003

CLEMENTE, VINCENTE & CHERILYN  
6693 S SOLAR AVE  
BOISE, ID 83709

BARONESS DRIEXLER PROPERTIES  
LLC  
6774 W WOODLEAF CT  
HIGHLAND, UT 84003

JOHNSON, GARY  
7369 ALICANTE RD  
CARLSBAD, CA 92009

YANG, RUI (ET AL)  
9003 NELLIE CORK PL SE  
OWENS CROSS ROADS, AL 35763

MNT SANDHILL 3 LLC  
9717 S CORTINA PL  
SANDY, UT 84092

NELSON, JAY  
10278 TAMARACK WAY  
CEDAR HILLS, UT 84062

MDG HOLDINGS LLC  
%LEISETH, COREY  
10421 S JORDAN GTWY STE 200  
SOUTH JORDAN, UT 84095

MARTIN OREM TOWNHOUSE LLC  
11128 S 2125 E  
SANDY, UT 84092

CONDIE, ADAM C & DIANA M (ET AL)  
11562 S HICKORY VALLEY DR  
SANDY, UT 84090

STORY FAMILY INVESTMENTS LLC  
11626 N SUNSET HILLS DR  
HIGHLAND, UT 84003

LIZARD LOG LLC  
12177 S KODIAK CT  
DRAPER, UT 84020

WELTON, BOYD DAVID & SALLY  
BURTON (ET AL)  
12892 VERONA CREEK WAY  
RIVERTON, UT 84065

KJO RESIDENTIAL PROPERTIES LLC  
13216 S AINTREE AVE  
DRAPER, UT 84020

CHENG, SAU L  
13994 STONE CANYON DR  
DRAPER, UT 84020

PETERSON, REED A & KENDALL A  
14375 MORNING MOUNTAIN WY  
ALPHARETTA, GA 30004

HOFFMAN, LAURA E  
17508 184TH AVE NE  
WOODINVILLE, WA 98072

FORBUSH, M DON (ET AL)  
18125 MOON SONG CT  
SAN DIEGO, CA 92127

CLINGER, STEVEN M & MARGARET  
19839 N 85TH DR  
PEORIA, AZ 85382

RW AND KM MILLER LLC (ET AL)  
%MILLER, RANDY  
22105 N DIAMOND DR  
MARICOPA, AZ 85138

LUCAS, BLAIR K & DENA L (ET AL)  
28891 GLENN RANCH WAY  
TRABUCO CANYON, CA 92679



## CODE OF ORDINANCES

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### CHAPTER 22. ZONING

#### Article 22-1. Administration

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##### 22-1-5. Amendments.

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- A. This Chapter, including the zone map, may be amended by first submitting any proposed amendment to the Planning Commission for its recommendation, which recommendation shall be forwarded to the City Council to determine whether or not a public hearing should be set.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-01-0021, Amended 06/12/2001)

- B. Any person seeking to amend this Chapter or the zoning map shall submit a written petition to the Planning Commission designating the amendment desired and the reasons for the amendment. The petitioner shall also pay a fee established by resolution of the City Council. Upon the receipt of the petition and the appropriate fee, the Planning Commission shall consider the request. An application to amend this Chapter or the zoning map shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. An application to amend this Chapter or the zoning map shall also expire immediately following the passage of six months of no activity with respect to the application. The City shall provide written notice of a pending expiration to the applicant at least (30) days prior to the date that the application is deemed to have expired. Upon expiration, an application for an amendment to this chapter including a zone map shall be considered null and void and a new application must be submitted and fees paid.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-01-0021, Amended 06/12/2001; Ord. No. O-2019-0027, Amended 8/27/2019)

- C. An amendment to this Chapter shall be adopted only after a public hearing in relation thereto before the City Council, in which parties in interest and citizens shall have an opportunity to be heard.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-98-0048, Amended, 11/24/1998; Ord. No. O-01-0021, Amended 06/12/2001)

- D. A request to change the zoning designation of property must be made by the City, the owner(s) of the property or the owner's authorized representative. However, the City may consider a request to change the zoning designation of property that is not made by the City, the owner(s) of the property or the owner's authorized representative under the following conditions:

1. The request is made in conjunction with a request to change the zoning designation of adjacent property and is necessary to avoid the creation of an island or peninsula; or
2. The applicant provides proof that the owner has consented to the application to change the zoning designation of the property; or

(Ord. No. O-99-0043, Enacted, 10/12/1999; Ord. No. O-01-0021, Amended 06/12/2001)



- E. All proposed amendments to this Chapter shall be reviewed by the Planning Commission for its consideration and recommendations. Upon receiving the recommendation of the Planning Commission, or upon the Planning Commission's failure to act within thirty (30) days of receiving a request from the City Council to consider a proposed amendment to this Chapter, the City Council shall hold a public hearing on the proposed amendments. After closing the public hearing, the City Council may vote to approve, modify, or disapprove the proposed amendments, or may take any other action allowed by applicable laws. Proceedings to amend any provision of **CHAPTER 22** shall be deemed to have been formally initiated by the City for purposes of Utah Code Section 10-9a-509(1)(a)(ii) upon the consideration of such proposal by the Planning Commission at a regularly scheduled meeting. The Planning Commission shall not be required to take any definitive action with respect to the proposal or to spend any given amount of time on the application in order for the proposed amendment to be deemed formally initiated. Any subsequent modification of the proposed ordinance amendment by City staff, the Planning Commission, or the City Council shall not alter the status of the application as having been formally initiated.

(Ord. No. O-07-0039, Enacted, 08/14/2007)

- F. An application by a party other than the City to amend the zoning designation of property which has been denied by the City Council may not be resubmitted for a period of 12 months from the date of denial unless:
1. The application requests a zoning classification different from the previous request; or
  2. The applicant demonstrates that there has been a substantial change in circumstances pertaining to the property, the project, or the surrounding area which materially supports the application for a change to the zoning designation of the property; or
  3. Less than four (4) members of the City Council voted to deny the application; or
  4. Four (4) or more members of the City Council voted to deny the application but at least three (3) of the City Council members who voted to deny the application request that the application be reconsidered. The request for reconsideration shall be made within fifteen (15) working days of the date of denial. The reconsideration shall then be handled according to the procedure outlined in the City Council Procedure Policies.

The Planning Commission shall be the final approving authority to determine whether one of the four exceptions enumerated above has been met. The decision of the Planning Commission may be appealed to the Board of Adjustment by filing a written appeal with the Department of Development Services within 30 days of the decision of the Planning Commission.

(Ord. No. O-99-0043, Enacted, 10/12/1999; Ord. No. O-01-0021, Amended 06/12/2001; Ord. No. O-07-0039, Renumbered 08/14/2007)

- G. A neighborhood meeting must be held prior to the submission of an application to rezone any property. The applicant shall send a written notice of the neighborhood meeting to the owners of all property, as listed in the records of the Utah County Recorder, located within one thousand feet (1000') of the site if attached residential units will be allowed under the proposed rezone and within five hundred feet (500') if attached residential units will not be allowed under the proposed rezone. The notice shall be written on letterhead which includes the contact information of the applicant, including but not limited to a name, address, phone number, and an e-mail address. The notice must include the place, date and time of the neighborhood meeting, the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property. The notice must also include the following language:



“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.”

All required notices shall be provided at least one week prior to the date of the meeting. The neighborhood meeting must be conducted at a location within the City boundaries. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. Phone calls or informal door-to-door contacts are not considered neighborhood meetings. The applicant shall keep detailed minutes of the content of the neighborhood meeting. The application for rezone shall include a list of all individuals who were notified of the meeting, a roster of attendees at the meeting, and a copy of the minutes from the meeting.

**(Ord. No. O-04-0012, Enacted, 02/10/2004; Amended 06/12/2001; Ord. No. O-07-0039, Renumbered 08/14/2007; Ord. No. O-2013-0013, Amended 05/2/2013; O-2020-0008, Amended 5/26/2020)**

Effective on: 9/17/2019



## CODE OF ORDINANCES

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### CHAPTER 22. ZONING

#### Article 22-7. Planned Residential Developments (PRD)

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##### Contents:

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- 22-7-2. Purpose.
- 22-7-3. Legislative Findings.
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- 22-7-9. Building Permits.
- 22-7-10. Completion of Improvements.
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- 22-7-12. Development Standards and Requirements.
- 22-7-13. Bonds.
- 22-7-14. Nonconforming PRDs.
- 22-7-15. Expansion of an Existing, Nonconforming PRD.

##### 22-7-1. Title.

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The ordinance contained in [Article 22-7](#) shall be known as the "Planned Residential Development Ordinance" or "PRD Ordinance."

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

##### 22-7-2. Purpose.

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- A. The purpose of the PRD Ordinance is to create diverse and quality housing in the City of Orem.  
(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)
- B. The purpose of the PRD Ordinance is accomplished by:
  - 1. Allowing densities higher than a typical residential development;



2. Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and
3. Requiring standards that enable PRDs to fit into the surrounding neighborhoods.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

### 22-7-3. Legislative Findings.

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The City Council makes the following findings:

- A. After consultation with homeowners' groups, housing industry representatives, and municipal officials, the primary concerns with multifamily developments are related to residential density, design issues, and fitting in with existing neighborhoods. The preference is for Orem to be predominantly a single-family community and secondarily a multifamily community.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-92-011, Amended, 06/30/1992; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003)

- B. Requiring standards for multifamily housing will help preserve the quality of housing in the future.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- C. Residents and local officials in Orem prefer to see multifamily housing dispersed throughout the City.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003)

- D. Although multifamily housing has enjoyed a strong market demand as an alternative to the traditional single-family housing, additional standards for multifamily housing are necessary to ensure adequate light, air, privacy, and open space for each dwelling unit, and to protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003)

- E. Planned Residential Developments can contain both single-family and multifamily housing in the PRD zone as long as strict standards require Planned Residential Developments to fit in with the surrounding neighborhoods.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003)

- F. Planned Residential Developments should be at least one and one-half (1.5) acres in size to meet the intent of the PRD Ordinance.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003)

### 22-7-4. Where Allowed, Types and Uses.

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- A. A Planned Residential Development, hereinafter referred to as a PRD, is a permitted use in the PRD zone and is not permitted in any other zone.



(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003; Ord. No. O-2015-0012, Amended May 12, 2015)

- B. In order to preserve property adjacent to I-15 for commercial and office uses, effective April 22, 2015, the PRD zone may not be applied to any property located in the following areas:
1. Between 1200 West and Interstate 15 and north of Center Street.
  2. Between Sandhill Road and Interstate 15 and south of University Parkway.

Properties in the above areas that were zoned PRD prior to April 22, 2015 may be developed under the standards of the PRD zone as set forth in this [Article 22-7](#)

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-2015-0012, Amended May 12, 2015)

- C. PRDs include single-family dwellings, twin homes, condominiums, townhouses, zero lot line developments, and apartments developed under this Article.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; O-2015-0012, Amended May 12, 2015)

- D. Accessory apartments shall not be permitted in PRDs.

(Ord. No. O-2015-0012, Enacted May 12, 2015)

## 22-7-5. Concept Plan, Site Plan, and Final Plat.

- A. **Concept Plan.** A Concept Plan shall be submitted with every application to apply the PRD zone to a parcel of property. The Concept Plan shall at a minimum include the following:
1. A layout of all parking areas, residential units, amenities, open spaces, landscaped areas, drive accesses, proposed building footprints, building heights and the orientation of all buildings;
  2. Architectural renderings that illustrate the architectural style(s), materials, and designs to be employed in the development;
  3. The total number of residential units and the number of residential units per acre;
  4. A topographic map of the subject property and adjacent property within three hundred feet (300') of the subject property;
  5. A tabulation of the total land area and percentage thereof designated for various proposed uses;
  6. A general circulation plan indicating public vehicular and pedestrian ways;
  7. Any additional information that the City may deem necessary to determine whether the proposed PRD zone is in the interest of the public health, safety and welfare.

All development in a PRD zone shall be developed in substantial conformance with the Concept Plan approved as part of the PRD zone application. An approved Concept Plan shall be made a part of Appendix KK of the Orem City Code. The total number of residential units allowed in a PRD zone shall not exceed the number of residential units shown in the approved Concept Plan. An approved Concept Plan may be modified in the same manner as an amendment to the zoning ordinance. However, the City Council shall not be obligated to approve an amended Concept Plan even if a proposed amended Concept Plan otherwise complies with all requirements of the PRD zone.

(Ord. No. O-2016-0003, Enacted 01/12/2016; Ord. No. O-2019-0002, Amended 2/12/2019)



**B. Site Plan.**

1. Anyone desiring to develop a PRD in the PRD zone shall first submit a Development Review Application for site plan approval. The applicant shall provide all requirements of the site plan to the City before the City considers the application submitted and before action is taken. The application for a site plan shall include all necessary fees and documentation required by this Article.
2. The Development Review Committee shall review the site plan and give its recommendations to the Planning Commission.
3. The Planning Commission is the final approving authority for all PRD site plans.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01 0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003; Ord. No. O-2016-0003, Renumbered 01/12/2016)

**C. Final Plat.**

1. The site plan must be approved by the Planning Commission before the final plat can be approved.
2. The developer shall submit a Development Review Application for final plat approval of all or part of the PRD together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.
3. The Development Review Committee shall review the final plat and give their recommendations to the Public Works Director.
4. The City Engineer is the final approving authority for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.
5. Failure to submit a final plat within two (2) years of the date of approval of the site plan shall terminate all proceedings and render approval of the site plan null and void. The final plat shall expire and be void one (1) year after approval by the City, unless the Office of the Utah County Recorder has recorded the plat.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0042, Amended, 12/13/1994; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01 0021, Amended, 06/12/2001; Ord. No. O-2016-0003, Amended and Renumbered 01/12/2016)

Effective on: 4/10/1990

**22-7-6. Form and Contents of the Site Plan and Amended Site Plan.**

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- A. **Submittal.** The applicant shall submit the site plan for a PRD to the Department of Development Services. At that time the applicant shall pay a fee in an amount established by Resolution of the City Council. No development, construction, revisions, or additions shall take place on the site until the Planning Commission has approved the site plan, the City has recorded the final plat, and the developer has posted the necessary bonds and obtained the appropriate permits. Applicants for amended site plans for PRDs shall follow the same procedures, pay the same fees, and be bound by the same development standards and requirements as applicants for site plans for PRDs. The City Manager or designee has the authority to make minor amendments to the site plan where such amendments are in compliance with the ordinance and the site plan is not materially altered.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- B. **Contents of Site plan.** The site plan for a PRD shall be a document consisting of one or more pages of maps and drawings drawn to scale. The applicant shall submit five (5) copies of the proposed site plan to the Department of Development Services. One of the copies shall be 11" x 17", and the other four copies shall be at least 8 ½" x 11", but not larger than 24" x 36". The applicant shall also submit one computer aided design



(CAD) drawing on a computer disk formatted and compatible with the City's computer system of each sheet of the site plan. The developer shall submit a site plan drawn to a scale large enough to clearly show all details and in any case not smaller than sixty feet (60') to the inch. The site plan for a PRD shall include the following items:

1. Name of Development
2. Name and address of applicant.
3. Name and address of owner of property.
4. North arrow.
5. Scale of drawing.
6. Area of lot in square feet.
7. Lot line dimensions.
8. A vicinity map containing sufficient information to accurately locate the property shown on the plan.
9. Tabulation table in the following format:

	Square Footage	Acreage	Percent of Total
Total Area			100
Total Building Area			
Total Impervious Area			
Total Landscaped Area			
Total Consolidated Open Space			
Total Number of Parking Spaces: _____ Covered: _____ Uncovered: _____			

10. Names and locations of fronting streets and locations and dimensions of public streets, private streets, and driveways.
11. Footprints of existing and proposed buildings and structures to include a notation of each unit's height above the grade.
12. Location and size of existing and proposed sewer lines and manholes, storm drains and manholes, supply main valves, water lines, culverts, and fire hydrants within the tract and within two hundred (200) feet of the boundaries of the proposed development.
13. Location of existing and proposed fire protection devices.
14. Location, dimensions, and distance to property lines of existing and proposed drive access.
15. Location and dimensions of existing and proposed curbs, gutters, and sidewalks.
16. Location and dimensions of off-street parking spaces.
17. Location and type of surface water drainage system.
18. Detailed landscape plan showing the specific types and locations of landscaping prepared by a landscape architect licensed to practice in Utah. The underground sprinkling system shall be included as a part of the landscape plan.
19. Drawings of proposed structure elevations, including covered parking, showing the height, dimensions, appearance, materials proposed, and percentage of each material used on each building elevation.
20. Location and description (height, materials) of existing and proposed fences.



21. Location and description (dimensions, distance to property lines and type of lighting (direct or indirect)) of existing and proposed signs.
22. Location of consolidated open space.
23. Location and type of solid waste disposal facilities.
24. Traffic analysis as required by Section 22-7-12(M) of this Chapter.
25. Traffic circulation plan showing that development of the PRD will not hinder coordinated development of adjacent undeveloped land or land to be developed as part of the PRD.
26. Dwellings and other structures, parks, playgrounds, common areas and facilities, limited common areas, private areas and facilities, and other improvements within the PRD.
27. A security lighting plan.
28. Soils study as required by Section 22-7-12(I) of this Chapter.
29. A map of existing and proposed contours drawn at two foot intervals with spot elevations showing existing and proposed finished grades.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003)

### **22-7-7. Site Plan Review and Approval for PRDs.**

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- A. The procedure for site plan approval shall be as follows:
1. **Development Review Committee.** The Department of Development Services shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan while considering whether it complies with the Orem General Plan and all City ordinances, resolutions, and policies. The site plan shall comply with the Orem General Plan and all City ordinances, resolutions, and policies before the Planning Commission can review the application.
  2. **Planning Commission.** The Planning Commission shall review the site plan and be the final approving authority for all site plans for PRDs. The Planning Commission shall consider whether the proposed site plan complies with all City ordinances, resolutions, and policies when reviewing a site plan for a PRD.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0042, Amended, 12/13/1994; Ord. No. O-96-0026, Amended, 12/10/1996; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- B. The applicant shall not amend or change any approved site plan without first following the procedure for approval of site plans.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0042, Amended, 12/13/1994; Ord. No. O-96-0026, Amended, 12/10/1996; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- C. The Planning Commission may impose conditions on the site plan to mitigate dangerous hazards where there is substantiated evidence that a real safety hazard exists.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-94-0042, Amended, 12/13/1994; Ord. No. O-96-0026, Amended, 12/10/1996; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

### **22-7-8. Final Plat.**

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- A. The form and contents of the final plat shall contain all of the requirements listed in [Article 17-5](#) of the Orem City Code. The final plat shall also contain the following information:
1. A designation of common areas, limited common areas, and private ownership areas.
  2. For condominiums, three dimensional drawings of buildings and building elevations. In the case where the PRD is a condominium project, the developer shall submit a written statement by an attorney who is licensed to practice in Utah. This written statement shall be the attorney's opinion that the condominium declaration, the subdivision plat and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that when the office of the Utah County Recorder has recorded the condominium declaration and final plat, the proposed project will be a validly existing and lawful condominium project in all respects.
  3. Written copies of any required agreements with property owners adjacent to the proposed PRD, or with any other person.
  4. Written approval of adjoining ditch or canal companies authorizing mandatory fencing of canals or piping of ditches.
  5. Plat restrictions, lot restrictions, and other information required by the Planning Commission or City Council.  
(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)
- B. PRD site plans may be built in phases as long as each phase of a PRD complies with all of the requirements of this ordinance, except, however, that a phase of a PRD may be less than 1.5 acres.  
(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)
- C. The Director of Public Works shall approve the final plat of the PRD provided he/she finds that:
1. The applicant has redrawn the site plan to incorporate all the requirements as approved by the Planning Commission and has submitted the corrected site plan with the final plat.
  2. The applicant has incorporated all of the improvements and conditions of the approved site plan into the final plat.
  3. The City Engineer has approved all construction drawings of the PRD.  
(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)
- D. The City shall record the final plat after it obtains all of the required signatures and after it receives all of the required bonds and fees.  
(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

### **22-7-9. Building Permits.**

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The City shall not issue a building permit for any project until the final plat has been recorded by the City.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

### **22-7-10. Completion of Improvements.**

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The developer must complete all of the improvements required by the approved site plan for the final plat within one year of the date of recording of the final plat. If the improvements are not completed within the time specified, the City shall have the option of taking action on the bond to complete the improvements.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

## **22-7-11. Completion and Maintenance of Site.**

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Every PRD shall conform to the approved site plan. The applicant or any other person or entity shall not add any structures or make any improvements or changes to a PRD that did not appear on the approved site plan. The applicant and subsequent owners and applicable associations shall maintain all improvements shown on the site plan in a neat and attractive manner. Failure to complete or maintain a PRD in accordance with this Article and with the approved site plan is a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceeding against any person, firm, entity or corporation, whether acting as principal, agent, property owner, lessee, lessor, tenant, landlord, employee, employer or otherwise, for failure to complete or maintain a PRD in accordance with this Article and with the approved site plan.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

## **22-7-12. Development Standards and Requirements.**

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The following development standards and requirements shall apply to all PRDs.

A. **Density.** The number of residential dwelling units permitted in a PRD zone shall be limited to the number of units shown in the approved concept plan for the given area. The density of any development in a PRD zone (as shown in a concept plan) shall not exceed the maximum density allowed for the area in which it is located. The maximum density in a PRD is seven (7) dwelling units per gross acre. However, the maximum density may be increased in the following situations:

1. A PRD located north of Center Street and between Interstate 15 and 1200 West may be developed at a maximum density of sixteen (16) dwelling units per gross acre.
2. A PRD located between 1660 South and 1746 South between Sandhill Road and Interstate 15 may be developed at a maximum density of sixteen (16) dwelling units per gross acre.
3. In order to encourage redevelopment of dilapidated or blighted areas, the total number of allowable dwelling units in a PRD may be increased by three (3) additional dwelling units for every principal residential structure that is removed from the property on which the new PRD is located. However, the total density including any bonus for removing an existing dwelling may not in any case exceed twenty (20) units per acre for a PRD located north of Center Street and between Interstate 15 and 1200 West, may not exceed sixteen (16) units per acre for a PRD located between 1660 south and 1746 south between Sandhill Road and Interstate 15, and may not exceed eight (8) units per acre for PRDs located in all other areas of the City.

(Ord. No. O-92-011, Enacted, 06/30/1992; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003; Ord. No. O-03-0032, Amended, 09/23/2003; Ord. No. O-07-0028, Amended 06/12/2007; Ord. No. O-09-0001, Amended 01/13/2009; Ord. No. O-2019-0002, Amended 2/12/2019)

B. **Height.**

1. General height requirement. Except as provided in subsection (2) below, structures shall be limited to one story above grade. However, a primary structure may have a second story only if (1) the structure does not



have a basement and (2) the area of the second story that has headroom of five feet or more is limited to seventy-five percent (75%) of the first story floor area. No part of a structure shall exceed a maximum height of thirty feet (30') above grade.

- b. Specific height requirements. Structures in PRDs located north of Center Street and between Interstate 15 and 1200 West, and structures in PRDs located between 1660 South and 1746 South between Sandhill Road and Interstate 15 shall not exceed three (3) stories above grade and shall not exceed a height of forty (40) feet above grade.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003; Ord. No. O-03-0032, Amended, 09/23/2003; Ord. No. O-07-0028, Amended 06/12/2007; Ord. No. O-2016-0019, Amended 06/21/2016)

C. **Minimum Area.** The minimum area required for any PRD shall be one and one-half (1.5) contiguous acres.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0032, Amended, 09/23/2003)

D. **Setbacks.** The following setbacks for primary structures shall apply in the PRD zone:

1. Except as provided below, setbacks from any property not part of the PRD and from all public streets shall be at least twenty-five (25) feet. The setback when adjacent to a separated sidewalk shall be thirty-two (32) feet to the garage and twenty-nine (29) feet to all other parts of the structure as measured from the back of curb. The side setback adjacent to a separated sidewalk shall be twenty-four (24) feet from back of curb.
2. Single story units in a PRD built at a gross density of six (6) units per acre or less shall be set back at least twenty feet (20') from any other property not a part of the PRD.
3. Setbacks from Interstate 15 right-of-way and commercially zoned properties shall be at least 10 feet.
4. All primary structures within the PRD zone shall be set back at least eight (8) feet from all other primary structures.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0013, Amended, 04/10/2001; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0032, Amended, 09/23/2003; Ord. No. O-05-0003, Amended, 01/11/2005; Ord. No. O-2016-0003, 01/12/2016)

E. **Utilities.** The public sewer system and the public water supply shall serve all dwellings. All utilities shall be underground. The developer shall individually meter natural gas and electricity for each individual dwelling except that with apartment developments each building is required to have a minimum of one meter for natural gas and electricity. Compliance with the provisions of [CHAPTER 21](#) of the Orem City Code for water meter connections is required. No water or sewer lines shall be located under covered parking areas.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

F. **Fences.**

1. **Perimeter Fences.** Developers shall erect a fence with a minimum height of six feet (6') on the perimeter of all PRDs, except that no fence is required along street frontages. However, if the applicant desires a fence along a street frontage, the Planning Commission may approve the fence upon a favorable recommendation from the City Traffic Engineer that the fence does not interfere with traffic safety. The perimeter fence shall have a consistent design throughout the project and use the same construction materials for the entire fence. The purpose of the fencing requirement is to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial and manufacturing uses. The Planning Commission may waive the fencing requirement if the topography is such that the fence does not meet the purpose of the fencing requirement. If the developer uses sight-



obscuring materials, he/she shall paint the sight obscuring materials with a high-grade oil base paint/sealant that resists graffiti. Vinyl fences and chain link fences with slats do not need to be painted.

2. **Patio/Limited Common Area Fences.** A patio or limited common area adjacent to the rear of a dwelling unit may be enclosed with a six-foot (6') high maximum fence provided, however, that such fence includes an access gate from the common area. The minimum width and length of the common area leading to the gate shall be fifteen (15) feet. Stacked residential units shall have no fences other than the perimeter fence.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-07-0020, Amended 03/27/2007)

#### G. **Landscaping.**

1. All land within a PRD not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped. Deciduous trees shall be planted and maintained in the landscape strips located between the curb and the sidewalk adjacent to a public street with at least one tree for every forty feet and spaced no more than forty feet apart. However, trees in a landscape strip may be clustered in situations where the City Engineer determines that such clustering is necessary to avoid interference with public utilities. All landscaping shall have a permanent underground sprinkling system..
2. At least forty percent (40%) of the net acreage (area of the development less public and private streets) of the entire development shall remain permanently landscaped.
3. At least one (1) deciduous tree at least two (2) inch caliper measured four feet (4') above the ground, one (1) evergreen tree at least five (5) gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0032, Amended, 09/23/2003; Ord. No. O-06-0041, Amended 12/12/2006; Ord. No. O-07-0020, Amended 03/27/2007; Ord. No. O-07-0028, Amended 06/12/2007; Ord. No. O-2016-0003, Amended 01/12/2016; Ord. No. O-2016-0019, Amended 06/21/2016; Ord. No. O-2019-0013, Amended 5/14/19)

#### H. **Lighting Plan.** All PRDs shall include a lighting plan. The lighting plan shall be designed to:

1. discourage crime;
2. enhance the safety of the residents and guests of the PRD;
3. prevent glare onto adjacent properties; and enhance the appearance and design of the project.

All PRD homeowners' associations and apartment owners are required to control and meter all outside lighting shown on the lighting plan except for front and back door lighting. The lighting plan shall designate which lighting shall be commonly metered to the association or owner.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- I. **Soils Report.** For PRDs developed in areas of sensitive soils, a soils engineer shall prepare and submit a report to provide engineering information to determine special engineering needs of the site. A map entitled "Sensitive Soils Map of the City of Orem" which is part of the Orem City Code, [Appendix F](#), and which shall have the force and effect of law shall determine areas of sensitive soils.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)



J. **Parking.** There shall be a minimum of two (2) parking spaces provided for each dwelling, one of which shall be covered. There shall also be a minimum of one half (½) parking space for each dwelling for guest parking within the development. Guest parking shall be located within one hundred fifty feet (150') of the dwellings served. All parking spaces shall measure at least nine feet (9') by eighteen feet (18). Developers shall pave with asphalt and/or concrete all parking spaces, parking areas, and driveways and provide proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the PRD.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

K. **Recreational Vehicle Storage.** Owners shall not park or store recreational vehicles within a PRD except in an area the City Council has approved as part of the site plan for the storage of recreational vehicles. This requirement, with appropriate enforcement provisions, shall be included in all Covenants, Conditions and Restrictions, that run with the property; homeowners association bylaws; leases; rental agreements; etc. Land included in an approved RV storage area may be counted towards the 40% landscaping requirement; provided however, a maximum of 2% of the net acreage of the project may be used for this credit, so that in no event will the total amount of actual landscaping be less than 38% of the project net acreage. The developer shall enclose RV storage areas with a six foot (6') high sight obscuring fence and pave the area with concrete or asphalt.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-2019-0013, Amended 5/14/19)

L. **Streets.**

1. For the purposes of this Article the following definitions apply:
  - a. Public Street shall mean a right-of-way owned and maintained by the City.
  - b. Private Street shall mean a vehicular right-of-way owned and maintained privately that has a right-of-way width of less than forty-six feet (46') and no less than thirty-six feet (36') in width.
  - c. Private Drive shall mean a vehicular right-of-way owned and maintained privately that is less than thirty-six feet (36') in width and is no less than twenty-four feet (24') in width.
2. All streets in a PRD approved after January 6, 2016, shall be public. All streets that are shown on the Orem Transportation Master Plan shall be developed as public streets according to the size and general location shown on the Orem City Master Street Plan. The Planning Commission has the authority to require streets in a PRD to connect with other public streets outside the PRD where such connection is necessary for good traffic circulation in the area.
3. A public street that is projected to have average daily traffic (ADT) of 800 or less shall have a minimum right of way width of at least thirty-two feet (32'). All other public streets shall have a right of way width of at least forty-six feet (46'). All public streets in a PRD shall be paved with either concrete or asphalt and shall be constructed in conformance with City standards and specifications. All public streets shall also include curb and gutter on both sides and shall be dedicated to the City.
4. A buffered sidewalk shall be constructed and maintained on both sides of a public street. The buffered sidewalk shall be public and shall consist of a sidewalk at least five feet in width separated from the street by a landscaped planter strip at least eight feet in width. The Planning Commission may waive the buffered sidewalk requirement if it finds that compliance with the requirement would be functionally or aesthetically inconsistent with existing development located near or adjacent to the PRD.
5. A private drive shall be allowed only if the following conditions are met:
  - a. Development of a part of the PRD with a public street is not practicable.



- b. The private drive will not extend to or provide service to another property or parcel not included in the PRD unless there is no reasonable way to access existing parcels contiguous to a public street.
- c. The private drive will not provide access or travel between, or otherwise connect with two (2) or more public streets unless the street or drive is designed to discourage through traffic.
- d. The private drive is designed by a qualified civil engineer and constructed to City standards and specifications.
- e. The private drive is designated on the final plat as a perpetual right-of-way and public utility easement.
- f. All access points from public streets have "Private Drive" signs installed.
- g. The private drive has a minimum width of twenty-four feet (24') and a maximum width of thirty-six feet (36') and is paved with either concrete or asphalt.
- h. No private drive or portion of a private drive that has only one exit (a dead-end) accesses or services more than four units.

6. A private drive may be required to be wider than the minimum width if necessary to insure traffic and pedestrian safety or to reduce traffic congestion.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0032, Amended, 09/23/2003; Ord. No. O-2016-0003, Ord. No. O-2016-0003, Amended 01/12/2016; Ord. No. O-2016-0019, Amended 06/21/2016)

M. **Traffic Analysis.** For PRDs developed in areas adjacent to a public street with a level of service of "C" or worse, or for any project of twenty-five (25) dwellings or more, a professional traffic engineer shall prepare a traffic study to show what traffic mitigation measures may be necessary for the PRD. The Traffic Engineer may impose traffic mitigation requirements based on this or other traffic studies.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0032, Amended, 09/23/2003)

N. **Off-site Improvements.** The City shall require off-site curb, gutter and sidewalk along street rights-of-way bordering the site when the proposed PRD impairs off-site safety or surface water drainage and there is a nexus between the required improvements and the governmental purpose provided the amount of the improvements are roughly proportional to the amount of the off-site impact caused by the PRD.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

O. **Irrigation Ditches.** Developers shall pipe irrigation ditches within the PRD or along street rights-of-way adjacent to the PRD.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

P. **Storage Areas and Solid Waste Receptacles.** All outside storage areas, except RV storage areas, and all solid waste receptacles which are not located within a building, shall be enclosed on at least three sides with the same materials as used on the exterior of the main structures within the PRD.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

Q. **Exterior Finishing Materials.** The front elevation of PRD dwellings shall have at least sixty percent (60%) of its exterior finishing materials of either brick, stone, cultured stone, stucco, wood, or a combination of these materials. The rear and side elevations shall have at least forty percent (40%) of their exterior finishing materials of either brick, stone, cultured stone, stucco, or wood. Architectural trims do not count in the percentages required above.

(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)



- R. **Roof Pitch.** The architecture and design of all buildings in a PRD, including roof elevations, shall substantially conform to the architectural renderings included as part of the approved Concept Plan.  
(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-2016-0019, Amended 06/21/2016)
- S. **Front Facades.** The front of each attached dwelling shall have offsetting facades of at least two feet (2').  
(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)
- T. **Homeowner's Association.** The applicant shall establish a home owners association for every PRD containing common or limited common property, with more than one owner for the purpose of maintaining the PRD. The homeowner's association, the individual property owners, and tenants shall maintain the PRD in accordance with the approved site plan.  
(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)
- U. **Consolidation of Open Spaces.** All PRDs with a density over nine units per acre shall include at least two (2) or more open spaces in the forty percent (40%) landscaping requirement. An open space is a single, contiguous landscaped area that may also include recreational facilities such as playground equipment, basketball or tennis court, swimming pool, etc. The consolidated open space shall be at least two hundred twenty-five (225) square feet for each dwelling unit in the PRD and shall not be located within any required setback adjacent to a public street. Developers shall landscape the open space and design it as a recreational area for both children and adults. The open space shall be designed so that a horizontal rectangle inscribed within it has no dimension less than forty feet (40'). The consolidated open space requirement shall not have more than fifty percent (50%) of the area with slopes more than thirty percent (30%).  
(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-2019-0013, Amended 5/14/19)
- V. **Storm Water Runoff Plan.** All PRDs shall have a storm water runoff plan designed to accommodate a 25-year storm and a detention system with a maximum allowable discharge rate of sixty gallons per minute per acre (60 g.p.m./ac).  
(Ord. No. O-97-0040, Enacted 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)
- W. **Existing Homes.** No PRD shall include an existing single-family dwelling. If a single-family dwelling exists on the property where a PRD is proposed, the applicant shall plat separately a lot containing the home. The plat shall comply with the requirements of Article 17 of the Orem City Code.  
(Ord. No. O-92-011, Enacted, 06/30/1992; Ord. No. O-97-0040, Rep&ReEn, 08/12/1997; Ord. No. O-01-0013, Amended, 04/10/2001; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-03-0019, Amended, 06/24/2003; Ord. No. O-03-0032, Amended, 09/23/2003; Ord. No. O-05-0003, Amended, 01/11/2005)

Effective on: 5/14/2019

## 22-7-13. Bonds.

- A. **Purpose.** Prior to the recording of any documents concerning an approved PRD and prior to the issuance of any building permit on ground covered by a PRD, the applicant shall post a bond with the City sufficient in amount to cover the cost of all public improvements required by ordinance, landscaping including sprinkling system, asphalt, curb, gutter, sidewalk, fencing, recreational facilities, piping of irrigation ditches, and any other item required as part of the approved site plan. The bond shall be a guarantee that the proper installation of all required improvements shall be completed within one (1) year of recordation of the



approved final plat and that the improvements shall remain free from defects for six (6) months or until April 15 of the following year, whichever is longer. The City shall not release this bond until the City accepts the improvements.

(Ord. No. O-97-0040, Enacted, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- B. **Type.** The bond shall be an irrevocable letter of credit, escrow bond, cash bond or combination bond in favor of the City. The requirements relating to each of these types of bonds are found in Section 17-6-6 of the Orem City Code. The City reserves the right to reject any of the bond types if it has a rational basis for doing so. The bond shall be delivered to the Department of Development Services.

(Ord. No. O-97-0040, Enacted, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- C. **Amount.** The Public Works Director or his designee shall determine the amount of the required bond by estimating the cost of completing the required improvements. The amount of the bond shall be at least one hundred ten percent (110%) of the estimated costs of the required improvements.

(Ord. No. O-97-0040, Enacted, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- D. **Nonwaiver.** This section does not waive the bonding, licensing, or permit requirements set forth in other City ordinances except that this section replaces the subdivision bond required in section 17-6-6 Orem City Code.

(Ord. No. O-97-0040, Enacted, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- E. The City shall not record the final plat until the developer of the PRD has tendered the bond and entered into an agreement with the City in which the developer agrees to install the improvements as required by this Article and agrees to indemnify and hold the City harmless from any claims, suits or judgments arising from the condition of property dedicated to the City, from the time that the property is dedicated to the City to the time when the improvements on the dedicated property are finally accepted by the City (including the passage of the warranty period).

(Ord. No. O-97-0040, Enacted, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- F. An applicant may request an extension from the Public Works Director for the completion of improvements of up to two (2) years. The Public Works Director may grant an extension of one year if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements.

(Ord. No. O-97-0040, Enacted, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- G. If, for any reason, the bonds providing for the guarantee of improvements are insufficient to properly complete the improvements, the developer shall be personally liable to complete the improvements required by this Article.

(Ord. No. O-97-0040, Enacted, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001)

- H. The bonds required by this Section are for the sole benefit of the City. The bonds are not for the individual benefit of any citizen or identifiable class of citizens, including the owners or purchasers of lots or units within the PRD. The bonds are not for the purpose of ensuring payment of contractors, subcontractors or suppliers of labor or materials, and no contractors, subcontractors or suppliers of labor or materials shall have a cause of action against the City or the bond for providing labor or materials.

(Ord. No. O-97-0040, Enacted, 08/12/1997; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-01-0021, Amended, 06/12/01)



## **22-7-14. Nonconforming PRDs.**

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The following provisions shall apply to all PRDs constructed or approved prior to August 12, 1997:

- A. All PRDs constructed or approved prior to the adoption of this Article on August 12, 1997, shall be built and maintained as shown on the approved site plan, shall be known as nonconforming PRDs, and shall be exempt from the provisions of Article 3 of this chapter.

(Ord. No. O-98-0007, Enacted, 01/27/1998; Ord. No. O-01-0021, Amended 06/12/2001)

- B. The City Manager, after review by the Development Review Committee, shall have authority to approve minor site plan amendments to a nonconforming PRD provided:

1. The number of units or density shall not be increased.
2. The amount of landscaping shall not be reduced.
3. The number of parking stalls per unit shall not be reduced.
4. The Amenities shall not be reduced or substantially changed.
5. The original site plan shall not be materially changed in a way that detracts from the overall safety or aesthetics of the site
6. The proposed amendments to the site plan shall not have a material detrimental effect on other properties in the area.

(Ord. No. O-98-0007, Enacted, 01/27/1998; Ord. No. O-01-0021, Amended 06/12/2001)

- C. All other site plan amendments and procedures shall comply with the current ordinance.

(Ord. No. O-98-0007, Enacted, 01/27/1998; Ord. No. O-01-0021, Amended 06/12/2001)

## **22-7-15. Expansion of an Existing, Nonconforming PRD.**

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- A. Except as provided in subsection (B) below, an existing, nonconforming PRD may not be expanded unless the entire site is brought into conformity with current ordinance requirements.

(Ord. No. O-03-0032, Enacted, 09/23/2003)

- B. A parcel of property that is located adjacent to an existing legal, nonconforming PRD may be developed according to the standards contained in this [Article 22-7](#) provided that the following conditions are met:

1. The parcel is at least 16,000 square feet in size.
2. The existing PRD is located on a lot of at least 1.5 acres as of August 1, 2003.
3. The parcel is combined with the existing PRD property to form one lot.
4. All development on the new parcel conforms with the requirements of [Article 22-7](#) and all other City ordinances.
5. The design of all new development including all exterior finish materials is in harmony and compatible with the exterior finish materials of the existing PRD, although use of the same materials is not necessarily required. This requirement may be waived by the Planning Commission in situations where compliance with the exterior finish requirements of [22-7-12\(Q\)](#) would make compatibility impracticable. Colors of exterior materials including siding, roofing, and brick shall match those of the existing PRD.



The new parcel(s) that is combined with the existing PRD may be developed at the density allowed by [22-7-12\(A\)](#) regardless of the density of the existing PRD.

(Ord. No. O-03-0032, Enacted, 09/23/2003)

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**CITY OF OREM**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**May 4, 2022**

The following items are discussed in these minutes:

- **CONDITIONAL USE PERMIT** – Approval of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street – Positive recommendation to City Council
- **PUBLIC HEARING** – Vacating Lot 3 of 8<sup>th</sup> & 8<sup>th</sup> Subdivision, Plat A and approving the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West - Approved

**STUDY SESSION**

**Place:** City Council Conference Room

**At 4:00 p.m.** Vice-Chair Roberts called the Study Session to order.

**Those present:** Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planners; Grant Allen, Senior Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel

**Those excused:** Rachel Stevens, Associate Planner; Matt Taylor, Senior Planner and Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from April 20, 2022 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

**REGULAR MEETING**

**Place:** Orem City Council Chambers

**At 4:30 p.m.** Chair Sakar called the Planning Commission meeting to order and asked Ms. Okolowitz, Planning Commission member, to offer the invocation.

**Those present:** Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planners; Grant Allen, Senior Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel

**Those excused:** Rachel Stevens, Associate Planner; Matt Taylor, Senior Planner and Terry Peterson, City Council Liaison

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1:** [\(Click here for recording\)](#)

**Agenda Item 3.1** is a request by T-Mobile/Rage Development for the Planning Commission to forward a recommendation to the City Council for a conditional use permit for a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone.

## DRAFT Planning Commission minutes for May 4, 2022



**Staff Presentation:** The applicant is proposing to install a new stealth location of cell antennas and equipment on the Alpine Credit Union building to increase coverage for the surrounding areas. It is stealth to tie in to the existing façade of the building to reduce any impact to surrounding businesses and/or the residential community while still increasing the speed and coverage to T-Mobile's service in this community.

Due to height requirements, zoning/permitting requirements, financial considerations, etc. this is currently their only viable candidate location. Based on the shape of the building and its multi-level roof decks, they can enclose this stealth design in a relatively small room (120 square feet) leaving it looking like it is just a mechanical room and it will be built to match the existing façade. This project does meet the ten feet or less height limit for roof top equipment.

Under the Code, the Alpine Credit Union building would be allowed up to twenty-five percent of the total square footage of the roof area for equipment. The total amount covered, including existing and proposed equipment, is four percent.

**Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council for a conditional use permit of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

Chair Sakar invited the applicant to come forward. Matt Schutjer, Rage Development, introduced himself.

Chair Sakar called for a motion on this item.

**Planning Commission Action:** Mr. Roberts moved to forward a positive recommendation to the City Council for a conditional use permit of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone. Ms. Okolowitz seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.2:** [\(Click here for recording\)](#)

**Agenda Item 3.2** is a request by Drew Major for the Planning Commission to vacate Lot 3 of 8<sup>th</sup> & 8<sup>th</sup> Subdivision, Plat A and approve the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone.



**Staff Presentation:** This project will be vacating one platted lot and creating a new subdivision with that lot plus splitting a lot of record into two lots creating a three lot subdivision in the R8 zone.

All three lots more than meet the lot size requirements for the R8 zone of 8,000 square feet. Lot 1 will be 11,484 square feet, Lot 2 will be 11,367 square feet and Lot 3 will be 11,259 square feet. There is an existing house and garage on Lot 3 that will be removed.

**Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 3 of 8<sup>th</sup> & 8<sup>th</sup> Subdivision, Plat A and approve the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

*A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)*

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1  
2 Chair Sakar invited the applicant to come forward. Roger Dudley, Dudley & Associates, introduced himself.  
3  
4 Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to  
5 come forward to the microphone.  
6  
7 When no one came forward, Chair Sakar closed the public hearing and asked if the Planning Commission had any  
8 more questions for the applicant or staff. When none did, he called for a motion on this item.  
9  
10 **Planning Commission Action:** Mr. Low moved to vacate Lot 3 of 8<sup>th</sup> & 8<sup>th</sup> Subdivision, Plat A and approve the  
11 preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone. Ms. Pope  
12 seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope,  
13 Barry Roberts and Haysam Sakar. The motion passed unanimously.  
14  
15 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a  
16 motion and moved to approve the minutes of April 20, 2022. Mr. Roberts seconded the motion. Those voting aye:  
17 Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The  
18 motion passed unanimously.  
19  
20 **Adjourn:** Chair Sakar called for a motion to adjourn. Mr. Low moved to adjourn. Chair Sakar seconded the motion.  
21 Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and  
22 Haysam Sakar. The motion passed unanimously.  
23

24 **Adjourn:** 4:50 p.m.

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Ryan L. Clark  
Planning Commission Secretary

30  
31 Approved: