



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
October 18, 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 – Vacating Lot 2 of Thomasville, Plat B and approving the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone.**
 - 3.2 **PLAT AMENDMENT – Vacating Lot 2 of State Street Commons Subdivision and approving State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.**
 - 3.3 **PUBLIC HEARING – Amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.**
 - 3.4 **PUBLIC HEARING – Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve the minutes from the October 4, 2023 meeting.**
5. ADJOURN
 - 5.1 **The next meeting is scheduled for November 1, 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 18, 2023	
Prepared By: Cheryl Vargas		
Applicant: David V Thomas	PLAT AMENDMENT – Vacating Lot 2 of Thomasville, Plat B and approving the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 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

SITE INFORMATION:

- General Plan Designation:

Medium Density Residential

- Current Zone: **R7.5**
- Acreage: **.51**
- Neighborhood: **Geneva Heights**

ACTION:

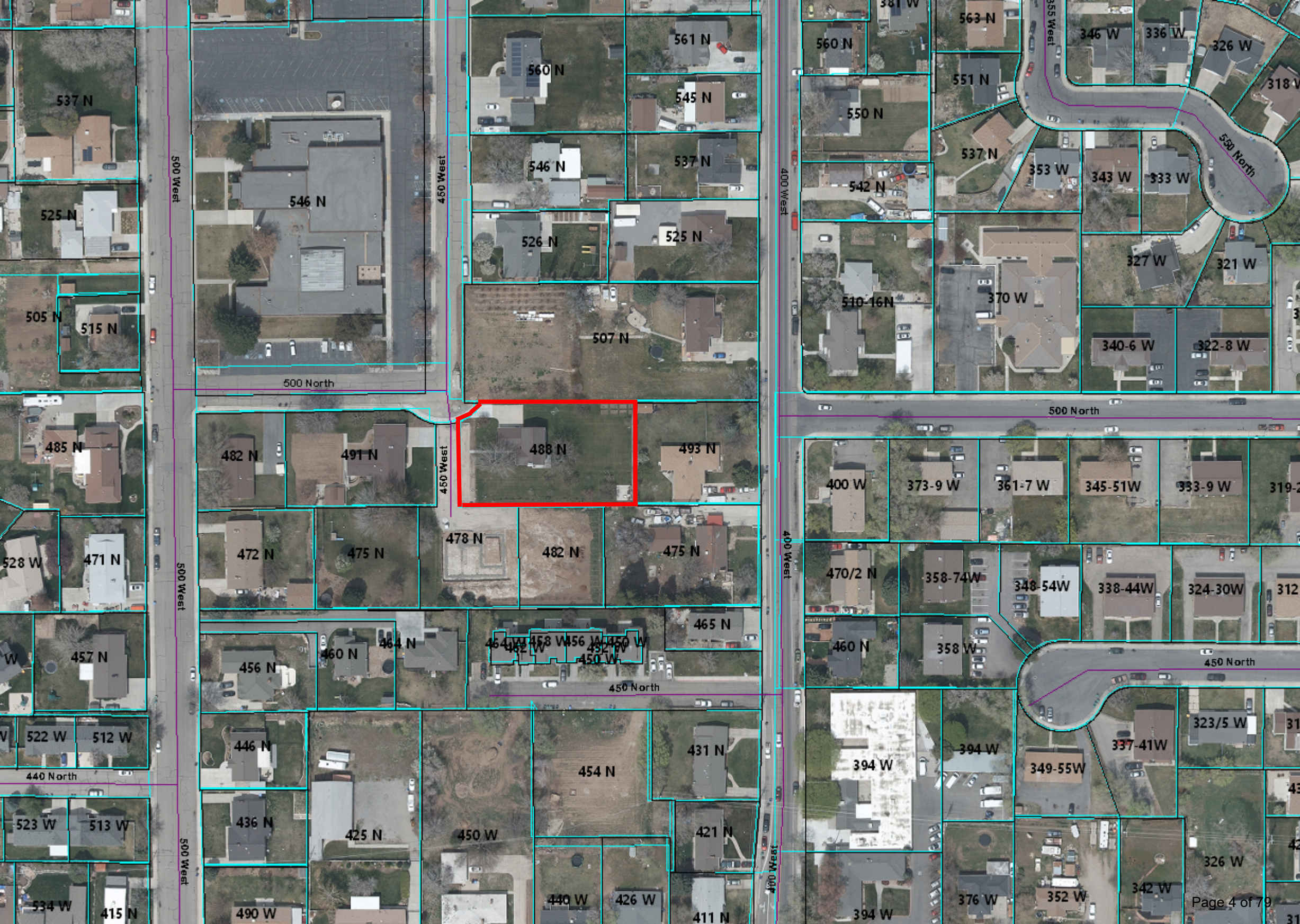
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests the Planning Commission vacate Lot 2 of Thomasville, Plat B and approve the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone.

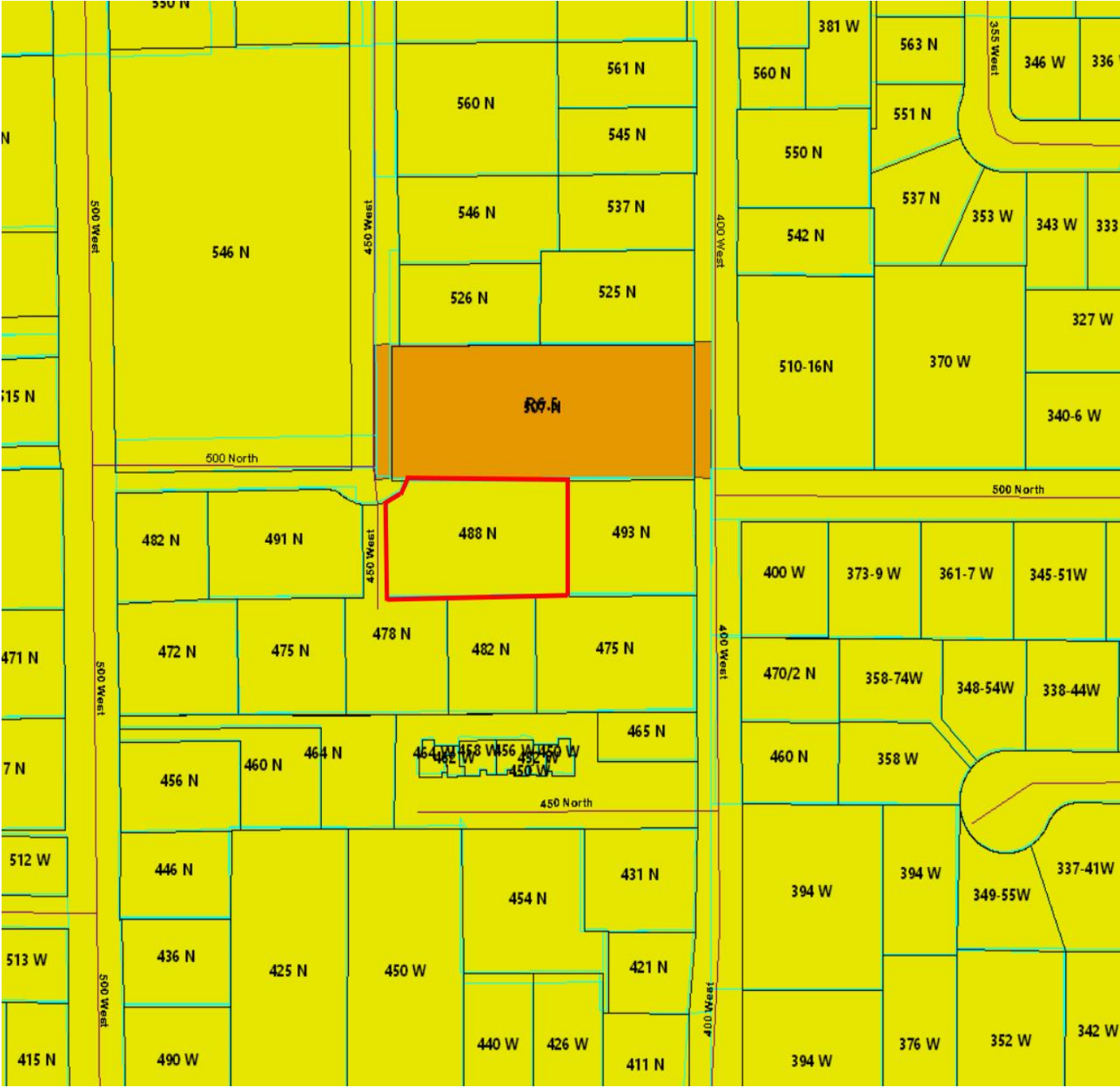
BACKGROUND: The applicant is requesting to amend Lot 2 Thomasville, Plat B to include a drainage easement on Lot 2 in favor of Lot 3 and Lot 4. The front drainage easement on Lot 2 will also be revised.

Lots 3 and 4 will not be a part of this plat as no change to those lots will need to be made. Adding the drainage easement, in favor of Lots 3 and 4, to Lot 2 is the only change being made.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 2 of Thomasville, Plat B and approve the amended plat of Thomasville, Plat C located generally at 488 North 450 West in the R7.5 zone.



Thomasville Plat C



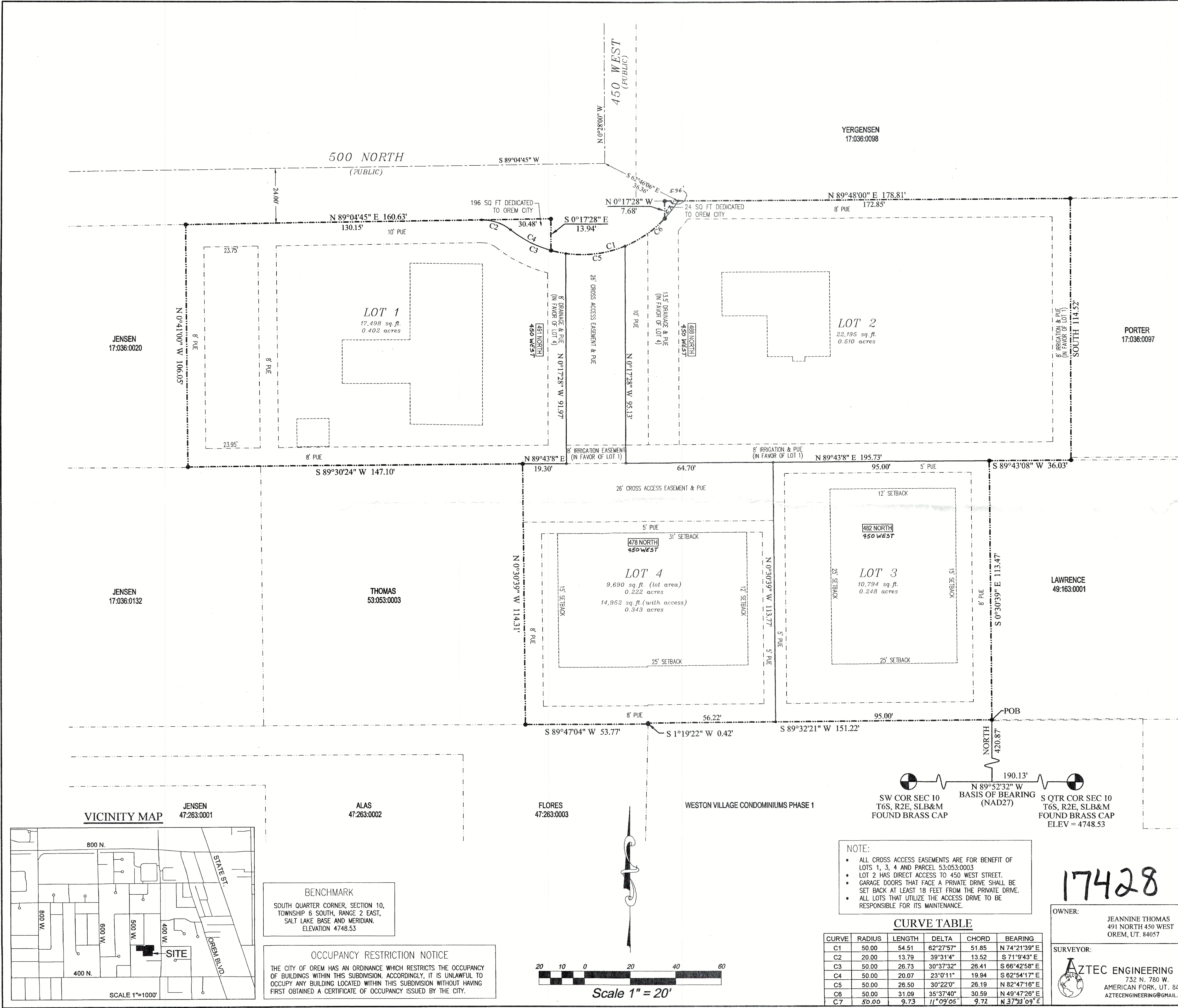
Legend

Plat Amendment
Zone: R7.5
Acres: .51

NEIGHBORHOOD
Geneva Heights

- 488 N 450 West
- Parcels

Existing Plat



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 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 IN 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.

DATE: Oct. 30, 2020

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 89°52'32" West along the Section line 190.13 feet and North 420.87 feet from the South Quarter Corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°32'21" West 151.22 feet; thence South 1°19'22" West 0.42 feet; thence South 89°47'04" West 53.77 feet; thence North 0°30'39" West 114.31 feet; thence South 89°30'24" West 147.10 feet; thence North 0°41'00" West 106.05 feet; thence North 89°04'45" East 160.63 feet; thence South 0°17'28" East 13.94 feet; thence along the arc of a 50.00 foot radius curve to the left 54.51 feet through a central angle of 62°27'57" (chord bears North 74°21'39" East 51.85 feet); thence North 0°17'28" West 7.68 feet; thence North 89°48'00" East 178.81 feet; thence South 114.52 feet; thence South 89°43'08" West 36.03 feet; thence South 0°30'39" East 113.47 feet to the point of beginning.

Area = 65,659 sq. ft. or 1.507 Acres
Basis of Bearing is North 89°52'32" West along Section line from the South Quarter Corner to the Southwest Corner of said Section 10.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 2 DAY OF November, A.D. 2020

Jeannine A. Thomas Trustee
JEANNINE A. THOMAS-TRUSTEE
JEANNINE A. THOMAS FAMILY LIVING TRUST
Dated MARCH 23, 2004

NAN A. ALLEN
NAN A. ALLEN

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November, 2020, BY Jeannine A. Thomas and Nan A. Allen WHO REPRESENTED THAT they are THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

Dec. 20, 2020
MY COMMISSION EXPIRES

NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 15th DAY OF July, 2020 BY THE OREM CITY PLANNING COMMISSION.

Michael W. Cochran 2020-0034
DIRECTOR - SECRETARY CHAIRPERSON, PLANNING COMMISSION.

ACCEPTANCE BY CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS 3rd DAY OF November, 2020.

Jeffery Smith
CITY ENGINEER (SEE SEAL BELOW)

Jacqueline J. Felt
CITY RECORDER Deputy

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3rd DAY OF November, A.D. 2020

Steven C. Seal
CITY ATTORNEY

CONDITIONS OF APPROVAL

PLAT "B"

THOMASVILLE

INCLUDING A VACATION OF LOT 1, THOMASVILLE PLAT "A" & LOT 1, NAN'S PLACE PLAT "A" AND PART OF PUBLIC ROAD, THOMASVILLE PLAT "A"

OREM CITY UTAH COUNTY, UTAH

OWNER: JEANNINE THOMAS
491 NORTH 450 WEST
OREM, UT. 84057

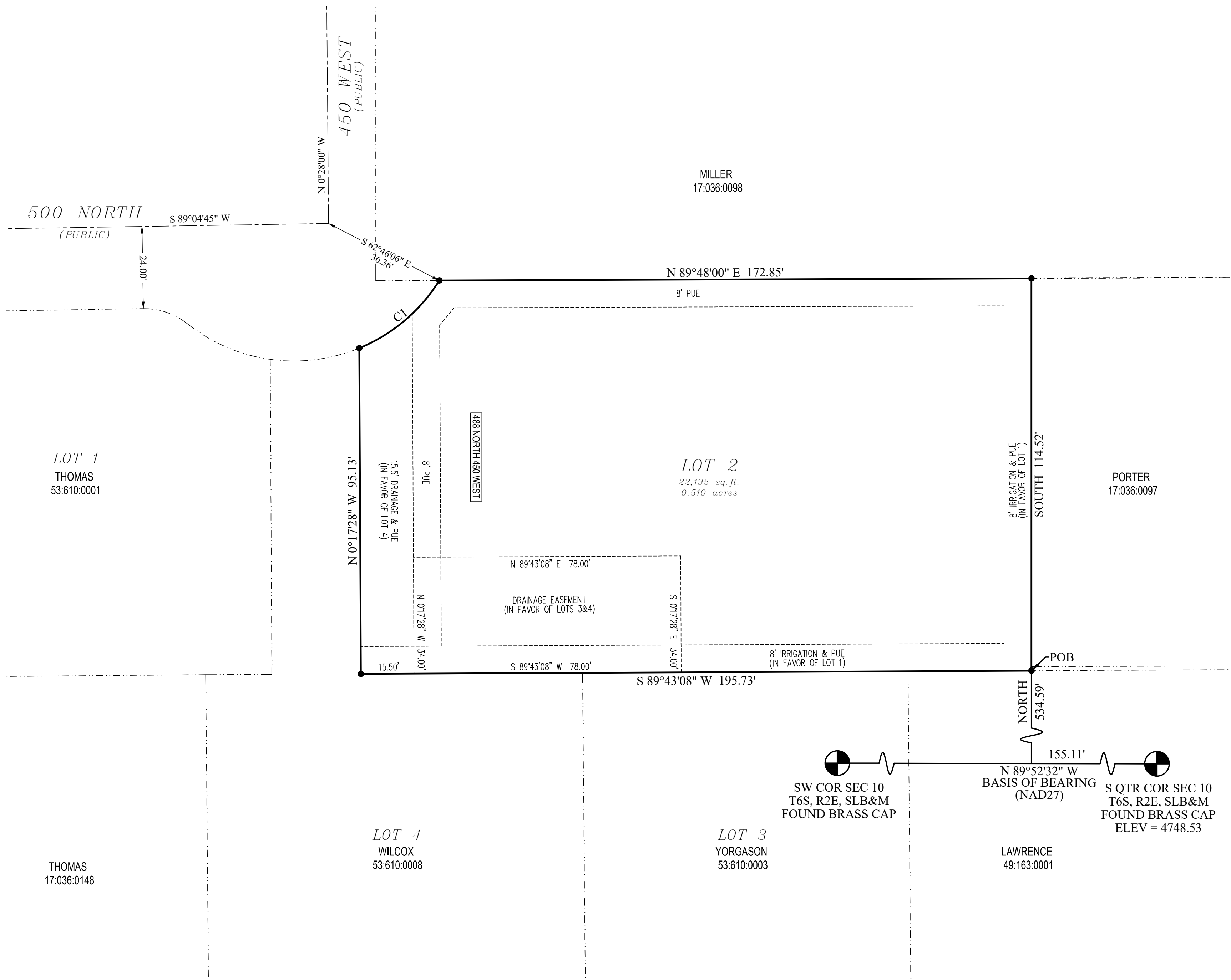
SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

Surveyor's Seal
Notary Public Seal
City Engineer's Seal
City Recorder Seal

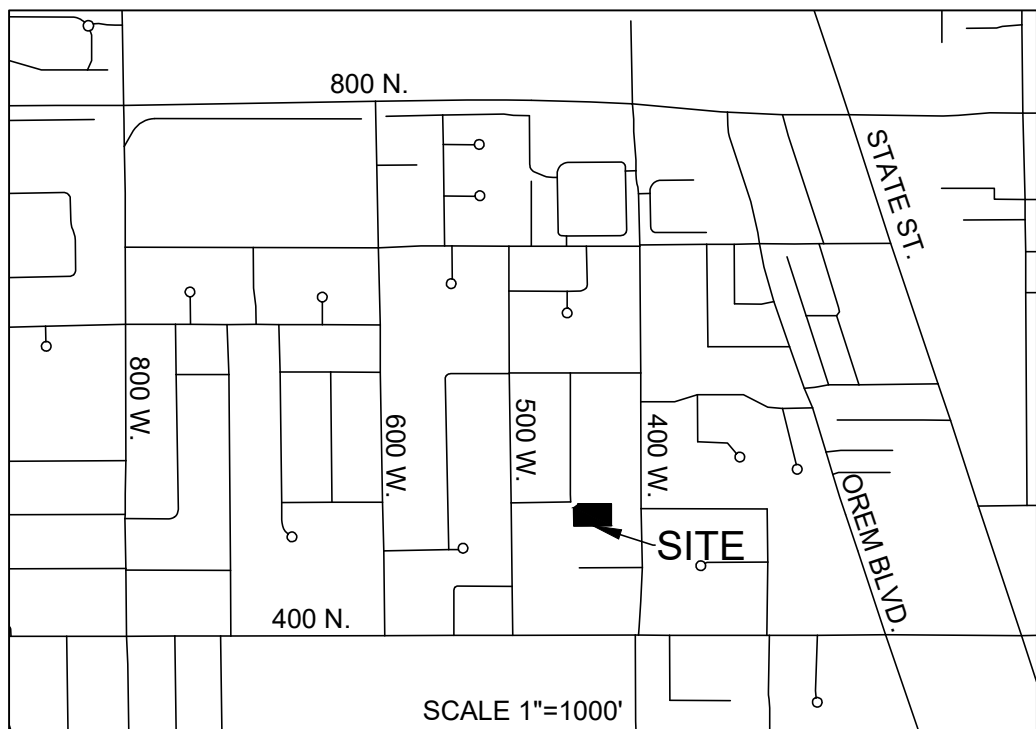
17428

SE 10, T6S, R2E, T40N, W1W
PART PUBLIC ROAD & LOT 1
PLAT "A" THOMASVILLE SUB
PLAT "A" NAN'S PLACE

Proposed Plat

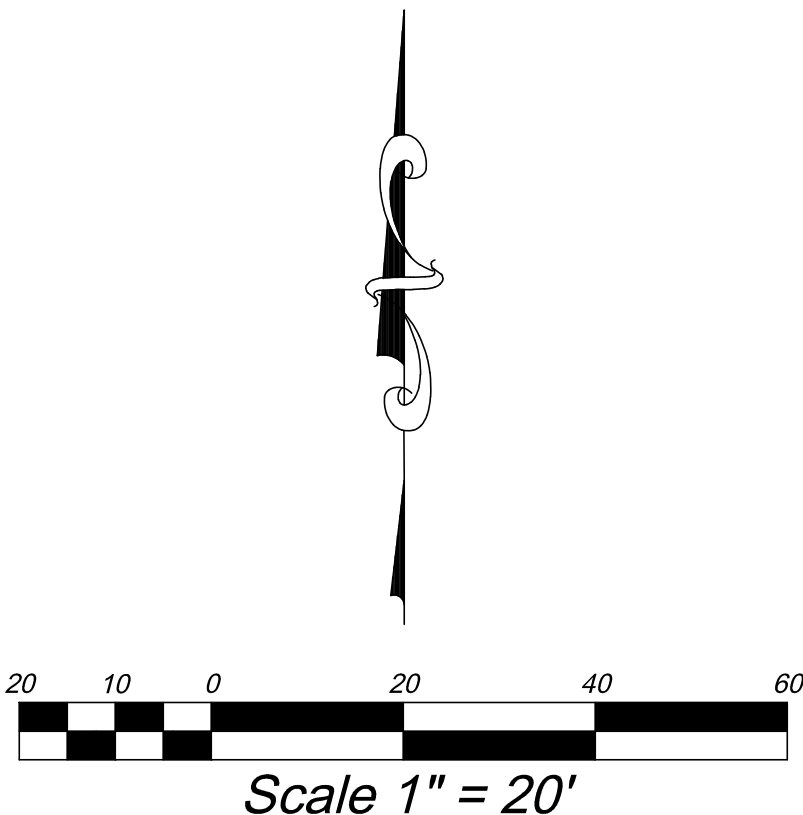


VICINITY MAP



BENCHMARK
SOUTH QUARTER CORNER, SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
ELEVATION 4748.53

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 HAVING
FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.



PLAT VACATION NOTICE

The City of Orem is satisfied that neither the public nor any person will be materially injured by the proposed vacation of Lot 2 of Thomasville Subdivision Plat "B" and that there is good cause for said vacation. Lot 2, of Thomasville Subdivision Plat "B" is hereby vacated.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	50.00	31.09	35°37'40"	30.59	N 49°47'26" E

OWNER:
NAN ALLEN
488 NORTH 450 WEST
OREM, UT. 84057

SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 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 IN 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.

DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 89°52'32" West along the Section line 155.11 feet and North 534.59 feet from the South Quarter Corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°43'08" West 195.73 feet; thence North 0°17'28" West 95.13 feet; thence along the arc of a 50.00 foot radius curve to the left 31.09 feet through a central angle of 35°37'40" (chord bears North 49°47'26" East 30.59 feet); thence North 89°48'00" East 172.85 feet; thence South 114.52 feet to the point of beginning.

Area = 22,195 sq.ft. or 0.510 Acres
Basis of Bearing is North 89°52'32" West along Section line from the South Quarter Corner to the Southwest Corner of said Section 10.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF A.D. 20.

NAN A. ALLEN

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 BY WHO REPRESENTED THAT SHE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF 20 BY THE OREM CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY CHAIRPERSON, PLANNING COMMISSION.

ACCEPTANCE BY CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS DAY OF 20.

CITY ENGINEER (SEE SEAL BELOW) CITY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS DAY OF A.D. 20.

CITY ATTORNEY

CONDITIONS OF APPROVAL

PLAT "C"

THOMASVILLE

INCLUDING A VACATION OF LOT 2, THOMASVILLE PLAT "B"

OREM CITY UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
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Street View



Item #: 3.2	Planning Commission October 18, 2023	
Prepared By: Cheryl Vargas		
Applicant: Jeremy Weber, Evergreen Devco, Inc	PLAT AMENDMENT – Vacating Lot 2 of State Street Commons Subdivision and approving State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.	

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 130 postcards to residents within 500 feet

SITE INFORMATION:

- General Plan Designation: **Regional Commercial**
- Current Zone: **C2 & C3**
- Acreage: **6.93**
- Neighborhood: **Timpview**

ACTION:

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

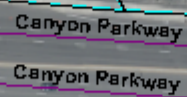
REQUEST: The applicant requests the Planning Commission vacate Lot 2 of State Street Commons Subdivision and approve State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.

BACKGROUND: This property was recently platted to create two lots. Lot 1 was smaller at 1.06 acres and Lot 2 was larger at 5.868 acres. Lot 2 is now coming back before the Planning Commission to be divided into 3 separate lots. Two smaller lots will front State Street and are in the C2 zone. One larger lot will front 400 West and is in the C3 zone. All three lots meet the size requirements for their respective zones.

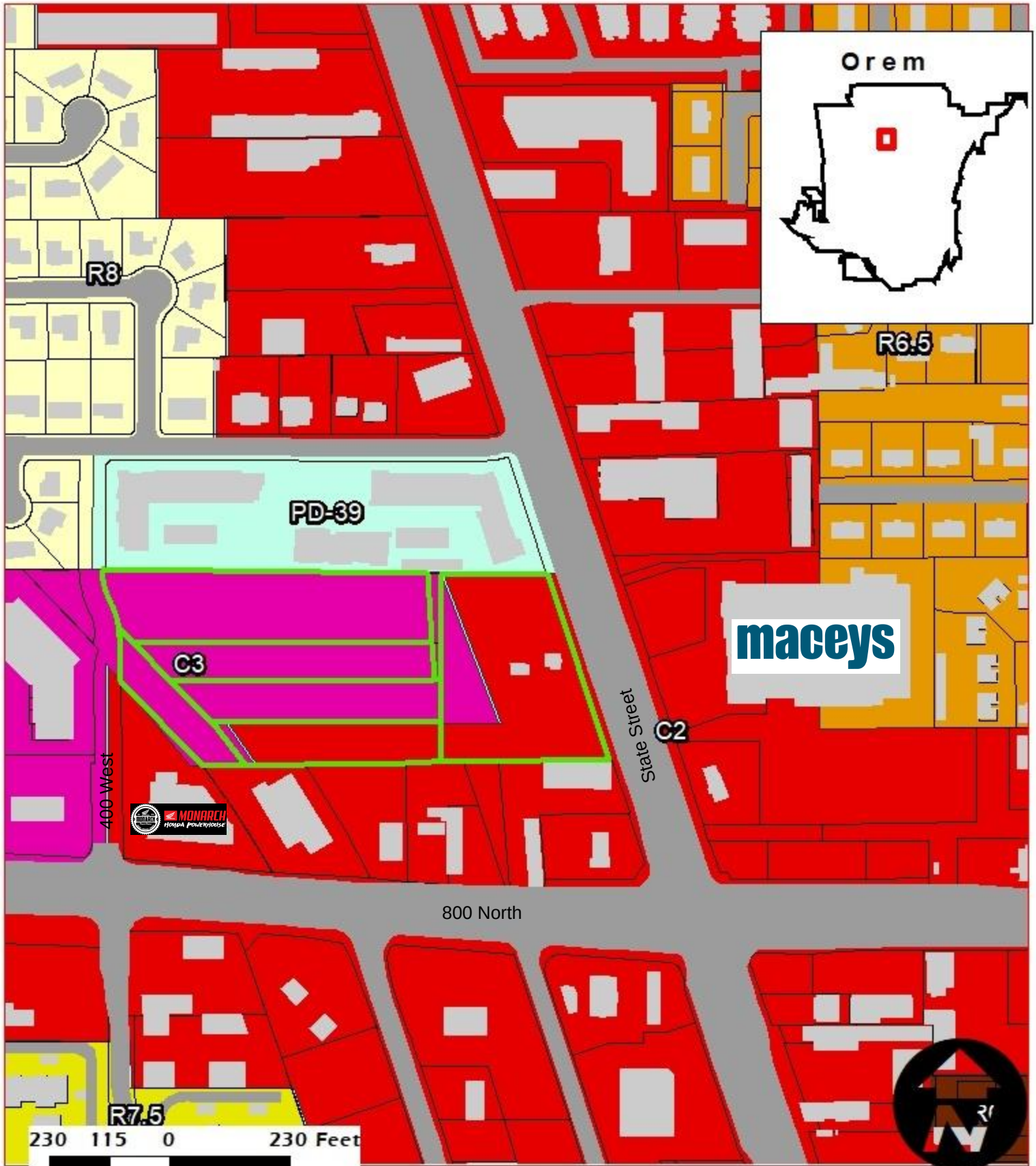
The proposed/anticipated uses include an office and transitional treatment home for the Center for Women and Children in Crisis on the larger lot fronting 400 West. On the eastern side of the property fronting State Street, the proposed uses include a quick service restaurant and drive-thru coffee shop.

This application is to subdivide the property (existing Lot 2) into the three separate lots. A separate site plan application will be submitted for each lot once the owners are ready to submit.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 2 of State Street Commons Subdivision and approve State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.



800 N & State



◆ Plat Amendment
C2 & C3
7.10 Acres

NEIGHBORHOOD
Timpview

Legend
877 N State Street
Buildings
Parcels

Preliminary State Street Commons Subdivision

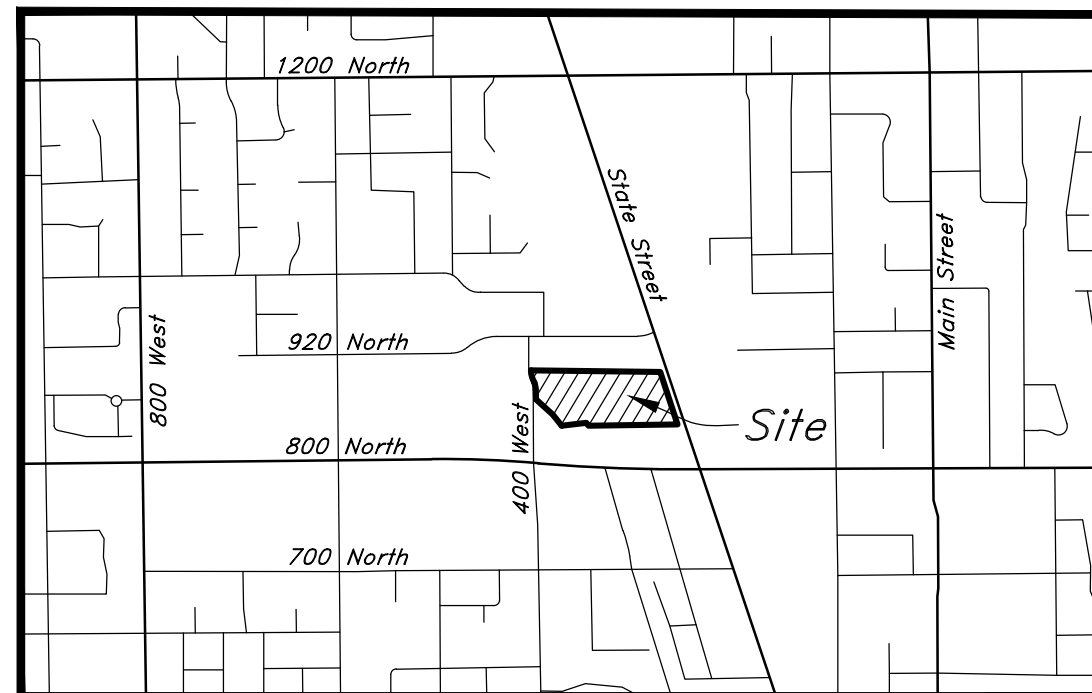
Legend

- Property Line
- Lot Line
- Easement Line
- Adjoiner Line
- Control Line
- Center Line
- Section Corner
- Right-of-Way Monument
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

Vacating and Amending all of AFFCU Orem Subdivision together with more land, being a part of the North Half of Section 10, Township 6 South, Range 2 East, SLB&M, U.S. Survey, in Orem City, Utah County, Utah 2023

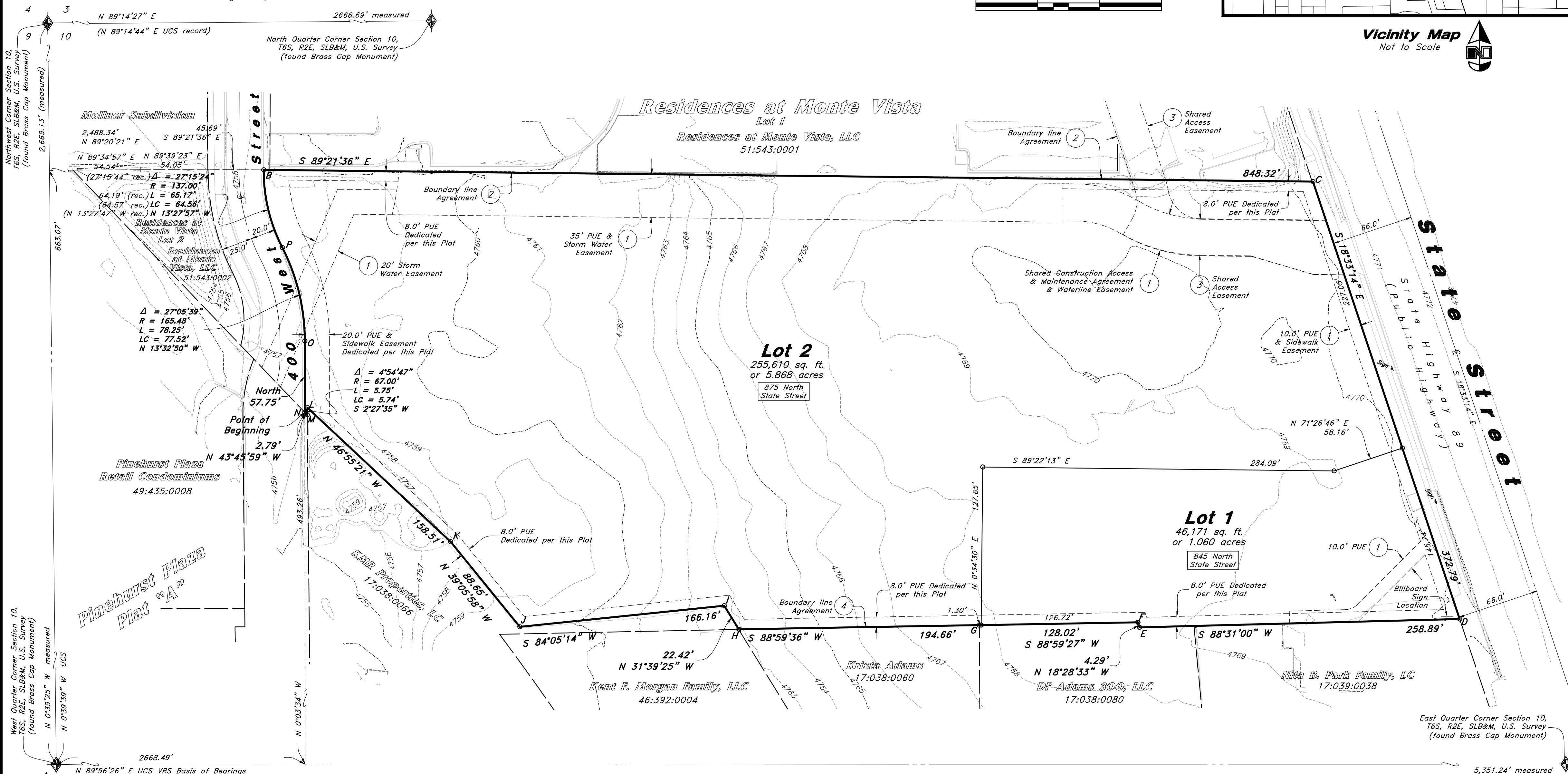
Scale: 1" = 50'

50' 0 50' 100'



Vicinity Map

Not to Scale



Easements

- 1 Easements shown on AFFCU Orem Subdivision Plat recorded April 30, 2010 as Entry No. 35500:2010 of Official Records of Utah County.
- 2 Boundary Line Agreement, Recorded March 20, 2008 as Entry No. 32871:2008 of the Official Records of Utah County.
- 3 Shared Access Easement, Recorded May 16, 2016 as Entry No. 42805:2016 of the Official Records of Utah County.
- 4 Boundary Line Agreement, recorded March 7, 2008 as Entry No. 27433:2008 of the Official Records of Utah County.

Cross Access, Ingress, Egress, Parking, Storm Water, Drainage and Utility Easements will be recorded within that certain Common Operation and Reciprocal Easement Agreement recorded by separate document prior to the approval of site design.

Planning Commission Approval

The City of Orem, County of Utah, approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____, by Resolution No. _____.

Director-Secretary

Chairman, Planning Commission

Narrative

This Subdivision was requested by Evergreen Devco, Inc. prerequisite to the development of this property and to create two Lots.

This Survey retraces and honors the underlying 2010 AFFCU Orem Subdivision Plat and a 2022 ALTA Survey by AWA Engineering.

A line between monuments found for the West Quarter Corner and the East Quarter Corner of Section 10 was assigned the Utah County bearing of North 89°56'26" East as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

Accepted by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____, by Resolution No. _____.

Approved by Development Services Director

Approved by City Engineer

Attest by City Recorder

Approval as to Form

City Attorney

Date

Conditions of Approval

Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have retraced Utah County Record of Survey No. _____, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the referenced monuments shown on this plat are located as Indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as State Street Commons Subdivision.

Boundary Description

All of Lot 1, AFFCU Orem Subdivision, recorded as Entry No. 35500:2010 and as Map No. 13230 in the Official Records of Utah County, together with more land, being a part of the North Half of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Orem City, Utah County, Utah:

Beginning at the point of intersection of the Easterly line of Residences at Monte Vista Subdivision recorded as Entry No. 17545:2014 and as Map No. 14182 in the Official Records of Utah County, being the Easterly line of 400 West Street as it exists at 20.00 foot half-width, and the Northeastly line of Pinehurst Plaza Plat "A" recorded as Entry No. 63732:2000 and as Map No. 8685, located 2688.49 feet North 89°56'26" East along the Quarter Section Line; and 493.26 feet North 0°03'34" West from a Brass Cap Monument found marking the West Quarter Corner of said Section 10; and running thence along said Easterly line the following three courses: North 57.75 feet (57.72 feet record) to a point of curvature; Northwesterly along the arc of a 165.48 foot radius curve to the left a distance of 78.25 feet (Central Angle equals 27°05'39" and Long Chord bears North 13°32'50" West 77.52 feet) to a point of reverse curvature; and Northwesterly along the arc of a 137.00 foot radius curve to the right a distance of 65.17 feet (65.19 feet record) (Central Angle equals 27°15'24" (27°15'44" record) and Long Chord bears North 13°27'57" West (North 13°27'47" West record) 64.56 feet (64.57 feet record) to the Southerly line of said Residences at Monte Vista and a Boundary Line Agreement recorded as Entry No. 32871:2008 in the Official Records of Utah County; thence South 89°21'36" East 848.32 feet along said Southerly line and Agreement line extended Easterly to the Southwesterly line of State Street as it exists at 66.00 foot half-width; thence South 18°33'14" East 372.79 feet along said Southwesterly line; thence South 88°31'00" West 258.89 feet; thence North 18°28'33" West 4.29 feet; thence South 88°59'27" West 128.02 feet to a point on a Boundary Line Agreement recorded as Entry No. 27433:2008 of the Official Records of Utah County; thence South 88°59'36" West 194.66 feet along said Agreement line; thence North 31°39'25" West 22.42 feet; thence South 84°05'14" West 166.16 feet; thence North 39°05'58" West 88.65 feet; thence North 48°55'21" West 158.51 feet to a point on a curve; thence Southerly along the arc of a 67.00 foot radius curve to the left a distance of 5.75 feet (Center bears South 85°05'01" East, Central Angle equals 04°54'47" and Long Chord bears South 02°27'35" West 5.74 feet) to said Northeastly line of Pinehurst Plaza Plat "A"; thence North 43°45'59" West 2.79 feet along said Northeastly line to said point of intersection and the point of beginning.

Contains 301,781 sq. ft. or 6.928 acres 2 Lots

PRELIMINARY

Owner's Dedication

We, the Owners of the described tract of land to be hereafter known as State Street Commons Subdivision do hereby consent and give approval to the recording of this plat for all purposes shown herein.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Evergreen-800 North & State, L.L.C., an Arizona limited liability company

By: Evergreen Development Company-2022, L.L.C., an Arizona limited liability company

Its: Manager

By: Evergreen Devco, Inc., a California corporation

Its: Manager

By:

Its:

Acknowledgement

State of _____ } ss
County of _____

The foregoing instrument was acknowledged before me this day of _____, 20____, by and who represented that they are the owners of the above described property and have the authority to execute this instrument.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

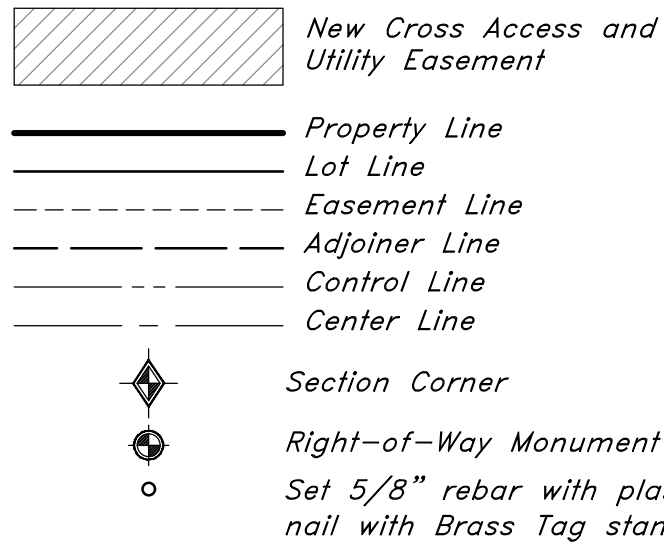
State Street Commons Subdivision

Vacating and Amending all of AFFCU Orem Subdivision together with more land, being a part of the North Half of Section 10, Township 6 South, Range 2 East, SLB&M, U.S. Survey, in Orem City, Utah County, Utah

Surveyor's Seal 12966234 David M. Hamilton	Notary Public Seal	City-County Engineer Seal	Clerk-Recorder Seal
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2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

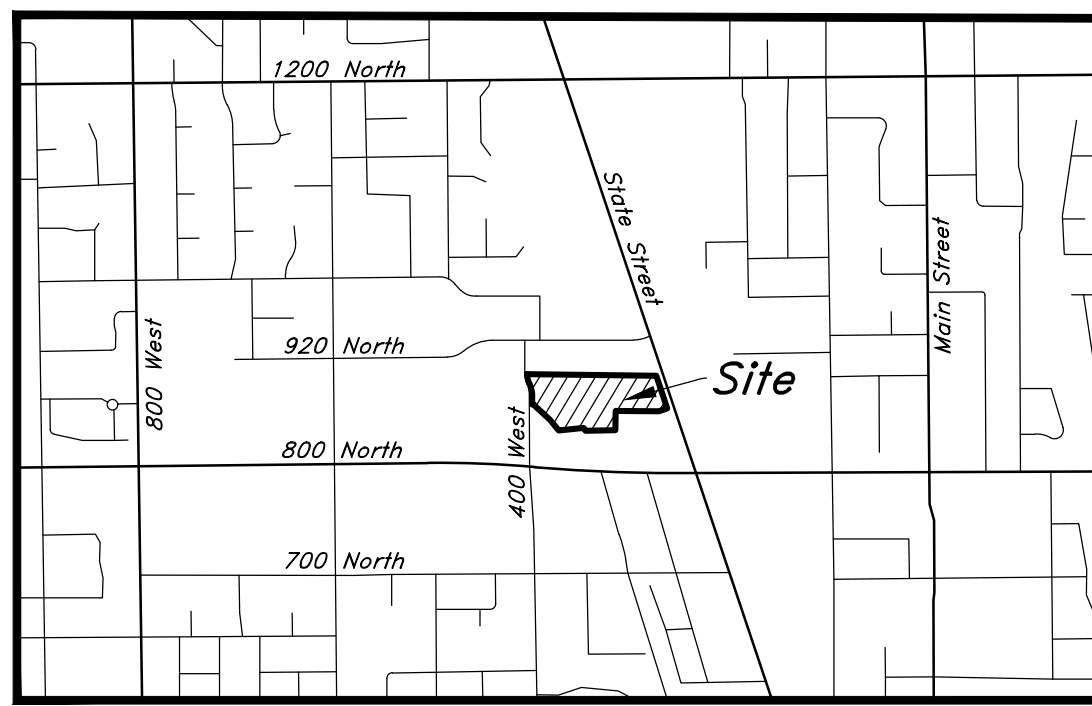
Legend

Preliminary State Street Commons Subdivision, Plat B

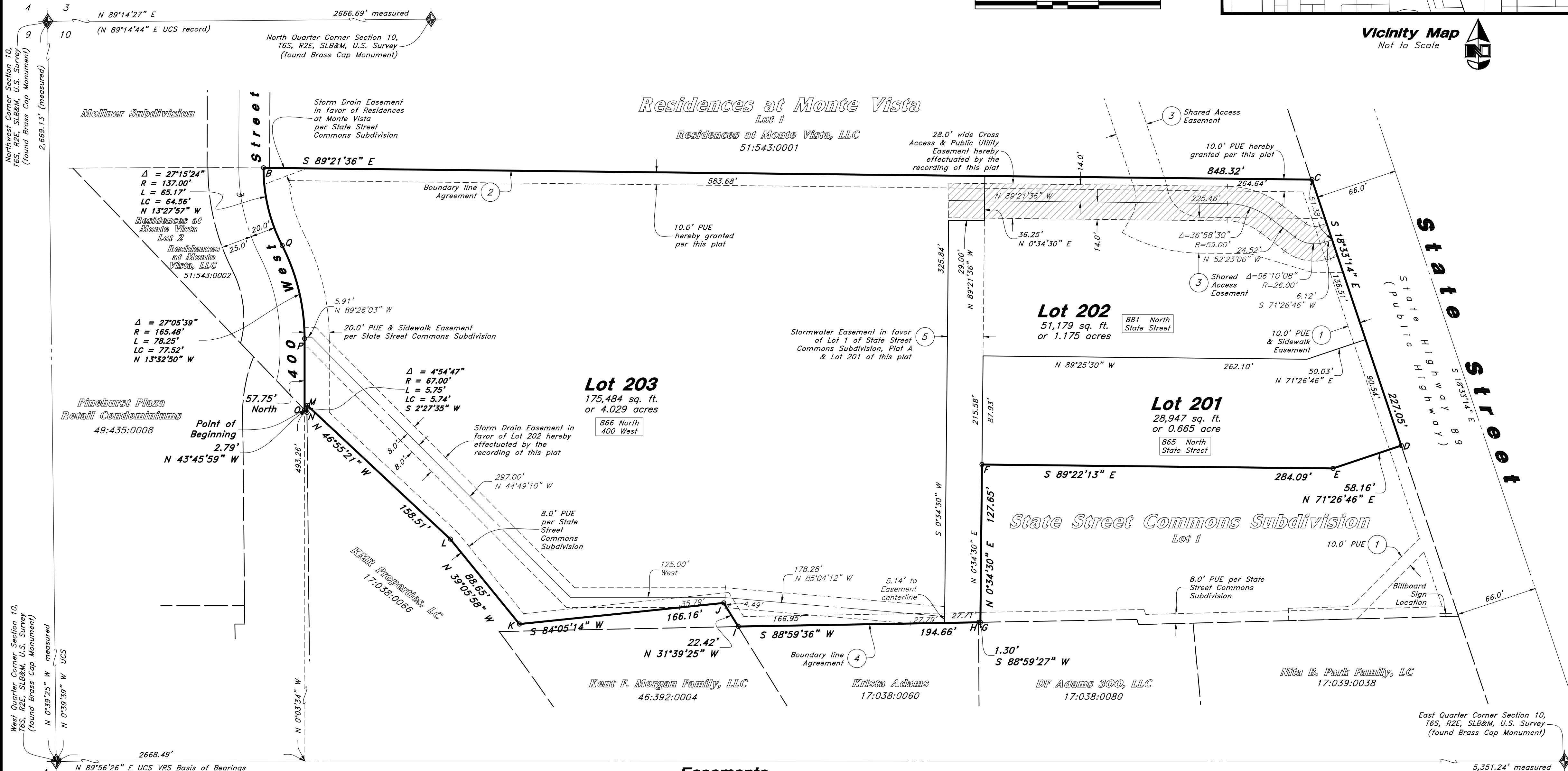
Vacating and Amending All of Lot 2 State Street Commons Subdivision, being a part of the North Half of Section 10, Township 6 South, Range 2 East, SLB&M, U.S. Survey, in Orem City, Utah County, Utah 2023

Proposed Plat

Scale: 1" = 50'



Vicinity Map
Not to Scale

**Surveyor's Certificate**

I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have retraced Utah County Record of Survey No. 23-082, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the referenced monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as State Street Commons Subdivision, Plat B.

Boundary Description

All of Lot 2, State Street Commons Subdivision, recorded as Entry No. 43261:2023 and as Map No. 18822 in the Official Records of Utah County, being a part of the North Half of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Orem City, Utah County, Utah:

Beginning at the point of Intersection of the Easterly line of Residences at Monte Vista Subdivision recorded as Entry No. 17545:2014 and as Map No. 14182 in the Official Records of Utah County, being the Easterly line of 400 West Street as it exists at 20.00 foot half-width, and the Northeastly line of Pinehurst Plaza Plat "A" recorded as Entry No. 63732:2000 and as Map No. 8685, located 2668.49 feet North 89°56'26" East along the Quarter Section Line; and 493.26 feet North 0°33'54" West from a Brass Cap Monument found marking the West Quarter Corner of said Section 10; and running thence along said Easterly line the following three courses: North 57.75 feet (57.72 feet record) to a point of curvature; Northwestly along the arc of a 165.48 foot radius curve to the left a distance of 78.25 feet (Central Angle equals 27°05'39" and Long Chord bears North 13°32'50" West 77.52 feet) to a point of reverse curvature; and Northwestly along the arc of a 137.00 foot radius curve to the right a distance of 65.17 feet (65.19 feet record) (Central Angle equals 27°15'24" (27°15'44" record) and Long Chord bears North 13°27'57" West (North 13°27'47" West record) 64.56 feet (64.57 feet record) to the Southerly line of said Residences at Monte Vista and a Boundary Line Agreement recorded as Entry No. 32871:2008 in the Official Records of Utah County; thence South 89°21'36" East 848.32 feet along said Southerly line and Agreement line extended Easterly to the Southwestly line of State Street as it exists at 66.00 foot half-width; thence South 18°33'14" East 227.05 feet along said Southwestly line to the Northeast Corner of Lot 1 of said State Street Commons Subdivision; thence along the Northerly and Westerly lines of said Lot 1 the following three Courses: South 71°26'46" West 58.16 feet; North 89°22'13" West 284.09 feet; and South 0°34'30" West 127.65 feet to the Southerly line of said Subdivision; thence along said Southerly line the following eight courses: South 88°59'27" West 1.30 feet to a point on a Boundary Line Agreement recorded as Entry No. 27433:2008 of the Official Records of Utah County; South 88°59'36" West 194.66 feet along said Agreement line; North 31°39'25" West 22.42 feet; South 84°05'14" West 166.16 feet; North 39°05'58" West 88.65 feet; North 46°55'21" West 158.51 feet to a point on a curve; thence Southerly along the arc of a 67.00 foot radius curve to the left a distance of 5.75 feet (Center bears South 85°05'01" East, Central Angle equals 4°54'47" and Long Chord bears South 2°27'35" West 5.74 feet) to said Northeastly line of Pinehurst Plaza Plat "A"; and North 43°45'59" West 2.79 feet along said Northeastly line to said point of intersection and the point of beginning.

Contains 255,610 sq. ft.
or 5.868 acres
3 Lots

25 Sep, 2023

Date

David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication

We, the Owners of the described tract of land to be hereafter known as State Street Commons Subdivision, Plat B do hereby consent and give approval to the recording of this plat for all purposes shown herein.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20_____.

Evergreen-800 N & State, L.L.C., an Arizona limited liability company

By: Evergreen Development Company-2022, L.L.C., an Arizona limited liability company

Its: Manager

By: Evergreen Devco, Inc., a California corporation

Its: Manager

By:

Its:

Acknowledgement

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by and who represented that they are the Owners of the above described property and have the authority to execute this instrument.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public

Conditions of Approval

Preliminary State Street Commons Subdivision, Plat B

Vacating and Amending All of Lot 2 State Street Commons Subdivision, being a part of the North Half of Section 10, Township 6 South, Range 2 East, SLB&M, U.S. Survey, in Orem City, Utah County, Utah

Surveyor's Seal 12966234 David M. Hamilton	Notary Public Seal	City-County Engineer Seal	Clerk-Recorder Seal
--	--------------------	---------------------------	---------------------

Approval as to Form

City Attorney

Date

Narrative

This Subdivision was requested by Evergreen Devco, Inc. to create three Lots and a Drainage Parcel.

This Survey retraces and honors the underlying underlying 2023 State Street Commons Subdivision, the adjacent Residences at Monte Vista Subdivision and Pinehurst Plaza Plat A Subdivision and a 2023 ALTA Survey by AWA Engineering filed as Utah County Record of Survey No. 23-082.

A line between monuments found for the West Quarter Corner and the East Quarter Corner of Section 10 was assigned the Utah County bearing of North 89°56'26" East as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

Accepted by the City of Orem

The City of Orem, County of Utah, approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____, by Resolution No. _____.

Approved by City Engineer

Affest by City Recorder

Easements

- Easements shown on AFFCU Orem Subdivision Plat recorded April 30, 2010 as Entry No. 35500:2010 of Official Records of Utah County. Some items have been vacated, effectuated by this plat.
- Boundary Line Agreement, Recorded March 20, 2008 as Entry No. 32871:2008 of the Official Records of Utah County.
- Shared Access Easement, Recorded May 16, 2016 as Entry No. 42805:2016 of the Official Records of Utah County.
- Boundary Line Agreement recorded March 7, 2008 as Entry No. 27433:2008 of the Official Records of Utah County
- Common Operation and Reciprocal Easement Agreement recorded as Entry No. 43387:2023 of Official Records & Supplement No. 1 recorded as Entry No. 43652:2023 of Official Records - affects this site and defines blanket common area easements for shared utilities, stormwater drainage, parking, access and other items relevant to this development.

Vested and accured water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights, as may be recognized and acknowledged by local customs, laws, and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises, hereby granted, as provided by law, as disclosed within that certain Patent recorded April 11, 1883 in Book "0" at Page 373 of the Official Records of Utah County - blankets this site along with more land, contains nothing to plat.

Agreement recorded June 10, 2008 as Entry No. 67762:2008 of the Official Records of Utah County regarding a billboard sign of undisclosed location. An existing billboard sign is located in the Southeast corner of Lot 1, shown hereon.

Coordinates

(NAD27 State Plane Grid U.S. Survey Feet)

A.	N = 720718.32	E = 1940256.27
B.	N = 721410.04	E = 1942890.28
C.	N = 721400.57	E = 1943738.30
D.	N = 721185.38	E = 1943810.52
E.	N = 721166.88	E = 1943755.40
F.	N = 721170.00	E = 1943471.41
G.	N = 721042.39	E = 1943470.13
H.	N = 721042.37	E = 1943468.83
I.	N = 721038.95	E = 1943274.26
J.	N = 721058.03	E = 1943262.50
K.	N = 721040.92	E = 1943097.28
L.	N = 721109.69	E = 1943041.39
M.	N = 721217.92	E = 1942925.64
N.	N = 721212.19	E = 1942925.39
O.	N = 721214.20	E = 1942923.46
P.	N = 721271.93	E = 1942923.46
Q.	N = 721347.28	E = 1942905.31

Planning Commission Approval

The City of Orem, County of Utah, approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____, by Resolution No. _____.

Director-Secretary

Chairman, Planning Commission

Notes

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

Onsite drives may be less than 25' from adjacent property lines, as long as sight visibility is maintained at any drive connections.

During the site plan review and approval process for Lot 203, the Owner of Lot 203 shall extend the drive access from State Street, via Lot 202, to 400 West and shall coordinate with the City regarding future cross access to the South.

Owner / Developer

Evergreen Devco, Inc.
200 North Maryland Ave. Suite 201
Glendale, CA, 91206
Phone: (818)-240-8727

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Street View





City Council Chambers, 56 N State Street

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

PUBLIC HEARING – Vacating Lot 2, State Street Commons Subdivision and approving State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.

Lot 2 was originally created as one large lot. It is now being divided into three lots. Two smaller lots will front on State Street. These two lots are in the C2 zone. One larger lot will front on 400 West and this lot is in the C3 zone.

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

ZIONS FIRST NATIONAL BANK
%LOCATION: 7473
PO BOX 54288
LEXINGTON, KY 40555

Planning Commission
Wed, Oct 18, 2023
4:30 pm



City Council Chambers, 56 N State Street

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

PUBLIC HEARING – Vacating Lot 2, State Street Commons Subdivision and approving State Street Commons Subdivision, Plat B located generally at 877 North State Street in the C2 and C3 zones.

Lot 2 was originally created as one large lot. It is now being divided into three lots. Two smaller lots will front on State Street. These two lots are in the C2 zone. One larger lot will front on 400 West and this lot is in the C3 zone.

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

TROLLA, SUSAN M
3549 LANDINGS DR UNIT H-6
FORT COLLINS, CO 80525

Planning Commission
Wed, Oct 18, 2023
4:30 pm

Preliminary State Street Commons Subdivision, Plat B
 Vacating and Amending all of Lot 2 State Street Commons Subdivision, being a part of the North Half of Section 10, Township 8 South, Range 2 East, 66.8884 U.S. Survey, in Orem City, Utah County, Utah 84058

Legend

Notes

Coordinate

Exemptions

Narrative

Per Vacation Notice

Approval as to Form

Surveyor's Certificate

Boundary Description

Owner's Declaration

Acknowledgment

Conditions of Approval

Preliminary State Street Commons Subdivision, Plat B
 Vacating and Amending all of Lot 2 State Street Commons Subdivision, being a part of the North Half of Section 10, Township 8 South, Range 2 East, 66.8884 U.S. Survey, in Orem City, Utah County, Utah 84058



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

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

ADAMS, KRISTA E
172A HOBBLE CREEK CANYON
SPRINGVILLE, UT 84663

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

FIRST SECURITY BANK OF UTAH
%RYAN LLC
PO BOX 2609
CARLSBAD, CA 92018

IHC HEALTH SERVICES INC
PO BOX 3390
SALT LAKE CITY, UT 84110

BENNETT REAL ESTATE HOLDINGS
LLC
PO BOX 50142
PROVO, UT 84605

ZIONS FIRST NATIONAL BANK
%LOCATION: 7473
PO BOX 54288
LEXINGTON, KY 40555

EARL HARRIS TRUST B 05-01-1974
THE (ET AL)
%KRICK, ROBERT T
5 FIRST AMERICAN WAY
SANTA ANA, CA 92707

PINEHURST AT 800 NORTH LLC
10 E SOUTH TEMPLE # 900
SALT LAKE CITY, UT 84133

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CENTRAL BANK
%SELF DIRECTED RETIREMENT
SERVICES
75 N UNIVERSITY AVE
PROVO, UT 84601

COMMON AREA
100 E CENTER
PROVO, UT 84604

COMMON AREA
100 E CENTER
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

WX4 LLC
112 E 1350 N
BOUNTIFUL, UT 84010

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

PENNOCK INVESTMENTS LLC
160 S 1140 E
LINDON, UT 84042

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
188 W 800 NORTH
OREM, UT 84057

PENNOCK INVESTMENTS LLC
--OR CURRENT RESIDENT--
245 W 990 NORTH
OREM, UT 84057

NEW STARR LLC
253 S OREM BLVD
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

DF ADAMS 300 LLC
--OR CURRENT RESIDENT--
300 W 800 NORTH
OREM, UT 84057

UTAH COMMUNITY FEDERAL
CREDIT UNION
--OR CURRENT RESIDENT--
305 W 800 NORTH
OREM, UT 84057

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

DODGE, DONALD A & LINDA N (ET
AL)
--OR CURRENT RESIDENT--
336 W 920 NORTH
OREM, UT 84057

DODGE, DONALD A & LINDA N (ET
AL)
--OR CURRENT RESIDENT--
344 W 920 NORTH
OREM, UT 84057

MARTIN PROPERTIES LC
%PETERSON, SCOTT
360 W 920 N
OREM, UT 84057

UTAH COMMUNITY FEDERAL
CREDIT UNION
%ACCOUNTING/FACILITIES
360 W 4800 N
PROVO, UT 84604

ADAMS, KRISTA E
--OR CURRENT RESIDENT--
365 W 800 NORTH
OREM, UT 84057

LOLLIPOPSOREM LLC
--OR CURRENT RESIDENT--
380 W 920 NORTH
OREM, UT 84057

ROGER L FARLEY PROPERTIES LLC 390 W 920 N OREM, UT 84057	KMR PROPERTIES LC --OR CURRENT RESIDENT-- 398 W 800 NORTH OREM, UT 84057	EARL HARRIS TRUST B 05-01-1974 THE (ET AL) --OR CURRENT RESIDENT-- 406 W 800 NORTH OREM, UT 84057
BENNETT REAL ESTATE HOLDINGS LLC --OR CURRENT RESIDENT-- 408 W 800 NORTH UNIT#201 OREM, UT 84057	BENNETT REAL ESTATE HOLDINGS LLC --OR CURRENT RESIDENT-- 408 W 800 NORTH UNIT#202 OREM, UT 84057	IHC HEALTH SERVICES INC --OR CURRENT RESIDENT-- 410 W 800 NORTH OREM, UT 84057
IHC HEALTH SERVICES INC --OR CURRENT RESIDENT-- 412 W 800 NORTH OREM, UT 84057	NOBLE AMERICAN PROPERTY LLC --OR CURRENT RESIDENT-- 414 W 800 NORTH OREM, UT 84057	MILLER, CORY N & JANICE Y 414 W 920 N OREM, UT 84057
TD DEVELOPMENT LLC 415 E 1550 N OREM, UT 84097	SM WASHBURN LLC 415 W 800 N OREM, UT 84057	WX4 LLC --OR CURRENT RESIDENT-- 416 W 800 NORTH OREM, UT 84057
REDMOND INVESTMENT PROPERTIES LC --OR CURRENT RESIDENT-- 418 W 800 NORTH OREM, UT 84057	KLEMETSON, GLENN & JENNIFER 419 W 1000 N OREM, UT 84057	REDMOND INVESTMENT PROPERTIES LC --OR CURRENT RESIDENT-- 420 W 800 NORTH OREM, UT 84057
NOBLE AMERICAN PROPERTY LLC --OR CURRENT RESIDENT-- 422 W 800 NORTH OREM, UT 84057	TOP PROPERTY INVESTMENTS LLC --OR CURRENT RESIDENT-- 426 W 800 NORTH OREM, UT 84057	BARBAKOS, CHRIS C & LORI 426 W 920 N OREM, UT 84057
PET URGENT CARE LLC 428 W 800 N OREM, UT 84057	PETERSEN, MARLO & SUSAN D 429 W 1000 N OREM, UT 84057	JOHNSON, PATRICIA B --OR CURRENT RESIDENT-- 436 W 800 NORTH OREM, UT 84057
WARNER, GLEN R & REBECCA S (ET AL) 438 W 920 N OREM, UT 84057	DIETER, REBEKAH PAULIENE & ANDREW ALAN 439 W 1000 N OREM, UT 84057	PAYNE FAMILY LLC --OR CURRENT RESIDENT-- 440 W 800 NORTH OREM, UT 84057
PLEASANT VIEW LLC 442 W 800 N OREM, UT 84057	BEESTON, WILLIAM H & RUBY 444 W 800 N OREM, UT 84057	CENTRAL BANK --OR CURRENT RESIDENT-- 449 W 1000 NORTH OREM, UT 84057
HALL, MICHAEL D & MARTHA E 450 W 920 N OREM, UT 84057	THURMAN, TIMOTHY ROBERT & JULIE SHEFFIELD 453 W 920 N OREM, UT 84057	IHC HEALTH SERVICES INC --OR CURRENT RESIDENT-- 458 W 800 NORTH OREM, UT 84057

ZIONS FIRST NATIONAL BANK
--OR CURRENT RESIDENT--
462 W 800 NORTH
OREM, UT 84057

HEATON, MATTHEW & CAMERON JO
462 W 920 N
OREM, UT 84057

LEONARD, SCOTT & EMILY DANIELS
474 W 920 N
OREM, UT 84057

TROWBRIDGE, JAMES S & KRISTIN D
475 W 920 N
OREM, UT 84057

SHUPE, RYAN & ASHLEY
485 W 920 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

PLAZA 880 LIMITED
575 E UNIVERSITY PKY STE N2 60
OREM, UT 84097

PLAZA 880 LIMITED
%WOODBURY CORPORATION
575 E UNIVERSITY PKWY STE N260
OREM, UT 84097

DODGE, DONALD A & LINDA N (ET AL)
577 S 1660 E
PLEASANT GROVE, UT 84062

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

REDMOND INVESTMENT
PROPERTIES LC
%CLARK, BRIAN
651 W 1250 S
HEBER CITY, UT 84032

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC
682 N 2770 W
PROVO, UT 84601

OREM PORTFOLIO LLC
--OR CURRENT RESIDENT--
754 N 400 WEST
OREM, UT 84057

OREM PORTFOLIO LLC
--OR CURRENT RESIDENT--
764 N 400 WEST
OREM, UT 84057

JACKSONS FOOD STORES INC
--OR CURRENT RESIDENT--
777 N STATE ST
OREM, UT 84057

MITCHELL, ALEX & NICOLE (ET AL)
780 N 400 W
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC
--OR CURRENT RESIDENT--
785 N OREM BLVD
OREM, UT 84057

NITA B PARK FAMILY LC
797 BOWL DR
OREM, UT 84097

KMR PROPERTIES LC
815 W 1560 S
PROVO, UT 84601

MOUNTAIN VIEW INVESTMENT CO
--OR CURRENT RESIDENT--
820 N STATE
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K
%PERUCCA, MIKE
821 W 2225 S
SYRACUSE, UT 84075

LOLLIPOPSOREM LLC
821 W ACADEMY DR
SPANISH FORK, UT 84660

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
822 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
830 N STATE ST
OREM, UT 84057

STORMRIDER LLC
840 PINNACLE CT # 202
MESQUITE, NV 89027

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
880 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
884 N STATE ST
OREM, UT 84057

MANWELL, ANNA L (ET AL)
898 N 425 W
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

HUFFAKER, JAMES & SARAH
903 N 425 W
OREM, UT 84057

CHAVEZ, FEDERICO LOPEZ
904 N 425 W
OREM, UT 84057

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
910 N STATE ST
OREM, UT 84057

ROMERO, RENE & BEATRIZ M
--OR CURRENT RESIDENT--
915 N 425 WEST
OREM, UT 84057

TROLLA, SUSAN M
--OR CURRENT RESIDENT--
916 N 425 WEST
OREM, UT 84057

SJK OREM LLC
925 N STATE ST
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 2
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 3
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 4
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
934 N STATE ST
OREM, UT 84057

T SWIFT LLC
--OR CURRENT RESIDENT--
948 N STATE
OREM, UT 84057

YEN, CHEN HUAN & MEI MIN LIU (ET
AL)
963 N STATE ST
OREM, UT 84057

READ, RICHARD M
965 N 400 W
OREM, UT 84057

MAINWOOD, DANIEL ROBERT &
SYDNEY R
966 N 400 W
OREM, UT 84057

RESIDENCES AT MONTE VISTA LLC
978 E WOODOAK LN
SALT LAKE CITY, UT 84117

DICKSON, DARNELL & BARBARA
982 N 400 W
OREM, UT 84057

TD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
983 N STATE ST
OREM, UT 84057

BSAMPSON HOLDINGS LLC
986 N STATE
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

PAYNE FAMILY LLC
1199 E 1130 N
OREM, UT 84097

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

OREM PORTFOLIO LLC
1300 K ST FL 2
MODESTO, CA 95354

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

JOHNSON, PATRICIA B
1842 S LAGUNA VISTA DR
OREM, UT 84058

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

QQUV INVESTMENTS 5 LLC
%EARNEST, JOESPH
2208 W 700 S
SPRINGVILLE, UT 84663

SIERRA VISTA PLAZA LLC
2360 MENDOCINO AVE A2-352
SANTA ROSA, CA 95403

EVERGREEN-800 N & STATE LLC
2390 E CAMELBACK RD STE 410
PHOENIX, AZ 85016

JACKSONS FOOD STORES INC
3450 E COMMERCIAL CT
MERIDIAN, ID 83642

TROLLA, SUSAN M
3549 LANDINGS DR UNIT H-6
FORT COLLINS, CO 80525

DF ADAMS 300 LLC
3889 GRINDSTONE DR
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

UDOT
4501 S 2700 W
WEST VALLEY CITY, UT 84119

DEE REAL ESTATE GROUP LLC
7444 S PAISLEY WAY
WEST JORDAN, UT 84084

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

Item #: 3.4	Planning Commission October 18, 2023	
Prepared By: Cheryl Vargas		
Applicant: Jay Liechty	PUBLIC HEARING – Amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pan
- Mailed 448 postcards to residents within 500 feet

SITE INFORMATION:

- General Plan Designation:

High Density Residential

- Current Zone: **R12 & R8**
- Acreage: **11.9**
- Neighborhood: **Lakeview**

ACTION:

The Planning Commission shall forward a recommendation to the City Council regarding the street connectivity request.

REQUEST: The applicant requests the City amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.

BACKGROUND:

The applicant is proposing to eliminate two street connections between 1430 South and 1600 South which are in the Lakeview Area Street Connection [Master Plan](#). One connection would provide connectivity between 1430 South and 400 West. The second connection to be eliminated is between 360 West and 1600 South.

The street connections need to be in place to prevent parcels in the area from becoming landlocked. The identified street connections also complete a grid network to mitigate intersection congestion at Sandhill Road and Main Street. The street connections enhance emergency response time and opportunities for water and sewer utility connections. Currently there are 10 separate parcels that are on a septic tank system that could connect into a City sewer system with the opportunity of a street connection. With the elimination of street connections, traffic isn't evenly distributed on the street network resulting in reduced levels of service and the need for signalized intersections. Staff supports street connections and the completion of a grid network.

If this elimination of required street connections is approved, the applicant could proceed with the proposed concept plan, however, if not approved the street connection from 1430 South and 400 West would be required for street connectivity as described above.

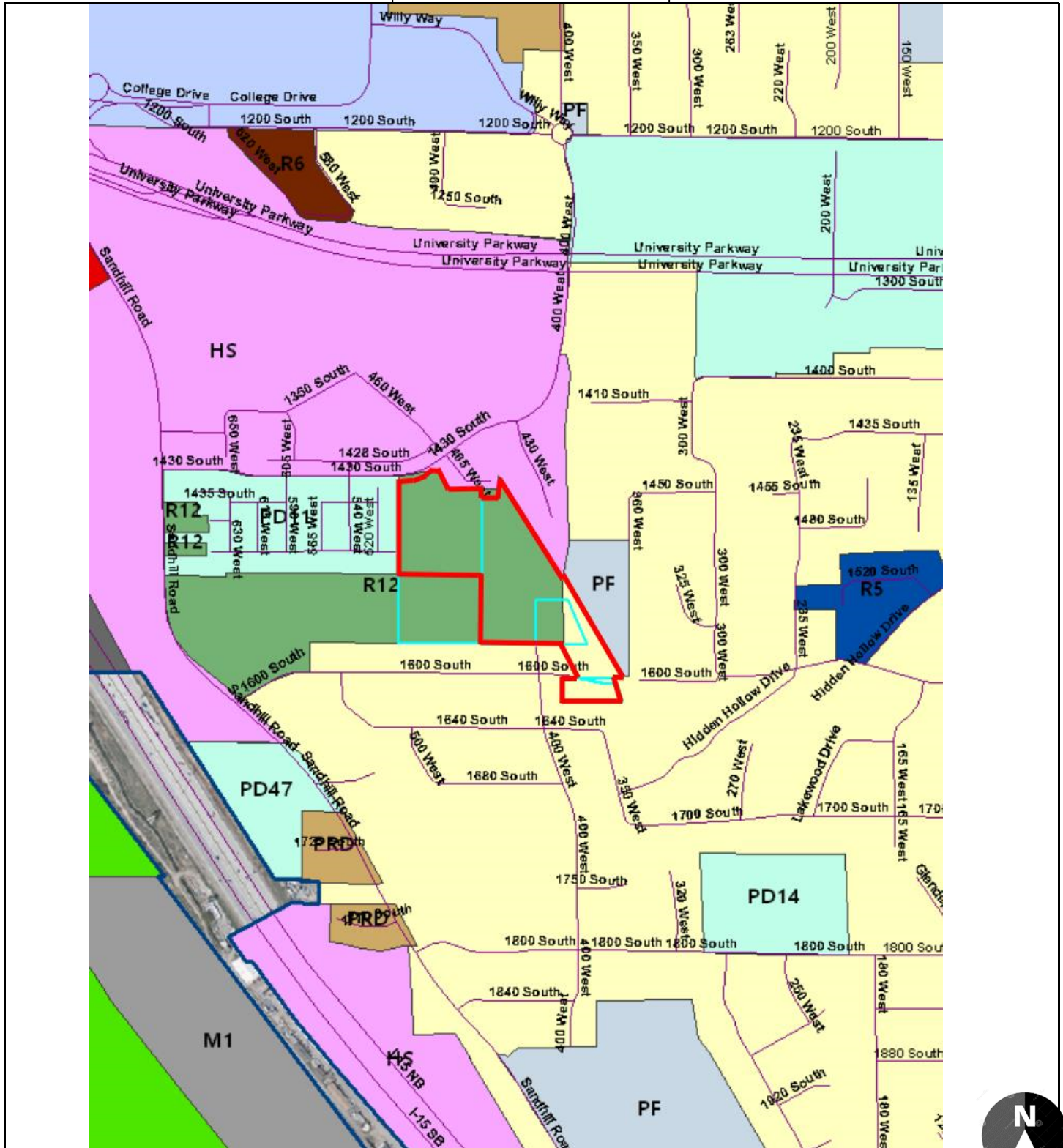
RECOMMENDATION: Staff recommends the Planning Commission consider a recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.



LAKEVIEW AREA STREET CONNECTION MASTER PLAN



Sherwood Haven



Legend



Rezone & Map Amendment
Zone: R12 to HS
Acres: 15.02

NEIGHBORHOOD
Lakeview

 1430 S 400 West
 Parcels

Street view from 400 West



Street view from 1430 South



Item #: 3.5	Planning Commission October 18, 2023	
Prepared By: Cheryl Vargas		
Applicant: Jay Liechty	PUBLIC HEARING – Amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pan
- Mailed 448 postcards to residents within 500 feet

SITE INFORMATION:

- General Plan Designation:
- High Density Residential**
- Current Zone: **R12 & R8**
- Acreage: **11.9**
- Neighborhood: **Lakeview**

ACTION:

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

REQUEST: The applicant requests the City amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone.

BACKGROUND:

The applicant is proposing this rezone and map amendment from the R12 and R8 zones to the Highway Services (HS) zone so they can build a retreat type project with a restaurant/reception center/conference center, 2-story retail space, underground parking structure, pavilions and forty-two cabins (each with two units for a total of eighty-four (84) units). If the rezone is approved, they will come back to the Planning Commission at a future date for approval of the site plan and improvements.

The applicant would like to commercially develop and clean up the mature forest at this location in a way that preserves the trees and peacefulness of the surrounding neighborhoods. The forest has maintained a protective barrier between the surrounding neighborhoods and the high-density congestion to the north of this property for many years.

To preserve this barrier, the applicant would like to create a low-impact, high-end hospitality resort development intermingled in the trees. There will also be a restaurant/reception center/conference center, pavilions, a sports retail space for physical therapy, massage, chiropractic uses and an underground parking structure.

Sherwood Haven would accommodate short term hospitality lodging to guests as well as a variety of activities including wedding receptions, family reunions, traveling sports team and tournament hosting, team sports practices and events in the evenings and corporate events such as retreats, training and parties.

Units: There will be forty-two (42) cabins with two (2) units each. The restaurant/reception/conference centers, the 2-story retail space and underground parking structure will all be located at the northern end of the property and have access off of 430 South. The cabins will spread through the center and southern portion of the property, also with access off of 430 South.

Materials: The exterior finishing materials will be wood, masonry (stone cement), stucco, glass, steel, aluminum and structurally insulated panels made of steel and compressed foam.

Parking: Each cabin will have one (1) parking space for each unit (two units per cabin). The interior pavilions will provide twenty-four parking spaces and the restaurant/reception center/conference center will provide four hundred sixty-two

(462) parking spaces. The entire project will provide five hundred seventy (570) parking spaces.

Parking			
	# Units/Square Feet	Required Spaces	Provided Spaces
Cabins (1 Space/Unit)	84	84	84
Interior Pavillions	5,000 sq. ft	20	24
Reception Center/restaurant-Retail-Events/Fitness Center	115,050 sq.ft	461	462
Total		565	570

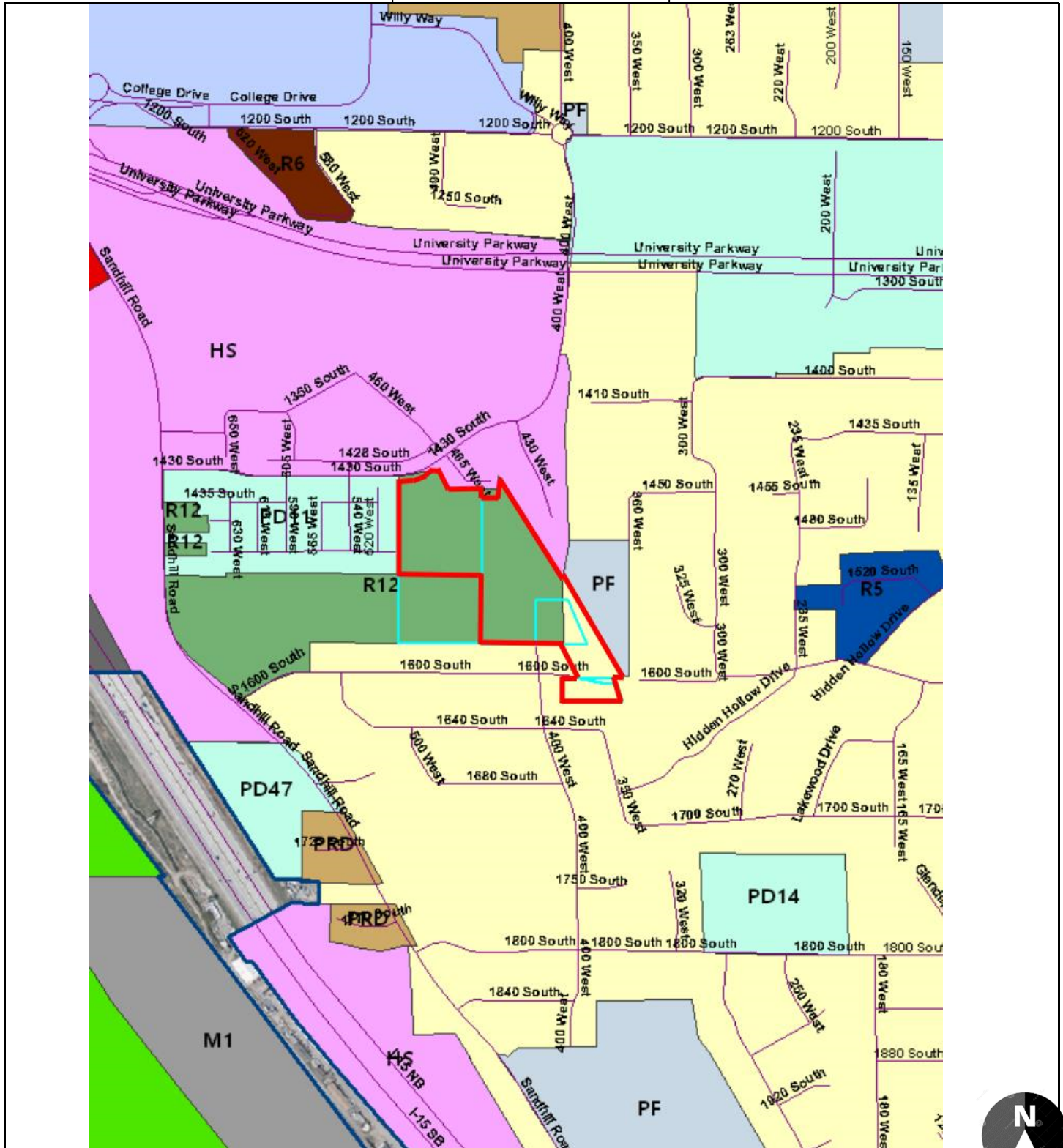
The applicant has offered to have a development agreement between him and the City to ensure that the project will be built according to the stipulations within the agreement. The development agreement would be submitted and signed by the applicant before this item is heard by the City Council.

The absence of street connections is a critical part of this concept plan. If the street connections are to be maintained from 1430 South and 400 West this concept plan will not work as shown. Staff supports street connections and the completion of a grid network which is not a part of their proposed concept plan.

RECOMMENDATION: Staff recommends the Planning Commission consider forwarding a recommendation to the City Council to amend Section 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1430 South 400 West from the R12 and R8 zones to the Highway Services (HS) zone.



Sherwood Haven



Legend

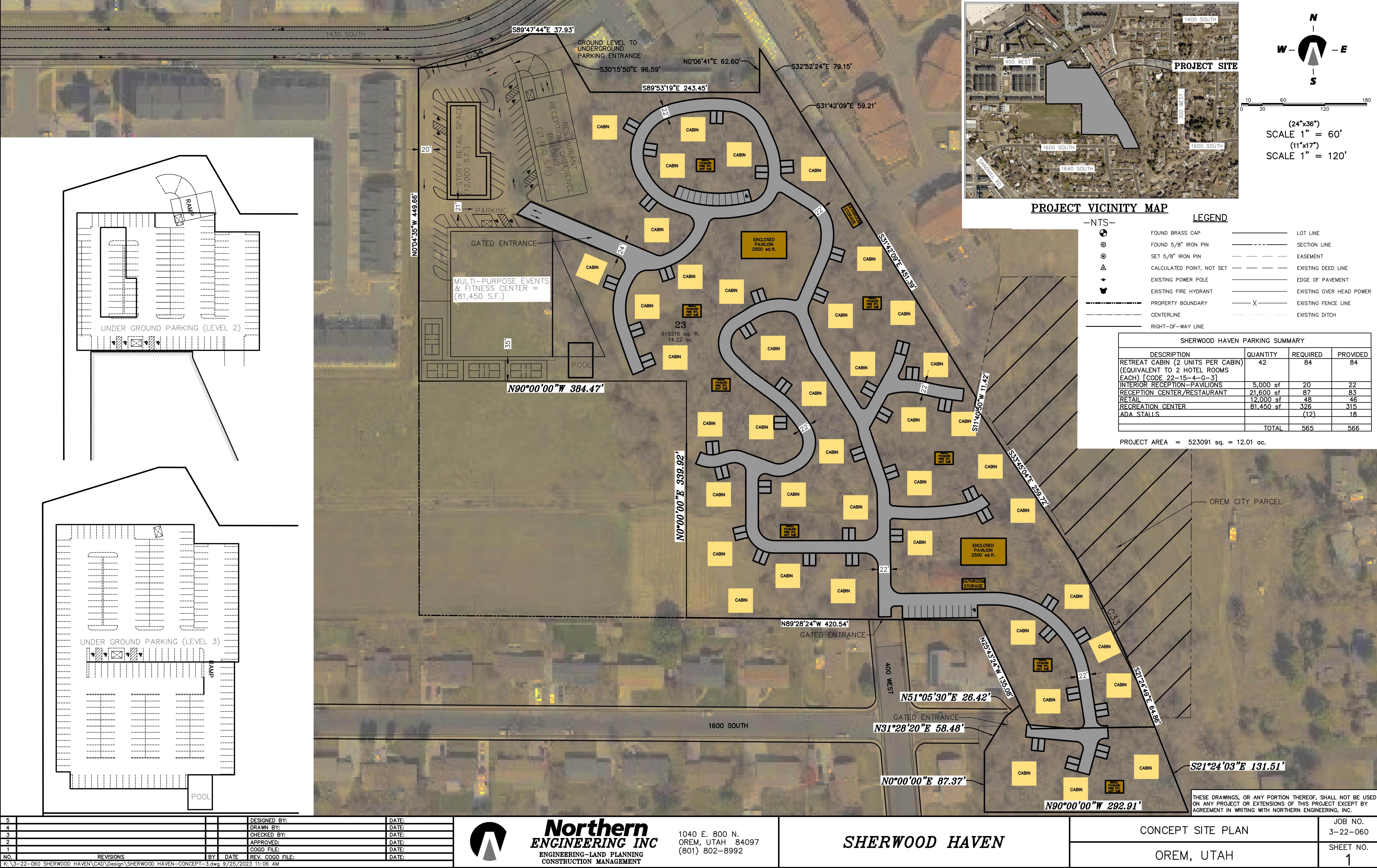


Rezone & Map Amendment
Zone: R12 to HS
Acres: 15.02

NEIGHBORHOOD
Lakeview

1430 S 400 West
 Parcels

Concept Plan



5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:
K:\3-22-060 SHERWOOD HAVEN\CAD\Design\SHERWOOD HAVEN-CONCEPT-3.dwg 9/25/2023 11:06 AM		



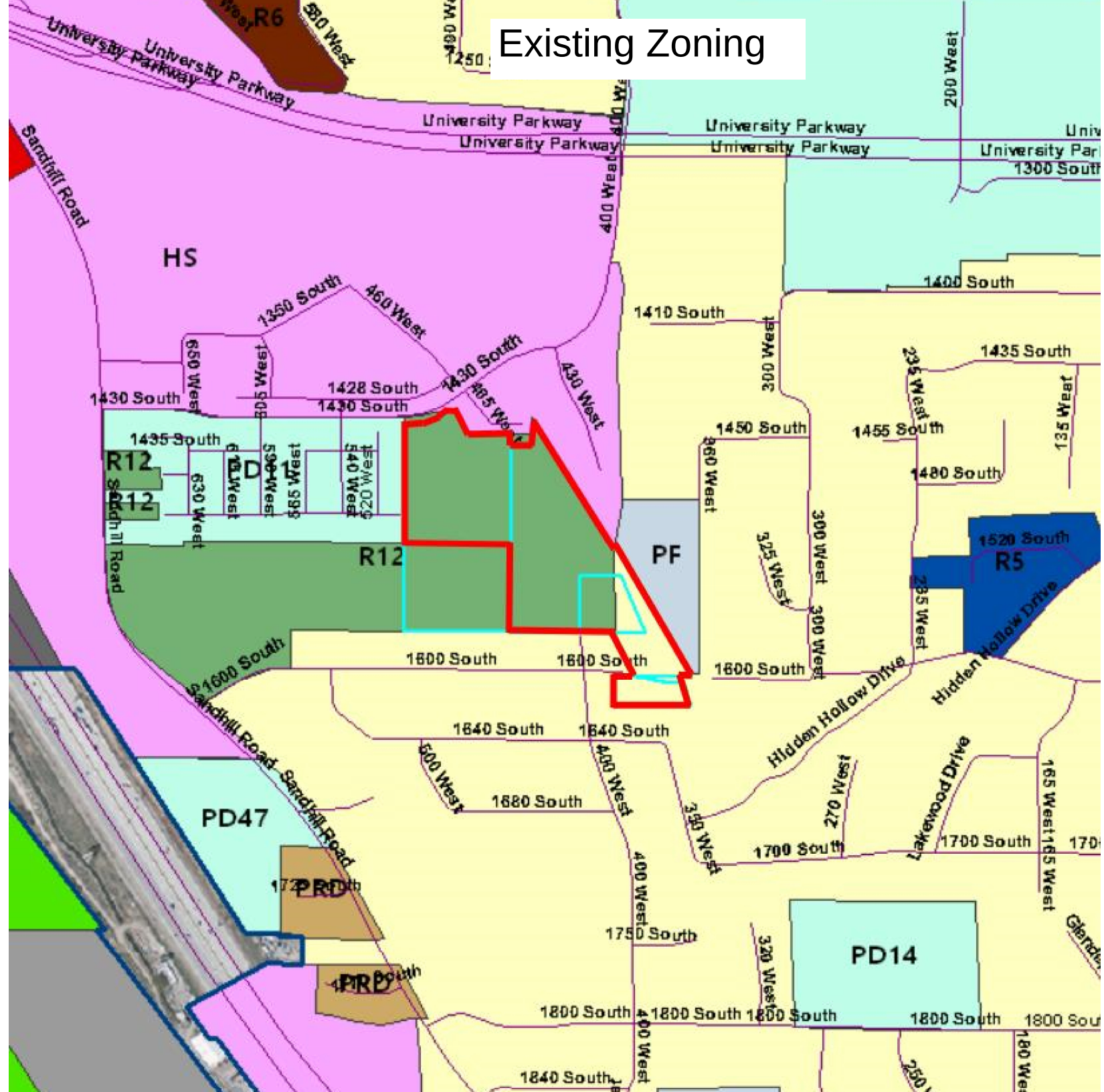
Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

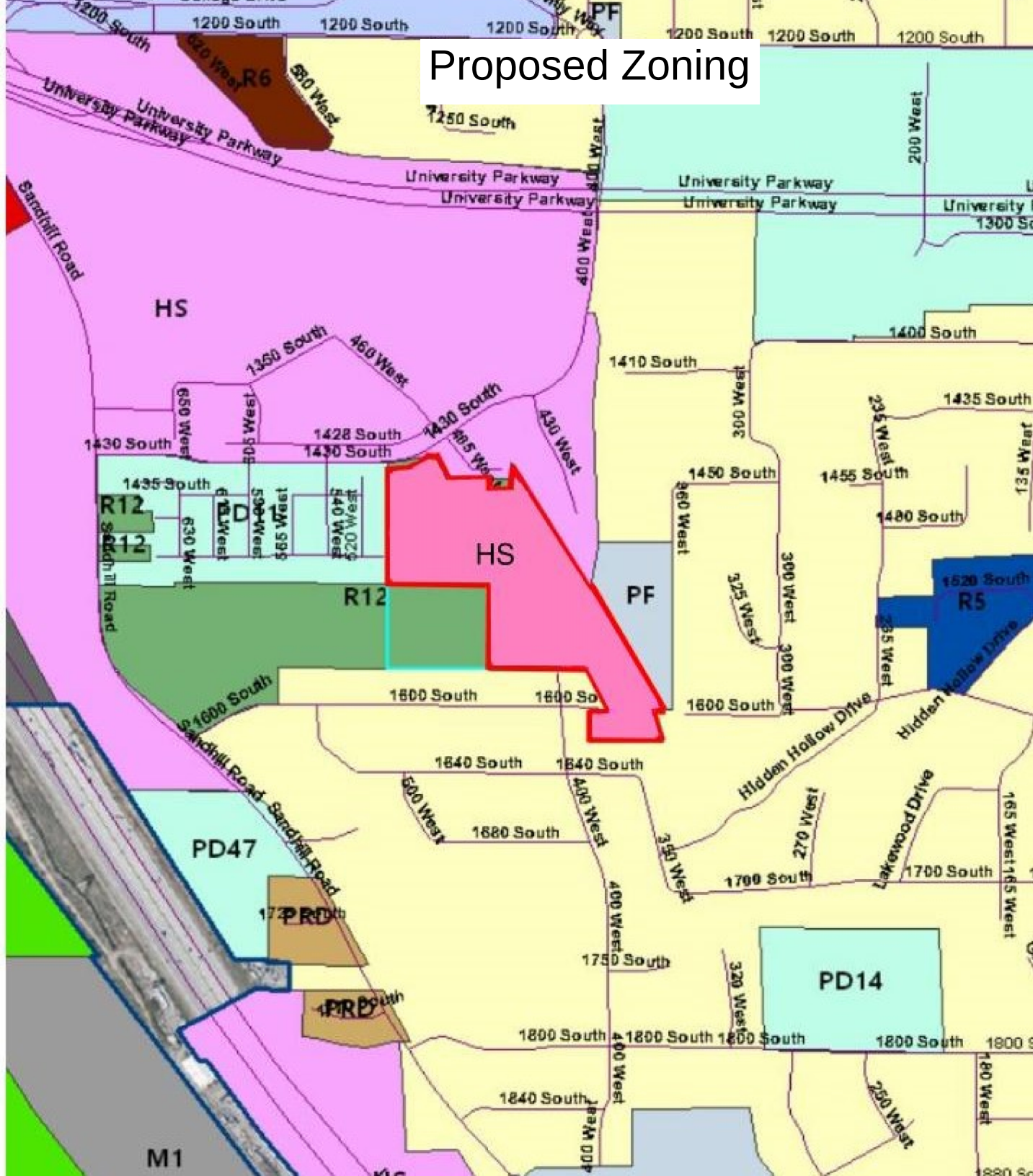
SHERWOOD HAVEN

CONCEPT SITE PLAN	JOB NO. 3-22-060
OREM, UTAH	SHEET NO. 1

Existing Zoning



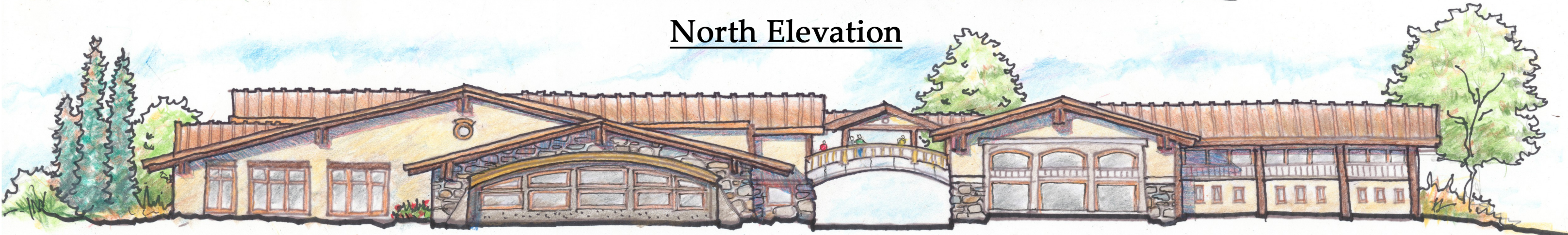
Proposed Zoning



Elevations



North Elevation



Swimming

Athletics

Bridge

Retail

East Elevation



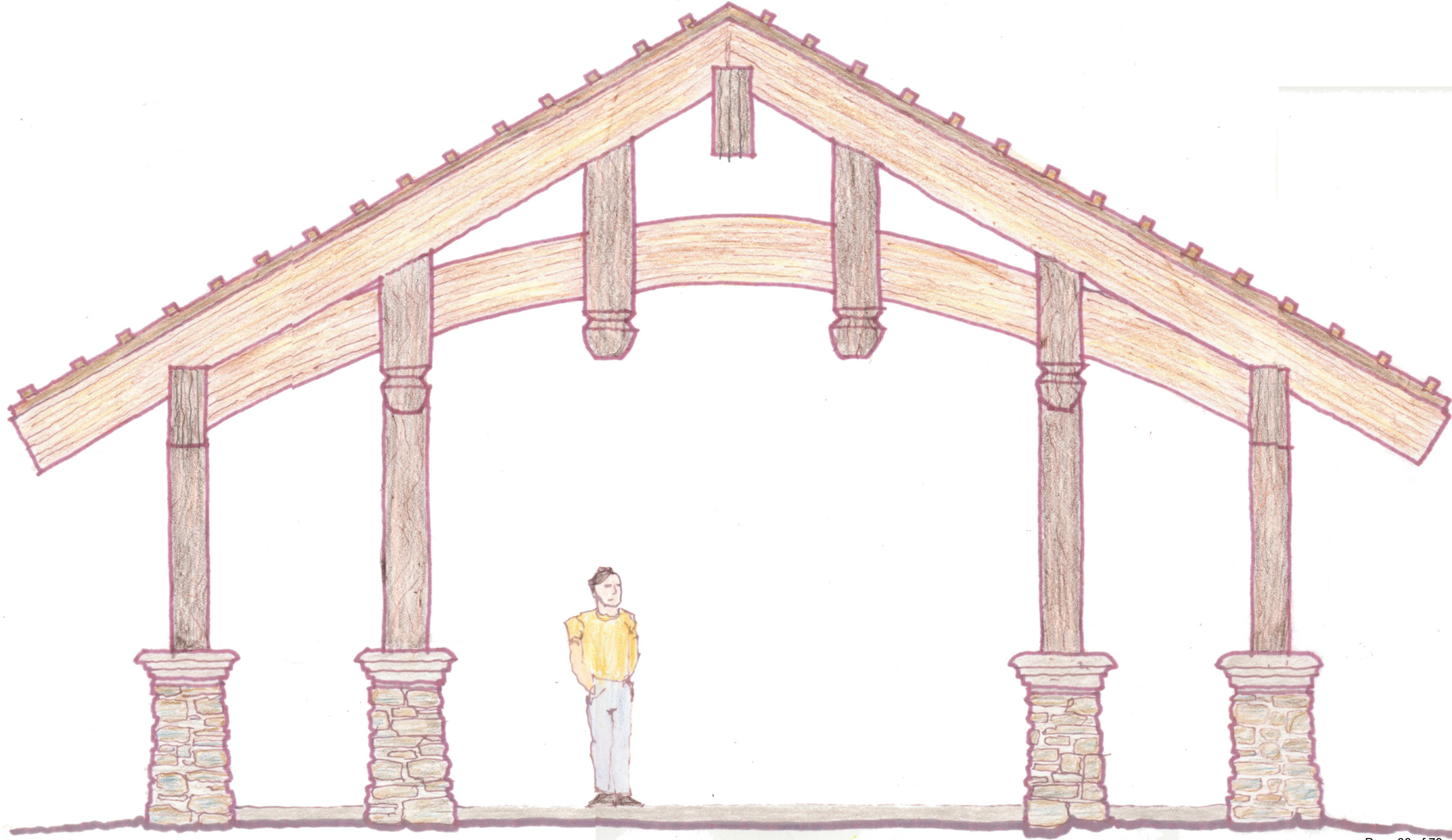
LOBAS
ARCHITECTS

Sports Center - Orem, Utah

Concept Design
August 14, 2023

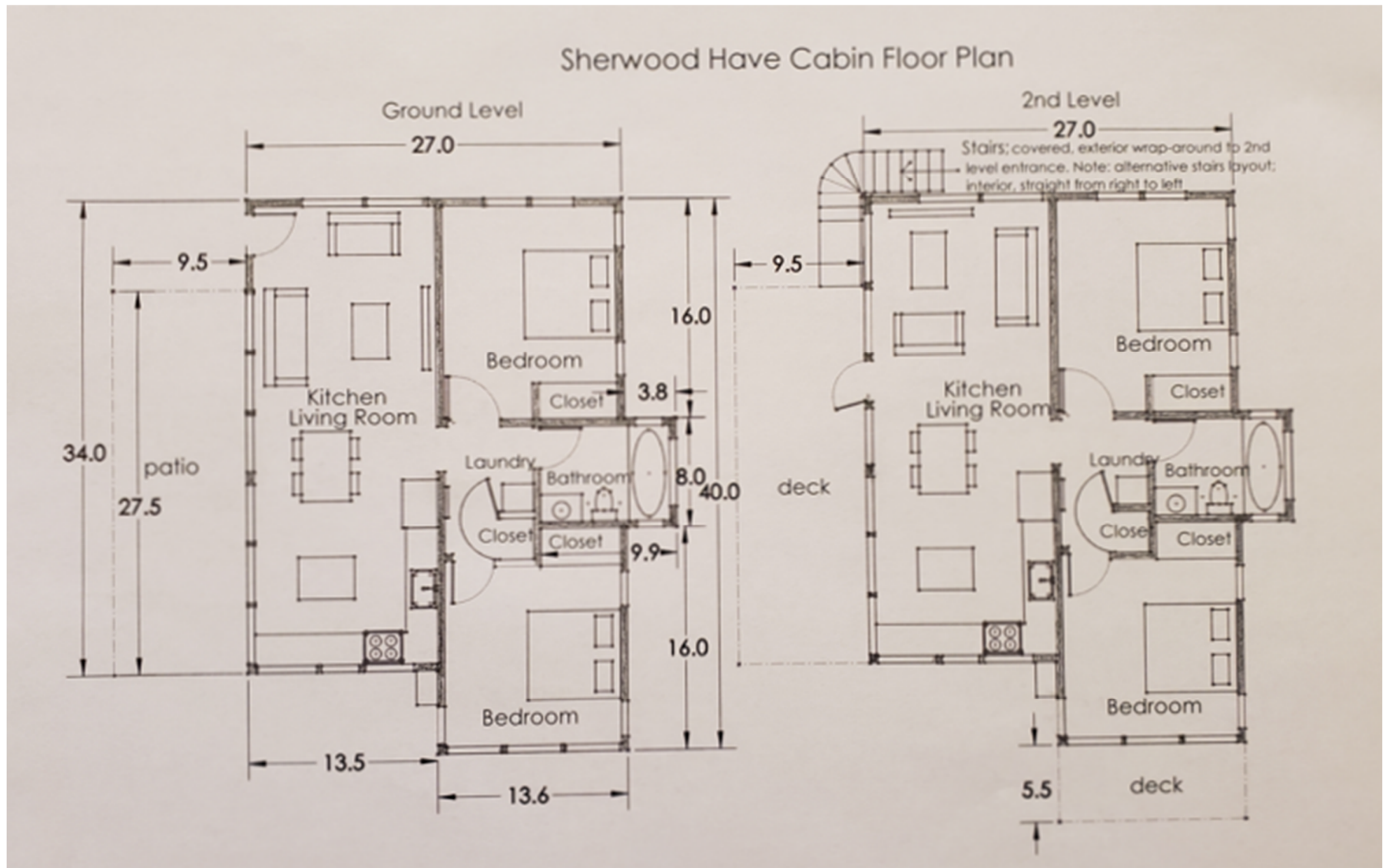








Floor Plans



Parking			
	# Units/Square Feet	Required Spaces	Provided Spaces
Cabins (1 Space/Unit)	84	84	84
Interior Pavillions	5,000 sq. ft	20	24
Reception Center/restaurant-Retail-Events/Fitness Center	115,050 sq.ft	461	462
Total		565	570

Street view from 400 West



Street view from 1430 South





City Council Chambers, 56 N State Street

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

The applicant requests the City consider amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.

The applicant also requests the City change the zoning on subject property from the R12 & R8 zones to the Highway Services (HS) zone to be able to build a restaurant/reception center/conference center, a 2-story retail space and underground parking structure. The project will also include forty-two (42) cabins with two (2) units each for a total of eighty-four (84) units. This is an approved use in the HS zone, but not in the R12 or R8 zones which are single family zones.

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

EVENSON, SPENCER M
9 TERRILL DR
CALIFON, NJ 07830

Planning Commission
Wed, Oct 18, 2023
4:30 pm



City Council Chambers, 56 N State Street

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

The applicant requests the City consider amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.

The applicant also requests the City change the zoning on subject property from the R12 & R8 zones to the Highway Services (HS) zone to be able to build a restaurant/reception center/conference center, a 2-story retail space and underground parking structure. The project will also include forty-two (42) cabins with two (2) units each for a total of eighty-four (84) units. This is an approved use in the HS zone, but not in the R12 or R8 zones which are single family zones.

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

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

Planning Commission
Wed, Oct 18, 2023
4:30 pm



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



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

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

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

LI, EVELYN
PO BOX 14858
FREMONT, CA 94539

SMITH, STAFFORD
PO BOX 1896
IDAHO FALLS, ID 83403

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

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

SHERWOOD HAVEN LLC
PO BOX 51155
PROVO, UT 84605

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

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

EVENSON, SPENCER M
9 TERRILL DR
CALIFON, NJ 07830

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

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

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

COMMON AREA
100 E CENTER
PROVO, UT 84601

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

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

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

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

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

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

LIANG, HONG MEI
172 S RIDGEVIEW DR
OREM, UT 84058

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

MCCOARD, PAUL
173 S LAKESHORE DR
PROVO, UT 84601

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

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

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

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

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

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

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

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

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

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

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

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

LIBBY, TODD S (ET AL)
333 W HIDDEN HOLLOW DR
OREM, UT 84058

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

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

FAGER, TRUDENA (ET AL)
345 W 1600 S
OREM, UT 84058

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

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

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

SIMKINS, KATHY R
356 W 1450 S
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

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

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

ANDERSON, LINDSEY
412 W 1680 S
OREM, UT 84058

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

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

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

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

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

LYNN, JUSTIN
424 W 1680 S
OREM, UT 84058

CAHOON, KENNETH D & CAROL
JOAN (ET AL)
425 W 1680 S
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#314
OREM, UT 84058

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--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#315
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHIEF HOLDINGS LLC
445 S 360 W
OREM, UT 84058

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

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

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

VIERTEL, DOUGLAS & LINDA (ET AL)
450 W 1600 S
OREM, UT 84058

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

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

HANNANT, MARK ROBERT
460 W 1680 S
OREM, UT 84058

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

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

HEATH, MICHAEL WILLIAM
--OR CURRENT RESIDENT--
466 W 1640 SOUTH
OREM, UT 84058

ESTEVEZ, JOSE & NEYLIS M
467 W 1640 S
OREM, UT 84058

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

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

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

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

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

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

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

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

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

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

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

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

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

RUGEBREGT, BENJAMIN & ALICIA
516 W 1600 S
OREM, UT 84058

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

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

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

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

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

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

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

BRIDGES, MICHAEL & LEIONNIE
%BRAMMER, JOHN
529 W 1600 S
OREM, UT 84058

WOOD, GABE
530 W 1600 S
OREM, UT 84058

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

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

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

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

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

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

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

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

THOMAS, ZACHARY R & NATE
545 W 1430 S
OREM, UT 84058

RICHARDS, GARY & CIDNE
547 W 1520 S
OREM, UT 84058

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

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

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

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

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

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

WADE, MICHAEL
557 W 1520 S
OREM, UT 84058

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

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

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

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

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

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

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

PETERSON, GLORIA & LARRY (ET
AL)
588 W 1600 S
OREM, UT 84058

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

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

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

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

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

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

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

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

OWENS, STUART L
939 SHELL BLVD APT 101
FOSTER CITY, CA 94404

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

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

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

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

BLACKWOOD PROPERTIES LLC (ET
AL)
1049 N 700 W CIR
AMERICAN FORK, UT 84003

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

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

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

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

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

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

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

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

TANNER, WAYNE G
1146 E 965 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

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

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

AJAC-3 LLC
1236 GOLDSMITH DR
LITTLETON, CO 80126

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

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

MANNA INVESTMENT LLC
1340 N 239 W
OREM, UT 84057

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#103
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#104
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#105
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#106
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#203
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#204
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#205
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#206
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#303
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#304
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#305
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#306
OREM, UT 84058

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

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

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

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

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

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

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

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

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

CHRISTENSEN, H JARED & KAMI
KRISTINE
1424 S 590 E
SALEM, UT 84653

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

POLGAR, EDGAR
1433 S 430 W
OREM, UT 84058

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

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

RAMIREZ, JAMES (ET AL)
1436 S 430 W
OREM, UT 84058

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

NEVES, CHAD
1437 S 520 W
OREM, UT 84058

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

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

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

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

TODOKE ICHI RYU LLC
1440 S 540 W
OREM, UT 84058

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

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

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

DAYTON, JARED L & PATRICIA L
--OR CURRENT RESIDENT--
1442 S 540 WEST
OREM, UT 84058

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

GBT HOLDINGS LLC
--OR CURRENT RESIDENT--
1443 S 540 WEST
OREM, UT 84058

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

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

LEANY, JESSICA NICOLE & FRANCIS
ESPLIN
1445 S 430 W
OREM, UT 84058

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

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

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

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

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

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

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

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

LAI ENTERPRISES LLC
1449 S 565 W
OREM, UT 84058

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

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

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

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

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

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

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

GAO, SIQI (ET AL)
1455 S 430 W
OREM, UT 84058

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

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

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

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

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

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

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

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

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

CHENG, OI TUNG HELEN
1461 S 520 W
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MORGAN, SUJITRA
1469 S 430 W
OREM, UT 84058

SHETLIN, JOSHUA T & EMMA
LINNEA
1470 S 360 W
OREM, UT 84058

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

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

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

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

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

SECRIST, BAILEY
1472 S 520 W
OREM, UT 84058

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

ANDERSON, RANDALL R & TRACI H 1473 S 520 W OREM, UT 84058	LUCAS, BLAIR K & DENA L (ET AL) --OR CURRENT RESIDENT-- 1474 S 430 WEST OREM, UT 84058	ATWOOD, MICHAEL R & MARILYN M (ET AL) --OR CURRENT RESIDENT-- 1475 S 430 WEST OREM, UT 84058
LEE, EUN SOOK 1475 S 540 W OREM, UT 84058	CAZANAVE, REBECCA E & MICHAEL A 1476 S 430 W OREM, UT 84058	HERNANDEZ, PEDRO CRESPI (ET AL) 1476 S 540 W OREM, UT 84058
BARROW, TRISTAN M 1477 S 430 W OREM, UT 84058	PARRISH, JOANNE (ET AL) 1478 S 360 W OREM, UT 84058	EVENSON, SPENCER M --OR CURRENT RESIDENT-- 1478 S 430 WEST OREM, UT 84058
MAC ENTERPRISES III LLC --OR CURRENT RESIDENT-- 1478 S 520 WEST OREM, UT 84058	SALMON, STEVE & STEPHANIE 1479 S 360 W OREM, UT 84058	ATWOOD, MICHAEL R & MARILYN M (ET AL) --OR CURRENT RESIDENT-- 1479 S 430 WEST OREM, UT 84058
JEWEL HOLDINGS LLC --OR CURRENT RESIDENT-- 1479 S 520 WEST OREM, UT 84058	ROSAS, PEDRO RODRIGUEZ (ET AL) 1480 S 430 W OREM, UT 84058	KJO RESIDENTIAL PROPERTIES LLC --OR CURRENT RESIDENT-- 1480 S 540 WEST OREM, UT 84058
ROTHE, DAVID D & JANET I 1481 S 185 W OREM, UT 84058	FERRIN, TRUDIE 1481 S 540 W OREM, UT 84058	ROTHE, DAVID D & JANET I --OR CURRENT RESIDENT-- 1482 S 430 WEST OREM, UT 84058
YANG, RUI (ET AL) --OR CURRENT RESIDENT-- 1482 S 520 WEST OREM, UT 84058	MCCOARD, PAUL --OR CURRENT RESIDENT-- 1483 S 540 WEST OREM, UT 84058	GRIFFETH, KENT G --OR CURRENT RESIDENT-- 1484 S 430 WEST OREM, UT 84058
BLACKWOOD PROPERTIES LLC (ET AL) --OR CURRENT RESIDENT-- 1484 S 540 WEST OREM, UT 84058	WFH OREM LEXINGTON LLC --OR CURRENT RESIDENT-- 1485 S 520 WEST OREM, UT 84058	MANGUM, WILLIAM ANTHONY & CAROLYN ANN (ET AL) --OR CURRENT RESIDENT-- 1486 S 430 WEST OREM, UT 84058
WANG, PING 1487 S 540 W OREM, UT 84058	AJAC-3 LLC --OR CURRENT RESIDENT-- 1488 S 430 WEST OREM, UT 84058	GORDON, KENNETH 1488 S 540 W OREM, UT 84058
LAKE RIDGE 1490 A SERIES OF CYESCOO LLC --OR CURRENT RESIDENT-- 1490 S 430 WEST OREM, UT 84058	DE LA ROSA, LUIS A 1490 S 520 W OREM, UT 84058	MDG HOLDINGS LLC --OR CURRENT RESIDENT-- 1491 S 565 WEST OREM, UT 84058

OSBORN, BRENT & ROSEMARY
1492 S 430 W
OREM, UT 84058

LIANG, HONG MEI
--OR CURRENT RESIDENT--
1493 S 565 WEST
OREM, UT 84058

GARRISON, JASON & BARBARA
1494 S 430 W
OREM, UT 84058

ANDERSON, GRANT & BARBARA
--OR CURRENT RESIDENT--
1496 S 430 WEST
OREM, UT 84058

HALL, JAZMYN
1497 S 565 W
OREM, UT 84058

CARDWELL, JACQUELINE
1498 S 430 W
OREM, UT 84058

WILSON, CLIFTON LYNN &
CHRISTINE (ET AL)
--OR CURRENT RESIDENT--
1500 S 430 WEST
OREM, UT 84058

CHIEF HOLDINGS LLC
--OR CURRENT RESIDENT--
1501 S 565 WEST
OREM, UT 84058

BENNIE, JEFFRY & MEREDITH E
1502 S 430 W
OREM, UT 84058

FISHER, GILBERT EARL &
SANGSOON
1504 S 430 W
OREM, UT 84058

PHILLIPS, LAURIE ANNE & JERRY
CLAYTON
1505 S 430 W
OREM, UT 84058

GRAVES, MARSHALL & JORDAN N
--OR CURRENT RESIDENT--
1506 S 430 WEST
OREM, UT 84058

LUBBEN, DANIEL & MINDA (ET AL)
1507 S 430 W
OREM, UT 84058

BELLISTON-FOWKES, DUSTIN J (ET
AL)
1508 S 430 W
OREM, UT 84058

LEVINGSTON, STEVE BRADY
--OR CURRENT RESIDENT--
1509 S 430 WEST
OREM, UT 84058

SMITH, SAMUEL TANNER & KACEY
LEE
1510 S 430 W
OREM, UT 84058

PERFECT GREEN HOME BUILDING
SERVICE LLC
--OR CURRENT RESIDENT--
1511 S 430 WEST
OREM, UT 84058

SAAVEDRA, ALFREDO & MARIA
ANDREA (ET AL)
1512 S 430 W
OREM, UT 84058

VAN DYKE, LARELL C & MARGARET
A
1513 S 430 W
OREM, UT 84058

CHRISTIE, JOSEPH W (ET AL)
--OR CURRENT RESIDENT--
1514 S 430 WEST
OREM, UT 84058

CHRISTIE, JOSEPH W (ET AL)
1514 S 430 W # 65
OREM, UT 84058

MOULTON, TYLER R & HEATHER D
(ET AL)
1515 S 430 W
OREM, UT 84058

BENSON, RACHEL & MARK ALAN
--OR CURRENT RESIDENT--
1516 S 430 WEST
OREM, UT 84058

MORALES, DIEGO ALFREDO
MORALES
1517 S 430 W
OREM, UT 84058

HARTRICK, EDWARD & LOURDES
VILLANUEVA
--OR CURRENT RESIDENT--
1518 S 430 WEST
OREM, UT 84058

JORDAN, RICHARD W & LORI R
--OR CURRENT RESIDENT--
1519 S 430 WEST
OREM, UT 84058

S & L CLARK PROPERTIES #3 LC
1520 S 300 W
OREM, UT 84058

LI, EVELYN
--OR CURRENT RESIDENT--
1520 S 430 WEST
OREM, UT 84058

WRIGHT, CALEB D
1521 S 430 W
OREM, UT 84058

EAST MOUNTAIN PROPERTIES LLC
--OR CURRENT RESIDENT--
1522 S 430 WEST
OREM, UT 84058

Jl, YANHUI
1523 S 430 W
OREM, UT 84058

UGALE, JULIETA S (ET AL)
--OR CURRENT RESIDENT--
1524 S 430 WEST
OREM, UT 84058

TURNER, JEFFREY C
1525 S 430 W
OREM, UT 84058

BOAZ, WILLIAM A
1526 S 430 W
OREM, UT 84058

HATCH, BENJAMIN T & MICHAEL T
(ET AL)
--OR CURRENT RESIDENT--
1527 S 430 WEST
OREM, UT 84058

HATCH, BENJAMIN T & MICHAEL T
(ET AL)
1527 S 430 W # 81
OREM, UT 84058

LEWIS, BRANDON
--OR CURRENT RESIDENT--
1528 S 430 WEST
OREM, UT 84058

LEWIS, BRANDON
1528 S 430 W # 88
OREM, UT 84058

ALOR, WILLY FERNANDO &
JONATHAN
1530 S 430 W
OREM, UT 84058

CLEMENTE, VINCENTE & CHERILYN
--OR CURRENT RESIDENT--
1532 S 430 WEST
OREM, UT 84058

LESA, ISABELLA
1534 S 430 W
OREM, UT 84058

ISOM, CHARLES TODD & SANDRA
--OR CURRENT RESIDENT--
1536 S 430 WEST
OREM, UT 84058

BENSON, SAMUEL J & ASHLEY
1538 S 430 W
OREM, UT 84058

HILLS, HY R & SHEILA M
1540 S 300 W
OREM, UT 84058

P & B MANAGEMENT LLC
--OR CURRENT RESIDENT--
1540 S 430 WEST
OREM, UT 84058

DE LEEUW PROPERTIES LC
--OR CURRENT RESIDENT--
1542 S 430 WEST
OREM, UT 84058

SKOUSEN, DANIEL
1544 S 325 W
OREM, UT 84058

BAILEY, TYSON L (ET AL)
1544 S 430 W
OREM, UT 84058

JENNINGS, W COLIN (ET AL)
1546 S 430 W
OREM, UT 84058

BURR, JEFFREY & AIMEE
1548 S 300 W
OREM, UT 84058

JOHNSON, EVELYN & RAND LEE (ET
AL)
--OR CURRENT RESIDENT--
1548 S 430 WEST
OREM, UT 84058

EDDINGTON, SALLI K & SEAN L
1550 S 430 W
OREM, UT 84058

MASSAGLIA, JOHN & REBECCA
1552 S 300 W
OREM, UT 84058

BRIMHALL, VERL (ET AL)
1554 S 325 W
OREM, UT 84058

BALLARD, MARK
1564 S 300 W
OREM, UT 84058

STRONG, DAVID LEE & TROY DAVID
(ET AL)
1565 S 300 W
OREM, UT 84058

ABEGG, RAINBOW
1574 S 300 W
OREM, UT 84058

EDGEL, YOSHIKO NAKAMURA &
GARY GRANT
1582 S 400 W
OREM, UT 84058

RE COMPANY INC (ET AL)
1605 W INDIANA AV
SALT LAKE CITY, UT 84104

WALL, KEATON L
1614 S WILDWOOD HOLLOW DR
OREM, UT 84058

SCO PROPERTIES LLC
1615 S 400 W
OREM, UT 84058

BLOOMFIELD, DANIEL K & LINDA
MIRIAM
1616 S 400 W
OREM, UT 84058

WATSON, KENNETH
--OR CURRENT RESIDENT--
1617 S WILDWOOD HOLLOW DR
OREM, UT 84058

WATSON, KENNETH
1617 S WILDWOOD HOLLOW DR
OREM, UT 84058

MONSON, LUZMARINA & CASEY D
1627 S 400 W
OREM, UT 84058

COPE, REID EVANS SR
1628 WILDWOOD HOLLOW DR
OREM, UT 84058

BAHR, HOWARD M & KATHLEEN S
--OR CURRENT RESIDENT--
1628 S 400 WEST
OREM, UT 84058

ANDERSON, GRANT & BARBARA
1636 E ROLLING GREEN DR
DRAPER, UT 84020

PINO, DEREK J & DEREK J (ET AL)
1640 WILDWOOD HOLLOW DR
OREM, UT 84058

MASOUD, BAHA
1641 S 350 W
OREM, UT 84058

DUDOVICH, TIMOTHY J
1647 S WILDWOOD HOLLOW
OREM, UT 84058

FOGT, CHRIS & WILLIAM
--OR CURRENT RESIDENT--
1649 S 400 WEST
OREM, UT 84058

CLUFF, ERIC R & JOAN M
1652 S 400 W
OREM, UT 84058

DARIAS, DANIEL A (ET AL)
1652 S WILDWOOD HOLLOW DR
OREM, UT 84058

SEIPEL, MICHAEL M & VERLA P
1653 S 350 W
OREM, UT 84058

HILL, BRANDON T & JENAE A (ET AL)
1655 S 500 W
OREM, UT 84058

CANEDO, EDUARDO J & SILVIA
1656 S 500 W
OREM, UT 84058

BROWN, ADAM R & JANELLE K
1661 S 400 W
OREM, UT 84058

COX, DAVID O & JUDY L
1662 S 350 W
OREM, UT 84058

OCHOA, RAFAEL (ET AL)
1664 S WILDWOOD DR
OREM, UT 84058

OCHOA, RAFAEL (ET AL)
--OR CURRENT RESIDENT--
1664 S WILDWOOD HOLLOW DR
OREM, UT 84058

KONISHI, HARUHISA & PRISCILA
1665 S 350 W
OREM, UT 84058

MAUGHAN, PETER JEFFERY
1675 S 400 W
OREM, UT 84058

OLSON, BRANDON & JOLYNN
1676 S 350 W
OREM, UT 84058

VELASQUEZ, MAXIMO A (ET AL)
1677 S 350 W
OREM, UT 84058

VEATER, CHRISTIAN
1681 S 350 W
OREM, UT 84058

LACERDA, JORGE L
1686 S 350 W
OREM, UT 84058

WOODS, KYLE R & CHRISTINA K
1688 S 350 W
OREM, UT 84058

LUKOWSKI, STEFAN & MIROSLAWA
1693 S 400 W
OREM, UT 84058

ENRIQUEZ, JOSE E
1695 S 400 W
OREM, UT 84058

MC DANIEL, DAVID & SHARI
1698 S 400 W
OREM, UT 84058

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

Y&H GROUPS LLC
1867 E 1050 S
SPANISH FORK, UT 84660

LAKE RIDGE 1490 A SERIES OF
CYESCOO LLC
1893 TUSCANY WY
PLEASANT GROVE, UT 84062

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

GBT HOLDINGS LLC
1918 N 1350 W
PROVO, UT 84604

1472 S LLC
%NIELSON, MARGO OR ROBERT
1963 S TERRACE DR
OREM, UT 84097

RDLO STAS LLC
2038 E 9060 S
SANDY, UT 84093

KOPLIN, MICHAEL DEE & MARY
SUSAN
2451 STONE HAVEN LOOP
LEHI, UT 84043

GRAVES, MARSHALL & JORDAN N
2501 W 300 N
PROVO, UT 84601

JDMT NO 3 LLC
2844 E OLD WELLINGTON RD
PRICE, UT 84051

DAYTON, JARED L & PATRICIA L
2923 N 82ND WAY
MESA, AZ 85207

CONTRUCTION MANAGEMENT AND
DEVELOPMENT
3115 E LION LN # 6
SALT LAKE CITY, UT 84121

B&G80 LLC
%HIXSON, BRAD
3215 INDIAN MILLS LN
JAMUL, CA 91935

WEST, S JAY & JUDENE C
3687 W 12125 S
RIVERTON, UT 84065

O'BRIEN, SEAN M & MICHELLE S (ET
AL)
3728 19TH ST
SACRAMENTO, CA 95818

KA OREM HOTEL LLC
6318 S LAKE FORK CIR
TAYLORSVILLE, UT 84129

BUSBY, HOWARD A
%BUSBY, SUE
6361 RANCHO PARK DR
SAN DIEGO, CA 92120

CLEMENTE, VINCENTE & CHERILYN
6693 S SOLAR AVE
BOISE, ID 83709

YANG, RUI (ET AL)
9003 NELLIE CORK PL SE
OWENS CROSS ROADS, AL 35763

MDG HOLDINGS LLC
%LEISETH, COREY
10421 S JORDAN GTWY STE 200
SOUTH JORDAN, UT 84095

HEATH, MICHAEL WILLIAM
10900 S BROOKLINE AVE
OKLAHOMA CITY, OK 73170

MARTIN OREM TOWNHOUSE LLC
11128 S 2125 E
SANDY, UT 84092

STORY FAMILY INVESTMENTS LLC
11626 N SUNSET HILLS DR
HIGHLAND, UT 84003

SADIE SUSAN LLC
%POYFAIR, PAUL & CAROL ANNE
12177 S KODIAK CT
DRAPER, UT 84020

KJO RESIDENTIAL PROPERTIES LLC
13181 S BROWN BEAR PL
DRAPER, UT 84020

RW AND KM MILLER LLC (ET AL)
%MILLER, RANDY
22105 N DIAMOND DR
MARICOPA, AZ 85138

LUCAS, BLAIR K & DENA L (ET AL)
28891 GLENN RANCH WAY
TRABUCO CANYON, CA 92679

**DEVELOPMENT AGREEMENT
FOR
SHERWOOD HAVEN**

1600 South Sandhill Rd. Orem, UT 84058

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 20__ (the "Effective Date"), by and between the CITY OF OREM, a Utah municipal corporation, hereinafter referred to as "City," and Sherwood Haven LLC, a Utah limited liability company, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 12.2 acres of land located within the City of Orem as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On _____, the City Council approved Ordinance _____, vesting zoning (the "Vesting Ordinance"), based on the Concept Plan set forth on EXHIBIT B ("Concept Plan"), attached hereto and incorporated herein by reference, which will govern the density, development and use of the Property (said density, development, and use constituting the "Project").

C. Developer is willing to design and construct the Project in a manner that is in harmony with and intended to promote the long range policies, goals, and objectives of the City's general plan, zoning and development regulations in order to receive the benefit of vesting for certain uses and zoning designations under the terms of this Agreement as more fully set forth below.

D. The City Council accepted Developer's proffer to enter into this Agreement to memorialize the intent of Developer and City and decreed that the effective date of the Vesting Ordinance be the date of the execution and delivery of this Agreement and the recording thereof as a public record on title of the Property in the office of the Utah County Recorder.

E. The City Council further authorized the Mayor of the City to execute and deliver this Agreement on behalf of the City.

F. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances.

G. This Agreement is consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning Ordinances, and

Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

H. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

I. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-9a-102.

J. The Parties intend to be bound by the terms of this Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Zoning. The Property shall be developed in accordance with (i) the requirements of the ~~HS HC~~ Zone, (ii) all other features as generally shown on the Concept Plan, and (iii) this Agreement. The Developer shall not seek to develop the Property in a manner that deviates materially from the Concept Plan as permitted by the aforementioned zoning designations for the Property.

3. Governing Standards. The Concept Plan, the Vesting Ordinance and this Agreement establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with the Concept Plan, the Vesting Ordinance and this Agreement. All Developer submittals must comply generally with the Concept Plan, the Vesting Ordinance and this Agreement. Non-material variations to the Concept Plan, as defined and approved by the City’s Community Development Director, such as exact building locations, exact locations of open space and parking may be varied by the Developer without official City Council or Planning Commission approval. Such variations however shall in no way change the maximum density, use and intensity of the development of the Project.

4. Additional Specific Developer Obligations. As an integral part of the consideration for this agreement, the Developer voluntarily agrees as follows:

a. ~~[SPECIFIC TERMS TO THE PROJECT HERE]~~ Exhibit B to be referenced for site plan, elevations, and design concept.

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a.b. Road connections to 400 West and 1600 South to be for first responders in case of emergency only, with locked gates with lock box for emergency personnel.

5. Construction Standards and Requirements. All construction on the Property at the direction of the Developer shall be conducted and completed in accordance with the City Ordinances, including, but not limited to setback requirements, building height requirements, lot coverage requirements and all off-street parking requirements.

6. Vested Rights and Reserved Legislative Powers.

a. Vested Rights. As of the Effective Date, Developer shall have the vested right to develop and construct the Project in accordance with the uses, maximum permissible densities, intensities, and general configuration of development established in the Concept Plan, as supplemented by the Vesting Ordinance and this Agreement (and all Exhibits), subject to compliance with the City Ordinances in existence on the Effective Date. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to Developer “vested rights” as that term is construed in Utah’s common law and pursuant to Utah Code Ann., §10-9a-509.

i. Examples of Exceptions to Vested Rights. The Parties understand and agree that the Project will be required to comply with future changes to City Laws that do not limit or interfere with the vested rights granted pursuant to the terms of this Agreement. The following are examples for illustrative purposes of a non-exhaustive list of the type of future laws that may be enacted by the City that would be applicable to the Project:

1. Developer Agreement. Future laws that Developer agrees in writing to the application thereof to the Project;
2. Compliance with State and Federal Laws. Future laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
3. Safety Code Updates. Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare; or,

4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.
 5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.
 6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.
 - b. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.
7. Default. An "Event of Default" shall occur under this Agreement if any party fails to perform its obligations hereunder when due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party shall not be in default so long as that party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.
- a. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to exercise all of the following rights and remedies against the defaulting party:
 1. All rights and remedies available at law and in equity, including injunctive relief, specific performance, and termination, but not including damages or attorney's fees.
 2. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or development activity pertaining to the defaulting party as described in this Agreement until such default has been cured.
 3. The right to draw upon any security posted or provided in connection with the Property or Project by the defaulting party.

The rights and remedies set forth herein shall be cumulative.

8. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: Jay Liechty
340 W 1600 SOUTH
OREM, UT 84058-7459
Phone:

To the City: City of Orem
Attention: City Attorney
110 W Center
Orem, UT 84097
Phone:

9. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Developer, the City and other parties that may succeed the Developer on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement shall not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

g. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Utah County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of final plats, certificates of occupancy or other approvals associated therewith.

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement and the City Ordinances.

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

m. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for the Property has not been recorded in the Office of the Utah County Recorder within ten (10) years from the date of this Agreement (the "Term"), or upon the occurrence of an event

of default of this Agreement that is not cured, the City shall have the right, but not the obligation, at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term may be extended by mutual agreement of the Parties. And the end of Term, the zoning of Highway Commercial (HS)(HC) to revert to the current zoning as of the date of this agreement.

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ii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

10. Assignability. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of the City as provided herein.

- a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.
- b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.
- c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.
- d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

11. Sale or Conveyance. If Developer sells or conveys parcels of land, the lands so sold and conveyed shall bear the same rights, privileges, intended uses, configurations, and density as applicable to such parcel and be subject to the same limitations and rights of the City as when owned by Developer and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

12. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a

breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

13. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

14. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

15. Amendment. This Agreement may be amended only in writing signed by the Parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY:

CITY OF Orem

ATTEST:

By: _____
City Recorder

By: _____
Mayor

DEVELOPER:

Sherwood Haven, LLC, a Utah limited liability company

By: _____
Name: Jay Liechty
Title: Authorized Agent

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the ____ day of _____, 2023, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of _____, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

Notary Public
Residing at:

Exhibit A

Legal Description of the Property

Parcel 1: Legal Description: COM N 137.55 FT & E 2197.13 FT FR W 1/4 COR. SEC. 27, T6S, R2E, SLB&M.; N 341.34 FT; W 384.85 FT; N 0 DEG 4' 35" W 447.75 FT; ALONG A CURVE TO L (CHORD BEARS: N 72 DEG 57' 27" E 166.87 FT, RADIUS = 328 FT); S 89 DEG 47' 44" E 38.39 FT; S 30 DEG 15' 50" E 96.59 FT; S 89 DEG 53' 19" E 243.45 FT; N 0 DEG 6' 41" E 63.15 FT; S 32 DEG 52' 51" E 79.45 FT; S 31 DEG 42' 36" E 510.6 FT; N 11 DEG 40' 23" E 25.27 FT; S 30 DEG 32' 19" E 577.95 FT; S 89 DEG 8' 36" W 42.36 FT; N 21 DEG 24' 49" W 65.05 FT; ALONG A CURVE TO L (CHORD BEARS: N 26 DEG 4' 26" W 206.89 FT, RADIUS = 1463.17 FT); N 33 DEG 45' 4" W 197.29 FT; W 155.55 FT; S 4 DEG 58' 50" E 256.9 FT; N 89 DEG 25' 43" W 315.14 FT TO BEG. AREA 9.450 AC.

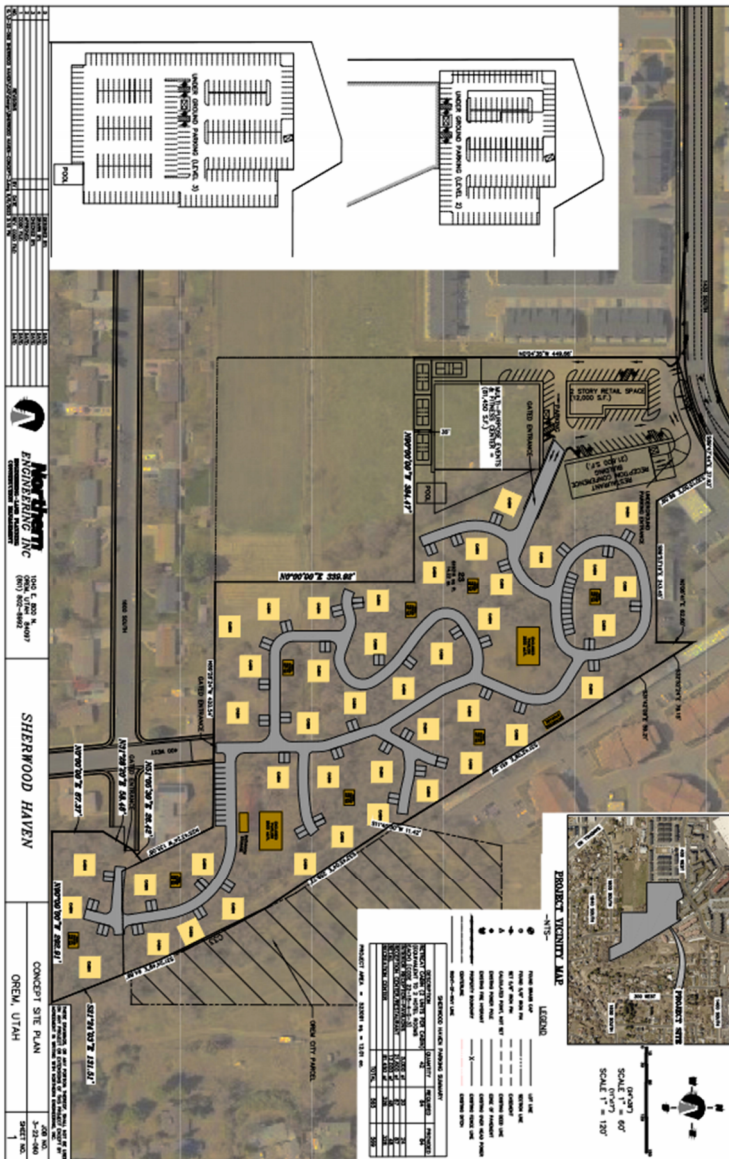
Parcel 2: Legal Description: COM N 1 DEG 19' 57" W 134.17 FT & E 2515.41 FT FR W 1/4 COR. SEC. 27, T6S, R2E, SLB&M.; N 4 DEG 58' 50" W 257.17 FT; E 155.55 FT; S 33 DEG 45' 4" E 197.29 FT; ALONG A CURVE TO R (CHORD BEARS: S 26 DEG 4' 26" E 206.89 FT, RADIUS = 1463.17 FT); S 21 DEG 24' 49" E 64.86 FT; S 89 DEG 8' 35" W 177.44 FT; N 25 DEG 43' 24" W 172.87 FT; N 89 DEG 28' 24" W 105 FT TO BEG. AREA 1.999 AC.

Parcel 3: Legal Description: COM S 22.77 FT & E 2691.51 FT FR W 1/4 COR. SEC. 27, T6S, R2E, SLB&M.; N 89 DEG 8' 35" E 219.14 FT; S 30 DEG 32' 20" E 13.17 FT; S 89 DEG 27' 41" W 220.81 FT; N 26 DEG 17' 23" W 11.31 FT TO BEG. AREA 0.055 AC.

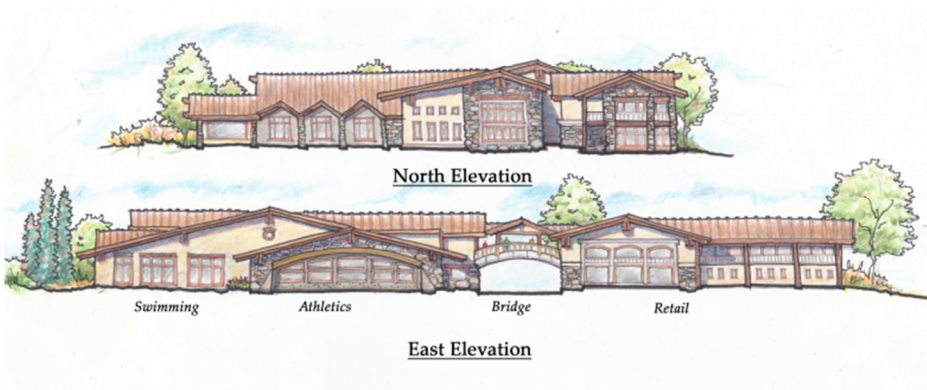
Parcel 4: Legal Description: COM S 36.86 FT & E 2620.96 FT FR W 1/4 COR. SEC. 27, T6S, R2E, SLB&M.; N 47 DEG 17' 34" E 72.5 FT; S 26 DEG 17' 19" E 50.44 FT; N 89 DEG 27' 41" E 173.42 FT; S 20 DEG 2' 25" E 28.24 FT; N 89 DEG 20' 24" W 17.02 FT; ALONG A CURVE TO R (CHORD BEARS: N 83 DEG 53' 24" W 108.12 FT, RADIUS = 250 FT) ARC LENGTH = 108.98 FEET; ALONG A CURVE TO L (CHORD BEARS: N 83 DEG 56' 24" W 81.47 FT, RADIUS = 250 FT) ARC LENGTH = 81.83 FEET; N 89 DEG 17' 52" W 53.18 FT TO BEG. AREA 0.121 AC.

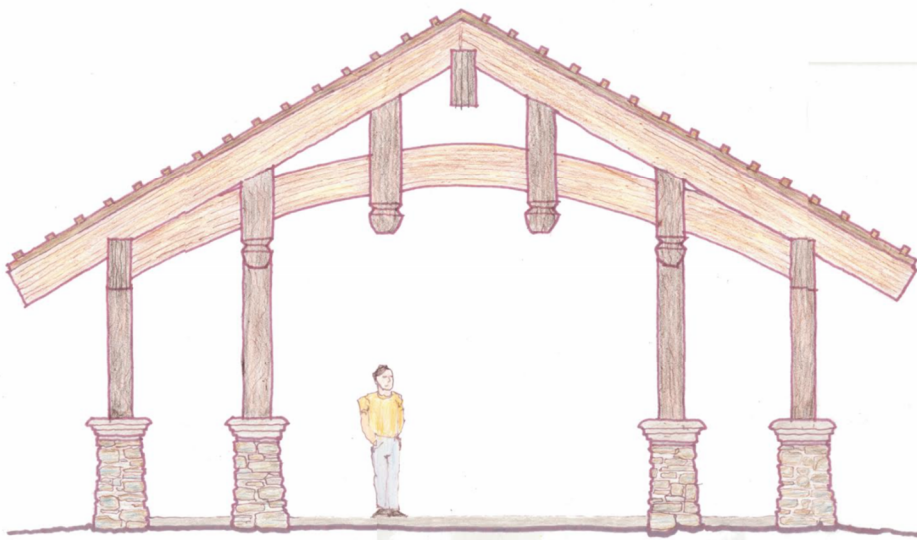
Parcel 5: Legal Description: COM S 89 DEG 20' 25" E 2621.89 FT & S 6.84 FT FR W 1/4 COR. SEC. 27, T6S, R2E, SLB&M.; S 89 DEG 17' 52" E 53.18 FT; ALONG A CURVE TO R (CHORD BEARS: S 83 DEG 56' 24" E 81.47 FT, RADIUS = 250 FT); ALONG A CURVE TO L (CHORD BEARS: S 83 DEG 53' 24" E 108.12 FT, RADIUS = 250 FT); S 89 DEG 20' 24" E 17.02 FT; S 20 DEG 2' 24" E 50.72 FT; S 16 DEG 12' 24" E 45.9 FT; N 89 DEG 28' 24" W 289.91 FT; N 0 DEG 31' 36" E 110 FT TO BEG. AREA 0.635 AC.

Exhibit B
Concept Plan









CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
October 4, 2023

The following items are discussed in these minutes:

- **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 - Approved
- **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 – Approved
- **SITE PLAN** – Approval of the amended site plan for the Jackson C-Store Addition located at 1308 West University Parkway - Approved
- **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 – Positive recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

At 3:50 p.m. Chair Komen called the Study Session to order.

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

Those excused: Ryan L. Clark, Assistant City Manager/Development Services Director; Terry Peterson, City Council Liaison

The Commission and staff briefly reviewed agenda items and minutes from the September 20, 2023 meeting and adjourned at 4:20 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers ([click here for recording](#))

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

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

Those excused: Ryan L. Clark, Assistant City Manager/Development Services Director; Terry Peterson, City Council Liaison

Mr. Sakar needed to leave early.

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

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

DRAFT Planning Commission minutes for October 4, 2023

Agenda Item 3.1 is a request by Cody Black for the Planning Commission to 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.



Staff Presentation: 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.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. Mr. Low asked if Central Park West would also be converted to condominiums. Mr. Washburn answered no, it would not as it is under different ownership.

Chair Komen invited the applicant to come forward. Paul Washburn introduced himself.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Low moved to 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. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Mr. Sakar returned.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.2:** [\(click here for recording\)](#)

Agenda Item 3.2 is a request by Kirk Williamson for the Planning Commission to vacate Florence Village Condominiums, Phases 1, 2, and 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 R8 zone.



Staff Presentation: 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 condominium 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 Condominiums, Phases 1, 2, and 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 R8 zone.

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

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Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. There was a discussion regarding all the parking being with one building. Mr. Bench said the parking is reciprocal and all would have access to the parking. If not, staff will make sure it was reciprocal before the plat is recorded.

Chair Komen invited the applicant to come forward. Kirk Williamson introduced himself. This property was developed and has been managed and used as apartments.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to vacate Florence Village Condominiums, Phases 1, 2, and 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 R8 zone. Mr. Sakar seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Murray Low. Those abstaining: Mike Carpenter and Haysam Sakar. The motion passed.

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

Agenda Item 3.3 is a request by Gerrit Timmerman for the Planning Commission to amend the site plan for the Jackson C-Store Addition located at 1308 West University Parkway in the C2 zone.



Staff Presentation: 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 amend the site plan for the Jackson C-Store Addition located at 1308 West University Parkway in the C2 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff.

Chair Komen invited the applicant to come forward. Gerrit Timmerman, Core Architecture, introduced himself.

Chair Komen called for a motion on this item.

Planning Commission Action: Ms. Kleinlein moved to amend the site plan for the Jackson C-Store Addition located at 1308 West University Parkway in the C2 zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Komen asked Ms. Wagstaff to introduce **Agenda Item 3.4:** ([click here for recording](#))

Agenda Item 3.4 is a request by Rachel Wilkerson, Wilkerson Farms for the Planning Commission 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.

Staff Presentation: 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.

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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.

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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>	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N

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

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission 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.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. Mr. Low asked if both agriculture and agritainment are allowed on this property and the OS5 zone. Ms. Wagstaff replied that yes, they would both be allowed. A discussion followed regarding farming and how the culture is changing with people eating out more and not cooking as much as they used to. Farmers are having to expand the business. Wilkerson Farm is open for forty days each fall for the corn maze, hay rides, carnival rides and pumpkin patch.

Chair Komen invited the applicant to come forward. Rachel Wilkerson introduced herself.

Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone. ([click here for recording](#))

Richard Wilkerson, Sr
Casey Backus
Jill Backus

Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

There was a discussion regarding the drainage problem onto the Backus property. Mr. Kelly mentioned that if this is approved, Wilkerson Farm will submit a site plan and then there will be a review process to look at the traffic and drainage.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Carpenter moved to forward a positive 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. Ms. Komen seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion and moved to approve the meeting minutes for September 20, 2023. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

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

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1 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Hawkes moved to adjourn. Mr. Carpenter seconded the
2 motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen,
3 Murray Low and Haysam Sakar. The motion passed unanimously.
4

5 **Adjourn:** 5:01 p.m.
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7
8

9 Ryan L. Clark
10 Planning Commission Secretary
11

12 Approved: