



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
February 1, 2023

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

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

- 1 Elect new Planning Commission Chair and Vice-Chair for 2023**
- 2 Training by Steve Earl, City Attorney**

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 an AT&T telecommunications  
monopole facility located on a field light at Orem High School located at 175 South  
400 East in the R8 zone.**
4. MINUTES REVIEW AND APPROVAL
  - 4.1 Review and approve minutes from the January 18, 2023 meeting.**
5. ADJOURN
  - 5.1 The next meeting will be held Wednesday, February 15, 2023**

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

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

|                                                                               |                                                                                                                                                                                     |                                                                                    |
|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Item #: 3.1                                                                   | <b>Planning Commission</b><br>February 1, 2023                                                                                                                                      |  |
| <b>Prepared By:</b><br>Makayla Wagstaff                                       |                                                                                                                                                                                     |                                                                                    |
| <b>Applicant: J5</b><br><b>Infrastructure Partners for</b><br><b>AT&amp;T</b> | <b>CONDITIONAL USE PERMIT</b> – Approval of an AT&T telecommunications monopole facility located on a field light at Orem High School located at 175 South 400 East 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/pmn](http://utah.gov/pmn)
- Noticed 333 property owners within 500 ft

**SITE INFORMATION:**

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **34.66**
- Neighborhood: **Orem**

**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 telecommunications monopole facility to be located on a field light on the West side of the football field at Orem High School located at 175 South 400 East in the R8 zone.

**BACKGROUND:** The applicant is proposing to replace the existing field light pole at Orem High School with a 100' tall monopole. The field light bank would be re-installed at the existing height on the new pole. AT&T antennas and equipment would be installed at the top of the pole including a lightning rod. The installation would also include an equipment shelter to be built near the base of the monopole.

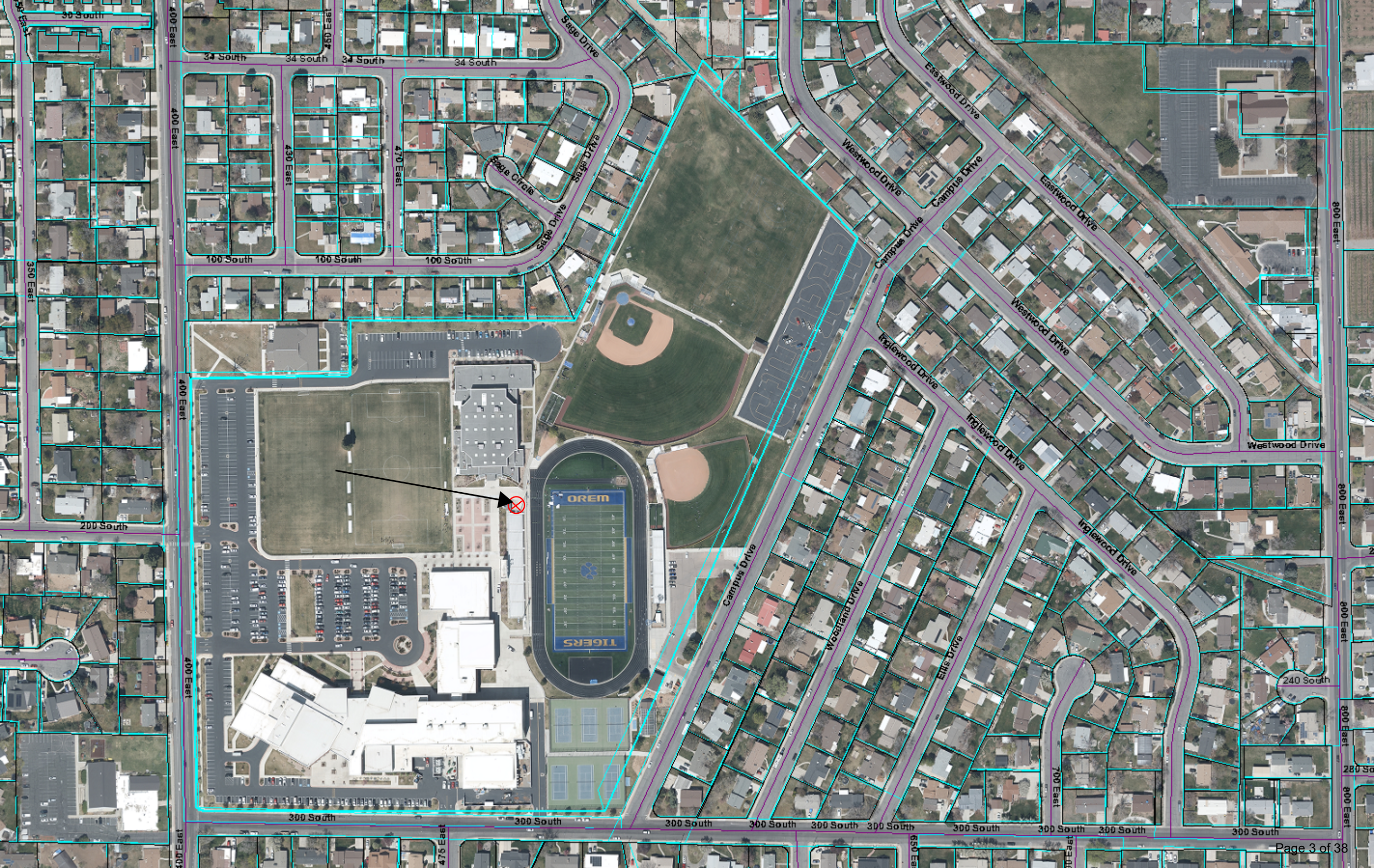
The applicant has applied for a conditional use permit due to the proposed pole being located in a residential zone and the request for the increased height of the pole. Monopoles are allowed to be 75' high, but in the circumstance of need for greater coverage or to allow for collocation the height may be increase up to 110'. In this instance the applicant is requesting a pole of 100' be approved.

Monopoles are required to be located at least 115% of the poles height from any residential lot line. The proposed location of this monopole at Orem High School is at least 400' from the surrounding residential lots.

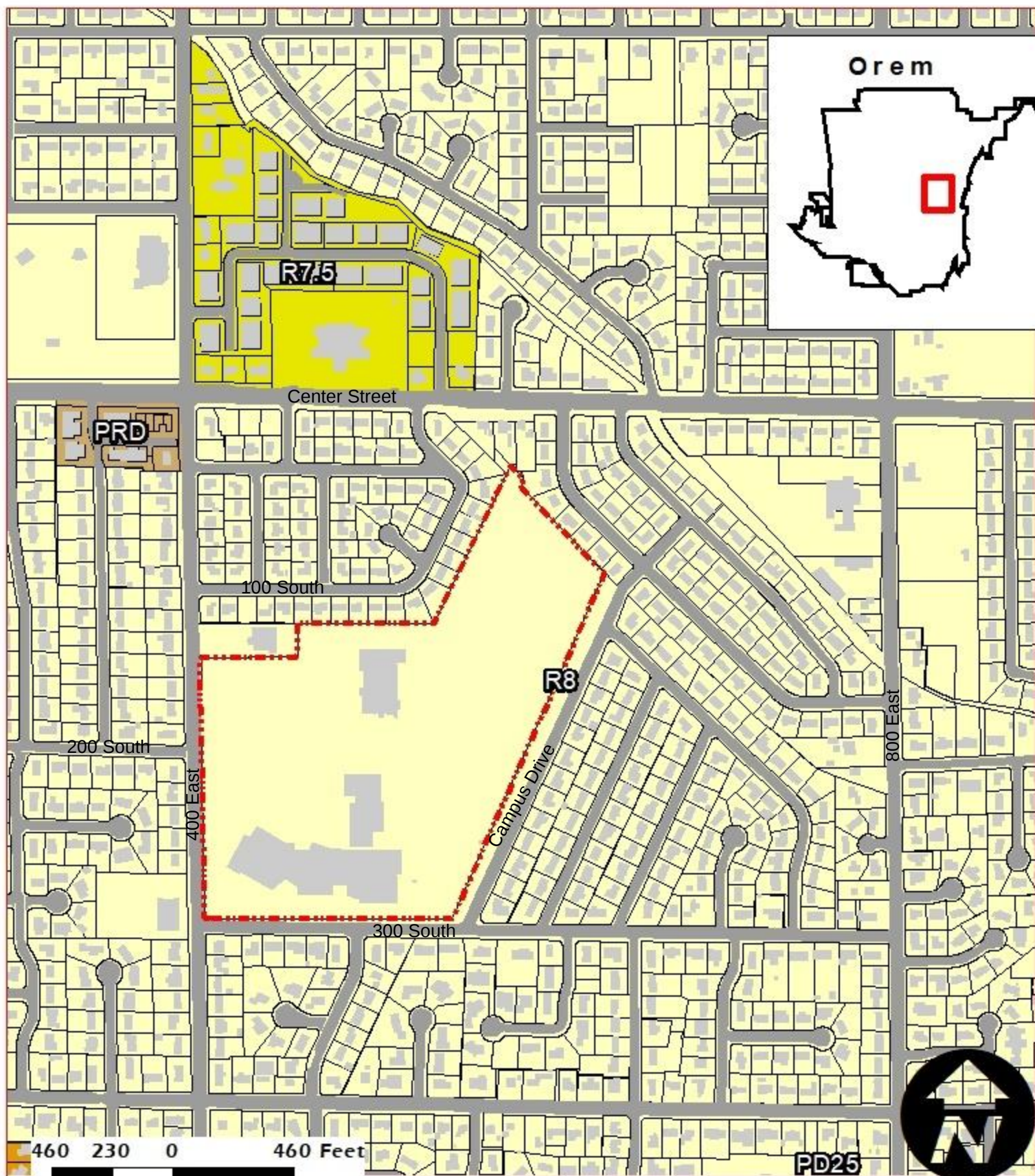
Based on the need for service determined by the applicant for this area, the location of the monopole was selected to be collocated using a stadium light at Orem High School. As there is a pole already at this location, the proposed monopole would be considered to be utilizing an existing structure per Orem City Code [\(22-13-9\)](#), which outlines the priority given to locations for wireless telecommunication facilities.

In considering the approval of a conditional use permit, the factors to be considered are outlined in Orem City Code [\(22-4-4\)](#).

**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 an AT&T telecommunications monopole facility located on a field light at Orem High School located at 175 South 400 East in the R8 zone.



# AT&T Monopole Scera Park (Orem High School)



◆ Conditional Use Permit  
R8  
34.66 Acres

NEIGHBORHOOD  
Orem

Legend  
 225 S 400 East  
 Buildings  
 Parcels

**NOTES:**  
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.

**NOTE:**  
TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.

# Demolition Plan

~(E) GARDEN BOX~

~(E) SIDEWALK~

(E) LIGHT

(E) UTILITIES

(E) TREES TO BE REMOVED

(E) WATER MAIN

(E) FIRE HYDRANT

(E) CONCESSION STAND TO BE REMOVED

(E) 75'-0" TALL LIGHTPOLE TO BE REPLACED BY (P) AT&T 100'-0" TALL MONOPOLE

~(E) LANDSCAPE~

~(E) SIDEWALK~

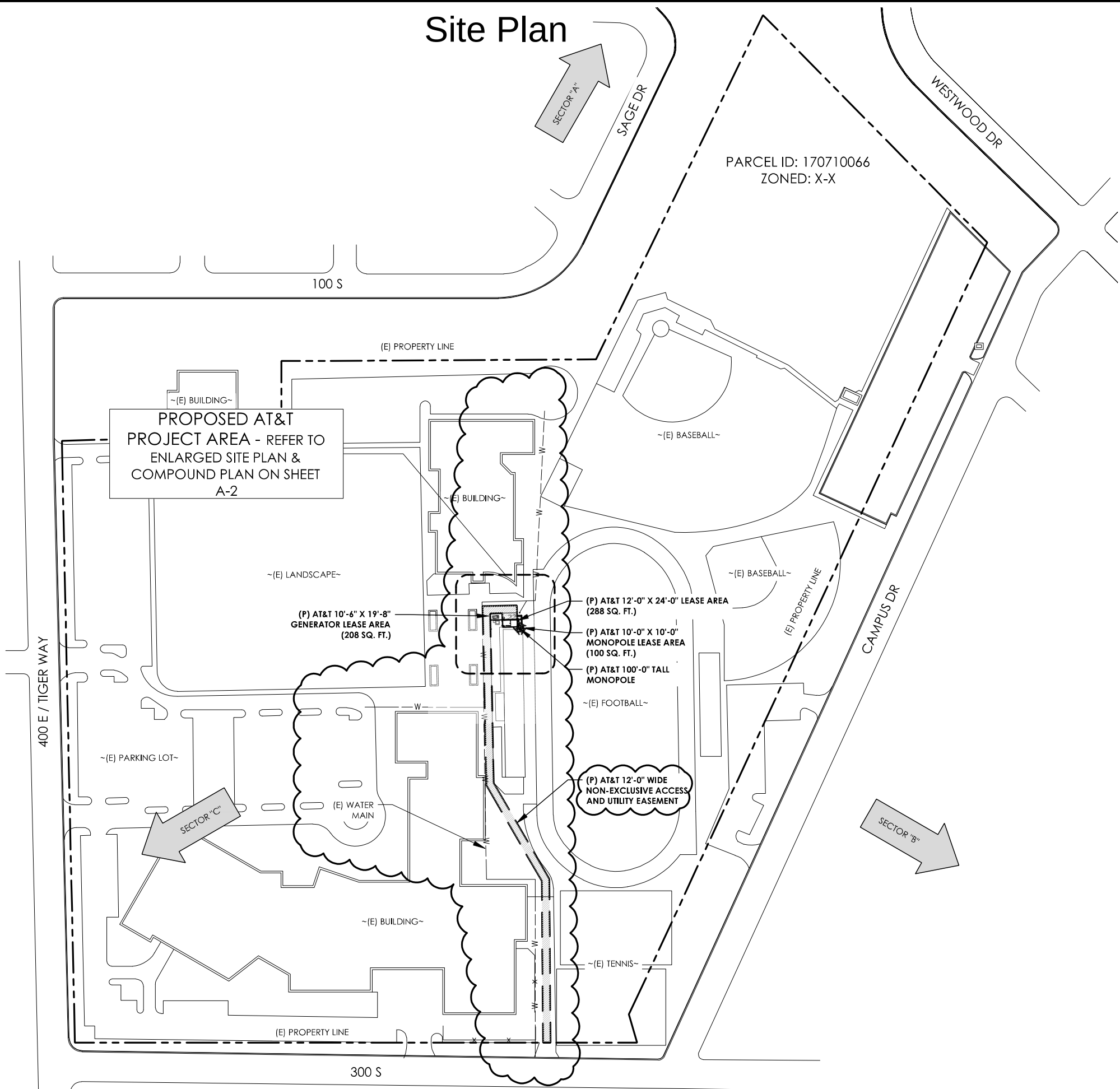
~(E) BLEACHERS~

DEMO PLAN

24"x36" SCALE: 1" = 10'-0" 10' 5' 0' 10' NORTH 1

Page 5 of 38

Site Plan



SITE PLAN

24"x36" SCALE: 1" = 80'-0" 80' 40' 0' 80' NORTH 1

PREPARED FOR



NEW CINGULAR WIRELESS PCS.  
LLC ("AT&T")  
7670 S. CHESTER ST.  
CENTENNIAL, CO 80112

Vendor:



23 MAUCHLY #110  
IRVINE, CA 92618

J5 PROJECT ID: P-056488

Issued For:

**UTL04190**

**SCERA PARK OREM**

175 SOUTH 400 EAST  
OREM, UT 84097

PARCEL ID: 170710066

DRAWN BY: JSP

CHECKED BY: KM

| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 0   | 12/27/22 | 100% ZD     |
| 1   | 1/13/23  | 100% ZD     |

Licensors:



Sheet Title:

**SITE PLAN**

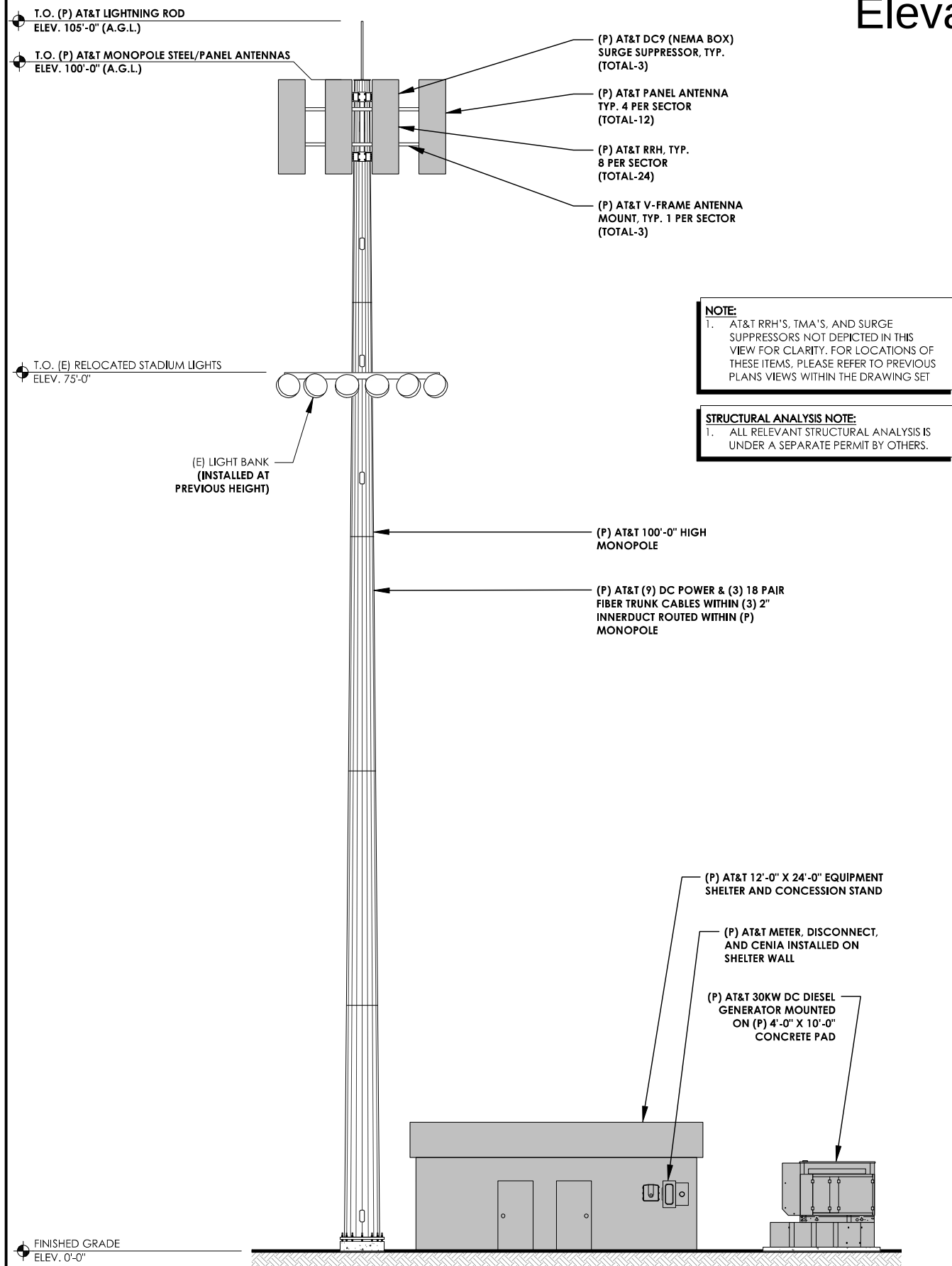
Sheet Number:

**A-1**

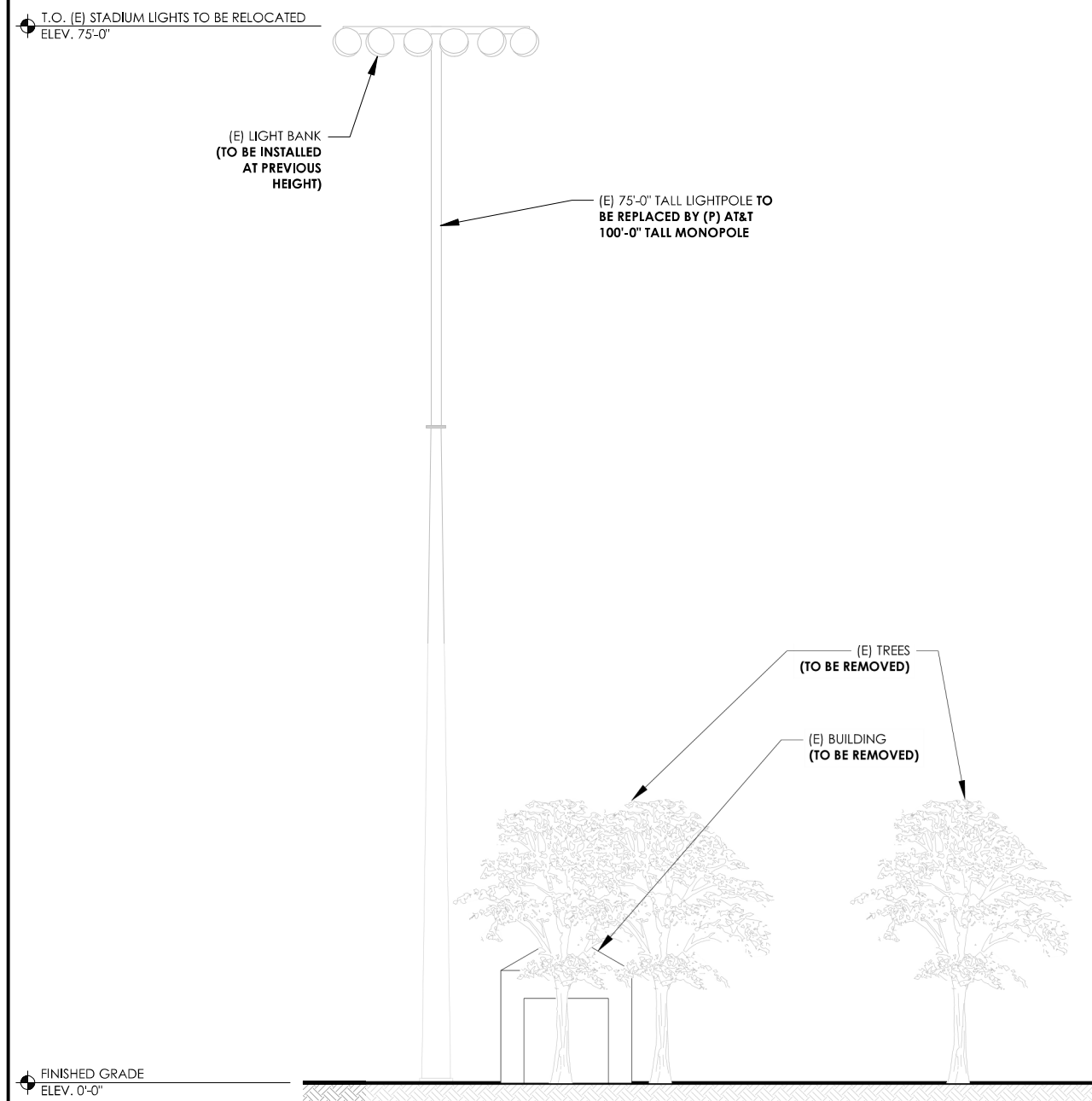
[illegible]

Page 7 of 38

# Elevations



(P) NORTH ELEVATION



(E) NORTH ELEVATION

PREPARED FOR



NEW CINGULAR WIRELESS PCS,  
LLC ("AT&T")  
7670 S. CHESTER ST.  
CENTENNIAL, CO 80112

Vendor:



23 MAUCHLY #110  
IRVINE, CA 92618

J5 PROJECT ID: P-056488

Issued For:

**UTL04190**

SCERA PARK OREM

175 SOUTH 400 EAST  
OREM, UT 84097

PARCEL ID: 170710066

DRAWN BY: JSP

CHECKED BY: KM

| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 0   | 12/27/22 | 100% ZD     |
| 1   | 1/13/23  | 100% ZD     |

Licensors:



Sheet Title:

## ELEVATIONS

Sheet Number:

**A-4**

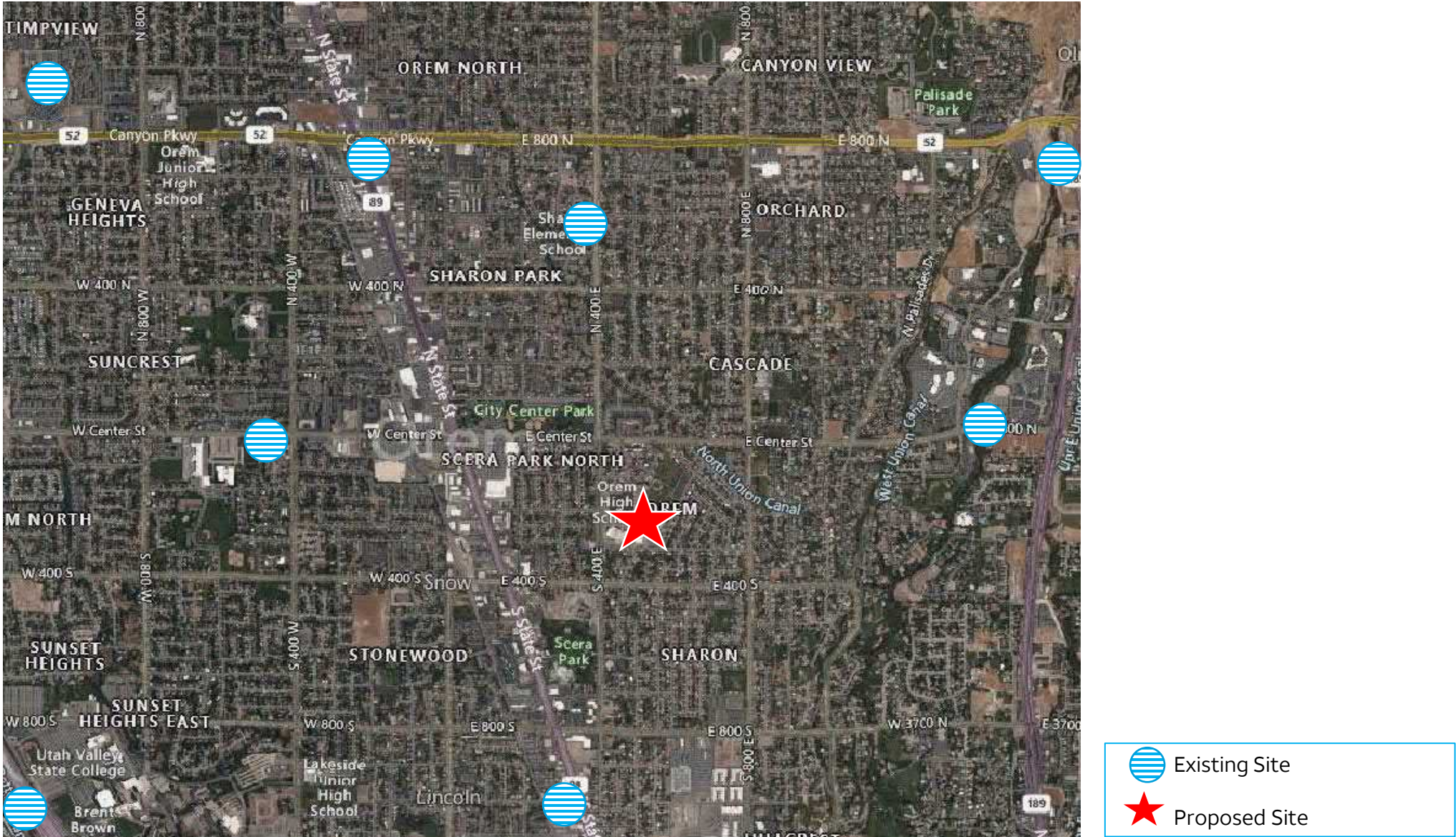
# **UTL04190 SCERA PARK OREM**

Orem, Utah

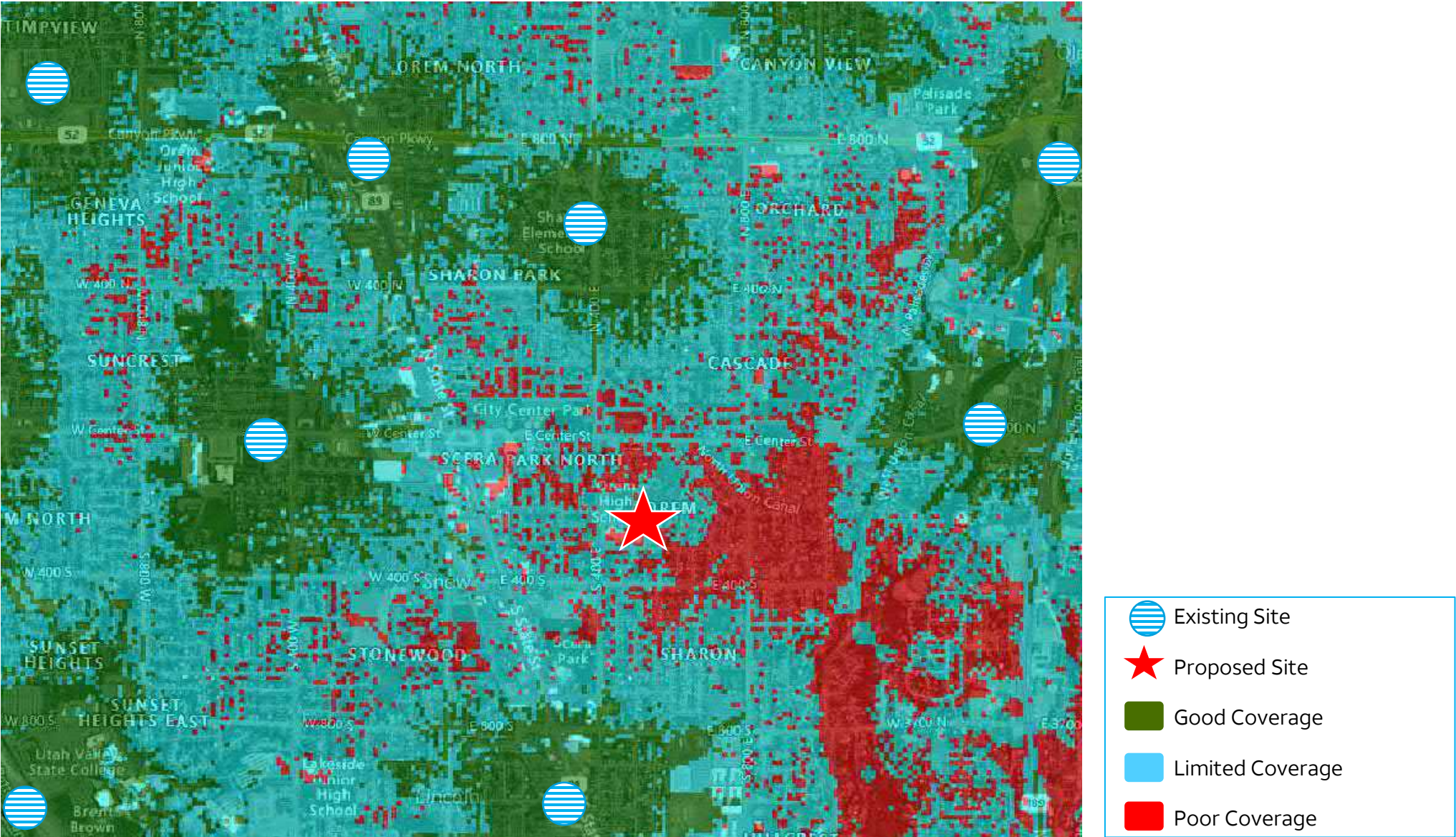
## **RF Justification**

Oct. 14, 2022

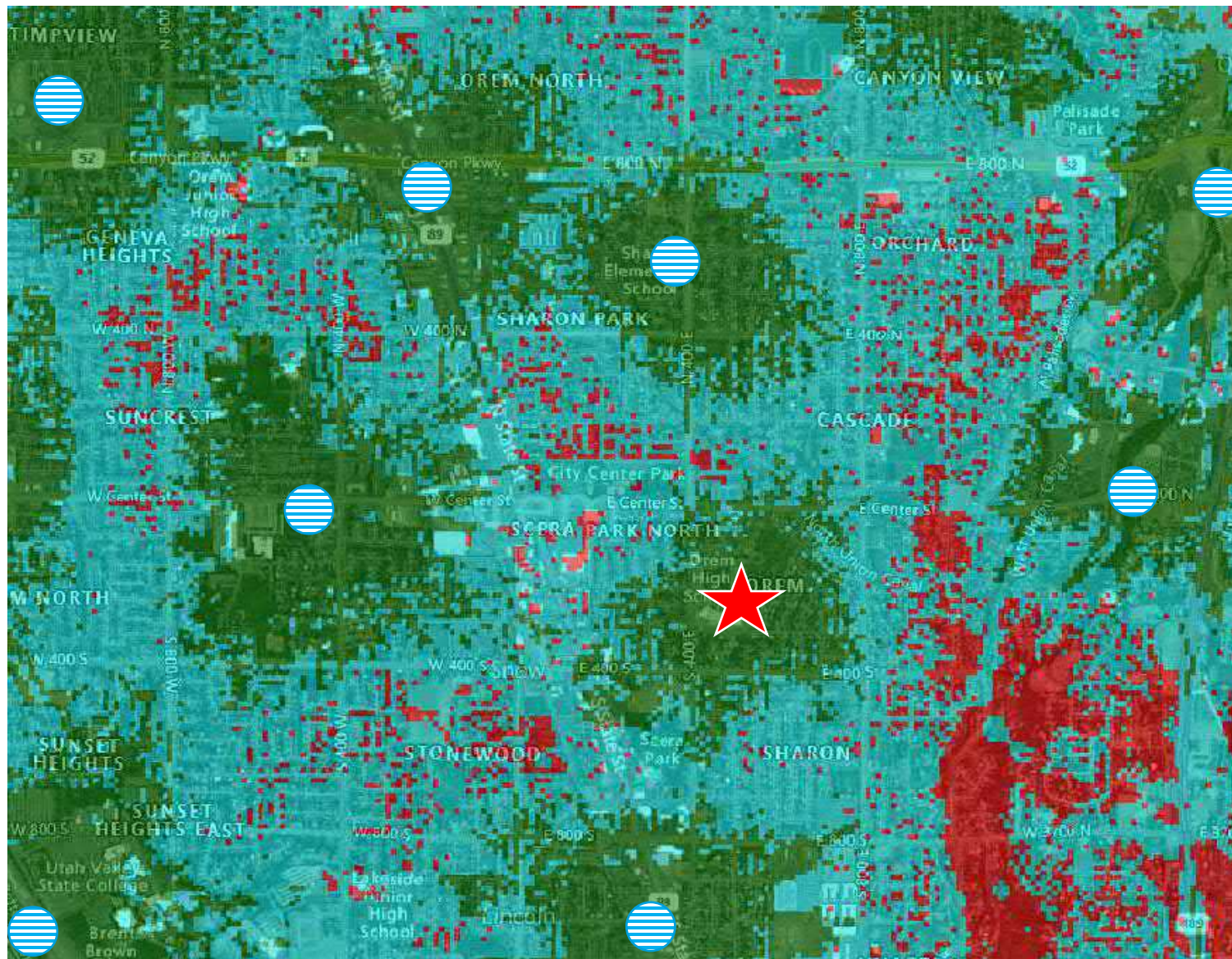
# Overview Map With AT&T Site Locations



# Existing Predicted Coverage



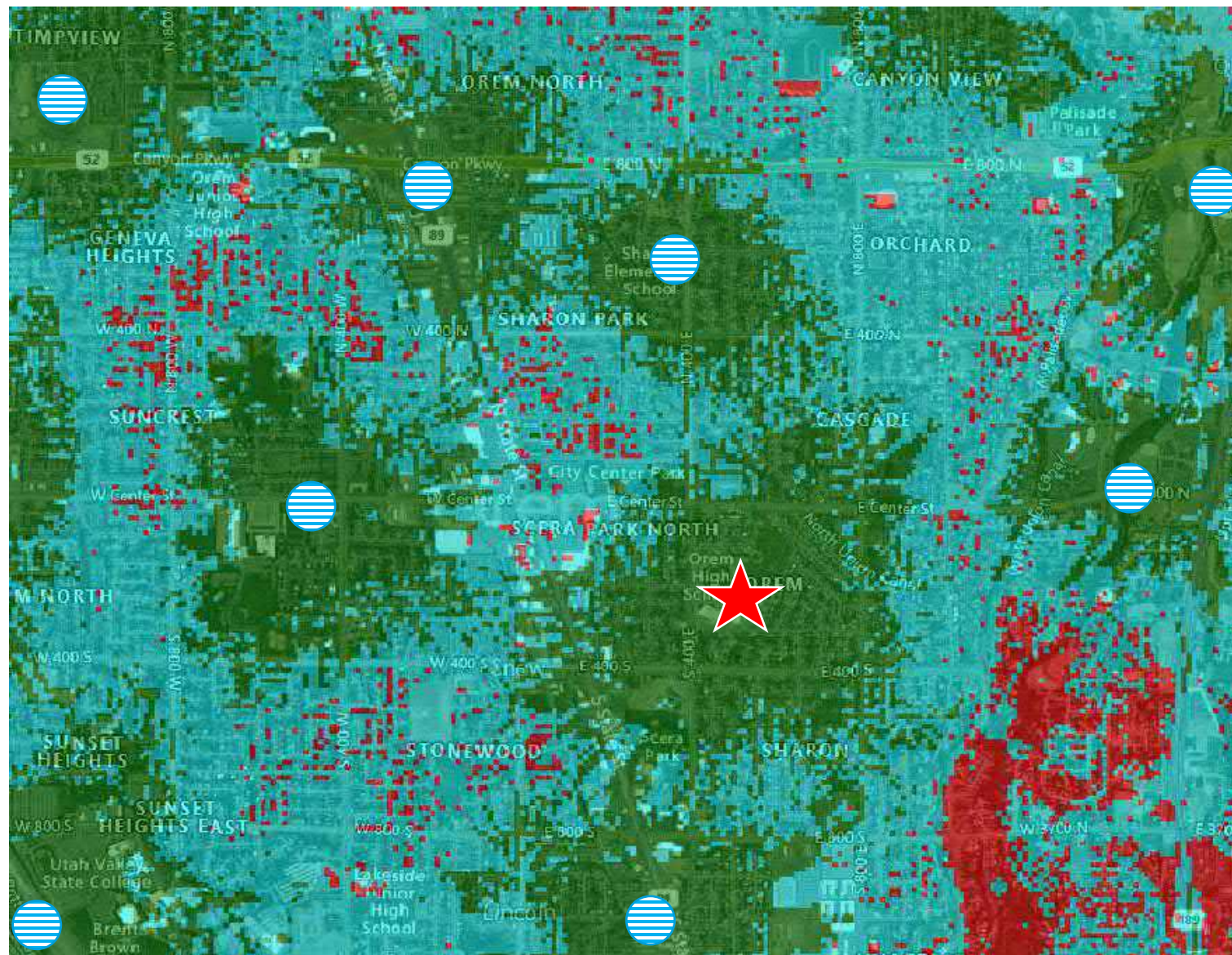
# Predicted Coverage with New Site @ 56' Tip Height



- Going below the stadium lights would require at least 15' of separation to avoid shadowing the lights.
- With a height of 56' our coverage will be greatly limited, and we would not be competitive against other providers.
- Placing our antennas below the stadium lights would not allow for co-location.

-  Existing Site
-  Proposed Site
-  Good Coverage
-  Limited Coverage
-  Poor Coverage

# Predicted Coverage with New Site @ 100' Tip Height



- With a height of 100' our coverage will reach past 800 E and past Cascade Elementary to the northeast improving the poor coverage in those areas from a single cell site. Reducing the poor aesthetics of more cell sites.
- We've chosen to replace an existing stadium light to blend in with the current infrastructure of the school.
- Proposed 100' cell site will allow for co-location above the stadium lights.

-  Existing Site
-  Proposed Site
-  Good Coverage
-  Limited Coverage
-  Poor Coverage

# Street View



October 23, 2022

Notice of Neighborhood Meeting – Wireless Development Proposal

Project: New Cingular Wireless PCS, LLC – Scera Park

[Proposed replacement of Field Light with collocated wireless antennas]

Orem High School – 175 S 400 E

Dear Residents:

New Cingular Wireless PCS, LLC is preparing to submit for a building permit with the City of Orem to place a new field light with an integrated wireless antenna at the above listed address, zoned as R8, no change is proposed to the zoning. The proposed installation will be over four hundred Feet (400') from the nearest residential lot line to the northwest. The City of Orem requires the site setback to be 115% of the height of the monopole from any residential lot line; the distance to the northwestern property lines of this are over 400', exceeding the 115% setback rule.

Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

This letter is notification of an opportunity for the residents in the area to review and discuss the project with J5IP representing AT&T. This is not a public meeting; public officials will not be present.

November 3, 2022

6:00PM – 6:45 PM

[ Terrace Area in Front of Tiger Stadium / Tent ]

175 South 400 East, Orem UT 84097

If you have any questions or comments or are unable to attend this meeting please contact me at your convenience to discuss this project.

Regards,

John Coleman

[jcoleman@j5ip.com](mailto:jcoleman@j5ip.com)

(240) 615-7389

November 8, 2022

The City of Orem  
Development Services  
Planning and Zoning  
56 North State Street #105  
Orem, UT 84057

RE: New Cingular Wireless PCS, LLC ("AT&T") zoning application ("Application") for Alpine School District, Orem High School Stadium Light Pole Replacement located at 175 South 400 East, Orem, UT. Minutes for the Community Meeting, November 3, 2022.

Orem City Planning and Development,

Pursuant to the City of Orem Code Section 22-1-5(G) a community neighborhood meeting was held at the Orem High School on November 3, 2022 at 6:00 p.m. to 6:45 p.m. As required by the code, notice was mailed to everyone that lives within 500' of the proposed cell tower. The following are the minutes from this meeting.

#### Meeting Minutes

- Set up began at 5:30 and was completed by 5:57.
- Meeting began on time at 6:00 pm
- Normal Evening School Activities were in process and a few parents asked questions about what was going on.
- About 40 people showed up for this meeting but only 3 from the registered list. None of them were concerned about the installation of the cellular equipment. They were concerned about the possible installation of more field lights.
  - There is currently another telecommunication facility on site, so we all walked over to the ball field and I showed them the drawings and explained our installation. As part of that explanation was that the lights would remain as is but would be installed on the new light pole we would put in to hold the antenna. There were no concerns.
- Meeting was closed at 6:48 pm

If there are additional questions or information needed pertaining to this meeting, please let me know and I will provide you with any additional information.

Regards,

John Coleman  
[jcoleman@j5ip.com](mailto:jcoleman@j5ip.com)  
(240) 615-7389

November 8, 2022

The City of Orem  
Development Services  
Planning and Zoning  
56 North State Street #105  
Orem, UT 84057

RE: New Cingular Wireless PCS, LLC ("AT&T") zoning application ("Application") for Alpine School District, Orem High School Stadium Light Pole Replacement located at 175 South 400 East, Orem, UT. Minutes for the Community Meeting, November 3, 2022.

Orem City Planning and Development,

Pursuant to the City of Orem Code Section 22-1-5(G) a community neighborhood meeting was held at the Orem High School on November 3, 2022 at 6:00 p.m. to 6:45 p.m. As required by the code, notice was mailed to everyone that lives within 500' of the proposed cell tower. The following are the minutes from this meeting.

#### Meeting Minutes

- Set up began at 5:30 and was completed by 5:57.
- Meeting began on time at 6:00 pm
- Normal Evening School Activities were in process and a few parents asked questions about what was going on.
- About 40 people showed up for this meeting but only 3 from the registered list. None of them were concerned about the installation of the cellular equipment. They were concerned about the possible installation of more field lights.
  - There is currently another telecommunication facility on site, so we all walked over to the ball field and I showed them the drawings and explained our installation. As part of that explanation was that the lights would remain as is but would be installed on the new light pole we would put in to hold the antenna. There were no concerns.
  - Attendance Record of those who lived in the area and gave their names. Others where relatives and those picking up their kids from school activities.
    - Nancy Lege
    - E. Jeppson
    - Chris Ray
- Meeting was closed at 6:48 pm

If there are additional questions or information needed pertaining to this meeting, please let me know and I will provide you with any additional information.

Regards,

John Coleman  
[jcoleman@j5ip.com](mailto:jcoleman@j5ip.com)  
(240) 615-7389





City Council Chambers, 56 N State Street

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

CONDITIONAL USE PERMIT - Approval of an AT&T telecommunication monopole facility to be located on a field light on the West side of the football field at Orem High School located at 175 South 400 East in the R8 zone.

Additional information cn be viewed on [orem.org/planning](http://orem.org/planning) under the "Current Planning (Public Hearing Notices)" tab.

PETERSON, MILDRED M & MILDRED MARTHA  
MILLER (ET AL)  
217 WYCKOFF AV  
PISCATAWAY, NJ 08854

Planning Commission  
Wed, Feb 1, 2023  
4:30 pm



City Council Chambers, 56 N State Street

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

CONDITIONAL USE PERMIT - Approval of an AT&T telecommunication monopole facility to be located on a field light on the West side of the football field at Orem High School located at 175 South 400 East in the R8 zone.

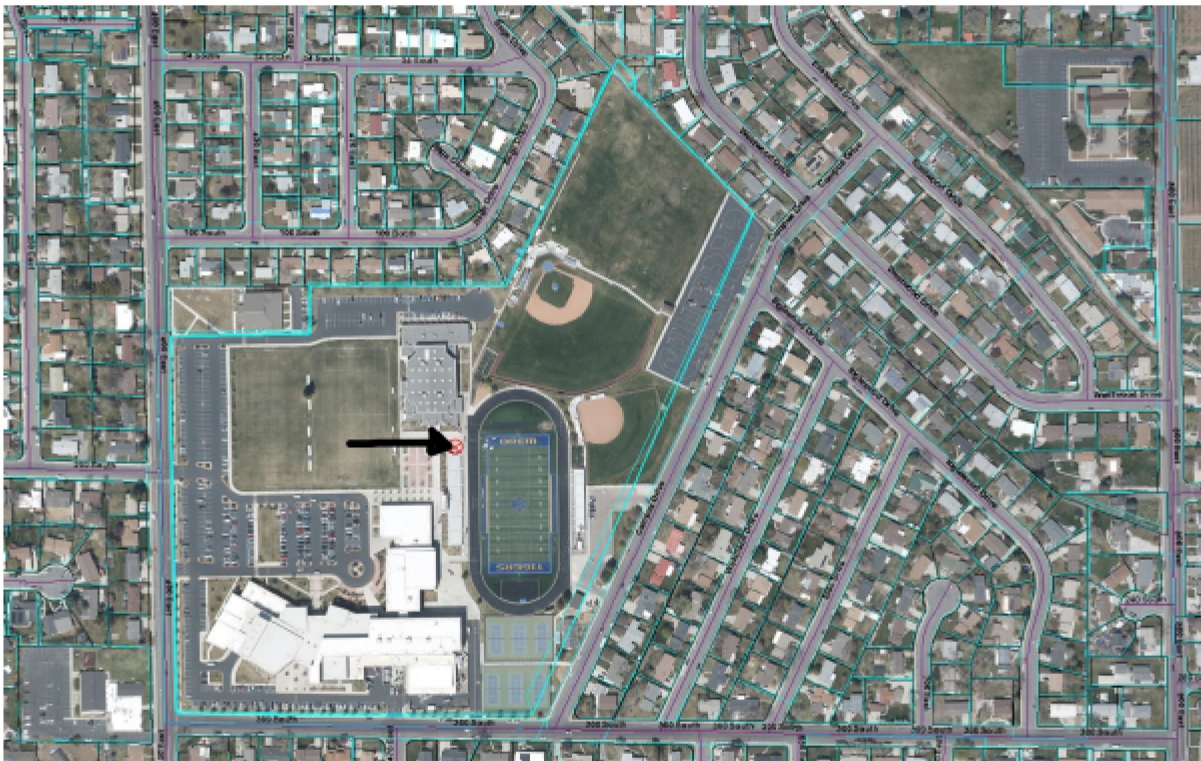
Additional information cn be viewed on [orem.org/planning](http://orem.org/planning) under the "Current Planning (Public Hearing Notices)" tab.

BANG, STEVEN PAUL & LEE ANN  
25 BROADWAY TER APT 1B  
NEW YORK, NY 10040

Planning Commission  
Wed, Feb 1, 2023  
4:30 pm



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



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

BACA-RAMIREZ, MOISES (ET AL)  
PO BOX 129  
LEHI, UT 84043

UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 148440  
SALT LAKE CITY, UT 84114

CHACON, JULIE K  
7 S SAGE DR  
OREM, UT 84097

MILLER, KELSEY & ZACH  
8 S EASTWOOD DR  
OREM, UT 84097

MAYORGA, JOEL & SUSANA  
10 SAGE DR  
OREM, UT 84097

GRASS, PEGGY S  
10 S WESTWOOD DR  
OREM, UT 84097

JOHNSON, GINA & RONALD WAYNE  
11 S EASTWOOD DR  
OREM, UT 84097

ALLRED, M DUANE & MARGIE D  
--OR CURRENT RESIDENT--  
11 S WESTWOOD DR  
OREM, UT 84097

CROW, NICK & NATALIE  
17 SAGE DR  
OREM, UT 84097

SKRAZNAS, RONALD D (ET AL)  
18 S EASTWOOD DR  
OREM, UT 84097

CLARK, CAMERON F  
20 WESTWOOD DR  
OREM, UT 84097

OKAMURA, OLIMPIA N & JOSE  
SERGIO  
21 EASTWOOD DR  
OREM, UT 84097

HATCH, ROSETTA R & ROSETTA  
RUBY (ET AL)  
21 WESTWOOD DR  
OREM, UT 84097

BANG, STEVEN PAUL & LEE ANN  
25 BROADWAY TER APT 1B  
NEW YORK, NY 10040

WATERREUS, JEROEN J & DOROTHY  
M  
25 N 580 E  
OREM, UT 84097

HUMPHERYS, KERRY LEES  
27 SAGE DR  
OREM, UT 84097

DOWLER, DANIEL & MARQUITA AHN  
27 S EASTWOOD DR  
OREM, UT 84097

DAVIS, ROBERT ALLEN & CHERIE  
MERCER  
28 N 580 E  
OREM, UT 84097

BANG, STEVEN PAUL & LEE ANN  
--OR CURRENT RESIDENT--  
28 S EASTWOOD DR  
OREM, UT 84097

JEWETT, MICHAEL & REBECCA  
30 S WESTWOOD DR  
OREM, UT 84097

FLORES, HOWARD E  
31 WESTWOOD DR  
OREM, UT 84097

TAYLOR, BRADEN & MCKENNA  
35 SAGE DR  
OREM, UT 84097

HOUTZ, AUSTIN ROBERT &  
COSSETTE  
37 E EASTWOOD DR  
OREM, UT 84097

MC CARTY, RYAN & AMANDA  
--OR CURRENT RESIDENT--  
38 S EASTWOOD DR  
OREM, UT 84097

CASTILLO-HERNANDEZ, OSCAR DEL  
(ET AL)  
39 N 580 E  
OREM, UT 84097

LOPEZ-CRUZ, JUAN (ET AL)  
40 WESTWOOD DR  
OREM, UT 84097

GUBLER, DEON R  
40 N 580 E  
OREM, UT 84097

CARTER, DALE JAY  
41 SAGE DR  
OREM, UT 84097

ROWLEY, JESSICA ANN & JACOB  
BASTIAN (ET AL)  
41 WESTWOOD DR  
OREM, UT 84097

BORBA, ANTONIO & YOLANDA  
41 S 470 E  
OREM, UT 84097

NUTALL, MICHAEL J & BRENDA M  
43 S 430 E  
OREM, UT 84097

JOHNSON, SCOTT & SARAH A  
47 EASTWOOD DR  
OREM, UT 84097

BYBEE, COREY R  
--OR CURRENT RESIDENT--  
47 S SAGE DR  
OREM, UT 84097

BAKER, EVAN MARCHANT & JANICE  
HENRIE  
48 EASTWOOD DR  
OREM, UT 84097

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

CORPORATION OF THE PRESIDING  
BISHOP OF THE CHURCH OF JESUS  
CHRIST  
50 E NORTH TEMPLE # 22  
SALT LAKE CITY, UT 84150

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

BEUTLER, DAVID (ET AL)  
50 S WESTWOOD DR  
OREM, UT 84097

VIZCARRA, J JESUS & REFUGIO  
52 SAGE DR  
OREM, UT 84097

QUINTANA, GUSTAVO & SOLANGEL  
53 SAGE DR  
OREM, UT 84097

BOOKER, BRANDON S & NADEZDA V  
54 S 430 E  
OREM, UT 84097

HEATON, DOUGLAS & SUSAN  
55 S 430 E  
OREM, UT 84097

JAMES HAWKES  
55 WEST 500 SOUTH  
OREM, UT 84058

KRISTIE SNYDER  
56 N STATE STREET  
OREM, UT 84057

DURFEE, EDMOND TANNER &  
HALEY B  
57 S EASTWOOD DR  
OREM, UT 84097

JENKINS, CHARLES J & SHARON H  
(ET AL)  
--OR CURRENT RESIDENT--  
57 S SAGE CIR  
OREM, UT 84097

ANDERSON, ALMA & CAROL  
--OR CURRENT RESIDENT--  
58 S 470 EAST  
OREM, UT 84097

SINNER, EVAN D & MARLYS JEAN  
(ET AL)  
59 WESTWOOD DR  
OREM, UT 84097

STARLEY, MADELYN M  
--OR CURRENT RESIDENT--  
59 S 400 EAST  
OREM, UT 84097

EDWARDS, RUSSELL  
59 S 470 E  
OREM, UT 84097

ELIES, STEVEN L & MARIA ELENA  
60 WESTWOOD DR  
OREM, UT 84097

TEW, LAURETTA W  
60 S 300 W  
SPRINGVILLE, UT 84663

MARX, PATRICK  
62 SAGE DR  
OREM, UT 84097

ERICKSON, BLAKE TAFT  
63 S SAGE DR  
OREM, UT 84097

JENKINS, PAUL H & VICTORIA L  
65 SAGE CIR  
OREM, UT 84097

PARKER, ROBERT C & MIRTA R  
66 S 470 E  
OREM, UT 84097

HALL, MAUREEN  
67 S 430 E  
OREM, UT 84097

BIGGS, THOMAS & AMBER  
67 S 470 E  
OREM, UT 84097

R&S BAKER PROPERTIES LLC  
--OR CURRENT RESIDENT--  
68 S 430 EAST  
OREM, UT 84097

COWLEY, MILDRED D  
--OR CURRENT RESIDENT--  
69 S 400 EAST  
OREM, UT 84097

HARVEY, BENJAMIN F (ET AL)  
69 S EASTWOOD DR  
OREM, UT 84097

LEWIS, DAVID R  
69 S WESTWOOD DR  
OREM, UT 84097

WOODIS, TERREN G (ET AL)  
70 WESTWOOD DR  
OREM, UT 84097

ROTHER, STEWART R  
70 S SAGE CIR  
OREM, UT 84097

FILLMORE, JOHN CARTER & ALEXSIS  
NICOLE  
73 SAGE DR  
OREM, UT 84097

SILVEIRA, ARIEL HERBERT SR (ET  
AL)  
75 S 470 E  
OREM, UT 84097

BARNEY, MICHAEL DENNIS & KRISTI  
ANDERSON  
78 EASTWOOD DR  
OREM, UT 84097

HAGUE, ALINNEA BARKER & GRANT  
78 S 430 E  
OREM, UT 84097

WILLIAMS, LUKE E & HEIDI  
79 EASTWOOD DR  
OREM, UT 84097

HARDMAN, BRIAN & JODI M (ET AL)  
79 S 400 E  
OREM, UT 84097

LAWSON, KIRK AARON  
80 S 470 E  
OREM, UT 84097

CALVERT, LINDA D (ET AL)  
82 S 300 E  
OREM, UT 84058

NEYRA, MIGUEL FERNANDO & LUIS  
M  
83 SAGE DR  
OREM, UT 84097

HAWKINS, ROBERT K III & SUSAN W  
84 S 400 E  
OREM, UT 84097

ESSIAW-QUAYSON, ROBERT &  
ROSINA  
85 SAGE CIR  
OREM, UT 84097

KLINGLER, KEN LA MOYNE &  
MARIANNE  
85 S 350 E  
OREM, UT 84058

DICKERSON, DEAN & MELISSA  
88 S EASTWOOD DR  
OREM, UT 84097

MEDINA, ANTHONY ELIAS  
91 S 430 E  
OREM, UT 84097

BALLANTYNE, TRAVIS & BELINDA  
92 S 400 E  
OREM, UT 84097

PETERSON, BRADLEY J (ET AL)  
93 S 470 E  
OREM, UT 84097

CORBETT, CRAIG & ROSA L  
97 S 350 E  
OREM, UT 84058

GOMEZ, HUGO  
98 S 350 E  
OREM, UT 84058

ELEGANTE, JORDAN D  
98 S 400 E  
OREM, UT 84097

PAY, GLEN & ANNETTE  
98 S EASTWOOD DR  
OREM, UT 84097

BAKER, RILEY C  
99 SAGE DR  
OREM, UT 84097

CLARK, SHAYLEN R & KAIMANA  
99 WESTWOOD DR  
OREM, UT 84097

NIELSEN, KEITH & MAE A (ET AL)  
100 S WESTWOOD DR  
OREM, UT 84097

WEBER, GARDNER CAYCE & SONIA  
H  
106 S 400 E  
OREM, UT 84097

DAHLBERG, BECKY (ET AL)  
109 WESTWOOD DR  
OREM, UT 84097

FENN, JARED E (ET AL)  
--OR CURRENT RESIDENT--  
109 S 350 EAST  
OREM, UT 84058

JENKINS, MARSHA ANN  
110 S 350 E  
OREM, UT 84058

PARRISH, JARED ALAN & AUBREY  
LYNE  
110 S WESTWOOD DR  
OREM, UT 84097

TAYLOR, HELENITA FATIMA  
111 S 400 E  
OREM, UT 84097

MCDONALD, NORMAN (ET AL)  
117 CAMPUS DR  
OREM, UT 84097

CUMMINGS, MAXINE WISER (ET AL)  
119 S WESTWOOD DR  
OREM, UT 84097

LYON, JAY T & LYLE P  
120 WESTWOOD DR  
OREM, UT 84097

GONZALEZ, JASMINE (ET AL)  
121 INGLEWOOD DR  
OREM, UT 84097

GAUL, RAIDEN A & JAMES F  
124 S 350 E  
OREM, UT 84058

WHITING, LYNN D & MARILYN JO  
124 S 400 E  
OREM, UT 84097

FENN, JARED E (ET AL)  
125 S 350 E  
OREM, UT 84058

CORPORATION OF THE PRESIDING  
BISHOP OF THE CHURCH OF JESUS  
CHRIST  
--OR CURRENT RESIDENT--  
125 S 400 EAST  
OREM, UT 84097

PETERSON, CHARLES ALLEN &  
KAYE ANDERSON  
129 WESTWOOD DR  
OREM, UT 84097

MILLER, NILA B & RICHARD B (ET  
AL)  
130 WESTWOOD DR  
OREM, UT 84097

LIU, JIANGUO (ET AL)  
--OR CURRENT RESIDENT--  
131 S INGLEWOOD DR  
OREM, UT 84097

VILLA, JUAN CHRISTIAN &  
KATHLEEN SKARDA  
134 S 350 E  
OREM, UT 84058

PIERCE, JACK D & GWEN C (ET AL)  
138 S INGLEWOOD DR  
OREM, UT 84097

HARRIS, RONALD C & REBECCA P  
139 S 350 E  
OREM, UT 84058

RASMUSSEN, LOIS L & JEFFREY D  
(ET AL)  
140 S WESTWOOD DR  
OREM, UT 84097

MELLOR, CINDY G  
141 S INGLEWOOD DR  
OREM, UT 84097

COX, ALICE ANN P & ALICE ANN P  
(ET AL)  
143 CAMPUS DR  
OREM, UT 84097

ECHOLS, V JEAN  
146 S 350 E  
OREM, UT 84058

CRIMAN, KEVIN L & RITA M  
149 S 350 E  
OREM, UT 84058

BUTLER, DARREN C & TAUNYA J  
151 INGLEWOOD DR  
OREM, UT 84097

HALL FAMILY TRUST 07-20-2000 THE  
(ET AL)  
152 INGLEWOOD DR  
OREM, UT 84097

KEELE, MAX P & HANNA A  
155 CAMPUS DR  
OREM, UT 84097

JEFF LAMBSON  
156 E 1060 N  
OREM, UT 84057

LOW, JAMES A & JANET  
--OR CURRENT RESIDENT--  
157 S WOODLAND DR  
OREM, UT 84097

TEW, LAURETTA W  
--OR CURRENT RESIDENT--  
158 S 350 EAST  
OREM, UT 84058

LUND, PARKER MACKAY  
160 WOODLAND DR  
OREM, UT 84097

VIRGEN, FERNANDO MADRIGAL  
165 S 350 E  
OREM, UT 84058

FLETES, RODOLFO  
166 S 400 E  
OREM, UT 84097

DARLING, LEROY W & PATRICIA M  
167 S CAMPUS DR  
OREM, UT 84097

PARRY, SAMANTHA (ET AL)  
169 WOODLAND DR  
OREM, UT 84097

WAGNER, SPENCER (ET AL)  
172 WOODLAND DR  
OREM, UT 84097

BARNEY, ROBERT WAYNE & PEGGY  
KAE  
172 S 350 E  
OREM, UT 84058

DAVE YOUNG  
173 S COUNTRYSIDE LANE  
OREM, UT 84058

BOARD OF EDUCATION ALPINE  
SCHOOL DISTRICT  
--OR CURRENT RESIDENT--  
175 S 400 EAST  
OREM, UT 84097

COOK, MICHAEL BRANDON  
176 ELLIS DR  
OREM, UT 84097

CALL, KADE  
177 S 350 E  
OREM, UT 84058

FRAMPTON, JAMES W & CAROL L  
179 S CAMPUS DR  
OREM, UT 84097

GARDNER, DANIEL PORTER (ET AL)  
180 S 400 E  
OREM, UT 84097

LIEVANO, JANALYN  
181 WOODLAND DR  
OREM, UT 84097

MCPHERSON, KATHRYN R (ET AL)  
182 S 350 E  
OREM, UT 84058

PEREZ, MIGUEL  
184 S WOODLAND DR  
OREM, UT 84097

LADLE, ROGER O & SUE H  
189 WOODLAND DR  
OREM, UT 84097

BARTHOLOMEW, SAMANTHA  
190 S ELLIS DR  
OREM, UT 84097

SEAMONS, RONALD H & KELLY J  
191 CAMPUS DR  
OREM, UT 84097

LINDSAY, CHRISTOPHER &  
SCARLETT  
194 S WOODLAND DR  
OREM, UT 84097

FLANAGAN, KAITLYN N  
196 INGLEWOOD DR  
OREM, UT 84097

HANSEN, KELLY S (ET AL)  
199 S 300 E  
AMERICAN FORK, UT 84003

TERRELL, JULIA A  
201 S CAMPUS DR  
OREM, UT 84097

HOUSE, DAVID & MEGAN  
204 S ELLIS DR  
OREM, UT 84097

WILLIAMS, GARY S & MARIETTA L  
(ET AL)  
212 S 400 E  
OREM, UT 84097

JEPPSON, ELDON G & MONTA RAE F  
213 CAMPUS DR  
OREM, UT 84097

PETERSON, MILDRED M & MILDRED  
MARTHA MILLER (ET AL)  
217 WYCKOFF AV  
PISCATAWAY, NJ 08854

ORMSBY, ALVAN & KAREN  
218 S ELLIS DR  
OREM, UT 84097

SUNDQUIST, LARUE ANDERSON (ET  
AL)  
219 S WOODLAND DR  
OREM, UT 84097

FULLER, MARY C & ROSS K  
224 WOODLAND DR  
OREM, UT 84097

SEIPERT, CLEON REX & SANDRA  
DIANE (ET AL)  
224 S 400 E  
OREM, UT 84097

BUTLER, DOUGLAS  
225 S CAMPUS DR  
OREM, UT 84097

KILLPACK, PATRICK SCOTT &  
VICKIE L  
231 WOODLAND DR  
OREM, UT 84097

LINDSEY, DAN M & LAUNA GAE  
232 ELLIS DR  
OREM, UT 84097

HENDERSON, FRANK G & NINA D  
236 WOODLAND DR  
OREM, UT 84097

HOPKIN, SHON D & JENNIFER L  
236 S 400 E  
OREM, UT 84097

BUTLER, DOUGLAS K & MICHELLE M  
237 CAMPUS DR  
OREM, UT 84097

TERRY, RONALD ELLIS & REBECCA  
(ET AL)  
245 S CAMPUS DR  
OREM, UT 84097

MARTIN, D KADE & KELSEY  
246 S ELLIS DR  
OREM, UT 84097

STUBBS, KYLE & KATHRYN A  
248 WOODLAND DR  
OREM, UT 84097

ANDERSON, DAVID W & DIANNE T R  
255 WOODLAND DR  
OREM, UT 84097

SMITH, PAUL R & SHAUNA  
260 ELLIS DR  
OREM, UT 84097

CLINGER, LARRY D  
260 WOODLAND DR  
OREM, UT 84097

PACHEV, ALEXANDER & SARAH (ET  
AL)  
261 S CAMPUS DR  
OREM, UT 84097

STOKER, ALECIA  
265 WOODLAND DR  
OREM, UT 84097

OLSEN, DENNIS & NIKKI  
270 WOODLAND DR  
OREM, UT 84097

MOODY, KYLEY Y & MERRILEE  
TAYLOR  
271 CAMPUS DR  
OREM, UT 84097

ROWEN, DEANNA & MICHAEL  
274 S ELLIS DR  
OREM, UT 84097

ATUAIA, DONNY & SARA  
275 WOODLAND DR  
OREM, UT 84097

PETERSEN, CHRISTOPHER & LINDA  
280 WOODLAND DR  
OREM, UT 84097

LANAE MILLETT  
288 W 1500 N  
OREM, UT 84057

RICKS, STERLING & CHELSEA  
290 S WOODLAND DR  
OREM, UT 84097

JENKINS, CHARLES J & SHARON H  
(ET AL)  
296 N 600 E  
HEBER CITY, UT 84032

HEDDEN, ROBERT & JENNIFER  
309 S 400 E  
OREM, UT 84097

NUGA, LANESELOTA & PANDORA  
310 S 400 E  
OREM, UT 84097

BEADLE, MATTHEW  
--OR CURRENT RESIDENT--  
312 S 610 EAST  
OREM, UT 84097

BECK, DAVID & CANDICE  
313 S 350 E  
OREM, UT 84058

HEATH, B SHANE  
314 S 475 E  
OREM, UT 84097

REINHART, DONALD SCOTT &  
MARCIA JAMIESON (ET AL)  
315 S 475 E  
OREM, UT 84097

OWENS, SHEA MICHAEL (ET AL)  
315 S 610 E  
OREM, UT 84097

NIELSON, STEVEN S & MICHELLE S  
318 S 350 E  
OREM, UT 84058

MAUERMAN, DARRELL K & ANNE  
321 S 400 E  
OREM, UT 84097

MITCHELL, STEVEN K (ET AL)  
321 S 530 E  
OREM, UT 84097

DRAKE, MARY S (ET AL)  
322 S 350 E  
OREM, UT 84058

PETERSON, STANLEY A & ANNA J  
(ET AL)  
322 S 400 E  
OREM, UT 84097

GILBERT, LANA R  
--OR CURRENT RESIDENT--  
323 S 350 EAST  
OREM, UT 84058

WAWRO, PATRICK R & DEBORA L  
324 S 530 E  
OREM, UT 84097

VAN BUREN, MICHAEL D & AMY L  
324 S 610 E  
OREM, UT 84097

HOLZ, KATHRYN T  
325 S 475 E  
OREM, UT 84097

THURMAN, SCOTT P  
332 S 475 E  
OREM, UT 84097

ROPER, REVA MERRELL (ET AL)  
333 S 350 E  
OREM, UT 84058

O'BARR, KEVIN M & VALERIE  
334 S 530 E  
OREM, UT 84097

MAUERMAN, KEITH EDWARD &  
JENNILYN P  
335 S 400 E  
OREM, UT 84097

MITCHELL, STEVEN K (ET AL)  
--OR CURRENT RESIDENT--  
335 S 530 EAST  
OREM, UT 84097

CALVERT, LINDA D (ET AL)  
--OR CURRENT RESIDENT--  
336 E 200 SOUTH  
OREM, UT 84058

MORFIN, JUAN  
--OR CURRENT RESIDENT--  
337 S 475 EAST  
OREM, UT 84097

HOUSTON, ROD L & NANCY ROSE  
338 S 610 E  
OREM, UT 84097

MADSEN, RICHARD (ET AL)  
339 E 200 S  
OREM, UT 84058

MONSON, JOSEPH QUIN & ANNA  
KATHLEEN  
339 E 260 S  
OREM, UT 84058

PECTOL, ROBIN JACKMAN (ET AL)  
340 E 260 S  
OREM, UT 84058

GILCHRIST, MICHAEL DEAN (ET AL)  
343 S 350 E  
OREM, UT 84058

JOHNSON, DAVID JAMES & ANGELA  
ASTON  
344 S 350 E  
OREM, UT 84058

HAWS, VALERIE  
346 E 200 S  
OREM, UT 84058

MENEZES, ANELA & JOAO FLORIANO  
346 E 230 S  
OREM, UT 84058

WEST, DONALD J (ET AL)  
347 E 230 S  
OREM, UT 84058

PECTOL, SCOTT & DON W (ET AL)  
348 E 260 S  
OREM, UT 84058

NEWELL, MATTHEW L  
348 S 400 E  
OREM, UT 84097

OBERHANSLEY, QUENTIN & AMY  
349 E 260 S  
OREM, UT 84058

WHITAKER, DAVID J & SARAH B  
349 S 475 E  
OREM, UT 84097

O'BARR, KEVIN & VALERIE  
--OR CURRENT RESIDENT--  
354 S 530 EAST  
OREM, UT 84097

HUNT, SHAUNA K (ET AL)  
355 S 530 E  
OREM, UT 84097

LEAVITT, ANDREW P & CARRIE T  
358 E 230 S  
OREM, UT 84058

ZOBELL, KEITH W (ET AL)  
359 E 230 S  
OREM, UT 84058

HICKMAN, ROBERT & TIELE  
360 E 200 S  
OREM, UT 84058

SOPER, KERRY D & LISA P  
361 S 400 E  
OREM, UT 84097

JONES, JAMES MICHAEL & MELANIE  
D  
361 S 475 E  
OREM, UT 84097

OLALERE, CAROLYN & AMOS  
--OR CURRENT RESIDENT--  
363 E 200 SOUTH  
OREM, UT 84058

BOWEN, BRENNON S & ALEXIS H  
--OR CURRENT RESIDENT--  
370 E 230 SOUTH  
OREM, UT 84058

MASSARO, JOHN R (ET AL)  
370 S 475 E  
OREM, UT 84097

SMITH, DONALD T & DEANNA M  
371 E 230 S  
OREM, UT 84058

BARNHURST, WESLEY J & ALYSSA H  
--OR CURRENT RESIDENT--  
373 S 475 EAST  
OREM, UT 84097

OLSEN, STEPHEN L & KARI L  
375 S 350 E  
OREM, UT 84058

O HERIBERTO LLC  
--OR CURRENT RESIDENT--  
375 S 400 EAST  
OREM, UT 84097

BARRETT, STEPHEN L & CRYSTAL B  
376 S 400 E  
OREM, UT 84097

BLACKHAM, KATHRYN P  
--OR CURRENT RESIDENT--  
377 S 530 EAST  
OREM, UT 84097

TOLMAN, JAMES HENRY & DANICA  
DENISE  
378 E 200 S  
OREM, UT 84058

GREENHALGH, BILLY ROGER &  
JOYCE KLENAY HARWOOD  
380 E 230 S  
OREM, UT 84058

HOPKIN, JOHN ARDEN & DOROTHY  
LORRAINE (ET AL)  
381 E 230 S  
OREM, UT 84058

RICE, KAY  
385 E 200 S  
OREM, UT 84058

RICHARDSON, KAYLYNN  
385 S 400 E  
OREM, UT 84097

ORBERG, JACOB (ET AL)  
413 E 100 S  
OREM, UT 84097

BEESLEY, WAYNE D & COLLEEN M  
--OR CURRENT RESIDENT--  
420 E 100 SOUTH  
OREM, UT 84097

DONE, KEVIN J & JULIETA MARISOL  
424 E 300 S  
OREM, UT 84097

GALLEGOS, HENRY  
425 E 100 S  
OREM, UT 84097

MURPHY, BRANTLY M (ET AL)  
428 E 100 S  
OREM, UT 84097

AXLEY, ASHLEY ANN (ET AL)  
--OR CURRENT RESIDENT--  
434 E 300 SOUTH  
OREM, UT 84097

PETERSON, MILDRED M & MILDRED  
MARTHA MILLER (ET AL)  
--OR CURRENT RESIDENT--  
440 E 100 SOUTH  
OREM, UT 84097

BEZZANT, SHANDA & JARED  
--OR CURRENT RESIDENT--  
448 E 100 SOUTH  
OREM, UT 84097

WARNER, DARYL D & TRACY ANNA  
448 E 300 S  
OREM, UT 84097

VAN COTT, LINDA LUCILE  
451 E 350 S  
OREM, UT 84097

KIDD, KADE COWEN  
452 E 350 S  
OREM, UT 84097

MARSHALL, COLLEEN M & JAMES V  
(ET AL)  
458 E 100 S  
OREM, UT 84097

BURR, DON ERIK (ET AL)  
--OR CURRENT RESIDENT--  
459 E 100 SOUTH  
OREM, UT 84097

SPENCER, DAVID O & MICHELLE  
460 E 34 S  
OREM, UT 84097

GREEN, EDWARD (ET AL)  
460 E 300 S  
OREM, UT 84097

COX, BEVERLY ANN  
461 E 350 S  
OREM, UT 84097

SEITER, MATTHEW J & RHONDA  
462 E 350 S  
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
--OR CURRENT RESIDENT--  
465 E CENTER ST  
OREM, UT 84097

SKELTON, CAROL ANN  
468 E 100 S  
OREM, UT 84097

JEFFERY, STEVEN L & SUSAN (ET AL)  
471 E 350 S  
OREM, UT 84097

LE BARON, GARN Q & BARBARA S  
478 E 100 S  
OREM, UT 84097

BISHOP, KADE N  
488 E 100 S  
OREM, UT 84097

HOOLE, DEVIN  
489 E 100 S  
OREM, UT 84097

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

HABBICK, JESSE & NAOMI  
494 E 34 S  
OREM, UT 84097

BECKSTEAD, KELLER (ET AL)  
495 E 34 S  
OREM, UT 84097

ALLEN, HOWARD K & DELORA  
497 E 400 S  
OREM, UT 84097

RAMIREZ, MARIA  
500 E 34 S  
OREM, UT 84097

SIMMONS, EDWARD D & LEAH M  
501 E 100 S  
OREM, UT 84097

DUERSCH, JASON WINTER &  
KAYLYNN T  
--OR CURRENT RESIDENT--  
504 E 100 SOUTH  
OREM, UT 84097

HAWS, DEANNA  
506 E 34 S  
OREM, UT 84097

BENTLEY, DAVID A & MARTEENA E  
506 E CENTER ST  
OREM, UT 84097

GRUNIG, KIM D  
507 E 34 S  
OREM, UT 84097

NEIL, DARREN R & SANDRA  
514 E 100 S  
OREM, UT 84097

BURTON, LOUJEAN (ET AL)  
515 E 100 S  
OREM, UT 84097

HARDMAN, JEFFREY & AUBREY L  
518 E 300 S  
OREM, UT 84097

BAKER, RICHARD MAX & JULIE I  
521 E 34 S  
OREM, UT 84097

HANSEN, MITCHELL WILLIAMS  
524 E 34 S  
OREM, UT 84097

KOLOPEAUA, AULAPEI & DAWN L  
(ET AL)  
524 E 100 S  
OREM, UT 84097

TATE, JUSTIN B & JULIANNE  
528 E 300 S  
OREM, UT 84097

RENNER, BLAKE & AUBIN LYN  
534 E 34 S  
OREM, UT 84097

PYNE, GERENE B  
535 E CENTER ST  
OREM, UT 84097

THOMAS, ISAAC L & CLAUDIA C M  
538 E 300 S  
OREM, UT 84097

MOODY, MANTON VON & MILO C  
555 E 300 S  
OREM, UT 84097

FLEMING, JOSEPH CLIFTON & LINDA W  
559 LAMBERT DR  
OREM, UT 84097

URIBE, FERNANDO & SUSANA  
561 E CENTER ST  
OREM, UT 84097

HORNE, STEVEN A & MARJORIE S  
562 LAMBERT DR  
OREM, UT 84097

BRITSCH, RALPH LANIER (ET AL)  
563 E LAMBERT DR  
OREM, UT 84097

PAUL D BEADLE & PATRICIA K  
BEADLE FAMILY LIMITED  
PARTNERSHIP (ET AL)  
567 LAMBERT DR  
OREM, UT 84097

CURLEY, CECIL & YVONNE Y  
570 LAMBERT DR  
OREM, UT 84097

LEGE, NANCY J (ET AL)  
--OR CURRENT RESIDENT--  
570 E 300 SOUTH  
OREM, UT 84097

BACA-RAMIREZ, MOISES (ET AL)  
--OR CURRENT RESIDENT--  
575 E CENTER  
OREM, UT 84097

BEADLE, JESSICA MARIE  
--OR CURRENT RESIDENT--  
579 E LAMBERT DR  
OREM, UT 84097

STAUFFER, DAVID A & CATHY C  
580 E 300 S  
OREM, UT 84097

DURRANT, JOSEPH ROSS (ET AL)  
586 E CENTER ST  
OREM, UT 84097

JOHNSON, ANN MARIE (ET AL)  
590 E CENTER ST  
OREM, UT 84097

CHAN, CHUN WING  
--OR CURRENT RESIDENT--  
595 E CENTER  
OREM, UT 84097

MC CARTY, RYAN & AMANDA  
597 S 30 W  
VINEYARD, UT 84059

TALBOT, MICHAEL H & LISA  
603 S 600 W  
OREM, UT 84058

GILBERT, LANA R  
612 N BELLA VISTA DR  
OREM, UT 84097

PERKINS, THANE VAUGHN & JO AN  
PAULLA  
615 E CENTER ST  
OREM, UT 84097

MADSEN, TREY & ALLSA  
623 E 300 S  
OREM, UT 84097

SELYTIN, ALEXANDER & MARIA  
ARACELI  
625 E 200 S  
PLEASANT GROVE, UT 84062

STOOPS, JOSEPH H & JUDITH R  
627 E CENTER ST  
OREM, UT 84097

LEWIS, JASON J & HEATHER M  
633 E 300 S  
OREM, UT 84097

DEBBY LAURET  
641 S 1920 W  
OREM, UT 84059

RAWLE, MARK S & DENISE T  
645 E CENTER ST  
OREM, UT 84097

MACATIAG, JOSEPH & CLAUDINE  
651 E CAMPUS DR  
OREM, UT 84097

MADLINE KOMEN  
653 W. 1360 NORTH  
OREM, UT 84057

GOLIGHTLY, LINDA L & JOHN  
656 CAMPUS DR  
OREM, UT 84097

GOSS, LORA L (ET AL)  
663 CAMPUS DR  
OREM, UT 84097

ATWOOD, ELLIS & SARA  
670 CAMPUS DR  
OREM, UT 84097

CARTER, NATHAN A & HAYLEY W  
673 E CAMPUS DR  
OREM, UT 84097

DAHL, JEREMIAH (ET AL)  
680 E CAMPUS DR  
OREM, UT 84097

BEESELEY, WAYNE D & COLLEEN M  
702 UTAH AV  
PROVO, UT 84606

BEZZANT, SHANDA & JARED  
704 E 680 N  
LINDON, UT 84042

MMH PROPERTIES LLC  
727 N 1550 E # 400  
OREM, UT 84097

BYBEE, COREY R  
763 N 700 W  
AMERICAN FORK, UT 84003

CHRISTENSEN, BRYANT & DENNIS C  
772 E 1350 S  
OREM, UT 84097

DUERSCH, JASON WINTER &  
KAYLYNN T  
865 E 400 S  
OREM, UT 84097

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

MURRAY LOW  
904 S. 725 WEST  
OREM, UT 84058

OLALERE, CAROLYN & AMOS  
968 CHINOTTO CIR  
CORONA, CA 92881

GERALD CRISMON  
1069 S. 545 EAST  
OREM, UT 84097

TERRY PETERSON  
1125 LYNNWOOD DRIVE  
OREM, UT 84097

HAYSAM SAKAR  
1194 E. 1090 NORTH  
OREM, UT 84097

TINA OKOLOWITZ  
1245 N. 260 WEST  
OREM, UT 84057

AMBER POPE  
1278 N. 500 WEST  
OREM, UT 84057

LIU, JIANGUO (ET AL)  
1319 LAWTON AV  
PACIFIC GROVE, CA 93950

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

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

AXLEY, ASHLEY ANN (ET AL)  
1947 S 50 W  
OREM, UT 84058

BEADLE, MATTHEW  
1977 E 900 N  
SPANISH FORK, UT 84660

CHAN, CHUN WING  
2212 N 390 E  
PROVO, UT 84604

ANDERSON, ALMA & CAROL  
3192 N BENTRUP CIR  
CHANDLER, AZ 85224

CROPPER CAPITAL LLC  
%CROPPER, KRIS  
3322 WITHERSED LN  
WALNUT CREEK, CA 94598

O HERIBERTO LLC  
3323 N 1270 W  
PLEASANT GROVE, UT 84062

STARLEY, MADELYN M  
%TAYLOR, LINDA  
4345 STAFFORD CT  
PROVO, UT 84604

LOW, JAMES A & JANET  
4515 NORTHGATE DR  
PROVO, UT 84604

BURR, DON ERIK (ET AL)  
4758 S REDTAIL HAWK DR  
MILLCREEK, UT 84117

IMT DESIGN LLC  
5020 FAIRBROOK LN  
HOLLADAY, UT 84117

SWADLEY, WILLIAM L & BRENDA K  
(ET AL)  
5646 W 11270 N  
HIGHLAND, UT 84003

LEGE, NANCY J (ET AL)  
6891 S BATEMAN FIELD DR  
WEST JORDAN, UT 84084

NO BOGEYS LLC  
10000 BLUE ROCK LN  
HAYDEN, ID 83835

COWLEY, MILDRED D  
10436 N 6570 W  
HIGHLAND, UT 84003

**CITY OF OREM**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**January 18, 2023**

The following items are discussed in these minutes:

- PRELIMINARY PLAT – Approving the preliminary and final plat for Majestic Heights, Plat C located generally at 437 South 800 East in the R8 zone. - Approved
- PUBLIC HEARING – Amending Lot 19 of Lott’s Lots Subdivision, Plat A and approving Lott’s Lots Subdivision, Plat A Amended located generally at 1895 North 800 West in the R8 zone. - Approved
- PUBLIC HEARING – Amending portions of Section 22-8-8 (A) *General Zone Development Standards* pertaining to overall height requirements for a parapet wall for municipal buildings located in a C2 zone. -Positive recommendation forwarded, vote 4:3.
- PUBLIC HEARING – Amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.4.2 pertaining to Moderate Income Housing Strategies. -Positive recommendation forwarded, the motion passed unanimously.

**STUDY SESSION**

**Place:** City Council Conference Room

**At 3:33 p.m.** Chair Sakar called the Study Session to order.

**Those present:** Haysam Sakar, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer

**Those excused:** Terry Peterson, City Council Liaison and Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from the December 7, 2022 meeting. The meeting was adjourned at 4:26 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. Carpenter, Planning Commission member, to offer the invocation.

**Those present:** Haysam Sakar, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer

**Those excused:** Terry Peterson, City Council Liaison and Steve Earl, Legal Counsel

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1:** [\(click here for recording\)](#)

**Agenda Item 3.1** is a request by Steve Harris for the Planning Commission to approve the preliminary and final plat for Majestic Heights, Plat C located generally at 437 South 800 East in the R8 zone.

## DRAFT Planning Commission minutes for January 18, 2023



**Staff Presentation:** Currently, the lots are lots of record with nuisance strips along the rear property line. The owners are looking to combine each lot with its associated nuisance strip to clean up the property lines.

There will be no physical changes to any of the buildings or the properties. All changes will be on paper to clean up the property lines to remove nuisance strips and plat the two lots.

[Section 17-5-2](#) (Final Plat)

**Recommendation:** The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary and final plat for Majestic Heights, Plat C located generally at 437 South 800 East in the R8 zone.

69  
70 Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

71  
72 Chair Sakar called for a motion on this item.

73  
74 **Planning Commission Action:** Mr. Sakar moved to approve the preliminary and final plat for Majestic Heights,  
75 Plat C located generally at 437 South 800 East in the R8 zone. Mr. Low seconded the motion. Those voting aye:  
76 Haysam Sakar, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena  
77 Kleinlein. The motion passed unanimously.

78  
79 Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.2:** [\(click here for recording\)](#)

80  
81 **Agenda Item 3.2** is a request by Kaylee Butterfield for the Planning Commission to amend Lot 19 of Lott's Lots  
82 Subdivision, Plat A and approve Lott's Lots Subdivision, Plat A Amended located generally at 1895 North 800  
83 West in the R8 zone.



**Staff Presentation:** The applicant is seeking to split the lot currently located at 1895 North 800 West into two lots, creating a flag lot in the rear.

Each of the new lots meet the minimum lot size requirement for the R8 zone of 8,00 square feet. The new Lot 1 will be 8,614 square feet and the new Lot 2 will be 12,883 square feet. Lot 2 meets the deep lot requirement of 8,00 square feet plus 125% (10,000 square feet), not including the stem of the lot (see [Section 17-8-1 Deep lot \(or Flag Lot\) Development](#), [Section 22-6-8 Residential Zones](#) and [Section 17-5-2 Final Plat](#)). The current home on Lot 1 still meets the required lot setbacks of the zone.

100 **Recommendation:** The Development Review Committee determined this request complies with the Orem City  
101 Code. Staff recommends the Planning Commission amend Lot 19 of Lott's Lots Subdivision, Plat A and approve  
102 Lott's Lots Subdivision, Plat A Amended located generally at 1895 North 800 West in the R8 zone.

103  
104 Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

105  
106 Chair Sakar called for a motion on this item.

107  
108 **Planning Commission Action:** Mr. Hawkes moved to amend Lot 19 of Lott's Lots Subdivision, Plat A and approve  
109 Lott's Lots Subdivision, Plat A Amended located generally at 1895 North 800 West in the R8 zone. Mr. Crismon  
110 seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, James Hawkes, Madeline Komen, Murray  
111 Low, Mike Carpenter and Helena Kleinlein. The motion passed unanimously.

*A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)*

## DRAFT Planning Commission minutes for January 18, 2023

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.3**: [\(click here for recording\)](#)

**Agenda Item 3.3** is a request by Development Services for the Planning Commission to amend Section 22-8-8 (A) pertaining to the overall height of a parapet wall located within the C2 zone pertaining to municipal buildings.



**Staff Presentation:** The Development Services Department requests the Planning Commission review and make a recommendation to the City Council to amend Section 22-8-8 (A) of the Orem City Code pertaining to the overall height of a parapet wall in a C2 zone.

Currently, the maximum height in the C2 zone is 35 feet if located within 100 feet of a residential zone and 48 feet if located greater than 100 feet from a residential zone. The overall height of a parapet wall is included in the overall height requirements.

128

In connection with the development of the new City Center municipal building, the architects suggest an overall height of the building to be 48 feet to maximize the ceiling space in the Council Chambers and in other areas of the building. As a result, the parapet wall will be an additional four (4) feet above the 48-foot maximum height.

The proposed ordinance amendment allows the additional four feet of parapet walls to extend an additional four (4) feet above the maximum height requirement for municipal buildings only. This allows additional flexibility of building design, however, is limited to municipal buildings located in a C2 zone.

The proposed amendments pertain to parapets only. All other requirements would remain the same.

**Recommendation:** The Development Review Committee recommends the Planning Commission forward a positive recommendation to the City Council amending Section 22-8-8 (A) *General Development Standards* pertaining to parapet wall heights in the C2 zone for municipal buildings only.

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

Mr. Hawkes asked if there is a standard height for a parapet. Mr. Bench addressed the question.

Mr. Sakar asked if parapets are required. Mr. Bench addressed the question.

Ms. Kleinlein asked if there is an alternative to a parapet. Mr. Clark addressed the question.

Mr. Low asked what potential future buildings this code change could also apply to. Mr. Bench and Mr. Clark addressed the question.

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.

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. Low moved to forward a positive recommendation to the City Council to amend Section 22-8-8 (A) *General Development Standards* pertaining to parapet wall heights in the C2 zone for municipal buildings only. Mr. Hawkes seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen and Murray Low. Those voting nay: Helena Kleinlein, Mike Carpenter, and Gerald Crismon.

## DRAFT Planning Commission minutes for January 18, 2023

Chair Sakar asked Mr. Allen to introduce **Agenda Item 3.4**: [\(click here for recording\)](#)

**Agenda Item 3.4** is a request by Development Services for the Planning Commission to amend portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.

**Staff Presentation:** In October 2022, Orem City amended the General Plan pursuant to Utah Code Annotated (UCA) 10-9a-403(2)biii. In November of 2022, Orem City received a letter of non-compliance from the State of Utah Division of Workforce Services outlining corrective actions for the Moderate Income Strategies adopted in October 2022.

Orem City is proposing updating the General Plan, Section 4.4.2 Moderate Income Strategies to address these corrective actions:

- Deficiency Corrective Action 1: Update the general plan to include the exact language from the code 10-9a-403(2)(b)(iii) for strategies E and X.
- Deficiency Corrective Action 2: Update the moderate income housing element of the general plan to include at least one additional strategy to meet the minimum required five strategies for a community with a fixed guideway public transit station.
- Deficiency Corrective Action 3: The City must update the moderate income housing element of the general plan to identify specific benchmarks or measures and timelines for Strategies 4.4.2a Accessory Apartments and 4.4.2b Affordable Senior Housing to support implementation.
- Deficiency Corrective Action 4: When the City updates the moderate income housing element of the general plan to include at least one additional strategy to meet the minimum required five strategies for a community with a fixed guideway public transit station, the City must also identify benchmarks, measures, and timelines for any strategies added to the plan.

Orem City will also adopt the following additional moderate income housing strategy, and will be added in Section 4.4.2 under 4.4.2e Impact Fees.

- UCA 10-9A-403(2)biii (L) reduce, waive, or eliminate impact fees related to moderate income housing;
- In 2022, Orem City eliminated impact fees for internal accessory dwelling units in accordance with State law. Orem will consider reducing or waiving impact fees for developments in the Affordable Senior Housing (ASH) Overlay Zone. Staff will research existing developments in the ASH zone during the first quarter 2023. Staff will prepare a fiscal impact study which will determine how much impact fees have been paid from prior developments in the ASH zone and the impact of reducing or waiving future ASH development impact fees. This study will be prepared for discussion with the City Council during the Second/third quarter of 2023 and anticipates presenting the results of the study to the City Council during the fourth quarter of 2023.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the City Council amending portions of Chapter 4 (Housing) of the Orem General Plan updating Section 4.4.2 pertaining to Moderate Income Housing Strategies.

Chair Sakar asked if the Planning Commission had any questions for Mr. Allen.

Chair Sakar asked Mr. Crismon to bring forward his concern regarding the wording of the proposed text. Mr. Allen and Mr. Clark addressed the concern.

Planning Commission members discussed aspects of the proposed text and the circumstances surrounding this item.

*A complete video of the meeting can be found at [www.orem.org/meetings](http://www.orem.org/meetings)*

## DRAFT Planning Commission minutes for January 18, 2023

Mr. Crismon presented concerns regarding the language pertaining to reporting illegal accessory apartments. Mr. Low inquired if it would be preferred to add more support for accessory apartments. Mr. Crismon expressed that he would like to see accessory apartments encouraged. Ms. Komen addressed Mr. Crismon's concerns by suggesting a future conversation on how to support accessory apartments in Orem. Mr. Allen, Mr. Bench and Planning Commission members discussed the concerns and alternative options to the proposed text.

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.

Ms. Kleinlein asked if there were implementation changes to strategies three and four. Mr. Allen addressed the question.

Mr. Low asked if the strategy which is being added needs to have a more specific implementation plan. Mr. Allen addressed the question.

Ms. Kleinlein asked about the expansion of Geneva Road. Mr. Sakar and Mr. Low added comments surrounding the question. Mr. Clark addressed the question and comments. Mr. Kelly addressed the question highlighting that the State funding would be used for much more than just roads.

Ms. Kleinlein asked about how they as the Planning Commission relate to the state on this issue. Mr. Low, Mr. Hawkes and Mr. Sakar addressed the question. Mr. Kelly commented regarding what projects would be impacted by the loss of state funding, including that the Geneva Road expansion would likely still happen but other projects would not.

Mr. Crismon asked to make a change to the proposed text to have the paragraph pertaining to the Neighborhood Improvement Team addressing illegal accessory apartments be removed and replaced with items to encourage accessory apartments. Mr. Bench and Mr. Allen addressed the comment.

Ms. Komen commented regarding the possibility that even the requirements we are being asked to meet now may change. She also suggested a work session with the City Council surrounding accessory apartments and other planning issues.

Mr. Hawkes commented regarding the potential for the state to add additional measures to regulate housing. Mr. Carpenter and Ms. Komen added additional comments.

Chair Sakar called for a motion on this item.

**Planning Commission Action:** Ms. Komen moved to forward a positive recommendation to the City Council to amend portions of Chapter 4 (Housing) of the Orem General Plan updating Section 4.4.2 pertaining to Moderate Income Housing Strategies with the modification that we strike from strategy number 1 the wording "and how to report illegal units". Mr. Hawkes seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein. The motion passed unanimously.

Mr. Clark informed the Planning Commission that they will be getting the opportunity to be more involved in some planning efforts soon.

**Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of December 7, 2022. Mr. Low moved to approve the meeting minutes for December 7, 2022. Mr. Hawkes seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein. The motion passed unanimously. ([click here for recording](#))

## DRAFT Planning Commission minutes for January 18, 2023

**Adjourn:** Chair Sakar called for a motion and moved to adjourn. Mr. Sakar moved to adjourn. Ms. Komen seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein. The motion passed unanimously.

**Adjourn:** 5:27 p.m.

---

Ryan L. Clark  
Planning Commission Secretary

Approved: