



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

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 **PLAT AMENDMENT – Approving the final plat for Central Park West and the conversion to office condominiums plat for Central Park East Condominiums located generally at 1875 South State Street in the C2 zone.**
 - 3.2 **PLAT AMENDMENT - Vacating Florence Village Condominiums Phase 1, Florence Village Condominiums Phase 2, and Florence Village Condominiums Phase 3; and approving the final plats for Milano 5 Apartments, Milano 6 Apartments, and Milano 7 Apartments located generally at 920 West 1055 North in the R8 zone**
 - 3.3 **SITE PLAN - Approving the amended site plan for the Jackson C-Store Addition located at 1308 West University Parkway in the C2 zone.**
 - 3.4 **PUBLIC HEARING - TEXT AMENDMENT - Amending Article 22-2-1 Definitions and Appendix A of the Orem City Code by enacting Standard Land Use Code 7313 – Agritainment as a permitted use in the OS5/ROS zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from the September 20, 2023 meeting.**
5. ADJOURN
 - 5.1 **Next meeting scheduled for Wednesday, October 18, 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

Item #: 3.1	Planning Commission October 4, 2023	
Prepared By: Cheryl Vargas		
Applicant: Cody Black	PLAT AMENDMENT – Approving the final plat for Central Park West and the conversion to office condominiums plat for Central Park East Condominiums located generally at 1875 South 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/pa
- Mailed to 176 property owners within 500 feet of the property

SITE INFORMATION:

- General Plan Designation:

Community Commercial

- Current Zone: C2
- Acreage: 2.57
- Neighborhood: Hillcrest

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the final plat for Central Park West and the conversion to office condominiums plat for Central Park East Condominiums located generally at 1875 South State Street in the C2 zone.

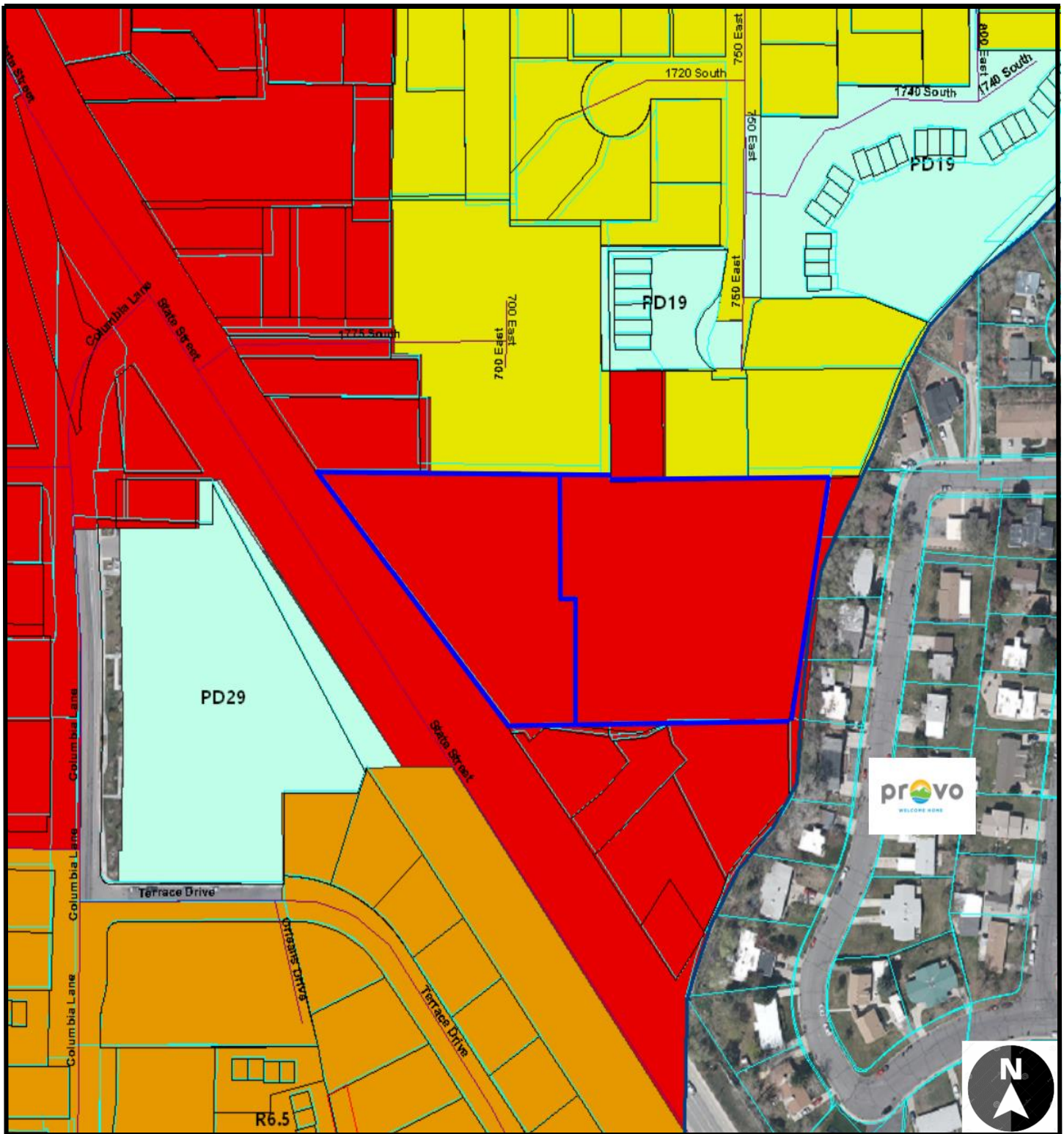
BACKGROUND: The applicant is proposing to convert an existing office building at 1835 South State Street into five (5) individual office condominium suites. This is the east property of the commercial complex and is currently a lot of record. The plat will be called Central Park East Condominiums. There will be no change to the existing structure, it will just be a conversion to office condominiums. They received a letter from the Chief Building Official for Orem stating the building had been inspected and no current life-safety items were found. [\(22-16\)](#)

The property on the west side of the commercial complex fronts on State Street and is also currently a lot of record. There will be no change to this property, but because there is no street access to the east property, this west property must also be platted. This will provide an access easement to the east property. This plat will be called Central Park West.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the final plat for Central Park West and the conversion to office condominiums plat for Central Park East Condominiums located generally at 1875 South State Street in the C2 zone.



Central Park East



Legend

Condominium Conversion

Zone: C2

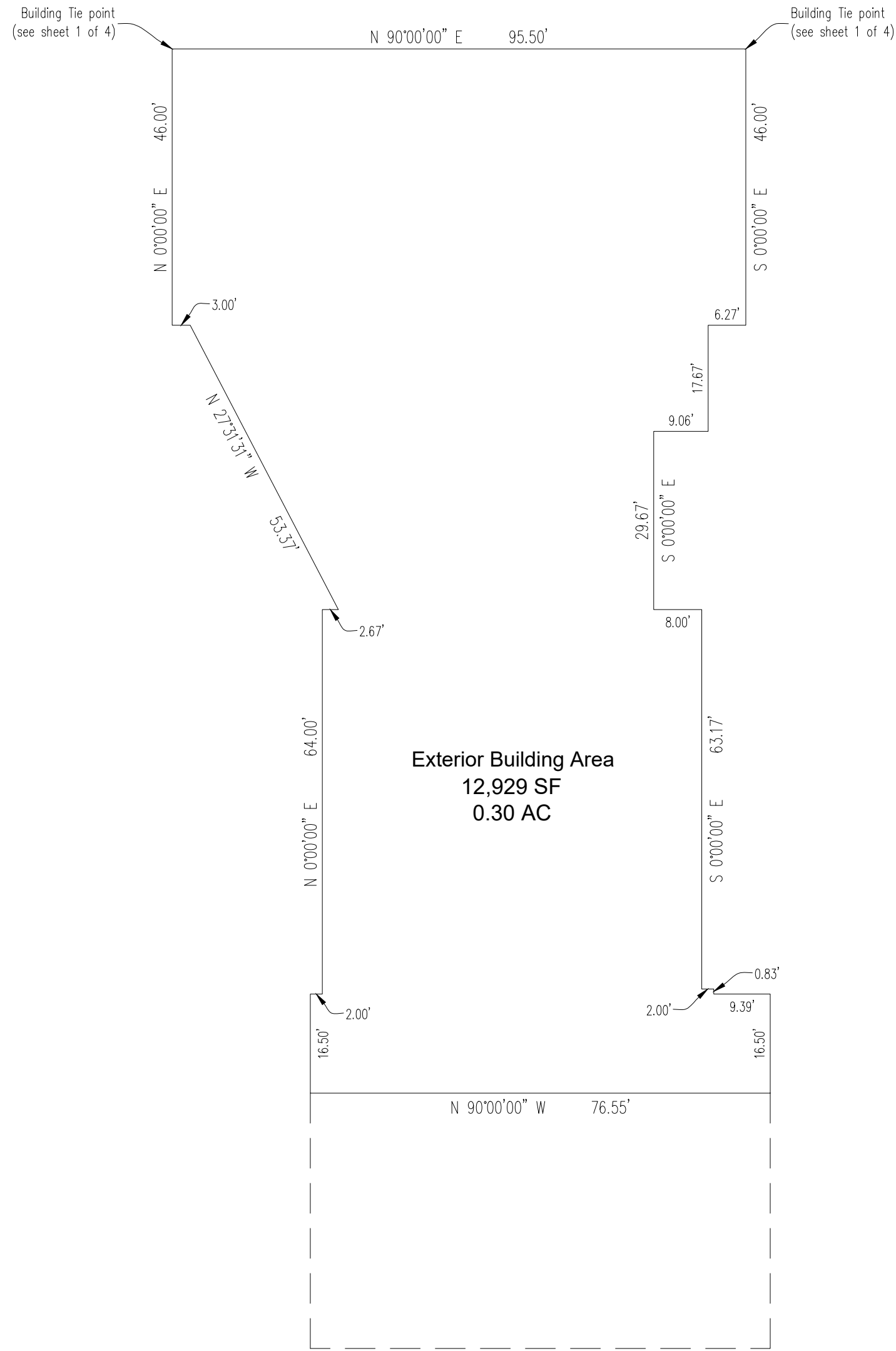
Acres: 2.57

NEIGHBORHOOD

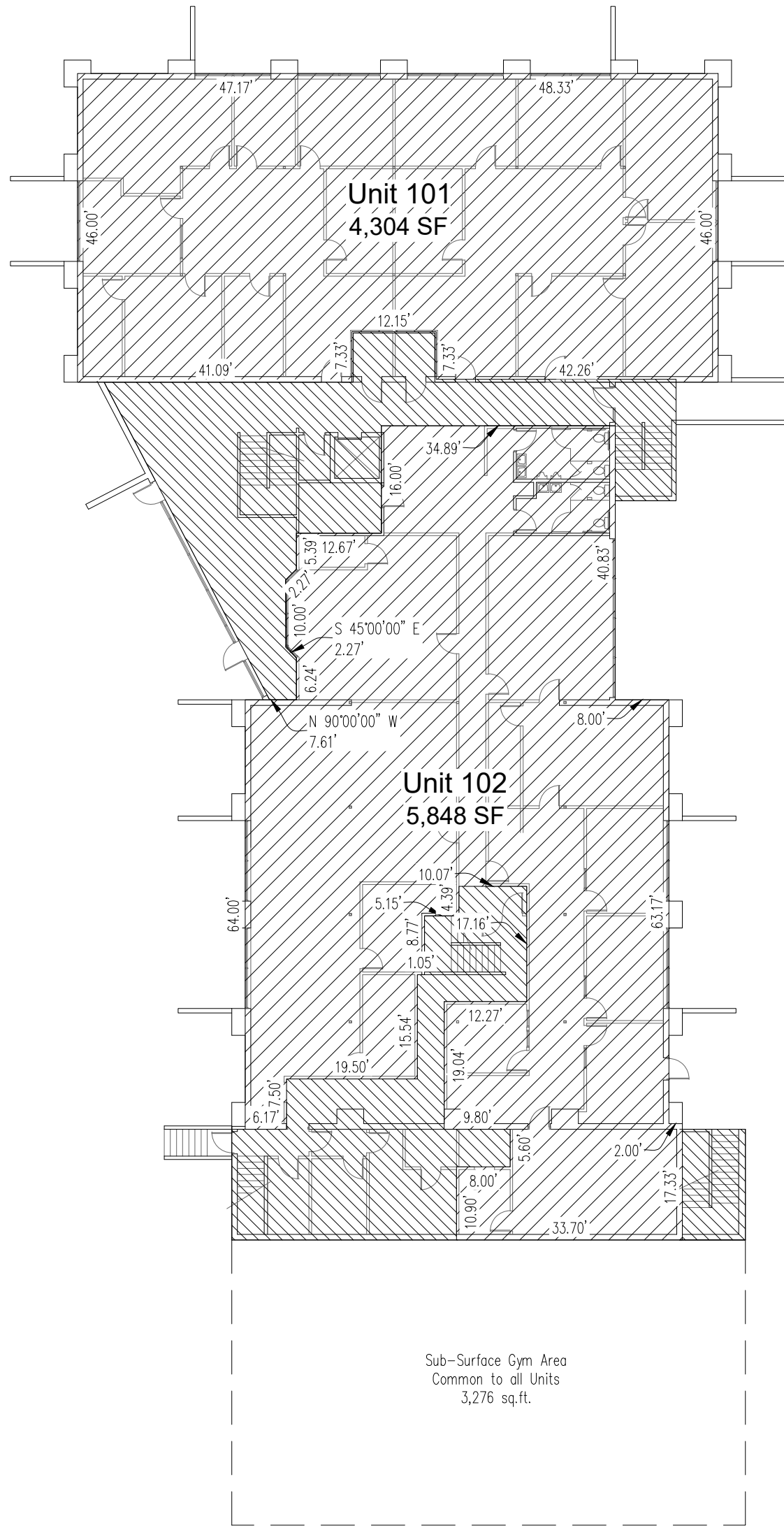
Hillcrest

 1875 S State Street

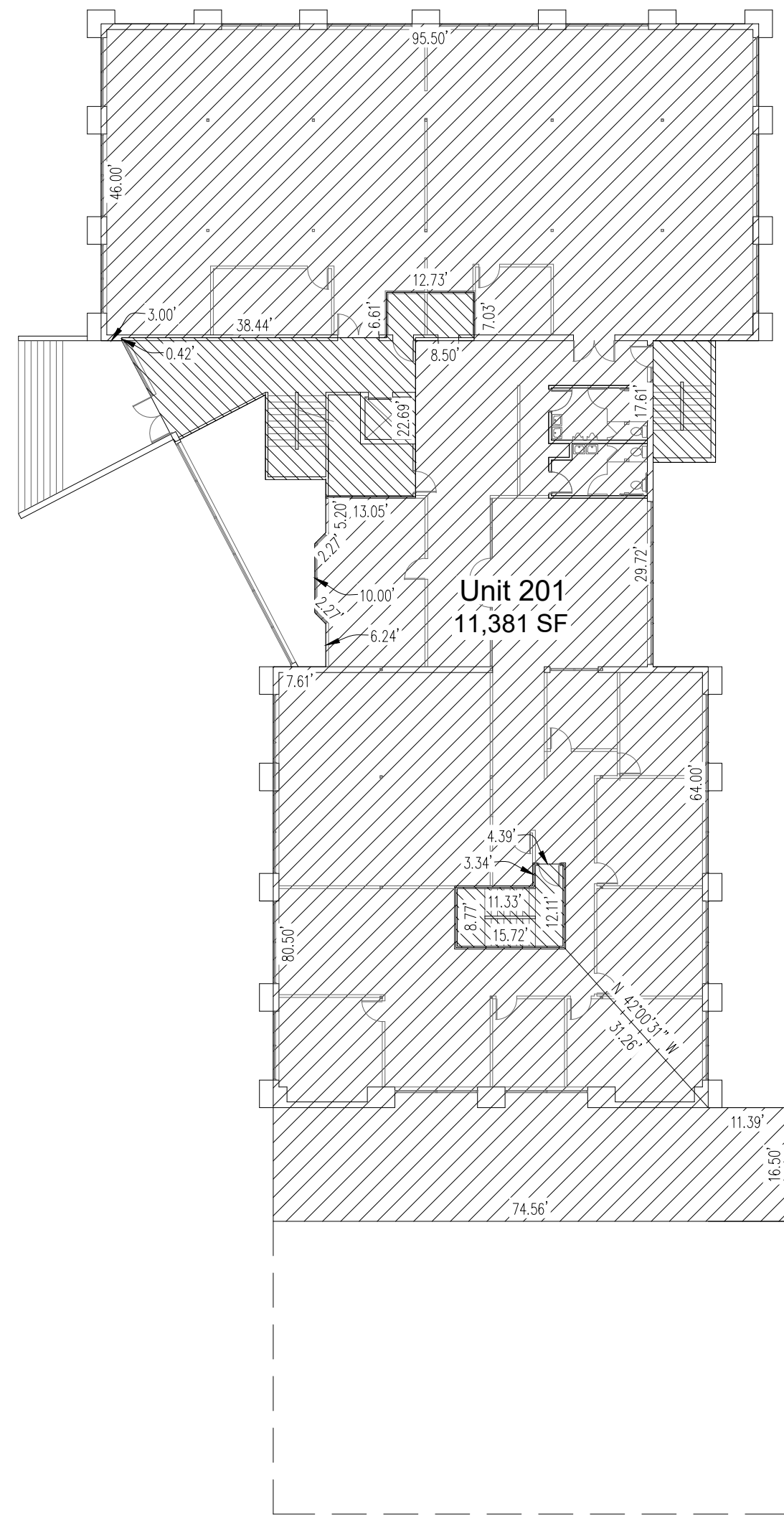
 Parcels



BUILDING AT GROUND LEVEL



FIRST FLOOR LEASING PLAN

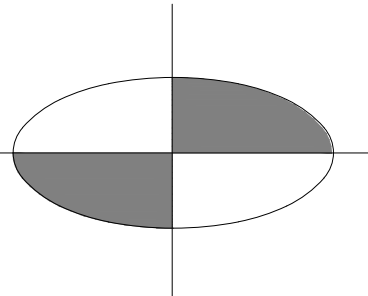


SECOND FLOOR LEASING PLAN

- PRIVATE AREA
- COMMON AREA

Note:
Dimensions shown are outside of exterior walls and centerline of interior walls.

	ADDRESS BLOCK
Unit No.	Address
101	1815 South State Unit 101
102	1815 South State Unit 101
201	1815 South State Unit 101
301	1815 South State Unit 101
401	1815 South State Unit 101



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

Sheet 2 of 4 Sheets

Central Park East Condominiums

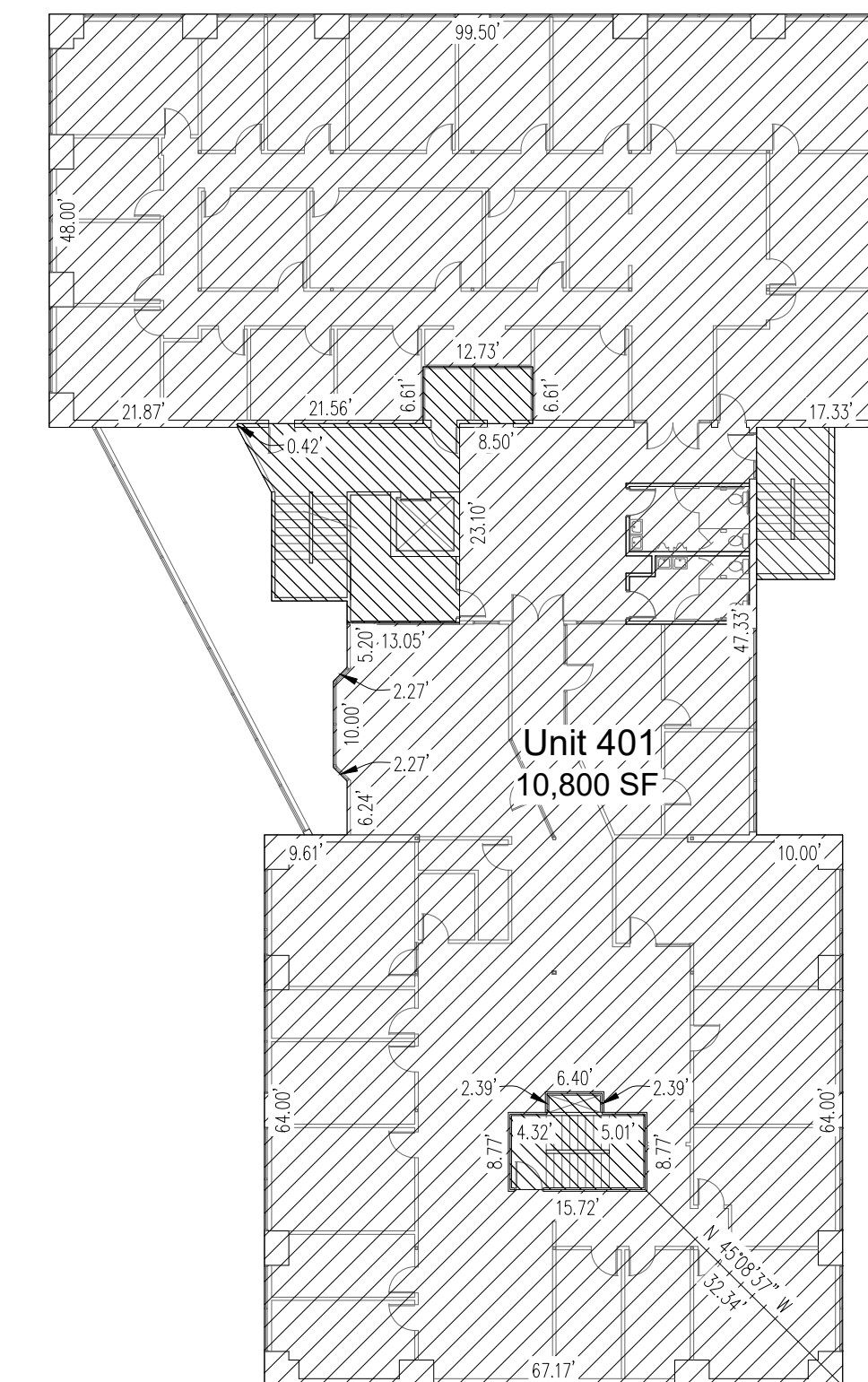
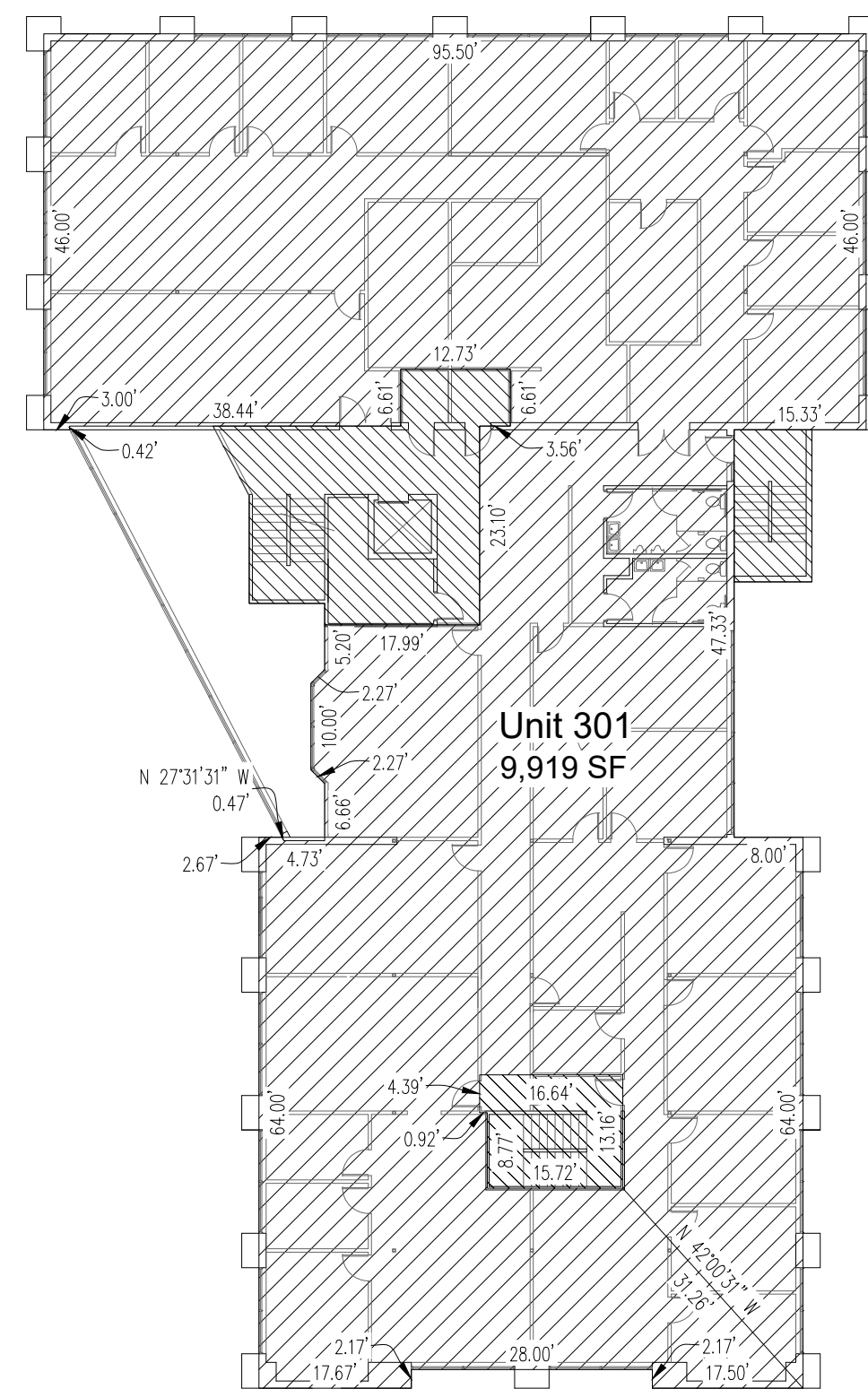
ENTRY No. _____

STATE OF UTAH COUNTY OF _____

RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ MAP _____

Fee _____ COUNTY RECORDER _____



	ADDRESS BLOCK
Unit No.	Address
101	1815 South State Unit 101
102	1815 South State Unit 101
201	1815 South State Unit 101
301	1815 South State Unit 101
401	1815 South State Unit 101

PRIVATE AREA

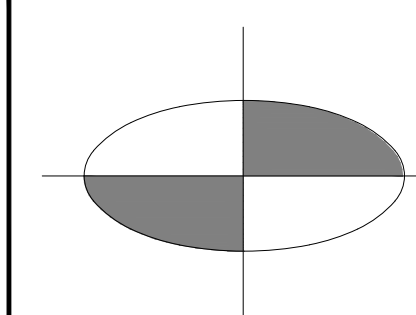
COMMON AREA

Note:

Dimensions shown are outside of exterior walls and centerline of interior walls.

Sheet 3 of 4 Sheets

Central Park East Condominiums

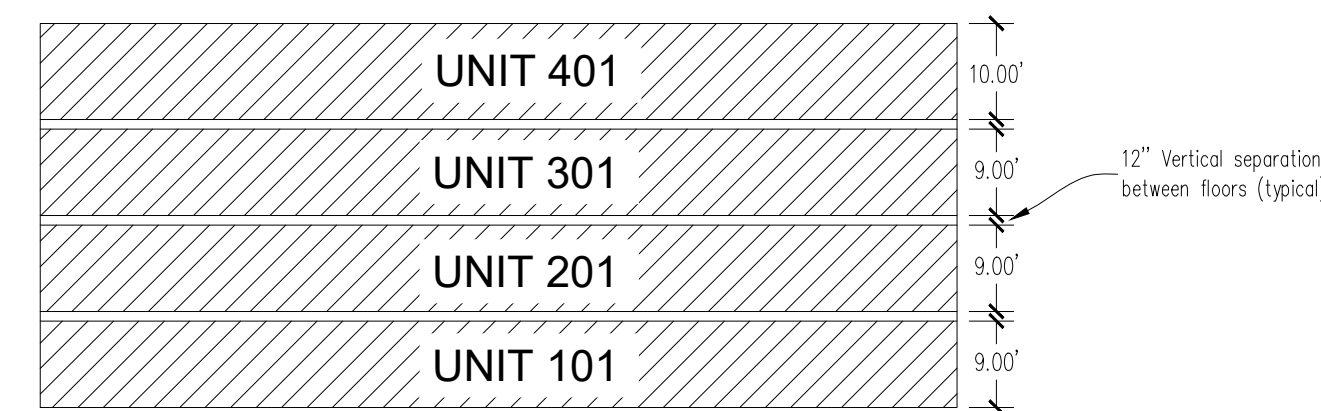
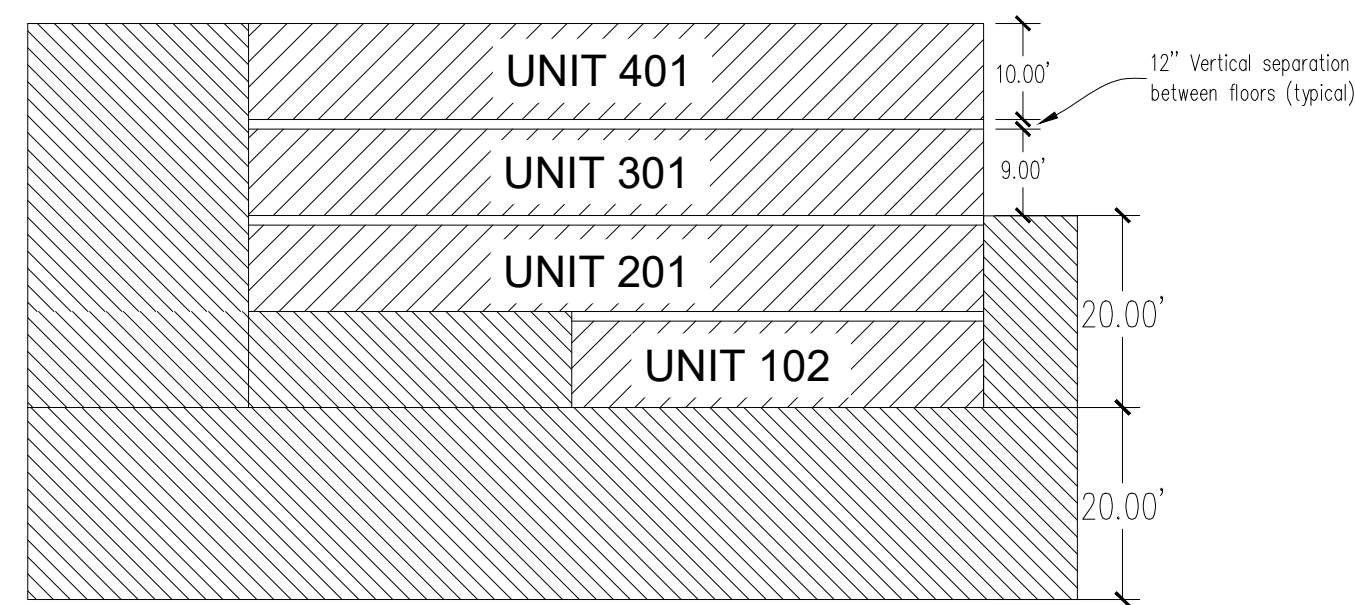
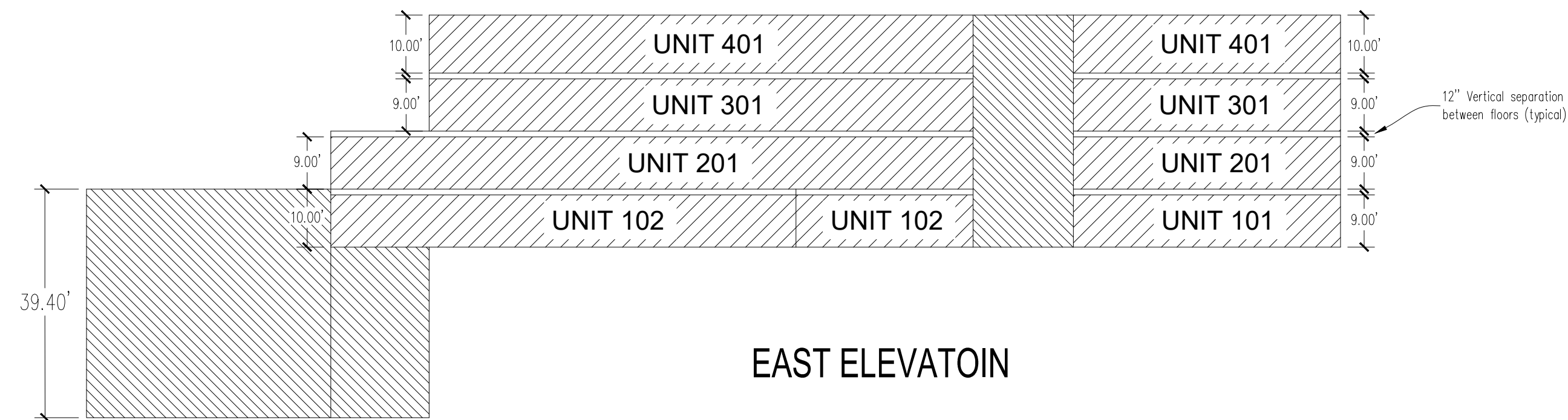
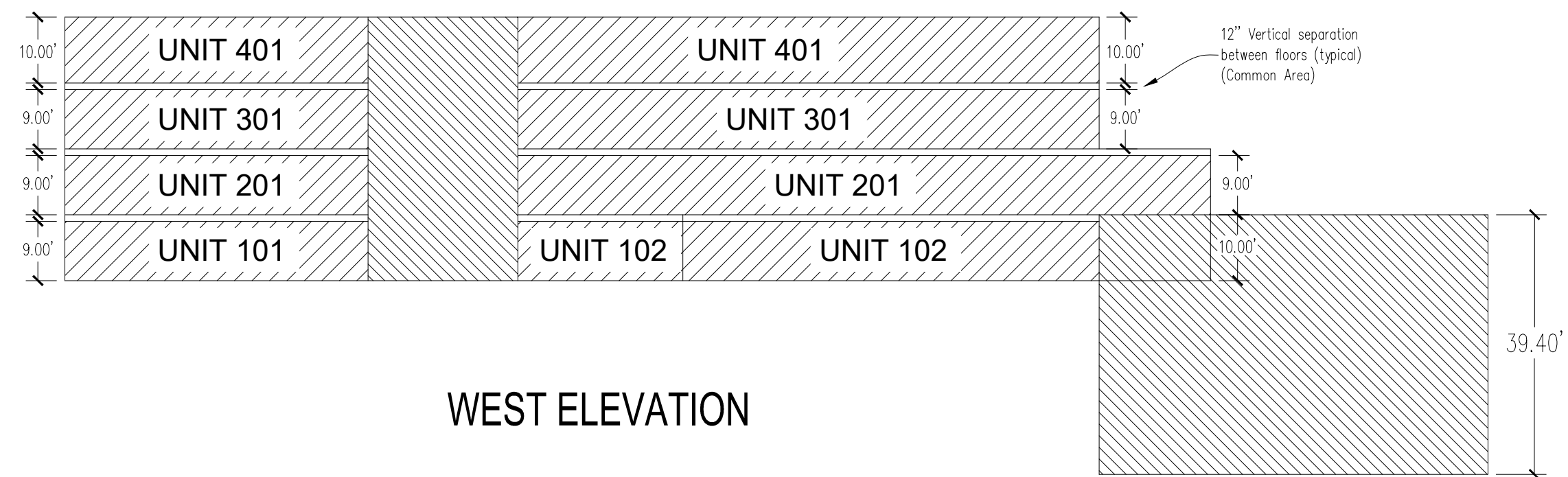


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353 East 1200 South
Orem, Utah 84058
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ENTRY No. _____
STATE OF UTAH COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ MAP _____

Fee _____ COUNTY RECORDER _____

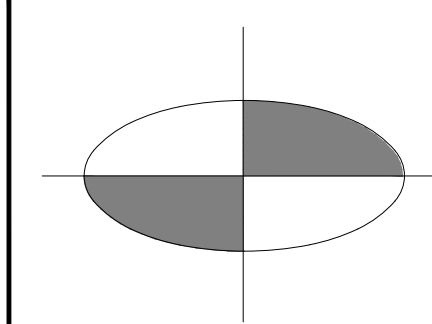


 PRIVATE AREA

 COMMON AREA

ADDRESS BLOCK	
Unit No.	Address
101	1815 South State Unit 101
102	1815 South State Unit 101
201	1815 South State Unit 101
301	1815 South State Unit 101
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Central Park East Condominiums



Prepared by:

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

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STATE OF UTAH COUNTY OF _____

RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ MAP _____

Fee _____ COUNTY RECORDER _____



Building Official Report

DEVELOPMENT SERVICES

56 N. State Street | Orem, UT 84057

Report of Building Official

RE: Condominium Conversion
Located: 1815 South State Street, Orem

July 10, 2023

From: Paul K. Ashton
Chief Building Official
City of Orem

To Whom It May Concern:

The building mentioned above was inspected by my office for the purpose of converting to condominiums. No current life-safety items were found in the building.

In order to convert to condominiums, plans will need to be provided defining the property line boundaries for review. All work required to bring the building into compliance with the current regulations for condominiums will need to be completed and approved by our office.

Signed:

Paul K. Ashton, Chief Building Official

Tenant Notice

Washburn Associates
825 North 900 West
Orem Utah, 84057

June 5, 2023

Dear Current Tenant,

The Owner, Central Park East Condominiums, wishes to convert the office building into 5 individual office Condominium Suites. This is a notice that we will be holding a meeting to inform and answer questions regarding the process of converting the office space into individual condominiums. We will be holding a tenant meeting on _____ in the main lobby of the building. Your attendance to this meeting would allow us to explain the process and become aware of any concerns you might have with the conversion of this office space. ALL CURRENT LEASES WILL BE HONORED.

Orem City requires the following statement to be passed on to all tenants: That if the condominium or townhouse conversion project is approved, tenants may be required to vacate the premises.

If you have any questions feel free to contact us at 801-368-4700.

Thank you,

Paul Washburn

Street View





City Council Chambers, 56 N State Street

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

Plat Amendment - Approving the final plat for Central Park West and the conversion to office condominiums plat for Central Park East Condominiums located generally at 1875 South State Street in the C2 zone.

The property at 1835 South State Street will convert the existing office space to office condominiums. The property at 1875 South State Street is currently a lot of record. It will be platted to provide an access easement to the property at 1835 South State Street.

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

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

Planning Commission
Wed, Oct 4, 2023
4:30 pm



City Council Chambers, 56 N State Street

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

Plat Amendment - Approving the final plat for Central Park West and the conversion to office condominiums plat for Central Park East Condominiums located generally at 1875 South State Street in the C2 zone.

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

Planning Commission
Wed, Oct 4, 2023
4:30 pm



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



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

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

1060 W 21279 LLC
PO BOX 182
PROVO, UT 84603

GOLLADAY, ESTER & ROY JR
PO BOX 30548
MESA, AZ 85275

DAHLE, MICKEAL L
PO BOX 57194
MURRAY, UT 84157

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

GISH, GARY JOHN (ET AL)
PO BOX 970391
OREM, UT 84097

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

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

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

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

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

UTAH COUNTY
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

ZHOU'S INVESTMENT LLC
%LOU, WENDY
113 E 150 N
VINEYARD, UT 84059

SIENA VILLAS LLC
145 W 200 N STE 100
PROVO, UT 84601

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

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

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

2140-42 LLC
206 E 1270 N
SPRINGVILLE, UT 84663

ZIPPRO, JOSHUA & LYNSI
207 W SYCAMORE LN
VINEYARD, UT 84059

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

VOGEL, JOLYNNE
243 W 1455 S
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

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

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

FARNSWORTH, KELLY (ET AL)
457 S 1240 E
PAYSON, UT 84651

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

LB PROPERTIES LLC
521 W 750 S
OREM, UT 84058

RASMUSSEN, JASON
561 S OREM BLVD M-2
OREM, UT 84058

WEST ROCK CANYON LLC
588 WILDFLOWER CIR
SALEM, UT 84653

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

BRODERICK, VAN S & SARAH
655 E 500 N
LINDON, UT 84042

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

WHITLOCK, DANIEL
696 E 1700 S
OREM, UT 84097

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

RIEDELBACH, SAWYER WILLIAM
710 W 1850 N
PROVO, UT 84604

RIEDELBACH, SAWYER WILLIAM
--OR CURRENT RESIDENT--
720 E 1720 SOUTH
OREM, UT 84097

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

BUCKHOUSE INVESTMENTS LLC
730 CALLE MANDARINAS
THOUSAND OAKS, CA 91360

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

CUTLINE ENTERPRISES LLC
744 W 550 S
OREM, UT 84058

1056 WEST LLC
752 W 2100 N
PROVO, UT 84604

TRUE ENTERPRISES LLC
762 E 12300 S
DRAPER, UT 84020

SJOQUIST, REBECCA L & JOSEPH
SCOTT
766 E 1740 S
OREM, UT 84097

GOLLADAY, ESTER & ROY JR
--OR CURRENT RESIDENT--
768 E 1740 SOUTH
OREM, UT 84097

SIMONSEN, KIP R
770 E 1740 S
OREM, UT 84097

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

FINLAY, ROBERT B & MARGARET E
(ET AL)
--OR CURRENT RESIDENT--
776 E 1740 SOUTH
OREM, UT 84097

NILSSON, SADIE MARIE
778 E 1740 S
OREM, UT 84097

FARNSWORTH, KELLY (ET AL)
--OR CURRENT RESIDENT--
780 E 1740 SOUTH
OREM, UT 84097

SYPHUS, STEVEN C
--OR CURRENT RESIDENT--
782 E 1740 SOUTH
OREM, UT 84097

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

BARCLAY, SCOTT
--OR CURRENT RESIDENT--
786 E 1740 SOUTH
OREM, UT 84097

CLYDE, SUSY
788 E 1740 S
OREM, UT 84097

BINGHAM, TYLER D
790 E 1740 S
OREM, UT 84097

KELSEY, DAVID P & LILLIAN
--OR CURRENT RESIDENT--
792 E 1740 SOUTH
OREM, UT 84097

BUCKHOUSE INVESTMENTS LLC
--OR CURRENT RESIDENT--
802 E 1740 SOUTH
OREM, UT 84097

HUBENTHAL, COURTNEY
804 E 1740 S
OREM, UT 84097

ALLSUP, JON
895 W 2370 N
PROVO, UT 84604

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

CARTERVILLE RENTAL LLC
929 N 1350 W
PROVO, UT 84604

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

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

ECCLES, JAMES R C (ET AL)
--OR CURRENT RESIDENT--
987 W 2300 NORTH
PROVO, UT 84604

SARU LLC
998 N 1200 W ST
OREM, UT 84057

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

1017 W 2300 N LLC
--OR CURRENT RESIDENT--
1017 W 2300 NORTH
PROVO, UT 84604

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

MOUNTAIN COUNTRY HOME
SOLUTIONS
1031 W CENTER ST STE 302
OREM, UT 84057

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

GUERRERO, ALEX
1032 W 2300 N
PROVO, UT 84604

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

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

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

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

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

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

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

MANILA CREEK CAPITAL LLC
1463 W 3400 N
PLEASANT GROVE, UT 84062

PORTRUSH PROPERTY
MANAGEMENT LLC
%O'NEILL, KIM & ALLISON
1671 N 1670 W
PROVO, UT 84604

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

TANUVASA, MICHAEL & KAZNA (ET
AL)
1743 S 750 E
OREM, UT 84097

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

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

OKELBERRY, ANGELYNN
1749 S 750 E
OREM, UT 84097

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

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

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

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

ESQUERRA, NATHAN LEVI &
PAMELA WILSON (ET AL)
--OR CURRENT RESIDENT--
1795 S 750 EAST
OREM, UT 84604

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

2520 COUNTRY CLUB LLC (ET AL)
--OR CURRENT RESIDENT--
1833 S STATE
OREM, UT 84097

CHIDESTER, AMY R & JESSE L
1838 S STATE ST
SPRINGVILLE, UT 84663

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

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

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

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

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

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

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

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

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

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

BLACK, CODY & KARLI (ET AL)
--OR CURRENT RESIDENT--
1875 S STATE ST
OREM, UT 84097

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

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

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

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

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

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

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

2520 COUNTRY CLUB LLC (ET AL)
--OR CURRENT RESIDENT--
1835 S STATE
OREM, UT 84097

KELSEY, DAVID P & LILLIAN
1861 MARIAN AV
THOUSAND OAKS, CA 91360

2520 COUNTRY CLUB LLC (ET AL)
1875 S STATE ST # 3000
OREM, UT 84097

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

GARCIA, MARA L
1909 TERRACE DR
OREM, UT 84097

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

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

MILES, HENRY L & J CAROL (ET AL)
1925 S TERRACE DR
OREM, UT 84097

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

FREY, SHANE
1937 TERRACE DR
OREM, UT 84097

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

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

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

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

BLACK, CODY & KARLI (ET AL)
2015 W GROVE PKWY STE J
PLEASANT GROVE, UT 84062

ZIPPRO, JOSHUA & LYNSE
--OR CURRENT RESIDENT--
2091 N 1060 WEST
PROVO, UT 84604

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

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

CRESCENT MANAGEMENT LLC
--OR CURRENT RESIDENT--
2113 N 1000 WEST
PROVO, UT 84604

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

RASMUSSEN, JASON
--OR CURRENT RESIDENT--
2124 N 1060 WEST
PROVO, UT 84604

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

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

2140-42 LLC
--OR CURRENT RESIDENT--
2140 N 1060 WEST
PROVO, UT 84604

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

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

WAITE, GREG R & BETHANNA
BEIFUSS
2147 N 1060 W
PROVO, UT 84604

CARTERVILLE RENTAL LLC
--OR CURRENT RESIDENT--
2159 N 1000 WEST
PROVO, UT 84604

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

VESINET LLC 2163 SERIES
--OR CURRENT RESIDENT--
2163 N 1060 WEST
PROVO, UT 84604

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

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

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

PALATIAL PROPERTIES LLC
2195 N 1000 W
PROVO, UT 84604

2210 N 1060 W LLC
--OR CURRENT RESIDENT--
2210 N 1060 WEST
PROVO, UT 84604

AYDELOTTE, JOSEPH
2219 N 1060 W
PROVO, UT 84604

FINLAY, ROBERT B & MARGARET E
(ET AL)
2221 RIM RD
DUARTE, CA 91008

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

CRESCENT MANAGEMENT LLC
--OR CURRENT RESIDENT--
2235 N 1000 WEST
PROVO, UT 84604

BRODERICK, VAN S & SARAH
--OR CURRENT RESIDENT--
2240 N 1000 WEST
PROVO, UT 84604

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

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

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

SHORTS, JEREMY M & JANDI M
2308 N 1000 W
PROVO, UT 84604

STONE, TAYLOR
2317 N 1000 W
PROVO, UT 84604

BARTON, TIMOTHY E
2318 N 1000 W
PROVO, UT 84604

BENTLEY, STEPHEN
2334 N 1000 W
PROVO, UT 84604

RICE, LOLA MAUREEN & LUELLA
GAYLE
2335 N 1000 W
PROVO, UT 84604

HO CHING, HYGEIA T & TUPUONO
2343 N 1000 W
PROVO, UT 84604

LAWSON, BRAD B
3442 NAVAJO LN
PROVO, UT 84604

BARCLAY, SCOTT
5347 W WILLEM PL
HIGHLAND, UT 84003

1017 W 2300 N LLC
6247 W GRANT CIR
HIGHLAND, UT 84003

2210 N 1060 W LLC
6274 W GRANT CIR
HIGHLAND, UT 84003

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

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

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

CRESCENT MANAGEMENT LLC
12247 S 445 W
SOUTH JORDAN, UT 84095

SIMONS, RUSSELL (ET AL)
14712 S EVENING SIDE DR
HERRIMAN, UT 84096

ESQUERRA, NATHAN LEVI &
PAMELA WILSON (ET AL)
18210 N 56TH LN
GLENDALE, AZ 85308

ECCLES, JAMES R C (ET AL)
21402 CALLE SENDERO
LAKE FOREST, CA 92630

Item #: 3.2	Planning Commission October 4, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Kirk Williamson	PLAT AMENDMENT – Vacating Florence Village Condominims Phase 1, Florence Village Condominims Phase 2, and Florence Village Condominims Phase 3; and approving the final plats for Milano 5 Apartments, Milano 6 Apartments, and Milano 7 Apartments located generally at 920 West 1055 North in the PD22 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 437 property owners within 500 ft

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **PD22**
- Acreage: **1.71**
- Neighborhood: **Timpview**

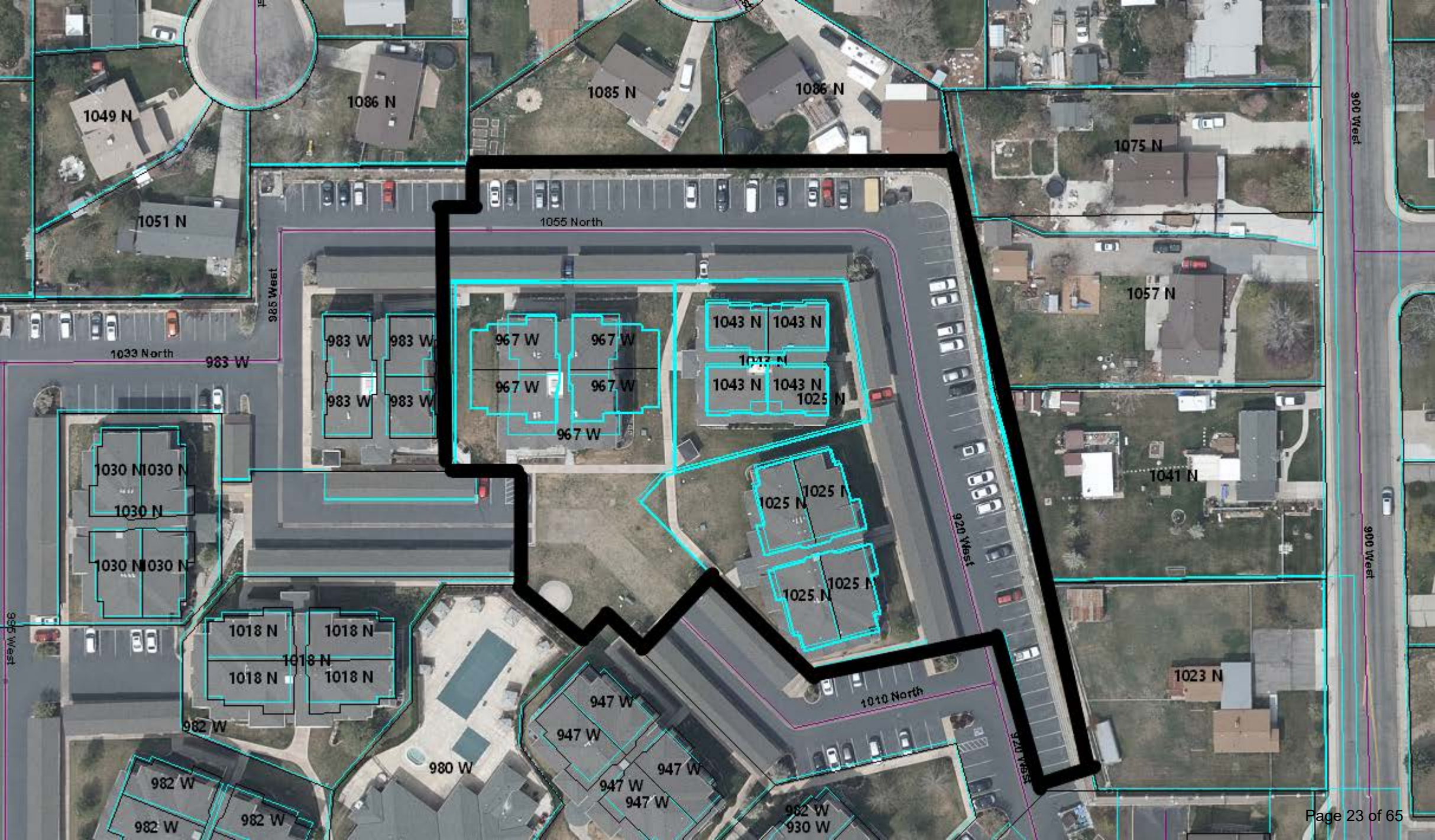
ACTION:

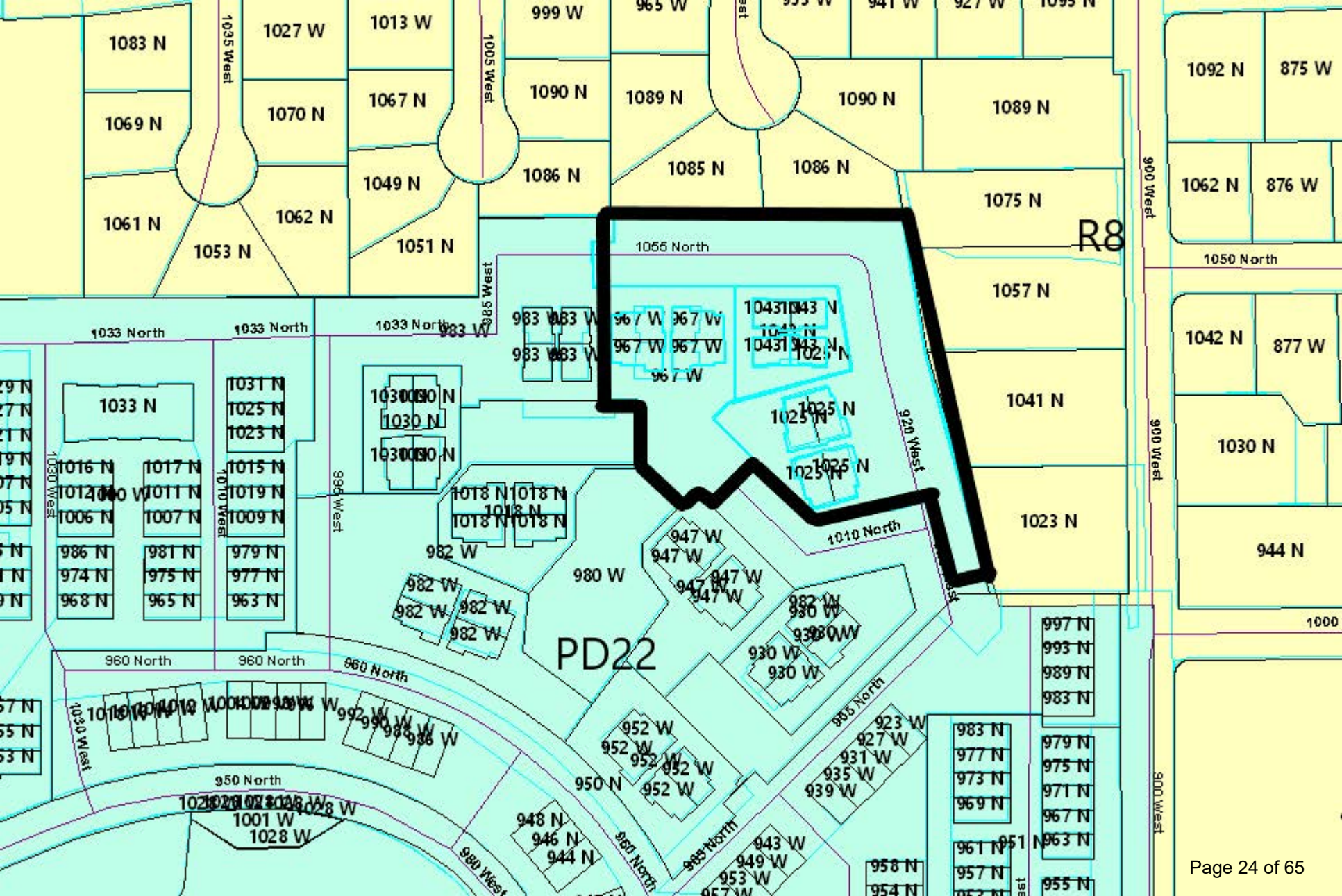
The Planning Commission is the final approving body for this item.

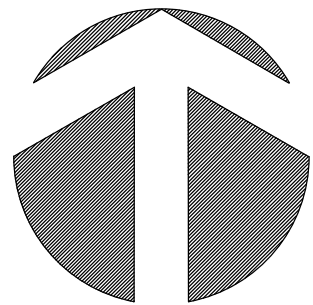
REQUEST: The applicant requests the Planning Commission approve vacating Florence Village Condominims, Phases 1, 2, and 3; and approving the final plats for Milano 5 Apartments, Milano 6 Apartments, and Milano 7 Apartments located generally at 920 West 1055 North in the R8 zone.

BACKGROUND: There are three separate buildings, all of which are currently divided into condominiums. The applicant is requesting that each building be platted by itself as one plat. This will remove the condominium designation from these buildings, turning them into apartments to be rented rather than condominiums units that can be sold separately, however, condominium units can also be rented. No physical changes are proposed for the site.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Florence Village Condominims Phase 1, Florence Village Concominims Phase 2, and Florence Village Condominims Phase 3; and approve the final plats for Milano 5 Apartments, Milano 6 Apartments and Milano 7 Apartments located generally at 920 West 1055 North in the PD22 zone.







NORTH
1" = 30'

Robert &
Amanda Jones
49:128:0001

Ezra & Kristen
Jacot
49:128:0006

Heather & Jeff
Price
49:128:0007

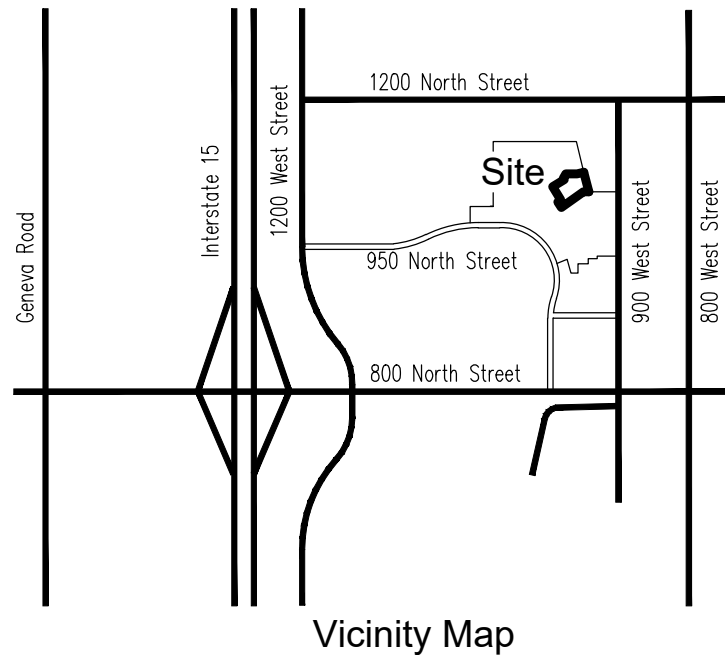
Tyson & Michelle
Riding
53:015:0011

Blake & Leslee
Allen
53:015:0010

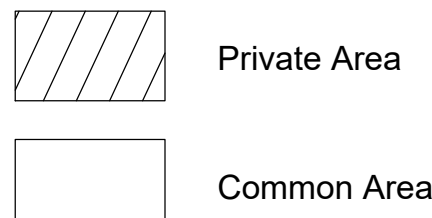
Johnny & Rose
Martinez
53:015:0002

Carrie Dunn
53:384:0001

Line Table		
Line	Length	Direction
T1	30.47'	S 75°06'24" W
T2	44.00'	S 75°04'54" W
T3	5.29'	N 14°53'36" W
T4	21.34'	N 42°58'27" E
T5	3.22'	N 14°53'36" W
T6	44.00'	N 00°16'22" W
T7	21.12'	N 89°43'38" E
T8	25.55'	N 00°16'22" W



The on-site sewer facilities
are private and are to be
maintained by the Home
Owners Association.



Address Block	
Unit Number	Address
1	1025 N 920 W

Surveyor's Certificate
I, Roger D. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 00°39'38" West along the Section line 1385.64 feet and West 829.01 feet from the East quarter corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the boundary line of Phase 1, Milano Village Condominiums as follows: South 75°06'24" West 30.47 feet, North 14°53'36" West 90.14 feet, South 75°04'54" West 44.00 feet, North 14°53'36" West 5.29 feet, South 76°54'50" West 73.24 feet; thence North 45°00'00" West partially along the boundary line of Phase 1, Milano Village Condominiums 142.93 feet; thence North 42°58'27" East 21.34 feet; thence North 75°06'24" East 126.83 feet; thence North 14°53'36" West 3.22 feet; thence North 09°43'17" West 80.92 feet; thence South 89°43'38" West 241.22 feet; thence North 00°16'22" West 44.00 feet; thence North 89°43'38" East 21.12 feet; thence North 00°16'22" West 25.55 feet; thence North 89°43'38" East 284.34 feet; thence South 09°43'17" East 139.17 feet; thence South 14°53'36" East 229.01 feet to the point of beginning.

Area: 55,157 sq. ft. 1.27 acres

Basis of Bearing = North 00°39'38" West along the Section line from the East quarter corner to the Northeast corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

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____.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who represented that he is the owner of the above-described property 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 Attest: _____ 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.

MILANO 5 APARTMENTS

Including a Vacation of Phase 1, Florence Village Condominiums

Planned Residential Development

Orem City, _____ Utah County, Utah
Scale: 1" = 30 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

Approved as to Form

City Attorney Date

Notes:

- All parking stalls will be assigned to individual units in accordance with the Declaration of Covenants, Conditions & Restrictions of Record.
- All Common Area to be Public Utility Easement.
- All area beneath buildings to be Limited Common Area for the units contained in the building located on the area.
- All Common area will be for the use and benefit of all the Units in Tuscan Villas phases 1-3, Milano Village Condominiums, Florence Village Condominiums, Sorrento Park Condominiums, Palermo Park and Venice Park Condominiums.
- State Plane Coordinate scale factor = 0.9997
- The on-site sewer facilities are private and are to be maintained by the Home Owners Association.
- All the driveways and all parking stalls not designated as Limited Common Area, are cross access and parking easements for the use and benefit of all the Units in Tuscan Villas phases 1-3, Milano Village Condominiums, Florence Village Condominiums, Sorrento Park Condominiums, Palermo Park and Venice Park Condominiums.

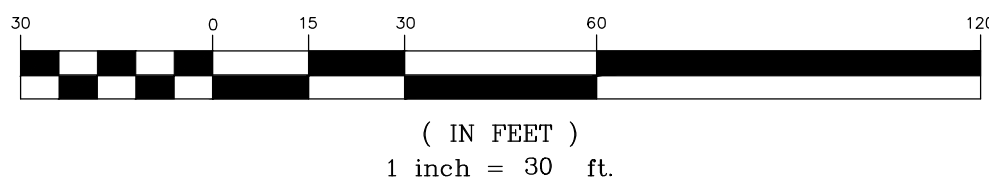
Plat Vacation Notice

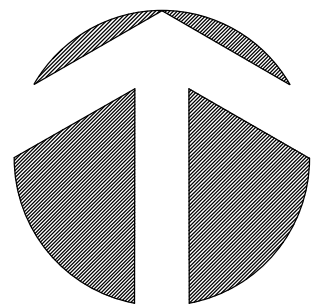
The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Phase 1, Florence Village Condominiums. Phase 1, Florence Village Condominiums is hereby Vacated.

Prepared by:

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

GRAPHIC SCALE





NORTH
1" = 20'

6
Ezra & Kristen
Jacot
49:128:0006

Plat "A"
Poplar Woods
Subdivision

7
Heather & Jeff
Price
49:128:0007

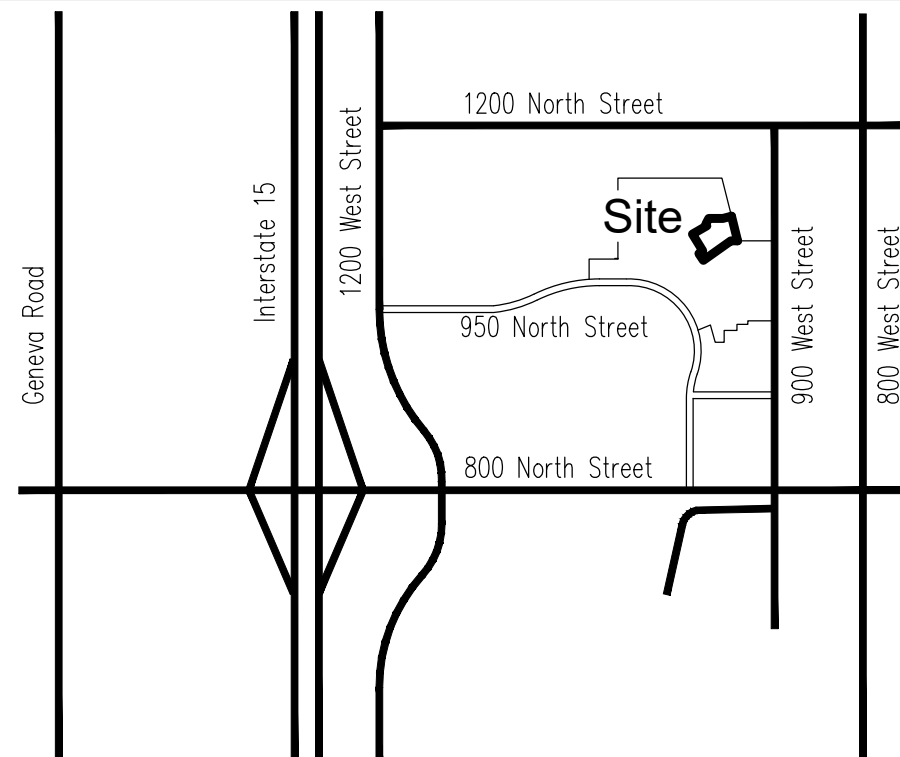
Northeast corner
Section 9,
Township 6 South
Range 2 East
S.L.B. & M.

Tyson & Michelle
Riding
53:015:0011

Blake & Leslee
Allen
53:015:0010

Johnny & Rose
Martinez
53:015:0002

Carrie Dunn
53:384:0001



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 00°39'38" West along the Section line 1591.41 feet and West 958.42 feet from the Found East quarter corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 75°06'24" West 119.53 feet; thence North 113.11 feet; thence North 89°43'38" East 101.03 feet; thence South 09°43'17" East 80.92 feet; thence South 14°53'36" East 3.22 feet to the point of beginning.

Area = 11,711 sq. ft. 0.25 acres

Basis of Bearing = North 00°39'38" West along the Section line from the East quarter corner to the Northeast corner of Section 9.

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____.

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who represented that he is the owner of the above-described property 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: _____ Attest: _____
City Engineer 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.

MILANO 6 APARTMENTS

Including a Vacation of Phase 2, Florence Village Condominiums

Planned Residential Development

Orem City, _____ Utah County, Utah

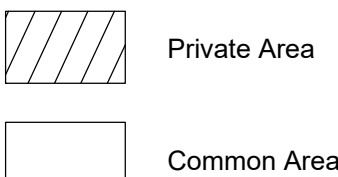
Scale: 1" = 20 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

Approved as to Form

City Attorney Date

The on-site sewer facilities
are private and are to be
maintained by the Home
Owners Association.

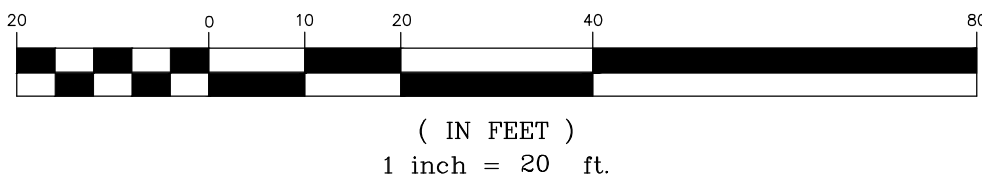


Address Block	
Unit Number	Address
601-616	1043 N 920 West

Notes:

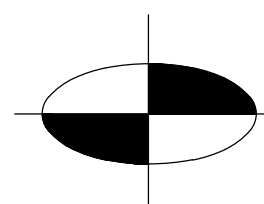
- All parking stalls will be assigned to individual units in accordance with the Declaration of Covenants, Conditions & Restrictions of Record.
- All Common Area to be Public Utility Easement.
- All area beneath buildings to be Limited Common Area for the units contained in the building located on the area.
- All Common area will be for the use and benefit of all the Units in Tuscan Villas phases 1-3, Milano Village Condominiums, Florence Village Condominiums, Sorrento Park Condominiums, Palermo Park and Venice Park Condominiums.
- State Plane Coordinate scale factor = 0.9997
- The on-site sewer facilities are private and are to be maintained by the Home Owners Association.
- All the driveways and all parking stalls not designated as Limited Common Area, are cross access and parking easements for the use and benefit of all the Units in Tuscan Villas phases 1-3, Milano Village Condominiums, Florence Village Condominiums, Sorrento Park Condominiums, Palermo Park and Venice Park Condominiums.

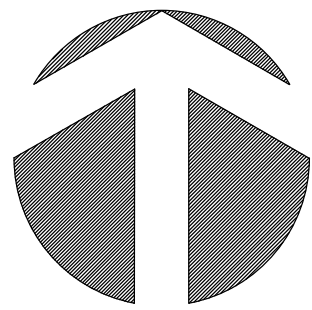
GRAPHIC SCALE



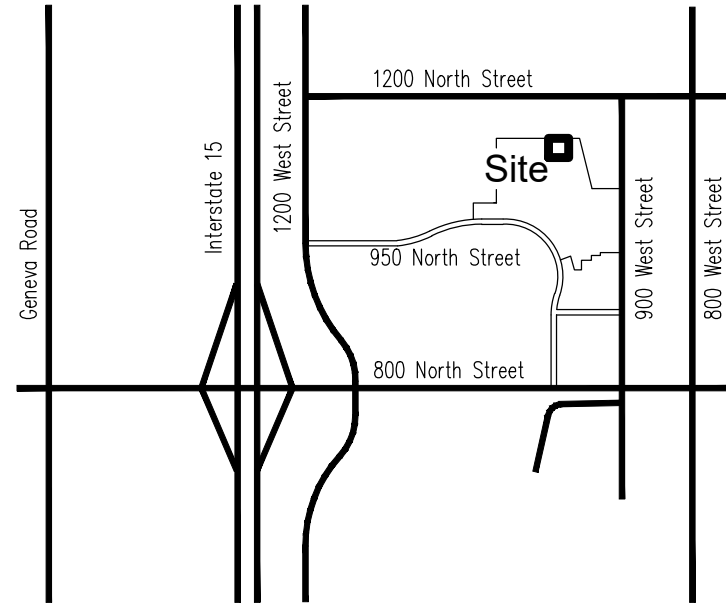
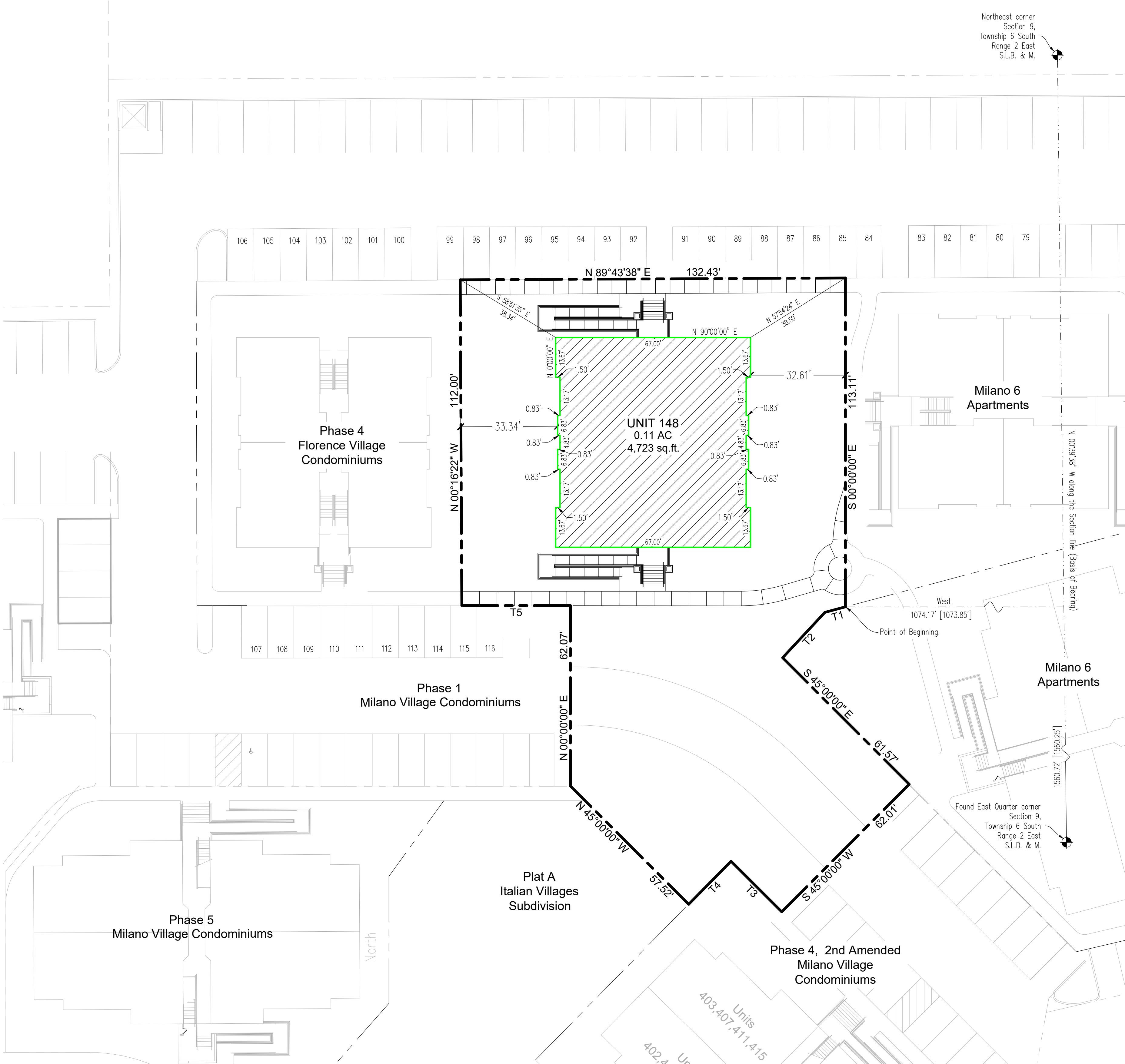
Prepared by:

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





NORTH
1" = 20'



Line Table		
Line	Length	Direction
T1	7.30'	S 75°06'24" W
T2	21.34'	S 42°58'27" W
T3	24.63'	N 45°00'00" W
T4	20.78'	S 44°30'19" W
T5	37.33'	N 90°00'00" W

The on-site sewer facilities
are private and are to be
maintained by the Home
Owners Association.

	Private Area
	Common Area

Address Block	
Unit Number	Address
701-716	967 W 1055 N

Notes:

- All parking stalls will be assigned to individual units in accordance with the Declaration of Covenants, Conditions & Restrictions of Record.
- All Common Area to be Public Utility Easement.
- All area beneath buildings to be Limited Common Area for the units contained in the building located on the area.
- All Common area will be for the use and benefit of all the Units in Tuscan Villas phases 1-3, Milano Village Condominiums, Florence Village Condominiums, Sorrento Park Condominiums, Palermo Park and Venice Park Condominiums.
- State Plane Coordinate scale factor = 0.9997
- The on-site sewer facilities are private and are to be maintained by the Home Owners Association.
- All the driveways and all parking stalls not designated as Limited Common Area, are cross access and parking easements for the use and benefit of all the Units in Tuscan Villas phases 1-3, Milano Village Condominiums, Florence Village Condominiums, Sorrento Park Condominiums, Palermo Park and Venice Park Condominiums.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Phase 3, Florence Village Condominiums. Phase 3, Florence Village Condominiums is hereby Vacated.

Approved as to Form

City Attorney

Date

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 142609, as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 00°39'38" West along the Section line 1560.72 feet and West 1074.17 feet from the East quarter corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along Phase 1, Florence Village Condominiums as follows: South 75°06'24" West 7.30 feet, South 42°58'27" West 21.34 feet, South 45°00'00" East 61.57 feet; thence South 45°00'00" West along the boundary line of Phase 1, Milano Village Condominiums 62.01 feet; thence North 45°00'00" West 24.63 feet; thence South 44°30'19" West 20.78 feet; thence North 45°00'00" West 57.52 feet; thence North along the boundary line of Phase 1, Milano Village Condominiums 62.07 feet; thence West partially along the boundary line of Phase 1, Milano Village Condominiums 37.33 feet; thence North 00°16'22" West 112.00 feet; thence North 89°43'38" East along the boundary line of Phase 1, Florence Village Condominiums 132.43 feet; thence South along the Westerly boundary line of Phase 2, Florence Village Condominiums 113.11 feet to the point of beginning.

Area: 23,352 sq. ft. 0.536 acres

Basis of Bearing = North 00°39'38" West along the Section line from the East quarter corner to the Northeast corner of Section 9.

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____.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who represented that he is the owner of the above-described property 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: _____ Attest: _____
City Engineer 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.

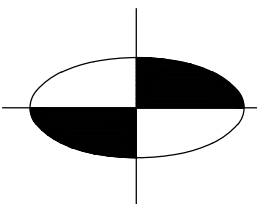
MILANO 7 APARTMENTS

Including a Vacation of Phase 3, Florence Village Condominiums

Planned Unit Development

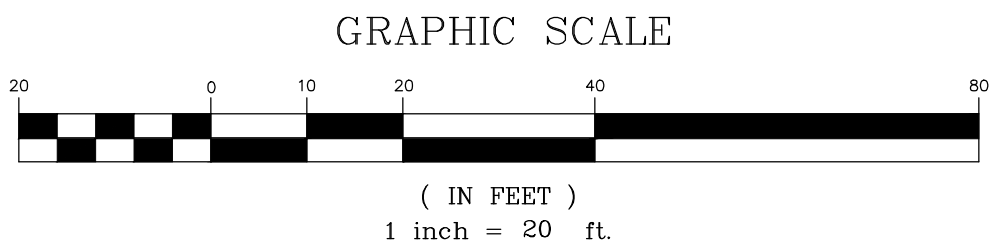
Orem City, _____ Utah County, Utah
Scale: 1" = _____ Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL



Prepared by:

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





City Council Chambers, 56 N State Street

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

PUBLIC MEETING - Plat Amendment - Vacating Florence Village Condominiums, Plases 1, 2, and 3; and approving the final plats for Milano 5 Apartments, Milano 6 Apartments, and Milano 7 Apartments located generally at 920 West 1055 North in the R8 zone.

This project is located in the Timpview neighborhood. The applicant is requesting to convert the buildings from condominiums back to apartments. No additional units are proposed and no physical changes are proposed to the site

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

ANDREW INVESTMENTS 1 LC
%AMERICAN TOWERS LLC
PO BOX 723597
ATLANTA, GA 31139

Planning Commission
Wed, Oct 4, 2023
4:30 pm



City Council Chambers, 56 N State Street

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

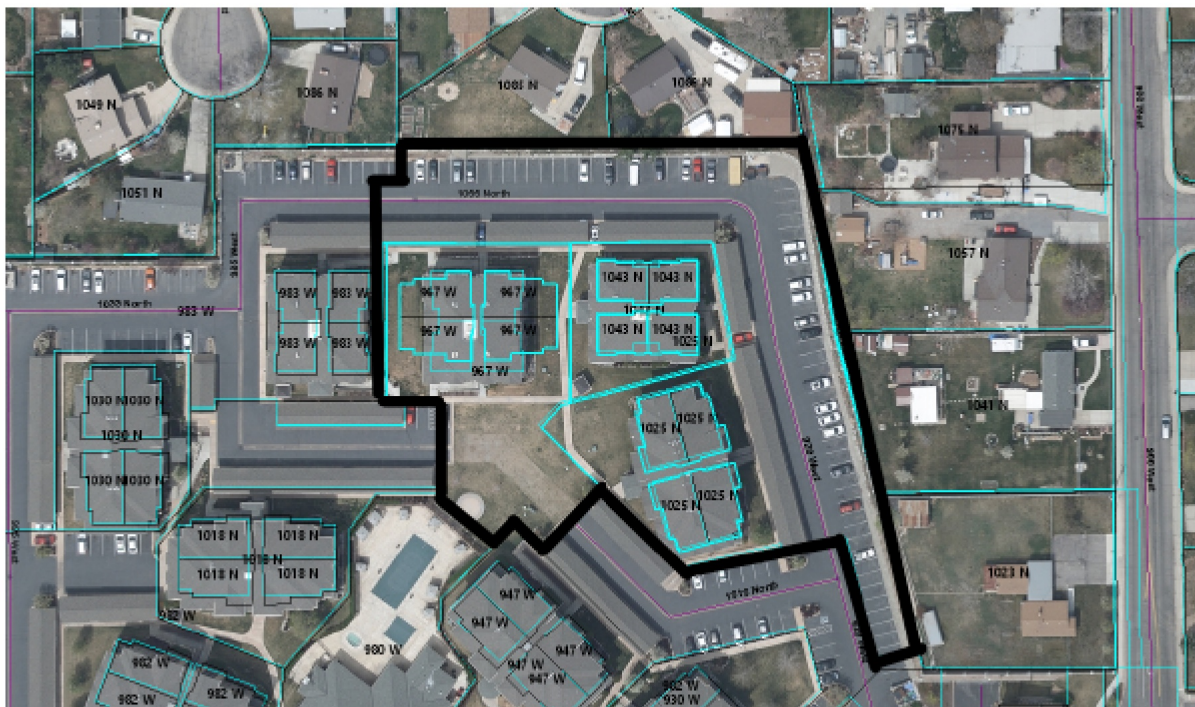
PUBLIC MEETING - Plat Amendment - Vacating Florence Village Condominiums, Plases 1, 2, and 3; and approving the final plats for Milano 5 Apartments, Milano 6 Apartments, and Milano 7 Apartments located generally at 920 West 1055 North in the R8 zone.

This project is located in the Timpview neighborhood. The applicant is requesting to convert the buildings from condominiums back to apartments. No additional units are proposed and no physical changes are proposed to the site

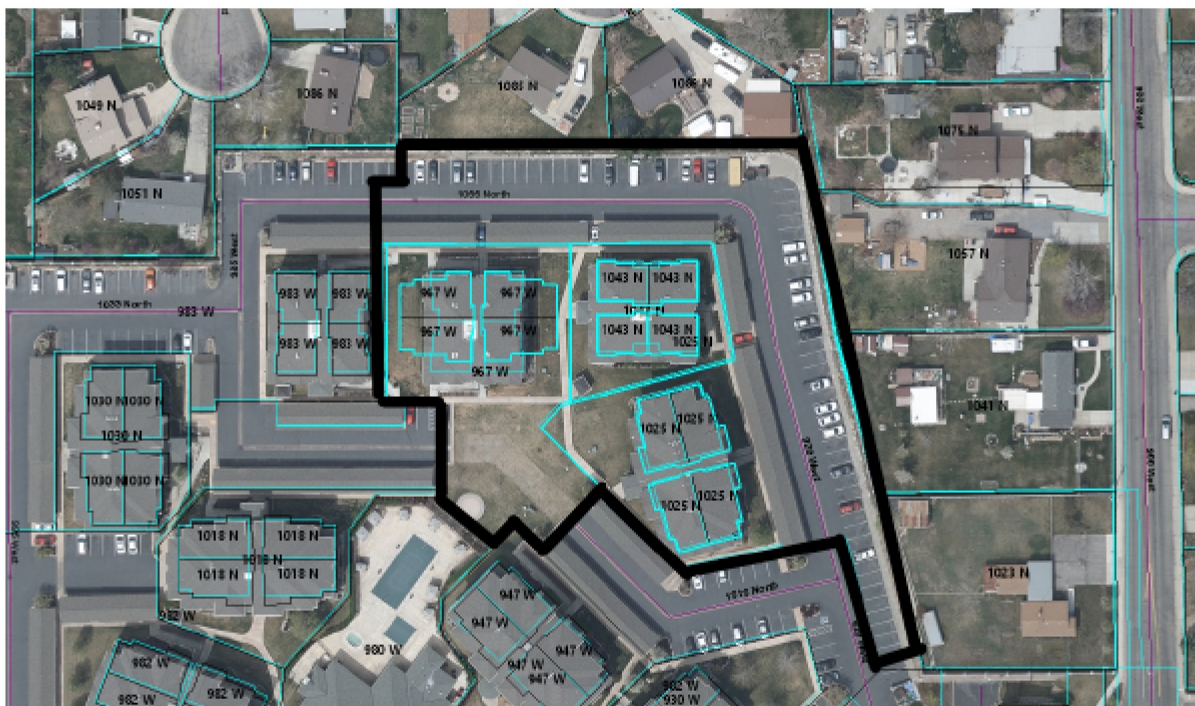
Additional information can be viewed on orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

SCHROEDER, JEFFREY PAUL & LARALEE (ET AL)
20826 MT HWY 35
BIGFORK, MT 59911

Planning Commission
Wed, Oct 4, 2023
4:30 pm



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



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

COMMON AREA
--OR CURRENT RESIDENT--
COMMON AREA
OREM, UT 84057

ZOOBIE INVESTMENTS LLC
PO BOX 1281
OREM, UT 84059

PETERSEN, HANS C
PO BOX 176
CLEVELAND, UT 84518

SYCAMORE FAMILY LLC
PO BOX 1836
SALT LAKE CITY, UT 84110

MENDONSA, MATTHEW C &
HEATHER J
PO BOX 19609
THORNE BAY, AK 99919

WINCO FOODS LLC
%TAX DEPARTMENT
PO BOX 5756
BOISE, ID 83705

ANDREW INVESTMENTS 1 LC
%AMERICAN TOWERS LLC
PO BOX 723597
ATLANTA, GA 31139

MARCO EAST VALLEY LLC
PO BOX 99867
LAKEWOOD, WA 98496

OREM CITY
--OR CURRENT RESIDENT--
PUBLIC ROAD
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE 22ND FLOOR ST
SALT LAKE CITY, UT 84150

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

PINO, RAFAEL
50 E NORTH TEMPLE ST RM 2225
SALT LAKE CITY, UT 84150

BANK OF UTAH (ET AL)
50 S 200 E
SALT LAKE CITY, UT 84111

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

WANG, ZIANG (ET AL)
74 N 360 W
OREM, UT 84057

CRAWFORD, GARY L & KATHRYN A
79 N PALISADES DR
OREM, UT 84097

FORSMAN, DANIEL B & TRUDY H
88 W 4500 N
PROVO, UT 84604

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

CORNISH, JOHN DEVN & ELAINE S
(ET AL)
103 E EDGECOMBE DR
SALT LAKE CITY, UT 84103

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

FOX, DANITZA
115 N 950 WETS
OREM, UT 84057

CASCADE BRIDGE INVESTMENTS
LLC
121 14TH ST APT B
MANHATTAN BEACH, CA 90266

MCCANN INVESTMENTS LLC
122 N MAIN ST
LINDON, UT 84042

COX, DAVID R & MICHELLE (ET AL)
123 S 980 E
PLEASANT GROVE, UT 84062

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

WILLIAMSON RENTALS LC
168 N 1200 E
OREM, UT 84097

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

RR CONDIE LLC
193 S 300 E
LINDON, UT 84042

KJW STERARDSHIP TRUST 12-21-2012
195 S GENEVA RD
LINDON, UT 84042

OGDEN, ABIGAIL
266 S CANYON VIEW DR
ELK RIDGE, UT 84651

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MALLORY, KEVIN GRANT &
REBECCA LYNN
329 E JAMES CIR
SANDY, UT 84070

WHIPPLE, DOUG & KRISTIE
352 SUNSHINE CIR
MOAB, UT 84532

SUITE PROPERTIES LC
368 S 850 W
OREM, UT 84058

RYAN, EDWARD T JR & NANCY A
452 W 750 S
OREM, UT 84058

JEEMA VI LLC
470 S 200 W
SALEM, UT 84653

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BOWMAN, JONATHAN & DONNA
630 E 1100 S
KANAB, UT 84741

JACKSON, KYLEE J & ANDREW
640 CHERAPPLE DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

MCKELL PROPERTIES LLC
698 CHERAPPLE CIR
OREM, UT 84097

SBK PROPERTIES LLC
724 SHERINGHAM CT
FARMINGTON, UT 84025

AVERY OREM SOUTH LLC
741 W 750 S
SPRINGVILLE, UT 84663

ATKIN, MARK & ROMA
747 E 1870 N
OREM, UT 84057

WILLIAMSON, JERRY & JOAN (ET AL)
755 E 1600 S
OREM, UT 84097

SPARK WARBURTON LLC
768 E 100 N
PLEASANT GROVE, UT 84062

MILLENNIUM PROPERTIES LLC
835 N 500 W
BRIGHAM CITY, UT 84302

WALKER, KARSTEN
848 W 260 S
OREM, UT 84058

PRICE, KATHY LOUISE (ET AL)
852 W 1050 N
OREM, UT 84057

WILSON, DAVID A & CHARLENE (ET
AL)
861 W 1100 N
OREM, UT 84057

ANDERSON, JAN D & ALLENE M
864 W 1050 N
OREM, UT 84057

CORNISH, JOHN DEVN & ELAINE S
(ET AL)
--OR CURRENT RESIDENT--
865 W 1050 NORTH
OREM, UT 84057

MENDONSA, MATTHEW C &
HEATHER J
--OR CURRENT RESIDENT--
875 W 1100 NORTH
OREM, UT 84057

ADAMS, JOHN M (ET AL)
875 W 1130 N
OREM, UT 84057

BROWN, RICHARD & LAURIE
876 W 1050 N
OREM, UT 84057

HILL, MICHAEL R & KELLY
877 W 1050 N
OREM, UT 84057

VANLUKEN LLC
881 W STATE RD # 140-441
PLEASANT GROVE, UT 84062

MCKINLAY, ARTHUR P & KATHY JO
(ET AL)
884 W 920 N
OREM, UT 84057

HEISS, JACOB & SHAYLA
884 W 1100 N
OREM, UT 84057

CASAS, BENITO (ET AL)
--OR CURRENT RESIDENT--
889 W 1050 NORTH
OREM, UT 84057

GEORGE AND JANIS CURTIS FAMILY
TRUST 02-13-2019 (ET AL)
890 W 920 N
OREM, UT 84057

WINCO FOODS LLC
--OR CURRENT RESIDENT--
895 N 980 WEST
OREM, UT 84057

2CM INVESTMENTS LLC
896 N 940 W
OREM, UT 84057

CHRISTEN, MELISSA
--OR CURRENT RESIDENT--
896 W 1000 NORTH
OREM, UT 84057

DURAN, RAYMOND (ET AL)
896 W 1100 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

MCKELL PROPERTIES LLC
--OR CURRENT RESIDENT--
920 N 960 WEST
OREM, UT 84057

SIMPSON, MARK AARON
921 N 940 W
OREM, UT 84057

SCHROEDER, JEFFREY PAUL &
LARALEE (ET AL)
--OR CURRENT RESIDENT--
923 N 920 WEST
OREM, UT 84057

MC CANN, DARIN R
923 W 965 N
OREM, UT 84057

AIM II TRUST 07-17-2019 THE (ET AL)
925 N 900 W
OREM, UT 84057

CRAWFORD, GARY L & KATHRYN A
--OR CURRENT RESIDENT--
926 N 940 WEST
OREM, UT 84057

MONROE, MELISA
927 N 940 W
OREM, UT 84057

GALLUP, MATTHEW MICHAEL &
MICHAEL
927 W 965 N
OREM, UT 84057

ZOOBIE INVESTMENTS LLC
--OR CURRENT RESIDENT--
927 W 1100 NORTH
OREM, UT 84057

SYCAMORE FAMILY LLC
--OR CURRENT RESIDENT--
928 N 960 WEST
OREM, UT 84057

WHITE, BEVERLY
929 N 900 W
OREM, UT 84057

WHIPPLE, DOUG & KRISTIE
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#301
OREM, UT 84057

GILES, WILLIAM DAN & NICOL
KEHAULANI (ET AL)
930 W 965 N # 302
OREM, UT 84057

CORDNER, MARK ROBERT & NAOMI
EDWARDS (ET AL)
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#303
OREM, UT 84057

PEMBERTON, TERI
930 W 965 N APT 304
OREM, UT 84057

WENDY WARD PROPERTIES LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#305
OREM, UT 84057

CHRISTENSEN, GREGORY & JANAN
M
930 W 965 N # 306
OREM, UT 84057

JACKSON, KYLEE J & ANDREW
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#307
OREM, UT 84057

ATKIN, MARK & ROMA
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#308
OREM, UT 84057

HILTON, WENDY M
930 W 965 N # 309
OREM, UT 84057

ROBERTS, THOMAS J & TRACI L
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#310
OREM, UT 84057

MCMULLIN, BRADLEY E & ALEXIS W
930 W 965 N APT 311
OREM, UT 84057

OREM312 LLC
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#312
OREM, UT 84057

VILLA, JESSICA PINO
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#313
OREM, UT 84057

PINO, RAFAEL
--OR CURRENT RESIDENT--
930 W 965 NORTH UNIT#314
OREM, UT 84057

HOWARTH, CADE ALEXANDER
930 W 965 N # 315
OREM, UT 84057

DAVIS, JOEL
930 W 965 N # 316
OREM, UT 84057

ECKLES, MARIE P
--OR CURRENT RESIDENT--
931 W 965 NORTH
OREM, UT 84057

ARNOLD, GARY
932 N 940 W
OREM, UT 84057

DEUCHER, BRYAN ROBERT & LESLIE
(ET AL)
--OR CURRENT RESIDENT--
933 N 900 WEST
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
934 N 960 WEST
OREM, UT 84057

SYCAMORE FAMILY LLC
--OR CURRENT RESIDENT--
934 N 980 WEST
OREM, UT 84057

YE, DA (ET AL)
935 W 965 N
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
936 N 980 WEST
OREM, UT 84057

COX, DAVID R & MICHELLE (ET AL)
--OR CURRENT RESIDENT--
937 N 940 WEST
OREM, UT 84057

CARSON, CHANDLER
--OR CURRENT RESIDENT--
938 N 940 WEST
OREM, UT 84057

MITCHELL, SHELLY R
938 N 960 W
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
938 N 980 WEST
OREM, UT 84057

CARSON, CHANDLER
938 N 940 W # 39
OREM, UT 84057

WOOD, KARI M
939 N 900 W
OREM, UT 84057

SBK PROPERTIES LLC
--OR CURRENT RESIDENT--
939 W 965 NORTH
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
940 N 980 WEST
OREM, UT 84057

SILVEIRA, FLORENCIA (ET AL)
941 N 940 W
OREM, UT 84057

ANDERSON, JASON REED
941 W 1100 N
OREM, UT 84057

GONZALEZ, ANGELICA L
942 N 940 W
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
942 N 980 WEST
OREM, UT 84057

VERNON, PARLEY
943 N 900 W
OREM, UT 84057

HOYT, CHARLES LAURENCE &
SUZANN
943 W 965 N
OREM, UT 84057

MCCANN INVESTMENTS LLC
944 N 980 W
OREM, UT 84057

VANEE' BURGESS ASHBY LLC
945 N 920 W
OREM, UT 84057

PHILLIPS, ANDREA
945 N 940 W
OREM, UT 84057

BARRY, LAURA T & RALPH J (ET AL)
--OR CURRENT RESIDENT--
946 N 940 WEST
OREM, UT 84057

MCCANN INVESTMENTS LLC
--OR CURRENT RESIDENT--
946 N 980 WEST
OREM, UT 84057

STOLZE, MICHAEL R & KATHY V (ET
AL)
947 N 900 W
OREM, UT 84057

DUFFAU, CELINE ELISABETH
GINETTE
947 W 1010 N
OREM, UT 84057

BLUE COBRA CAPITAL LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#401
OREM, UT 84057

THOMPSON, CATHERINE
947 W 1010 N # 402
OREM, UT 84057

CASTANO, SANTIAGO J
947 W 1010 N APT 403
OREM, UT 84057

STEWART, KENNETH D & SHERRIE
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#404
OREM, UT 84057

PETERSEN, HANS C
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#405
OREM, UT 84057

DUFFAU, CELINE ELISABETH
GINETTE
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#406
OREM, UT 84057

MERO, NEVRUS & ENGJELLUSHE (ET
AL)
947 W 1010 N # 407
OREM, UT 84057

RAWLINGS, PAKER & SARAH J
947 W 1010 N # 408
OREM, UT 84057

PRIDAY, NATHAN & JANISHA
947 W 1010 N # 409
OREM, UT 84057

JIANG 947 LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#410
OREM, UT 84057

LAD ENTERPRISES LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#411
OREM, UT 84057

OREM412 LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#412
OREM, UT 84057

RR CONDIE LLC
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#413
OREM, UT 84057

SNEDDON, RICHARD
947 W 1010 N # 414
OREM, UT 84057

AMERICAN ESTATE AND TRUST (ET
AL)
--OR CURRENT RESIDENT--
947 W 1010 NORTH UNIT#415
OREM, UT 84057

ASAY, SCOTT (ET AL)
947 W 1010 N # 416
OREM, UT 84057

SHEPHERD, BRANDON KYLE
948 N 980 W
OREM, UT 84057

OLPIN, KLEIN & PAUL D
949 N 920 W
OREM, UT 84057

FARMER, EMMA
949 N 940 W
OREM, UT 84057

HOYT DENTAL 401(K) PROFIT
SHARING PLAN
--OR CURRENT RESIDENT--
949 W 965 NORTH
OREM, UT 84057

HENSHAW, MARIJANE
950 N 940 W
OREM, UT 84057

YOUNGQUIST, AMBER N
951 N 900 W
OREM, UT 84057

WANG, ZIANG (ET AL)
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#201
OREM, UT 84057

MILLGATE, MITCH & EVA
952 W 965 N # 202
OREM, UT 84057

MILANO PROPERTIES LLC
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#203
OREM, UT 84057

AVERY OREM SOUTH LLC
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#204
OREM, UT 84057

RBL SECOND LLC
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#205
OREM, UT 84057

JIANG 952 LLC
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#206
OREM, UT 84057

JACOBSON, LAURIE
952 W 965 N # 207
OREM, UT 84057

GILES, WILLIAM DAN & NICOL
KEHAULANI
952 W 965 N # 208
OREM, UT 84057

MILANO PROPERTIES LLC
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#209
OREM, UT 84057

SHELDON, RHONDA M &
CHRISTOPHER J (ET AL)
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#210
OREM, UT 84057

2CM INVESTMENTS LLC
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#211
OREM, UT 84057

BILBRO, CAROL A (ET AL)
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#212
OREM, UT 84057

PINO, RAFAEL
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#213
OREM, UT 84057

FOX, JOSEPH CRAIG
952 W 965 N APT 214
OREM, UT 84057

CASCADE BRIDGE INVESTMENTS
LLC
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#215
OREM, UT 84057

HOYT, LARRY & SUZANNE (ET AL)
--OR CURRENT RESIDENT--
952 W 965 NORTH UNIT#216
OREM, UT 84057

ROGERS, ALISHA T & PAUL SCOTT
953 N 920 W
OREM, UT 84057

GROVER, SHAD (ET AL)
953 W 965 N
OREM, UT 84057

SPENCER, JUSTIN C
953 W 1100 N
OREM, UT 84057

ENTHEOS HOMES LLC
954 N 940 W
OREM, UT 84057

RYAN, EDWARD T JR & NANCY A
--OR CURRENT RESIDENT--
955 N 900 WEST
OREM, UT 84057

WALKER, BRIAN
957 N 920 W
OREM, UT 84057

JIANG 982 LLC
957 W 965 N
OREM, UT 84057

DIEHL, RUSSELL A & MARIANNE S
(ET AL)
--OR CURRENT RESIDENT--
958 N 940 WEST
OREM, UT 84057

BAADSGAARD, NICOLENA
961 N 920 W
OREM, UT 84057

MOULTON, REBECCA F
963 N 900 W
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
963 N 995 WEST
OREM, UT 84057

KJW STERARDSHIP TRUST 12-21-2012
--OR CURRENT RESIDENT--
965 N 1010 WEST
OREM, UT 84057

MITCHELL, JEFFERSON CLARK &
EVELYN M (ET AL)
965 W 1100 N
OREM, UT 84057

SPENCER, ALFRED L & KRISS P
966 W 1100 N
OREM, UT 84057

SYCAMORE FAMILY LLC
--OR CURRENT RESIDENT--
967 N 900 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 701
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 702
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 703
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 704
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 705
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 706
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 707
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 708
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 709
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 710
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 711
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 712
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 713
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 714
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 715
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
967 W 1055 NORTH UNIT# 716
OREM, UT 84057

FIELDING, JEREMY
--OR CURRENT RESIDENT--
969 N 920 WEST
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
970 N 900 WEST
OREM, UT 84057

HALES, JANET F
971 N 900 W
OREM, UT 84057

PARKER, DON R & HEIDI L
973 N 920 W
OREM, UT 84057

DELAUGHTER-HALL, CINDY
975 N 900 W
OREM, UT 84057

KJW STERARDSHIP TRUST 12-21-2012
--OR CURRENT RESIDENT--
975 N 1010 WEST
OREM, UT 84057

NIELSEN, J CARY & ALLISON B
--OR CURRENT RESIDENT--
977 N 920 WEST
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
977 N 995 WEST
OREM, UT 84057

ZEBRA ASSET MANAGEMENT LLC
979 N 900 W
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
979 N 995 WEST
OREM, UT 84057

ITALIAN VILLAGES OWNERS
ASSOCIATION INC
980 W 960 N
OREM, UT 84057

KJW STERARDSHIP TRUST 12-21-2012
--OR CURRENT RESIDENT--
981 N 1010 WEST
OREM, UT 84057

CLARKE, PALMER & OLIVIA
982 W 960 NORTH CONDO 111
OREM, UT 84057

VENTNOR AVE LLC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#101
OREM, UT 84057

PETERSON, GEORGE AUSTIN
982 W 960 N APT 102
OREM, UT 84057

LAWRENCE, JEFFREY R & DEBORAH
R
982 W 960 N # 103
OREM, UT 84057

WHITE, EDWARD A & DARLENE Z
982 W 960 N # 104
OREM, UT 84057

ROBERTS, BRAYDEN C & TESSA MAE
982 W 960 N # 105
OREM, UT 84057

ALLRED, ALEX
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#106
OREM, UT 84057

DANILYANTS, VYACHESLAV & INNA
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#107
OREM, UT 84057

JIANG 982 LLC
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#108
OREM, UT 84057

HUNSAKER, WHITNEY
982 W 960 N # 109
OREM, UT 84057

JORGENSEN, MATTHEW KEITH &
MICHAEL B
982 W 960 N # 110
OREM, UT 84057

CLARKE, PALMER & OLIVIA
--OR CURRENT RESIDENT--
982 W 960 NORTH UNIT#111
OREM, UT 84057

PETERSEN, AUSTIN SCOTT
982 W 960 N # 112
OREM, UT 84057

PINO, DANIEL
982 W 960 N APT 113
OREM, UT 84057

VILLA, JESSICA PINO
982 W 960 N # 114
OREM, UT 84057

PETERSEN, TAYLOR MARIE
982 W 960 N UNIT 115
OREM, UT 84057

QUACKENBUSH, BLAKE FULTON
982 W 960 N # 116
OREM, UT 84057

PALICA, TRACY
--OR CURRENT RESIDENT--
983 N 900 WEST
OREM, UT 84057

ALLYMAR LLC
983 N 920 W
OREM, UT 84057

PINEDA, JEREMIAH C
983 W 1055 N # 801
OREM, UT 84057

CHEN, JANUS
983 W 1055 N # 802
OREM, UT 84057

BUCHANAN, KAYLE K & CANDICE O
983 W 1055 N # 803
OREM, UT 84057

WILLIAMSON, CHASE D (ET AL)
983 W 1055 N # 804
OREM, UT 84057

COX, STEPHANIE J
983 W 1055 N # 805
OREM, UT 84057

BOWMAN, JONATHAN & DONNA
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#806
OREM, UT 84057

HANSEN, REBECA AGUIRRE
983 W 1055 N # 807
OREM, UT 84057

AVILES, CIRENIA (ET AL)
983 W 1055 N # 808
OREM, UT 84057

JTH FAMILY INVESTMENTS LLC
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#809
OREM, UT 84057

SPROAT, ETHAN M & LIBERTY P
983 W 1055 N # 810
OREM, UT 84057

BREMS, KENYON P & SHAYLI M
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#811
OREM, UT 84057

TOP PROPERTY MANAGEMENT LLC
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#812
OREM, UT 84057

MALLORY, KEVIN GRANT &
REBECCA LYNN
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#813
OREM, UT 84057

HARRISON, CURTIS JOHN & KAILEY
(ET AL)
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#814
OREM, UT 84057

MERRILL, JED
983 W 1055 N # 815
OREM, UT 84057

TOP PROPERTY MANAGEMENT LLC
--OR CURRENT RESIDENT--
983 W 1055 NORTH UNIT#816
OREM, UT 84057

HOOPER, CHRIS
986 W 950 N
OREM, UT 84057

988 PROPERTIES LLC
--OR CURRENT RESIDENT--
988 W 950 NORTH
OREM, UT 84057

CARLILE, MICHELLE ANN
989 N 900 W
OREM, UT 84057

BLEAK RENTAL PROPERTIES LLC
--OR CURRENT RESIDENT--
990 W 950 NORTH
OREM, UT 84057

WILLIAMSON, JERRY & JOAN (ET AL)
--OR CURRENT RESIDENT--
992 W 950 NORTH
OREM, UT 84057

ROJAS, PEDRO M & ANA A
992 W 1100 N
OREM, UT 84057

GRAY, JORDAN & BROOKE
993 N 900 W
OREM, UT 84057

SPARK Warburton LLC
--OR CURRENT RESIDENT--
996 W 950 NORTH
OREM, UT 84057

MAUGER, DANIEL C & BROOKE S
--OR CURRENT RESIDENT--
998 W 950 NORTH
OREM, UT 84057

CISTERNA, DANA
999 W 1100 N
OREM, UT 84057

CHO, SEONGHO (ET AL)
--OR CURRENT RESIDENT--
1002 W 950 NORTH
OREM, UT 84057

BANK OF UTAH (ET AL)
--OR CURRENT RESIDENT--
1004 W 950 NORTH
OREM, UT 84057

MILLENNIUM PROPERTIES LLC
--OR CURRENT RESIDENT--
1004 W 1100 NORTH
OREM, UT 84057

CHRISTEN, MELISSA
1006 N 900 W
OREM, UT 84057

MCCANN INVESTMENTS LLC
1006 N 1030 W ST
OREM, UT 84057

VANLUKEN LLC
--OR CURRENT RESIDENT--
1007 N 1010 WEST
OREM, UT 84057

PADILLA, KEVIN D
--OR CURRENT RESIDENT--
1009 N 995 WEST
OREM, UT 84057

PADILLA, KEVIN D
1009 N 995 W # 22
OREM, UT 84057

VANLUKEN LLC
1011 N 1010 W
OREM, UT 84057

MCCANN INVESTMENTS LLC
--OR CURRENT RESIDENT--
1012 N 1030 WEST
OREM, UT 84057

OREM 1012 WEST LC
--OR CURRENT RESIDENT--
1012 W 950 NORTH
OREM, UT 84057

SMITH, MICHAEL C
1013 N 840 W
OREM, UT 84057

CONTRERAS, BENITO & BENITO
1013 W 1100 N
OREM, UT 84057

ALONSO, KARINA & JULIO
1014 W 1100 N
OREM, UT 84057

EVETT, YVONNE (ET AL)
--OR CURRENT RESIDENT--
1015 N 995 WEST
OREM, UT 84057

KNIGHT, JARED R & LA DONNA K
1015 W 1140 N
OREM, UT 84057

MCCANN INVESTMENTS LLC
1016 N 1030 W ST
OREM, UT 84057

VANLUKEN LLC
1017 N 1010 W
OREM, UT 84057

FAST, LARRY DEAN & JUDY ALENE
JOHNSTONE (ET AL)
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#501
OREM, UT 84057

RCE INVESTMENTS LLC
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#502
OREM, UT 84057

HOLT, MARY RUTH
1018 N 985 W # 503
OREM, UT 84057

STONE, SCOTT
1018 N 985 W APT 504
OREM, UT 84057

BOWERS, HEATHER
1018 N 985 W # 505
OREM, UT 84057

VILLA, EDUARDO PINO (ET AL)
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#506
OREM, UT 84057

OGDEN, ABIGAIL
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#507
OREM, UT 84057

MOORE, SEAN
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#508
OREM, UT 84057

MILANO PROPERTIES LLC
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#509
OREM, UT 84057

BLUE COBRA CAPITAL LLC
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#510
OREM, UT 84057

DOCEA, ADELA
1018 N 985 W # 511
OREM, UT 84057

LAD ENTERPRISES LLC
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#512
OREM, UT 84057

GILBRO LLC
--OR CURRENT RESIDENT--
1018 N 985 WEST UNIT#513
OREM, UT 84057

BUCKWALTER, ROBYN B
1018 N 985 W # 514
OREM, UT 84057

ORTIZ, DIANA TROCHEZ
1018 N 985 W APT 515
OREM, UT 84057

ASHMAN, SAMUEL
1018 N 985 W # 516
OREM, UT 84057

MARCO EAST VALLEY LLC
--OR CURRENT RESIDENT--
1019 N 995 WEST
OREM, UT 84057

DUNN, CARRIE
1023 N 900 W
OREM, UT 84057

FLYING T RENTALS AND
MANAGEMENT LLC
--OR CURRENT RESIDENT--
1023 N 995 WEST
OREM, UT 84057

ALLEN, SIDNEY DEAN & EDITH LU
ANN
1025 N 840 W
OREM, UT 84057

FLYING T RENTALS AND
MANAGEMENT LLC
--OR CURRENT RESIDENT--
1025 N 995 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1001
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1002
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1003
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1004
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1005
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1006
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1007
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1008
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1009
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1010
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1011
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1012
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1013
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1014
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1015
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1025 N 920 WEST UNIT# 1016
OREM, UT 84057

MARTINEZ, DON
1025 W 1140 N
OREM, UT 84057

WILLIAMSON RENTALS LC (ET AL)
--OR CURRENT RESIDENT--
1027 W 1033 NORTH
OREM, UT 84057

KARPOWITZ, KAREN
1027 W 1100 N
OREM, UT 84057

GLOVER, SCOTT K
1028 W 1100 N
OREM, UT 84057

COX, JARON D
1030 N 900 W
OREM, UT 84057

RIBOLDI, ELSA
1030 N 995 W
OREM, UT 84057

TOLBERT, TEENA
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#901
OREM, UT 84057

WALKER, KARSTEN
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#902
OREM, UT 84057

JTLP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#903
OREM, UT 84057

JEEMA VI LLC
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#904
OREM, UT 84057

DURRANT, MEGAN RILEY (ET AL)
1030 N 995 W # 905
OREM, UT 84057

TRIPP, FORREST & KIM
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#906
OREM, UT 84057

SELK, LOGAN ANDREW
1030 N 995 W # 907
OREM, UT 84057

FANGER, MARY (ET AL)
1030 N 995 W # 908
OREM, UT 84057

RIBOLDI, ELSA
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#909
OREM, UT 84057

MAYNARD, KOLBIE & WILLIAM (ET AL)
1030 N 995 W # 910
OREM, UT 84057

RAWLINGS, PARKER K & SARAH
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#911
OREM, UT 84057

RYAN, NANCY & EDWARD T JR
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#912
OREM, UT 84057

HILL, CLAUDIA A
1030 N 995 W # 913
OREM, UT 84057

LRD PRIVATE EQUITY LLC
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#914
OREM, UT 84057

JOHNSTON, DAVID N
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#915
OREM, UT 84057

FONSECA, WALSTIR H
--OR CURRENT RESIDENT--
1030 N 995 WEST UNIT#916
OREM, UT 84057

FLYING T RENTALS LLC
--OR CURRENT RESIDENT--
1031 N 995 WEST
OREM, UT 84057

SWENSEN, GORDON
1035 W 1140 N
OREM, UT 84057

MARTINEZ, JOHNNY I & ROSE
1041 N 900 W
OREM, UT 84057

CASAS, BENITO (ET AL)
1042 N 900 W
OREM, UT 84057

FENTON, LELAND C & WENDY
1043 N 840 W
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 601
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 602
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 603
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 604
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 605
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 606
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 607
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 608
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 609
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 610
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 611
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 612
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 613
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 614
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 615
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1043 N 920 WEST UNIT# 616
OREM, UT 84057

BATTY, PHIL B & ELIZABETH R
1049 N 1005 W
OREM, UT 84057

POWELL, KAYLYNN & KEITH
1049 W 1100 N
OREM, UT 84057

LILJENQUIST, MIKE & LUANNE
1051 N 1005 W
OREM, UT 84057

SOMMERS, AUSTIN LEE & AUTUMN
SARA
1053 N 1035 W
OREM, UT 84057

ALLEN, BLAKE J II & LESLEE
1057 N 900 W
OREM, UT 84057

988 PROPERTIES LLC
1058 N 500 W
OREM, UT 84057

EKINS, JOHN D & CHRISTIE
1061 N 1035 W
OREM, UT 84057

ANDERSON, KARL S
1062 N 900 W
OREM, UT 84057

MOODY, JONATHON & EMILY
1062 N 1035 W
OREM, UT 84057

FRANKS, ALAN J & SANDRA G
1067 N 1005 W
OREM, UT 84057

ARMENTA, JOSE RAMIRO (ET AL)
1069 N 1035 W
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

MADSEN, KEVIN & STEPHANIE
1070 N 1035 W
OREM, UT 84057

RIDING, TYSON & MICHELLE
1075 N 900 W
OREM, UT 84057

JACOT, EZRA J & KRISTEN L
1085 N 960 W
OREM, UT 84057

PRICE, HEATHER L & W JEFF
1086 N 960 W
OREM, UT 84057

JONES, ROBERT G & AMANDA K
1086 N 1005 W
OREM, UT 84057

WEBB, GARY L & SHELLEY J
1089 N 900 W
OREM, UT 84057

PADILLA, ALFONSO VELASCO (ET
AL)
1089 N 960 W
OREM, UT 84057

KALLUNKI, MATTHEW J & LISA W
1090 N 960 W
OREM, UT 84057

DE PRIEST, VICKY LYNN
1090 N 1005 W
OREM, UT 84057

PHILLIPS, GAVIN
1092 N 900 W
OREM, UT 84057

BUSBY, LAURA
1095 N 900 W
OREM, UT 84057

KELLER, JARED L & LAUREL A
1114 N 950 W
OREM, UT 84057

YOUNG, ROBERT D & ROLAYNE H
(ET AL)
1114 N 1050 W
OREM, UT 84057

BELLISTON, ROBERT T & CHERYL C
1115 N 900 W
OREM, UT 84057

FOX, DANITZA
--OR CURRENT RESIDENT--
1115 N 950 WEST
OREM, UT 84057

TRM INVESTMENTS LLC
--OR CURRENT RESIDENT--
1117 N 980 WEST
OREM, UT 84057

PARCELL, NORMAN J & JANICE
BURR (ET AL)
--OR CURRENT RESIDENT--
1118 N 980 WEST
OREM, UT 84057

MANOOKIN, YVONNE C & EDWARD
H
1124 N 900 W
OREM, UT 84057

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

GARCIA, PEDRO & LAURA
1126 N 950 W
OREM, UT 84057

YOAKUM, ALEXIA R (ET AL)
1127 N 900 W
OREM, UT 84057

LORIS, JOANNE & SUSANNE R (ET
AL)
1127 N 950 W
OREM, UT 84057

WALKER, LANCE D & CANDACE A
1129 N 980 W
OREM, UT 84057

SANDERS, MICHAEL L & HERTA E
1130 N 980 W
OREM, UT 84057

SHELL, SANDI P (ET AL)
1138 N 950 W
OREM, UT 84057

CRENSHAW, DIRK C & JODY F
1139 N 900 W
OREM, UT 84057

SHUMWAY, MATILDA K
1139 N 950 W
OREM, UT 84057

BILBRO, CAROL A (ET AL)
1158 N 1520 W
PLEASANT GROVE, UT 84062

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

MILANO PROPERTIES LLC
1215 E 1090 N
OREM, UT 84097

PALICA, TRACY
1229 S 1100 E
OREM, UT 84097

BLEAK RENTAL PROPERTIES LLC
1286 W 1980 N
PROVO, UT 84604

LRD PRIVATE EQUITY LLC
1288 OAKWOOD CIR
ALPINE, UT 84004

DIEHL, RUSSELL A & MARIANNE S
(ET AL)
1291 W LYNX WAY
CHANDLER, AZ 85248

FLYING T RENTALS LLC
1350 W 1400 N
LEHI, UT 84043

JOHNSTON, DAVID N
1355 E PRESTON DR
ALPINE, UT 84004

DANILYANTS, VYACHESLAV & INNA
1368 E SHERWOOD CIR
SANDY, UT 84093

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

DEUCHER, BRYAN ROBERT & LESLIE
(ET AL)
1432 E 1060 N
OREM, UT 84097

PARCELL, NORMAN J & JANICE
BURR (ET AL)
1440 S 640 E
OREM, UT 84097

CHO, SEONGHO (ET AL)
1591 W 540 N
LINDON, UT 84042

JTH FAMILY INVESTMENTS LLC
1616 E LAUREL CIR
MESA, AZ 85203

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

VENTNOR AVE LLC
1818 S 100 W
OREM, UT 84058

JTLP INVESTMENTS LLC
1842 MAIN ST
HUNTINGTON BEACH, CA 92648

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

ROBERTS, THOMAS J & TRACI L
2010 CORONADO VIEW
ALPINE, CA 91901

VILLA, EDUARDO PINO (ET AL)
2124 N WILD HYACINT DR
SARATOGA SPRINGS, UT 84045

EVETT, YVONNE (ET AL)
2420 EUCLID ST
SANTA MONICA, CA 90405

BREMS, KENYON P & SHAYLI M
2494 APRICOT PL
SARATOGA SPRINGS, UT 84045

BLUE COBRA CAPITAL LLC
2542 PINE GLEN LN
EL CAJON, CA 92019

RAWLINGS, PARKER K & SARAH
2692 N DAISY DR
SARATOGA SPRINGS, UT 84045

HARRISON, CURTIS JOHN & KAILEY
(ET AL)
2911 E PRESIDIO CIR
MESA, AZ 85213

MAUGER, DANIEL C & BROOKE S
3317 S 1975 E
WENDELL, ID 83355

SHELDON, RHONDA M &
CHRISTOPHER J (ET AL)
3337 E JUNE CIR
MESA, AZ 85213

OREM 1012 WEST LC
3575 N 100 E STE 175
PROVO, UT 84604

RBL SECOND LLC
3932 N DAVENCOURT LOOP
LEHI, UT 84043

MOORE, SEAN
4067 W CYPRESS
CEDAR HILLS, UT 84062

STEWART, KENNETH D & SHERRIE
4245 STONE CIR
LA VERNE, CA 91750

ALLRED, ALEX
4290 N 400 E
LEHI, UT 84043

LAD ENTERPRISES LLC
4487 N VINTAGE DR
PROVO, UT 84604

VILLA, JESSICA PINO
5005 EDGEWOOD DR # 207
PROVO, UT 84604

GILBRO LLC
5247 W AUTUMN CREEK DR
WEST JORDAN, UT 84088

FIELDING, JEREMY
5314 N RIVER RUN DR STE 350
PROVO, UT 84604

OREM412 LLC
6222 W 10480 N
HIGHLAND, UT 84003

CORDNER, MARK ROBERT & NAOMI
EDWARDS (ET AL)
6887 MAY BASKET AVE
LAS VEGAS, NV 89131

FAST, LARRY DEAN & JUDY ALENE
JOHNSTONE (ET AL)
7108 FILBERT AV
ORANGEVALE, CA 95662

RCE INVESTMENTS LLC
8516 CADILLAC AV # 106
LOS ANGELES, CA 90034

TRM INVESTMENTS LLC
9847 N 6080 W
HIGHLAND, UT 84003

WENDY WARD PROPERTIES LLC
9972 N TIMP COVE LN
HIGHLAND, UT 84003

TOP PROPERTY MANAGEMENT LLC
10136 N MYSTIC DR
HIGHLAND, UT 84003

FONSECA, WALSTIR H
11547 S MOUNT AIRY DR
SOUTH JORDAN, UT 84009

TRIPP, FORREST & KIM
11587 S SWEETBERRY DR
DRAPER, UT 84020

BARRY, LAURA T & RALPH J (ET AL)
15414 EASTVALE RD
POWAY, CA 92064

SCHROEDER, JEFFREY PAUL &
LARALEE (ET AL)
20826 MT HWY 35
BIGFORK, MT 59911

NIELSEN, J CARY & ALLISON B
21211 SILENT SPRING LA
TRABUCO CANYON, CA 92679

HOYT DENTAL 401(K) PROFIT
SHARING PLAN
40119 MURRIETA HOT SPRINGS RD
C105
MURRIETA, CA 92563

HOYT, LARRY & SUZANNE (ET AL)
41205 GALLOP LN
MURRIETA, CA 92562

Item #: 3.3	Planning Commission October 4, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Gerrit Timmerman	SITE PLAN – Approval of the amended site plan for the Jackson C-Store Addition located at 1308 West University Parkway 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 23 property owners who own adjoining properties.

SITE INFORMATION:

- General Plan Designation:

Community Commercial

- Current Zone: **C2**
- Acreage: **1.6**
- Neighborhood: **Sunset Heights**

ACTION:

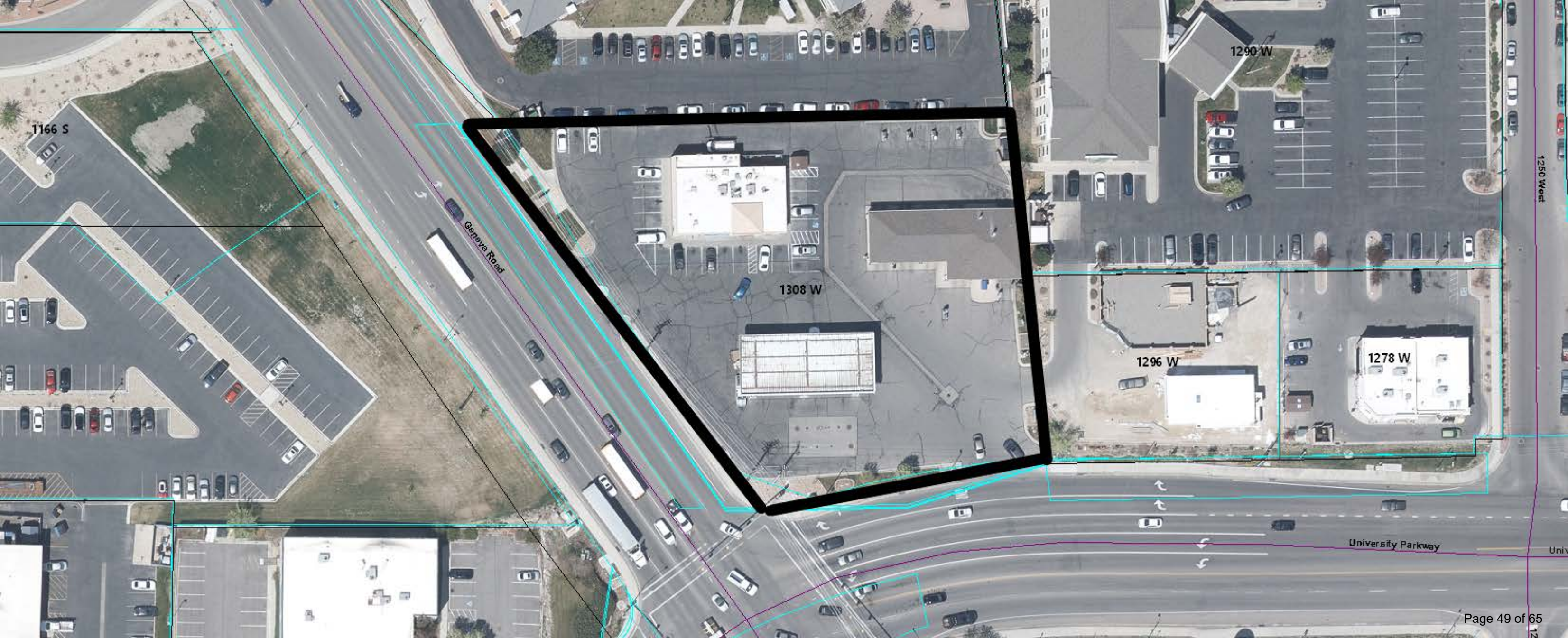
The Planning Commission is the final approving body for this item.

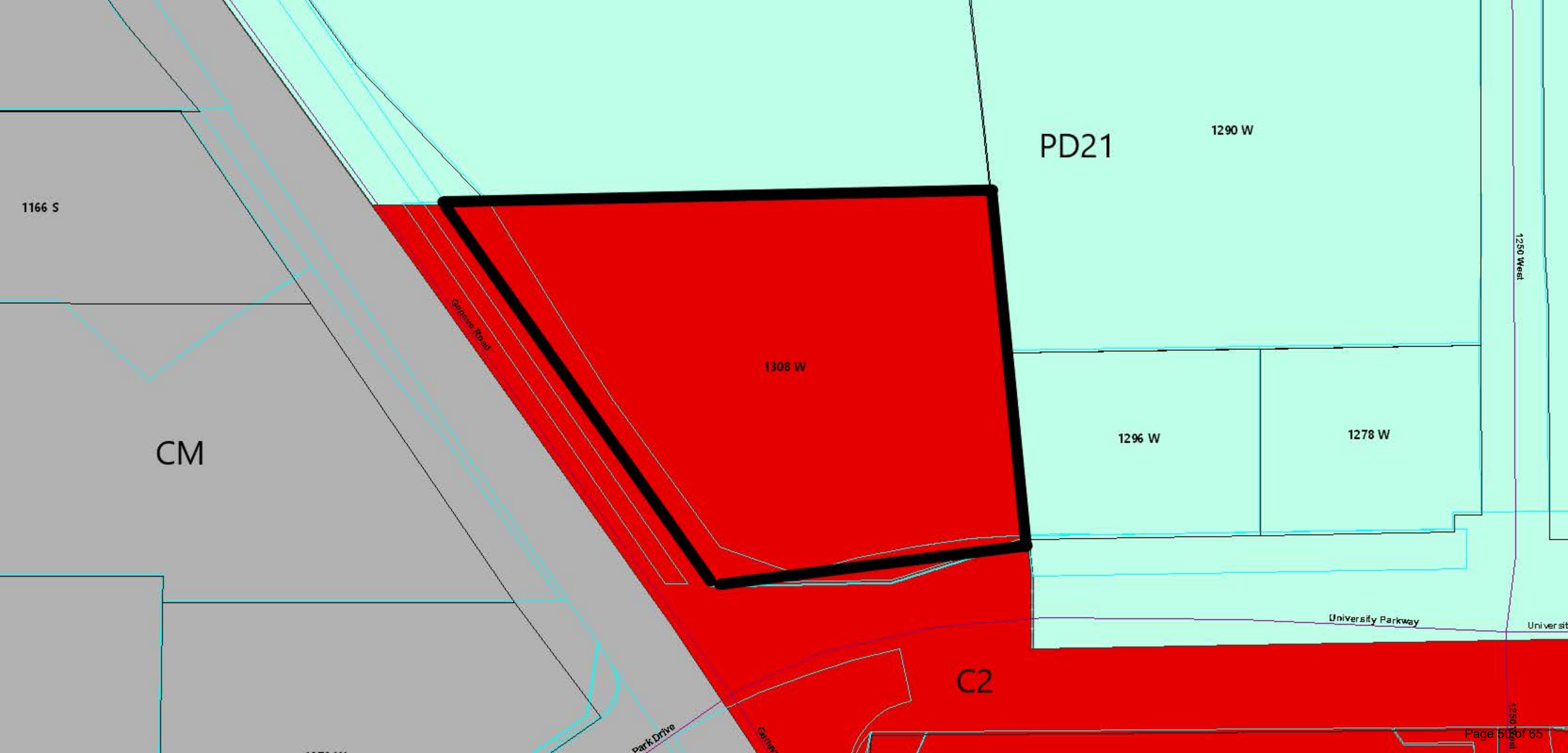
REQUEST: The applicant requests the Planning Commission approve the amended site plan for the Jackson C-Store Addition located at 1308 West University Parkway in the C2 zone.

BACKGROUND: The applicant is proposing to add a 600 square foot addition to the west side of the existing convenience store located on the site. Due to this addition being more than 10% of the existing building, a new site plan is required.

Parking: The new square footage will require additional parking on the site. With the additional square footage 16 stalls are required, the new site plan exceeds this as 18 stalls will be provided on the site. These stalls do not include the spaces available at the gas pumps.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the amended site plan for the Jackson C-Store Addition located at 1308 West University Parkway in the C2 zone.





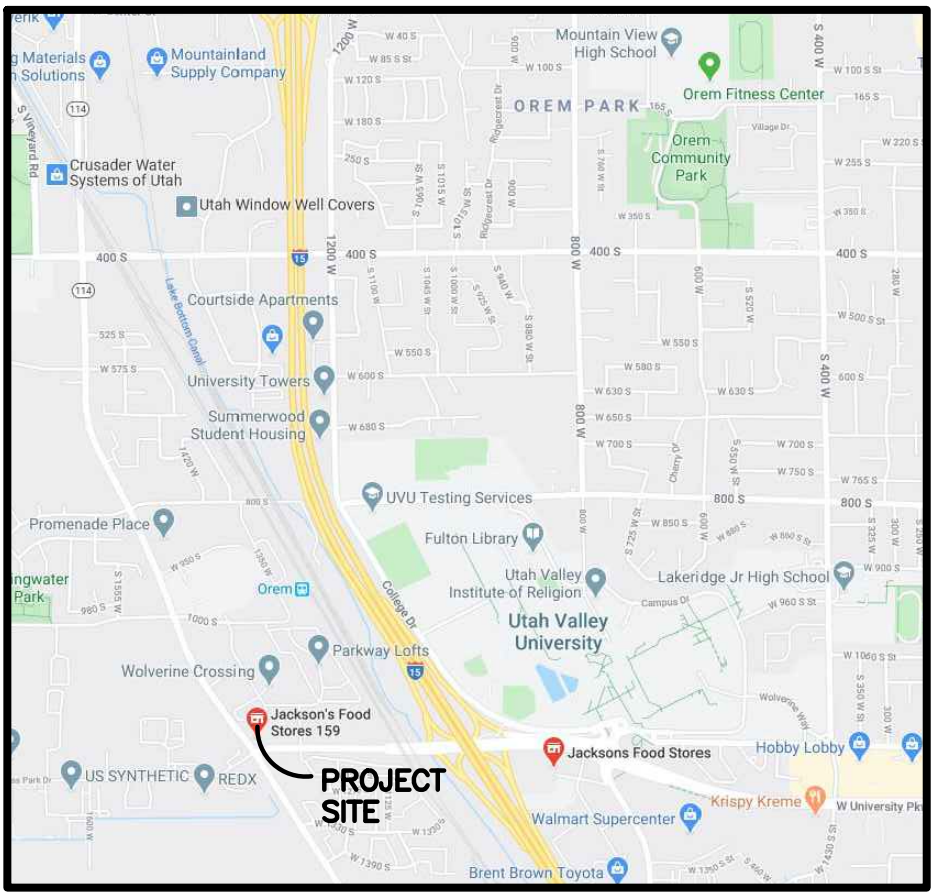
Project Narrative/Notes/Revisions

1. 08/22/23 JM - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 08/28/23 JM - UPDATED PARKING STRIPING.
3. 09/13/23 JM - UPDATED PER CITY COMMENTS.

Jackson's #159 C-Store

Improvement Plans

OREM CITY, UTAH COUNTY, UTAH
SEPTEMBER 2023



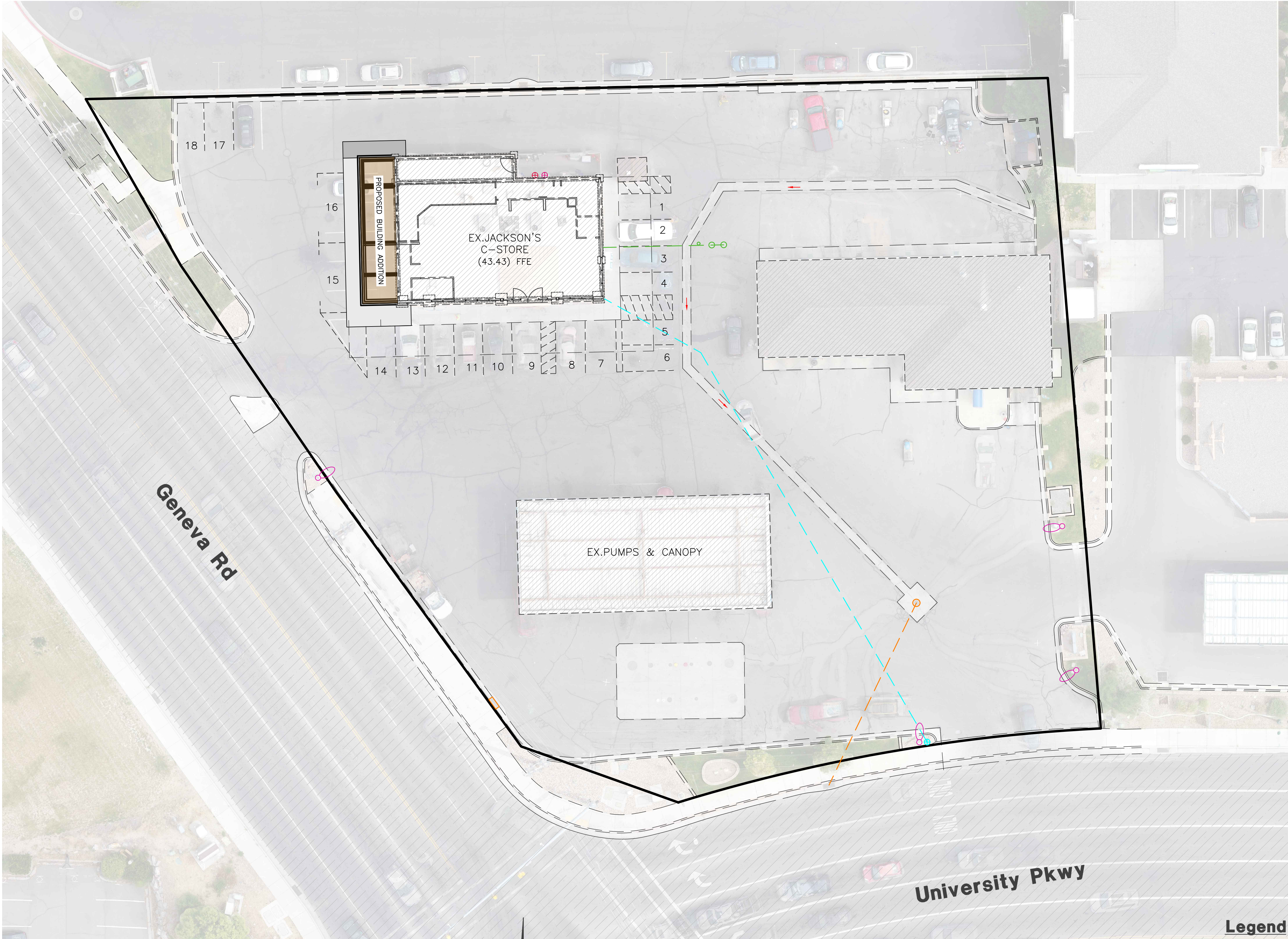
Vicinity Map
NOT TO SCALE

SITE DATA

ZONE:	C2
PARKING:	18 STALLS PROVIDED (1 A.D.A.) 16 STALLS REQUIRED (1/250 S.F.) (Not incl. gas canopy locations)
PARCEL AREA:	62,134 S.F. (1.43 ACRES)
BUILDING AREA:	EX 3,275 S.F. PRO 600 S.F. TOTAL 3,875 S.F.

Sheet Index

- Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Details
Sheet 3 - Existing/Demolition Plan
Proposed Site/Grading Plan



Legend

- = EXISTING ROADWAY PAVEMENT
 = PROPOSED ASPHALT PAVEMENT
 = PROPOSED CONCRETE

Engineer's Notice To Contractors

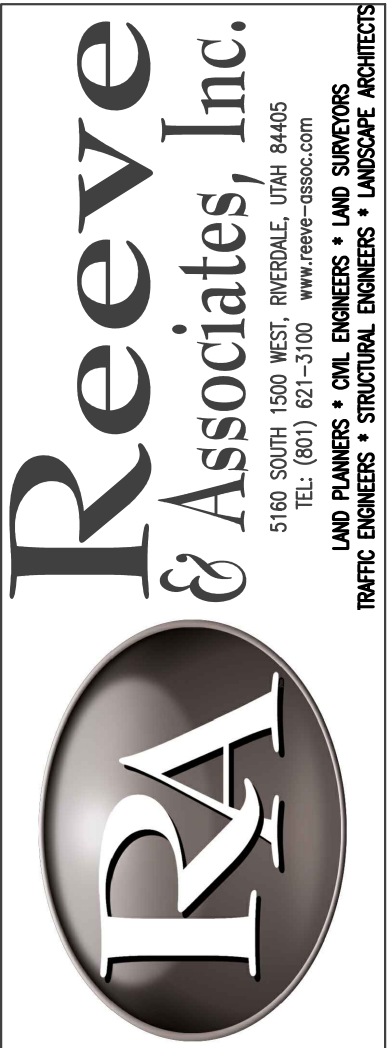
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Jason Sandburg
Curtis Miner Architecture
233 S Pleasant Grove Blvd
Pleasant Grove, Utah, 84062
PH: (801) 769-3000

Project Contact:

Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



REVISIONS	DESCRIPTION
DATE	CITY COMMENTS
08/13/20 JM	City Comments
08/26/20 JM	Stormwater Rev

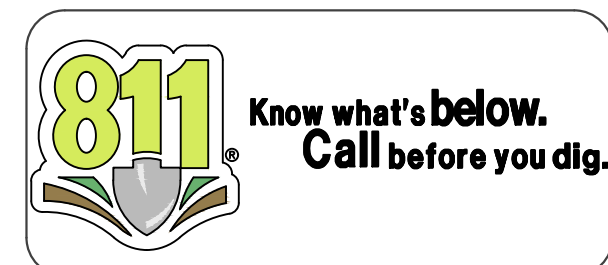
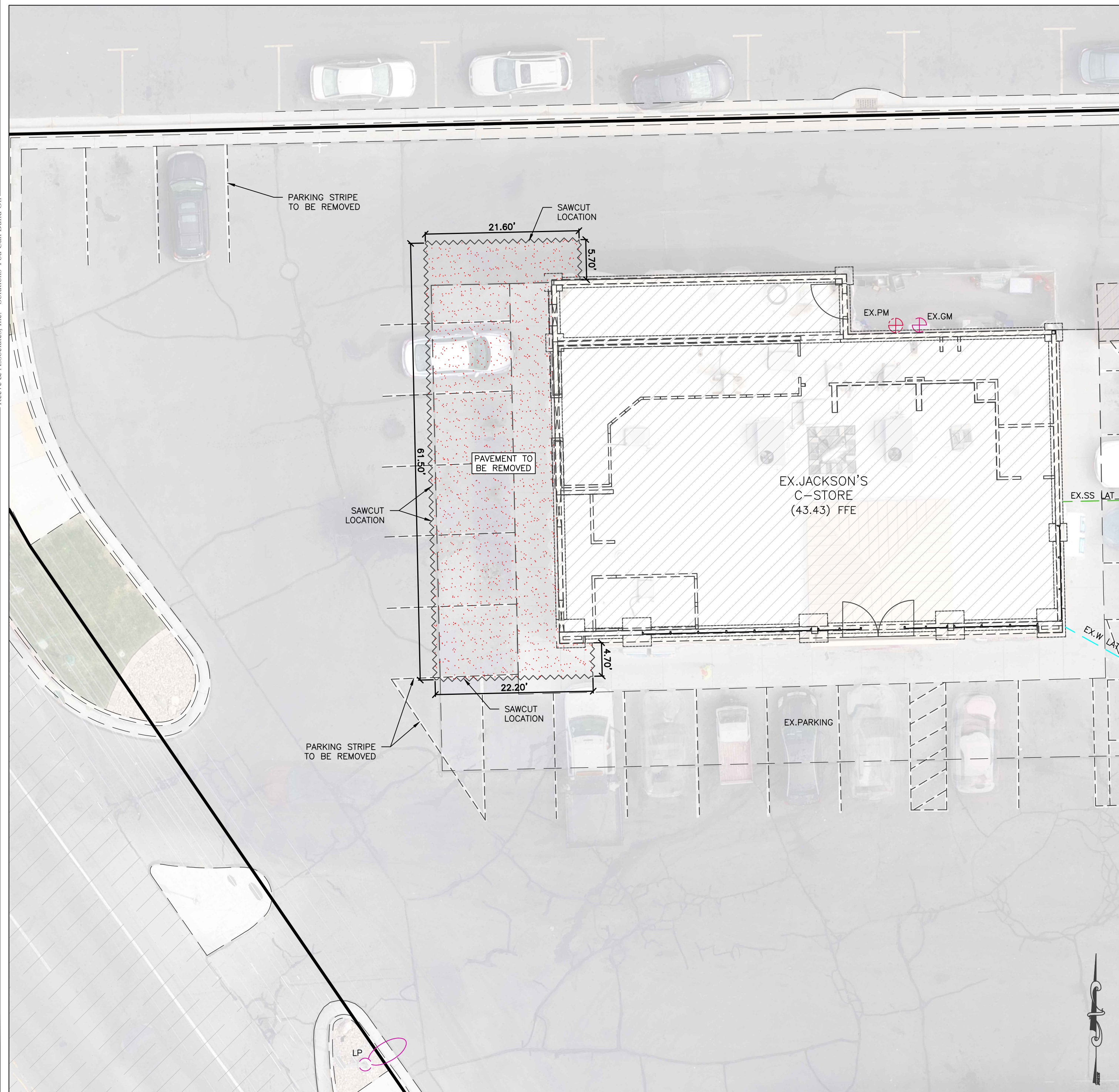
Jackson's #159 C-Store
Improvement Plans
OREM CITY, UTAH COUNTY, UTAH
Proposed Site Plan



Project Info.

Engineer:
J. NATE REEVE
Drafter:
J. MEYERS
Begin Date:
JULY 2020
Name:
JACKSON'S C-STORE
IMPROVEMENT PLANS
Number: 6789-18

Sheet
1
3
Sheets



Reeve & Associates, Inc. - Solutions You Can Build On



City Council Chambers, 56 N State Street

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

PUBLIC MEETING - Approving the site plan for the Jackson C-Store Addition located at 1308 West University Parkway in the C2 zone.

The addition is 600 square feet, and the parking is still sufficient on the site.

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

SK5 - WOLVERINE CROSSING LLC
2090 N HILL FIELD RD
LAYTON, UT 84041

Planning Commission
Wed, Oct 4, 2023
4:30 pm



City Council Chambers, 56 N State Street

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

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TLMT LLC
1396 W 200 S UNIT 2E
LINDON, UT 84042

Planning Commission
Wed, Oct 4, 2023
4:30 pm



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



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

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

PARKWAY HOSPITALITY GROUP LLC
333 W 2230 N STE 225
PROVO, UT 84604

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

SK5 - WOLVERINE CROSSING LLC
--OR CURRENT RESIDENT--
1111 S 1350 WEST UNIT# F10-F40
OREM, UT 84058

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

KAK LC
--OR CURRENT RESIDENT--
1308 W UNIVERSITY PKWY
OREM, UT 84058

TLMT LLC
1396 W 200 S UNIT 2E
LINDON, UT 84042

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

SK5 - WOLVERINE CROSSING LLC
2090 N HILL FIELD RD
LAYTON, UT 84041

SKY HARBOR DEVELOPMENT LC (ET
AL)
2600 KENSINGTON PL
CARSON CITY, NV 89703

KAK LC
6183 PRAIRIE VIEW DR # 102
TAYLORSVILLE, UT 84118

Item #: 3.4	Planning Commission October 4, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Wilkerson Farms	PUBLIC HEARING – TEXT AMENDMENT – Amending Article 22-2-1 Definitions and Appendix A of the Orem City Code by enacting Standard Land Use Code 7313 – Agritainment as a permitted use in the OS5/ROS 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 72 property owners within 500 ft

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **OS5**
- Acreage: **14.18**
- Neighborhood: **Lakeview**

ACTION:

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

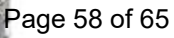
REQUEST: The applicant requests the Planning Commission consider a recommendation to the City Council to amend Article 22-2-1 Definitions and Appendix A of the Orem City Code by enacting Standard Land Use Code 7313 – Agritainment as a permitted use in the OS5/ROS zone.

BACKGROUND: The applicant is proposing to amend the ordinance to allow agritainment in the OS5/ROS zone. This is due to seasonal festivals and carnivals not currently being permitted. This text amendment is intended to bring the current land use – fall festival – into compliance with the land uses allowed within the OS5 zone while allowing the business to continue to operate. Adding “agritainment” as a permitted use will serve this purpose.

Agritainment is defined as farm-related tourism or farm-related entertainment activities that are permitted or authorized in return for a fee on agricultural land for recreational or educational purposes. Examples of agritainment enterprises include, but are not limited to, pick-your-own fruits and vegetables, farm markets, festivals/fairs, interactive animal displays, hay and amusement rides and corn-maze enterprises.

The above definition is how agritainment will be defined under Article 22-2-1 Definitions in the Orem City Code. While this use is being applied for by Wilkerson Farms, it will apply to any area which is zoned OS5 as a permitted use.

RECOMMENDATION: The Development Review Committee determined this request be forwarded to the Planning Commission and City Council for consideration. . Staff recommends the Planning Commission consider a recommendation to the City Council to amend Article 22-2-1 Definitions and Appendix A of the Orem City Code to create Standard Land Use Code 7313 – Agritainment as a permitted use in the OS5/ROS zone.



Appendix A																			
SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP	PF
7313	<u>Agritainment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Note: Only a portion of *Appendix A* is shown here.

CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-2. Definitions

22-2-1. Definitions.

For the purpose of this Chapter, certain words and terms are defined as follows:

Accessory Apartment shall mean a subordinate dwelling, which has its own eating, sleeping, and sanitation facilities, within a single-family dwelling.

Ord. No. O-2021-0018, Amended 7/13/2021

Accessory building/structure shall mean a detached subordinate building or structure, the appropriate use of which is subordinate and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use. An accessory building/structure does not include a guest house or separate apartment unit if located in a residential zone.

Accessory use shall mean a use conducted on the same lot as the principal use or structure with which it is associated; and is a use which is clearly incidental to and customarily found in connection with such principal use; and is either in the same ownership as such principal use or is maintained and operated on the same lot substantially for the benefit or convenience of the owners, occupants, employees, customers or visitors of the principal use. An accessory use does not include multiple family uses when in a residential zone.

Adult Day Care shall mean nonmedical services providing for the continuous care and supervision of functionally impaired adults for more than (4) but less than twenty-four (24) continuous hours, for compensation.

Agriculture shall mean the tilling of soil, the raising of crops, horticulture and gardening, but does not include the keeping or raising of domestic animals, fowl, or household pets, nor any agricultural industry or business, such as fruit packing plants, fur farms, animal hospitals or similar uses. Agriculture does not include any use in Agritainment.

Agritainment shall mean farm-related tourism or farm-related entertainment activities that are permitted or authorized in return for a fee on agricultural land for recreational or educational purposes. Examples of agritainment enterprises include, but are not limited to, pick-your-own fruits and vegetables, farm markets, festivals/fairs, interactive animal displays, hay and amusement rides and corn-maze enterprises.

Animal Hospital shall mean structure or building used to provide medical attention for animals and may include temporary boarding of animals for care and treatment.

Note: Only a portion of *Article 22-2 Definitions* is shown here.

Wilkerson Farm – 710 West 2000 South





DRAFT - CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
September 20, 2023

The following item is discussed in these minutes:

- **PUBLIC HEARING** – Amending Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development. – Negative Recommendation

STUDY SESSION

Place: City Council Conference Room

At 3:45 p.m. Ms. Komen called the Study Session to order.

Those present: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, and Murray Low, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Terry Peterson, City Council Liaison;

Those excused: James Hawkes and Helena Kleinlein, Planning Commission members;

The Commission and staff briefly reviewed agenda items and minutes from the September 6, 2023 meeting.

The meeting was adjourned at 3:50 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, and Murray Low, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Terry Peterson, City Council Liaison;

Those excused: James Hawkes and Helena Kleinlein, Planning Commission members;

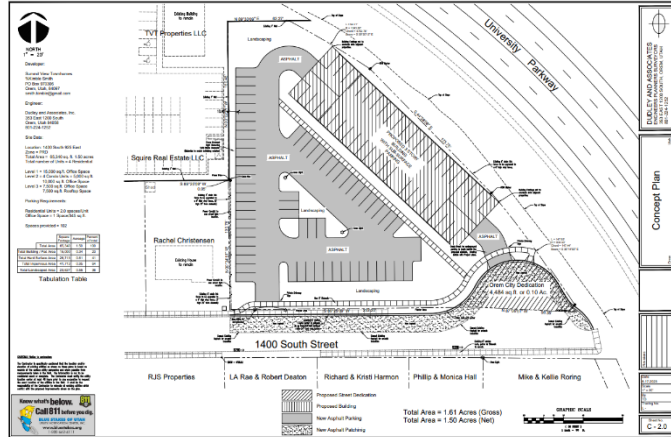
Ms. Komen asked Ms. Vargas to introduce **Agenda Item 3.1: ([click here for recording](#))**

PUBLIC HEARING – Amending Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.

Draft Planning Commission minutes for September 20, 2023

Staff Presentation:

The applicant owns approximately 1.34 acres of land and requests the City approve a rezone for a commercial/mixed use building on the gateway to Orem. This parcel of land in the PRD zone was previously approved for townhomes. On September 21, 2016 the project for ten (10) townhomes was approved; however, it was never built and the approval expired. In November of 2019, the owner applied again to build ten (10) townhomes. That application was never approved through the technical review committee and that application also expired and the property was sold.



This parcel will continue to be in the PRD zone; however, the new Urban Mixed-Use Overlay Zone (UX) will be added to the exiting PRD zone.

Mr. Smith is proposing a three (3) level building with 15,000 square feet of office space on the first level. The second level will have 10,000 square feet of office space and 5,000 square feet of residential space split between four condominiums. The third level will have 7,500 square feet of office space with 7,500 square feet of open deck area. By amending the Urban Mixed-Use Overlay Zone (UX) to allow for residential and commercial in the same building, this will be allowed. The building will back up against University Parkway with parking out front towards the surrounding neighborhood.

The first part of this approval is the text amendment to modify the existing Urban Mixed-Use Overlay Zone (UX) to allow a limited number of residential units to be located in small-scale commercial developments in a certain area (properties with a boundary adjacent to University Parkway and east of 800 East). The ground floor will be restricted to retail and office uses. Any floor above the ground floor may be used for residential and/or retail and office uses.

Parking: Parking will be amended. The amount of commercial parking required will be based on the one (1) space per 345 square feet. The residential parking required will be based on two (2) spaces per unit. One hundred two (102) spaces are required for this project and they are providing 102 spaces. Forty-two (42) spaces will be under the building and sixty (60) spaces will be outside in front of the building.

Recommendation:

Staff recommends the Planning Commission provide a recommendation to the City Council to amend Section 22-12-5 Urban Mixed-Use Overlay Zone (UX) for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.

Ms. Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Mr. Low asked about the contrast between the previously approved townhomes and the proposed project. Mr. Kelly addressed the question.

Ms. Komen asked the applicant to come forward.

The applicant declined coming forward.

Ms. Komen opened the public hearing.

Draft Planning Commission minutes for September 20, 2023

Susan Stone came forward. Expressed concerns about the traffic and the lack of greenspace shown in the concept plan.

Holly Holcomb came forward. Expressed frustration that this is a neighborhood, and while the site overlooks University Parkway it is not accessible from there. Would like to have homes instead of office space on this site.

Phil Hall came forward. Expressed that they have always known that something will go on this site, but there has been concern about what it would be. Expressed concerns about this being mixed-use, wants it to be either commercial or residential, but not both.

Kristie Avery came forward. Expressed concern about the increase of traffic on the street, as the office space would bring more people on the street during the time of day that the children are going to school.

Terry Petersen came forward. Spoke in favor of the project.

Pete Williams came forward, as a representative of the Squire buildings to the west of the site. Likes the project, only concern is how it would impact the view from their buildings.

Monica Hall came forward. Expressed that while the project is beautiful it doesn't belong on this site. Also, is concerned about there being more traffic and having mixed-use. Would like more homes and families in the area.

Taylor came forward. Expressed concern about the increase in traffic and the safety of the children in the area. Would like to see homes in this area.

Taley Palmer came forward. Expressed concerns about being smothered in this area and things being taken away from them. Does not support a business going at this location.

A neighbor came forward and expressed concern about the traffic being worse and people being killed at that intersection.

Ms. Komen closed the public hearing.

Mr. Kelly shared data from the Traffic Impact Study.

Mr. Sakar asked Pete Williams to come forward and asked why the Squire building owners have declined allowing traffic access to the project. Mr. Williams answered that they have no interest in that much traffic going through their parking lot.

Trent Beesley came forward to represent the applicant.

Mr. Low asked what is plan B for this property. Mr. Beesley stated that it would be the originally approved 10 townhomes.

Mr. Low asked who are the intended tenants for the condos. Mr. Beesley stated that it would likely be single professionals.

Mr. Low asked if they would be willing to approach the owners of the Squire regarding access. Mr. Beesley stated that they would be open to it but that the owners of the Squire have been clear on how they feel about such an access.

Mr. Carpenter asked what types of commercial could be located here. Ms. Vargas stated that the amendment does not limit that. Mr. Beesley stated that it would be Class A office space. Mr. Bench stated that it is open to a wide variety of office and retail uses.

Draft Planning Commission minutes for September 20, 2023

Mr. Sakar asked what Mr. Beesley's thoughts were at the time of purchasing the property. Mr. Beesley stated that he knew about the proposed 10 townhomes, but that he is certain the current project would produce less traffic than the townhomes.

Ms. Komen asked the members of the Planning Commission what their thoughts are on the project. Mr. Low stated that he thinks there will be less traffic with the townhomes, but is concerned about the townhomes being used for student housing. Thinks that there are advantages to both this project and the previously approved townhomes. Feels that the neighbors seem to be more concerned about the business than the townhomes.

Mr. Crismon stated that he thinks that it could be a lot worse and that this proposal is minor.

Mr. Carpenter stated that his biggest concern is the opening of this space to commercial use as there is no stopping what ends up there in the future. It is a tight road. Concerned with opening the residential into commercial space.

Mr. Sakar stated that it is difficult due to not knowing for sure how much traffic will be produced. Shares the concern surrounding what this could become in the future. If it is what they say it could do Orem well. The commercial space is concerning regardless of how good it looks right now.

Ms. Komen stated that this is conflicting. Appreciates the input that the neighbors have given.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Low moved to forward a negative recommendation to the City Council to amend Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development. Mr. Carpenter seconded the motion. Those voting aye: Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar. Motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the September 6, 2023 meeting. Ms. Komen called for a motion to approve the minutes for the September 6, 2023 meeting. Mr. Carpenter moved to approve the meeting minutes for September 6, 2023. Ms. Komen seconded. Those voting aye: Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar. Motion passed unanimously

Ryan Clark shared information surrounding the new Hillcrest Park.

Adjourn: Ms. Komen called for a motion to adjourn. Mr. Sakar moved to adjourn. Mr. Low seconded the motion. Those voting aye: Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar. Motion passed unanimously.

Adjourn: 5:14 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: