



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

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

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

UPDATE - UDOT Geneva Road and 1600 North Project (20 min)

Information

Presenters: Geoff Dupaix, Andrew Gwynn and Eric Rasband

UPDATE - Parks Master Plan (30 min)

Discussion

Presenter: Lisa Benson, Landmark Design

DISCUSSION - Orem High Residential Parking District Amendment (10 min)

Discussion

Presenter: Lieutenant Michael Paraskeva, Orem Police Department

DISCUSSION - Utah Fit Premise Act (10 min)

Discussion

Presenter: Steven Downs, Deputy City Manager and Kena Mathews, Community Services Manager

DISCUSSION - Statewide Opioid Litigation Settlement (5 min)

Discussion

Presenter: Heather Schriever, City Attorney

DISCUSSION - 2022 City Council Meeting Schedule (5 min)

Discussion

Presenter: Jody Bates, City Recorder

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

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

This is an opportunity for members of the City Council to raise issues of information or concern.

Presenter: Brent Sumner

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

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: Terry Peterson

5. PLEDGE OF ALLEGIANCE: Terry Peterson

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1 PRESENTATION - Natural Resources Stewardship Committee - Presenting two "Leadership in Preserving Natural Resources Awards"

Presenter: Quinn Mecham, Orem Natural Resources Stewardship Committee

**6.2 PRESENTATION - Metropolitan Water Board Annual Report
Annual Report for the Metropolitan Water District of Orem**

*Presenter: Neal Winterton, Water Resources Division Manager
Steve Brown, Chairman, Metropolitan Water District of Orem*

7. PERSONAL APPEARANCES – 15 MINUTES

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

8. CONSENT ITEMS

8.1 APPROVAL OF MEETING MINUTES

- Minutes of the City Council Meeting - October 26, 2021

- Minutes of the Special Meeting, 2021 Election Canvass - November 16, 2021

8.2 CITY MANAGER'S APPOINTMENTS

City Council's advice and consent is requested on the following Appointments:

- Planning Commission

Ross Spencer - Reappointment

Jim Condie - Appointment

9. SCHEDULED ITEMS

9.1 PUBLIC HEARING / ORDINANCE – Amending portions of Sections 22-1-3(C) Enforcement and Section 22-14-28(F) Garage Sales to clarify language.

Presenter: Jason Bench, Planning Division Manager

9.2 PUBLIC HEARING / ORDINANCE – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone Siena Villas @ Columbia Lane located generally at 1863 South and 1875 South Terrace Drive and amending Appendix V of the Orem City Code with updated concept plans and elevations.

Presenter: Jason Bench, Planning Division Manager

10. COMMUNICATION ITEMS

10.1 Monthly Financial Summary - September 2021

11. CITY MANAGER INFORMATION ITEMS

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

12. ADJOURN

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

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



City of Orem
Police Department

Chief of Police
Josh Adams

To: Chief of Police, Josh Adams

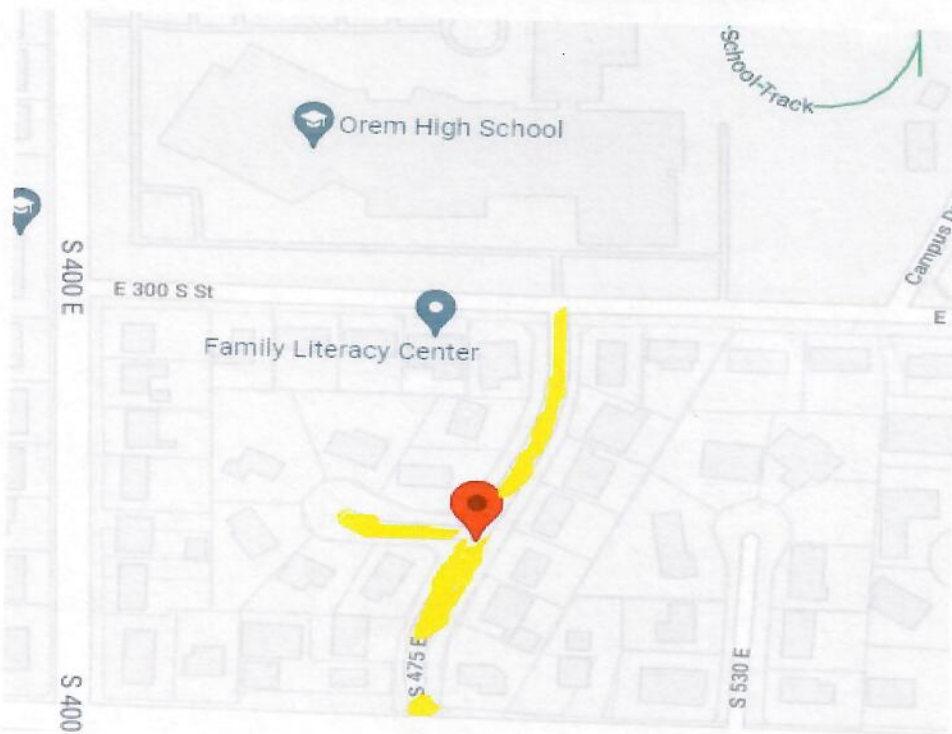
From: Lieutenant Mike Paraskeva

Subj: Proposed addition to a Residential Parking Permit in Orem Neighborhood

I received a signed petition from over 60 residents in the Orem High School neighborhood. They are petitioning the City to add the streets of 475 East and 350 South to the existing residential parking district and request it be adopted by the City of Orem City Council.

Chief Adams I have concluded a traffic study and have found that vehicles parking in the neighborhood inundate the area during the daytime school hours. This is due to the close proximity of Orem High School. The Police Department has responded to several parking problems this past year in this neighborhood and issued several citations for parking violations. Private properties have restricted parking access which is also forcing the vehicles onto these streets. At this same time the parking lot of Orem High School has available parking. I am FOR the proposed creation of the parking district and recommend forwarding this request to the City Council.

Streets Involved in 475 East and 350 South



Josh Adams
Chief of Police
jtadams@orem.org

September 24, 2021

Dear Chief Josh Adams,

We, the neighboring residents on the southside of Orem High School, respectfully request that the boundaries of the Orem High School Parking District be expanded to include the streets of 475 East and 350 South for the following reasons:

- After the "No Parking" zone on 300 South was established, students started parking around the corner on 475 East and 350 South instead.
- Parking on these streets is difficult to find during school hours for visitors, service people, delivery trucks, etc.
- Students sluff class and "hangout" in their vehicles as this is easier to do off-campus. Use of illegal substances has been observed.
- Students frequently leave liter (lunch trays, food, cups, wrappers, etc.) on the ground throughout the day.
- The speed limit is often ignored as students arrive and depart from the school, and, at times, they use 475 East as a raceway.
- Students park too close to the street corners, creating a hazard for drivers pulling out from the stop signs and making it difficult to see children crossing the road on their way to the nearby elementary school.
- The bus stop for a special needs student of Dan Peterson's School is located on 475 East where students frequently park, making bus access difficult.

We also request that the "No Parking" zone on 300 South be enforced as students are blatantly disregarding signs, as well as repeated verbal and written requests by residents.

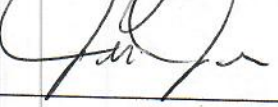
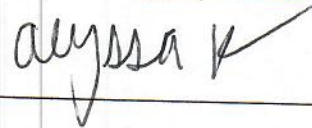
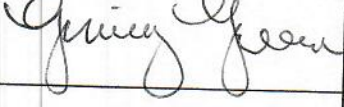
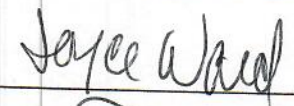
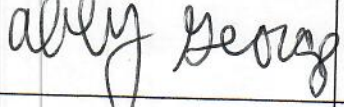
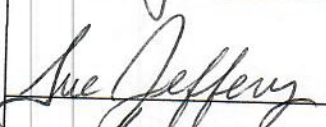
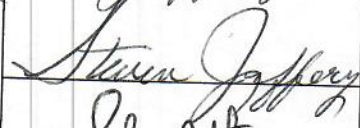
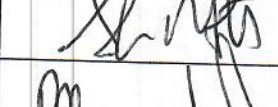
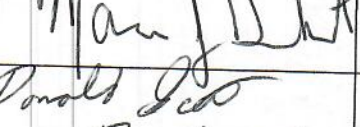
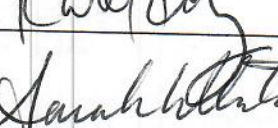
Thank you for your attention in addressing these concerns.

Sincerely,
The Neighboring Residents of Orem High School

Neighborhood Contact:
Sarah Whitaker, 801-358-5555, sarahbwhitaker@gmail.com

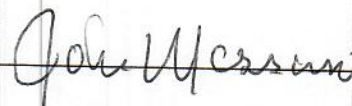
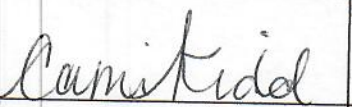
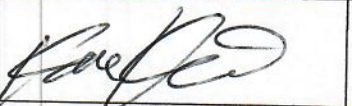
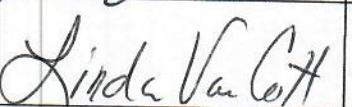
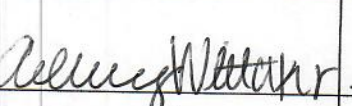
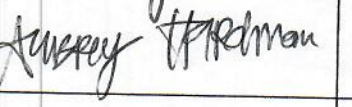
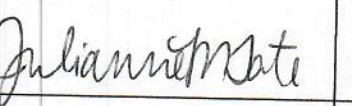
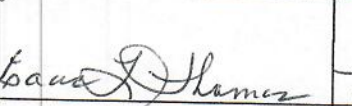
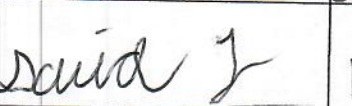
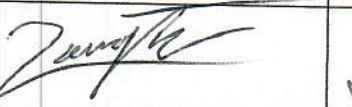
PETITION

Orem High School Parking District Expansion

Signature	Printed Full Name	Mailing Address Email Address	Phone Number
	Melanie Jones	361 S. 475 E. Orem, UT	801- 222 0976
	James Jones	361 S. 475 E. Orem, UT	801-222 0976
	Alyssa Barnhurst	313 S. 475 E. Orem, UT	801-822- 2059
	Wesley Barnhurst	313 S. 475 E. Orem, UT	801-269- 3831
	Ginny Green	460 E. 300 S.	801-358- 0303
	Joyce E Ward	390 S. 475 E.	801-226 7748
	Brian George	390 S. 475 E.	385 309 4848
	Abby George	390 S 475 E	801-319 -8884
	Sue Jeffery	471 E 350 S.	801-224 3326
	Steven Jeffery	" "	"
	Shane Keith	314 S 475 E	
	MARCIA J REINHART	315 S 475 E	443 789 6905
	DONALD SCOTT REINHART	315 S 475 E	443 605 9215
	Kate Holz	325 S. 475 E	801-836- 3609
	Sarah Whitaker	349 S. 475 E.	801-358- 5555

PETITION

Orem High School Parking District Expansion

Signature	Printed Full Name	Mailing Address Email Address	Phone Number
	Spencer Whitaker	349 S 475 E	801 318-8471
	John E. MASSARO	310 S. 475 E	801 224-0120
	Rhonda Seiter	462 E. 350 S.	801-228- 0967
	Matthew Seiter	462 E. 350 S.	801-228- 0967
	Cami Kidd	452 E 350 S.	435 313-3435
	Kade Kidd	452 E 350 S	801 500-0312
	Linda L. Van Cott	451 E. 350 S.	801 602-9036
	David J. Whitaker	349 S. 475 E.	801 426-4514
	Aubrey Whitaker	349 S 475 E	801 400-0558
	Aubrey Hardman	518 E 300 S	801- 360-7727
	Julianne Tate	528 E 300 S	801- 372-7853
	Isaac L. Thomas	538 East 300 South	801 224-1004
	SCOTT THURMAN	332 SOUTH 475 EAST	801 368-0666
	David Thurman	332 S 475 EAST	801 368-3073
	James Thurman	332 S 475 East	801-368 6165

Kyle Olsen

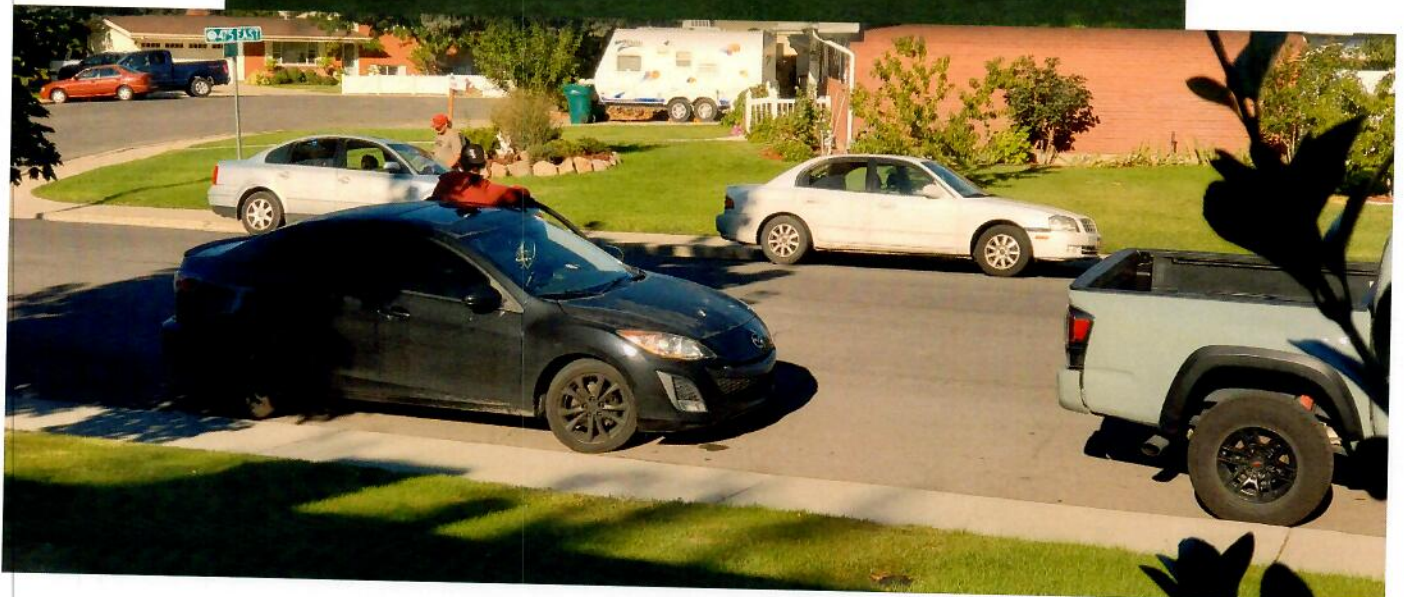
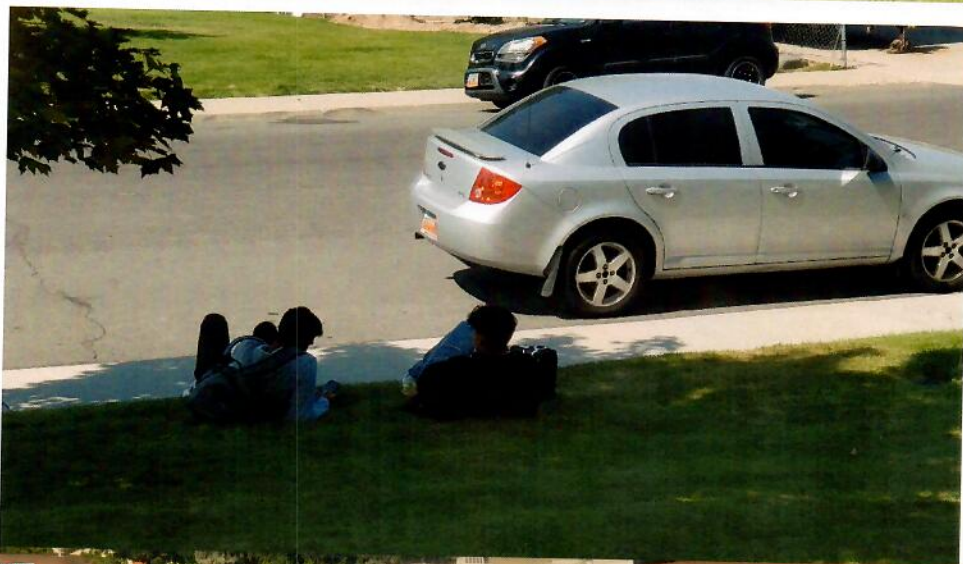
Kylee Olsen

332 SOUTH 475 East

Orem High School Parking District Expansion

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HANGING OUT



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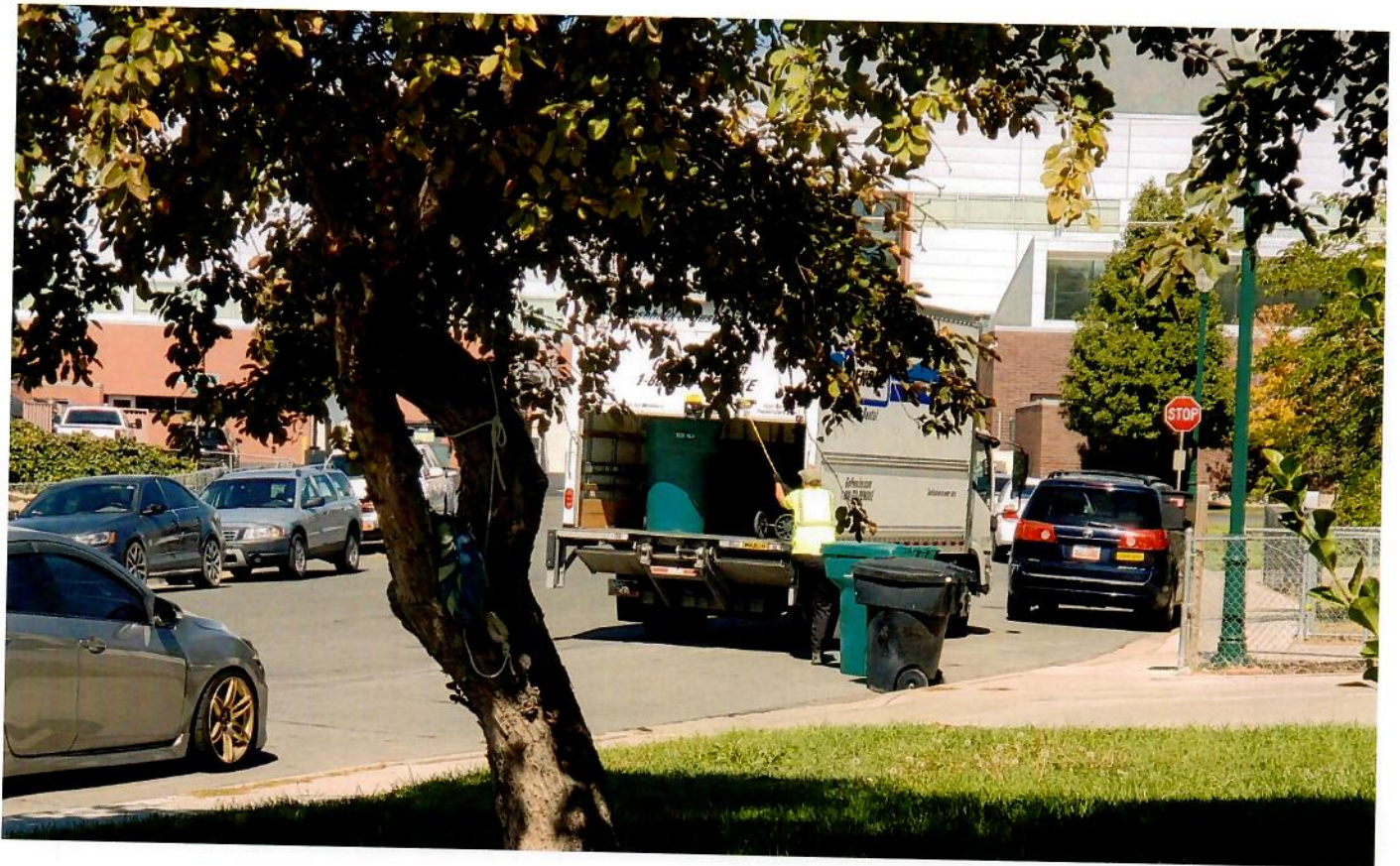
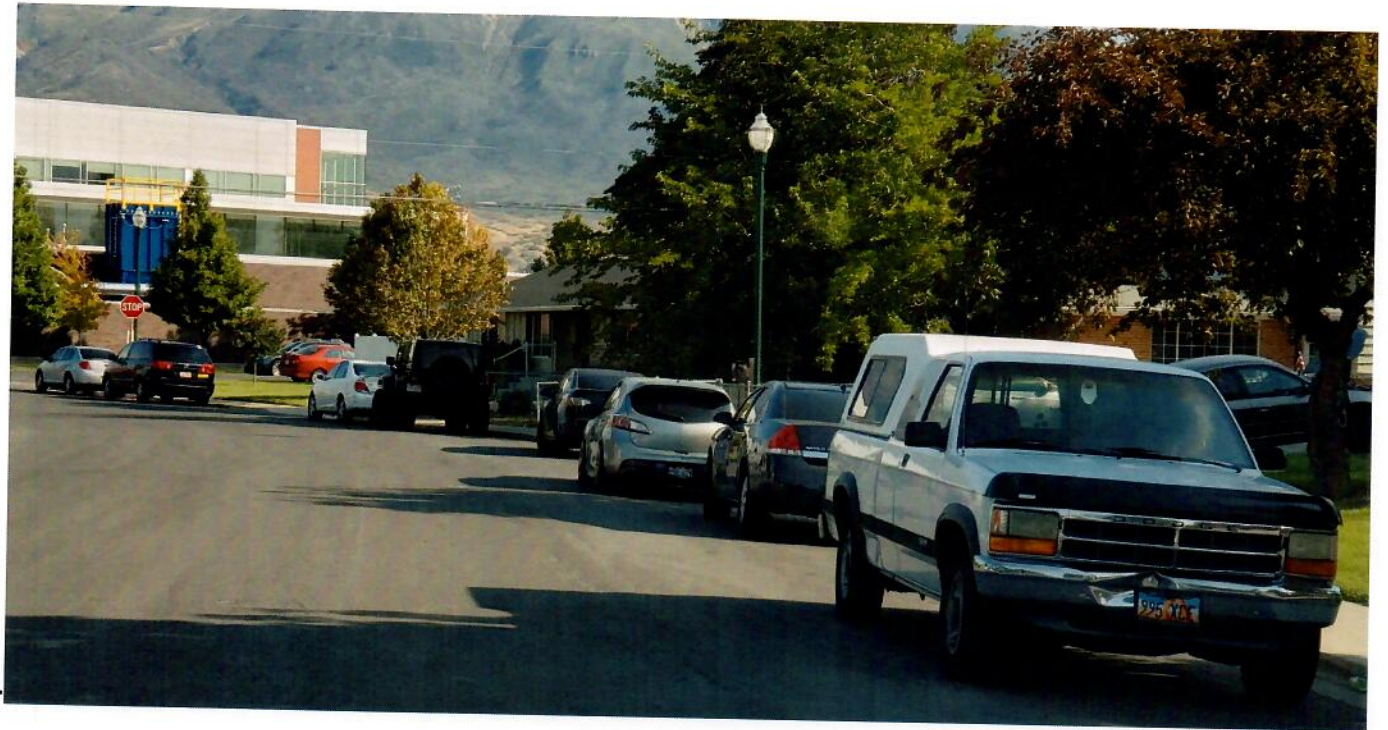
PARKING ISSUES

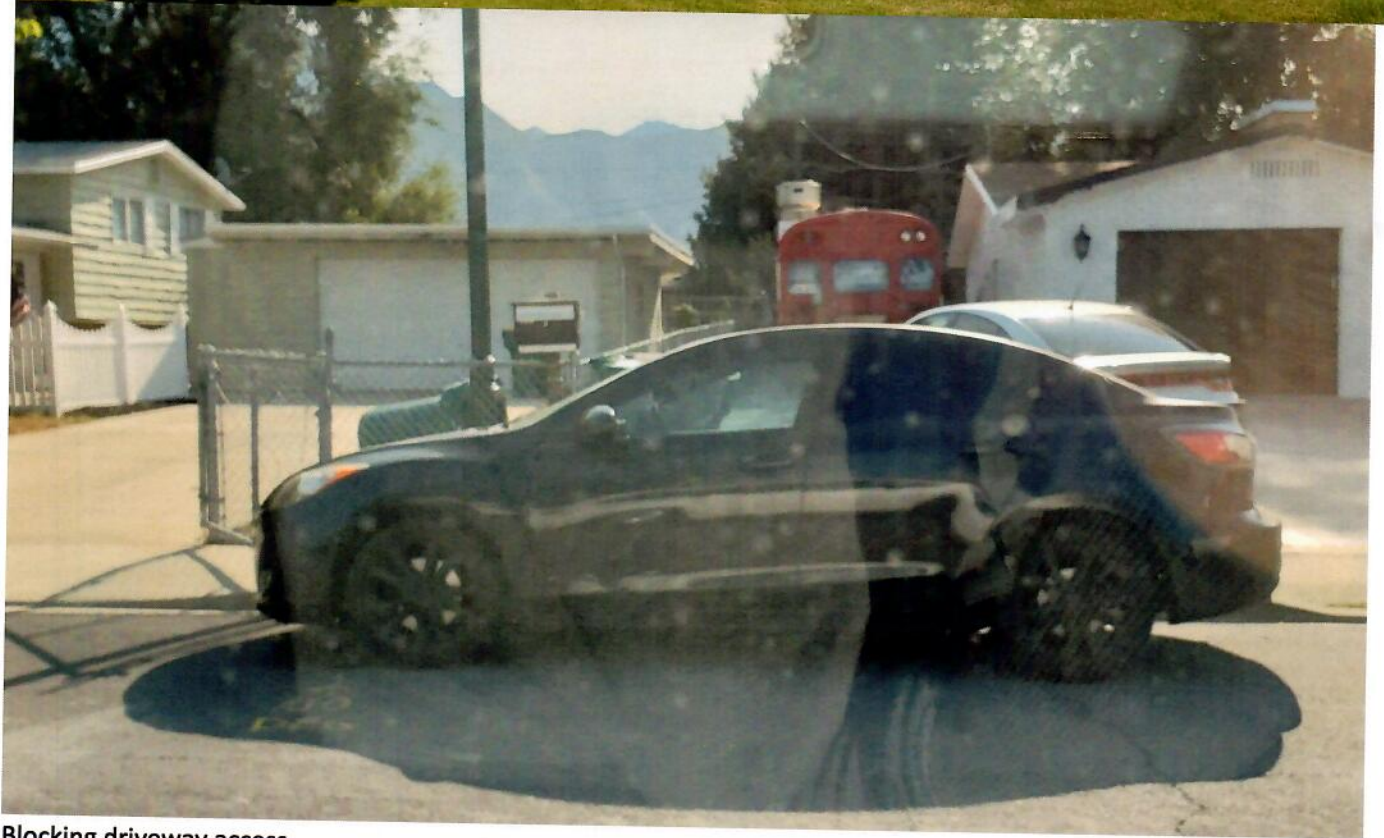
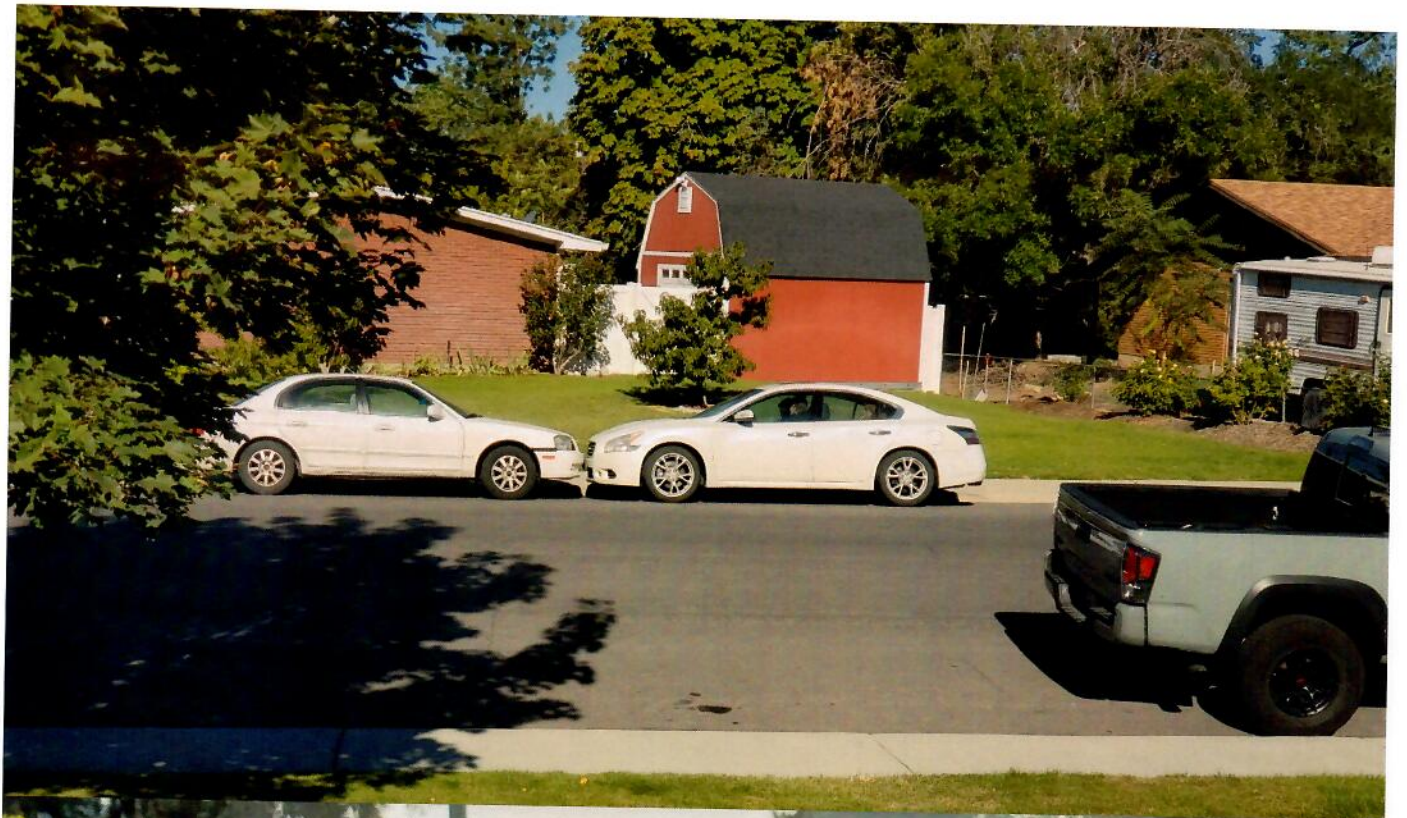




Students parking on 300 South where "No Parking" signs are posted.







Blocking driveway access.



**CITY OF OREM
CITY COUNCIL
MEETING
NOVEMBER 23, 2021**

REQUEST:	APPROVAL OF MEETING MINUTES - Minutes of the City Council Meeting - October 26, 2021 - Minutes of the Special Meeting, 2021 Election Canvass - November 16, 2021
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

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CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
September 28, 2021

3:30 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

CONDUCTING Mayor Richard F. Brunst

ELECTED OFFICIALS Debby Lauret, Tom Macdonald, Terry Peterson, Brent Sumner, Jeff Lambson and David Spencer.

APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; and Nathan Nelson, Deputy City Recorder

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

PRESENTATION – Central Utah Water Conservancy District – Alpine Aqueduct Project

Ms. Sutherland introduced those presenting to the council. Mr. Whimpey gave background on the Central Utah Water Conservancy District and showed the geographic area they service, including the water facilities and pipelines near Orem City.

Mr. Brunst asked Mr. Whimpey the diameter of the Alpine and Salt Lake Aqueduct. Mr. Whimpey stated the Alpine pipeline varies between 90 and 102 inches and the Salt Lake pipeline is 60 inches in diameter.

General discussion ensued regarding pipeline construction, lifespan, past issues, and possible problems such as fault lines and earthquakes.

Mr. Whimpey showed the council a map containing fault line data and expressed how various pipelines could be affected if a seismic event happened. He stated because of this, the

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1 Conservancy District feels the need to correct the direction of part of the Alpine Aqueduct. He
2 then showed the council data they collected to decide whether or not to replace vulnerable
3 pipelines. He continued to show the council a map outlining the proposed route changes the
4 District would like to make to the Alpine Pipeline.

5
6 General discussion ensued regarding project timeline, funding, and public input.

7
8 Mr. Whimpey stated the project as a whole would take about four years with construction
9 starting later in Q1 2024 and finishing Q4 2026. He also stated the project would cost around 50
10 million dollars, and believes federal funding would be available to cover a large portion of that.

11 12 13 UPDATE – American Rescue Plan Act (ARPA) Funding

14
15 Mr. Downs gave the council general background on ARPA and stated the City of Orem received
16 just over 16 million dollars in ARPA funding. Mr. Downs then went over expenses the city has
17 used this funding on so far, as well as currently planned expenses.

18
19 General discussion ensued regarding planned expenses, mainly relating to how much of the
20 Hillcrest Park project this funding could cover.

21
22 Mayor Brunst spoke about different options of how the 2.5 million dollars of funding set aside
23 for “Emergency Operations Center for City Hall” could be used.

24
25 Mr. Downs concluded by stating there would be \$992,778 left of the ARPA funding after these
26 planned projects, and went over possible areas where this could be used.

27
28 General discussion ensued regarding this unallocated funding.

29 30 31 UPDATE – Water Tank

32
33 Mr. Gray introduced the council to the updated Farley Property Water Tank proposal. He stated
34 much of the updates to this proposal are from citizen input given during a recent open house. Mr.
35 Gray showed the council two layout proposals and detailed the differences between the two. He
36 then went over differences between citizen input and staff input on Park access.

37
38 General discussion ensued regarding park access, lighting, parking, and park fencing. The
39 council expressed support for see-through fencing.

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1 The City Council then reviewed two water pump structure designs and the NRSC's
2 recommendation for this park. The council expressed their support for a barn-like design
3 featuring natural tan or brown coloring.

4
5 General discussion ensued regarding landscaping and the type of plants that could be featured in
6 the park. Mr. Brunst stated he would like to see fruit trees on the property to honor the heritage
7 of Orem.

8
9 Mr. Gray then finished up by going over what's currently in progress and what the next steps are
10 in the timeline for this property. Mayor Brunst asked for more details on the timeline. Mr. Bybee
11 stated the goal is to start construction spring of 2022.

12 13 14 DISCUSSION – Code Amendment for Massage Establishments

15
16 Mr. Earl presented the background on the issues that caused this code amendment to be
17 considered. He stated one of the main effects of this amendment would be a new state licensing
18 requirement for massage companies and workers. Mr. Earl stated this amendment would make it
19 easier for law enforcement to identify and deal with “bad actor establishments.”

20
21 Mayor Brunst asked if this could help invite and protect proper massage parlors within the city.
22 Mr. Earl responded this was one of the main goals for this code amendment.

23
24 Mr. Peterson asked if the city could limit the number of massage establishments within the city.
25 Mr. Earl stated the council could do this as they have done to inherently negative establishments,
26 but he believes this wouldn't be beneficial because massage parlors are not inherently
27 undesirable, and it could limit legitimate businesses from coming into the city.

28 29 30 AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

31
32 The City Council reviewed the evening's agenda. Discussion ensued regarding the scheduled
33 items that would be considered.

34
35 Mr. Davidson went over a few items of business as follows:

- 36 • Councilmember birthdays
- 37 • An award the city has recently received
- 38 • Various small project updates

39 40 CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC)

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Mr. Macdonald reviewed the board and commissions he represents which include

- Orem Youth Council,
- Community outreach board for the Orem Community Hospital.
- Heritage Advisory Commission. He stated the Heritage Commission is currently planning this year's veteran's day program.

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

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Debby Lauret, Tom Macdonald, Terry Peterson, Brent Sumner, Jeff Lambson, and David Spencer

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; Pete Wolfley, Communication Specialist and Nathan Nelson, Deputy City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Brent Sumner

PLEDGE OF ALLEGIANCE – Nichelle Jensen

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

PRESENTATION – Orem Youth Council

Ms. Schriever introduced the Orem Youth Council. The members of the Youth Council also introduced themselves one by one and stated what high school they attended.

Mrs. Bates then swore the members into office.

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PRESENTATION – Orem Community Hospital

Mr. Lyons expressed his thanks to the council and presented Orem Community Hospital's mission statement; "Helping People Live the Healthiest Lives Possible." Mr. Lyons then detailed some of the services the hospital provides, including;

- Women's and Newborn
- Emergency Department
- Same Day Surgery
- MRI's and 3D Mammography
- Pediatric and Adult Rehabilitation

Mr. Lyons then recognized employees and volunteers and finished by going over some of the many projects the Hospital is currently taking on which include "Hospital at Home," Women's Center Updates, and a community garden on their campus. Mayor Brunst closed this portion of the meeting by reading and presenting Mr. Lyons with a certificate of recognition honoring the Hospital for their 40th anniversary of service.

REPORT – Orem Arts Council Annual Report

Mr. Merrell introduced the Orem Arts Council and showed a list of the current members. He followed by detailing many different events and projects the Arts Council has worked on and hosted in the past year. Some of these include SummerFest events, a Summer Concert Series, and Utility Box Art.

REPORT – Recreation Advisory Commission Annual Report

Mr. McWhorter presented the Recreation Department's priorities and went into detail on the new Orem Family Fitness Center's Performance. He stated the new fitness center won the 2021 URPA facility of the year and stated there are over 20,000 fitness center members.

Mayor Brunst mentioned and thanked donators for helping to pay for equipment and supplies at the new fitness center.

Mr. McWhorter finished by going over current and planned programming at the Fitness Center.

PERSONAL APPEARANCES

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1 Cindy Nelson expressed her concerns with traffic and parking in and around her neighborhood
2 near Geneva Road and Springwater Drive. She stated these problems come from students at
3 nearby apartments not having enough parking. She asked the city to put more parking into the
4 apartments, instead of a permit parking program.
5

6 Lory Towman stated there are multiple houses getting damaged in a residential area near Geneva
7 road and Sleepy Ridge Golf Course. She stated parts of houses are shifting and cracking, causing
8 unsightly and unsafe living conditions for residents. She said this could be caused by removing
9 and pumping ground water out of the area, and asked the council to look into the problem.
10

11 Ms. Garcia expressed her concern with traffic and other problems she stated were caused by high
12 density housing. She asked the council to oppose parking requirement decreases.
13

14 Carol Miles stated she has lived near the Sienna Villas project area for 35 years. She said that if
15 Sienna Villas is allowed to expand, it will bring unwanted traffic and parking issues into the area.
16 Ms. Miles stated the street she lives on is a very tight-knit community, and she would like to see
17 it stay that way. She then asked the City Council to not rezone the two family lots to a zone that
18 high-density could be built on.
19

20 Stephanie Visnaw expressed that Orem rezoning family lots near the Sienna Villas to make room
21 for more apartment units would be intruding on residential neighborhoods and would not be
22 responsible growth.
23

24 James Patterson stated he lives on Terrace Drive which is right next to the Sienna Villas project
25 and stated that adding additional units to the project will add problematic traffic and parking to
26 the area
27

28 Henry Miles stated he lives on Terrace Drive, right by the Sienna Villas project. He expressed
29 his concern that project plans keep changing and adding more units will negatively impact traffic
30 and parking in the area. He asked the city council to not rezone the area.
31

32 Ms. Pat stated she lives close to the Sienna Villas project and has friends that live there. She
33 stated there is already parking issues in the area, and voting for the proposed change will make
34 them worse. She also stated a project like this would lower property value in the area.
35

36 Linsey Studebaker stated there is a mental healthcare business run near her home. She stated
37 there is a man who is in care at that facility who keeps getting out of the facility and causing
38 issues. She stated the workers at the business cannot control him. She asked the council to take
39 action to move the business out of the neighborhood.
40

DRAFT

Rick West stated that he lives on Terrace Drive. He stated that rezoning the Sienna Villas property would cause parking issues as well as lower property values. He also stating rezoning the family lots to high density would be disrespectful to heritage.

Jack Bingham stated he lives in the Sienna Villas area. He stated the area is not fit for more high-density housing, and that traffic and parking would be negatively impacted.

LaNae Millet stated the proposed addition to Sienna Villas would be too close to existing homes and would add traffic and parking issues to the area. She asked the council to “stop the creep” of high density into neighborhoods.

Ken Hone stated Orem has too much high-density housing and some surrounding cities are not holding their fair share of the burden. He asked the council to be wise about how they handle the growth of Orem.

CONSENT ITEMS

- APPROVAL OF MEETING MINUTES
 - Minutes of City Council Meeting – September 28, 2021

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

SCHEDULED ITEMS

PUBLIC HEARING / RESOLUTION – Community Development Block Grant (CDBG) Projected Use of Funds

Mr. Ransom went over past fund allocations and how much there is left to allocate. He then went over how the remaining funds could be used. Mr. Ransom concluded by detailing the proposed use of funds.

Mrs. Lauret asked when this funding had to be used by. Ms. Mathews stated they had about a year and a half left to spend it.

Mayor Brunst moved by Resolution to approve the Community Development Block Grant (CDBG) projected use of funds. **Mr. Sumner seconded** the motion. Those voting aye: Richard

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1 F. Brunst, Tom Macdonald, Terry Peterson, Debby Lauret, David Spencer, Jeff Lambson, and
2 Brent Sumner. The motion **passed**.

3
4
5 PUBLIC HEARING / ORDINANCE – Amending the Current Fiscal Year 2021-2022
6 Budget
7

8 Mr. Nelson started his presentation by explaining the need for the budget to be updated
9 periodically. He detailed new donations the city has received and continued to review proposed
10 amendments to the budget.

11
12 General discussion ensued regarding grant funding paying for already budgeted items.

13
14 **Mrs. Lauret moved** by Ordinance to accept the budget amendments as listed. **Mr. Macdonald**
15 **seconded** the motion. Those voting aye: Richard F. Brunst, Tom Macdonald, Terry Peterson,
16 Debby Lauret, David Spencer, Jeff Lambson, and Brent Sumner. The motion **passed**.

17
18
19 PUBLIC HEARING / ORDINANCE – Amending portions of Section 22-11-56 PD-43
20 (Auburn Meadows) 2000 South Geneva pertaining to the approved uses in the PD43 zone
21 for Area B. Also amending Appendix LL of the Orem City Code with updated concept
22 plans and elevations pertaining to Area B.
23

24 Mr. Bench gave a brief background on the Ordinance. This included relocating units to a
25 different section of the property and constructing a grocery store on the property.

26
27 Mr. Macdonald asked if residents would be able to park in the grocery store parking lot. Mr.
28 Mensell stated it could be worked out, but he hopes it would not be necessary.

29
30 Mr. Bench stated this ordinance would also take housing out from being an option in area B of
31 the proposal.

32
33 General discussion ensued regarding parking issues, commercial and residential parking, as well
34 as parking costs and permit programs in the area.

35
36 Mr. Peterson asked Mr. Mensell if there would be more or less parking on the property as
37 compared to now. Mr. Mensell stated this project would have more parking and also cut down on
38 parking issues. He also stated there are programs in place to help deal with people who cause
39 parking issues and violate parking guidelines. He concluded by giving the council information

DRAFT

on a temporary parking lot that has been set up to help remedy parking issues until the property is developed and the problem can be fully addressed.

General discussion ensued regarding potential grocery store size. The Council expressed support for adding a grocery store in the area.

Mayor Brunst opened the public hearing at 8:02 p.m.

Byron Taylor stated there are significantly more cars parked on Geneva Road than the developer claims. He stated that parking issues are not fixed, and the rules and regulations put in place by the developer do not, and will not solve parking issues. Mr. Taylor also expressed how he felt a grocery store in the area is not really needed.

Sandy Morgan stated she lives near the concerned development and feels she will be pushed out of her property because of this. She then expressed her concern with parking in the area.

Dennis Harrison stated he lives in a 55 and older community near this development property. He expressed how he feels that adding a grocery store will add to traffic in the area. He stated for this development to work, the developer and HOA will have to strictly enforce how many people are living in the development.

Mayor Brunst closed the public hearing at 8:11 p.m. and brought the discussion back to the City Council

General discussion ensued regarding parking and development possibilities.

Mrs. Lauret asked about how they will handle parking after removing the non-permanent parking lot. Mr. Mensell stated they are building more stalls to make up for the temporary lot when removed, essentially making that number of spots permanent.

Mayor Brunst moved to approve by Ordinance the amendment of portions of Section 22-11-56 PD-43 (Auburn Meadows) 2000 South Geneva pertaining to the approved uses in the PD43 zone for Area B. Also amending Appendix LL of the Orem City Code with updated concept plans and elevations pertaining to Area B. **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Tom Macdonald, Terry Peterson, Debby Lauret, Jeff Lambson, and Brent Sumner. Those Voting Nay: David Spencer. The motion **passed**.

RESOLUTION – Authorizing the Mayor to Execute a Franchise Agreement Between the City and Rocky Mountain Power.

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Mr. Earl introduced the topic and provided background on the existing Franchise agreement with Rocky Mountain Power. He stated this agreement mainly gives Rocky Mountain Power access to the public right of way so that they can properly install and perform maintenance on their hardware.

Mr. Macdonald asked how long this agreement would stand for, seeing the last one is 50 years long. Mr. Earl stated this agreement is for 10 years.

Mr. Macdonald moved to approve the Resolution and authorize the Mayor to execute a franchise agreement between the City and Rocky Mountain Power. **Mr. Lambson seconded** the motion. Those voting aye: Richard F. Brunst, Tom Macdonald, Terry Peterson, Debby Lauret, David Spencer, Jeff Lambson, and Brent Sumner. The motion passed.

COMMUNICATION ITEMS

There were no communication items at this time

CITY MANAGER INFORMATION ITEMS

Mr. Davidson had no additional items at this time.

ADJOURNMENT

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

Meeting adjourned at 8:26 pm.

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
November 16, 2021

4:00 P.M. SPECIAL SESSION - COUNCIL CHAMBERS

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Jeff Lambson, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner
EXCUSED	Debby Lauret
APPOINTED STAFF	Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Johnathan Ditto, Assistant City Attorney, JoD'Ann Bates, City Recorder, and Nathan Nelson, Deputy City Recorder

CALL TO ORDER

**INVOCATION / INSPIRATIONAL THOUGHT
PLEDGE OF ALLEGIANCE**

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

PRESENTATION – Acceptance and Certification of the 2021 City of Orem General Election

Mrs. Bates presented the City Council with the final results of the 2021 City of Orem General Election as provided by the Utah County Elections Office for the Board of Canvassers acceptance and certification.

Mayor Brunst moved the City Council, acting as the Board of Canvassers certify the 2021 City of Orem General Election results as presented by the City Recorder **Mr. Lambson** the motion. Those voting aye: Richard F. Brunst, Tom Macdonald, Terry Peterson, Debby Lauret, David Spencer, and Brent Sumner. The motion **passed**.

ADJOURNMENT

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

The meeting adjourned at 4:04 PM

JoD'Ann Bates, City Recorder

Approved:



**CITY OF OREM
CITY COUNCIL
MEETING
NOVEMBER 23, 2021**

REQUEST:	CITY MANAGER'S APPOINTMENTS City Council's advice and consent is requested on the following Appointments: - Planning Commission Ross Spencer - Reappointment Jim Condie - Appointment
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



Board, Commission & Committee Application

City of Orem

Submitted On: Oct 8, 2021, 08:43AM MDT

Personal Information

Full Name	First Name: Ross Last Name: Spencer
Full Address	Street Address: [REDACTED] Spencer City: OREM State: UT Zip: 84057
Phone Number	[REDACTED]
Email	[REDACTED]

Boards & Commissions

What board or commission are you applying for?	Planning Commission
If a position on your preferred board or commission isn't available, would you like to be considered for openings on other boards or commissions?	Yes
Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.	I have served for the past 3 years and would like to continue. I like to listen to Orem residents concerns and feel that it is good for the city to give them a forum to express their views.
Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.	I am a retired physics professor and I still teach part time at UVU. I have spent many years patiently listen to people when they are upset and like to help them, to be a calming influence, and to help them find solutions to their problems.
Please upload your resume.	spencer.pdf
Signature Data	First Name: Ross Last Name: Spencer Email Address: [REDACTED]  Signed at: October 8, 2021 8:43am America/Denver



Board, Commission & Committee Application

City of Orem

Submitted On: Oct 21, 2021, 12:41PM MDT

Personal Information

Full Name	First Name: Jim Last Name: Condie
Full Address	Street Address: [REDACTED] City: Orem State: UT Zip: 84057
Phone Number	[REDACTED]
Email	[REDACTED]

Boards & Commissions

What board or commission are you applying for?	Planning Commission
If a position on your preferred board or commission isn't available, would you like to be considered for openings on other boards or commissions?	Yes
Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.	I am very interested in the development of Orem and the balance of property owners rights. I hear homeowners trying to shut down developments and I hear developers taunting and threatening homeowners. We need to find a balance between planning Orem's future, a Family city neighborhood feel and managing and steering growth to create a future that our children will appreciate. I am one person in a pool of opinions and I don't know everything but I know that if we can meet on some common ground to protect developers rights to develop and balance that with homeowners rights to a neighborhood that can raise their children in, we can maintain Orem as a great place to live.
Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.	I have been an Orem resident since 1989, I have raised my children here, we have 8 grand children and we love what Orem has to offer. All of my children have stayed in the valley and Orem is our central gathering place. We still enjoy Summerfest and play in the parks. I served with the Stadium of fire production for about 15 years, Provo city First Night board for about 10 years with Carol Walker, I helped build the Springville Folk fest back in the 80's and recently served on the Utah County Fair board. My career has varied between entrepreneurial pursuits and working with friends in their businesses but most consistently I am an IT guy. Currently I am the Director of IT Infrastructure Operations at UVU and manage an amazing team of brilliant people who are moving the University's technical needs forward in transformational ways. I understand the need of a sound infrastructure that anticipates constant growth, change while employing standards, rules and exceptions that balance the stability needs of today while preparing for the growth and anticipated needs of tomorrow, all of this without a crystal ball of course. The constant in this balancing act is the people we interact with while communicating and planning for a somewhat moving target. I'd like to be one of the people helping to shape Orem's future in partnership with the city the residents and the developers.
Please upload your resume.	Jim Condie Resume 2019.docx
Signature Data	First Name: Jim Last Name: Condie Email Address: [REDACTED]

Jim Condie

Signed at: October 21, 2021 12:40pm America/Denver



**CITY OF OREM
CITY COUNCIL
MEETING
NOVEMBER 23, 2021**

REQUEST:	PUBLIC HEARING / ORDINANCE – Amending portions of Sections 22-1-3(C) Enforcement and Section 22-14-28(F) Garage Sales to clarify language.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Cheryl Vargas, Associate Planner

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
NOVEMBER 23, 2021



REQUEST:	PUBLIC HEARING – Amending portions of Sections 22-1-3(C) <i>Enforcement</i> and Section 22-14-28(F) <i>Garage Sales</i> to clarify language.
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

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

SITE INFORMATION:

- General Plan: varies
- Current Zone: varies
- Acreage: varies
- Neighborhood: varies

**PLANNING
COMMISSION
RECOMMENDATION**

Vote: 6 – 0 for
positive
recommendation

PREPARED BY:

Cheryl Vargas
Associate Planner

REQUEST:

Amending portions of Sections 22-1-3 (C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language.

BACKGROUND:

At the request of the Legal Department, these two sections needed some of the language changed and updated to clarify the language of the ordinance.

CHAPTER 22. ZONING

[Article 22-1. Administration](#)

[22-1-3. Enforcement.](#)

- C. Code enforcement personnel working under the direction of the Development Services Director are hereby declared to be Public Officials within the meaning of Section 77-7-18 Utah Code Annotated 1953 as amended, and these Public Officials are hereby authorized to issue ~~misdemeanor~~ non-criminal citations for violations of this Chapter.

[Article 22-14. Supplementary Regulations](#)

22-14-28. Garage Sales.

- F. All signs advertising the garage sale comply with the requirements of Section 14-3-3 ~~Garage Sale Signs~~ Accessory Residential Signs;

RECOMMENDATION:

The Planning Commission recommends the City Council, by ordinance, approve the request to amend Sections 22-1-3 (C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language.

CHAPTER 22 ZONING

Article 22-1. Administration

22-1-3. Enforcement.

- C. Code enforcement personnel working under the direction of the Development Services Director are hereby declared to be Public Officials within the meaning of Section 77-7-18 Utah Code Annotated 1953 as amended, and these Public Officials are hereby authorized to issue ~~misdemeanor non-~~
criminal citations for violations of this Chapter.

CHAPTER 22.ZONING

Article 22-14. Supplementary Regulations

22-14-28. Garage Sales.

- F. All signs advertising the garage sale comply with the requirements of Section 14-3-3 ~~Garage Sale Signs~~
Accessory Residential Signs;

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING
PORTIONS OF SECTION 22-1-3(C) *ENFORCEMENT* AND SECTION
22-14-28(F) *GARAGE SALES* TO CLARIFY LANGUAGE.

WHEREAS on September 27, 2021, Development Services filed an application to amend portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on November 3, 2021, and the Planning Commission recommended that the City Council approve the request to amend the ordinance; and

WHEREAS a public hearing considering the subject application was held by the City Council on November 23, 2021; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, the Orem City Webpage, and the City Offices at 56 N State Street; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; and the special conditions applicable to the request.

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

1. The City Council finds this request is in the best interest in the City because it will make needed clarifications to the City Code.
2. The City Council hereby amends portions of Section 22-1-3(C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language, as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED, APPROVED and ORDERED PUBLISHED this 23rd day of November 2021.

DRAFT

Richard F. Brunst, Jr., Mayor

ATTEST:

JoD’Ann Bates, City Recorder

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

DRAFT

EXHIBIT A

CHAPTER 22.ZONING

Article 22-1. Administration

22-1-3. Enforcement.

- C. Code enforcement personnel working under the direction of the Development Services Director are hereby declared to be Public Officials within the meaning of Section 77-7-18 Utah Code Annotated 1953 as amended, and these Public Officials are hereby authorized to issue ~~misdemeanor~~ non-criminal citations for violations of this Chapter.

Article 22-14. Supplementary Regulations

22-14-28. Garage Sales.

- F. All signs advertising the garage sale comply with the requirements of Section 14-3-3 ~~Garage Sale Signs~~ Accessory Residential Signs;



**CITY OF OREM
CITY COUNCIL
MEETING
NOVEMBER 23, 2021**

REQUEST:	PUBLIC HEARING / ORDINANCE – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone Siena Villas @ Columbia Lane located generally at 1863 South and 1875 South Terrace Drive and amending Appendix V of the Orem City Code with updated concept plans and elevations.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Cheryl Vargas, Associate Planner

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
NOVEMBER 23, 2021



REQUEST:	PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone <i>Siena Villas @ Columbia Lane</i> located generally at 1863 South and 1875 South Terrace Drive and amending Appendix V of the Orem City Code with updated concept plans and elevations.
APPLICANT:	Mike Hollopeter, PEG Companies
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Notices sent to 420 property owners within 1000 feet.

SITE INFORMATION:

- General Plan: MDR
- Current Zone: PD29
- Acreage: 3.64
- Neighborhood: Cherry Hill

**PLANNING
COMMISSION
RECOMMENDATION**

Vote: 4 – 2 for
positive
recommendation

PREPARED BY:

Cheryl Vargas
Associate Planner

REQUEST:

The applicant requests that the City Council amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amend Appendix V of the Orem City Code with updated concept plans and elevations.

BACKGROUND:

On October 20, 2021 the Planning Commission forwarded a positive recommendation to the City Council for a three-story, 21-unit expansion onto the current 81-unit Siena Villas Apartments property. These 21 units were comprised of six two-bedroom units, nine one-bedroom units and six studio units. This new building was to be located at the south-east area of the proposed lot. The applicant had also requested to increase the allowable density and to decrease the parking ratio in the PD29 zone and the Planning Commission made a positive recommendation on this as well.

However, after neighborhood input and comments, the applicant changed the plan from a three-story, 21-unit building to a two-story, 9-unit building which includes a club house. This new 9-unit/club house would be built directly south of the current 81-unit Siena Villas. The proposed new two-story building would have a maximum height of 30.5 feet. It would also be set back a minimum of 36 feet from the closest residential property line to the south. With this revised concept plan, the applicant would not need to modify the density or parking requirements in the zone.

The proposed nine new units would be comprised of six one-bedroom units and three two-bedroom units. The club house would be on the first level with one of the two-bedroom units above it. This new building would be located at the south-east area of the proposed lot.

Parking: Currently, Sienna Villas has a business hour parking requirement and a non-business hour parking requirement. The business hour parking requirement is defined as 8:00 a.m. to 5:30 p.m., Monday through Friday and they provide at least 1.75 parking spaces for each one-bedroom dwelling unit,

and at least 2.25 parking spaces for each dwelling unit containing more than one bedroom.

During Business hours:

Current (81 units): One-bedroom: 42 units x 1.75 = 74 parking spaces

Two-bedroom: 39 units x 2.25 = 88 parking spaces

Total required: = 162 parking spaces

Total provided: = 172 parking spaces on-site

Proposed (90 units): One-bedroom: 48 units x 1.75 = 84 parking spaces

Two-bedroom: 42 units x 2.25 = 95 parking spaces

Total Required: = 179 parking spaces

Total Provided: = 181 parking spaces on-site

During the non-business hour parking requirement, they provide at least 2.25 parking spaces for each dwelling unit. Parking spaces (23) located on the adjacent property are made available to the residents of the development through a recorded, perpetual parking easement and these stalls are counted toward the parking requirement.

During Non-Business hours:

Current (81 units): 81 units x 2.25 = 183 parking spaces

Total required: = 183 parking spaces

Total provided: = 195 (172 parking spaces + 23 off-site)

Proposed (90 units): 90 units x 2.25 = 203 parking spaces

Total Required: = 203 parking spaces

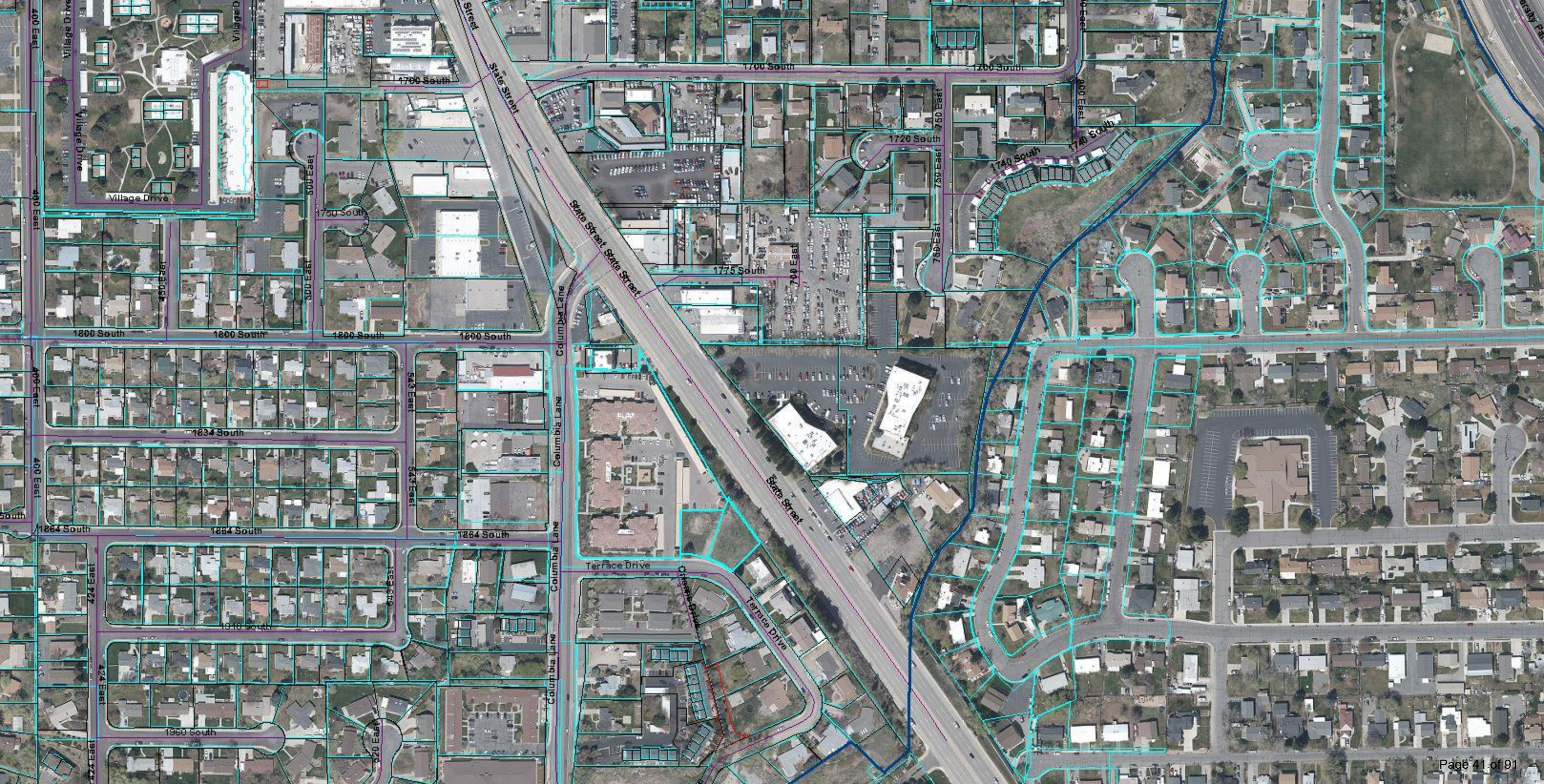
Total Provided: = 204 (181 parking spaces + 23 off-site)

The applicant is providing 181 parking spaces on-site plus 23 additional parking spaces from the adjacent property bringing the total parking spaces provided to 204 parking spaces. The 23 additional parking spaces are for after hours use only (weekends and before 8:00 a.m. and after 5:30 p.m. on week days).

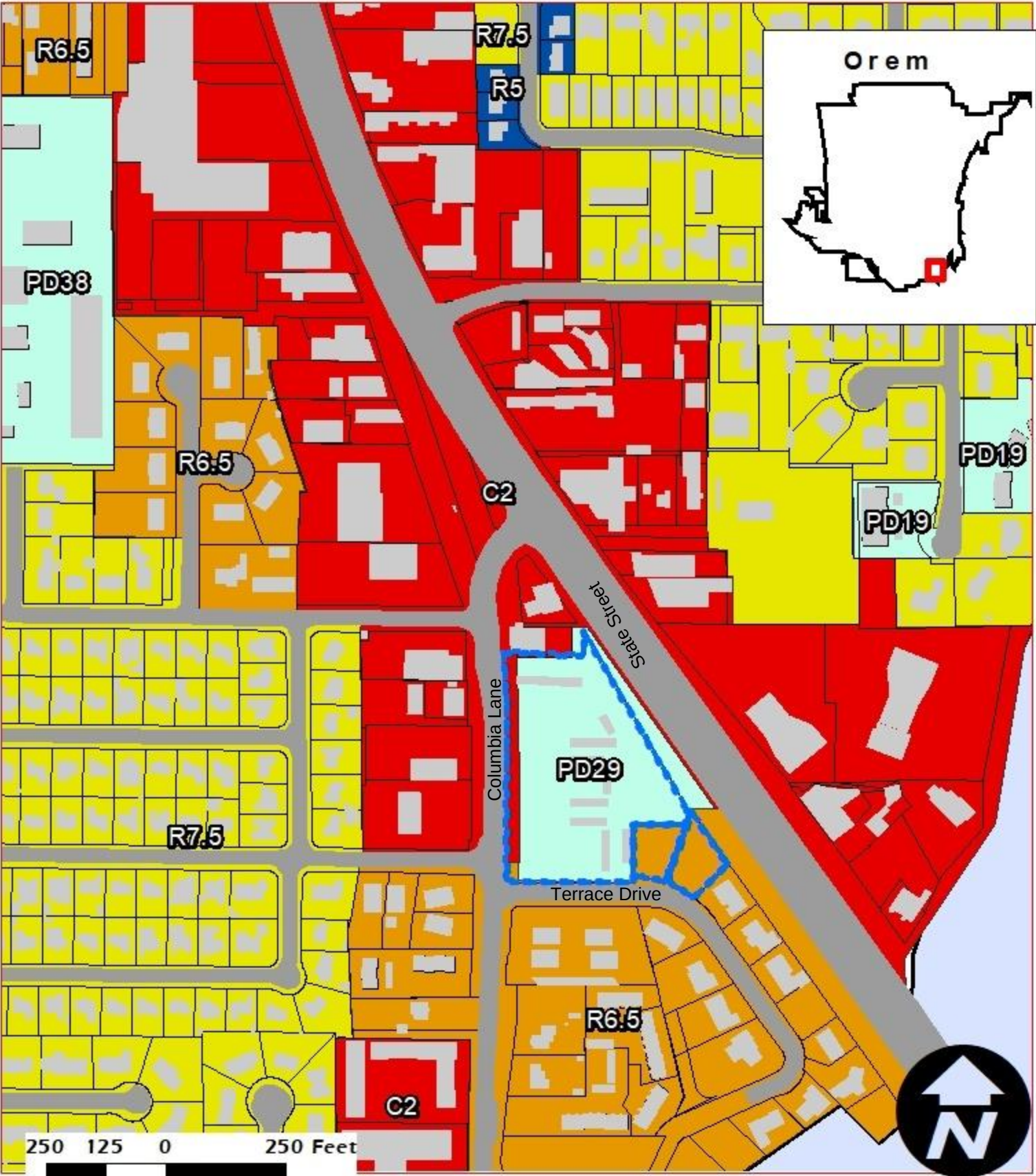
If the City approves this rezone for the 0.51 acres from R6.5 to PD29, the applicant will come back in and apply for site plan approval.

RECOMMENDATION:

The Planning Commission recommends the City Council, by ordinance, approve the request to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amend Appendix V of the Orem City Code with updated concept plans and elevations.



Siena Villas



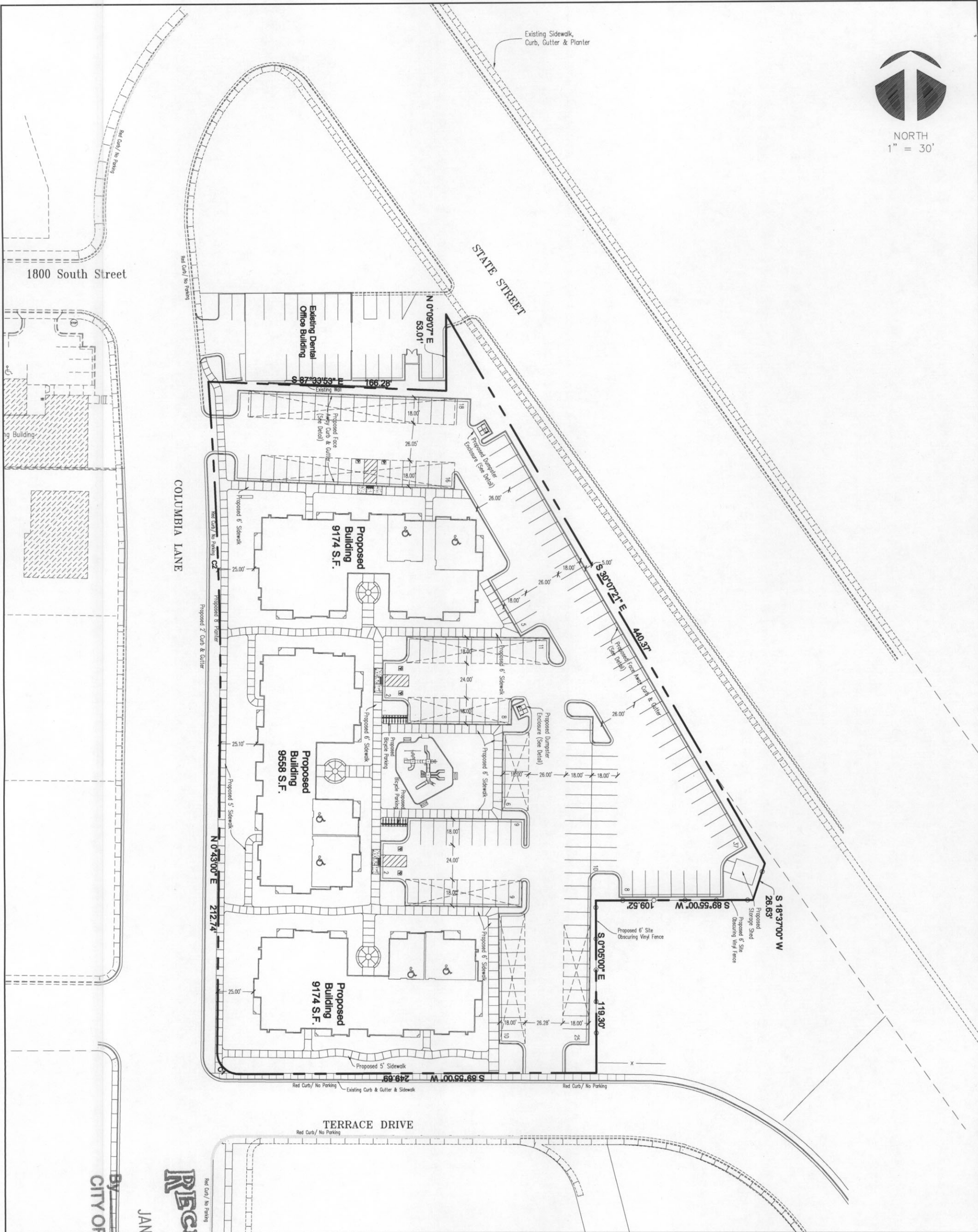
◆ Rezone, Text Amendment
PD29
3.64 Acres

NEIGHBORHOOD
Cherry Hill

- Legend
- 1859 S Columbia Lane
 - Buildings
 - Parcels



NORTH
1" = 30'



JAN 31 2011

BY
CITY OF OREM

RECEIVED
JAN 31 2011

BY	DATE	SCALE	REVISIONS
CITY OF OREM	12-10-2010	1"=30'	
BY BHT			
TRACING NO. L-13278			

TABULATION TABLE

Developer/Owner:
Pac Development
180 North University Ave Suite 820
Orem, Utah 84058
(801) 655-1988

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

Site Data:
Zone = PD-29
Total Area = 136,321 S.F. or 3.13 Acres
Total number of Units = 61
1 Bedroom = 51
2 Bedroom = 10
2 Bathrooms = 3 Stories
Covered Spaces = 81
13 off-site

Sienna Villas

Site Plan

Orem City

Utah

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



A0.

A0.1



1



1

PLOT DATE: 11/15/2021 Q:\ACADFile\PEG\Sienna Villas 2021\SV A0.1-SITE.dwg

Page 44 of 9

PRELIMINARY - NOT FOR CONSTRUCTION

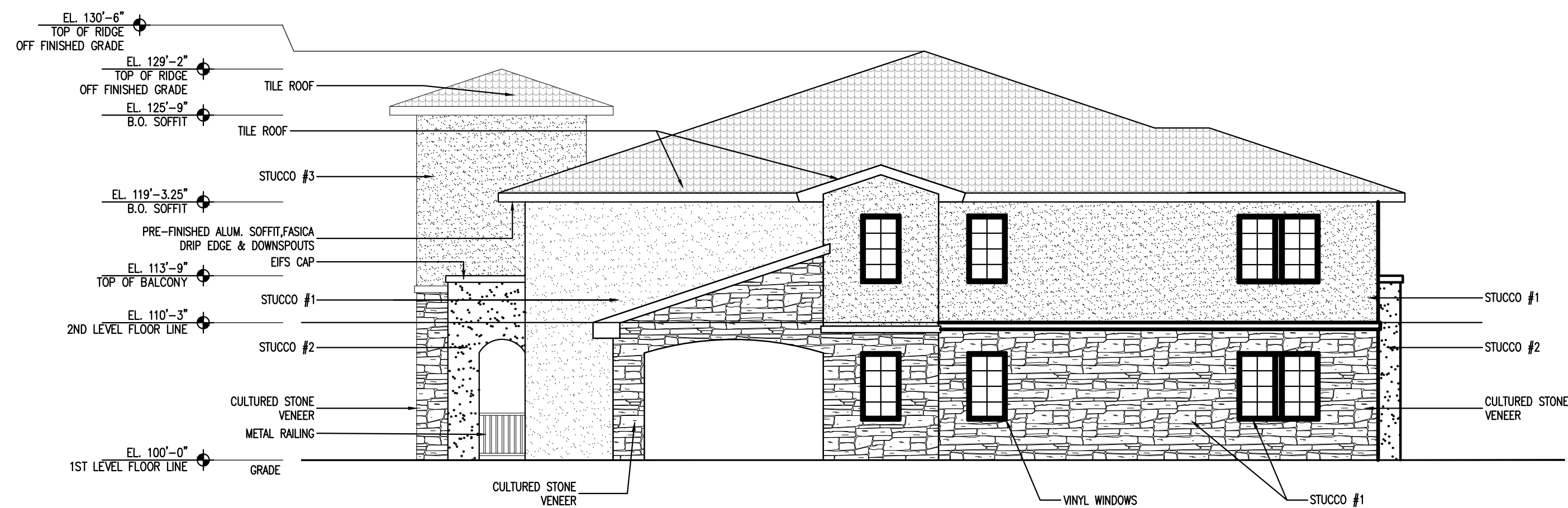


WEST ELEVATION



EAST ELEVATION

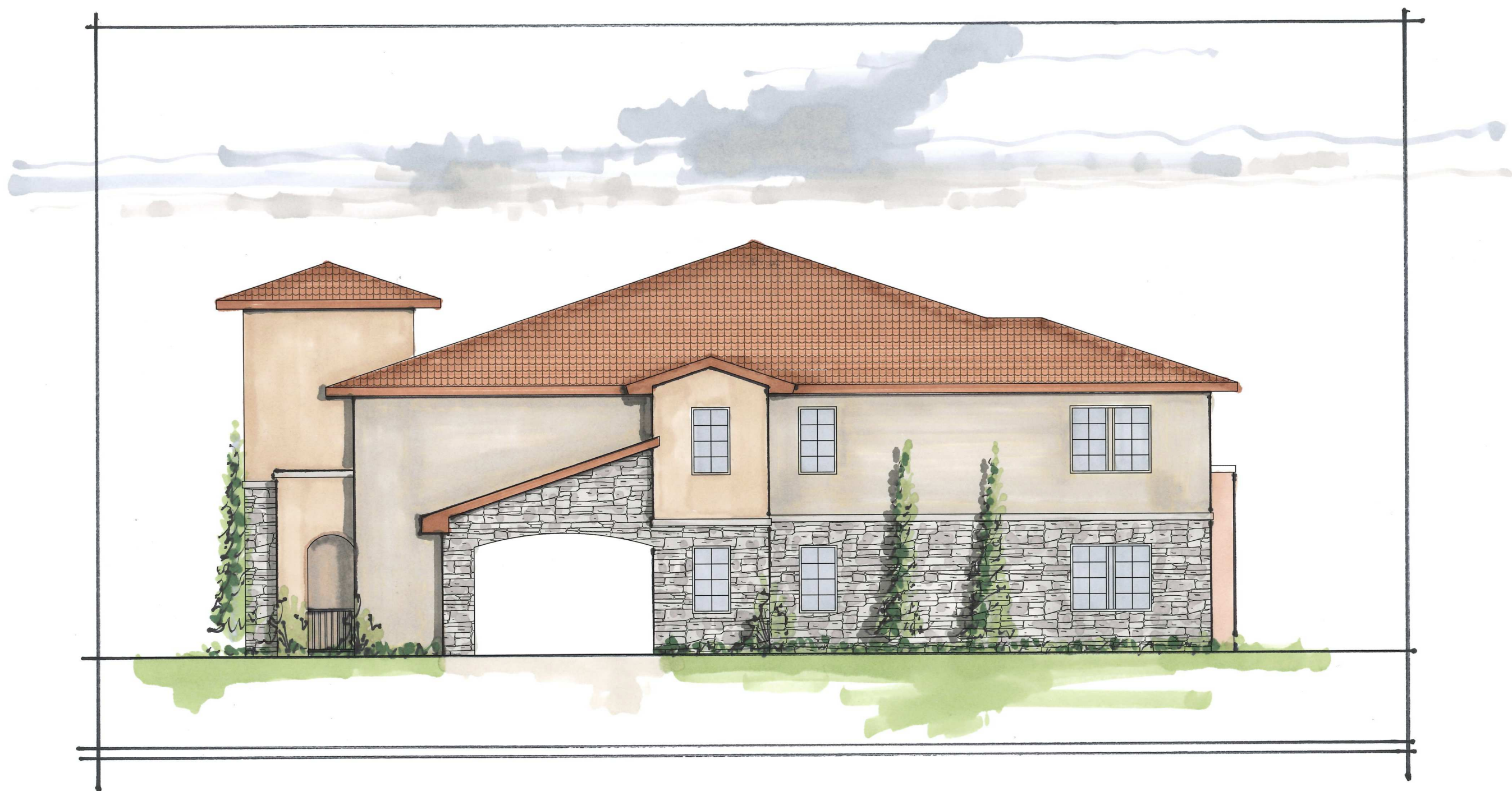
MATERIAL	SPEC
PRE-FINISHED ALUMINUM CAP	ALMOND
STUCCO #1	MATCH EXISTING
STUCCO #2	MATCH EXISTING
STUCCO #3	MATCH EXISTING
CULTURED STONE VENEER	MATCH EXISTING
WINDOWS	ALMOND
SLIDER DOOR	ALMOND
ALUMINUM FASCIA & SOFFIT	ALMOND
METAL RAILING PAINTED	BLACK
TILE ROOF	MATCH EXISTING



SOUTH ELEVATION



NORTH ELEVATION



SIENNA VILLAS



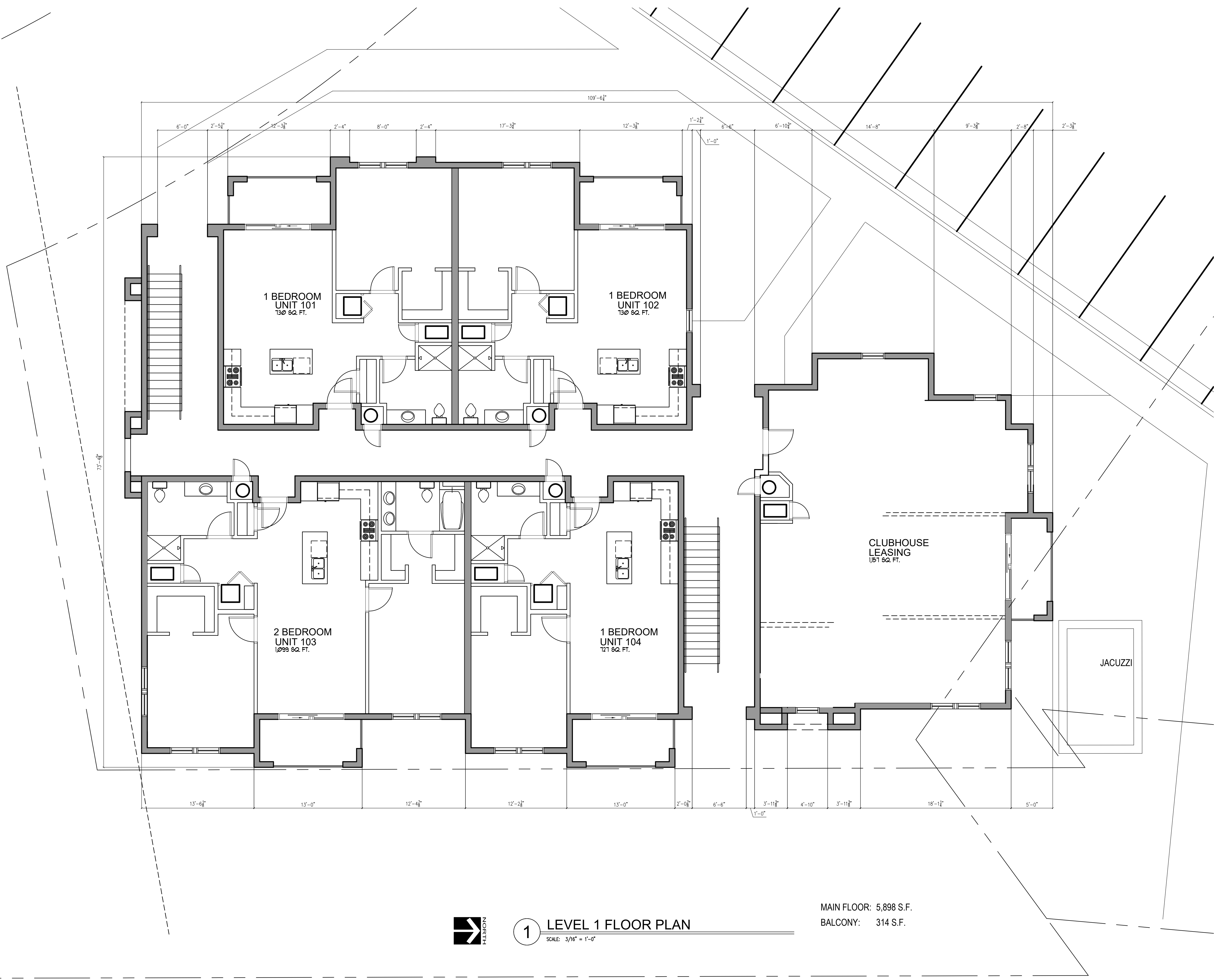


SIENNA VILLAS



THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 11/15/2021 Q:\ACAD\file\PEGSienna Villas 2021\SV_A1.1.dwg



1 LEVEL 1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

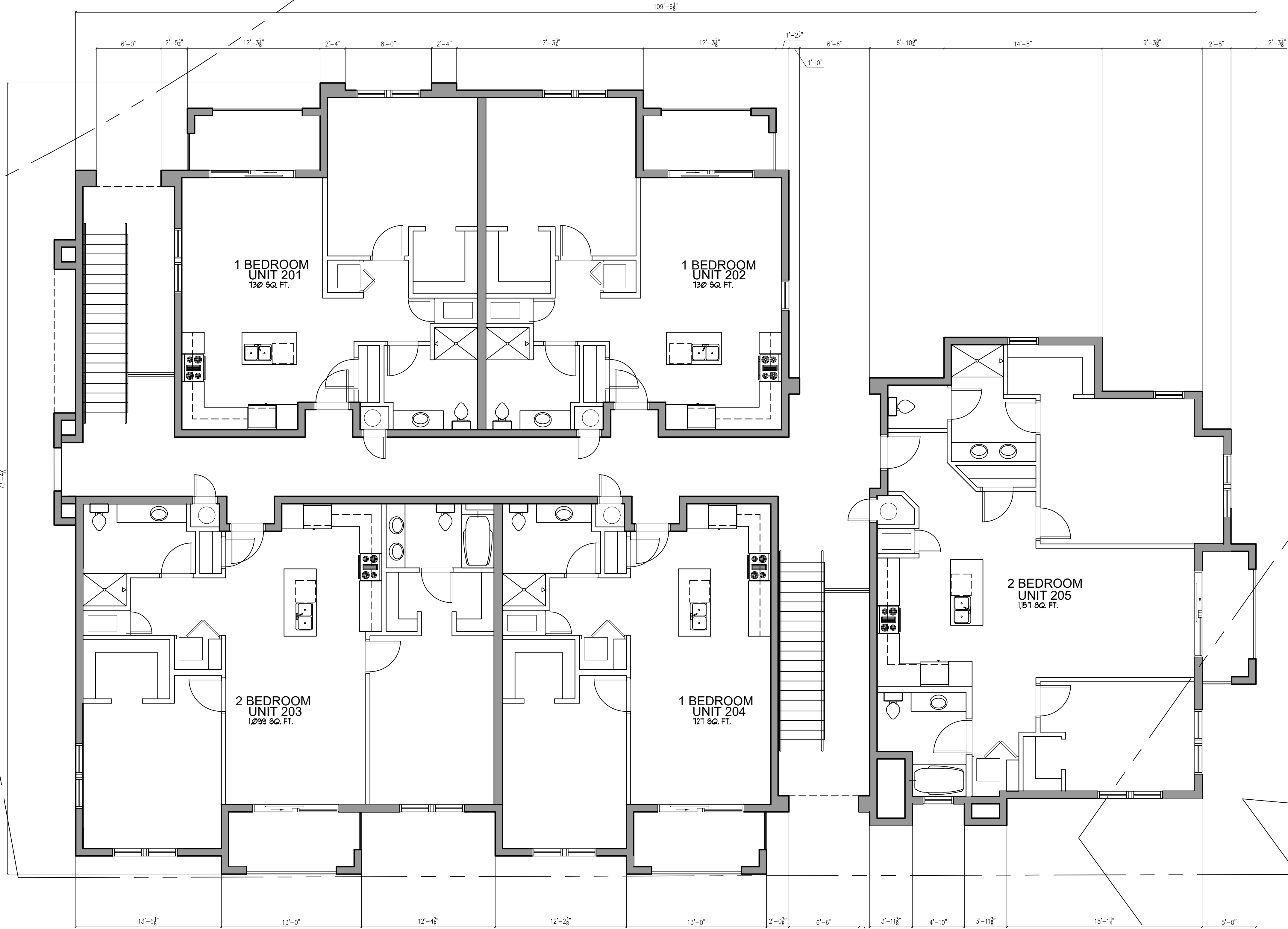
MAIN FLOOR: 5,898 S.F.
BALCONY: 314 S.F.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	
DRAWN BY RR	
HARRIS ARCHITECTURE 3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 801-377-5303 WWW.HARRIS-ARCHITECTURE.COM	
A NEW BUILDING FOR SIENNA VILLAS LEVEL 1 FLOOR PLAN	
NOVEMBER 2021	
A1.1	

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

PLOT DATE: 11/9/2021 Q:\ACAD\file\PEG\Sienna Villas 2021\SV_A1.2.dwg



1 LEVEL 2 FLOOR PLAN
SCALE: 3/16" = 1'-0"

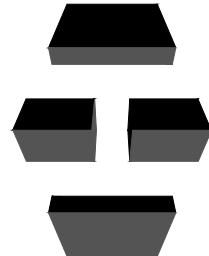
MAIN FLOOR: 5,898 S.F.
BALCONY: 314 S.F.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

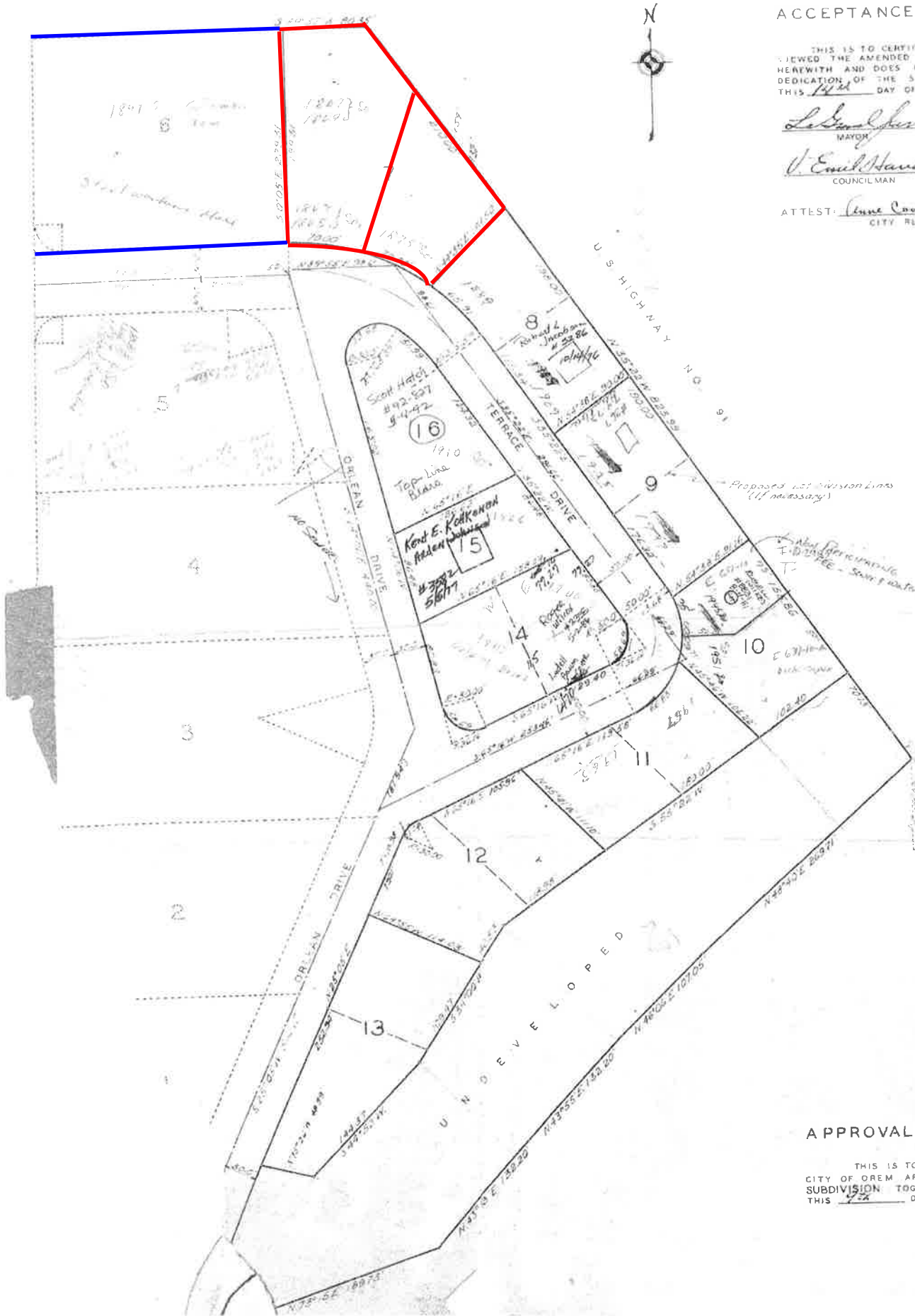
DRAWN BY
RR

A NEW BUILDING FOR
SIENNA VILLAS
LEVEL 2 FLOOR PLAN

**HARRIS ARCHITECTURE**
3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-5303 | WWW.HARRISARCHITECTURE.COM

NOVEMBER 2021

A1.2



ACCEPTANCE OREM CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF OREM HAS REVIEWED THE AMENDED PLAT OF ORLEAN TERRACE SUBDIVISION HERewith AND DOES HEREBY APPROVE THE PLAT AND ACCEPT THE DEDICATION OF THE STREET SHOWN HEREON AS TERRACE DRIVE THIS 14th DAY OF October 1957.

Leif E. Beckman MAYOR
V. Emil Hansen COUNCILMAN
Paul H. Peterson COUNCILMAN
Walter M. Kofford COUNCILMAN
ATTEST: *Gene Canyon* CITY RECORDER
Woodward Barker DATE
Merle Manning October 14, 1957
DAY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, MARY R. CAMENISH, OWNER OF THE TRACT AFFECTED BY THIS AMENDED PLAT OF ORLEAN TERRACE SUBDIVISION AND DESCRIBED IN THE ENGINEER'S CERTIFICATE HEREOF, CERTIFY THAT I HAVE CAUSED THE SAME TO BE RECORDED INTO LOTS, BLOCKS AND STREETS AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC THE STREET SHOWN HEREON AS TERRACE DRIVE THAT I AM FAMILIAR WITH THE REGULATIONS AND ORDINANCES SET FORTH BY THE CITY OF OREM CONCERNING THE SURVIVISION OF LAND FOR RESIDENTIAL PURPOSES AND WILL CONFORM TO THESE REGULATIONS AND ORDINANCES AS REQUIRED BY PARTIES REPRESENTING SAID CITY OF OREM.

Mary R. Camenish

ACKNOWLEDGEMENT

STATE OF UTAH ss
COUNTY OF UTAH
ON THE 14th DAY OF October 1957 PERSONALLY APPEARED BEFORE ME MARY R. CAMENISH, SIGNER OF THE ABOVE DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME
William E. Jones NOTARY PUBLIC
RESIDENCE *Lake Utah*
COMMISSION EXPIRES *Sept. 10, 1960*

ENGINEER'S CERTIFICATE

I, FRANK W. JONES, A REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR, UTAH LICENSE NO. 1027, CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE REDIVIDED THAT PORTION OF ORLEAN TERRACE SUBDIVISION THAT IS SHOWN HEREON FORMING NEW LOTS AND BLOCKS, ALSO AN ADDITIONAL STREET, SAID STREET TO BE KNOWN AS TERRACE DRIVE THAT THIS MAP TRULY REPRESENTS THE STREET SYSTEM AND THE NEW LOTS AND BLOCKS OF SAID SUBDIVISION THAT ALL BEARINGS HEREON ARE REFERRED TO THE MERIDIAN ADOPTED FOR THE ORIGINAL MAP OF ORLEAN TERRACE SUBDIVISION AS FILED IN THE OFFICE OF THE RECORDER OF UTAH COUNTY AS ENTRY NO. 9458 ON SEPT. 22, 1948 THAT THE AREA AFFECTED BY THIS AMENDATION IS DESCRIBED AS FOLLOWS COMMENCING 8.05 CHAINS N 55° 30' W FROM THE S.E. CORNER OF SECTION 26, T6S, R2E, S1B & M AND RUNNING THENCE S 46° 40' E 263.71 FT THENCE S 46° 06' W 107.05 FT THENCE S 43° 15' W 132.20 FT THENCE S 43° 13' W 132.20 FT THENCE S 73° 15' W 189.73 FT THENCE N 63° 40' W 70.66 FT THENCE N 25° 05' E 361.10 FT THENCE N 14° 06' W 440.00 FT THENCE S 35° 22' E 823.59 FT THENCE S 37° 27' E 31.63 FT TO THE POINT OF BEGINNING

Frank W. Jones ENGINEER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF September 1957
NOTARY PUBLIC

RESIDENCE *Lake Utah*
MY COMMISSION EXPIRES *Sept. 10, 1960*

CERTIFICATE OF CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE INSPECTED THE PLAT SHOWN HEREON AND FIND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OREM CITY SURVEY AND DO HEREBY APPROVE THE SAID PLAT.

Leif E. Beckman CITY ENGINEER

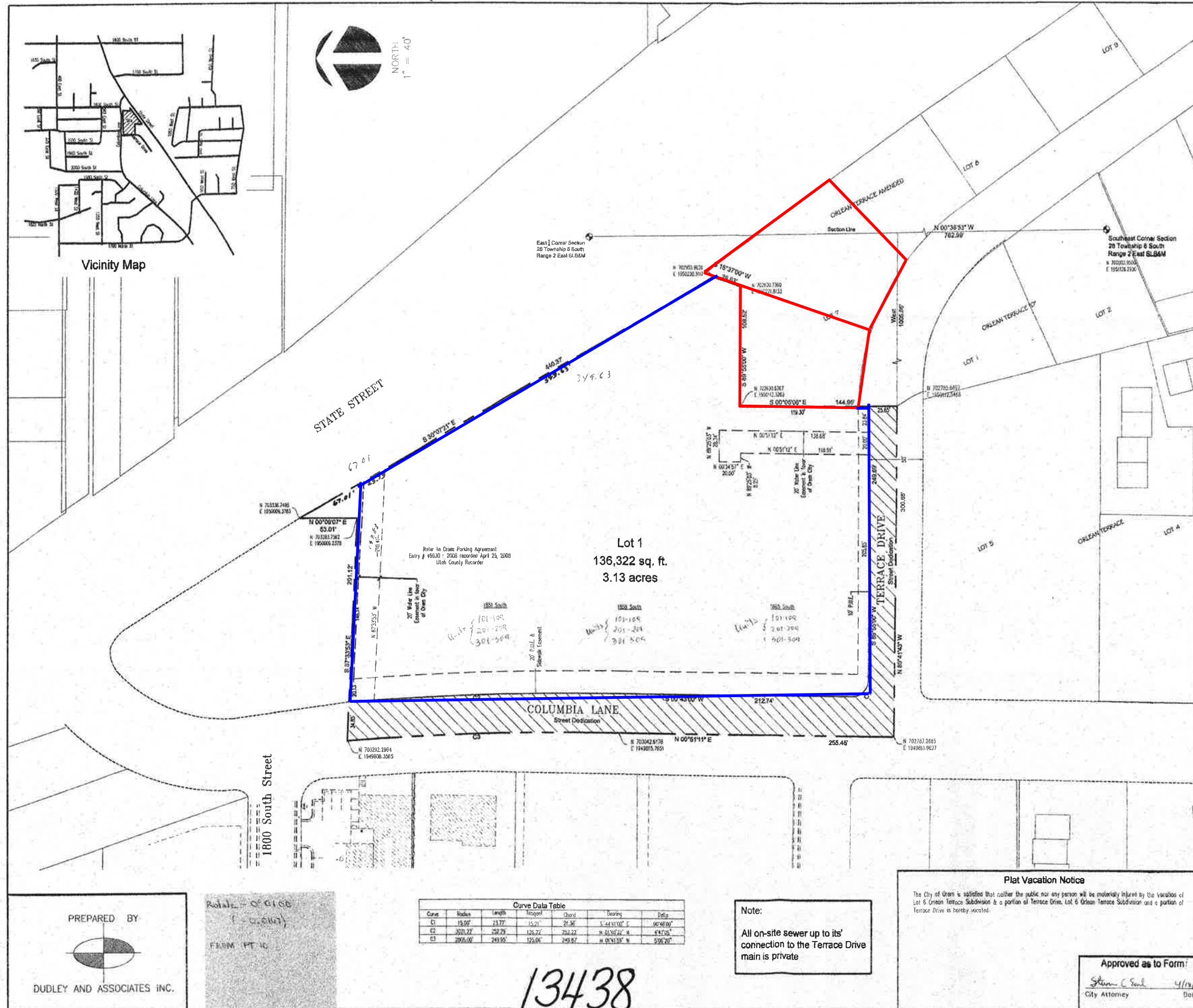
APPROVAL OREM PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF OREM APPROVES THIS AMENDED PLAT OF ORLEAN TERRACE SUBDIVISION TOGETHER WITH THE CERTIFICATES THEREWITH THIS 14th DAY OF October 1957.

W. J. Smith DIRECTOR

AMENDED PLAT
ORLEAN TERRACE - SUBDIVISION
OREM, UTAH
SITUATED IN SECTION 26, T6S-R2E, SLB&M

Siena Villas Plat A



Surveyor's Certificate

I, **Roger D. Dudley**, do hereby certify that I am a Registered Land Surveyor, and that I have Certificate No. 147069 as prescribed under the laws of the State of Utah. I further certify by authority of the owner, 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, Blocks, Streets, and Easements and the same have been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at the Southeast Corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence as follows:

Bearing	Distance	Remarks
N 89°43'18" E	305.68	
N 02°01'11" E	259.45	
N 89°43'18" E	199.25	Corner: N 89°43'18" E 249.10' Radius 2895.00'
N 89°43'18" E	27.15	
N 89°43'18" E	54.80	
S 89°43'18" E	140.37	Along State Street
S 89°43'18" E	20.53	
S 89°43'18" E	20.53	
S 89°43'18" E	141.55	Along Terrace Drive, w/ 289' Area

Basis of Bearing: N 02°01'11" W Along the Section Line
DATE: March 15, 2011
Date: _____
Surveyor: _____
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, as of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided 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.

In witness hereof we have hereunto set our hands this 5th day of April, A.D. 2011.

by Judith Halladay
Siena Villas, LLC
Siena Villas, LLC

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the 5th day of April, A.D. 2011, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires 3-1-12
NOTARY PUBLIC
(See Seal Below)

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. Signed this 2 day of March, A.D. 2011.

Approved: [Signature] City Engineer
Approved: Charlene Mackay Deputy City Recorder

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.

Planning Commission Approval

Approved this 2 day of March, 2011, by the Orem City Planning Commission.

[Signature] Director Secretary
Marshall Seaver Chairman, Planning Commission
Resolution No. _____

Plat "A"

PARTICIPATING

Siena Villas
Including a Vacation of Lot 6 Orlean Terrace Subdivision and a portion of Terrace Drive

Orem City, _____ Subdivision _____ Utah County, Utah
Scale: 1" = 40 Feet

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the vacation of Lot 6 Orlean Terrace Subdivision & a portion of Terrace Drive, Lot 6 Orlean Terrace Subdivision and a portion of Terrace Drive is hereby vacated.

Approved as to Form:
[Signature] City Attorney
Date: 4/14/11

REGISTERED LAND SURVEYOR
No. 147069
Roger D. Dudley
STATE OF UTAH

NOTARY PUBLIC
STATE OF UTAH
COMMISSION EXPIRES: _____

CITY OF OREM
OFFICE OF THE CITY ENGINEER
STATE OF UTAH

CITY OF OREM
OFFICE OF THE CITY CLERK
STATE OF UTAH

RECORDED FOR OREM CITY CORPORATION
2011 Apr 27 4:03 PM REC 21.000000
LOT 6, ORLEAN TERRACE SUBDIVISION

Street view from Columbia Lane



Street view from Terrance Drive



Siena Villas Phase 2 - Neighborhood Outreach Minutes – Recorded by Jeremy Endicott

Attendance:

Mike Hollopeter – PEG Companies
David Parker – SRS Capital Partners
Soren Halladay – PEG Companies
Roger Dudley – Dudley Engineering
David Brenchley – FFKR Architects
Jeremy Endicott – PEG Companies
Brian Bready – PEG Companies
Diana Brewer – PEG Property Services
Rick West – Neighbor
James and Emily Patterson – Neighbors
Steve Diamond – Neighbor
Henry and Carol Miles – Neighbors
Jared Hayward – Neighbors

Meeting #1 - 9/2/20

Intro by Mike Hollopeter

- Architect in attendance

Summary

- Proposing an addition of 21 units
- Attempting a rezone of two lots to a PD zone (same zone as existing apartments)
- Exterior will match existing property
- Same landscaping that residents enjoy
- Unit mix
 - 45 1-bedroom
 - 36 2-bedroom
 - New Property:
 - 3 studios
 - 12 1-bedroom
 - 6 two-bedroom
- Parking
 - PEG will comply with Orem City's requirements
 - Traffic study shows that there will be ample parking
- Management
 - People love to live at the property
 - 4.9 star reviews on Google
 - Ranked top 1% of multifamily communities by ORA and J Turner Research since 2016
 - Minimal complaints from tenants to management
- Traffic
 - Access to State Street will limit traffic through residential community
- Floorplans
 - Studios: attracts professionals and offers another housing options for the community
 - Interiors will be upgraded and include island countertops
- Exterior
 - Designed by FFKR architects

- Matches existing buildings
- Developer wanted to create a consistent feel in the community
- Bar tile roof - high quality roof that you don't see in many communities today
- Tenancy
 - Average stay of 1-2 years shows that tenants like living in the community
 - Some tenants have lived at the property for seven years
- Property
 - Previously single family homes
 - One house had sat vacant for a number of years, was a nuisance of the neighborhood, some safety concerns. Has since been demolished.

Five Minute Intermission to email questions

Rick West, Terrace Drive Resident

- Does Siena Villas charge an additional fee for parking?
 - No additional fee
- My concern with the original Sienna Villas was the impact of parking on Terrace Drive. We were assured during the process that there would be sufficient ingress/egress spots. In the end, we were convinced that there would be little to no impact on Terrace Drive. Today we've found that there is an impact, many U-Haul's, but there's lot of parking in Siena Villas, why are they parking on Terrace Drive and not on the street?
 - People park on the street because it is convenient for them. Street parking is allowed. It is convenient for them because the stairs come out near Terrace Drive and not to the parking lot.
 - New building has stairwells that go directly to parking lot and not to Terrace Drive
 - Architect said it would make sense to put landscaping that discourages people walking across the grass. It is a 25' walk across the grass.

James Patterson (Zoom)

- Question about parking on Terrace Drive
- We were under the impression that the properties that were acquired were going to be a new pool and amenities for the property. We felt like this was a bait and switch that you're putting new units instead of amenities.
 - It's always been our intent to increase the amount of units. We never had the intent to do a bait and switch, but we've always seen this as a multifamily project. We apologize if anybody had a misunderstanding.

Dr. Mara Garcia (Zoom)

- Worries about parking, traffic, and a decrease in property values
 - Property value is always a concern for homeowners
 - PEG is sensitive to property values.
 - The nature of this project is to be better than other industrial like properties you see today. The architecture and landscaping is designed to maximize value.

PEG will talk internally about ways to mitigate parking on Terrace Drive.

Meeting #2 - 9/3/20 (Content of meeting much the same as meeting #1, with the addition of different questions)

Steve Diamond

- What is the egress for the new building? I'm concerned about the access for people to leave the property. Does the property meet the fire code of the city?
 - The architect answered that the property is at a 20' setback and meets fire code. The egress will meet fire code.
- For the new residents of the new building, will there be new street access to Terrace Drive?
 - No
- Will UDOT allow for access directly to State Street from the property?
 - No, UDOT continues to not approve of the outlet to State Street

Carol Miles

- There is a concern that there is congestion at certain times of the day when people will go South on Terrace Drive in order to go north and get on State Street
 - That was previously a problem, but since the city added left turning lanes on Columbia to get on State Street the backup has ended. We are going to observe if there is still a problem today or not.
 - Diana, the property manager, is at the property from 9am to 6pm. She said that she hasn't seen a problem of congestion at the intersection of Columbus and State
- I appreciate the beauty that you have brought to our community. I love the design and the upkeep of the property
 - This is an intentional standard. Check out halladayliving.org.

The Patterson's

- It's not uncommon to see cars parked on the East side of Columbia lane where it is red striped. We think that these problems will continue and is the fault of the design of the building. There are cars that park on the north side of Terrace Drive and walk to their apartment. Can anything be done?
 - We will address it and try to see if there are solutions
- The ground is sandy, can the building be supported by the soil?
 - We will conduct geological surveys after this meeting. There are ways to mitigate this risk
- What will builders use as a staging area during construction? We're worried that more cars will be pushed out onto Terrace Drive.
 - We know this is an important issue. We will do our best to mitigate this concern
- We're worried that the empty lot at the other end of the street that it could be used for future development of apartments
 - We haven't considered developing on that site

Henry Miles

- I'm also concerned about the vacant land that belongs to Provo City. I'm assuming that if Provo keeps the land we won't need to be worried about it being developed. Provo is keeping a water tank there.

Jared Hayward

- What are you planning on doing to control the moving traffic in the area? [refers to moving vans?]
 - Let's look into a policy of when moving vans can be around
- What are you doing to mitigate crime in the area that comes as a result of apartments?
 - These are going to be nice units. You're welcome to come tour them if you'd like. We have a professional management company that performs credit checks. We try to make sure that they're the quality of people that would be good for the neighborhood. The property has received very high ratings and people that live there like living there and have given great reviews. Halladay properties owns the 16 units across the street. When they were bought

there was a drug problem there. We gutted the properties and renovated them and now there is no problem

- We have a security company that comes by in the evening to make sure there is no dumpster diving or trouble
- There are concerns of cars speeding on Columbia Lane. Additional traffic will cause more problems
 - A traffic study performed by the City will help mitigate these issues
- Are parking stalls charged for? If there are, it might incentivize tenants to park on the street to save money
 - We do not charge for parking. Every unit gets one covered parking stall. We encourage renters to park in their spot

Steve Diamond

- Is this the last of the development? Or are there future plans to buy out homes and build more apartments? We are feeling a little encroached upon
 - There is currently no intent to expand. This is all we're intending to do

Henry Miles

- Have you thought of buying the property across the street and developing it? (former planned parenting building)
 - We have no intention

End of minutes

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



City Council Chambers, 56 N State Street

PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone Siena Villas @ Columbia Lane located generally at 1863 South and 1875 South Terrace Drive and amending Appendix V of the Orem City Code with updated concept plans and elevations. This will be a two-story, 9-unit building which includes a club house with a maximum height of 30.5 feet and will have a 36 foot setback from the closest residential neighbor.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

WOOLSTENHULME, DAVID & SHERMA (ET AL)
400 CONESTOGA BLVD
LANCASTER, PA 17602

City Council
Tue, Nov 23, 2021
6:00 pm

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



City Council Chambers, 56 N State Street

PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone Siena Villas @ Columbia Lane located generally at 1863 South and 1875 South Terrace Drive and amending Appendix V of the Orem City Code with updated concept plans and elevations. This will be a two-story, 9-unit building which includes a club house with a maximum height of 30.5 feet and will have a 36 foot setback from the closest residential neighbor.
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LUNDBERG, JOHN & SUSIE
PO BOX 440615
SIOUX FALLS, SD 57186

City Council
Tue, Nov 23, 2021
6:00 pm

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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COMMUNITY TV OF UTAH INC
%COMCAST
1 COMCAST CTR FL 32
PHILADELPHIA, PA 19103

City Council
Tue, Nov 23, 2021
6:00 pm

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

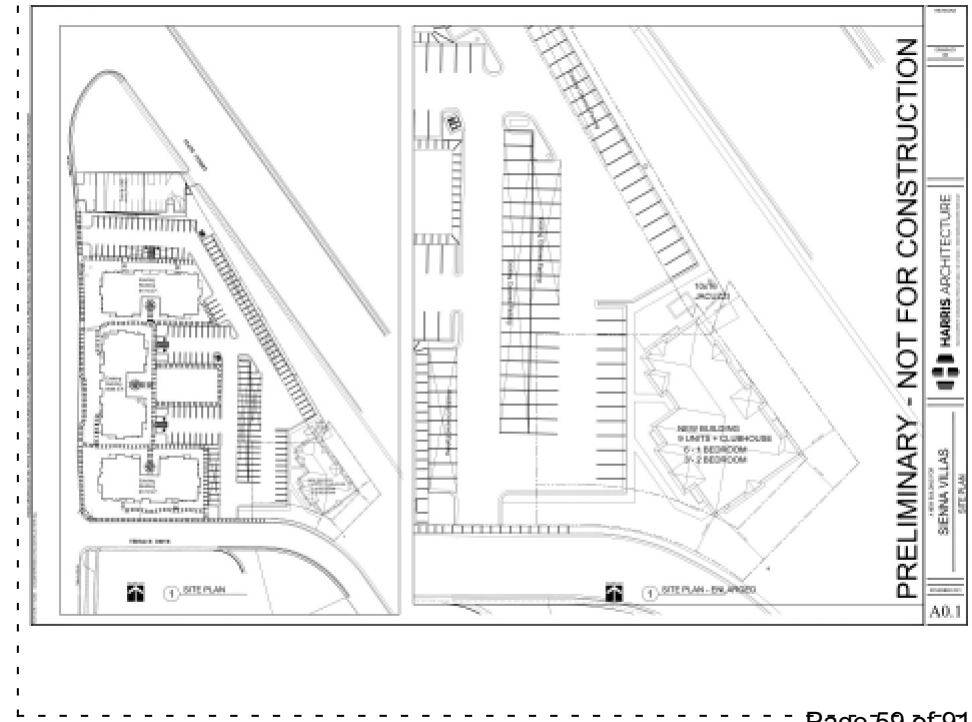
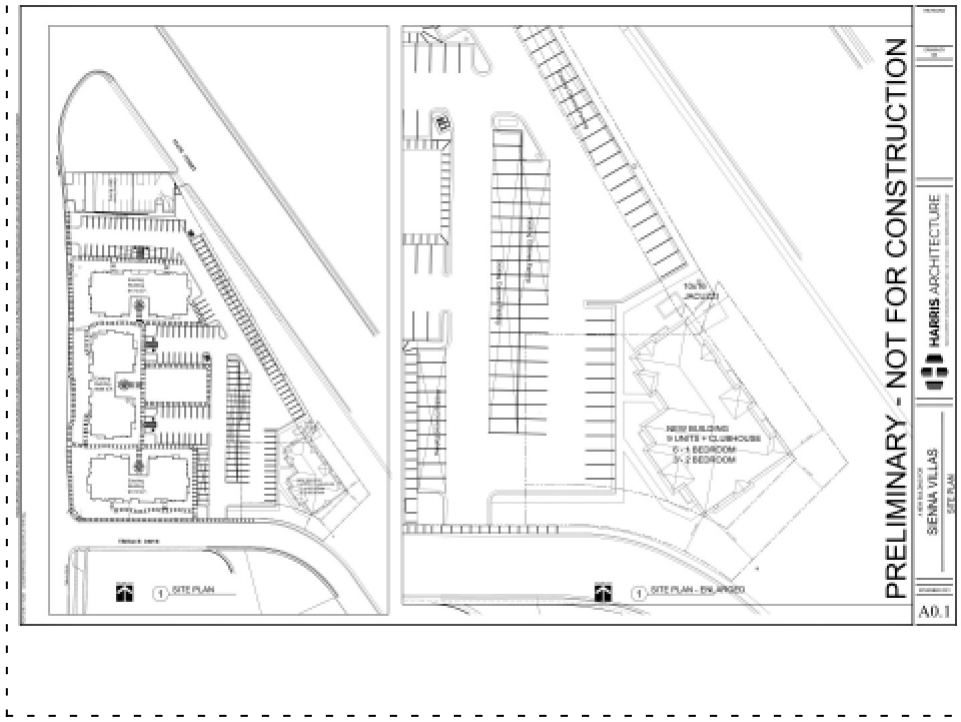
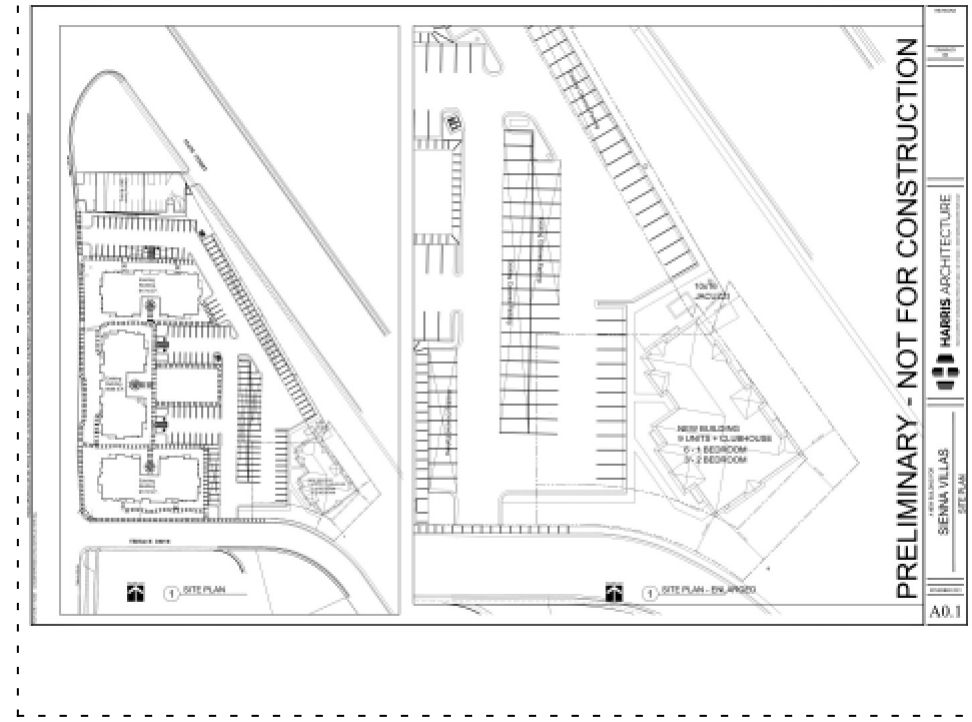
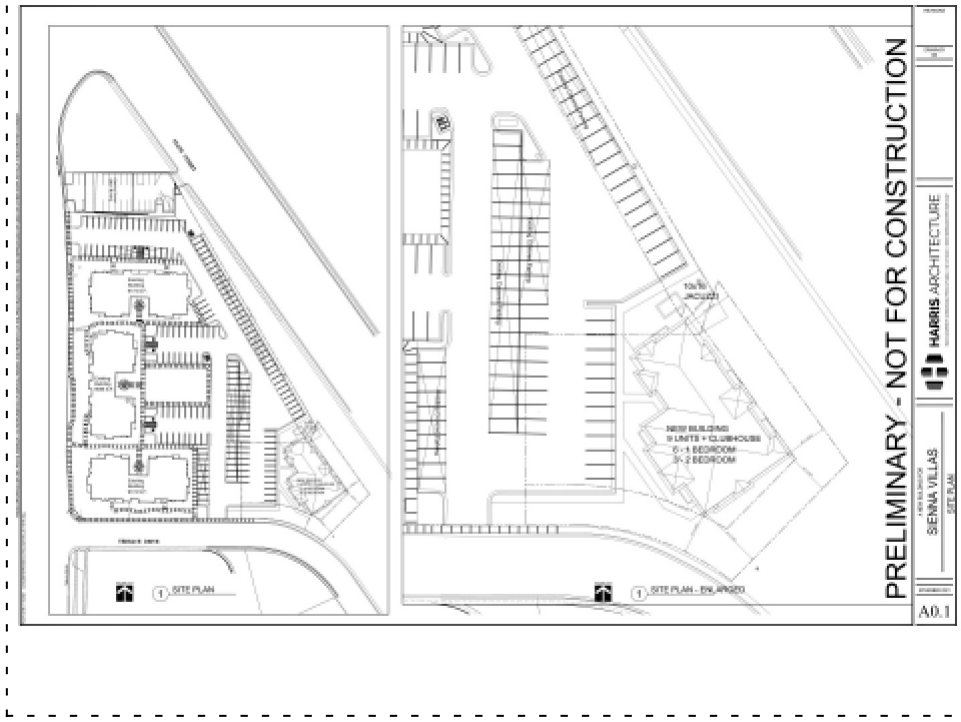


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RLS PROPERTIES 1708 SOUTH LLC
548 W 1ST N
RIGBY, ID 83442

City Council
Tue, Nov 23, 2021
6:00 pm



THOMAS, DAN W
PO BOX 143
AMERICAN FORK, UT 84003

OLSEN, KIM D
PO BOX 1780
OREM, UT 84059

1060 W 21279 LLC
PO BOX 182
PROVO, UT 84603

LUNDBERG, JOHN & SUSIE
PO BOX 440615
SIOUX FALLS, SD 57186

DAHLE, MICKEAL L
PO BOX 57194
MURRAY, UT 84157

WASHBURN, ANDREW F &
MARGARET ANN
PO BOX 6903
CRESTLINE, CA 92325

KIGGINS, REX & DOROTHY
PO BOX 970362
OREM, UT 84097

GISH, GARY JOHN
PO BOX 970391
OREM, UT 84097

COMMUNITY TV OF UTAH INC
%COMCAST
1 COMCAST CTR FL 32
PHILADELPHIA, PA 19103

SIMONS, RONALD B (ET AL)
16 S 600 W
LINDON, UT 84042

PASS, NICHOLAS
26 E 300 N
OREM, UT 84057

NEIGHBORHOOD HOUSING
SERVICES OF PROVO INC
39 W 300 N
PROVO, UT 84601

BURKE, GERTRUDE G
41 W 530 S
OREM, UT 84058

EM AND M SPAWN INVESTMENTS
LLC
42 W 530 S
OREM, UT 84058

HARMAN INVESTMENT PROPERTIES
6
55 W UNIVERSITY PKWY
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

H & P PROPERTIES LLC
70 S STATE ST
LINDON, UT 84042

KAY KEN RENTALS LLC
81 W 530 S
OREM, UT 84058

ASA PROPERTIES LLC
85 W 680 S
OREM, UT 84058

COWLEY, ANDREA & JON
86 W 2975 N
LEHI, UT 84043

DENSLEY, LOGAN T & APRIL T
93 S SERRATA LN
VINEYARD, UT 84059

AUSTIN, VAUGHAN M & CHERYL R
95 S 300 E
LINDON, UT 84042

COMMON AREA
100 E CENTER
PROVO, UT 84606

SINGH, NAGINDER (ET AL)
123 W 2170 S
OREM, UT 84058

OREM RP SNF LLC (ET AL)
%NATTRESS, DAVID W
140 N UNION AVE STE 230
FARMINGTON, UT 84025

OY LLC
145 W 7200 S STE A
MIDVALE, UT 84047

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

WILBUR, DAVID B & MICHELE
176 E 660 S
VINEYARD, UT 84059

SIENA VILLAS LLC
180 N UNIVERSITY AV STE 200
PROVO, UT 84601

R&C PREFERRED HOLDINGS LLC
180 N UNIVERSITY AVE STE 200
PROVO, UT 84601

WAYNE C AND NORMA W CLOSE
LLC
201 W 1400 S
OREM, UT 84058

COLUMBIA LANE HOLDINGS LLC
202 E 800 S STE 102
OREM, UT 84058

WAITE, RANDALL WILLIS
206 E 1270 N
SPRINGVILLE, UT 84663

GARDNER, DOUGLAS V & JOAN F
210 E 1910 S
OREM, UT 84058

J TODD HUISH INVESTMENTS LLC
236 N 1120 E
OREM, UT 84097

TRUE NORTH LLC
240 E CENTER ST
PROVO, UT 84606

VOGEL, JOLYNNE
243 W 1455 S
OREM, UT 84058

PRADHAN, DILAN & MONIKA
263 W BRICKEY RD
DRAPER, UT 84020

RSC INVESTMENTS LC
265 E 3450 N
PROVO, UT 84604

PROVO CITY HOUSING AUTHORITY
316 W 1600 S
OREM, UT 84058

BCLEAVITT HOLDINGS LLC
331 S 950 W
OREM, UT 84058

SMITH, WESLEY D (ET AL)
%MCCLURE, CHERYL
336 E 900 N
OREM, UT 84057

PROVO CITY
351 W CENTER
PROVO, UT 84601

PROVO CITY CORPORATION
351 W CENTER
PROVO, UT 84606

1949 SOUTH PROPERTIES LLC
356 W 1450 S
OREM, UT 84058

MD BROTHERS LLC
367 S 790 W
PLEASANT GROVE, UT 84062

STOKES, LYNN & CLAUDIA
383 S 950 W
OREM, UT 84058

WOOLSTENHULME, DAVID &
SHERMA (ET AL)
400 CONESTOGA BLVD
LANCASTER, PA 17602

WHEELER, DANIEL P & MARCIA M
401 SCENIC DR
ALPINE, UT 84004

WRIGHT, NORMAN S & DOLLY
411 W 4020 N
PROVO, UT 84604

AVANESYAN, ARTAK & MGER
432 W 700 N
OREM, UT 84057

MOULTON, BRENT
447 E 1910 S
OREM, UT 84058

GLEAVE, LONNIE D
450 E 1864 S
OREM, UT 84058

CWT INVESTMENTS 2 LLC
--OR CURRENT RESIDENT--
453 E 1834 SOUTH
OREM, UT 84058

FERNANDEZ, ALEJANDRO
453 E 1864 S
OREM, UT 84058

KEMPTON, JONATHAN
--OR CURRENT RESIDENT--
456 E 1800 SOUTH
OREM, UT 84058

BEYER, DONALD E & RENEE A (ET
AL)
456 E 1834 S
OREM, UT 84058

LESSA ENTERPRISES LLC
456 E APPLE GROVE LN
PLEASANT GROVE, UT 84062

PULLEY, RONALD VANCE &
KATHERINE A
460 E 1910 S
OREM, UT 84058

KING, RONALD K & JANALEE
461 E 1910 S
OREM, UT 84058

RUSSELL, GARY & DIANE
462 E 1864 S
OREM, UT 84058

RODRIGUEZ, JESSICA GRISELLE
465 E 1834 S
OREM, UT 84058

KARR, KITTY R
465 E 1864 S
OREM, UT 84058

JAU, FU-SHIANG
466 E 1800 S
OREM, UT 84058

LUNDBERG, JOHN & SUSIE
--OR CURRENT RESIDENT--
466 E 1834 SOUTH
OREM, UT 84058

LUNA, NESTOR & OYUKY
468 E 1910 S
OREM, UT 84058

WILLIAMS, MARK CLYDE & LINDA
PALMER
468 E 1960 S
OREM, UT 84058

TILLACK, MELISSA A
471 E 1800 S
OREM, UT 84058

SMOOT, DANIEL & CANDICE
471 E 1910 S
OREM, UT 84058

CROFTS, JENNIFER L
472 E 1864 S
OREM, UT 84058

MCGOWAN, HSING-LUN
474 E 1800 S
OREM, UT 84058

HERRERA, ROSELY (ET AL)
474 E 1834 S
OREM, UT 84058

HARWARD, JARED C
475 E 1834 S
OREM, UT 84058

HAWARD, DEVON N (ET AL)
475 E 1864 S
OREM, UT 84058

KLEMETSON, MARGARET B
475 E 1960 S
OREM, UT 84058

SALAS, MIGUEL ANGEL
476 E 1910 S
OREM, UT 84058

YEARSLEY, EVAN J
478 E 1960 S
OREM, UT 84058

GOSS, LESLIE L & SHARON A
479 E 1910 S
OREM, UT 84058

RICKEBERG, BRAYDEN (ET AL)
480 E 1864 S
OREM, UT 84058

TRIBE OF KINGS LLC
482 E 1800 S
OREM, UT 84058

MURDOCK, PHYLLIS S (ET AL)
482 E 1834 S
OREM, UT 84058

HANEY, DONALD L & DENISE R
483 E 1800 S
OREM, UT 84058

BEDOHAVE LLC
483 E 1834 S
OREM, UT 84058

WRIGHT, NORMAN S & DOLLY
--OR CURRENT RESIDENT--
483 E 1864 SOUTH
OREM, UT 84058

KINDRICK, CORTT & JOYLYNN
SEARS
--OR CURRENT RESIDENT--
485 E 1960 SOUTH
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

KEELE, ROBERT G & HOLLY M
492 E 1960 S
OREM, UT 84058

MATUAUTO, CREED (ET AL)
--OR CURRENT RESIDENT--
493 E 2000 SOUTH
OREM, UT 84058

WITHERS, THOMAS & TAMERA
495 E 1960 S
OREM, UT 84058

OLSON, BARBARA L (ET AL)
497 E 2000 S
OREM, UT 84058

HAWKINS, KATHERINE ELIZABETH
& BRIAN JAMES
500 E 1910 S
OREM, UT 84058

RIOS, KYLE ANDREW & DIANA
KARINA
501 E 1910 S
OREM, UT 84058

SHEETZ, BRANDON
501 E 2000 S
OREM, UT 84058

LOZANO, RODOLFO (ET AL)
504 E 1864 S
OREM, UT 84058

POULSEN, JARREN
--OR CURRENT RESIDENT--
505 E 2000 SOUTH
OREM, UT 84058

THOMAS, STEVE M & PENELOPE M
507 E 1834 S
OREM, UT 84058

DURHAM, MICHAEL
--OR CURRENT RESIDENT--
507 E 1864 SOUTH
OREM, UT 84058

THOMAS, JAMES ALAN
508 E 1800 S
OREM, UT 84058

SANDERS, BRIAN PAUL & ASHLEY
ANN
--OR CURRENT RESIDENT--
508 E 1834 SOUTH
OREM, UT 84058

CHEATHAM, KEVIN & JACLYN H
--OR CURRENT RESIDENT--
508 E 1910 SOUTH
OREM, UT 84058

RASMUSEN, LEVI GORDON (ET AL)
511 E 1910 S
OREM, UT 84058

BINGHAM, JACK N
512 E 1864 S
OREM, UT 84058

CHRISTENSEN, RICHARD S &
SHARON
--OR CURRENT RESIDENT--
514 E 1750 SOUTH
OREM, UT 84058

FREEK, PEGGY MARIE
515 E 1834 S
OREM, UT 84058

RICHARDS, TY HUNTER & ASHLEY
ANN
515 E 1864 S
OREM, UT 84058

DREW, WILLIAM R JR
516 E 1800 S
OREM, UT 84058

JUAREZ, CALVIN MOISES &
KATELYN ELIZABETH KANE
516 E 1834 S
OREM, UT 84058

LOPEZ, CHRISTINE HAMILTON
520 E 1910 S
OREM, UT 84058

RSC INVESTMENTS LC
--OR CURRENT RESIDENT--
521 E 1750 SOUTH
OREM, UT 84058

DAY, WILLIAM D & CHARLES D
521 E 1910 S
OREM, UT 84058

LB PROPERTIES LLC
521 W 750 S
OREM, UT 84058

GILES, STEVEN & KELSI (ET AL)
522 E 1864 S
OREM, UT 84058

GARDNER, DOUGLAS V & JOAN F
--OR CURRENT RESIDENT--
525 E 1834 SOUTH
OREM, UT 84058

WHEELER, DANIEL P & MARCIA M
--OR CURRENT RESIDENT--
526 E 1800 SOUTH
OREM, UT 84058

GUMMOW, J FRED & C HARRIET
526 E 1834 S
OREM, UT 84058

CHRISTENSEN, RICHARD S &
SHARON
--OR CURRENT RESIDENT--
528 E 1750 SOUTH
OREM, UT 84058

THOMAS, GLEN R
--OR CURRENT RESIDENT--
534 E 1910 SOUTH
OREM, UT 84058

SSL535 LLC
--OR CURRENT RESIDENT--
535 E 1700 SOUTH
OREM, UT 84058

WILCOX, DEAN E & BARBARA W
535 E 1910 S
OREM, UT 84058

PETERSEN, TRAVIS A & SHARLENE A
536 E 1864 S
OREM, UT 84058

CRANNEY, WILLIAM D & ANN K
537 N 80 W
LINDON, UT 84042

STANLEY, STEVEN (ET AL)
542 E 1910 S
OREM, UT 84058

RLS PROPERTIES 1708 SOUTH LLC
548 W 1ST N
RIGBY, ID 83442

SHERIFF, LARRY M & SALLY A
549 E 1910 S
OREM, UT 84058

RODRIGUEZ, JUANA JAUREGUI (ET AL)
--OR CURRENT RESIDENT--
554 E 1864 SOUTH
OREM, UT 84058

SANDY UT PROPERTIES LLC
--OR CURRENT RESIDENT--
557 E 2000 SOUTH
OREM, UT 84058

HILLTOP RENTALS LC
%AIRD, NANCY
560 E SOUTH TEMPLE # 1102
SALT LAKE CITY, UT 84102

BRITSCH, R LAINER & SHIRLEY S
563 LAMBERT DR
OREM, UT 84097

KEMPTON, JONATHAN H & SHERYL
--OR CURRENT RESIDENT--
564 E 1864 SOUTH
OREM, UT 84058

VESTWOOD LLC
575 E UNIVERSITY PKWY # N-260
OREM, UT 84097

WEST ROCK CANYON LLC
588 WILDFLOWER CIR
SALEM, UT 84653

PALMER, CRAIG J (ET AL)
598 S 730 E
OREM, UT 84097

MORMAC HOLIDNGS LLC
631 E 1700 S
OREM, UT 84097

MD BROTHERS LLC
--OR CURRENT RESIDENT--
635 E 1700 SOUTH
OREM, UT 84097

RUIZ, CHRIS C & GLORIA
--OR CURRENT RESIDENT--
640 E 1650 SOUTH
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BERGEN, KYLE D
642 E 1650 S
OREM, UT 84097

HARMAN INVESTMENT PROPERTIES
2 LLC
--OR CURRENT RESIDENT--
645 E 1700 SOUTH
OREM, UT 84097

CANNON, NANCY S
646 E 1650 S
OREM, UT 84097

JARRIN, ROGER
648 E 1650 S
OREM, UT 84097

WASATCH HORIZON LLC
--OR CURRENT RESIDENT--
652 E 1650 SOUTH
OREM, UT 84097

SWAIN, SUE A (ET AL)
654 E 1600 S
OREM, UT 84097

SWANK, TIFFANY K
654 E 1650 S
OREM, UT 84097

SWAIN, SUE A (ET AL)
--OR CURRENT RESIDENT--
657 E 1700 SOUTH
OREM, UT 84097

AVANESYAN, ARTAK & MGER
--OR CURRENT RESIDENT--
662 E 1700 SOUTH
OREM, UT 84097

KERBY, CHRISTOPHER K
665 E 1775 S
OREM, UT 84097

S&L CLARK 655-669 LC
--OR CURRENT RESIDENT--
667 E 1700 SOUTH
OREM, UT 84097

DIAZ, CARLOS ANTONIO & ARLY
ESPERANZA
670 E 1700 S
OREM, UT 84097

HARMAN INVESTMENT PROPERTIES
3
--OR CURRENT RESIDENT--
675 E 1700 SOUTH
OREM, UT 84097

YUEN, HOI YANG
680 E 1650 S
OREM, UT 84097

RUIZ, CHRIS C & GLORIA C (ET AL)
--OR CURRENT RESIDENT--
682 E 1650 SOUTH
OREM, UT 84097

PORTER, RAMON E & PEGGY M
683 E 1700 S
OREM, UT 84097

ANDERSEN, CRIAG MERRILL & AYE
M
684 E 1650 S
OREM, UT 84097

WILDE, WILLIAM BRETT & ALYSON
BECK
--OR CURRENT RESIDENT--
686 E 1650 SOUTH
OREM, UT 84097

RAWLINS, ANTHONY & BRITTANY
690 E 1650 S
OREM, UT 84097

NAN, ZHEN GANG (ET AL)
692 E 1650 S
OREM, UT 84097

S ALLEN PROPERTIES LLC
--OR CURRENT RESIDENT--
694 E 1650 SOUTH
OREM, UT 84097

BRITSCH, R LAINER & SHIRLEY S
--OR CURRENT RESIDENT--
695 E 1700 SOUTH
OREM, UT 84097

WHITLOCK, DANIEL
696 E 1700 S
OREM, UT 84097

HARMAN INVESTMENT PROPERTIES
1
--OR CURRENT RESIDENT--
707 E 1700 SOUTH
OREM, UT 84097

FLORES, ARMANDO VIDAL (ET AL)
708 E 1700 S
OREM, UT 84097

AUSTIN, VAUGHAN M & CHERYL R
--OR CURRENT RESIDENT--
710 E 1720 SOUTH
OREM, UT 84097

KIGGINS, REX & DOROTHY
--OR CURRENT RESIDENT--
720 E 1700 SOUTH
OREM, UT 84097

KAY KEN RENTALS LLC
--OR CURRENT RESIDENT--
720 E 1720 SOUTH
OREM, UT 84097

S&L CLARK 1700 SOUTH LC
--OR CURRENT RESIDENT--
721 E 1700 SOUTH
OREM, UT 84097

2162 NORTH LLC
722 E MAJESTIC PINE DR
MURRAY, UT 84107

HAYWARD, LARAE S (ET AL)
730 E 1700 S
OREM, UT 84097

DW RENTALS - II LLC
--OR CURRENT RESIDENT--
730 E 1720 SOUTH
OREM, UT 84097

SSL535 LLC
736 E 1100 S
MAPLETON, UT 84664

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SJOQUIST, REBBECA L & JOSEPH S
747 E 600 S
OREM, UT 84097

1056 WEST LLC
752 W 2100 N
PROVO, UT 84604

MATUAUTO, CREED (ET AL)
757 S 50 E
OREM, UT 84058

CUTLINE ENTERPRISES LLC
--OR CURRENT RESIDENT--
762 E 1700 SOUTH
OREM, UT 84097

TRUE ENTERPRISES LLC
762 E 12300 S
DRAPER, UT 84020

SJOQUIST, REBBECA L & JOSEPH S
--OR CURRENT RESIDENT--
766 E 1740 SOUTH
OREM, UT 84097

GOLLADAY, ESTER & ROY JR
768 E 1740 S
OREM, UT 84097

COWLEY, ANDREA & JON
--OR CURRENT RESIDENT--
770 E 1740 SOUTH
OREM, UT 84097

EM AND M SPAWN INVESTMENTS
LLC
--OR CURRENT RESIDENT--
772 E 1740 SOUTH
OREM, UT 84097

KREHBIEL, TIM & GERILIN
785 E 400 N
MAPLETON, UT 84664

FULLER, REMINGTON
815 S 543 E
OREM, UT 84058

SMITH, PAULA SUMSION
827 SUNBURST LN
ALPINE, UT 84004

SKARDA, CHRISTOPHER
827 N 900 E
PLEASANT GROVE, UT 84062

SANDERS, BRIAN PAUL & ASHLEY
ANN
838 S 550 E
OREM, UT 84097

CHARLESTON HEIGHTS PUD PHASE 1
HOMEOWNERS ASSOCIATION
883 S OREM BLVD
OREM, UT 84059

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

DUG'S INVESTMENTS LC
933 S 925 E
OREM, UT 84097

CHRIS J WILLIAMSON PROPERTIES
LC
987 E 300 N
LINDON, UT 84042

SARU LLC
998 N 1200 W ST
OREM, UT 84057

WHITAKER, SHELDON F & KARREN
M
1016 W 2300 N
PROVO, UT 84604

BINNING, KENT (ET AL)
--OR CURRENT RESIDENT--
1017 W 2300 NORTH
PROVO, UT 84604

BLACK, ALVIN D
1023 RIVER HILL DR
SPANISH FORK, UT 84660

WASHBURN, ANDREW F &
MARGARET ANN
--OR CURRENT RESIDENT--
1026 W 2300 NORTH
PROVO, UT 84604

STEVENS, LEE H & MARYANN W
--OR CURRENT RESIDENT--
1032 W 2100 NORTH
PROVO, UT 84604

GUERRERO, ALEX
1032 W 2300 N
PROVO, UT 84604

JENSEN, MICHAEL L JR
1039 W 2000 N
PROVO, UT 84604

MORGAN, MICHAEL L & HEATHER
CHRISTENSEN
--OR CURRENT RESIDENT--
1040 W 2000 NORTH
PROVO, UT 84604

LEWIS, JOHN C & JESSICA RUTH
SHAWL (ET AL)
--OR CURRENT RESIDENT--
1049 W 2100 NORTH
PROVO, UT 84604

RUSSON, MAQUEL LYNN & RYAN M
(ET AL)
--OR CURRENT RESIDENT--
1054 W 2000 NORTH
PROVO, UT 84604

CHAN, YEE KONG PETER (ET AL)
1055 W 90 S
SPANISH FORK, UT 84660

1056 WEST LLC
--OR CURRENT RESIDENT--
1056 W 2300 NORTH
PROVO, UT 84604

LA NON 5-22-06 LLC
1086 S 890 E
OREM, UT 84097

DONALDSON, MATTHEW L
1089 E BRETONWOODS LN
OREM, UT 84097

SWANSON, CLINTON E & BEVERLY G
1112 QUAIL SUMMIT DR
PROVO, UT 84604

CORDNER, COLLEEN F & RAYMOND
G
1112 S 500 E
OREM, UT 84097

LITEFOOT INVESTMENTS LLC
1124 S BROOKWOOD DR
SPRINGVILLE, UT 84663

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

VELLINGA LLC
%VELLINGA, BRETT
1128 E 920 N
OREM, UT 84097

QUESTAR GAS COMPANY
1140 W 200 S
SALT LAKE CITY, UT 84104

ROLLINS, GLEN C
1180 COLUMBIA LN
PROVO, UT 84604

COVE POINT APARTMENTS LLC
--OR CURRENT RESIDENT--
1186 W COLUMBIA LN
PROVO, UT 84604

QUESTAR GAS COMPANY
--OR CURRENT RESIDENT--
1190 W COLUMBIA LN
PROVO, UT 84604

PROVO CITY CORPORATION
--OR CURRENT RESIDENT--
1224 W COLUMBIA LN
PROVO, UT 84604

STEVENS, LEE H & MARYANN W
1229 N 1220 W
PROVO, UT 84604

ANDERSON, CURTIS BOWEN &
MARGARET ANNE (ET AL)
1272 W 1980 N
PROVO, UT 84604

LEWIS, JOHN C & JESSICA RUTH
SHAWL (ET AL)
1279 E CAMPBELL AVE
CAMPBELL, CA 95008

BLEAK, NATHAN S & STEPHANIE H
(ET AL)
1286 W 1980 N
PROVO, UT 84604

RIGG, C DUANE & LISA
1298 W 1980 N
PROVO, UT 84604

GAVARRET, EDUARDO (ET AL)
1301 INDIAN TRAIL CIR
BOUNTIFUL, UT 84010

JENSEN, BRETT S & TONIA S
1314 W 1980 N
PROVO, UT 84604

SINGH, NAGINDER (ET AL)
--OR CURRENT RESIDENT--
1334 W 1980 NORTH
PROVO, UT 84604

GALE, BENJAMIN & BENJAMIN (ET
AL)
1352 W 1980 N
PROVO, UT 84604

WASATCH HORIZON LLC
%SMITH, GREGORY & MICHELLE
1365 BOX ELDER DR
ALPINE, UT 84004

TANNER, MATSON R & ERICA N
1366 W 1980 N
PROVO, UT 84604

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

KEMPTON, JONATHAN
1431 N 1500 W
PROVO, UT 84604

TSANG, PETER OSCAR
1437 W 1150 N
PROVO, UT 84604

CLARK, DAVID LARSEN
1460 CHERRY LN
PROVO, UT 84604

S&L CLARK 1700 SOUTH LC
1520 S 300 W
OREM, UT 84058

WILDE, WILLIAM BRETT & ALYSON
BECK
1521 RENAISSANCE PL
PLEASANT GROVE, UT 84062

HARMAN, DAVID R
1643 S STATE ST
OREM, UT 84097

ASA PROPERTIES LLC
--OR CURRENT RESIDENT--
1655 S STATE ST
OREM, UT 84097

FRAZIER PROPERTIES LLC
1656 W 950 N
PROVO, UT 84604

DAVIS REAL ESTATE GROUP LLC
--OR CURRENT RESIDENT--
1666 S STATE ST
OREM, UT 84058

DONEGAL PROPERTY MANAGEMENT
LLC
1671 N 1670 W
PROVO, UT 84604

HARMAN INVESTMENT PROPERTIES
6
--OR CURRENT RESIDENT--
1675 S STATE ST
OREM, UT 84097

DAVIS REAL ESTATE GROUP LLC
--OR CURRENT RESIDENT--
1680 S STATE ST
OREM, UT 84058

ASHBY, DANIELLE S (ET AL)
--OR CURRENT RESIDENT--
1698 S STATE
OREM, UT 84058

LA FONTAINE CHIROPRACTIC
CLINIC LLC (ET AL)
1704 S STATE ST
OREM, UT 84097

WAYNE C AND NORMA W CLOSE
LLC
--OR CURRENT RESIDENT--
1708 S STATE ST
OREM, UT 84058

OLSEN, KIM D
--OR CURRENT RESIDENT--
1711 S 500 EAST
OREM, UT 84058

LITEFOOT INVESTMENTS LLC
--OR CURRENT RESIDENT--
1711 S STATE ST
OREM, UT 84097

RUELAS, MARIA C (ET AL)
1714 S 750 E
OREM, UT 84097

OLSEN, HARLAN D & KIM D (ET AL)
--OR CURRENT RESIDENT--
1718 S 500 EAST
OREM, UT 84058

CUTLINE ENTERPRISES LLC
--OR CURRENT RESIDENT--
1731 S 750 EAST
OREM, UT 84097

RSC INVESTMENTS LC
--OR CURRENT RESIDENT--
1733 S 500 EAST
OREM, UT 84058

CRANNEY, WILLIAM D & ANN K
--OR CURRENT RESIDENT--
1738 S STATE
OREM, UT 84097

CRANNEY, WILLIAM D & ANN K
--OR CURRENT RESIDENT--
1742 S STATE
OREM, UT 84058

PIERSON, SHANE (ET AL)
--OR CURRENT RESIDENT--
1743 S 750 EAST
OREM, UT 84097

PIERSON, SHANE (ET AL)
1743 S 800 E
OREM, UT 84097

FRAMPTON, DAVID T & KERI A
--OR CURRENT RESIDENT--
1745 S 750 EAST
OREM, UT 84097

MCGLENNON, ERIC J & JENNIFER C
(ET AL)
1747 S 750 E
OREM, UT 84097

OKELBERRY, ANGELYN
1749 S 750 E
OREM, UT 84097

DONEGAL PROPERTY MANAGEMENT
LLC
--OR CURRENT RESIDENT--
1754 S 750 EAST
OREM, UT 84097

DONEGAL PROPERTY MANAGEMENT
LLC
--OR CURRENT RESIDENT--
1756 S 750 EAST
OREM, UT 84097

VILLAGE VENTURES
%VILLAGE APARTMENTS
ASSOCIATES
1757 VILLAGE LN
OREM, UT 84058

COMMON AREA
--OR CURRENT RESIDENT--
1757 S VILLAGE DR
OREM, UT 84058

FAIRBANKS HOLDING LLC
--OR CURRENT RESIDENT--
1760 S 500 EAST
OREM, UT 84058

DONEGAL PROPERTY MANAGEMENT
LLC
--OR CURRENT RESIDENT--
1760 S 750 EAST
OREM, UT 84097

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1760 S VILLAGE DR
OREM, UT 84058

PETERSEN, KEVIN M
1765 S 450 E
OREM, UT 84058

PORTRUSH PROPERTY
MANAGEMENT LLC
--OR CURRENT RESIDENT--
1766 S 750 EAST
OREM, UT 84097

J TODD HUISH INVESTMENTS LLC
--OR CURRENT RESIDENT--
1767 S STATE ST
OREM, UT 84097

WEST UNION CANAL COMPANY
%ERCANBRACK, MORRIS
1771 S 290 E
OREM, UT 84058

PORTRUSH PROPERTY
MANAGEMENT LLC
--OR CURRENT RESIDENT--
1772 S 750 EAST
OREM, UT 84097

TILLACK, C BRUCE
1775 S 450 E
OREM, UT 84058

CHRIS J WILLIAMSON PROPERTIES
LC
--OR CURRENT RESIDENT--
1775 S STATE ST
OREM, UT 84097

JARMAN, SILVIA RUTH SIMMONS (ET
AL)
1781 N 1140 W
PROVO, UT 84604

PORTRUSH PROPERTY
MANAGEMENT LLC
--OR CURRENT RESIDENT--
1782 S 750 EAST
OREM, UT 84097

WILSON, BRUCE & REBECCA
1783 S 750 E
OREM, UT 84097

WILSON, BRUCE & REBECCA
--OR CURRENT RESIDENT--
1783 S STATE ST
OREM, UT 84097

DAHLE, MICKEAL L
--OR CURRENT RESIDENT--
1784 S STATE
OREM, UT 84058

EDDINGTON, JORDAN MICHAEL &
TORI SHIANN
1790 S 500 E
OREM, UT 84058

ALBACH, ERIC & AMY M
1794 S 750 E
OREM, UT 84097

MONTERO, EDUARDO
1795 S 450 E
OREM, UT 84058

ESQUERRA, NATHAN L & PAMELA W
--OR CURRENT RESIDENT--
1795 S 750 EAST
OREM, UT 84604

LAWSON, BRAD B
--OR CURRENT RESIDENT--
1797 S STATE
OREM, UT 84097

ALLIANCE REAL ESTATE PLLC
1800 S STATE ST
OREM, UT 84058

GLASS IMAGES & CREATIONS INC
--OR CURRENT RESIDENT--
1804 S COLUMBIA LN
OREM, UT 84097

HUNT, GREGORY S
1806 S 543 E
OREM, UT 84058

VILLARREAL, GERARDO & MARIA E
1807 S 543 E
OREM, UT 84058

COLUMBIA LANE HOLDINGS LLC
--OR CURRENT RESIDENT--
1814 S COLUMBIA LN
OREM, UT 84097

FULLER, REMINGTON
--OR CURRENT RESIDENT--
1815 S 543 EAST
OREM, UT 84058

BAUTISTA, FRANCISCO
1818 S 543 E
OREM, UT 84058

VELLINGA LLC
--OR CURRENT RESIDENT--
1818 S COLUMBIA LA
OREM, UT 84097

NELSON, MITCHEM L & JENNA
1826 S 543 E
OREM, UT 84058

PRICE, GREGORY S
1833 S 543 E
OREM, UT 84058

WOODBURY CORPORATION (ET AL)
--OR CURRENT RESIDENT--
1833 S STATE
OREM, UT 84097

COMMUNITY TV OF UTAH INC
--OR CURRENT RESIDENT--
1834 S COLUMBIA LN
OREM, UT 84097

VESTWOOD LLC
--OR CURRENT RESIDENT--
1835 S STATE
OREM, UT 84097

FORWARD HOME LLC
%COFER, EVAN
1840 S COLUMBIA LN
OREM, UT 84097

HARMON, RICHARD B & KRISTI
1845 S 543 E
OREM, UT 84058

CARR, JON P
1846 S 543 E
OREM, UT 84058

FORWARD HOME LLC
--OR CURRENT RESIDENT--
1850 S COLUMBIA LN
OREM, UT 84097

SIENA VILLAS LLC
--OR CURRENT RESIDENT--
1851 S COLUMBIA LN
OREM, UT 84097

BERSIE, PATRICIA B
1854 S 543 E
OREM, UT 84058

BRIGGS, SYMON
1857 S 543 E
OREM, UT 84058

WHITTAKER, JULIE ANN
1862 S 543 E
OREM, UT 84058

CWT INVESTMENTS 2 LLC
1863 S 543 E
OREM, UT 84058

HALLIDAY, REED E & CHRISTINE E
(ET AL)
--OR CURRENT RESIDENT--
1863 S TERRACE DR
OREM, UT 84097

CORDNER, COLLEEN F & RAYMOND
G
--OR CURRENT RESIDENT--
1872 S COLUMBIA LA
OREM, UT 84097

CP WEST LLC
--OR CURRENT RESIDENT--
1875 S STATE ST
OREM, UT 84097

WOODBURY CORPORATION (ET AL)
1875 S STATE ST # 3000
OREM, UT 84097

SMITH, PAULA SUMSION
--OR CURRENT RESIDENT--
1882 S COLUMBIA LN
OREM, UT 84097

BUCHANAN HOUSE LLC
--OR CURRENT RESIDENT--
1883 S 543 EAST
OREM, UT 84058

BOYER, JACOB
1887 RIBBONWOOD DR
OREM, UT 84058

RODRIGUEZ, CARLOS & CECILIA
1889 TERRACE DR
OREM, UT 84097

GLASS IMAGES & CREATIONS INC
1899 PARKLAND E
OREM, UT 84058

PINNACLE PRACTICE MANAGEMENT
LLC
1900 N STATE ST
PROVO, UT 84604

537 DUPLEX LLC
1901 S 543 E
OREM, UT 84058

ROCA, VICTOR M (ET AL)
1902 TERRACE DR
OREM, UT 84097

JAAR, BERTHA L
1902 S COLUMBIA LA
OREM, UT 84097

NORRIS, CHRISTIE J & GRAHAM H JR
1904 S COLUMBIA LA
OREM, UT 84097

HAVENS, JAMES
--OR CURRENT RESIDENT--
1906 S COLUMBIA LN
OREM, UT 84097

CURTIS, VIRGINIA V
1908 S COLUMBIA LA
OREM, UT 84097

GARCIA, MARA L
1909 TERRACE DR
OREM, UT 84097

TORTOLERO, FRANCISCO JOSE
RANGEL
1910 S COLUMBIA LA
OREM, UT 84097

DIAMOND, STEVEN CRAIG &
LORETTA P (ET AL)
1910 S TERRACE DR
OREM, UT 84097

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

MILLER, LAURA & SCOTT
--OR CURRENT RESIDENT--
1912 S COLUMBIA LN
OREM, UT 84058

THOMAS, GLEN R
1914 S COLUMBIA LN
OREM, UT 84097

JARMAN, SILVIA RUTH SIMMONS (ET
AL)
--OR CURRENT RESIDENT--
1924 S 520 EAST
OREM, UT 84058

MILES, HENRY L & JOAN CAROL
1925 TERRACE DR
OREM, UT 84097

BCLEAVITT HOLDINGS LLC
--OR CURRENT RESIDENT--
1925 S 520 EAST
OREM, UT 84058

KOHKONEN, KENT E & RONA T
1926 TERRACE DR
OREM, UT 84097

LA NON 5-22-06 LLC
--OR CURRENT RESIDENT--
1926 S COLUMBIA LN
OREM, UT 84097

BURKE, GERTRUDE G
--OR CURRENT RESIDENT--
1930 S COLUMBIA LN
OREM, UT 84097

WILCOX, BRADLEY RAY &
DEBORAH G GUNNELL (ET AL)
1931 N 1160 W
PROVO, UT 84604

FREY, SHANE
1937 TERRACE DR
OREM, UT 84097

1937 SOUTH PROPERTIES LLC
--OR CURRENT RESIDENT--
1937 S 520 EAST
OREM, UT 84058

BOTT, THOMAS K
1937 S COLUMBIA LN
OREM, UT 84097

PATTERSON, JAMES E & EMILY R
1940 TERRACE DR
OREM, UT 84097

STOKES, LYNN & CLAUDIA
--OR CURRENT RESIDENT--
1940 S 520 EAST
OREM, UT 84058

WEST, JAN COOPER (ET AL)
1941 S TERRACE DR
OREM, UT 84097

CLARK, MICHAEL B & BRIAN S (ET AL)
1947 S COLUMBIA LN APT 1
OREM, UT 84097

MARTINEZ, LORENZO A JR &
LORETTA
1947 S COLUMBIA LN APT 2
OREM, UT 84097

ROSEBRUGH, JEFFREY W &
JENNIFER E
1947 S COLUMBIA LN # 3
OREM, UT 84097

BYRNES, RACHEL & DEVIN
1947 S COLUMBIA LN APT 4
OREM, UT 84097

WOOLSTENHULME, DAVID &
SHERMA (ET AL)
--OR CURRENT RESIDENT--
1947 S COLUMBIA LN UNIT# 5
OREM, UT 84097

SKARDA, CHRISTOPHER
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 6
OREM, UT 84097

CHAN, YEE KONG PETER (ET AL)
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 7
OREM, UT 84097

WILBUR, DAVID B & MICHELE
--OR CURRENT RESIDENT--
1947 S COLUMBIA LN UNIT# 8
OREM, UT 84097

MERRELL, ANISTON
1947 S COLUMBIA LN APT 9
OREM, UT 84097

SUNDELL, JOCELYN T
1947 S COLUMBIA LA APT 10
OREM, UT 84097

ROSARIO, AMERICA MARIA &
SEBASTIAN GABRIEL OLIVERO
1947 S COLUMBIA LN # 11
OREM, UT 84097

MARTIN, MICAH
1947 S COLUMBIA LN APT 12
OREM, UT 84097

HILTON, JOSEPH
1947 S COLUMBIA LN APT 13
OREM, UT 84097

PACKER, JACOB
1947 S COLUMBIA LN # 14
OREM, UT 84097

JOHNSON, STEVEN & MARIA
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 15
OREM, UT 84097

LUNDY, AARON V & ANA CAROLINA
PADILHA (ET AL)
1947 S COLUMBIA LN APT 16
OREM, UT 84097

GAVARRET, EDUARDO (ET AL)
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 17
OREM, UT 84097

SHAWCROFT, STEVEN
1947 S COLUMBIA LA APT 18
OREM, UT 84097

LESSA ENTERPRISES LLC
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 19
OREM, UT 84097

COMPTON, MELODY ELIZABETH
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 20
OREM, UT 84097

1949 SOUTH PROPERTIES LLC
--OR CURRENT RESIDENT--
1949 S 520 EAST
OREM, UT 84058

GISH, GARY JOHN
--OR CURRENT RESIDENT--
1951 TERRACE LN
OREM, UT 84097

ASUAO, KELCEY
--OR CURRENT RESIDENT--
1957 S TERRACE DR
OREM, UT 84097

BEAR LAKE HILLS LLC
--OR CURRENT RESIDENT--
1958 S 520 EAST
OREM, UT 84058

TRUE NORTH LLC
--OR CURRENT RESIDENT--
1961 S 520 EAST
OREM, UT 84058

NIELSON, ROBERT & MARGO
1963 S TERRACE DR
OREM, UT 84097

LOSEE, ZYLER RAY DEAN NELSON
1977 S 520 E
OREM, UT 84058

OY LLC
--OR CURRENT RESIDENT--
1985 S STATE
OREM, UT 84097

COVE POINT INVESTORS LLC
--OR CURRENT RESIDENT--
1988 N COVE POINT LN
PROVO, UT 84604

OREM RP SNF LLC (ET AL)
--OR CURRENT RESIDENT--
1990 S COLUMBIA LN
OREM, UT 84097

BINNING, KENT (ET AL)
1992 WOODVIEW DR
LEHI, UT 84043

ERASMO'S AUTO SALES CORP
1995 S STATE ST
OREM, UT 84097

SMOA PROPERTIES LLC
--OR CURRENT RESIDENT--
2001 N STATE ST
PROVO, UT 84604

SWANSON, CLINTON E & BEVERLY G
--OR CURRENT RESIDENT--
2001 S STATE ST
OREM, UT 84604

HFB&S 1746 SOUTH LLC
2038 E 9060 S
SANDY, UT 84093

COVE POINT APARTMENTS LLC
2040 MURRAY-HOLLADAY RD STE
204
SALT LAKE CITY, UT 84117

MORGAN, MICHAEL L & HEATHER
CHRISTENSEN
2051 N 825 E
LEHI, UT 84043

CHYTRAUS, JOHN G
2091 N 1060 W
PROVO, UT 84604

LEE, SETH (ET AL)
2109 N 1060 W
PROVO, UT 84604

DENSLEY, LOGAN T & APRIL T
--OR CURRENT RESIDENT--
2110 N 1060 WEST
PROVO, UT 84604

FRAZIER PROPERTIES LLC
--OR CURRENT RESIDENT--
2113 N 1000 WEST
PROVO, UT 84604

WEST ROCK CANYON LLC
--OR CURRENT RESIDENT--
2117 N 1060 WEST
PROVO, UT 84604

CLARK, DAVID LARSEN
--OR CURRENT RESIDENT--
2124 N 1060 WEST
PROVO, UT 84604

1060 W 21279 LLC
--OR CURRENT RESIDENT--
2127 N 1060 WEST
PROVO, UT 84604

SARU LLC
--OR CURRENT RESIDENT--
2135 N 1000 WEST
PROVO, UT 84604

PRADHAN, DILAN & MONIKA
--OR CURRENT RESIDENT--
2140 N 1060 WEST
PROVO, UT 84604

NEATH, GREG & DALLAS G
2145 N 1000 W
PROVO, UT 84601

NEATH, GREG & DALLAS G
--OR CURRENT RESIDENT--
2145 N 1000 WEST
PROVO, UT 84604

BBH PROP 2 LLC
--OR CURRENT RESIDENT--
2147 N 1060 WEST
PROVO, UT 84604

PASS, NICHOLAS
--OR CURRENT RESIDENT--
2159 N 1000 WEST
PROVO, UT 84604

2162 NORTH LLC
--OR CURRENT RESIDENT--
2162 N 1060 WEST
PROVO, UT 84604

WAITE, RANDALL WILLIS
--OR CURRENT RESIDENT--
2163 N 1060 WEST
PROVO, UT 84604

NIELSON, JEFF A
2181 N 1060 W
PROVO, UT 84604

LB PROPERTIES LLC
--OR CURRENT RESIDENT--
2184 N 1060 WEST
PROVO, UT 84604

CRESCENT MANAGEMENT LLC
--OR CURRENT RESIDENT--
2185 N 1000 WEST
PROVO, UT 84604

PALATIAL PROPERTIES LLC
2195 N 1000 W
PROVO, UT 84604

BINNING, KENT (ET AL)
--OR CURRENT RESIDENT--
2210 N 1060 WEST
PROVO, UT 84604

SIMONS, RONALD B (ET AL)
--OR CURRENT RESIDENT--
2219 N 1060 WEST
PROVO, UT 84604

WARREN, RONALD RAY
2234 N 1060 W
PROVO, UT 84604

CRESCENT MANAGEMENT LLC
2235 N 1000 W
PROVO, UT 84604

SIMONS, RONALD B (ET AL)
--OR CURRENT RESIDENT--
2241 N 1060 WEST
PROVO, UT 84604

KREHBIEL, TIM & GERILIN
--OR CURRENT RESIDENT--
2274 N 1060 WEST
PROVO, UT 84604

JOHNSON, CATHERINE SUSAN &
DAVID S
2275 N 1060 W
PROVO, UT 84604

SEPULVEDA DELAWARE LLC (ET AL)
2401 E SPEEDWAY BLVD
TUCSON, AZ 85719

RUIZ, CHRIS C & GLORIA
2929 CHIPPEWA WY
PROVO, UT 84604

BEAR LAKE HILLS LLC
3014 N 1600 E
NORTH LOGAN, UT 84341

POULSEN, JARREN
3396 S RED SHOULDERED TRL
SARATOGA SPRINGS, UT 84045

LAWSON, BRAD B
3442 NAVAJO LN
PROVO, UT 84604

BBH PROP 2 LLC
3682 N 230 E
PROVO, UT 84604

DAVIS REAL ESTATE GROUP LLC
3955 W 13800 S
BLUFFDALE, UT 84065

DURHAM, MICHAEL
4317 GUNDRY AV
LONG BEACH, CA 90807

JOHNSON, STEVEN & MARIA
5225 N CANYON RD
PROVO, UT 84604

SMOA PROPERTIES LLC
%SMITH, NATHAN
5594 W 9660 N
HIGHLAND, UT 84003

DW RENTALS - II LLC
6655 W 9500 N
HIGHLAND, UT 84003

RUSSON, MAQUEL LYNN & RYAN M
(ET AL)
7922 N SAGEBRUSH LN
EAGLE MOUNTAIN, UT 84005

GEE, RICHARD SHANE & CHLOE
DAWN
9306 N CANYON HEIGHTS DR
CEDAR HILLS, UT 84062

FAIRBANKS HOLDING LLC
9588 N CANYON HEIGHTS DR
CEDAR HILLS, UT 84062

FRAMPTON, DAVID T & KERI A
10536 E NIDO AV
MESA, AZ 85209

HAVENS, JAMES
11034 ELDORA PL
SUNLAND, CA 91040

CRESCENT MANAGEMENT LLC
11247 S 445 W
SOUTH JORDAN, UT 84095

S ALLEN PROPERTIES LLC
12008 S HIDDEN VALLEY RD
SANDY, UT 84092

SANDY UT PROPERTIES LLC
14484 S SHEEPROCK DR
HERRIMAN, UT 84096

ESQUERRA, NATHAN L & PAMELA W
18210 N 56TH LN
GLENDALE, AZ 85308

RODRIGUEZ, JUANA JAUREGUI (ET
AL)
25425 PRESIDENT AVE
HARBOR CITY, CA 90710

MILLER, LAURA & SCOTT
42560 MUSCAT CIR
MURRIETA, CA 92562

PARKING AGREEMENT

THIS PARKING AGREEMENT (this "Agreement"), dated April 18, 2008, is between Reed E. Halladay and Christine Alene Smith Halladay, Trustees of the Halladay Family Trust (the "Halladay Trust"), and Hilltop Rentals, L.C., a Utah limited liability company ("Hilltop Rentals").

RECITALS

A. Reed E. Halladay and Christine Alene Smith Halladay, as Trustees of the Halladay Family Trust, are the current owners of certain real property located in Orem, Utah identified as parcel number 48:042:0014, and further described in the attached Exhibit A ("Property A").

B. Hilltop Rentals, L.C., a Utah limited liability company, is the current owner of certain adjacent real property located in Orem, Utah identified as parcel number 19:024:0034, and further described in the attached Exhibit B ("Property B").

C. Hilltop Rentals is preparing to construct a new office building on Property B and desires to procure from Halladay Trust overflow parking space on Property A and a right-of-way easement across Property A to increase access to Property B.

C. Halladay Trust is preparing to build an apartment complex on Property A and desires to procure from Hilltop Rentals parking space on Property B for use after construction of the apartment complex on Property A has been completed.

D. Halladay Trust desires to grant a nonexclusive easement for Hilltop Rentals to use a portion of the parking on Property A in exchange for Hilltop Rentals granting a nonexclusive easement to Halladay Trust to use the parking on Property B. In addition, Halladay Trust desires to grant a nonexclusive right-of-way easement for Hilltop Rentals to use a portion of Property A to access Property B.

AGREEMENT

THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, the parties agree as follows:

1. Creation and Description of Easements.

(a) Easement on Property A. Halladay Trust hereby grants to Hilltop Rentals, L.C., its successors, assigns and permittees a nonexclusive easement to park upon the northernmost parking area of Property A, more particularly described on the

attached Exhibit C (the "Parking Area"), and for access over the driveways and walkways located on such Parking Area. Use of this Parking Area shall be limited to overflow parking by Hilltop Rentals and its permittees as is necessary due to the use of parking areas on Property B by Halladay Trust and its permittees.

(b) Easement on Property B. Hilltop Rentals hereby grants to Halladay Trust, its successors, assigns and permittees a nonexclusive easement to park upon the parking areas on Property B and for access over the driveways, walkways and parking areas on Property B. This easement shall be limited to use in a reasonable manner on weekends and from 6:00 p.m. to 6:00 a.m. on weekdays as additional parking for Property A.

(c) Right-of-Way Easement. Property B shall have appurtenant thereto and shall be benefitted by, and Property A shall be subject to and burdened by, a nonexclusive right-of-way and easement as described on the attached Exhibit D (the "Driveway Area"), for the purpose of vehicular and pedestrian ingress and egress between Property B and State Street, together with the right to repair and maintain such right-of-way and easement by Hilltop Rentals.

2. **Duration.** This Agreement and each easement and right-of-way and restriction set forth herein shall be perpetual.

3. **Indemnification.**

(a) Indemnification by Hilltop Rentals. Halladay Trust shall not be liable for any and all loss, cost, damage, liability or expense, including court costs and reasonable attorneys' fees, for injuries or damages to persons or property arising out of the use of Property A by Hilltop Rentals, any of their employees, business invitees, guests, owners or representatives. Hilltop Rentals agrees to indemnify and hold harmless Halladay Trust from and against any and all loss, cost, damage, liability or expense, including court costs and reasonable attorneys' fees, for injuries or damages to persons or property arising out of the use of Property A by Hilltop Rentals, any of their employees, business invitees, guests, owners or representatives.

(b) Indemnification by Halladay Trust. Hilltop Rentals shall not be liable for any and all loss, cost, damage, liability or expense, including court costs and reasonable attorneys' fees, for injuries or damages to persons or property arising out of the use of Property B by Hilltop Rentals, any of their employees, business invitees, guests, owners or representatives. Halladay Trust agrees to indemnify and hold harmless Hilltop Rentals from and against any and all loss, cost, damage, liability or expense, including court costs and reasonable attorneys' fees, for injuries or damages to persons or property arising out of the use of Property B by Halladay Trust, any of their employees, business invitees, guests, owners or representatives.

4. Obligations

(a) Maintenance of Parking Area. Halladay Trust shall be solely responsible for the upkeep and maintenance of the Parking Area located on Property A, including all costs and expenses associated with such maintenance. Hilltop Rentals shall have no obligation or expense for the use or maintenance of such Parking Area.

(b) Maintenance of Parking Premises. Hilltop Rentals shall be solely responsible for the upkeep and maintenance of the parking premises located on Property B, including all costs and expenses associated with such maintenance. Halladay Trust shall have no obligation or expense for the use or maintenance of Property B.

(c) Maintenance of Driveway Area. Hilltop Rentals shall be solely responsible for the upkeep and maintenance of the Driveway Area and shall be required to keep such right-of-way free from ice, snow, debris and obstructions to the extent deemed necessary by Halladay Trust.

5. Alterations. With the written approval of Hilltop Rentals, which shall not be unreasonably withheld or delayed, Halladay Trust may relocate the right-of-way and easement granted in Paragraph 1(c) and the configuration of access through Property A to Property B; provided, however, that such alteration, relocation or change shall provide Hilltop Rentals with access to Property B that is in all material respects, except for location, sufficient to provide Hilltop rentals with the rights of access equivalent to those initially granted herein. Any alteration or relocation proposed by Halladay Trust and approved by Hilltop Rentals shall be constructed at the sole expense of Halladay Trust.

6. Term. Halladay Trust and Hilltop Rentals' rights under this Agreement shall commence as of the date of completion of construction by Halladay Trust on Property A (but not later than December 31, 2008).

7. Not a Public Dedication. Nothing contained in this Agreement shall be deemed to be a gift or dedication of fee title to any portion of Property A or Property B to or for the general public or for any public purposes whatsoever, it being the intention of the parties that this Agreement be strictly limited to the granting of the easements for the purposes expressed herein.

8. Appurtenance to Parcels. The right-of-way, easements and restrictions created hereby are appurtenances to the benefitted property and such right-of-way, easement or restriction may not be transferred, assigned or encumbered except as an appurtenance to such property.

9. Covenants Run With Land. The right-of-way, easements and restrictions contained in this Agreement shall (a) constitute covenants running with the land; (b) shall bind every person having any fee, leasehold or other interest in any portion of Property A or Property B at any time or from time to time to the extent that such

portion is affected or bound by the right-of-way, easement or restriction in question, or to the extent that such right-of-way, easement or restriction is to be performed on such portion; and (c) shall inure to the benefit of and be binding upon Halladay Trust and Hilltop Rentals, their respective successors and assigns, their respective tenants and subtenants, and the customers and invitees, guests and licensees of Halladay Trust and Hilltop Rentals, and their respective tenants and subtenants.

10. **Termination.** This Agreement and any right-of-way, easement or restriction contained herein may be terminated, extended, modified or amended as to the whole or any portion thereof upon proper recordation of a written document evidencing the same, executed and acknowledged by the parties in the Office of the Utah County Recorder. Notwithstanding anything contained in the foregoing sentence to the contrary, no such termination, extension, modification or amendment shall affect the rights of any mortgagee under a mortgage or any trustee or beneficiary under a deed of trust constituting a lien on any of the properties unless such mortgagee or beneficiary and trustee, as the case may be, consents to the same in writing.

11. **Governing Law.** Utah law will govern the validity and interpretation of this Agreement.

12. **Severability.** If any provision of this Agreement is for any reason determined by a court of competent jurisdiction to be invalid or unenforceable, the other portions of this Agreement will nevertheless continue in full force and effect.

13. **Headings.** The headings are for guidance only and have no significance in the interpretation of this Agreement.

14. **Entire Agreement.** This agreement contains the entire understanding between the Parties and supersedes any prior written or oral agreements respecting the subject matter of this agreement.

15. **Counterparts.** This agreement may be executed separately or independently in any number of counterparts, each and all of which shall be deemed to have been executed simultaneously and for all purposes to be one agreement. Any counterpart transmitted by either Party or at its direction shall be deemed to be and have the effect of an original counterpart of such Party.

IN WITNESS WHEREOF, the parties have signed and acknowledged this Agreement on the date first written above.

HALLADAY FAMILY TRUST

HILLTOP RENTALS, L.C.

By: _____
Reed E. Halladay, Trustee

By: Nancy Young
Nancy Young, Manager/Member

By: _____
Christine Alene Smith Halladay,
Trustee

STATE OF)
) ss.
COUNTY OF)

The foregoing Reciprocal Easement Agreement was subscribed and acknowledged before me this day of , 2008, by Reed E. Halladay and Christine Alene Smith Halladay, as Trustees of the Halladay Family Trust.

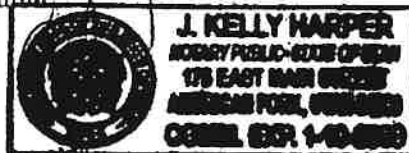
Witness my hand and official seal.

Notary Public

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing Reciprocal Easement Agreement was subscribed and acknowledged before me this 15 day of April, 2008, by Nancy Young, as Manager/Member of Hilltop Rentals, L.C., a Utah limited liability company.

Witness my hand and official seal.

J. Kelly Harper
Notary Public


IN WITNESS WHEREOF, the parties have signed and acknowledged this Agreement on the date first written above.

HALLADAY FAMILY TRUST

HILLTOP RENTALS, L.C.

By: Reed E. Halladay
Reed E. Halladay, Trustee

By: _____
Nancy Young, Manager/Member

By: Christine Alene Smith Halladay
Christine Alene Smith Halladay,
Trustee

STATE OF California)
COUNTY OF Los Angeles)
:SS.

The foregoing Reciprocal Easement Agreement was subscribed and acknowledged before me this 18th day of April, 2008, by Reed E. Halladay and Christine Alene Smith Halladay, as Trustees of the Halladay Family Trust.

Witness my hand and official seal.



Khe Thi Tran
Notary Public

STATE OF UTAH)
COUNTY OF UTAH)
:SS.

The foregoing Reciprocal Easement Agreement was subscribed and acknowledged before me this _____ day of _____, 2008, by Nancy Young, as Manager/Member of Hilltop Rentals, L.C., a Utah limited liability company.

Witness my hand and official seal.

Notary Public

EXHIBIT AProperty A

Commencing at the Northeast corner of Lot 6, Orlean Terrace Subdivision, Orem, Utah, said point being located North $00^{\circ}36'53''$ West along the Section line 997.96 feet and West 1003.69 feet from the Southeast corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South $00^{\circ}05'0''$ East along said Lot 6 199.31 feet; thence South $89^{\circ}55'00''$ West along Terrace Drive 211.41 feet; thence along the arc of a 25.00 foot radius curve to the right 39.62 feet (chord bears north $44^{\circ}41'00''$ West 35.60 feet); thence North $00^{\circ}43'00''$ East along the Easterly right-of-way of Columbia Lane 443.05 feet; thence South $87^{\circ}33'53''$ East parallel to and 0.20 feet South of an existing concrete wall 127.74 feet; thence North $00^{\circ}09'07''$ East 53.01 feet to a point located 66.00 feet perpendicularly Southwesterly from the center line of State Street at engineers station 121+87.46 (Project #M-3069(5)); thence South $30^{\circ}07'21''$ East along a chain link fence on the Westerly boundary of said State Street 365.05 feet to a point located 100.00 feet perpendicularly Southwesterly from the center line of said State Street at engineers station 118+24; thence South $89^{\circ}37'00''$ West along said Orlean Terrace Subdivision 80.35 feet to the point of beginning.

Property Serial No. 48:042:0014

EXHIBIT BProperty B

Commencing at a point which is a fence corner which point is North along the Section line 1273.10 feet and West 1103.79 feet from the Southeast corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North $86^{\circ}57'$ West along a fence line 123.35 feet to the apparent East boundary of Columbia Lane, Provo, Utah; thence North $1^{\circ}33'$ East along said East boundary of Columbia Lane 63.58 feet to a point on a fence line extended; thence South $89^{\circ}33'$ East along a fence line and a fence line extended 114.57 feet to a point which is North $29^{\circ}30'$ West 0.90 feet from a U.S. Highway 91 State Road Right of Way Marker; thence South $29^{\circ}30'$ East along the West boundary of U.S. Highway 91, 15.50 feet to a point on a fence line extended; thence South $0^{\circ}46'$ West along a fence line and a fence line extended 55.74 feet to the point of beginning.

Property Serial No. 19:024:0034

EXHIBIT C

DECLARATION OF PARKING EASEMENT

Parking Area

The "Parking Area" identified in the foregoing Agreement is located in Orem, Utah County, State of Utah and is more particularly described as follows:

Commencing at a point located North 89°24'20" West along the Section line 1280.46 feet and North 1205.29 feet from the Southeast corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 3021.22 foot radius curve to the left 26.64 feet (chord bears North 03°22'35" West 26.64 feet); thence South 87°33'53" East 22.20 feet; thence North 02°26'07" East 18.00 feet; thence South 87°33'53" East 163.00 feet; thence South 02°26'07" West 44.50 feet; thence North 87°33'53" West 182.51 feet to the point of beginning.

EXHIBIT D

DECLARATION OF RIGHT-OF-WAY EASEMENT

Driveway Area

The "Driveway Area" identified in the foregoing Agreement is located in Orem, Utah County, State of Utah and is more particularly described as follows:

Commencing at a point located North 00°36'53" West along the Section line 1314.27 feet and West 1103.15 feet from the Southeast corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 30°07'21" East along State Street 20.00 feet; thence North 88°18'02" West 10.09 feet; thence 00°09'17" East 17.00 feet to the point of beginning.

Area = 86 square feet.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE ON APPROXIMATELY 0.51 ACRES FROM THE R6.5 ZONE TO THE PD29 ZONE *SIENA VILLAS @ COLUMBIA LANE* LOCATED GENERALLY AT 1863 SOUTH AND 1875 SOUTH TERRACE DRIVE AND AMENDING APPENDIX V OF THE OREM CITY CODE WITH UPDATED CONCEPT PLANS AND ELEVATIONS.

WHEREAS on September 24, 2020, Mike Hollopeter, PEG Companies, filed an application to amend portions of Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and to amend Appendix V of the Orem City Code with updated concept plans and elevations; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on October 20, 2021, and the Planning Commission recommended that the City Council approve the request to amend the ordinance; and

WHEREAS following the hearing before the Planning Commission, the applicant amended its proposed concept plans to show a smaller new building with only nine additional residential units and a new proposed clubhouse; and

WHEREAS a public hearing considering the applicant's revised application was held by the City Council on November 23, 2021; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, the Orem City Webpage, and the City Offices at 56 N State Street; and

WHEREAS notice of the public hearing to be held by the Planning Commission and City Council on the subject application was mailed to 420 property owners within 1000 feet of the subject property; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; and the special conditions applicable to the request.

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

DRAFT

1. The City Council finds this request is in the best interest of the City because the proposed additional development that will be allowed with the rezone and revised concept plan will be compatible with the surrounding neighborhood and will provide additional housing opportunities in the City.

2. The City Council hereby amends Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amends Appendix V of the Orem City Code with updated concept plans and elevations, as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.

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

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

PASSED, APPROVED and ORDERED PUBLISHED this 23rd day of November 2021.

Richard F. Brunst, Jr., Mayor

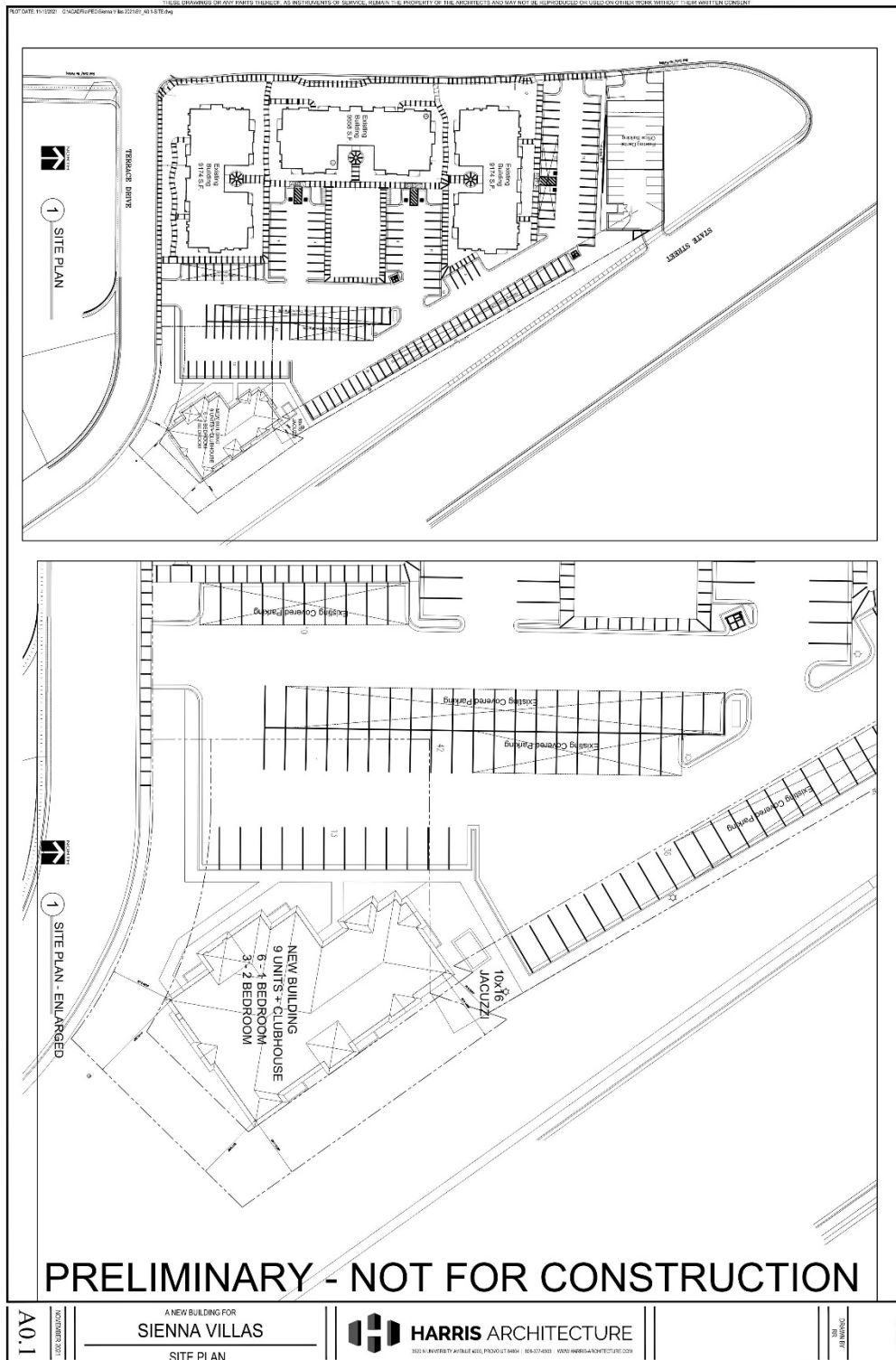
ATTEST:

JoD’Ann Bates, City Recorder

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

EXHIBIT A

Proposed Site Plan



Elevations



WEST ELEVATION



EAST ELEVATION

MATERIAL	SPEC
PRE-FINISHED ALUMINUM CAP	ALUMINO
STUCCO #1	WATCH EXIST
STUCCO #2	WATCH EXIST
STUCCO #3	WATCH EXIST
ALTERED STONE	WATCH EXIST
WINDOWS	ALUMINO
SLEEP DOOR	ALUMINO
ALUMINUM PORCH	ALUMINO
WALL PAINTING	BLACK
FLR DECK	WATCH EXIST



SOUTH ELEVATION



NORTH ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION



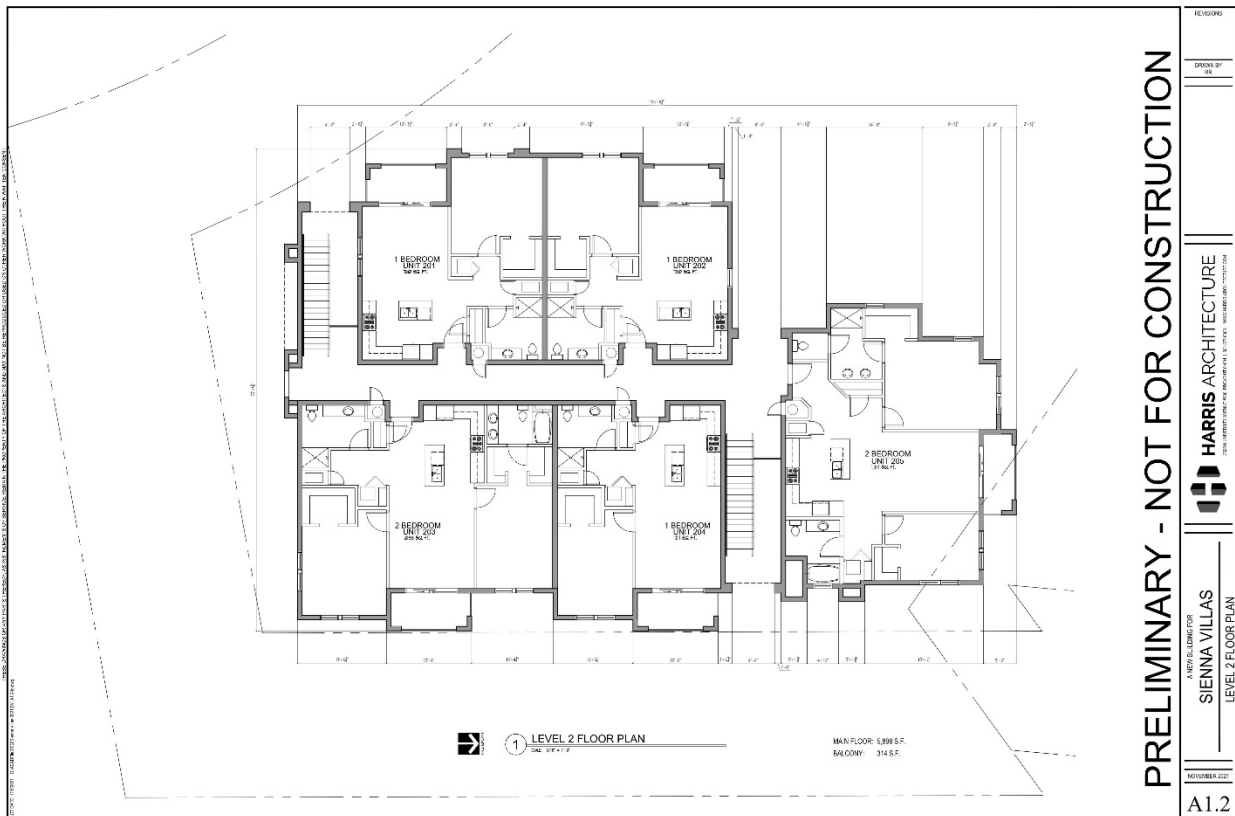
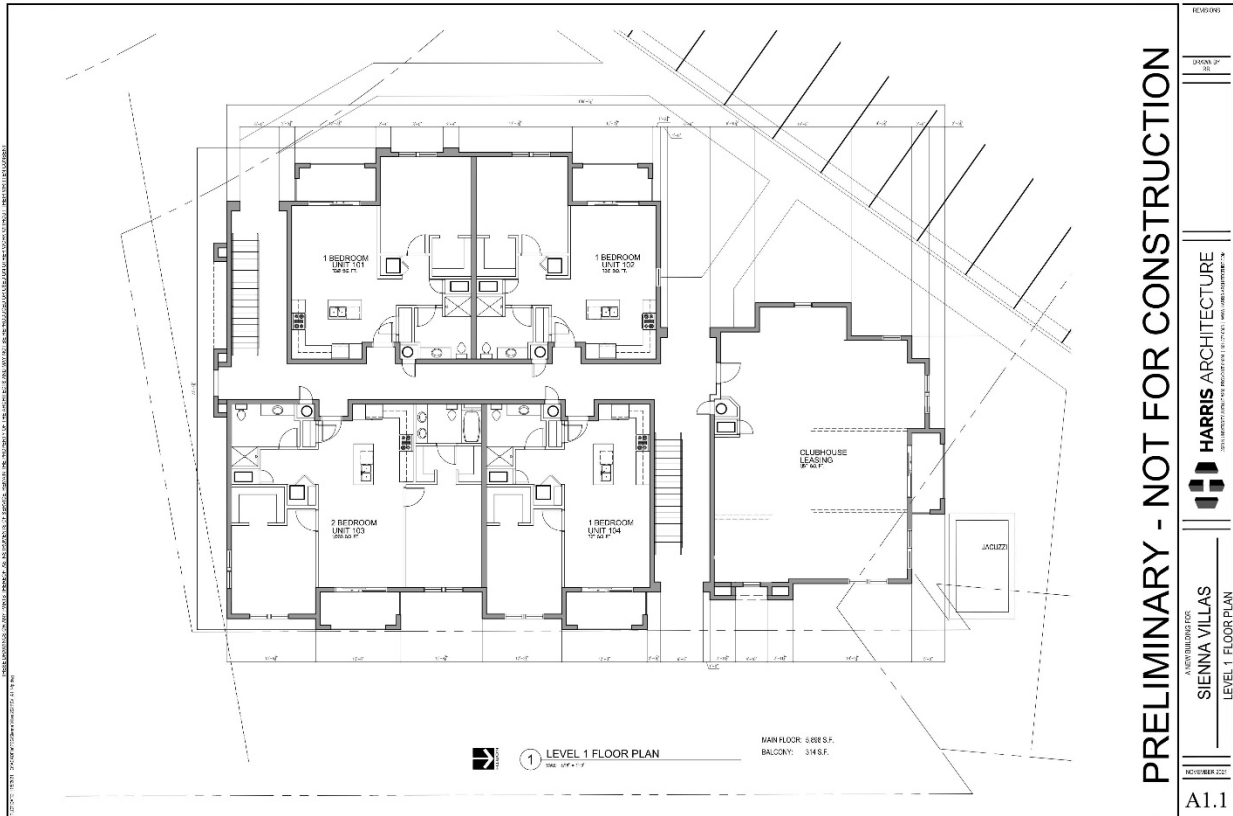
HARRIS ARCHITECTURE
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A NEW BUILDING FOR
SIENNA VILLAS
EXTERIOR ELEVATIONS

A2.1

DRAFT

Floor Plans



CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED SEPTEMBER 2021

Percent of Year Expired: 25%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2022	% To Date FY 2021	Notes
10 GENERAL FUND								
Revenues	56,373,112	4,451,601	9,260,026			16%	10%	
Appr. Surplus - Current	2,000		2,000			100%		
Appr. Surplus - Prior Year	18,337,649		18,337,649			100%		
Std. Interfund Transactions	5,669,461		5,669,461			100%		
Total Resources	80,382,222	4,451,601	33,269,136		47,113,086	41%	33%	
Expenditures	80,382,222	3,944,331	18,976,512	2,518,656	58,887,054	27%	29%	
20 ROAD FUND								
Revenues	3,332,500	453,579	455,029			14%	16%	
Appr. Surplus - Prior Year	2,141,745		2,141,745			100%		
Total Resources	5,474,245	453,579	2,596,774		2,877,471	47%	48%	
Expenditures	5,474,245	959,267	1,186,334	1,317,755	2,970,156	46%	38%	
21 CARE TAX FUND								
Revenues	2,420,000	236,186	237,960			10%	11%	
Appr. Surplus - Current	200,000		200,000			100%		
Appr. Surplus - Prior Year	1,196,780		1,196,780			100%		
Total Resources	3,816,780	236,186	1,634,740		2,182,040	43%	66%	
Expenditures	3,816,780	7,000	1,976,031	273,167	1,567,582	59%	91%	1
24 TRANSPORTATION SALES TAX FUND								
Revenues	2,307,000	208,196	209,090			9%	10%	
Appr. Surplus - Prior Year	2,252,922		2,252,922			100%		
Total Resources	4,559,922	208,196	2,462,012		2,097,910	54%	54%	
Expenditures	4,559,922	352,888	1,164,692	1,012,337	2,382,893	48%	38%	
30 DEBT SERVICE FUND								
Revenues	5,644,225	224	554,747			10%	25%	
Appr. Surplus - Current	807,917		807,917			100%		
Total Resources	6,452,142	224	1,362,664		5,089,478	21%	34%	
Expenditures	6,452,142	46,482	138,640		6,313,502	2%	2%	
45 CIP FUND								
Revenues	575,000	193,986	321,671			56%	27%	
Appr. Surplus - Prior Year	19,397,312		19,397,312			100%		
Total Resources	19,972,312	193,986	19,718,983		253,329	99%	98%	
Expenditures	19,972,312	41,612	580,274	705,373	18,686,665	6%	20%	2
51 WATER FUND								
Revenues	17,961,733	2,134,650	7,018,567			39%	40%	
Appr. Surplus - Current Year	150,000		150,000			100%		
Appr. Surplus - Prior Year	48,948,581		48,948,581			100%		
Total Resources	67,060,314	2,134,650	56,117,148		10,943,166	84%	70%	3
Expenditures	67,060,314	1,458,586	6,443,015	4,556,416	56,060,883	16%	14%	
52 WATER RECLAMATION FUND								
Revenues	13,443,194	1,027,927	3,134,781			23%	26%	
Appr. Surplus - Prior Year	22,479,169		22,479,169			100%		
Total Resources	35,922,363	1,027,927	25,613,950		10,308,413	71%	60%	3
Expenditures	35,922,363	220,910	3,104,811	6,570,452	26,247,100	27%	20%	
55 STORM WATER FUND								
Revenues	5,402,195	443,389	1,500,355			28%	29%	
Appr. Surplus - Prior Year	8,230,808		8,230,808			100%		
Total Resources	13,633,003	443,389	9,731,163		3,901,840	71%	68%	3
Expenditures	13,633,003	111,493	1,650,968	444,009	11,538,026	15%	24%	
56 RECREATION FUND								
Revenues	2,732,340	171,779	644,424			24%	11%	
Appr. Surplus - Prior Year	7,474		7,474			100%		
Total Resources	2,739,814	171,779	651,898		2,087,916	24%	12%	
Expenditures	2,739,814	255,863	1,217,151	190,820	1,331,843	51%	48%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED SEPTEMBER 2021

Percent of Year Expired: 25%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2022	% To Date FY 2021	Notes
57 SOLID WASTE FUND								
Revenues	4,478,000	391,722	1,172,470			26%	26%	
Appr. Surplus - Prior Year	232		232			100%		
Total Resources	4,478,232	391,722	1,172,702		3,305,530	26%	27%	
Expenditures	4,478,232	324,349	1,338,556		3,139,676	30%	31%	
58 STREET LIGHTING FUND								
Revenues	965,000	72,525	231,051			24%	24%	
Appr. Surplus - Prior Year	1,619,639		1,619,639			100%		
Total Resources	2,584,639	72,525	1,850,690		733,949	72%	69%	
Expenditures	2,584,639	45,051	612,146	834,034	1,138,459	56%	24%	4
61 FLEET MAINTENANCE FUND								
Appr. Surplus - Current	50,000		50,000			100%		
Appr. Surplus - Prior Year	857		857			100%		
Std. Interfund Transactions	850,000		850,000			100%		
Total Resources	900,857		900,857			100%	100%	
Expenditures	900,857	45,629	380,780	2,261	517,816	43%	42%	
62 PURCHASING/WAREHOUSING FUND								
Appr. Surplus - Current	40,000		40,000			100%		
Appr. Surplus - Prior Year	177		177			100%		
Std. Interfund Transactions	380,000		380,000			100%		
Total Resources	420,177		420,177			100%	100%	
Expenditures	420,177	17,774	157,426	569	262,182	38%	42%	
63 SELF INSURANCE FUND								
Revenues	765,000	54,355	218,384			29%	23%	
Std. Interfund Transactions	1,390,000		1,390,000			100%		
Total Resources	2,155,000	54,355	1,608,384		546,616	75%	73%	
Expenditures	2,155,000	535,950	1,129,353	9,220	1,016,427	53%	65%	
64 INFORMATION TECH FUND								
Revenues	8,136	1,356	2,034			100%		
Appr. Surplus - Prior Year	385,420		385,420			100%		
Std. Interfund Transactions	2,442,000		2,442,000			100%		
Total Resources	2,835,556	1,356	2,829,454		6,102	100%	100%	
Expenditures	2,835,556	322,917	723,774	204,563	1,907,219	33%	29%	
65 FACILITIES MAINTENANCE FUND								
Appr. Surplus - Prior Year	337,613		337,613			100%		
Std. Interfund Transactions	1,700,000		1,700,000			100%		
Total Resources	2,037,613		2,037,613			100%	100%	
Expenditures	2,037,613	131,467	415,577	432,786	1,189,250	42%	41%	
74 CDBG FUND								
Revenues	1,185,440	100,282	211,860			18%		
Appr. Surplus - Prior Year	454,813		454,813			100%		
Total Resources	1,640,253	100,282	666,673			41%	24%	
Expenditures	1,640,253	107,790	266,495	57,097	1,316,661	20%	20%	
CITY TOTAL RESOURCES	257,065,444	9,941,757	164,645,018		91,446,846	64%	56%	
CITY TOTAL EXPENDITURES	257,065,444	8,929,359	41,462,535	19,129,515	196,473,394	24%	26%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED SEPTEMBER 2021

Percent of Year Expired: 25%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2022	% To Date FY 2021	Notes

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED SEPTEMBER 2021:

- 1) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$273,167) being significantly lower than in the prior fiscal year (\$4,004,000) at this date in time. Due to the Fitness Center construction project and associated payments nearing completion.
- 2) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$705,373) being significantly lower than in the prior fiscal year (\$1,814,826) at this date in time.
- 3) Current year revenues are higher than the prior year at this time due to the appropriation of surplus related to the bond funds received late in the prior fiscal year but appropriated at the beginning of the current fiscal year.
- 4) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$834,034) being significantly higher than in the prior fiscal year (\$151,828) at this date in time.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Brandon Nelson (229-7010).