



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
May 4, 2022

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

4:00 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **Conditional Use Permit – Approval of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone.**
 - 3.2 **Public Hearing – Vacating Lot 3 of 8th & 8th Subdivision, Plat A and approving the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from April 20, 2022**
5. ADJOURN
 - 5.1 **Next meeting is scheduled for Wednesday, May 18, 2022**

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

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

Item #: 3.1	Planning Commission May 4, 2022	
Prepared By: Cheryl Vargas		
Applicant: T-Mobile/Rage Development	CONDITIONAL USE PERMIT – Approval of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 378 property owners within 1,000 ft

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **C2**
- Acreage: **1.93**
- Neighborhood: **Windsor**

ACTION:

The Planning Commission shall forward a recommendation to the City Council.

REQUEST: The applicant requests the Planning Commission recommend approval of the conditional use permit of a stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone

BACKGROUND: The applicant is proposing to install a new stealth location of cell antennas and equipment on the Alpine Credit Union building to increase coverage for the surrounding areas. It is stealth to tie in to the existing façade of the building to reduce any impact to surrounding businesses and/or the residential community while still increasing the speed and coverage to T-Mobile's service in this community.

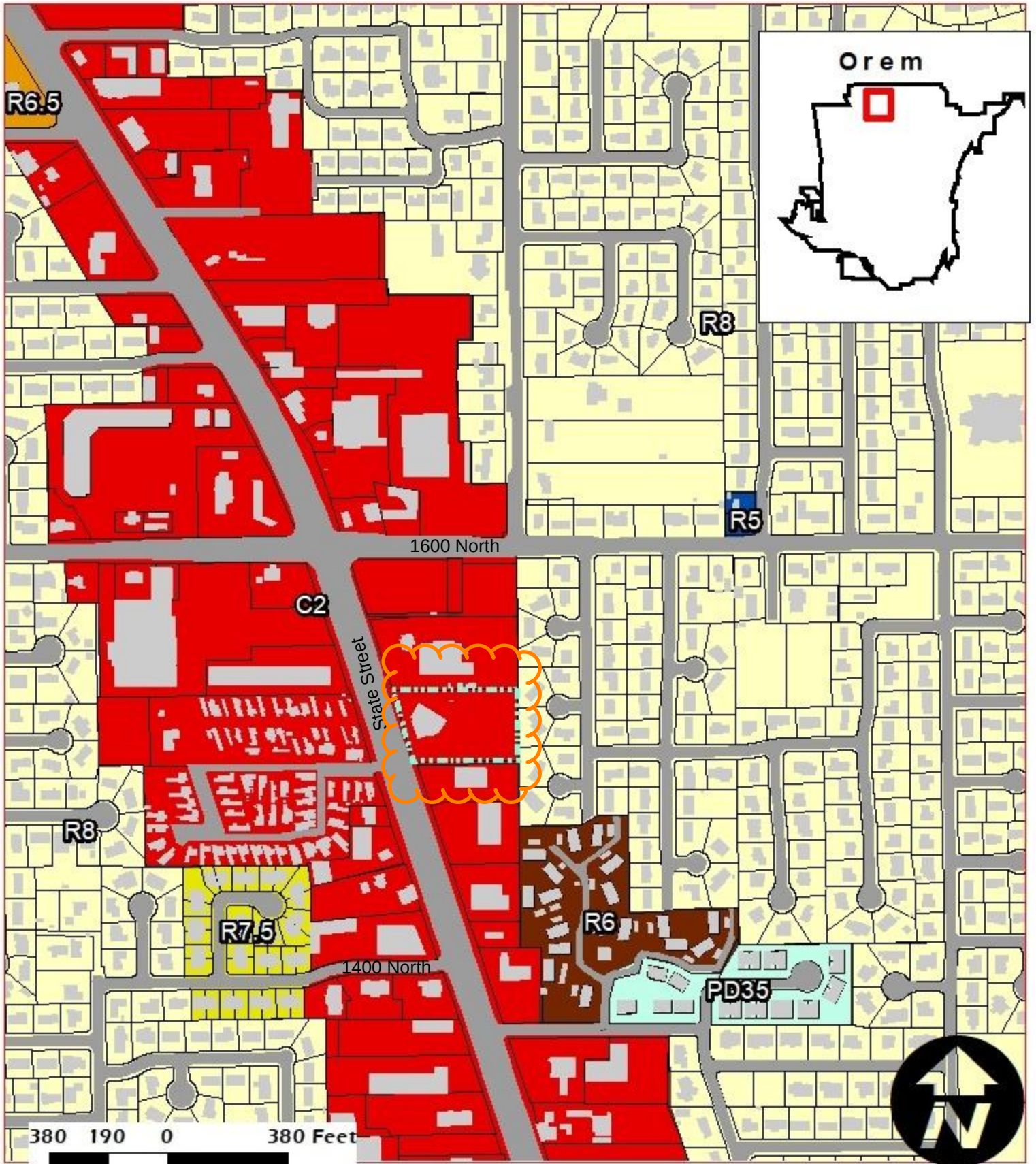
Due to height requirements, zoning/permitting requirements, financial considerations, etc. this is currently their only viable location. Based on the shape of the building and it's multi-level roof decks, they can enclose this stealth design in a relatively small room (120 square feet) leaving it looking like it is just a mechanical room and it will be built to match the existing façade. This project does meet the ten feet or less height limit for roof top equipment.

Under the Code, the Alpine Credit Union building would be allowed up to twenty-five percent of the total square footage of the roof area for equipment. The total amount covered, including existing and proposed equipment, is four (4%) percent.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council for the conditional use permit of a T-Mobile stealth location of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone.



T-Mobile Alpine Credit Union

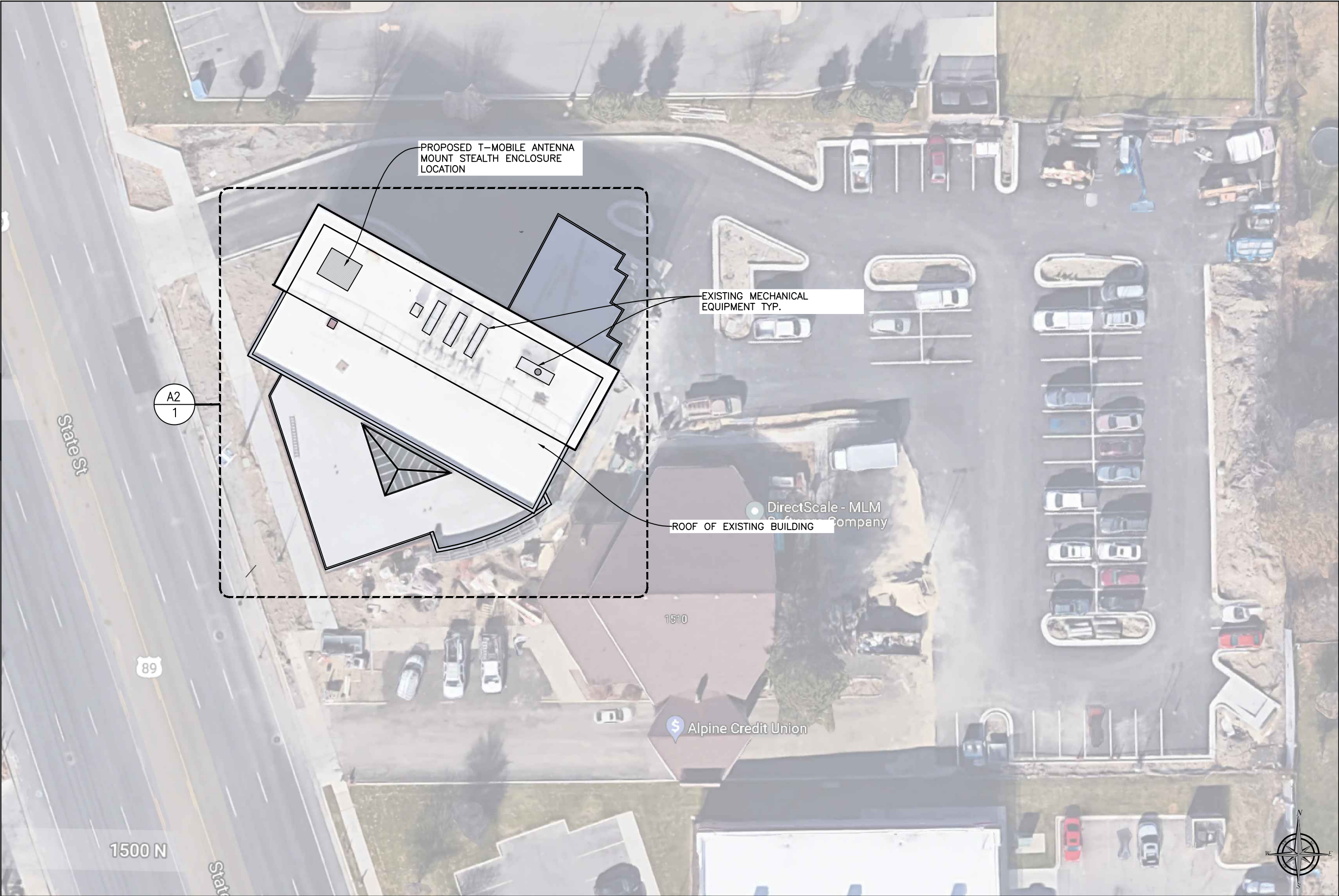


◆ Conditional Use Permit
C2
1.93 Acres

NEIGHBORHOOD
Windsor

Legend
 1510 N State Street
 Buildings
 Parcels

Site Plan



845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 10/6/2021		
DRAWN BY: JRC (21060)		
CHECKED BY: Matthew Schjuter		
REVISIONS		
DATE	DESCRIPTION	INT.
10/6/21	ZD (Prelim-Roof Plan)	JRC
11/10/21	ZD (Final.1)	JRC
11/12/21	ZD (Final - Skid Rev)	JRC
2/4/22	ZD (Photo Sims.)	JRC
2/23/22	ZD (Final.2)	JRC
3/1/22	ZD (Final.3)	JRC

SLO7019F
ALPINE CREDIT UNION
1510 N. STATE STREET
OREM, UTAH 84057

DRAWING TITLE:
SITE LOCATION PLAN

DRAWING NO.:
A1

Roof Plan

NOTE: CONTRACTOR TO PLACE
ROOFER APPROVED PROTECTIVE
MATERIAL BETWEEN DURABLOCKS
AND MEMBRANE AS WELL AS
UNDERNEATH THE ANTENNA
MOUNTS/STEALTH ENCLOSURE



SMITH HYATT
ARCHITECTS

DATE: 10/6/2021		
DRAWN BY: JRC (21060)		
CHECKED BY: Matthew Schjuter		
REVISIONS		
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11/10/21	ZD (Final.1)	JRC
11/12/21	ZD (Final - Skid Rev)	JRC
2/4/22	ZD (Photo Sims.)	JRC
2/23/22	ZD (Final.2)	JRC
3/1/22	ZD (Final.3)	JRC

DRAWING
TITLE:

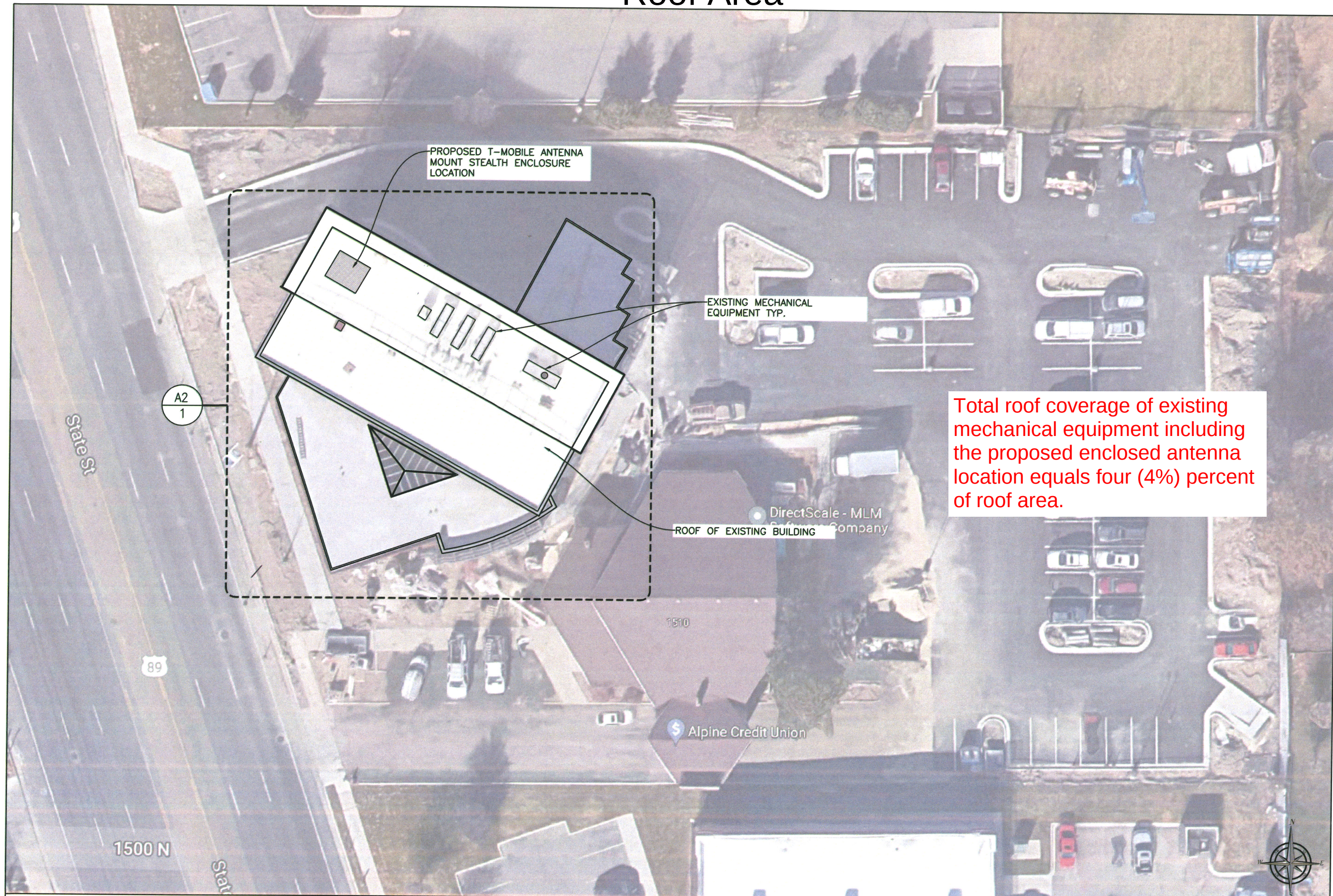
ROOF
PLAN
OPTION B

SECTOR PLAN TYPICAL
NOT TO SCALE

1

Page 6 of 35

Roof Area



T-Mobile



RAGE
DEVELOPMENT LLC



845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 10/6/2021

DRAWN BY: JRC (21060)

CHECKED BY: Matthew Schjuter

REVISIONS

DATE	DESCRIPTION	INT.
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11/10/21	ZD (Final.1)	JRC
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2/4/22	ZD (Photo Sims.)	JRC
2/23/22	ZD (Final.2)	JRC
3/1/22	ZD (Final.3)	JRC

SL07019F
ALPINE CREDIT UNION
1510 N. STATE STREET
OREM, UTAH 84057

DRAWING
TITLE:
SITE LOCATION
PLAN

DRAWING NO.:
A1

SITE LOCATION PLAN

1

22"x34" SCALE: 1/16"=1'-0" 11"x17" SCALE: 1/32"=1'-0"

Elevations



PROPOSED - STEALTH ENCLOSURE



EXISTING

845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 10/6/2021		
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CHECKED BY: Matthew Schjuter		
REVISIONS		
DATE	DESCRIPTION	INT.
10/6/21	ZD (Prelim-Roof Plan)	JRC
11/1/21	ZD (Prelim R1-Roof Plan)	JRC
11/10/21	ZD (Final.1)	JRC
11/12/21	ZD (Final - Skid Rev)	JRC
2/4/22	ZD (Photo Sims.)	JRC

SL07019F
ALPINE CREDIT UNION
1510 N. STATE STREET
OREM, UTAH 84057

DRAWING
TITLE:

BUILDING
ELEVATION

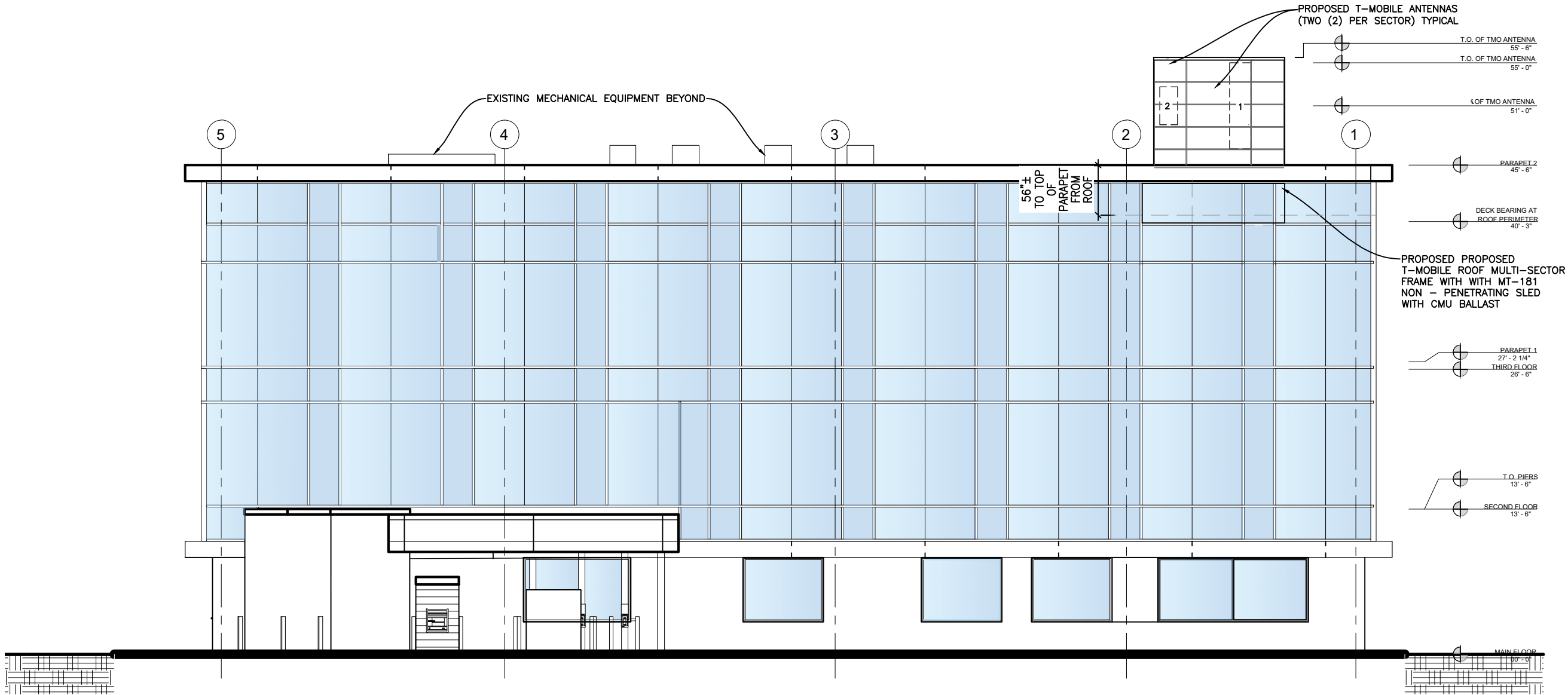
DRAWING NO.:

PS1

NORTHWEST ELEVATION		1
22"x34" SCALE: 3/16"=1'-0"	11"x17" SCALE: 3/32"=1'-0"	

Elevations

ANTENNA/RRU SCHEDULE (SEE EQUIPMENT SCHEDULE A6)
POSITION #1: ANTENNA RFS-APXVAALL24 43-U-NA20 (OCTO) /
RRU 4480 B71+B85 / RRU 4460 B25+B66
POSITION #2: ANTENNA ERICSSON-AIR6419 B41 (ACTIVE
ANTENNA-MASSIVE MIMO)



845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

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3/1/22	ZD (Final.3)	JRC

SLO7019F
ALPINE CREDIT UNION
1510 N. STATE STREET
OREM, UTAH 84057

DRAWING
TITLE:

BUILDING
ELEVATION

DRAWING NO.:

A4

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



City Council Chambers, 56 N State Street

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

City Council Tue, May 24, 2022 6:00 pm
Planning Commission Wed, May 4, 2022 4:30 pm

CONDITIONAL USE PERMIT – Approval of a T-Mobile stealth collocation of cell antennas and equipment located on top of Alpine Credit Union at 1510 North State Street in the C2 zone.

The applicant is proposing to install a new stealth collocation of cell antennas and equipment on the Alpine Credit Union building to increase coverage for the surrounding areas. The antenna/equipment will be 10'2" D x 12'2" W x 10' H. It is stealth to tie in to the existing façade of the building to reduce any impact to surrounding businesses and/or the residential community while still increasing the speed and coverage to T-Mobile's service in this community.

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

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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ROBERTSON, DAVID L & LAUNI J (ET AL)
1235 BRADFORDSVILLE RD
LEBANON, KY 40033



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

GREENFIELD INVESTMENTS L C
PO BOX 1239
OREM, UT 84059

BOWEN, BARBARA (ET AL)
PO BOX 160
PLEASANT GROVE, UT 84062

GOLDING, GARY
PO BOX 459
LEHI, UT 84043

CLARK-HOLMAN LLC
%HOLMAN, MARAE
PO BOX 645
GARDEN CITY, UT 84028

MS BUSINESS PROPERTIES GROUP 2
LLC
PO BOX 699
PLEASANT GROVE, UT 84062

SCHULTZ, KIMBERLY (ET AL)
PO BOX 751
VINEYARD, UT 84059

FARNELL, LINDA (ET AL)
PO BOX 8
BELMONT, CA 94002

CHARMAN MOBILE HOME MANOR
LC
PO BOX 970903
OREM, UT 84097

ATM PROPERTIES LC
PO BOX 996
PLEASANT GROVE, UT 84062

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

EAST WEST INVESTMENTS LLC
34 E 100 S
AMERICAN FORK, UT 84003

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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

CENTRAL BANK (ET AL)
%SELF DIRECTED RETIREMENT
SERVICES
75 N UNIVERSITY AVE
PROVO, UT 84601

LUNDBERG, CAROLYN & DEAN
77 E 640 N
LINDON, UT 84042

DZJ HOLDINGS LC
90 N 100 E
PROVO, UT 84606

JOHNSON, ALEXANDER & MALINDA
97 E 1200 N
OREM, UT 84057

MMG HOLDINGS LLC (ET AL)
%ROWLEY, EMILY
99 W 225 N
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

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

MCCORD, JACOB & HAILEY
153 W SWEETBRIAR LN
SALT LAKE CITY, UT 84105

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

JOHNSON, MARISA N & NATHAN D
175 E 350 N
OREM, UT 84057

ELOTES LLC
196 N 860 E
AMERICAN FORK, UT 84003

TBF PROPERTIES LLC
215 S OREM BLVD
OREM, UT 84058

PERLDREN ENTERPRISES LC
%PERL, TOM
229 W 620 S
OREM, UT 84058

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

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

TACO AMIGO INC
239 E STATE RD
PLEASANT GROVE, UT 84062

RICHARDSON, JAMES W & AMANDA
I (ET AL)
249 W 1500 N
OREM, UT 84057

NORTON, BM & CM
260 W 1500 N
OREM, UT 84057

GILLMAN, HARLEY M & MARY G
263 W 1600 N
OREM, UT 84057

MONTGOMERY, KODEE
265 W 1500 N
OREM, UT 84057

BOYLE, DONALD & ANN
267 W 1400 N
AMERICAN FORK, UT 84003

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

SANCHEZ, MARIA L (ET AL)
273 W 1600 N
OREM, UT 84057

TUCKER, N BLAIR & DEBRA M
274 W 1500 N
OREM, UT 84057

BUNNELL, KARL & ANDREA
--OR CURRENT RESIDENT--
276 W 1600 NORTH
OREM, UT 84057

H & M PROPERTIES LC
--OR CURRENT RESIDENT--
279 W 1600 NORTH
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

PASSEY, HOWARD B & LAURELEE
(ET AL)
290 W 1380 N
OREM, UT 84057

SCHOW, DIANNE KAREN FAILS
296 W 1380 N
OREM, UT 84057

TIETJEN, BRUCE & CRYSTAL
--OR CURRENT RESIDENT--
297 W 1600 NORTH
OREM, UT 84057

THURSTON, THOMAS N
298 W 1540 N
OREM, UT 84057

MC FARLAND, JAMES ROBERT &
DEBORAH
299 W 1540 N
OREM, UT 84057

COLEMAN, DAVID L & CAROL A
300 W 1500 N
OREM, UT 84057

KAUFFMAN, RICHARD STANTON &
SHIRLEY ANN SIMMONS (ET AL)
302 W 1380 N
OREM, UT 84057

FAIRCHILD, DON M & KAREN S
303 W 1500 N
OREM, UT 84057

SONDRUP, THERON B & WINONA C
305 W 1440 N
OREM, UT 84057

LEUNG, KOON KI DICKY (ET AL)
307 W 1380 N
OREM, UT 84057

GOULDING, DEVIN K & ERICA
308 W 1440 N
OREM, UT 84057

GOMEZ, CARLOS J (ET AL)
308 W 1600 N
OREM, UT 84057

BARAL INVESTMENTS-LC
--OR CURRENT RESIDENT--
308 W AMIRON WAY UNIT# A
OREM, UT 84057

TINGEY PROPERTIES LLC
--OR CURRENT RESIDENT--
308 W AMIRON WAY UNIT# B
OREM, UT 84057

JOHNSON, MARY NICOLE & MARY
NICOLE (ET AL)
308 W AMIRON WAY UNIT C
OREM, UT 84057

DEVEREAUX, KYLE & NATALIE
--OR CURRENT RESIDENT--
308 W AMIRON WAY UNIT# D
OREM, UT 84057

CONCEPT AMERICAN PROPERTY LLC
%NAZIR, ZAHID
313 E FAIRMONT HILL CT
DRAPER, UT 84020

SMITH, NICK F & COLETTE
314 W AMIRON WY APT A
OREM, UT 84057

JENSEN, KIRK R
314 W AMIRON WY APT B
OREM, UT 84057

COPE, LILIANA ISABEL
314 W AMIRON WY APT C
OREM, UT 84057

ZEPEDA, LILIAN E
314 W AMIRON WY APT D
OREM, UT 84057

GILES, JAMES A & CHRISTY L
324 W 1600 N
OREM, UT 84057

SCOTT, EVAN D
328 BLACKBURN ST
PASO ROBLES, CA 93446

SMITH, TUCKER JORDAN & LAUREN
MARIE
328 W AMIRON WAY
OREM, UT 84057

SKARDA RENTAL LLC
--OR CURRENT RESIDENT--
328 W AMIRON WY UNIT# A
OREM, UT 84057

JOHNSON, ALEXANDER & MALINDA
--OR CURRENT RESIDENT--
328 W AMIRON WY UNIT# B
OREM, UT 84057

JENKINS, JANICE KAY (ET AL)
328 W AMIRON WAY # C
OREM, UT 84057

SMITH, TUCKER JORDAN & LAUREN
MARIE
--OR CURRENT RESIDENT--
328 W AMIRON WAY UNIT# D
OREM, UT 84057

ARKENSTONE HOLDINGS LLC
--OR CURRENT RESIDENT--
332 W AMIRON WY UNIT# A
OREM, UT 84057

COLEMAN, ERIN M
--OR CURRENT RESIDENT--
332 W AMIRON WY UNIT# B
OREM, UT 84057

LOTT, LYNN C & CARLA
--OR CURRENT RESIDENT--
332 W AMIRON WY UNIT# C
OREM, UT 84057

STONELY, BROOKE & TODD
332 W AMIRON WAY # D
OREM, UT 84057

SILVA, ANDRES TORRES
335 W 1500 N
OREM, UT 84057

LARSON, DOLORES B (ET AL)
336 W 1500 N
OREM, UT 84057

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

BOWEN, BARBARA (ET AL)
--OR CURRENT RESIDENT--
348 W AMIRON WY UNIT# A
OREM, UT 84057

ATM PROPERTIES LC
--OR CURRENT RESIDENT--
348 W AMIRON WY UNIT# B
OREM, UT 84057

FISHER, GEOFF THOMAS & JENNIFER
S
--OR CURRENT RESIDENT--
348 W AMIRON WAY UNIT# C
OREM, UT 84057

COPE, WINNIFRED
--OR CURRENT RESIDENT--
348 W AMIRON WAY UNIT# D
OREM, UT 84057

MEDIA HUB LLC
--OR CURRENT RESIDENT--
351 W 1360 NORTH
OREM, UT 84057

GOLDING, GARY
--OR CURRENT RESIDENT--
356 W 1600 NORTH
OREM, UT 84057

HODSON, DENNIS DON & DIANE (ET
AL)
--OR CURRENT RESIDENT--
361 W 1500 NORTH
OREM, UT 84057

LANDON, DUSTIN
361 W 1600 N
OREM, UT 84057

SAMANTHA ANDERSON
MANAGEMENT TRUST 03-11-2011
AMD (ET AL)
--OR CURRENT RESIDENT--
362 W 1500 NORTH
OREM, UT 84057

BARTON INVESTMENT LLC
367 W 900 N
SALT LAKE CITY, UT 84103

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

SPACKMAN, RYAN D & IRINA
382 W 1600 N
OREM, UT 84057

BATTY, GARTH E
383 W 1480 N
OREM, UT 84057

CANN PROPERTIES 384 LLC
--OR CURRENT RESIDENT--
384 W 1480 NORTH
OREM, UT 84057

WEBB, ROYCE S & ANN E
385 W 1520 N
OREM, UT 84057

PAUL J JUDD INHERITANCE TRUST
08-24-2012 (ET AL)
388 W 1520 N
OREM, UT 84057

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

LEUE, TIMOTHY SCOTT & JAMIE
RENEE
395 W 1480 N
OREM, UT 84057

JESSEN, JOHN STUART & JENNIFER
396 W 1480 N
OREM, UT 84057

BOOTH, OLIVER & JACLYN
396 W 1600 N
OREM, UT 84057

INVESTED LLC
--OR CURRENT RESIDENT--
397 W 1520 NORTH
OREM, UT 84057

PETERSON, BRIAN & JESSICA
398 W 1520 N
OREM, UT 84057

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

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

CITY OF OREM
407 W 1600 N
OREM, UT 84057

SPARKS, TODD & SHAUNNA
--OR CURRENT RESIDENT--
411 W 1400 NORTH
OREM, UT 84057

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

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

MEDIA HUB LLC
412 E 1550 N
OREM, UT 84097

BRUGI, WILLIAM & JOANN C (ET AL)
436 S 600 W
OREM, UT 84058

VARGAS, ANTONIO HERRERA (ET
AL)
455 N 700 W
PROVO, UT 84601

WIRICK, CARSON G (ET AL)
455 N CENTER ST
AMERICAN FORK, UT 84003

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

GREENFIELD INVESTMENTS L C
--OR CURRENT RESIDENT--
475 W 1400 NORTH
OREM, UT 84057

HAMILTON LAND LLC
485 W 1400 N
OREM, UT 84057

LONG, D B & SANDRA
488 N 400 W
AMERICAN FORK, UT 84003

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WASATCH SQUARE LLC
%HUTCHINGS, DANEAN
504 W 1400 N
OREM, UT 84057

BRUNT, JENNIFER LYNN
MIDDLETON (ET AL)
508 W 1400 N
OREM, UT 84057

WEIGHT, GARY H & JAYNE W
512 W 1350 N
OREM, UT 84057

SHIN, JUNGHWA (ET AL)
512 W 1450 N
OREM, UT 84057

SHIMADA, LAWRENCE E
%SHIMADA, CONRAD S
513 W 1450 N
OREM, UT 84057

WEEKS, DAVID W & ELIZABETH ANN
514 W 1400 N
OREM, UT 84057

WILKES, VICKY & RANDALL
514 W 1450 N
OREM, UT 84057

517 ASSOCIATES LLC
--OR CURRENT RESIDENT--
517 W 1400 NORTH
OREM, UT 84057

MACKEY, LENNA R (ET AL)
517 W 1450 N
OREM, UT 84057

JONES, ANNIE P
518 W 1450 N
OREM, UT 84057

RAMIREZ, CARLOS EUGENIO
522 W 1400 N
OREM, UT 84057

BARNEY, NICHOLAS TATE
523 W 1450 N
OREM, UT 84057

LOTT, WAYNE J & ANNE C (ET AL)
524 W 1350 N
OREM, UT 84057

DE WET, MAUREEN
524 W 1450 N
OREM, UT 84057

LOTT, WAYNE J & ANNE C (ET AL)
--OR CURRENT RESIDENT--
525 W 1400 NORTH
OREM, UT 84057

BRUGI, WILLIAM & JOANN C (ET AL)
--OR CURRENT RESIDENT--
527 W 1450 NORTH
OREM, UT 84057

JANSSON, TOREE M
528 W 1400 N
OREM, UT 84057

PEARSON, SUNNY & MARK
--OR CURRENT RESIDENT--
531 W 1400 NORTH
OREM, UT 84057

RUIZ, CHRISTOPHER (ET AL)
532 W 1450 N
OREM, UT 84057

NORMAN, HERBERT & TINA W
536 W 1350 N
OREM, UT 84057

MANCILLA, FRANCISCO M
538 W 1450 N
OREM, UT 84057

TAYLOR, ANITA S
539 W 1400 N
OREM, UT 84057

SEAMONS, QUINTON & AIMEE
--OR CURRENT RESIDENT--
545 W 1400 NORTH
OREM, UT 84057

LUNDBERG, CAROLYN & DEAN
--OR CURRENT RESIDENT--
546 W 1450 NORTH
OREM, UT 84057

NELSON, CLINT D
--OR CURRENT RESIDENT--
548 W 1450 NORTH
OREM, UT 84057

FERRELL, L LACHELLE
553 W 1400 N
OREM, UT 84057

WILSON, JAMES LAMAR & ROSS
ROUNDY
559 E 2600 N
PROVO, UT 84604

TOLMAN, NATHAN K & SINAMAR T
559 W 1400 N
OREM, UT 84057

COOL HEAD PROPERTIES LLC
--OR CURRENT RESIDENT--
572 W 1600 NORTH
OREM, UT 84057

ALBERTCENTER LC
--OR CURRENT RESIDENT--
573 W 1600 NORTH
OREM, UT 84057

SCHWARTZ, RANDALL I
579 W 1475 N
OREM, UT 84057

OSMOND, HEATHER
580 N BALD MNT DR
ALPINE, UT 84004

VANHORN, EMMA T
580 W 1475 N
OREM, UT 84057

MMG HOLDINGS LLC (ET AL)
--OR CURRENT RESIDENT--
584 W 1600 NORTH
OREM, UT 84057

ALBERTCENTER LC
--OR CURRENT RESIDENT--
585 W 1600 NORTH
OREM, UT 84057

HARDING, JANET (ET AL)
587 N 600 E
PLEASANT GROVE, UT 84062

ASTLE, STEVEN LEE & COLLETTE
589 W 1475 N
OREM, UT 84057

HASKELL, DAVID F & EMILY R
592 W 1475 N
OREM, UT 84057

MAXFIELD, ROD & LIZ
--OR CURRENT RESIDENT--
609 W 1600 NORTH
OREM, UT 84057

ZEMP, JEREMY TREMAYNE &
HEATHER SHULER
610 W 1475 N
OREM, UT 84057

NEWMAN, MORGAN G
610 W 1510 N
OREM, UT 84057

WEAVER, BRIAN
611 W 1510 N
OREM, UT 84057

PINNEGAR, FRED C & STEFINEE E
612 W 1550 N
OREM, UT 84057

BROADBENT, NATHAN E & JULIE A
613 W 1550 N
OREM, UT 84057

GREENFIELD PROPERTIES LP
615 S STATE
OREM, UT 84058

INVESTED LLC
616 S 800 E
PRESTON, ID 83263

RFM REAL ESTATE LLC
621 WASHINGTON ST S
TWIN FALLS, ID 83301

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

WALKER, BRANDON
653 W 2760 N
PLEASANT GROVE, UT 84062

LOTT, LYNN C & CARLA
701 N 300 W
LEHI, UT 84043

LI, TONY & TINA
789 N 350 W
LINDON, UT 84042

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

JOHNSON, EDWARD A & DONNA M
846 E HIGH COUNTRY DR
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

PIGPEN PROPERTIES LLC
923 E ALPINE DR
ALPINE, UT 84004

FORT CREEK INVESTMENTS IV LLC
926 N FORT CANYON RD
ALPINE, UT 84004

R&M FAMILY INVESTMENTS III LLC
952 N FORT CANYON RD
ALPINE, UT 84004

COLEMAN, ERIN M
983 W 1230 N
OREM, UT 84057

CHRISTINE CHAVEZ REVOCABLE
TRUST 06-01-2001 THE (ET AL)
1003 W 570 N
OREM, UT 84057

DEVEREAUX, KYLE & NATALIE
1016 E ROUND MOUNTAIN DR
ALPINE, UT 84004

PINNELL, MATTHEW
1064 S RIVER RIDGE LN
SPANISH FORK, UT 84660

CANN PROPERTIES 384 LLC
1089 N 250 E
OREM, UT 84057

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

R AND M GAPPMAIER LC
1156 S STATE ST # 202
OREM, UT 84097

ROBERTSON, DAVID L & LAUNI J (ET
AL)
1235 BRADFORDSVILLE RD
LEBANON, KY 40033

RUSS & CATHY WITT FAMILY LLC
1245 SOUTHFIELD RD
HEBER CITY, UT 84032

COOL HEAD PROPERTIES LLC
1255 E 10 S
LINDON, UT 84042

MOUNTAIN AMERICA FEDERAL
CREDIT UNION
--OR CURRENT RESIDENT--
1340 N STATE ST
OREM, UT 84057

WORLEY, JOHN C (ET AL)
1342 N 500 W
OREM, UT 84057

ROSS, LINDSAY & ROBERT B
1345 DANIEL DR
OREM, UT 84057

CROFT, COLBY R & STARLEE E
1354 N 500 W
OREM, UT 84057

CLARK-HOLMAN LLC
--OR CURRENT RESIDENT--
1363 N STATE
OREM, UT 84057

JACK'S TIRE INVESTMENT COMPANY
INC
--OR CURRENT RESIDENT--
1369 N STATE ST
OREM, UT 84057

WEEKS, HARRY E JR & JOY
1375 RENAISSANCE PL
PLEASANT GROVE, UT 84062

MS BUSINESS PROPERTIES GROUP 2
LLC
--OR CURRENT RESIDENT--
1376 N STATE
OREM, UT 84057

QQ UTAH COUNTY 2 LLC
1380 LEAD HILL BLVD STE 260
ROSEVILLE, CA 95661

GANOWSKY, WILLIAM B & ARLENE
S
--OR CURRENT RESIDENT--
1385 N AMIRON WY UNIT# A
OREM, UT 84057

MCCORD, JACOB & HAILEY
--OR CURRENT RESIDENT--
1385 N AMIRON WY UNIT# B
OREM, UT 84057

LONG, D B & SANDRA
--OR CURRENT RESIDENT--
1385 N AMIRON WAY UNIT# C
OREM, UT 84057

GERBER, NATALIE
1385 N AMIRON WAY UNIT D
OREM, UT 84057

TACO AMIGO INC
--OR CURRENT RESIDENT--
1395 N STATE ST
OREM, UT 84057

BUEHLER, BRITAIN & SIERRA
1399 N AMIRON WAY
OREM, UT 84057

LI, TONY & TINA
--OR CURRENT RESIDENT--
1399 N AMIRON WAY UNIT# A
OREM, UT 84057

SCOTT, EVAN D
--OR CURRENT RESIDENT--
1399 N AMIRON WY UNIT# B
OREM, UT 84057

BUEHLER, BRITAIN & SIERRA
--OR CURRENT RESIDENT--
1399 N AMIRON WAY UNIT# C
OREM, UT 84057

LI, TONY & TINA
--OR CURRENT RESIDENT--
1399 N AMIRON WAY UNIT# D
OREM, UT 84057

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

BRUST, BLAKE COLTEN & TIARA
NICOLE
1409 N 550 W
OREM, UT 84057

GONZALEZ, DAVID & TERRI L
--OR CURRENT RESIDENT--
1409 N AMIRON WY UNIT# A
OREM, UT 84057

GANOWSKY, WILLIAM B & ARLENE
S
--OR CURRENT RESIDENT--
1409 N AMIRON WY UNIT# B
OREM, UT 84057

MCCORD, JACOB & HAILEY
1409 N AMIRON WAY # C
OREM, UT 84057

COPE, WINNIFRED O
--OR CURRENT RESIDENT--
1409 N AMIRON WAY UNIT# D
OREM, UT 84057

CORDNER, BONNIE J
1410 N 550 W
OREM, UT 84057

WASATCH SQUARE LLC
--OR CURRENT RESIDENT--
1411 N STATE ST
OREM, UT 84057

CRAWFORD, ALAN BRENT
1412 N 580 W
OREM, UT 84057

WEEKS, HARRY E JR & JOY
--OR CURRENT RESIDENT--
1414 N 550 WEST
OREM, UT 84057

WILSON, DAVID RUSSELL (ET AL)
1415 N 550 W
OREM, UT 84057

BARTON INVESTMENT LLC
--OR CURRENT RESIDENT--
1416 N STATE ST
OREM, UT 84057

EAST WEST INVESTMENTS LLC
--OR CURRENT RESIDENT--
1417 N AMIRON WY UNIT# A
OREM, UT 84057

CROFT FAMILY LLC SERIES SEVEN
--OR CURRENT RESIDENT--
1417 N AMIRON WY UNIT# B
OREM, UT 84057

MILLGATE, CHERYL ANN & CHERYL
ANN (ET AL)
1417 N AMIRON WY APT C
OREM, UT 84057

ATM PROPERTIES LC
--OR CURRENT RESIDENT--
1417 N AMIRON WAY UNIT# D
OREM, UT 84057

WHITESIDE, STEVEN M & ALLYSON
L
1420 N 280 W
OREM, UT 84057

PETERSON, CAMERON & LISA
--OR CURRENT RESIDENT--
1420 N AMIRON WY UNIT# A
OREM, UT 84057

PERLDREN ENTERPRISES LC
--OR CURRENT RESIDENT--
1420 N AMIRON WY UNIT# B
OREM, UT 84057

FARNELL, LINDA (ET AL)
--OR CURRENT RESIDENT--
1420 N AMIRON WAY UNIT# C
OREM, UT 84057

GONZALEZ, DAVID & TERRI L
1420 N AMIRON WAY UNIT D
OREM, UT 84057

CORRY, WILLIAM NIEL & TERESA
1423 N 280 W
OREM, UT 84057

GALE, DEBORAH D
1423 N 550 W
OREM, UT 84057

GREER, RAYMOND R & DELONA L
1424 N 280 W
OREM, UT 84057

POULSEN, JOHN ENGFELT &
KATHRYN GAY (ET AL)
1424 N 550 W
OREM, UT 84057

TAYLOR, SCOTT HOWARD & SHELLE
KAY
1424 N 580 W
OREM, UT 84057

MOSS, JOVITA (ET AL)
1425 N 325 W
OREM, UT 84057

SHIMADA, CONRAD S (ET AL)
--OR CURRENT RESIDENT--
1425 N STATE ST
OREM, UT 84057

CONRAD, PAUL W & PAT WILLIAMS
SMITH
1428 N 325 W
OREM, UT 84058

LINS MANAGEMENT LLC
1428 N STATE ST
OREM, UT 84057

WIRICK, CARSON G (ET AL)
--OR CURRENT RESIDENT--
1429 N 550 WEST
OREM, UT 84057

GARVIN, LANCE
1430 N 550 W
OREM, UT 84057

SCOTT, TYSON & TYSON C (ET AL)
--OR CURRENT RESIDENT--
1433 N AMIRON WY UNIT# A
OREM, UT 84057

BARAL INVESTMENTS LC
--OR CURRENT RESIDENT--
1433 N AMIRON WY UNIT# B
OREM, UT 84057

KENNARD, ELAINE (ET AL)
--OR CURRENT RESIDENT--
1433 N AMIRON WAY UNIT# C
OREM, UT 84057

MOULTON, JAMES R & JOANNE M
--OR CURRENT RESIDENT--
1433 N AMIRON WAY UNIT# D
OREM, UT 84057

PALMER, DWAIN K & NORIE
1435 N 280 W
OREM, UT 84057

ARKENSTONE HOLDINGS LLC
--OR CURRENT RESIDENT--
1435 N AMIRON WY UNIT# A
OREM, UT 84057

ARKENSTONE HOLDINGS LLC
--OR CURRENT RESIDENT--
1435 N AMIRON WY UNIT# B
OREM, UT 84057

ROCKRIDER HOLDINGS LLC
--OR CURRENT RESIDENT--
1435 N AMIRON WAY UNIT# C
OREM, UT 84057

JOHNSON, MARISA N & NATHAN D
--OR CURRENT RESIDENT--
1435 N AMIRON WAY UNIT# D
OREM, UT 84057

NUNEZ, JUAN LUIS & LUZ MARIA
1437 N 550 W
OREM, UT 84057

HIRSCHMANN, ERIC W & KARNA B
1438 N 280 W
OREM, UT 84057

CHRISTIANSON, AL & KRISTINE
1438 N 580 W
OREM, UT 84057

FRONCKOWIAK, MAURINE A
1438 N AMIRON WY APT A
OREM, UT 84057

WALKER, BRANDON
--OR CURRENT RESIDENT--
1438 N AMIRON WY UNIT# B
OREM, UT 84057

LAUREL KARLEEN ADAMS LIVING
TRUST 08-11-2017 THE (ET AL)
1438 N AMIRON WAY APT C
OREM, UT 84057

ROBERTSON, DAVID L & LAUNI J (ET
AL)
--OR CURRENT RESIDENT--
1438 N AMIRON WAY UNIT# D
OREM, UT 84057

MINER, ADAM & ERIN
1441 N 550 W
OREM, UT 84057

PRIDDIS, KRISTIN L (ET AL)
1443 N 580 W
OREM, UT 84057

CLINE, JOSEPH & AMBER
1444 N 580 W
OREM, UT 84057

ARKENSTONE HOLDINGS LLC
--OR CURRENT RESIDENT--
1445 B AMIRON WY UNIT# B
OREM, UT 84057

EVANS, GRANT ALVIN
--OR CURRENT RESIDENT--
1445 D AMIRON WY UNIT# D
OREM, UT 84057

BARAL INVESTMENTS-LC
--OR CURRENT RESIDENT--
1445 N AMIRON WY UNIT# A
OREM, UT 84057

BOWEN, BARBARA (ET AL)
--OR CURRENT RESIDENT--
1445 N AMIRON WAY UNIT# C
OREM, UT 84057

EVANS, GRANT ALVIN
1445 N AMIRON WAY APT D
OREM, UT 84057

WILSON, JIM & LINDA H (ET AL)
--OR CURRENT RESIDENT--
1447 N STATE ST
OREM, UT 84057

DECKER, ZSUZSANNA ILDIKO
1448 N AMIRON WAY # A
OREM, UT 84057

SKARDA, CHRISTOPHER
--OR CURRENT RESIDENT--
1448 N AMIRON WY UNIT# B
OREM, UT 84057

CROFT FAMILY LLC SERIES EIGHT
--OR CURRENT RESIDENT--
1448 N AMIRON WAY UNIT# C
OREM, UT 84057

CROFT FAMILY LLC SERIES NINE
--OR CURRENT RESIDENT--
1448 N AMIRON WAY UNIT# D
OREM, UT 84057

MARTIN, DAVID L & KRISTINE R
1449 N 325 W
OREM, UT 84057

JACKMAN, DREW FREDRICK &
MERRI LU WILKEY
1451 N 280 W
OREM, UT 84057

GOLDING, MARION E & CYNTHIA A
1452 N 280 W
OREM, UT 84057

KNUDSEN, TYLER & TINA
1453 N 230 W
OREM, UT 84057

ELOTES LLC
--OR CURRENT RESIDENT--
1455 N AMIRON WY UNIT# A
OREM, UT 84057

DZJ HOLDINGS LC
--OR CURRENT RESIDENT--
1455 N AMIRON WY UNIT# B
OREM, UT 84057

CHADWICK, LINDA
1455 N AMIRON WY APT C
OREM, UT 84057

PINNELL, MATTHEW
--OR CURRENT RESIDENT--
1455 N AMIRON WAY UNIT# D
OREM, UT 84057

OMER LIVING TRUST 05-18-2020 THE
(ET AL)
1458 N 325 W
OREM, UT 84057

DEWITT, JOSHUA (ET AL)
1461 N 325 W
OREM, UT 84057

KO, CHOONYEOB
1461 N AMIRON WY
OREM, UT 84057

ATM PROPERTIES LC
--OR CURRENT RESIDENT--
1461 N AMIRON WY UNIT# A
OREM, UT 84057

KO, CHOONYEOB
--OR CURRENT RESIDENT--
1461 N AMIRON WY UNIT# B
OREM, UT 84057

GARFF, PETER N & SHARON
--OR CURRENT RESIDENT--
1461 N AMIRON WAY UNIT# D
OREM, UT 84057

CONCEPT AMERICAN PROPERTY LLC
--OR CURRENT RESIDENT--
1462 N STATE ST
OREM, UT 84057

STINSON, DEENA K
1464 N 280 W
OREM, UT 84057

MITCHELL, SHIRLEE G (ET AL)
1464 N AMIRON WY
OREM, UT 84057

REED, LYNN & LANET
1464 N AMIRON WY # A
OREM, UT 84057

TINGEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1464 N AMIRON WY UNIT# B
OREM, UT 84057

MITCHELL, SHIRLEE G (ET AL)
--OR CURRENT RESIDENT--
1464 N AMIRON WAY UNIT# C
OREM, UT 84057

GUERRERO, ADRIAN & ANDRES
1464 N AMIRON WAY # D
OREM, UT 84057

YOUNG, GLENDA (ET AL)
1465 N 280 W
OREM, UT 84057

WILSON, JAMES LAMAR & ROSS
ROUNDY
--OR CURRENT RESIDENT--
1465 N STATE
OREM, UT 84057

MACE, ROURKE G & KATHRYN T (ET
AL)
1467 N 230 W
OREM, UT 84057

MARKLE, KEVIN & ERIN
1472 N 325 W
OREM, UT 84057

BRIDGSTOCK, AUDREY
1473 N 325 W
OREM, UT 84057

HOUSE OF GAINES LLC
1474 N 375 W
OREM, UT 84057

MITTON, JOSHUA & KYLA
1477 N 280 W
OREM, UT 84057

KENNARD, ELAINE (ET AL)
1477 N AMIRON APT C
OREM, UT 84057

TAYLOR, DAVID SCOTT
1478 N 280 W
OREM, UT 84057

MIKKELSEN, WILLIAM C & LANA K
--OR CURRENT RESIDENT--
1481 N 230 WEST
OREM, UT 84057

OK-OB LLC
1481 N 430 E
OREM, UT 84097

ALBERTCENTER LC
1483 SPRINGDELL DR
PROVO, UT 84604

RUSS & CATHY WITT FAMILY LLC
--OR CURRENT RESIDENT--
1484 N STATE ST
OREM, UT 84057

DEROEST, HEIDI
1486 N 325 W
OREM, UT 84057

EDWARDS, BRADLEY C & SHAUNA H
1491 N 280 W
OREM, UT 84057

CHARMAN MOBILE HOME MANOR
LC
--OR CURRENT RESIDENT--
1497 N STATE ST
OREM, UT 84057

ALPINE CREDIT UNION
1510 N STATE
OREM, UT 84057

JENSEN, BRIAN & STACY
1511 N 230 W
OREM, UT 84057

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

BARFUSS, TODD S
--OR CURRENT RESIDENT--
1514 N 325 WEST
OREM, UT 84057

WARNICK, JOSEPH & BRIANNA
1518 N 375 W
OREM, UT 84057

GOLAVAR, MARTIN
1521 N 325 W
OREM, UT 84057

JENSON, KENNETH J & FRANCES I
1527 N 230 W
OREM, UT 84057

OMER, JOSHUA MARK & KARISSA K
1528 N 325 W
OREM, UT 84057

MARKLE, KEVIN J
1530 N 375 W
OREM, UT 84057

TSCHIRKI, CHRISTOPHER R & GERI
LYNN
1531 N 325 W
OREM, UT 84057

TANNER, CHARLES A
1542 N 375 W
OREM, UT 84057

DUNN, TIFFANY & MICHAEL
1543 N 325 W
OREM, UT 84057

CHARMAN MOBILE HOME MANOR
LC
--OR CURRENT RESIDENT--
1545 N STATE ST
OREM, UT 84057

MCENTIRE, MARK & REBECCA
1547 N 230 W
OREM, UT 84057

TURNER, JEFFREY W
1547 N 375 W
OREM, UT 84057

FISHER, GEOFF THOMAS & JENNIFER
S
1548 S 175 E
OREM, UT 84058

PIGPEN PROPERTIES LLC
--OR CURRENT RESIDENT--
1549 N STATE
OREM, UT 84057

HARDING, JANET (ET AL)
--OR CURRENT RESIDENT--
1554 N 375 WEST
OREM, UT 84057

HEHL, KEVIN PATRICK & LISA
MARIE (ET AL)
1555 N 325 W
OREM, UT 84057

RFM REAL ESTATE LLC
--OR CURRENT RESIDENT--
1555 N STATE
OREM, UT 84057

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

ZOLLINGER, JACOB D & TACI L
1564 N 325 W
OREM, UT 84057

PEREZ, ANA FABIOLA (ET AL)
1569 N 325 W
OREM, UT 84057

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

CALL, MAYO W & ELSIE C
1573 N 275 W
OREM, UT 84057

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

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

MILLETT, PAUL E & HOLLY D
1576 N 325 W
OREM, UT 84057

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

MIDGLEY ENTERPRISES INC
--OR CURRENT RESIDENT--
1599 N STATE ST
OREM, UT 84057

RENTERIA, FERNANDO A
1611 N 280 W
OREM, UT 84057

R AND M GAPPMAIER LC
--OR CURRENT RESIDENT--
1611 N STATE ST
OREM, UT 84057

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

REYES, CLAUDIA S
1623 N 280 W
OREM, UT 84057

MAXFIELD, ROD & LIZ
1624 N 1030 W
OREM, UT 84057

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

BOYLE, DONALD & ANN
--OR CURRENT RESIDENT--
1635 N 280 WEST
OREM, UT 84057

UNITED RESOURCES INC
1636 N 240 W
OREM, UT 84057

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

WILSON, CAROL (ET AL)
1647 N 280 W
OREM, UT 84057

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

BECERRA, ANNYA
1657 N 400 W
OREM, UT 84057

OSMOND DESIGNS OREM LLC
1660 N STATE ST
OREM, UT 84057

CROSS POINTE PUD OWNERS
ASSOCIATION INC
--OR CURRENT RESIDENT--
1665 N STATE ST
OREM, UT 84057

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

TBF PROPERTIES LLC
--OR CURRENT RESIDENT--
1667 N STATE
OREM, UT 84057

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

NELSON, CLINT D
1671 E BROWNING AVE
SALT LAKE CITY, UT 84105

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

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

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

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

517 ASSOCIATES LLC
1708 N 240 W
OREM, UT 84057

SPARKS, TODD & SHAUNNA
1735 SPRING CREEK RANCH RD
LEHI, UT 84043

JACK'S TIRE INVESTMENT COMPANY
INC
1795 N MAIN ST
NORTH LOGAN, UT 84341

CITY OF OREM
1843 W 4000 S
ROY, UT 84067

BSB PROPERTIES LC (ET AL)
1862 N 1120 W
PROVO, UT 84604

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

GARFF, PETER N & SHARON
1946 PINNACLE DR
SAINT GEORGE, UT 84790

PETERSON, CAMERON & LISA
2086 N RASPBERRY DR
SARATOGA SPRINGS, UT 84045

COPE, WINNIFRED O
%ANDERSON, KAY
2400 N 34TH AVE APT 24
OMAHA, NE 68111

TINGEY PROPERTIES LLC
3049 APACHE LN
PROVO, UT 84601

TINGEY PROPERTIES LLC
3049 APACHE LN
PROVO, UT 84604

PEARSON, SUNNY & MARK
3052 MARKRIDGE RD
LA CRESCENTA, CA 91214

QCSIF SIX LLC
%IEQ MANAGEMENT INC
3065 S JONES BLVD STE 100
LAS VEGAS, NV 89146

GANOWSKY, WILLIAM B & ARLENE
S
3590 GALVESTON AV
SIMI VALLEY, CA 93063

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

MOUNTAIN AMERICA FEDERAL
CREDIT UNION
%FACILITIES DEPT
7181 CAMPUS VIEW DR
WEST JORDAN, UT 84084

MIDGLEY ENTERPRISES INC
7644 S STATE ST
MIDVALE, UT 84047

GONZALEZ, DAVID & TERRI L
9178 N HILLSIDE DR
CEDAR HILLS, UT 84062

CROFT FAMILY LLC SERIES SEVEN
9484 S OVERLEIGH CT
SOUTH JORDAN, UT 84095

TIETJEN, BRUCE & CRYSTAL
9501 N CANYON HEIGHTS DR
CEDAR HILLS, UT 84062

BUNNELL, KARL & ANDREA
%B & B UTAH PROPERTIES LLC
9831 N 6180 W
HIGHLAND, UT 84003

HODSON, DENNIS DON & DIANE (ET
AL)
9844 N MEADOW LN
HIGHLAND, UT 84003

SEAMONS, QUINTON & AIMEE
9965 N WELLINGTON CT
HIGHLAND, UT 84003

SAMANTHA ANDERSON
MANAGEMENT TRUST 03-11-2011
AMD (ET AL)
%WHITING, ERIC B
10610 S JORDAN GTWY # 200
SOUTH JORDAN, UT 84095

BARFUSS, TODD S
11576 S STATE ST # 204
DRAPER, UT 84020

ARKENSTONE HOLDINGS LLC
11830 PAYSON LN
OREGON CITY, OR 97045

ROCKRIDER HOLDINGS LLC
11919 N WESTFIELD COVE DR
HIGHLAND, UT 84003

MOULTON, JAMES R & JOANNE M
12244 TIMBERLINE DR
HIGHLAND, UT 84003

SCOTT, TYSON & TYSON C (ET AL)
27237 E SKYE DR
FARMINGTON HILLS, MI 48334

Item #: 3.2	Planning Commission May 4, 2022	
Prepared By: Cheryl Vargas		
Applicant: Drew Major	PUBLIC HEARING – Vacating Lot 3 of 8 th & 8 th Subdivision, Plat A and approving the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone.	

NOTICES:

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

SITE INFORMATION:

- **General Plan Designation:**
Low Density Residential
- **Current Zone: R8**
- **Acreage: .86**
- **Neighborhood: Sunset Heights East**

ACTION:

The Planning Commission is the final approving authority regarding this request.

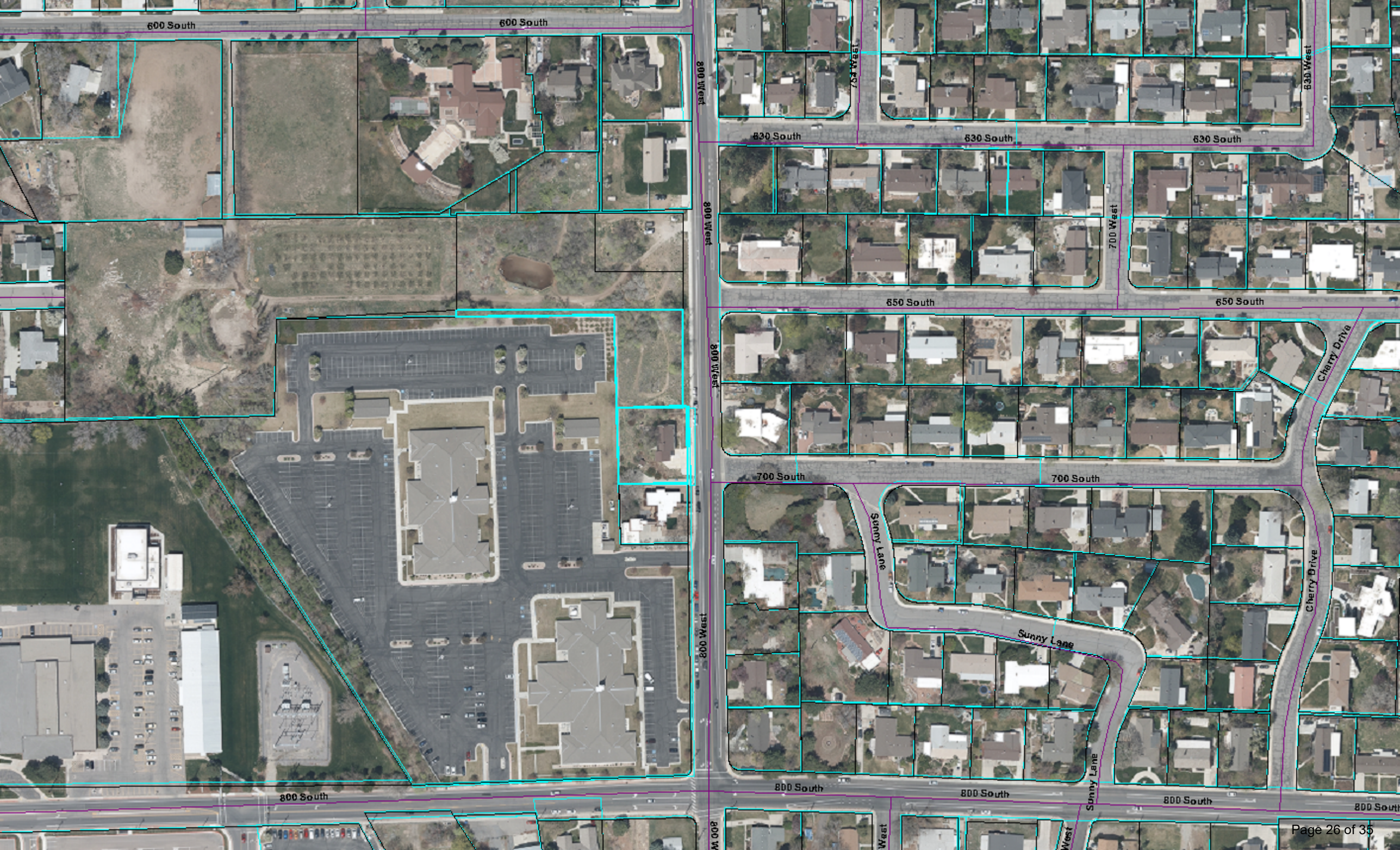
REQUEST: The applicant requests the Planning Commission vacate Lot 3 of 8th & 8th Subdivision, Plat A and approve the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone.

BACKGROUND:

This project will be vacating one platted lot and creating a new subdivision with that lot plus splitting a lot of record into two lots creating a three lot subdivision in the R8 zone.

All three lots more than meet the lot size requirements for the R8 zone of 8,000 square feet. Lot 1 will be 11,484 square feet, Lot 2 will be 11,367 square feet and Lot 3 will be 11,259 square feet. There is an existing house and garage on Lot 3 that will be removed.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 3 of 8th & 8th Subdivision, Plat A and approve the preliminary plat of Hillside Acres II, Plat A located generally at 700 South 800 West in the R8 zone.



600 South

600 South

800 West

630 South

630 South

630 South

800 West

650 South

650 South

800 West

700 South

700 South

800 West

800 South

800 South

800 South

800 South

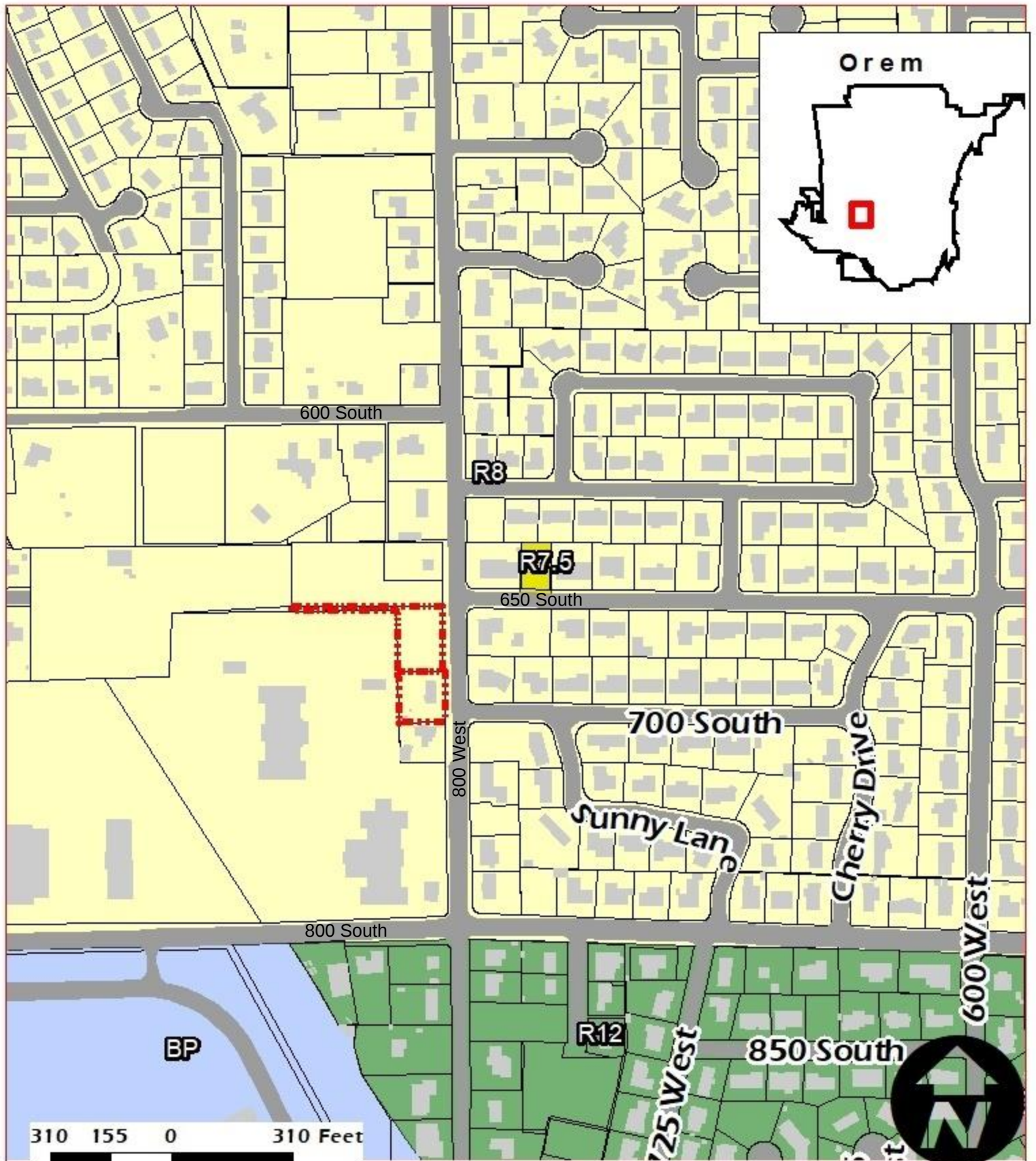
800 South

Sunny Lane

Sunny Lane

Cherry Drive

Hillside Acres II Plat A

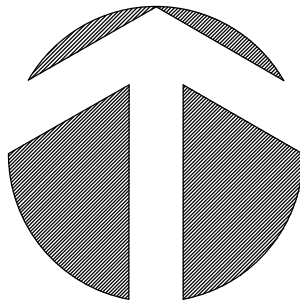


◆ Preliminary Plat
R8
.86 Acres

NEIGHBORHOOD
Sunset Heights East

Legend
 700 S 800 West
 Buildings
 Parcels

Proposed Demolition Plan



1" = 30'

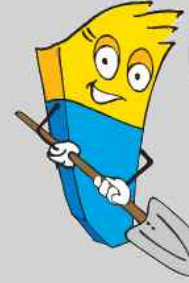
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Latter Day Saints

CAUTION!!! Notice to contractors

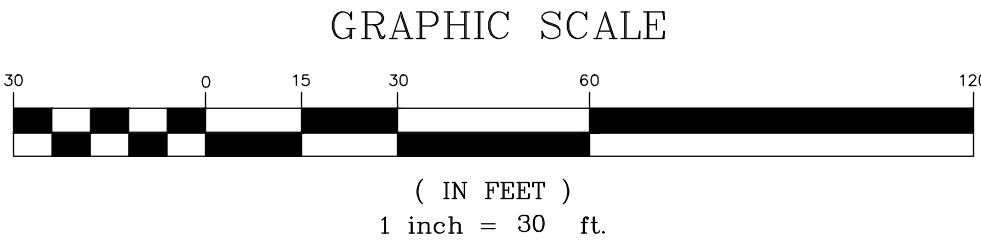
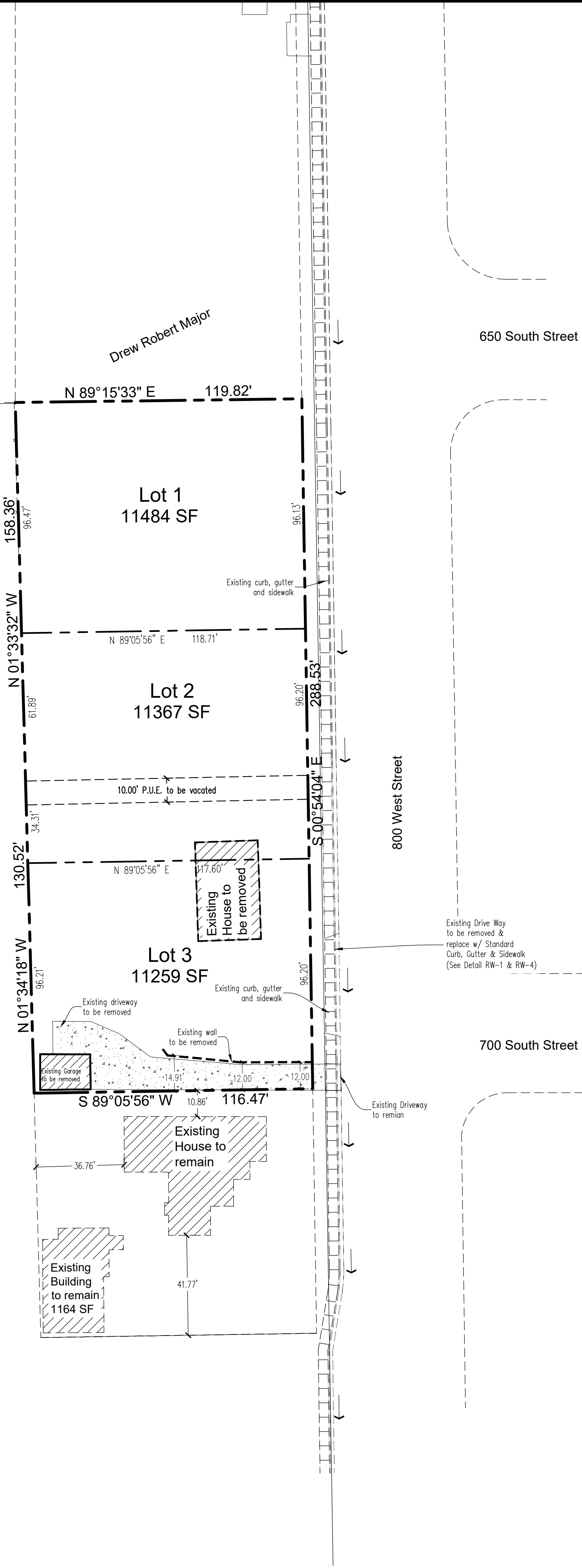
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor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

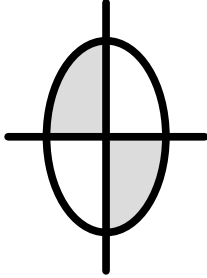


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DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Hillside Acres II

Demolition Plan

Utah

Orem City

Revisions

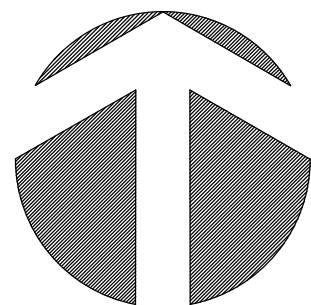
Date 10-26-2021
Scale 1"=30'
By BHT
Tracing No. L - 14134

Sheet No. C - 1.2

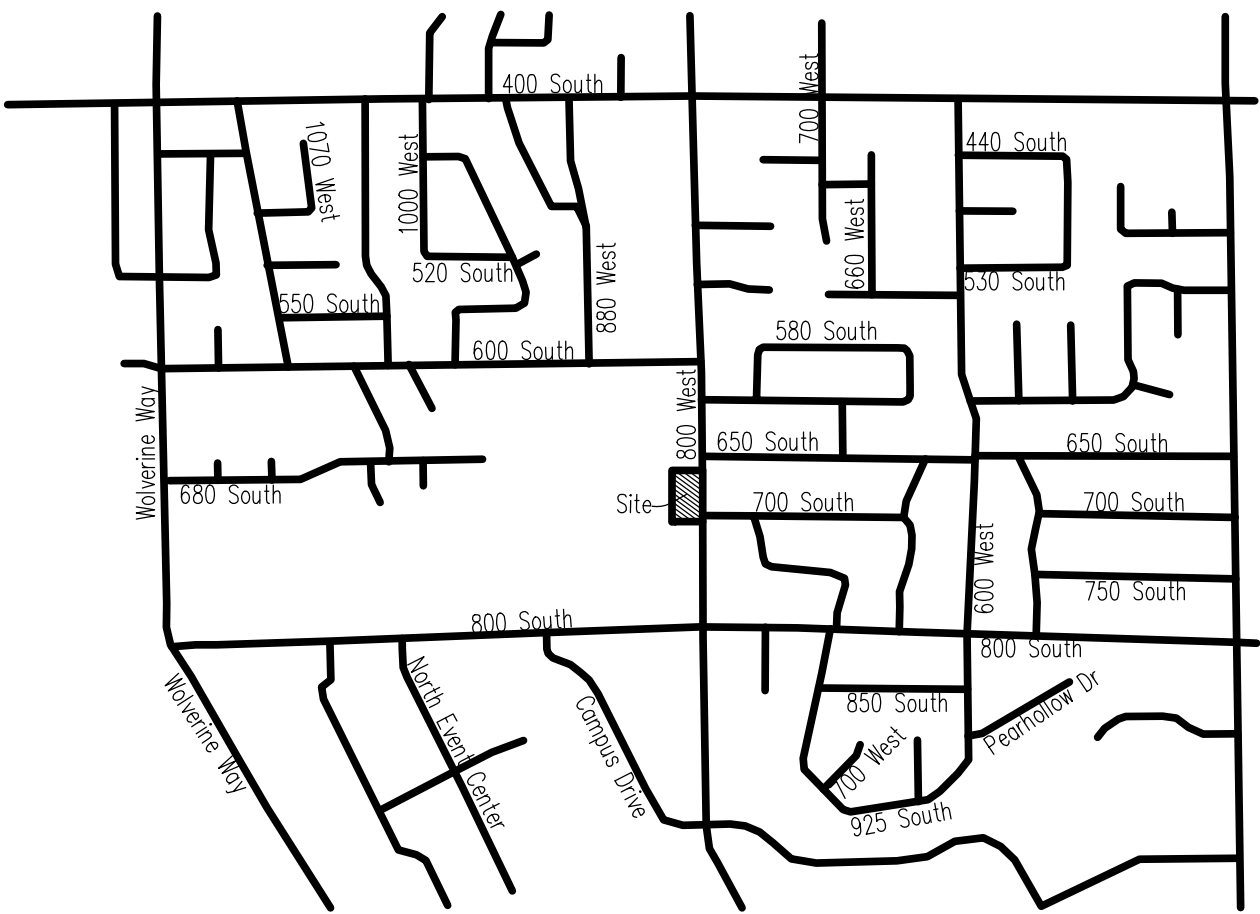
Hillside Acres II

Orem City

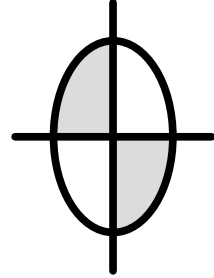
Utah



1" = 30'



Vicinity Map



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

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by Chapter 20 of the Orem City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the Orem City Code, Chapter 14.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to Chapter 21 of the Orem City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Developer/Owner:

Drew Major
863 West 600 South
Orem Utah 84058

Engineer:

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

Site Data:

Zone = R-8
Total Area = 34,110 SF or 0.78 Acre
Total number Lots 3

Note:

No driveway or drive access may be located within twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Due to the location, slope, and native soil material, these sites will have priority SWPPP's

Note:

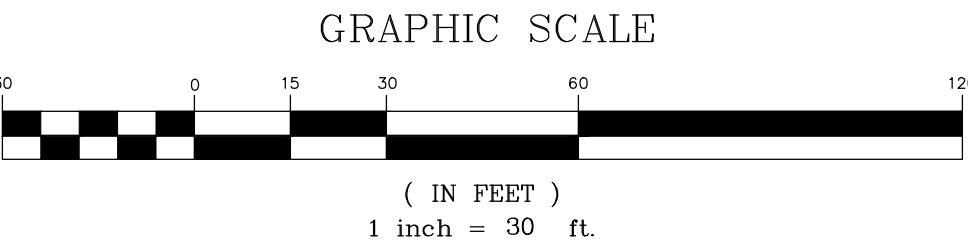
Existing drive approaches will be removed and new approaches will be constructed to match new home construction with a 6" freeboard from flow line of gutter to high point of approach

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CAUTION!!! Notice to contractors

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Hillside Acres II

Preliminary Plat

Utah

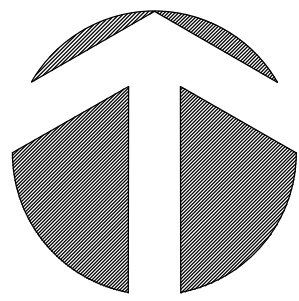
Orem City

Revisions

Date
10-26-2021
Scale
1"=30'
By
L - BHT
Tracing No.
L - 14134

Sheet No.
C - 2.0

Proposed Final Plat



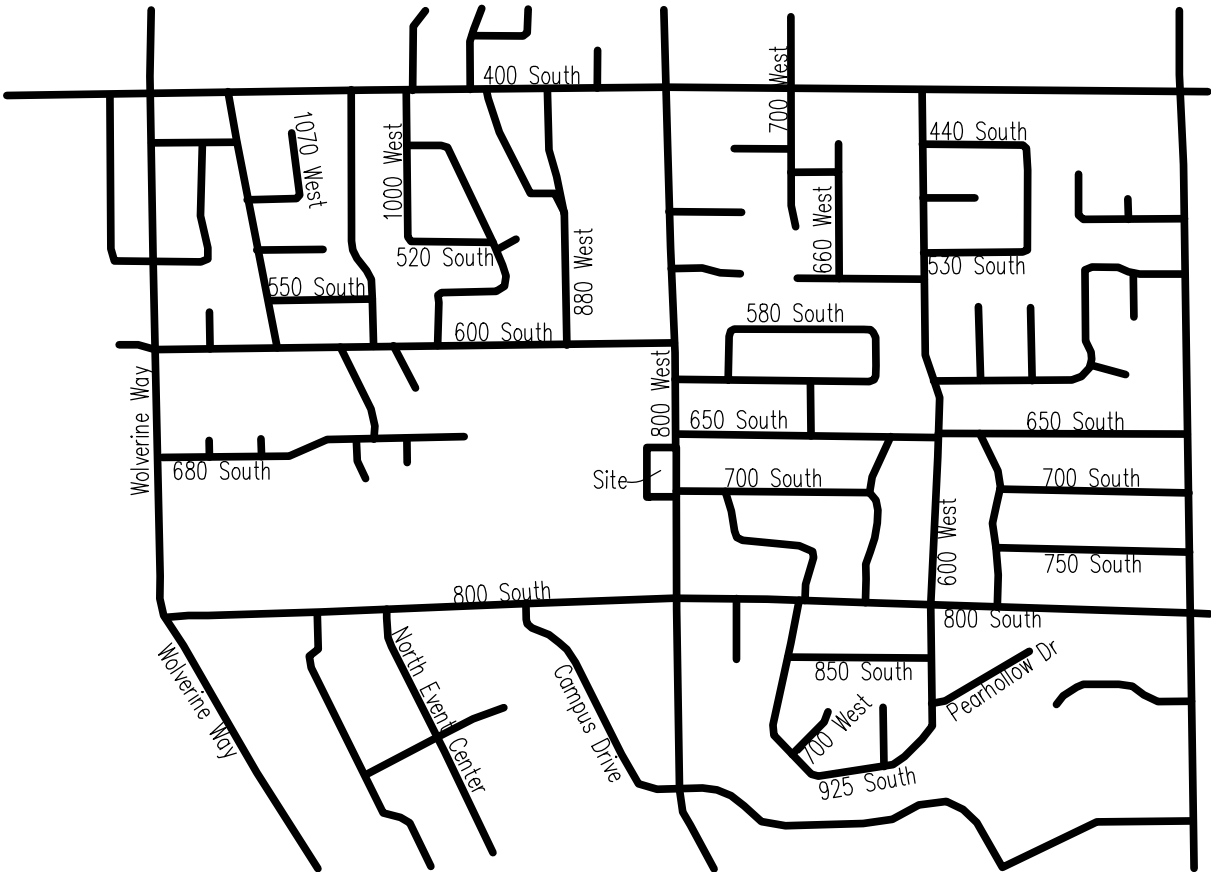
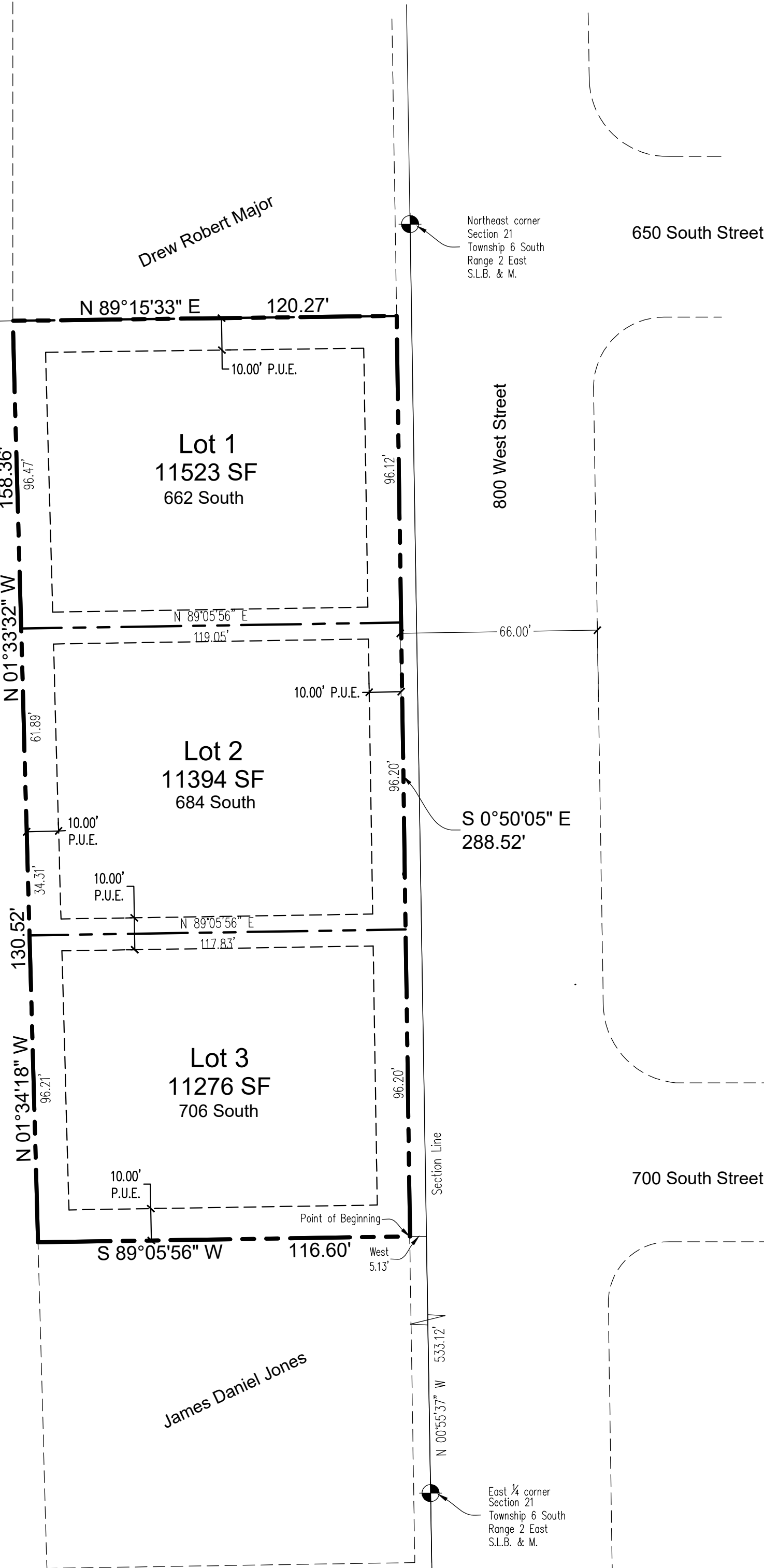
1" = 30'

Corp of Presiding Bishop
Church of Jesus Christ of
Latter Day Saints

James Daniel Jones

Hillside Acres II
Plat "A"

Northeast 1/4 of Section 21
Township 6 South Range 2 East Salt Lake Base and Meridian
Orem City, Utah County, Utah



Vicinity Map

Surveyor's Certificate

I, ROBERT D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 127089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below. Now subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-6, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located North 0°55'37" West along the Section line 533.12 feet and West 5.25 feet from the East quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°05'56" West 116.60 feet more or less to the Westerly boundary line of Lot 3, Plat "A", 8th & 8th Subdivision; thence North 01°34'18" West along the Westerly boundary of Lot 3, Plat "A", 8th & 8th Subdivision 130.52 feet; thence North 01°33'32" West along the Easterly boundary of Lot 2, Plat "B", 8th & 8th Subdivision 158.36 feet to the Northeast corner of said Lot 2; thence North 89°15'33" East 120.27 feet; thence South 0°50'05" East along the westerly right of way line of 800 West Street 288.52 feet to the point of beginning.

AREA=34,193 sq. ft. or 0.785 acre

Basis of Bearing = North 0°55'37" West along the Section line NAD 27

Date

Surveyor

(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all 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 ____ day of _____, A.D. 20____

Robert Drew Major

Mary Lynn Major

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH }

S.S.

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Robert Drew Major & Mary Lynn Major, who represented that they are the owners of Plat "A" Hillside Acres II and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

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 ____ day of _____, A.D. 20____

Approved: _____
City Engineer

Approved: _____
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 ____ day of _____, 20____, by the Orem City Planning Commission.

Director-Secretary

Chairman, Planning Commission

Resolution No.

County Recorder

Plat "A"

Hillside Acres II

Including a vacation of Lot 3, Plat "A", 8th & 8th Subdivision

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Conditions of Approval

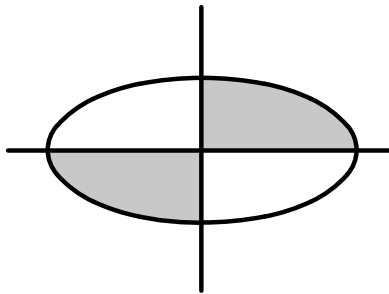
Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 3, Plat "A", 8th & 8th Subdivision. Lot 3, Plat "A", 8th & 8th Subdivision is hereby vacated.

Approved as to Form

City Attorney

Date



Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Vicinity Plan



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CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
April 20, 2022

The following items are discussed in these minutes:

- **SITE PLAN** – Vacating Lots 3 and 4 of Meikle John Industrial Park, Plat A and approving the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West – Approved
- **PRELIMINARY PLAT** – Approving the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North - Approved

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. Chair Sakar called the Study Session to order.

Those present: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners and Steve Earl, Legal Counsel

Those excused: Rachel Stevens, Associate Planner; Sam Kelly, City Engineer and Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from March 16, 2022 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Sakar called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners and Steve Earl, Legal Counsel

Those excused: Rachel Stevens, Associate Planner; Sam Kelly, City Engineer and Terry Peterson, City Council Liaison

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Robison Homes Builders for the Planning Commission to vacate Lots 3 and 4 of Meikle John Industrial Park, Plat A and approve the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone.

DRAFT Planning Commission minutes for April 20, 2022



Staff Presentation: The applicant is proposing to combine two platted lots into a one lot subdivision with four office warehouse condominiums.

There will be four 2-story units with units 1 and 4 being 2,496 square feet and units 2 and 3 being 1,940 square feet. Each unit will have office and warehouse space with their own restrooms and break rooms.

Architecture: The proposed architecture meets the requirements of the M2 zone.

Parking: The parking requirement for this project have been met. Thirty-one spaces are required and they are providing thirty-one spaces.

Landscaping: The overall landscape plan complies with all applicable M2 zoning codes.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 3 and 4 of Meikle John Industrial Park, Plat A and approve the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

Chair Sakar invited the applicant to come forward. He had nothing to add and did not come forward.

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

When no one came forward, Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to vacate Lots 3 and 4 of Meikle John Industrial Park, Plat A and approve the site plan of RHB Office Warehouse Condominiums, Plat A located generally at 1124 North 1300 West in the M2 zone. Mr. Condie seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.2**:

Agenda Item 3.2 is a request by Nathan Kelley for the Planning Commission to approve the preliminary plat of Geneva Heights Terrace, Plat C located generally at 1058 West 570 North in the R7.5 zone.



Staff Presentation: Madsen Estates is currently one lot of record in the R7.5 zone. The applicant would like to divide that one lot into two lots.

Both lots meet the lot size exception requirements for the R7.5 zone of 7,500 square feet. Lot 1 is taking the lot width exception and Lot 2 is taking the lot area exception. The lot width exception says the lot must at least meet ninety-five percent of the required frontage for the zone. The lot area exception states that the lot must meet at least ninety percent of the required lot size for the zone. Each lot may only take one exception.

Lot 1 will be 8,168 square feet which meets the minimum lot size; however, it will meet the ninety-five percent of the minimum lot frontage required at seventy feet instead of the required seventy-five feet. Lot 2 will be 6,879 square feet which meets the minimum ninety percent exception for this zone. Lot 2 does meet the minimum frontage requirement of seventy-five feet.

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

DRAFT Planning Commission minutes for April 20, 2022

1 **Recommendation:** The Development Review Committee determined this request complies with the Orem City
2 Code. Staff recommends the Planning Commission approve the preliminary plat of Geneva Heights Terrace, Plat C
3 located generally at 1058 West 570 North in the R7.5 zone.

4
5 Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

6
7 Chair Sakar invited the applicant to come forward. Roger Dudley, Dudley & Associates, introduced himself.

8
9 Chair Sakar called for a motion on this item.

10
11 **Planning Commission Action:** Ms. Pope moved to approve the preliminary plat of Geneva Heights Terrace, Plat C
12 located generally at 1058 West 570 North in the R7.5 zone. Chair Sakar seconded the motion. Those voting aye:
13 Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The
14 motion passed unanimously.

15
16 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a
17 motion to approve the minutes of March 16, 2022. Mr. Low moved to approve the meeting minutes for March 16,
18 2022. Ms. Komen seconded the motion. Those voting aye: Jim Condie, Madeline Komen, Murray Low, Tina
19 Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar. The motion passed unanimously.

20
21 **Adjourn:** Chair Sakar called for a motion and moved to adjourn. Mr. Roberts seconded the motion. Those voting
22 aye: Jim Condie, Madeline Komen, Murray Low, Tina Okolowitz, Amber Pope, Barry Roberts and Haysam Sakar.
23 The motion passed unanimously.

24
25 **Adjourn:** 4:45 p.m.

26
27
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32

Ryan L. Clark
Planning Commission Secretary

Approved: