



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
January 23, 2024

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

3:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1 PRESENTATION - MGT Study Updates for Police and Finance (45 min)

Presenter: Bruce Cowans, MGT Consulting

2 PRESENTATION - Impact Fee Study Update (45 min)

Presenter: Trevor Bell, Budget Division Manager and Fred Philpot, LRB

3 DISCUSSION - CDBG Background and Priorities (30 min)

Presenter: Ken Ransom and Jessica DeLora

4 PRESENTATION - Victims' Advocate Division (30 min)

Presenter: Josh Adams, Police Chief

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

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

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

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

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

5. PLEDGE OF ALLEGIANCE: BY INVITATION

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1 WELCOME - The Cheesecake Factory to Orem

*Presenter: Kathi Lewis, Economic Development Division Manager and Kerry Kaya,
Area Director of Operations for The Cheesecake Factory*

6.2 PRESENTATION - 2023 People's Choice Accomplishments

Presenter: Peter Wolfley, Communications Division Manager

7. PERSONAL APPEARANCES – 15 MINUTES

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

minutes or less.)

8. CONSENT ITEMS

8.1 APPROVAL OF MEETING MINUTES

Minutes from January 9, 2024

8.2 RE-APPOINTMENT - Transportation Advisory Commission

Russ Verhoef and Becky Buxton

9. SCHEDULED ITEMS

9.1 ORDINANCE – An ordinance by the Orem City Council modifying a common boundary between the City of Orem and Provo City located near the intersection of 1030 East 1630 South (Orem address)

Presenter: Jason Bench, Assistant Development Services Director

9.2 ORDINANCE – An ordinance by the Orem City Council modifying a common boundary between the City of Orem and Provo City located near the intersection of 2000 South and Columbia Lane (Orem address)

Presenter: Jason Bench, Assistant Development Services Director

9.3 ORDINANCE – An ordinance by the Orem City Council modifying a common boundary between the City of Orem and Provo City located at approximately 700 North 1550 East (Orem address)

Presenter: Jason Bench, Assistant Development Services Director

9.4 PUBLIC HEARING – Amendment to Street Connection Master Plan to eliminate the street connections between 1430 South/400 West.

Presenter: Jason Bench, Assistant Development Services Director

10. COMMUNICATION ITEMS

11. CITY MANAGER INFORMATION ITEMS

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

12. ADJOURN

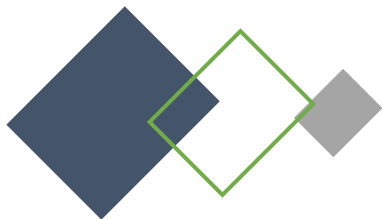
THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

**If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)**

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

TABLE OF CONTENTS

BACKGROUND.....	2
1. 24/7 LOBBY SERVICES AT THE POLICE DEPARTMENT	3
A. INCREMENTAL COST.....	3
B. DEMAND FOR 24/7 LOBBY SERVICES.....	3
C. THE APPEAL OF NIGHT SHIFT WORK.....	4
D. RECOMMENDATION AND RATIONALE.....	4
2. SUPERVISORY STRUCTURE	5
A. AUTHORITY DELEGATED TO DIVISIONS	5
B. JOB TITLES PERFORMING SUPERVISORY ROLES	6
C. STAFF-TO-SUPERVISOR RATIOS.....	6
D. FILLING THE DEPUTY CHIEF POSITION	7
E. RECOMMENDATIONS AND RATIONALE	8



Background

The Orem Police Department is responsible for community safety. It responds to calls for service, patrols proactively, manages traffic safety and parking enforcement, investigates crimes and incidents, and provides the administrative support that the Department requires.

The Police Department is under the direction of a Chief of Police who reports to the City Manager. The Chief is supported by a Deputy Chief, an Executive Assistant, and three operating divisions (Patrol, Investigations, and Support Services). Each of these divisions oversee smaller units, such as traffic enforcement, a SWAT Team, and animal control.

The City's Adopted FY 2023-2024 budget appropriates \$22 million to the Police Department: 14.5 percent of the City's total budget. The budget authorizes a headcount of 121 Full-Time Equivalent staff (FTE) plus Part-Time employees, which equates to another 16 FTEs.

For this study, the City asked MGT to address two Police Department matters.

1. Should the City offer 24/7 lobby service at the Police Department lobby?
2. Is the supervisory structure appropriate?

Report Highlights

1. **MGT does not recommend establishing 24/7 lobby services at the Police Department for two reasons.**

Demand for the service is not expected to be sufficient to justify the change.

Night shift work is less desirable. Establishing it may lead to increased staff turnover.

Fiscal Impact – There is no fiscal impact.

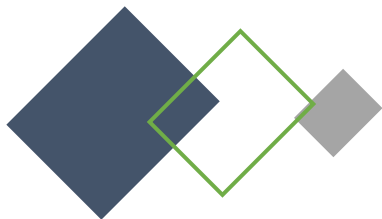
2. **MGT does not recommend adjusting the current supervisory structure of the Police Department.**

The organization of the Police Department into divisions of Administration, Patrol, Investigations and Support Services is logical and effective.

The job titles assigned to supervisory duties are appropriate and consistent with local and national practice.

Staff-to-supervisor ratios are appropriate everywhere, except for the Investigations Division. MGT recommends that the Police Department establish a standard for the supervisory span of control for Sergeants.

Fiscal Impact – The fiscal impact of the recommendations may lead to longer-term savings, but it would not affect cost in the near term.



1. 24/7 Lobby Services at the Police Department

The Police Department is a 24/7 operation for emergency services. Lobby services are available from Records Clerks during standard business hours only. Examples of lobby services include obtaining copies of Police reports for vehicle accidents or insurance purposes or reporting graffiti or vandalism that does not require an immediate response.

Sworn staff are already working the night shift but are not assigned to office duties during this shift. The Department's leadership prioritizes having officers on the street and does not wish to remove a sworn officer from patrol duties to support lobby work at Police Headquarters after hours. Hence, after-hours lobby services would have to be performed by civilian employees.

The question here is whether there is merit in establishing 24/7 lobby service at the Police Department.

A. Incremental Cost

To offer 24/7 lobby services at the Police Department would require that at least one Records Clerk be assigned to the night shift. The intent is not to add staff but to move a day-shift employee to the night shift. The City of Orem does not pay shift wage differentials, so the night shift work would not create an incremental cost.

Factors to Consider

1. Potential incremental costs.
2. The demand for 24/7 service.
3. Night shift working environment.

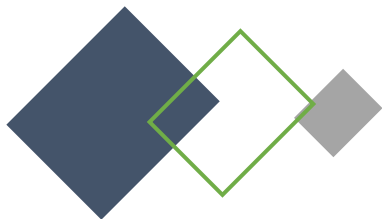
Staff receives some degree of supervision and has annual performance reviews. To accomplish this, the Department may need to assign a second person from the day shift to the night shift. Changing the work hours would not increase cost.

MGT does not believe that 24/7 lobby service involves an incremental cost because it would simply assign people currently working the day shift to the night shift. One possible exception is that it may increase the turnover of Records Clerks, which would increase the City's cost to recruit replacements.

B. Demand for 24/7 Lobby Services

The Police Department does not expect much use of the 24/7 lobby service, but without a history of it, it lacks data to quantify that.

Among the peer cities that MGT reviewed, only West Jordan offers 24/7 lobby service. It does so in a manner like the current practice in Orem. Orem has a call button located outside of the Police Headquarters that rings Dispatch and it is determined if an officer is needed. West Jordan provides access at Police Headquarters after 5 pm from a phone located inside the building that rings Dispatch, but the lobby is not staffed outside of standard business hours. West Jordan does not assign Records Clerks to after-hours lobby work. MGT inquired how often residents take advantage of the ability to receive 24/7 lobby services. West Jordan's Police Department does not count the number of requests for lobby service at night, but it believes that demand for it is minimal.



Without data, one cannot quantify demand for lobby service at night. However, MGT does not expect much resident use of a 24/7 lobby service in Orem.

C. The Appeal of Night Shift Work

Establishing 24/7 lobby service would require at least some Records Clerks currently working the day shift to be assigned to the night shift. The night shift work affects one's family and personal life. Also, working alone at night may reduce the camaraderie with coworkers, which is part of the job's appeal.

MGT spoke with Records Clerks, who expressed concern about the impact of working a night shift on their lives. The he Records Clerks indicated concern about the impact of working the night shift on their family life. If the change leads to increased turnover, the City will incur a higher recruiting cost to replace staff who resign.

One option might be to rotate night shift assignments so that every Records Clerk has a share of this work. Rotating assignments to the night shifts would be less disruptive to individual Records Clerks, but it would impose that assignment on more people. It is not clear that shift rotation would be an improvement.

Assigning Records Clerks to night shifts imposes on the personal lives of Record Clerks. It may increase turnover. Turnover would increase the City's cost to recruit replacements.

D. Recommendation and Rationale

Recommendation

MGT does not recommend creating a 24/7 lobby service staffed by Records Clerks at Police Headquarters.

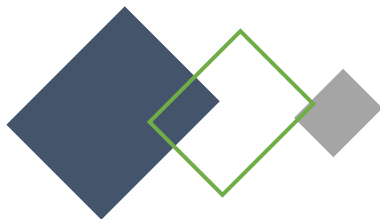
Rationale

West Jordan reports very little demand for lobby services at night, which matches the Orem Police Department's expectations.

Fiscal Impact

There is little to no fiscal impact because the City of Orem does not pay shift differentials. There may be an increased cost of recruitment if night shift assignments lead to an increased turnover of Records Clerks.

MGT does not recommend establishing 24/7 lobby service. But even if it did, there would be no fiscal impact from reassigning existing staff to the night shift.



2. Supervisory Structure

It is important to the efficiency and effectiveness of an organization to have a successful supervisory structure. In the Orem Police Department, this section covers several different matters of how the Department organizes for its mission.

A. Authority Delegated to Divisions

MGT advocates organizing people doing related work as a team. Teams foster collaboration and allow supervisors to coordinate related efforts and support consistent practices.

MGT reviewed the organizational structures of nearby cities. The table below lists the divisions of the Orem Police Department and several nearby departments. Many divisions are common, but there is no prevailing practice for organizing a Police Department.

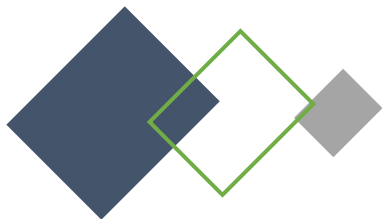
Factors to Consider

1. Authority delegated to divisions.
2. Job titles performing supervision roles.
3. Staff-to-supervisor ratios.
4. Filling the Deputy Chief position.

City	Police Department Divisions
Orem	Administration Patrol Investigations Support Services
Provo	Administration Patrol Special Operations Criminal Investigations Operational Support
Sandy City	Administration Patrol Investigative / Administrative Services Support Services
West Valley	Office of the Chief Administrative Services Patrol Special Operations
Lehi	Administration Patrol Investigation Professional Standards

Sources: Budgets and organization charts for each city.

There is no industry standard or prevailing local practice. Orem’s structure is logical and places senior leadership in charge of divisions that benefit from that supervision.



B. Job Titles Performing Supervisory Roles

The Orem Police Department’s use of Captains, Lieutenants, and Sergeants in leadership roles matches industry practice. The Department’s leadership is in an administrative unit with a Chief, Deputy Chief, and Executive Assistant.

Larger city police departments may have more than one Deputy Chief, but Orem’s size does not justify it. Some departments use the title of Assistant Chief (or Major). However, Assistant Chief and Major titles are less common.

Job titles supervising the Department are correct for their roles based on industry standards and local peer practices.

C. Staff-to-Supervisor Ratios

Staff-to-supervisor ratios serve as a guide to the adequacy of supervision. A higher staff-to-supervisor ratio may be more efficient. Lower staff-to-supervisor ratios indicate that supervisors may be performing staff work rather than delegating and supervising the work of their teams.

MGT considers Sergeants and higher ranks to be supervisors. The Orem Police Department’s organization charts support this view, placing Sergeants on a line above other staff.

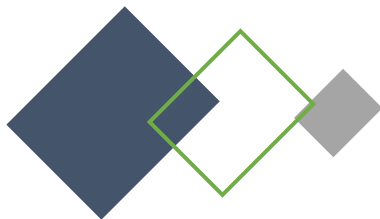
It is common for police departments to have a few employees on medical leave, military deployment, or light duty (i.e., office work in lieu of field duties due to injury). MGT’s practice is to include these staff in the calculation of staff-to-supervisor ratios if the staff in those special situations can return to their former positions when their temporary status changes. MGT believes that including the staff count in those temporary situations has a limited impact on staff-to-supervisor ratios.

The City of Orem reviews pay levels annually to confirm that they are fair and competitive, which is best practice. Yet pay alone is not the only form of staff recognition. Promotions to higher job titles are another form of recognizing staff contributions. That practice should be consistent with industry practice so that it does not lead to overly expensive pay requirements.

The Orem Police Department staff-to-supervisor ratio is like that of its peers.

City	Staff -to-Supervisor Ratio (defined as Sergeant and above)
Provo	3.39
Sandy	4.80
West Valley	4.38
Lehi	2.58
West Jordan	3.06
Peer Average (Staff / Supervisor)	3.60
Orem	3.50

Sources: Organization charts supplemented by telephone calls to each department.



The staff-to-supervisor ratios in the Orem Police Department compare to peers overall but vary by division. The table below shows the variation for the three operating units, excluding the three employees in the administration unit.

Title	Patrol	Support Services	Investigations
Captain	1	1	1
Lieutenants	3	2	2
Sergeants	8	2	5
NIT Supervisor	-	1	-
Total Supervisors	12	6	8
Other titles	49	25	17
Other titles per supervisor	4.08	4.17	2.13
Other titles per Sergeant*	6.12	8.33	3.40

Sergeant supervisory duties are different by division.

For Support Services, the ratio includes the NIT Supervisor.

Source: Departmental organization charts

MGT consultants have advised (and seen other departments use) a staff-to-Sergeant target ratio between 6:1 and 9:1. Patrol and Support Services operate in that range, but the Investigations Division does not.

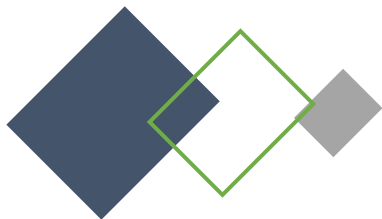
MGT explored whether the City of Orem's use of higher rank job titles is a way to compensate staff fairly if the pay range of the Detective job title does not correspond to job duties. The City of Orem reviews salaries annually as part of the budget process. It reported to MGT that it has determined that pay levels are fair and competitive.

There is an element of fairness at stake when Sergeants in one division supervise different numbers of people. The Orem Police Department should establish a standard for the number of people a Sergeant will supervise. If a lower ratio is appropriate in Investigations for other reasons, those reasons should be explained in a policy document.

D. Filling the Deputy Chief Position

After this study commenced, the Police Department filled the position of Deputy Chief. Initially, the City of Orem had asked MGT to review the idea of establishing an Assistant Chief position. In later discussions, City staff confirmed that the City's intent was to address the filling of the Deputy Chief position and not to create a new Assistant Chief position.

MGT believes it is standard industry practice to make a clear designation of who is second-in-command. To that end, MGT supports the recent decision to fill the Deputy Chief position. This is less an issue of staff-to-supervisor ratios than it is of a clear second-in-command and a better succession plan for leadership.



E. Recommendations and Rationale

Recommendations

Department Structure: The current Orem Police Department organization structure is effective and should continue.

Use of Supervisory Titles: The Orem Police Department's use of job titles performing supervision tasks should continue.

Staff-to-Supervisor Ratios: Staff-to-supervisor ratios for the divisions of Patrol and Support Services should continue. The staff-to-supervisor ratio of the Investigations Division is low in comparison to the other divisions and to peer cities. It need not be changed immediately, but the Police Department should establish a standard for the supervisory span of control for Sergeants.

Deputy Chief: MGT supports the clear designation of second-in-command associated with the establishment of a Deputy Chief position. It may also help with succession planning for leadership of the Department.

Rationale

Department Structure: The division structure of the Police Department is appropriate. It separates unique duties. Changing the current arrangement would be disruptive.

Use of Supervisory Titles: The Orem Police Department uses the job titles of Deputy Chief, Captain, Lieutenant, and Sergeant for supervisory roles. That follows prevailing local practice and industry standards.

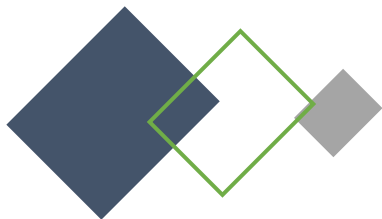
Staff-to-Supervisor Ratios: Sworn staff at the rank of Sergeant and above are supervisory titles in industry practice. The organization charts for the Orem Police Department show Sergeants at a higher level than the staff they supervise.

Establishing a Position of Deputy Chief: MGT supports the recent decision to establish and fill the Deputy Chief Position. It clarifies the command structure by confirming who is second-in-command. It may help with succession planning.

Fiscal Impact

The fiscal impact of these recommendations is minimal because they do not involve changing the number of staff.

The number of people that a Sergeant supervises deserves review. If there are reasons other than supervisory duties that a Detective in Investigations should be a Sergeant, that should be clarified. The supervisory expectations of a Sergeant would benefit from writing a formal policy. MGT recommends grandfathering the incumbent Sergeants in the Investigations Division if any changes are made. If the



policy were to set a higher number of staff that a Sergeant should supervise, there may be some savings through reduced use of the supervisory job title in the Investigations Division.

Table of Contents

BACKGROUND.....	3
1. PURCHASING THRESHOLDS	3
A. PRICES DRIVE DOCUMENTATION REQUIREMENTS	3
B. “PIGGYBACKING,” STATE PRICING DATA, AND OPPORTUNITIES TO SAVE	5
A. PIGGYBACKING	5
B. STATE DATA ON PRICING.....	5
C. RECOMMENDATION AND RATIONALE	6
2. PROCUREMENT SOFTWARE.....	7
A. FUNCTIONS OF PROCUREMENT SOFTWARE.....	7
B. THE “BUY OR BUILD” DECISION.....	8
C. RECOMMENDATION AND RATIONALE	8

Report Highlights

- 1. The City established dollar thresholds for purchases, with more documentation required for higher-priced items. Over time, inflation has pushed procurements to need more paperwork than was originally intended. The City should update thresholds now and on a periodic basis.**

Based upon MGT's savings calculations and wanting to be a leader in local government operational efficiency, MGT recommends raising the amount to \$50,000.

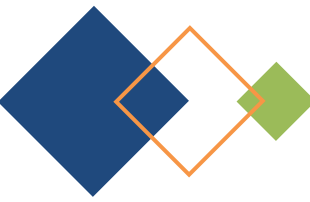
Fiscal Impact: Increasing dollar approval thresholds for additional procurement review to \$35,000 from the current level of \$25,000 may save \$140,000 annually. If the City would agree to set the threshold at \$50,000, it would save \$210,000. MGT supports that.

- 2. The City has several options to verify that procurements are for advantageous prices and terms. To support this happening, MGT recommends creating a more formal process of documenting that the departments investigated these options to ensure that Finance verifies that this was done.**

Fiscal Impact: Not readily quantifiable, but it creates an opportunity to find savings. Using State data on purchases and prices paid may save money, but the amount is not possible to estimate.

- 3. Given the effectiveness of the existing procurement application and the cost of replacing it, MGT does not recommend changing that software now. When the time comes, MGT strongly recommends that a “buy or build” analysis is conducted to compare the costs and benefits of continuing the City’s practice of developing software internally.**

Fiscal Impact: Estimating the savings or incremental cost of using commercial-off-the-shelf software will require the City to seek quotes. MGT recommends doing so to inform the “buy vs build” discussion.



Background

Purchasing duties in the City of Orem are assigned to the Finance Department. The Department is responsible for procurement policy. Efforts for individual procurements occur in the departments.

The Finance Department is led by a Director of Finance. The major operating divisions include Treasury, Accounting, Purchasing & Budget, and administrative support to the Justice Court. Other functions that the Department manages include the Debt Service Fund and the 311 Call Center/Utility Billing Division.

The Director of Finance reports to the Assistant City Manager. The City's Adopted FY 2023-2024 budget appropriates \$3.27 million to the Finance Department. The budget authorizes a headcount of 27 Full-Time Equivalent staff (FTE) plus 1 Part-Time employee. The Department has a Budget Manager whose responsibilities include central coordination of procurement. Procurement efforts occur in departments under the guidance of this office.

Article 2-7 of the City's "Code of Ordinances" addresses Purchasing. Section 2-7-2 designates the City Manager as being responsible for the administration "of purchasing procedures outlined in this Article." The City Manager delegated that authority to the Budget Division Manager.

For this study, the City asked MGT to address two Finance Department matters:

1. Investigate purchasing thresholds and the purchasing approval process.
2. Discuss how procurement software may streamline the procurement process.

1. Purchasing Thresholds

The City of Orem follows a common industry practice in using different dollar thresholds to determine the approval process for purchases. This is intended to obtain advantageous terms for the City while keeping the level of paperwork appropriate for the size of the purchase.

Like many other cities, Orem's thresholds have been in place for many years. Even when inflation is low, a gradual increase of price levels can push procurements into higher approval thresholds that require more staff time for approval. This section addresses the situation in the City of Orem.

Factors to Consider

1. Purchasing thresholds.
2. Contract "piggybacking" and State data.
3. A process to verify that best terms are obtained.

A. Prices Drive Documentation Requirements

Orem has updated its procurement policies periodically, including in 2007 and 2013. This is a good and necessary practice. Peers do it as well. The last updates for peers are below:

- Provo 2007
- Sandy 2018
- West Valley 2012

- Lehi 2018
- West Jordan 2020

Updating thresholds at least every few years to adjust the approval process for inflation is a good practice. How often this is necessary is more a function of inflation rates than of a fixed interval of years.

The project research found approval thresholds peer cities and Orem as follows:

City	Thresholds	Approval Process
Provo	> \$25k	Budget Officer or CAO
Sandy City	<\$2,001	At department discretion
	\$2,001 - \$5,000	Three oral quotes reviewed by Purchasing Agent
	\$5,0001 - \$40,000	Three written bids reviewed by Purchasing Agent
	\$40,001 and above	RFP required
West Valley	<\$5,000	Purchasing Agent, Department heads, or designees
	\$5,000-\$30,000	Purchasing Agent, Department heads, or designees with prior approval by Department Heads or the City Manager, 3 quotes needed
	\$30,001 and above	RFP required
Lehi	<\$5,000	No formal bidding required
	\$3,500 - \$20,000	3 quotes reviewed by Purchasing Agent
	\$20,000 and above	RFP required reviewed by Purchasing Agent
West Jordan	<\$25,000, otherwise	Discretion of Purchasing Manager
	\$25,001 and above	RFP required
Orem	< \$3,500	Best price approved by Department
	\$3,500 - \$10,000	3 informal quotes, Department heads have signature authority up to \$10,000
	\$10,000 - \$25,000	3 formal quotes reviewed with Finance
	>\$25,001	RFP required, but the City Manager has discretion for large procurements and can approve awards of any amount.

Sandy City requires formal bids above a contract value of \$40,000. West Valley requires formal bids above a contract value of \$30,000. Using the halfway point of that range, it is possible to estimate what the City of Orem might save if it established a new competitive bidding threshold of \$35,000. There were 26 procurements whose dollar values were in that range last year. MGT's experience is that a formal procurement requires approximately 160 hours of municipal staff effort. Using a baseline effort of 10 hours to process a procurement without formal bidding, it would save 150 hours per procurement. Using an estimated \$50 per hour estimate for staff time, increasing the threshold to \$35,000 may save \$195,000 annually.

Savings from reducing approval paperwork for procurements would occur throughout City government. It is not likely to be sufficient in any one department to justify reducing a position. Yet in annual budget discussions where departments assert a need for additional staff due to new requirements, this would offset that need.

At lower dollar levels, the City of Orem's thresholds are comparable to peers. At higher dollar levels, the peer practice is mixed, but some do not require formal solicitation at the \$25,000 threshold that Orem uses.

B. "Piggybacking," State Pricing Data, and Opportunities to Save

This section addresses certain procurement practices that may yield better terms. Some of them are used now, but this section calls for establishing a process for the departments to document that they made these efforts and for the Finance staff to spot check that they did. Making the process more formal will support it as a consistent practice.

a. Piggybacking

The City of Orem has authorized the use of procurement vehicles of other jurisdictions. Section 2-7-8 of the Orem Code of Ordinances authorizes the City to enter "joint purchase agreements with any or all public agencies within the State for the purchase of any commodity." This would not be used frequently, but it creates another way to verify that certain procurements would have favorable terms.

West Valley expands on this type of arrangement by permitting the City to purchase supplies, materials or equipment from a vendor who has been awarded a bid from another governmental entity within the preceding 90 days. That price will be considered the lowest price available, and the City need not follow any other bidding requirements. [West Valley Municipal Code 5-3-106]. Orem has a similar policy but permits the use of contract awards during the past 180 days.

b. State Data on Pricing

The City has access to the State of Utah's procurement portal for the State Cooperative Contracts program.

The Utah Division of Purchasing operates the program. Pricing reflects recent contract awards. Local governments can use the database to find recent pricing for specific items.

State and local governments have used different approaches to save time on procurements. In MGT's experience, a competitive Request for Proposals requires approximately one full month of staff time from the team that writes the RFP, reads vendor responses, interviews the top vendors, writes a recommendation of award, and negotiates the agreement. That is a costly way to buy goods and services and merits use when the savings of competitive bidding likely outweigh the costs.

One practice is to develop prequalified vendor lists and limit subsequent procurements to competitive price quotes from vendors in the prequalified pool. A variant of this practice is to give the underlying contract a three-to-five-year duration to avoid the time and expense of establishing a qualified vendor pool annually.

For the most part, procurements involve a routine process of departments researching how to meet their needs and placing orders following the rules of process for different prices. This is appropriate. The implication here is to take the extra time to check that procurements are on favorable terms.

There are a few opportunities to improve the status quo. All of these are available now.

Formalizing the documentation of best price research and auditing it centrally will encourage due diligence. This is particularly important for larger procurements where a small percentage of savings justifies the extra effort.

C. Recommendation and Rationale

Recommendation

MGT recommends increasing the threshold value for formal bidding via RFP to at least \$35,000 from the current level of \$25,000. If Council would agree to a \$50,000 threshold, MGT would support that.

Formalize the documentation requirements for verifying advantageous prices and terms and verify that departments did that research. The options to find additional savings in procurements may involve the following:

- Create a recurring calendar event to check procurement thresholds against inflation data. When inflation is higher, update procurement thresholds. Inflation causes prices to escalate, pushing certain procurements to higher levels of effort than were intended.
- For larger procurements where a few percentage savings are worth the extra time to check, establish a process to verify that departments reviewed available State data on prices paid for those items. Then, spot-check procurements periodically so that departments know that the central procurement role will include verifying that the City audits this informally. There should be a note in the file for larger procurements indicating that someone checked the State list to see if the proposed price of a new purchase was reasonable.
- Encourage the use of pre-approved vendor lists and contract “piggybacking.” Publicize when this was done and offer public praise for the departments that do so. An informal recognition of finding savings may encourage the behavior.
- Review Section 5-3-108 of the West Valley ordinance for “interlocal cooperation.” Periodic conversations with central procurement staff of peer cities may reveal new ideas for best practices.

Rationale

Increasing procurement approval thresholds would reduce the time and expense of buying goods and services.

Similarly, the use of piggyback contracts, prequalified vendor lists, and the State of Utah’s procurement data should save time and expense. With a decentralized procurement process whose efforts occur primarily in each department, a formal process to document those efforts and spot check that those efforts were made may save money.

Fiscal Impact

Increasing the procurement threshold for formal bids to \$35,000 from the current level of \$25,000 may yield savings of \$140,000 through reduced time spent on procurements. If the City is willing to set the threshold at \$50,000, the avoided costs of procurement would be \$210,000. That savings would arise in smaller amounts throughout all departments, via cost avoidance of time spent on procurement paperwork. It would not be a cash savings per se, yet it would help to offset other rising costs.

MGT believes that it is a best practice to ask staff to document efforts to use available tools (e.g., state pricing data, available piggyback contract) and audit that they did so. However, MGT cannot quantify the savings from doing so.

2. Procurement Software

Buying goods and services is a data-intensive process. The City of Orem manages this with an application that it developed internally. City staff report that the system works well, and the users are comfortable using it. There are several commercial-off-the-shelf software applications to manage the procurement process. The City of Orem asked MGT to explore the possibility of acquiring such a system.

A. Functions of Procurement Software

The features of commercial-off-the-shelf software for procurement vary slightly by vendor but often include many common features. The table below displays the capabilities of off-the-shelf software as compared to Orem's internally developed software. They offer a very similar set of capabilities.

Factors to Consider

1. Functions of procurement software.
2. "Buy or build" decisions

Function	Commercial Software	Orem's Procurement System
Workflow Management	✓	✓
Storing RFPs and bid requestion	✓	✓
Archiving bids received	✓	✓
Logging evaluator notes on vendor selection, reviews, and approvals	✓	✓
Contract, purchase order, and requisition management	✓	✓
Supplier management	✓	✓
Quotation management	✓	
Payables management and invoice approval	✓	✓



Function	Commercial Software	Orem's Procurement System
Vendor information	✓	✓
Managing vendor W-9s	✓	✓
Subcontractor compliance	✓	✓
1099 Reporting	✓	✓
Budgeting	✓	✓
Spend management	✓	✓
Inventory management	✓	✓

Having developed an application that staff are comfortable using, MGT finds that the case for changing software now is weak. It would involve an incremental expense without a material difference in function. The question is one of longer-term software strategy.

B. The “Buy or Build” Decision

In the Information Technology chapter of this report, we address the City of Orem's practice of developing software internally instead of buying or licensing it. Regarding the merit of acquiring procurement software that is the subject of this section, there are two matters to address:

- The perception that it would add no value, and
- The City's culture of developing software internally instead of licensing commercial off-the-shelf software.

MGT believes that there is no pressing need for new procurement software, but that all software eventually requires replacement. Consideration of a procurement software solution should include reviewing the merits of commercial off-the-shelf solutions that will be available at that time.

MGT sees no pressing need for procurement software. However, as all applications eventually need replacement, consideration of acquiring a commercial off-the-shelf solution should be part of the planning process when selecting the next generation of that tool.

C. Recommendation and Rationale

Recommendation

The current software appears to be functional and well-liked by staff. There is no pressing need to replace it. MGT recommends that when the current procurement software approaches the end of its useful life and the City defines requirements for a replacement, the City should consider a commercial off-the-shelf solution.

Rationale

MGT does not question that the internally developed software works. It is in use and users like it.

This is more of a long-term and citywide software issue. MGT is influenced not only by the practice of local peers, but also most of MGT's national client base. By a wide margin, licensing or purchasing software is the more frequent choice. The table below reviews the likely advantages of each approach. Neither option is likely to be better in all cases. The recommendation here is to consider the "buy or build" decision for any system replacement, not simply that of procurement software.

	Internal Advantage	Commercial Advantage
Cybersecurity		X
Updates		X
Data Migration	X	
Cost	TBD	TBD
Documentation		X
Learning Curve	X	
Customization		

Vendors may not be able to honor prices without formal requests, so the cost of the options remains to be determined.

Fiscal Impact

The cost of developing a new software application to manage the procurement process vs the cost to license a commercial solution face too many unknowns to estimate at the present. The business case for the preferred solution should include comparison of those two approaches.



**CITY OF OREM
CITY COUNCIL
MEETING
JANUARY 23, 2024**

REQUEST:	APPROVAL OF MEETING MINUTES
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
JANUARY 23, 2024**

REQUEST:	RE-APPOINTMENT - Transportation Advisory Commission
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
JANUARY 23, 2024**

REQUEST:	ORDINANCE – An ordinance by the Orem City Council modifying a common boundary between the City of Orem and Provo City located near the intersection of 1030 East 1630 South (Orem address)
APPLICANT:	Development Services
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Jason Bench, Planning Division Manager

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
JANUARY 23, 2024



REQUEST:	6:00 P.M. SCHEDULED ITEM ORDINANCE – An ordinance by the Orem City Council adjusting a common boundary between the City of Orem and Provo City located at approximately 1030 East 1630 South (Orem address)
APPLICANT:	Canyon River Holdco, LLC and City of Orem
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- E-mailed to newspapers

SITE INFORMATION:

- General Plan Designation: N/A
- Current Zone: N/A
- Acreage: N/A
- Neighborhood: N/A

**PLANNING COMMISSION
RECOMMENDATION**

Vote: N/A

PREPARED BY:

Jason Bench, AICP
Assistant Development
Services Director

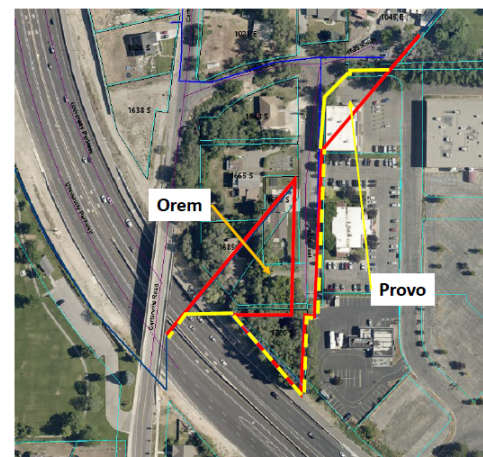
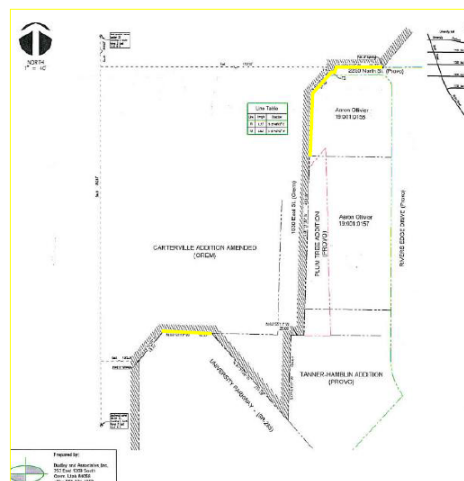
REQUEST: The applicants request the City Council consider adjusting the common boundary line with the City of Provo located generally at 1030 East 1630 South.

BACKGROUND: Utah Code Section 10-2-419 requires the governing bodies of the jurisdictions to hold a public hearing prior to approval of the proposed boundary adjustment. The City Council on November 14, 2023 initiated the process by adopting a resolution of intent to adjust the common boundary.

After a required 60 day noticing period the City Council may proceed and consider the adjustment of the common boundary. Currently, the City of Provo is also processing the request and will also consider the request on January 23, 2024.

The request has been proposed that the City of Orem and Provo City agree on a boundary between them as shown below. The proposed boundary would consist of transferring no property to either city.

1030 East 1630 South (Approx.):



PROS:

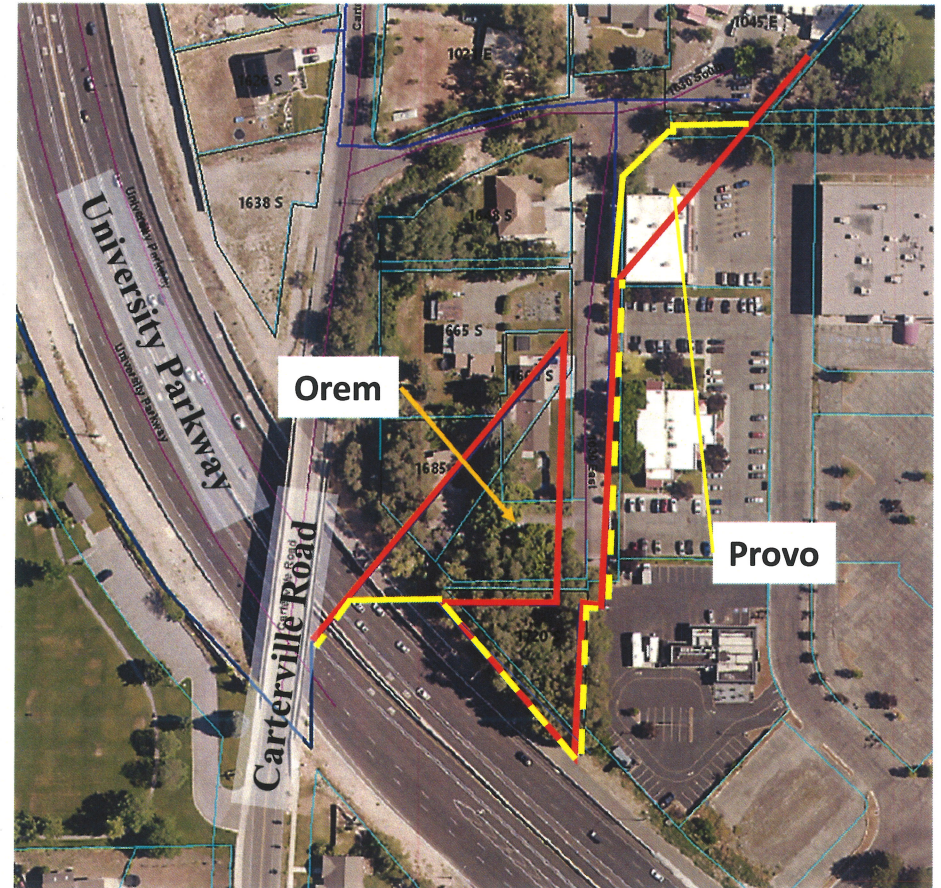
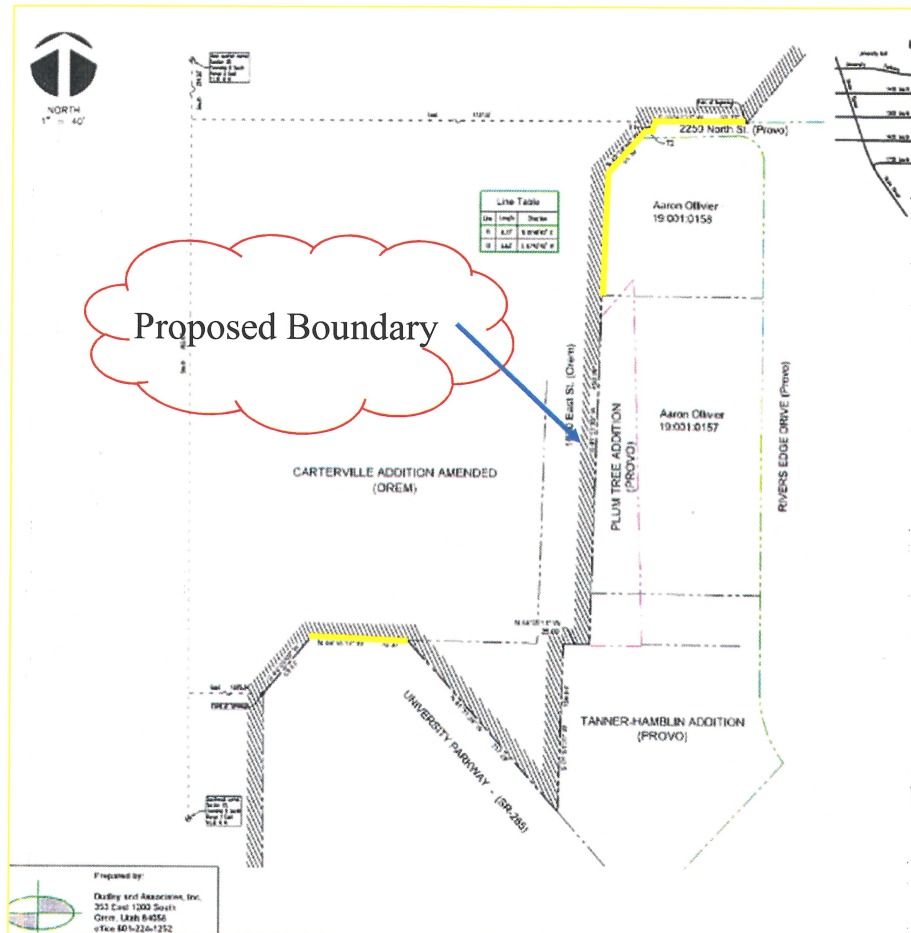
- An Orem City sewer lift station is currently located in the triangle portion of the current city boundary. The proposed boundary adjustment will straighten the boundary between the two cities.

CONS:

- Non Determined.

RECOMMENDATION: Staff recommends the City Council, by ordinance, adjust the common boundary with the City of Provo located generally at 1030 East 1630 South.

1030 East 1630 South



ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL ADJUSTING A
COMMON BOUNDARY BETWEEN THE CITY OF OREM AND PROVO
CITY LOCATED NEAR THE INTERSECTION OF 1030 EAST AND 1630
SOUTH (OREM ADDRESS)

WHEREAS, Utah Code Annotated §10-2-419 allows the legislative bodies of two cities to adjust a common boundary between the cities; and

WHEREAS, it has been proposed that the City of Orem and Provo City agree on a boundary between them as shown in the attached Exhibit A that was previously disputed by Utah County; and

WHEREAS, the proposed boundary would consist of transferring no property to either city; and

WHEREAS, the Orem City Council passed a resolution indicating its intent to adjust a common boundary between the City of Orem and Provo City referred to herein at a duly noticed public meeting on November 14, 2023; and

WHEREAS more than 60 days have now passed since the City Council adopted the resolution indicating its intent to adjust a common boundary with Provo City; and

WHEREAS, the Orem City Council considered this matter at a duly noticed public hearing on January 23, 2024; and

WHEREAS the City provided notice of the public hearing to consider adjusting the common boundary with Provo as required by Utah Code Section 10-2-419(3); and

WHEREAS the City has not received any written protests to the boundary adjustment; and

WHEREAS the City Council having considered the matter at a public hearing and finding that the adjustment of a common boundary with Provo City as described herein is in the best interest of the City of Orem.

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

1. The City Council of the City of Orem hereby adjusts the common boundary between the City of Orem and Provo City as shown in Exhibit A.
2. The Mayor and/or the City Manager are hereby authorized to take all steps and to sign any documents necessary to finalize this boundary adjustment.

3. All acts, orders, resolutions and ordinances, and parts thereof, in conflict with this ordinance are hereby rescinded.
4. If any portion of this ordinance is for any reason held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.
5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED and APPROVED this 23rd day of January, 2024.

David A. Young, Mayor

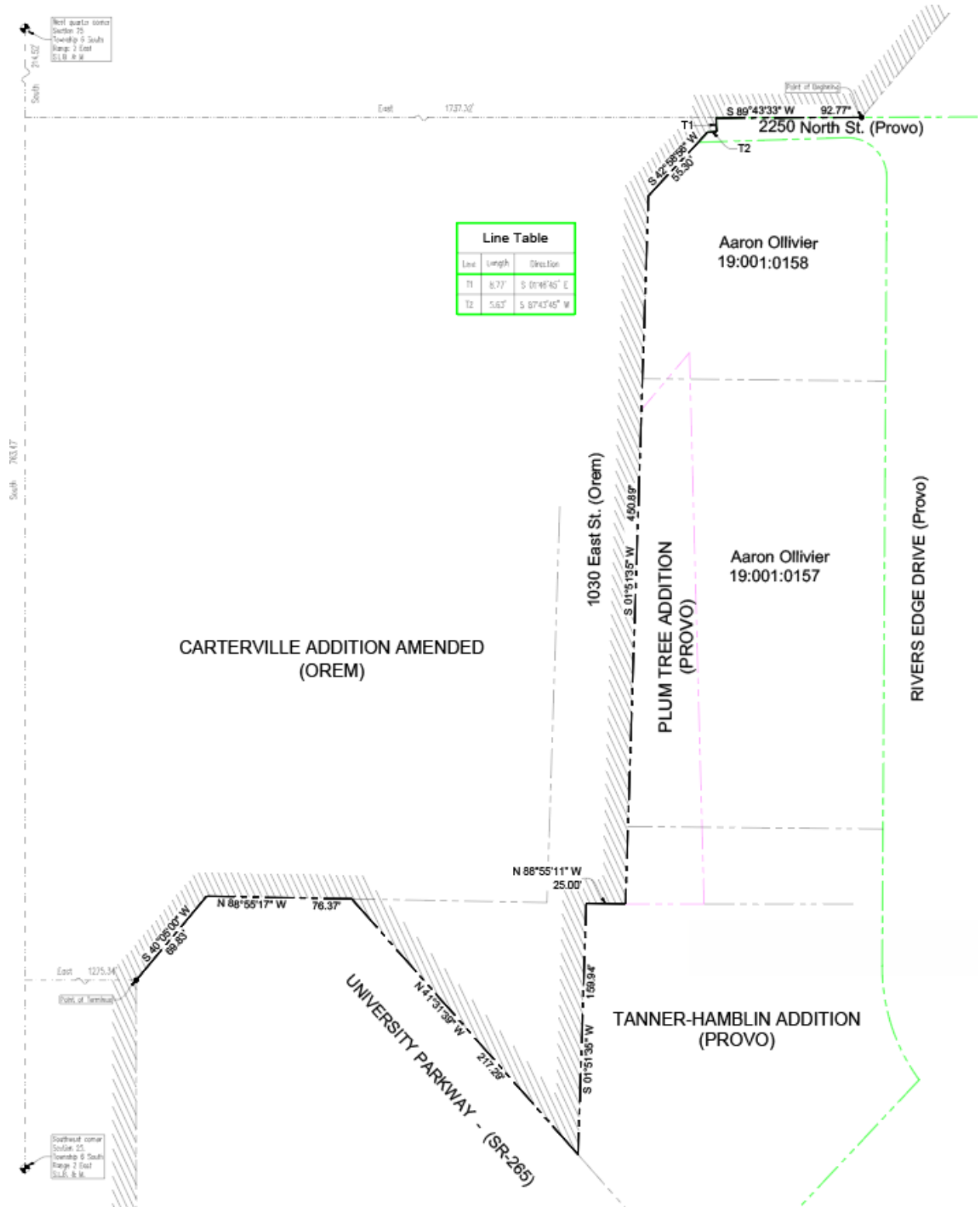
ATTEST:

Teresa McKittrick, City Recorder

COUNCILMEMBER	YES	NO	ABSTAIN
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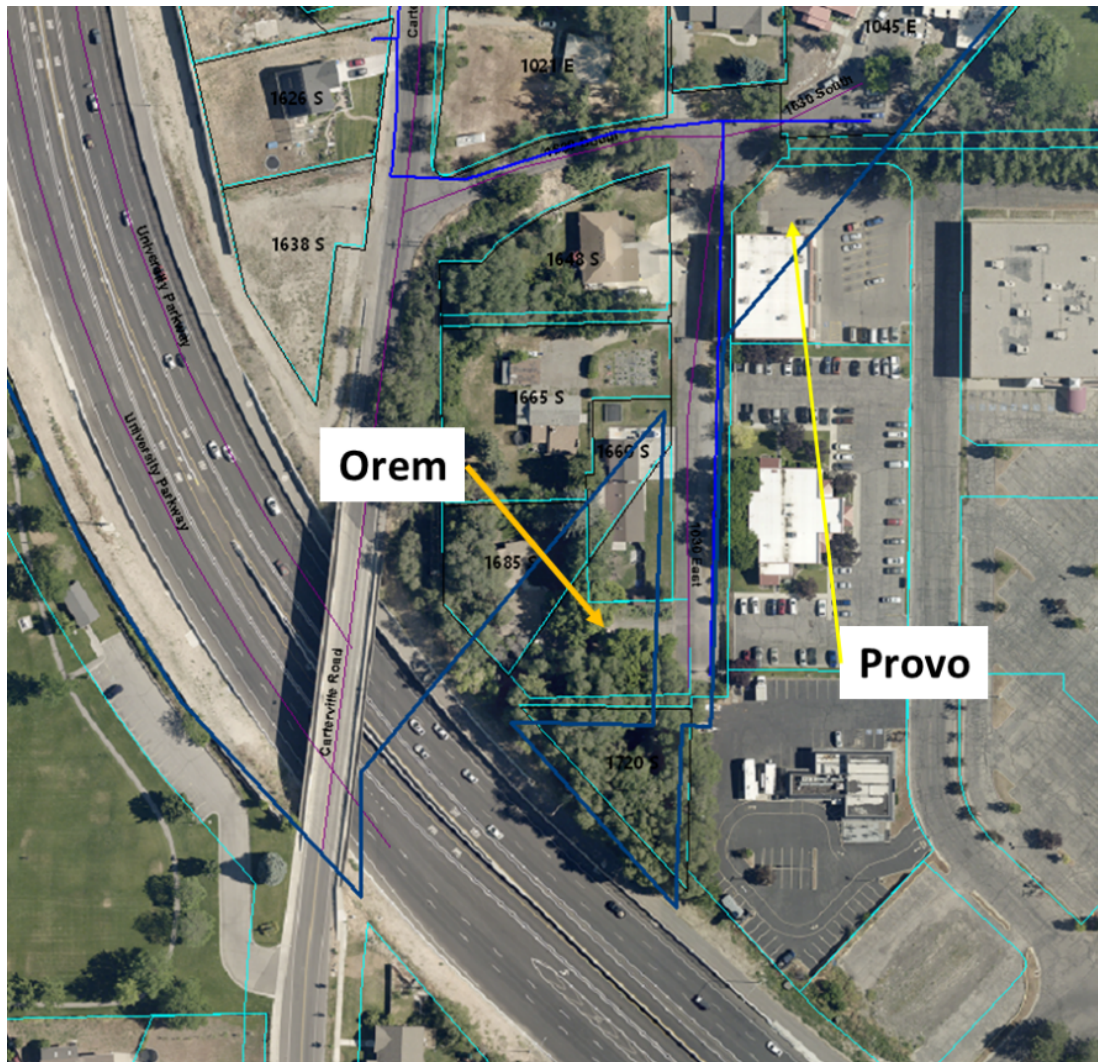
David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Jenn Gale	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Chris Killpack	☐	☐	☐
David Spencer	☐	☐	☐

Exhibit A



Boundary Description

Commencing at the intersection of the Tanner–Hamblin addition and Rivers Edge on University Subdivision Plat, said point being located South 214.52 feet and East 1737.32 feet from the West quarter corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence along Rivers Edge on University Subdivision the following three (3) courses: South 89°43'33" West 92.77 feet, South 01°46'45" East 8.77 feet, South 87°43'45" West 5.63 feet; thence South 42°58'56" West 55.30 feet; thence South 01°51'35" West partially along Plum Tree Addition and extension thereof 450.89 feet more or less to the Tanner–Hamblin Addition; thence North 88°55'11" West along Tanner–Hamblin Addition 25.00 feet; thence South 01°51'35" West 159.94 feet to the easterly boundary line of University Parkway; thence North 41°31'39" West along University Parkway 217.29 feet more or less to the Tanner–Hamblin Addition; thence North 88°55'17" West along said Tanner–Hamblin Addition 76.37 feet more or less to the Carterville Addition to Orem, Amended; thence South 40°05'00" West along said Tanner–Hamblin Addition 69.83 feet more or less to the point of terminus.





**CITY OF OREM
CITY COUNCIL
MEETING
JANUARY 23, 2024**

REQUEST:	ORDINANCE – An ordinance by the Orem City Council modifying a common boundary between the City of Orem and Provo City located near the intersection of 2000 South and Columbia Lane (Orem address)
APPLICANT:	Development Services
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Jason Bench, Planning Division Manager

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
JANUARY 23, 2024



REQUEST:	6:00 P.M. SCHEDULED ITEM ORDINANCE – An ordinance by the Orem City Council adjusting a common boundary between the City of Orem and Provo City located at approximately 2000 South and Columbia Lane (Orem address)
APPLICANT:	City of Orem
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- E-mailed to newspapers

SITE INFORMATION:

- General Plan Designation: N/A
- Current Zone: N/A
- Acreage: N/A
- Neighborhood: N/A

**PLANNING COMMISSION
RECOMMENDATION**

Vote: N/A

PREPARED BY:

Jason Bench, AICP
Assistant Development
Services Director

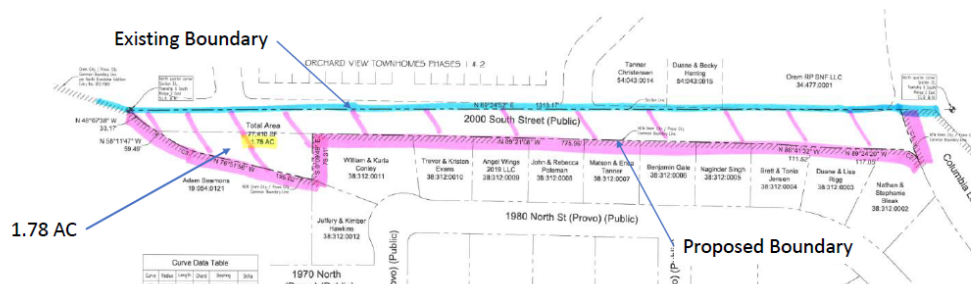
REQUEST: The applicants request the City Council consider adjusting the common boundary line with the City of Provo located generally at 2000 South and Columbia Lane.

BACKGROUND: Utah Code Section 10-2-419 requires the governing bodies of the jurisdictions to hold a public hearing prior to approval of the proposed boundary adjustment. The City Council on November 14, 2023 initiated the process by adopting a resolution of intent to adjust the common boundary.

After a required 60 day noticing period the City Council may proceed and consider the adjustment of the common boundary. Currently, the City of Provo is also processing the request and will also consider the request on January 23, 2024.

The request has been proposed that Orem and Provo adjust their common boundary to transfer approximately 77,410 square feet from Provo City jurisdiction to the City of Orem jurisdiction along 2000 South in Orem as shown below.

2000 South Columbia Lane (Approx.):



PROS:

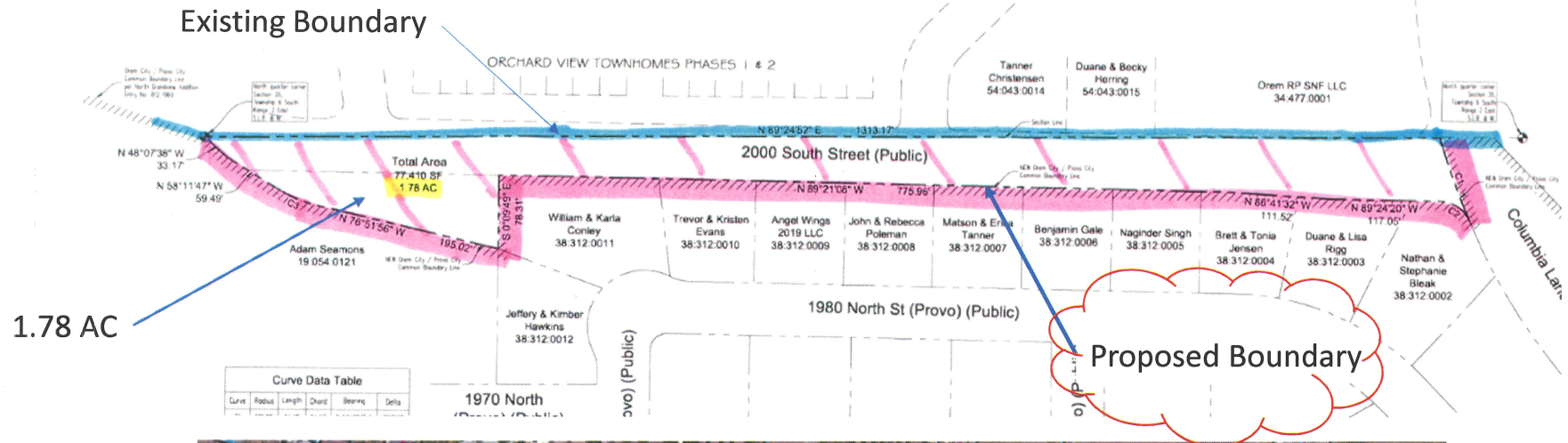
- The detention basin is currently owned by the City of Orem but located within the boundary of Provo City. This will bring the detention basin and the portion of 2000 South within the City of Orem.

CONS:

- Non Determined.

RECOMMENDATION: Staff recommends the City Council, by ordinance, adjustment the common boundary with the City of Provo located generally at 2000 South and Columbia Lane.

2000 South Columbia Lane



ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL ADJUSTING A COMMON BOUNDARY BETWEEN THE CITY OF OREM AND PROVO CITY TO PLACE APPROXIMATELY 77,410 SQUARE FEET OF PROPERTY LOCATED AT APPROXIMATELY 2000 SOUTH AND COLUMBIA LANE (OREM ADDRESS) ENTIRELY WITHIN THE CITY OF OREM

WHEREAS, Utah Code Annotated §10-2-419 allows the legislative bodies of two cities to adjust a common boundary between the cities; and

WHEREAS, it has been proposed that Orem and Provo adjust their common boundary to transfer approximately 77,410 square feet from Provo City jurisdiction to the City of Orem jurisdiction along 2000 South in Orem as shown in the attached Exhibit A; and

WHEREAS, the Orem City Council passed a resolution indicating its intent to adjust a common boundary between the City of Orem and Provo City regarding the 77,470 square feet referred to herein at a duly noticed public meeting on November 14, 2023; and

WHEREAS more than 60 days have now passed since the City Council adopted the resolution indicating its intent to adjust a common boundary with Provo City; and

WHEREAS, the Orem City Council considered this matter at a duly noticed public hearing on January 23, 2024; and

WHEREAS the City provided notice of the public hearing to consider adjusting the common boundary with Provo as required by Utah Code Section 10-2-419(3); and

WHEREAS the City has not received any written protests to the boundary adjustment; and

WHEREAS the City Council having considered the matter at a public hearing and finding that the adjustment of a common boundary with Provo City as described herein is in the best interest of the City of Orem.

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

1. The City Council of the City of Orem hereby adjusts the common boundary between the City of Orem and Provo City as shown in Exhibit A.
2. The Mayor and/or the City Manager are hereby authorized to take all steps and to sign any documents necessary to finalize this boundary adjustment.
3. All acts, orders, resolutions and ordinances, and parts thereof, in conflict with this ordinance are hereby rescinded.

4. If any portion of this ordinance is for any reason held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.
5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED and APPROVED this 23rd day of January, 2024.

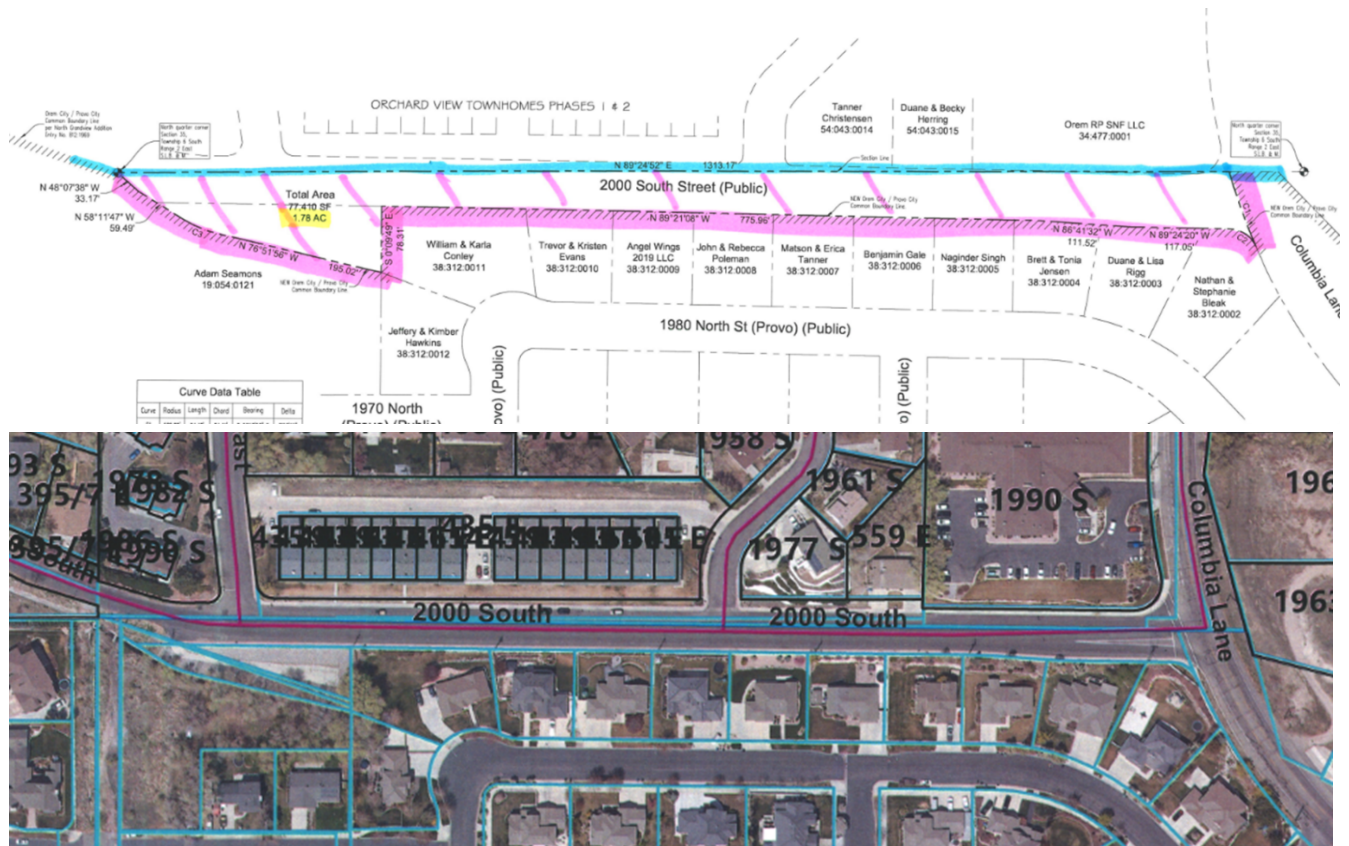
David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCILMEMBER	YES	NO	ABSTAIN
David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Jenn Gale	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Chris Killpack	☐	☐	☐
David Spencer	☐	☐	☐

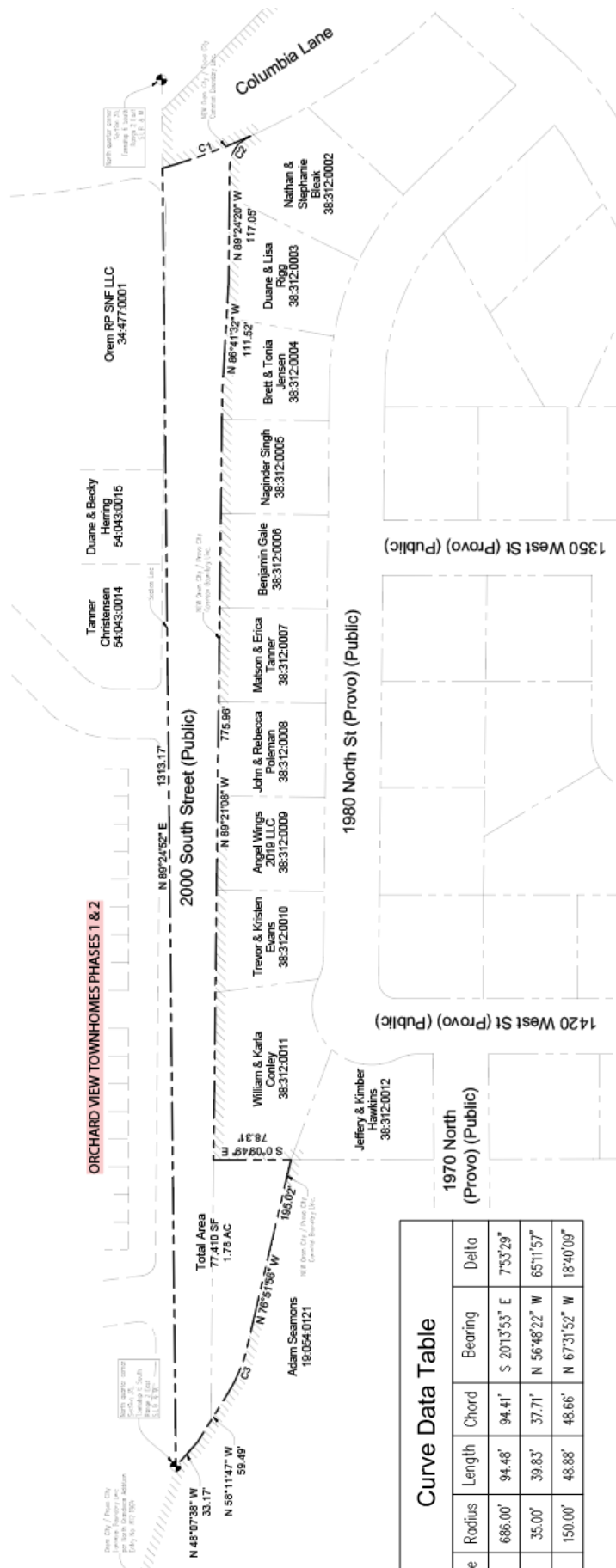
Exhibit A



Boundary Description

Commencing on a common boundary point between Orem City and Provo City, said point being the North quarter corner of Section 35, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 48°07'38" East 33.17 feet; thence South 58°11'47" East 59.49 feet; thence along the arc of a 150.00 foot radius curve to the left 48.88 feet (chord bears S 67°31'52" East 48.66 feet); thence South 76°51'56" East 195.02 feet; thence North 00°09'49" West 78.31 feet to the southerly boundary of 2000 South Street (Orem); thence along said 2000 South Street the following four (4) courses: South 89°21'08" East 775.96 feet, South 86°41'32" East 111.52 feet, South 89°24'20" East 117.05 feet, along the arc of a 35.00 foot radius curve to the right 39.83 feet (chord bears South 56°48'22" East 37.71 feet) more or less to Columbia Lane; thence along said Columbia lane along the arc of a 686.00 foot radius curve 94.48 feet (chord bears North 20°13'53" West 94.41 feet to a point on the North Grandview Addition, said point being located North 89°24'52" East along said Section line 1313.17 feet from the North quarter corner of said Section 35; thence South 89°24'52" West along North Grandview Addition and said Section line 1313.17 feet to the point of beginning.

Area = 77,410 sq.ft. or 1.78 Acres





**CITY OF OREM
CITY COUNCIL
MEETING
JANUARY 23, 2024**

REQUEST:	ORDINANCE – An ordinance by the Orem City Council modifying a common boundary between the City of Orem and Provo City located at approximately 700 North 1550 East (Orem address)
APPLICANT:	Canyon River Holdco, LLC and City of Orem
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Jason Bench, Planning Division Manager

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
JANUARY 23, 2024



REQUEST:	6:00 P.M. SCHEDULED ITEM ORDINANCE – A ordinance by the Orem City Council adjusting a common boundary between the City of Orem and Provo City located at approximately 700 North 1550 East (Orem address)
APPLICANT:	Canyon River Holdco, LLC and City of Orem
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- E-mailed to newspapers

SITE INFORMATION:

- General Plan Designation: N/A
- Current Zone: N/A
- Acreage: N/A
- Neighborhood: N/A

**PLANNING COMMISSION
RECOMMENDATION**

Vote: N/A

PREPARED BY:

Jason Bench, AICP
Assistant Development
Services Director

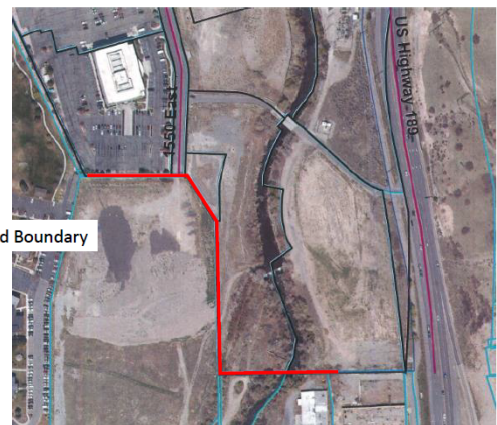
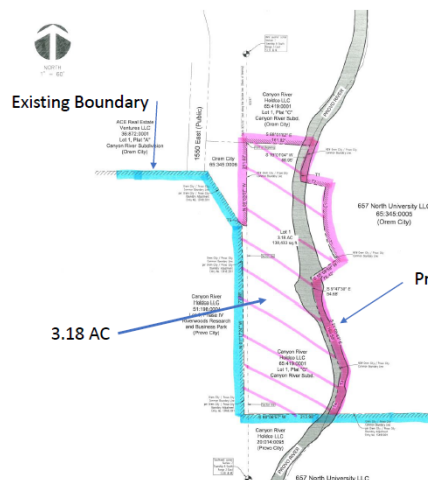
REQUEST: The applicants request the City Council consider adjusting the common boundary line with the City of Provo located generally at 700 North 1550 East.

BACKGROUND: Utah Code Section 10-2-419 requires the governing bodies of the jurisdictions to hold a public hearing prior to approval of the proposed boundary adjustment. The City Council on November 14, 2023 initiated the process by adopting a resolution of intent to adjust the common boundary.

After a required 60 day noticing period the City Council may proceed and consider the adjustment of the common boundary. Currently, the City of Provo is also processing the request and will also consider the request on January 23, 2024.

The request has been proposed that Orem and Provo adjust their common boundary to transfer approximately 3.18 acres from the City of Orem jurisdiction to Provo City jurisdiction at approximately 700 North 1550 East in Orem as shown below.

700 North 1550 East (Approx.):



The property owner is proposing a development agreement with the City and would agree to certain conditions if the boundary line is adjusted. These include:

- The applicant will improve their half of the bridge connecting the east and west sides of the Provo River.
- Provide public utility easements and access easements from the bridge to 1550 East.
- Street dedication for the street connection from 1550 East crossing the bridge.

The final conditions included in the development agreement will be finalized prior to the City Council meeting. A list of the proposed conditions included in the development agreement will be provided at the City Council meeting.

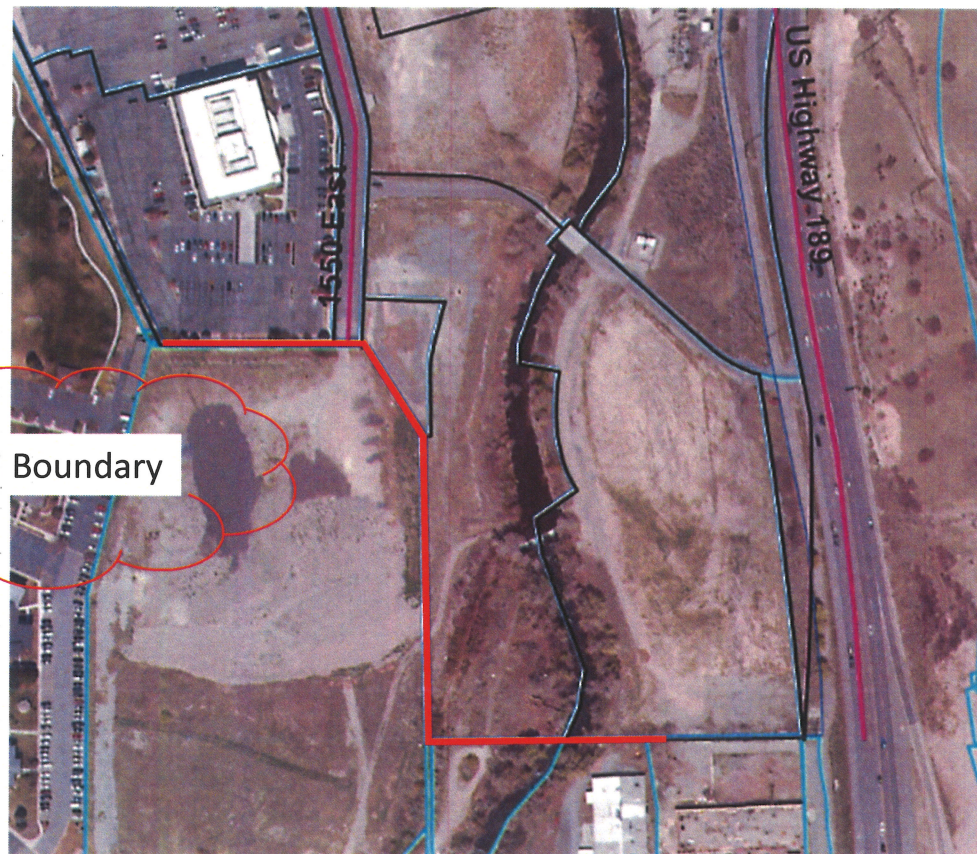
PROS:

- Public Safety response to one addressing system
- Less likely for mail delivery confusion
- One utility provider (Provo)
- Less users on Orem lift station (Orem)
- A proposed development agreement

CONS:

- Loss of property tax revenue
- Loss of control of the property pertaining to city regulations
- Bridge reconstruction - jurisdiction (A portion would be located in Provo)
- Potential creep to 800 North (Boundary requests in future?)

RECOMMENDATION: Staff recommends the City Council, by ordinance, consider the adjustment of the common boundary with the City of Provo located generally at 700 North 1550 East.



ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL ADJUSTING A COMMON BOUNDARY BETWEEN THE CITY OF OREM AND PROVO CITY TO PLACE APPROXIMATELY 3.18 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 NORTH 1550 EAST (OREM ADDRESS) ENTIRELY WITHIN PROVO CITY

WHEREAS, Utah Code Annotated §10-2-419 allows the legislative bodies of two cities to adjust a common boundary between the cities; and

WHEREAS, it has been proposed that Orem and Provo adjust their common boundary to transfer approximately 3.18 acres from the City of Orem jurisdiction to Provo City jurisdiction at approximately 700 North 1550 East in Orem as shown in the attached Exhibit A; and

WHEREAS, the Orem City Council passed a resolution indicating its intent to adjust a common boundary between the City of Orem and Provo City regarding the 3.18 acres referred to herein at a duly noticed public meeting on November 14, 2023; and

WHEREAS more than 60 days have now passed since the City Council adopted the resolution indicating its intent to adjust a common boundary with Provo City; and

WHEREAS, the Orem City Council considered this matter at a duly noticed public hearing on January 23, 2024; and

WHEREAS the City provided notice of the public hearing to consider adjusting the common boundary with Provo as required by Utah Code Section 10-2-419(3); and

WHEREAS the City has not received any written protests to the boundary adjustment; and

WHEREAS the City Council having considered the matter at a public hearing and finding that the adjustment of a common boundary with Provo City as described herein is in the best interest of the City of Orem.

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

1. The City Council of the City of Orem hereby adjusts the common boundary between the City of Orem and Provo City as shown in Exhibit A.
2. The Mayor and/or the City Manager are hereby authorized to take all steps and to sign any documents necessary to finalize this boundary adjustment.

3. All acts, orders, resolutions and ordinances, and parts thereof, in conflict with this ordinance are hereby rescinded.
4. If any portion of this ordinance is for any reason held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.
5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED and APPROVED this 23rd day of January, 2024.

David A. Young, Mayor

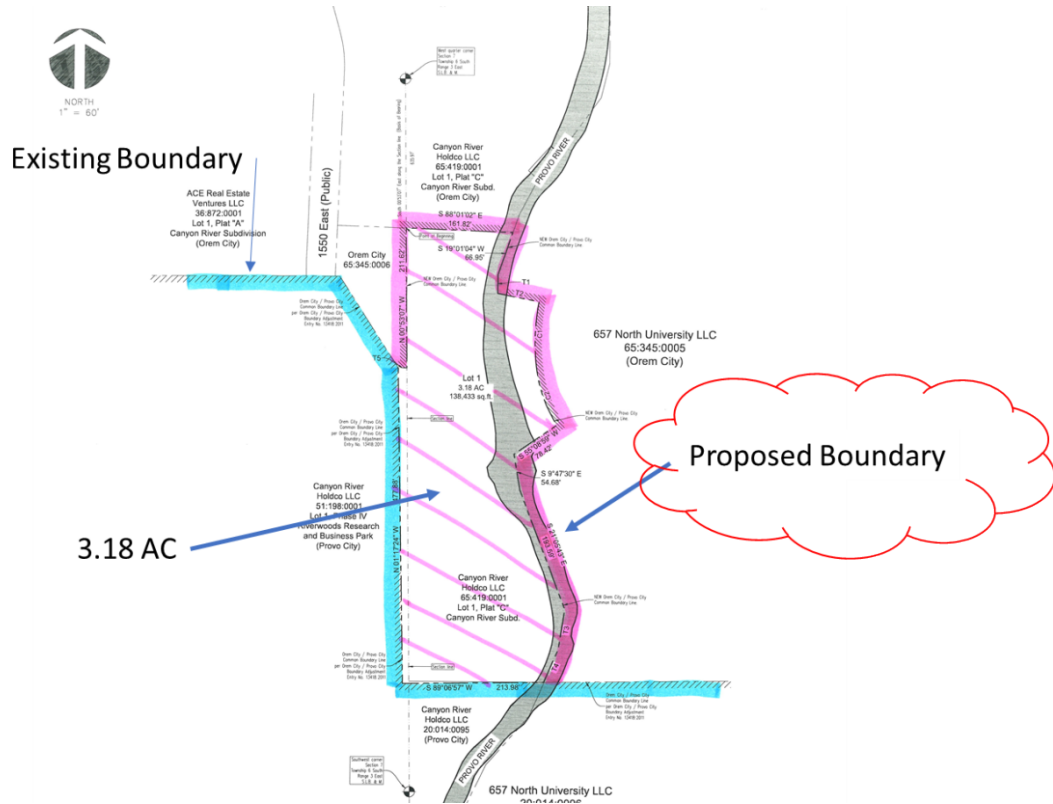
ATTEST:

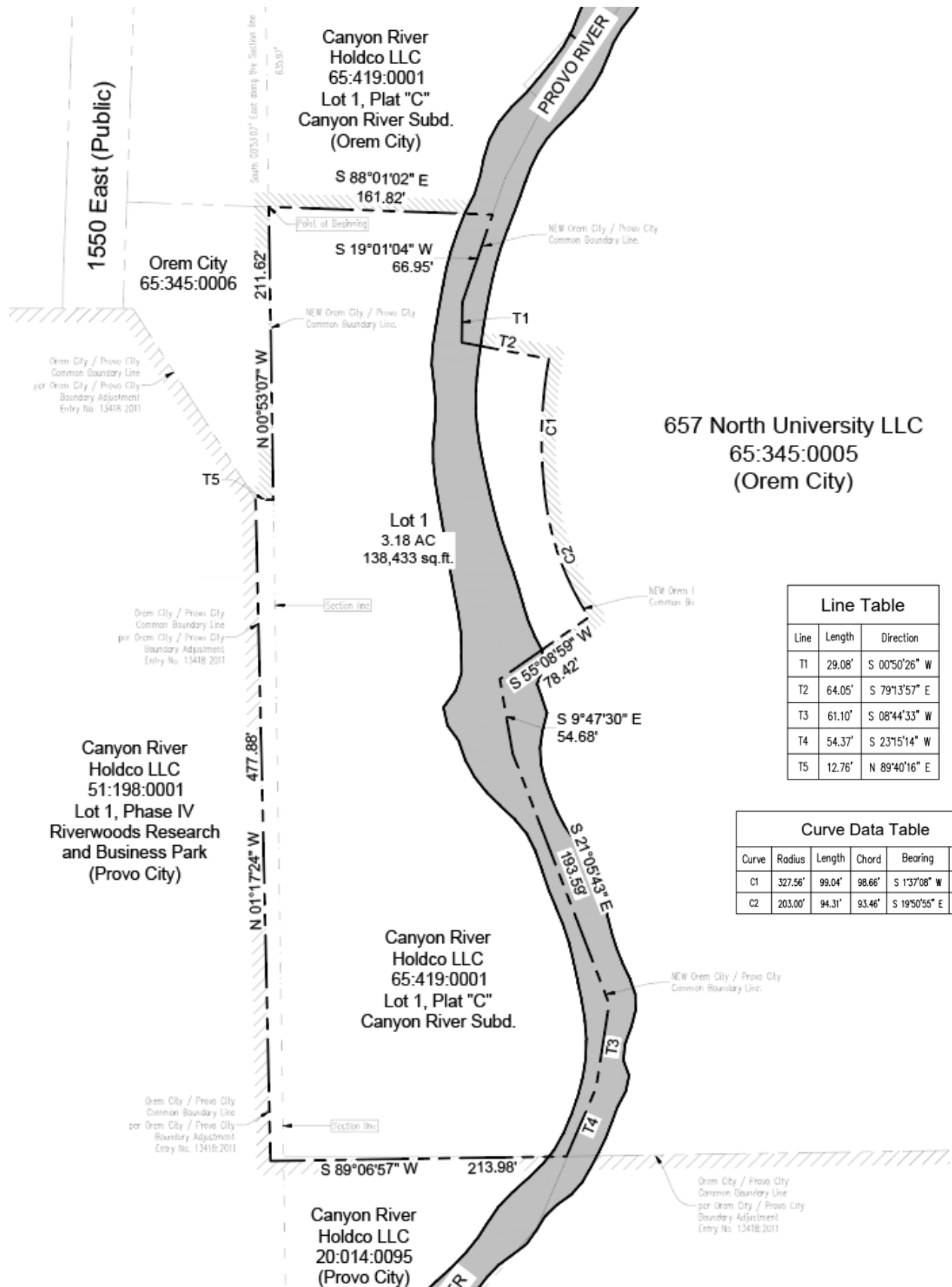
Teresa McKittrick, City Recorder

COUNCILMEMBER	YES	NO	ABSTAIN
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David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Jenn Gale	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Chris Killpack	☐	☐	☐
David Spencer	☐	☐	☐

Exhibit A





New Boundary Line Description

Commencing on a common boundary point between Orem City and Provo City, said point being located South 00°53'07" East along the Section line 846.75 feet and West 12.76 feet from the West quarter corner of Section 7, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°40'16" East 12.76 feet; thence North 00°53'07" West 211.62 feet; thence South 88°01'02" East 161.82 feet; thence South 19°01'04" West 66.95 feet; thence South 00°50'26" West 29.08 feet; thence South 79°13'57" East 64.05 feet; thence along the arc of a 327.56 foot radius curve to the left 99.04 feet (chord bears South 01°37'08" West 98.66 feet); thence along the arc of a 203.00 foot curve to the left 94.31 feet (chord bears South 19°50'55" East 93.46 feet); thence South 55°08'59" West 78.42 feet; thence South 09°47'30" East 54.68 feet; thence South 21°05'43" East 193.59 feet; thence South 08°44'33" West 61.10 feet; thence South 23°15'14" West 54.37 feet more or less to the Orem City / Provo City common boundary line as shown on the Orem City / Provo City Common Boundary Adjustment as Entry No. 13418:2011, said point being located South 00°53'07" East along said Section line 1321.34 feet and East 204.61 feet from the West quarter corner of said Section 7.

Property to be transferred to Provo City

Commencing on a common boundary point between Orem City and Provo City, said point being located South 00°53'07" East along the Section line 635.97 feet from the West quarter corner of Section 7, Township 6 South, Range 3 East, Salt Lake Base and Meridian: thence South 88°01'02" East 161.82 feet; thence South 19°01'04" West 66.95 feet; thence South 00°50'26" West 29.08 feet; thence South 79°13'57" East 64.05 feet; thence along the arc of a 327.56 foot radius curve to the left 99.04 feet (chord bears South 01°37'08" West 98.66 feet); thence along the arc of a 203.00 foot radius curve to the left 94.31 feet (chord bears South 19°50'55" East 93.46 feet); thence South 55°08'59" West 78.42 feet; thence South 09°47'30" East 54.68 feet; thence South 21°05'43" East 193.59 feet; thence South 08°44'33" West 61.10 feet; thence South 23°15'14" West 54.37 feet more or less to the Orem City / Provo City common boundary line as shown on the Orem City / Provo City Common Boundary Adjustment as Entry No. 13418:2011, thence South 89°06'57" West along said boundary line 213.98 feet; thence North 01°17'24" West along said boundary line 477.88 feet ; thence North 89°40'16" East 12.76 feet; thence North 00°53'07" West 211.62 feet more or less to the point of beginning.

Area = 138,433 sq.ft. or 3.18 Acres

CITY OF OREM
CITY COUNCIL MEETING
JANUARY 23, 2024



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING – MAP AMENDMENT – Amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South and 400 West.
APPLICANT:	Jay Liechty
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Posted at utah.gov/pa
- Noticed 448 property owners within 500 feet of the property

SITE INFORMATION:

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

**PLANNING
COMMISSION
RECOMMENDATION**

2-2 vote – No
 Recommendation
 1 abstained

PREPARED BY:

Cheryl Vargas
 Associate Planner

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

BACKGROUND: The applicant is proposing to eliminate two street connection point at 1430 South and 400 West which is part of the Lakeview Area Street Connection Master Plan. The connections would provide connectivity between 1430 South at approximately 485 West to 1600 South.

The street connection master plan is designed to identify dead-end streets that need to be connected or other areas that need future street connection to help prevent parcels in the city from becoming landlocked. In addition, the identified street connections also complete a grid network to mitigate intersection congestion in this case 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 connection 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.

The main issues with eliminating the street connection at 1430 South and 400 West relate to traffic concerns. Several questions are outlined below with answers to the questions provided by John Dorny, Orem City Transportation Engineer. ([Responses based on Hales Engineering Traffic Impact Study \(TIS\) dated August 17th, 2023.](#))

1. Can 1430 handle the increased traffic volume?

- The TIS suggests the 1430 S/project access intersection will operate at LOS F during the PM peak hour without a connection to the south at 1600 South. LOS B/C with the connection.
- However, adding a signal at Sandhill/1430 S improves the project access LOS due to lack of queuing blocking intersection

2. Will a traffic signal be required at Sandhill Road?

- A traffic signal likely be required at Sandhill Road by 2030.
- LOS F at an intersection doesn't always mean a signal needs to be installed. It has to meet Signal Warrants, which is a different measurement than LOS.
- The question is how much does the development push the signal into meeting the Warrants?
- Queuing at Sandhill Rd/1430 S is estimated to be 1,000 ft (opening day) to 2,000 ft (by 2028) in the PM Peak hour (without a connection at 1600 S.) This would suggest a signal may be needed after the project is installed.

3. Will parking on the street be eliminated?

- To accommodate a right-in and a left-in, parking will likely need to be removed on 1430 S immediately adjacent west of the project access.
- Research showed that 14 out of 17 comments on Google Reviews included negative parking comments for the Lexington Townhomes. Many wrote extensively about poor parking. The city may want to allow on-street parking on 1430 S where we can.
- The TMP and bike plan shows bike lanes to be installed on 1430 S as development occurs. No other developments have had to install them or leave room for them. There are geometric constraints on 1430 S near the hill by Ventana Student Housing. However, we suggest providing room for these lanes as we work towards installing in the future.

4. Is one access acceptable based on the parking structure and stalls provided?

- The TIS ran both with and without a 1600 South connection. Without the connection at 1600 South, the project access at 1430 S. performs at LOS F. With the connection the intersection performs at LOS C (unless Sandhill/1430 South is signalized)
- I worry about the flush of cars that exit after the end of an event. Queuing usually happens in the garage itself and carries onto the site.
- The TIS didn't mention the parking structure, other than a note on the site plan, stating that there is one.
- I believe we need to consider their unique uses when looking at parking and flow.

- The entrance to garage and on-site parking is too close to 1430 S to provide any “throat depth” off of 1430 S. The site access area and circulation too tight based on-site plan striping.

5. Other?

- The TIS basically says by 2028-2030, traffic at the project site won’t need a second access to/from 1600 South.
- The TIS grossly underestimates how much traffic can be generated by an event center.

The latest concept plan (Option A) is part of the agenda summary for your review. The review and approval of a concept plan will be considered at a later time. Option A does allow the connection of 400 West to turn west and connect to a future street to the west. The current request before the City Council is the elimination of the street connections at 1430 South and 400 West from the Lakeview Area Street Connection Master Plan.

The applicant has provided a second concept plan (Option B) that would also eliminate the street connection at 400 West at 1600 South. This option is based on the applicant purchasing additional property to the west, however, this option would eliminate both street connections.

Pros:

- The elimination of the street connection at 1430 South and 400 West would allow the applicant to pursue a development without a required public street connection. However, based on a traffic study for the development a street may be required if a second access is essential for the development.
- Many within the neighborhood do not want the street connection.

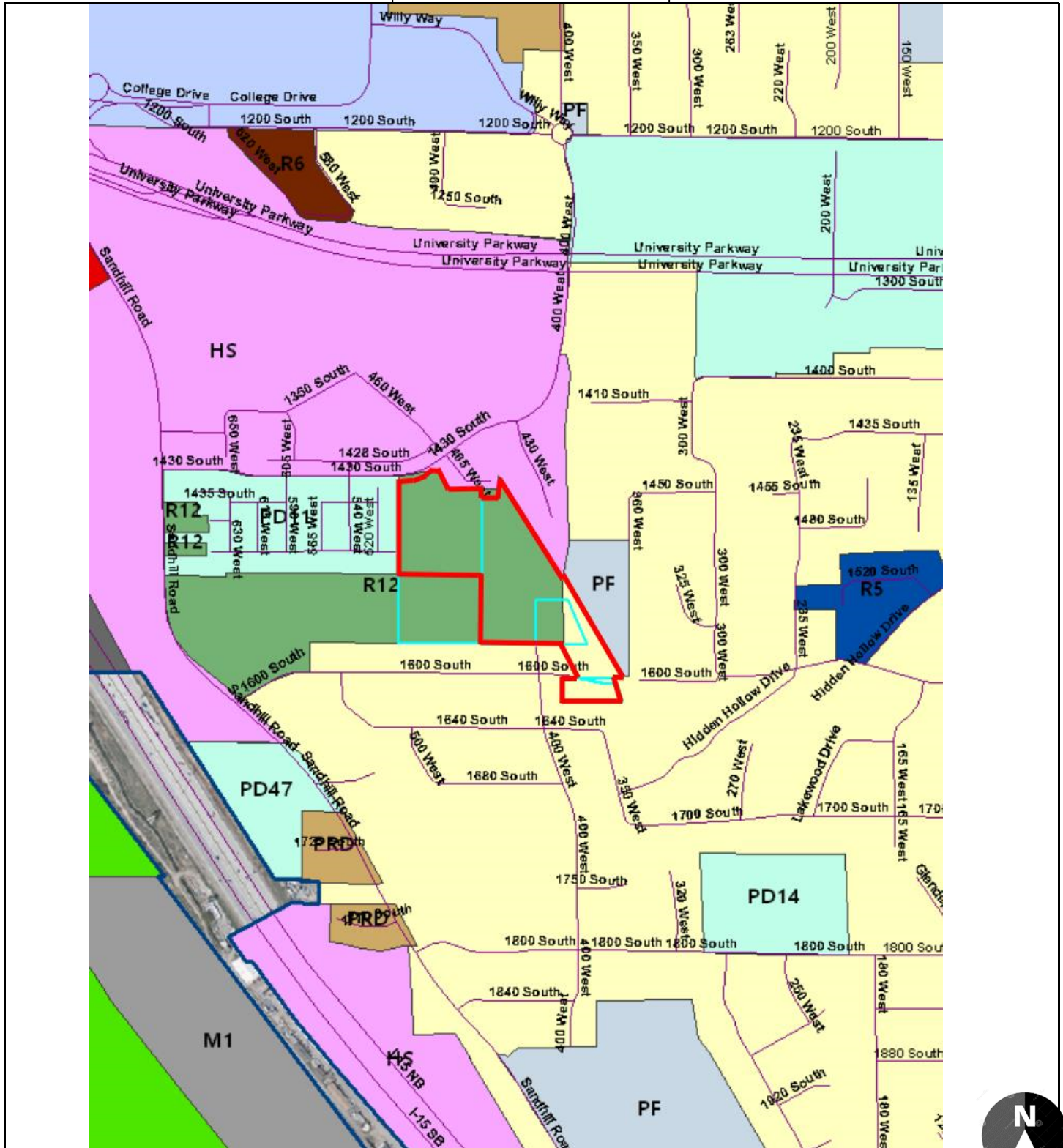
Cons:

- 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.
- The street connections enhance emergency response time and opportunities for water and sewer utility connections.

RECOMMENDATION: Staff recommends the City Council, by resolution, consider an amendment to the Lakeview Area Street Connection Master Plan to eliminate the street connections at 1430 South at approximately 485 West and 400 West.



Sherwood Haven



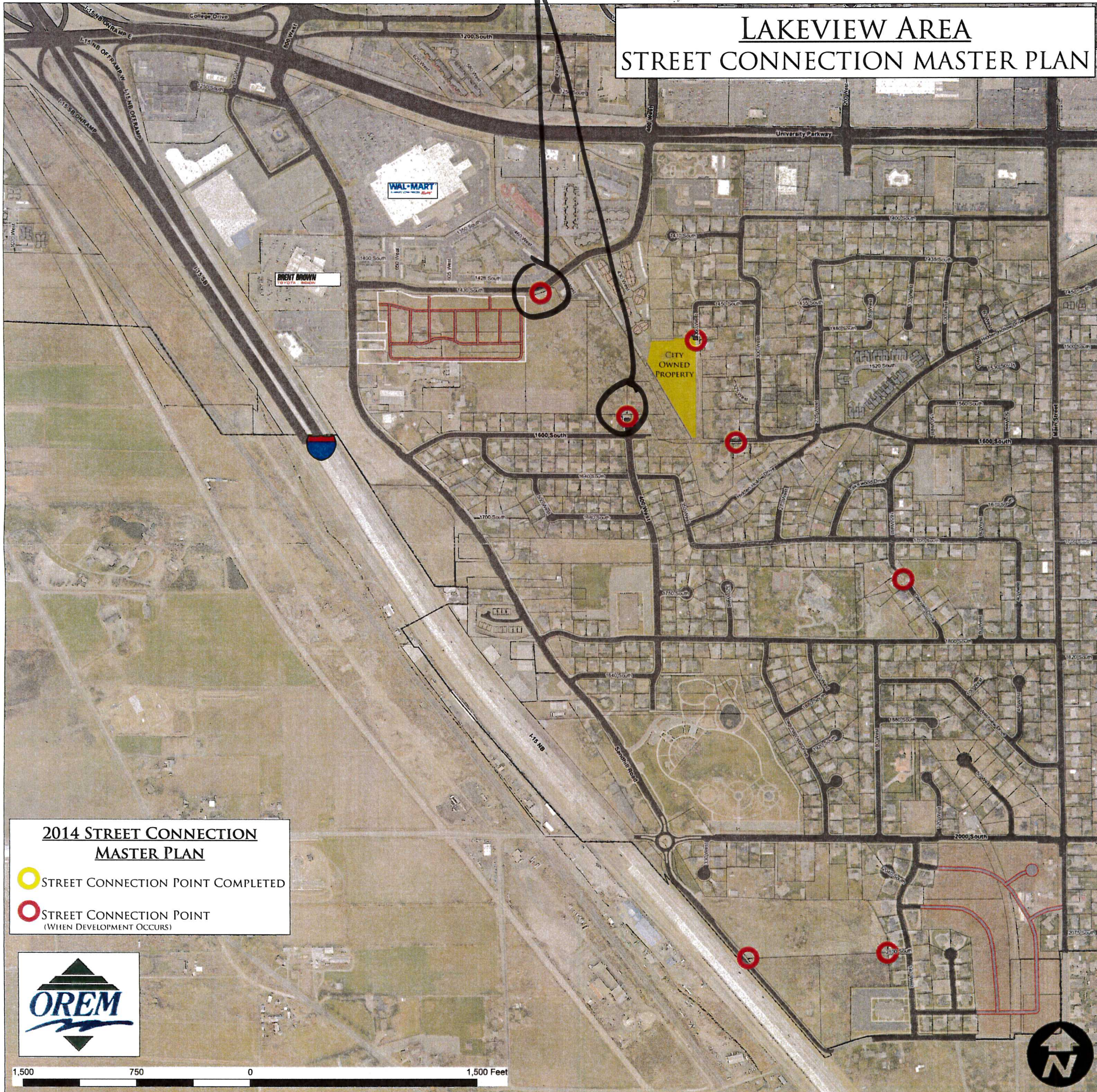
Legend

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

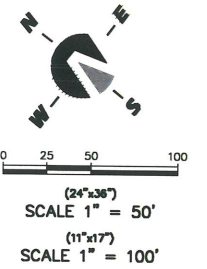
NEIGHBORHOOD
Lakeview

 1430 S 400 West
 Parcels

Stterwood Haven
 Jay Liechty
 Applying to remove these
 two red circles - connections
 from this Map.







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:		DATE:	
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**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

SHERWOOD HAVEN

CONCEPT SITE PLAN #7
OREM, UTAH

JOB NO.
3-22-060
SHEET NO.
1

OPTION A



N
W——E
S

0 20 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

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**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

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

SHERWOOD HAVEN

CONCEPT SITE PLAN

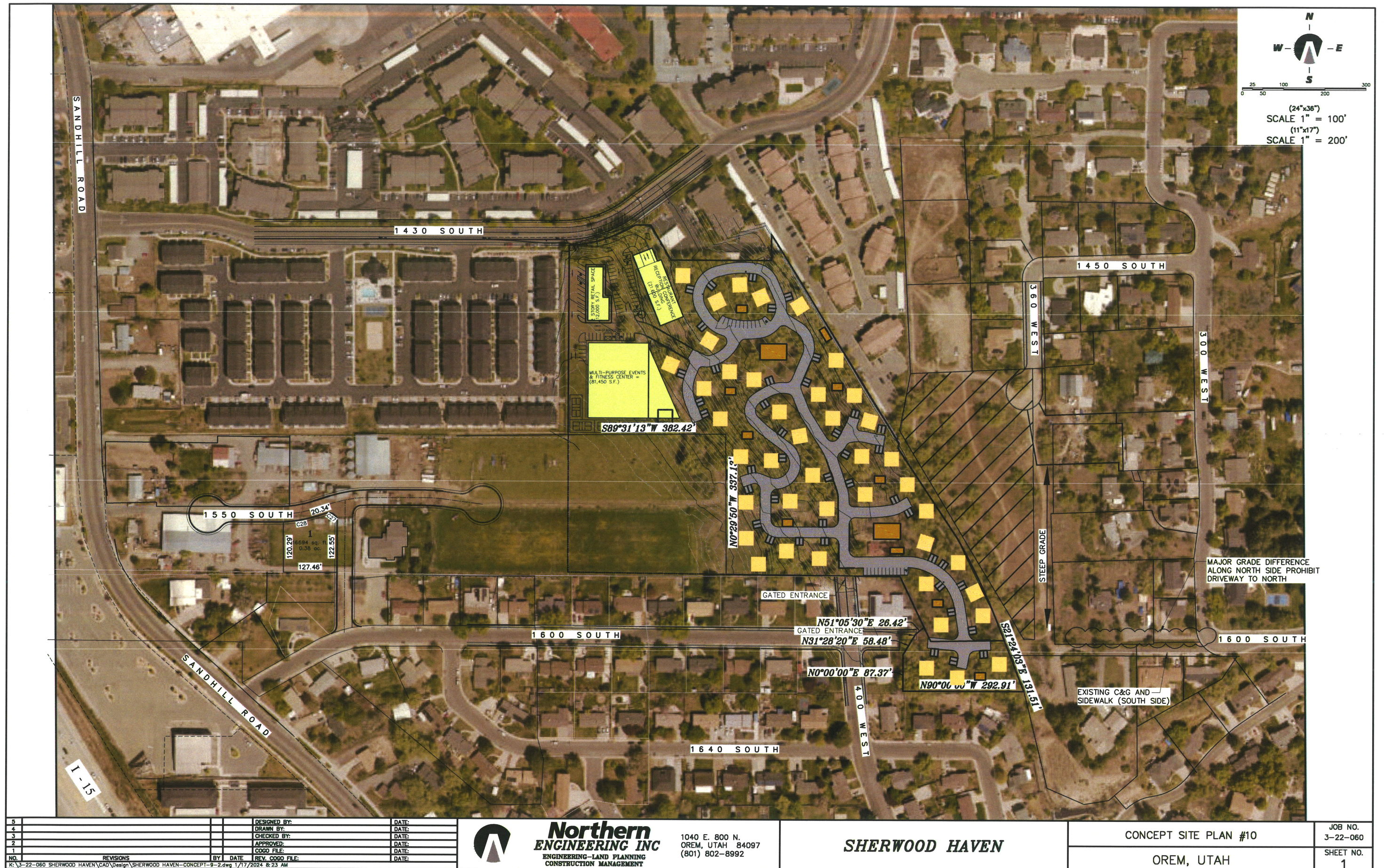
OREM, UTAH

JOB NO.
3-22-060

SHEET NO.
10

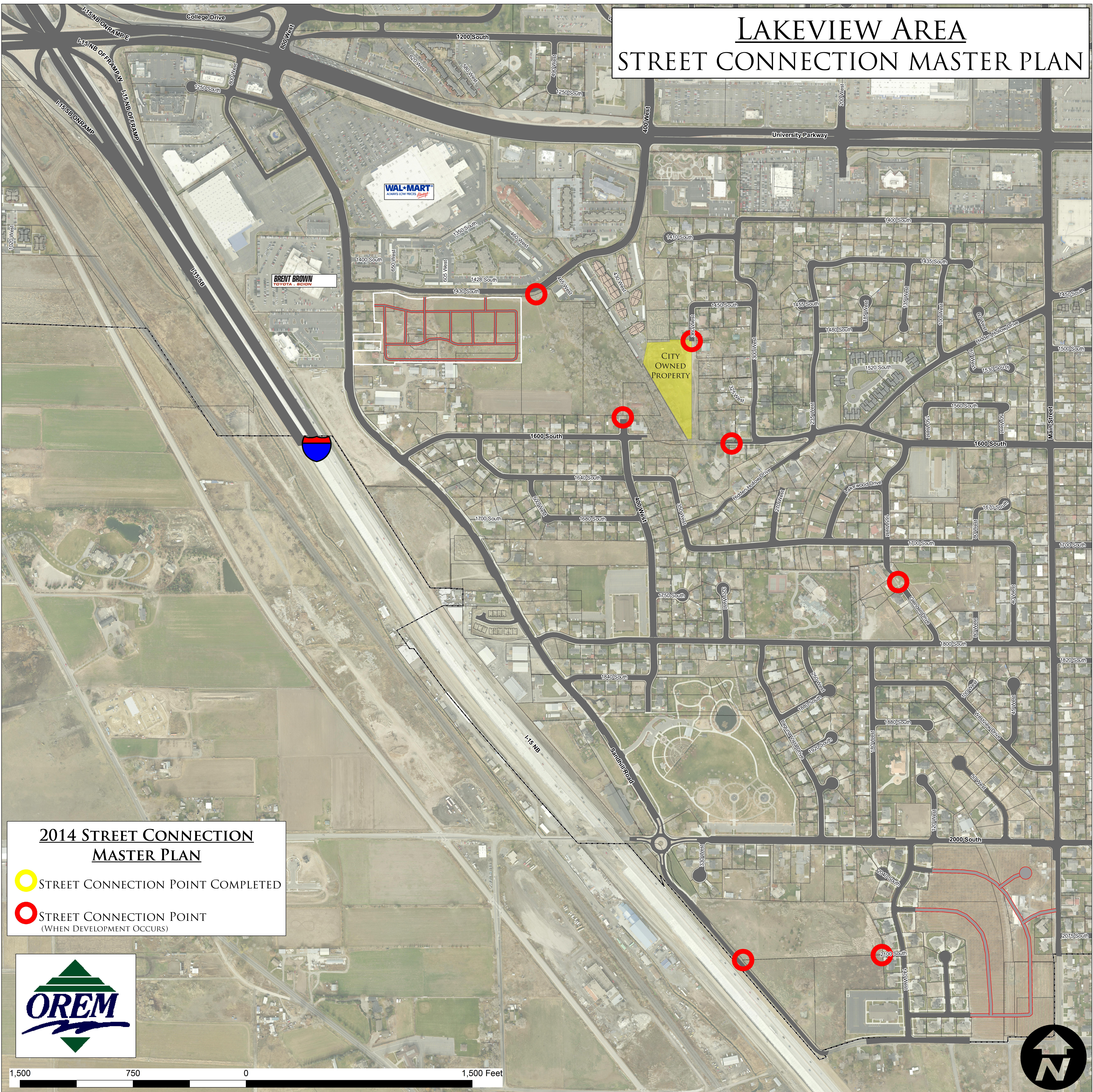
THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

OPTION B



LAKEVIEW AREA

STREET CONNECTION MASTER PLAN



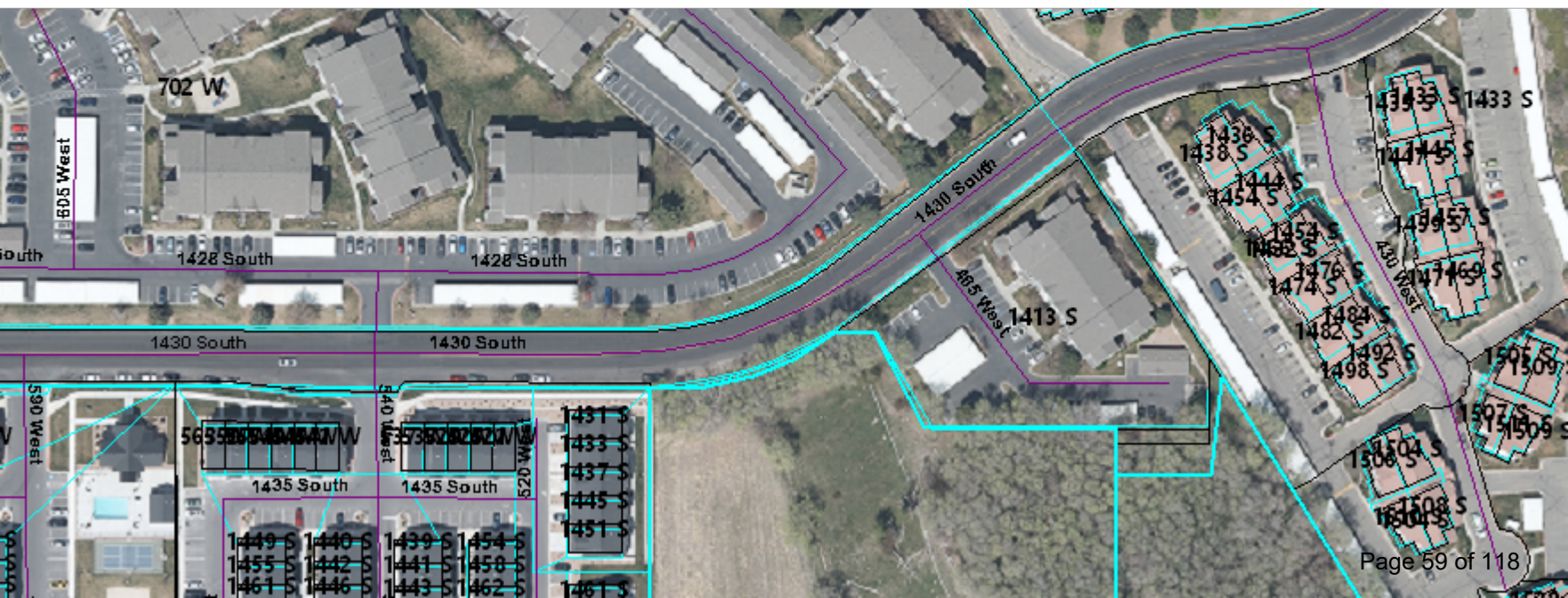
2014 STREET CONNECTION MASTER PLAN

-  STREET CONNECTION POINT COMPLETED
-  STREET CONNECTION POINT
(WHEN DEVELOPMENT OCCURS)



1,500 750 0 1,500 Feet





Street view from 1430 South



October 18, 2023

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

Agenda Item 3.3 is a request by Jay Liechty for the Planning Commission to 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.



Staff Presentation: 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: The Development Review Committee determined this request complies with the Orem City Code. 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.

Chair Komen asked if the Planning Commission had any questions for Mr. Bench. Mr. Low asked why the applicant would ask to eliminate a street connection that is not on his land.

Chair Komen invited the applicant to come forward Jay Liechty introduced himself. Mr. Liechty explained why he wants to eliminate the 360 West/1600 South street connection, as well as the 1430 South/400 West connection. [\(click here for recording\)](#)

Chair Komen asked the audience who had come to speak to this item to come forward after Item 3.4 was presented. She then asked that Item 3.4 be presented.

The motion on this item was made in conjunction with Item 3.4 after Item 3.4 was presented and discussed.

Chair Komen called for a motion on Items 3.3 and 3.4.

Planning Commission Action for Items 3.3 and 3.4: Mr. Low moved to continue the 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 and to continue the 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 until the applicant has met with the residents and City staff to address concerns that have been outlined tonight. 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.

Agenda Item 3.8 is a request by Jay Liechty for the Planning Commission to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and 360 West/1600 South.



Staff Presentation: 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.

Traffic (items are in reference to the new concept plan requested at 10.18.23 Planning Commission):

General Comment

1. This plan does not meet the adopted access management/ connectivity plan.

Single-Family Subdivision

1. The City has discussed not allowing more access on Sandhill Road (this comment is in reference to the vacant land to the west and suggestions on ways they may develop in the future with access to Sandhill Road). The 1550 South connection shown may need to be removed. This removal may cause maximum cul-de-sac issues (650').
2. The cul-de-sac on 360 West does not address the three lots to the west that are still landlocked.

Cabin Rental Area

1. The Sub-local roads need to be at least 28' wide. The submittal shows 24' at one location but it does not show what the other road widths are.
2. This area may exceed the maximum 650' access length.

Retail/Restaurant/Event Center Area

1. The diagonal parking near the entrance off 1430 South has been removed on the new concept plan. This stops vehicles from backing into the entrance.
2. Traffic circulation and parking has been modified for the better on the new concept plan.
3. There are dimensions that are needed for the turnaround near the pickle ball courts for traffic. Whether this is a U-turn area or a three-point turn for people to turn around will need to be clarified (neither of these configurations would be allowed by ordinance).
4. There is an issue with the parking on the north side of the Event Center. This may need to be moved north to the south side of retail space. This would open up the drive aisle to line up with the cabin area road. ADA parking may need to be moved to the west side of the building.

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

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. ([click here for recording](#))

- Ms. Kleinlein asked if the Planning Commission does propose to remove the street connections and a developer comes in wanting to put in a road, would it be difficult to put the street connections back. Mr. Bench replied that when it is on the street connection master plan the developer is required to put in a road.

Chair Komen invited the applicant to come forward. Jay Liechty and Kyle Spencer introduced themselves. Mr. Spencer said as far as the concept plan and the rezone, they are mainly focusing on the western connections. The eastern connections were just put in because the applicant lives in the area.

Discussion regarding the street connections: ([click here for recording](#))

- Mr. Carpenter said the cul-de-sac on the west is too long and puts an undue burden on the property owner if he chooses to develop. Mr. Spencer said if the 1550 South would not be allowed to stub out and connect to Sandhill Road then there is a possible connection to 1600 South. This would result in an area within the R12 zone where Mr. Peterson could propose a deep lot scenario. There are multiple concept plan layouts that could be considered.
- Mr. Liechty said Mr. Peterson, owner of the property to the west, does not want to develop the property at this time. Ms. Komen replied that Mr. Peterson talked about a connection from 400 west to his property in the previous Planning Commission meeting. Mr. Liechty said that it would take about an acre of land and Mr. Liechty said it was not his responsibility or desire to pay for Mr. Peterson's connection and it would ruin the cabins in the forest concept.
- Ms. Kleinlein asked what is the harm in removing the connections. Mr. Kelly replied that the Transportation Advisory Commission (TAC) voted unanimously to keep the connections. The only thing being addressed here is we want some connectivity between the dots on the map. The negative implications are not just connectivity. By allowing these connections you allow utilities to connect and work properly, there is better water flow, better fire prevention water flow, better water quality. There are ten properties that are currently on septic tank. If 360 West could connect to 1600 South, a sewer line could come in and eliminate the septic tanks. If the connections are made north/south and not necessarily east/west you provide more options to move north/south. The residents do not have to funnel to Sandhill Road to go north/south, now they would have another option. It would be lightening the load of putting more burden and concentrating more traffic in one area.
- Mr. Hawkes spoke with a few people in this area, they are not opposed to eliminating the connections but they do like things as they are. By blocking the connections, it does create a greater burden and the people there do not want the connections cut off. People on 1600 South moving from east/west have to make a circuitous route.
- Ms. Komen stated that the thing preventing people from driving through the neighborhood is not the trees it is the lack of roads.
- Ms. Komen said her take-away from the last meeting is there really is no consensus either way as to what people want here. Mr. Hawkes said he thinks the city engineers have a broader insight in relation to fire, sewer, water and he concurs with them. In the broader scheme of things, he does not think one or two connections can be taken off.

Discussion on picking and choosing individual connections. ([click here for recording](#))

Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to forward a negative 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. No one seconded the motion. The motion failed. ([click here for recording](#))

Planning Commission Action: Ms. Kleinlein moved to forward a positive commendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West and a negative recommendation to eliminate the connection between 360 West/1600 South. No one seconded the motion. The motion failed. ([click here for recording](#))

Planning Commission Action: Mr. Carpenter moved to forward a positive recommendation to the City Council to amend the Lakeview Area Street Connection Master Plan to eliminate the street connection at 1430 South and a positive recommendation to keep the 400 West and 360 West/1600 South connections. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter and Helena Kleinlein. Those voting nay: Gerald Crismon, James Hawkes. Those abstaining: Madeline Komen. The motion did not pass, no recommendation will be sent to the City Council. ([click here for recording](#))

Neighborhood Petition

- for -

Development of Peterson Tree Land and Removal of Drug Influence in the Neighborhood

To Orem City,

We the neighbors living in the residential neighborhoods next to the Peterson land (9.45 acre tree property North of 400 W and 1600 S Orem UT) and the vacant Orem City land to the east of the Peterson property, support and are in favor of development of this land in a manner that would preserve our quiet, peaceful and family-friendly neighborhoods from the negative influences of high density congestion (high density apartments and University Parkway, etc) to the North of this land, and remove the drug activity happening there. The results we want from such a development are:

- No increased traffic in our neighborhoods.
- No increased parking on our neighborhood streets.
- A barrier between our neighborhoods and the high-density congestion to the North, like the undeveloped tree property currently provides.
- No through roads allowing traffic and parking problems, etc into our neighborhoods;
 - a) no to 400 W connecting to 1430 S (as is in the City Master Plan. Let's change the Master Plan),
 - b) no to 1600 S below the hill connecting to 1600 S above the hill, and
 - c) no to either 1600 S or 400 W below the hill connecting to 360 W above the hill.

There could be dead-ends or cul-de-sacs connecting to 1430 S or Sandhill Road.

- Keep the trees and forest to prevent noise and sight pollution, but clean it up from transients/hobos and drug activity, and properly care for the trees with pruning/trimming etc and then maintain it.
- Develop in such a way that pays for itself and guarantees it will permanently protect our neighborhoods, and maintain the peace and quiet, and family-friendly environment our neighborhoods have now.
- Removal of the "graffiti pit" which attracts drug activity and vandals.
- Development of a small neighborhood park on the city land to the East of the trees for beautification, public use and to eliminate the current high drug activity happening there, by having increased traffic from the public and lighting up the area at night etc.
- a few blocks to the East, improved security or strength to the gate in the brick wall dividing the Golden Corral parking lot from 1400 S to prevent undesirable through traffic, loitering, litter and other disruptive problems.

Thank you for your consideration and cooperation,

Save the Neighborhood!

A possible road connecting 1600 S (below the hill), to 360 W (on the hill) would allow a lot of traffic from I-15 via Sandhill Road to pass through our quiet neighborhood. Cars traveling to State Street, and even BYU etc, would use this route. Once on the hill 1400 S, 1600 S, 300 W & Hidden Hollow Drive, would be traveled. If you do not want this drastic change let the City know. Planning & Zoning (801) 229-7183; <https://orem.org/planning/>

Below:

Information from a recent MLS listing/sales flyer with such a proposal for the land.

RESIDENTIAL
DEVELOPMENT
OPPORTUNITY



For Sale - 2.75 Acres of Land Orem, Utah

CONCEPT ART



Proposed concept art for lots that could potentially be built on the property. The current state is raw land. The city of Orem has verbally discussed and agrees with this plan.

Feedback from neighbors not attending the Neighborhood meetings (as of Feb 5 2023):

- Many other neighbors (14 households so far) who did not attend the meeting have said they like or are ok with this. Some have signed a petition in favor of it. Some of their comments:
 - Would like to see the 4 acre city property included in Sherwood Haven.
 - Don't care what happens to the city property. Don't care if it never is a park.
 - best idea they had heard and were very excited.
 - likes the resort idea and is looking forward to it and gives full support.
 - great place to have family reunions and church activities.
 - Can have girls camp there in the off years when don't have access to the church camp sites.
 - thanks for doing this.
 - make sure have access to their private property next to the city property.
 - it will eventually be developed let's do it now while we have a say and a neighbor is doing it.
 - likes the idea



Follow-up Neighborhood Meeting Notice

Meeting Location: Liechty Home 345 W 1600 S, Orem, Utah 84058 -- **Date and Time:** Thursday Feb 2, 2023 8-9pm

Project Explanation: Jay Liechty, a neighbor in the Lakeview Orem area, will be applying to develop some land (North and East of the 400 W & 1600 S intersection) in the nearby Orem area. The proposed development, Sherwood Haven, will be a Commercial Development consisting of a low-impact hospitality "resort" within a forest in the city.

Jay has never been a developer, so why is he sticking his neck out to do this project and going through so much stress in the process? It is because, like you, he and his family really enjoy living in our nice, peaceful neighborhood and he wants to keep it nice and peaceful. He also wants to improve the neighborhood by cleaning up the prevalent drug and homeless activity in that area and the adjacent City Property, and to permanently resolve the threat of any through-road connecting our neighborhoods with nearby high traffic, high density, and parking problems.

A brief history of Jay's effort to preserve the neighborhood and why he is proposing this concept is as follows. A) The Liechty family moved into their home 9 years ago and shortly thereafter, in an effort to prevent 1600 S from ever connecting down off the hill, Jay purchased the house immediately to the North. That house is where the through-road would go if that connection ever happened. B) In the summer of 2021, the Southernmost 2.75 acres of the forest land where the graffiti pit is located, was going to be listed for sale and marketed heavily to condo developers. Jay was able to purchase the land instead of a very frustrated, well-established high-density townhome developer, who then tried to buy it from Jay for a substantial profit. Jay is more interested in the neighborhood than money so he turned down the offer. This developer wanted to connect 400 W below the hill to 360 W on top of the hill and put 15 units on the 2.75 acres. C) In the summer of 2022, when Bach Homes walked away from purchasing the 9.45 acre parcel adjacent to the 2.75 acres Jay had previously purchased, Jay was able to get the 9.45 parcel of land under contract and is in the process of buying it now. D) Through a lot of research, talking to experts, and listening to the neighbors' concerns about the Bach Homes residential proposal and other undesirable nearby developments from the past, etc, Jay came to the conclusion that a residential development for the 12 acre (2.75 + 9.45) forest would not be the answer to provide the permanent solution of preserving the peacefulness of the surrounding neighborhood. This is in part because a through-road would be required for a residential development, and there is no way to control who the homes are sold to (out of state parents with student children or rental companies purchasing the homes to rent), or resold to, who lives there, or who rents them (students...and how many of them per house and how long they stay), or who has mother-in-law rental apartments, etc. Required 65 ft wide city streets would wipe out most of the trees and destroy the 60-70+ year old forest barrier that preserves the peacefulness of our neighborhood. Because Sherwood Haven can only be realized by a Commercial Development, the concept requires a zone change to Highway Services Commercial for the 12 acres.

Development of this concept will be bound by a Development Agreement (Contract) with Orem City. This ensures that the land will only be used for the development of this concept as set forth in the Development Agreement. The land cannot be developed any other way without consent from the neighbors and going through the entire process of neighborhood meetings again etc. Jay's concept will have two locked gates at 400 W and 1600 S that only public servants -fire/police- can access. This ensures no through-roads connecting to any of the surrounding neighborhood. The drug and transient activity in the forest and City Property area will be eliminated by removal of the "graffiti pit" and development of the land. The majority of the trees and forest will be preserved to prevent sight and noise pollution, maintain the neighborhood's natural barrier, beautify the area, and maintain Orem City's designation as Tree City USA. A single owner (one of your neighbors - who lives adjacent to the property), instead of home buying corporations or student housing or rental groups etc, working with Orem City's rules will provide control over what happens there.

Notice: Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss this project with the neighborhood and is an opportunity to review and provide feedback. This project has not been reviewed by the city and is subject to change during the review process.

PLEASE COME WITH YOUR QUESTIONS & CONCERNS (EXPRESS THEM RESPECTFULLY) AND TO PROVIDE POSITIVE SUPPORT TO HELP PRESERVE THE NEIGHBORHOOD WE ENJOY TOGETHER. THIS LAND WILL BE DEVELOPED SOON BY SOMEONE. SUPPORTING JAY'S CONCEPT WILL PRESERVE THE PEACEFULNESS OF OUR NEIGHBORHOOD. LET'S DO IT NOW WHILE WE STILL HAVE A CHANCE.

Contact: For any questions please contact: Jay Liechty 801-592-0786 jayliechty@gmail.com 345 W 1600 S Orem UT 84058

Minutes Follow up Neighborhood meeting -- Sherwood Haven Orem Utah -- Feb 2, 2023 8- 9 pm
Liechty Home 345 W 1600 South Orem UT

Presentation:

Jay Liechty

- Having this second or follow up meeting because:
 - confusion on time of first meeting since the wrong time was accidentally put on some notices, and want to make sure everyone had a chance to participate.
 - Made some changes to the concept based on feedback from the first meeting.
- Had moved reception center to the North end (as suggested at the first meeting – even though the neighbors right next to it are fine with it there) and replaced it with a Pavilion.
 - An enclosed reception center would be quieter than an open pavilion. No comments.
- Reduced the number of cabins since it had been suggested at the first meeting. No comments.
- 3 Foresters; State of Utah Forester, UT DNR Forester, and Orem City Forester and a professional tree trimming company (Rivendell Tree) had looked at the forest.
 - Could be pruned etc to be safe and insurable for this development.
- House buying companies are buying up a lot of residential houses and contributing to the housing shortage.
- Residential homes are subject to rental issues/abuses that cause increased traffic and parking problems.
- Showed images of possible look for the rental units “cabins”, pavilions and reception center.
- Explained concept and asked if everyone understood why and how this concept will accomplish goal:
 - Achieve the objective to preserve the peacefulness of the neighborhoods and keep the forest,
 - No through roads,
 - Maintain a barrier (like the wall by Golden Corral does on 1400 S) between the high-density, parking and traffic problems to the North and the surrounding neighborhoods,
 - Remove the drug and transient activity in the forest and city property.
- Discussed development Agreements. Anyone with doubts or questions call or visit Jason Bench at the city.

Neighbor’s input:

- 9 neighbors attended; only one new neighbor who had not attended the first time. 4 of the 5 households who were against it last time were there. The new neighbor was for it. He said thanks for doing this.
- Larry Peterson walked up and asked if the access road to his property was in the new concept.
 - No, still talking to the city about it. He said so was he.
- Does not like this. Does not feel “thoughtful.” Does not want a locked gate. Doesn’t feel friendly.
- Does not want a parking lot 4 houses down from where she lives.
- “Yes, there is some rental abuses, but for the most part we are a strong family neighborhood and this land is meant to be part of our neighborhood.”
- “This project will take a way a lot of growth from our ward.”
- Concerned about the water table for the trees since construction can possibly change that.
- “If we get what we want –residential-, we will also get what we don’t want –a through street.” So, what about top 25% of land developed commercial with a gated road from North, then middle 50% residential, and bottom South 25% combined with 4 acre city property made into a park?
 - Who will pay for all this? The city has no budget nor money for a park on city land, let alone on private land. It will be very expensive. No idea on how to solve.
- Why is the city property “lined” out on the concept?
 - To show it is not part of the development, but that something needs to be done with it to clean up the drug and transient problem there.
 - Possibly could work with Orem City to put in a small park in the NE corner of the city property or try and include it in the development.
- 4 acre city property was a burying ground for extensive amounts of waste concrete and asphalt for a long time.
 - Neighbors living next to it for 30 yrs saw it brought in. It was covered with shallow topsoil. Concrete chunks and rebar stick out of ground. People get hurt on it. Not very valuable nor developable land.

- The fence around the development will cut off foot traffic through the forest to UVX (public transportation) on University Parkway. "I walk through there to take the bus. I don't want that taken away."
- Walking through the forest is creepy; see transient hobo shanties, sleeping bags, pajamas, creepy people etc. "I always carry my mace."
- Likes that with a commercial resort concept can control who lives there or who is allowed in.
- With residential don't know who will buy or live there; could be rentals and transient.
- Concerned the neighborhood or the city won't have much of a say in what happens to the property in the future. Said Utah State Legislature is looking at passing a law right now that weakens cities' power to preserve land and neighborhoods in favor of developers in order to provide more affordable housing. Orem was listed in the article. (See Deseret News article on 12 January 2023 titled, "Can a Freer Market Solve the Housing Crisis? Utah Lawmakers Want Cities to Get Out of Developers' Way.")
- Bach homes neighborhood meetings; City Council said we are neighborhood friendly.
- I want to see nice houses there.
- If its residential students will live there. In our ward I see a lot of that.
- What side of the canal is the road going on East or West?
 - East side, there is a 15-20 foot or so section of the land on the East side of the Canal.
- Trees are Chinese elms. They fall down and could damage your house. They are really a weed tree and cause insect problems. They aren't worth saving. It's not Sherwood Forest.
- "I strongly suggest you put a road in there and you and I (Larry Peterson) put residential in there....and build a nice tree friendly place."
- I worry a little about noise control but I'm glad to hear you say the entire development will be managed and enforce the city laws and noise code.... I think that will be great.
- How do you build in that kind of control to keep the noise down and people in control etc...are you having security 24/7 there?
 - Hospitality has management there all the time. It has some order to it. Check people in/out. Guests acting out of line are talked to and problem fixed,
 - Built high-end, attract responsible guests; corporate events etc.
- Thanks for taking an interest in doing something to preserve our neighborhood.
- We all have hopes and dreams; Robinhood screwed up Sherwood Forest. This is just a dream that won't happen.
- Want residential, 35 homes on 9 acres.
- Don't want a zone change.
- "You say if residential homes go in here they will be bought up by out of state owners and have students living in them"...all the cabins in this development will become rentals. I say the majority of the residential homes won't become rentals."
- Concern financial stability; can rent cabins, reception center enough? Afraid it won't happen and will end up renting to students.
 - Will have a professional management company,
 - Can reduce the price for nightly stays, if needed, like hotels do.
- Afraid if development concept is not done then could be developed into anything allowed in Highway Services.
 - Development agreement prevents that.
- Costly to revert from commercial to back residential zoning.
- "I spoke to the city engineer ... he said you cannot block 400 W and 1600 S off...because 400 W connecting to 1430 S is on the city master plan."
- Will have land-locked Larry Peterson's property if he wants to develop it. No access onto Sandhill Rd from Larry's property because left hand turn safety issue -blind curve.
 - He could put road in from the South off 1600 S. No that is his private property - driveway.
 - Above blind curve – Northmost section of Larry's property- there is a straight section of Sandhill Rd, could possibly safely access Sandhill Rd there.
- "1600 S is the same, ...it is "reproached" by the city to have those roads built through there."
 - No that is our private driveway. It is not. Yes it is, the city does not own that; check the county maps.
- 400 W won't be blocked. Cannot lock gate on 400 W; will cut off access.

- Larry -when is the last time you and I talked about working our property together? Jay – we haven't. Larry -you haven't talked with everybody...if you had you would have been in touch with me. Jay- we have talked 5-6 times in the past.... Larry -No we haven't talked at all. Jay- you helped me get info from the city, you called your nephews and the agent selling the property for info for me
- “For decades people have been trying to develop this very valuable piece of land in the most profitable way possible. You don't want to do that. Consider not rezoning all the land so can have mixed use.”
- “I want to compliment you on coming up with something that hasn't happened in the last 20 yrs in our neighborhood.....to protect it”

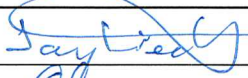
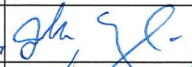
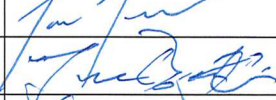
Neighborhood Meeting Sign in Sheet -- Sherwood Haven Development Orem UT

Meeting Location: Liechty Home 345 W 1600 S, Orem, Utah 84058

Date and Time: Thursday Dec 22, 2022 8-9pm

Project Explanation: Jay Liechty, a neighbor in the Lakeview Orem area, will be applying to develop some land (North and East of the 400 W & 1600 S intersection) in the nearby Orem area. The proposed development, Sherwood Haven, will be a commercial development consisting of a low-impact, hospitality "resort" somewhat similar to the Homestead in Midway UT, except it will be within a forest and in the city. There will be no through roads connecting to any of the surrounding residential neighborhood areas which will permanently prevent any increased traffic or parking problems there. The drug and transient activity in the forest and "City Property" area will be eliminated by removal of the "graffiti pit" and development of the land. The majority of the trees and forest will be preserved to prevent sight and noise pollution, as well as to beautify the area, and maintain Orem City's designation as Tree City USA. This project requires a zone change to the land to Highway Services Commercial (HS). There will be a development agreement with Orem City stating this development or one substantially similar to it will be built on the land, or the zoning will revert back to what it presently is.

Notice: Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss this project with the neighborhood and is an opportunity to review and provide feedback. This project has not been reviewed by the city and is subject to change during the review process.
(if not Orem UT, put City & State)

Name (PRINT)	Signature	Address	Phone	Email
Jay Liechty		345 W 1600 S		
Chuck McEarty		326 W 1450 S Orem		
JOHN KIMBER		423 W 1600		
John & Becky Marsaglia		1552 S 300 W OREM		
LARRY PETERSON		588 W 1600 S		
Ever Mendoza		316 W 1600 S		
LEE BAXTER		1621 W. 500 W. 325 W 1600 S		
DOUG VIERTEL		450 W 1600 S		
Janelle Brown		1661 S 400 W		
Jeff Kunz				
Dawn Maughan		1675 S. 400 W		
Jeff Maughan		1675 S. 400 W		
STEVEN STRONG		1586 S. 235 W.		
Scott Strong		1586 S. 235 W		
John Strong		1586 S. 235 W		
Leanne Chapman		Boulding - UT		
Marian Baxter				

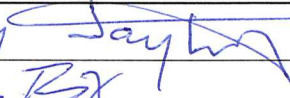
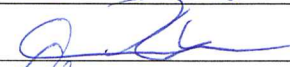
Follow up Neighborhood Meeting Sign in Sheet -- Sherwood Haven Development Orem UT

Meeting Location: Liechty Home 345 W 1600 S, Orem, Utah 84058

Date and Time: Thursday Feb 2, 2023 8-9pm

Project Explanation: Jay Liechty, a neighbor in the Lakeview Orem area, will be applying to develop some land (North and East of the 400 W & 1600 S intersection) in the nearby Orem area. The proposed development, Sherwood Haven, will be a commercial development consisting of a low-impact, hospitality "resort" within a forest in Orem City. Two locked gates on 1600 S and 400 W are accessible to police/fire dept etc. There will be no through roads connecting to any of the surrounding residential neighborhood areas which will permanently prevent any increased traffic or parking problems there. The drug and transient activity in the forest and "City Property" area will be eliminated by removal of the "graffiti pit" and development of the land. The majority of the trees and forest will be preserved to prevent sight and noise pollution, as well as to beautify the area, and maintain Orem City's designation as Tree City USA. This project requires a zone change to the land to Highway Services Commercial (HS). Development of this concept will be bound by a Development Agreement (Contract) with Orem City. This ensures that the land will only be used for the development of this concept as set forth in the Development Agreement. The land cannot be developed any other way without consent from the neighbors and going through the entire process of neighborhood meetings again etc.

Notice: Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss this project with the neighborhood and is an opportunity to review and provide feedback. This project has not been reviewed by the city and is subject to change during the review process.
(if not Orem UT, put City & State)

Name (PRINT)	Signature	Address	Phone	Email
Jay Liechty		345 W 1600 S		
LEE BAXTER		325 W 1200 S		
DOUG VIERTEL		450 W 1600 S		
Val Lindsay		385 W 1410 S		
Leanna Dehorren		Sandy, UT		
LARRY Peterson		588 W 1600 S		
Janelle Brown		1661 S 400 W		
Dawn Maughan		1675 S 400 W		
Jeff Maughan		1675 S 400 W		
DAVE SPENCER				
Ms. SPENCER				

Planning Commission
Neighbor Comments Received

Steve and Stephanie Salmon
12, 2023

October

This is concerning the city property at 360 W and @1500 S. I live at 1479 S 360 W and am the last house before it dead ends into the city property. If 360 West is never connected to 400 West, the properties owned by Steve Clark and the other four landowners on the east side of the city property will be landlocked. A dirt road, as proposed to me by Jay Leichty, for access will not be suitable for future development of these properties. Access to these properties from 300 West is impossible because of the steep grade coming off the crest of the hill above these properties. Another issue with this area is the property owned by Ed Creer, which has already been cut off and is bordered on the south side by the city property. Development of this area with improved roads is needed.

Steve and Stephanie Salmon

Judy Cox

October 12, 2023

Please note this email sent to Jay Liechty regarding his petition signature gathering and the Sherwood Haven project:
Mr. Liechty -

It's just come to my attention that you were the one gathering petition signatures to close off the roads at 400 South and 1430 East (?). You made no mention to us that you were Jay Liechty - the one with the Sherwood Haven development and that your interest was not really in preserving the neighborhood but rather in being able to push forward with your development. Although we are in favor of making these roads inaccessible to future commercial or high density development, we are **NOT** in favor, as stated in the attached email from Jan 30th, of your Sherwood Haven Development.

You may have already turned in your petition, but this email notices you and City council members that our signatures were not intended to support any effort to move forward with zoning changes and the development of your project.

David and Judy Cox

Judy Cox
2023
Mr. Liechty -

January 30,

Planning Commission minutes for October 18, 2023

We may not be able to attend the neighborhood meeting on the 2nd but wanted to let you know that although this use seems much better than high density housing, we are completely opposed to a change in zoning from single family residential to Commercial zoning for your proposed "Sherwood Haven" project

If you do not develop this plan as outlined but the zoning has been changed, any other commercial developer could purchase the property and put in a development not conducive to being directly adjacent to our neighborhood. Your proposed development agreement sounds nice, but we'd need to hear from the City attorney to see if that is even possible. Unless the City provides a rock solid contract stating zoning returns automatically to the current zoning if you fail to develop as planned, we are faced with a commercial development of unknown size and entity in our neighborhood. We already have high traffic in our family neighborhood as people try to avoid Sandhill and the Parkway, with increases during the school year with students coming from rentals throughout the area headed to UVU.

We also have concerns about noise from parties coming from a "resort" development adjacent to our homes.

We appreciate your attempts to develop the land in a less intrusive way than high density, but this zoning change far exceeds anything we want to see come into the neighborhood.

David and Judy Cox
1662 South 350 West.

Dawn Maughan
2023

October 16,

October 16, 2023

Dear Orem City Planning Commission,

With all due respect I ask the City of Orem to **decline** considering amending the Lakeview Area Connection Master Plan to eliminate the street connections between 1430 south/400 west and 360 west/1600 south. Please also **decline** the rezoning on subject property from R12 & R8 zones to a Highway Services (HS) zone. As a longtime resident of the community that lives on 400 west, this rezoning and development will destroy our family friendly quiet neighborhood.

First, the Orem City Council should be aware that Jay Liechty, the individual who is trying to push this through has been very deceitful in his gathering signatures to change the master plan. He sent the petition around only to encourage the elimination of the street connections. Many residents in this area were willing to sign the petition... not realizing his sneaky ambition to build an event/reception center right next door to our residential family housing. Not only an event center in our backyard, but also 42 cabins which contain 2 units each. (A total of 84 rental units in our backyard.) Please also note that Jay Liechty also lives up the hill and next door to the property of this rezone request and does not place the reception center or cabins near his property.

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

Planning Commission minutes for October 18, 2023

Mr. Liechty has also made it very difficult to attend his neighborhood planning meetings. Suspiciously, holding them on dates such as Dec 23, 2022 or during fall break. Thus, limiting his interactions with local Orem residents and keeping them away. He has also ignored many requests to alter his plans and refuses to work with the local neighborhood. His interests are for his own benefit and not for the benefit of the community.

Please note that Mr. Liechty helped us fight to keep this area residential against the Bach Homes Development. He never mentioned that he was the next buyer on the list. If he is this deceitful and conniving to the community he lives in, will he have any respect for his neighbors if this development should be approved and any respect for his neighbors when the guaranteed issues of short term rental properties arise. I do not believe he will.

Second, I do not believe this is the neighborhood for this development. We need residential homes and we support growth. Please don't destroy our neighborhood by making it an Airbnb community. Please note the article written by Cassidy Wixom for Ksl.com, "*Short-term rentals in Orem may face new regulations after GOAT Houses causes controversy.*" Please don't make this requested development of "Sherwood Haven" a future nuisance for the Orem City Council and our neighborhood.

We don't need an event center backing up to our homes. We do not want to battle the constant loud noise, the constant trespassing, the big parties, the trash, and the traffic. There is not a person in this community that wants this in their backyard or in their quiet neighborhood.

We, also have no control over who will rent these cabins. Please note that this is a property that touches quite a few homes. This development would be detrimental to the longtime quiet family community and of Orem.

Third, please do not rezone the R12 and R8 zones. Please note that our community has already been poorly impacted by Orem City rezoning, the reselling of the property after rezoning and then the poorly planned development of the Lexington Townhomes. There is literally no parking for this community, and it has become a high density housing nightmare. Once, this property gets rezoned, we lose control over will be developed.

Please save our community and keep Orem the "Family City" it is. I will be attending the Planning Commission meeting on Wed, Oct 18 at 4:30pm.

Thank you for your time,

Dawn Maughan
1675 S 400 W
Orem, Utah

Rob Moore
2023

October 17,

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

Dear Orem Planning Commission -

I own a townhome in the neighboring Lexington complex adjacent to the proposed Sherwood Haven rezone area. My son and his family live in the townhome next to a daughter who owns another townhome in the complex. I strongly object to the proposed Sherwood Haven rezone for multiple reasons.

The rezone was originally proposed as a way to take property riddled with drug issues and problems and convert it into a family-friendly environment. The reality is that -- though some problems may exist -- the proposed rezone area is a haven of peace and tranquility in the midst of an Orem neighborhood consisting of single family homes to the east and south, and higher density neighborhoods to the north and west. The area is already very crowded and a highly trafficked commercial enterprise such as is being proposed would only overwhelm the area with additional noise and traffic.

I purchased a townhome in Lexington because I could see that Orem appeared to be committed to zoning apartments and homes in that area. Placing a commercial venture right in the middle of an Orem neighborhood would be a complete capitulation to commercial interest at the expense of those living in the area. A rental area would bring an element of transactional living that is not conducive to the values of those who have a stake in maintaining the peace and safety of the neighborhood as a place where they live and are raising families.

Orem does not have a stellar history of zoning integrity. I call on planning commission members to maintain the integrity of our neighborhood as a residential area where well-established and younger families, alongside students and working professionals can enjoy living alongside fellow residents who are committed to the wellbeing of the neighborhood and community.

Please contact me with any questions.

Respectfully,

Rob Moore

801.369.5458

rdeemoore@gmail.com

Cory Stevens
2023

October 17,

As owners of two Lexington Townhomes, we wanted to voice our objection to the proposed rezoning of the R12 & R8 zones to Highway Services (HS) zone.

This is in a residential neighborhood with residential streets. The proximity to a highway a block away does not justify allowing Highway Services on residential roads in a residential neighborhood. Approving this proposal would set a precedent for allowing Highway Services to negatively encroach on residential roads and neighborhoods in Orem.

In addition, these are small residential streets that are already burdened with congested traffic. Approving this development proposal will exacerbate the traffic volume problem, further decaying the livability and property values of the adjacent residential homes and properties.

Please vote **against** this proposed development rezoning.

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

Thank you,
Cory and Pam Stevens

Jeff Maughan
2023

October 17,

Dear Orem City Planning Commission,

I'm writing to you to ask that **decline** Jay Liechty's request to amend the Lakeview Area Street Connection Master Plan which is set as an agenda item for the Planning commission on Wednesday, Oct 18th (tomorrow) at 4:30pm. I cannot attend the meeting due to work constraints but wish to communicate to you why I feel so strongly that you should decline Mr. Liechty's request to rezone this parcel of land.

First, please know that I am not against the development of that property. Cities need to grow and I welcome new housing in our historic neighborhood at the current zoning level – single family homes. Mr. Liechty's proposal, however, is to change the zoning to **Highway Services** – proposing a convention/event center and 42 cabins. Mr. Liechty invited the neighborhood to give input at two separate meetings where the residents were adamant that we did not want a convention center adjacent to our neighborhood. We have major concerns regarding noise and light pollution, unwanted traffic, and parking (we are already dealing with a serious problem of residential overflow from the high-density Running Horse Condominiums on Sandhill). Mr. Liechty indicated that he only wants to protect our neighborhood, but when we asked him to consider just building single family homes (for which it is currently zoned), which would enrich our neighborhood, he indicated that he couldn't do that – even though there is an excellent and profitable example of that occurring less than a mile away at [Jones court](#) in the Cherry Hill neighborhood. Again, we gave him several suggestions that would make his development more suitable, but to my knowledge he's incorporated none of those suggestions into this request for a zoning change. Indeed, in my estimation he's been deceitful in how he's approached our neighborhood – for example, he sent around a petition to encourage the elimination of the street connections (1430S/400W and 360W/1600S) – which he wants for his convention center (i.e., no through traffic). Many of the residents in the neighborhood residents would love to stop a connection being built as it would increase traffic and signed the petition not realizing his duplicitous ambition to build a convention center with 42 cabins on the same property. I note that Mr. Liechty helped us fight to keep this area residential against the Bach Homes Development and therefore fully understood our desire not to change the zoning from it current zoning of single family homes. He never once mentioned that he was considering purchasing the property and wished to build a convention center with 42 rental cabins.

Second, I would refer you to the recent article in KSL ([Short-term rentals in Orem may face new regulations after GOAT House causes controversy](#)) by Cassidy Wixom. The residents in this article are petitioning the Orem city council to add new regulations regarding short term rentals due to the apparent issues occurring at this one property due to concerns with traffic, noise, and smells – now imagine having a property with 42 short term cabin rentals adjacent to your home as Mr. Liechty is proposing here. We have reach out to Cassidy Wixom with the hopes she'll cover our concerns regarding the proposal being considered here.

Lastly, the community has major concerns about what happens if his planned convention center fails – is there really a need for another convention/event center (one with 42 cabins)? Just a

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

quick google search shows that there are over 20 convention/event centers in just the Orem/Provo area. What happens when Mr. Liechty can't fill the cabin with convention/ event participants? He'll still have a mortgage and investors, hence they'll more than likely become Airbnb or VRBO rentals – again imagine living next to such a property. And if he can't fill them with Airbnb/VRBO vacationers, he'll go bankrupt – but the property will at that point be designated as **Highway Services**, which means it will likely come commercial properties – again, imagine having commercial properties in your neighborhood!

We ask you to please 1) stand with the residents of this historic neighborhood and not with Mr. Liechty and **decline** his petition and 2) attend the Planning Commission meeting tomorrow so you can be aware of what is being petitioned for our historic neighborhood.

Sincerely,

Jeff Maughan

1600 S 400 W

Orem, Utah 84058

Jeff_Maughan@byu.edu

Bethann Martin

October 17,

2023

I am an owner of a Lexington Towns home.

I have reviewed this proposal, and am not completely opposed, if it's true the developer will keep many of the trees, and the drainage and traffic impacts to our development are mitigated.

I have concerns of the number and scale. I think it should be scaled back in number of units so it will feel more like a Haven and less like a motel. Also, what is defined as short term? If they are more than 1 month it's going to end up illegal student housing.

Regards,

Bethann Martin

John Kimber

October 18,

2023

To the Orem City Council and Planning Commission,

I live near the corner of 400 W and 1600 S. Twenty two years ago when we moved in, the moving company staff mentioned how much and how fast the cars went by and just like now, the streets did not go through. 1600 is used as a fast track to University Parkway and the freeway from all the upper residential area to the east of “the forest “.

I wish people would drive through others neighborhoods like they want them to through their own, but that does not seem to be the way life is.

City staff have on a few occasions told me over the years that for them it is just a waiting game

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

to get permission to make 400 W and 1600 S through streets. Our little neighborhood would suffer greatly if either of these roads were allowed to be connected.

The promises of the developer's of Sherwood Haven would put an end to these thru road risks. Although I am always skeptical of what people's real plans are or how a new zoning might be abused to the detriment of our neighborhood, I am supportive of what he has been proposing. I would also hold him to his promise that if the project does not get built as proposed that the zoning would revert back to R12 and R8 as it is now.

Thank you for your time and for your service to our fair city.

John Kimber

Angela House
2023

October 18,

Ms. Vargas,

I am writing to express my strong opposition to the proposed rezoning the property located at 1430 S 400 W from R12 and R8 zones to the Highway Services zone in order to build the proposed project Sherwood Haven.

I am a relatively new resident to the area, and own a townhouse as of approximately the last 5 years in Lexington Towns, adjacent directly to the west of the proposed project. The single home residents are also an important part of my community with whom I have enjoyed association. Many of them have been in the neighborhood for 20+ years, and have a deep-rooted history in the area.

Mr. Leichty's attempt to insert a resort to accommodate as many as 600 guests for nightly rentals, conventions, weddings, etc. is in complete opposition to everything that our quiet neighborhood has worked to had to preserve. The so-called "haven" being planned is masquerading as a quiet retreat, when reality is clearly shown to be an incredibly busy, loud, and invasive resort. I can easily see the traffic being on proportions of Sundance Resort, which our quiet streets cannot accommodate without creating large lines of traffic. Nor should they even NEED to accommodate it! The residents moved here for a quiet, safe, family neighborhood, which we will be quickly robbed of if unending cars are entering and exiting using our narrow streets.

In regards to my Lexington Towns community, the number of residents within and surrounding our community already makes navigating on 1430 S challenging. It may be a small road, but it is already very busy considering the population density within it's vicinity, and the fact that the road is on the bus route. Even the commission's talk about creating a 3 lane cross section (which will certainly not fit with the current width of the road) will not be sufficient to accommodate the sudden influx of traffic.

Planning Commission minutes for October 18, 2023

Based on the provided concept plan, there will only be 2 streets allowing access into the property: 1430 S and the intersection at 1600 S and 400 W. With such limited access, and with plans for events such as conferences and weddings, it's clearly evident that these small residential streets will be overrun with a long line of traffic waiting to get into the gated areas to grant access to Sherwood Haven.

I also have a hard time imagining this plan has properly accounted for following necessary fire codes and standards, which is a huge safety concern. It makes me wonder what else has been overlooked in favor of profitable gain.

With the adjacent Sandhill Road, which is already too busy with its 3 lane cross-section, will undoubtedly cause massive congestion that is already at the point of explosion by the intersection of Sandhill Rd and University Parkway. This intersection is a hub for traffic entering/exiting the freeway, access to Walmart, an entrance to UVU's campus, and access to many high density residential units. Traffic at that intersection is already very difficult to navigate, but it will assuredly turn into a full-blown nightmare with so many temporary visitors overrunning the streets.

It's one thing to run the numbers behind the scenes of what will supposedly suffice according to city and state codes, and it's another to actually live in the community and know from first-hand experience what will and will not work. Flat out, Sherwood Haven will not work in the proposed area.

The forested area is a beautiful one, but it is not in a location to accommodate Sherwood Haven without causing irreparable damage to my community of family residents. This concept plan is very poorly thought out, with money being the clear bottom-line.

Your commission has the power to vote "nay" for this rezoning. Our town Orem has so little quiet space left. Just because something can physically fit in a plat of land doesn't mean that it should, especially if it is in complete opposition to its surroundings. Please use your power to preserve this land for a much better purpose than this ill-fitting and overblown retreat.

Sincerely,
Angela House

Shelbe Nelson
2023

October 18,

Greetings this email is in regards to the planned meeting tonight to discuss amending the Lakeview area master plan street connections and changing the zone from residential to commercial.

I live at 472 W. 1680 S., Orem UT and I am against the proposed amendments. Please leave our zoning as residential. With the issues with the goat house in Orem that was in the news our neighborhood does not want a retreat convention center so close to our neighborhood.

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

We want to respect our neighborhood and want to keep the buffer from commercial. The road closures is not enough.

Warm regards
Shelbe R. Nelson

Steven Strong
2023

October 18,

Dear Planning Commissioner,

I am writing to you to express my concerns over the proposed development in my neighborhood. My name is Steven Strong. I live at 1664 S 500 W. I have lived in the same neighborhood my entire life. My wife and I are raising 4 amazing children in our house. We love our neighborhood and community. We have many concerns about the proposed zoning change from R12 to Highway Commercial in our neighborhood.

I am referring to the proposal by Jay Liechty on the property at 1600 S 400 W. Changing this property to Highway Commercial does not preserve our neighborhood. This would add a lot of elements that would make our neighborhood a place that would attract unwanted elements. Here is a list of our concerns:

- 84 Airbnb nightly rentals

This will be backed up to single family homes in our neighborhood. AB&B's are changing the fundamental values of family neighborhoods. They cause noise complaints, messes, large amounts of traffic in the neighborhood, all night traffic, more resources used on police, fire, and city workers.

42 open fire pits that are proposed. The pollution and smell that will fill our neighborhood will be horrible.

- Conference/Reception Center

The unwanted noise, late night parties and added traffic will transform our neighborhood.

- Commercial retail space

Why are we trying to change residential zoning to commercial. We should be concerned about preserving our resident zones. Residential zones create a better environment for everyone in the city.

- Once a zone is changed it can be sold off and different developments can be created. This has already happened to us with the apartments on 1430 S 500 W.

Last year Bach Homes proposed a project to put in medium density homes on the property. We gathered 100's of signatures from almost every resident in the adjoining neighborhoods because we did not want that many properties put in that space. The new proposal puts in twice as many. No one wanted the other development. Why would we want a development that creates an even worse proposal?

Planning Commission minutes for October 18, 2023

When Jay Liechty collected signatures for closing road connections on 400 W and 1600 S he never mentioned how he wanted to change the zone. I have talked to several neighbors that are upset about how he presented this. It was a really sneaky way of trying to appear that support was given for the zone change. But this is not the case. No support is for the zone change. Jay also collected many signatures to fight Bach Home Development and maintain our residential neighborhood. But he had no intention of preserving our neighborhood. He was the next buyer on the list and wanted it for his own personal reasons.

We want to maintain our residential neighborhood. Traffic is already an issue on our roads. This zone change would change our residential neighborhood for the worse.

Thanks for your time and consideration.

Steven Strong
Orem Resident

Arturo Delgadillo
2023
Hello,

October 18,

My name is Arturo Delgadillo, my wife and I have been house owner of the Lexington Hometown community since its inception back in 2019. Throughout the house purchase process, our top location priority was to be close to our families (I grew up in Orem), close to work and the freeway. We were well aware of the challenges associated with the proximity to UVU and University Parkway; however, the thought of having rentals properties, conference/event venues and a retail/restaurant plaza a few steps away from our doorstep is the last thing we as a family and many of the Lexington homeowners would ever agree to.

Above congested traffic, parking issues and noise level, the concern of safety and roaming visitors on our streets has become our main reason to object the rezoning. We are aware growth is inevitable as Utah is such a vibrant and beautiful state but we ask you to consider a family residential focused community, no temporary rental guest properties. We've already had a garage and car break in, we are afraid the negative impact a decision like this will have in our community.

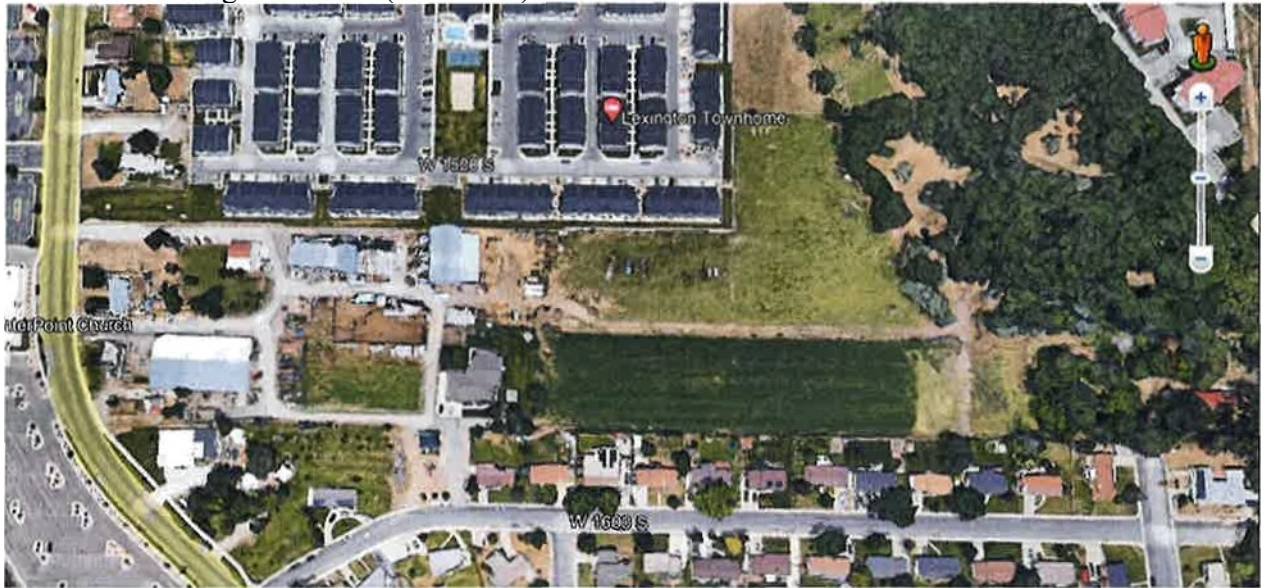
We thank you for your consideration.

Arturo Delgadillo

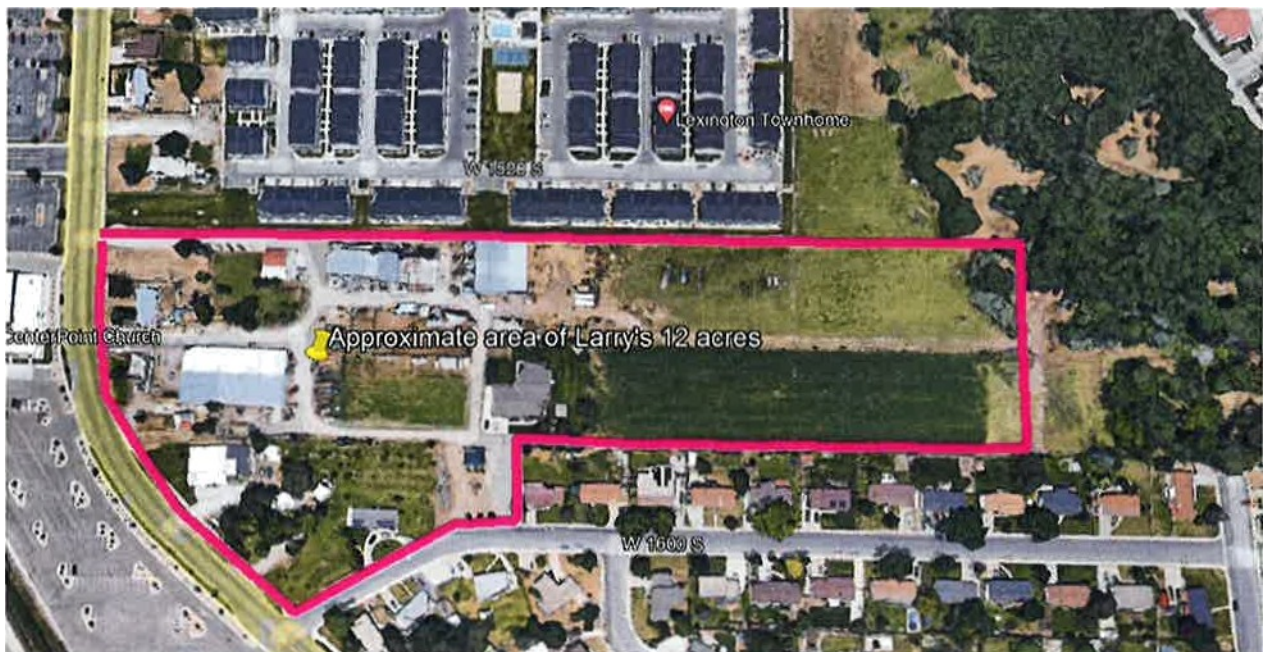
Proposal - access to Larry Peterson's 12 acre property

The following shows city road access to Larry Peterson's property. He has said he wants to develop these 12 acres into 50 residential homes and has been asking for city road access through the proposed Sherwood Haven forest to his land — particularly connecting to 400 W. This would destroy a lot of the forest. He says he will be land-locked by the Sherwood Haven development. This shows he has other viable options for access to that land.

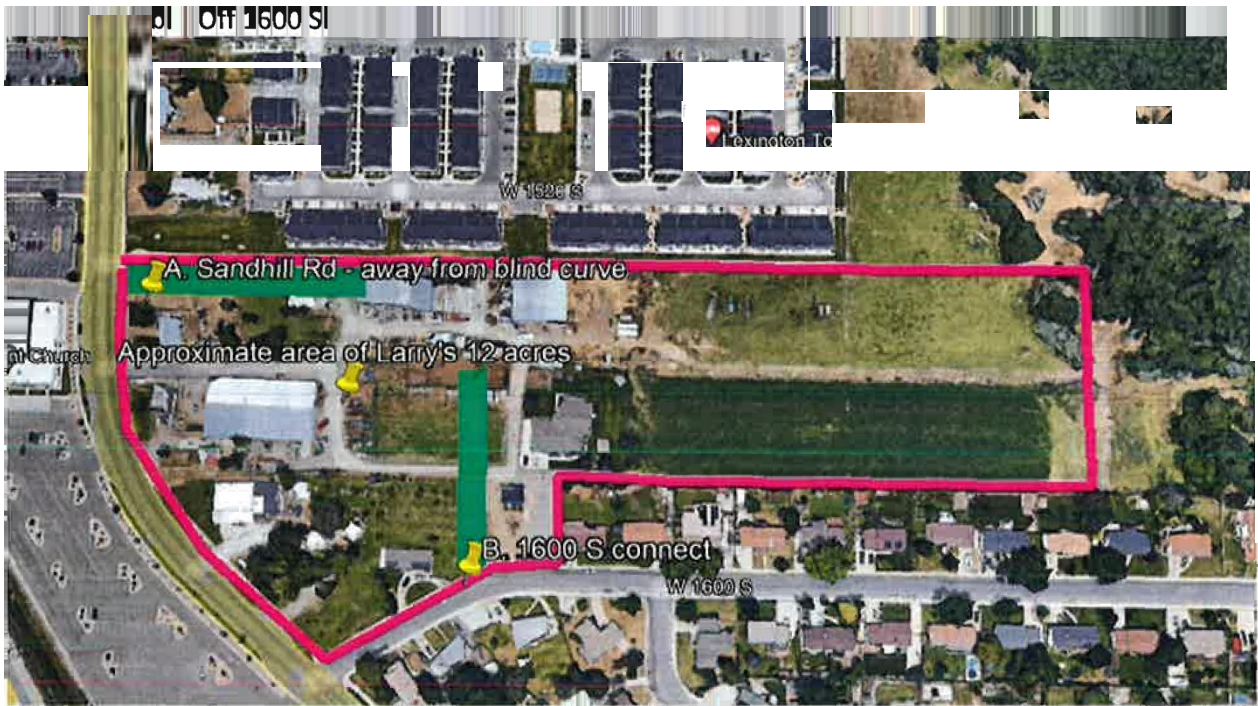
1. Areal image of the land (unmarked):



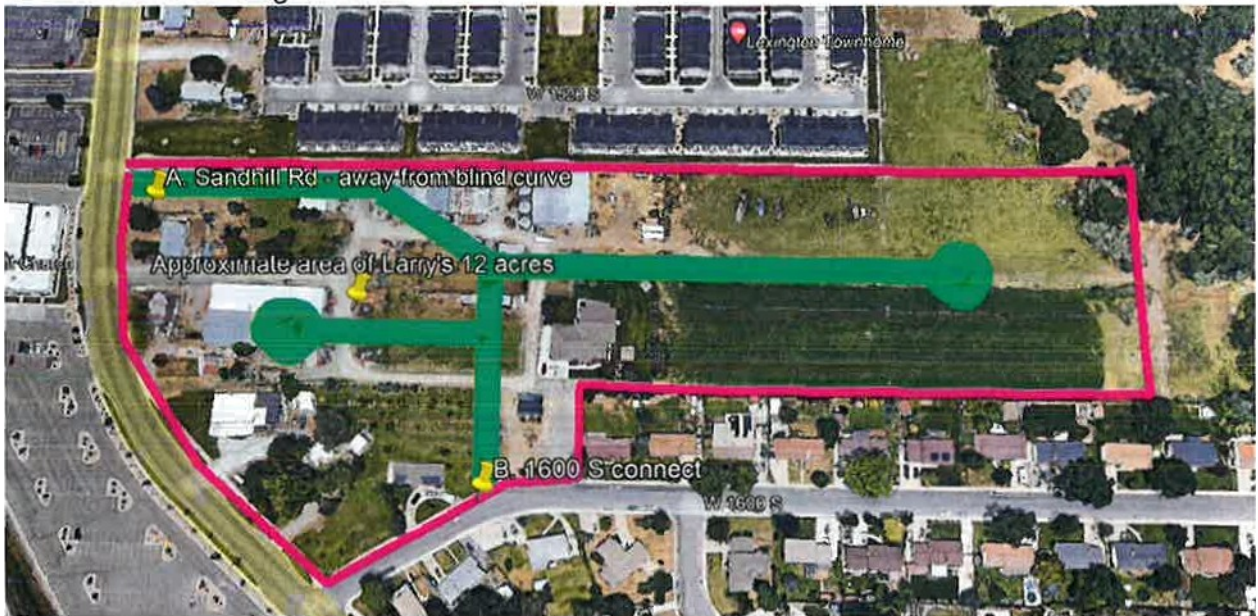
2. Approximate area of Larry's 12 acres (pink border) — not sure if he owns all of it?



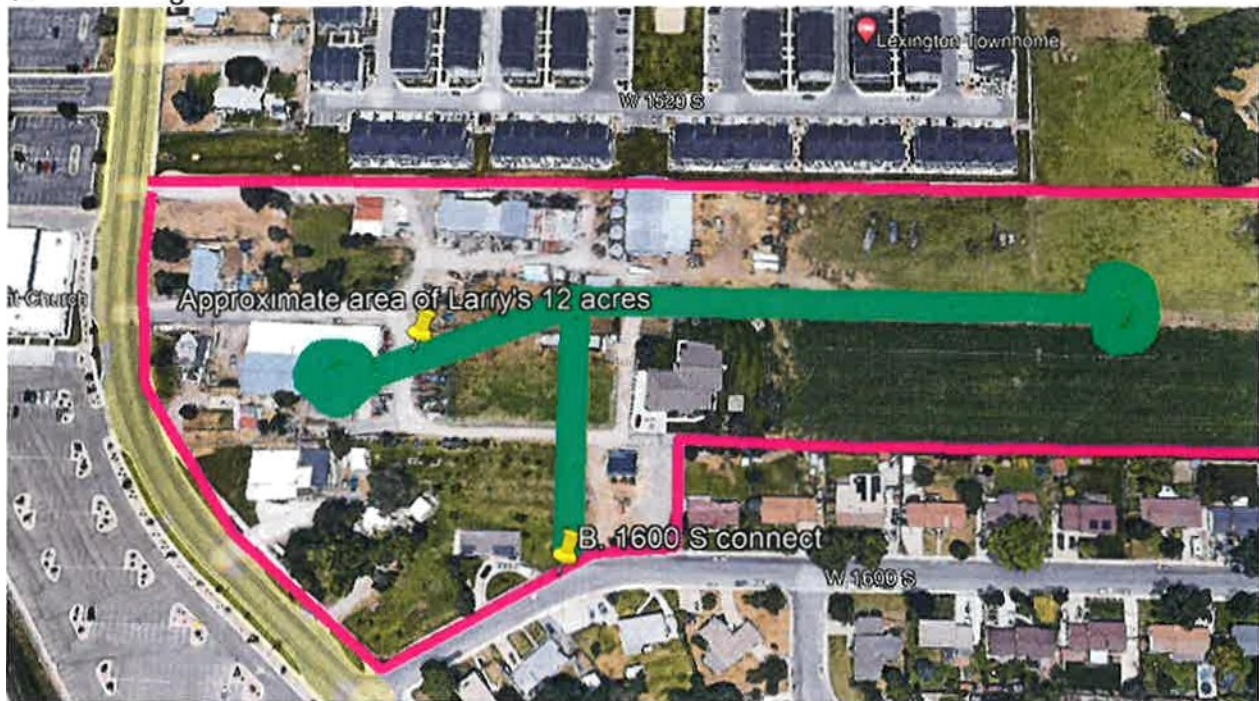
3. Access roads could come in either of these places (marked in green, or both).
 - a. Off Sandhill Rd above the “blind curve”.
 - b. Off 1600 S



4. To make something like



5. Something like this:



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

Minutes Neighborhood Meeting III PD -- Sherwood Haven Orem Utah -- Jan 18, 2024 8- 9 (10:30) pm
Liechty Home 345 W 1600 South Orem UT

Presentation:

Jay Liechty

- Having 3rd NH meeting because:
 - 400 W access to Larry Peterson's property
 - Zone change PD not HS
 - PD zone specific for this project only
- Presentation similar to previous two NH meetings. Goal to preserve family friendly peaceful neighborhoods and forest so all neighbors see if the forest, but have it cleaned up; no drugs, homeless, garbage, no bugs etc
- Asked for questions to make sure understand project:

Neighbor's input:

Lexington Townhome Association's President called before meeting. Board had discussed project:

- Are fine with zone change and concept/project
- Agree with NH meeting notice letter on parking/traffic issues etc
- Does not want 1430 S to connect to 400 W. Bad idea. Lots of traffic/parking problems
- Main concern doesn't want SH buildings in NW corner too tall. Maybe consider moving them.
 - Thought land immediately adjacent to (East of) Lexington was 30ft higher elevation than Lexington so would block view.
 - Not so. Same elevation. Buildings will not be any taller than the 3 story Lexington buildings. Feel better about it.
- 20 neighbor households attended meeting. Most signed role (29 signatures – think 32 or so attended):
 - 9 households ok with, or in favor of the project. Most spoke about it privately at the end of meeting.
 - 8 households spoke against project (mostly the same from previous NH meetings). Did most of the talking.
 - 3 households no comment on if they like it or not. Most were silent.
- Want residential single-family homes with permanent residents (not rentals).
 - Want nice \$1 million etc homes
 - "They are not going to build luxury homes in that spot" - no one will buy or develop such a home there because close to high density
 - Developers will build apartments – high density
 - Developers walked away from land – homes like this don't pencil out. Need density
 - Bach walked when asked to make fewer larger homes – no profit
 - Other residential developer walked after Bach
 - Some of the lots would be "view lots" look out to the lake
 - No see the Lexington Apts and steeple of Temple. Maybe a little of lake
 - Want 35 "average family homes" on the 9 acres
 - will turn into rentals too close to UVU and high density
 - developers can't make much profit
- If don't develop it will have high density. State of Utah - Gov Cox pushing High density/Affordable housing
 - Up to 50 units per acre
 - Walkable city's
- This development is not high density
 - Meadow Gold apartments
 - Other recent high-density apartments in Orem forcing additional parking on neighborhoods
- Can't control who moves into residential homes
 - Half the homes in wildwoods neighborhood are rentals. some to students
- Traffic and parking problems with residential

- “My ward sucks” wants more families in ward so ward is less transient. Lexington in ward - transient
- Some do not want 400 W connecting to 1430 S. Some do want.
 - live at corner 400 W & 1600S. Have problems getting onto street already. Don’t want 400 W connecting to 1430 S will be way worse.
 - Should “red stripe” streets to keep parking problem down
- Concern locked gates will be opened up so traffic will come through 400 W from horizontal hotel to South, but is ok with public street traffic from 400 W to 1430 S connection.
- Elm beetle problem from trees. Want to get rid of trees so bugs go away
 - other ways to get rid of bugs
- Underground parking concern with high water level nearby. Orem Temple, homes in neighborhood nearby
 - 140 ft water table Larry said previously, 180 ft deep well. Now says there is a 7 ft deep drain/spring
 - Boston MA, 5-7 level underground parking 200 ft from ocean, way to do it if high water table
- Fire pits - worried burning down forest and homes
 - Not going break fire code. Can eliminate fire pits
- Concerned traffic from Larry’s 10 acre future residential development coming in neighborhood
 - Traffic will go on 1600 S in/out of neighborhood and not in most other side streets
- Does not like access streets to Larry’s land going next to Larry’s house
 - How is Larry going to put 30-40 homes on land (as he said several times in NH meeting/PC that he wants to do) without a street going next to his house?
- Can you do something else with land to make money other than this?
 - Cul-de-sac on 1600 S with residential
 - Neighborhood with ¼ acre homes
 - North commercial, South residential
- Moved here to have kids play safely, not by busy streets. Like this development idea. Keeps traffic down
- All traffic from development in/out 1430 W
 - Traffic study shows ok. Needs a street light
 - Blind curve going up hill
 - There is no parking on 1430 W since Lexington is taking it all
- Development will cut off future traffic to potential city park
 - City will never build a park there because too hard to get through city streets
 - No money or budget for a park
 - UDOT property buried concrete on City property. Land unusable
- I love this development. Reminds me of a nice resort development in St Louis MO that is very similar concept. Beautiful, quiet and peaceful. Great place to stay.
- About 65% occupancy average hotel. Cabins will have lower use/traffic than max so even more peaceful
- Development will provide useful desirable services/opportunities to the community
- Will home values adjacent project increase or decrease?
 - Increase - clean up the forest remove drug deals, homeless/transient, garbage/junk, and make a high end resort
- Concern noise south pavilion
 - High fence and trees keep noise down
- Discussion Master Transportation Plan – Traffic flow
 - Roads closed, red circles removal
- Discussion Zoning, single family homes, density
- Discussion public hearing opportunities at next PC CC meetings
- Concern if development is not financially successful
 - Zone restricted to this PD until rezoned something else
 - Will be financially successful if done nice and high end as envisioned

3rd Neighborhood Meeting (PD) -- Sign in Sheet -- Sherwood Haven Development Orem UT

Meeting Location: Liechty Home 345 W 1600 S, Orem, Utah 84058

Date and Time: Thursday Jan 18, 2024 8-9pm

Project Explanation: Jay Liechty, a neighbor in the Lakeview Orem area, has applied to develop some land (North and East of the 400 W & 1600 S intersection) in the nearby Orem area. The proposed project, Sherwood Haven, will be a commercial development consisting of a low-impact, hospitality "resort" within a forest in Orem City. Locked gates near 1600 S and 400 W are accessible to police/fire dept etc. There will be no through roads connecting to any of the surrounding residential neighborhood areas which will permanently prevent any increased traffic or parking problems there. The drug and transient activity in the forest and "City Property" area will be eliminated by removal of the "graffiti pit" and development of the land. The majority of the trees and forest will be preserved to prevent sight and noise pollution, as well as to beautify the area, and maintain Orem City's designation as Tree City USA. This project requires a zone change to the land of **Planned Development (PD)**. This ensures that the land will only be used for the development of this concept as set forth in the unique PD zone specifically created for this project. The land cannot be developed any other way without being rezoned for a new PD zone or back to residential etc.

Notice: Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss this project with the neighborhood and is an opportunity to review and provide feedback. This project has been reviewed by the City. It is subject to change during the rest of the application process; Planning Commission and City Council etc.

(if not Orem UT, put City & State)

Name (PRINT)	Signature	Address	Phone	Email
Jay Liechty	Jay Liechty	345 W 1600 S	801-592-0786	jay.liechty@gmail.com
Kim Strong	Kim Strong	1541 S. 300 W	385-208-8845	
Kathie Strong	Kathie Strong	1541 S 300 W	801-362-0539	kathiestrong@gmail.com
Scott Strong	Scott Strong	1586 S 235 W	801-319-3141	strongscott@gmail.com
Janet Strong	Janet Strong	1586 S. 235 W	801-319-2527	strongjanet@gmail.com
Melissa Fukofuku	Melissa Fukofuku	386 W 1600 S	801-319-2527	melissafukofuku@yahoo.com
Nora Llop	Nora Llop	"	435-479-0401	nora.llop@icloud.com
Robert Oscanyan	Robert Oscanyan	325 W 1450 S	801-361-8001	robert.oscanyan@gmail.com
Tana Oscanyan	Tana Oscanyan	"	801-471-7711	tana.oscanyan@gmail.com
Forita Fambrough	Forita Fambrough	386 W 1640 S	801-427-4331	ffambrough@msn.com
Judy Cox	Judy Cox	1662 S 350 W	801-830-9268	
Loranne Eldridge	Loranne Eldridge	328 W. Hidden Hollow Dr.	801-420-2164	lorianneeldridge@comcast.net
Jack Eldridge	Jack Eldridge	328 W Hidden Hollow Dr	801-420-1923	
Larry Peterson	Larry Peterson	588 W 1600 S	801-368-8720	
Colina Peterson	Colina Peterson	588 W 1600 S	801-368-9068	lag1010@yahoo.com
David Jacobs	David Jacobs	305 W 1600 S	801-294-1661	
Kathy Simkins	Kathy Simkins	356 W 1450 S. Orem	801-358-8419	
MARE SETHREAN	MARE SETHREAN	35 W 1670 S	801-885-7823	
STEVEN STONE	STEVEN STONE	1664 S 500 W. Orem	801-885-4620	
LEE BAYNE	LEE BAYNE	325 W 1600 S	801-995-1874	

Comments OPPOSED TO eliminating the connection between 1430 South and 400 West (comments received 1.19.24 through 1.22.24):

1. Douglas Viertel & Linda Viertel Jan 20, 2024, 8:04 AM
We are writing this in response to a notification that we received in the mail yesterday concerning the public meeting to eliminate the street connection between 1430 South/400 West. We are in **FAVOR** of the 400 West connection going through. We understand that with the any proposed development in the adjoining area, there needs to be more than one access point out of the development. We have safety concerns if 400 West was locked off. With the applicant's proposed project of a total of 84 units with one parking space and fire pits, we see closing off 400 West as a safety and fire hazard for our neighborhood. We would like the area to remained zoned as **R8** and **R12** as it is currently and developed with single family homes not a restaurant/reception/conference center and 84 units (described by the applicant as a horizontal hotel). We need more single-family homes in our area not more high-density housing. Please preserve our neighborhood by leaving the area zoned as it currently is. Douglas Viertel & Linda Viertel, 450 W 1600 South
2. Charles McCartney Sat, Jan 20, 1:00 PM
I am in Favor of 400 west connection going through. I am not in favor of any other connections of the red dots on the map.!! Thank you for your time!!! 326 west 1450 south
3. Lee Baxter Jan 20, 2024, 5:03 PM
My name is Lee Baxter. My wife Marion and I live at 325 West 1600 South in Orem, and have lived at this address for the past 10 years.

Street Connections

Some time ago I was approached with a **petition** to remove several street connections from the Orem City Master Plan. Whereas one of those connections is immediately in front of my home on 1600 South, and I understand there is no current plan to continue this street, I **signed** the petition.

Upon **further consideration**, and particularly in light of the proposed Sherwood Haven development between 1430 South and 400 West, I feel that removing these connection points (including the one on 1600 south) from the master plan would be a **mistake**.

I understand that these connection points are shown not associated with any immediate development plans, but rather to **provide city perspective on appropriate transportation connectivity and property access as future development plans are initiated**. This awareness was part of my decision to purchase my current home, and should be part of any potential future owner's decision.

In my personal case, I recognize that as properties between 1600 South and 360 West are developed, there needs to be road access to this area, and the obvious access would be from the currently shown connections on 1600 South and/or 360 West. I would, in fact, **support such**

a connection associated with development at the current zoning, although I understand other property owners in the vicinity do not.

In the case of the proposed removal of Master Plan shown connections in the vicinity of the proposed Sherwood Haven development, there exist **other properties not associated with the proposed development** that will also need appropriate road access as they develop, and elimination of the current connection points would likely landlock these properties.

In summary, I feel that **leaving the currently shown street connections as part of the master plan is necessary and important for responsible decision making** by potential property purchasers and/or developers in the area.

Potential Zoning Change

Since the public meeting notice also includes some discussion of the proposed Sherwood Haven development, I would also like to comment on it.

Prior to purchasing our current home, we lived in the Wildwood Hollow neighborhood at 466 West 1640 South for over 33 years, hence we have **lived in southwest Orem for nearly 45 years**. As such, we have had considerable experience with the controversy of development and past zoning changes in the area, most recently with what became Lexington Townhomes, and Running Horse and South Pointe Condominiums. We have also followed the current issue of the proposed Sherwood Haven development, which also proposes a substantial zoning change.

While I have no strong opinion on the immediacy of a connection between 400 West and 1430 South, I feel that such a **connection would be appropriate** as part of development **at the current zoning**.

However, I **strongly oppose zoning changes** in most situations, as I feel they are generally a significant **transfer of value** (not always financial) from surrounding properties to the property being re-zoned. I recognize there are exceptions to this, but I do not feel that the proposed zoning change associated with the Sherwood Haven development warrants such an exception.

Thank you for the opportunity to comment and for your consideration ...

4. Charles McCartney Sun, Jan 21,
7:10 AM
I think it's perfect. (referring to Lee Baxter's comments seen above)
5. Kirk Jensen Sat, Jan 20,
7:11 PM
Hi Cheryl, my name is Kirk Jensen. My wife and I would like to let you know that we are opposed to the zoning changes proposed by Jay L. We live on 435 West 1600 South in Orem and we have been residents for the last 37 years and we have seen development which has significantly changed this area and not for the best. Jay's proposal would be a tragic mistake and further damage this area. We respectfully request that zoning is not amended or changed to allow this development. We are okay to see the city's master plan to have 400 West to go through. Thank you for your time. Kirk and Denise!

6. Kathi Strong

7:00 AM (1 hour ago)

To Whom It May Concern,

We are writing to voice our opinion regarding the Sherwood Haven Zoning and Street Connections. We are very opposed to both the development plans for this project, and to the requests for changing/updating the street connections at 360 W 1600 South and 1430 South.

In our opinion neither of these ideas will serve any of the current residents well, and will be a detriment to the entire area. These proposals are not suitable for our area, and will cause extensive problems.

Another concern that we, and several neighbors have is the way that the Liechty's have deceitfully gone about their plans for their development. They have changed stories when speaking with different people, they are twisting facts and plans (their own, the neighborhood, and the city's).

One of their main goals is to preserve the "forest" that is in this area. Ten years ago when the Liechty's bought their home at 345 W 1600 S, the property was in beautiful condition, and very wooded and clean. Most of those trees are now dead, and the property is in shambles. If this is any indication, of how they would maintain their Sherwood Haven, then it would be nothing more than a disgrace.

Please find another solution for this area. Kimball and Kathi Strong

7. Steven Strong

10:31 AM (4 minutes ago)

My name is Steven Strong. My wife and 4 children live at 1664 S 500 W. We have lived there for 17 years. I have lived in the same neighborhood my entire life, 44 years. I love the area and neighborhood that I live in. I love Orem and that is why we have decided to stay and raise our family here.

I write to you today because our neighborhood is under consideration for a major change. It is being threatened by a street master plan change and a zone change. This would completely destroy the residential neighborhood that we want to preserve. I believe that cutting off 400 W to 1430 south and 1600 S connection would greatly impact the flow of future development traffic and direct the traffic to the street that we live on. The Larry Petersen property needs to have access to 1435 S the future development of the Hershey property right next to the church needs to have access on 400 W. This future development needs to be taken into consideration. Keeping the master plan the same, with the street connections ensure that we will maintain a residential neighborhood.

The city owns 3 acres above the Roy Petersen property. It is slated to be a park on the master plan. By closing 400 W off from 1435 S you would be land locking the city property. And closing off all access from the neighborhood to a city park. This would be bad for future use of the city property.

The reason the developer (Jay Lichty) wants the roads closed is to change the zoning of the Roy Petersen property that he is trying to buy. I am against this development. It is changing residential zoning to 72 nightly rentals, commercial space and changing the residential neighborhood that we want to maintain.

Thank you for your time and consideration in this important matter. We want to maintain our residential neighborhood and continue to build a family city.

8. Larry & Gloria Peterson 12:18 PM (21 minutes ago)
To: the Orem City Council

This email is from Larry and Gloria Peterson
We are VERY MUCH opposed to blocking off 400 west in the Lakeview area of hidden hollow neighborhood. We feel it is in the best interest of the neighborhood to extend 400 West. Extending 400 west would help to alleviate the traffic on Sandhill Rd. It is imperative for future growth in the area to have an additional access out of the neighborhood. Under the applicant's current plat, all traffic for future development will go out on 1600 South and onto Sandhill Rd. Mr Lichtey insists he is helping our neighborhood by eliminating traffic but it is quite the opposite. Closing off 400 West would ultimately create more traffic through our neighborhood in the future. Also, we feel it would create a major safety issue for access for emergency vehicles. Larry and I want an access to 400 West so in the future it could access university parkway other than having to use Sandhill Rd. We also would like to keep the zoning as it currently is zoned for residential. This would be a great extension of our neighborhood. Thank you for your consideration on this matter. Respectfully, Larry and Gloria Peterson

Comments IN FAVOR of eliminating the connection between 1430 South and 400 West

1. Klay Ashby Sat, Jan 20, 1:11 PM
Esteemed members of the Orem City Council and Development Services Staff,
I have been a resident of the Orem Lakeview neighborhood since 2011. During my time in here, I have seen a number of proposals of how to develop and improve the open lands around us. Most of these development proposals were for high-density housing projects—something that does not belong in a residential neighborhood.

There are many who continue to push for higher-density housing, but with varying agendas. For some it's political, for others it's financial, but there has not been a proposal that aims to protect the integrity of our neighborhood. My personal preferences would be to develop this area with residential homes, cul-de-sacs, and fewer through roads, there is not enough potential for profit there for most developers, so they won't do it.

That said, the Sherwood Haven project seems like a reasonable option. We would still benefit from maintaining our quiet neighborhood, we would add a tax revenue source for the city, we could rid ourselves of the ongoing drug and transient problems, and the owner of the proposed development resides adjacent to the property. This project is a "protect the neighborhood first" effort that seeks only to pay for itself. It would provide a great resource for Orem by providing a

family-friendly venue and I would ask that you carefully review and consider this proposal.
Regards, Klay Ashby

2. James Memmott Sun, Jan 21, 12:22 PM

Dear Orem City Council,

For many years we have lived in what we feel is a secluded suburb of Orem I fully support the idea of keeping it that way and not inviting unwanted traffic to our neighborhood.

1) I like and support the Sherwood Haven development and think it will be a good thing for the neighborhood.

2) I want the red circles removed from the "Lakeview Area Street connection master plan map" so there is no road connection between 1430 S and 400 W. Approving Sherwood Haven will preserve your family friendly neighborhood by keeping the street connections from bringing unwanted traffic.

3. Traci Grenny Sun, Jan 21,
9:17 PM

Hi, am a concern citizen about the Sherwood Haven Project! I am very much in favor of the project I think will be a nice addition to Orem city. I believe it will be a good revenue generator. I can't wait to have my family have a family reunion in his beautiful new development.. There are a lot of families these days that take a property like that and have a family reunion there. I also do not want the road to connect. We are busy enough in our little corner of the world. Don't want any more traffic funneling up our direction I live at 230 W. 1600 S. Thank you for taking the time to read my comments! Also, thank you for all you do for our city!

4. Jose Herrera 6:50 AM (1 hour ago)

My Name is Jose Herrera, I live right behind where Sherwood Haven development will take place. I Believe I wrote to you before, and voiced my unwavering support to Mr. Liechty's proposal. I think such a proposal and development is good for the city of Orem for the following reasons.

1. I will generate more tax revenue to the city in the form of property taxes, utilities, etc.

2. I will create more jobs within our community. A resort of such proportions will employ 100 or more workers, which will help support families, generate more income revenue for them and more taxes paid for the city.

3. Sherwood Haven will also help our community because it will employ UVU students and those seeking jobs within the hospitality industry.

As I said before, I live in the neighborhood, I know this development plan is good for our community for all the reasons mentioned above. if you have any uestions feel free to reach out to me. Sincerely, Jose Herrera.

5. Chris A. Lobas 8:24 AM (21 minutes ago)

Good morning. **Mr. Jay Liechty** invited me, as his neighbor and architect, to write to you about the rare and singular opportunity of his Sherwood Haven, currently an undeveloped forested grove in Orem's Lakeview neighborhood. I stayed in the upper flat of a home just east of and directly above that grove, and found the neighborhood to be tranquil, not unlike living in an

urban park, remote from the city while still amidst the community and its amenities. The view from my home was tiered, with the near view of a grassy plain, the middle view of a hardwood forest, and the distant view of Utah Lake and surrounding mountains. Glorious in all seasons.

At all times, the place was insulated versus clamor or commotion, as no through roads passed through, thus no high-density congestion occurred. I found this neighborhood to be an ideal place to read, study, draw, and paint.

How might the City of Orem preserve such a place? Let's study the Sherwood Haven approach. The word Sherwood was formed as "scir wodu" in Olde English in the late 6th Century. This is translated as "the cultivated woodland." (web: SurnameDB.com) This nomenclature is indeed apt, as the woodland here and many of its trees will remain, but it will be tamed and cultivated for a distinct purpose. Restraining the access to a single point would limit the noise and visual clutter of an immense thoroughfare. The roadways within the forest would wind through in one direction to a series of planned outposts for cabins and cottages, where newly married couples and guests, or attendees of conventions would find evening repose.

Walking paths and trails would generally join these, so as to delimit auto travel. Contrast this proposal with any erstwhile schemes to introduce more-of-the-same single or multi-family housing. These would carve vast avenues throughout the site, with constant traffic in multiple directions, and with noises emanating therefrom, effectively eradicating all vestiges of the forested glade that once flourished here. Alas.

One can compare Jay's efforts with those of certain urban parks, and study the positive impact of these on their communities. Each of these in their own ways exists as a haven, a place of refuge and repose amidst municipal surroundings. Golden Gate Park in San Francisco has play fields, museums, gardens, places to wander, and beach access. Cuyahoga National Park near Cleveland is substantial, and contains places for fishing and camping, a scenic railway, and a towpath for hiking and biking along the Ohio-Erie canal, and numerous scenic overlooks at grand valleys and waterfalls. Boulder, Colorado's Chautauqua contains historic cottages and lodges, an auditorium for speakers and events, and a hotel at the foot of the Flatiron mountains. Again, with such a haven directly within the bounds of your city, and with a responsible civic-minded individual seeking its refinement and cultivation, it would verily behoove City Servants to strongly consider his approach.

Architecturally, what my designers and I strove to assemble for Mr. Liechty was a commercial form of park, but one rather welcoming to any group, local or from far afield, that wished to enjoy it for events either primarily for family – such as weddings or reunions, or faith – such as renewals or retreats, or conferences – meeting and conventions for business networking, products, services, and personal growth. Or even medieval fairs, which may be appropriate to the rustic aspects of the architecture.

The anchor of the complex, near its entry at West 1430 South Street, would consist of a Reception Hall and Sports Center. The Reception Hall would accommodate the aforementioned events, and a high-end restaurant for these guests, and all Utahns. At the Sports Center, members of the Orem Community and guests would avail themselves athletic events and swimming, physical rehabilitation and therapy, and a variety of sporting goods and

products. Then, spread throughout the grove, one would find small “villages” with cabins, chateaus, and cottages in sizes to accommodate groups of guests. These would be connected with paths to gazebos and pavilions with tables, barbecue pits, and fireplaces.

Through our conversations, Jay and I strategized on a unified concept for the style of this complex. My initial thoughts were traditional, leaning towards the rustic “parkitecture” of the National Parks. All of these tend to be picturesque, romantic buildings, asymmetrically balanced, built with many rough natural materials “as found” in nature, such as stone, timbers, and shingles. Most are designed in such a manner to be naturally integrated into their landscapes, so they seem to grow out of their sites. Contrasting my notion of a rough and earthy architecture, Jay admires certain aspects of modern architecture, such as crisp lines, leaner detail, and a more expeditious assembly. We decided that buildings in the Sherwood Grove would all share certain stylistic elements, but depending on the context, the relationship to the site, and the “village,” the building style will be arrayed in a range of rustic and modern, and blends between.

What I bring to the process is excellent design mentoring from small firms and practitioners throughout my career, along with insights from other professors and educators. In our practice, I tend to give immense freedom and subjectivity to young designers, who enter into our studio with thoughts straying constantly and without boundary. Our senior architects and engineers advise on structure and code compliance, and certain rules of thumb, but ultimately, our designers are allowed rather free expression. This can result in some unique projects.

Sincere regards, **Chris**

6. Val Lindsay 11:50 AM (4 minutes ago)
Council Member,

I support the Sherwood Haven development in the Lakeview area. Something besides the thousands of multiple units is welcome. The Lakeview Area street connection needs to erase all the connections for the present roads.

7. Robert Oscanyan 12:41 PM (5 minutes ago)
Hi Everyone,

I wanted to voice my support for the Sherwood Haven Development. I attended the neighborhood meeting last week at the Liechty home and was excited about what Jay and Amy Liechty were proposing. There were quite a number of us in attendance and others I have spoken to are also supportive of the development.

I moved to this neighborhood in 1989. I live at 325 W 1450 S and my wife and I are raising my seven children in this same neighborhood. I am keenly invested in the impact this development will have on the neighborhood. I used to play in the woods located on the development as well as the adjoining field. I am excited to hear that the Liechlys are looking to preserve the trees there. I feel his development is the best option to preserve the spirit of the neighborhood. I also support removing the street connections between 1430 S and 400W and 1600 S.

The property currently attracts drug-related activity and it saddens me that I have to warn my kids to avoid the area. I'm greatly concerned that rejecting or delaying the approval of Sherwood Haven will perpetuate the problem we've been having on that land. I also know that if the Liecthy's proposal isn't approved it is highly likely that there will be pressure to build extremely high-density apartments.

I fear that the few loud voices in the meeting against the proposal will make it seem like the neighborhood is against it - that couldn't be further from the truth. I have attended meeting after meeting with developers in the past and every time this same small group of people denigrates them. My issue is that none of them collectively or individually offers a viable solution nor do they ever put up the money to purchase the land themselves to promote their will.

Jay and Amy are different. They are our neighbors, our youth leaders, friends, and entrepreneurs who have time and again invested large amounts of money into protecting the family-friendly nature of our neighborhood. I urge you to support their efforts in helping us preserve this neighborhood that I have enjoyed for so long.
Thank you for your time. Respectfully, Robert Oscanyan



City Council Chambers, 56 N State Street

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

PUBLIC MEETING - Amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West.

The applicant will eventually want 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.

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

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

EVENSON, SPENCER M
9 TERRILL DR
CALIFON, NJ 07830

City Council
Tue, Jan 23, 2024
6:00 pm



City Council Chambers, 56 N State Street

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

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

City Council
Tue, Jan 23, 2024
6:00 pm

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

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

GAO, SIQI (ET AL)
PO BOX 1605
PROVO, UT 84603

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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

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

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

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

CAZANAVE, REBECCA E & MICHAEL
A
352 S 1080 E
PROVO, UT 84606

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

COPLEN, WENDY
--OR CURRENT RESIDENT--
386 W 1410 SOUTH
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

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

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

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

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438 W 1430 SOUTH UNIT#213
OREM, UT 84058

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438 W 1430 SOUTH UNIT#214
OREM, UT 84058

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438 W 1430 SOUTH UNIT#215
OREM, UT 84058

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--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

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438 W 1430 SOUTH UNIT#313
OREM, UT 84058

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438 W 1430 SOUTH UNIT#314
OREM, UT 84058

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438 W 1430 SOUTH UNIT#315
OREM, UT 84058

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438 W 1430 SOUTH UNIT#316
OREM, UT 84058

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438 W 1430 SOUTH UNIT#411
OREM, UT 84058

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438 W 1430 SOUTH UNIT#412
OREM, UT 84058

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438 W 1430 SOUTH UNIT#413
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438 W 1430 SOUTH UNIT#414
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--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#415
OREM, UT 84058

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--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#416
OREM, UT 84058

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--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#511
OREM, UT 84058

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--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#512
OREM, UT 84058

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--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#513
OREM, UT 84058

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--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, SUE E (ET AL)
--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, SUE E (ET AL)
--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, SUE E (ET AL)
--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, SUE E (ET AL)
--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

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

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
476 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

TROUT, THOMAS
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

FOLLOW SPOT PROPERTIES LLC
530 W 300 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

CHALK CREEK RENTALS LLC
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

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

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

1440 SOUTH LLC
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

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

JENN GALE
1144 E 920 N
OREM, UT 84097

JOHNSON, RAND LEE & EVELYN (ET
AL)
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#102
OREM, UT 84058

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#202
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#302
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#402
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 B
(ET AL)
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, RAND LEE & EVELYN (ET
AL)
--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 B
(ET AL)
--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

1440 SOUTH LLC
--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

ALLEN, TATE
1445 S 520 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)
--OR CURRENT RESIDENT--
1455 S 430 WEST
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

ROTHER, 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

JOHNSON, EVELYN & RAND LEE (ET
AL)
1463 S 430 W
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, RAND LEE & EVELYN (ET
AL)
--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 --OR CURRENT RESIDENT-- 1476 S 430 WEST 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

WELCH, JAMES NASH & JAMES A
1508 S 430 W
OREM, UT 84058

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

FOLLOW SPOT PROPERTIES LLC
--OR CURRENT RESIDENT--
1510 S 430 WEST
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

QUINONES, EMMANUEL CANDIANI
1520 S 430 W
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

KUCHAREK, PETER
1540 S 430 W
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, RAND LEE & EVELYN (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

DLS #296 LLC
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

LUKOWSKI, STEFAN & MIROSLAWA
1693 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 & 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 # 160
SALT LAKE CITY, UT 84106

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

WEST, JAY & JUDENE C (ET AL)
3687 W 12125 S
RIVERTON, UT 84065

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

BUSBY, SUE E (ET AL)
%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

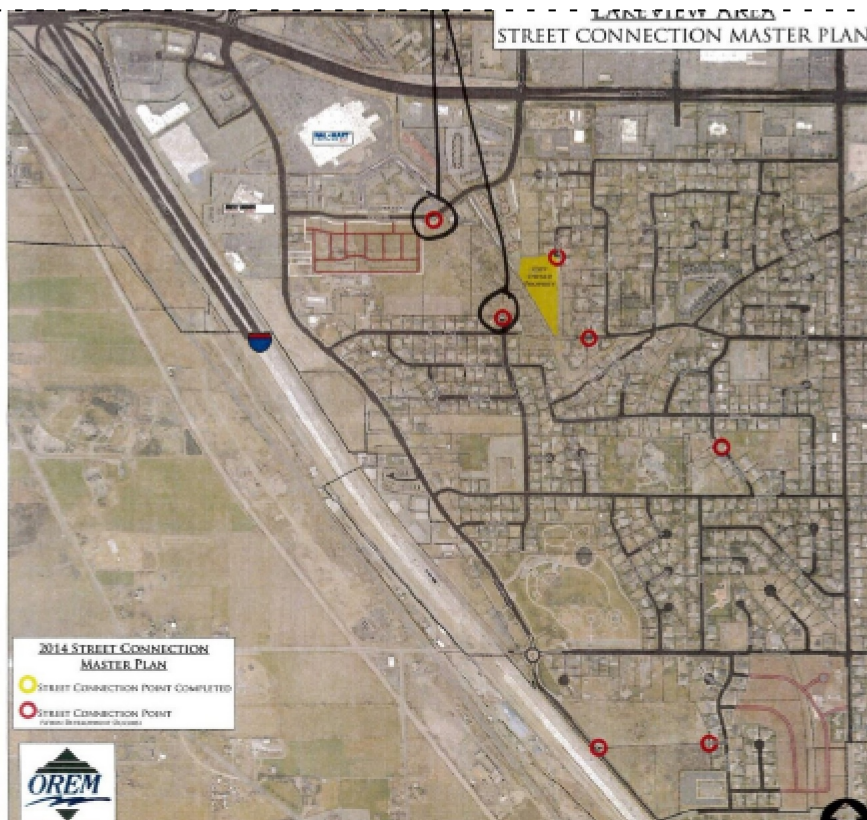
KJO RESIDENTIAL PROPERTIES LLC
13181 S BROWN BEAR PL
DRAPER, UT 84020

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



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



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

DRAFT

RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL AMENDING THE LAKEVIEW AREA STREET CONNECTION MASTER PLAN TO ELIMINATE THE STREET CONNECTION BETWEEN 1430 SOUTH AND 400 WEST

WHEREAS on May 8, 2023, Jay Liechty filed an application with the City of Orem to request amending the Lakeview Area Street Connection Master Plan to eliminate the street connections at 1430 South and 400 West; and

WHEREAS public hearings considering the subject application were held by the Planning Commission on October 18, 2023 and the item was continued; and

WHEREAS public hearing considering the subject application were held by the Planning Commission on December 6, 2023 and there was no recommendation due to a 2-2 vote for approval to eliminate only the 1430 South connection and 1 abstaining vote. Also, since the December 6, 2023 Planning Commission, the applicant has modified his request to only eliminate the connection at 1430 South; and

WHEREAS a public hearing considering the subject application was held by the City Council on January 23, 2024; and

WHEREAS four hundred forty-eight notices (448) were mailed to property owners within five hundred (500) feet of the property; and

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

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

1. The City Council finds this request will be in the best interest and general welfare of the City.
2. The City Council, hereby amends the Lakeview Area Street Connection Master Plan to eliminate the street connection at 1430 South and 400 West, as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

DRAFT

4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 23rd day of **January 2024**.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jenn Gale	☐	☐	☐
Chris Killpack	☐	☐	☐
Jeff Lambson	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
David Spencer	☐	☐	☐

DRAFT

EXHIBIT A Connectivity Map

Sterwood Haven
Jay Liechty
Applying to remove these
two red circles - connections
from this Map.

