



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
February 13, 2024

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

3:30 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

- 1 INTRODUCTION - Makenna Thompson (5 min)**
Presenter: Brenn Bybee, City Manager
- 2 PRESENTATION - MGT Study Update for Legal, Facilities and Management Services (45 min)**
Presenter: Keri Rugg, Management Services Director, Carson Hardy, Management Analyst, and Bruce Cowans, MGT Consulting
- 3 PRESENTATION - AMI Update (30 min)**
Presenter: Chris Tschirki, Public Works Director
- 4 PRESENTATION - Youth Fire Smart and Youth Fire Education Programs (30 min)**
Presenter: Brandon Byers, Fire Inspector and Scott Beardall, Fire Inspector

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.

2.1 Dave Spencers reports

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

3. CALL TO ORDER
4. INVOCATION/INSPIRATIONAL THOUGHT: Jared Churchill
5. PLEDGE OF ALLEGIANCE: Liz Churchill
6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL
 - 6.1 PRESENTATION - Highlights of the Fire Award Banquet**
Presenter: Marc Sanderson, Fire Chief
 - 6.2 PRESENTATION - Employees Love Orem**
Presenter: Peter Wolfley, Communications Division Manager, PIO

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

January 23, 2024

8.2 APPOINTMENT - Oremfest Advisory Commission

Bill Blyel, Debby Lauret, Sarah Owlsey, and Paula Pilivi

8.3 APPOINTMENT - Cultural Arts Council

Lia Collins

8.4 APPOINTMENT - CDBG Advisory Commission

Steve Heaps

8.5 APPOINTMENT - Orem Neighborhood Advisory Commission

Rob Shaw, Tami Moore, Jenny Scribner, Kim Anderson, Amy Green, Rachele Holmberg, Debbie Lamb, Carolyn Blossil, and Truman Van Cott

9. SCHEDULED ITEMS

9.1 CONDITIONAL USE PERMIT – Approval to add a family recreation exercise building located at 1014 North 1280 East in the PD18 zone.

Presenter: Jason Bench, Assistant Development Services Director

9.2 PUBLIC HEARING - REZONE – Amending the sign zone for Maverik located at 1249 South Geneva Road in the C2 zone to Sign Zone C.

Presenter: Jason Bench, Assistant Development Services Director

9.3 MAP AMENDMENT – Amending the Lakeview Area Street Connection Master Plan to eliminate the street connections between 1430 South/400 West.

Presenter: Jason Bench, Assistant Development Services Director

10. COMMUNICATION ITEMS

10.1 MONTHLY FINANCIAL SUMMARY - December 2023

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



**CITY OF OREM
CITY COUNCIL
MEETING
FEBRUARY 13, 2024**

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

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
FEBRUARY 13, 2024**

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

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
FEBRUARY 13, 2024**

REQUEST:	APPOINTMENT - Cultural Arts Council
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
FEBRUARY 13, 2024**

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

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
FEBRUARY 13, 2024**

REQUEST:	APPOINTMENT - Orem Neighborhood Advisory Commission
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

**CITY OF OREM
CITY COUNCIL MEETING
FEBRUARY 13, 2024**



REQUEST:	6:00 P.M. SCHEDULED ITEM CONDITIONAL USE PERMIT – Approving a conditional use permit of a family recreation exercise accessory building located at 1014 North 1280 East in the PD18 zone.
APPLICANT:	Jerry Anderson, Seddie, LLC
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 109 property owners within 500 feet of the property

SITE INFORMATION:

General Plan Designation:
Low Density Residential
 Current Zone: **PD18**
 Acreage: **4.57**
 Neighborhood: **Lakeview**

**PLANNING
COMMISSION
RECOMMENDATION**

6-0 – for Approval

PREPARED BY:

Cheryl Vargas
 Associate Planner

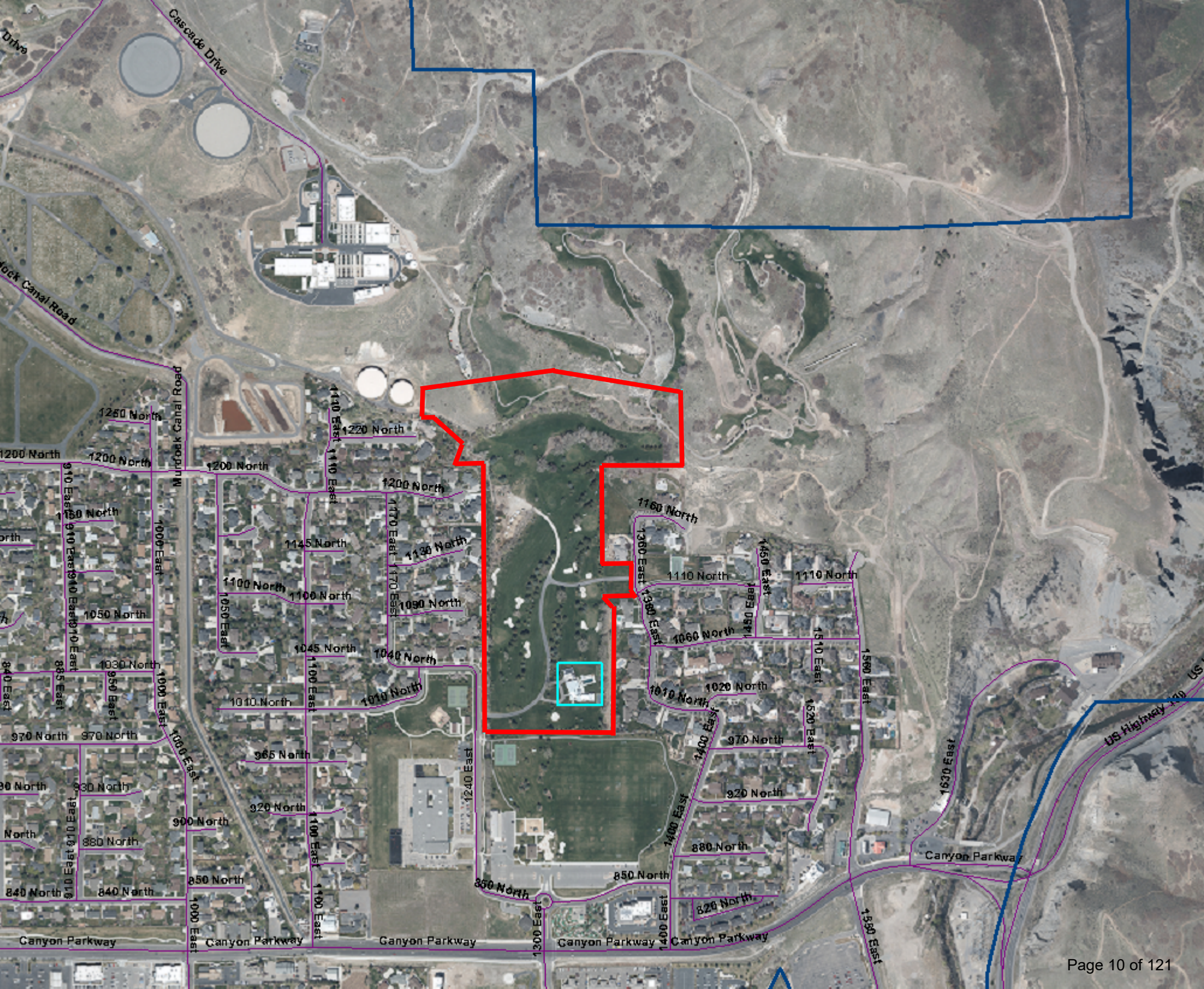
REQUEST: The applicant requests the City approve the conditional use permit of a family recreation exercise accessory building located at 1014 North 1280 East in the PD18 zone.

BACKGROUND: A conditional use permit is required in the PD18 zone for any accessory structure over 1,000 square feet in area or greater than twenty-four feet in height. The proposed building will sit south of the existing home on Lot 2 and will contain 15,000 square feet with an overall height of thirty-three feet six inches (33'-6"). In the PD18 zone, accessory structures may not be higher than thirty-five (35') feet.

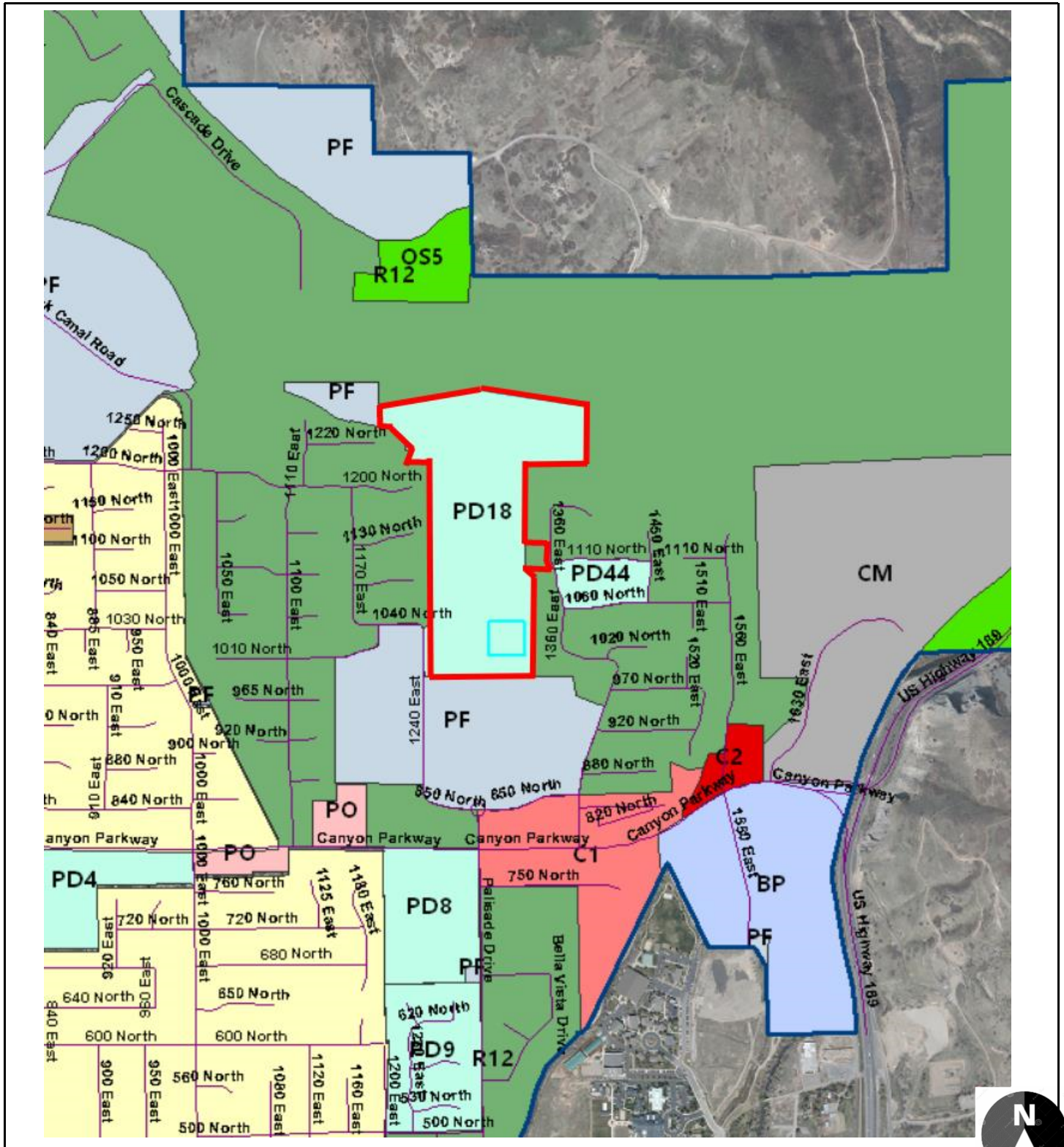
The Proposed materials include Ultra-High Performance Concrete (UHPC) panels, glass and coated aluminum. The roof will be a flat membrane roofing. The building has a setback of 17.35 feet from the south property line where a minimum of five feet is required, although the City Council may require a greater setback.

The facility will be used for personal family use only. This will not be a public facility and the general public will not have access to it.

RECOMMENDATION: The Planning Commission recommends the City Council, by resolution, approve the conditional use permit of a family recreation exercise building located at 1014 North 1280 East in the PD18 zone.



Family Recreation Exercise Building

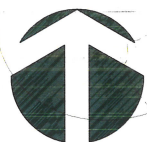


Plat Amendment
Zone: PD18
Acres: 36.49

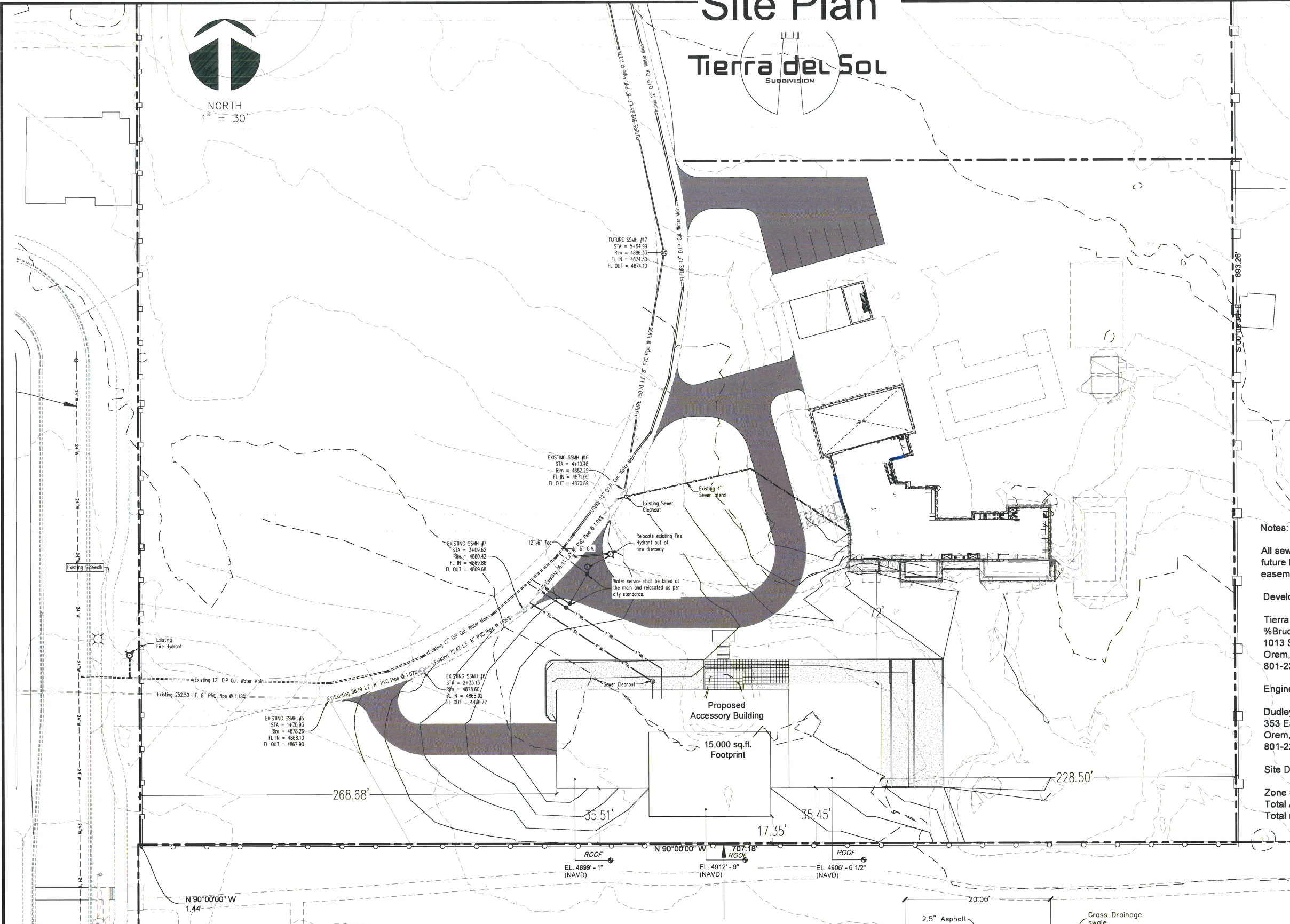
NEIGHBORHOOD
Canyon View

1014 N 1280 East
Parcels

Site Plan



NORTH
1" = 30'



Notes:

All sewer is to be considered private, additional future lots may require a public sewer with an easement dedicated to Orem City.

Developer:

Tierra Del Sol LLC
%Bruce Dickerson
1013 South Orem Boulevard
Orem, Utah 84058
801-226-8005

Engineer:

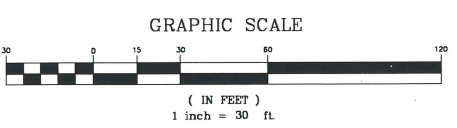
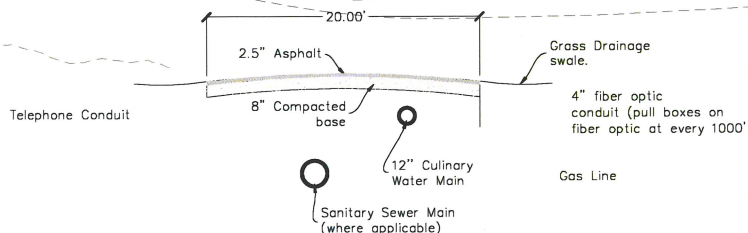
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = PD18
Total Area = 1,616,076 sq. ft. 37.10 acres
Total number of Lots = 2

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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



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

The Clubhouse SITE PLAN

Utah

Orem City

Revisions

Date
12-19-2023
Scale
1" = 30'
By
TD
Tracing No.
L - 14607

Sheet No.
C - 2.0

Elevations



GUERIN GLASS ARCHITECTS P.C.

PROJECT:
OREM CLUBHOUSE

1014 N 1280 E
Orem, UT 84097

OWNER:

TODD AND ANDIE PEDERSON
1210 N, 1280 EAST, OREM, UT, 84058

CIVIL ENGINEER

DUDLEY AND ASSOCIATES
353 1200 S
OREM, UT 84058
801.224.1252

STRUCTURAL ENGINEER

ENRICH ENGINEERS
169 N MAIN ST
TODDLE, UT 84074
801.643.8266

MEP ENGINEER

RAIDER ENGINEERING
40890 US-6
AVON, CO 81620
970.845.7910

LIGHTING DESIGNER

LUGIFORMA
1216 BROADWAY, 2ND FLOOR
NEW YORK, NY 10001
646.853.4151

LANDSCAPE ARCHITECT

LANDFORM DESIGN GROUP
511 W 200 S STE 125
SALT LAKE CITY, UTAH, 84101
801.521.2370

SEAL

ISSUE	DESCRIPTION	DATE
-------	-------------	------

2	50% DD	10.27.23
1	100% SD	09.06.23

0' 4' 8' 16'

SCALE 1/8" = 1'-0"

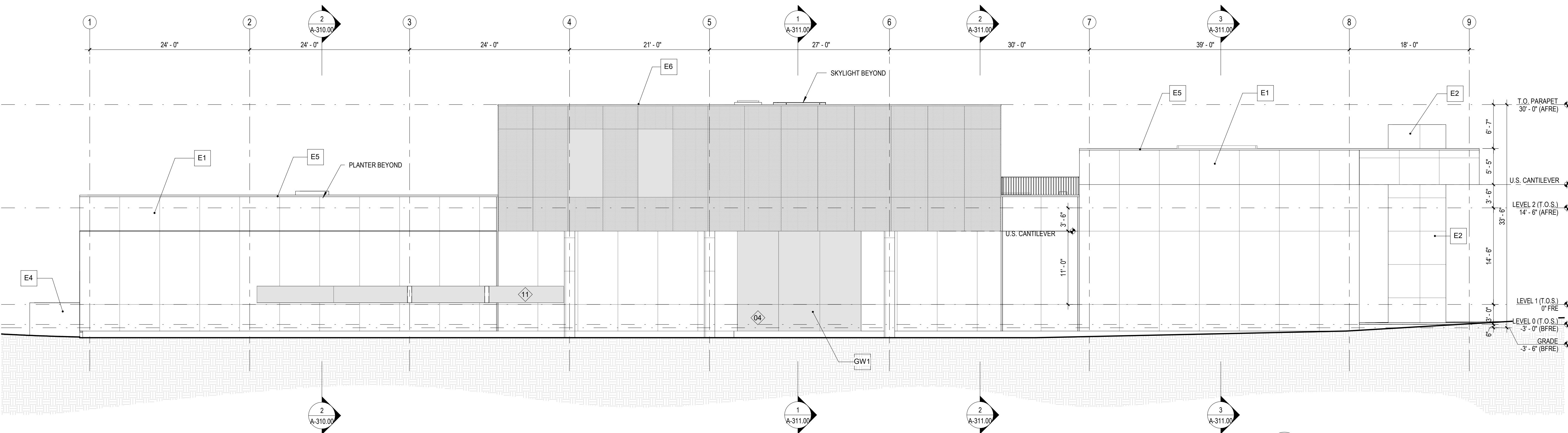
PROJECT # 2312

DRAWING TITLE:

Building Elevations

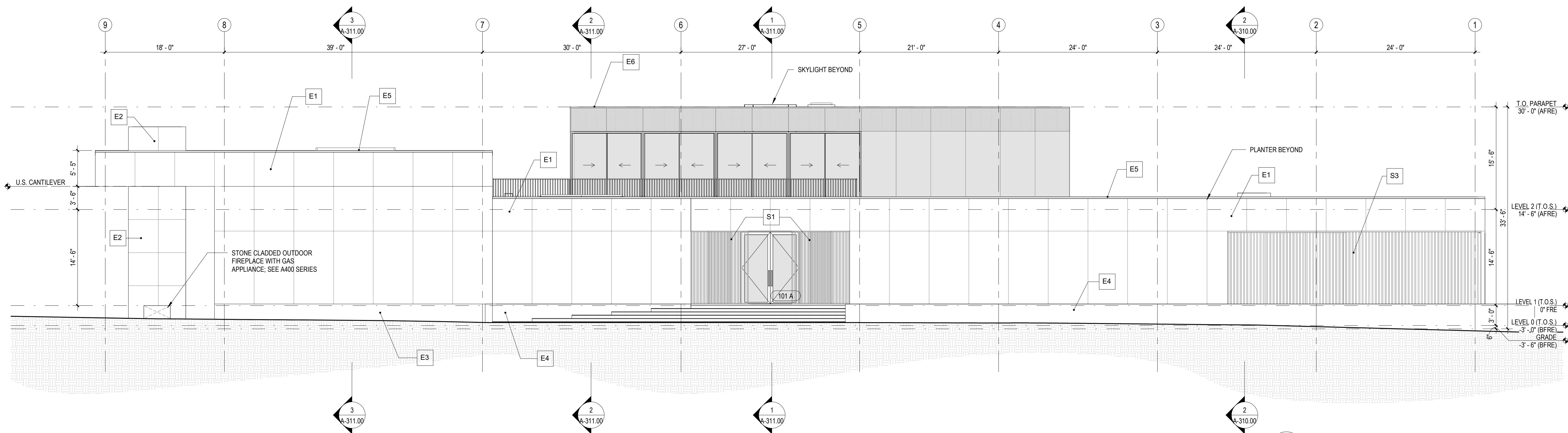
DRAWING NO:

A-301.00



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

KEY NOTES

1 SEE A-300.00 FOR MORE DETAILED BUILDING SYSTEMS DESCRIPTIONS

EXTERIOR WALL

E1 UHPC PANEL SYSTEM - BOD TAKTL TAKTL WITH C1 PANELS
E2 GRAY TRAVERTINE FIREPLACE FINISH - SEE MATERIAL SCHEDULE
E3 UHPC PANEL SYSTEM - BOD TAKTL WITH LIMESTONE FINISH
E4 CIP CONCRETE PLANTER - LIMESTONE FINISH
E5 CONCRETE COPING (C2) TO MATCH EXTERIOR PANELS (C1)
E6 PTD. ALUMINUM COPING TO MATCH WINDOW SYSTEM

FASCIA

F1 COATED ALUMINUM SHADOW BOX

FLOOR

FL1
FL2
FL3

LARGE FORMAT DIMENSIONAL LIMESTONE
LIMESTONE EXTERIOR PAVERS
CONC DRIVEWAY PAVING - DETAILS TBD

GLAZING WALLS

GW1
GW2
GW3
GW4

GLASS CURTAIN WALL SYSTEM - BOD REYNAERS CW60 SERIES
GLASS SLIDING DOOR - BOD REYNAERS HIFINITY SERIES
OVERSIZED SKYLIGHT - BOD FENEX TRIPLE PANED UNITS
GLASS SWING DOOR - BOD REYNAERS MASTERLINE 8

GUARDRAILS

GR1

GLASS GUARDRAIL WITH RECESSED SHOE. FINISH TBC.

ROOF

R1
R2
R3
R4

FLAT ROOF - MEMBRANE ROOFING (BOD CARLISLE SURE FLEX 80 MIL PVC) OVER RIGID INSULATION
GREEN ROOF - CARLISLE MODULAR TRAY SYSTEM OVER HANOVER GRIDLOC PEDESTAL SYSTEM
ARTIFICIAL GRASS ROOF - BOD SYNLAWN OVER HANOVER PEDESTAL SYSTEM
6"D SHALLOW REFLECTIVE POOL

SCREEN

S1
S2
S3

ALUMINUM SCREEN WITH TEAK VENEER
ALUMINUM SCREEN
WOOD SKYLIGHT BAFFLES

LEGEND



GL-1 SEE A-300 ASSEMBLIES FOR DETAILS



GL-2 SEE A-300 ASSEMBLIES FOR DETAILS

ELEVATION NOTES

EXTERIOR SCOPE:

• DO NOT SCALE DRAWINGS.

• EXTERIOR DOORS SHOWN FOR REFERENCE. (REFER TO A-800 FOR DOOR SCHEDULE)

• EXTERIOR WINDOWS SHOWN FOR REFERENCE. (REFER TO A-801 FOR WINDOW SCHEDULE)

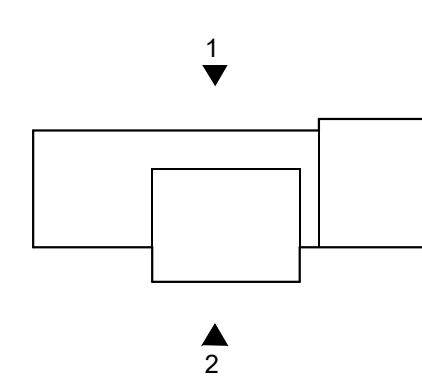
• EXTERIOR SCOPE SHOWN FOR FLOOR HEIGHTS AND / OR REFERENCES SETBACKS FROM THE PROPERTY LINE. (REFER TO G-001 FOR ZONING CODE AND OVERALL BUILDING ENVELOPE DIMENSIONS IN RELATION TO PROPERTY LINES).

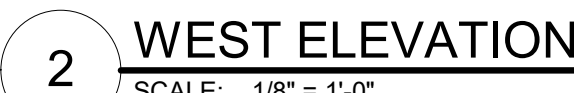
STRUCTURAL AND SITE SCOPE:

• REFER TO STRUCTURAL DRAWINGS FOR COLUMN & POST LAYOUT & BEAM & JOIST, SLAB HEIGHTS.

• REFER TO FOUNDATION DRAWINGS & CIVIL DRAWINGS FOR SITE SPECIFIC SCOPE & UTILITY SERVICE (REFER TO G-005 FOR FEMA MAPS).

KEYPLAN

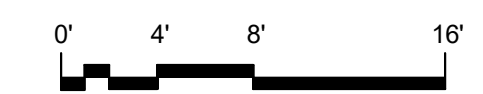




SEAL

ISSUE	DESCRIPTION	DATE
-------	-------------	------

2	50% DD	10.27.23
1	100% SD	09.06.23



SCALE	1/8" = 1'-0"
PROJECT #	2312

DRAWING TITLE:

Building Elevations

DRAWING NO

A-302.00

Street View



Neighborhood Meeting - 11.13.23

APPLICANT: SEDDIE LLC

Contact:

Brooke Peterson

PO Box 212

Crossroads Blvd #143

Saratoga Springs, Ut 84045

801-856-5080

Brooke@wrwinc.co

NEIGHBORHOOD MEETING TO DISCUSS:

Project:

Indoor pickleball court, gym, golf simulator addition to the Pedersen Residence,

1014 North 1280 East

Zone PD-18 Plat Amendment/Conditional Use Permit

6:00 PM

Monday November 13th

East Conference Room

Orem Family Fitness Center

575 West Center Street

Orem, Utah

Pursuant to Orem City Code Section 22-14-201(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the city and is subject to change during the review process.

NEIGHBORHOOD MEETING MINUTES

Family Recreation/Exercise Building
1014 N 1280 E
Orem, Ut

Applicant:
Seddie LLC
Box 212
Crossroads Blvd # 143
Saratoga, Springs, Utah 84045
801-856-5080

Meeting Held 6:00 PM Orem Family Fitness Center
575 West Center St.

Attendees: Sign in sheet attached

The universal neighbor concerns regarding the project were:

1. Is this a commercial facility? Response: Absolutely not. It is for personal family use.
2. Does this require a zone change? Response: No, simply a plat amendment to accommodate the new building.
3. Are they going to tear out tree on the east side of the new bldg.. Response: The landscape design has not been done but to my knowledge they are not inclined to remove any trees east of the building.
4. What is the exterior lighting? Response: It also has not been designed at this point but I am confident there will be downlighting in the outdoor patio area. Other than that I am not aware of other lighting plans.
5. How tall will it be? 35 feet in height. All heights and setbacks will meet the city PD-18 Zone requirements.
6. Is additional parking going to be added? Response : No other than possible home staff parking.
7. What will the building look like? Response: It is being designed to complement the owner's existing home.
8. How big will it be? Response: Approx. 10,000 sf Main Floor area and 4000 SF second level.

11-13-23 PEDERSEN
PLAT AMENDMENT
CONDITIONAL USE Application

Neighborhood SIGN-IN

1. Craig + Jon Patten 801-368-01
2. Mike Carpenter
3. Steve and Samantha Vanwagenen
4. Angela Smith
5. Denise Smart
- Suzette Greer
- Tom Nabe
- Jim and Julie Spencer 801-319-0217
- Julie Spencer

Agenda Item 3.4 is a CONDITIONAL USE PERMIT - Approval to add a family recreation exercise building located at 1014 North 1280 East in the PD18 zone.

Staff Presentation:

The applicant is proposing to build a new family recreation exercise building on their property. Because the size of the building is over 1,000 square feet, a conditional use permit is required in the PD18 zone. The building will sit south of the existing home on Lot 2 and will be 15,000 square feet.

In the PD18 zone, accessory structures may not be higher than thirty-five (35) feet. This accessory building will be thirty (30) feet high. Materials will consist of Ultra-High Performance Concrete (UHPC) panels, glass and coated aluminum. The roof will be a flat membrane roofing. The building also meets the setback requirements for the zone. (22-11-30)

Recommendation:

Staff recommends the Planning Commission consider forwarding a recommendation to the City Council to approve the conditional use permit for a family recreation exercise building located at 1014 North 1280 East in the PD18 zone.

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

Mr. Low asked about how lives South of this property. Ms. Vargas responded.

Mr. Low asked how far the proposed building is from the neighbors to the East. Ms. Vargas responded.

Mr. Low asked if there are trees on the South side of the property.

Ms. Komen invited the applicant to come forward. Jerry Anderson came forward.

Mr. Anderson explained the location of the building and addressed the question regarding trees on the property.

Mr. Low asked about what other concerns the neighbors had. Mr. Anderson responded.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Ms. Kleinlein moved to forward a positive recommendation to the City Council to approve the conditional use permit for a family recreation exercise building located at 1014 North 1280 East in the PD18 zone. Mr. Crismon seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, Helena Kleinlein, and Murray Low. Motion passed unanimously.



City Council Chambers, 56 N State Street

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

CONDITIONAL USE PERMIT – Approval to add a family recreation exercise building located at 1014 North 1280 East in the PD18 zone. Because the applicant is adding an accessory structure (family recreation/exercise building) that is over 1,000 square feet, a conditional use permit is required in the PD18 zone.

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.

DUERDEN, PAUL E & PAULA S (ET AL)
%WELLS FARGO BANK
PO BOX 13519
ARLINGTON, TX 76094

City Council
Tue, Feb 13, 2024



City Council Chambers, 56 N State Street

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

CONDITIONAL USE PERMIT – Approval to add a family recreation exercise building located at 1014 North 1280 East in the PD18 zone. Because the applicant is adding an accessory structure (family recreation/exercise building) that is over 1,000 square feet, a conditional use permit is required in the PD18 zone.

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.

ALPINE SCHOOL DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

City Council
Tue, Feb 13, 2024

DUERDEN, PAUL E & PAULA S (ET AL)
%WELLS FARGO BANK
PO BOX 13519
ARLINGTON, TX 76094

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

COVE ESTATES LOT 13 LLC
50 W BROADWAY STE 333 PMB 42981
SALT LAKE CITY, UT 84101

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CASCADE SEDDIE LLC
%BECK, JON
212 E CROSSROADS BLVD 143
SARATOGA SPRINGS, UT 84045

SEDDIE LLC
%BECK, JON
212 E CROSSROADS BLVE 143
SARATOGA SPRINGS, UT 84045

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ALPINE SCHOOL DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

PRIME WEST PROPERTIES LC
831 N 1420 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

ALPINE SCHOOL DISTRICT
--OR CURRENT RESIDENT--
921 N 1240 EAST
OREM, UT 84097

DAYTON, TAYLOR L & MOLLY M
932 E 1200 N
OREM, UT 84097

SEDDIE LLC
--OR CURRENT RESIDENT--
1014 N 1280 EAST
OREM, UT 84097

PATTEN, JOY R (ET AL)
1019 N 1360 E
OREM, UT 84097

DUERDEN, PAUL E & PAULA S (ET AL)
--OR CURRENT RESIDENT--
1037 N 1170 EAST
OREM, UT 84097

GREER, GREGORY A & SUZETTE OTTO
1041 N 1360 E
OREM, UT 84097

BROTHERSON, WILLIAM DAVID (ET AL)
1044 N 1360 E
OREM, UT 84097

CRUMP, KENNETH LYLE & AMY SUZANNE
1065 N 1360 E
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

YOUNG, MICHAEL S & K SHAYNE
1083 N 1360 E
OREM, UT 84097

BERGESON, ADAM & KARI
1091 E 1100 N
OREM, UT 84097

COON, PAUL E & DEON L (ET AL)
1106 N 1170 E
OREM, UT 84097

FERGUSON, ELIZABETH G & HOWARD J (ET AL)
1112 S 500 E
OREM, UT 84097

BAUGH, CHELSEA LYNN (ET AL)
1122 N 1360 E
OREM, UT 84097

COVEY, EMARIE & CHRISTIAN
1123 E 1200 N
OREM, UT 84097

KNIGHT, JEFF BURTON & HEATHER L
1125 E 1220 N
OREM, UT 84097

AFFLECK, DONNETTE P & DAVID D
1127 N 1450 E
OREM, UT 84097

JENSEN, ELIZABETH ANN (ET AL)
1131 N 1360 E
OREM, UT 84097

MARTIN, DARRELL LYNN & LORI
1135 E 1200 N
OREM, UT 84097

HORNE, MARGARET
1139 N ASHBY PL
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

CHUNG-HOON, EDWIN KAIWINUI &
TANISE LOUISE (ET AL)
1146 N 1170 E
OREM, UT 84097

TAYLOR, JOHN E JR & LINDA K
1148 E 1220 N
OREM, UT 84097

SEDDIE LLC
--OR CURRENT RESIDENT--
1159 N 1360 EAST
OREM, UT 84097

ECKSTEIN, GRANT T & ANGELA K
1163 E 1220 N
OREM, UT 84097

BROTHERSON, JACK D & KAREN E
(ET AL)
1165 E 1200 N
OREM, UT 84097

SAVAGE, JOSHUA & STEPHANIE
1166 E 1220 N
OREM, UT 84097

BALDWIN, JEFF & MARY JONNETTA
1166 N 1170 E
OREM, UT 84097

SMITH, NATHAN R & ANGELA
1167 N 1170 E
OREM, UT 84097

BRIAN, KURT
1173 E 1200 N
OREM, UT 84097

LEE, SAM SANGHO (ET AL)
1175 E 1220 N
OREM, UT 84097

HAMILTON, MYRON T & CAROLYN
1178 E 1130 N
OREM, UT 84097

ALTAMIRANO, HUGO & LUCIA
1180 E 1090 N
OREM, UT 84097

PREECE, DEREK A & RITA (ET AL)
1180 E 1220 N
OREM, UT 84097

NYHUS, STEVEN M & SUSAN B
1181 E 1040 N
OREM, UT 84097

COOK, TYRA T & CRAIG S
1184 E 1040 N
OREM, UT 84097

HOLLISTER, JAMES E & VIRGINIA G
1186 N 1170 E
OREM, UT 84097

RASMUSSEN, RUSSELL & MARIN
1187 N 1170 E
OREM, UT 84097

MERRILL, MADELENE EVE (ET AL)
1189 E 1200 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

WANG, LINDA & DAVID CHIH-MING
(ET AL)
1195 E 1040 N
OREM, UT 84097

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

FAWCETT, DAVID & ELIZABETH B
1196 E 1220 N
OREM, UT 84097

WERNER, C CRAIG & DEANNA (ET
AL)
1197 E 1090 N
OREM, UT 84097

TOBLER, NATHAN & BROOKE
1198 E 1200 N
OREM, UT 84097

PAYNE, GLENN & VALERIE (ET AL)
1199 E 1130 N
OREM, UT 84097

CHRISTENSEN, R BRYANT &
CHERILYN D (ET AL)
1201 E 1220 N
OREM, UT 84097

SMART, ALLAN & DENISE
1209 E 1040 N
OREM, UT 84097

FAIRCLOUGH, DENNIS A & MARILYN
D
1210 E 1090 N
OREM, UT 84097

CASCADE SEDDIE LLC
--OR CURRENT RESIDENT--
1210 N 1280 EAST
OREM, UT 84097

REESE, JOHN B & ANGELA H
1211 E 1200 N
OREM, UT 84097

THAYER, JAMES
1212 E 1130 N
OREM, UT 84097

WEST, DAVID L & KATHERYN
DUVAL (ET AL)
1213 E 1130 N
OREM, UT 84097

ANDERSON, CHRISTOPHER G
1215 E 1090 N
OREM, UT 84097

RICHARDS, JENNIFER ANN (ET AL)
1216 E 1200 N
OREM, UT 84097

HAFEN, BRADLEY K & JUDY O (ET
AL)
1218 N 1110 E
OREM, UT 84097

VAN WAGENEN, STEVEN JOHN &
SAMANTH DAWN
1221 E 1200 N
OREM, UT 84097

MABEY, DIANE D (ET AL)
1225 E 1040 N
OREM, UT 84097

BLACK, CARL M & NAN S
1226 E 1090 N
OREM, UT 84097

BEUS, REED & MICHELLE
1227 E 1130 N
OREM, UT 84097

HULME, JAMES W & AMY L
1230 E 1130 N
OREM, UT 84097

ROBERTS, JOHN L & JANET IRENE
(ET AL)
1231 E 1090 N
OREM, UT 84097

BERGESON, ADAM & KARI
--OR CURRENT RESIDENT--
1234 E 1200 NORTH
OREM, UT 84097

BAILEY, LAURA RICHARDSON &
ALAN KENT
1235 E 1200 N
OREM, UT 84097

CLARK, JAY A & JILL F
1237 E 1040 N
OREM, UT 84097

MAUGHAN, J PETER & SHIRLEY
1238 E 1130 N
OREM, UT 84097

DAYTON, TAYLOR L & MOLLY M
--OR CURRENT RESIDENT--
1248 N 1110 EAST
OREM, UT 84097

BAUGH, CHELSEA LYNN (ET AL)
1366 E 1160 N
OREM, UT 84097

LORAN & DORIS LLC
1368 E 1010 N
OREM, UT 84097

ARCHIBALD, JORDAN & BRITTANY
1369 E LANCASTER WY
OREM, UT 84097

GALLAND, RODGER D & VIRGINIA R
(ET AL)
1371 CANTERBURY LA
OREM, UT 84097

BROWN, JOSEPH A
1374 E HUNTINGTON RIDGE
OREM, UT 84097

NIXON, MICHAEL
1375 E 1160 N
OREM, UT 84097

MITCHELL, AMY LAMOREAUX (ET
AL)
1377 E 1060 N
OREM, UT 84097

MITCHELL, AMY LAMOREAUX (ET
AL)
1377 E LANCASTER WY
OREM, UT 84097

POPE, MARK E & LEE ANNE
1378 E 1060 N
OREM, UT 84097

BRADY, RICHARD B & JANICE M
1379 CANTERBURY LA
OREM, UT 84097

THOMSON, TIFFANI K
1382 HUNTINGTON RDG
OREM, UT 84097

THOMSON, TIFFANI K
--OR CURRENT RESIDENT--
1382 E HUNTINGTON RIDGE
OREM, UT 84097

COOK, KRISTIAN SUMNER
1384 E 1010 N
OREM, UT 84097

COVE ESTATES LOT 13 LLC
--OR CURRENT RESIDENT--
1387 E 1160 NORTH
OREM, UT 84097

1403 LANCASTER WAY LLC
--OR CURRENT RESIDENT--
1403 E LANCASTER WY
OREM, UT 84097

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

DOUSSETT, CURT & TONIA
1406 E LANCASTER WY
OREM, UT 84097

APELAND, NICK (ET AL)
1407 E PEMBROKE CIR
OREM, UT 84097

OLIVER, CHE K & LISA
1408 E HUNTINGTON RIDGE
OREM, UT 84097

SLADE, RICHARD B
1409 HUNTINGTON RDG
OREM, UT 84097

SLADE, RICHARD B
--OR CURRENT RESIDENT--
1409 E HUNTINGTON RIDGE
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

HUNTINGTON RIDGE LLC
1434 E 1110 N
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1600 N 1000 WEST
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

DRAFT

RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL APPROVING THE CONDITIONAL USE PERMIT OF AN ACCESSORY BUILDING LOCATED AT 1014 NORTH 1280 EAST IN THE PD18 ZONE.

WHEREAS on November 17, 2023, Jerry Anderson, Seddie, LLC, filed an application with the City of Orem requesting the approval of a conditional use permit for an accessory building located at 1014 North 1280 East in the PD18 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on January 17, 2024; and

WHEREAS a public meeting considering the subject application was held by the City Council on February 13, 2024; and

WHEREAS notice of the public meeting to be held by the City council on the subject application was mailed to one hundred nine (109) 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 is in the best interest and general welfare of the City.
2. The City Council hereby approves the conditional use permit for an accessory building located at 1014 North 1280 East in the PD18 zone, 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.
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.

DRAFT

PASSED, APPROVED and ORDERED PUBLISHED this 13th day of **February 2024**.

David A. Young, Mayor

ATTEST:

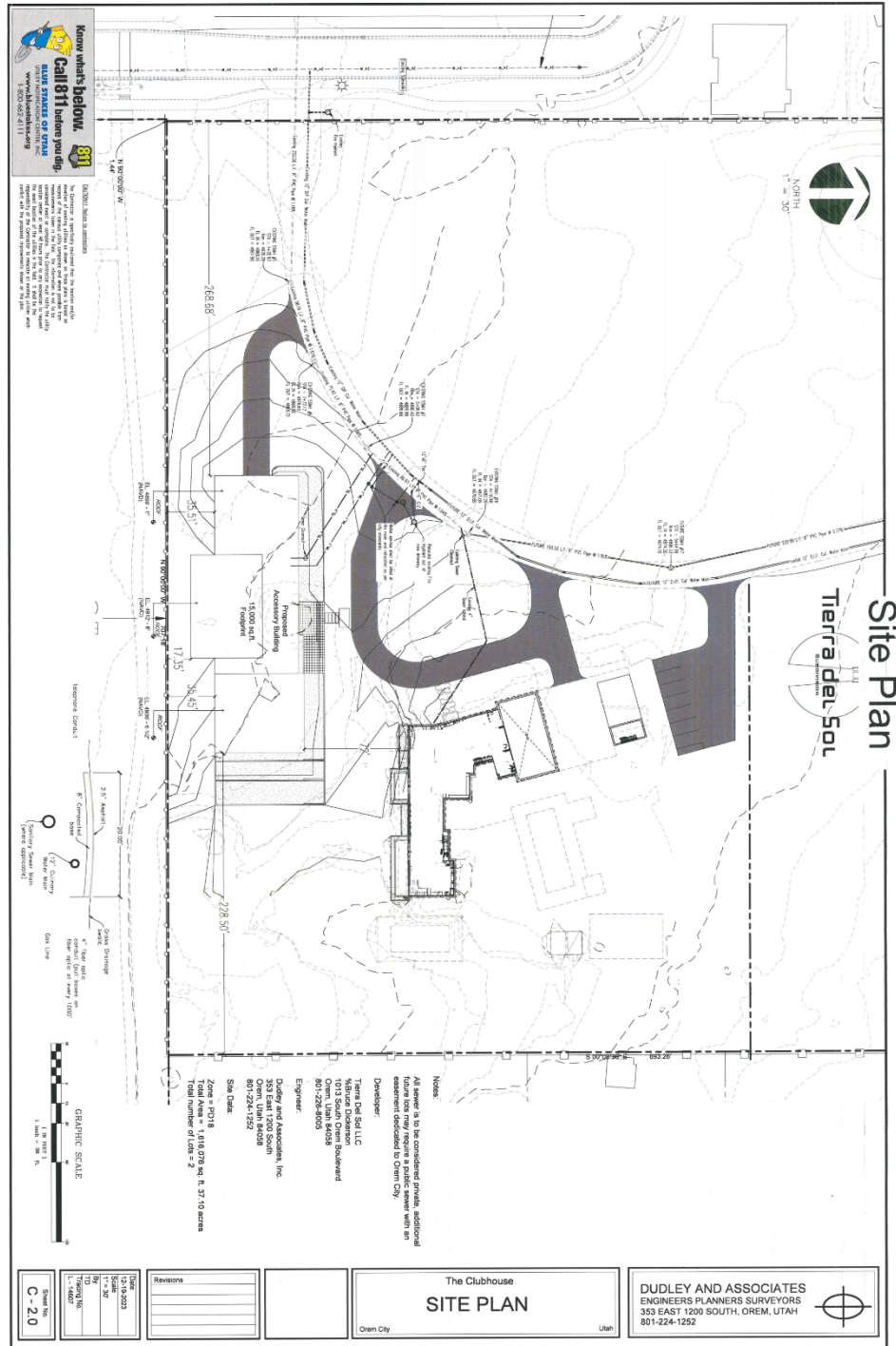
Teresa McKittrick, City Recorder

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

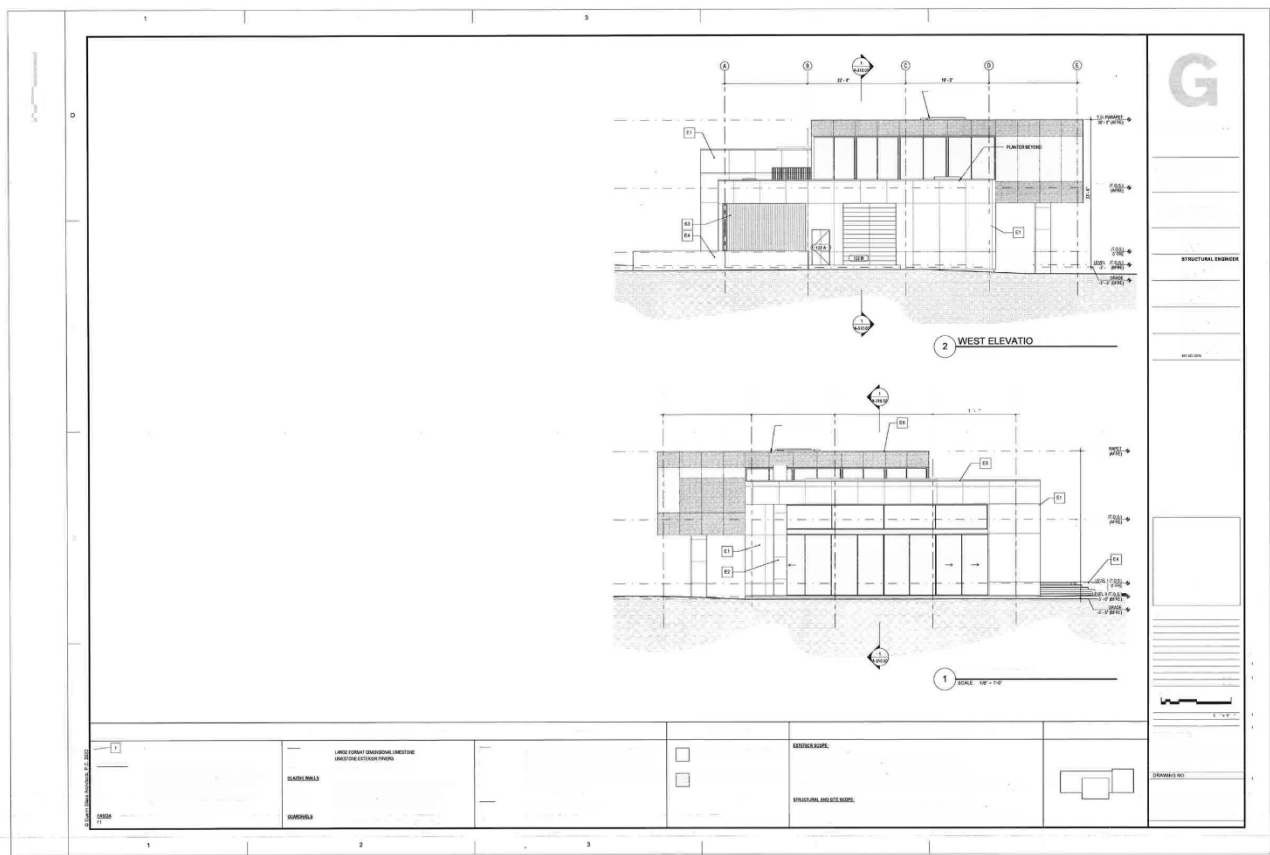
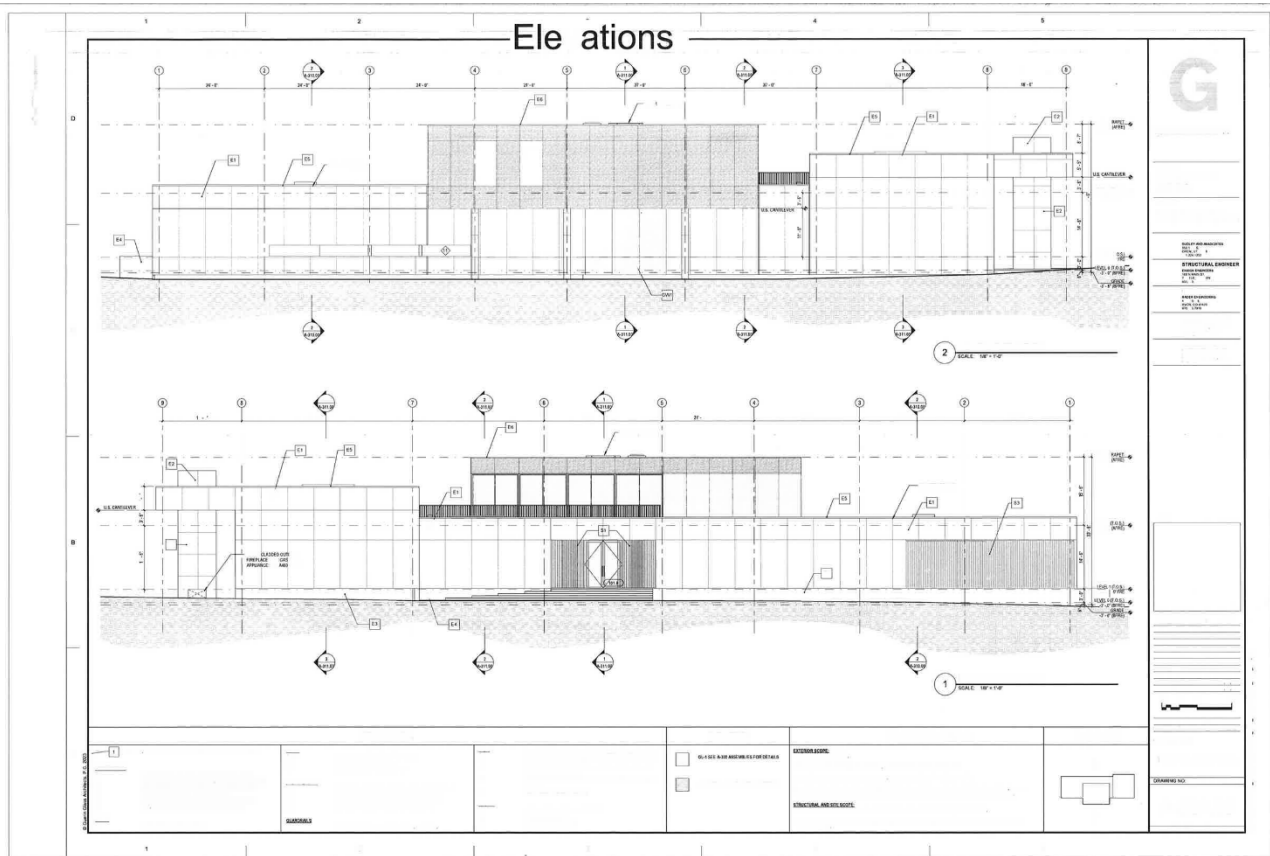
DRAFT

EXHIBIT A

Site Plan



DRAFT



CITY OF OREM
CITY COUNCIL MEETING
FEBRUARY 13, 2024



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING - REZONE – Amending the sign zone for property located at 1249 South Geneva Road in the C2 zone by adding Sign Zone C to the property.
APPLICANT:	Melanie Ruff, Maverik Inc.
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Noticed 210 property owners with 500 feet

SITE INFORMATION:

General Plan Designation:
Medium Density Residential
 Current Zone: C2
 Acreage: **3.77**
 Neighborhood: **Lakeview**

**PLANNING
 COMMISSION
 RECOMMENDATION**

Approval 6-0

PREPARED BY:

Makayla Wagstaff
 Associate Planner

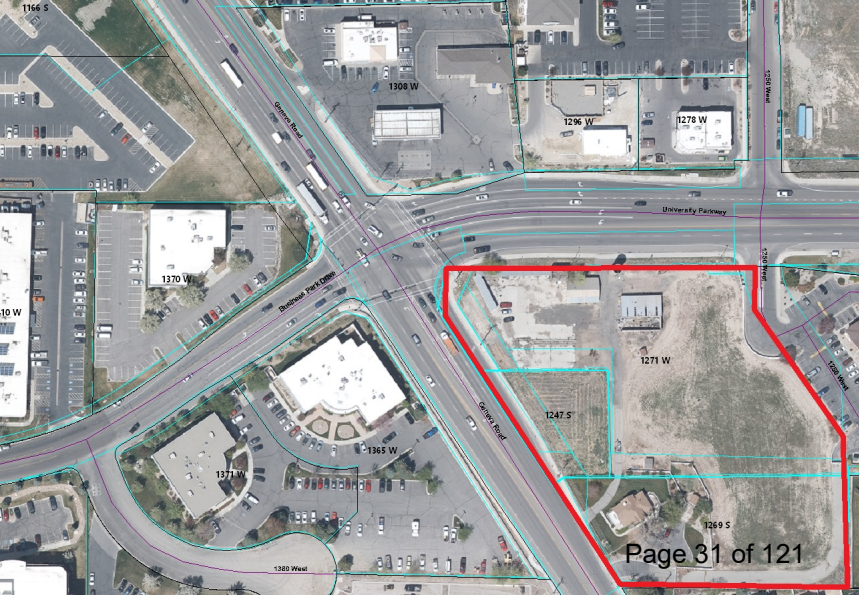
REQUEST: The applicant requests the City Council amend the sign zone for property located at 1249 South Geneva Road in the C2 zone by adding Sign Zone C to the property.

BACKGROUND: Maverik is requesting the city add sign zone C to their property located at 1249 South Geneva Road in the C2 zone. Currently, the property is not located in a sign zone and defaults to sign zone D which does not allow for pole signs. The applicant is requesting the property be added to Sign Zone C to allow a pole sign to be installed on the property. The existing Chevron gas station across University Parkway to the north is currently part of Sign Zone C.

If rezoned to Sign Zone C the applicant proposes to install a pole sign near the corner of Geneva Road and University Parkway, as well as a monument sign near the site entrance on Geneva Road. Both signs would be permitted under Sign Zone C.

This proposed change is only to allow the pole sign on this property. A separate sign permit will be required prior to constructing either the pole or monument signs.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, approve the rezone for property located at 1249 South Geneva Road in the C2 zone by adding Sign Zone C to the property.



1166 S

1250 W.

1240 W

1308 W

1296 W

1278 W

University Parkway

1370 W

1410 W

Business Park Drive

1271 W

1247 S

1365 W

1371 W

1.28D West

1269 S

1411 W

12 30E 30F 80Z 90Z 90Z 90Z 90Z 90Z 90Z 90Z 90Z 90Z

1300 S

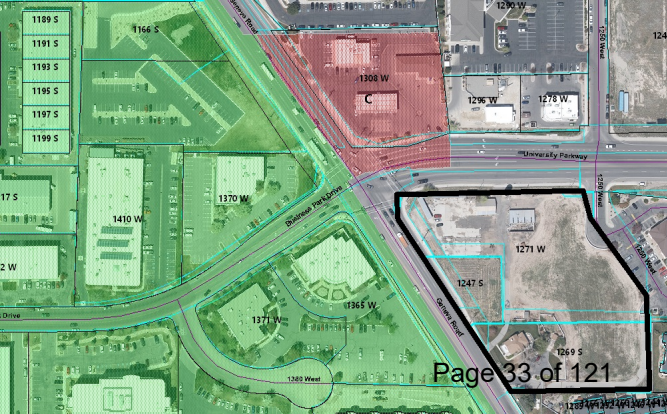
1302 S

1	26M	2
---	-----	---

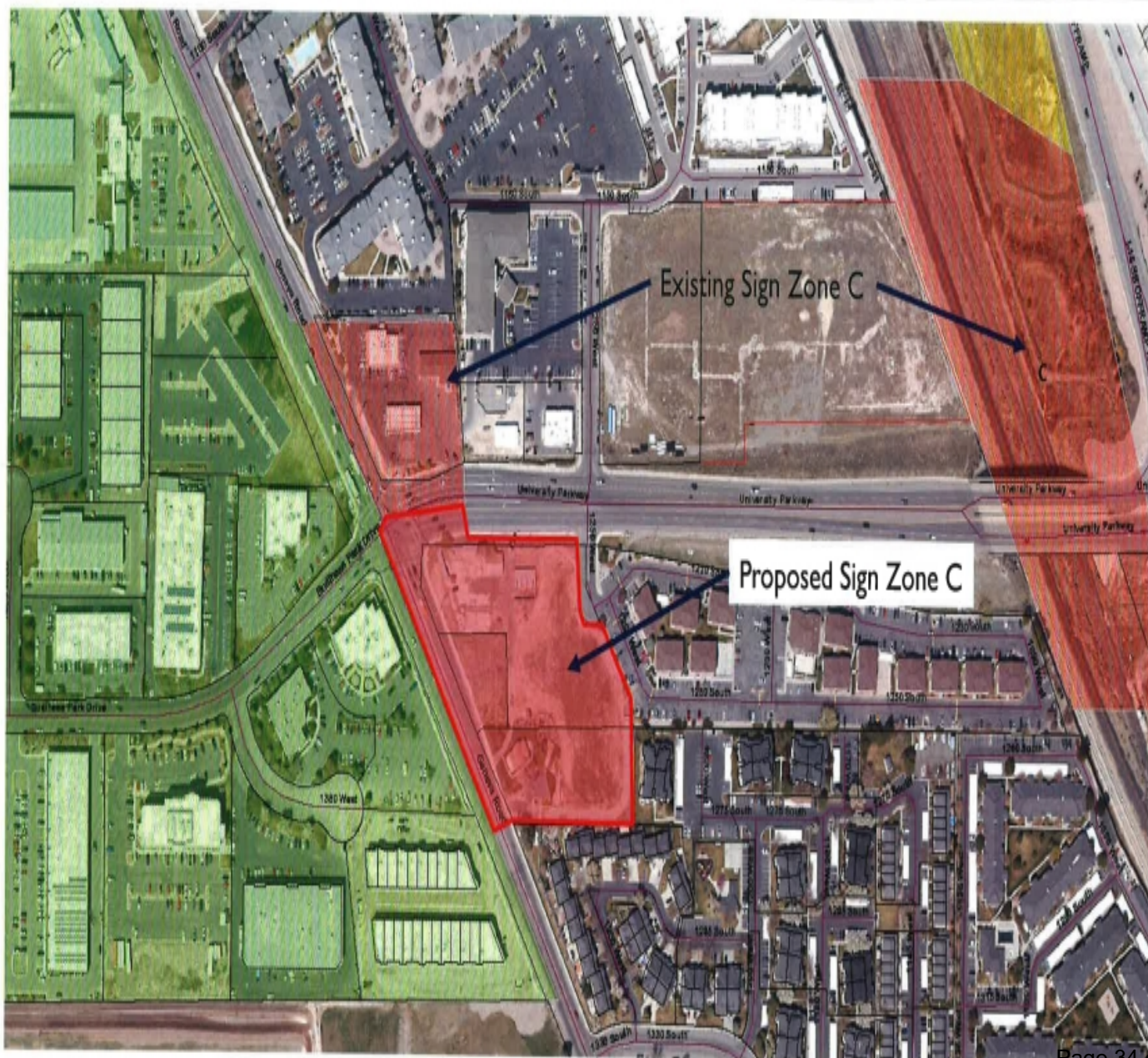
1234 W

1230

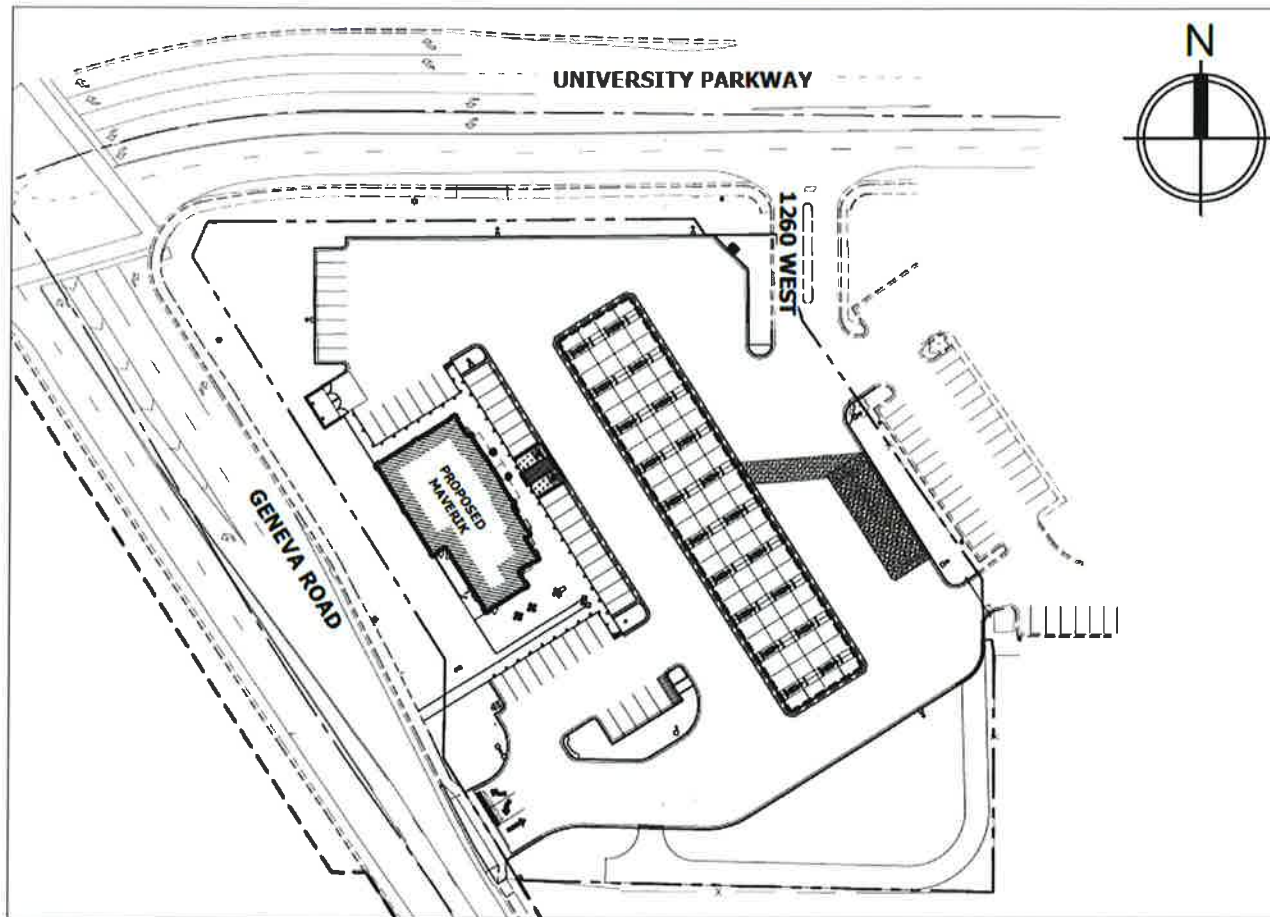
Page 32 of 121



SIGN ZONE MAP



SITE PLAN



SITE PLAN

SIGN ZONE C - ORDINANCE REQUIREMENTS

Sign Zone "C"

Sign Zone "C"			
	Distance From Street R.O.W. Line (feet)	Max. Sign Area (in sq. ft.)	Max Height (in feet)
	10	36	Equal to distance from street r-o-w
	15	75	
	20	100	
	25	125	
	30	150	
	35	175	
	40	200	
No sign in Zone "C" shall exceed 200 square feet in area.			

Street view from Geneva Road



Street view from University Parkway



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

REZONE- Approving the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.

Staff Presentation:

The applicant is proposing to add this property to Sign Zone C. Currently the property is not within a sign zone, and per the Orem City Code is treated at Sign Zone D. This sign zone does not allow for pole signs. The applicant is requesting the property be added to Sign Zone C to allow a pole sign to be installed on the property. The existing Chevron gas station across University Parkway to the north is already part of Sign Zone C.

If the property is approved to be added to Sign Zone C the applicant is proposing to install a pole sign near the corner of Geneva Road and University Parkway, as well as a monument sign near the site entrance on Geneva Road. Both signs would be permitted under Sign Zone C.

Recommendation:

Staff recommends the Planning Commission forward a recommendation to the City Council to approve the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.

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

Ms. Komen asked regarding the regulations of monument signs. Ms. Vargas responded.

Ms. Komen invited the applicant to come forward. Clint Carver came forward (via Zoom).

Mr. Low asked about the neighborhood meeting. Mr. Carver responded.

Mr. Carpenter stated that he attempted to find the neighborhood meeting.

Melanie Ruff (via Zoom) from Maverik stated that they held a second meeting as the first one was hard to find.

Mr. Crismon stated that he attended both meetings.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Low moved to forward a positive recommendation to the City Council to approve the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C. Mr. Crismon seconded the motion. Those voting aye: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, Helena Kleinlein, and Murray Low. Motion passed unanimously.



185 SOUTH STATE STREET
SUITE 800
SALT LAKE CITY, UT 84111
801-936-5557 | MAVERIK.COM

September 29, 2023

**RE: NOTICE OF NEIGHBORHOOD MEETING– Maverik Convenience Store and Gas Station at
SOUTHEAST CORNER OF UNIVERSITY PARKWAY AND GENEVA ROAD.**

Dear Neighbor,

You are invited to attend a neighborhood meeting on October 13th, 2023 at 6:00pm MST. We will be discussing Maverik's application to modify the Sign Zone from Zone D to Zone C. This proposed change may permit the installation of one (1) 40-foot-tall V-shaped pole sign at the Southeast Corner of University Parkway and Geneva Road in Orem, UT. Maverik's objective with this highly visible sign is to enhance safety, reduce the risk of accidents, and improve navigation for everyone.

As planned, the proposed convenience store is approximately 5,951 square feet alongside twenty (20) fuel dispensers under a canopy in front of the store. The development will provide fueling, packaged beer and fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.

Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This Sign Zone application has not yet been reviewed by the City and is subject to change during the review process.

This meeting will be conducted on-site in Orem, Utah. The address is 1247 S Geneva Rd, in Orem, Utah. All those interested in attending may do so. Questions may be presented at the event and will be answered at the event as best we can.

If you would like to provide comments or have questions on these items, please email them to melanie.ruff@maverik.com. In the meantime, we look forward to meeting with you.

Regards,
Maverik, Inc.

A handwritten signature in black ink, appearing to read "Melanie Ruff".

Melanie Ruff
Planning Project Manager



185 SOUTH STATE STREET
SUITE 800
SALT LAKE CITY, UT 84111
801-936-5557 | MAVERIK.COM

October 20, 2023

**RE: NOTICE OF NEIGHBORHOOD MEETING– Maverik Convenience Store and Gas Station at
SOUTHEAST CORNER OF UNIVERSITY PARKWAY AND GENEVA ROAD.**

Dear Neighbor,

You are invited to attend a neighborhood meeting on November 2nd, 2023 at 6:00pm MST. We will be discussing Maverik's application to modify the Sign Zone from Zone D to Zone C. This proposed change may permit the installation of one (1) 40-foot-tall V-shaped pole sign at the Southeast Corner of University Parkway and Geneva Road in Orem, UT. Maverik's objective with this highly visible sign is to enhance safety, reduce the risk of accidents, and improve navigation for everyone.

As planned, the proposed convenience store is approximately 5,951 square feet alongside twenty (20) fuel dispensers under a canopy in front of the store. The development will provide fueling, packaged beer and fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.

Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This Sign Zone application has not yet been reviewed by the City and is subject to change during the review process.

This meeting will be conducted in the conference rooms at the Holiday Inn Express in Orem, Utah (1290 W University Pkwy, Orem, UT 84058). All those interested in attending may do so. Questions may be presented at the event and will be answered at the event as best we can.

If you would like to provide comments or have questions on these items, please email them to melanie.ruff@maverik.com. In the meantime, we look forward to meeting with you.

Regards,
Maverik, Inc.

A handwritten signature in black ink, appearing to read "Melanie Ruff".

Melanie Ruff
Planning Project Manager

GRATA LLC
PO BOX 1028
KAMAS, UT 84036

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

FNAMG LLC
PO BOX 183
PLEASANT GROVE, UT 84062

SOAPSTONE HOLDINGS LLC
PO BOX 970585
OREM, UT 84097

SOAPSTONE HOLDINGS LLC
PO BOX 970595
OREM, UT 84097

DA VINCI MANAGEMENT COMPANY
LC
PO BOX 970724
OREM, UT 84097

BELNAP, STEVEN P & HIROKO H
PSC 76 BOX 7567
APO, AP 96319

GY GENEVA LLC
%BLACK, MICHAEL
9 EXCHANGE PL # 600
SALT LAKE CITY, UT 84111

BBRD LC
49 N 1330 W
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CITY OF OREM
56 N STATE
SALT LAKE CITY, UT 84119

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
147 S 1060 E
AMERICAN FORK, UT 84003

GLAZIER, SCOTT & MAXINE
152 W 640 N
AMERICAN FORK, UT 84003

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

CHACON 1323 LLC
156 S 1470 W
PROVO, UT 84601

TEAM DEAYER LLC
160 FARM RD
MIDWAY, UT 84049

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CHEMI LLC
175 E 100 N
DELTA, UT 84624

MORI 1 LLC
215 S 760 W
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
272 E 1660 N
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

HENDERSON, JONATHAN L & MARCI
L (ET AL)
321 SAN SALVADOR AVE
HENDERSON, NV 89002

NGATUVAI, TEOTIHUACAN &
CLAUDIA E
332 STADIUM AV
PROVO, UT 84604

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

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

DEAYER, TOMMY
377 S 2070 E
SPANISH FORK, UT 84660

GONZALEZ, VIANEY ROMAN
VILLAMIZAR (ET AL)
466 S 1950 E
SPRINGVILLE, UT 84663

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

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WELCH, KRISTIN & LANI
524 E 100 S
PLEASANT GROVE, UT 84062

RUCKER TAX & CONSULTING LLC
558 E 1400 S
OREM, UT 84097

LARSEN, GARY EARL & TIFFANY N
(ET AL)
559 S 125 W
LAYTON, UT 84041

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

COUNTRY WOODS LC (ET AL)
758 S 400 E # 203
OREM, UT 84097

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE
789 E BAMBERGER DR STE A
AMERICAN FORK, UT 84003

PA EAGLES LLC
825 E 1180 S STE 300
AMERICAN FORK, UT 84003

ANDERSON, LAURY
836 E 315 S
OREM, UT 84097

HARDMAN, LORI A
863 W 425 N
SPRINGVILLE, UT 84663

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
952 S 830 E
OREM, UT 84058

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
%TAYLOR, GELENE
987 S GENEVA RD
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

BEAN, REID J & NINA J
1079 S 800 W
RICHFIELD, UT 84701

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

CONKLIN, CANDICE
1125 LINDENMEIER RD
FORT COLLINS, CO 80524

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

ANDERSON, LAURY
--OR CURRENT RESIDENT--
1142 W 1275 SOUTH
OREM, UT 84058

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
1166 S GENEVA RD
OREM, UT 84058

VILLAGE ON THE PARKWAY UT LLC
--OR CURRENT RESIDENT--
1181 W 1230 SOUTH
OREM, UT 84058

FARMER, DALE L & CHRISTINE G
--OR CURRENT RESIDENT--
1182 W 1275 SOUTH
OREM, UT 84058

MORENO, JULIO A GARCIA
1184 W 1275 S
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
--OR CURRENT RESIDENT--
1185 W 1275 SOUTH
OREM, UT 84058

BERNARDS, TYLER & BRIELLE
1186 W 1275 S
OREM, UT 84058

MEYERS, MATTHEW JOHN &
ANGELA PRICE
1188 W 1275 S
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1189 W 1275 SOUTH
OREM, UT 84058

CHAMBERY WOODS UT LLC
--OR CURRENT RESIDENT--
1190 W 1275 SOUTH
OREM, UT 84058

CARDOSO, CELIA MARIA MARTINS
--OR CURRENT RESIDENT--
1190 W 1330 SOUTH
OREM, UT 84058

FARMER, CHRISTIAN T
1191 W 1275 S
OREM, UT 84058

GLAZIER, SCOTT & MAXINE
--OR CURRENT RESIDENT--
1192 W 1330 SOUTH
OREM, UT 84058

BEAN, REID J & NINA J
--OR CURRENT RESIDENT--
1193 W 1275 SOUTH
OREM, UT 84058

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

MARTINEZ, CLAUDIA I
1194 W 1330 S
OREM, UT 84058

LARSEN, GARY EARL & TIFFANY N
(ET AL)
--OR CURRENT RESIDENT--
1195 W 1275 SOUTH
OREM, UT 84058

BARTLETT, MARK
1202 W 1275 S
OREM, UT 84058

OLIVEIRA, RAPHAEL F & SUZANNE T
--OR CURRENT RESIDENT--
1204 W 1275 SOUTH
OREM, UT 84058

GLAZIER, SCOTT
--OR CURRENT RESIDENT--
1206 W 1275 SOUTH
OREM, UT 84058

GRAVES, BRYAN R & BEVERLY A
--OR CURRENT RESIDENT--
1207 W 1295 SOUTH
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1208 W 1275 SOUTH
OREM, UT 84058

PARRA, MAGDALENA
--OR CURRENT RESIDENT--
1210 W 1275 SOUTH
OREM, UT 84058

DISNEY, ANDRIA
1211 W 1295 S
OREM, UT 84058

GREEN, STEPHEN & KIMBERLY (ET
AL)
1212 W 1275 S
OREM, UT 84058

AUGUSTUS, RACHEL
1212 W 1330 S
OREM, UT 84058

TERRAZAS, REBEKAH
1216 W 1330 S
OREM, UT 84058

RUSSELL, JEAN A
1219 W 1295 S
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1223 W 1295 SOUTH
OREM, UT 84058

HARTER, KARILYN
1224 W 1330 S
OREM, UT 84058

ORTIZ, PEDRO
1228 W 1330 S
OREM, UT 84058

DEAVER, TOMMY
--OR CURRENT RESIDENT--
1230 W 1295 SOUTH
OREM, UT 84058

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
--OR CURRENT RESIDENT--
1234 W 1295 SOUTH
OREM, UT 84058

SNEDEGAR, KEITH V
1235 W 1295 S
OREM, UT 84058

AL-REM LLC
1236 GOLDSMITH DR
HIGHLANDS RANCH, CO 80126

VILLALOBOS, MOISES
1238 W 1295 S
OREM, UT 84058

MYERS, JOELLYN
--OR CURRENT RESIDENT--
1239 W 1295 SOUTH
OREM, UT 84058

HARDMAN, LORI A
--OR CURRENT RESIDENT--
1240 W 1295 SOUTH
OREM, UT 84058

ADAMSON, MEGAN R & JEFFREY M
1240 W 1330 S
OREM, UT 84058

HENDERSON, JONATHAN L & MARCI
L (ET AL)
--OR CURRENT RESIDENT--
1241 W 1295 SOUTH
OREM, UT 84058

MONSON, DONALD R & CAROLYN
(ET AL)
1244 W 1295 S
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1245 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
--OR CURRENT RESIDENT--
1246 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
1246 W 1295 S # 3
OREM, UT 84058

KIM, TAE S & KYU SUN
1250 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1252 S 1220 WEST
OREM, UT 84058

RUCKER, BEN
--OR CURRENT RESIDENT--
1252 W 1295 SOUTH
OREM, UT 84058

PARRA, MAGDALENA
1253 E 60 S
LINDON, UT 84042

VELAZQUEZ, CLAUDIA BEATRIZ
BIDONDO
1254 S 1220 W
OREM, UT 84058

VAN HOOSE, TERESA
1256 S 1220 W
OREM, UT 84058

O'BARR, KEVIN & VALERIE
--OR CURRENT RESIDENT--
1256 W 1295 SOUTH
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S
--OR CURRENT RESIDENT--
1258 S 1220 WEST
OREM, UT 84058

REINIKOVAS, EKATERINA N (ET AL)
1258 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1260 S 1170 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
--OR CURRENT RESIDENT--
1260 S 1220 WEST
OREM, UT 84058

GRATA LLC
--OR CURRENT RESIDENT--
1261 S 1220 WEST
OREM, UT 84058

WELCH, KRISTIN & LANI
--OR CURRENT RESIDENT--
1262 S 1170 WEST
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1263 S 1220 WEST
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
--OR CURRENT RESIDENT--
1264 S 1170 WEST
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1264 S 1220 WEST
OREM, UT 84058

BEZZANT, RUSSELL & MELISSA
--OR CURRENT RESIDENT--
1265 S 1220 WEST
OREM, UT 84058

RUCKER TAX & CONSULTING LLC
--OR CURRENT RESIDENT--
1266 S 1170 WEST
OREM, UT 84058

CONKLIN, CANDICE
--OR CURRENT RESIDENT--
1266 S 1220 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1267 S 1220 WEST
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1268 S 1170 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1268 S 1220 WEST
OREM, UT 84058

CHEMI LLC
--OR CURRENT RESIDENT--
1269 S 1220 WEST
OREM, UT 84058

UTAH DEPARTMENT OF
TRANSPORTATION
1269 S GENEVA RD
OREM, UT 84057

RUCKER, BENJAMIN
--OR CURRENT RESIDENT--
1270 S 1170 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B
--OR CURRENT RESIDENT--
1270 S 1220 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B 1270 S 1220 W # 10 OREM, UT 84058	PROSOSKI, BLAIR & GREGORY (ET AL) 1271 S 1220 W OREM, UT 84058	PA EAGLES LLC --OR CURRENT RESIDENT-- 1272 S 1220 WEST OREM, UT 84058
FNAMG LLC --OR CURRENT RESIDENT-- 1272 S 1380 WEST OREM, UT 84058	HAINES, CHRISTOPHER JARED (ET AL) --OR CURRENT RESIDENT-- 1274 S 1220 WEST OREM, UT 84058	DA VINCI MANAGEMENT COMPANY LC --OR CURRENT RESIDENT-- 1274 S 1380 WEST OREM, UT 84058
DA VINCI MANAGEMENT COMPANY LC --OR CURRENT RESIDENT-- 1276 S 1380 WEST OREM, UT 84058	GRAY, BENJAMIN LADDIE 1284 S 1180 W OREM, UT 84058	1285 LLC --OR CURRENT RESIDENT-- 1285 S 1200 WEST OREM, UT 84058
LINTON, TRAVIS & CYNTHIA --OR CURRENT RESIDENT-- 1286 S 1180 WEST OREM, UT 84058	1287 LLC --OR CURRENT RESIDENT-- 1287 S 1200 WEST OREM, UT 84058	KING, NATHAN T 1288 S 1180 W OREM, UT 84058
MASKOWSKY, ALAN N & VICKI L (ET AL) --OR CURRENT RESIDENT-- 1289 S 1200 WEST OREM, UT 84058	HORTAL, MALCOLM MIGUEL BOTTO (ET AL) 1300 S 1260 W OREM, UT 84058	LEE, TARA T (ET AL) --OR CURRENT RESIDENT-- 1302 S 1180 WEST OREM, UT 84058
PORNINTRA, DAN P 1302 S 1260 W OREM, UT 84058	AL-REM LLC --OR CURRENT RESIDENT-- 1303 S 1200 WEST OREM, UT 84058	KNOLL, LINDA K & HARVEY --OR CURRENT RESIDENT-- 1304 S 1180 WEST OREM, UT 84058
MC EWEN, KASON R & MO YIN --OR CURRENT RESIDENT-- 1305 S 1200 WEST OREM, UT 84058	GONZALEZ, VIANEY ROMAN VILLAMIZAR (ET AL) --OR CURRENT RESIDENT-- 1306 S 1180 WEST OREM, UT 84058	CHOI, JIHAE 1306 S 1260 W OREM, UT 84058
PULVER, ADAM (ET AL) 1307 S 1200 W OREM, UT 84058	TEAM DEAVER LLC --OR CURRENT RESIDENT-- 1308 S 1180 WEST OREM, UT 84058	SNOW, JEFFERSON M & CALLIE A 1308 S 1260 W OREM, UT 84058
KAK LC --OR CURRENT RESIDENT-- 1308 W UNIVERSITY PKWY OREM, UT 84058	EDWARDS, RAYMOND 1309 S 1200 W OREM, UT 84058	1310 LLC --OR CURRENT RESIDENT-- 1310 S 1180 WEST OREM, UT 84058
SARIN, SHANUJ V (ET AL) --OR CURRENT RESIDENT-- 1311 S 1200 WEST OREM, UT 84058	TINGEY, JANN 1312 S 1180 W OREM, UT 84058	MEANEA, TAYSON & AVERY 1312 S 1260 W OREM, UT 84058

AFFLECK, STEVE & CATHARINA
--OR CURRENT RESIDENT--
1313 S 1200 WEST
OREM, UT 84058

JOHANSEN, ARTHUR & BRENDA
1313 S 1260 W
OREM, UT 84058

SIMKINS, MAERIS C
1314 S 1260 W
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
--OR CURRENT RESIDENT--
1317 S 1260 WEST
OREM, UT 84058

BELNAP, STEVEN P & HIROKO H
--OR CURRENT RESIDENT--
1318 S 1260 WEST
OREM, UT 84058

LARSEN, STEPHEN
1320 S 1180 W
OREM, UT 84058

NGATUVAI, TEOTIHUACAN &
CLAUDIA E
--OR CURRENT RESIDENT--
1320 S 1260 WEST
OREM, UT 84058

THOMPSON, JOSHUA
1321 S 1200 W
OREM, UT 84058

MORI 1 LLC
--OR CURRENT RESIDENT--
1322 S 1180 WEST
OREM, UT 84058

CHACON 1323 LLC
--OR CURRENT RESIDENT--
1323 S 1200 WEST
OREM, UT 84058

MORRISON, REBECCA L
1323 S 1260 W
OREM, UT 84058

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
--OR CURRENT RESIDENT--
1324 S 1180 WEST
OREM, UT 84058

BATEMAN, PAUL WILLIAM
--OR CURRENT RESIDENT--
1325 S 1200 WEST
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
1340 S GENEVA RD
OREM, UT 84058

PRITCHETT, JAMES & KAREN
1341 S GENEVA RD
OREM, UT 84058

LOCKE, NICK
1342 S 1220 W
OREM, UT 84058

MANION, TODD & DIANA
--OR CURRENT RESIDENT--
1343 S 1220 WEST
OREM, UT 84058

GUSTAFSON, STUART R
1346 S 1220 W
OREM, UT 84058

MCDUGAL, RYAN
1347 S 1220 W
OREM, UT 84058

JOHNSON, NATHAN B & DONNA S
1356 S GENEVA RD
OREM, UT 84058

WAK HOLDINGS LLC
1370 W 1250 S
OREM, UT 84058

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

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

SARIN, SHANUJ V (ET AL)
1571 TIMONEY RD
DRAPER, UT 84020

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

CARDOSO, CELIA MARIA MARTINS
1745 N 1820 W
PROVO, UT 84604

1310 LLC
%HUEBNER, TROY S
1777 GOLD RIVER DR
OREM, UT 84057

MANION, TODD & DIANA
1851 N SMITH RIDGE DR
LEHI, UT 84043

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

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

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
2348 HORSESHOE CT
SANTA ROSA, CA 95405

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

UVDOWNS VENTURE LLC
2600 N ASHTON BLVD STE 200
LEHI, UT 84043

UVDOWNS VENTURE LLC
2600 N ASTON BLVD STE 200
LEHI, UT 84043

OREM TEK DEVELOPMENT
CORPORATION (ET AL)
2667 HILLSDEN DR
SALT LAKE CITY, UT 84117

CHAMBAM LLC
3188 N COTTONWOOD LN
PROVO, UT 84604

MC EWEN, KASON R & MO YIN
3543 E TERRACE AV
GILBERT, AZ 85234

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
3859 E BROCKBANK DR
SALT LAKE CITY, UT 84124

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

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
WEST VALLEY CITY, UT 84119

VILLAGE ON THE PARKWAY UT LLC
5132 N 300 W STE 100
PROVO, UT 84604

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

GRAVES, BRYAN R & BEVERLY A
6328 E ROCKING HORSE WAY
ORANGE, CA 92869

AVIGATION LC
7067 S COMMERCE PARK DR
SALT LAKE CITY, UT 84047

FARMER, DALE L & CHRISTINE G
7331 S WELLINGTON ST
CENTENNIAL, CO 80015

KNOLL, LINDA K & HARVEY
7712 S OLD FARM LN
MERIDIAN, ID 83642

BATEMAN, PAUL WILLIAM
9538 BEARDEN CREEK LN
HUMBLE, TX 77396

BEZZANT, RUSSELL & MELISSA
9985 N 6670 W
HIGHLAND, UT 84003

LEE, TARA T (ET AL)
10426 S VERMILLION DR
SOUTH JORDAN, UT 84009

GY GENEVA LLC
11559 N SKYLINE DR
HIGHLAND, UT 84003

AFFLECK, STEVE & CATHARINA
11608 S WILDRIE FIELD WAY
DRAPER, UT 84020

LINTON, TRAVIS & CYNTHIA
11733 NETLEAF LN
KELLER, TX 76244

OLIVEIRA, RAPHAEL F & SUZANNE T
12113 N BRIDGEGATE WAY
HIGHLAND, UT 84003

MYERS, JOELLYN
18008 29TH DR SE
BOTHELL, WA 98012

MASKOWSKY, ALAN N & VICKI L (ET
AL)
25302 ROLLING GREENS WAY
SANTA CLARITA, CA 91350

MAVERIK NEIGHBORHOOD MEETING

NOVEMBER 2ND, 2023 6:00PM MT

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
RICHARD PUGOTT	185 STATE STREET SLC, UT 84111	801-9654212
Jerry Crismon	1069 S. 545E, Orem	801-226-6534



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - REZONE - Approving the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.

This meeting is a public hearing as such comments may be made to the City Council during the meeting.

This project is located in the Lakeview neighborhood.

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

LINTON, TRAVIS & CYNTHIA
11733 NETLEAF LN
KELLER, TX 76244

City Council
Tue, Feb 13, 2024
6:00 pm



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - REZONE - Approving the rezone for Maverik located at 1249 South Geneva Road in the C2 zone to be added to Sign Zone C.

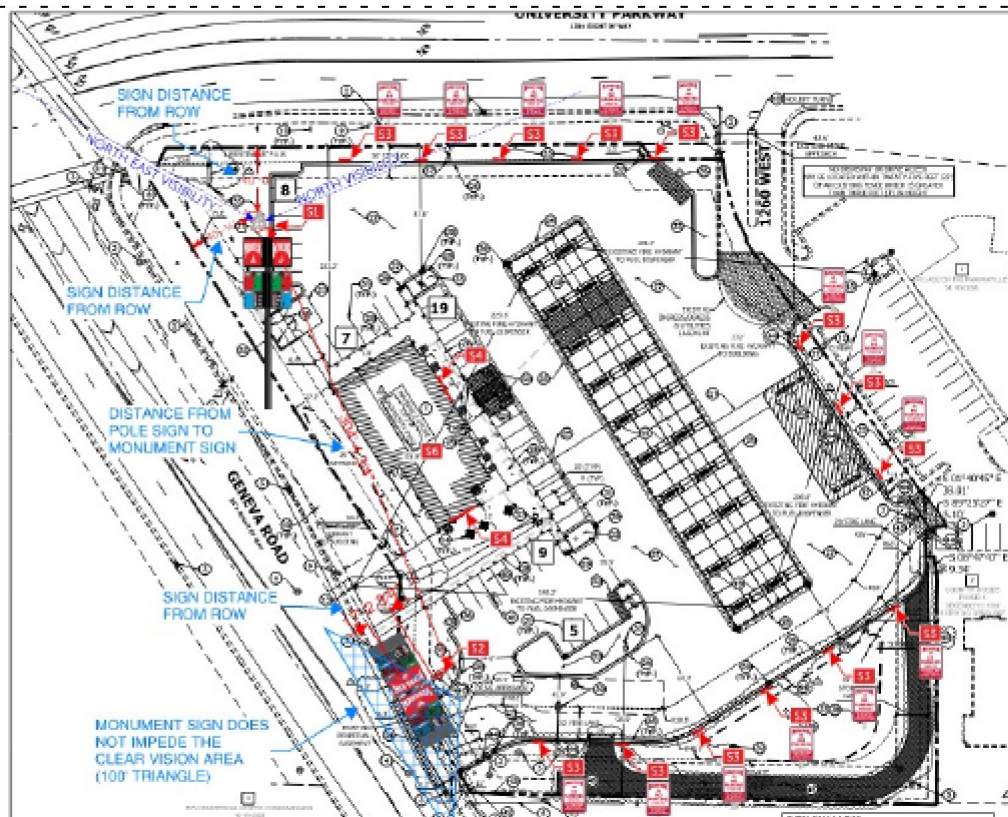
This meeting is a public hearing as such comments may be made to the City Council during the meeting.

This project is located in the Lakeview neighborhood.

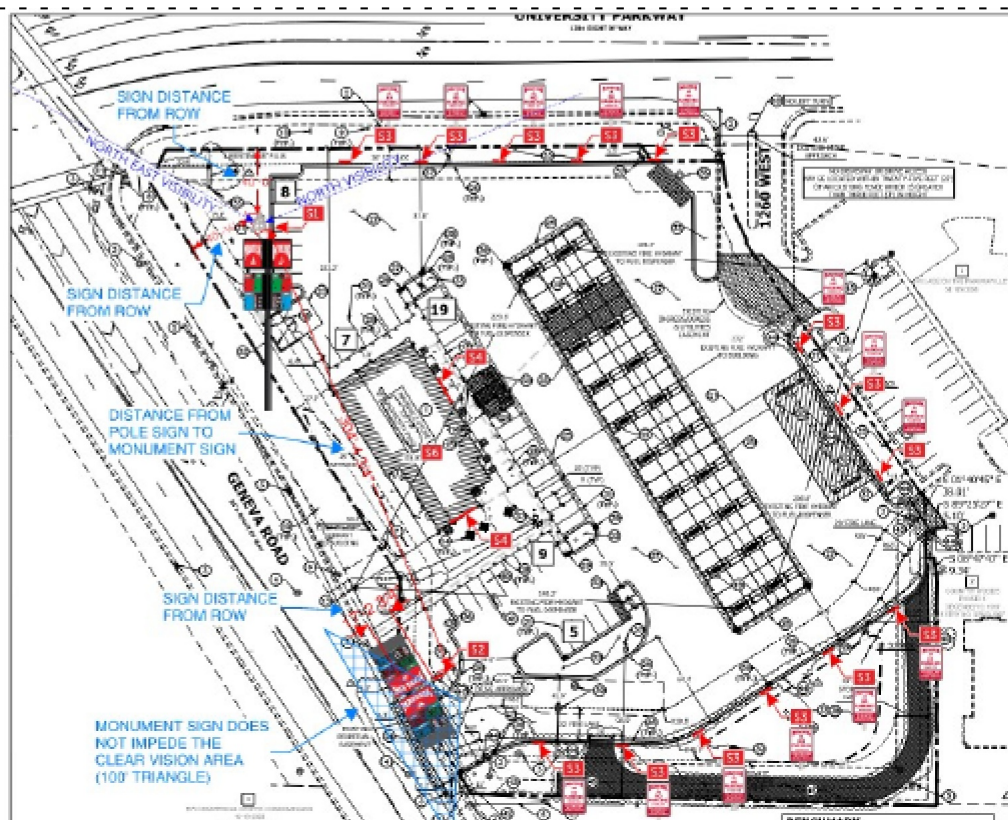
Additional information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

BATEMAN, PAUL WILLIAM
9538 BEARDEN CREEK LN
HUMBLE, TX 77396

City Council
Tue, Feb 13, 2024
6:00 pm



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



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

GRATA LLC
PO BOX 1028
KAMAS, UT 84036

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

FNAMG LLC
PO BOX 183
PLEASANT GROVE, UT 84062

SOAPSTONE HOLDINGS LLC
PO BOX 970595
OREM, UT 84097

DA VINCI MANAGEMENT COMPANY
LC
PO BOX 970724
OREM, UT 84097

BELNAP, STEVEN P & HIROKO H
PSC 76 BOX 7567
APO, AP 96319

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

BBRD LC
49 N 1330 W
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CITY OF OREM
56 N STATE
SALT LAKE CITY, UT 84119

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
147 S 1060 E
AMERICAN FORK, UT 84003

GLAZIER, SCOTT BRIAN & MAINE
YOUNG (ET AL)
152 W 640 N
AMERICAN FORK, UT 84003

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

CHACON 1323 LLC
156 S 1470 W
PROVO, UT 84601

TEAM DEAVER LLC
160 FARM RD
MIDWAY, UT 84049

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CHEMI LLC
175 E 100 N
DELTA, UT 84624

MORI 1 LLC
215 S 760 W
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
272 E 1660 N
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

HENDERSON, JONATHAN L & MARCI
L (ET AL)
321 SAN SALVADOR AVE
HENDERSON, NV 89002

NGATUVAI, TEOTIHUACAN &
CLAUDIA E
332 STADIUM AV
PROVO, UT 84604

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

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

DEAVER, TOMMY
377 S 2070 E
SPANISH FORK, UT 84660

GONZALEZ, VIANEY ROMAN
VILLAMIZAR (ET AL)
466 S 1950 E
SPRINGVILLE, UT 84663

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

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WELCH, KRISTIN & LANI
524 E 100 S
PLEASANT GROVE, UT 84062

RUCKER, BENJAMIN
558 E 1400 S
OREM, UT 84097

LARSEN, GARY EARL & TIFFANY N
(ET AL)
559 S 125 W
LAYTON, UT 84041

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

COUNTRY WOODS LC (ET AL)
758 S 400 E # 203
OREM, UT 84097

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE
789 E BAMBERGER DR STE A
AMERICAN FORK, UT 84003

PA EAGLES LLC
825 E 1180 S STE 300
AMERICAN FORK, UT 84003

ANDERSON, LAURY
836 E 315 S
OREM, UT 84097

HARDMAN, LORI A
863 W 425 N
SPRINGVILLE, UT 84663

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
952 S 830 E
OREM, UT 84058

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
987 S GENEVA RD
OREM, UT 84058

ALLEN, LOREN
1028 E 1010 N
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

BEAN, REID J & NINA J
1079 S 800 W
RICHFIELD, UT 84701

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

CONKLIN, CANDICE
1125 LINDENMEIER RD
FORT COLLINS, CO 80524

ANDERSON, LAURY
--OR CURRENT RESIDENT--
1142 W 1275 SOUTH
OREM, UT 84058

JENN GALE
1144 E 920 N
OREM, UT 84097

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
1166 S GENEVA RD
OREM, UT 84058

VILLAGE ON THE PARKWAY UT LLC
--OR CURRENT RESIDENT--
1181 W 1230 SOUTH
OREM, UT 84058

FARMER, DALE L & CHRISTINE G
--OR CURRENT RESIDENT--
1182 W 1275 SOUTH
OREM, UT 84058

MORENO, JULIO A GARCIA
1184 W 1275 S
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
--OR CURRENT RESIDENT--
1185 W 1275 SOUTH
OREM, UT 84058

BERNARDS, TYLER & BRIELLE
1186 W 1275 S
OREM, UT 84058

ALLEN, LOREN
--OR CURRENT RESIDENT--
1187 W 1275 SOUTH
OREM, UT 84058

MEYERS, MATTHEW JOHN &
ANGELA PRICE
1188 W 1275 S
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1189 W 1275 SOUTH
OREM, UT 84058

CHAMBERY WOODS UT LLC
--OR CURRENT RESIDENT--
1190 W 1275 SOUTH
OREM, UT 84058

CARDOSO, CELIA MARIA MARTINS
--OR CURRENT RESIDENT--
1190 W 1330 SOUTH
OREM, UT 84058

FARMER, CHRISTIAN T
1191 W 1275 S
OREM, UT 84058

GLAZIER, SCOTT BRIAN & MAINE
YOUNG (ET AL)
--OR CURRENT RESIDENT--
1192 W 1330 SOUTH
OREM, UT 84058

BEAN, REID J & NINA J
--OR CURRENT RESIDENT--
1193 W 1275 SOUTH
OREM, UT 84058

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

MARTINEZ, CLAUDIA I
1194 W 1330 S
OREM, UT 84058

LARSEN, GARY EARL & TIFFANY N
(ET AL)
--OR CURRENT RESIDENT--
1195 W 1275 SOUTH
OREM, UT 84058

BARTLETT, MARK
1202 W 1275 S
OREM, UT 84058

OLIVEIRA, RAPHAEL F & SUZANNE T
--OR CURRENT RESIDENT--
1204 W 1275 SOUTH
OREM, UT 84058

GLAZIER, SCOTT BRIAN & MAXINE
YOUNG (ET AL)
--OR CURRENT RESIDENT--
1206 W 1275 SOUTH
OREM, UT 84058

GRAVES, BRYAN R & BEVERLY A
--OR CURRENT RESIDENT--
1207 W 1295 SOUTH
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1208 W 1275 SOUTH
OREM, UT 84058

PARRA, MAGDALENA
1210 W 1275 S
OREM, UT 84058

DISNEY, ANDRIA
1211 W 1295 S
OREM, UT 84058

GREEN, STEPHEN J & KIMBERLY R
(ET AL)
--OR CURRENT RESIDENT--
1212 W 1275 SOUTH
OREM, UT 84058

AUGUSTUS, RACHEL
1212 W 1330 S
OREM, UT 84058

TERRAZAS, REBEKAH
1216 W 1330 S
OREM, UT 84058

RUSSELL, JEAN A
1219 W 1295 S
OREM, UT 84058

TEAM DEEVER LLC
--OR CURRENT RESIDENT--
1223 W 1295 SOUTH
OREM, UT 84058

GREEN, STEPHEN J & KIMBERLY R
(ET AL)
1224 MARGARET ROSE DR
RIVERTON, UT 84065

HARTER, KARILYN
1224 W 1330 S
OREM, UT 84058

ORTIZ, PEDRO
1228 W 1330 S
OREM, UT 84058

DEEVER, TOMMY
--OR CURRENT RESIDENT--
1230 W 1295 SOUTH
OREM, UT 84058

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
--OR CURRENT RESIDENT--
1234 W 1295 SOUTH
OREM, UT 84058

SNEDEGAR, KEITH V
1235 W 1295 S
OREM, UT 84058

AL-REM LLC
1236 GOLDSMITH DR
HIGHLANDS RANCH, CO 80126

VILLALOBOS, MOISES
1238 W 1295 S
OREM, UT 84058

MYERS, JOELLYN
--OR CURRENT RESIDENT--
1239 W 1295 SOUTH
OREM, UT 84058

HARDMAN, LORI A
--OR CURRENT RESIDENT--
1240 W 1295 SOUTH
OREM, UT 84058

ADAMSON, MEGAN R & JEFFREY M
1240 W 1330 S
OREM, UT 84058

HENDERSON, JONATHAN L & MARCI
L (ET AL)
--OR CURRENT RESIDENT--
1241 W 1295 SOUTH
OREM, UT 84058

MONSON, DONALD R & CAROLYN
(ET AL)
1244 W 1295 S
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1245 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
--OR CURRENT RESIDENT--
1246 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
1246 W 1295 S # 3
OREM, UT 84058

GY GENEVA LLC
--OR CURRENT RESIDENT--
1249 S GENEVA RD
OREM, UT 84058

KIM, TAE S & KYU SUN
1250 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1252 S 1220 WEST
OREM, UT 84058

RUCKER, BEN
--OR CURRENT RESIDENT--
1252 W 1295 SOUTH
OREM, UT 84058

VELAZQUEZ, CLAUDIA BEATRIZ
BIDONDO
1254 S 1220 W
OREM, UT 84058

VAN HOOSE, TERESA
1256 S 1220 W
OREM, UT 84058

O'BARR, KEVIN & VALERIE
--OR CURRENT RESIDENT--
1256 W 1295 SOUTH
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S
--OR CURRENT RESIDENT--
1258 S 1220 WEST
OREM, UT 84058

REINIKOVAS, EKATERINA N (ET AL)
1258 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1260 S 1170 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
--OR CURRENT RESIDENT--
1260 S 1220 WEST
OREM, UT 84058

GRATA LLC
--OR CURRENT RESIDENT--
1261 S 1220 WEST
OREM, UT 84058

WELCH, KRISTIN & LANI
--OR CURRENT RESIDENT--
1262 S 1170 WEST
OREM, UT 84058

ALLEN, LOREN
--OR CURRENT RESIDENT--
1262 S 1220 WEST
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1263 S 1220 WEST
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
--OR CURRENT RESIDENT--
1264 S 1170 WEST
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1264 S 1220 WEST
OREM, UT 84058

BEZZANT, RUSSELL & MELISSA
--OR CURRENT RESIDENT--
1265 S 1220 WEST
OREM, UT 84058

RUCKER TAX & CONSULTING LLC
--OR CURRENT RESIDENT--
1266 S 1170 WEST
OREM, UT 84058

CONKLIN, CANDICE
--OR CURRENT RESIDENT--
1266 S 1220 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1267 S 1220 WEST
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1268 S 1170 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1268 S 1220 WEST
OREM, UT 84058

CHEMI LLC
--OR CURRENT RESIDENT--
1269 S 1220 WEST
OREM, UT 84058

UTAH DEPARTMENT OF
TRANSPORTATION
1269 S GENEVA RD
OREM, UT 84057

RUCKER, BENJAMIN
--OR CURRENT RESIDENT--
1270 S 1170 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B
--OR CURRENT RESIDENT--
1270 S 1220 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B
1270 S 1220 W # 10
OREM, UT 84058

PROSOSKI, BLAIR & GREGORY (ET
AL)
1271 S 1220 W
OREM, UT 84058

PA EAGLES LLC
--OR CURRENT RESIDENT--
1272 S 1220 WEST
OREM, UT 84058

FNAMG LLC
--OR CURRENT RESIDENT--
1272 S 1380 WEST
OREM, UT 84058

HAINES, CHRISTOPHER JARED (ET
AL)
--OR CURRENT RESIDENT--
1274 S 1220 WEST
OREM, UT 84058

DA VINCI MANAGEMENT COMPANY
LC
--OR CURRENT RESIDENT--
1274 S 1380 WEST
OREM, UT 84058

DA VINCI MANAGEMENT COMPANY
LC
--OR CURRENT RESIDENT--
1276 S 1380 WEST
OREM, UT 84058

GRAY, BENJAMIN LADDIE
1284 S 1180 W
OREM, UT 84058

1285 LLC
--OR CURRENT RESIDENT--
1285 S 1200 WEST
OREM, UT 84058

LINTON, TRAVIS & CYNTHIA
--OR CURRENT RESIDENT--
1286 S 1180 WEST
OREM, UT 84058

1287 LLC
--OR CURRENT RESIDENT--
1287 S 1200 WEST
OREM, UT 84058

KING, NATHAN T
1288 S 1180 W
OREM, UT 84058

MASKOWSKY, ALAN N & VICKI L (ET
AL)
--OR CURRENT RESIDENT--
1289 S 1200 WEST
OREM, UT 84058

HORTAL, MALCOLM MIGUEL BOTTO
(ET AL)
1300 S 1260 W
OREM, UT 84058

LEE, TARA T (ET AL)
--OR CURRENT RESIDENT--
1302 S 1180 WEST
OREM, UT 84058

PORNINTRA, DAN P
1302 S 1260 W
OREM, UT 84058

AL-REM LLC
--OR CURRENT RESIDENT--
1303 S 1200 WEST
OREM, UT 84058

KNOLL, LINDA K & HARVEY
--OR CURRENT RESIDENT--
1304 S 1180 WEST
OREM, UT 84058

MC EWEN, KASON R & MO YIN
--OR CURRENT RESIDENT--
1305 S 1200 WEST
OREM, UT 84058

GONZALEZ, VIANEY ROMAN
VILLAMIZAR (ET AL)
--OR CURRENT RESIDENT--
1306 S 1180 WEST
OREM, UT 84058

CHOI, JIHAE
1306 S 1260 W
OREM, UT 84058

PULVER, ADAM (ET AL)
1307 S 1200 W
OREM, UT 84058

TEAM DEEVER LLC
--OR CURRENT RESIDENT--
1308 S 1180 WEST
OREM, UT 84058

SNOW, JEFFERSON M & CALLIE A
1308 S 1260 W
OREM, UT 84058

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

EDWARDS, RAYMOND
1309 S 1200 W
OREM, UT 84058

1310 LLC
--OR CURRENT RESIDENT--
1310 S 1180 WEST
OREM, UT 84058

SARIN, SHANUJ V (ET AL)
--OR CURRENT RESIDENT--
1311 S 1200 WEST
OREM, UT 84058

TINGEY, JANN
1312 S 1180 W
OREM, UT 84058

MEANEA, TAYSON & AVERY
1312 S 1260 W
OREM, UT 84058

AFFLECK, STEVE & CATHARINA
--OR CURRENT RESIDENT--
1313 S 1200 WEST
OREM, UT 84058

JOHANSEN, ARTHUR & BRENDA
1313 S 1260 W
OREM, UT 84058

SIMKINS, MAERIS C
1314 S 1260 W
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
--OR CURRENT RESIDENT--
1317 S 1260 WEST
OREM, UT 84058

BELNAP, STEVEN P & HIROKO H
--OR CURRENT RESIDENT--
1318 S 1260 WEST
OREM, UT 84058

LARSEN, STEPHEN
1320 S 1180 W
OREM, UT 84058

NGATUVAI, TEOTIHUACAN &
CLAUDIA E
--OR CURRENT RESIDENT--
1320 S 1260 WEST
OREM, UT 84058

THOMPSON, JOSHUA
1321 S 1200 W
OREM, UT 84058

MORI 1 LLC
--OR CURRENT RESIDENT--
1322 S 1180 WEST
OREM, UT 84058

CHACON 1323 LLC
--OR CURRENT RESIDENT--
1323 S 1200 WEST
OREM, UT 84058

MORRISON, REBECCA L
1323 S 1260 W
OREM, UT 84058

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
--OR CURRENT RESIDENT--
1324 S 1180 WEST
OREM, UT 84058

BATEMAN, PAUL WILLIAM
--OR CURRENT RESIDENT--
1325 S 1200 WEST
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
1340 S GENEVA RD
OREM, UT 84058

PRITCHETT, JAMES & KAREN
1341 S GENEVA RD
OREM, UT 84058

LOCKE, NICK
1342 S 1220 W
OREM, UT 84058

MANION, TODD & DIANA
--OR CURRENT RESIDENT--
1343 S 1220 WEST
OREM, UT 84058

GUSTAFSON, STUART R
1346 S 1220 W
OREM, UT 84058

MCDUGAL, RYAN
1347 S 1220 W
OREM, UT 84058

JOHNSON, NATHAN B & DONNA S
1356 S GENEVA RD
OREM, UT 84058

WAK HOLDINGS LLC
1370 W 1250 S
OREM, UT 84058

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

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

SARIN, SHANUJ V (ET AL)
1571 TIMONEY RD
DRAPER, UT 84020

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

CARDOSO, CELIA MARIA MARTINS
1745 N 1820 W
PROVO, UT 84604

1310 LLC
%HUEBNER, TROY S
1777 GOLD RIVER DR
OREM, UT 84057

MANION, TODD & DIANA
1851 N SMITH RIDGE DR
LEHI, UT 84043

FARMER, DALE L & CHRISTINE G
1852 S 2510 E
SPANISH FORK, UT 84660

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

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

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
2348 HORSESHOE CT
SANTA ROSA, CA 95405

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

UVDOWNS VENTURE LLC
2600 N ASHTON BLVD STE 200
LEHI, UT 84043

UVDOWNS VENTURE LLC
2600 N ASTON BLVD STE 200
LEHI, UT 84043

OREM TEK DEVELOPMENT
CORPORATION (ET AL)
2667 HILLSDEN DR
SALT LAKE CITY, UT 84117

CHAMBAM LLC
3188 N COTTONWOOD LN
PROVO, UT 84604

MC EWEN, KASON R & MO YIN
3543 E TERRACE AV
GILBERT, AZ 85234

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
3859 E BROCKBANK DR
SALT LAKE CITY, UT 84124

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

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
WEST VALLEY CITY, UT 84119

CHAMBERY WOODS LLC
5132 N 300 W STE 100
PROVO, UT 84604

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

GRAVES, BRYAN R & BEVERLY A
6328 E ROCKING HORSE WAY
ORANGE, CA 92869

HC PACIFIC PROPERTIES LLC
%PARRA, CARIE
6464 W SUNRISE DR
HIGHLAND, UT 84003

AVIGATION LC
7067 S COMMERCE PARK DR
SALT LAKE CITY, UT 84047

KNOLL, LINDA K & HARVEY
7712 S OLD FARM LN
MERIDIAN, ID 83642

BATEMAN, PAUL WILLIAM
9538 BEARDEN CREEK LN
HUMBLE, TX 77396

BEZZANT, RUSSELL & MELISSA
9985 N 6670 W
HIGHLAND, UT 84003

LEE, TARA T (ET AL)
10426 S VERMILLION DR
SOUTH JORDAN, UT 84009

GY GENEVA LLC
11559 N SKYLINE DR
HIGHLAND, UT 84003

AFFLECK, STEVE & CATHARINA
11608 S WILDRIE FIELD WAY
DRAPER, UT 84020

LINTON, TRAVIS & CYNTHIA
11733 NETLEAF LN
KELLER, TX 76244

OLIVEIRA, RAPHAEL F & SUZANNE T
12113 N BRIDGEGATE WAY
HIGHLAND, UT 84003

MYERS, JOELLYN
18008 29TH DR SE
BOTHELL, WA 98012

MASKOWSKY, ALAN N & VICKI L (ET
AL)
25302 ROLLING GREENS WAY
SANTA CLARITA, CA 91350

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING THE SIGN ZONE FOR PROPERTY LOCATED AT 1249 SOUTH GENEVA ROAD IN THE C2 ZONE BY ADDING SIGN ZONE C TO THE PROPERTY.

WHEREAS on November 6, 2023, Maverik, Inc. filed an application with the City of Orem to amend the sign zone for the property located at 1249 South Geneva Road in the C2 zone by adding Sign Zone C to the property; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on January 17, 2024, and the Planning Commission recommended that the City Council approve the request; and

WHEREAS a public hearing considering the subject application was held by the City Council on February 13, 2024; and

WHEREAS notices were mailed to 210 property owners within a 500 square foot radius 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; and the special conditions applicable to the request.

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

1. The City Council finds this request is in the best interest and general welfare of the City.
2. The City Council, by ordinance, amends the sign zone for property located at 1249 South Geneva Road by adding Sign Zone C to the property 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.
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 13th day of **February 2024**.

DRAFT

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

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

DRAFT

EXHIBIT A

SIGN ZONE MAP



**CITY OF OREM
CITY COUNCIL MEETING
FEBRUARY 13, 2024**



REQUEST:	6:00 P.M. SCHEDULED ITEM 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: This item was continued from the January 9, 2024 City Council meeting allowing additional time to consider the issues.

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.

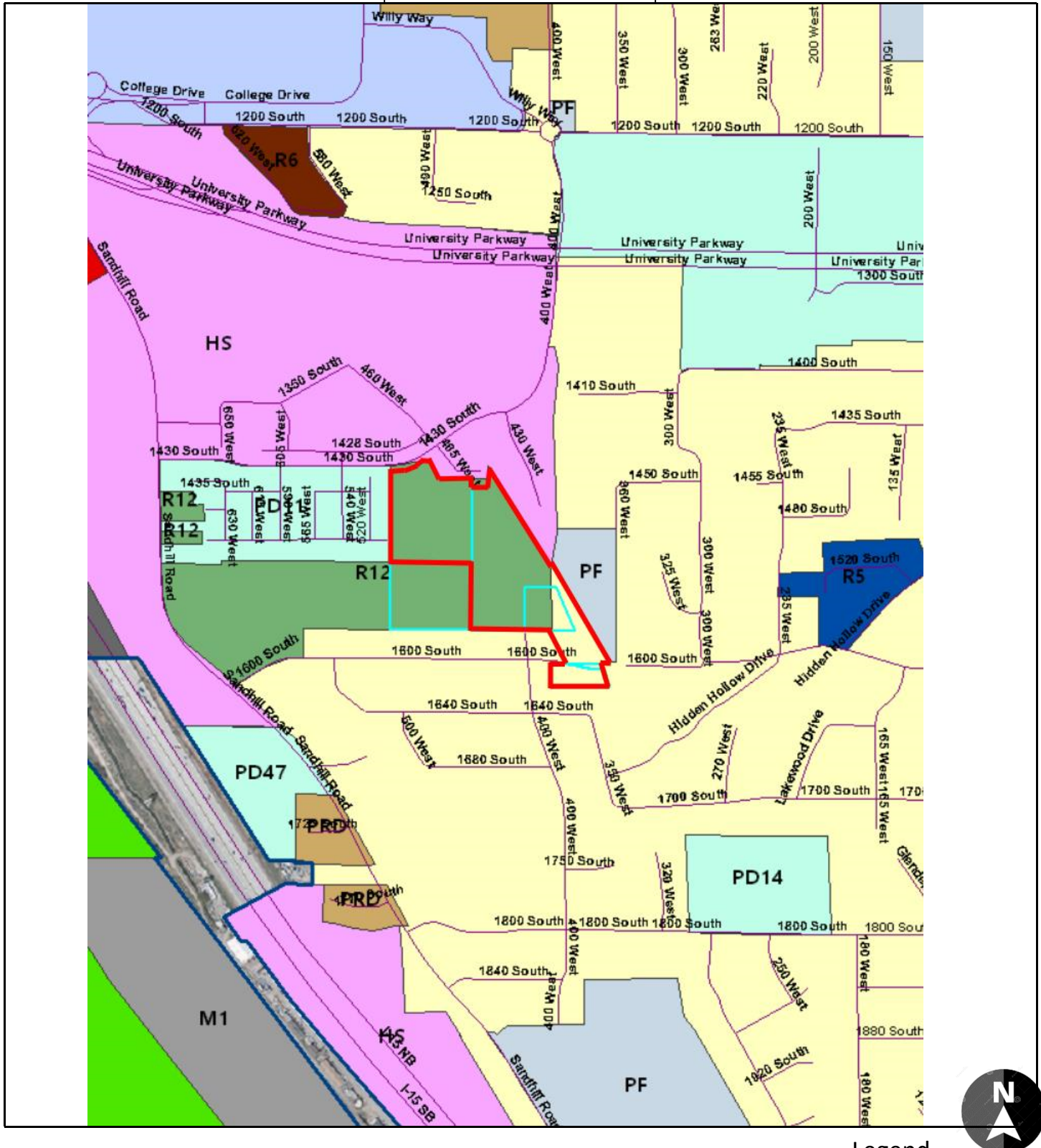
Cons:

- 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



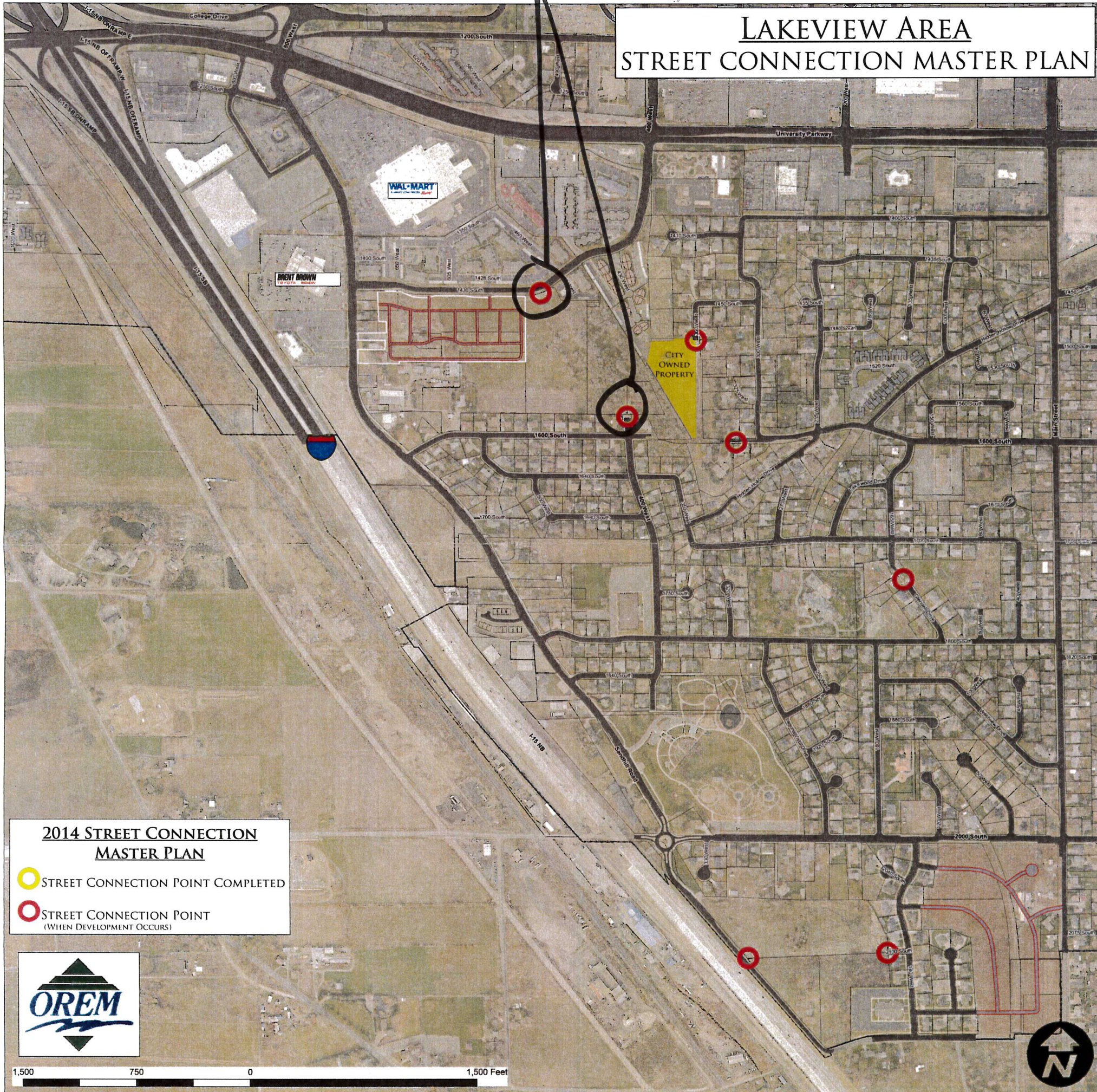
Legend

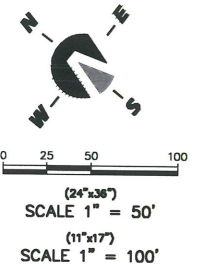
Rezone & Map Amendment
Zone: R12 to HS
Acres: 15.02

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:
K:\3-22-060 SHERWOOD HAVEN\CAD\Design\SHERWOOD HAVEN-CONCEPT-10.dwg 1/9/2024 9:44 AM					



**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'

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.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COCO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
K:\3-22-060 SHERWOOD HAVEN\CAD\Design\SHERWOOD HAVEN-CONCEPT-10.dwg	1/8/2024 3:44 PM			



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

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

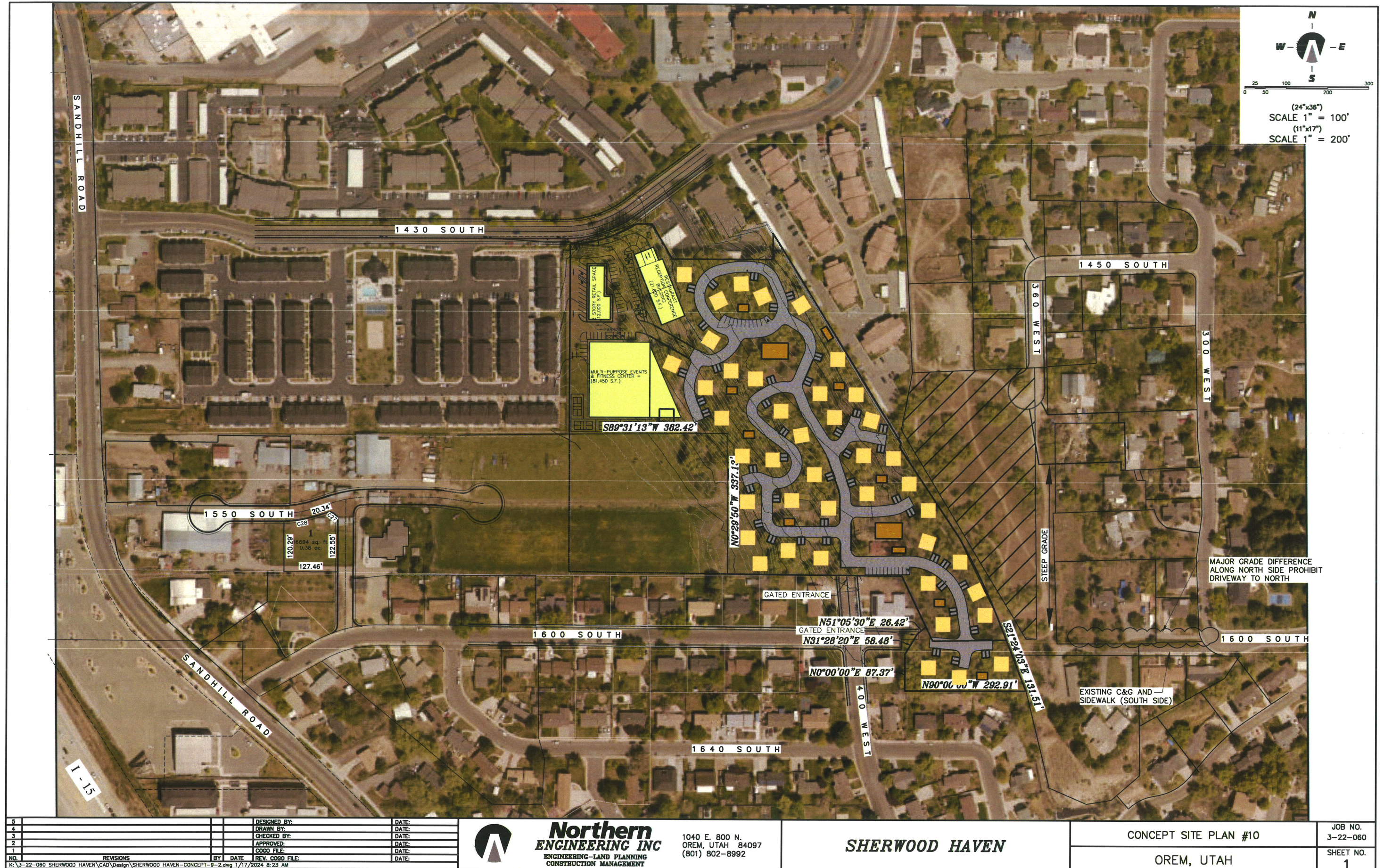
SHERWOOD HAVEN

CONCEPT SITE PLAN

OREM, UTAH

JOB NO.
3-22-060
SHEET NO.
10

OPTION B



5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:
K:\3-22-060 SHERWOOD HAVEN\CAD\Design\SHERWOOD HAVEN-CONCEPT-9-2.dwg 1/17/2024 8:23 AM		



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

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

SHERWOOD HAVEN

CONCEPT SITE PLAN #10

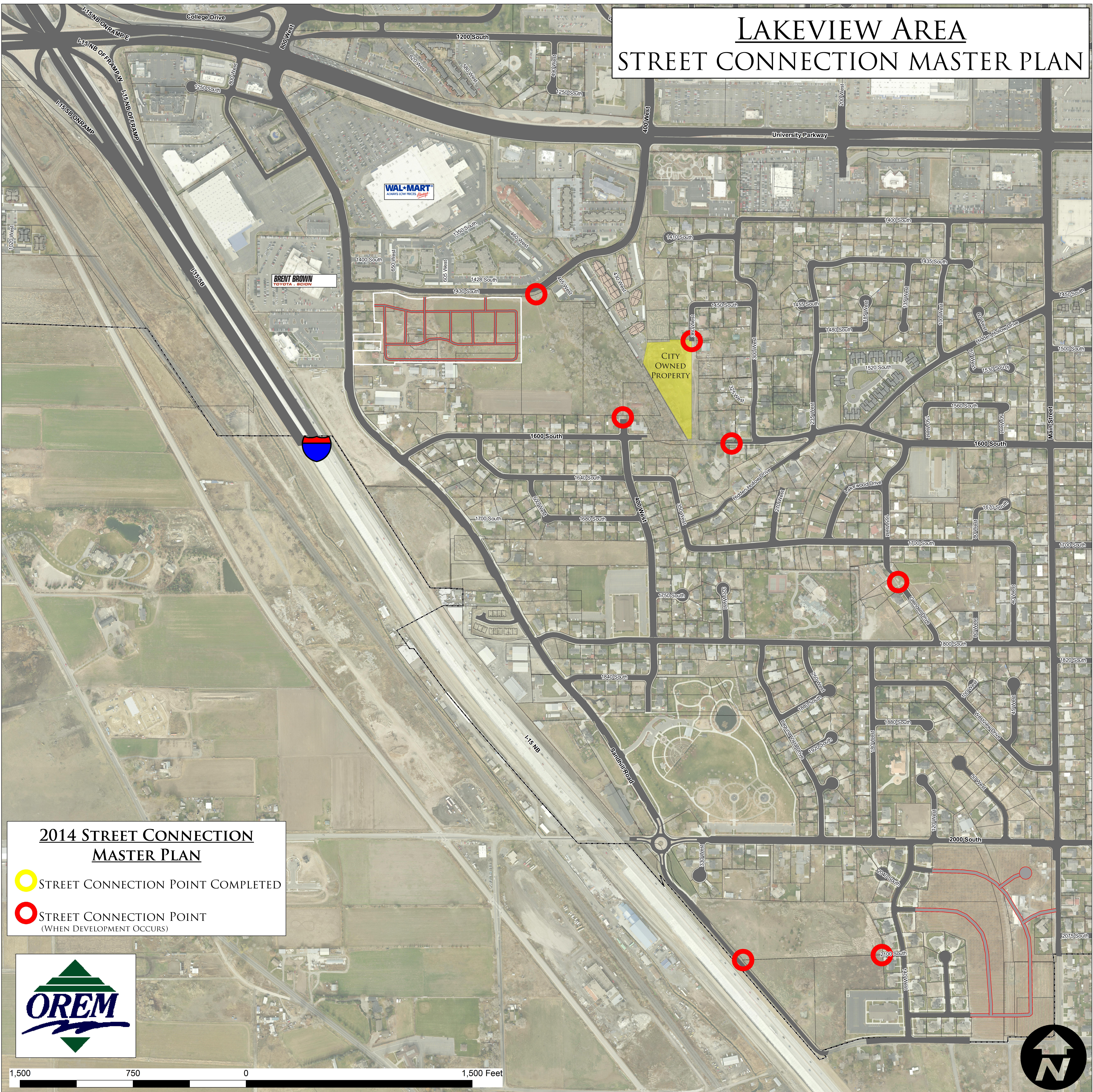
OREM, UTAH

JOB NO.
 3-22-060

SHEET NO.
 1

LAKEVIEW AREA

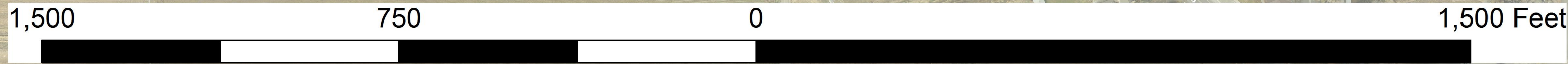
STREET CONNECTION MASTER PLAN

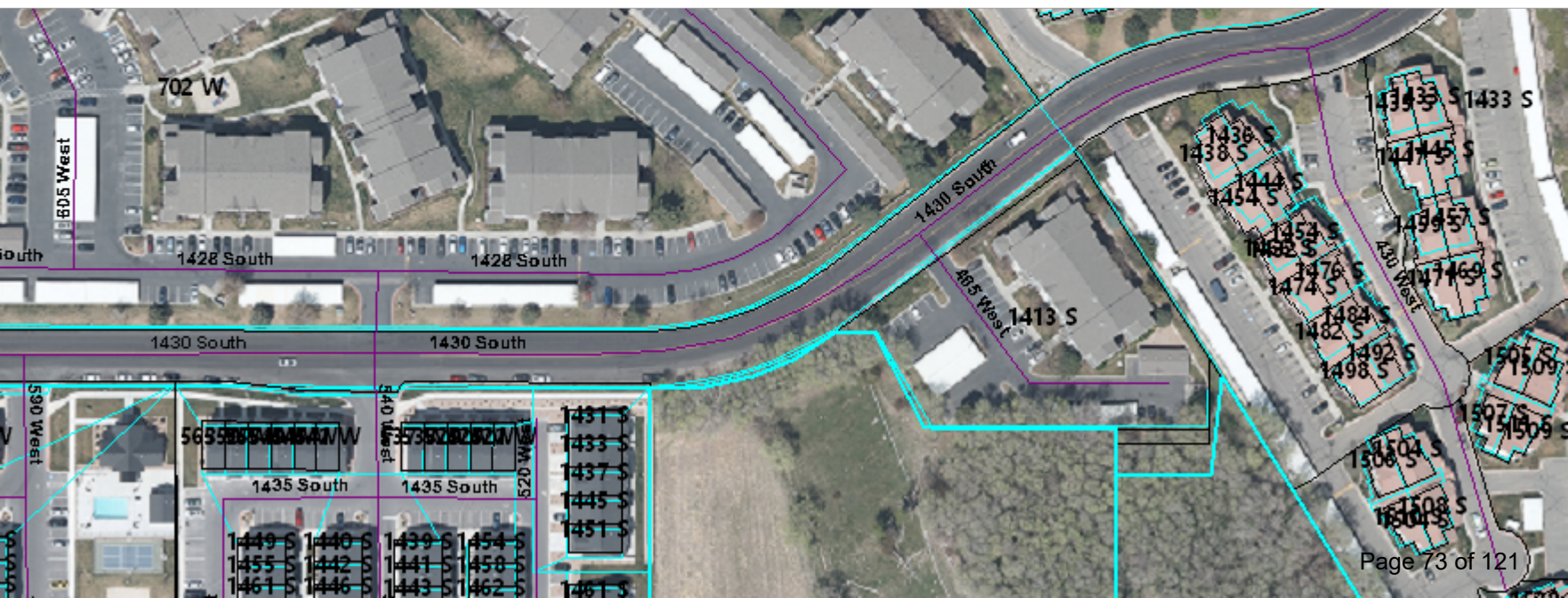


**2014 STREET CONNECTION
MASTER PLAN**

 STREET CONNECTION POINT COMPLETED

 STREET CONNECTION POINT
(WHEN DEVELOPMENT OCCURS)





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”

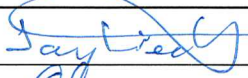
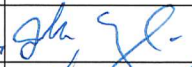
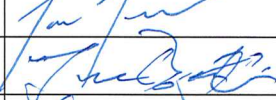
Neighborhood Meeting Sign in Sheet -- Sherwood Haven Development Orem UT

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		
Janet Strong		1586 S. 235 W		
Leanne Chapman		Boulding - UT		
Marian Baxter				

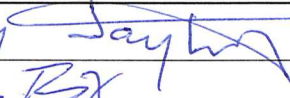
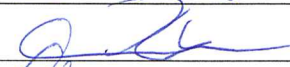
Follow up Neighborhood Meeting Sign in Sheet -- Sherwood Haven Development Orem UT

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 (<i>PRINT</i>)	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 its 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 reached 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.

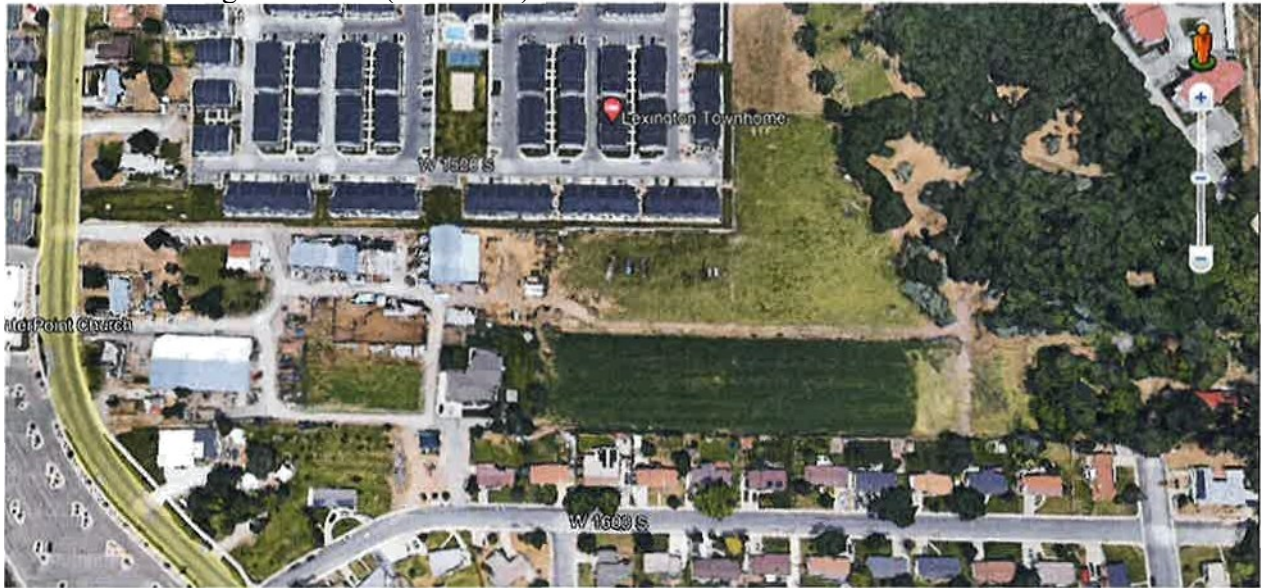
We thank you for your consideration.

Arturo Delgadillo

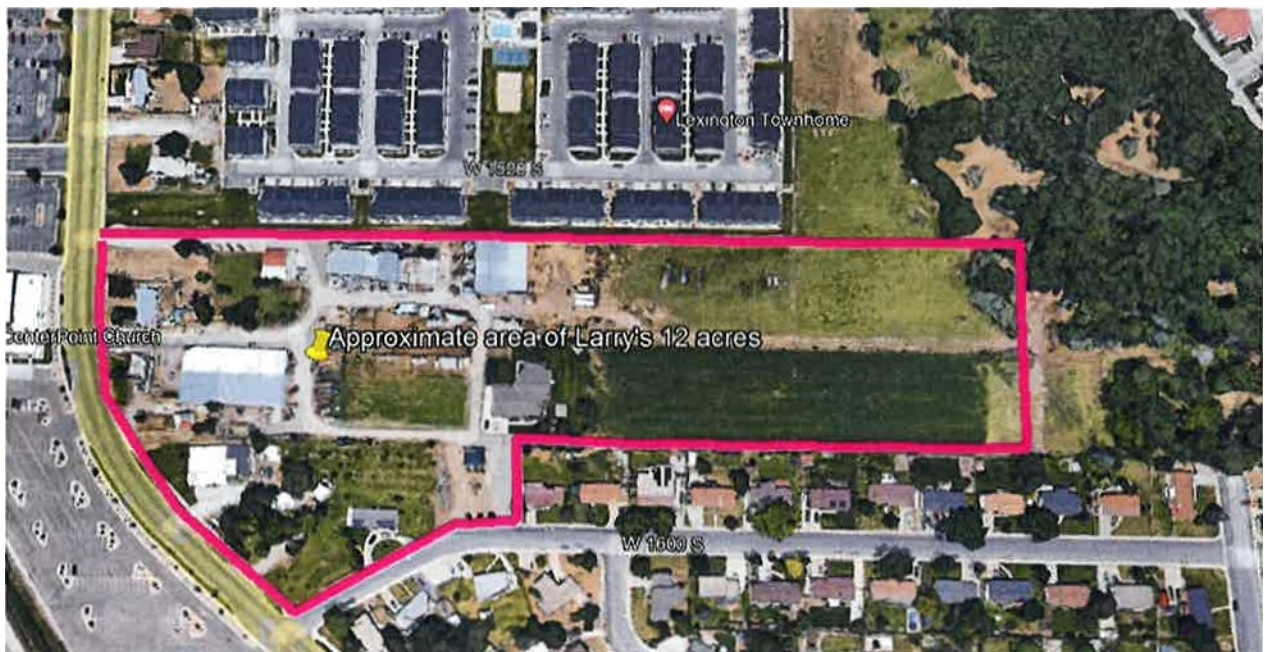
Proposal - access to Larry Peterson's 12 acre property

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. Aerial image of the land (unmarked):

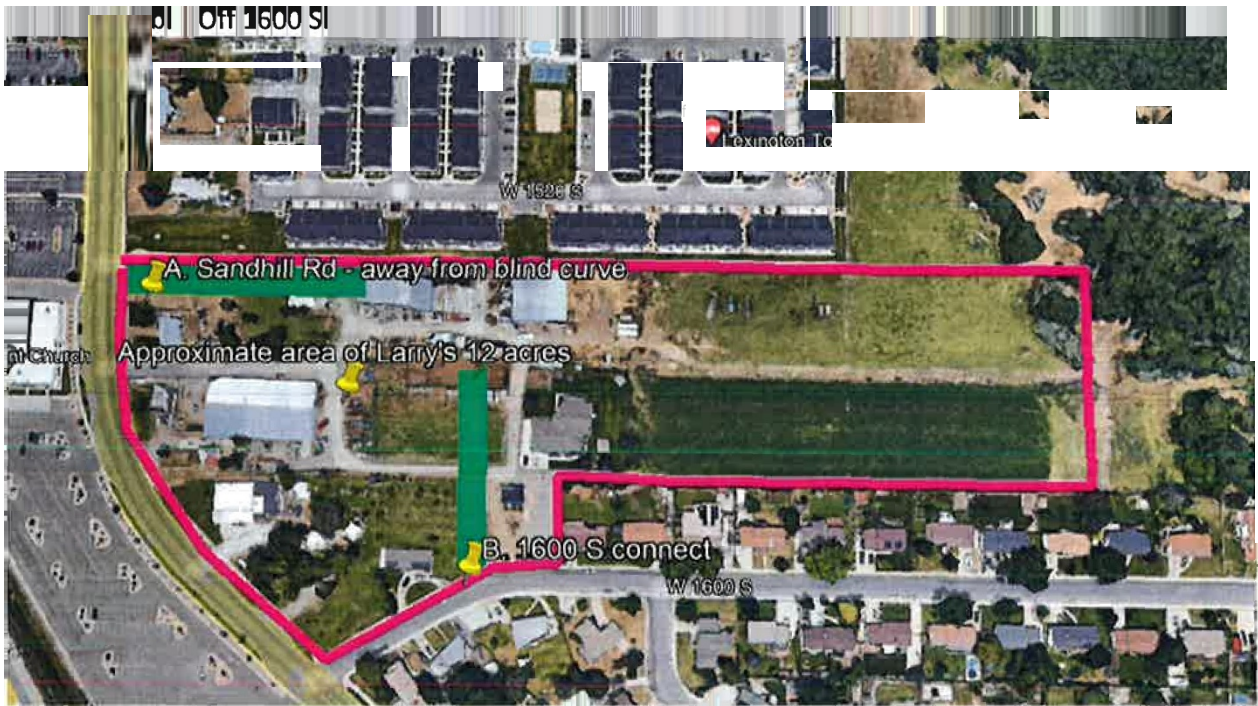


2. Approximate area of Larry's 12 acres (pink border) — not sure if he owns all of it?

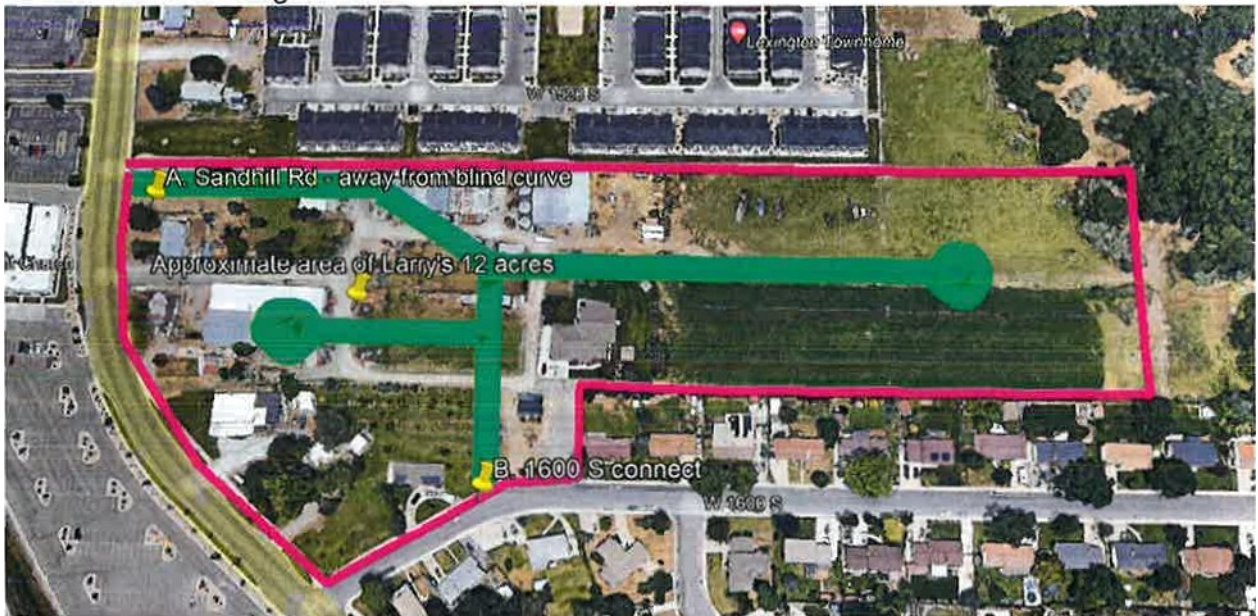


A complete video of the meeting can be found at www.orem.org/meetings

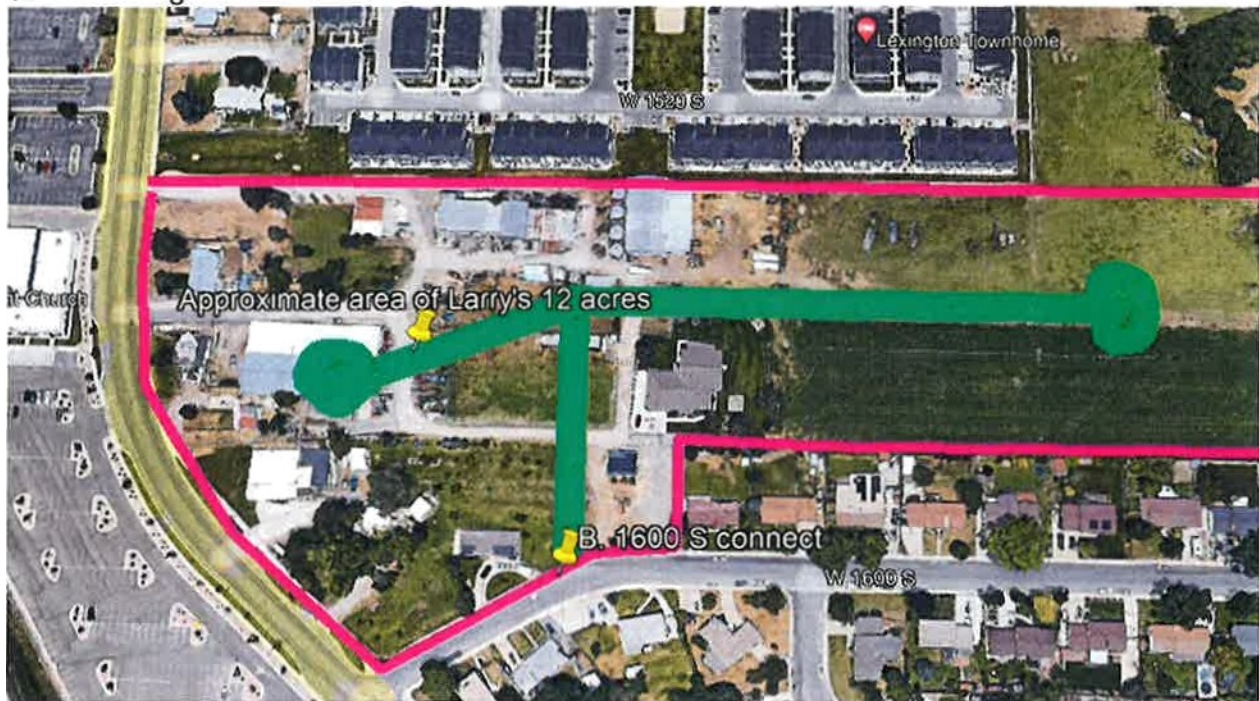
3. Access roads could come in either of these places (marked in green, or both).
 - a. Off Sandhill Rd above the “blind curve”.
 - b. Off 1600 S



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	jayliechty@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	435-479-0901	melissafukofuku@yahoo.com
Nora Llop	Nora Llop	"	801-361-8001	nora.llop@icloud.com
Robert Oscanyan	Robert Oscanyan	325 W 1450 S	801-471-7711	robert.oscanyan@gmail.com
Tana Oscanyan	Tana Oscanyan	"	801-427-4331	tana.oscanyan@gmail.com
Forita Fambrough	Forita Fambrough	386 W 1640 S	801-830-9268	ffambrough@msn.com
Judy Cox	Judy Cox	1662 S 350 W	801-420-2164	lorianneeldridge@comcast.net
Loranne Eldridge	Loranne Eldridge	328 W. Hidden Hollow Dr.	801-420-1923	
Jack Eldridge	Jack Eldridge	328 W Hidden Hollow Dr	801-368-8720	
Larry Peterson	Larry Peterson	588 W 1600 S	801-368-9068	lag1010@yahoo.com
Colina Peterson	Colina Peterson	588 W 1600 S	801-294-1661	
David Jacobs	David Jacobs	305 W 1600 S	801-358-8419	
Kathy Simkins	Kathy Simkins	356 W 1450 S. Orem	801-885-7823	
MARE SETHREAN	MARE SETHREAN	35 W 1670 S	801-885-4620	
STEVEN STONE	STEVEN STONE	1664 S 500 W. Orem	801-895-1874	
LEE BAYTEZ	LEE BAYTEZ	325 W 1600 S		

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)

[illegible]

Comments OPPOSED TO eliminating the connection between 1430 South and 400 West (comments received 1.19.24 through 1.23.24):

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 Liechty'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

8. Gary Pratt

1:48 PM (1 hour ago)

Orem City Council,

By way of introduction, my name is Gary Pratt. I am a managing partner of Rivendell Tree Experts. We have been in business for 10 years. I have been an ISA Certified Arborist for 12 years and have a BS in landscape management from BYU. As a company, we do a lot of tree management locally, including but not limited to tree/plant diagnosis, Plant Healthcare treatment. I heard the City Council is voting on the Sherwood Haven project soon. I want to briefly discuss the tree situation in Sherwood Haven - the plot of land that Jay Liechty is looking to improve and build on. I have been working with Jay on this project for 3 or 4 years off and on.

The Sherwood Haven forest has a lot of mature trees that are valuable and worth saving for multiple reasons, and will work well for this development. One of his major concerns is keeping as many trees as possible while maintaining a safe environment. Some of these trees will need to go because of plot placement, roads or in some cases poor structure and instability, etc. However, many of the trees on site will be able to be maintained and will greatly improve the setting in which he's planning on building this Haven. We have walked the property several times and inspected many of the trees. I believe that many of them just need some structural pruning and tip weight reduction and they'll be on their way to be good trees.

Doing construction close to mature trees, like what will happen in Sherwood Haven, it is not possible to completely avoid disturbing root systems, however, we can improve their odds of survival by careful planning and prior treatment with plant growth regulators (such as Cambistat) as needed. This treatment be very effective in reducing the stresses of a construction site. This has proven to work well for trees surviving construction nearby. This way the cabins and other structures can be built relatively close to the trees and preserve the forest ambiance of Sherwood Haven.

The tree species that is most prevalent *Ulmus Pumila*, also known as Siberian Elm. This is an invasive species and is not a tree that we would plant in this type of area, but it's hard to give up established shade and screens and they will work to provide a beautiful forest haven dispersed amongst cabins and pavilions. That said though, Jay does plan to start planting other species in the area that can eventually grow large enough so he can start phasing out some of the Siberian elms. Also, he plans on implementing different seasonal colors such as spring flowers, Evergreens and Ivy for the winter, and trees with fall color.

Jay is committed to making this new development a beautiful asset to the urban forest of Orem. I like this concept and support it. It would be a great asset for the City of Orem. If any of you have any questions, or if you would like to do a walk-through of the property I can make myself available and I'm sure that Jay can as well. Sincerely, Gary Pratt

9. Tana Oscanyan

Mon, Jan 22, 8:46 PM (10 hours ago)

Hi Cheryl, I live in the Lakeview neighborhood. I'm writing you to ask you to please support removing the street connections between 1430 S and 400W and 1600 S from the Lakeview Area Street connection master plan map. We do not want the road to go through. We live in a very quiet, safe neighborhood and we all love that and feel strongly about keeping it that way. I've attached around 400 signatures of other neighbors in our neighborhood who also oppose these roads going through.

I also wanted you to know that I went to the neighborhood meeting that was held here in my neighborhood last Thursday regarding the Sherwood Haven Development. We are very excited about this development and therefore we support it. I live very close to the property Jay wants to develop. Our house is at 325 W 1450 S Orem. I feel like the development would do a lot of good for our neighborhood in preserving the integrity and safety of our neighborhood. I love the forest and really like that Jay would strive to preserve it. A lot of us feel that if this project is not approved there will be a lot of pressure to build high-density housing on that land which would bring a lot more traffic into our neighborhood streets. His development would also clean up that area. Currently, it attracts drug-related activities.

We have been neighbors with Jay and Amy Leichty for over 10 years. Our kids play with their kids. They are good honorable people. They have served us and others in our neighborhood for many years.

Thanks again for being willing to listen! Tana Oscanyan

10. Nora Lloyd

Mon, Jan 22, 9:07 PM (10 hours ago)

Orem City Council Member:

I attended the neighborhood meeting this past Thursday, 1/18/24. I've attended others in the past. At this meeting there was so much strong, out-spoken negativity about the Sherwood Haven development that I felt intimidated and reluctant to voice my opinion. They are my neighbors and I want to live in peace with them.

I do support the Sherwood Haven development. I think it is a good option for our area with our unique topography.

I do not support high-density housing nor a connection between 1430 S and 400 W. I want the red circle removed from the "Lakeview Area Street Connection Master Plan Map" so that there is no street connection between 1430 S and 400 W.

Please note that I live at the corner of 400 W and 1600 S. Both sides of my property will align with Sherwood Haven. I like their plan.

On a traffic related note: at least once a week, sometime more often, I am obliged to YIELD to cars turning from 400 W (turning left) on to 1600 S. I'm headed west on 400 W (going straight); they should yield since they are turning and I am not. Most times they don't even see me, even if I've pulled part way into the intersection. They just whip around the corner. But, since I live my motto: 'It's better to yield than to be dead right.' I yield.

Thank you for your consideration to my unique situation in these matters.
Nora Lloyd, 386 W 1600 South

11. Becky Benson

Mon, Jan 22, 9:37 PM (9 hours ago)

We are writing to you to express our support of the Sherwood Haven project. We live at 542 West 1600 South, Orem, and have lived here for over 40 years. Over the years we have listened to many proposals for the development of the property to the north and east of our neighborhood. Our desire as this land is developed would be to preserve our neighborhood, the safety of the people living here and to preserve as much of the natural landscape, especially the trees, that exist on this piece of property.

As we have considered what might developed in this property, i.e. high density apartments, lower density twin homes, or single homes, all would entail making 400 West a through street. This would bring a lot of traffic through a quiet neighborhood and destroy most, if not all of the now existing trees.

We support the plan for the development of Sherwood Haven because it would not only prevent the increased traffic through our neighborhood, but also preserve the natural trees in the area.

So, we would ask you to take the red circles off the Lakeview Area street connection master plan so there is no road connection between 400 West and 1430 South.

Thank you for your service to our community and for your attention to our request.
Lawrence and Becky Benson, 542 West 1600 South, Orem

12. Joseph Oaks

Mon, Jan 22, 10:22 PM (8 hours ago)

I live in the Lakeview are, specifically 349 W 1410 S, I am a US Navy Veteran, and a community member since 2006 I am extremely against the street connections through our neighborhood, and I hope you will vote no for this!

Our community is getting over run and to many high density apartments and it is ruining Orem!
Joseph Oaks, 349 W 1410 S

13. Melissa Fukofuka

9:00 AM (21 minutes ago)

Morning! I'm writing to you about the development that Jay is presenting for 400 w and 1600 s forest area! I agree to the updated draft! I live in the house with my 79 yr old mom Nora Lloyd. We went to the recent neighborhood meeting to see and discuss the changes and hear about concerns as well voicing our concerns! I support the changes of the event center being placed farther north- which was our biggest concern! We want the red circle removed from 1430 S so it doesn't directly connect to 400 w but also understand the issue of Larry needing road access for his land- of which I do not know the details of the limitations but I understand the need!

Melissa L Fukofuka and Nora Lloyd

14. Dean Rueckert

12:53 PM (14 minutes ago)

I support Jay Liechty's plan to keep our neighborhood safe and peaceful and prevent the city from connecting streets and developers from building high density housing in our neighborhood. Dean M. Rueckert, 376 West 1410 South

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 meeting 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 9, 2024 and the item was continued to the February 13, 2024 meeting; and

WHEREAS a public meeting considering the subject application was held by the City Council on February 13, 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.

DRAFT

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
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 13th day of **February 2024**.

David A. Young, Mayor

ATTEST:

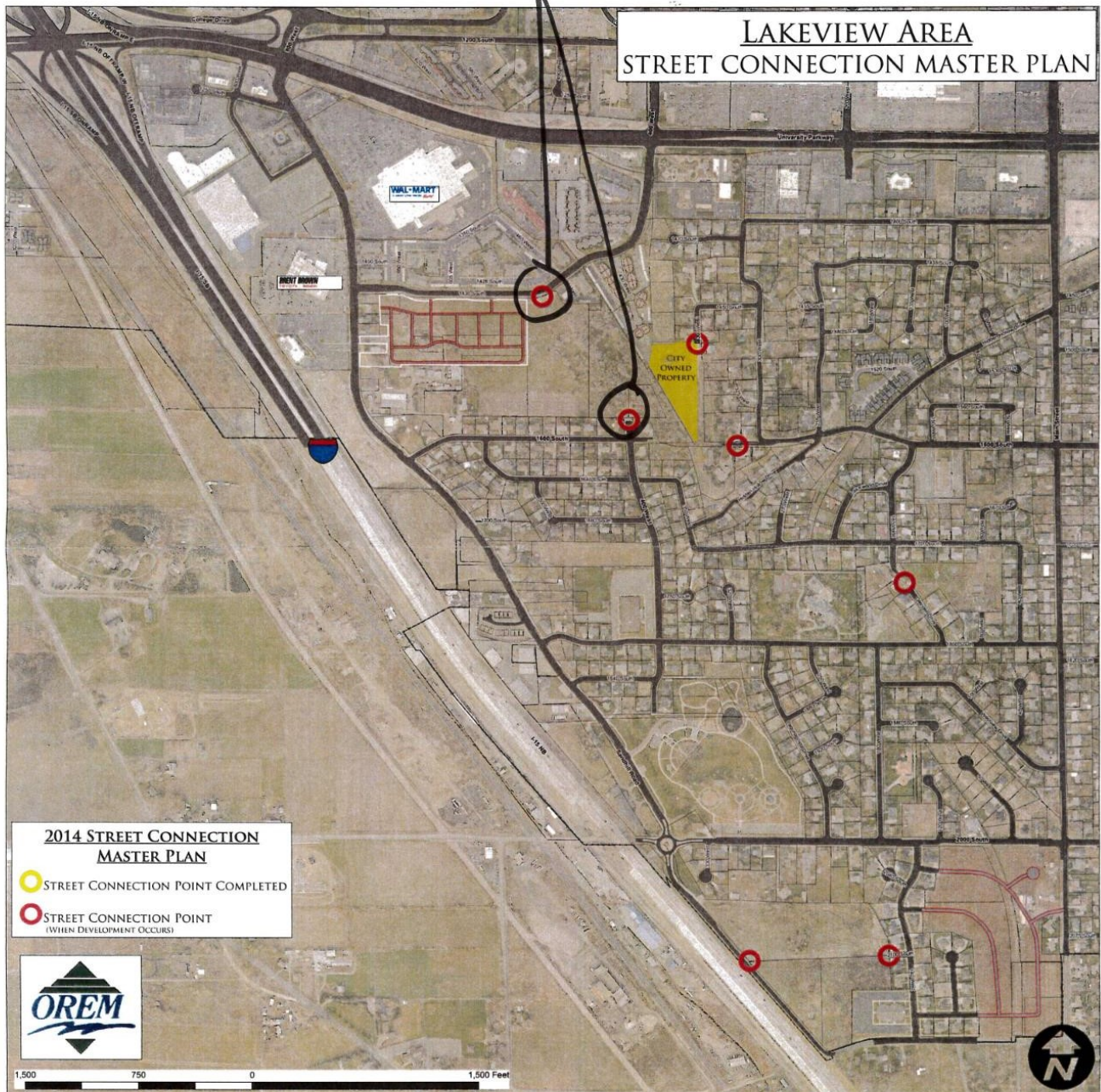
Teresa McKitrick, City Recorder

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.



CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2023

Percent of Year Expired: 50%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2024	% To Date FY 2023	Notes
10 GENERAL FUND								
Revenues	70,493,378	15,734,970	39,781,565			56%	48%	
Appr. Surplus - Current	250,000		250,000			100%		
Appr. Surplus - Prior Year	22,235,001		22,235,001			100%		
Std. Interfund Transactions	5,744,060		5,744,060			100%		
Total Resources	98,722,439	15,734,970	68,010,626		30,711,813	69%	66%	
Expenditures	98,722,439	8,005,800	49,969,825	4,785,334	43,967,280	55%	40%	1
20 ROAD FUND								
Revenues	3,800,000	592,890	1,217,078			32%	34%	
Appr. Surplus - Current	620,000		620,000			100%		
Appr. Surplus - Prior Year	2,627,058		2,627,058			100%		
Total Resources	7,047,058	592,890	4,464,136		2,582,922	63%	66%	
Expenditures	7,047,058	388,792	2,375,538	628,953	4,042,567	43%	48%	
21 CARE TAX FUND								
Revenues	3,380,000	264,773	1,126,969			33%	39%	
Appr. Surplus - Current	200,000		200,000			100%		
Appr. Surplus - Prior Year	2,297,383		2,297,383			100%		
Total Resources	5,877,383	264,773	3,624,352		2,253,031	62%	62%	
Expenditures	5,877,383	29,190	1,501,784	3,023,003	1,352,596	77%	47%	2
24 TRANSPORTATION SALES TAX FUND								
Revenues	3,090,000	236,065	1,013,008			33%	36%	
Appr. Surplus - Current	250,000		250,000			100%		
Appr. Surplus - Prior Year	2,816,080		2,816,080			100%		
Total Resources	6,156,080	236,065	4,079,088		2,076,992	66%	65%	
Expenditures	6,156,080	207,515	2,392,097	1,026,934	2,737,049	56%	33%	3
30 DEBT SERVICE FUND								
Revenues	6,326,740	871,271	3,969,782			63%	60%	
Total Resources	6,326,740	871,271	3,969,782		2,356,958	63%	60%	
Expenditures	6,326,740	46,247	1,949,041		4,377,699	31%	30%	
45 CIP FUND								
Revenues	775,000	2,527	424,591			55%	214%	
Appr. Surplus - Prior Year	28,080,901		28,080,901			100%		
Total Resources	28,855,901	2,527	28,505,492		350,409	99%	102%	
Expenditures	28,855,901	119,930	1,341,670	23,126,505	4,387,726	85%	16%	4
51 WATER FUND								
Revenues	19,980,034	1,285,585	12,693,345			64%	66%	
Appr. Surplus - Prior Year	47,331,789		47,331,789			100%		
Total Resources	67,311,823	1,285,585	60,025,134		7,286,689	89%	90%	
Expenditures	67,311,823	2,722,617	18,344,104	22,779,618	26,188,101	61%	26%	5
52 WATER RECLAMATION FUND								
Revenues	13,248,423	1,285,023	6,997,782			53%	47%	
Appr. Surplus - Prior Year	25,420,126		25,420,126			100%		
Total Resources	38,668,549	1,285,023	32,417,908		6,250,641	84%	80%	
Expenditures	38,668,549	443,367	4,794,774	6,778,468	27,095,307	30%	22%	
55 STORM WATER FUND								
Revenues	5,856,002	536,911	3,301,846			56%	55%	
Appr. Surplus - Prior Year	8,972,270		8,972,270			100%		
Total Resources	14,828,272	536,911	12,274,116		2,554,156	83%	83%	
Expenditures	14,828,272	223,728	3,253,530	1,360,100	10,214,642	31%	19%	
56 RECREATION FUND								
Revenues	3,775,040	260,962	1,718,188			46%	42%	
Appr. Surplus - Prior Year	147,409		147,409			100%		
Total Resources	3,922,449	260,962	1,865,597		2,056,852	48%	43%	
Expenditures	3,922,449	216,295	2,227,194	288,025	1,407,230	64%	64%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2023

Percent of Year Expired: 50%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2024	% To Date FY 2023	Notes
57 SOLID WASTE FUND								
Revenues	5,184,000	444,251	2,633,713			51%	53%	
Appr. Surplus - Prior Year	142,230		142,230			100%		
Total Resources	5,326,230	444,251	2,775,943		2,550,287	52%	54%	
Expenditures	5,326,230	606,489	2,459,751		2,866,479	46%	49%	
58 STREET LIGHTING FUND								
Revenues	1,065,000	102,759	549,253			52%	51%	
Appr. Surplus - Current	320,000		320,000			100%		
Appr. Surplus - Prior Year	373,612		373,612			100%		
Total Resources	1,758,612	102,759	1,242,865		515,747	71%	75%	
Expenditures	1,758,612	43,756	793,388	463,161	502,063	71%	52%	6
61 FLEET MAINTENANCE FUND								
Revenues			760			100%		
Appr. Surplus - Prior Year	208,445		208,445			100%		
Std. Interfund Transactions	1,075,000		1,075,000			100%		
Total Resources	1,283,445		1,284,205		-760	100%	100%	
Expenditures	1,283,445	62,224	742,638	65,150	475,657	63%	56%	
62 PURCHASING/WAREHOUSING FUND								
Appr. Surplus - Prior Year	5,543		5,543			100%		
Std. Interfund Transactions	450,000		450,000			100%		
Total Resources	455,543		455,543			100%	100%	
Expenditures	455,543	27,444	279,275	3,688	172,580	62%	64%	
63 SELF INSURANCE FUND								
Revenues	790,000	66,902	420,013			53%	56%	
Appr. Surplus - Current Year	175,000		175,000			100%		
Appr. Surplus - Prior Year	22,301		22,301			100%		
Std. Interfund Transactions	1,585,000		1,585,000			100%		
Total Resources	2,572,301	66,902	2,202,314		369,987	86%	87%	
Expenditures	2,572,301	111,224	1,810,040	53,366	708,895	72%	81%	
64 INFORMATION TECH FUND								
Revenues	9,336	678	4,746			100%		
Appr. Surplus - Prior Year	442,422		442,422			100%		
Std. Interfund Transactions	3,410,000		3,410,000			100%		
Total Resources	3,861,758	678	3,857,168		4,590	100%	100%	
Expenditures	3,861,758	250,782	1,640,104	138,785	2,082,869	46%	48%	
65 FACILITIES MAINTENANCE FUND								
Appr. Surplus - Prior Year	5,410		5,410			100%		
Std. Interfund Transactions	2,250,000		2,250,000			100%		
Total Resources	2,255,410		2,255,410			100%	100%	
Expenditures	2,255,410	185,300	1,196,099	395,046	664,265	71%	68%	
74 CDBG FUND								
Revenues	742,646	473	365,258			49%	59%	
Appr. Surplus - Prior Year	336,744		336,744			100%		
Total Resources	1,079,390	473	702,002			65%	76%	
Expenditures	1,079,390	61,210	485,977	34,720	558,693	48%	41%	
CITY TOTAL RESOURCES	296,309,383	21,686,040	234,011,681		61,920,314	79%	78%	
CITY TOTAL EXPENDITURES	296,309,383	13,751,910	97,556,829	64,950,856	133,801,698	55%	33%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2023

Percent of Year Expired: 50%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2024	% To Date FY 2023	Notes

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2023:

- 1) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$4,785,334) being significantly higher than in the prior fiscal year (\$3,867,915) at this date in time. The majority of this change is due to the Hillcrest Park construction project and associated payments which had not yet begun in the prior fiscal year.
- 2) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$3,023,003) being significantly higher than in the prior fiscal year (\$1,055,913) at this date in time. The majority of this change is due to the Hillcrest Park construction project and associated payments which had not yet begun in the prior fiscal year.
- 3) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$1,026,934) being significantly higher than in the prior fiscal year (\$119,770) at this date in time. This change is primarily related to the Lakeview Parkway project which did not exist in the prior fiscal year.
- 4) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$23,126,505) being significantly higher than in the prior fiscal year (\$3,109,878) at this date in time. The majority of this change is due to the new City Center construction project which had not yet begun in the prior fiscal year.
- 5) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$22,779,618) being significantly higher than in the prior fiscal year (\$4,625,163) at this date in time. The majority of this change is due to the Storage Tank, Water Reuse and 800 South Utility Pipeline projects and associated payments which had not yet begun in the prior fiscal year.
- 6) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$463,161) being significantly higher than in the prior fiscal year (\$86,327) at this date in time as well as actual expenditures primarily due to the Hillcrest Park lighting project which did not exist in the prior fiscal year.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Brandon Nelson (229-7010).